ABBREVIATIONS: Air Conditioning AD Area Drain Adjustable AFF Above Finished Floor Alternate CAB Cabinet CBC California Building Code CL CLR Center Line **Clear Dimension** CLO Closet CLNG Ceiling CMU Concrete Masonry Unit COL Column CONC Concrete CONT Continue to be Demolished / Removed DBL DIA Double Diameter DISP Dispense DS Downspout Drawing (E) ELEC ELEV Existing Electrical Elevation EQ EXH Equal Exhaust EXT Exterior FAR Floor Area Ratio FD Floor Drain FF Finish Floor FOS Face of Stud **Galvanized Sheet Metal** GSM GΑ Gauge GC General Contractor GFI(GFCI) Ground Fault (Circuit) Interrupter GWB(GYP) Gypsum Wall Board HB HC Hose Bib **Hollow Core HDWD** Hardwood **HVAC** Heating, Ventilating, Air Conditioning MFR Manufacture MAX Maximum Dimension Medicine Cabinet MECH Mechanical MIR MTL Metal MT'L Material MIN Minimum (D) NIC Not In Contract NTS Not To Scale OAE OC Or Approved Equal On Center OFCI Owner Furnished Contractor Installed OPN'G Opening PLAM Plastic Laminate REQD Required RCP RD Reflected Ceiling Plan Roof Drain SC SD Solid Core **Smoke Detector** SHT SPEC Specification SS Stainless Steel SSD STC See Structural Drawings Sound Transmission Coefficient STRUCT Structural Towel Bar TB TBD To Be Determined TEMP Tempered TP Toilet Paper Dispenser TYP Typical Tongue & Groove UON **Unless Otherwise Noted** VCT Vinyl Composition Tile

SYMBOLS: Detail Number Reference Indicator **Sheet Number**

Verify In Field

Water Closet

Water Heater

Wood

Without

Waterproof

VIF

WC

WD

WH

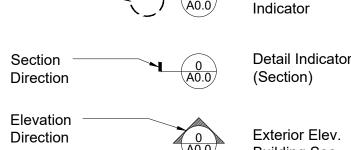
W/O

WP

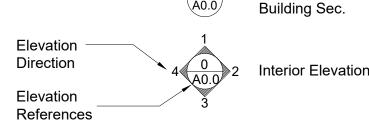
Detail Area -

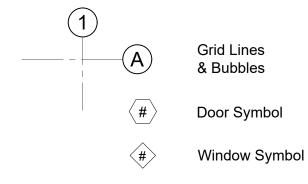
Revision Area

Revision Number



Detail





Revision Cloud

PROJECT DATA:

R1E-20-n1 331-10-191 Parcel Number:

1551 Country Club Dr., Los Altos, CA 94024 Address:

Lot Area: 9,598 S.F. R-3 / U Occupancy Group: Construction Type:

Flood Zone: Los Altos Hills County Fire District, No W.U.I. Fire Zone: Liquefaction Hazard:

F.A.R.: 35% or 3,359 Sq. Ft. Lot Coverage:

Setbacks*: Front: 20% of lot depth Side: 35' & 2 stories

* Per variance 4V75.2 issued on 07/26/1976

AREA CALC:

	EXISTING (E)	DELTA (Δ)	PROPOSED (N)
STREET LEVEL - GARAGE	521 S.F.	+ 27 S.F.	548 S.F.
MAIN LEVEL (w/ stairs)	1,696 S.F.	+ 126 S.F.	1,822 S.F.
LOWER LEVEL (w/ stairs)	814 S.F.	+ 165 S.F.	979 S.F.
LOWER LEVEL ADU*	(0 S.F.)	(+ 789 S.F.)	(789 S.F.)*
TOTAL SQFT	3,031 S.F.	+ 318 S.F.	3,349 S.F.**

LOT SIZE: 9,598 S.F.

* ADU: Section 3.40.030 - A cumulative total of 800 sq.ft. for all accessory dwelling units on a lot shall not count toward floor area.

** F.A.R. (See also sheet A0.3) 3,349 / 9,598 x 100% = 34.8% < 35% MAX FAR

Total (N) Conditioned Floor Area (including ADU):

1,822 S.F. Main Level +

979 S.F. Lower Level + 789 S.F. ADU = 3,590 S.F.

House = 318 S.F ADU = 789 S.F.

PROJECT DESCRIPTION:

Permit Application DEV23-0247 (House Renovation):

Proposed scope of work is a complete interior remodel of an existing house with a 318 square foot addition and a 789 square foot attached accessory dwelling unit. The exterior of the existing house will be modernized and will incorporate all new exterior wall and roof finishes, new windows and doors, and new decks.

Also included in the scope of work is a landscape design master plan featuring hard and soft scapes, planting and vegetation, privacy screening, and outdoor living areas.

Permit Application DEV23-0676 (Site Walls):

Per county's request, a separate permit application has been created to encompass all exterior site retaining walls proposed for the house renovation. Please refer to structural and landscape drawings for all proposed retaining walls including depths, lengths, and

Permit Application ENC23-0891 (Encroachment & MIA):

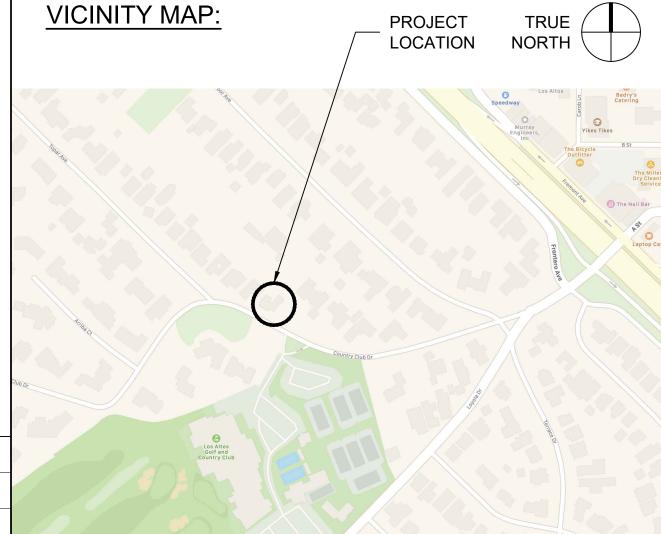
Proposed scope of work is the resurfacing and widening of the existing driveway bridge which partially extends into County R/W. Also in scope is the replacement of existing masonry walls, pillars, iron fence panels, and driveway approach per county standards, all within County R/W. See landscape sheet L-MIA for a complete list of proposed work in County R/W.

DEFERRED SUBMITTALS:

1. Per SCC Municipal Code Section C3-23 the total buildable area of the existing house with the proposed addition exceed 3,600 square feet, automatic fire sprinkler system is

Whole House Fire Sprinkler System will be a deferred submittal.

2. Photovoltaic System, design & construction by others, deferred submittal



LIST OF DRAWINGS:

ARCHITECTURAL

Cover Sheet A0.1 General Notes

Floor Area Ratio Calculations CalGreen Mandatory Reg's

CalGreen Mandatory Reg's Site Survey (D) Site Plan

(N) Site Plan - Front Yard (N) Site Plan - Rear Yard A2.0 Rebuild Calculations

(D) Roof Plan (N) Roof Plan

(D) Street Level Plan (N) Street Level Plan (D) Main Level Plan

(D) Lower Level Plan (N) Lower Level Plan A2.9 (D) Crawlspace Plan

A2.10 (N) Crawlspace Plan A3.1 (E) & (N) Exterior Elevations A3.2 (E) & (N) Exterior Elevations

(N) Main Level Plan

A3.3 (E) & (N) Exterior Elevations A3.4 (E) & (N) Exterior Elevations (E) & (N) Exterior Elevations A3.6 (E) & (N) Exterior Elevations

A3.7 (E) & (N) Exterior Elevations A3.8 (E) & (N) Exterior Elevations A3.9 (E) & (N) Exterior Elevations

A4.1 (E) Building Sections A4.2 (N) Building Sections

A5.1 (N) Street Level RCP & Power A5.2 (N) Main Level RCP & Power

A5.3 (N) Lower Level RCP & Power A5.4 (N) Crawlspace RCP & Power

A7.1 Details A7.2 Details A7.3 Details

Details A7.5 Details A7.6 Details

A8.1 Door Schedules A8.2 Window Schedules A8.3 Finish Schedules

TITLE 24

T1 Energy Compliance Energy Compliance

> **Energy Compliance** Mandatory Measures

STRUCTURAL

S1.0 General Notes S1.0a General Notes S1.1 Typical Details S1.2 Typical Details S1.3 Typical Details S1.4 Typical Details S1.5

Typical Details S1.6 Typical Details S1.7 Typical Details S1.8 Typical Details S2.0 Plans

S2.1 Plans S2.2 Plans S2.3 Plans S2.4 Plans S3.0 Foundation Details

S3.1 Foundation Details S3.2 Foundation Details S3.3 Foundation Details S4.0 Floor & Roof Framing Details

S4.1 Details S5.0 Details

LANDSCAPE

L0.0 Cover Sheet

L1.0 Landscape Key & Tree Protection Plan L2.0 Landscape Layout Plan (Front)

L2.1 Landscape Layout Plan (Rear) L3.0 Landscape Material Plan (Front) L3.1 Landscape Material Plan (Rear)

L3.2 Landscape Material Plan L4.0 Landscape Doc's. Cover Sheet & Plant Det's L4.1 Planting Plan (Front)

L4.2 Planting Plan (Rear) L4.3 Planting Images

L4.4 Soil Management Report L4.5 Hydro-Zone Plan L5.1 Irrigation Plan (Front) L5.2 Irrigation Plan (Rear)

L5.3 Irrigation Notes & Legend L5.4 Irrigation Details L5.5 Irrigation Worksheet

L6.0 Landscape Lighting Diagram (Front) L6.1 Landscape Lighting Diagram (Rear)

L6.2 Landscape Lighting Fixture Info L7.0 Landscape Elevations L8.0 Landscape Details

L8.1 Landscape Details L8.2 Landscape Details L-MIA MIA Exhibit

CIVIL

C1.0 Title Sheet C1.1 Overall Site Plan C2.0 Grading & Drainage Plan C2.1 Utility Plan C3.0 Details

C3.1 Details C3.2 Detals C4.0 Details ER-1 Erosion Control Plan

BMP1 Best Management Practices BMP2 Best Management Practices HYD-1 Impervious Surface Exhibit HYD-2 Proposed Drainage Exhibit

Vadhan Residence

1551 Country Club Dr., Los Altos, CA 94024



FRONT STREET VIEW



REAR YARD AERIAL

PROJECT DIRECTORY:

Owner: Neeraj & Anu Vadhan 1551 Country Club Drive Los Altos, CA 94024 vadhan@gmail.com

Architect: Julia Arria **ODS Architecture** 5895 Doyle Street Emeryville, CA 94608 (510) 595-1300

JuliaA@odsarchitecture.com Surveyor: Brian L. Stockinger BLS Surveying & Mapping 1531 Grandview Avenue Martinez, CA 94553

(925) 228-4949 goodsurveys6995@pacbell.net Structural David Strandberg Engineer: Strandberg Engineering

1511 15th Street (415) 273-8829 david@strandbergeng.com

Civil John Halbom Engineer: Lea & Braze Engineering, Inc. 2495 Industrial Parkway West Hayward, CA 94545

510 887-4086 x.146 jhalbom@leabraze.com Landscape Hsiaochien Chuang

Architect: Studio H2 Landscape Arch. 215 7th Ave. #2 San Francisco, CA 94118 (415) 412-7916 hsiaochien@studioh2la.com

G.C.: Jonathan Herrera Post & Lintel Construction 34305 Xanadu Terrace Fremont, CA 94555 (510) 396 - 3933 jon@postandlintel.net

Fire to be determined Protection:

Geotech Jonathan Fone Engineer: Romig Engineers

1390 El Camino Real, 2nd Floor San Carlos, California 94070 (650) 591-5224 ext. 226 jonathan@romigengineers.com Title 24 David Knight

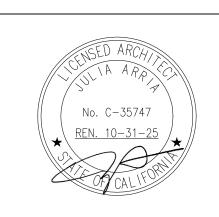
& HVAC: Monterey Energy Group 26465 Carmel Rancho Blvd, Suite 8 Carmel, CA 93923 (831) 372-8328

dave@meg4.com

Solar PV to be determined System:

ARCHITECTURE

5895 Doyle Street, Emeryville, CA 94608 Tel. 510-595-1300 Fax 510-595-1313 www.odsarchitecture.com



Vadhan Residence

1551 Country Club Dr. Los Altos, CA 94024

APN: 331-10-191

Owner: Neeraj & Anu Vadhan 1551 Country Club Dr. Los Altos, CA 94024

(630) 697-1985

ERMIT

SHEET TITLE: Cover Sheet

	01/25/22	Pricing Set
	10/28/22	Progress Set
	12/21/22	Permit Set
7	04/12/23	PC Comments
7	10/4/23	ENC Comments
7	12/24/23	PC Comments

Date Issues & Revisions

GENERAL NOTES:

- 1. Notes are an aid to the Contractor in understanding the work and should not be construed as being complete in every detail. It is the responsibility of the Contractor to visit the site, familiarize themselves thoroughly with the work and report all discrepancies between the drawings and actual conditions to the Architect.
- All construction and installations shall conform to the 2019 CODES:

California Building Code, Vols 1 & 2 California Electrical Code California Residential Code California Energy Code California Green Building Code California Plumbing Code California Mechanical Code California Fire Code

California Reference Standards Code County of Santa Clara Code of Ordinances

Refer to the local jurisdiction building code enforcement guidelines for all construction hours and restrictions.

- All critical areas of work involving sub-trades or specialized pieces of equipment such as cabinetry, skylights, solarium/greenhouses and other finish materials shall have all dimensions verified in field by the Contractor or by the Subcontractor responsible for supplying and
- installing these items or materials regardless whether noted Verify In Field on drawings. 4. No one drawing or specification shall govern. Contractors shall correlate work between architectural drawings and specifications, and between drawings of different scales within each section. Report all discrepancies encountered to the Architect and await resolution of any
- item affected before proceeding. 5. Contractor shall pay specific attention to all dimensioned or implied plan and section spatial relationships, and verify all axes and implied
- symmetries before beginning work. Do not scale drawings. Use figured dimensions only for all aspects of work.
- Contractor will pay all licenses and permits necessary to the performance and completion of the work, and all inspection and other applicable fees. Geotechnical observation and testing services during construction provided by owner
- 8. Any building areas unaffected by this work shall be protected from any damage caused by this work. Any damage to the existing building so caused shall be the financial responsibility of the Contractor.
- Any waste and refuse caused by this work shall be removed from the premises and disposed of by the Contractor. Demolition is not shown in its entirety; remove all existing construction necessary to complete the work.
- 10. Contractor shall warranty all equipment and installation work for a period of one year after completion.
- 11. All dimensions to finish unless otherwise noted. Report all discrepancies with the Architect.
- 12. All nailing or mechanical fastening through roofing felt, flashing or membrane will be sealed in accordance with the roofing felt, flashing or membrane manufacturers recommendations.
- 13. Where contractor proposes a substitution for a specified product (other than those noted above) the contractor shall provide documentation or sample proof indicating that the proposed substitution is equal.
- 14. Contractor shall bid on plumbing fixtures, door hardware and kitchen fixtures and lighting fixtures not supplied by Owner as specified. Substitutions will be reviewed and are subject to approval by architect.
- 15. Building permit plans for the proposed dwelling shall incorporate the recommendations for site preparation & earth work, surface drainage, house foundations and seismic design parameters of the Geotechnical Engineer's report. (Verify with Architect and Structural Engineer.)
- 16. Construction activity shall be limited to those designated by the City.

FLOOR PLAN NOTES:

- 1. All work is to comply with the 2019 CBC, with respect to group R occupancies.
- 2. Ventilation (Per 2019 CBC, Section 1202) Buildings shall be provided with natural ventilation (Sec. 1202.5) or Mechanical ventilation per 2019 CMC. The minimum openable area of occupied space to the outdoors shall be 4% of the floor area being ventilated (Sec. 1202.5.1). Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated per 2019 CMC.
- 3. Light (Per 2019 CBC, Section 1204.2) All rooms intended for human occupancy shall be provided with natural light by means of exterior glazed openings with an area not less than 8% of the floor area the room served, or artificial light per Section 1204.3. See 2019 CBC, Section 1204.2.1 for adjoining space natural light minimums. See, also Door & Window requirements this sheet.
- 4. Fire Sprinklers verify applicable fire sprinkler requirements with the local Building and Fire Departments prior to construction.
- 5. Smoke Detectors (Per 2019 CBC, Sections 907.2.10.2, 907.2.10.3, 907.2.10.4, 907.2.10.5, 907.10.1.6) Detectors shall be mounted on the ceiling or high on wall in each sleeping area and at a point centrally located in the corridor or area giving access to each separate sleeping area, and at least one on each level of the building as required by the above noted 2019 CBC sections and all other applicable codes. Detectors shall be installed in accordance with approved manufacturer's instructions and comply with UL 217. Smoke detectors shall receive their primary power from the building wiring (110v hard-wired) with battery back-up power.
- 6. Carbon Monoxide Alarm (Per 2019 CBC Section 915) Detectors shall be installed in new and existing buildings in accordance with Sections 915.1.1 through 915.7.
- Flame Spread (2019 CBC, Section 802, Section 803, Table 803.13) The maximum flame spread classification of finish materials used on interior walls and ceilings shall not exceed Class C.
- 8. Garage Ventilation Garage shall be ventilated by means of minimum of four 6" x 12" vents within 6" of the floor.
- 9. Corridors & Hallways (Per 2019 CBC, Table 1020.2) Corridors or Hallways within a dwelling unit or required occupancy load less than 50 shall not be less than 36" in width. See code for occupancies and exceptions.
- 10. Landings at exterior doors (Per 2019 CBC, Section 1010.1.7, also Exception #1) Level changes at exterior doors shall not exceed 3/4" at sliding doors, 1/2" at out-swing doors or 7.75" at in-swing doors. as measured from top of threshold to finished surface.
- 11. Fire Blocking & Draft Stopping (Per 2019 CBC, Section 718) Fire Blocking and draft stopping shall be installed in combustible concealed locations in accordance with this section. See exceptions where draft stopping is not required for a dwelling with an automatic sprinkler system.

GENERAL STRUCTURAL NOTES:

- Shear Components General Contractor is responsible for having a general understanding of shear resisting elements and components
- within this design. Shear transfer and hardware is to be installed per manufacturer's requirements. 2. Lumber Quality - Contractor is responsible for reviewing lumber quality at the time of each delivery. Excessively wet, visually cupped, warped or knotty material is not to be accepted on the job site. Contractor is responsible for storing materials in a neat, dry, level environment where damage will not occur.

DEMOLITION NOTES:

- General Contractor to verify any existing features and finishes to remain prior to demolition.
- General Contractor is responsible for replacement of items damaged by demolition or removal in error.
- General Contractor shall provide tree protection as required per city arborist.
- 4. General Contractor to be responsible for removal of all construction debris and other associated materials from the structure and site. Framed area to be free of debris prior to sheetrocking.

SITE DEVELOPMENT NOTES:

- General Contractor to verify locations of all underground utilities and services prior to excavation.
- General Contractor shall verify all property boundaries for the site and verify all setbacks and easements prior to construction. Any discrepancies should be brought to the attention of the Architect before further commencement of work.
- Earthwork, slab subgrade and non-expansive fill preparation, pier drilling, grade beam excavations, foundation construction, pavement construction, retaining wall drainage and backfill, utility trench backfill, and site drainage should be performed in accordance with the geotechnical report prepared by Romig Engineers, Inc., dated November 17, 2021. Romig Engineers should be notified at least 48 hours in advance of any earthwork or foundation installation operations and should observe and test the earthwork and foundation installation phases of the project as recommended in the geotechnical report. Romig Engineers should be notified at least 5 days prior to earthwork, trench backfill and subgrade preparation work to allow time for sampling of on-site soil and laboratory compaction curve testing to be performed prior to on-site compaction density testing.
- Refer to Geotechnical Engineer's Soils Report for all grading and compaction requirements.
- 5. Temporary earth shoring is the responsibility of the contractor.

DOOR, WINDOW, & SKYLIGHT NOTES:

- Unless otherwise requested by the owner, the contractor shall be responsible for the verification of all door and window units, rough openings, operation characteristics, egress conditions, etc. prior to final order of doors and windows. The owner, contractor, architect, and window supplier should walk through the entire job and verify each unit prior to order.
- 2. All new exterior doors to be weather-stripped. See Title-24 compliance measures within this set.
- 3. All glass and glazing shall comply with 2019 CBC, Chapter 24.
- 4. Safety Glazing (Per 2019 CBC, Section 2406) all glazing shall conform with human impact requirements. Safety / tempered glass or plastic is required at all glazed doors, glazing within 24" of doors, within 18" of any floor, and within 60" of floors in bathtubs, showers, hot tubs, whirlpools, saunas, and steam rooms. See 2019 CBC Section 2406.4 for other hazardous locations. Each unit of safety / tempered glazing shall be permanently identified by the manufacturer.
- Egress Windows (Per 2019 CBC, Section 1030.2, 1030.2.1, 1030.3) all escape or rescue openings shall have a minimum net clear openable area of at least 5.7 square feet. The minimum net clear height dimension shall be 24 inches. The net clear width shall be 20 inches. When windows are provided as a means of egress, escape or rescue, they shall have the bottom of the clear opening not greater than 44 inches measured from the floor.
- 6. Skylights (Shall comply with 2019 CBC, Section 2405) Contractor shall provide ICBO numbers for prefabricated skylights and assemblies to Building Inspector for approval prior to purchase and installation. Indicate glazing type.
- 7. Per 2019 CRC, Section 2405.4 All Unit skylights installed in a roof with a pitch flatter than three units vertical in 12 units horizontal shall be mounted on a curb extending at least 4" above the plane of the roof unless otherwise specified in the manufacturer's installation instructions.

FOUNDATION & CONCRETE NOTES:

- 1. For general reference, see 2019 CBC, Chapter 18 Soils and Foundations 2. Decay Protection - Per 2019 CBC, Section 2304.12.1.2 - Provide 8" wood framing separation from exposed earth, or, if less than 8", use
- naturally durable or preservative-treated wood.
- 3. All cold joints to be chipped for rough surfaces, sandblasted clean and free of soil or debris. Dampen surface immediately prior to concrete
- 4. All concrete rough opening sizes, elevations, etc. are to be verified prior to foundation pour. Locations of hold downs, curbs, steps,
- plumbing, mechanical and electrical, etc. are to be coordinated by the General Contractor. Should additional clarifications to these
- drawings be required, the contractor should contact the Architect as early as possible. Refer to structural drawings for additional code related notes.
- Crawl Space Access Crawl Space Access Per 2019 CBC, Section 1208.1, provide minimum of one 18" x 24" crawl space to under floor areas. Pipes, ducts and other non-structural construction shall not interfere with accessibility to or within under-floor areas.
- 8. Crawl Space Clearance Per 2019 CBC, Section 2304.12.1.1.1 there shall be a clearance of at least 18" between the underside of wood

floor joists and the finished surface of the ground beneath, and at least 12" between the underside of any other wood horizontal framing

- member and the finished surface on the ground. 9. Crawl Space Ventilation - Per 2019 CRC Section R408.2 Exception (or 2019 CBC Section 1202.4.1.2), the total area of ventilation
- openings shall be permitted to be reduced to $\frac{1}{1500}$ of the under-floor area where the ground surface is covered with an approved Class A vapor retarder material and the required openings are placed to provide cross ventilation of the space. The installation of operable louvers shall not be prohibited.

KITCHEN NOTES:

- 1. The Contractor shall provide and install an approved air gap for the dishwasher on the discharge side at or above the flood level of the sink or drainboard, whichever is higher.
- Kitchen lighting requirement per 2019 CEC and California Energy Code
- Kitchen outlet requirement per 2019 CEC, Section 210.52

ARCHITECT / OWNER / CONTRACTOR AGREEMENT:

- 1. Contractor is responsible for thorough review of these documents including all plans, notes, details, and elevations prior to the commencement of any work.
- 2. The contractor is also responsible for thorough review of compliance with the soils investigation report, the structural calculations report, Title-24 energy report, and any other consultant reports listed. All reports and recommendations are to be considered part of these construction documents.
- 3. The contractor shall notify the architect immediately of any discrepancies or conflicts in these drawings.
- 4. The contractor shall give the architect adequate notice (min. 48 hours) for any necessary site visit or drawing revisions.
- 5. Should the contractor or owner disagree with any of the requirements of this set he/she shall notify the architect in writing prior to signing of the contract for construction and the architect shall be contracted to provide additional or alternative information needed or requested.
- 6. Contractor is responsible for full time adequate supervision of all subtrades. Contractor must designate a contact person for all information related to job site information.
- 7. Contractor is responsible for keeping a job site fax number and telephone.
- 8. By using these documents for the construction, the Contractor and Owner warrant that they have read, do understand, and agree to

BATHROOM & LAUNDRY NOTES:

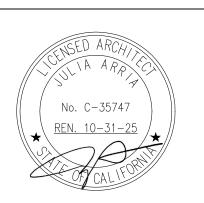
- Toilets shall be located with a minimum of 24" clearance from the front of the rim, with a minimum of 15" side clearance measured from the centerline of the fixture.
- 2. Tempered Glass to be installed at glass shower doors and enclosures.
- 3. Tub and Shower Wall Coverings at all showers, wall coverings shall be Portland cement concrete, ceramic, or stone tile, or approved equal to 80" above drain. Materials other than structural elements shall be moisture resistant.
- 4. Shower size of shower compartment shall be no less than 1,024 sq.in and able to encompass a 30" circle for the height of 70" above the top of drain; shower floor to have 1/4" min. slope and 1/2" max. slope to drain; 2" min. height is required measuring from the top drain to top of dam; 22" min. width is required for egress at shower door.
- 5. Shower and Tub / Shower Combinations shall be provided with individual control valves of the thermostatic mixing or pressure balance type, adjusted to 120 degrees maximum.
- 6. Ventilation Bathrooms, laundry rooms, and similar rooms shall be provided with natural ventilation by means of operable exterior openings with an area of not less than 1/20 of the floor area, of such rooms with a minimum of 1.5 square feet. In lieu of a required opening for natural ventilation in bathrooms containing a bathtub of shower, laundry room, or similar room, a mechanical ventilating system connected to the outside capable of providing five air changes per hour shall be provided. Also see 2019 CBC.
- General or mechanical contractor to provide and install a minimum 4 inch diameter dryer moisture exhaust duct with a total length not exceeding 14 feet and be provided with an approved back draft damper.
- 8. At all locations subject to exposure to water (tub platforms, vanities, bath & laundry floors, water closets, etc.) use bituthene over floor plywood and adjacent horizontal areas, and vertical up walls minimum 6" above finish to protect structural members from water damage.

FIREPLACE NOTES:

- Fireplace Hearth Extension shall meet requirements per 2019 CBC, Section 2111.10 through 11, fireplace hearth extensions shall extend at least 16" from the front of and at least 8 inches beyond each side of the fireplace opening as measured from the glass enclosure. Where the fireplace opening is 6 square feet or larger, the hearth extension shall extend at least 20" in front of, and at least 12 inches beyond each side of the fireplace opening as measured from the glass enclosure. G.C. to verify with specific fireplace manufacturer's specifications prior to installation.
- Combustible Materials shall not be placed within 2 inches of the fireplace, smoke chamber, or chimney walls. Combustible materials shall not be placed within 6 inches of the fireplace opening, and no combustibles within 12 inches shall project more than 1/8 inch per 1 inch of clearance from the opening.
- Prefabricated Fireplaces Contractor shall provide ICC numbers for prefabricated metal insert fireplaces and assemblies to Building Inspector for approval prior to purchase and installation. Fireplace units shall be equipped with doors and combustion air supplied from the exterior of the dwelling per code requirements.
- 4. G.C. to verify all venting and flue requirements per fireplace specifications prior to installation. (Verify with Architect on venting location.)

ARCHITECTURE

5895 Doyle Street, Emeryville, CA 94608 Tel. 510-595-1300 Fax 510-595-1313 www.odsarchitecture.com



Vadhan

1551 Country Club Dr. Los Altos, CA 94024

APN: 331-10-191

Owner: Neeraj & Anu Vadhan 1551 Country Club Dr. Los Altos, CA 94024 (630) 697-1985

S E

ERMIT

STAIRWAY, HANDRAIL, & GUARDRAIL NOTES:

- Stairways Stairways shall meet requirements as described for specific type within the 2019 CBC, Chapter 10. Generally, residential stairways shall not be less than 36 inches in width. The rise shall not be less than 4 inches or greater than 7.75 inches, the run shall not be less than 10 inches as measured horizontally between vertical planes of the foremost projection of the adjacent treads. The largest riser and / or tread depth shall not exceed the smallest by more than 3/8 inch. For curved stairs, the minimum tread (winder) depth shall be 6 inches with a minimum 10 inch tread depth at the walk line. See 2019 CBC, Chapter 10 Section 1011.9 or 1011.10 for additional information and / or exceptions regarding curved or spiral stairways.
- Manufactured Stairs Contractor shall provide shop drawings and ICBO number of any manufactured stair to the Building Inspector for approval prior to installation. Contractor to verify all stairway details with the Architect prior to installation. Contractor to verify all stairway details with the Architect prior to framing stairwell. Submit shop drawings by stair manufacturer if applicable.
- Stairways Headroom Per 2019 CBC, Section 1011.3 every stairway shall have a headroom clearance of 80 inches measured vertically from a line connecting the edge of the nosing. Headroom shall be continuous to the point where the line intersects the landing below, one tread depth beyond the bottom riser. The minimum clearance shall be maintained the full width of the stairway and landing.
- 4. Handrails Per 2019 CBC, Section 1014.2 handrails shall be 34 inches to 38 inches above the nosing of treads. Ends of handrails shall be returned or shall terminate in newel posts or safety terminals. Handrails projecting from a wall shall have a clear space of not less than 1-1/2 inches between the wall and the handrail (Sec. 1014.7).
- Handgrips Per 2019 CBC, Section 1014.3 circular handrails shall be not less than 1-1/4 inches or more than 2 inches in diameter, and shall have a smooth gripping surface with no sharp corners. See above mentioned code section for additional information regarding handrail requirements.
- Guardrails Per 2019 CBC, Section 1015.3 residential guardrails shall be minimum of 42 inches in height. Open guardrails shall have intermediate rails or an ornamental pattern such that a sphere 4" in diameter cannot pass through (Sec. 1015.4).
- 7. Support Handrails and guardrails to be capable of supporting a 200 lb concentrated load at any angle to the top rail.

FIRE SPRINKLER REQUIREMENTS:

- Automatic sprinkler system under a separate permit in accordance with NFPA 13D or CRC section 313.3 for dwelling unit. 2019 CRC R313.2.
- 2. Provide a sign or valve tag at fire sprinkler system at the main shutoff valve to the water distribution system stating devices that restrict the flow or decrease the pressure or automatically shut off the water to fire sprinkler system shall not be added to the system. Sign to state:

"Warning, the water system for this home supplies fire sprinklers that require certain flows and pressures to fight a fire. Devices that restrict the flow or decrease the pressure or automatically shut off the water to the fire sprinkler system, such as water softeners, filtration systems and automatic shutoff valves, shall not be added to this system without a review of the fire sprinkler system by a fire protection specialist. Do not remove this sign."

SHEET TITLE: **General Notes**

	01/25/22	Pricing Set
	10/28/22	Progress Set
	12/21/22	Permit Set
\triangle	04/12/23	PC Comments
<u>/2\</u>	10/4/23	ENC Comments

PC Comments

/3 | 12/24/23 |

Date Issues & Revisions

ELECTRICAL NOTES:

- 1. All work shall comply with the 2019 California Electrical Code (CEC) and all applicable federal, state, and local states and ordinances.
- 2. All unused and demolished electrical is to be removed back to the nearest utilized junction.
- 3. All electrical load sheets and calculations required by the building department shall be the responsibility of the Electrical Subcontractor.
- 4. Telephone outlets to be pre-wired by Contractor. Verify location of all telephone outlets with owner prior to installation.
- 5. Electrical openings (switches, receptacles, etc.) on opposite sides of fire rated walls shall be maintained at least 24 inches apart.
- 6. Per 2019 CEC, Article 680.43(B), lighting fixtures, lighting outlets and ceiling fans located over an indoor spa or hot tub or within 5 feet of the inside wall of the spa or hot tub shall be a minimum of 7'-6" above the maximum water level and shall be protected by a ground-fault circuit

Exception 1: Lighting fixtures, lighting outlets and ceiling fans located 12 ft. or more above the maximum water level shall not require protection by a ground-fault circuit-interrupter.

Exception 2: Lighting fixtures meeting the requirements of items "A" or "B" below and protected by a ground-fault circuit-interrupter shall be permitted to be installed less than 7'-6" over a spa or hot tub.

A. Recessed fixtures with a glass or plastic lens and nonmetallic or electrically isolated metal rim, suitable for use in damp

B. Surface-mounted fixtures with a glass or plastic globe and a non-metallic body or a metallic body isolated from contact and suitable for use in damp locations.

- 7. Per 2019 CEC, Article 210-52(A), receptacle spacing shall be installed such that no point measured horizontally along the floor line of any wall space is more than 6 feet from a receptacle outlet.
- 8. Per 2019 CEC, Article 210-52(C), receptacles along the counter tops shall be spaced a maximum of 2 feet from the sink(s) and 4 feet on-center. Island or peninsula counter tops 12 inches or wider shall have at least one receptacle for each 4 feet of counter top. Kitchen outlets shall be on at least two separate circuits with ground-fault circuit-interrupt protection.
- 9. Per 2019 CEC, Article 210-70, at least one wall switch-controlled lighting outlet shall be installed in every habitable room; in bathrooms, hallways, stairways, attached garages, and detached garages with electrical power; and at outdoor entrances or exits.
- 10. Per 2019 CEC, Article 410-16(C) lighting fixtures located within clothes closets shall be mounted on the wall above the door or on the ceiling. Minimum clearances from the fixture to the nearest point of a storage space shall be as follows:
 - A. Surface mounted incandescent fixtures: 12 inches
 - B. Surface mounted fluorescent fixtures: 6 inches C. Recessed incandescent fixtures with completely enclosed lamp: 6 inches
 - D. Recessed fluorescent fixtures: 6 inches.

CALIFORNIA WATER SERVICE

Los Altos, CA 94024 Tel: (650) 917-0152

NOTES: SERVICE IS ON A 2" SS MAIN. HYD FLOWED IS ON A 6" AC MAIN

normal operation of the system.

calwater.com

Los Altos District 949 B Street

NEERAJ VADHAN

1551 COUNTRY CLUB DR

LOS ALTOS, CA 94024

- 11. Verify all fixture locations with owner prior to installation. All fixtures to be selected by owner
- 12. Electrical subcontractor is to determine service requirements for the new work prior to bid. Verify that existing service is sufficient to handle increased loads. Locate new subpanels as directed by owner.
- 13. In dwelling unit bedrooms, provide arc-fault circuit interrupts listed to provide protection for the entire installed circuit supplying 125-volt single phase 15 and 20-amp receptacle and / or lighting outlets.
- 14. Provide grounding electrode at each building.
- 15. All 125-volt, 15 and 20-ampere receptacle outlets shall be listed tamper-resistant receptacles per CEC 406.12

The results of the fire flow test that were requested for the address above are as follows:

DATE TESTED: 12/18/2023

G.P.M. OBSERVED: 1664

AVAILABLE @ 20 PSI: 2751

HYDRANT NUMBER: LAS-963

HYDRANT TYPE: CLOW 960

FLOWED BY: California Water Service Company

PRESSURE ZONE — 445 / pressure zone

LOCATION FLOW TESTED: 1529 COUNTRY CLUB DR

TIME TESTED: 1330

WEATHER: Sunny

ELEVATION: 270'

MAIN: 6" AC

1. Regardless of the results of this test California Water Service assumes no liability beyond that

stated in the following excerpt from the P.U.O tariff schedule: "the utility California Water Service

Company will supply only such pressure as maybe available from time to time as result of its

2. The elevation at hydrant provided is an estimate, there also is likely to be an elevation difference

from your house to where the hydrant was flowed. Please take distance and elevation into

service, unless a sprinkler system design review and water use survey is completed by California Water Service in advance of system installation. A lower level of backflow prevention may be

3. A reduced pressure principle (RP) backflow prevention assembly will be required on this fire

consideration in design and in calculations for your fire protection system.

permitted based on a sprinkler system design review, and a water use survey.

STATIC PSI: 86 RESIDUAL PSI: 60

MECHANICAL NOTES:

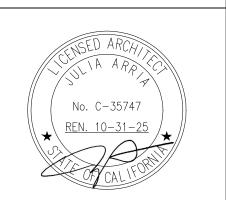
- 1. All work shall comply with 2019 California Mechanical Code (CMC) and all applicable federal, state, and local codes. Mechanical work is to be bid and provided complete per code.
- 2. Mechanical Layout layout shown is schematic and is shown for design intent only. Mechanical contractor to coordinate with the general contractor to design and install suitable mechanical distribution per Title 24.
- Mechanical System Design Mechanical contractor to accept sole responsibility for proper design and installation of mechanical system. Mechanical contractor to coordinate with the general contractor to design and install suitable mechanical distribution system per Title 24. See sheet index for location of Title 24 conformance worksheets and energy compliance notes within this set.
- Heating Per 2019 CBC, Section 1204.1 heating facilities shall be capable of maintaining a room temperature of 68 degrees F at a point three feet above the floor.
- 5. Furnace Clearance Provide a minimum 6 inch clear space in from of furnaces. Furnaces shall be installed per manufacturer's specifications and shall meet clearances to combustible materials per 2019 CMC, Table 904.2.2. Verify all requirements per 2019 CMC prior to ordering or installing equipment.
- 6. Attic Furnaces For furnaces installed in attics, provide a minimum 22" x 30" access opening, with a level platform, convenience duplex outlet, and area light switched from attic opening. See 2019 CMC, Section 304.4.
- 7. For stoves with indoor barbeque units, an exhaust duct and fan having a minimum capacity of 100 cfm per square foot of hoot intake shall be installed, as wide as the unit and centered over the unit. When the duct penetrates a ceiling or floor, it shall be enclosed in a fire-resistive shaft covering on one side as required for one-hour fire-resistive construction, with the duct separated from the shaft with a minimum 1" airspace, and terminate minimum 18" above the roof surface.
- 8. Appliances designed to be fixed in position shall be securely fastened in place. Supports for appliances shall be designed and constructed to sustain vertical and horizontal loads as required by the 2019 CMC, Section 303.4.
- 9. Garage Appliance Protection Garage appliances with glow, spark, or flame ignition shall have igniter 18" above floor and shall be protected from auto impact (2019 CMC, Sec. 305.1).
- 10. As required, provide a mechanically ventilated system for the unvented crawl space. System shall provide a minimum of 1 cfm per 50 s.f. for under-floor space. Avoid production of negative or positive pressure.

PLUMBING NOTES:

- All work shall comply with the 2019 California Plumbing Code (CPC) and all applicable federal, state, and local codes. Plumbing work is to be bid and provided complete per code.
- 2. Mechanical and plumbing subcontractors are responsible for assessing existing services for compliance with proposed service requirements and recommending and measures required to handle additional loads prior to bid.
- Plumbing subcontractor is required to coordinate with the General Contractor and the framing contractor to ensure proper notching and boring of framing members per CBC and structural requirements within this set. General Contractor is to verify plumbing and mechanical runs within framing spaces. It is the General Contractors responsibility to notify Architect of conflicts prior to the onset of rough framing.
- 1. The contractor shall provide and install an approved non-removable back flow prevention device on all water outlets with hose attachments and hose bibs.
- 5. Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be within the upper third and lower third (1/3) of the vertical dimensions, with the lower with a minimum of 4" clearance above the controls.
- 6. Water heaters installed in garages shall be located minimum 18" above floor level, and located out of the normal path of any vehicles using the garage or protected from any mechanical damage from vehicles by a suitable enclosure or barrier.
- Water heaters shall be provided with a pressure temperature relief valve with a drain terminating to the exterior.
- 8. All building water supply systems installed with quick acting valves shall be provided with devices to absorb water hammer pressure caused from quick valve closing, located as close as possible to these valves.
- 9. Provide crawlspace area drains per foundation plan. Under slab drain pipes to be connected toward on site storm water retention system.
- 10. Provide flat roof drain with overflow per location as shown on roof plan. All drain pipes shall be sound insulated through interior ceiling and walls. Rain water drain pipes in crawl space shall be directed toward on site storm water retention system.
- 11. No dishwasher machine shall be directly connected to a drainage system or food disposer without the use of an approved air gap fitting on the discharge side of the dishwashing machine. CPC Section 807.3.

ARCHITECTURE

5895 Doyle Street, Emeryville, CA 94608 Tel. 510-595-1300 Fax 510-595-1313 www.odsarchitecture.com



1551 Country Club Dr. Los Altos, CA 94024

APN: 331-10-191

Owner:

Neeraj & Anu Vadhan 1551 Country Club Dr Los Altos, CA 94024 (630) 697-1985

SHEET TITLE: **General Notes**

Issues & Revisions 01/25/22 Pricing Set 10/28/22 Progress Set 12/21/22 Permit Set 1 04/12/23 PC Comments **ENC Comments** /3 | 12/24/23 | PC Comments

VENTILATION/ EXHAUST NOTES:

- Provide a label at accessible control switch of the whole house fan which reads " fan to be left on for indoor air quality", per CEC section 150(o), ASHRAE standards 62.2 2010 section 4.6, ventilation and acceptable indoor air quality in low rise residential buildings. refer to HVAC plan for location.
- 2. Fan duct sizing requirements for air flow per ASHRAE 62.2-2010 section 4.3 shall comply with table 7-1 or comply with manufacturer's design criteria, note that table is not applicable for systems with airflow greater than 125cfm at 0.25 of water column static pressure.
- 3. For intermittent local exhaust, the minimum bathroom intermittent ventilation airflow shall be 50 cfm and for kitchen hood exhaust shall be 100 cfm (or as an alternate, provide ceiling or wall mounted exhaust fan or ducted ventilation system that provides at least 5 air changes of the kitchen volume per hour). ASHRAE 62.2-2010 section 4.6.5.
- 4. For sound rating of ventilation fans, they shall be rated at less than 1 sone for continuous fans or a maximum of 3 sone for intermittent fans; unless their max rated airflow exceeds 400 cfm.

GREEN BUILDING MANDATORY MEASURES:

Indoor Water Use (4.303):

Water Closets: flush volume shall not exceed **1.28 gallons** per flush

Showerheads (single): max. flow rate of **1.8 gallons** per minute at **80 psi**

Showerheads (multiple): max. combined flow-rate of **1.8 gallons** per minute at **80 psi** Lavatory Faucets: max. flow rate of 1.2 gallons per minute at 60 psi; min. flow rate of 0.8 gallons per minute at 20 psi

Lavatory Faucets (public use area): max flow rate of **0.5 gallons** per minute at **60 psi** Metering Faucets: max. of **0.2 gallons** per cycle

Kitchen Faucets: max. flow rate of 1.8 gallons per minute at 60 psi

Outdoor Water Use (4.304):

- Automatic irrigation system controller for landscaping will be provided by the building and installed at the time of final inspection. • Controllers shall be weather- or soil-based controllers that automatically adjust irrigation in response to changes in plants' needs as
- weather conditions change.

Enhanced Durability and Reduced Maintenance (4.406):

Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.

Construction Waste Reduction, Disposal and Recycling (4.408):

Recycle and/or salvage for reuse a min. of 65% of the non-hazardous construction waste generated at the site shall be diverted to recycle or salvaged. This is achieved by submitting a Waste Management Plan for approval by the Building and Safety Department prior to construction or demolition permit issuance and providing documentation to demonstrate compliance with the waste management plan after completion of construction or demolition and/or prior to final permit inspection.

O & M Manual: (4.410):

An operation and maintenance manual shall be available in the building at the time of final inspection.

Any installed gas fireplace shall be a direct-vent sealed-combustion type.

Pollutant Control (4.504):

- At the time of rough instillation, during storage on the construction site and until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered.
- Adhesives, sealants, and caulks shall be compliant with VOC limits as shown in Table 4.504.1 or 4.504.2 as applicable
- Aerosol adhesives and smaller unit sizes of adhesives and sealants or caulking compounds shall comply with statewide VOC standard and other requirements
- Paints, stains, and other coatings shall be compliant with VOC limits as shown in Table 4.504.3
- All carpets shall meet the testing and project requirements per sec. 4.504.3. All carpet installed in the building interior shall meet the requirements of the carpet and rug institute's Green Label Plus program, California Department of Public Health, NSF/ANSI 140 at the Gold level, or Scientific Certifications Systems Indoor Advantage Gold. All carpet cushion installed in the building shall meet the requirements of the Carpet and Rug Institute's Green Label Program. All carpet adhesive shall meet the requirements of Table 4.504.1.
- At least 80% of the floor area receiving resilient flooring shall comply with the requirements per sec 4504.4.
- Hardwood plywood, particle board and medium density fiberboard (MDF) used on the interior or exterior of the building shall comply with formaldehyde emission limits per Table 4.504.5.
- Documentation shall be provided to the City building inspector verifying that compliant materials have been used.

Interior Moisture Control (4.505):

- Vapor retarder and capillary break is installed at slab-on-grade foundations
- Building materials with visible signs of water damage will not be installed
- Wall and floor framing will not be enclosed when the framing members exceed 19% moisture content • Moisture content of building materials used in wall and floor framing is checked, replaced or allowed to dry before enclosure
- Indoor Air Quality and Exhaust (4.506):

• Exhaust fans that are ENERGY STAR-compliant, ducted and that terminate outside the building will be provided in every bathroom

• Unless functioning as a component of a whole-house ventilation system, fans must be controlled by a humidistat

Environmental Comfort (4.507):

Duct systems are sized, designed, and equipment is selected using:

- Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2004 or equal Size duct systems according to ANSI/ACCA 1 Manual D-2009 or equal
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equal}

Installer Special Inspector Qualification (702.1):

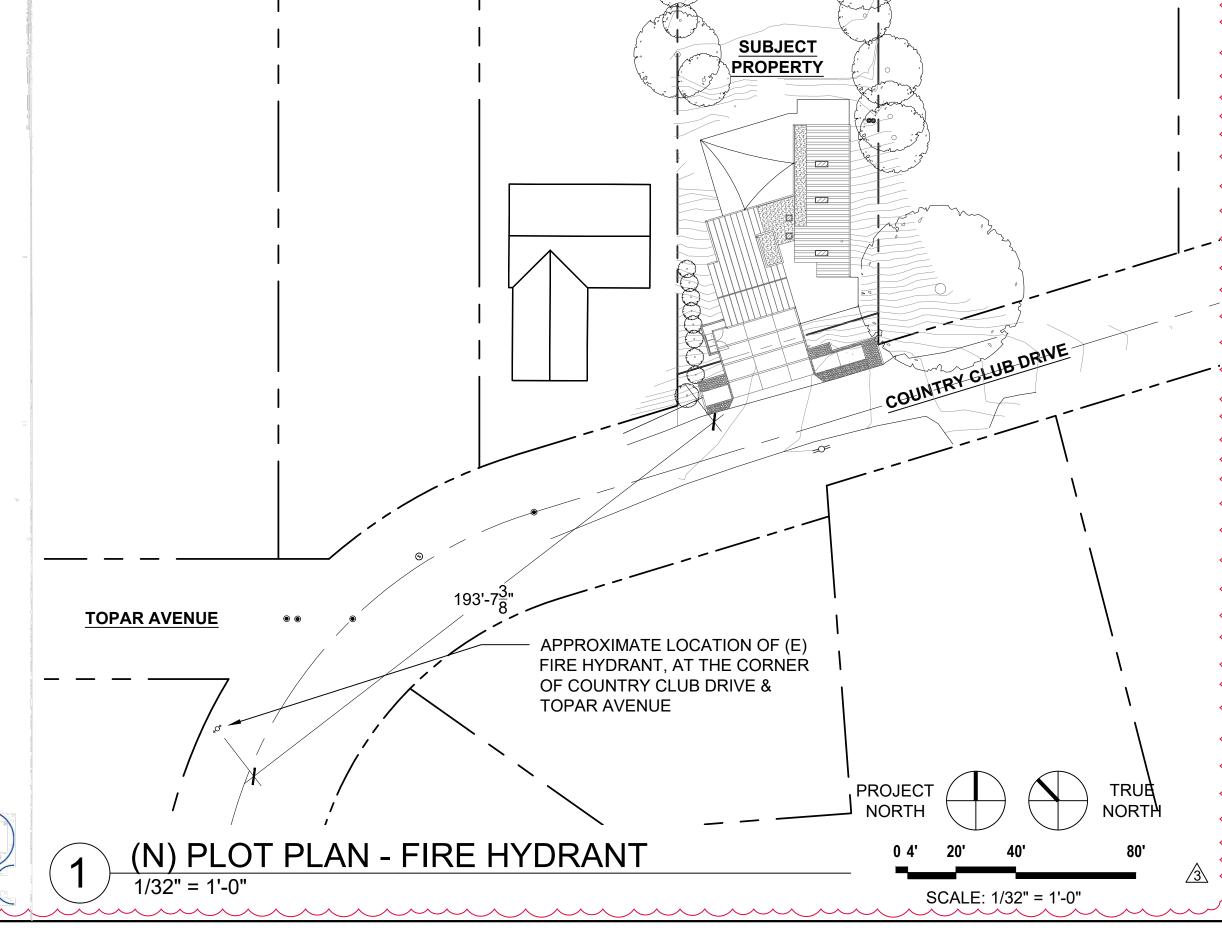
- HVAC system installers are trained and certified in the proper installation of HVAC systems (702.1)
- Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are
- Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance (703.1)

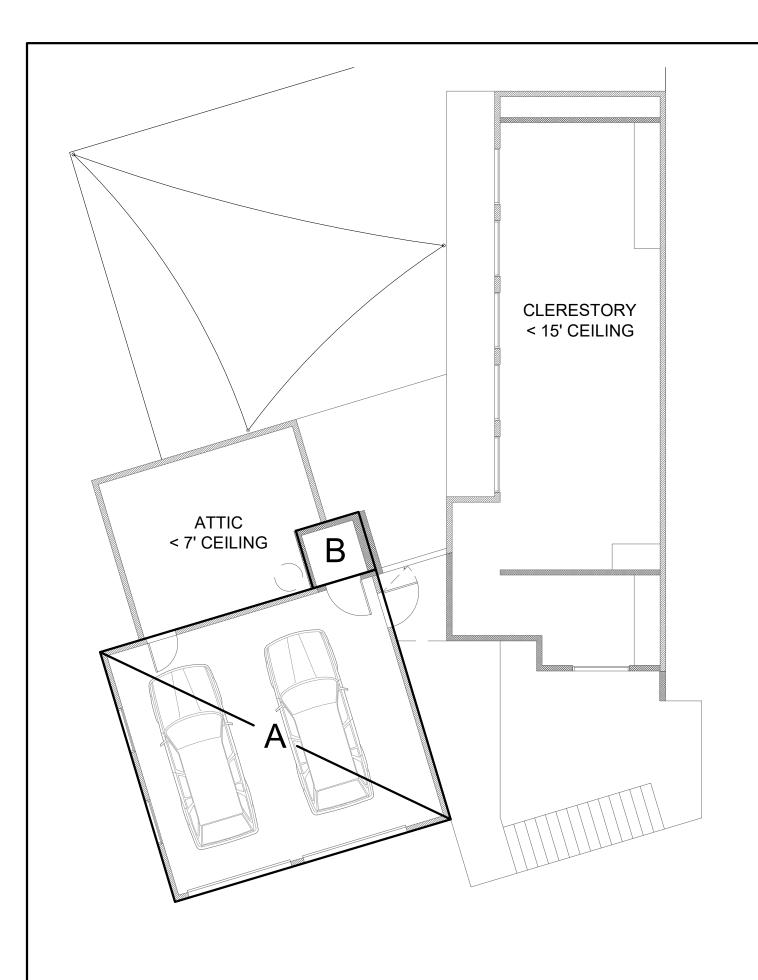
Verification (703.1):

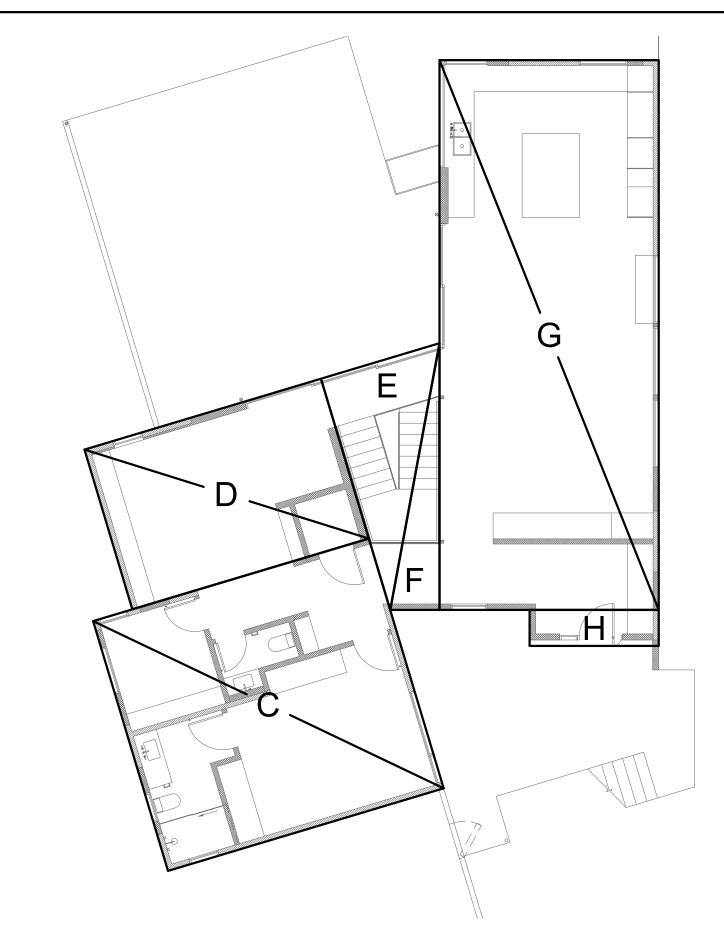
• Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that illustrate substantial conformance with the 2019 Code requirements.

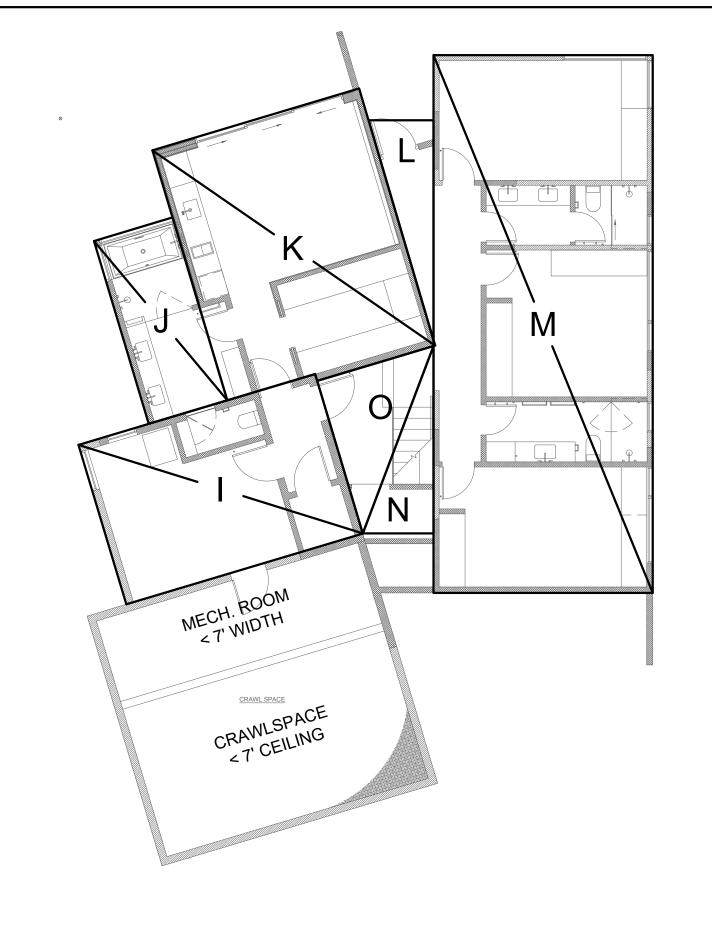
** For complete set of regulations, see California Code of Regulations Title 24 part 11, California Green Building Standards Code.

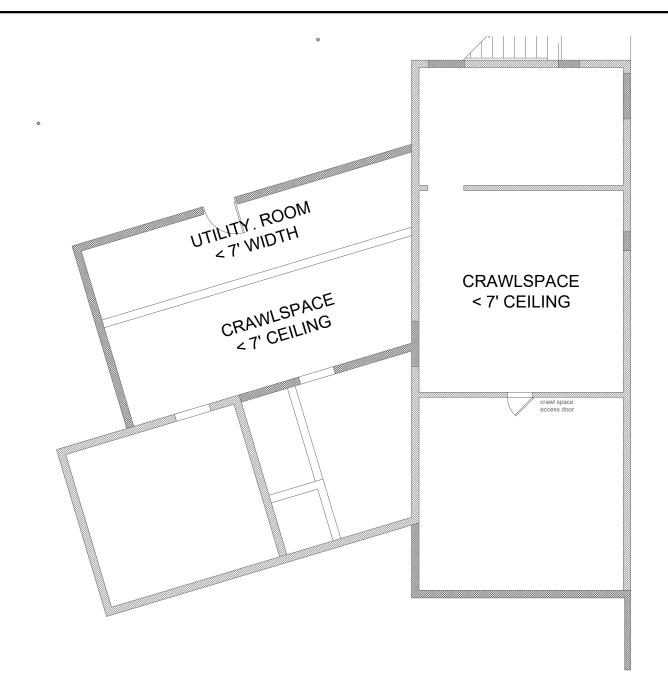
4. Contact California Water Service Company at lasrequest@calwater.com to submit your design that has been reviewed and approved by the required City, County or State municipal and fire agencies to initiate the service upgrade and backflow inspection process. California Water Service Distribution Dept. Quality. Service. Value.











Vadhan Residence

No. C-35747

REN. 10-31-25

ARCHITECTURE

5895 Doyle Street, Emeryville, CA 94608 Tel. 510-595-1300 Fax 510-595-1313

www.odsarchitecture.com

1551 Country Club Dr. Los Altos, CA 94024

APN: 331-10-191

Owner: Neeraj & Anu Vadhan 1551 Country Club Dr. Los Altos, CA 94024 (630) 697-1985

1 STREET LEVEL PLAN

2 MAIN LEVEL PLAN

1/8" = 1'-0"

3 LOWER LEVEL PLAN
1/8" = 1'-0"

4 CRAWLSPACE PLAN

1/8" = 1'-0"

BUILDING FLOOR AREA CALCULATIONS:

= 979 Sq. Ft.

A 23'-11 $\frac{3}{4}$ " x 21'-8 $\frac{3}{4}$ " = 521 B 5'-0" x 5'-5 $\frac{1}{2}$ " = 27 = 548 Sq. Ft. Total Street Level C 23'-11 $\frac{3}{4}$ " x 21'-8 $\frac{3}{4}$ " D 20'-6 $\frac{3}{4}$ " x 13'-10 $\frac{3}{4}$ " = 521 = 285 E $20'-1\frac{3}{8}$ " x $10'-3\frac{7}{8}$ " x 1/2 = 103 F 4'-1 $\frac{1}{4}$ " x 22'-2 $\frac{3}{4}$ " x 1/2 = 45 G 18'-3" x 45'- $9\frac{3}{4}$ " = 836 H 10'-9" x 3'-0" = 32 Total Main Level = 1,822 Sq. Ft. I $20'-6\frac{3}{4}$ " x $13'-10\frac{3}{4}$ " = 285 J 6'-9 $\frac{1}{2}$ " x 15'-10 $\frac{3}{4}$ " = 108 = 396 K 17'-11³" x 22'-4" Total Lower Level ADU = 789 Sq. Ft. L 5'-5" x18'- $4\frac{1}{8}$ " x 1/2 = 49 M 18'-3" x 44'- $9\frac{3}{4}$ " = 817 N 5'- $10\frac{3}{4}$ " x 15'- $7\frac{1}{4}$ " x 1/2 = 46 O 10'-1 $\frac{1}{2}$ " x 13'-3 $\frac{1}{4}$ " x 1/2 = 67

 Total Floor Area Calculation:

 548 + 1,822 + 979
 = 3,349 Sq. Ft.

(3,349 / 9,598 Lot Area) x 100% = 34.8% FAR

Total Lower Level

PERMIT SET

SHEET TITLE:
Floor Area Ratio
Calculations

	Date	Issues & Revisions				
	01/25/22	Pricing Set				
	10/28/22	Progress Set				
	12/21/22	Permit Set				
$\langle \hat{1} \rangle$	04/12/23	PC Comments				
<u>^</u>	10/4/23	ENC Comments				
3	12/24/23	PC Comments				

40.3

2000 / 00 / 07 GET AGG



COUNTY OF SANTA CLARA

2019 CALGREEN RESIDENTIAL CHECKLIST (MANDATORY)

County Amendments to CALGreen are in Italics.

- Designer to cross out items that are not applicable to the project. - Installer or designer shall verify all applicable requirements have been satisfied and sign and date each row. County Inspectors will verify completion signatures and supporting documentation DURING CONSTRUCTION.

P-24-31-31-31	documentation DURING CONSTRUCTION.					
			I	APPLICANT TO COMPLETE		staller or Designer
			Plan Chec	k Review Data		Verification
	CALGreen					
	CODE		REFERENCE	Note or Detail		Installer or Designer
ITEM #	SECTION	REQUIREMENT	SHEET	No.	Date	Signature
		PLANNING AND DESIGN: MANE	ATORY REC	UIREMENTS		
MI		A plan is developed and implemented	CG-2	NOTE 1		
1	4.106.2	to manage storm water drainage	00.2			
_		during construction.				
		Construction plans indicates how site	CG-2	NOTE 2		
		grading or a drainage system will	00 2	HOILE		
2	4.106.3	manage all surface water flows to keep				
		water from entering buildings.				
		For new dwellings and the rebuild of				
		existing dwellings that include a panel				
		upgrade or construction between panel				
3	4.106.4.1	and parking area, a raceway to a	CG-2	NOTES 3 & 4		
		dedicated 208/240-volt branch circuit				
		meeting the requirements, is installed.				
		ENERGY EFFICIENCY: MAND	ATORY DEGI	ITDMENTS		
		Building meets or exceeds the	HIOKI KEQ	JIRMENIS	r	
4	4.201.1	requirements of the California Building	T24			
4	4.201.1		SHEETS			
p.	14	Energy Efficiency Standards. /ATER EFFICIENCY & CONSERVATION	I. MANDATO	DV DECUTDEME	NTC	
<i>4.</i>	I	Plumbing Fixtures (water closets and	I MANDATO	KT KEQUIKEME	NIS	
		urinals) and fittings (faucets and				
		, , , ,				
5	4.303.1	showerheads) installed in residential	CG-2	NOTE 5		
		buildings comply with CALGreen				
		Sections 4.303.1.1 through				
		4.303.1.4.4.				
		Plumbing fixtures and fittings required				
	4 200 5	in CALGreen Section 4.303.1 are		, , , ,		
6	4.303.2	installed in accordance with the CPC	CG-2	Note 6		
		and meet the applicable referenced				
		standards.				
		Outdoor potable water use in				
_		landscape areas comply with a local				
7	4.304.1	water efficient landscape or the current	CG-2	Note 7		
		California DWR MWELO, whichever is				
		more stringent.				
		For new dwellings where disinfected				
8	4.305.1	tertiary recycled water is available,	CG-2	Note 8		
6	1.505.1	installation of recycled water supply		11010		
		system is required per CPC chapter 15.				

ADHESIVE V Less Water and Less Exempt C ARCHITECTURAL APPLICATIO	ompounds in Grams per Liter	VOC CONTENT LIMITS FOR ARCHITECTURE Grams of VOC per Liter of Coa Less Water and Less Exempt Con	ating,
Indoor carpet adhesives	NS VOC LIMIT	COATING CATEGORY	VOC LIMIT
Carpet pad adhesives	50	Flat coatings	50
Outdoor carpet adhesives	150	Nonflat coatings	100
Wood flooring adhesive	100	Nonflat-high gloss coatings	150
Rubber floor adhesives	60	SPECIALTY COATINGS	150
Subfloor adhesives	50	Aluminum roof coatings	400
Ceramic tile adhesives	65	Basement specialty coatings	400
VCT and asphalt tile adhesives	50	Bituminous roof coatings	50
Drywall and panel adhesives	50	Bituminous roof primers	350
Cove base adhesives	50	Bond breakers	350
Multipurpose construction adhesiv		Concrete curing compounds	350
	100	Concrete/masonry sealers	100
Structural glazing adhesives		Driveway sealers	50
Single-ply roof membrane adhesiv		Dry fog coatings	150
Other adhesives not specifically lis SPECIALTY APPLICATIONS		Faux finishing coatings	350
PVC welding	510	Fire resistive coatings	350
CPVC welding	490	Floor coatings	100
ABS welding	325	Form-release compounds	250
Plastic cement welding	250	_	
Adhesive primer for plastic	550	Graphic arts coatings (sign paints)	500
Contact adhesive		High temperature coatings	420
	250	Industrial maintenance coatings	250
Special purpose contact adhesive Structural wood member adhesive		Low solids coatings ¹	120
		Magnesite cement coatings	450
Top and trim adhesive SUBSTRATE SPECIFIC APPLICAT	250	Mastic texture coatings	100
Metal to metal	30	Metallic pigmented coatings	500
Plastic foams	50	Multicolor coatings	250
Porous material (except wood)	50	Pretreatment wash primers	420 100
Wood	30	Filmers, searers, and undercoaters	
Fiberglass	80	Reactive penetrating sealers	350
		Recycled coatings	250
 If an adhesive is used to bond dissin with the highest VOC content shall be 		Roof coatings	50
2. For additional information regarding		Rust preventative coatings	250
specified in this table, see South Coast	Air Quality Management District Rule	Shellacs Clear	730
1168.	, ,	Opaque	550
TABLE 4	1 504 2	Specialty primers, sealers and undercoaters	100
SEALANT V		Stains	250
Less Water and Less Exempt C		Stone consolidants	450
SEALANTS	VOC LIMIT	Swimming pool coatings	340
Architectural	250	Traffic marking coatings	100
Marine deck	760	Tub and tile refinish coatings	420
Nonmembrane roof	300	Waterproofing membranes	250
Roadway	250	Wood coatings	275
Single-ply roof membrane	450	Wood preservatives	350
Other	420	Zinc-rich primers	340
SEALANT PRIMERS			
Architectural		 Grams of VOC per liter of coating, including water 	r and including exer
Nonporous	250	compounds.	
Porous	775	2. The specified limits remain in effect unless revi	sed limits are listed
Modified bituminous	500	subsequent columns in the table.	
Marine deck	760	3. Values in this table are derived from those specific	
		Resources Board, Architectural Coatings Sugge	sted Control Meas

				r TO COMPLETE	Ins	staller or Designer Verification
	CALGreen	1	. iaii Giret			· coucion
	CODE		REFERENCE	Note or Detail		Installer or Desig
ITEM #	SECTION	REQUIREMENT	SHEET	No.	Date	Signature
	MATERIA	AL CONSERVATION & RESOURCE EFF	CIENCY: MA	NDATORY REQU	JIREME	NTS
		Annular spaces around pipes, electric				
		cables, conduits or other openings in				
		plates at exterior walls are protected				
9	4.406.1	against the passage of rodents by	CG-2	Note 9		
_	1.100.1	closing such openings with cement	002	Note 5		
		mortar, concrete masonry or similar				
		method acceptable to the County of				
		Santa Clara.				
		Recycle and/or salvage for reuse a minimum of 65 percent of the				
		nonhazardous construction and				
		demolition waste. Submit either a				
10	4.408.1	Construction Waste management plan	CG-2	Note 10		
		(CALGreen 4.408.2) or Utilize a waste				
		management company (CALGreen				
		4.408.3).				
			CG-1	Construction		
		Documentation is provided to County of Santa Clara which demonstrates		Waste		
11	4.408.5	compliance with CALGreen sections		Management		
		4.408.2 or 4.408.3.		Forms		
			CG-2	Note 11		
4.0		An operation and maintenance manual				
12	4.410.1	is placed in the building at the time of	CG-2	Note 12		
		final inspection. ENVIRONMENTAL QUALITY: MAI	IDATORY BI	CUITDEMENTS		
	Ī	Any installed gas fireplace is a direct-		QUIKLIPICITIS		cu-
		vent sealed-combustion type. Any				
13	4.503.1	installed woodstove or pellet stove	CG-2	Note 13		
		comply with US EPA Phase II emission	CG-2	11010 10		
		limits where applicable.				
		Duct openings and other related air				
14	4.504.1	distribution component openings are	CG-2	Note 14		
14	4.304.1	covered during construction until final	CG-2	Note 14		
		startup of the HVAC equipment.				
		Adhesives, sealants and caulks are	CG-1	Table 4.504.1		
15	4.504.2.1	compliant with VOC and other toxic		Table 4.504.2		
		compound limits.	CG-2	Note 15		
16	4.504.2.2	Architectural paints and coatings are	CG-1	Table 4.504.3		
10	4.504.2.2	compliant with VOC limits.	CG-2	Note 16		
		Aerosol paints and coatings are	CG-Z	Note 16		
		compliant with product weighted MIR				
17	4.504.2.3	limits for ROC and other toxic	CG-2	Note 17		
		compounds.				
		Documentation are provided to the				
10	4.504.0.4	County of Santa Clara to verify that		N 1 40		
18	4.504.2.4	compliant VOC limit finish materials	CG-2	Note 18		
		have been used.				
		Carpet and carpet systems meet the	CG-1	Table 4.504.1		
19	4.504.3	applicable testing and product				
		requirements.	CG-2	Note 19		
		80 percent of floor area receiving				
20	4.504.4	resilient flooring comply with applicable	CG-2	Note 20		
		standards.	65.	T.11 455.5		
0.4	, 50.5	Hardwood plywood, particleboard and	CG-1	Table 4.504.5		
21	4.504.5	medium density fiberboard composite	66.2	Noto 24		
	1	wood meet formaldehyde limits.	CG-2	Note 21		l

				K Review Data	Ins	staller or Designer Verification
		•	Plan Chec	k keview Data		verification
	CALGreen		l			l
	CODE		REFERENCE	Note or Detail		Installer or Designer
ITEM #	SECTION	REQUIREMENT	SHEET	No.	Date	Signature
	ENVIRONMENTAL QUALITY: MANDATORY REQUIREMENTS (Continued)					
		Documentation is provided to the				
22	4.504.5.1	County of Santa Clara to verify	CG-2	Note 22		
	1.501.5.1	composite wood meets applicable	""	Hote 22		
		formaldehyde limits.				
23	4.505.2	Vapor retarder and capillary break is	CG-2	Note 23		
20	4.303.2	installed at slab-on-grade foundations.	CG 2	Note 25		
		Moisture content of building materials				
		used in wall and floor framing do not				
24	4.505.3	exceed 19% prior to enclosure and is	CG-2	Note 24		
		checked before enclosure. Insulation				
		products are dry prior to enclosure.				
		Each bathroom is mechanically				
25	4.506.1	ventilated and comply with applicable	CG-2	Note 25		
		requirements.				
	4.507.2	Heating and air-conditioning systems				
26		are sized, designed, and equipment is	CG-2	Note 26		
20	4.307.2	selected by using one of the methods				
		listed.				
	INSTALLE	R AND SPECIAL INSPECTOR QUALIFI	CATIONS: M	ANDATORY REQ	UIREM	ENTS
		HVAC system installers are trained and				
27	702.1	certified in the proper installation of	CG-2	Note 27		
		HVAC systems.				
		If required by County of Santa Clara,				
		owner or owner's agent shall employ				
28	702.2	special inspector who are qualified and	CG-2	Note 28		
		able to demonstrate competence in the				
		discipline they are inspecting.				
		Documentation used to show				
		compliance with this code may include				
		construction documents, plans,				
29	703.1	specifications, builder or installer	CG-2	Note 29		
29	/03.1	certification, inspection reports, or	CG-2	Note 29		
		other methods acceptable to County of				
		Santa Clara which show substantial				
		conformance.				l

TABLE 4.504.5 FORMALDEHYDE LIMITS¹ Hardwood plywood veneer core 0.05 Hardwood plywood composite core 0.09 Particleboard 0.11 Medium density fiberboard Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as

tested in accordance with ASTM E1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12. 2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).

Construction Waste Management (CWM) Plan

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

Project Name:	Vadhan Residence	Legend:	
Job #:			Hauling Company
Project Manager:	Jon Herrera, Post & Lintel Construction		Sorting Facility Name and Location
Waste Hauling Company:	Green Team of San Jose (hauling, sorting, and disposal)		Disposal Service Company
Contact Name:		٨	
		<u>/</u> 1\	

All Subcontractors shall comply with the project's Construction Waste Management Plan. All Subcontractor foremen shall sign the CWM Plan Acknowledgment Sheet.

tion percentage calculations.

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

- The project's overall rate of waste diversion will be _______%.
- This project shall generate the least amount of waste possible by planning and ordering carefully, following all proper storage and handling procedures to reduce broken and damaged materials and reusing materials whenever possible. The majority of the waste that is generated on this jobsite will be diverted from the landfill and recycled for other use. 3. Spreadsheet 1, enclosed, identifies the waste materials that will be generated on this project, the diversion strategy for each waste type
- and the anticipated diversion rate. 4. Waste prevention and recycling activities will be discussed at the beginning of weekly subcontractor meetings. As each new subcontractor comes on-site, the WMP Coordinator will present him/her with a copy of the CWM Plan and provide a tour of the jobsite to identify materials to be salvaged and the procedures for handling jobsite debris. All Subcontractor foremen will acknowledge in writing that they have read and will abide by the CWM Plan. Subcontractor Acknowledgment Sheet enclosed. The CWM Plan will be
- 5. Salvage: Excess materials that cannot be used in the project, nor returned to the vendor, will be offered to site workers, the owner, or donated to charity if feasible. will provide a commingled drop box at the jobsite for most of the construction waste. These commingled drop boxes will be taken to ______. The average diversion rate for commingled waste will be ______%. As site conditions permit, additional drop boxes will be used for particular phases of construction (e.g., concrete and wood waste) to appear the highest waste diversion rate possible.
- ensure the highest waste diversion rate possible. 7. In the event that the waste diversion rate achievable via the strategy described in (6) above, is projected to be lower than what is required, then a strategy of source-separated waste diversion and/or waste stream reduction will be implemented. Source
- separated waste refers to jobsite waste that is not commingled but is instead allocated to a debris box designated for a single material type, such as clean wood or metal.
- 1. Waste stream reduction refers to efforts taken by the builder to reduce the amount of waste generated by the project to below four (4) pounds per square foot of building area. When using waste stream reduction measures, the gross weight of the product is subtracted from a base weight of four (4) pounds per square foot of building area. This reduction is considered additional diversion and can be used in the waste reduc-
- will track and calculate the quantity (in tons) of all waste leaving the project and calculate the waste diversion rate for the project. will provide Project Manager with an updated monthly report on gross weight hauled and the waste diversion rate being achieved on the project. monthly report will track separately the gross weights and diversion rates for commingled debris and for each source-separated waste stream leaving the project. In the event does not service any or all of the debris boxes on the project, the with the responsible parties to track the material type and weight (in tons) in such debris boxes in order to determine waste diversion
- 9. In the event that Subcontractors furnish their own debris boxes as part of their scope of work, such Subcontractors shall not be excluded from complying with the CWM Plan and will provide weight and waste diversion data for their
- 10. In the event that site use constraints (such as limited space) restrict the number of debris boxes that can be used for collection of designated waste the project Superintendent will, as deemed appropriate, allocate specific areas onsite where individual material types are to be consolidated. These collection points are not to be contaminated with non-designated waste types.
- 11. Debris from jobsite office and meeting rooms will be collected by_ will, at a minimum, recycle office paper, plastic, metal and cardboard.

Construction Waste Management (CWM) Worksheet

Vadhan Residence Waste Hauling Company: __Green Team of San Jose Construction Waste Management (CWM) Plan

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

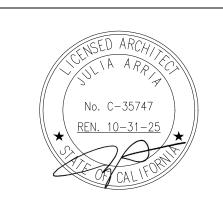
Construction Waste Management (CWM) Acknowledgment

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

Project Manager:		-	
Waste Hauling Company:	Green Team of San Jose		
CWM Plan Acknowledgment			
	bcontractor that comes on site is to receive a t Form. ent Plan for the project; I understand the goals of		
DATE	SUBCONTRACTOR COMPANY NAME	FOREMAN NAME	SIGNATURE

ARCHITECTURE

5895 Doyle Street, Emeryville, CA 94608 Tel. 510-595-1300 Fax 510-595-1313 www.odsarchitecture.com



Vadhan Residence

1551 Country Club Dr. Los Altos, CA 94024

APN: 331-10-191

Owner:

Neeraj & Anu Vadhan 1551 Country Club Dr. Los Altos, CA 94024 (630) 697-1985

SHEET TITLE: CALGreen Residential Mandatory Req's

	Date	Issues & Revisions
	01/25/22	Pricing Set
	10/28/22	Progress Set
	12/21/22	Permit Set
1	04/12/23	PC Comments
2	10/4/23	ENC Comments
3\	12/24/23	PC Comments

CALGREEN 2019 NOTES - MANDATORY REQUIREMENTS:

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. SEE CALGREEN 4.106.2 FOR FURTHER DETAILS.

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

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

EXCEPTIONS:

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

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

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

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

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

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

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

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

9. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE COUNTY OF SANTA CLARA.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

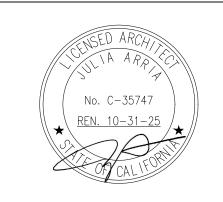
28. IF REQUIRED BY THE COUNTY OF SANTA CLARA, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION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

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

0 D S

ARCHITECTURE

5895 Doyle Street, Emeryville, CA 94608 Tel. 510-595-1300 Fax 510-595-1313 www.odsarchitecture.com



Vadhan Residence

1551 Country Club Dr. Los Altos, CA 94024

APN: 331-10-191

Owner: Neeraj & Anu Vadhan 1551 Country Club Dr. Los Altos, CA 94024 (630) 697-1985

PERMIT SET

SHEET TITLE:

CALGreen Residential

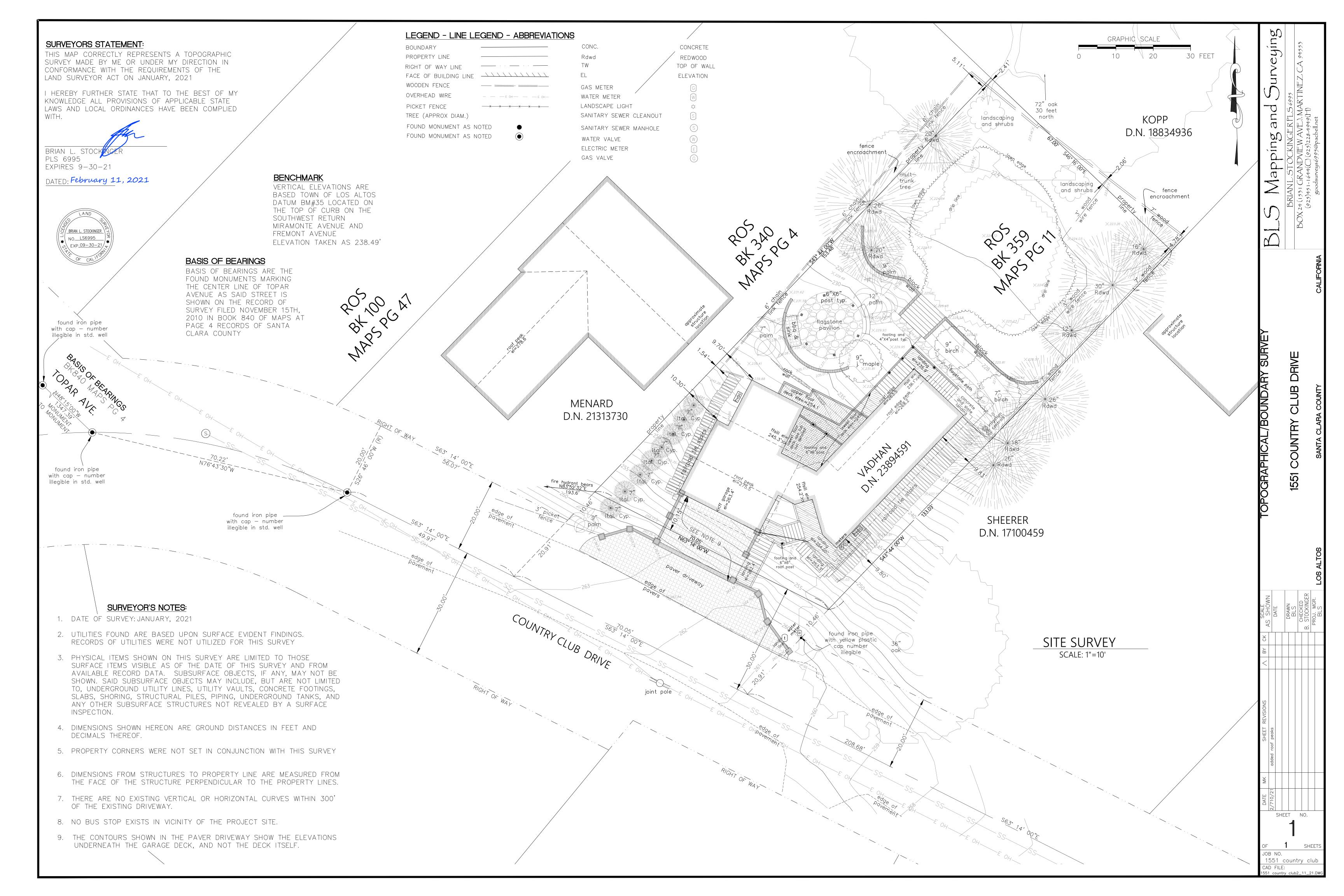
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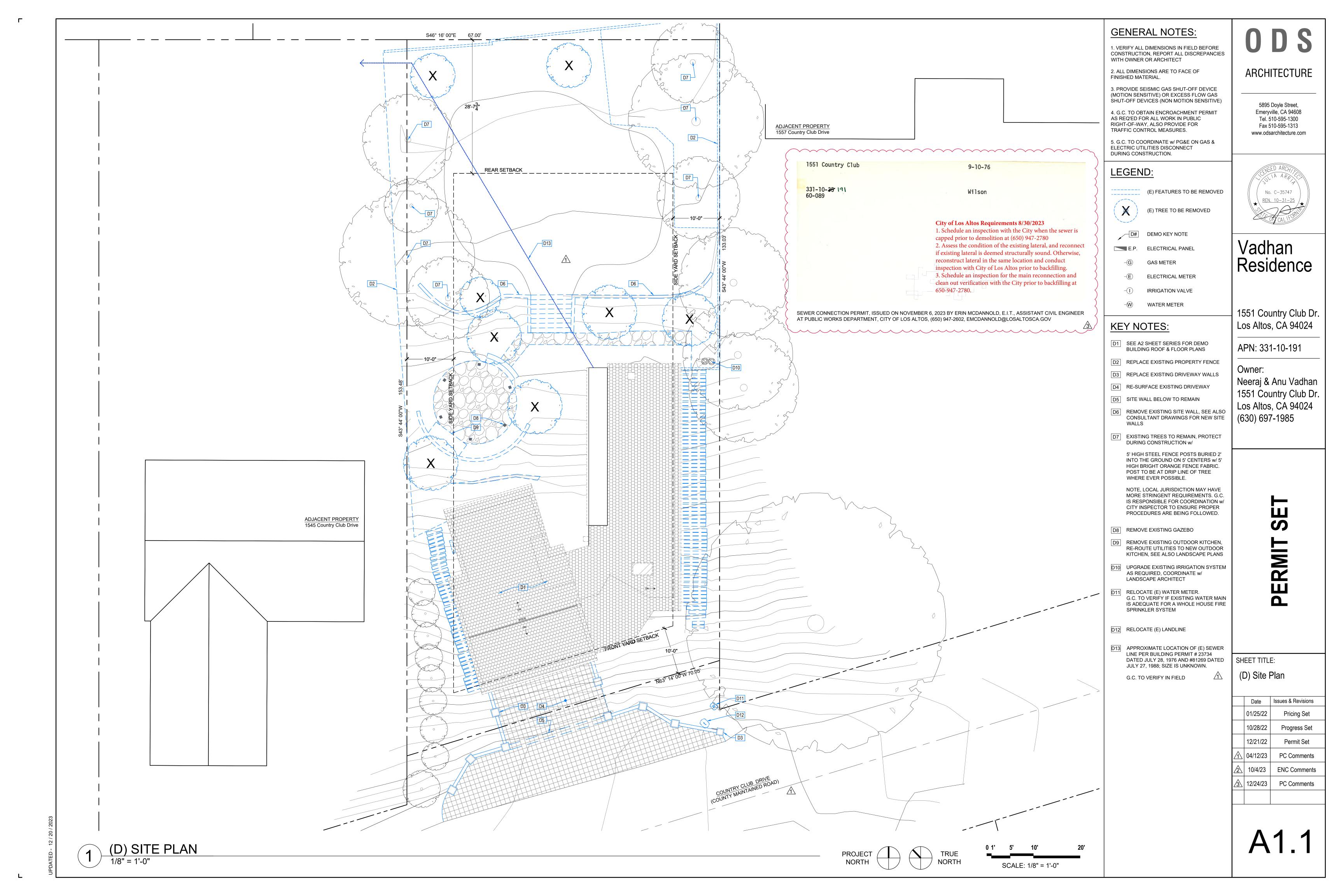
	Date	Issues & Revisions	
	01/25/22	Pricing Set	
	10/28/22	Progress Set	
	12/21/22	Permit Set	
\triangle	04/12/23	PC Comments	
<u>^</u>	10/4/23	ENC Comments	

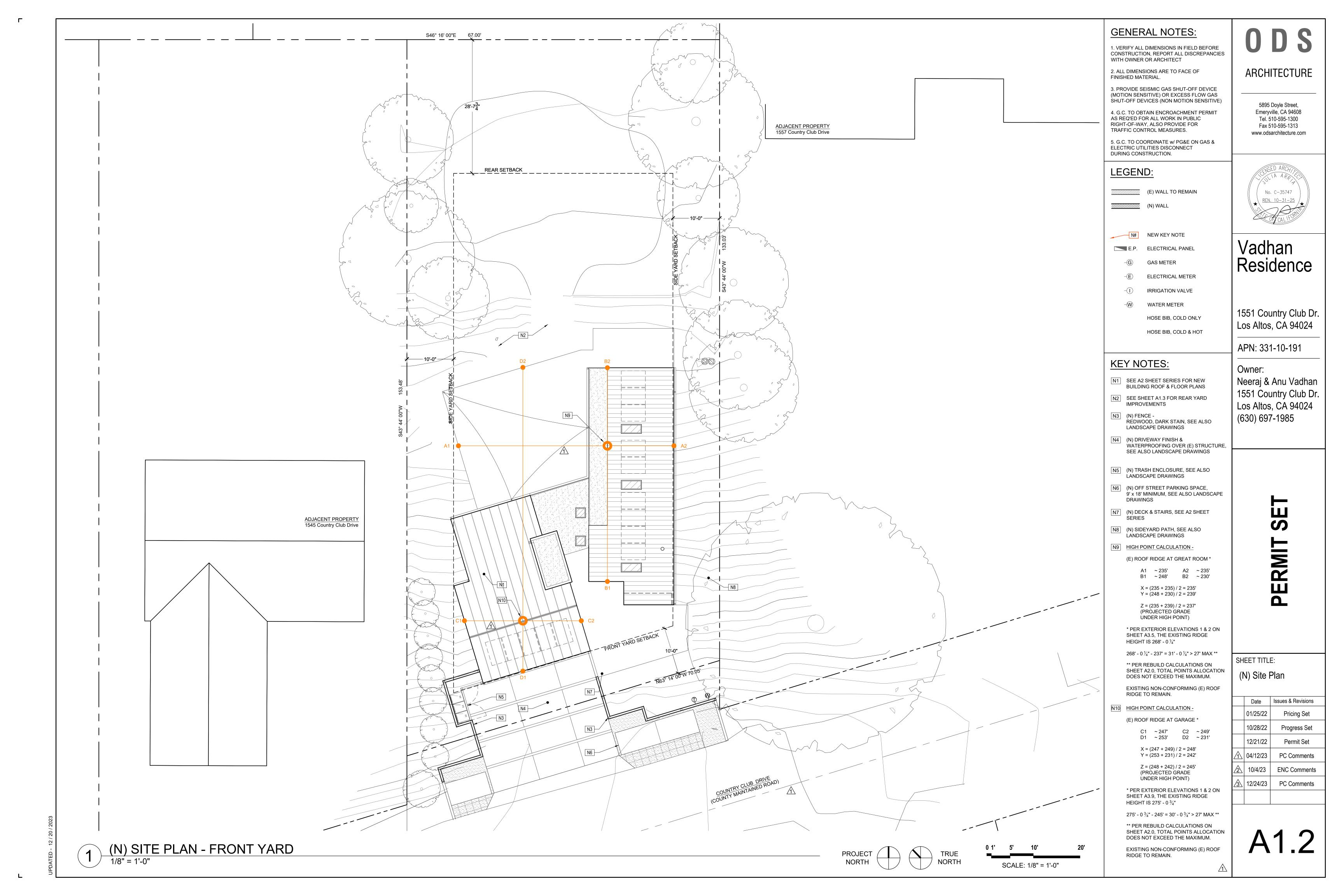
/3 | 12/24/23 |

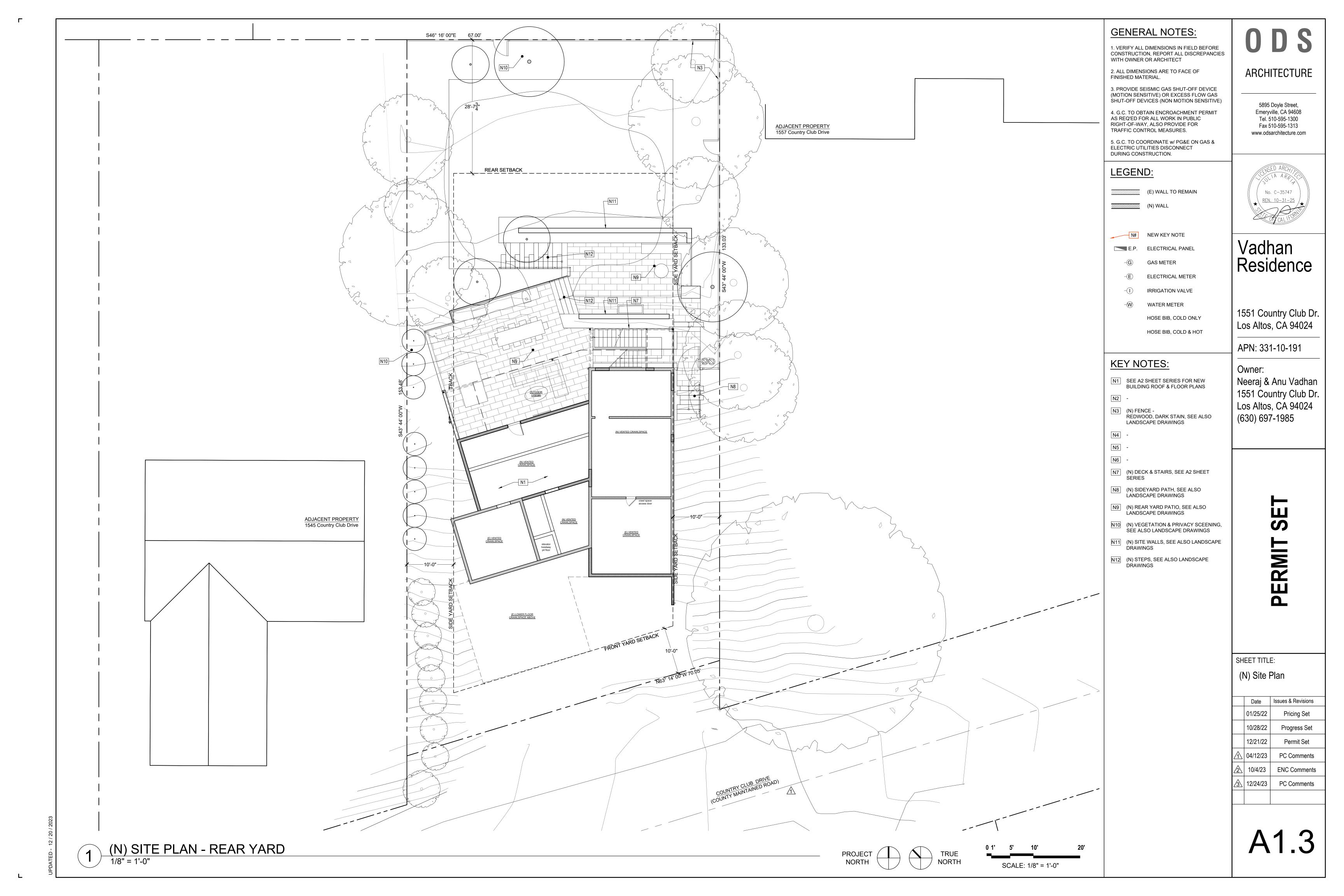
CG-2

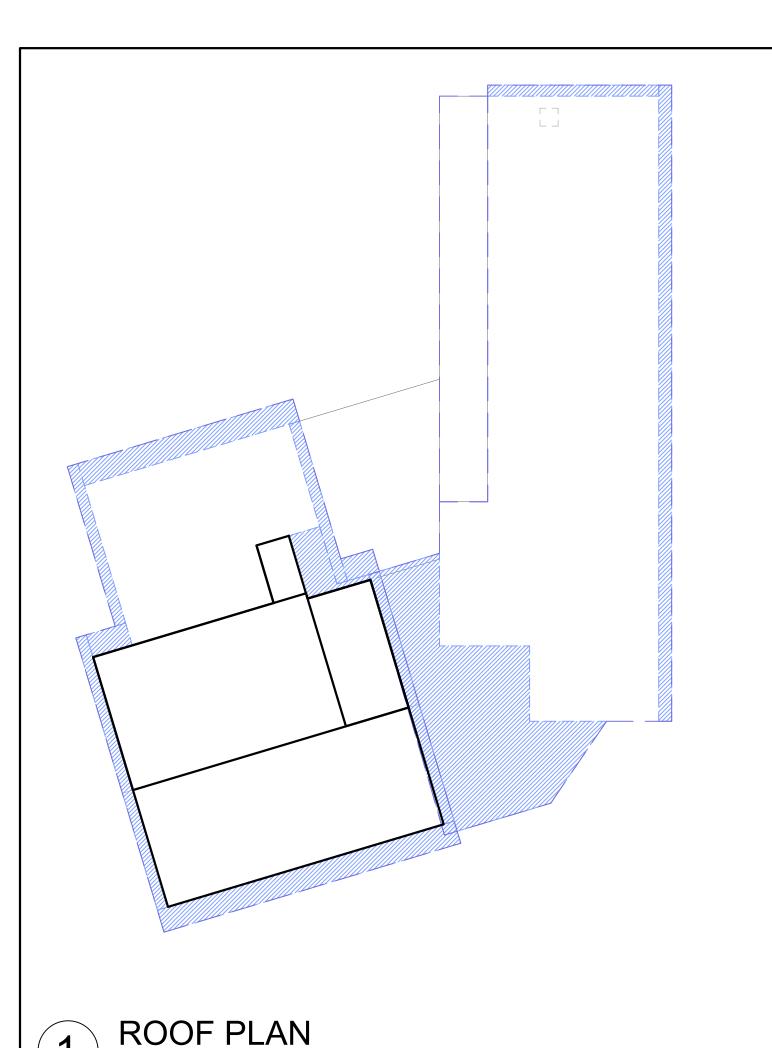
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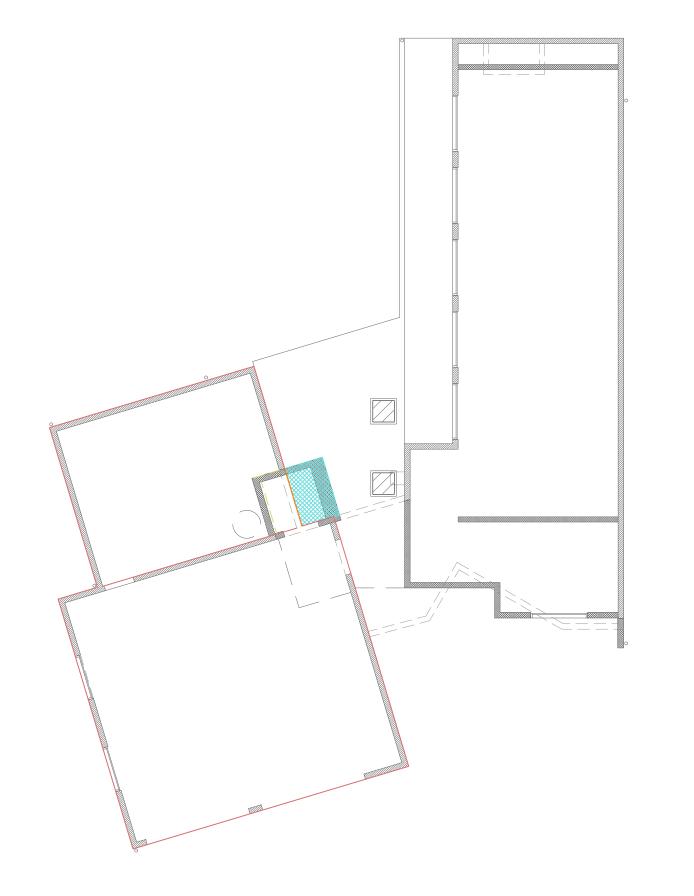
















Vadhan Residence 1551 Country Club Dr.

Los Altos, CA 94024

ARCHITECTURE

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Fax 510-595-1313 www.odsarchitecture.com

No. C-35747

★\ REN. 10-31-25

APN: 331-10-191

Owner: Neeraj & Anu Vadhan 1551 Country Club Dr. Los Altos, CA 94024 (630) 697-1985

ERMIT

SHEET TITLE:

Rebuild Calc

01/25/22

10/28/22

2 10/4/23

Issues & Revisions

Pricing Set

Progress Set

Permit Set

PC Comments

ENC Comments

PC Comments

LOWER LEVEL PLAN

(E) EXT. & INT. WALLS - 149.83 LF (D) EXT. & INT. WALLS - 83.58 LF (N) EXT. & INT. WALLS - 38.17 LF

(N) ADDITION AREA - 422.1 SF

(E) FOUNDATION - 221.46 LF (D) FOUNDATION- 45.78 LF (N) FOUNDATION- 9.97 LF



County of Santa Clara Department of Planning and Development

County Government Center, East Wing, 70 W Hedding, San Jose, CA, 95110 (408) 299-5700 https://plandev.sccgov.org

Acknowledgement of Scope for Alteration Projects

This form must be completed and submitted with applications related to alteration of a primary residence with the signatures of property owner and the plan preparer.

APPLICATION INFORMATION: (print)

Record Number: DEV23-0247

Owner Name: Neeraj & Anu Vadhan Plan Preparer Name: ODS Architecture Project Name: Vadhan Residence

REBUILD CALCULATION: (print)

APN/Location: <u>331-10-191</u>

656.04 Linear footage of all existing exterior and interior walls (E): Total lineal footage of each wall proposed to be demolished (D):

229.49 0.3498109871349308

Percentage of demolished walls over existing walls (D/E):

ACKNOWLEDGEMENT:

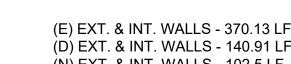
We as the property owner(s) and plan preparer, acknowledge that the information contained herein, or subsequently submitted, is true and correct to my knowledge. If the building permit is issued, the construction will be performed within the scope of work unless a building permit revision is subsequently authorized by the County.

If construction defects or damages (e.g. pest or water damage) are discovered after construction has begun that were not predictable or known by ordinary means such as pest damage reports and other inspections and precautions, work must cease until the Building Inspection Division has been notified. The Planning Manager, in consultation with the Building Official, shall have the discretion to evaluate the circumstances of the discovery and may allow the rebuild threshold to be increased an additional

STREET LEVEL PLAN 1/8" = 1'-0"

(E) EXT. & INT. WALLS - 136.08 LF (D) EXT. & INT. WALLS - 5 LF (N) EXT. & INT. WALLS - 9.77 LF

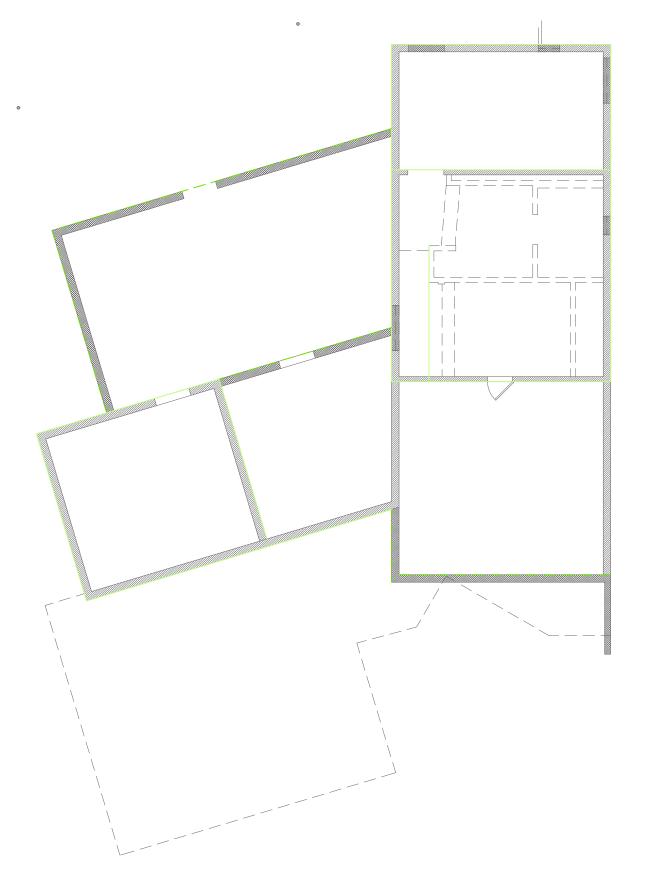
(N) ADDITION AREA - 13.9 SF



(N) EXT. & INT. WALLS - 102.5 LF

MAIN LEVEL PLAN

(N) ADDITION AREA - 162.5 SF



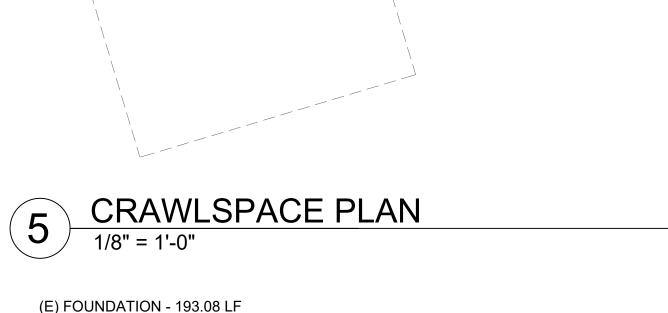
(E) ROOF AREA - 2,110.36 SF

(D) ROOF AREA - 454.55 SF

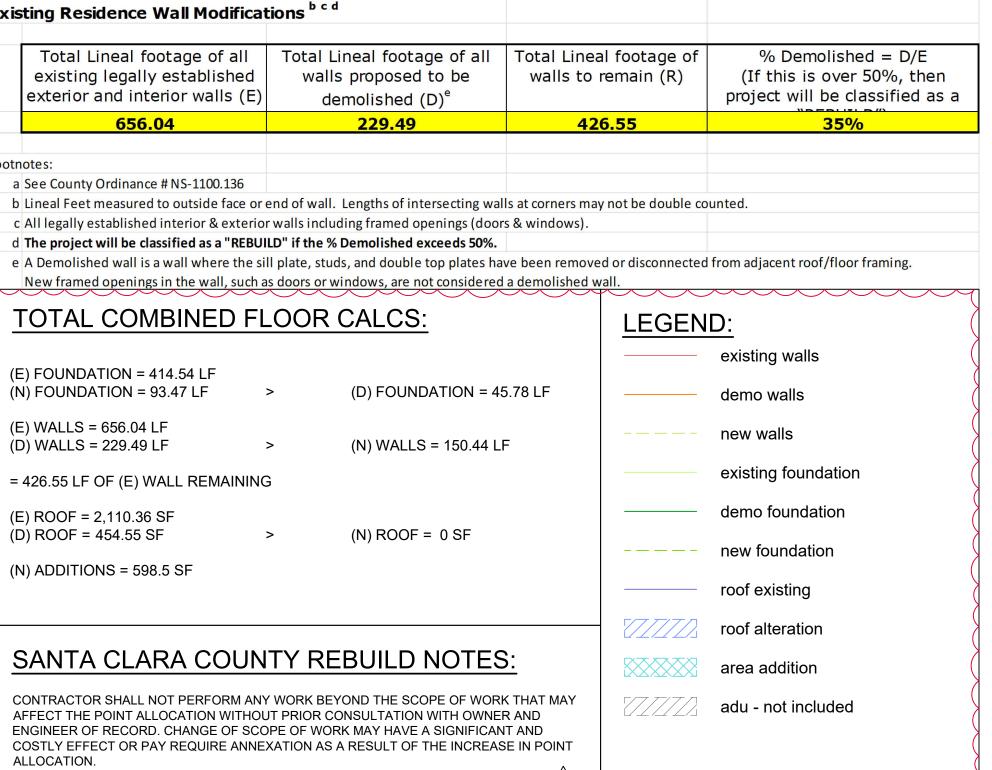
(N) ROOF AREA - 0 SF

(D) FOUNDATION- 0 LF

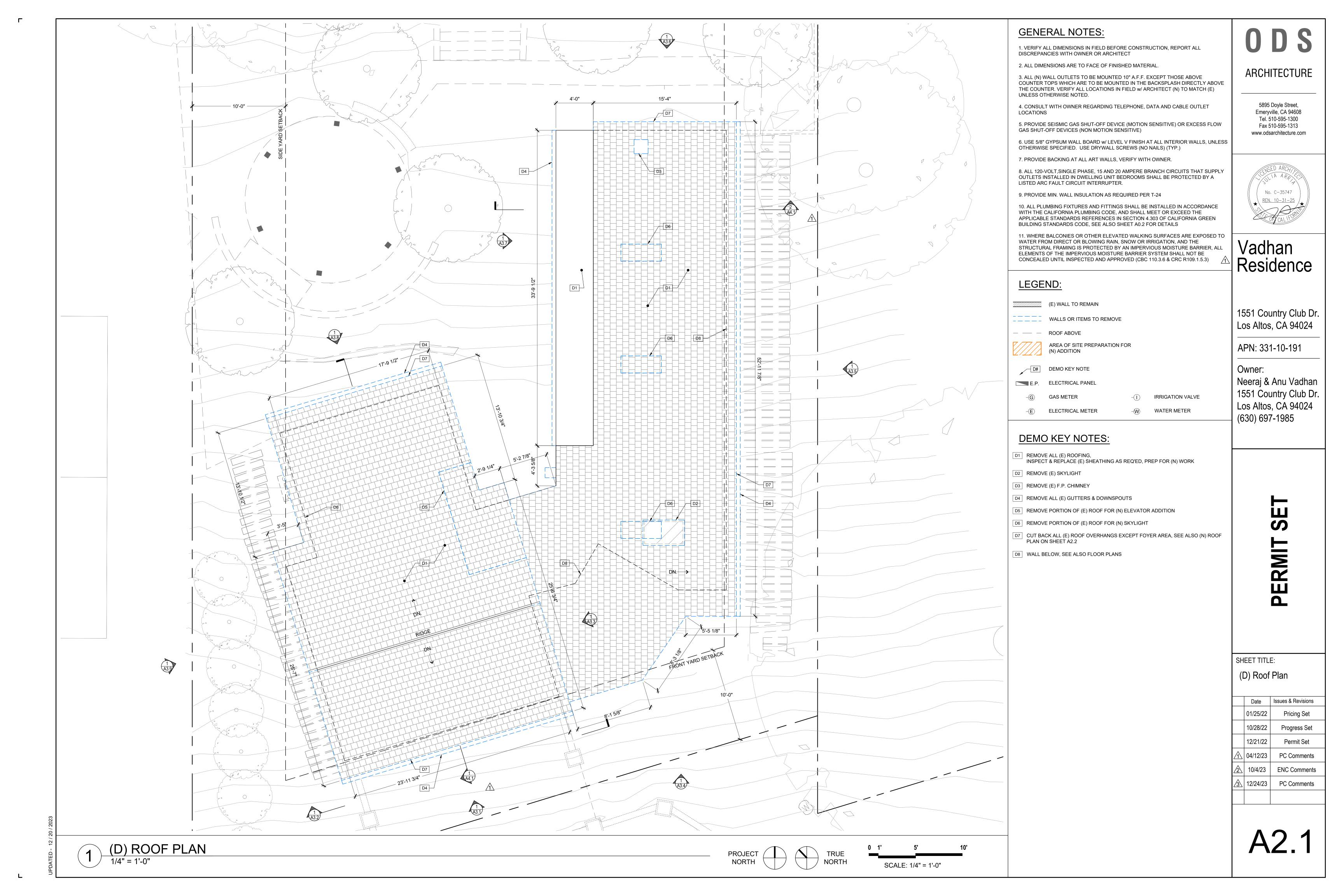
(N) FOUNDATION- 83.5 LF

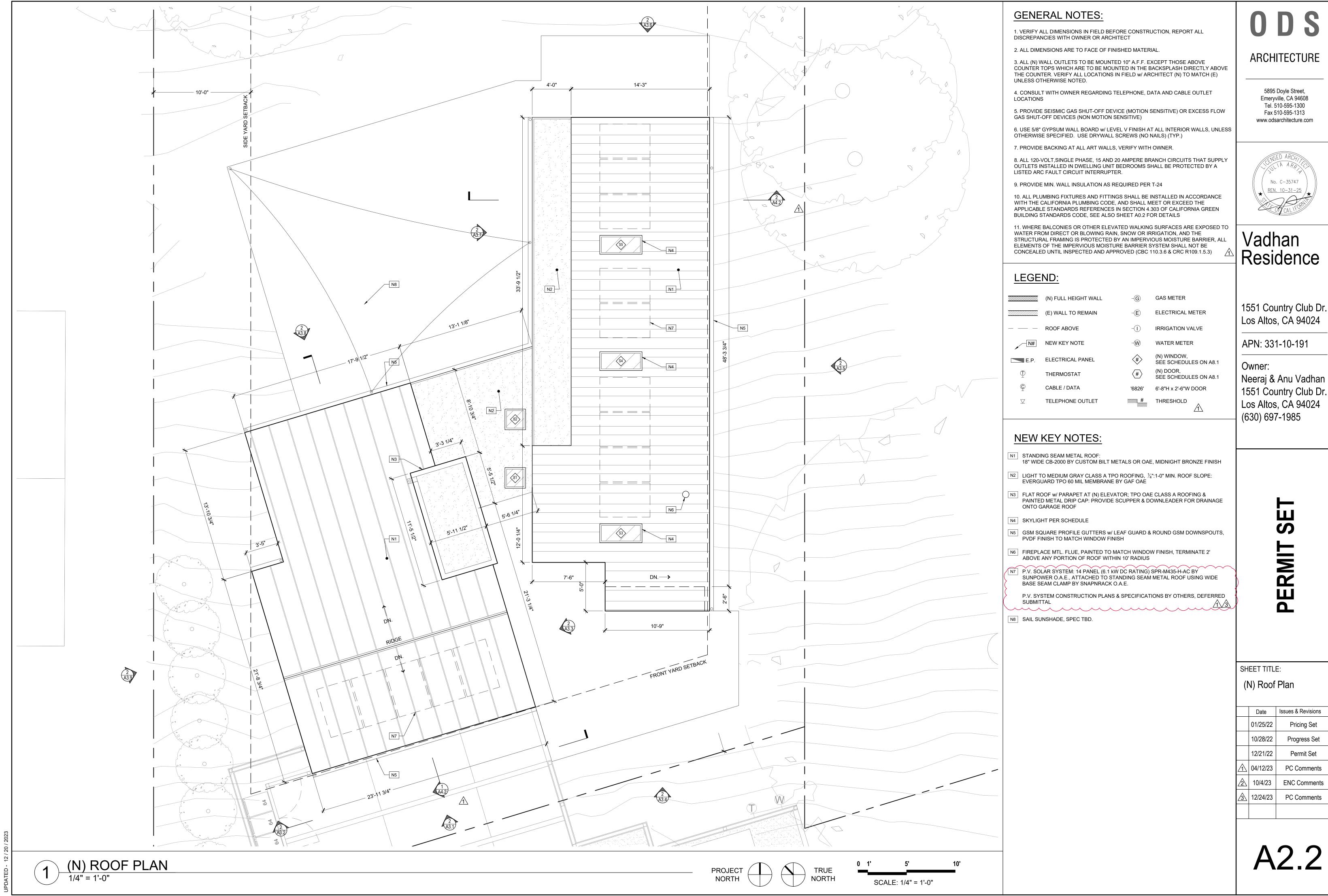


Santa Clara County REBUILD Threshold a Existing Residence Wall Modifications b c d Total Lineal footage of all | Total Lineal footage of all | Total Lineal footage of % Demolished = D/E walls proposed to be walls to remain (R) existing legally established (If this is over 50%, then project will be classified as a exterior and interior walls (E) demolished (D)^e 656.04 229.49 426.55 35% a See County Ordinance # NS-1100.136 b Lineal Feet measured to outside face or end of wall. Lengths of intersecting walls at corners may not be double counted. c All legally established interior & exterior walls including framed openings (doors & windows). d The project will be classified as a "REBUILD" if the % Demolished exceeds 50%. e A Demolished wall is a wall where the sill plate, studs, and double top plates have been removed or disconnected from adjacent roof/floor framing. New framed openings in the wall, such as doors or windows, are not considered a demolished wall. TOTAL COMBINED FLOOR CALCS: LEGEND: existing walls (E) FOUNDATION = 414.54 LF (N) FOUNDATION = 93.47 LF (D) FOUNDATION = 45.78 LF demo walls (E) WALLS = 656.04 LF new walls (N) WALLS = 150.44 LF (D) WALLS = 229.49 LF existing foundation = 426.55 LF OF (E) WALL REMAINING demo foundation (E) ROOF = 2,110.36 SF (D) ROOF = 454.55 SF (N) ROOF = 0 SF---- new foundation (N) ADDITIONS = 598.5 SF roof existing roof alteration SANTA CLARA COUNTY REBUILD NOTES: area addition

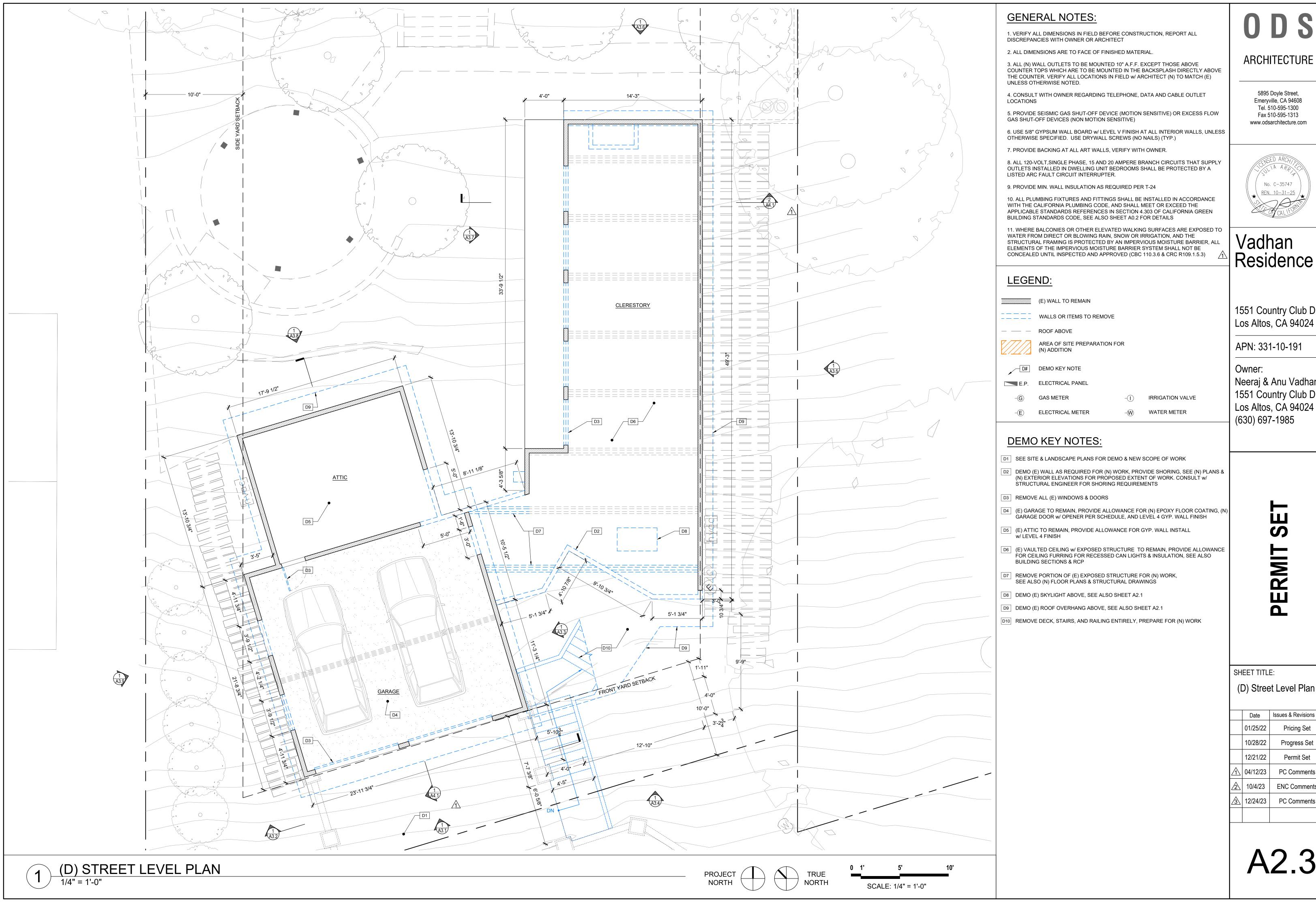


3 | 12/24/23 | ten (10) percent of the total existing exterior and interior walls, provided appropriate procedures are followed (Ordinance Code Section C1-22). SIGNATURE: Property Owner's Signature Digitally signed by Dmitry Martynov
DN: C=US, E-dmitrym@odsurchitecture.com, O=ODS Architecture. CN=Dmitry Martynov
Date: 2023 12:11 10:49 19-0800'
12/11 1/2023 Dmitry Martynov Plan Preparer's Signature





	Date	Issues & Revisions
	01/25/22	Pricing Set
	10/28/22	Progress Set
	12/21/22	Permit Set
7	04/12/23	PC Comments
7	10/4/23	ENC Comments
7	12/24/23	PC Comments



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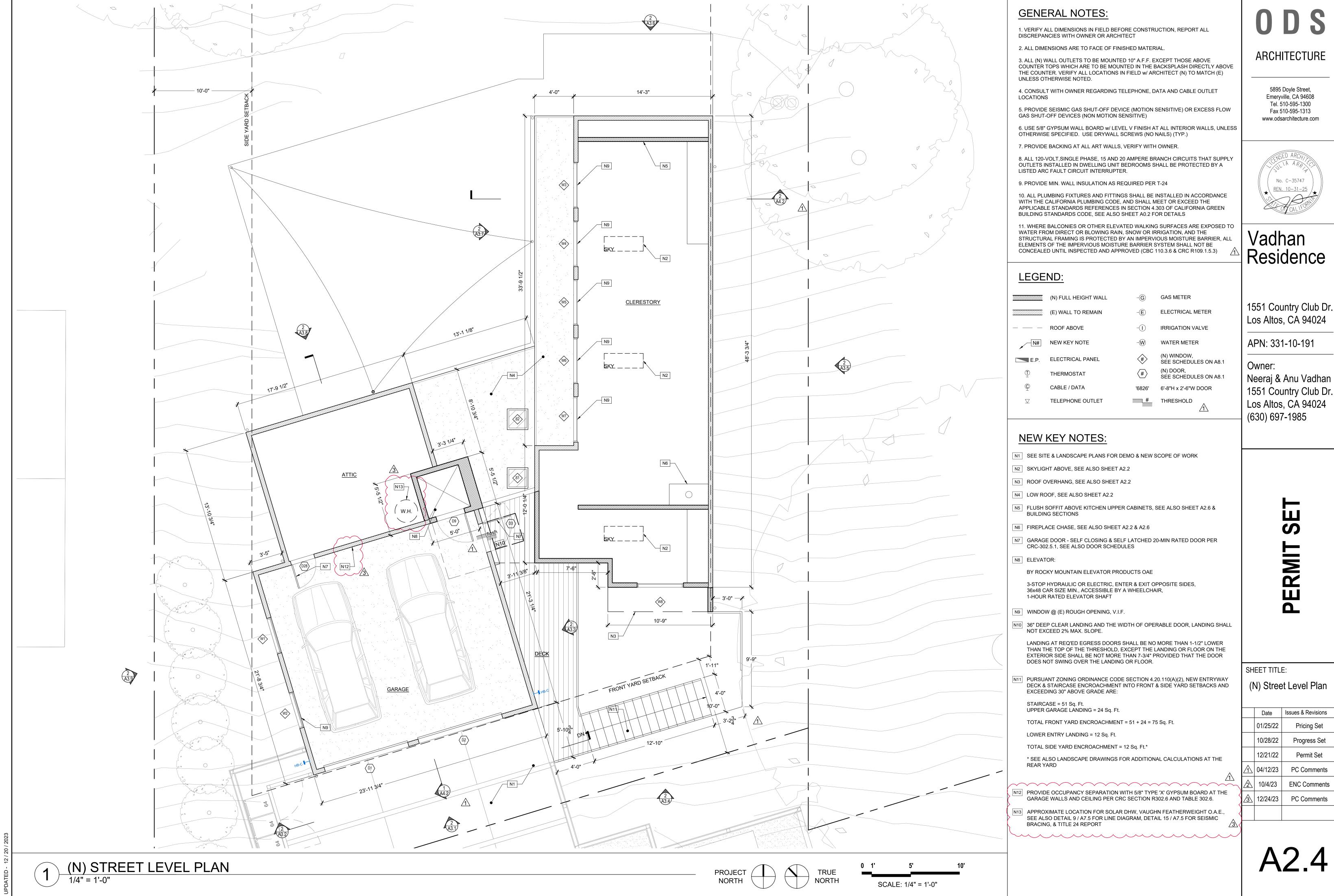
1551 Country Club Dr. Los Altos, CA 94024

APN: 331-10-191

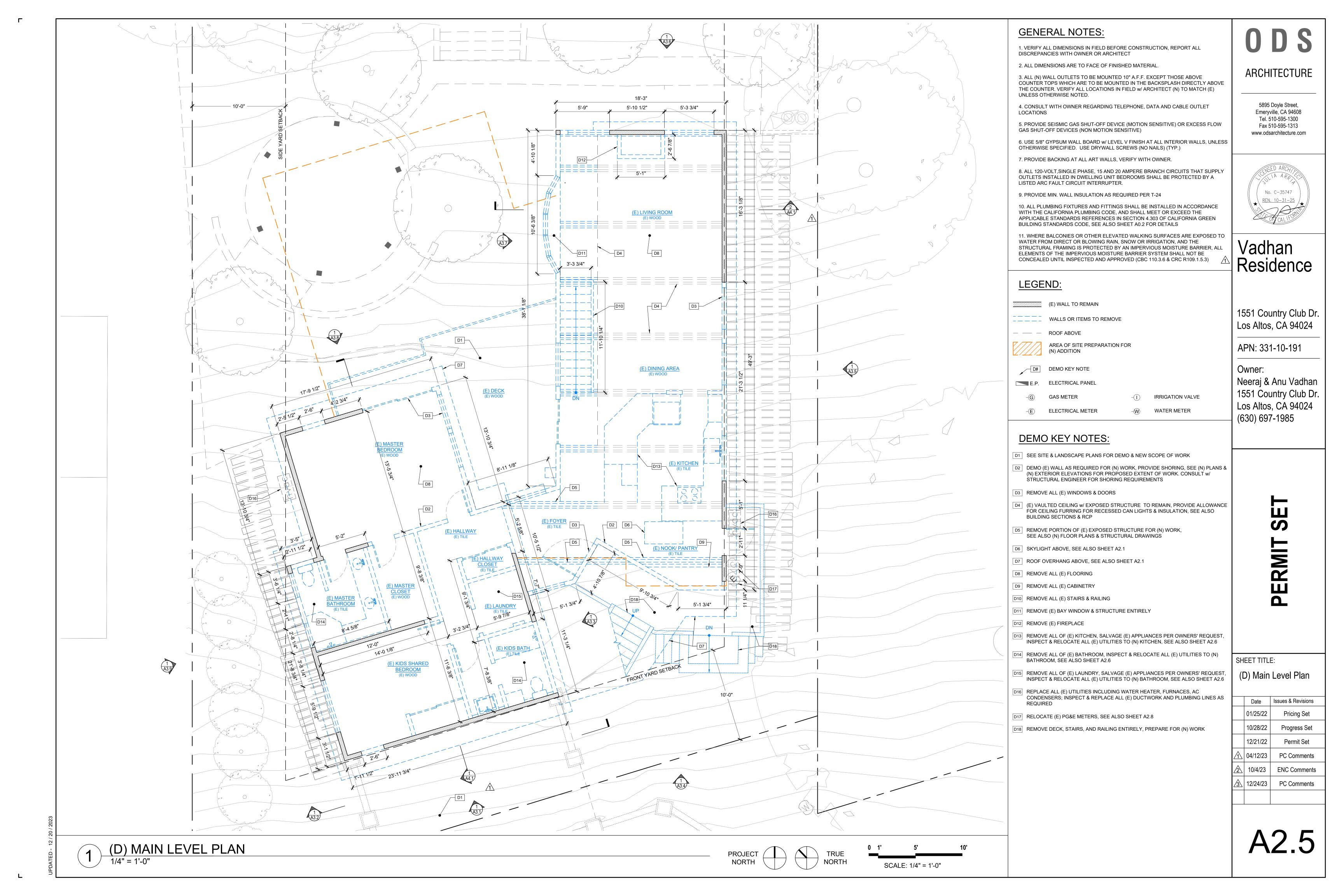
Neeraj & Anu Vadhan 1551 Country Club Dr.

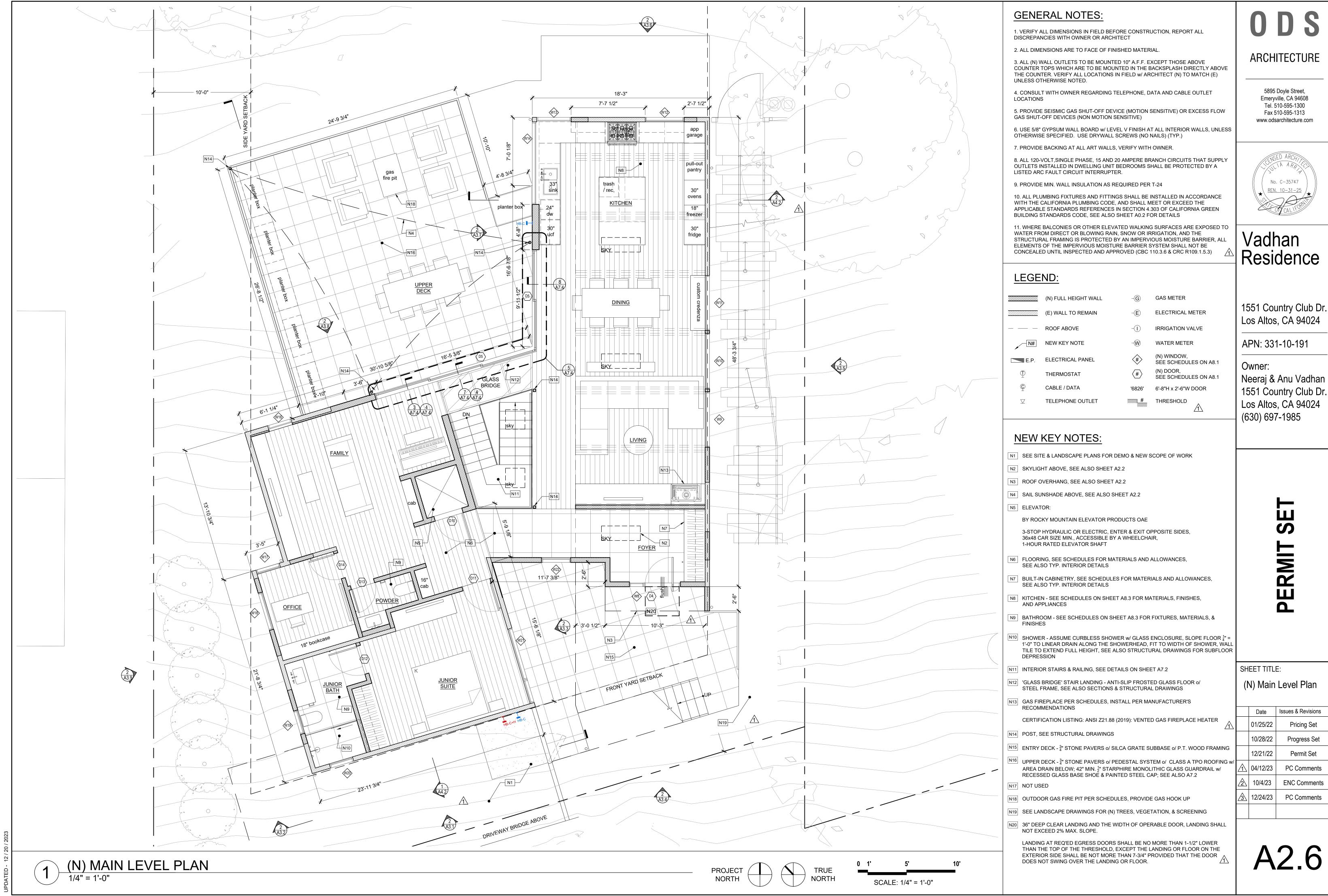
(D) Street Level Plan

	Date	Issues & Revisions
	01/25/22	Pricing Set
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	12/21/22	Permit Set
\triangle	04/12/23	PC Comments
<u>^</u>	10/4/23	ENC Comments
<u>/3\</u>	12/24/23	PC Comments

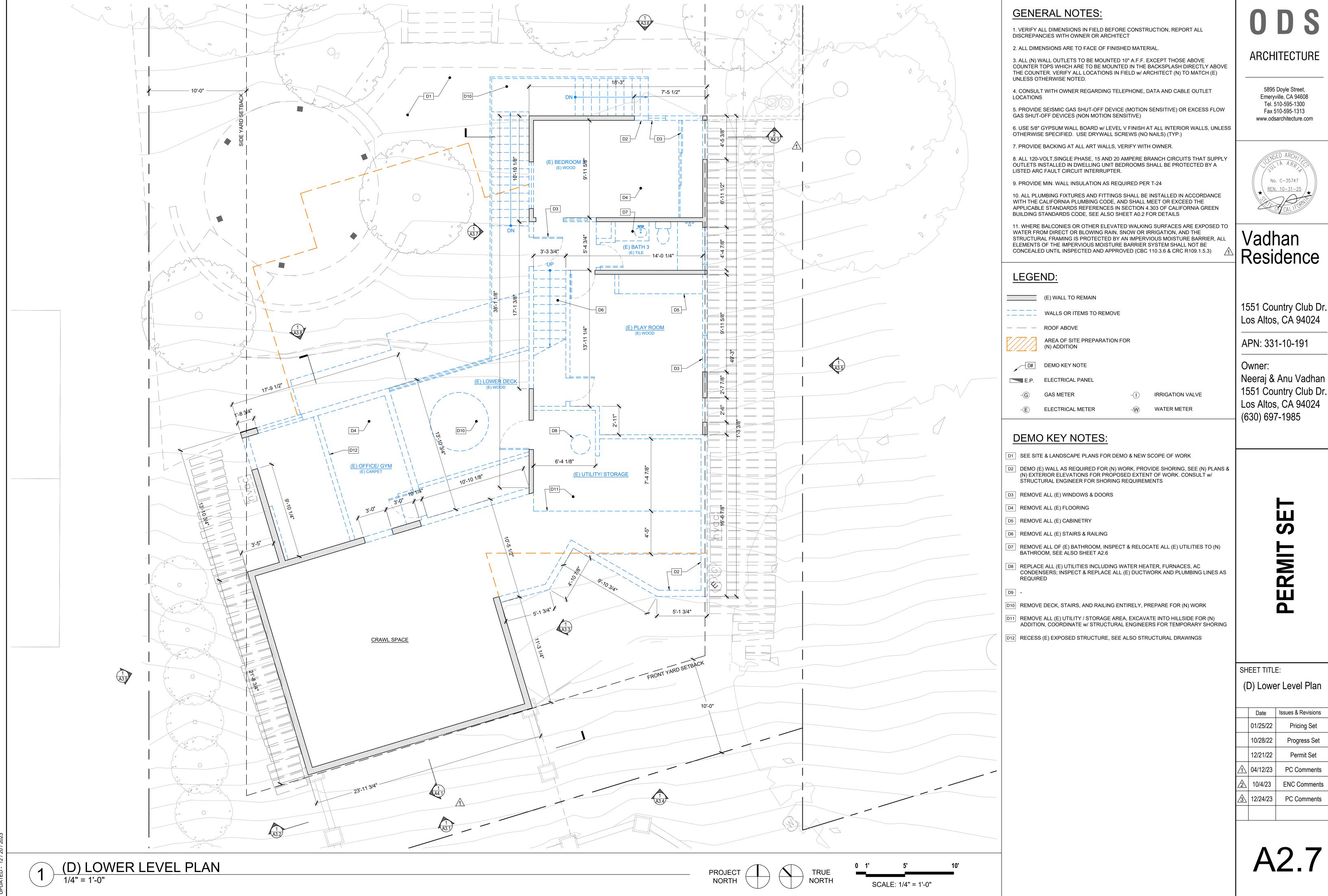


		Date	Issues & Revisions
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		12/21/22	Permit Set
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\	<u>^</u>	10/4/23	ENC Comments
	<u>/3\</u>	12/24/23	PC Comments



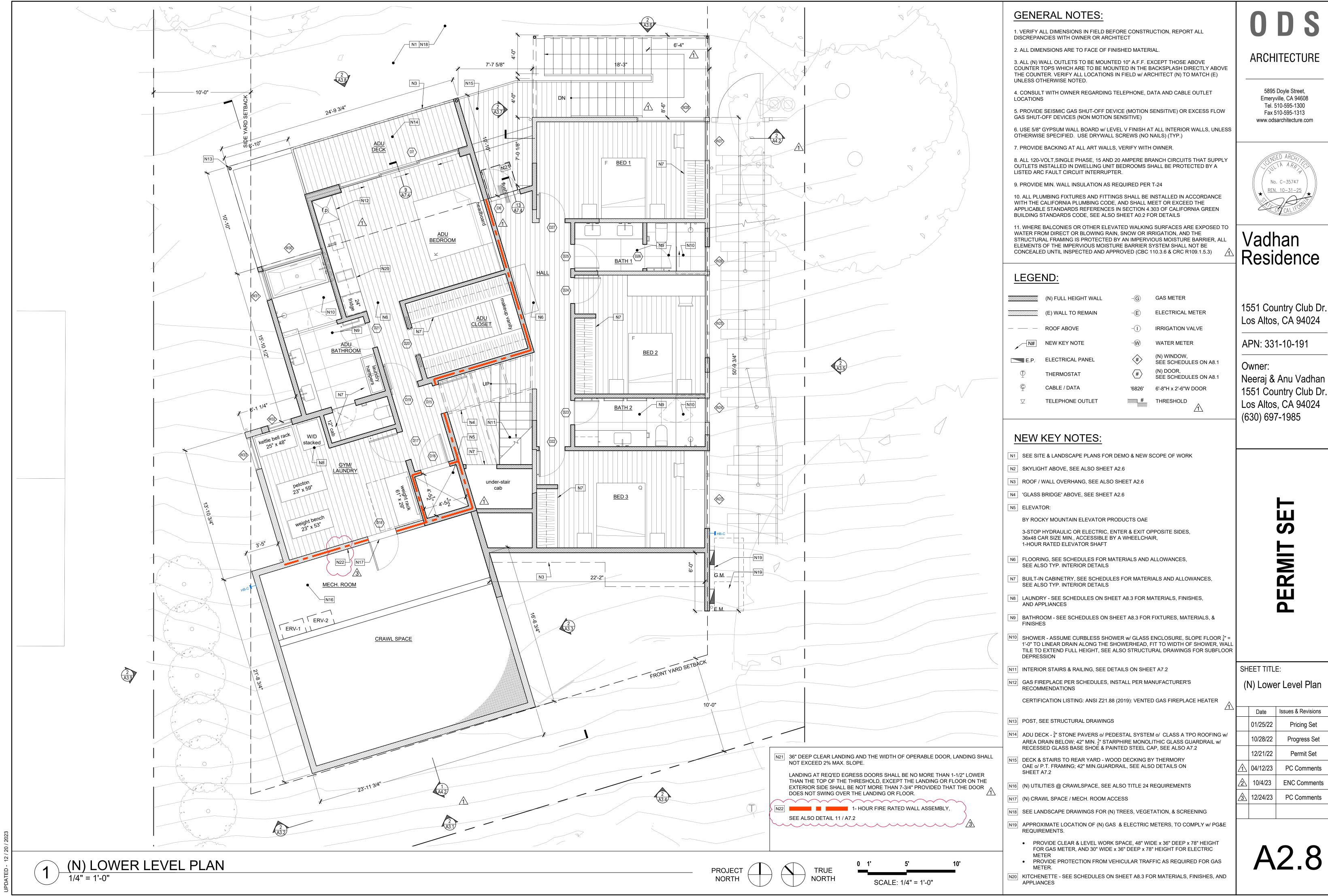




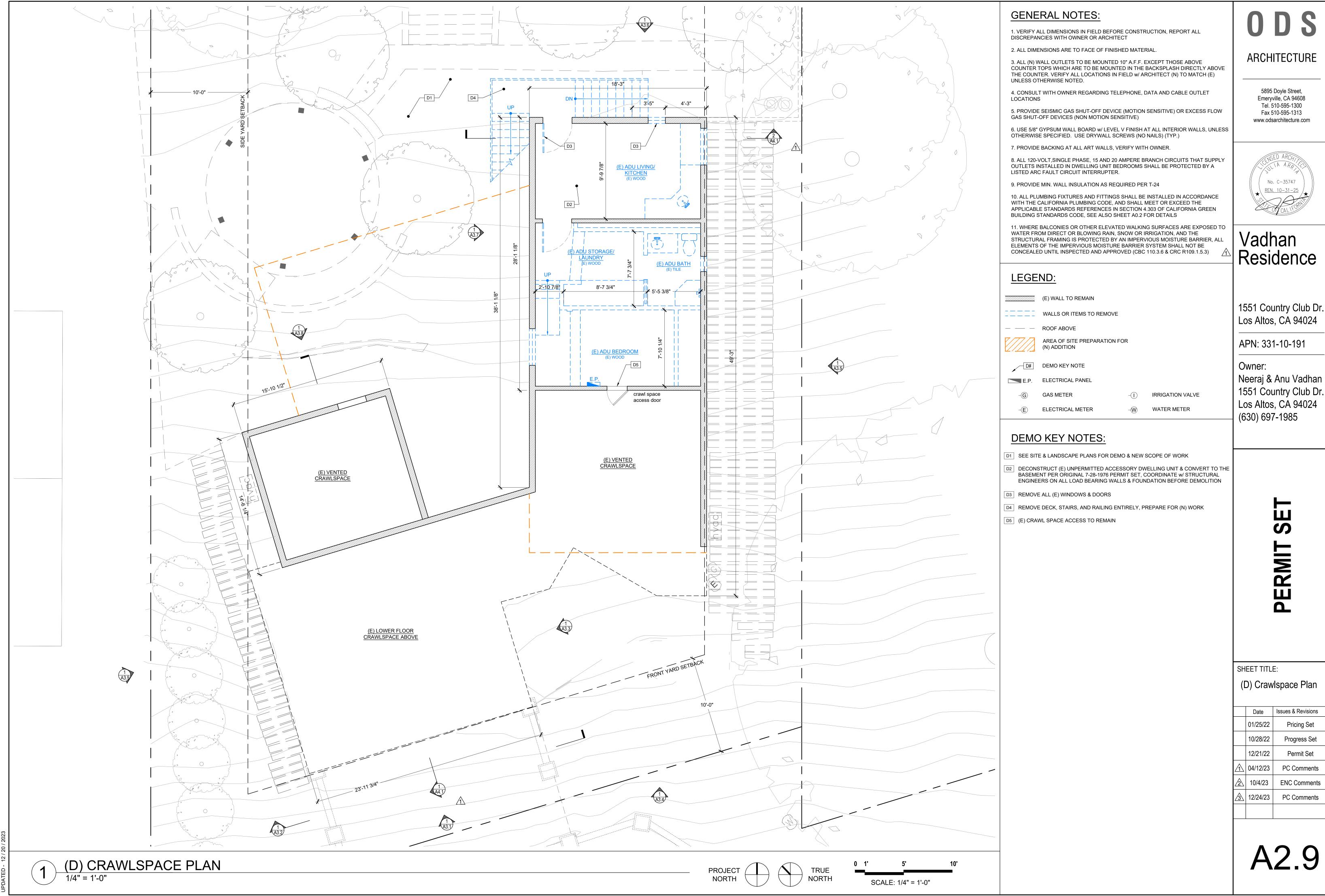




1551 Country Club Dr.

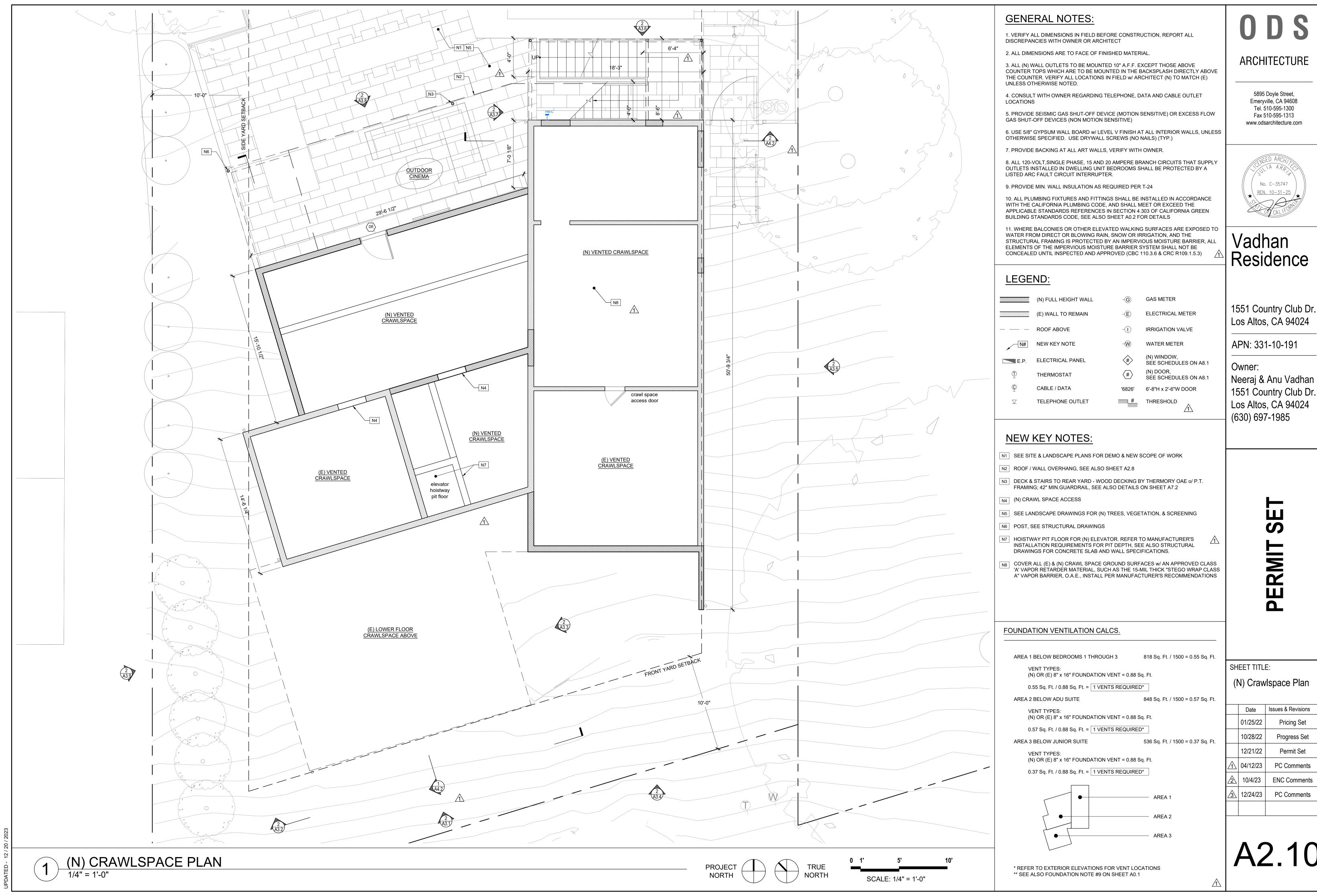




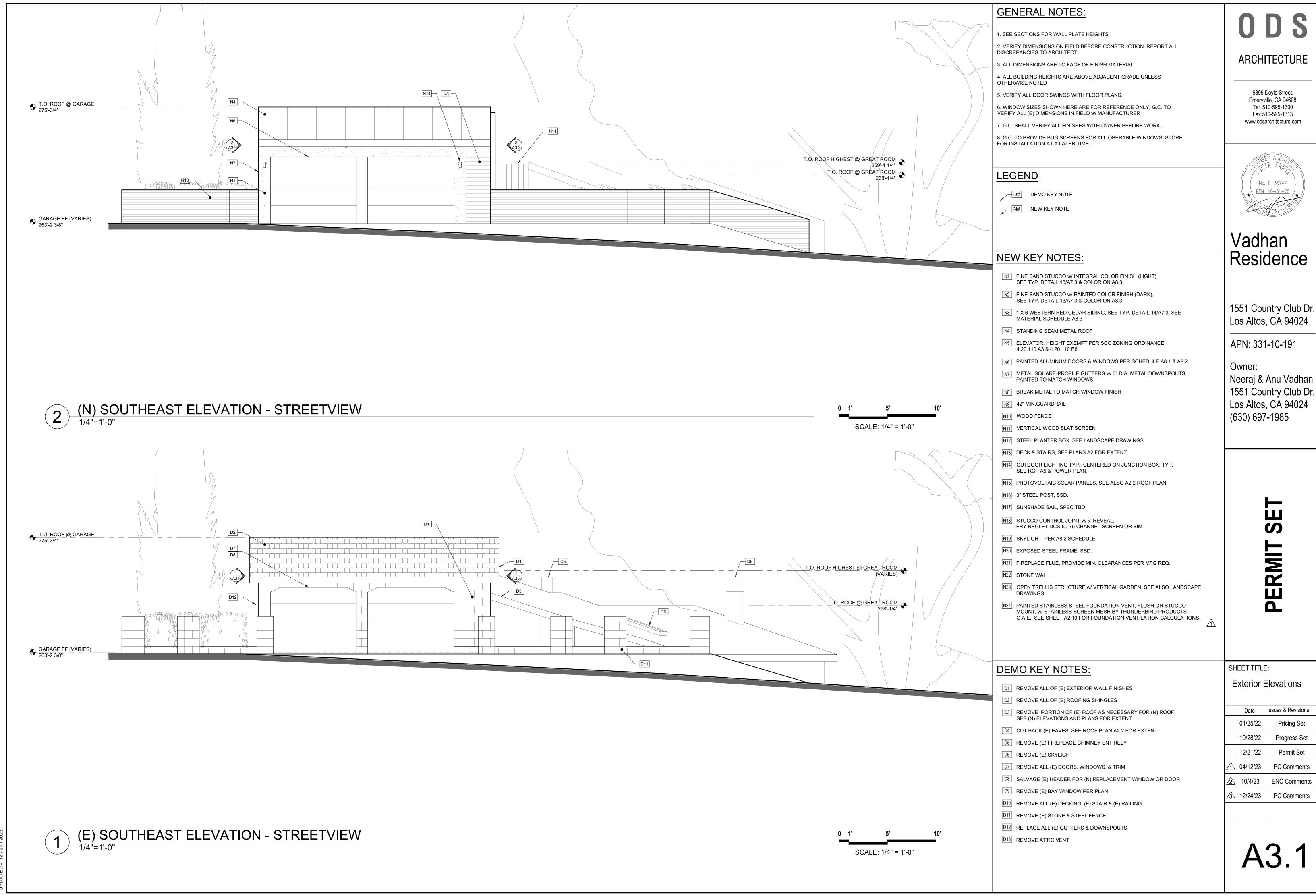




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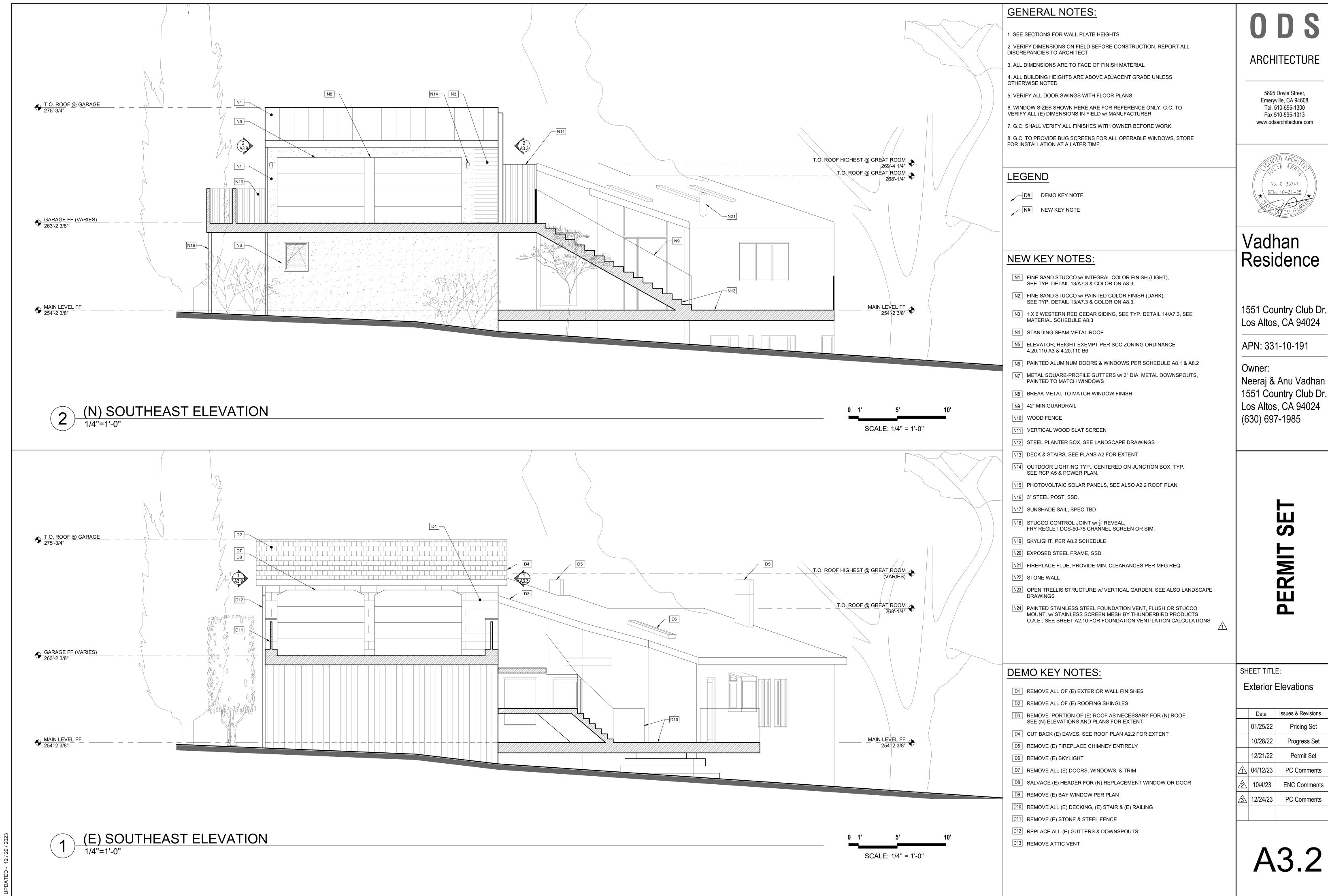


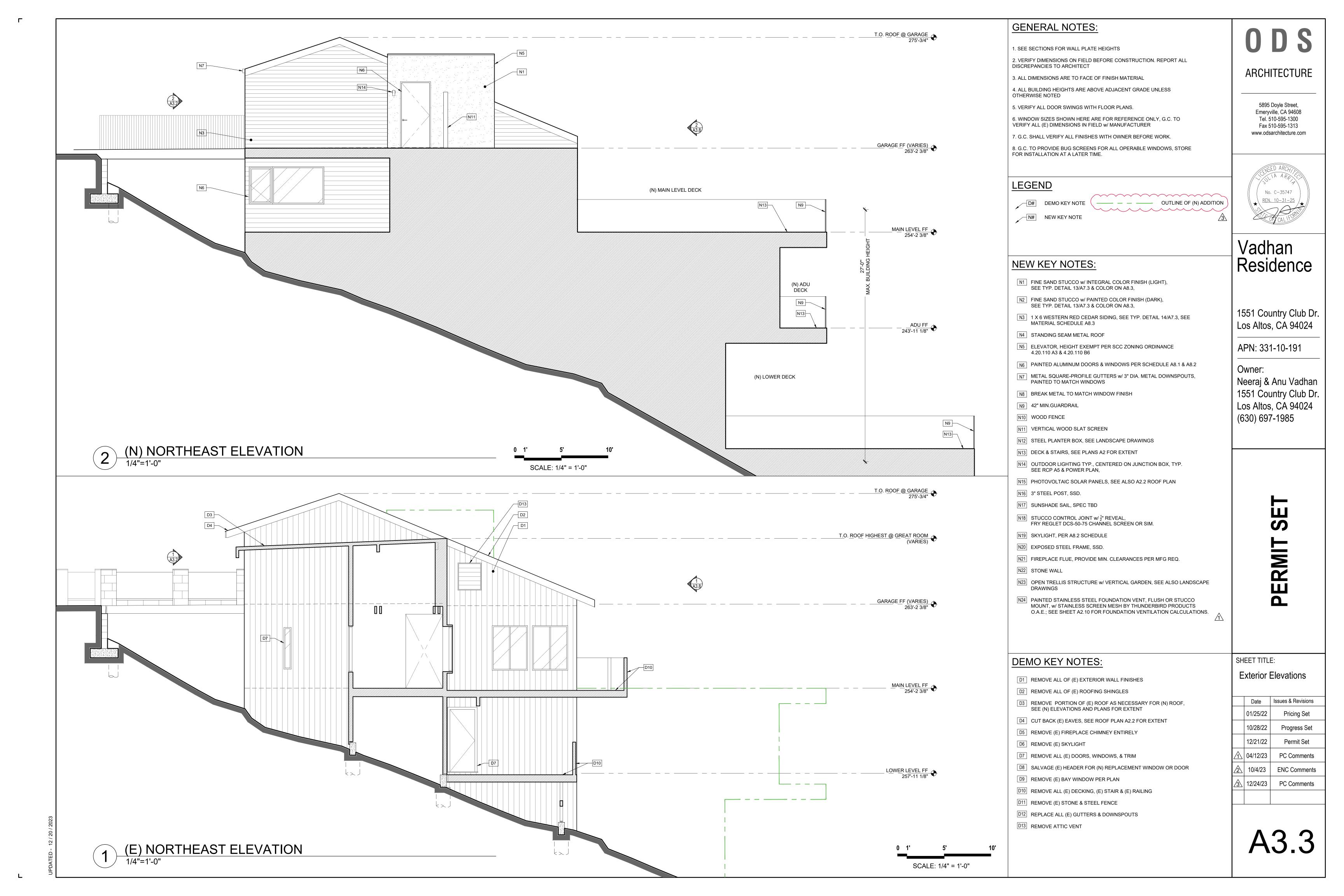


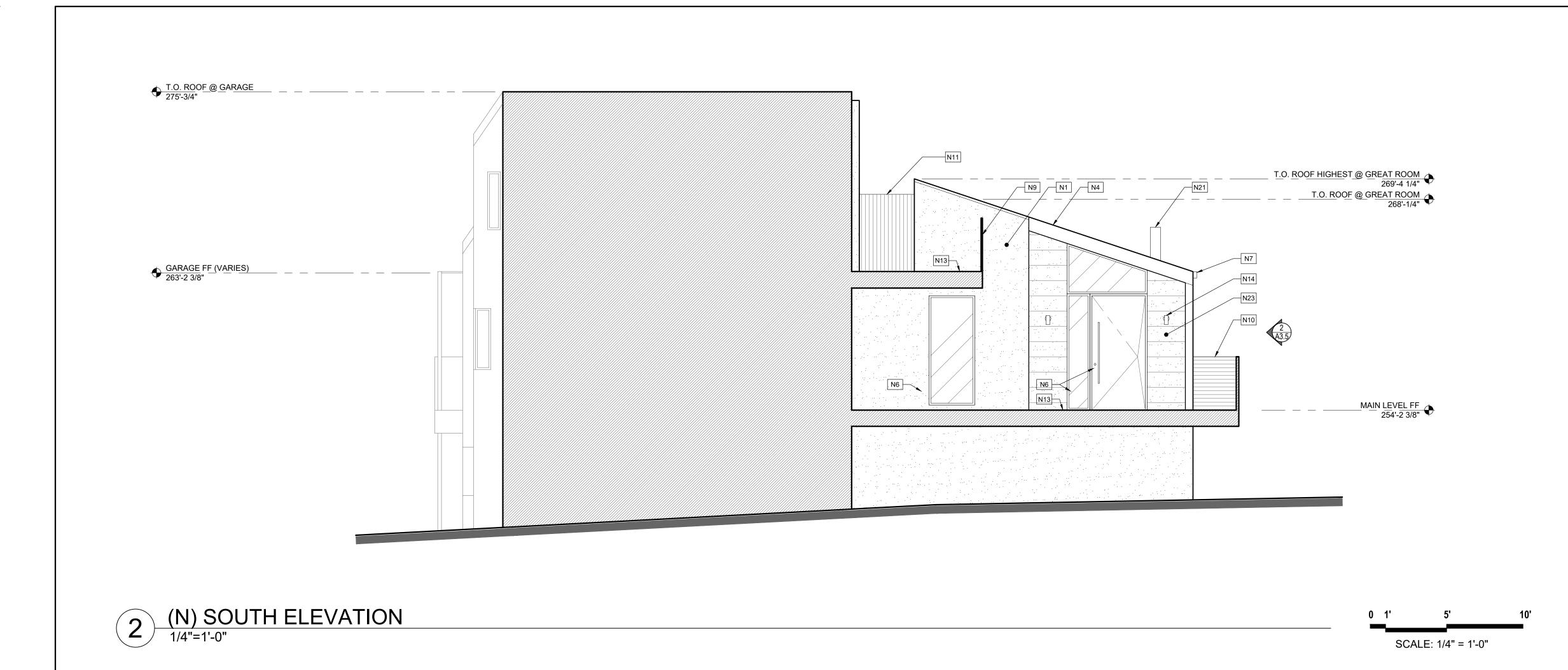


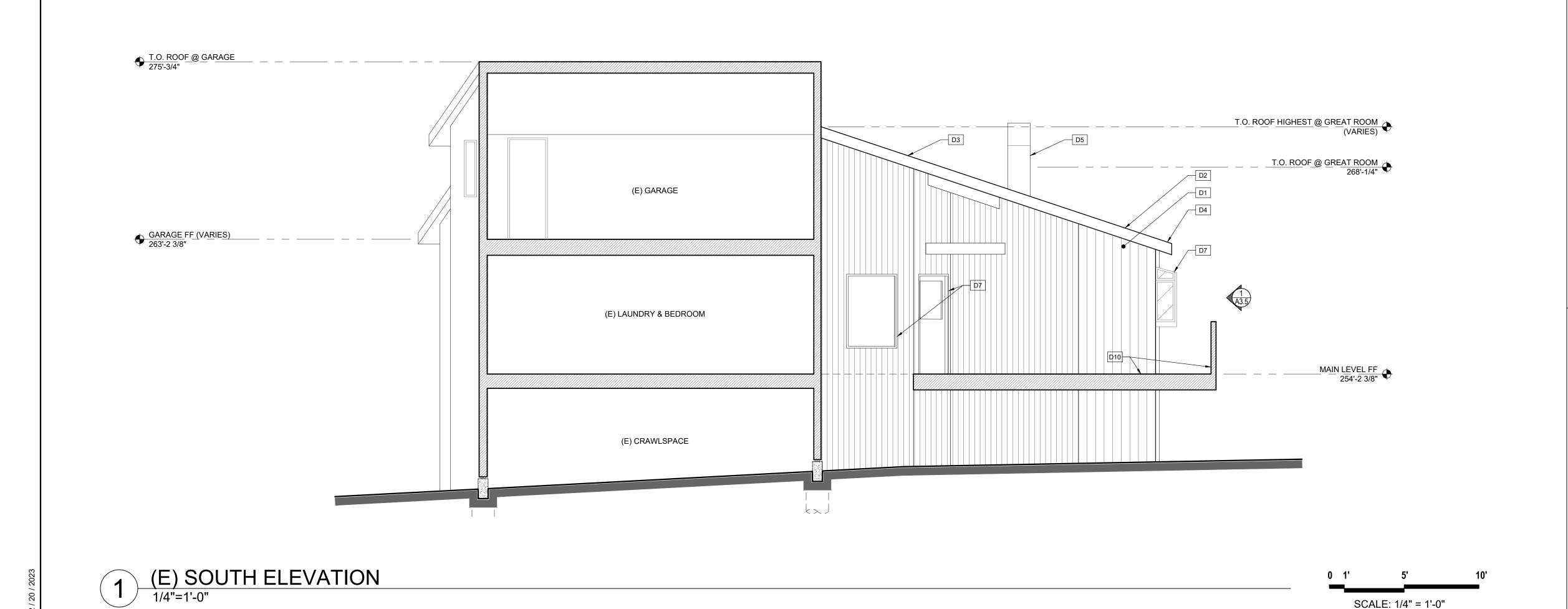
1551 Country Club Dr.

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	12/21/22	Permit Set
7	04/12/23	PC Comments
7	10/4/23	ENC Comments
	40/04/00	DO 0 1









GENERAL NOTES:

- 1. SEE SECTIONS FOR WALL PLATE HEIGHTS
- 2. VERIFY DIMENSIONS ON FIELD BEFORE CONSTRUCTION. REPORT ALL DISCREPANCIES TO ARCHITECT
- 3. ALL DIMENSIONS ARE TO FACE OF FINISH MATERIAL
 - 4. ALL BUILDING HEIGHTS ARE ABOVE ADJACENT GRADE UNLESS OTHERWISE NOTED

 - 5. VERIFY ALL DOOR SWINGS WITH FLOOR PLANS.

6. WINDOW SIZES SHOWN HERE ARE FOR REFERENCE ONLY, G.C. TO

- VERIFY ALL (E) DIMENSIONS IN FIELD w/ MANUFACTURER 7. G.C. SHALL VERIFY ALL FINISHES WITH OWNER BEFORE WORK.
- 8. G.C. TO PROVIDE BUG SCREENS FOR ALL OPERABLE WINDOWS, STORE FOR INSTALLATION AT A LATER TIME.

LEGEND

D# DEMO KEY NOTE

N# NEW KEY NOTE

NEW KEY NOTES:

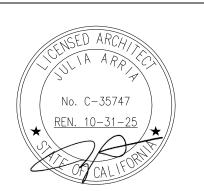
- N1 FINE SAND STUCCO w/ INTEGRAL COLOR FINISH (LIGHT), SEE TYP. DETAIL 13/A7.3 & COLOR ON A8.3,
- N2 FINE SAND STUCCO w/ PAINTED COLOR FINISH (DARK), SEE TYP. DETAIL 13/A7.3 & COLOR ON A8.3,
- N3 1 X 6 WESTERN RED CEDAR SIDING, SEE TYP. DETAIL 14/A7.3, SEE MATERIAL SCHEDULE A8.3
- N4 STANDING SEAM METAL ROOF
- N5 ELEVATOR, HEIGHT EXEMPT PER SCC ZONING ORDINANCE 4.20.110 A3 & 4.20.110 B6
- N6 PAINTED ALUMINUM DOORS & WINDOWS PER SCHEDULE A8.1 & A8.2
- N7 METAL SQUARE-PROFILE GUTTERS w/ 3" DIA. METAL DOWNSPOUTS, PAINTED TO MATCH WINDOWS
- N8 BREAK METAL TO MATCH WINDOW FINISH
- N9 42" MIN.GUARDRAIL
- N10 WOOD FENCE
- N11 VERTICAL WOOD SLAT SCREEN
- N12 STEEL PLANTER BOX, SEE LANDSCAPE DRAWINGS
- N13 DECK & STAIRS, SEE PLANS A2 FOR EXTENT
- N14 OUTDOOR LIGHTING TYP., CENTERED ON JUNCTION BOX, TYP. SEE RCP A5 & POWER PLAN,
- N15 PHOTOVOLTAIC SOLAR PANELS, SEE ALSO A2.2 ROOF PLAN
- N16 3" STEEL POST, SSD.
- N17 SUNSHADE SAIL, SPEC TBD
- N18 STUCCO CONTROL JOINT w/ $\frac{1}{2}$ " REVEAL, FRY REGLET DCS-50-75 CHANNEL SCREEN OR SIM.
- N19 SKYLIGHT, PER A8.2 SCHEDULE
- N20 EXPOSED STEEL FRAME, SSD.
- N21 FIREPLACE FLUE, PROVIDE MIN. CLEARANCES PER MFG REQ.
- N22 STONE WALL
- N23 OPEN TRELLIS STRUCTURE w/ VERTICAL GARDEN, SEE ALSO LANDSCAPE
- N24 PAINTED STAINLESS STEEL FOUNDATION VENT, FLUSH OR STUCCO MOUNT, w/ STAINLESS SCREEN MESH BY THUNDERBIRD PRODUCTS O.A.E.; SEE SHEET A2.10 FOR FOUNDATION VENTILATION CALCULATIONS.

DEMO KEY NOTES:

- D1 REMOVE ALL OF (E) EXTERIOR WALL FINISHES
- D2 REMOVE ALL OF (E) ROOFING SHINGLES
- D3 REMOVE PORTION OF (E) ROOF AS NECESSARY FOR (N) ROOF, SEE (N) ELEVATIONS AND PLANS FOR EXTENT
- D4 CUT BACK (E) EAVES, SEE ROOF PLAN A2.2 FOR EXTENT
- D5 REMOVE (E) FIREPLACE CHIMNEY ENTIRELY
- D6 REMOVE (E) SKYLIGHT
- D7 REMOVE ALL (E) DOORS, WINDOWS, & TRIM
- D8 SALVAGE (E) HEADER FOR (N) REPLACEMENT WINDOW OR DOOR
- D9 REMOVE (E) BAY WINDOW PER PLAN
- D10 REMOVE ALL (E) DECKING, (E) STAIR & (E) RAILING
- D11 REMOVE (E) STONE & STEEL FENCE
- D12 REPLACE ALL (E) GUTTERS & DOWNSPOUTS
- D13 REMOVE ATTIC VENT

ARCHITECTURE

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Vadhan Residence

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APN: 331-10-191

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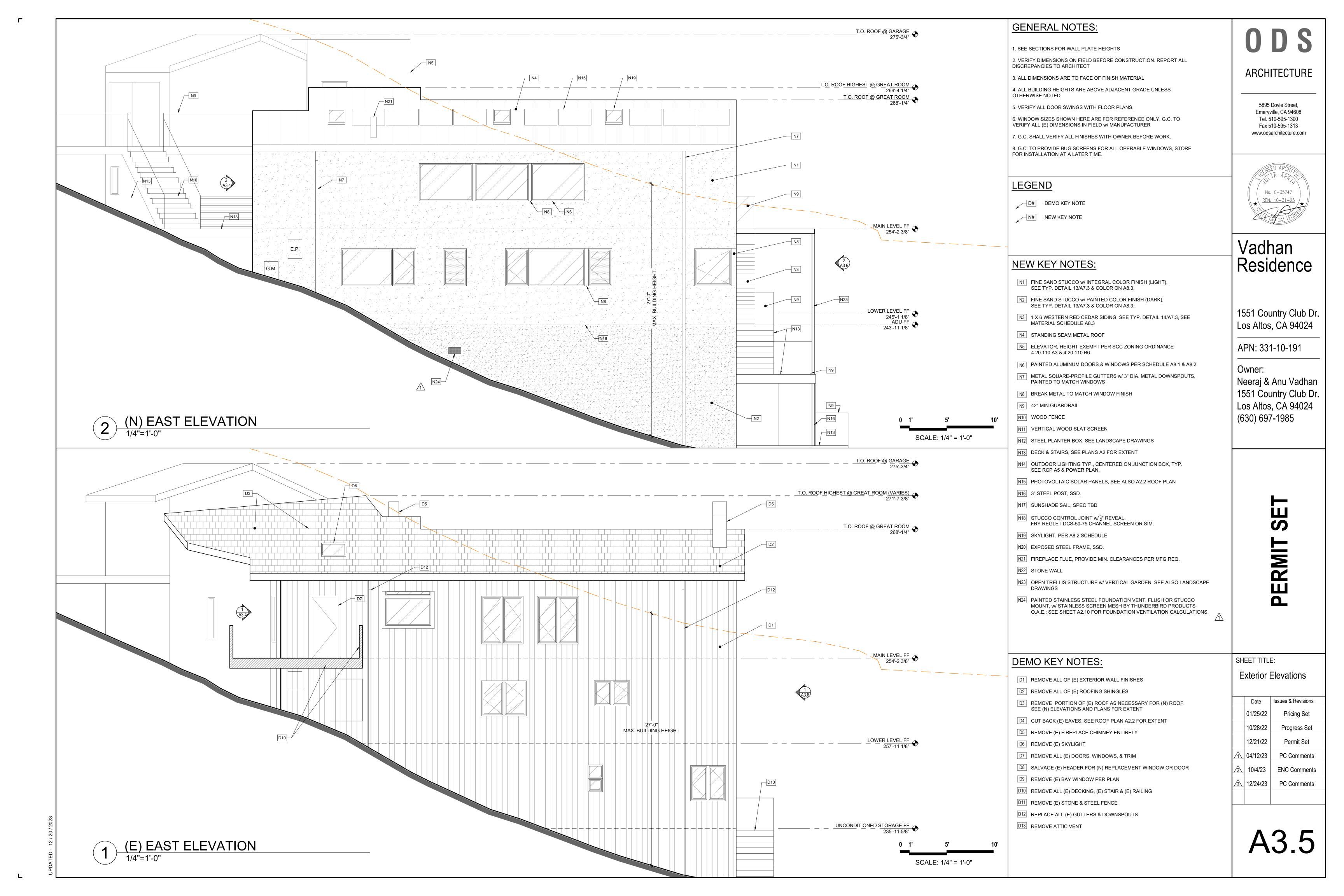
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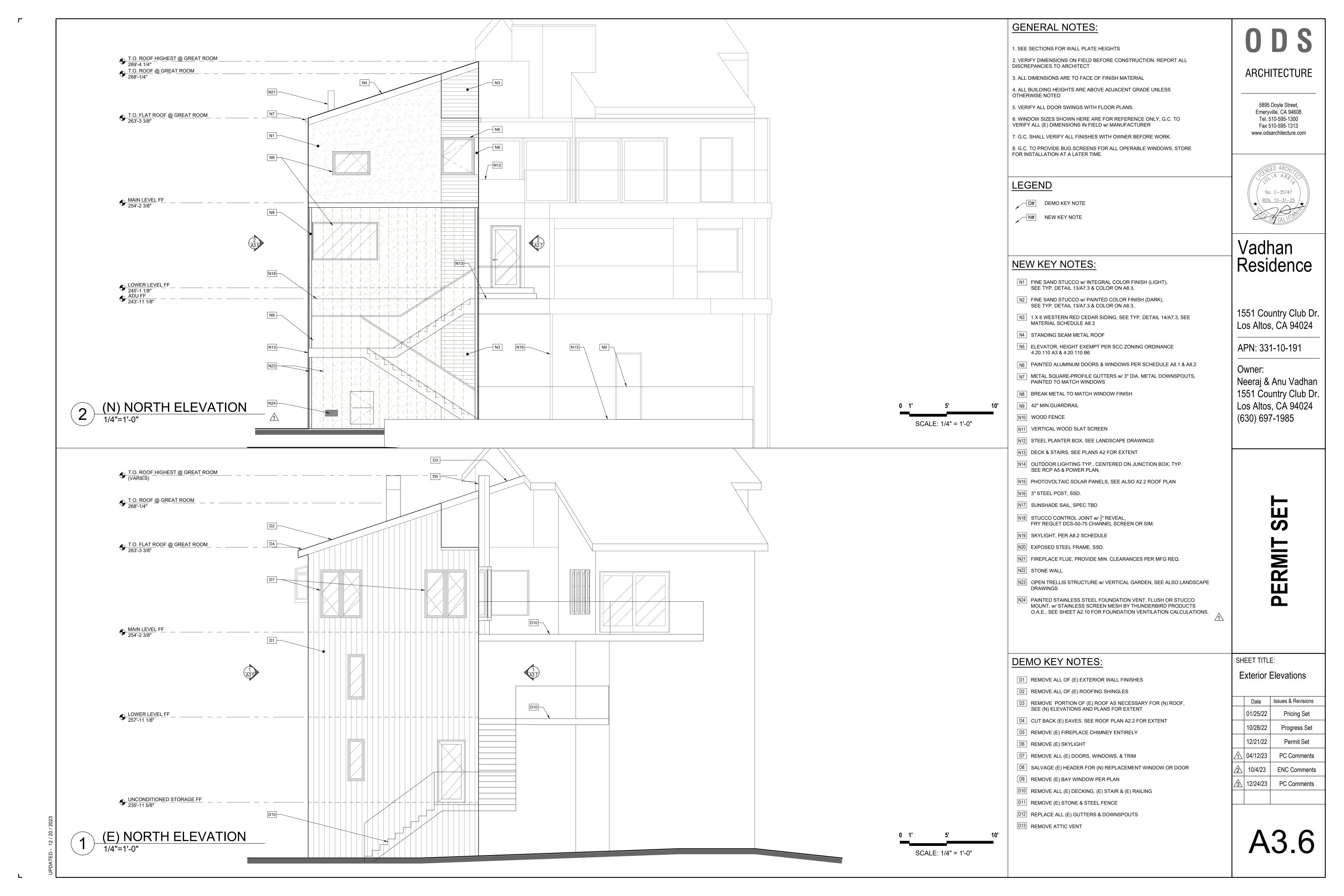
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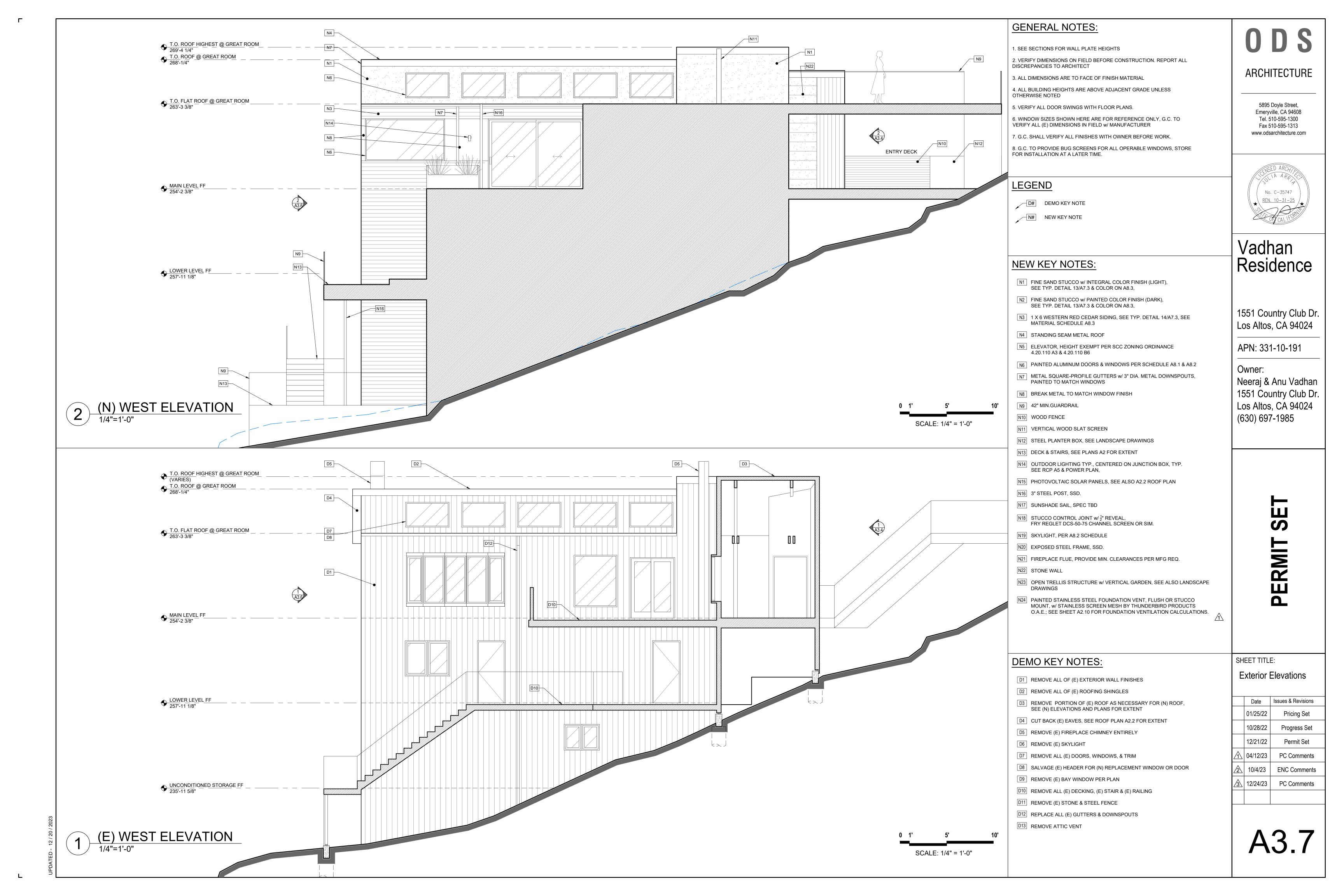
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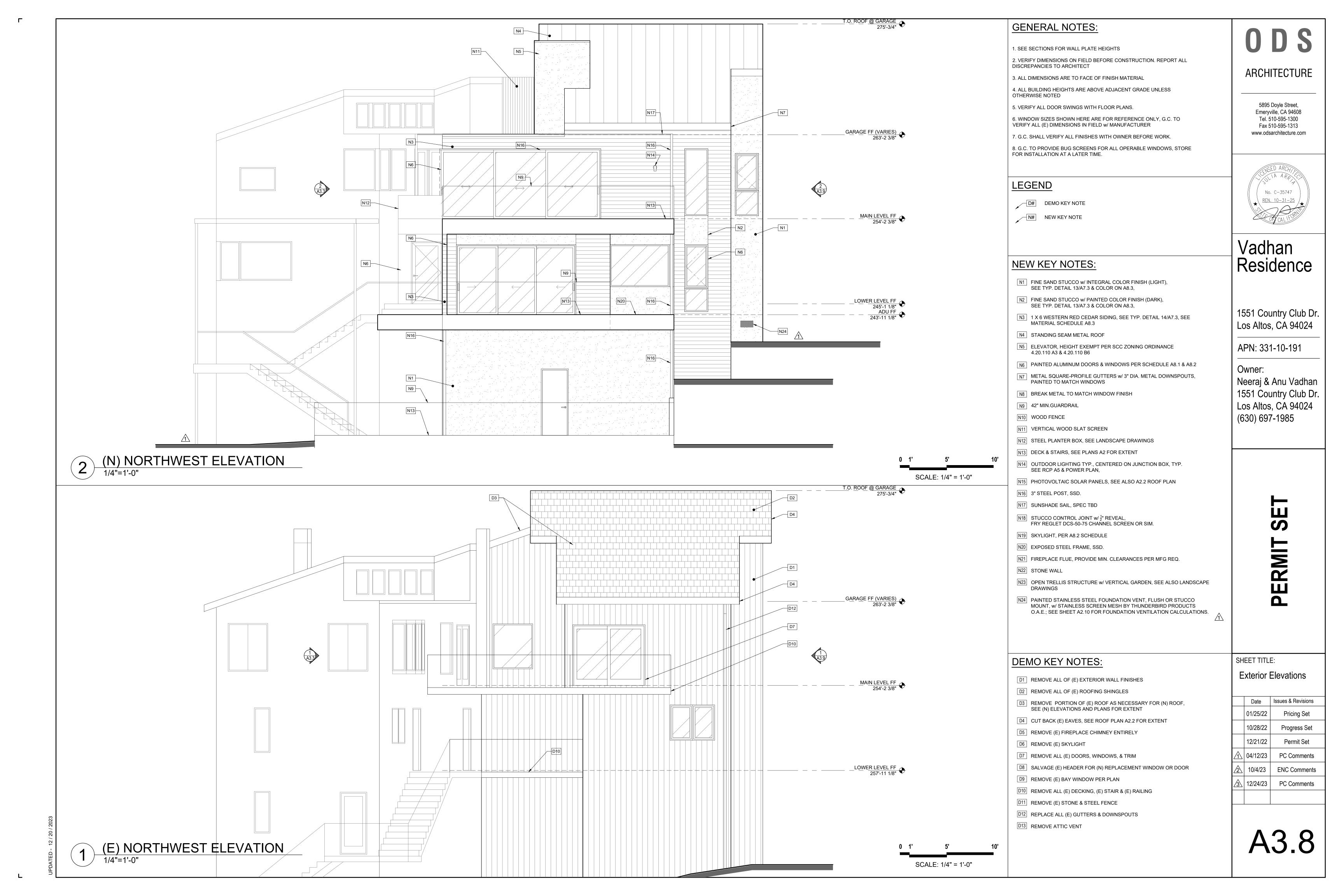
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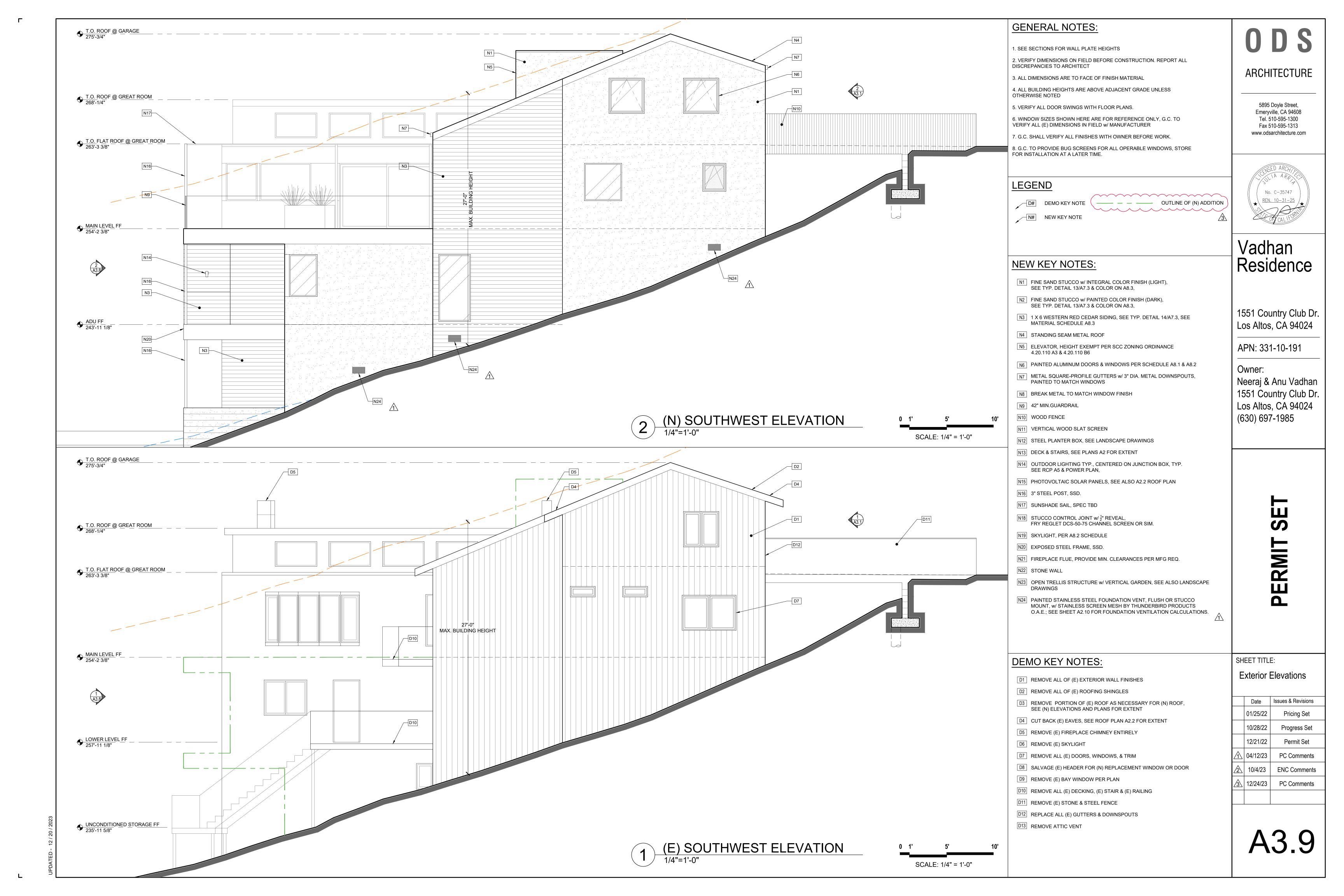
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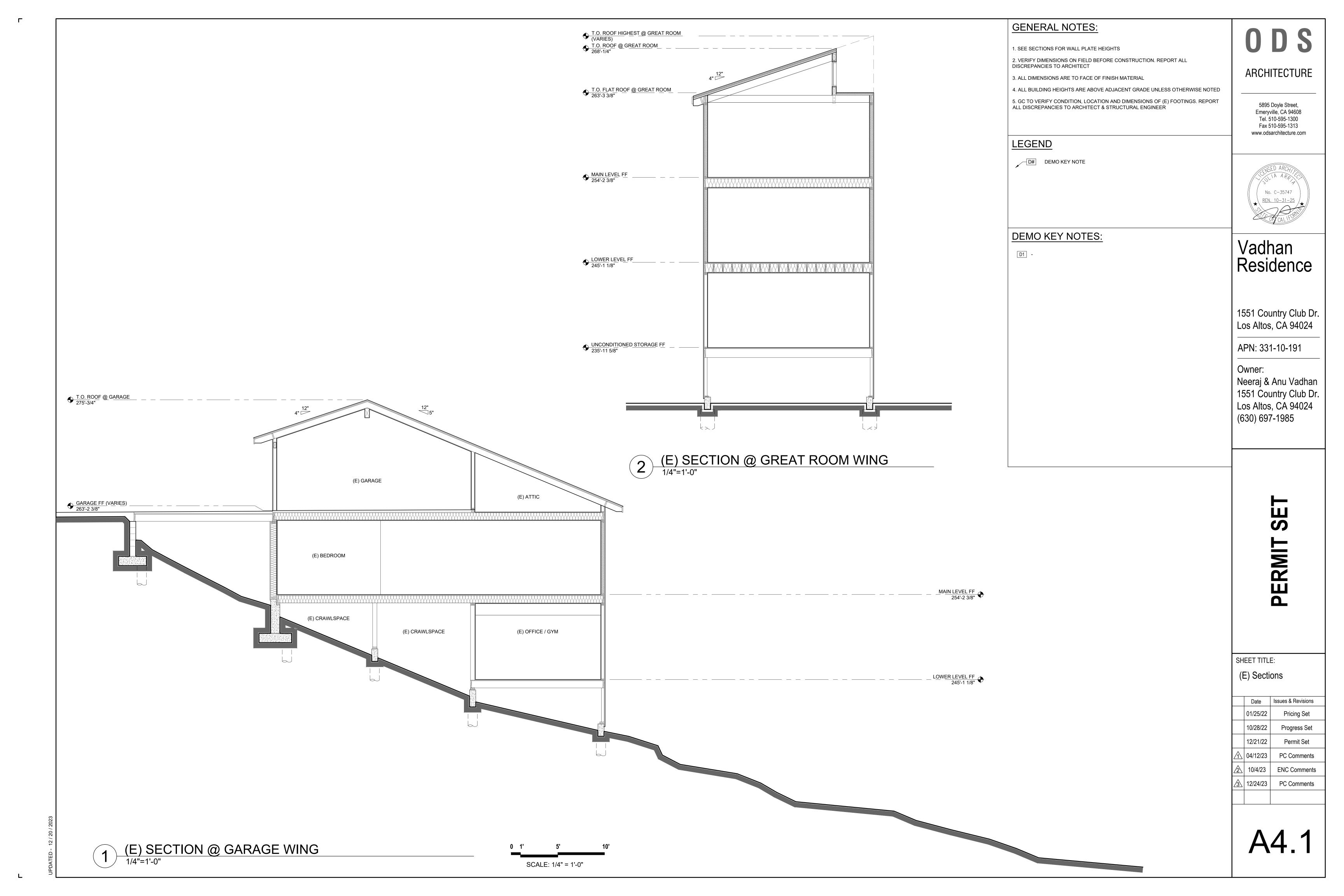


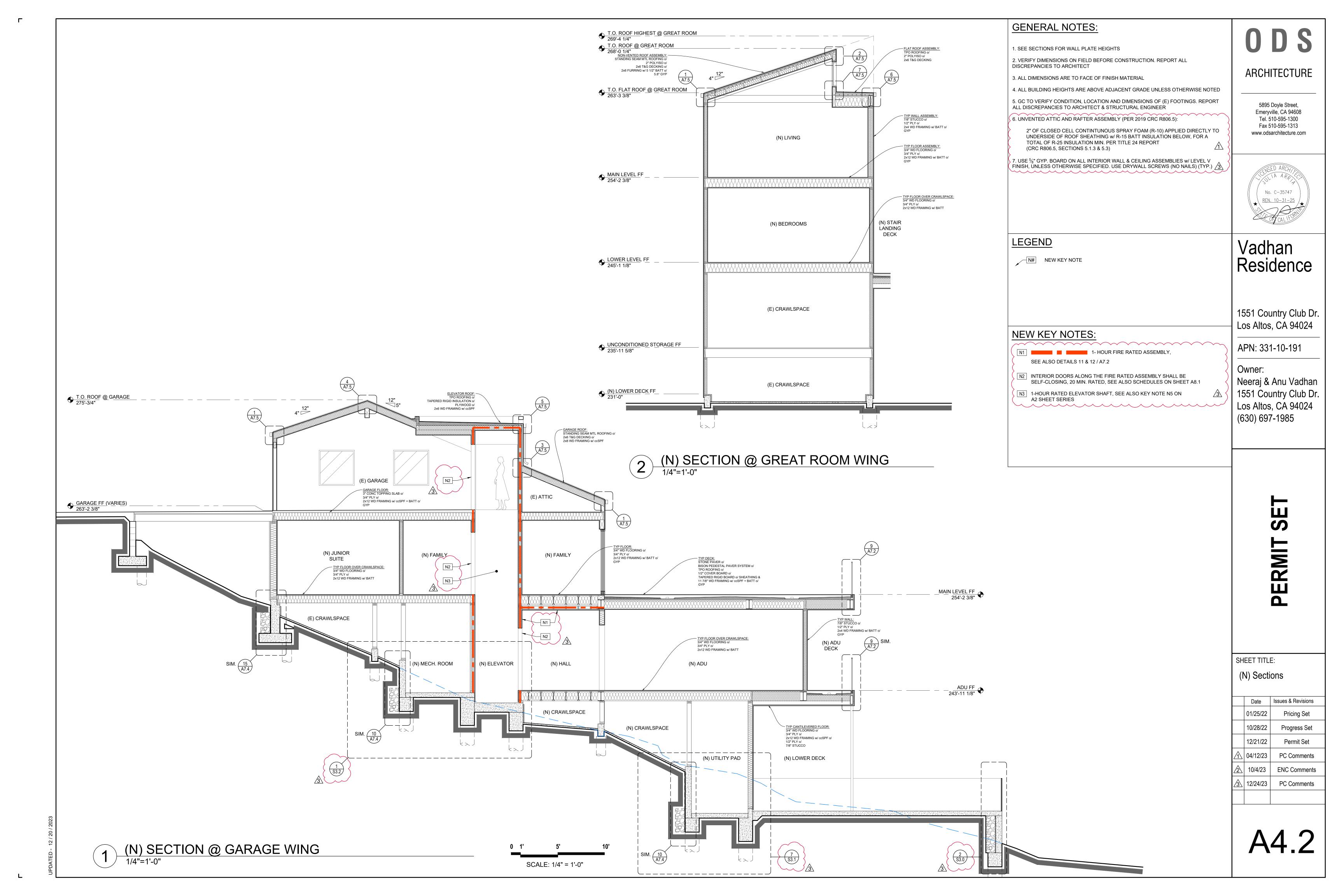


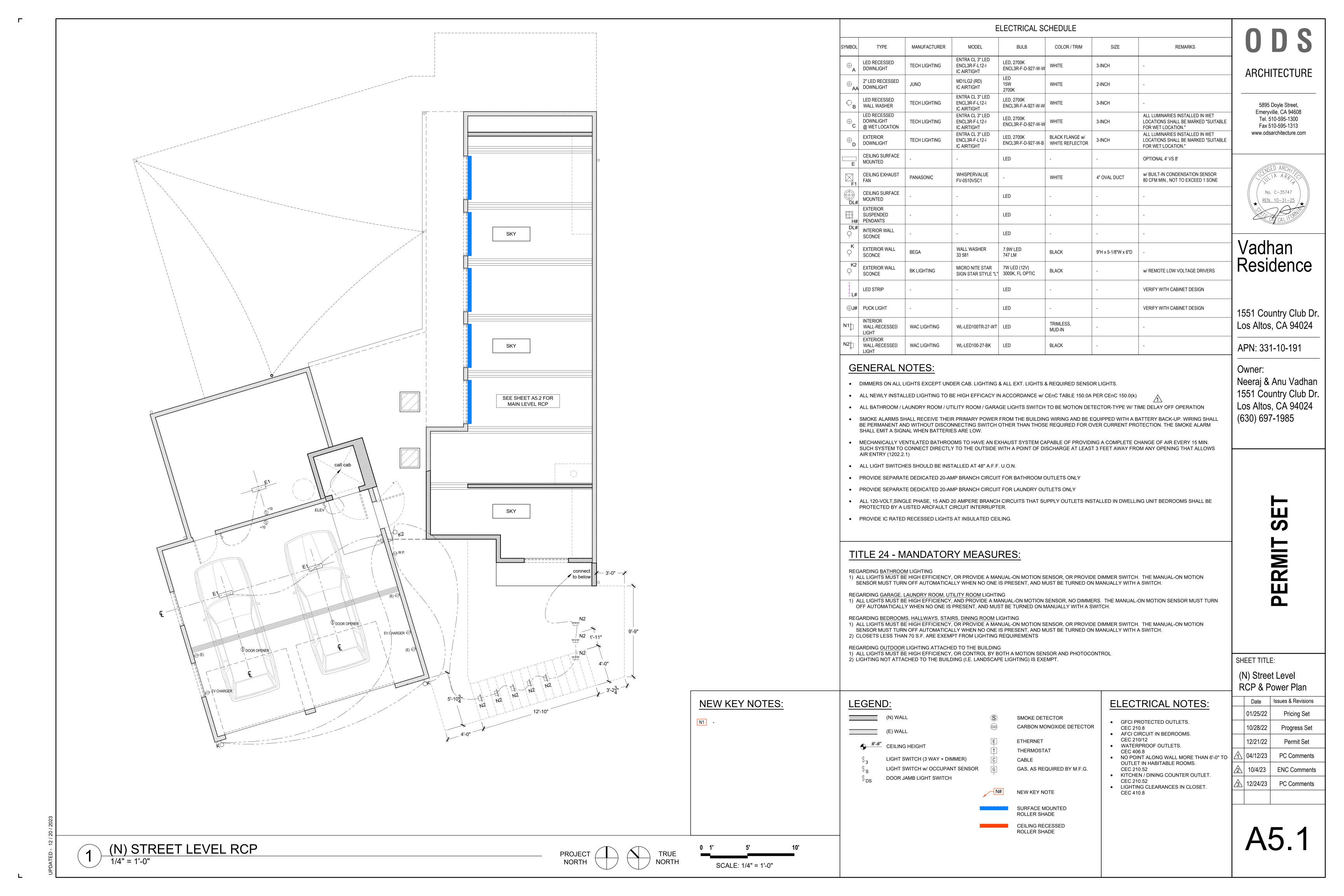


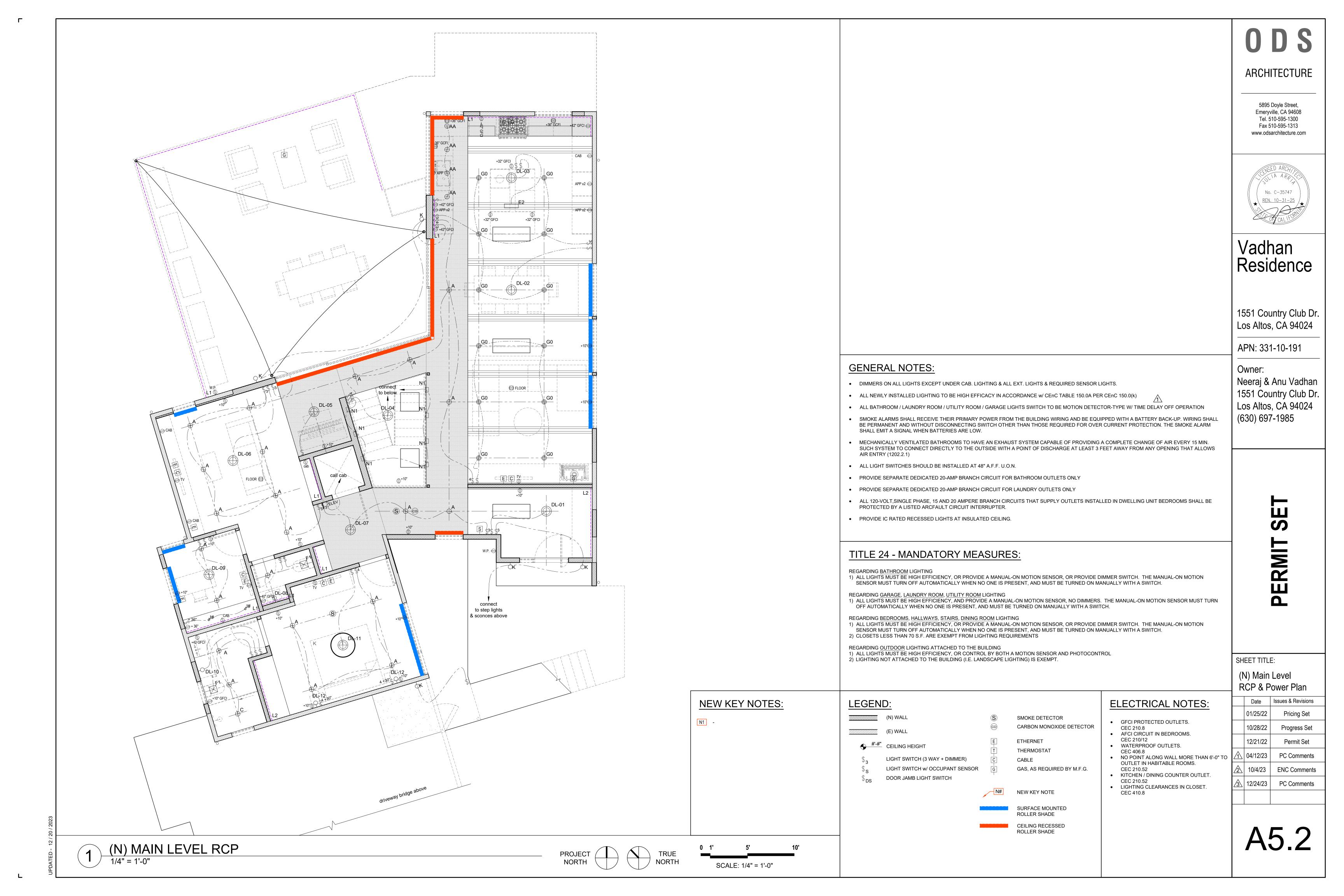


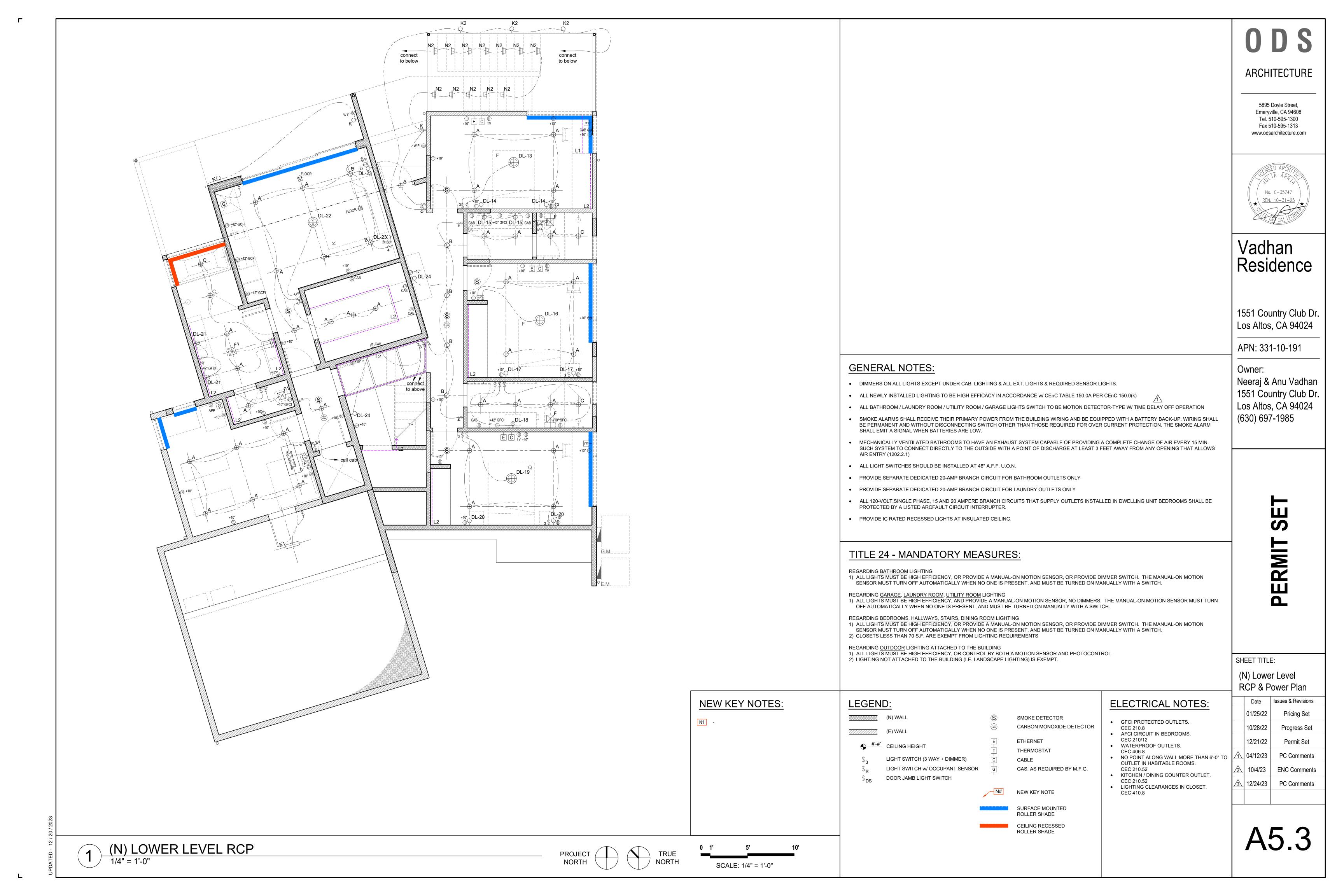


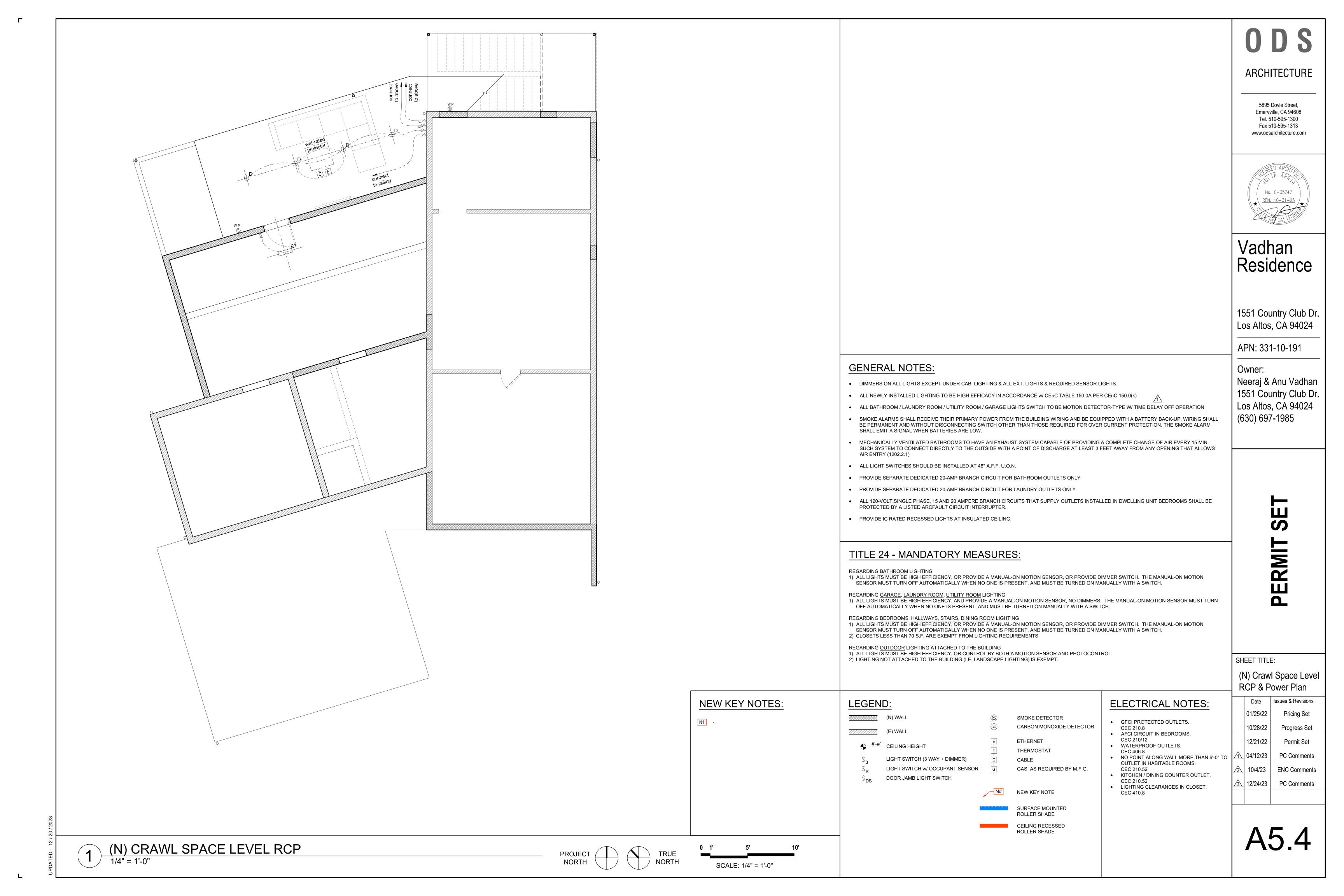


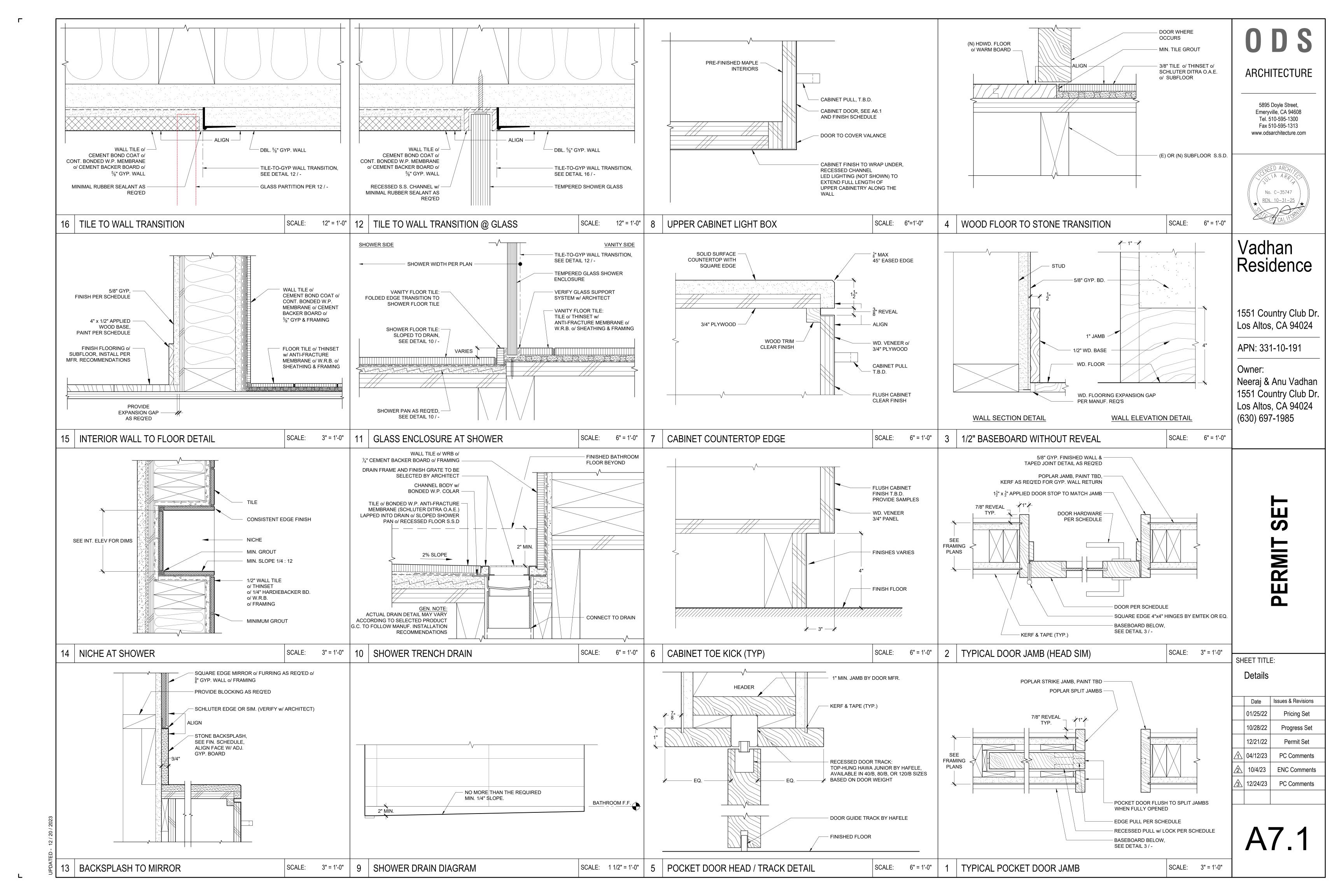


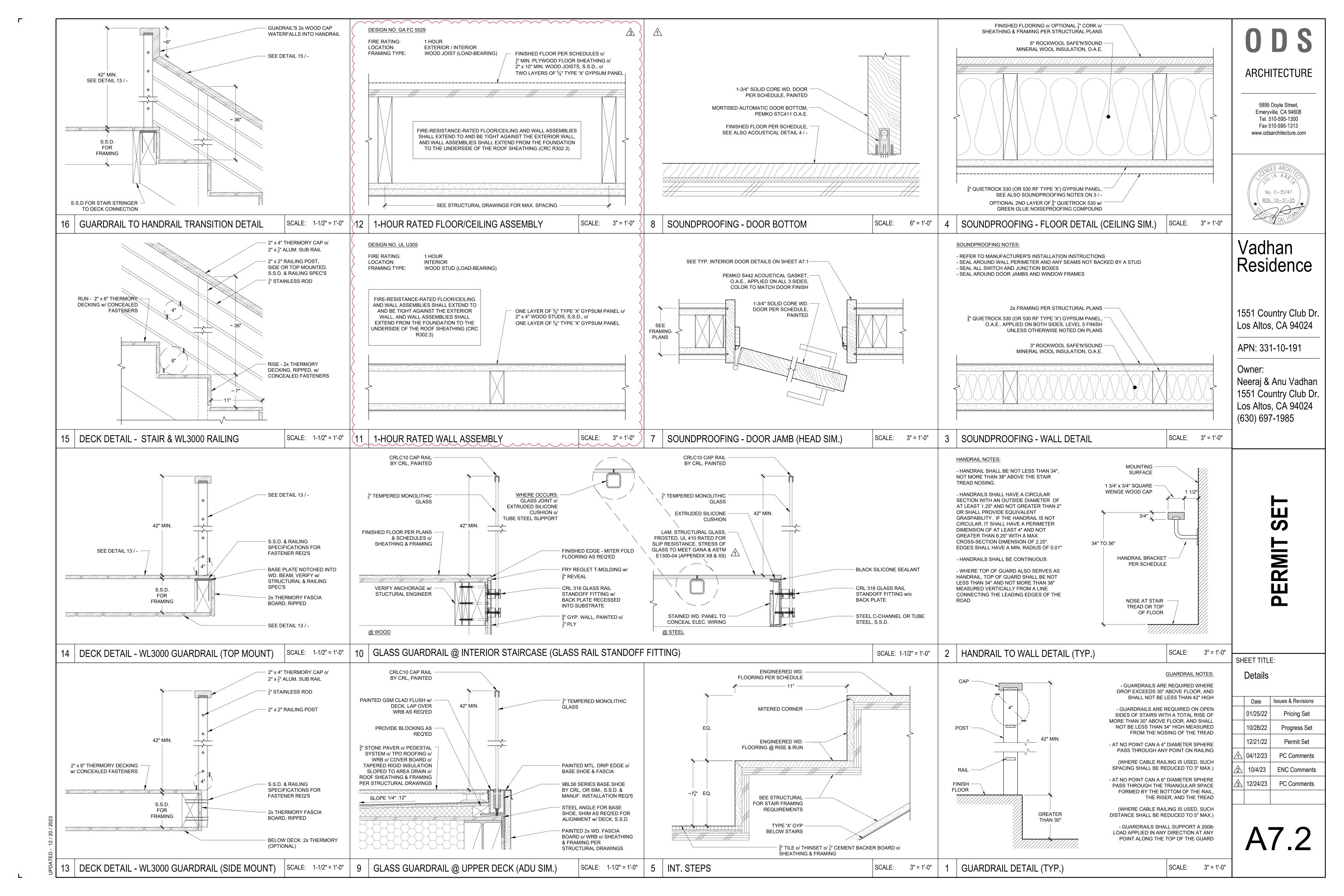


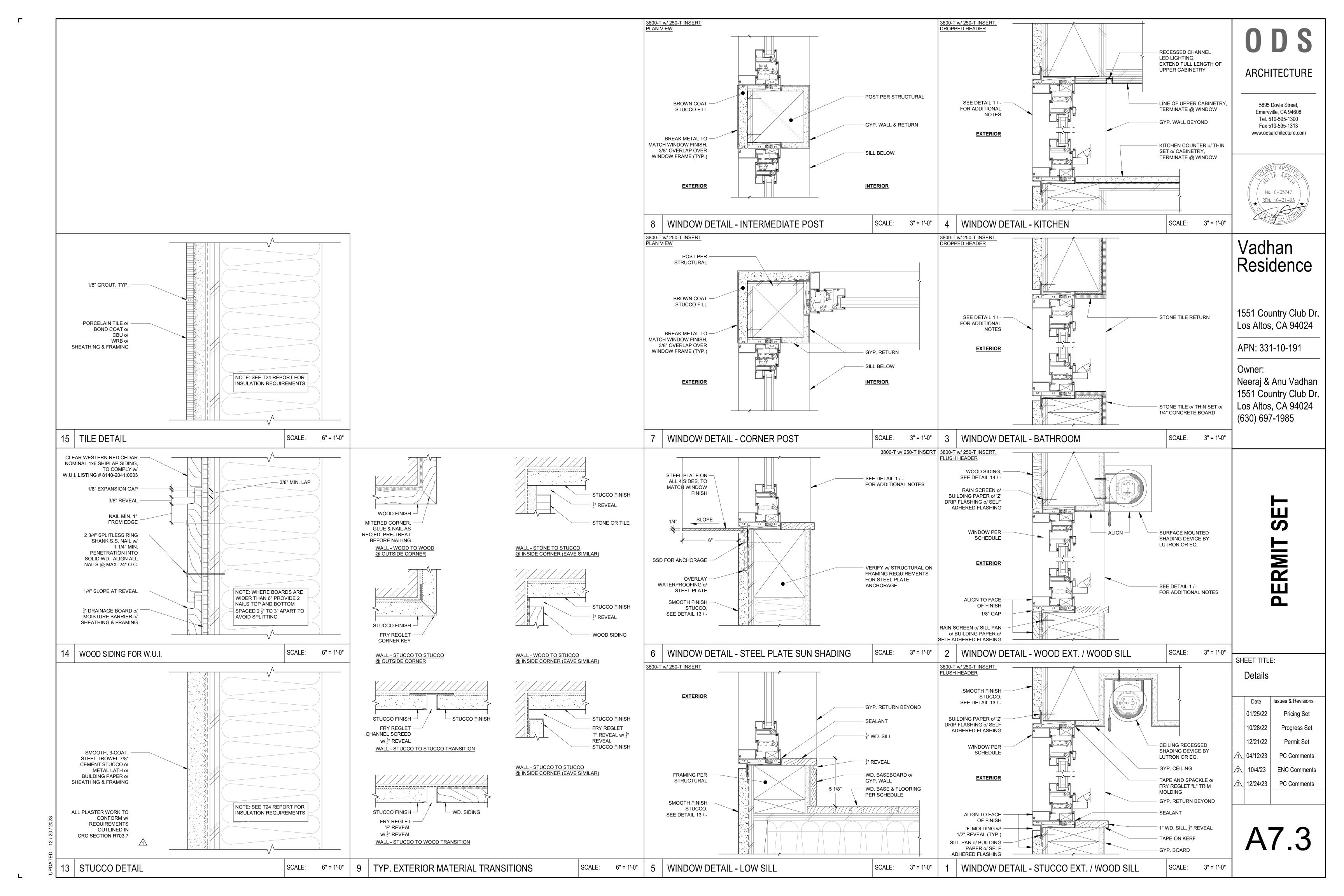


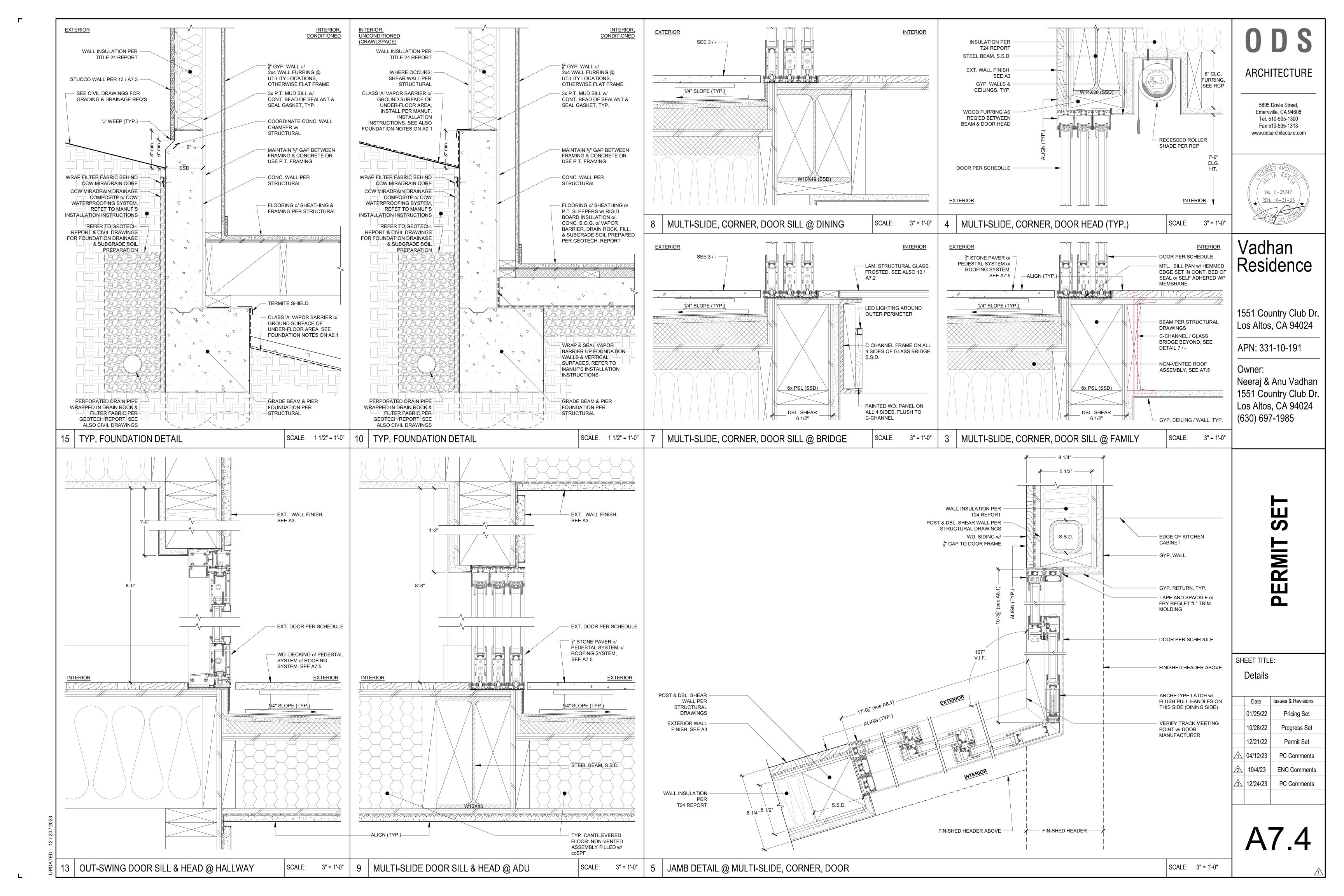


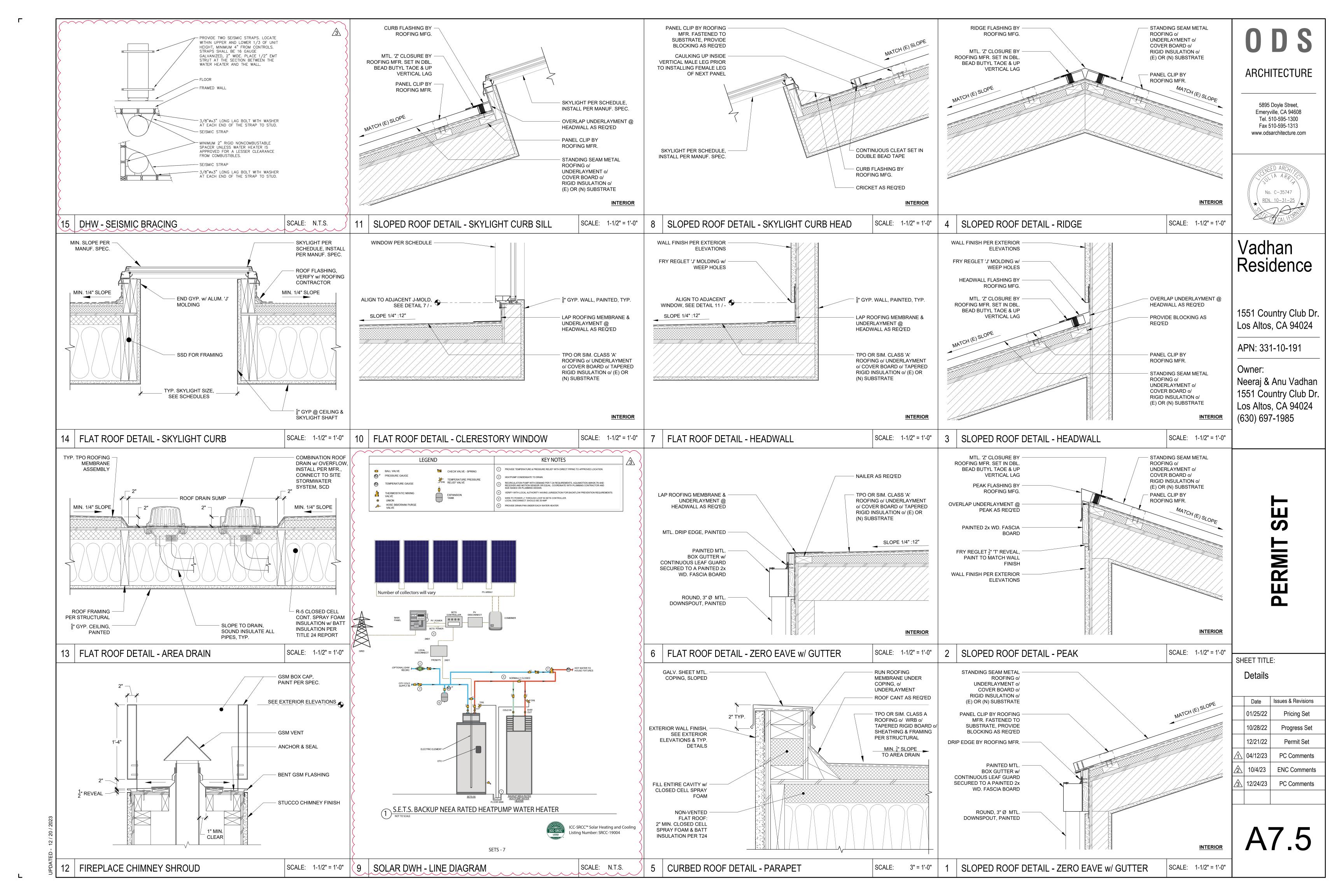


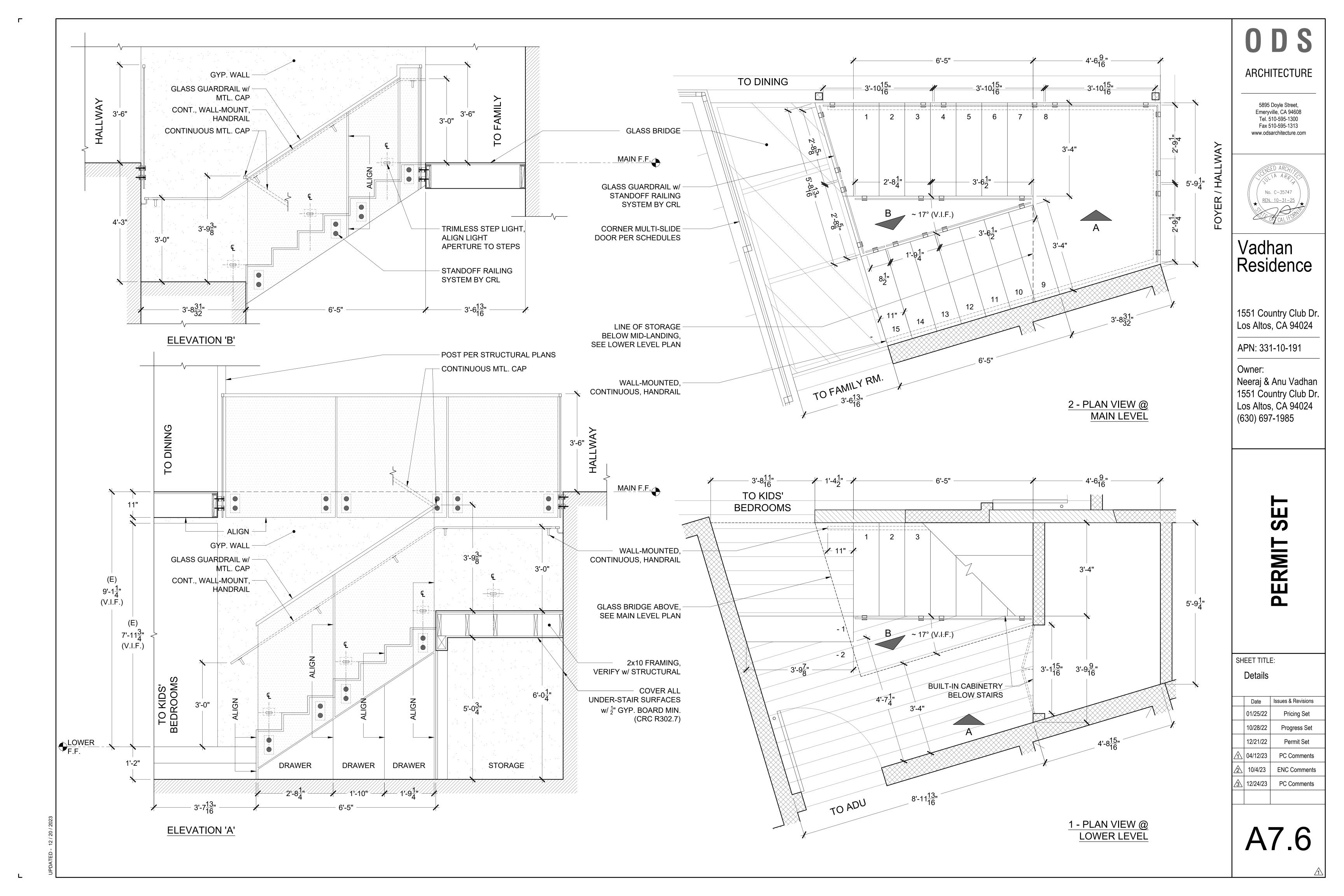


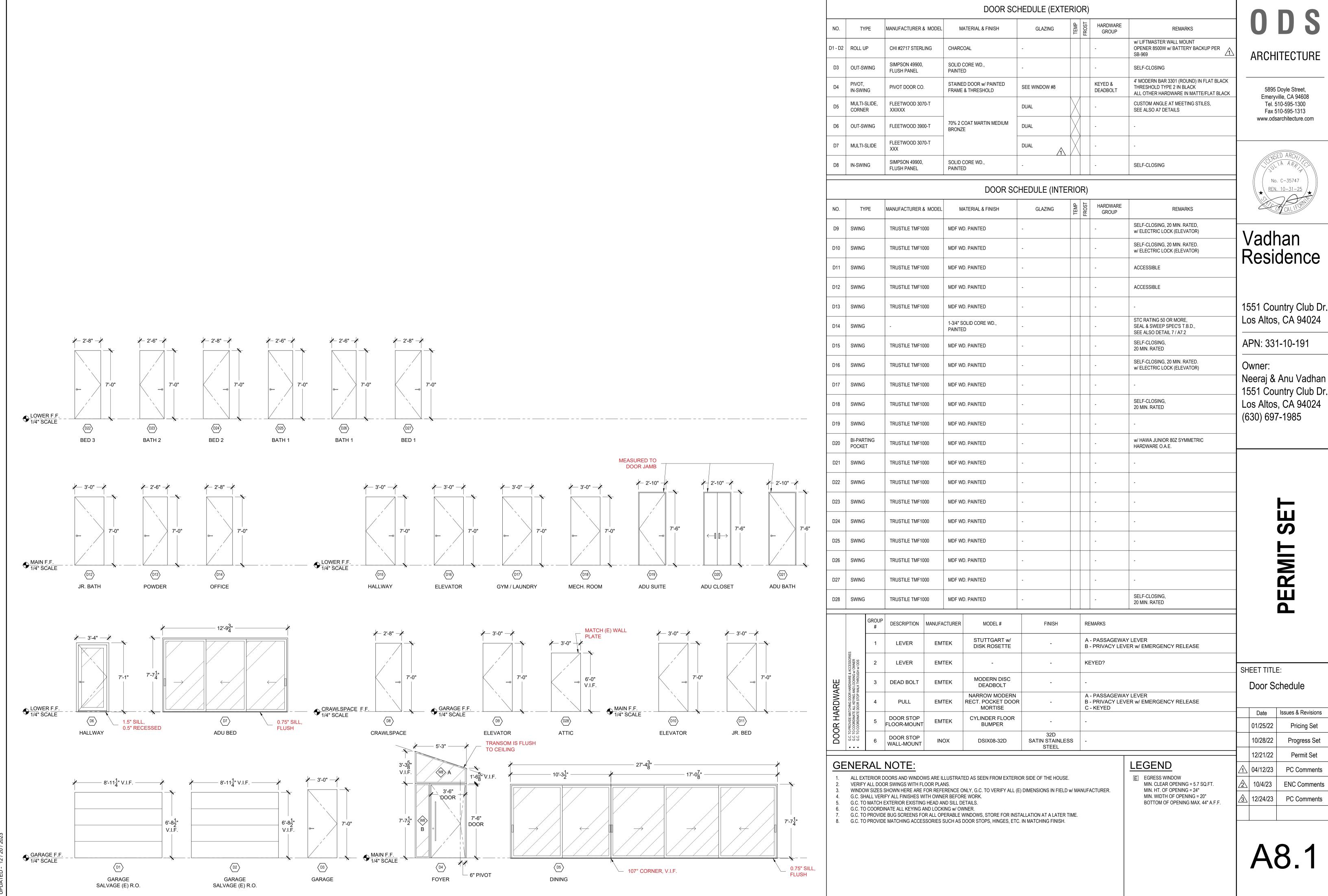








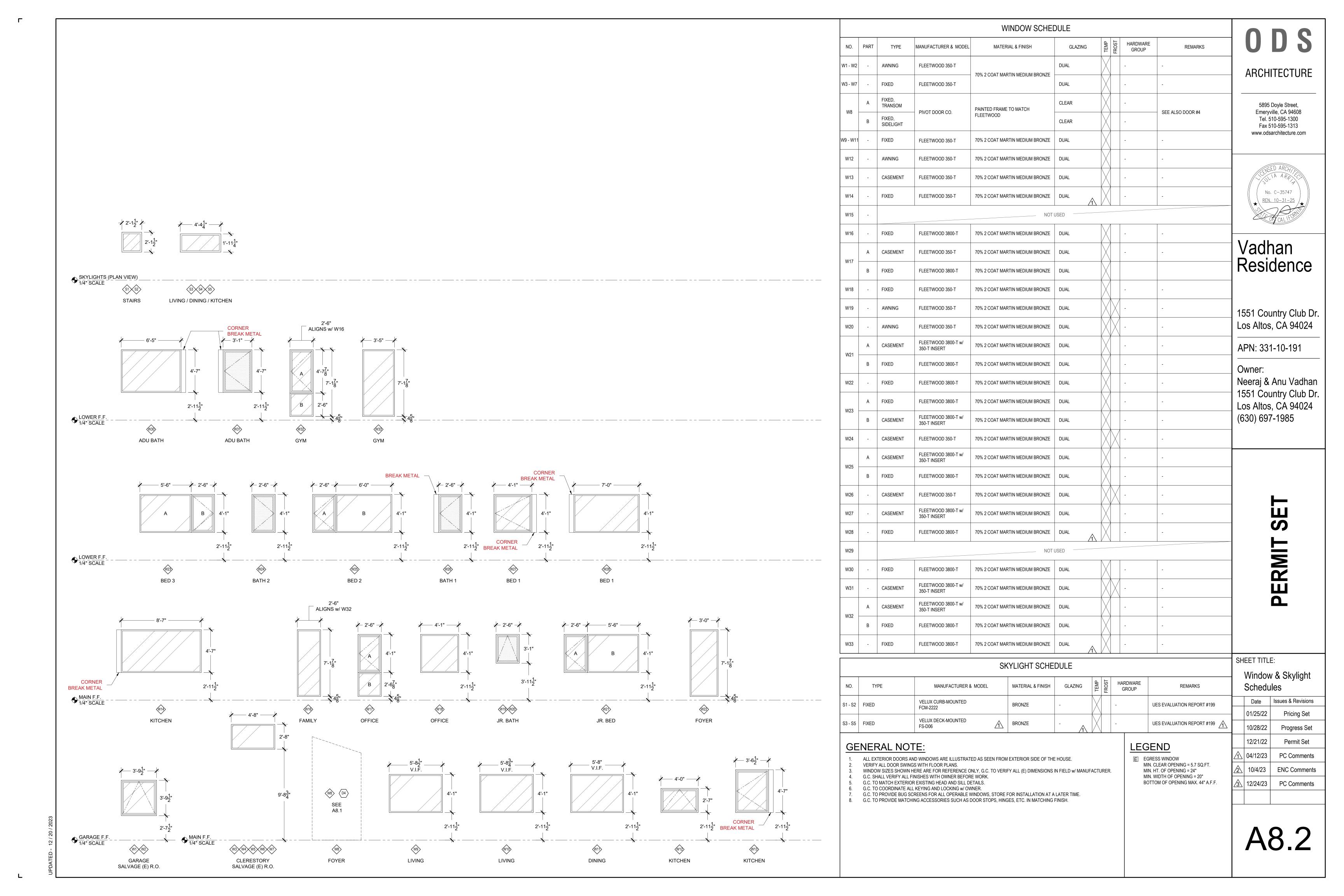






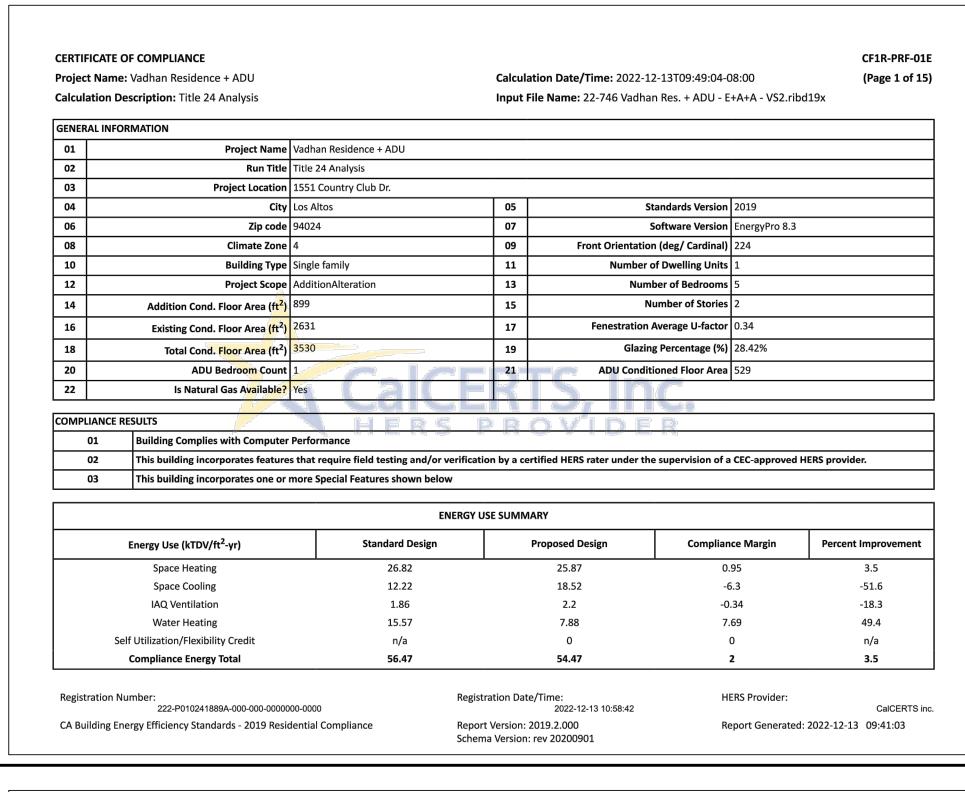
1551 Country Club Dr.

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C	OUNTRY CLUB		Р	LUMBING ALL	OWANCES		COUNTRY CLUB		,	MATERIAL ALLO	OWANCES		COUNTRY CLUB				APPLIA	NCE SCHEDULE			
ROOM	QTY 1	ПЕМ	CODE PF-01	ALLOWAN	CE FINISH	NOTES DOES NOT INCLUDE TAXES,	ROOM AREA*	ITEM	CODE STU-01	ALLOWANG	7/8" THICK, 3 PART STUCC SMOOTH FINISH, WITH ST		Elevation/Location	lmage	Manuf/Supplier	Item Name / #	Dimensions	Finish / Color	Who Will Order? Rep. Contact Info	Notes	О П 2
	1	MAIN FAUCET	PF-02	\$1,610/EA	PLATINUM MATTE	SHIPPING DOES NOT INCLUDE TAXES,		EXTERIOR STUCCO				OVERAGE, TAXES, SHIPPING	Kitchen								ADCUITECTUDE
	1	POT FILLER	PF-03	\$2,030/EA	PLATINUM MATTE	SHIPPING DOES NOT INCLUDE TAXES,		EXTERIOR WOOD SIDING	WD-01		1X6 WESTERN RED CEDAR, PAINT GRADE	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING			Sub-Zero	30" Designer Column Refrigerator - Panel Ready	30" W x 84" H x 24" D	Panel Ready	GC	Tubular handles	ARCHITECTURE
KITCHEN	1	MAIN SINK	PF-04	\$1,250/EA	STAINLESS STEEL	SHIPPING DOES NOT INCLUDE TAXES,	EXTERIOR	STONE PAVERS	T-01	\$20/SF	NATURAL STONE PAVER BY ECO OUTDOOR OR EQ.	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING				Model # IĆ-30R					5895 Doyle Street,
	1	WATER DISPENSER + FILTER	PF-05	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	TOTAL PLATINUM MATTE	SHIPPING DOES NOT INCLUDE TAXES,		WOOD DECKING	WD-02		THERMORY DECKING	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING				18" Designer Column					Emeryville, CA 94608 Tel. 510-595-1300
	1	GARBAGE DISPOSAL + SWITCH SOAP DISPENSER	PF-06	\$800/GROUP TO	STAINLESS STEEL	SHIPPING DOES NOT INCLUDE TAXES, SHIPPING		METAL	MTL-01		PAINTED BREAK METAL TO	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING			Sub-Zero	Freezer with ice maker - Panel Ready Model # IC-18FI	18" W x 84" H x 24" D	Panel Ready	GC	Tubular handles	Fax 510-595-1313 www.odsarchitecture.com
	1	WALL MOUNT FAUCET	PF-07	\$530/EA	SATIN NICKEL	DOES NOT INCLUDE TAXES,		INTERIOR HARDWOOD	HW-01		3/4" THICK, 7" WIDE WHI	TE DOES NOT INCLUDE									_
	1	UNDERMOUNT SINK	PF-08	\$215/FA	WHITE	DOES NOT INCLUDE TAXES,	THROUGHOUT	FLOORING	WD-P-01	\$18/SF	MICROBEVEL	OVERAGE, TAXES, SHIPPING DOES NOT INCLUDE		manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri manuscri ma manuscri manuscri manuscri manuscri ma manuscri manuscri manusc	Sub-Zero	18" Designer Wine Storage - Panel Ready, Model # IW-18	18" W x 84" H x 24" D	Panel Ready	GC	Tubular handles	CENSED ARCHIT
POWDER	1	WALL HUNG TOILET	PF-09	\$1.400/EA	WHITE	DOES NOT INCLUDE TAXES,		INTERIOR TRIM	T 04		PAINT GRADE	OVERAGE, TAXES, SHIPPING									A A P P P P P P P P P P P P P P P P P P
		BATH ACCESSORIES: HAND TOWEL BAR, TISSUE HOLDER, ROBE HOOK		\$300/GROUP TO	OTAL BRUSHED NICKEL	DOES NOT INCLUDE TAXES, SHIPPING	ENTRY / FOYER	STO NE PAVERS	T-01	\$20/SF	NATURAL STONE PAVER BY ECO OUTDOOR OR EQ.	OVERAGE, TAXES, SHIPPING		000 6000		Legacy Model - 36" Dual Fuel Range - 6					No. C-35747 REN. 10-31-25
	1	WALL MOUNT FAUCET	PF-10	\$345/EA	SATIN NICKEL	DOES NOT INCLUDE TAXES, SHIPPING		MILLWORK	WD-S-01		STAIN GRADE WHITE OAK	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING		No. of Contract of	Wolf	Burners, Model # DF366	36" W x 36" H x 29.5" D	Stainless Steel	GC		CALIFOR
	1	UNDERMOUNT SINK	PF-08	\$215/EA	WHITE	DOES NOT INCLUDE TAXES, SHIPPING		MILLWORK	WD-S-01		STAIN GRADE WHITE OAK	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING									
	1	HAND SHOWER ON ROD	PF-11	\$1,200/EA	SATIN NICKEL	DOES NOT INCLUDE TAXES, SHIPPING	LIVING ROOM	METAL CABINET TOP	MTL-02		METAL TBD	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING			Wolf	42" Pro Wall Hood - 24" Depth Model # PW422418	42" W x 18" H x 24" D	Stainless Steel	GC	integrated into cabinetry	Vadhan
JUNIOR SUITE BATH	1	SHOWER CONTROL TRIM	PF-12	\$520/EA	SATIN NICKEL	DOES NOT INCLUDE TAXES, SHIPPING			SL-02			DOES NOT INCLUDE				1100017711122110					Residence
	1	FLOOR MOUNT TOILET	PF-13	\$750/EA	WHITE	DOES NOT INCLUDE TAXES, SHIPPING	FAMILY ROOM	FIREPLACE FAÇADE	WD-S-01	\$50/SF	NATURAL STONE SLAB	OVERAGE, TAXES, SHIPPING DOES NOT INCLUDE				30" M Series Professional Convection Steam	29-7/8" W x 17-7/8" H x				
		BATH ACCESSORIES: HAND TOWEL BAR, TOWEL BAR, TISSUE HOLDER, ADA GRAB BARS, ROBE				DOES NOT INCLUDE TAXES,		MILLWORK	SL-01		STAIN GRADE WHITE OAK	OVERAGE, TAXES, SHIPPING			Wolf	Oven Model # CSO30PM/S?PH	21-1/2" D	Stainless Steel	GC		
	2	HOOKS	PF-14		DTAL BRUSHED NICKEL	SHIPPING DOES NOT INCLUDE TAXES,		COUNTERTOP		\$50/SF	NATURAL STONE SLAB	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING DOES NOT INCLUDE				30" M Series					1551 Country Club Dr. Los Altos, CA 94024
	2	FAUCET	PF-08	\$430/EA	SATIN NICKEL	SHIPPING DOES NOT INCLUDE TAXES, SHIPPING		BACKSPLASH	SL-01	\$50/SF	NATURAL STONE SLAB	OVERAGE, TAXES, SHIPPING		**************************************	Wolf	Desta sala sal Ossa sal	29-7/8" W x 17-7/8" H x 21-1/2" D	Stainless Steel	GC		
	1	UNDERMOUNT SINK HAND SHOWER ON ROD	PF-11	\$215/EA \$1.200/EA	SATIN NICKEL	DOES NOT INCLUDE TAXES, SHIPPING	KITCHEN	ISLAND COUNTERTOP	SL-01	\$50/SF	NATURAL STONE SLAB	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING				SPO30PM/S/PH					APN: 331-10-191
BATH 1	1	SHOWER/ TUB CONTROL TRIM	PF-15	\$800/EA	SATIN NICKEL	DOES NOT INCLUDE TAXES, SHIPPING		MILLWORK	WD-S-01		STAIN GRADE WHITE OAK	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING				30" Designer Refrigerator/ Freezer					Owner:
	1	APRON BATHTUB	PF-16	\$3,560/EA	WHITE	DOES NOT INCLUDE TAXES, SHIPPING		ACCENT MILLWORK	WD-P-02		PAINT GRADE	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING	_		Sub-Zero	Drawers with Ice Maker Panel Ready Model # ID-30CI	30" W x 34.5" H x 24" D	Panel Ready	GC	Tubular handles	Neeraj & Anu Vadhan
	1	WALL HUNG TOILET	PF-09	\$1,400/EA	WHITE	DOES NOT INCLUDE TAXES, SHIPPING		METAL HOOD	MTL-03		STAINLESS STEEL	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING									1551 Country Club Dr. Los Altos, CA 94024
		BATH ACCESSORIES: HAND TOWEL BARS, TOWEL BARS, TISSUE HOLDER, ROBE HOOKS		\$760/ GROUP T	OTAL BRUSHED NICKEL	DOES NOT INCLUDE TAXES, SHIPPING		COUNTERTOP	SL-02	\$50/SF	NATURAL STONE SLAB	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING			Cove	24" Dishwasher - Panel Ready, Model # DW2450	233625" W x 34.5" H x 23.25" D	Panel Ready	GC		(630) 697-1985
	1	FAUCET	PF-14	\$430/EA	SATIN NICKEL	DOES NOT INCLUDE TAXES, SHIPPING DOES NOT INCLUDE TAXES,	POWDER	WALLS	WC-01	\$18/YD	WALLCOVERING	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING		,		DW2430					
	1	UNDERMOUNT SINK	PF-08 PF-11	\$215/EA	WHITE	SHIPPING DOES NOT INCLUDE TAXES,		MILLWORK	WD-S-02		STAIN GRADE WALNUT	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING	Laundry	0 = 1		Front Load Perfect Steam Electric Dryer					
BATH 2	1	HAND SHOWER ON ROD SHOWER CONTROL TRIM	PF-17	\$1,200/EA \$430/EA	SATIN NICKEL SATIN NICKEL	SHIPPING DOES NOT INCLUDE TAXES, SHIPPING		FLOOR TILE	T-02	\$15/SF	PORCELAIN TILE	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING			Electrolux	with Balanced Dry and	27" W x 38" H x 32" D	White	GC	placeholder	
	1	WALL HUNG TOILET BATH ACCESSORIES: HAND	PF-09	\$1,400/EA	WHITE	DOES NOT INCLUDE TAXES, SHIPPING	JUNIOR SUITE BATH	COUNTERTOP	SL-03	\$35/SF	CAESARSTONE, QUARTZ OF SIMILAR	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING				ELFE7637AW Front Load Perfect					
		TOWEL BAR, TOWEL BAR, TISSUE HOLDER, ROBE HOOK		\$550/ GROUP T	OTAL BRUSHED NICKEL	DOES NOT INCLUDE TAXES, SHIPPING	. Some Kson Est Mil	SHOWER WALLS / BACKSPLASH	T-03	\$15/SF	PORCELAIN TILE	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING				Steam Washer with LuxCare Plus Wash and SmartBoost® - 4.5 Cu.					<u> </u>
	2	WALL MOUNT FAUCET	PF-18	\$530/EA	SATIN NICKEL	DOES NOT INCLUDE TAXES, SHIPPING		MILLWORK	WD-S-01		STAIN GRADE WHITE OAK	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING			Electrolux	Ft. ELFW7637AW	27" W x 38" H x 32" D	White	GC	placeholder	SE
	2	UNDERMOUNT SINK	PF-08 PF-19	\$215/EA	WHITE	DOES NOT INCLUDE TAXES, SHIPPING DOES NOT INCLUDE TAXES,	JUNIOR SUITE BEDROOM	MILLWORK	WD-S-01		STAIN GRADE WHITE OAK	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING	Living Room								—
	1	SHOWER RAIN HEAD	PF-20	\$680/EA	SATIN NICKEL	SHIPPING DOES NOT INCLUDE TAXES,		FLOOR TILE	T-04	\$10/SF	PORCELAIN TILE	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING			Ortal	Comer (LS/RS) 75	Viewing Area: 30-15/16" W x 18-7/8"H	Interior Media:	GC	placeholder	
	2	HAND SHOWER	PF-21	\$620/EA	SATIN NICKEL	SHIPPING DOES NOT INCLUDE TAXES, SHIPPING	BATH 1	COUNTERTOP	SL-03	\$35/SF	CAESARSTONE, QUARTZ OF SIMILAR	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING	_	shouldly !	O.L.	Comer (Lente) 7 c	x 16-3/16"D	Large Gray Pebble Se	t	placential	R M
ADU BATH	1	SHOWER CONTROL TRIM DROP-IN BATHTUB	PF-22	\$560/EA	SATIN NICKEL WHITE	DOES NOT INCLUDE TAXES, SHIPPING		SHOWER WALLS / BACKSPLASH	T-05	\$15/SF	PORCELAIN TILE	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING	ADU Bedroom								Н Ш
	1	WALL MOUNT TUB FILLER	PF-23	\$1.320/EA	SATIN NICKEL	DOES NOT INCLUDE TAXES,		MILLWORK	WD-P-03		PAINT GRADE	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING	-		Ortal	Front Facing 75	Viewing Area:	Interior Media:	. GC	placeholder	_
	1	WALL HUNG TOILET	PF-09	\$1,320/EA	WHITE	DOES NOT INCLUDE TAXES,	BEDROOM 1	MILLWORK	WD-P-04		PAINT GRADE	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING DOES NOT INCLUDE	_	_HELPEN _			17-5/16" W x 29-7/16"H	Large Gray Pepple Se			
		BATH ACCESSORIES: HAND TOWEL BARS, TOWEL BARS,		γ±,+υυ/ EA	, <u>.</u>			FLOOR TILE	T-04 SL-03	\$10/SF	PORCELAIN TILE CAESARSTONE, QUARTZ OF	OVERAGE, TAXES, SHIPPING DOES NOT INCLUDE	Upper Deck								
		TOWEL WARMER, TISSUE HOLDER, ROBE HOOKS, MED CABINET		\$2,300/ GROUP	TOTAL BRUSHED NICKEL	DOES NOT INCLUDE TAXES, SHIPPING	BATH 2	COUNTERTOP SHOWER WALLS/ BACKSPLASH	T-05	\$35/SF \$15/SF	SIMILAR PORCELAIN TILE	OVERAGE, TAXES, SHIPPING DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING		The state of the s	Lumacast	BLOC Gas Fire Pit	52" W x 38" H x 32" D	Inkwell Smooth Basalt Infill	GC	placeholder *Include 52" linear All Weather	SHEET TITLE:
								MILLWORK	WD-P-03		PAINT GRADE	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING								Cover	Finish, Material &
							BEDROOM 2	MILLWORK	WD-P-04		PAINT GRADE	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING									Appliance Schedules
							BEDROOM 3	MILLWORK	WD-P-03		PAINT GRADE	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING DOES NOT INCLUDE	_								Date Issues & Revisions 01/25/22 Pricing Set
							ADUBATU	FLOOR TILE COUNTERTOP/ BACKSPLASH/	T-06 SL-04	\$25/SF	PORCELAIN TILE	OVERAGE, TAXES, SHIPPING DOES NOT INCLUDE									10/28/22 Pricing Set 10/28/22 Progress Set
							ADU BATH	SHOWER WALLS	WD-S-01	\$50/SF	NATURAL STONE SLAB	OVERAGE, TAXES, SHIPPING DOES NOT INCLUDE	-								12/21/22 Permit Set
								MILLWORK			STAIN GRADE WHITE OAK	OVERAGE, TAXES, SHIPPING	-								↑ 04/12/23 PC Comments
							ADIL DEDDOGAA	FIREPLACE FAÇADE	SL-02	\$50/SF	NATURAL STONE SLAB	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING	_								10/4/23 ENC Comments
							ADU BEDROOM	MILLWORK	WD-S-01		STAIN GRADE WHITE OAK	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING	_								3 12/24/23 PC Comments
								WALLS	WC-02	\$18/YD	WALLCOVERING	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING	-								
							ADU CLOSET	MILLWORK	WD-S-01		STAIN GRADE WHITE OAK	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING	_								
							OFFICE LINDER STAIRCASE	MILLWORK	WD-P-05		PAINT GRADE	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING	_								$\mid A8.3 \mid$
							UNDER STAIRCASE STORAGE	MILLWORK	WD-P-06		PAINT GRADE	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING	_								
							GARAGE	MILLWORK	WD-P-07		PAINT GRADE	DOES NOT INCLUDE OVERAGE, TAXES, SHIPPING									

	01/25/22	Pricing Set
	10/28/22	Progress Set
	12/21/22	Permit Set
7	04/12/23	PC Comments
7	10/4/23	ENC Comments
7	12/24/23	PC Comments



Remodeled Lowe	Lower Level Conditioned		Ducted Heat	pumps1	974		8.75	DHW Sys 1		N/A	
Lower Level Add Only	dition	Conditioned	Ducted Heat	pumps1	285		8.75	DHW Sys 1		N/A	
Remodeled Mair	n Level	Conditioned	Ductless Hea	tpumps2	1657		8.94	DHW Sys 1		N/A	
Main Level Add Only	dition	Conditioned	Ductless Hea	tpumps2	85		8	DHW Sys 1		N/A	
Entire ADU	tire ADU Conditioned		ADU - Ducted Heatpumps3		529		8.75	DHW Sys 3		N/A	
PAQUE SURFACE	ES										
01	02	03	04	05	06	07	08	09	10	11	
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition	
LWall/A	Remodeled Lower Level	R-15 Wall	314	Left	47.4	0	90	none	Altered	No	
BWall/A	Remodeled Lower Level	R-15 Wall	44	Back	159.7	28.6	90	none	Altered	No	
RWall/A	Remodeled Lower Level	R-15 Wall	134	Right	289.5	73.5	90	none	Altered	No	
NWall/A	Remodeled Lower Level	R-15 Wall	27	n/a	53.2	18.8	90	none	Altered	No	
SWall/A	Remodeled Lower Level	R-15 Wall	207	n/a	180.1	21	90	none	Altered	No	
WWall/A	Remodeled Lower Level	I R-15 Wall		n/a	126.6	46.6	90	none	Altered	No	
FWall	Lower Level Addition Only	R-15 Wall	224	Front	210	0	90	Ex. w/ Siding	New	n/a	
Registration Num	222-P01024	889A-000-000-0000000-c ndards - 2019 Residen			Registration Da Report Version: Schema Versior	2022-12-13 1 2019.2.000	0:58:42	HERS Provid	der: erated: 2022-12	CalCERTS inc.	

Zone Floor Area (ft²)

03

HVAC System Name

Calculation Date/Time: 2022-12-13T09:49:04-08:00

05

Input File Name: 22-746 Vadhan Res. + ADU - E+A+A - VS2.ribd19x

06

Avg. Ceiling Height Water Heating System 1 Water Heating System 2

CF1R-PRF-01E

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CERTIFICATE OF COMPLIANCE

OPAQUE SURFACES

Project Name: Vadhan Residence + ADU

Calculation Description: Title 24 Analysis

CERTIFICATE OF COMPLIANCE

ZONE INFORMATION

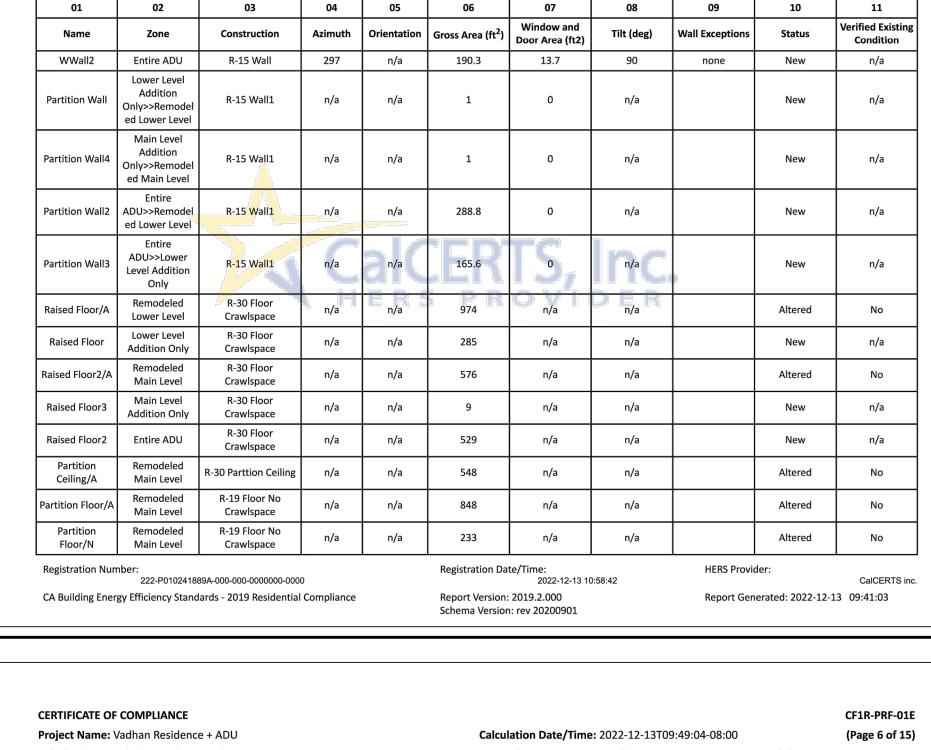
01

Zone Name

Project Name: Vadhan Residence + ADU

Calculation Description: Title 24 Analysis

Zone Type



Calculation Date/Time: 2022-12-13T09:49:04-08:00

Input File Name: 22-746 Vadhan Res. + ADU - E+A+A - VS2.ribd19x

	E					CF1R-PRF-0			
Project Name: Vadhan Reside	ence + ADU		Calculation Date/Time: 2022-12-13T09:49:04-08:00 (Page						
Calculation Description: Title	e 24 Analysis		Input File Nan	ne: 22-746 Vadhan Res.	. + ADU - E+A+A - VS2.ribd19x	•			
REQUIRED SPECIAL FEATURES									
The following are features that n	nust be installed as condition fo	or meeting the modeled e	nergy performance for thi	s computer analysis.					
IAQ Ventilation System: stFloor has high level of instDucts in crawl space	eat Recovery: minimum 81 SRE upply outside air inlet, filter, and ulation mp compliance option (verificat	d H/ERV cores accessible							
HERS FEATURE SUMMARY									
The following is a summary of th	ne features that must be field-ve	erified by a certified HERS	Rater as a condition for m	neeting the modeled ener	gy performance for this compute	er analysis. Additional			
detail is provided in the building					by performance for this compact	er anarysis. Additional			
Verified SEERVerified Refrigerant ChargAirflow in habitable room		HERS	EN LA PROM), IIIC Vider					
	t in zones greater than 150 ft2 (ated entirely in conditioned space cations:								
Heating System Verifications: Verified HSPF Verified heat pump rated Wall-mounted thermostat Ductless indoor units loca HVAC Distribution System Verific Duct leakage testing Domestic Hot Water System Verific	t in zones greater than 150 ft2 (ated entirely in conditioned space cations: ifications:								
Heating System Verifications: Verified HSPF Verified heat pump rated Wall-mounted thermostat Ductless indoor units located HVAC Distribution System Verificated Duct leakage testing Domestic Hot Water System Verified	t in zones greater than 150 ft2 (ated entirely in conditioned space cations: ifications:		04	05	06	07			
Heating System Verifications: Verified HSPF Verified heat pump rated Wall-mounted thermostat Ductless indoor units loca HVAC Distribution System Verific Duct leakage testing Domestic Hot Water System Verific None	t in zones greater than 150 ft2 (sted entirely in conditioned space cations: ifications:	ce (SC3.1.4.1.8)	04 Number of Bedrooms	05 Number of Zones	06 Number of Ventilation Cooling Systems	07 Number of Water Heating Systems			
Heating System Verifications: Verified HSPF Verified heat pump rated Wall-mounted thermostat Ductless indoor units loca HVAC Distribution System Verific Duct leakage testing Domestic Hot Water System Verific None BUILDING - FEATURES INFORMA	t in zones greater than 150 ft2 (ated entirely in conditioned spaceations: ifications: ATION 02	03 Number of Dwelling			Number of Ventilation	Number of Water			

ject Name:	Vadhan Residence	e + ADU			Calcul	ation Date/Time	e: 2022-12-13T0	9:49:04-08:00		(Page 4 of 15)
culation Des	cription: Title 24	Analysis			Input	File Name: 22-74	46 Vadhan Res	- ADU - E+A+A - VS	S2.ribd19x	
AQUE SURFAC	CES									
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
LWall	Lower Level Addition Only	R-15 Wall	314	Left	37.9	0	90	Extension	New	n/a
BWall	Lower Level Addition Only	R-15 Wall	44	Back	47.4	40.8	90	none	New	n/a
RWall	Lower Level Addition Only	R-15 Wall	134	Right	102.8	0	90	Extension	New	n/a
FWall2/A	Remodeled Main Level	R-15 Wall	224	Front	129.7	89.4	90	none	Altered	No
LWall2/A	Remodeled Main Level	R-15 Wall	314	Left	364.7	190	90	none	Altered	No
BWall2/A	Remodeled Main Level	R-15 Wall	44	Back	184.6	24.5	90	none	Altered	No
RWall2/A	Remodeled Main Level	R-15 Wall	134	Right	431.2	70	90	none	Altered	No
NWall2/A	Remodeled Main Level	R-15 Wall	27	n/a	170	27.9	90 R	none	Altered	No
EWall2/A	Remodeled Main Level	R-15 Wall	117	n/a	124	40.8	90	none	Altered	No
SWall2/A	Remodeled Main Level	R-15 Wall	207	n/a	192	9.5	90	none	Altered	No
WWall2/A	Remodeled Main Level	R-15 Wall	297	n/a	285.4	23.8	90	none	Altered	No
FWall3	Main Level Addition Only	R-15 Wall	224	Front	69.3	0	90	Extension	New	n/a
LWall3	Main Level Addition Only	R-15 Wall	314	Left	24	0	90	Extension	New	n/a
NWall3	Main Level Addition Only	R-15 Wall	27	n/a	117.7	116.8	90	Extension	New	n/a
NWall2	Entire ADU	R-15 Wall	27	n/a	217.3	142.5	90	none	New	n/a
EWall2	Entire ADU	R-15 Wall	117	n/a	24.1	0	90	Ex. w/ Siding	New	n/a

Schema Version: rev 20200901

Calculation [Title 24	Analysis	5		_		Input	File Name: 22-7	46 Vadhan R	es. + Al)U - E+A+A - V	S2.ribd19x	
OPAQUE SUR	FACES 02	. 1		03	04	05	. 1	06	07	08		09	10	11
01	02	-		03	04	05	<u>'</u>	06	Window and	08	_	09	10	Verified Existing
Name	Zor	ne	Con	struction	Azimuth	Orient	ation Gross	Area (ft ²)	Door Area (ft2)	Tilt (deg) w	all Exceptions	Status	Condition
Partition Floo	r3 Main I			Floor No wlspace	n/a	n/a	a	76	n/a	n/a			New	n/a
NWall3/E	Gara	ige	R-0 G	arage Wall	27	n/a	э	150	0	90		none	Existing	No
EWall3/E	Gara	ige	R-0 G	arage Wall	117	n/a	a :	225.5	0	90		none	Existing	No
SWall3/E	Gara	ige	R-0 G	arage Wall	207	n/a	a :	190.1	0	90		none	Existing	No
WWall3/E	Gara	ige	R-0 G	arage Wall	297	n/a	a :	225.5	0	90		none	Existing	No
OPAQUE SUR	FACES - CATHI	DRAL C	HINGS											
01	02		3	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Constr	uction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft ²)	Roof Rise	(x Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Flat Roof	Lower Level Addition Only	Flat R-2	25 Roof	0	n/a	50		0	0.1	0.85	No	New	n/a	
Roof2/A	Remodeled Main Level	R-25	Roof	0	n/a	772.8	27	4	0.1	0.85	No	New	n/a	
Flat Roof2/A	Remodeled Main Level	Flat R-2	25 Roof	0	n/a	376	10.9	0	0.1	0.85	No	Altered	No	
Flat Roof3	Main Level Addition Only	Flat R-2	25 Roof	0	n/a	85	0	0	0.1	0.85	No	New	n/a	
Flat Roof2	Entire ADU	Flat R-2	25 Roof	0	n/a	498	8	0	0.1	0.85	No	New	n/a	
Roof3/E	Garage	Flat R-2	25 Roof	0	n/a	584.9	0	4	0.1	0.85	No	Existing	No	
Registration I		P01024188	39A-000-00	00-000000-00	000		Reg	istration Dat	e/Time: 2022-12-13 1	0:58:42		HERS Provid	der:	CalCERTS inc

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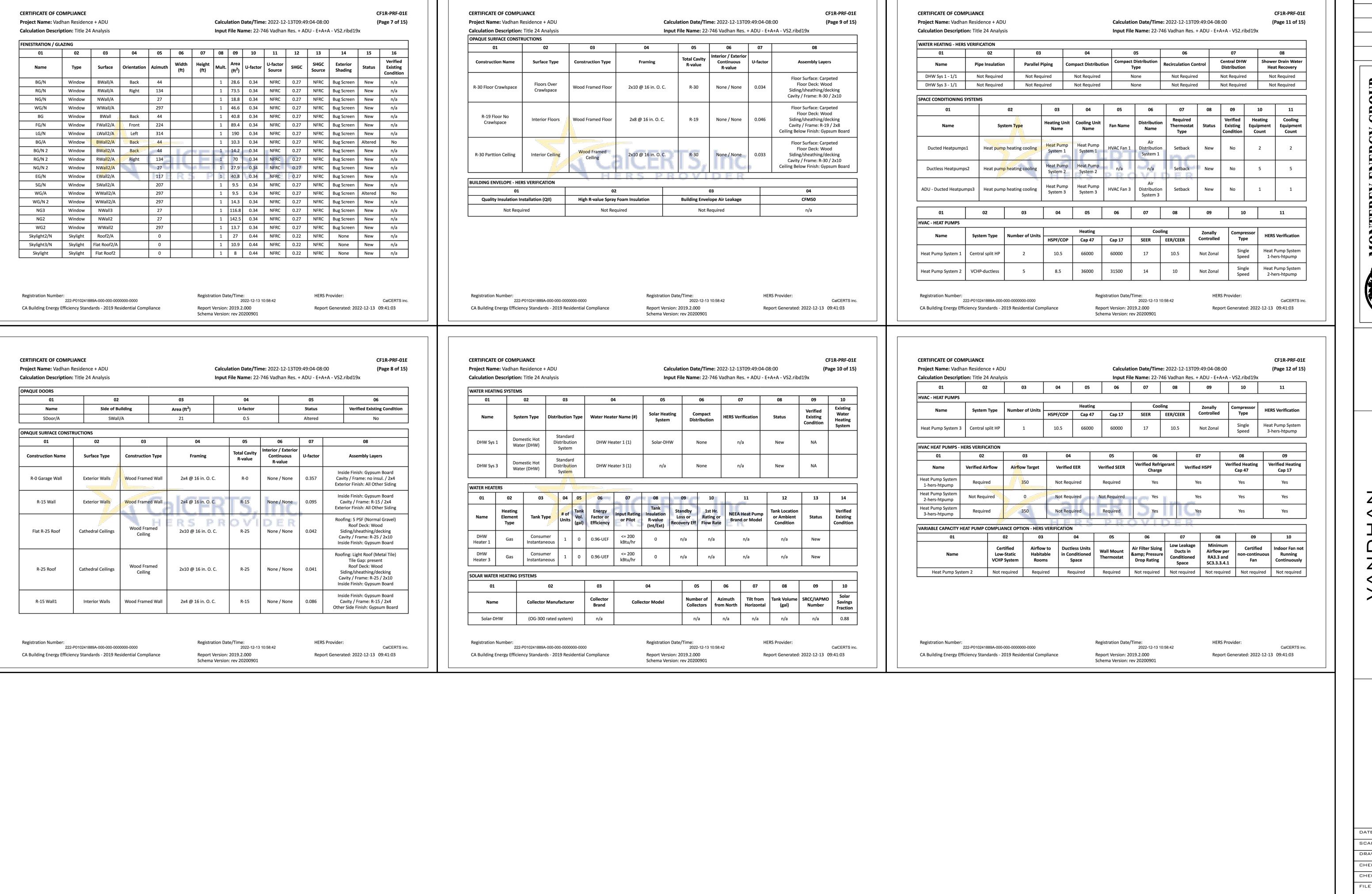
CF1R-PRF-01E

(Page 5 of 15)

DATE: 12/13/2022 SCALE: AS NOTED DRAWN: MEG CHECKED: CHECKED: SHEET:

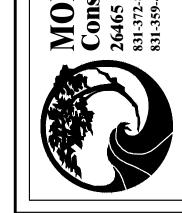
T-1

SHEET OF SHEETS



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FAX



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ENERGY COMPLIANCE

DATE: 12/13/2022

SCALE: AS NOTED

DRAWN: MEG

CHECKED:

CHECKED:
FILE NAME:

T-2

SHEET OF SHEETS

CF1R-PRF-01E CERTIFICATE OF COMPLIANCE Project Name: Vadhan Residence + ADU Calculation Date/Time: 2022-12-13T09:49:04-08:00 (Page 13 of 15) Calculation Description: Title 24 Analysis Input File Name: 22-746 Vadhan Res. + ADU - E+A+A - VS2.ribd19x HVAC - DISTRIBUTION SYSTEMS 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 Duct Ins. R-value Duct Location Supply Return Supply Return Supply Return Supply Return Bypass Duct Leakage Verification Status Verified Existing Distribution System New Ducts 40 ft Name Distributi Crawl Crawl Space Space Distributi Unconditioned n/a n/a Bypass and on System
Duct Tested 1-hers-R-8 R-8 n/a n/a n/a crawl space System 1 Distributi Unconditioned Crawl Crawl Bypass and on System
Duct Tested 3-hersn/a n/a n/a Verified Space Space crawl space System 3 HVAC DISTRIBUTION - HERS VERIFICATION 05 03 04 06 07 09 Low Leakage Verified Duct Verified Duct Duct Leakage Duct Leakage Deeply Buried Low-leakage Air Ducts Entirely in **Buried Ducts** Name Verification Target (%) Location Conditioned Design Space Air Distribution Not Required Not Required Not Required Credit not taken Not Required System 1-hers-dist Air Distribution 5.0 Not Required Not Required Not Required Credit not taken Not Required System 3-hers-dist Registration Date/Time: 2022-12-13 10:58:42 HERS Provider: 222-P010241889A-000-000-0000000-0000 CalCERTS inc. CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Report Generated: 2022-12-13 09:41:03 Schema Version: rev 20200901

CERTIFICATE OF COMPLIANCE Project Name: Vadhan Residence + ADU

HVAC - FAN SYSTEMS

Calculation Description: Title 24 Analysis

HVAC FAN SYSTEMS - HERS VERIFICATION

IAQ (INDOOR AIR QUALITY) FANS

Dwelling Unit

SFam ADU IAQVentRpt

Name

HVAC Fan 1

HVAC Fan 3

Name

HVAC Fan 1-hers-fan HVAC Fan 3-hers-fan

HERS RATER VERIFICATION OF EXISTING CONDITIONS

Registration Number: 222-P010241889A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

IAQ CFM

Calculation Date/Time: 2022-12-13T09:49:04-08:00 Input File Name: 22-746 Vadhan Res. + ADU - E+A+A - VS2.ribd19x

IAQ Recovery

Effectiveness - SRE

03

Fan Power (Watts/CFM)

0.58

0.58

(Page 14 of 15)

Name

HVAC Fan 1-hers-fan

HVAC Fan 3-hers-fan

07

HERS Verification

Yes

CalCERTS inc.

Required Fan Efficacy (Watts/CFM)

IAQ Recovery

Effectiveness - ASRE

83

HERS Provider:

Report Generated: 2022-12-13 09:41:03

CF1R-PRF-01E

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DATE: 12/13/2022 SCALE: AS NOTED DRAWN: MEG CHECKED: CHECKED:

SHEET:

T-3 SHEET OF SHEETS

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E Calculation Date/Time: 2022-12-13T09:49:04-08:00 (Page 15 of 15) Project Name: Vadhan Residence + ADU Calculation Description: Title 24 Analysis Input File Name: 22-746 Vadhan Res. + ADU - E+A+A - VS2.ribd19x DOCUMENTATION AUTHOR'S DECLARATION STATEMENT 1. I certify that this Certificate of Compliance documentation is accurate and complete. Documentation Author Name: Documentation Author Signature: Michael Hafner Signature Date: 2022-12-13 10:58:42 Monterey Energy Group CEA/ HERS Certification Identification (If applicable): 26465 Carmel Rancho Blvd. #8 R16-18-20117 Carmel, CA 93923 831-372-8328 RESPONSIBLE PERSON'S DECLARATION STATEMENT 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. Michael Hafner Michael Hafner CABEC Date Signed: 2022-12-13 10:58:42 Monterey Energy Group R16-18-20117 26465 Carmel Rancho Blvd. #8 City/State/Zip: Carmel, CA 93923 831-372-8328

Type

HVAC Fan

HVAC Fan

03

IAQ Watts/CFM

0.54717

Verified Fan Watt Draw

IAQ Fan Type

Balanced

Registration Date/Time: 2022-12-13 10:58:42

Report Version: 2019.2.000

Schema Version: rev 20200901

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Registration Number: 222-P010241889A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-12-13 10:58:42 Report Version: 2019.2.000 Schema Version: rev 20200901

HERS Provider: CalCERTS inc. Report Generated: 2022-12-13 09:41:03

Easy to Verify at CalCERTS.com



2019 Low-Rise Residential Mandatory Measures Summary

Building Envelop	e Measures:
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of Section 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather stripped.*
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household God and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of Section 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer A
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.0 Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not lim to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing have a U-factor of 0.071 or less, (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly to factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly. Masonry walls must meet Table 150.1-A or
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone wit facings no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UN light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Deco	rative Gas Appliances, and Gas Log Measures:
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in an and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioni	ng, Water Heating, and Plumbing System Measures:
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for supplementary heating.*
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units m meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBTU per hour (2 kW) must have isolation valves with he higher or other fittings on both cold and but water lines to allow for flushing the water heater when the valves are closed



2019 Low-Rise Residential Mandatory Measures Summary

	or Ventilation and Indoor Air Quality:
§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20% of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. Kitchen range hoods must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa S	ystems and Equipment Measures:
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flo rate, piping, filters, and valves.*
Lighting Measu	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, of fan speed control.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit n more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2D: § 150.0(k)2E:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions. Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).



2019 Low-Rise Residential Mandatory Measures Summary

bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards

Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.

§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of 1 inch or a minimum insulation R-value of 7.7: the first 5 feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than 1 inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and

Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve. Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 § 150.0(n)1: AWG copper branch circuit, within 3 feet from the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour. § 150.0(n)2: Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5. Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing § 150.0(n)3:

wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes).

agency that is approved by the Executive Director. Ducts and Fans Measures: Ducts. Insulation installed on an existing space-conditioning duct must comply with California Mechanical Code (CMC) Section 604.0. If a

	contractor installs the insulation, the contractor must certify to the customer in writing, that the insulation meets this requirement.
150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC Section 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
	Factory-Fabricated Duct Systems, Factory-fabricated duct systems must comply with applicable requirements for duct construction.

§ 150.0(m)2: connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands. Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, § 150.0(m)3: mastics, sealants, and other requirements specified for duct construction. Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers. § 150.0(m)7:

Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, § 150.0(m)8: manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents. Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular § 150.0(m)9: foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation. Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier. Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in

accordance with § 150.0(m)11 and Reference Residential Appendix RA3.

Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or § 150.0(m)12: equivalent filters. Filters for space conditioning systems must have a 2 inch depth or can be 1 inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.* Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per § 150.0(m)13: CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling

unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*



2019 Low-Rise Residential Mandatory Measures Summary

ENTROY COMMISSION	,
§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces mus be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	Interior Switches and Controls, Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to oth buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aii (astronomical time clock), or an EMCS
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either Section 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking for carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by Section 150.0(k)3B or Section 150.0(k)3D m comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts power as determined according to § 130.0(c).
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in the building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Bui	ldings:
§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the buildin and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice t distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation . A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.

Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit

§ 110.10(e)2: breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

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DATE: 12/13/2022 SCALE: AS NOTED DRAWN: MEG

> CHECKED: CHECKED:

SHEET: T-4

GENERAL NOTES

- 1. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE (REFERRED TO HEREINAFTER AS "CBC").
- ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, U.O.N. NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.
- ALL OMISSIONS AND CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR ARCHITECTURAL SPECIFICATIONS (WHERE APPLICABLE) SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY OF THE WORK
- 4. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF THE PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- 5. DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS.
- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.
- 7. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER PRIOR TO FABRICATION WITH SUFFICIENT TIME FOR REVIEW OF DESIGN INTENT (A MINIMUM OF 10 WORKING DAYS) FOR THE FOLLOWING ITEMS:
- a. STRUCTURAL STEEL REINFORCING STEEL
- 8. NO OPENINGS, CHASES, NOTCHES, ETC. SHALL BE PLACED IN COLUMNS, JOISTS, BEAMS, BEARING WALLS, AND SHEAR WALLS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW SUCH OPENINGS.
- 9. CONTRACTOR SHALL COORDINATE ALL STRUCTURAL FRAMING WITH MECHANICAL, PLUMBING AND ELECTRICAL INFRASTRUCTURE, INCLUDING, BUT NOT LIMITED TO, RECESSED AND SEMI-RECESSED LIGHTING, MECHANICAL DUCTS AND PIPING, FIRE SPRINKLER PIPE AND HEADS AND PLUMBING DRAINS, WASTE AND SUPPLY LINES.
- 10. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE, U.O.N.

DESIGN CRITERIA

1.	DEAD LOADS a. ROOF (TYP. SLOPED) b. ROOF (FLAT) c. FLOOR (TYPICAL) d. FLOOR (DECK) e. FLOOR (GARAGE) f. FLOOR (BATH) g. WALL (EXTERIOR: WOOD SIDING) h. WALL (INTERIOR)	19 PSF 14 PSF 16 PSF 47 PSF 53 PSF 40 PSF 15 PSF 18 PSF 10 PSF
2.	LIVE LOADS a. ROOF b. FLOOR c. DECK	20 PSF 40 PSF 60 PSF
3.	SEISMIC DESIGN PARAMETERS a. IMPORTANCE FACTOR b. RISK CATEGORY c. SITE CLASS d. MAPPED SHORT PERIOD ACCELERATION e. SITE COEFFICIENT f. DESIGN SHORT PERIOD ACCELERATION g. MAPPED ONE SECOND ACCELERATION h. SITE COEFFICIENT i. DESIGN ONE SECOND ACCELERATION j. SEISMIC DESIGN CATEGORY	$I = 1.0$ II C $S_s = 2.24$ $F_a = 1.20$ $S_{DS} = 1.79$ $S_1 = 0.81$ $F_v = 1.40$ $S_{D1} = 0.76$ E

DESIGN BASE SHEAR: V = C_s*W (AT STRENGTH LEVEL), W = EFFECTIVE SEISMIC WEIGHT

		RESPONSE MODIFICATION FACTOR	R = 6.5
١.	WIND	DESIGN PARAMETERS	
	a.	BASIC WIND SPEED	95 MPH
	b.	RISK CATEGORY	II
	C.	EXPOSURE CATEGORY	В
	d.	WIND PRESSURES (STRENGTH LEVEL):	
		MAIN WIND FORCE RESISTING SYSTEM:	16 PSF
		 COMPONENTS AND CLADDING: 	20 PSF HT<35'-0"
			17 PSF HT<20'-0"
			15 PSF HT<15'-0"

FOUNDATION DESIGN PARAMETERS DDILLED DIED DEGICAL DADAMETED

k. WOOD SHEAR WALLS

a.	DRILLED PIER DESIGN PAI	KAMETERS	\sim
	 CREEP 	P _a = 95 PCF OVER 2Ø WITHIN)
		(UPPER 4 FEET	{
	 PASSIVE PRESSURE 	400 PSF/FT OVER 20	5
	 ADHESION (SKIN FRI 	CTION) 400 PSF	5
b.	RETAINING WALL LOADS		{
	 LATERAL EARTH PRE 	SSURE (ACTIVE) / 45 PCF	<
	• LATERAL EARTH PRE	:SSURE (AT-REST)\ 45 PCF + 8H PSF, H = RETAINED HE	∃IGHT ⟨
(SEISMIC (CANTILEVE 	RED) 45 PCF + 6H ²)
(SEISMIC (RESTRAINE 	ED) 45 PCF + 12H ²)
(AT SLOPING BACKFII 	L ADDITIONAL 1 PCF PER	5
(1.25 DEGREE SLOPE	\leq

9444 **FOUNDATION**

- FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT BY ROWIG ENGINEERS. DATED NOVEMBER 17, 2021, GEOTECH JOB NUMBER: 5695-1 & SUPPLEMENTAL LETTER DATED 2/8/2023. A COPY OF THIS REPORT MAY BE OBTAINED FROM THE ARCHITECT'S OFFICE.
- 2. INSTALLATION OF THE FOUNDATION FOOTINGS OR PIERS WITH RESPECT TO THE DEPTH BELOW FINISHED OR NATURAL GRADE SHALL BE AT A MINIMUM ACCORDING TO THE FOUNDATION DETAILS ON THESE PLANS. FIELD DISCOVERED CONDITIONS MAY NECESSITATE
- EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE, U.O.N.
- 4. SEARTHWORK, SLAB SUBGRADE AND NON-EXPANSIVE FILL PREPARATION, PIER DRILLING, GRADE BEAM EXCAVATIONS, FOUNDATION CONSTRUCTION, PAVEMENT CONSTRUCTION, RETAINING WALL DRAINAGE AND BACKFILL, UTILITY TRENCH BACKFILL, AND SITE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS, INC., DATED NOVEMBER 17, 2021. ROMIG ENGINEERS SHOUYLD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK OR FOUNDATION INSTALLATION OPERATIONS AND SHOULD OBSERVE AND TEST THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 5 DAYS PRIOR TO EARTHWORK, TRENCH BACKFILL, AND SUBGRADE PREPARATION WORK TO ALLOW TIME FOR SAMPLING OF ON-SITE SOIL AND LABORATORY COMPACTION CURVE TESTING TO BE PERFORMED PRIOR TO ON-SITE COMPACTION DENSITY TESTING.
- 5. ALL WATER, SOIL, AND OTHER DEBRIS SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING OF CONCRETE.
- 6. ALL BACKFILL WITH ENGINEERED FILLS SHALL BE COMPACTED AS RECOMMENDED IN THE GEOTECHNICAL REPORT.

CONCRETE

FLYASH:

1. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CBC CHAPTER 19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

2.	GO\	/ERNING STANDARDS:	
	a.	CONCRETE:	AMERICAN CONCRETE INSTITUTE, ACI 318-14
	b.	READY-MIX CONCRETE:	ASTM C94
	C.	CEMENT:	ASTM C150, TYPE II OR V
	d.	AGGREGATE:	ASTM C33, 3/4" MAXIMUM SIZE AND AS REQUIRED FO
			WORKABILITY

3. ALL STRUCTURAL ELEMENTS SHALL OBTAIN A 28-DAY MINIMUM COMPRESSIVE STRENGTH AS

ASTM C618, CLASS C OR F

SLAG CEMENT ASTM C989, CLASS 100 OR 120 SILICA FUME: ASTM C1240 NATURAL POZZOLANS ASTM C618, CLASS N

F	DLLOWS:		
a.	FOOTINGS	3,000 PSI	
b.	STRUCTURAL SLABS AND SLABS-ON-GRADE	2,500 PSI	
C.	WALLS, BEAMS, COLUMNS	3,000 PSI	
d.	DRILLED PIERS AND GRADE BEAMS	4,000 PSI	
e.	MISC, CURBS, HOUSEKEEPING PADS ETC.	2,500 PSI	
f.	NON-STRUCTURAL CONCRETE TOPPING SLAB	2,000 PSI	

- 5. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE, WEIGHING LESS THAN 155 PCF, UNLESS OTHERWISE NOTED. (WATER: ČEMENT RĂTIO = .45 MAX.)
- 6. REPLACE A MINIMUM OF 25% AND A MAXIMUM OF 50% OF CEMENT CONTENT WITH FLY ASH, POZZOLAN, SLAG CEMENT, AND/OR SILICA FUME.
- 7. NOMINAL MAXIMUM SIZE OF AGGREGATES SHALL BE SELECTED SUCH THAT WORKABILITY AND PLACEABILITY OF CONCRETE ARE FACILITATED.
- CONCRETE WITH SPECIFIED COMPRESSIVE STRENGTH GREATER THAN 2,500 PSI SHALL BE PER A CONCRETE MIX DESIGN. ALL CONCRETE MIX DESIGNS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR ADDROVAL DRIOR TO CONSTRUCTION

	SIR	JUTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.	
9.	CON	CRETE CLEAR COVER AT REINFORCING SHALL BE AS FOLLOWS:	
	a.	CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3" CLEAR
	b.	EXPOSED TO EARTH OR WEATHER BUT CAST AGAINST FORMS	2" CLEAR
	C.	SLABS (EXCEPT FOR MATS)	CENTERED IN
			SLAB, U.O.N.
	d.	BARS PARALLEL TO COLD JOINTS	2" CLEAR
	e.	NOT EXPOSED TO WEATHER OR EARTH: SLABS, WALLS, JOISTS	$\frac{3}{4}$ " CLEAR
	f.	NOT EXPOSED TO WEATHER OR EARTH: BEAMS AND COLUMN	1½" CLEAR

- 10. ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS, PIPE SLEEVES, AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING OF CONCRETE. "WET SETTING" IS NOT PERMITTED.
- 11. DO NOT PLACE CONCRETE WHILE RAIN IS FALLING UNLESS ADEQUATE PROTECTION IS PROVIDED. DO NOT ALLOW RAIN WATER TO INCREASE WATER-CEMENT RATIO IN CONCRETE OR DAMAGE THE SURFACE OF THE CONCRETE.
- 12. MAXIMUM VERTICAL DROP OF CONCRETE SHALL BE NO MORE THAN 2'-0" FROM END OF PLACEMENT DEVICE TO PLACEMENT SURFACE.
- 13. THE SURFACE OF ALL CONSTRUCTION JOINTS SHALL BE CLEANED AND ROUGHENED BY REMOVING THE ENTIRE SURFACE AND EXPOSING CLEAN AGGREGATE SOLIDLY EMBEDDED IN
- 14. EPOXY ADHESIVE SHALL BE USED AT ALL LOCATIONS WHERE EITHER THREADED STEEL ROD OR REINFORCING BAR IS BEING EMBEDDED INTO EXISTING HARDENED CONCRETE, U.O.N. DO NOT DAMAGE EXISTING CONCRETE
- 15. ADMIXTURES SHALL BE USED AS REQUIRED FOR HOT OR COLD WEATHER, SET ACCELERATION, AND WORKABILITY. SUBMIT PRODUCT DATA TO STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONCRETE POUR.

REINFORCING BAR

- 1. REINFORCING STEEL SHALL BE DEFORMED BARS PER SPECIFICATION AND GRADE LISTED BELOW WITH BAR MARKS LEGIBLY ROLLED INTO THE SURFACE INDICATION SIZE, TYPE OF STEEL, AND YIELD STRENGTH DESIGNATION:
- a. #3 BARS AND SMALLER ASTM A615 GRADE 40 OR 60 b. #4 BARS AND LARGER ASTM A615 GRADE 60 ASTM A706 GRADE 60 c. WELDED BARS
- REINFORCING SHALL HAVE A MINIMUM LAP IN CONFORMANCE WITH DETAILS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS. STAGGER SPLICES WHENEVER POSSIBLE VERTICAL WALL REINFORCING BARS SHALL EITHER EXTEND INTO FOOTINGS OR LAP SPLICED WITH FOOTING DOWELS OF THE SAME SIZE BARS.
- BENDING OF REINFORCING SHALL BE IN CONFORMANCE WITH DETAILS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS. FIELD BENDING OF BARS THAT ARE IN PLACE IS NOT PERMITTED UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
- 4. ALL BARS SHALL BE FREE OF LOOSE AND FLAKY RUST AND SCALE, GREASE, OR OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.
- WELDED WIRE MESH (WWF) SHALL CONFORM TO ASTM A1064, EXCEPT AT SLABS ON GRADE WHICH MAY BE GR40. USE 6x6 W10/10 AND LAP 12" MIN. U.O.N.

EPOXY ADHESIVE ANCHORS

- 1. EPOXY ADHESIVE SHALL BE ONE OF THE FOLLOWING:
- SIMPSON SET-3G ADHESIVE (ICC-ES REPORT ESR-4057) EQUIVALENT ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF MANUFACTURER'S SPECIFICATIONS AND ICC-ES REPORT.
- INSTALLATION OF EPOXY ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCLINED TO SUPPORT SUSTAINED TENSION LOADS SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY AN APPLICABLE CERTIFICATION PROGRAM. CERTIFICATION SHALL INCLUDE WRITTEN AND PERFORMANCE TESTS IN ACCORDANCE WITH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR EQUIVALENT. THE ACCEPTABILITY OF CERTIFICATION OTHER THAN ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION SHALL BE APPROVED BY THE ENGINEER OF RECORD.
- INSTALLATION REQUIREMENTS: INSTALL ADHESIVE AND ANCHORS PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL HAVE MANUFACTURER'S PRODUCT INSTALLATION LITERATURE AND PRODUCT EVALUATION REPORT ON SITE FOR REFERENCE DURING
- a. ANCHORS SHALL BE INSTALLED IN CONCRETE THAT HAS A MINIMUM AGE OF 21 DAYS PER ACI D5.5.2.
- HOLE PREPARATION: HOLES SHALL BE DRILLED, BLOWN OUT, AND BRUSHED PER
- MANUFACTURER'S SPECIFICATIONS. CARTRIDGE PREPARATION: EPOXY ADHESIVE SHALL BE MIXED AND DISPENSED PER MANUFACTURER'S SPECIFICATIONS.
- 4. VISUAL PERIODIC SPECIAL INSPECTION IS REQUIRED DURING INSTALLATION, AND SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ICC-ES
- a. THE SPECIAL INSPECTOR MUST BE ON THE JOBSITE TO VERIFY THE INITIAL INSTALLATIONS OF EACH TYPE AND SIZE OF ANCHOR BY CONSTRUCTION PERSONNEL. SUBSEQUENT INSTALLATIONS OF THE SAME TYPE AND SIZE BY THE SAME CONSTRUCTION PERSONNEL ARE PERMITTED TO BE PERFORMED IN THE ABSENCE OF
- b. ANY CHANGE IN THE PRODUCT OR PERSONNEL MUST REQUIRE AN INITIAL INSPECTION.

- FOR ONGOING INSTALLATION OVER AN EXTENDED PERIOD, THE SPECIAL INSPECTOR MUST MAKE REGULAR INSPECTIONS AT INTERVALS DETERMINED BY THE ENGINEER OF
- IF THE CONTRACTOR FAILS TO ENSURE VISUAL PERIODIC SPECIAL INSPECTION IS ADEQUATELY PERFORMED, OR THE LOCAL BUILDING AUTHORITY SPECIFICALLY REQUIRES TESTING, CONTACT THE ENGINEER FOR PROOF LOADING REQUIREMENTS.
- 5. QUALITY CONTROL REQUIREMENTS:
- a. SHEAR ANCHORS: 25% OF ANCHORS RESISTING SHEAR FORCES ONLY, SUCH AS SILL PLATE OR LEDGER ANCHORS, SHALL BE TORQUE TESTED TO THE VALUES LISTED **BFLOW**
- TENSION ANCHORS: 5% (BUT NOT LESS THAN TWO) OF ANCHORS RESISTING TENSION FORCES, SUCH AS HOLDOWN ANCHORS, SHALL BE SUBJECT TO DIRECT TENSION TESTS PER THE TYPICAL "HOLDOWN TO EXISTING CONCRETE" DETAILS. AN ADDITIONAL 20% (BUT NOT LESS THAN THREE) SHALL BE TORQUE TESTED TO THE
- TORQUE TESTING REQUIREMENTS: TEST ANCHORS USING A TORQUE CALIBRATED WRENCH TO THE FOLLOWING MINIMUM TORQUE VALUES:

ANCHOR	TORQL
½"Ø	40 FT-L
%"Ø	50 FT-L
¾"Ø	60 FT-L
7∕8"Ø	70 FT-L
1"Ø	80 FT-L

- 1. ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC, CHAPTER 23 AND NDS 2018, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AND SDPWS 2015, SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC.
- 2. ALL SOLID SAWN STRUCTURAL LUMBER SHALL CONFORM TO THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION. LUMBER SHALL BE DOUGLAS FIR WITH GRADE AS FOLLOWS:
- a. JOISTS NO. 2, 2" TO 4" THICK BEAMS & HEADERS NO. 1
- POSTS NO. 1, POST & TIMBERS STUDS CONSTRUCTION
- PRESSURE TREATED NO. 2 TRUS JOISTS SHALL BE MANUFACTURED BY WEYERHAEUSER. ALL CUTTING, NOTCHING AND
- DRILLING OF TRUS JOISTS MAY BE DONE ONLY IN ACCORDANCE WITH THE DETAILS PROVIDED BY THE MANUFACTURER. 4. ALL PARALLAM (PSL), MICROLAM (LVL), AND TIMBERSTRAND (LSL) MEMBER CALLOUTS REFER

TO PRODUCTS OF WEYERHAEUSER. CUTTING, NOTCHING OR DRILLING OF MEMBERS MAY BE

- DONE ONLY WITH THE APPROVAL OF THE STRUCTURAL ENGINEER. GRADE SHALL BE AS FOLLOWS: a. 2.2E PARALLAM (PSL) $F_b = 2,900 \text{ PSI}$ $F_v = 290 \text{ PSI}$ E = 2,200,000 PSI
- 2.0E MICROLAM (LVL) $F_b = 2,600 \text{ PSI}$ $F_v = 285 \text{ PSI}$ E = 2,000,000 PSI1.55E TIMBERSTRAND (LSL) $F_b = 2,325 \text{ PSI}$ $F_v = 310 \text{ PSI}$ E = 1,550,000 PSI
- 5. ALL STRUCTURAL LUMBER SHALL HAVE THE FOLLOWING MAXIMUM MOISTURE CONTENT (MC): MC LESS THAN OR EQUAL TO 19% AT TIME OF INSTALLATION.
- 6. LUMBER EXPOSED TO PROLONGED RAIN WILL LIKELY EXHIBIT DEFLECTIONS LARGER THAN ANTICIPATED.
- 7. CONTRACTOR TO SUBMIT NAIL SPECIFICATION TO STRANDBERG ENGINEERING FOR APPROVAL PRIOR TO INSTALLATION OF NAILS. ALL NAILS USED IN TIMBER-TO-TIMBER CONNECTIONS SHALL BE COMMON NAILS (8d NAIL SHALL HAVE A .131"Ø AND 21/2" LENGTH, 10d NAIL SHALL HAVE A .148"Ø AND 3" LENGTH, AND 16d NAIL SHALL HAVE A .162"Ø AND 3//" LENGTH) AND NAILING SHALL CONFORM TO THE APPLICABLE BUILDING CODES. ALL NAILS CONNECTING PRE-MANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC) TO TIMBER SHALL CONFORM TO THE MANUFACTURER'S CATALOGUE AND APPLICABLE ICC REPORTS.
- 8. ALL STUD WALLS SHALL HAVE FIRE BLOCKING AT 10'-0"o.c. MAXIMUM.
- WHERE WOOD IS IN CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO WEATHER, PRESSURE-TREATED ("P.T.") DOUGLAS FIR SHALL BE USED, U.O.N. WEATHER RESISTANT SPECIES SUCH AS REDWOOD. CEDAR, OR WOLMANIZED WOOD MAY BE USED WHERE SPECIFIED IN THE DRAWINGS OR APPROVED BY THE ENGINEER.
- 10. ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED WITH %"Ø F1554 ANCHOR BOLTS WITH 7" MINIMUM EMBEDMENT AND 3"x3"x.229" PLATE WASHERS AT 4'-0"o.c., U.O.N. PLATE WASHER SHALL EXTEND TO WITHIN ½" OF PLATE ON SHEATHED SIDE. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL ANCHOR BOLT SPACING AND PLATE WASHER REQUIREMENTS.
- 11. AT NON-STRUCTURAL INTERIOR PARTITIONS, SILL PLATE MAY BE PRESSURE TREATED 2x AND FASTENED TO CONCRETE WITH SIMPSON 3/6"Ø "TITEN 2" CONCRETE SCREWS AT 24"o.c. (13/4" MIN. EMBEDMENT) OR SIMPSON 0.157"Ø "PDPA" POWDER-ACTUATED FASTENERS AT 24"o.c. (1" MIN. EMBEDMENT).
- 12. ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH WASHERS. NO UPSET THREADS ARE ALLOWED.
- 13. PROVIDE MULTIPLE STUDS FOR SOLID BEARING AT THE ENDS OF MISCELLANEOUS BEAMS OR GIRDER TRUSSES WHERE POSTS ARE NOT SHOWN.
- 14. PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS.
- 15. PROVIDE SOLID BLOCK AT BEARING WALLS, UNDER PERPENDICULAR PARTITIONS AND ELSEWHERE AS REQUIRED PER NDS SECTION 4.4.1. PROVIDE FULL DEPTH BLOCKING AT ENDS AND AT 8'-0"o.c. MAXIMUM SPACING.
- 16. FACE NAIL TWO PIECE BUILT-UP BEAMS WITH 16d AT 12"o.c. AT TOP AND BOTTOM TO ALTERNATE SIDES OF BEAM. PROVIDE ADDITIONAL ROW OF NAILING AT ALL BEAMS GREATER THAN 12" DEEP.
- 17. PREDRILL ALL HOLES FOR 20d AND LARGER NAILS, SPIKES AND LAG BOLTS. LEAD HOLES FOR LAGS SHALL BE AS FOLLOWS:
- SHANK PORTION SAME Ø AND LENGTH AS SHANK THREADED PORTION 60% TO 75% OF THE Ø OF THE THREAD AND THE SAME LENGTH AS THREAD.
- 17. PROVIDE FULL DEPTH SOLID BLOCKING AT A MAXIMUM OF 8'-0"o.c. FOR 2x10 MEMBERS AND LARGER (CONTACT METAL BRIDGING OR EQUAL MAY BE USED) WHERE SHEATHING OR GYPSUM BOARD IS NOT APPLIED TO TOP AND BOTTOM OF JOISTS FOR ENTIRE LENGTH PER NDS SECTION 4.4.1.
- 18. ALL PREMANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC.) SHALL BE BY SIMPSON STRONG TIE COMPANY, INC., U.O.N. SEE NOTE ABOVE CONCERNING NAILING.
- 19. RETIGHTEN ALL BOLTS BEFORE CLOSING IN.
- 20. FASTENERS & CONNECTORS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL HOT-DIPPED GALVANIZED PER ASTM A153 - CLASS C OR ASTM A123, OR SIMPSON'S "ZMAX" OR DOUBLE-BARRIER/QUIK GUARD COATING.
- 21. FASTENERS & CONNECTORS IN CONTACT WITH WOOD TREATED WITH AMMONIA OR ACZA (CHEMONITE) OR OTHER CHEMICALS w/ CHEMICAL RETENTION > AWPA UC4A SHALL BE STAINLESS STEEL. FASTENERS & CONNECTORS IN CONTACT WITH OTHER PRESSURE-PRESERVATIVE TREATED WOOD SHALL BE STAINLESS STEEL, HOT-DIPPED GALVANIZED PER ASTM A153 - CLASS D OR ASTM A123, OR SIMPSON'S "ZMAX" OR DOUBLE-BARRIER/QUIK GUARD COATING.
- 22. ALL STUDS SHALL BE ONE PIECE BETWEEN FLOORS AND FROM FLOOR TO ROOF, U.O.N. ALIGN CENTERLINE OF STUDS WITH CENTERLINE OF FLOOR JOISTS. ALIGN CENTERLINE OF STUDS FOR FULL HEIGHT OF STRUCTURAL, TYP.
- 23. ALL POSTS SHALL BE FULL HEIGHT FROM FOUNDATION TO ROOF, U.O.N. WHERE POSTS ARE DISCONTINUOUS AT JOIST SPACE AND OR FROM TOP OF BEAM OR HEADERS TO LOWER TOP PLATE, BLOCK THIS SPACE WITH STUD POST

SHEATHING

- 1. ALL SHEATHING TO BE ORIENTED STRAND BOARD (OSB) IN ACCORDANCE WITH US PRODUCT STANDARD PS 2-10 OR PLYWOOD IN ACCORDANCE WITH THE US PRODUCT STANDARD PS 1-09 AND PS 2-10. ALL SHEATHING TO BE STAMPED BY THE AMERICAN PLYWOOD ASSOCIATION (APA) WITH BOND CLASSIFICATION OF "EXTERIOR" OR "EXPOSURE 1". SEE PLANS FOR THICKNESS AND NAILING PATTERN AT FLOOR AND ROOF SHEATHING. MINIMUM SHEET SIZE 24". SHEATHING SHALL BE DOUGLAS FIR AND AS FOLLOWS (U.O.N.):
 - \(\frac{5}{8}\)" APA RATED 32/16, EXPOSURE 1*
 - 3/4" APA RATED 48/24, T&G, EXPOSURE 1**
 - ½" APA RATED 32/16, EXPOSURE 1 • ½" APA RATED 24/0, EXPOSURE 1
 - * PROVIDE PLY CLIPS BETWEEN JOISTS WHERE EDGES ARE NOT BLOCKED. ** CONTRACTOR MAY OMIT T&G WHERE EDGES ARE BLOCKED
- 2. ALL EXTERIOR WALLS NOT NOTED AS SHEAR WALLS SHALL BE SHEATHED WITH SHEATHING AND CONSTRUCTED AS A TYPE-6 SHEAR WALL, INCLUDING ABOVE AND BELOW ALL WALL OPENINGS, AND GABLED WALLS.
- 3. GLUE FLOOR SHEATHING TO JOISTS WITH A CONTINUOUS BEAD OF CONSTRUCTION GRADE ADHESIVE (ASTM D3498) AND NAIL WITHIN 10 MINUTES OF GLUING.

PERPENDICULAR TO JOISTS AND RAFTERS AND EDGES SHALL HAVE A STAGGERED LAYOUT.

- 4. SHEATHING SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN
- 5. SHEATHING SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. BLOCK ALL PANEL EDGES. PROVIDE 3x (OR 4x) MEMBERS (OR DOUBLE 2x TOP PLATE) AT ALL SHEATHING EDGES FOR SHEAR WALL WHERE NAILING IS EQUAL OR LESS THAN 4"o.c.
- 6. SHEATHING SHALL ABUT ALONG THE CENTERLINE OF FRAMING MEMBERS WITH NAILING NOT LESS THAN %" FROM EDGE OF SHEETS AND FRAMING.
- 7. SHEAR WALLS SHALL RUN AND BE CONNECTED TO UNDERSIDE OF ROOF OR FLOOR SHEATHING WITH APPROVED BLOCKING AS REQUIRED AND SHALL CONNECT WITH FLOOR OR FOUNDATION BELOW.
- 8. WHERE SHEAR WALL CONNECTIONS ARE NOT SPECIFICALLY DETAILED ON THESE DRAWINGS, CONSTRUCTION DETAILS SHALL BE PER TYPICAL DETAILS AND SHEAR WALL SCHEDULE.

Sheet Number Sheet Title S1.0 **GENERAL NOTES** S1.0a GENERAL NOTES S1.1 TYPICAL DETIALS S1.2 TYPICAL DETIALS S1.3 TYPICAL DETIALS S1.4 TYPICAL DETIALS S1.5 TYPICAL DETIALS S1.6 TYPICAL DETIALS TYPICAL DETIALS S2.1 S2.2 PLANS S2.3 PLANS S2.4 PLANS S3.0 FOUNDATION DETAILS FOUNDATION DETAILS FOUNDATION DETAILS FOUNDATION DETAILS FLOOR FRAMING DETAILS FLOOR FRAMING DETAILS ROOF FRAMING DETAILS

Structural Sheet Index

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PROJECT NUMBER

TITLE

GENERAL NOTES

GENERAL NOTES CONTD...

STRUCTURAL STEEL

ANCHOR BOLTS

1. ALL STRUCTURAL STEEL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CBC CHAPTER 22 AND AISC STEEL CONSTRUCTION MANUAL 15th EDITION AND AISC 360-16, SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.

ASTM F1554

STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING:

 $F_v = 50 \text{ KSI}$ W SHAPES ASTM A992 HSS RECTANGULAR ASTM A500 GR. B $F_{v} = 46 \text{ KSI}$ HSS ROUND ASTM A500 GR. B $F_{y}^{'} = 42 \text{ KSI}$ ASTM A53 GR. B $F_{v} = 35 \text{ KSI}$ CONTINUITY PLATES ASTM A572 $F_{v} = 50 \text{ KSI}$ OTHER SHAPES AND PLATES ASTM A36 ELECTRODES ASTM E70XX BASE PLATES ASTM A36

MACHINE BOLTS ASTM A307 HIGH STRENGTH BOLTS ASTM A325-N, U.O.N. AS ASTM A490-SC ASTM A108 WELDED HEADED STUDS

THREADED RODS THREADED RODS (HANGING) ASTM A193 GR. B7

3. BOLT HOLES SHALL BE $\frac{1}{16}$ " OVERSIZED, EXCEPT AT BASE PLATES WHERE THEY CAN BE $\frac{5}{16}$ " OVERSIZED WITH WELDED WASHERS WITH 1/16" OVERSIZED HOLES.

 $F_v = 36 \text{ KSI}$

- 4. ALL SHOP AND FIELD WELDING SHALL BE INSPECTED BY AN APPROVED TESTING LABORATORY. SPECIAL INSPECTION REQUIREMENTS OF CHAPTER 17, 2019 CBC, APPLY TO ALL WELDING.
- 5. ALL WELDING TO CONFORM TO THE REQUIREMENTS OF THE LATEST AWS D1.1, STRUCTURAL WELDING CODE, AND LATEST AWS D1.8, STRUCTURAL WELDING CODE-SEISMIC SUPPLEMENT, AND SHALL BE PERFORMED BY CERTIFIED WELDERS.
- ALL WELDS NOT SPECIFIED SHALL BE CONTINUOUS FILLET WELDS, USING NOT LESS THAN THE MINIMUM SIZES BASED ON THICKNESS OF THICKER PART JOINED PER AISC/AWS, AND IN NO CASE LESS THAN ¼", U.O.N. WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED.
- 7. WHERE WELDS ARE DESIGNATED AS DEMAND CRITICAL, THEY SHALL COMPLY WITH AWS D1.8 AND BE MADE WITH A FILLER METAL CAPABLE OF PROVIDING A MINIMUM CHARPY V-NOTCH (CVN) TOUGHNESS OF 20 FT-LB AT -20°F AS DETERMINED BY THE APPROPRIATE AWS CLASSIFICATION TEST METHOD OR MANUFACTURER CERTIFICATION, AND 40 FT-LB AT 70°F AS DETERMINED BY APPENDIX X OR OTHER APPROVED METHOD, WHEN THE STEEL FRAME IS NORMALLY ENCLOSED AND MAINTAINED AT A TEMPERATURE OF 50°F OR HIGHER.
- NON-SHRINK GROUT IS REQUIRED UNDER ALL BASE PLATES. GROUT SHALL COMPLY WITH ASTM C 1107 GRADE A AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 7,000 PSI AT 28
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES, INCLUDING THOSE RELATING TO TEMPERATURE DIFFERENTIALS, ERECTION TOLERANCES, AND WITH RESPECT TO STRUCTURAL STEEL FRAMING INTO REINFORCED CONCRETE WALLS.
- 10. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO CONTROL DISTORTION OF THE STEEL, DURING AND AFTER ALL FIELD AND SHOP WELDING, AND TO ENSURE THAT ALL STEEL REMAINS STRAIGHT AND OR PLUMB, DURING AND AFTER WELDING OPERATIONS. THIS INCLUDES, BUT NOT LIMITED TO, PRE-SETTING, TRIAL ERECTION, USING FEWER WELD PASSES, BACKSTEP WELDING, PROPER WELDING SEQUENCE, AND CLAMPING. ALL CORRECTIONS NECESSARY DUE TO DISTORTION OF THE STEEL ELEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 11. THE STRUCTURAL STEEL CONNECTIONS CONSIST OF THE FOLLOWING: a. ALL MAJOR STRUCTURAL STEEL CONNECTIONS ARE DETAILED ON THE DRAWINGS. THE
 - DETAILS INDICATE THE REQUIRED MINIMUM PLATE THICKNESS, ANGLES, WELDS, BOLTS AND GENERAL CONNECTION CONFIGURATION. THE FINAL DIMENSIONAL CONFIGURATION INCLUDING ADJUSTMENTS FOR CAMBER SHALL BE DETERMINED BY THE FABRICATOR ON SHOP DRAWINGS.
 - b. ANY PROPOSED REVISIONS OR MODIFICATIONS TO THE CONNECTIONS AS SHOWN ON THE DRAWINGS SHALL BE FULLY ENGINEERED BY THE FABRICATOR. SHOP DRAWINGS AND CALCULATIONS PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA SHALL BE SUBMITTED FOR REVIEW. THE CAPACITY OF CONNECTIONS SHALL NOT BE REDUCED FROM THAT PROVIDED BY THE DETAIL AS SHOWN WHERE NOT SHOWN OR INFERRED FROM DRAWINGS, THE CONNECTION SHALL BE CAPABLE OF NOT LESS THAN 120% OF THE MEMBER CAPACITY IN TENSION. ANY PROPOSED REVISIONS SHALL BE AT NO ADDITIONAL COST TO THE
- 12. STEEL ELEMENTS DESIGNATED AS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) SHALL BE IN ACCORDANCE WITH AISC 303-16, THE CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, WITH ELEMENT CATEGORIES AND CHARACTERISTICS AS DEFINED BY THE ARCHITECT.

DEMOLITION AND SHORING WORKS

- PER CA CIVIL CODE SECTION 832, THE OWNER SHALL PROVIDE REASONABLE NOTICE TO THE OWNER OR OWNERS OF ADJOINING LANDS AND OF BUILDINGS OR OTHER STRUCTURES. STATING THE DEPTH TO WHICH THE EXCAVATION(S) IS INTENDED TO BE MADE AND WHEN EXCAVATING WILL BEGIN.
- TEMPORARY SHORING OF SOIL, FOUNDATION, AND SUPERSTRUCTURE HAS NOT BEEN DESIGNED NOR REVIEWED BY STRANDBERG ENGINEERING. SHORING SHALL BE DESIGNED AND IMPLEMENTED BY THE CONTRACTOR.
- ALL DESIGN AND DETAILING FOR TEMPORARY SHORING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, 2019 EDITION. DRAWINGS AND CALCULATIONS SHALL BE STAMPED AND SIGNED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA, AND SHALL BE SUBMITTED TO THE LOCAL DEPARTMENT OF BUILDING INSPECTION FOR APPROVAL UPON REQUEST.
- UPON REQUEST STRANDBERG WILL REVIEW SHORING FOR IMPACTS TO THE STRUCTURE. ANY SHORING REFERENCED OR GRAPHICALLY SHOWN IN STRUCTURAL DRAWINGS IS FOR REFERENCE ONLY AND IS TO BE DESIGNED BY OTHERS.

STRUCTURAL OBSERVATIONS

OBSERVATION.

- 1. THE FOLLOWING ITEMS SHALL HAVE PERIODIC STRUCTURAL OBSERVATION BY THE STRUCTURAL ENGINEER OF RECORD PER CBC SECTION 1704.6:
 - a. REINFORCING STEEL PRIOR TO POURING CONCRETE
- ANCHOR BOLTS AND HOLDOWN ANCHORS PRIOR TO POURING CONCRETE SHEAR WALL CONSTRUCTION INCLUDING SILL/SOLE PLATE FASTENING, HOLDOWN
- INSTALLATION, TOP PLATE CONNECTIONS, FRAMING, STRAPPING, AND SHEATHING
- NAILING OF PLYWOOD ON FLOORS, AND ROOFS AND INSTALLATION OF COLLECTORS, DRAG STRUTS AND TIES PRIOR TO COVER
- STRUCTURAL STEEL CONSTRUCTION PRIOR TO COVER f. STRUCTURAL FRAMING AND CONNECTORS PRIOR TO COVER
- THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER A MINIMUM OF 48 HOURS (EXCLUDING WEEKEND DAYS) PRIOR TO THE TIME OF A REQUIRED STRUCTURAL
- OBSERVATION VISITS TO THE JOB SITE BY THE ENGINEER'S FIELD REPRESENTATIVE SHALL BE CONSTRUED AS NEITHER INSPECTION NOR APPROVAL OF CONSTRUCTION.

STRUCTURAL TESTS AND SPECIAL INSPECTIONS

- STRUCTURAL TESTS AND CONTINUOUS OR PERIODIC SPECIAL INSPECTIONS, AS REQUIRED BY THE 2019 CALIFORNIA BUILDING CODE (CBC) CHAPTER 17, SHALL BE PERFORMED BY THE OWNER'S TESTING AND INSPECTION AGENCY, INCLUDING THE FOLLOWING: (REFER TO THE "SAN FRANCISCO SPECIAL INSPECTION AND STRUCTURAL OBSERVATION" FORM FOR ADDITIONAL REQUIREMENTS)
- a. CONCRETE CONSTRUCTION: CONTINUOUS INSPECTION DURING PLACEMENT OF CONCRETE AND THE TAKING OF CONCRETE SPECIMENS FOR STRENGTH TESTS. COMPRESSIVE STRENGTH TESTING OF CONCRETE SPECIMENS PER ACI 318.
- b. REINFORCING STEEL: DURING PLACING OF REINFORCING STEEL FOR CONFORMANCE TO THE APPROVED PLANS PRIOR TO THE CLOSING OF FORMS OR THE DELIVERY OF CONCRETE TO THE JOBSITE.
- c. SHEAR WALLS: NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS OF SHEAR WALLS WITH EDGE NAIL SPACING LESS THAN OR EQUAL TO
- d. SOILS: MATERIAL VERIFICATION, EXCAVATIONS, GRADING AND FILLING OPERATIONS.
- e. STEEL CONSTRUCTION/WELDING: PER CBC SECTION 1705 AND AISC 360 SECTION M5 INCLUDING MATERIAL IDENTIFICATION AND SLIP-CRITICAL HIGH-STRENGTH BOLTED CONNECTIONS. STRUCTURAL STEEL SHOP AND FIELD WELDING PER AWS D1.1. WELDING OF SHEET STEEL INCLUDING COLD-FORMED STEEL DECK AND FRAMING PER AWS D1.3. WELDING OF REINFORCING STEEL PER AWS D1.4. WELDING OF STAINLESS STEEL PER D1.6.
- **EPOXY ADHESIVE ANCHORS:** VISUAL INSPECTION OF EPOXY ADHESIVE ANCHORS POST-INSTALLED IN HARDENED CONCRETE OR MASONRY PER MANUFACTURER'S SPECIFICATION AND PRODUCT EVALUATION REPORT. SHEAR (TORQUE) TESTS AND DIRECT TENSION (PULL) TESTS PER THE GENERAL NOTES.
- g. MECHANICAL ANCHORS: VISUAL INSPECTION OF MECHANICAL ANCHORS (EXPANSION ANCHORS, CONCRETE SCREWS, ETC.) POST-INSTALLED IN HARDENED CONCRETE OR MASONRY PER MANUFACTURER'S SPECIFICATION AND PRODUCT EVALUATION REPORT.
- h. DRILLED PIER FOUNDATIONS: DURING DRILLING OPERATIONS, VERIFICATION OF PLACEMENT AND EMBEDMENT, AND REQUIREMENTS FOR CONCRETE CONSTRUCTION.

ABBREVIATIONS ON DRAWINGS

B.	ANCHOR BOLT	GA.	GAUGE	SECT.	SECTION
M	BEAM	GLB	GLULAM BEAM	S.O.G.	SLAB ON GRADE
OT.	BOTTOM	HORIZ.	HORIZONTAL	SQ.	SQUARE
.O.	BOTTOM OF	LVL	MICROLLAM	STAGG.	STAGGERED
/W	BETWEEN	M.B.	MACHINE BOLT	STD.	STANDARD
	CENTER LINE	MAX.	MAXIMUM	STL	STEEL
OL.	COLUMN	MIN.	MINIMUM	STIFF.	STIFFENER
ONT.	CONTINUOUS	MISC.	MISCELLANEOUS	STRUCT.	STRUCTURAL
LR	CLEAR	MECH.	MECHANICAL	S.S.	STAINLESS STEEL
ONC.	CONCRETE	M.F.	MOMENT FRAME	S.W.	SHEAR WALL
ONN.	CONNECTION	N.T.S.	NOT TO SCALE	T&B	TOP AND BOTTOM
OLL.	COLLECTOR	NO.	NUMBER	T&G	TONGUE AND
์), OR d	DIAMETER	(N)	NEW		GROVE
.F.	DOUGLAS FIR	O.C.	ON CENTER	T.O.C.	TOP OF CONCRETE
.S.	DRAG STRUT	O.H.	OPPOSITE HAND	TYP.	TYPICAL
WG	DRAWING	O.D.	OUTSIDE DIAMETER	THK	THICK
IAG.	DIAGONAL	PL.	PLATE	THRD. ROD	THREADED ROD
N	DOWN	PLY.	PLYWOOD	T.O.	TOP OF
A.	EACH	PSL	PARALLAM	U.O.N.	UNLESS
L.	ELEVATION	P.T.	PRESSURE		OTHERWISE NOTED
XT.	EXTERIOR		TREATED	VERT.	VERTICAL
.N.	EDGE NAILING	REINF.	REINFORCING	V.I.F.	VERIFY IN FIELD
.F.	EACH FACE	REQ'D	REQUIRED	w/	WITH
.S.	EACH SIDE	REV	REVISION	w/o	WITHOUT
.W.	EACH WAY	S.A.D.	SEE	WF	WIDE FLANGE
Q	EQUAL		ARCHITECTURAL		STEEL SECTION
Ξ)	EXISTING		DRAWINGS	WT	WEIGHT
LR.	FLOOR	SCHED.	SCHEDULE	W.W.F.	WELDED WIRE
TG.	FOOTING	SIM.	SIMILAR		FABRIC

SQUARE

SQ.

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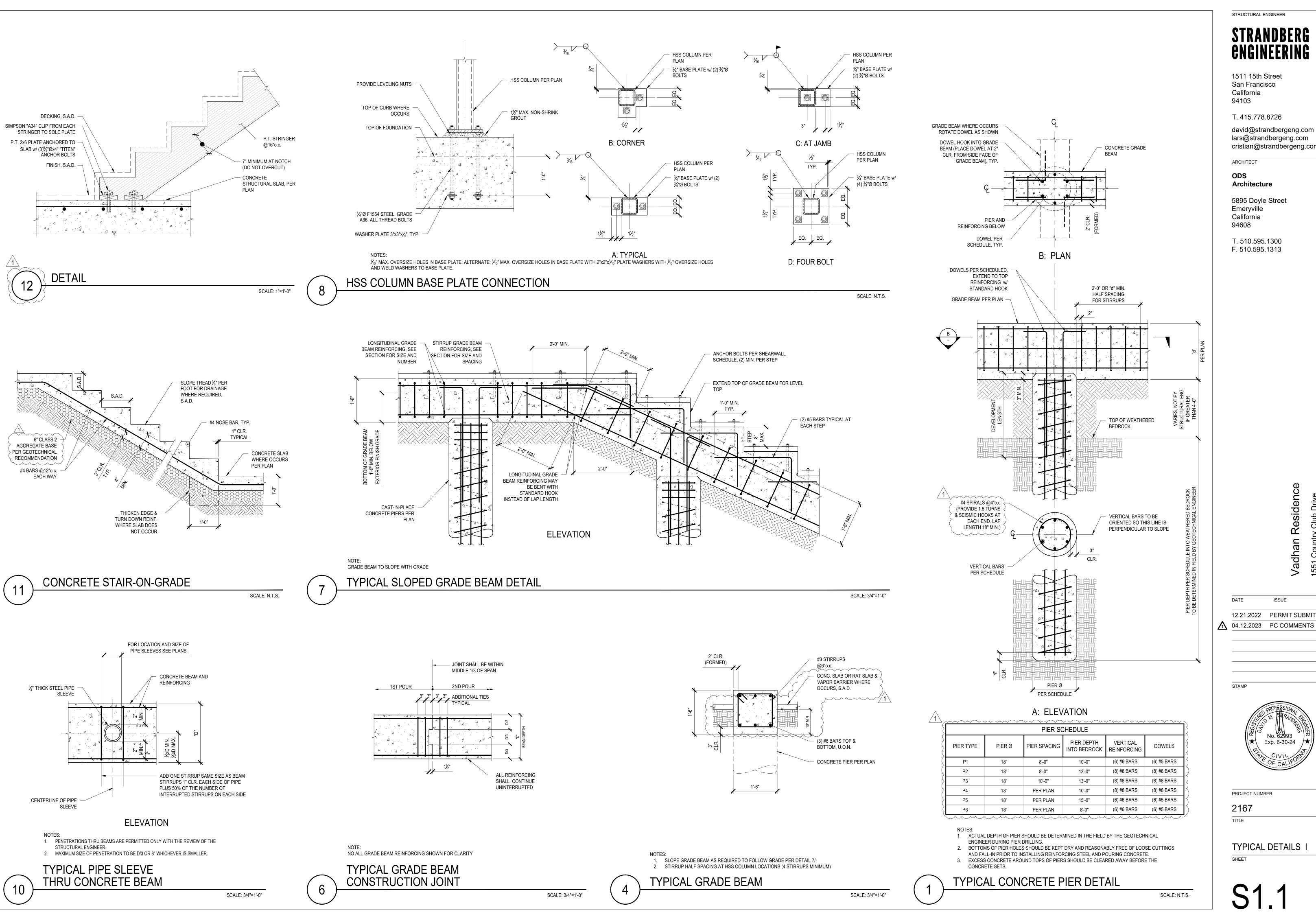
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2167 TITLE

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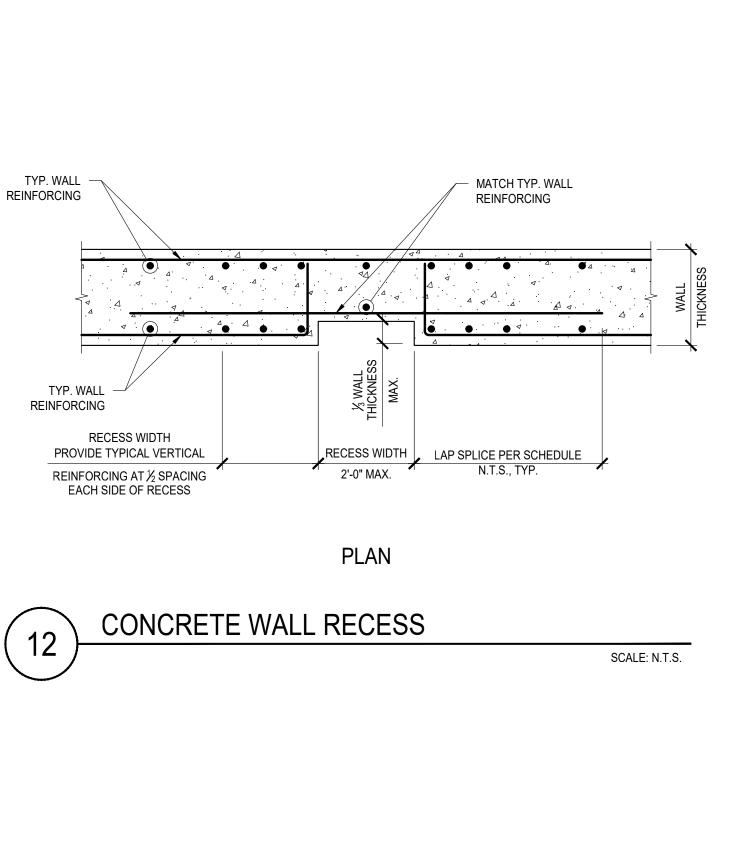
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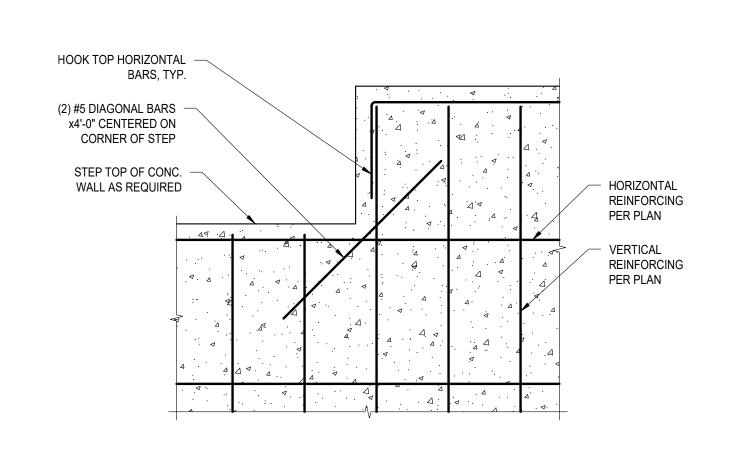


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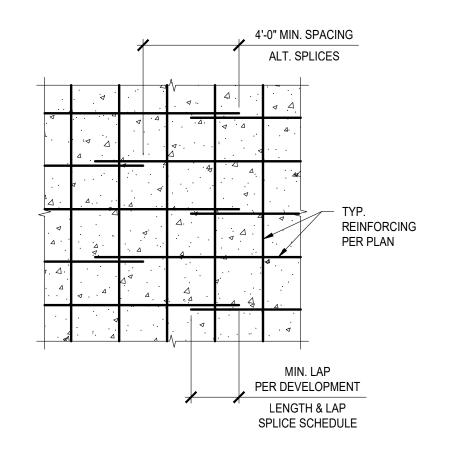
2167 TITLE

TYPICAL DETAILS I

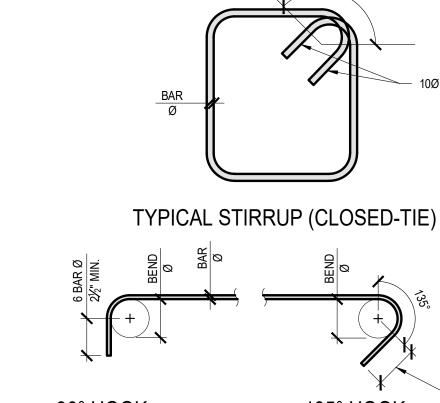




STEPPED CONCRETE WALL



CONCRETE WALL REINFORCING



1. MINIMUM BEND DIAMETER FOR STIRRUPS AND TIES IS 4d FOR #5 BARS & SMALLER AND 6d FOR #6

- 2. STIRRUPS CALLED OUT ON THE DRAWINGS MAY NEED TO BE INSTALLED IN PIECES TO ACCOMMODATE FIELD AND EXISTING CONDITIONS. WHERE THIS NEEDS TO OCCUR EACH PIECE NEEDS TO HAVE HOOKED ENDS AS SHOWN IN THIS DETAIL.
- 3. ON DRAWINGS, WHERE A STIRRUP CORNER SHOWS DOUBLE HOOKS, IT MEANS THAT HOOKS LAP AT CORNER. THIS THEREFORE IDENTIFIES THE PIECES OF THE STIRRUP

STIRRUP & TIE BENDS

SCALE: N.T.S.

SCALE: N.T.S.

6Ø TYP., 10Ø AT

NOT LESS THAN 3"

MOMENT FRAMES, BUT

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TYPICAL DETAILS II

2167

TITLE

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ENGINEERING

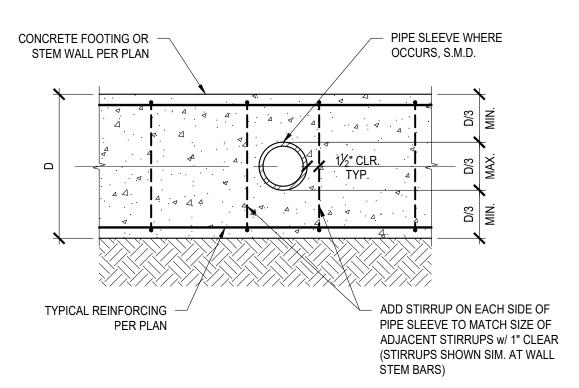
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CONCRETE FOOTING OR STEM PIPE SLEEVE WHERE WALL PER PLAN OCCURS, S.M.D. STANDARD LAP SPLICE PER HOOK PER SCHEDULE, TYP. TYPICAL DETAIL TYP. REINFORCING ADD BAR TO MATCH SIZE & INTERRUPTED BY PIPE SPACING OF BOTTOM BAR BENT BAR TO MATCH SIZE & SPACING OF BOTTOM BARS SEE A/- FOR ADDITIONAL BARS REQUIRED ON EACH SIDE OF PIPE

B: CASE II SECTION



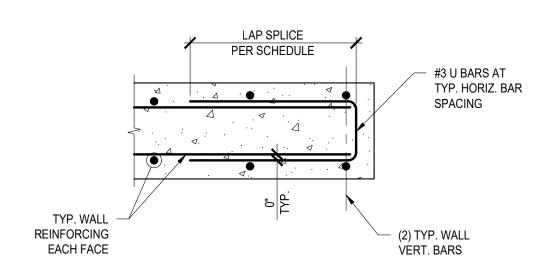
A: CASE I SECTION

1. PENETRATIONS THROUGH STRUCTURAL MEMBERS ARE PERMITTED ONLY w/ THE REVIEW OF THE

STRUCTURAL ENGINEER OF RECORD.

2. OFFSET CONDIUT FROM HOLDOWNS AND COLUMNS BY 1'-0", MIN.

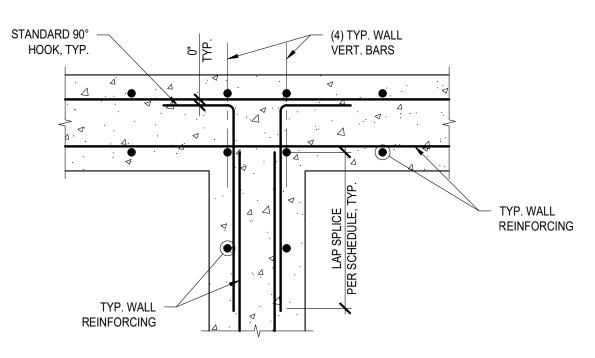
PIPE SLEEVE THROUGH CONCRETE FOOTING/STEM/GRADE BEAM SCALE: N.T.S.



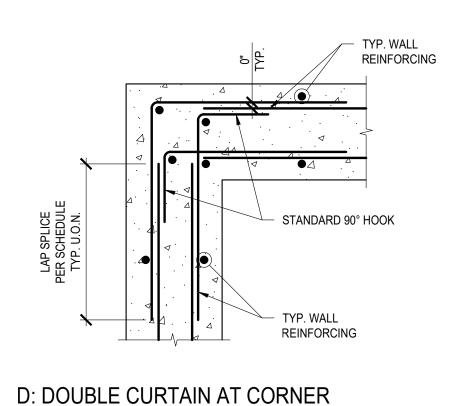
SCALE: N.T.S.

PLAN

F: DOUBLE CURTAIN AT END

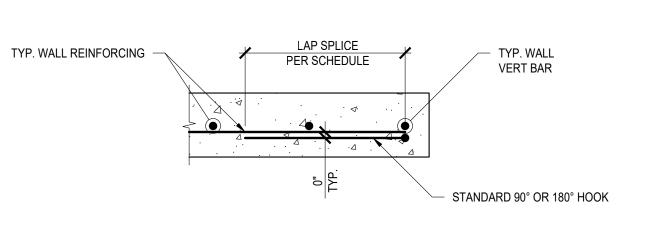


E: DOUBLE CURTAIN AT INTERSECTION

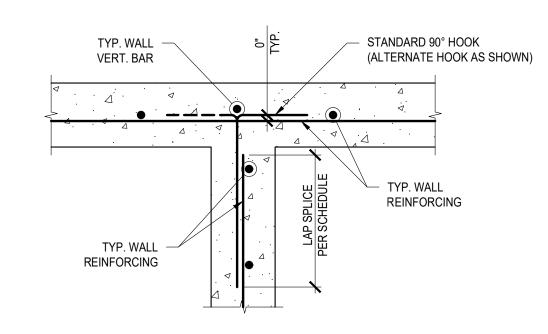


END, INTERSECTION AND CORNERS OF CONCRETE WALLS & FOOTINGS

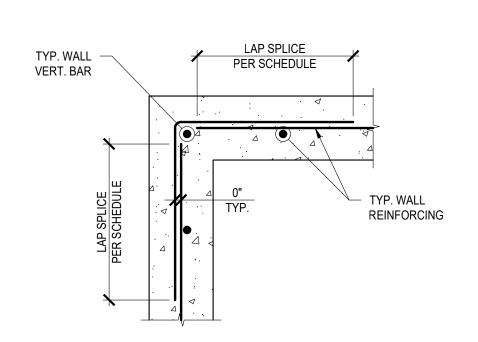
IN LIEU OF LAP SPLICES SHOWN, CONTRACTOR HAS OPTION TO USE CONTINUOUS BARS.



C: SINGLE CURTAIN AT END

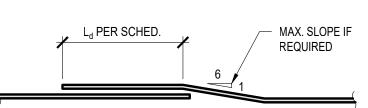


B: SINGLE CURTAIN AT INTERSECTION

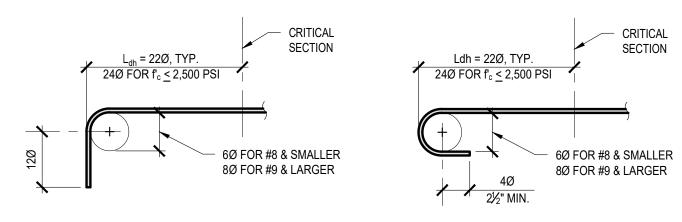


A: SINGLE CURTAIN AT CORNER

		PMENT LEN HEDULE (II		,	-d)	
SIZE	LOCATION	С	ONCRETE CO	MPRESSIVE S	TRENGTH (PS	SI)
		2,500	3,000	4,000	5,000	6,000
44	HORIZ. TOP BAR	41	38	33	29	27
#4	ALL OTHER BARS	32	29	25	23	21
#5	HORIZ. TOP BAR	51	47	41	36	33
#5	ALL OTHER BARS	39	36	31	28	26
#6	HORIZ. TOP BAR	61	56	49	44	40
#6	ALL OTHER BARS	47	43	37	34	31
#7	HORIZ. TOP BAR	89	81	71	63	58
#1	ALL OTHER BARS	69	63	54	49	45
#8	HORIZ. TOP BAR	102	93	81	72	66
#0	ALL OTHER BARS	78	72	62	56	51
#9	HORIZ. TOP BAR	115	105	91	81	74
#9	ALL OTHER BARS	88	81	70	63	57
#10	HORIZ. TOP BAR	129	118	102	92	84
#10	ALL OTHER BARS	100	91	79	71	64
#11	HORIZ. TOP BAR	143	131	114	102	93
#11	ALL OTHER BARS	110	101	87	78	71



C: LAP SPLICE



A: STANDARD 90° HOOK

B: STANDARD 180° HOOK

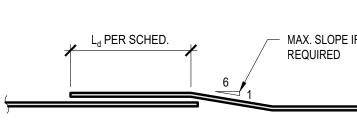
- CONCRETE CAST BELOW BARS.

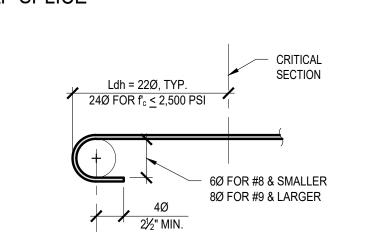
 3. LAP SPLICE LENGTHS ARE BASED ON MINIMUM CLEAR COVER GREATER THAN ONE BAR Ø AND MINIMUM CLEAR SPACING GREATER THAN TWO BAR Ø.
- 4. IF EITHER REQUIREMENT IN NOTE 3 IS NOT SATISFIED, INCREASE LAP SPLICE LENGTH BY 50%.



REBAR DEVELOPMENT LENGTHS

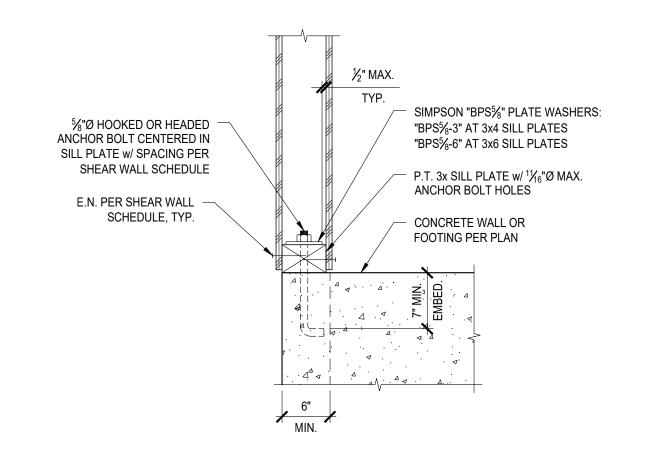
SCALE: N.T.S.





LAP SPLICE LENGTHS ARE BASED ON 60 KSI REBAR YIELD STRENGTH AND NORMAL CONC. WEIGHT.
 TOP BAR IS A HORIZONTAL BAR (OTHER THAN IN WALLS) PLACED WITH MORE THAN 12" OF FRESH

SCALE: N.T.S.



1. USE "BP5/8SKT" PLATE WASHER w/ (4) SDS1/4"x11/2" WOOD SCREWS IF SILL PLATE HOLES EXCEED ${}^{1}Y_{16}$ "Ø.

ANCHOR BOLT w/ BEARING

PLATE PER SHEAR WALL

MIN. 3x SILL PLATE, TYP.

SCHEDULE, TYP.

HOLDOWN

PER PLAN

PLAN

2. FOR ALL INTERIOR AND EXTERIOR FRAMING CONDITIONS NOT DESIGNATED AS SHEAR WALLS,

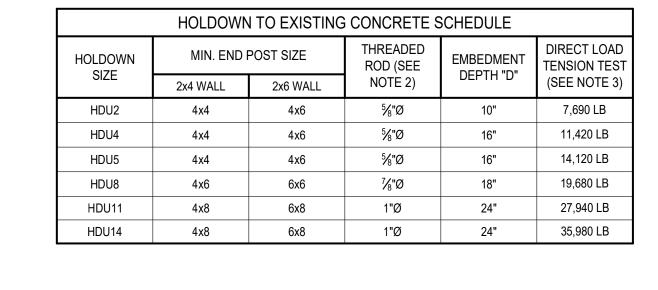
INSTALL SILL BOLTS AT SIZE AND SPACING OF "TYPE-6" SHEAR WALL SILL BOLTS, U.O.N.

1. MIN. (2) SILL BOLTS PER CONTINUOUS SEGMENT OF SILL PLATE REQUIRED.

2. SEE SHEAR WALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS.

SHEAR WALL SILL PLATE

SCALE: N.T.S.



POST PER SCHEDULE

WALL E.N. FULL HEIGHT

TRIMMER OR CRIPPLE

STUD WHERE OCCURS

HOLDOWN PER PLAN

THREADED ROD INSTALLED -

w/ EPOXY ADHESIVE PER

SCHEDULE & GENERAL

NOTES

OR PLAN w/ SHEAR

- 1. SPECIAL INSPECTION IS REQUIRED FOR THE INSTALLATION OF HOLDOWN ANCHORS IN CONCRETE WITH EPOXY. SEE EPOXY MANUFACTURER'S REQUIREMENTS FOR EPOXY ANCHOR INSTALLATION. SPECIAL INSPECTION, AND TESTING REQUIREMENTS.
- THREADED ROD ANCHOR BOLTS SHALL BE F1554 GRADE 36. 3. IF SPECIAL INSPECTION OF BOLT INSTALLATION IN CONCRETE IS NOT PROVIDED, THEN PROVIDE
- DIRECT TENSION TEST AS FOLLOWS:
- APPLICABILITY: AN INDEPENDENT TESTING COMPANY HIRED BY THE OWNER SHALL TENSION TEST HOLDOWN EPOXY ANCHORS.
- TEST FREQUENCY: TEST ALL ANCHORS.
- TEST ACCEPTANCE CRITERIA: TEST ANCHORS WITH A HYDRAULIC RAM/JACK AND MAINTAIN THE TEST LOAD FOR A MINIMUM 5 MINUTES. ANCHORS SHALL EXHIBIT NO DISCERNABLE MOVEMENT DURING THE TENSION TEST AS EVIDENCED BY LOOSENING OF THE WASHER UNDER THE NUT. THE DISTANCE BETWEEN THE ANCHOR AND TEST APPARATUS SUPPORT SHALL NOT BE LESS THAN 75% OF THE EMBEDMENT DEPTH.

TEST LOADS: DIRECT TENSION TEST TO DIRECT TENSION TEST LOAD LISTED IN THE TABLE

SILL PLATE BOLTING

HOLDOWN POST PER

NOTES:

PLAN AND SHEAR

WALL SCHEDULE

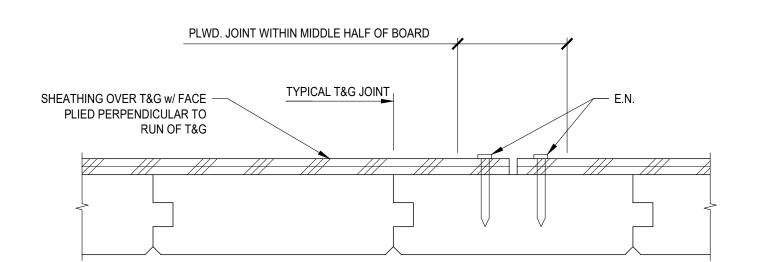
SCALE: N.T.S.

- SILL PLATE SPLICE

WHERE OCCURS

HOLDOWN TO EXISTING CONCRETE

SCALE: N.T.S.



- 1. SHEATHING EDGE NAIL SPACING AS NOTED ON PLAN, FIELD NAILING SPACING @ 12"O.C. E.W. 2. T&G NAILING: 2-16d PER BOARD AT EACH SUPPORT CONTACT PERPENDICULAR TO T&G AND 16d @
- 6"O.C. FOR CONTACTS PARALLEL, U.O.N. 3. END JOINT OF T&G SHALL BE OVER A SUPPORT & CONTINUOUS OVER INTERMEDIATE SUPPORTS. WHERE POSSIBLE, STAGGER END JOINT OF ADJACENT BOARD AT INTERMEDIATE SUPPORTS WHERE
- APPLICABLE. 4. AT ROOF PERIMETER & INTERMEDIATE BEARING/SHEAR WALLS: WHERE WALL SUPPORTS ARE PARALLEL TO T&G, PROVIDE FULL WIDTH T&G ABOVE TOP PLATE WITH 16d AT SPACING MATCHING EDGE NAIL SPACING. PROVIDE 1 LINE OF PLWD. EDGE NAILING DIRECTLY OVER THE INTERMEDIATE WALLS. USE HOT DIPPED GALVANIZED NAILS ONLY.

TYPICAL T&G DECK NAILING

SCALE: N.T.S.

HOLDOWN ANCHORAGE AT FOUNDATION

HOLDOWN AT STEM WALL SCHEDULE MIN. END POST SIZE HOLDOWN ANCHOR MIN. ANCHOR HAIRPINS HOLDOWN TYPE EMBEDMENT | REQUIRED 2x4 WALL 2x6 WALL HDU2 4x4 4x6 SB5/x24 1'-6" NONE HDU4 4x4 SB5/x24 1'-6" ONE SIDE HDU5 SB5/x24 1'-6" ONE SIDE 4x4 HDU8 4x6 %"Ø THREADED ROD 1'-6" ONE SIDE HDU11 4x8 1"Ø THREADED ROD 2'-0" ONE SIDE HDU14 4x8 1"Ø THREADED ROD 2'-6" ONE SIDE HD19 4x10 11/8"Ø THREADED ROD EACH SIDE 2'-6"

P.T. 3x SILL PLATE w/ 5/8"Ø

TOP OF (E) CONCRETE 8"

WIDE MIN. STEM WALL OR

TOP OF (E) CONC. CURB

ANCHOR BOLTS AT

SPACING PER SHEAR

WALL SCHEDULE

WHERE OCCURS

TOP OF (E) CONC.

WALL OR FOOTING

FOOTING

1. USE STANDARD STEEL FOR SIMPSON PRE-ASSEMBLED ANCHOR BOLTS AND OVERSIZE PENETRATION IN P.T. SILL PLATE 1/4".

HOLDOWN ANCHORAGE AT STEM WALL

2. VALUES ARE BASED ON 2,500 PSI MIN. CONCRETE.

A: SECTION

STUDS PER SHEAR

WALL SCHEDULE

P.T. 3x SILL PLATE w/

SPACING PER SHEAR

WALL SCHEDULE

5/8"Ø ANCHOR BOLTS AT

- ¼"x2"x2" WASHER

CONC. WALL PER PLAN

(TYPICAL REINFORCING NOT SHOWN FOR

PLATE

CLARITY)

SHEAR WALL w/

E.N. PER PLAN

B: ELEVATION

AT HOLDOWN

ANCHOR PER

SCHEDULE

SCALE: N.T.S.

POST PER SCHEDULE OR

PLAN w/ SHEAR WALL E.N.

TRIMMER OR CRIPPLE

STUD WHERE OCCURS

FULL HEIGHT

HOLDOWN PER

PER SCHEDULE

PLAN w/ ANCHOR

SHEAR WALL w/ POST PER HOLDOWN SCHEDULE E.N. PER PLAN OR PLAN w/ SHEAR WALL E.N. FULL HEIGHT STUDS PER SHEAR WALL SCHEDULE HOLDOWN PER PLAN P.T. 3x SILL PLATE w/ TRIMMER OR CRIPPLE STUD 5/8"Ø ANCHOR BOLTS AT WHERE OCCURS SPACING PER SHEAR WALL SCHEDULE SIMPSON ANCHOR BOLT PER SCHEDULE TOP OF CONCRETE - STEM/CURB WHERE OCCURS (REINFORCING NOT SHOWN FOR CLARITY) BOTTOM OF FOUNDATION BEYOND 1'-0" MIN. DEEPEN FOUNDATION AS PER PLAN REQUIRED TO ACHIEVE HOLDOWN EMBEDMENT

A: SECTION

B: ELEVATION

	HOLDOWN AT FOUNDATION SCHEDULE (CONCRETE STRENGTH = 2,500 PSI MIN.)								
HOLDOWN	MIN. END POST SIZE		SIMPSON ANCHOR BOLT	STEM/CURB MIN.	MIN. EMBEDMENT	MIN. EMBEDMENT &	ALTERNATIVE ANCHOR BOLT (SEE		
TYPE	2x4 WALL	2x6 WALL	OINII GON ANGITON BOLT	WIDTH "W"	"D1"	CLEARANCE "D2"	NOTE 5)		
HDU2	4x4	4x6	SB ⁵ ⁄ ₈ x24	6"	1'-6"	N/A	SSTB24		
HDU4	4x4	4x6	SB5/8x24	6"	1'-6"	N/A	N/A		
HDU5	4x4	4x6	SB ⁵ ⁄ ₈ x24	6"	1'-6"	N/A	N/A		
HDU8	4x6	6x6	SB7⁄ ₈ x24	6" (SEE NOTE 7)	1'-6"	N/A	N/A		
HDU11	4x8	6x8	SB1x30	6" (SEE NOTE 7)	2'-0"	N/A	N/A		
HDU14	4x8	6x8	PAB8 (SEE NOTE 6)	N/A	N/A	1'-5"	N/A		
HD19	4x10	6x8	PAB9 (SEE NOTE 6)	N/A	N/A	1'-7"	N/A		

1. REFER TO THE PLANS FOR HOLDOWN SIZE AND HOLDOWN POST SIZES.

- FOR HOLDOWN ASSEMBLIES, USE SIMPSON HOLDOWNS OR APPROVED EQUAL. BOLTS THROUGH FLOOR AND EMBEDDED IN FOUNDATION SHALL BE F1554 STEEL, GRADE A36, ALL THREAD.
- HOLDOWNS SHALL NOT BE SUBSTITUTED FOR SILL PLATE ANCHOR BOLTS.
- EMBEDMENT PER MANUFACTURER'S REQUIREMENTS. USE STANDARD STEEL FOR THE SIMPSON PRE-ASSEMBLED ANCHOR BOLTS AND OVERSIZE PENETRATION IN P.T. SILL PLATE 1/2".
- STEM/CURB HEIGHT NOT TO EXCEED 111/4".
- 8. HOLDOWN ANCHOR BOLT NUT SHOULD BE FINGER TIGHT PLUS 1/3 TO 1/2 TURN WITH HAND WRENCH.

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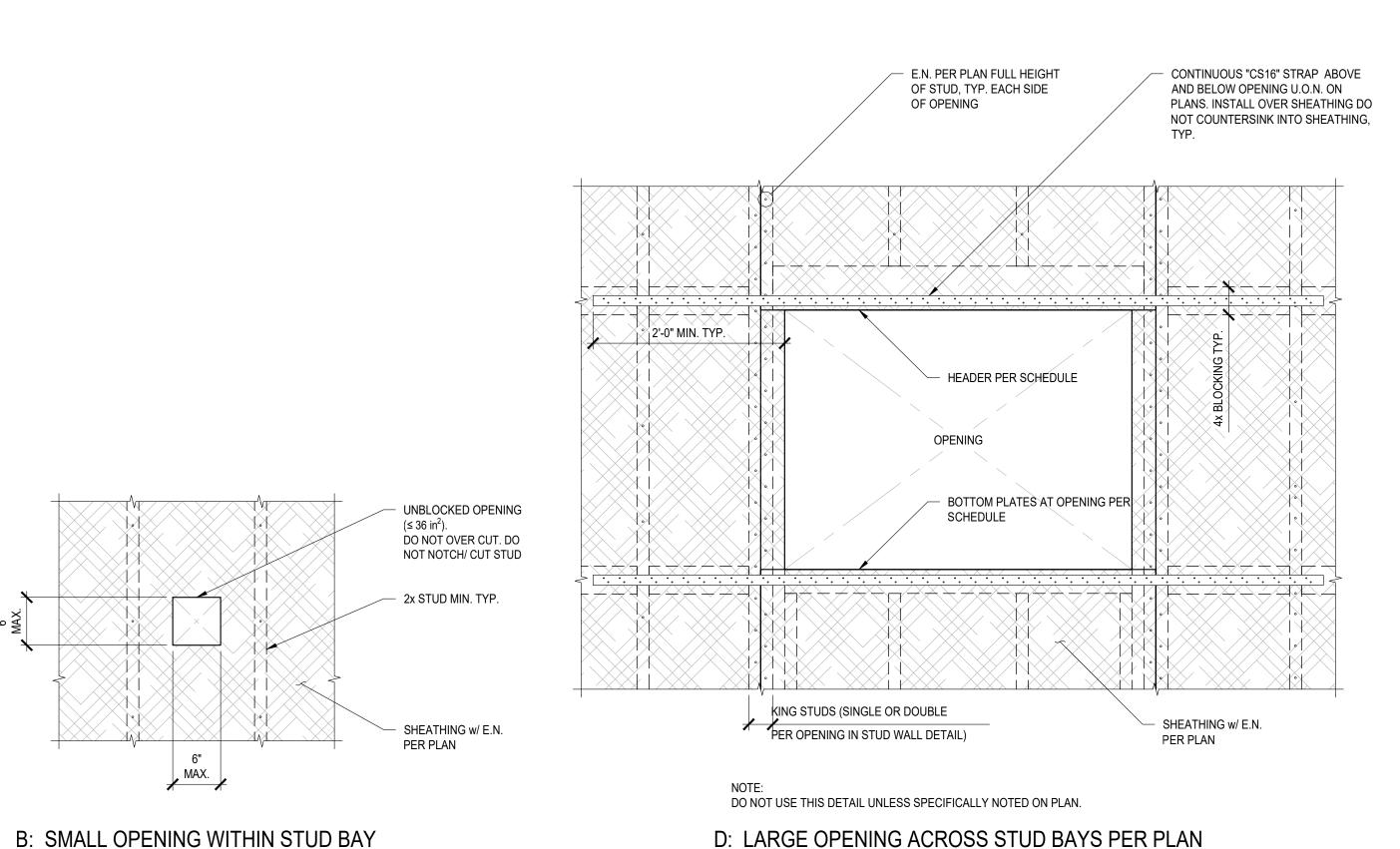
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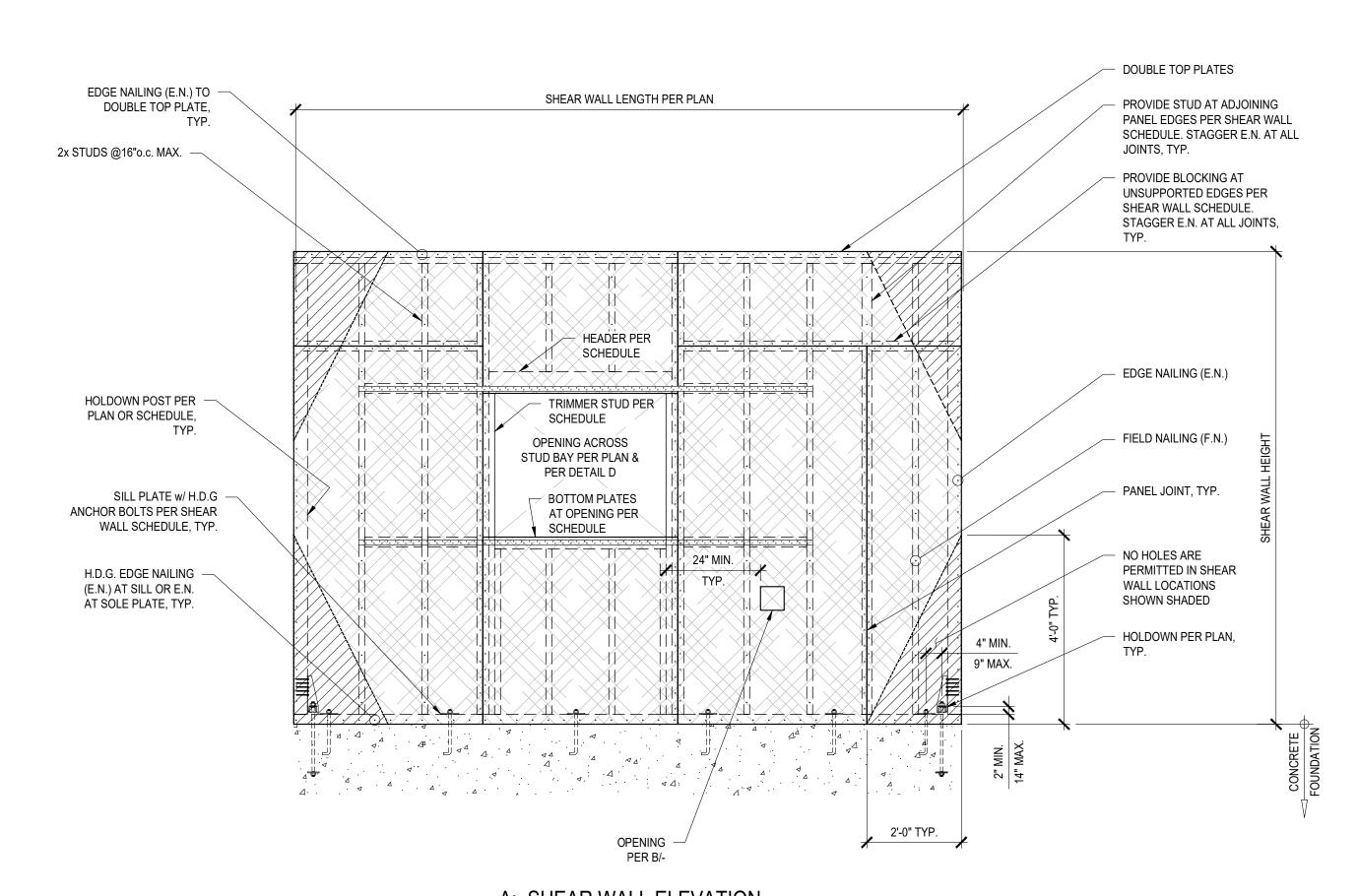
PROJECT NUMBER

2167 TITLE

SCALE: N.T.S.

TYPICAL DETAILS III





A: SHEAR WALL ELEVATION

1. PROVIDE FULL HEIGHT EDGE NAILING AT ALL SHEAR WALL END POSTS AND EDGES OF ALL OPENINGS.

2. SEE SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS AT PANEL EDGES.

AT SINGLE SIDED SHEATHED WALLS, APPLY DETAIL TO SHEATHED SIDE OF WALL. 4. AT DOUBLE SIDED SHEATHED WALLS, APPLY DETAIL TO EACH SIDE OF SHEATHED WALL.

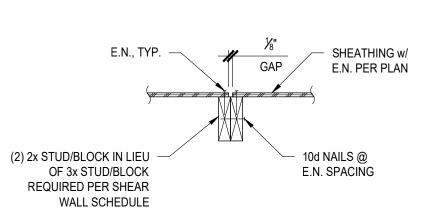
ALLOWABLE OPENINGS IN SHEAR WALL

DEPTH OF BLOCKING TO MATCH STUD DEPTH. 6. FOR INFORMATION NOT SHOWN, SEE "OPENING IN STUD WALL" DETAIL. 10d @12"o.c. FIELD NAILING, TYP. WALL STUD PER PLAN 4x MIN NAILER w/ 5/8"Ø THREADED ROD AND GENERAL NOTES, @12"o.c., TYP. HSS COL. PER PLAN E.N., TYP. SHEAR WALL w/ E.N. PER

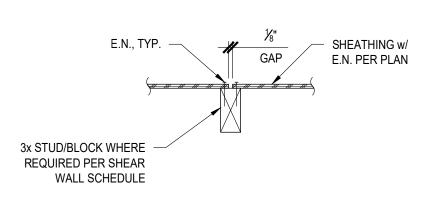
PLAN, TYP. **B: PLAN AT INTERSECTION** HSS COL. PER PLAN WALL STUD PER PLAN 4x MIN NAILER w/ -AND GENERAL NOTES, %"Ø THREADED ROD @12"o.c. FIELD NAILING SHEAR WALL w/ (10d @12"o.c.), TYP. E.N. PER PLAN

A: PLAN AT DOOR & WINDOW

HSS COL. AT END OF SHEAR WALL



B: ALTERNATE



A: TYPICAL

1. VERTICAL SPLICE JOINTS SHALL BE STAGGERED WHERE THEY OCCUR.

SHEAR WALL PANEL EDGE BLOCKING

2. E.N. SPACING PER SHEAR WALL SCHEDULE.

DOUBLE-SIDED INTERIOR SHEAR WALL

A: PLAN AT INTERSECTION

SHEAR WALL w/ E.N. PER

HOLDOWN PER PLAN

HOLDOWN POST PER

(MAY BE BUILT-UP)

E.N., TYP.

D: PLAN AT CORNER

C: PLAN AT CORNER

B: PLAN AT INTERSECTION

HOLDOWN

PER PLAN

HOLDOWN

PER PLAN

SHEAR WALL w/ E.N. PER

SISTER 3x END STUD TO

SCREWS @6"o.c. (2" MIN.

EMBED. INTO POST), TYP.

HOLDOWN POST w/ "SDS"

HOLDOWN PER PLAN

PLAN, TYP.

MIN.

MIN.

SHEAR WALL SCHEDULE

SHEAR WALL w/ E.N. -

SISTER 3x END STUD TO

EMBED. INTO POST)

HOLDOWN POST PER

(MAY BE BUILT-UP)

SHEAR WALL w/ E.N. PER

HOLDOWN POST PER

HOLDOWN POST PER

(MAY BE BUILT-UP)

SHEAR WALL SCHEDULE

(MAY BE BUILT-UP)

SHEAR WALL SCHEDULE

SISTER 3x END STUD TO -HOLDOWN POST w/ "SDS" SCREWS @4"o.c. (2" MIN. EMBED. INTO POST)

PLAN, TYP.

E.N., TYP.

E.N., TYP.

SHEAR WALL SCHEDULE

HOLDOWN POST w/ "SDS" SCREWS @6"o.c. (2" MIN.

PER PLAN, TYP.

PLAN, TYP.

SCALE: N.T.S.

	SHEAR WALL SCHEDULE									
TYPE PER	"APA RATED" ½" WALL	10d EDGE NAIL	HEDGE NAIL BLOCKING AT CONCRETE RIM/BLOCKING OR LSL			OR LSL RIM/BLOCKING		5%"Ø THREADED RODS	ALLOWABLE SHEAR	
PLAN	SHEATHING STRUCT 1	SPACING	ABUTTING PANEL EDGES	5%"Ø ANCHOR BOLTS	SDS½"x6" WOOD SCREWS U.O.N. RIM/BLOCKING JOIST MIN WIDTH	JOIST MIN.	JOIST MIN.	MIN. "I TP4" OR "A35" SDS1/4"x6"	STEEL BEAM TO SOLE PLATE/TOP PLATE	(PLF)
6	ONE SIDE	6"o.c.	2x	48"o.c.	16d NAILS @6"o.c.	1½"	16"o.c.	8"o.c.	16"o.c.	340
4	ONE SIDE	4"o.c.	3x OR DBL. 2x	32"o.c.	8"o.c.	1½"	12"o.c.	8"o.c.	16"o.c.	510
3	ONE SIDE	3"o.c.	3x OR DBL. 2x	24"o.c.	6"o.c.	1½"	8"o.c.	6"o.c.	16"o.c.	665
2	ONE SIDE	2"o.c.	3x OR DBL. 2x	16"o.c.	6"o.c.	3½"	6"o.c.	6"o.c.	16"o.c.	870
6-6	TWO SIDES	6"o.c.	2x	24"o.c.	6"o.c.	1½"	8"o.c.	6"o.c.	16"o.c.	680
4-4	TWO SIDES	4"o.c.	3x OR DBL. 2x	16"o.c.	6"o.c.	3½"	6"o.c.	6"o.c.	16"o.c.	1020
3-3	TWO SIDES	3"o.c.	3x OR DBL. 2x	12"o.c.	4"o.c.	3½"	A35 CLIPS 5"o.c.	4"o.c.	8"o.c.	1330
2-2	TWO SIDES	2"o.c.	3x OR DBL. 2x	8"o.c.	3"o.c.	3½"	A34 CLIPS 3"o.c.	3"o.c.	8"o.c.	1740

SCALE: N.T.S.

SCALE: N.T.S.

NOTES:

SCHEDULE IS BASED ON AWC SDPWS TABLE 4.3A. USE COMMON OR GALVANIZED BOX NAILS FOR ALL NAILING. 10d COMMON NAIL SHALL HAVE .148"Ø AND 16d COMMON NAIL SHALL HAVE .162"Ø. 10d GALVANIZED BOX NAIL SHALL HAVE .128"Ø AND 16d GALVANIZED BOX

NAIL SHALL HAVE .135"Ø. NAILS SHALL HAVE 1½" MIN. PENETRATION INTO FRAMING MEMBER OR BLOCKING.

THIS SCHEDULE SHALL APPLY TO NAILING AT ALL STUDS, WALL SHEATHING JOINTS, TOP PLATES, SILL PLATES, SOLE PLATES, RIMS, AND BLOCKING. NAILING AT INTERMEDIATE MEMBERS (FIELD NAILING) SHALL BE 10d NAIL @12"o.c.

WALL SHEATHING SHALL BE APPLIED OVER STUDS SPACED AT 16"o.c.

WITHIN 1/2" OF THE EDGE OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING. ANCHOR BOLTS SHALL BE EMBEDDED 7" MIN. IN CONCRETE WALL OR FOUNDATION.

NAILS PENETRATING PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153, CLASS D.

DOUBLE 2x STUDS AT ABUTTING PANEL EDGES SHALL BE FASTENED TOGETHER w/ 16d NAILS AT EDGE NAIL SPACING. 9. NAILING SPACED AT 3"o.c. OR LESS SHALL BE STAGGERED ½" MIN. AND INSTALLED ¾" MIN. FROM EDGE OF WALL SHEATHING AND STUD.

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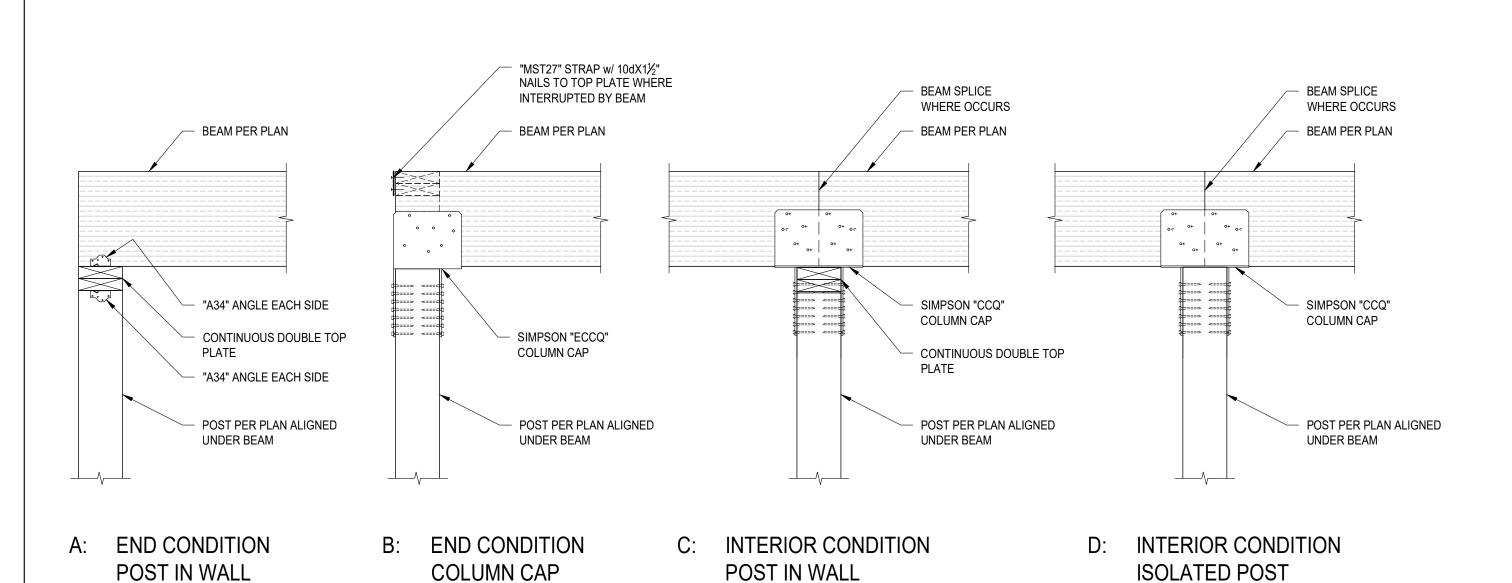


PROJECT NUMBER

2167 TITLE

SCALE: N.T.S.

TYPICAL DETAILS IV



NEW WOOD JOIST PLAN (E) JOIST PER PLAN FLOOR SHEATHING (E) FLOOR PER PLAN SHEATHING PER PLAN 2x DOUBLE TOP PLATE (E) 2x DOUBLE TOP PLATE SIMPSON "HDU2" HOLDOWN OR "MSTC40" — (E) STUD/POST PER STRAP TO CONNECT BREAK IN DOUBLE PLAN TOP PLATE, U.O.N. STUD/POST PER PLAN

C: PLAN AT INTERSECTING WALLS DOUBLE TOP PLATE w/ NAILING PER A/-+ + + + + + + + + + + + + + B: PLAN AT TYP. SPLICE DOUBLE TOP PLATE w/ NAILING PER A/-- DOUBLE TOP 4'-0" MIN. SPLICE LENGTH PLATE SPLICE w/ (16) 16d NAILS (STAGGERED) (ALIGN PLATE DOUBLE 2x JOINT OVER INTERSECTING WALL TOP PLATE STUD), TYP. WHERE OCCURS TOENAIL STUD TO END NAIL STUD TO TOP PLATE PER TOP PLATE PER A: SECTION NAILING SCHEDULE NAILING SCHEDULE, WALL STUD PER PLAN OR GENERAL DOUBLE TOP PLATE SPLICE NOTES, TYP. SCALE: N.T.S.

- TOP PLATE TO LAP

BOTTOM PLATE

BOTTOM PLATE

CONTINUOUS



SCALE: N.T.S.

NEW TO (E) TOP PLATE SPLICE

NAILING SCHEDULE (CBC TABLE 2304.10.1 EXCERPT)

ROOF

WALL

FLOOR

1. ANY FASTENING SPECIFIED ON PLANS, DETAILS OR GENERAL NOTES TAKES PRECEDENCE OVER

#/TYPE OF FASTENER(S)

(3) 8d COMMON

(2) 8d COMMON

(2) 16d COMMON

16d COMMON

(3) 8d COMMON

(3) 16d COMMON

PER CBC TABLE 2308.7.3.1

(3) 10d COMMON

(3) 10d COMMON

(2) 16d COMMON

(3) 10d COMMON

16d COMMON

16d COMMON

(4) 8d COMMON

16d COMMON

16d COMMON

(2) 16d COMMON

(4) 8d COMMON

(2) 16d COMMON

(2) 16d COMMON

(2) 16d COMMON

(3) 8d COMMON

8d COMMON

20d COMMON

(2) 20d COMMON

(3) 16d COMMON

(2) 8d COMMON

DESCRIPTION OF BUILDING ELEMENTS

BLOCKING BETWEEN CEILING JOISTS, RAFTERS

BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS

FLAT BLOCKING TO TRUSS/WEB FILLER

CEILING JOIST NOT ATTACHED TO PARALLEL

(HEEL JOINT) (SEE CBC SECTION 2308.7.3.1,

RAFTER OR ROOF TRUSS TO TOP PLATE (SEE

ROOF RAFTERS TO RIDGE/VALLEY/HIP RAFTERS

STUD TO STUD (NOT AT BRACED WALL PANELS)

STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALLS (AT BRACED WALL

BOTTOM PLATE TO JOIST, RIM JOIST, BAND

OR BLOCKING AT BRACED WALL PANELS

18 TOP PLATES, LAPS AT CORNERS/INTERSECTIONS

RIM JOIST, BAND JOIST, OR BLOCKING TO TOP

PLATE, SILL OR OTHER FRAMING BELOW

27 BUILT UP GIRDERS & BEAMS, 2" LUMBER LAYERS

BRIDGING/BLOCKING TO JOIST, RAFTER/TRUSS

JOIST/BLOCKING (NOT AT BRACED WALL PANELS)

BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST

OR ROOF RAFTER TO 2" RIDGE BEAM

RAFTER, LAPS OVER PARTITIONS (NO THRUST)

CEILING JOIST ATTACHED TO PARALLEL RAFTER

CEILING JOISTS TO TOP PLATE

TABLE 2308.7.3.1)

COLLAR TIE TO RAFTER

CBC TABLE 2308.7.5)

PANELS)

11 CONTINUOUS HEADER TO STUD

12 TOP PLATE TO TOP PLATE

16 STUD TO TOP/BOTTOM PLATE

17 TOP OR BOTTOM PLATE TO STUD

22 JOIST TO SILL/TOP PLATE/GIRDER

29 JOIST TO BAND JOIST OR RIM JOIST

THIS SCHEDULE.

OR TRUSSES TO TOP PLATE OR OTHER FRAMING

SCALE: N.T.S.

SPACING & LOCATION(S)

EA. END, TOENAIL

EA. END, TOENAIL

END NAIL

FACE NAIL

EA. JOIST, TOENAIL

FACE NAIL

FACE NAIL

FACE NAIL

TOENAIL

END NAIL

TOENAIL

FACE NAIL @24"o.c.

FACE NAIL @16"o.c.

TOENAIL

FACE NAIL @16"o.c.

FACE NAIL @16"o.c.

FACE NAIL @16"o.c.

TOENAIL

END NAIL

END NAIL

FACE NAIL

TOENAIL

TOENAIL @6" o.c.

FACE NAIL @32"o.c. AT TOI

& BOTTOM STAGGERED

ON OPPOSITE SIDES

ENDS & AT EACH SPLICE

FACE NAIL

END NAIL

EA. END, TOENAIL

€ PIPE 5'-0" MIN. TO TOP PLATE SPLICE TO TOP PLATE SPLICE "CMST14"x2'-0" STRAP EACH SIDE w/ (12) 10d @3½"o.c. TO EACH PLATE WALL STUD PER PLAN AND GENERAL NOTES, **B: ELEVATION** STRAP PER B/-C.L. PLATE & PIPE HOLES GREATER THAN 1"Ø ALLOWABLE DRILLED HOLE AT & OF PLATE: SHALL BE SPACED 32"o.c. 13/4"Ø MAX @ 2x4 STUD WALL

3"Ø MAX @ 2x6 & 2x8 STUD WALLS (SEE NOTE 3 FOR LARGER HOLES)

1. REQUIREMENTS APPLY TO ALL SHEAR WALLS, LOAD BEARING WALLS, & EXTERIOR WALLS. STRAPS NOT REQUIRED FOR 1"Ø MAX. HOLES LOCATED IN THE MIDDLE $\frac{1}{3}$ OF THE PLATE.

FOR DRILLED HOLES GREATER THAN DIAMETERS SHOWN, USE "CTS218" STRAPS IN LIEU OF "CMST14" SHOWN TO EACH PLATE, EACH SIDE (4 TOTAL). PENETRATIONS IN WALL PLATES

DIAMETER OF DIAMETER OF BORED HOLES BORED HOLES NOT TO EXCEED 60% OF WIDTH NOT TO EXCEED 40% OF WIDTH %" MIN. %" MIN. WIDTH OF NOTCHES NOT TO EXCEED 25% OF WIDTH B: EXTERIOR WALLS & A: INTERIOR

PORTION OF STUD REMAINING AT NOTCHES OR HOLES SHALL BE SOUND WOOD WITHOUT EXCESSIVE STRENGTH-REDUCING PROPERTIES SUCH AS KNOTS, BREAKS, SPLITS, EXCESSIVE SLOPE OF GRAIN,

BEARING WALLS

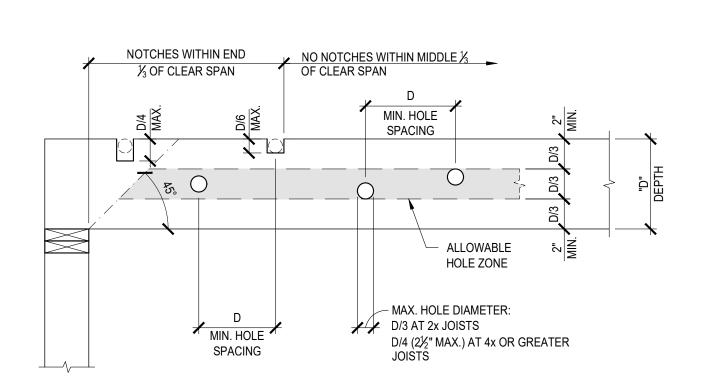
SCALE: N.T.S.

SCALE: N.T.S.

HOLES & NOTCHES IN STUDS

NON-BEARING WALLS

SCALE: N.T.S.



1. CLEAR SPAN IS THE DISTANCE BETWEEN THE INSIDE FACE OF TWO WALLS OR BEAM SUPPORTING THE STRUCTURAL MEMBER.

HOLES AND NOTCHES NOT PERMITTED IN THE BOTTOM EDGE. HOLES AND NOTCHES NOT PERMITTED WHERE DEPTH IS 5" OR LESS. 4. APPLY PRESERVATIVE TO HOLES IN PRESSURE TREATED WOOD.

HOLES & NOTCHES IN

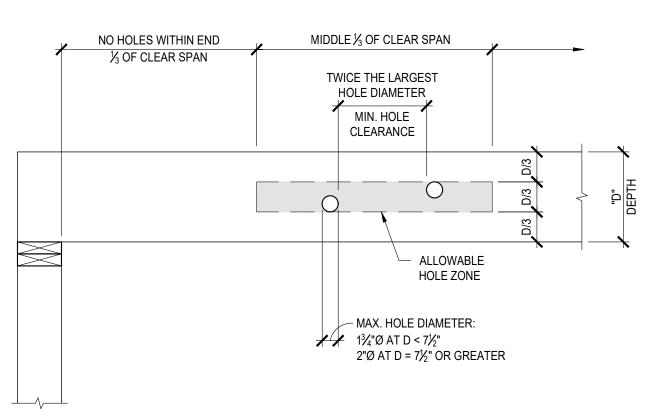
SAWN LUMBER JOISTS

NO HOLES WITHIN END ⅓ OF CLEAR SPAN

> 1. CLEAR SPAN IS THE DISTANCE BETWEEN THE INSIDE FACE OF TWO WALLS OR BEAM SUPPORTING THE STRUCTURAL MEMBER.

- NOTCHES NOT PERMITTED IN THE TOP OR BOTTOM EDGE.
- HOLES AND NOTCHES NOT PERMITTED IN CANTILEVERS.

HOLES & NOTCHES IN LSL/LVL/PSL



ROUND HOLES ONLY.

HOLES AND NOTCHES NOT PERMITTED WHERE DEPTH IS 5" OR LESS. 6. ALLOWABLE HOLE ZONE SHOWN IS SUITABLE FOR BEAMS WITH UNIFORM LOADS ONLY, CONTACT THE STRUCTURAL ENGINEER FOR BEAMS SUPPORTING POSTS AND BEAMS.

SCALE: N.T.S.

NAILING SCHEDULE

2. FOR FULL FASTENING SCHEDULE, REFERENCE CBC

SCALE: N.T.S.

JOIST AND BEAM HANGER SCHEDULE						
JOIST / BEAM	FACE MOUNT HANGER	TOP FLANGE HANGER	CONCEALED FLANGE HANGER			
2x10	LUS210	LB201AZ	LUC210Z			
2x12	LUS210	LB212AZ	LUC210Z			
13/4"x91/2" LSL/LVL	HUS1.81/10	BA1.81/9.5	HUCQ1.81/9-SDS			
1¾"x11½" LSL/LVL	HUS1.81/10	BA1.81/11.88	HUCQ1.81/11-SDS			
1¾"x14" LSL/LVL	HUS1.81/10	BA1.81/14	HUCQ1.81/11-SDS			
1¾"x16" LSL/LVL	HU14	BA1.81/16	-			
3½"x9½" LSL/PSL	HHUS410	BA3.56/9.5	HUCQ410-SDS			
3½"x11½" LSL/PSL	HHUS410	BA3.56/11.88	HUCQ412-SDS			
3½"x14" LSL/PSL	HHUS410	HGLTV3.514	HUCQ412-SDS			
3½"x16" LSL/PSL	HGUS414	HGLTV3.516	HUCQ412-SDS			
51/4"x91/2" PSL	HHUS5.50/10	HGLTV5.37, H=9.5	HUCQ610-SDS			
5¼"x11½" PSL	HHUS5.50/10	HGLTV5.37, H=11.875	HUCQ612-SDS			
5¼"x14" PSL	HHUS5.50/10	HGLTV5.37, H=14	HUCQ612-SDS			
51/4"x16" PSL	HGUS5.50/14	HGLTV5.37, H=16	HUCQ612-SDS			
7"x9½" PSL	HHUS7.25/10	HGLTV7, H=9.5	HUC410-2			
7"x11⅓" PSL	HHUS7.25/10	HGLTV7, H=11.875	HUC412-2			
7"x14" PSL	HHUS7.25/10	HGLTV7, H=14	HUC414-2			
7"x16" PSL	HGUS7.25/14	HGLTV7, H=16	HUC414-2			
9½" TJI 230	IUS2.37/9.5	ITS2.37/9.5	-			
11⅓" TJI 210	IUS2.06/11.88	ITS2.06/11.88	-			
111/8" TJI 230/360	IUS2.37/11.88	ITS2.37/11.88	-			
11⅓" TJI 560	IUS3.56/11.88	ITS3.56/11.88	-			
14" TJI 210	IUS2.06/14	ITS2.06/14	-			
14" TJI 230/360	IUS2.37/14	ITS2.37/14	-			
14" TJI 560	IUS3.56/14	ITS3.56/14	-			

1. USE JOIST AND BEAM HANGERS PER SCHEDULE, U.O.N. ON PLANS OR DETAILS. LVL/LSL/PSL REPRESENTS STRUCTURAL COMPOSITE LUMBER.

- FOR BUILT-UP MEMBERS, USE HANGERS PER BEAM OF EQUIVALENT WIDTH. USE FACE MOUNTED HANGER, U.O.N. USE CONCEALED FLANGE HANGERS ONLY WHERE INDICATED ON PLANS.
- HANGERS SHALL BE PRODUCED BY SIMPSON STRONG-TIE U.O.N., FOR EQUIVALENT ALTERNATIVES/SUBSTITUTIONS, NOTIFY STRUCTURAL ENGINEER OF RECORD FOR APPROVAL. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS. USE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER, DO NOT SUBSTITUTE. PROVIDE MAXIMUM FASTENERS LISTED BY

MANUFACTURER, FILL ALL ROUND AND TRIANGULAR HOLES. 8. CONTACT STRUCTURAL ENGINEER OF RECORD FOR BEAM SIZES NOT SHOWN.

JOIST & BEAM HANGER SCHEDULE

SCALE: N.T.S.

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	DATE	ISSUE
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Λ	04.12.2023	PC COMMENTS

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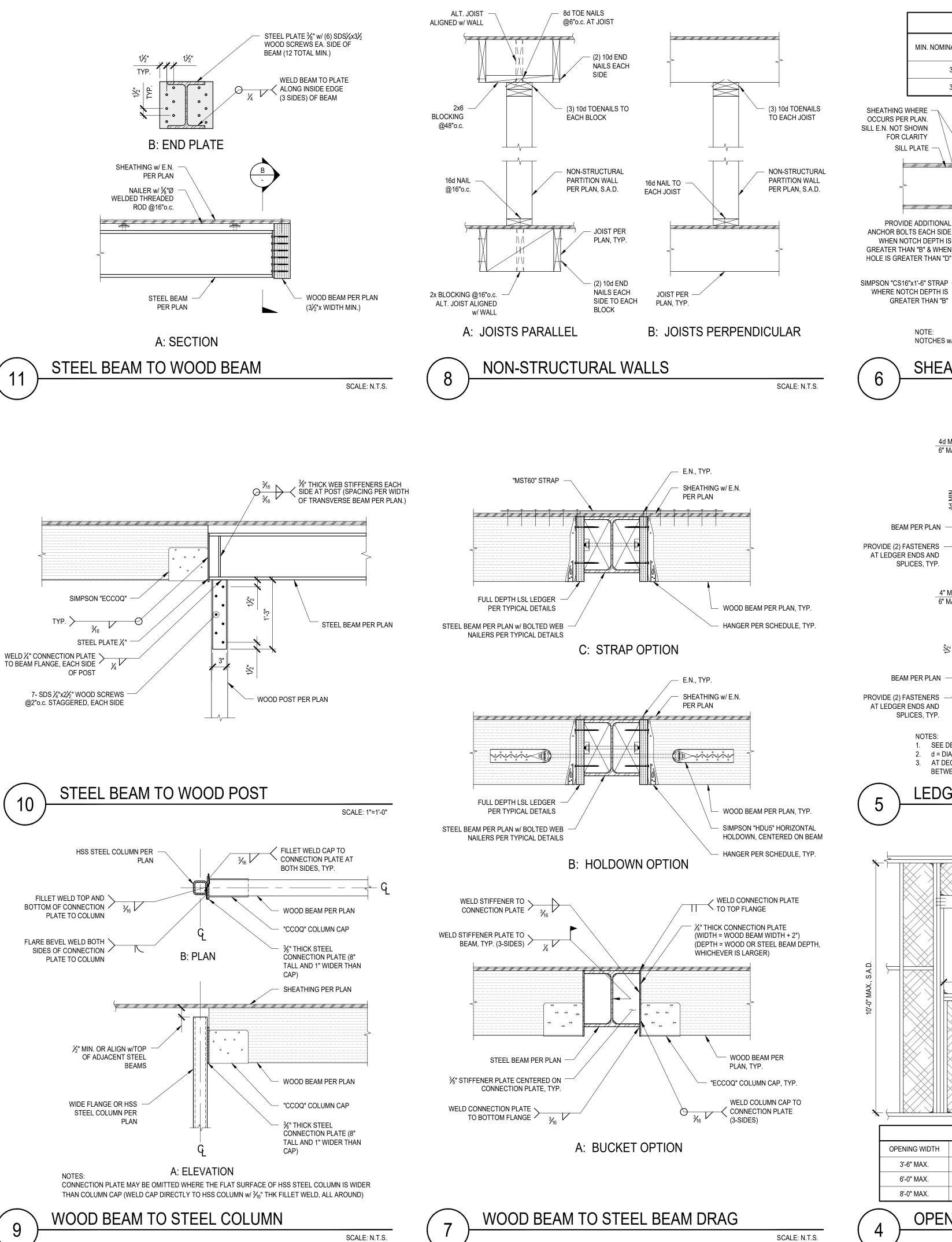
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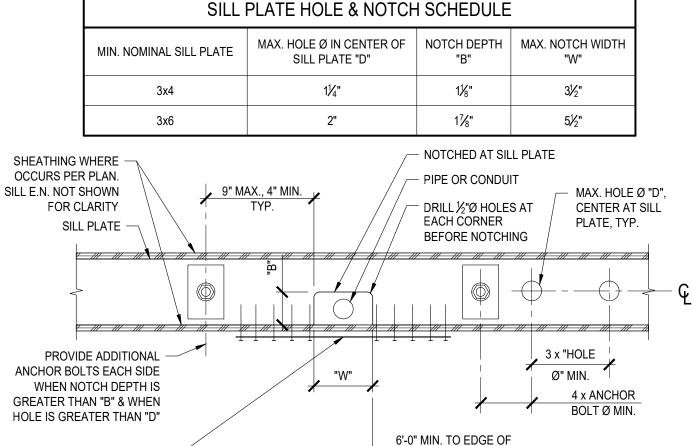


PROJECT NUMBER

2167 TITLE

TYPICAL DETAILS V SHEET





PLAN NOTCHES w/ DEPTH GREATER THAN "B" NOT ALLOWED IN SHEAR WALL TYPE 4-4, 3-3, & 2-2.

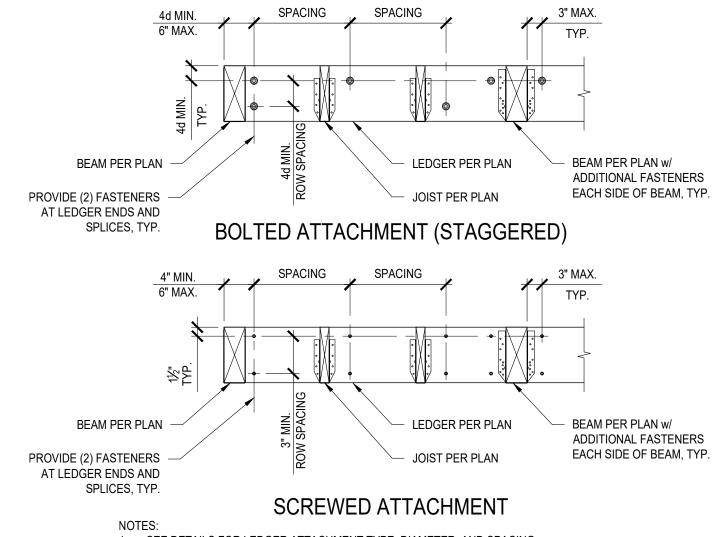
GREATER THAN "B"

SHEAR WALL SILL HOLES & NOTCHES SCALE: N.T.S.

ADJACENT NOTCH

1'-0" MIN. TO EDGE OF

ADJACENT HOLE



1. SEE DETAILS FOR LEDGER ATTACHMENT TYPE, DIAMETER, AND SPACING. 2. d = DIAMETER OF BOLT PER DETAIL

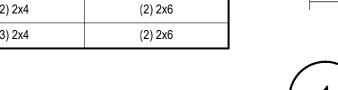
AT DECKS EXPOSED TO WEATHER USE SPACER ("DECK2WALL" OR EQUIVALENT) BETWEEN LEDGER AND SIDING.



•		_
		→ DOUBLE TOP PLATE
		PAIR OF SIMPSON "A34" CLIPS TOP AND BOTTOM, TYP. AT EXTERIOR WALL
10'-0" MAX., S.A.D.	HEADER o/ OPENING PER SCHEDULE w/ "A34" CLIP EACH SIDE AT 2x4 WALL AND "A35" CLIP EACH SIDE AT 2x6 WALL.	(3) 20d NAILS AT EACH END AT EXTERIOR WALL AND (2) 16d NAILS AT INTERIOR WALL
	U.O.N.	DOUBLE KING STUD AT WIDTH >← 6'-0" AT EXTERIOR WALL AND AT
	OPENING WIDTH	WIDTH > 8'-0" AT INTERIOR WALL, TYP.
		DOUBLE CRIPPLE AT WIDTH > 4'-0" AT EXTERIOR WALL AND AT WIDTH > 6'-0" AT INTERIOR WALL, TYP.
		─ STUD TYP.
		WINDOW SILL PLATE PER SCHEDULE w/ "A34" CLIP EACH END AT 2x4 WALL AND "A35" CLIP EACH END AT 2x6 WALL
_		SILL OR SOLE PLATE PER SCHEDULE

	HEAD	ER & SILL PLATE	SCHEDULE	
OPENING WIDTH	2x4 WALL HDR	2x6 WALL HDR	2x4 WALL SILL PLATE	2x6 WALL SILL PLATE
3'-6" MAX.	4x6	6x6	2x4	2x6
6'-0" MAX.	4x8	6x6	(2) 2x4	(2) 2x6
8'-0" MAX.	4x10	6x8	(3) 2x4	(2) 2x6

OPENING IN STUD WALL



SCALE: N.T.S.

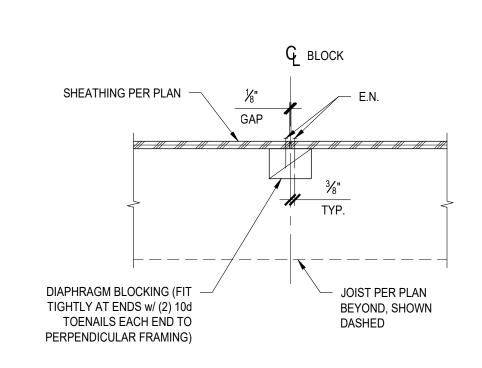
SCALE: N.T.S.

"CS16" STRAP o/ SHEATHING EACH CORNER OF OPENING MIN. U.O.N. E.N. o/ SHEATHING FULL LENGTH OF JOIST, TYP. DOUBLE JOISTS SISTERED PER GENERAL NOTES, HANGER PER OPENING WIDTH ≤ 4'-0" SCHEDULE 3x4 MIN. (FLAT) BLOCKING REQUIRED FOR STRAP, TYP. SHEATHING w/ E.N. PER PLAN 1'-6" 1'-6" (2) $2x OR (2) 1\frac{3}{4}$ "x w/ (11) 10d, MIN. w/ (11) 10d, MIN. LVL FULL DÉPTH € OF STRAP, TYP. -HANGER PER SCHEDULE

> NOTES: 1. STRAP TO BE INSTALLED OVER SHEATHING. DO NOT COUNTERSINK INTO SHEATHING. 2. SEE PLANS FOR STRAPS IN LARGER OPENINGS.

PLAN

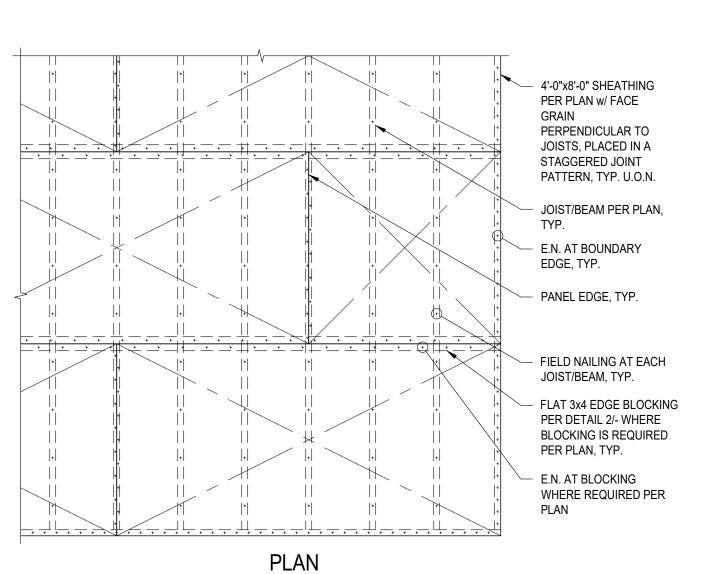
HORIZONTAL DIAPHRAGM OPENING



2x SOLID JOIST DEPTH BLOCKING USED IN LIEU OF TYP. BLOCKING IF IN PROPER ALIGNMENT WITH

HORIZONTAL DIAPHRAGM BLOCKING

SCALE: N.T.S.



HORIZONTAL DIAPHRAGM SCALE: N.T.S.

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JOIST PER PLAN

SCALE: N.T.S.

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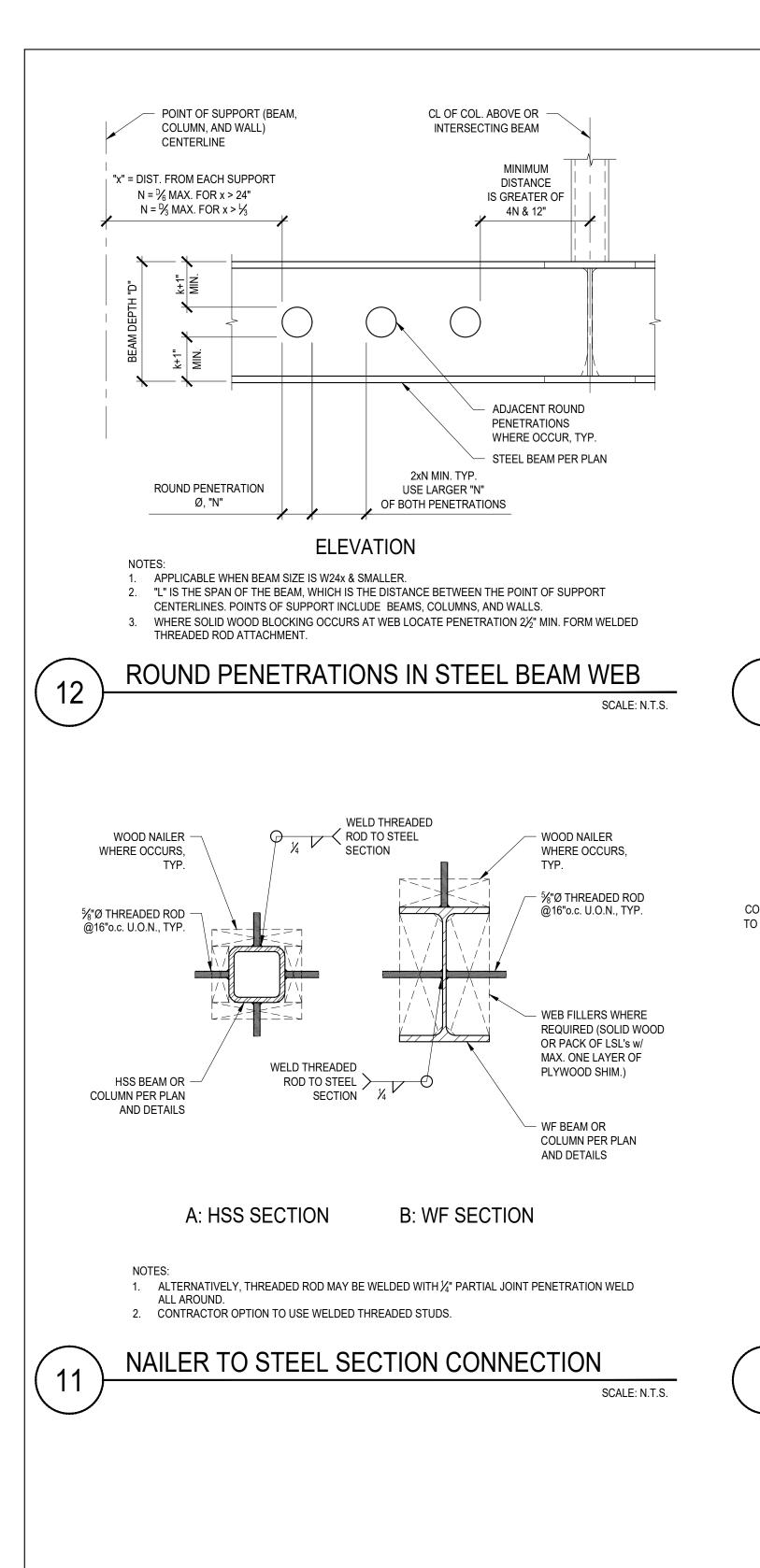
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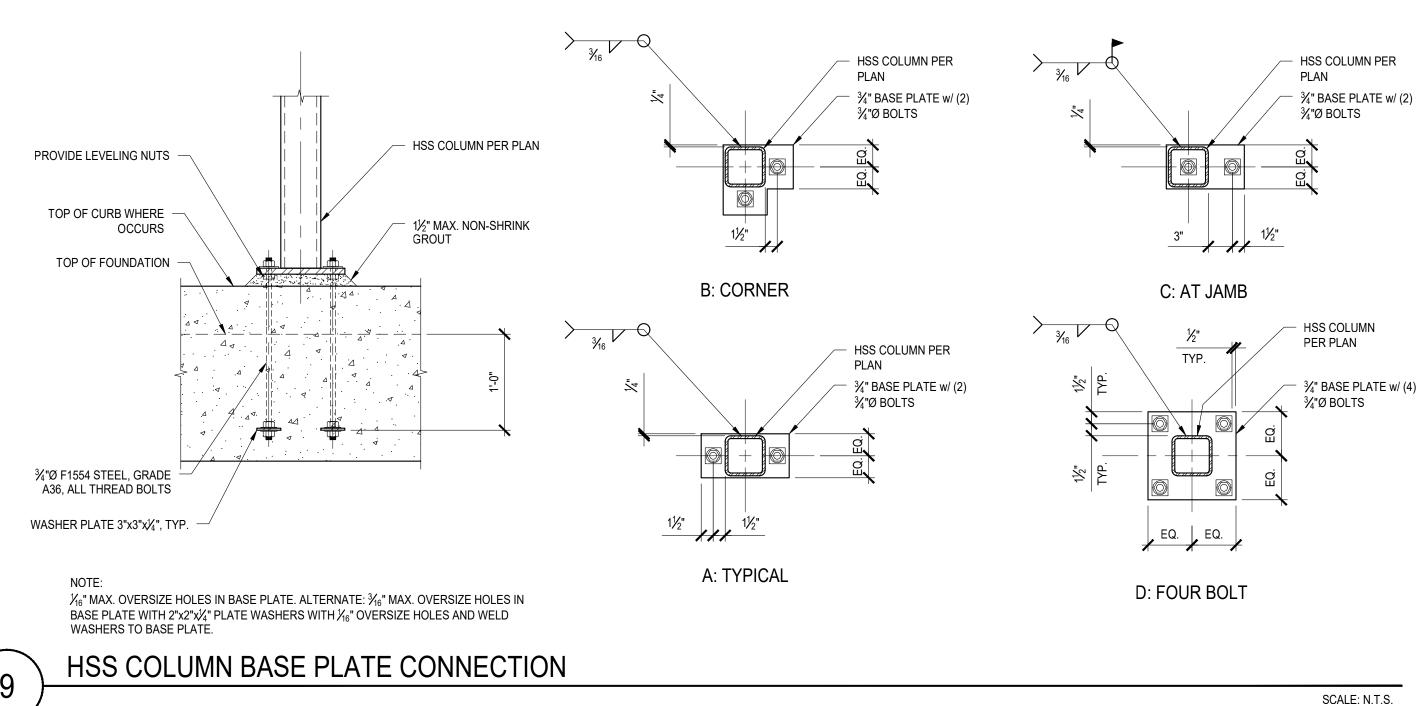
2167

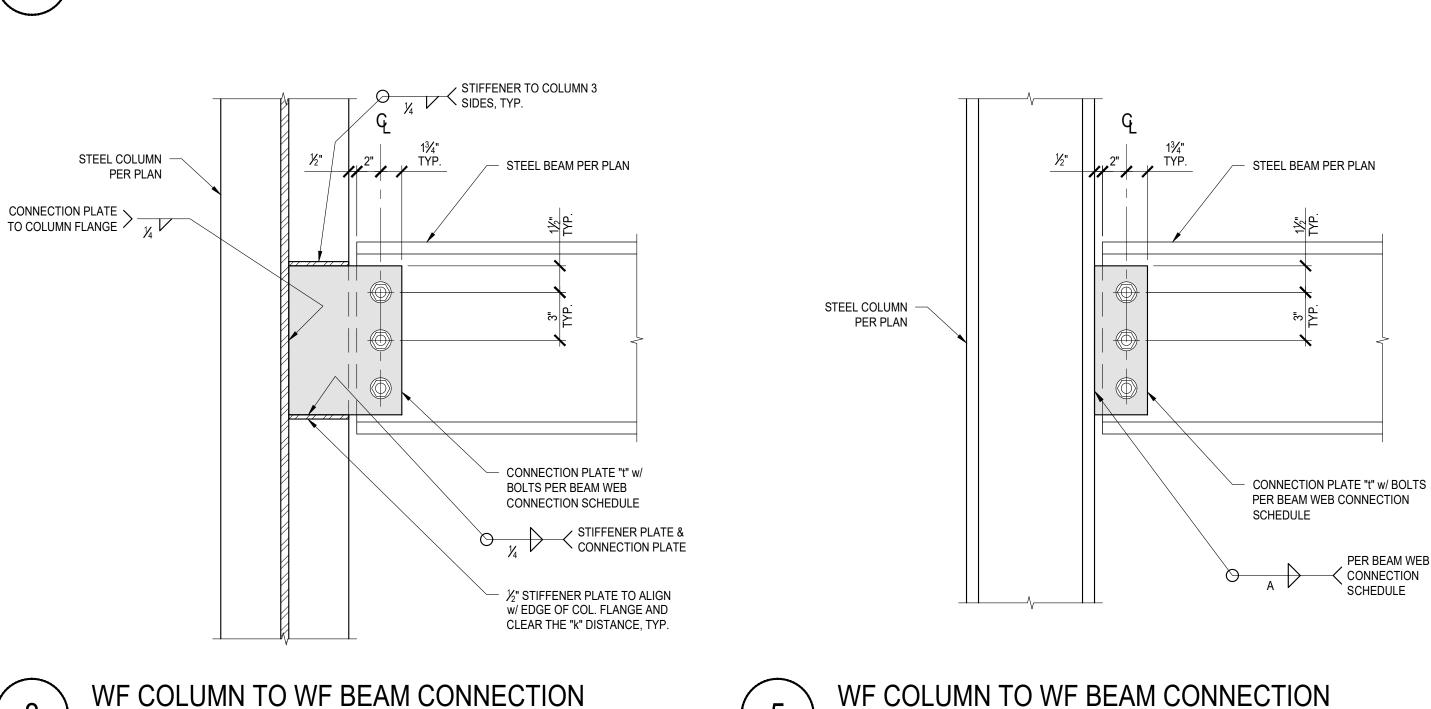
TITLE

SHEET

TYPICAL DETAILS VI

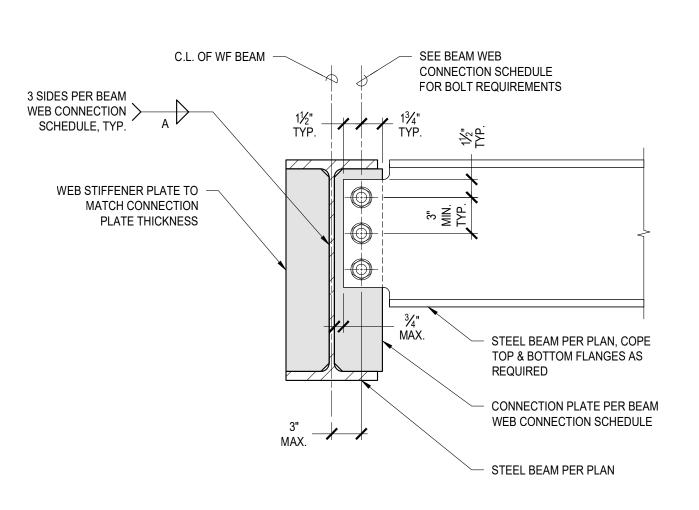






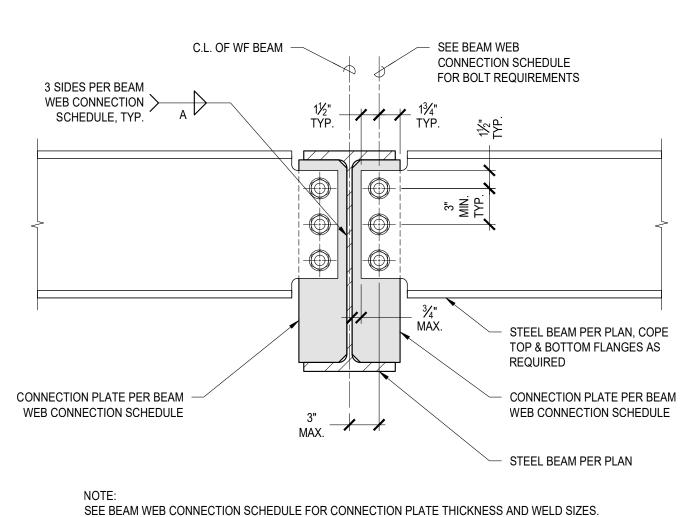
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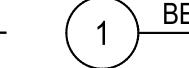
SEE BEAM WEB CONNECTION SCHEDULE FOR CONNECTION PLATE THICKNESS AND WELD SIZES.

WF-WF BEAM CONNECTION

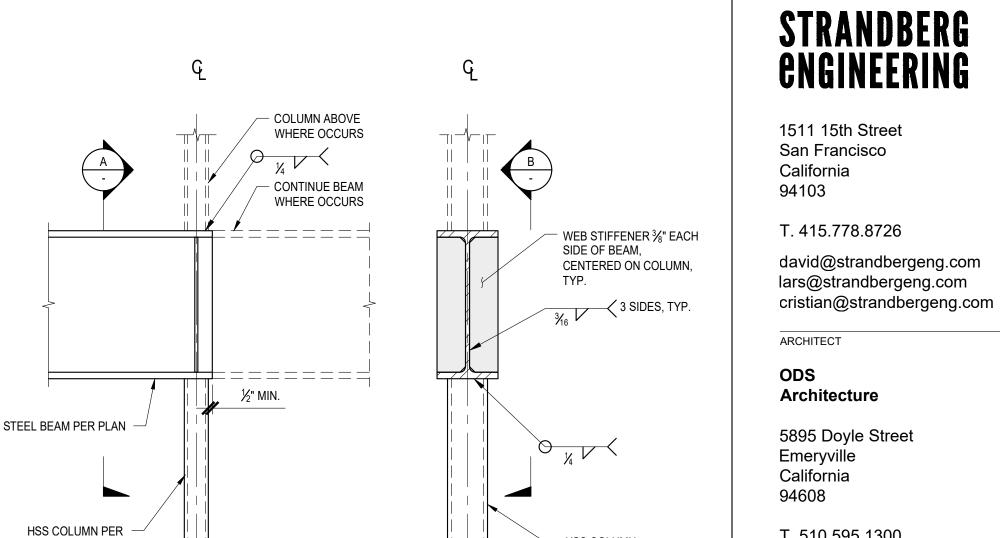


WF-WF BEAM CONNECTION SCALE: N.T.S.

SCALE: N.T.S.







B: ELEVATION

A: SECTION STEEL BEAM TO HSS COLUMN

SCALE: N.T.S.

SCALE: N.T.S.

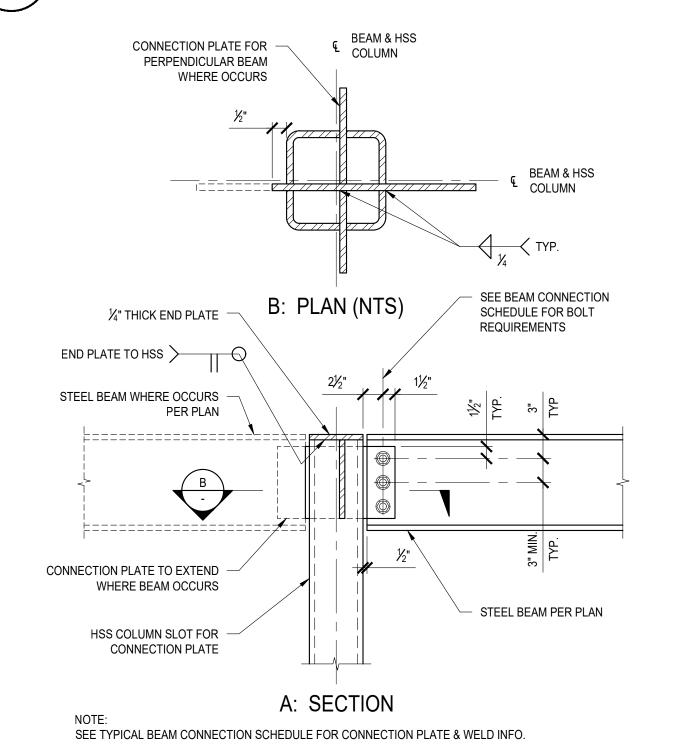
HSS COLUMN

PER PLAN

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WF TO HSS CONNECTION

BEAM WEB CONNECTION SCHEDULE FILLET WELD CONNECTION MIN. TOP OF BEAM TO & MEMBER DEPTH No. OF BOLTS PLATE, t OF 1ST BOLT SIZE, A (SEE NOTE 1) 6x & SMALLER SEE NOTE 5 2½"

8x	2	%"	/4"	2/2"
10x	2	3/8"	1/4"	3"
12x & 14x	3	3/8"	1/4"	3"
16x & 18x	4	3/8"	1/4"	3"
21x	5	1/2"	5/16"	4½"
24x	6	1/2"	5/16"	4½"
27x	7	1/2"	5/16"	4½"
30x	8	1/2"	5/16"	4½"
40x	11	1/2"	⁵ ⁄ ₁₆ "	4½"

1. BEAM WEB CONNECTION SCHEDULE APPLIES FOR W, C AND MC TYPE SECTIONS.

2. ALL BOLTS SHALL BE $\frac{7}{8}$ "Ø, U.O.N. 3. USE ASTM A325-N OR A325-X BOLTS, U.O.N.

4. ALL BOLTS SHALL BE PRE-TENSIONED, U.O.N. 5. FOR W6x, C6x OR MC6x MEMBERS (OR SHALLOWER), WELD CONNECTION PLATE TO BEAM WEB WITH 1/4"

FILLET WELD, U.O.N. 6. IN LIEU OF FILLET WELD SIZE SHOWN, CONTRACTOR OPTION TO USE 1/4" P.J.P. WELD (ONE SIDE).

SCALE: N.T.S.

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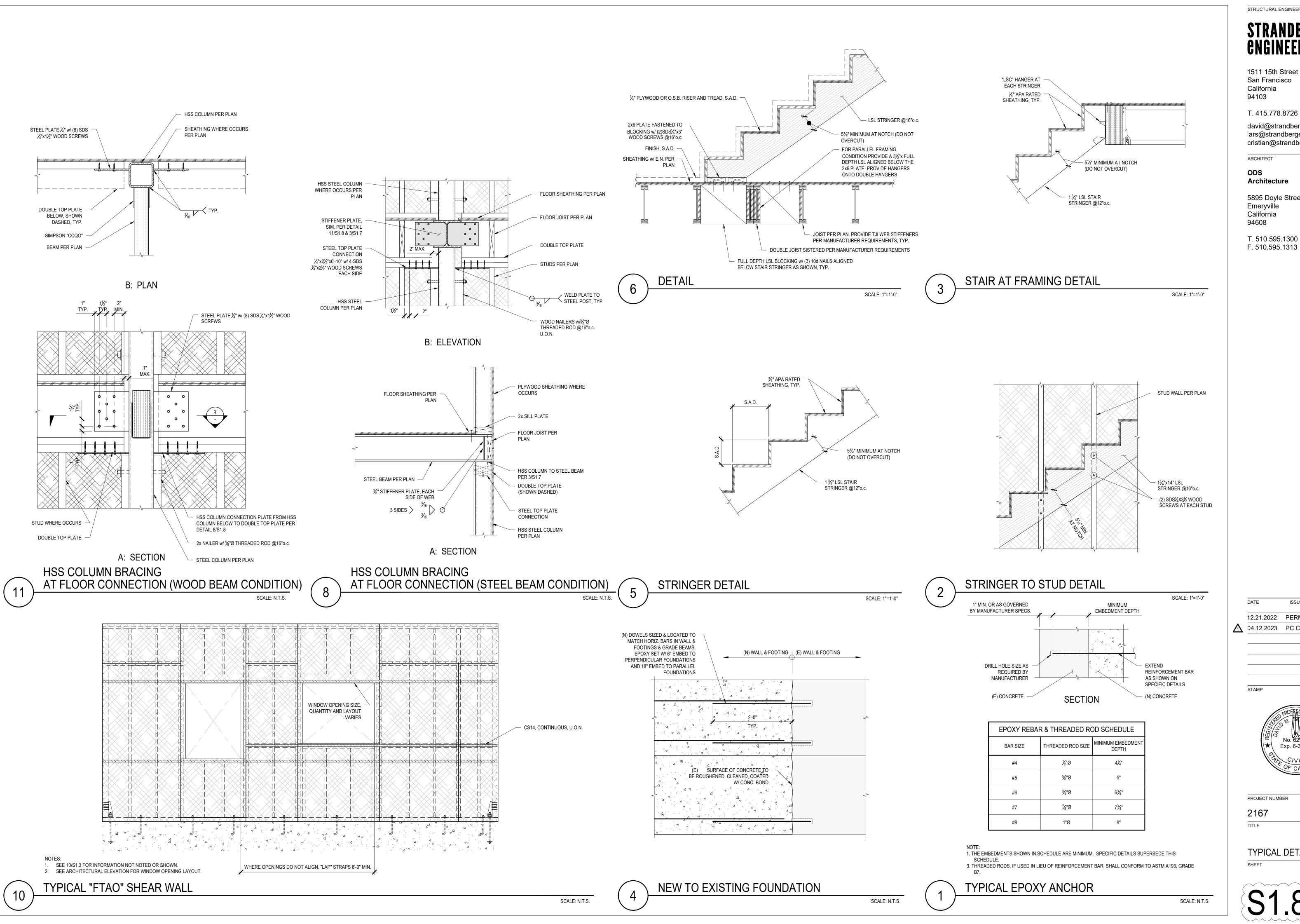


PROJECT NUMBER

2167

TITLE

TYPICAL DETAILS VII SHEET



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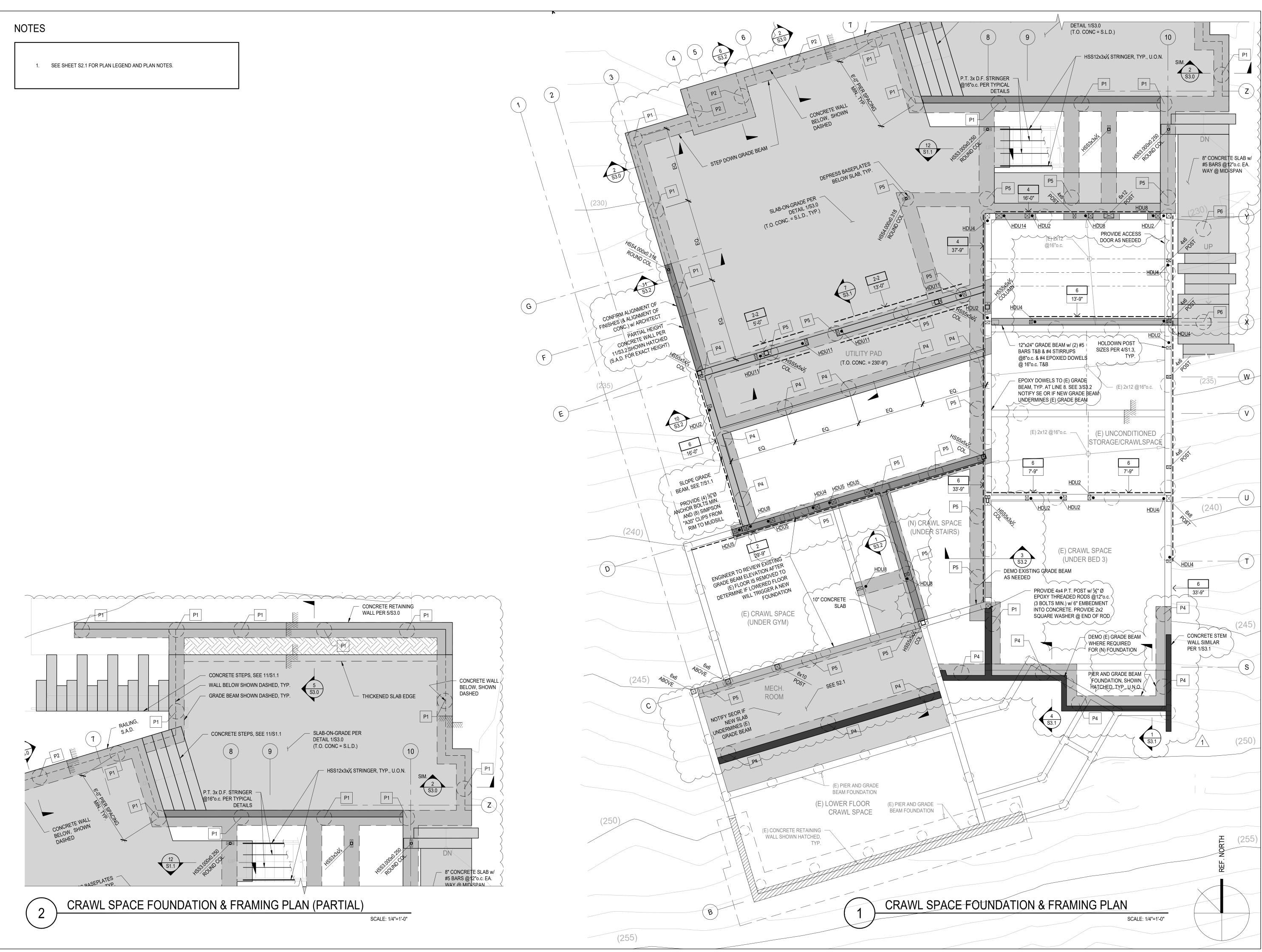
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TYPICAL DETAILS VIII



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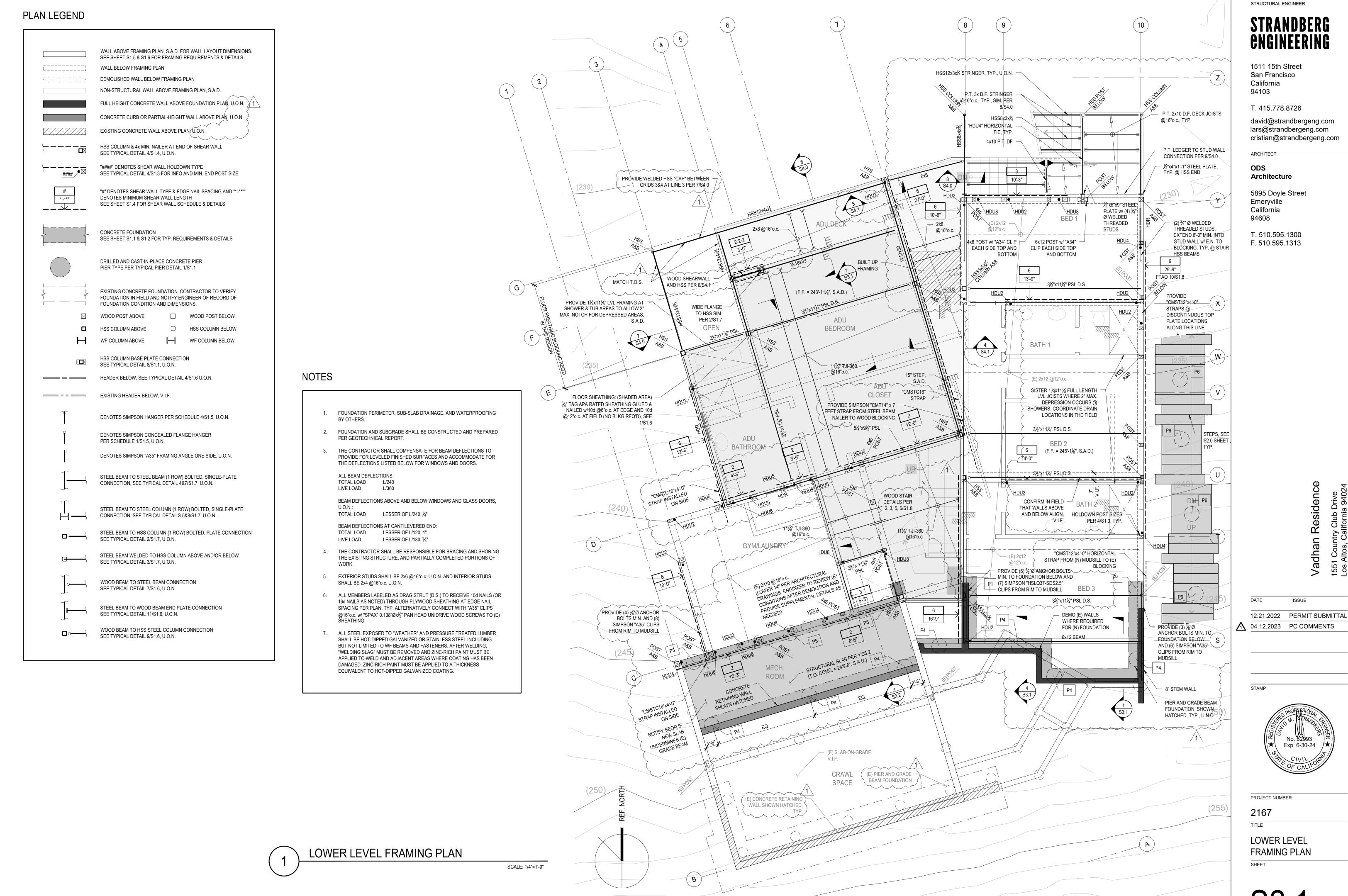


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2167

CRAWL SPACE FOUND. & FRAMING PLAN

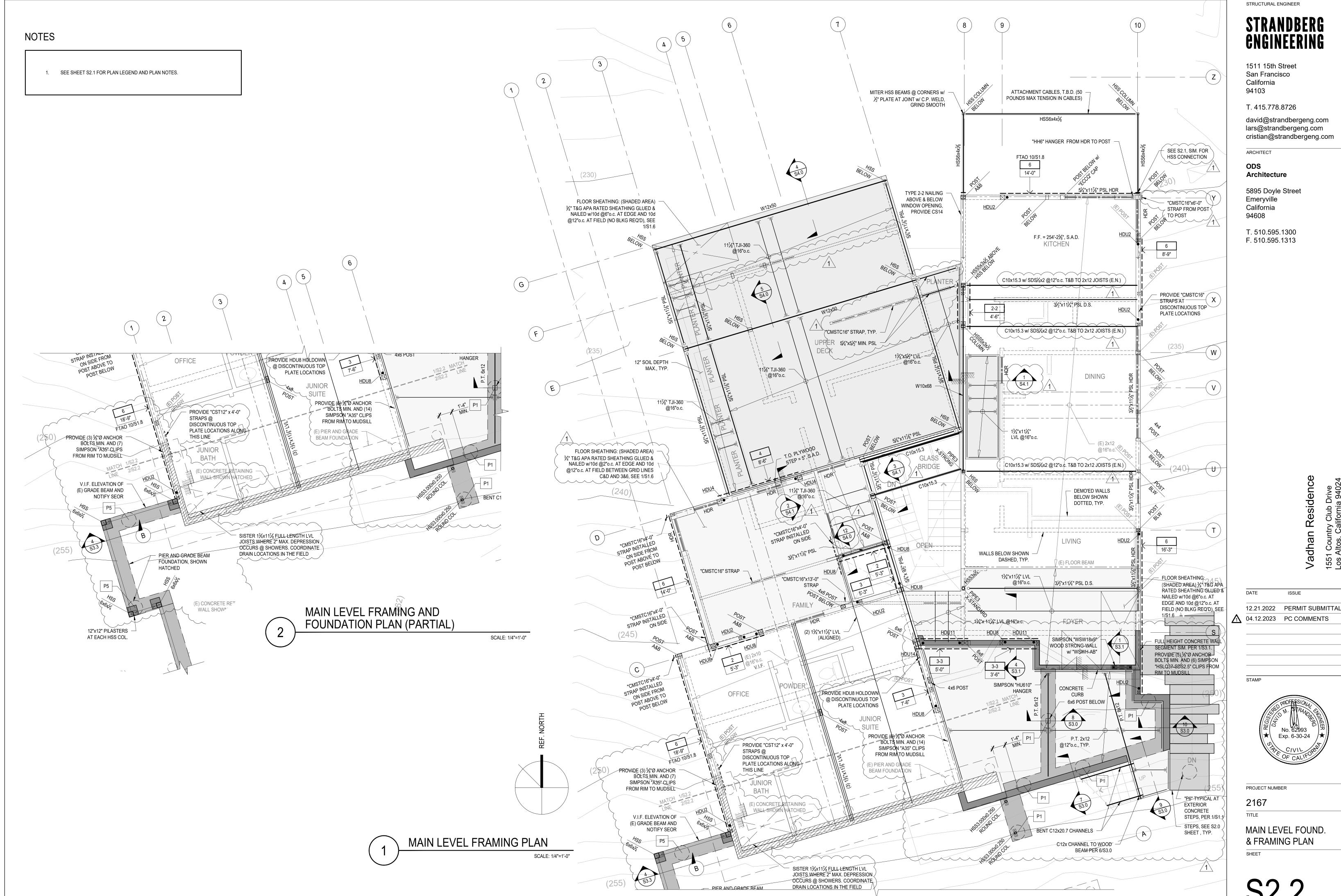
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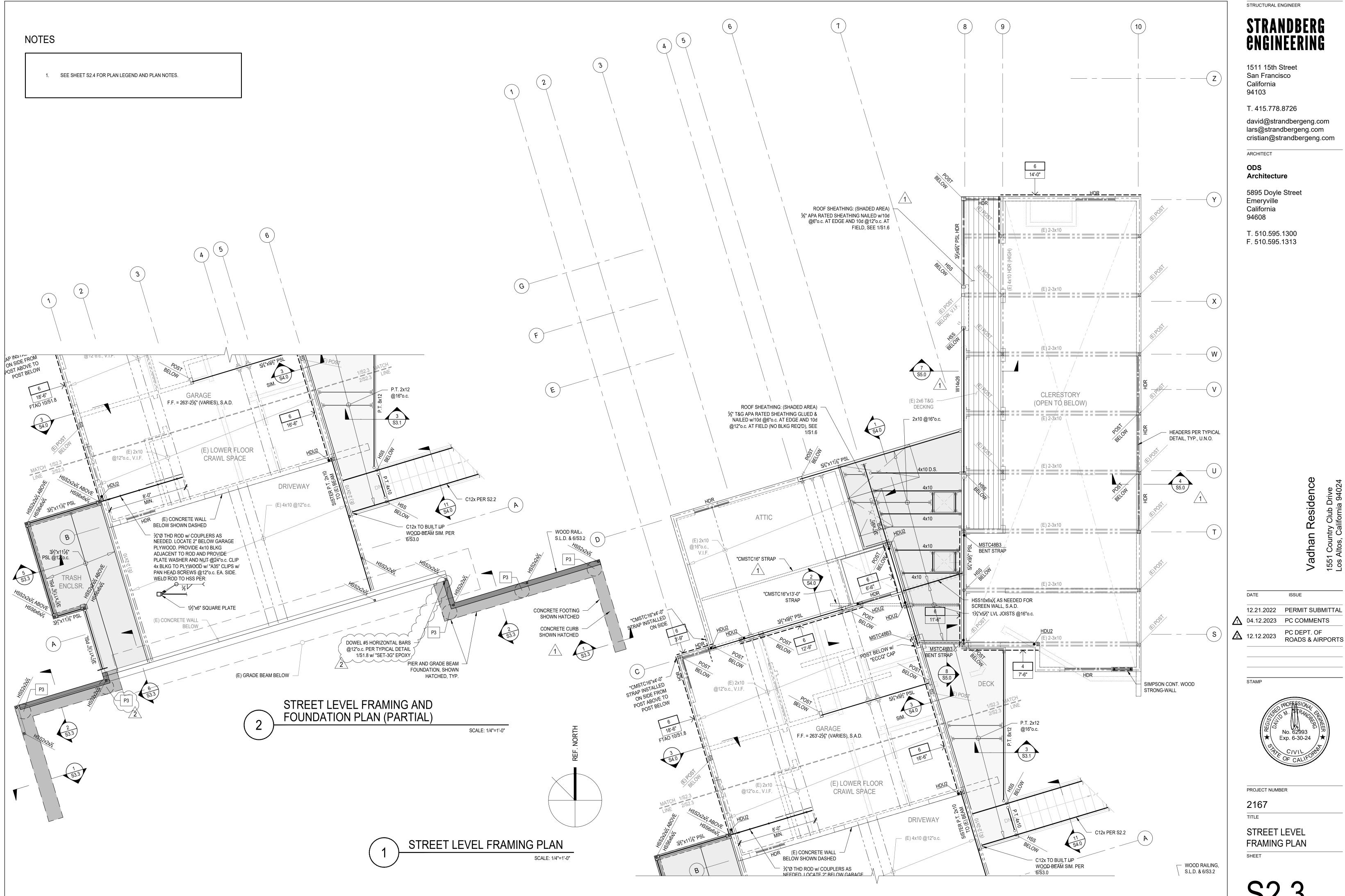
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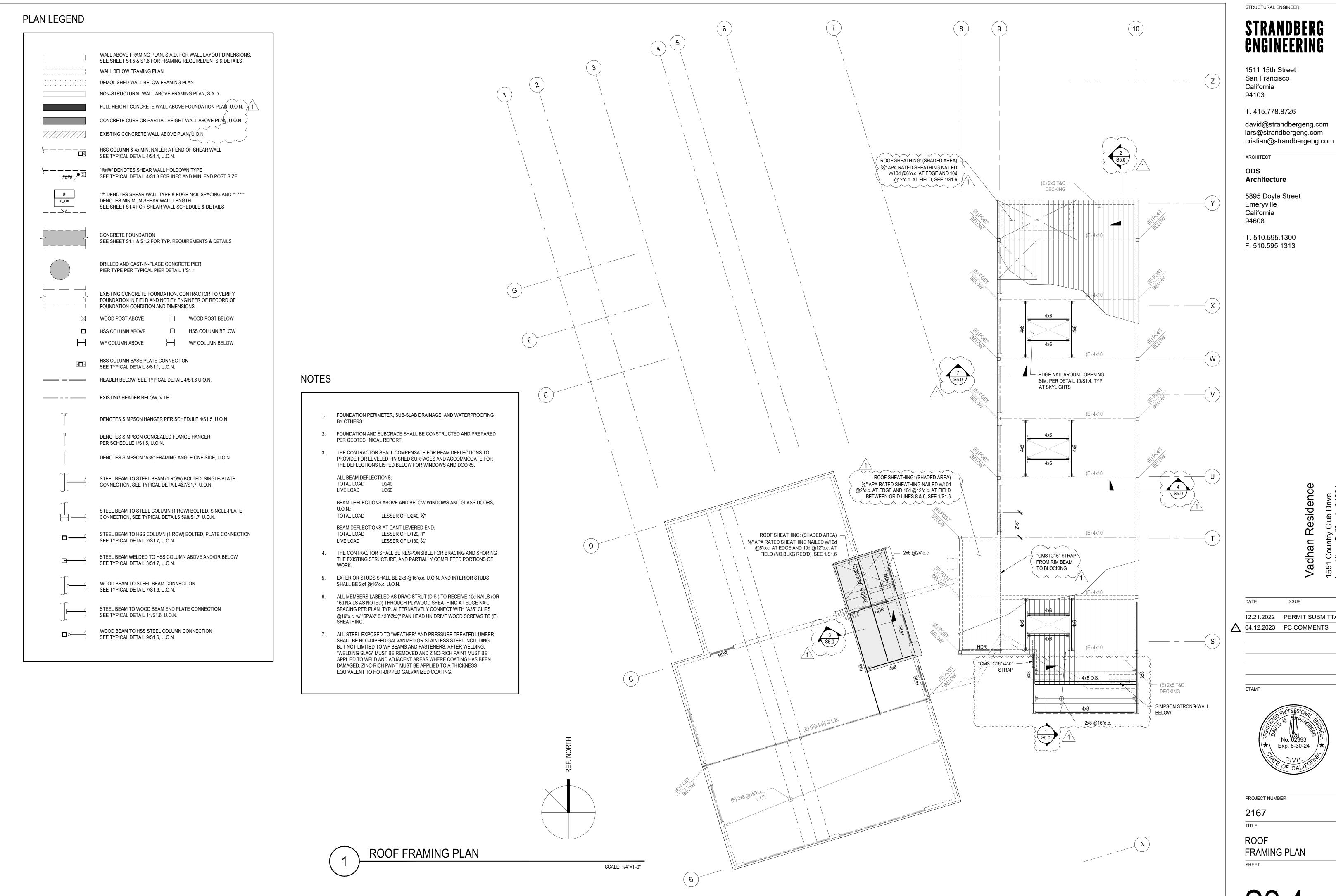






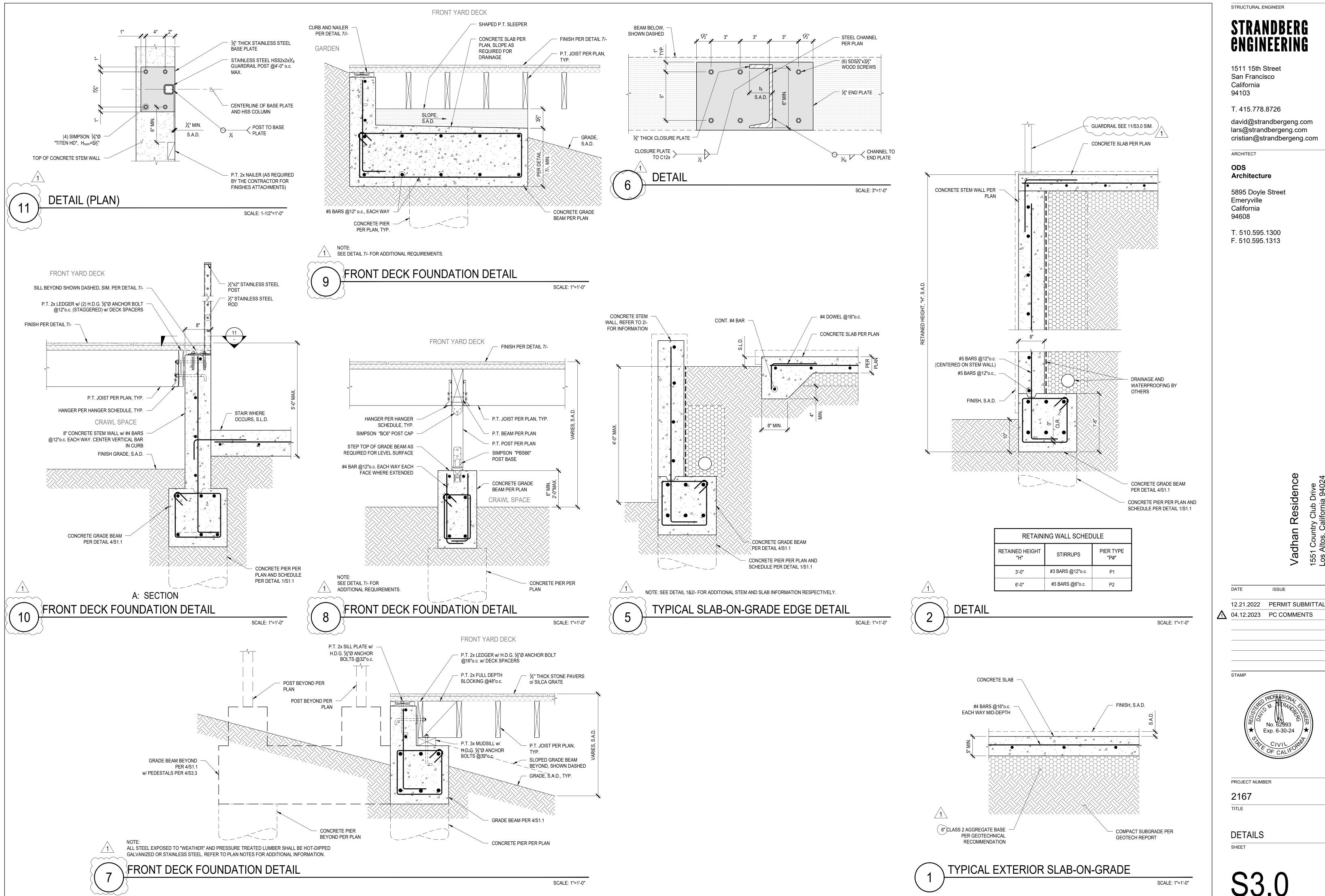




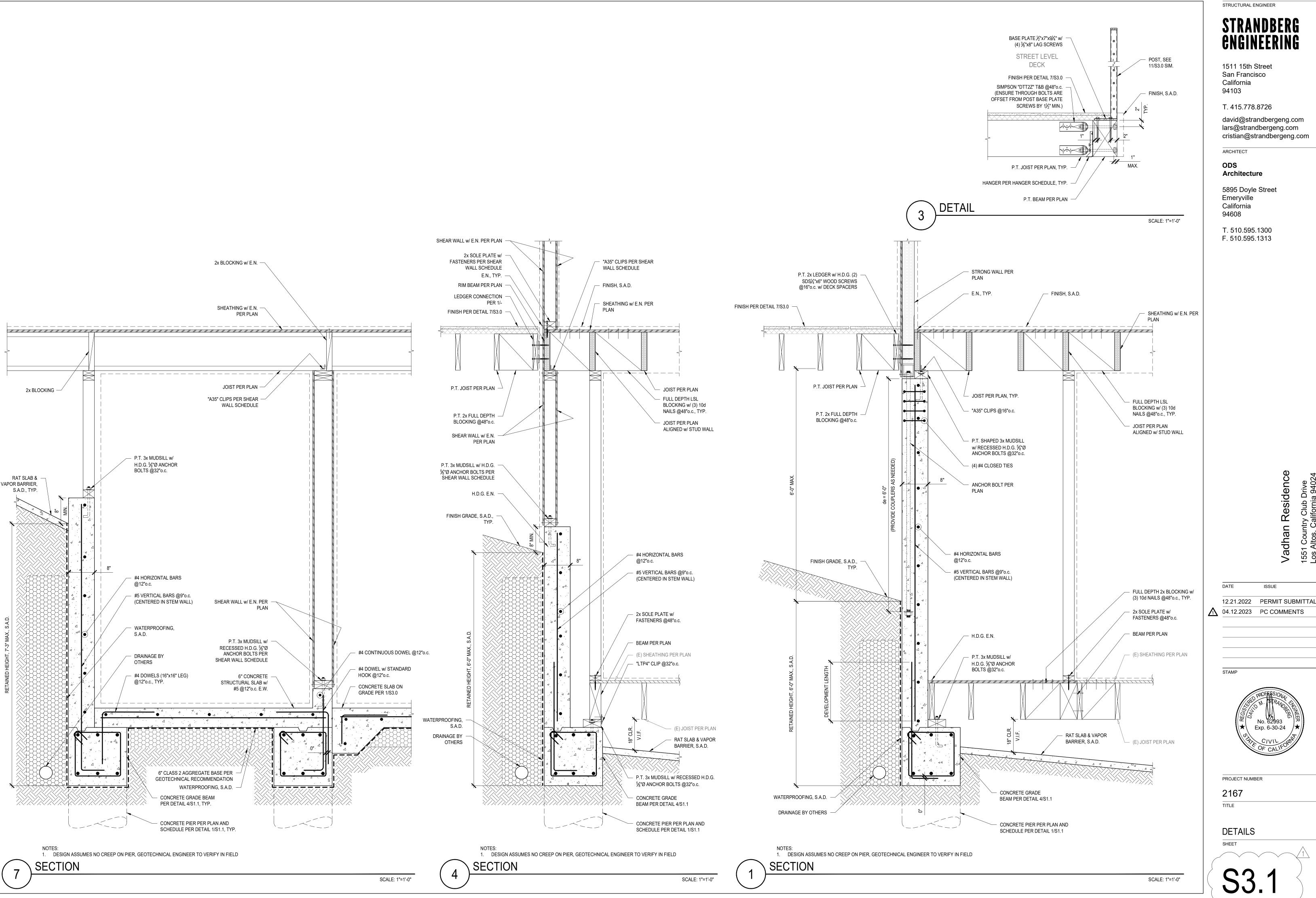


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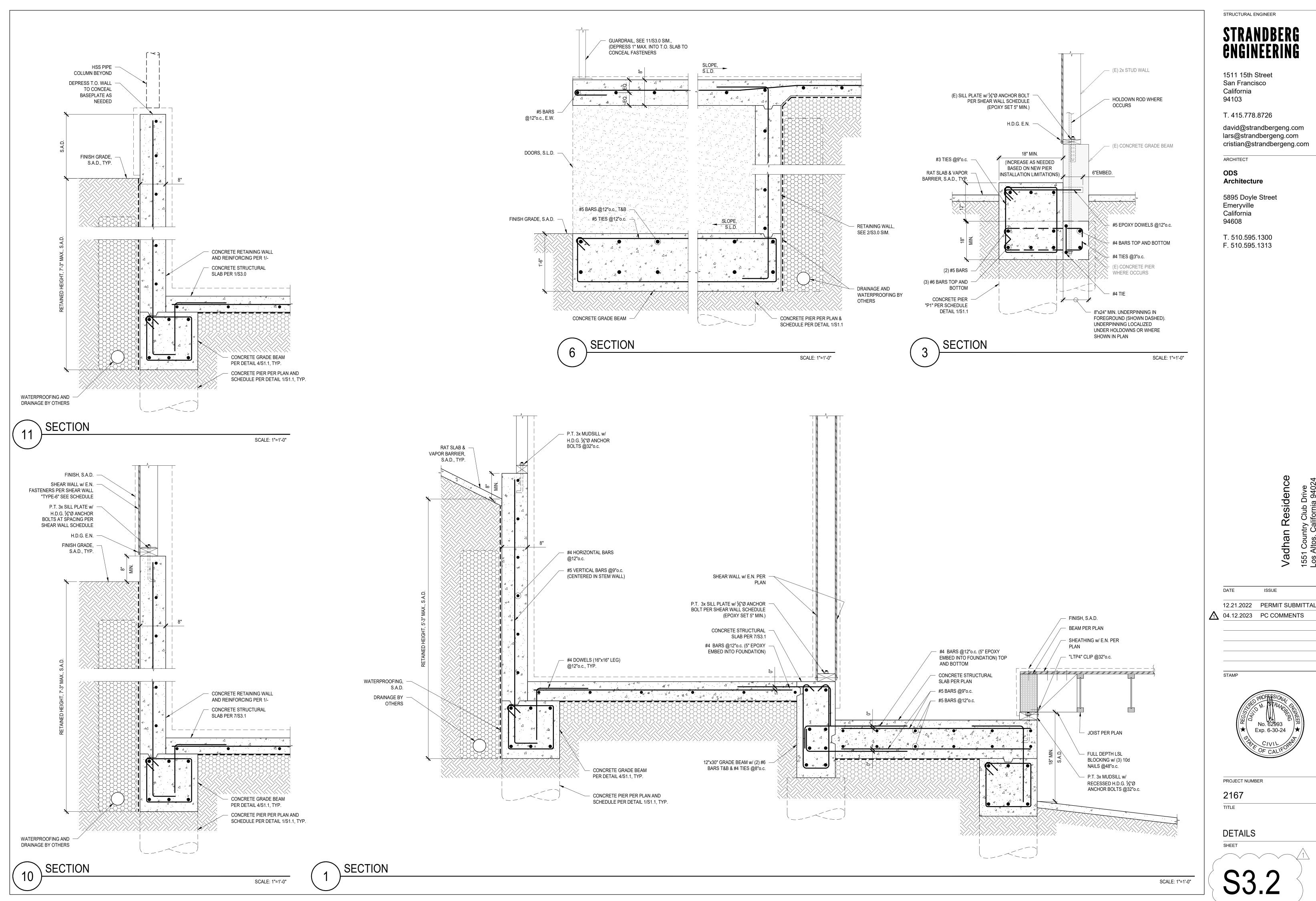
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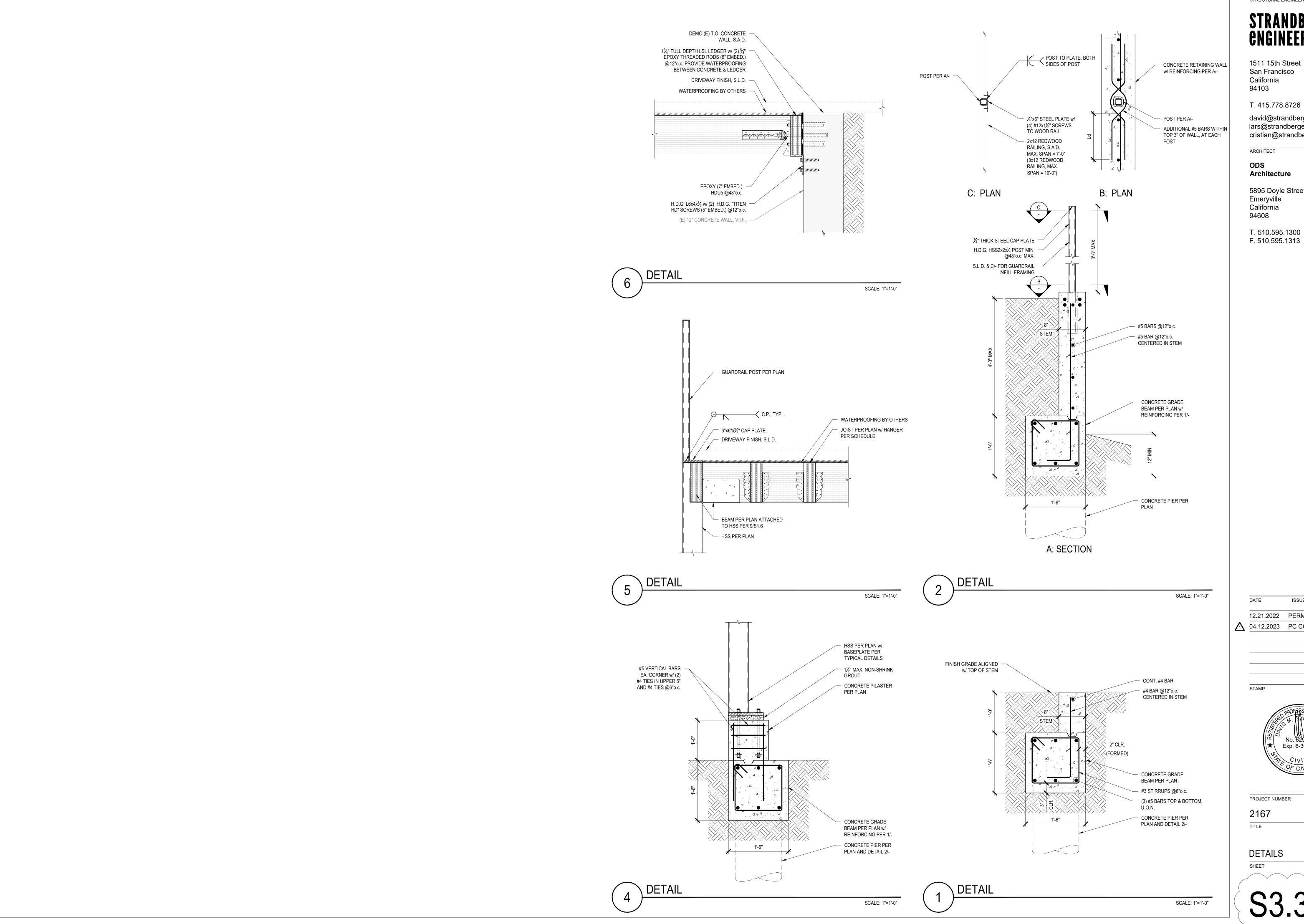
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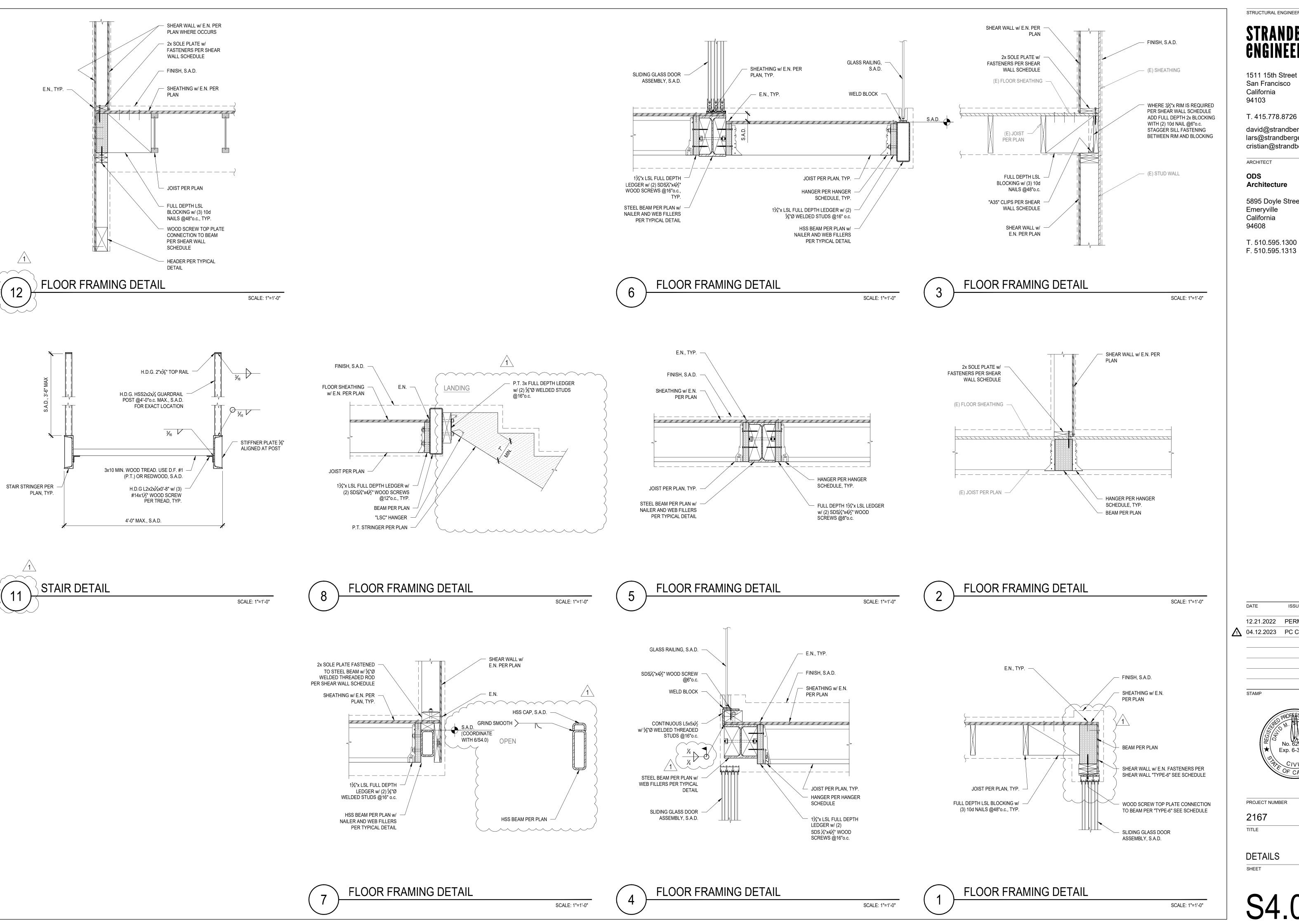
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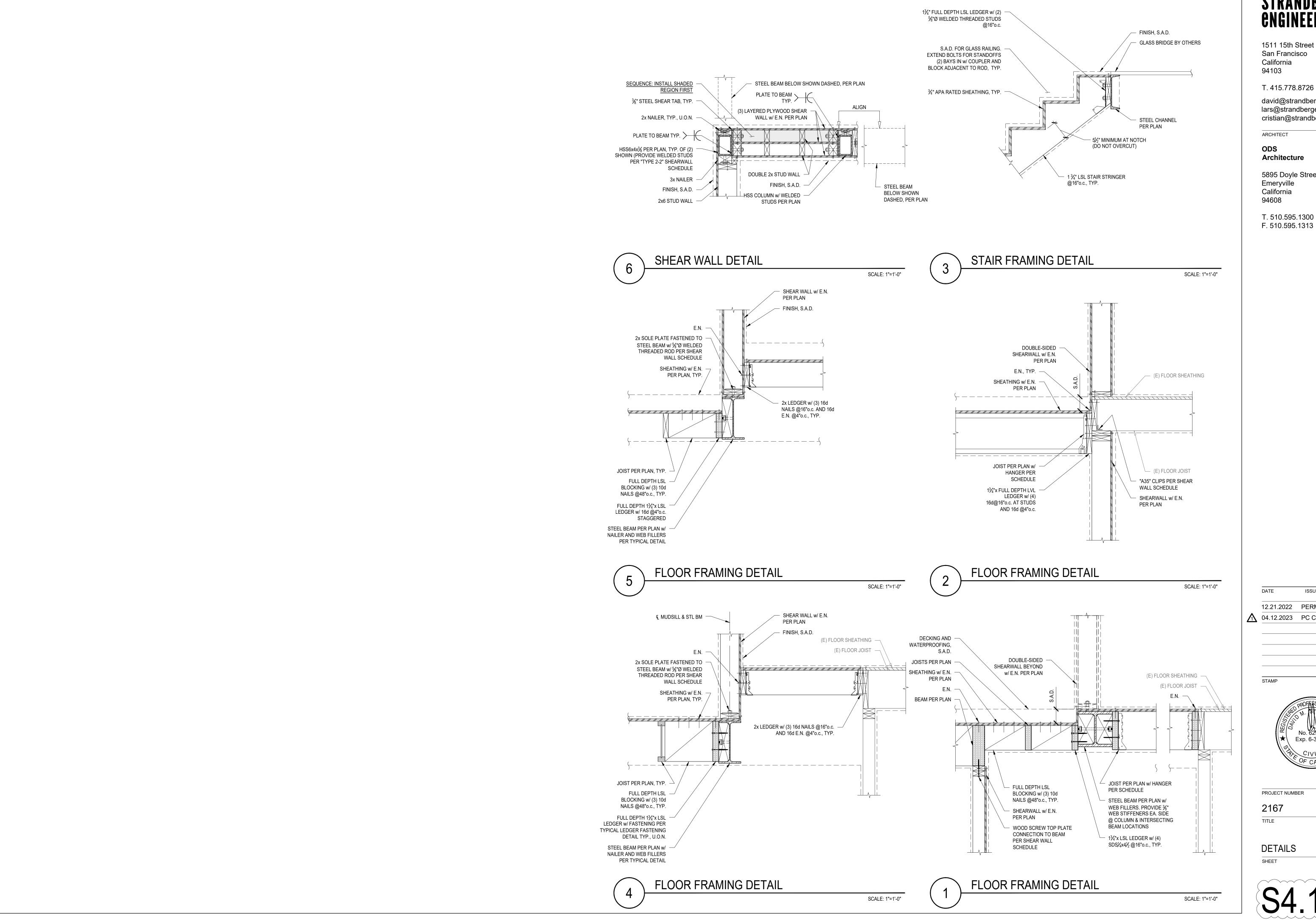
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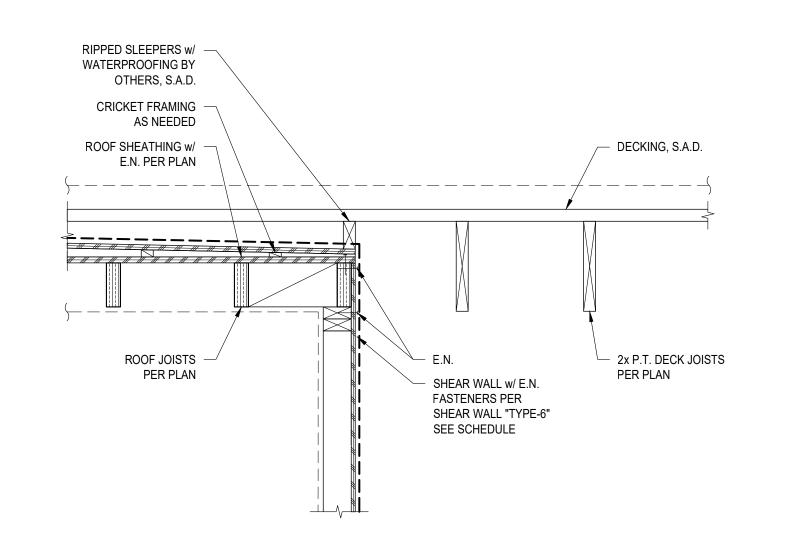
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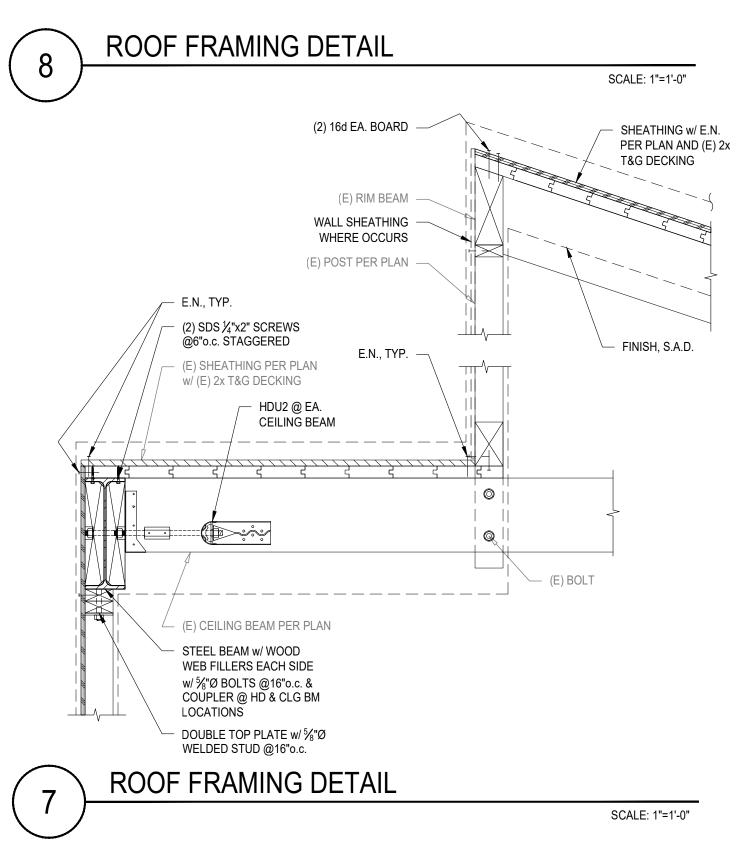


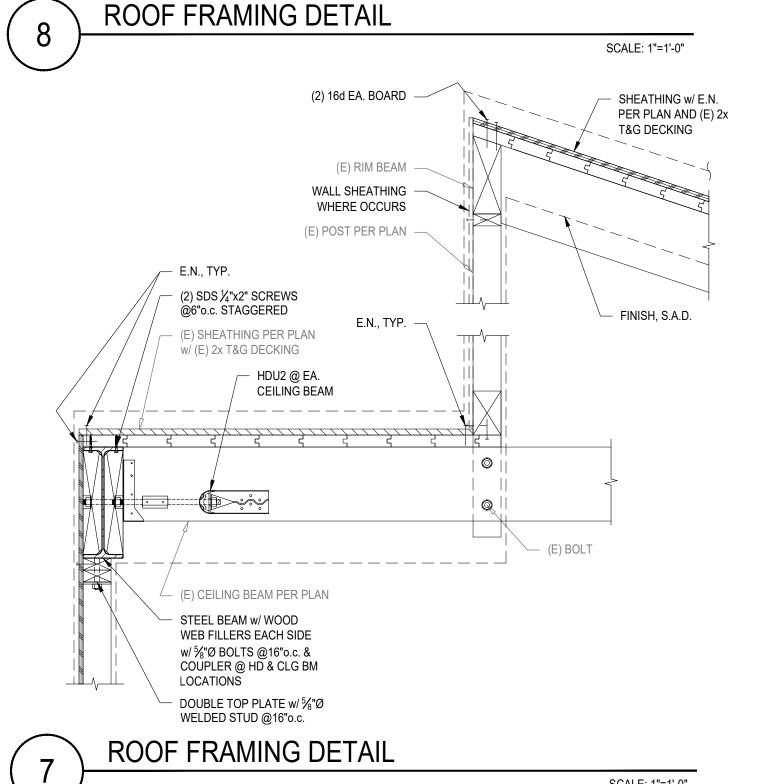
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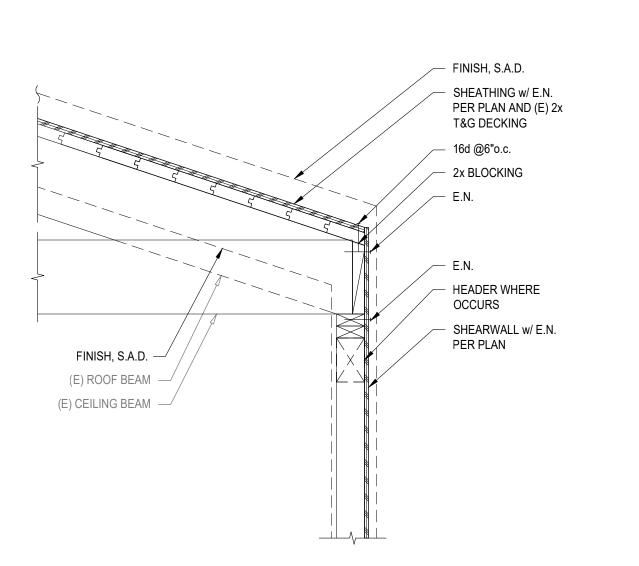
2167 TITLE

DETAILS SHEET









ROOF FRAMING DETAIL

(E) SHEATHING PER PLAN -

JOIST PER PLAN, TYP. -

DECKING AS REQUIRED, -

S.A.D.

ROOF FRAMING DETAIL

STRUCTURAL ENGINEER

- FINISH, S.A.D.

PER PLAN

BEAM PER PLAN

- (E) RIM BEAM, V.I.F.

SHEARWALL w/ E.N.

PER PLAN

SHEAR WALL w/ E.N. FASTENERS PER SHEAR WALL "TYPE-6" SEE

2x SOLE PLATE w/ FASTENERS PER

SHEAR WALL SCHEDULE

SCHEDULE

(E) SHEATHING -

(E) ROOF JOISTS -

1¾"x FULL DEPTH LSL BLOCKING @48"o.c., w/ (3) 10d NAILS PER BLOCK

FINISH, S.A.D. -

T&G DECKING

ROOF FRAMING DETAIL

\(-----

SHEATHING w/ E.N.

PER PLAN AND (E) 2x

ROOF FRAMING DETAIL

E.N. -

SHEATHING w/ E.N.

ALIGNED JOIST (D.S.) PER PLAN

13/4"x FULL DEPTH LSL BLOCKING

SCALE: 1"=1'-0"

SCALE: 1"=1'-0"

FULL DEPTH LSL BLOCKING
 @48"o.c., w/ (3) 10d NAILS PER
 BLOCK, TYP.

SHEATHING w/ E.N. PER

PER 7/S1.3

PLAN AND T&G DECKING

2x4 LEDGER w/ (1) SDS½"x3½" WOOD SCREWS @24"o.c.

STRONG WALL CONNECTORS
PER MANUFACTURER

- STRONG WALL PER PLAN

(WSWH-TSS18KT)

& 4/S1.10

- JOIST PER PLAN, TYP. └─ BEAM PER PLAN

SCALE: 1"=1'-0"

@48"o.c., w/ (3) 10d NAILS PER BLOCK, TYP.

ROOF JOIST PER PLAN

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(2) 16d EA. BOARD, V.I.F.

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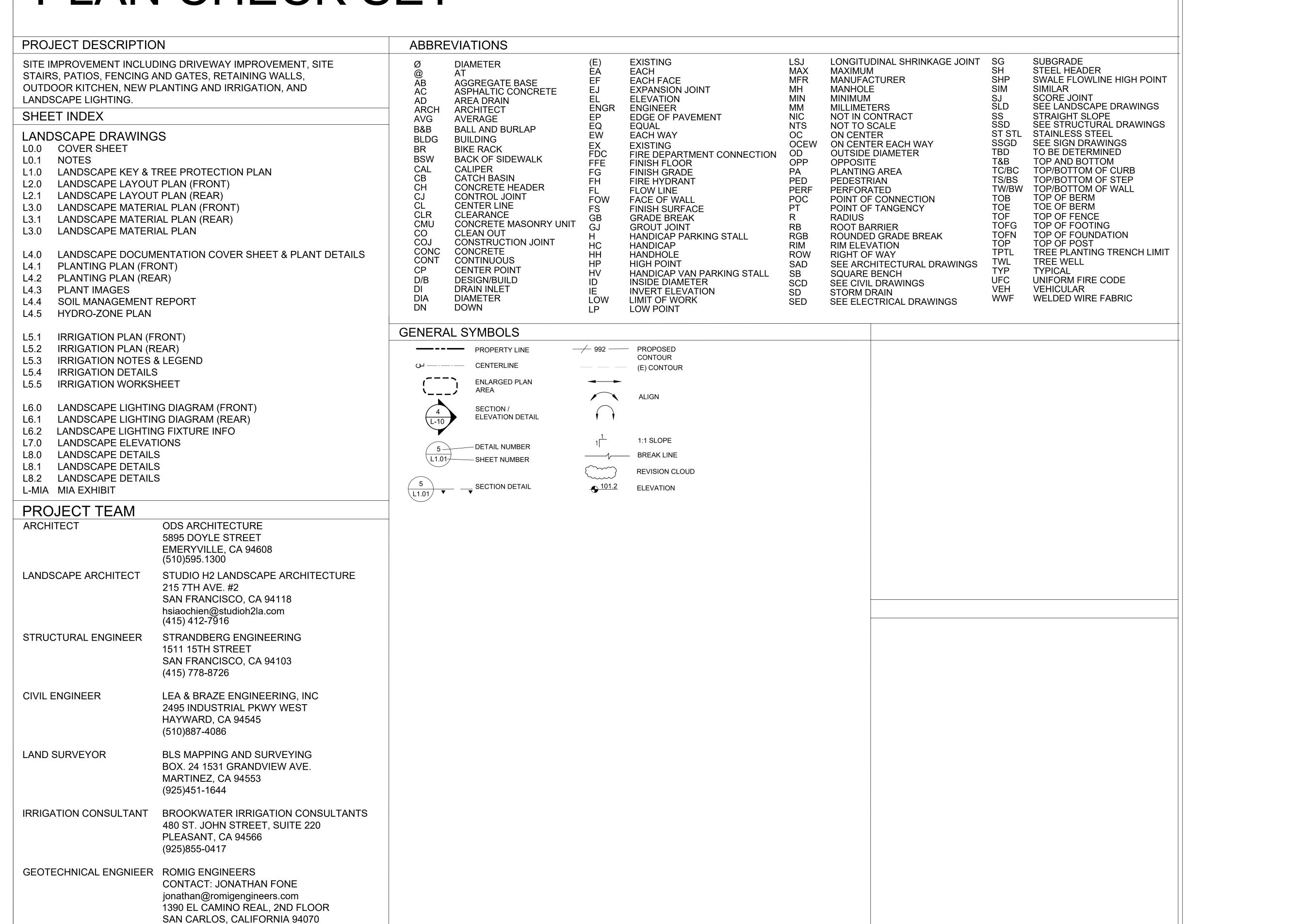
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APPROVAL STAMPS

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SOVER SHEET

No.Revisions / Issue Date

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1 PERMIT REVISIONS 9/15/23

2 PERMIT REVISIONS 10/11/23

3 PERMIT REVISIONS 11/06/23

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Date: 11.06.2023

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- 2. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES
- 3. ANY DISCREPANCIES FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR PROCEED WITH THE WORK PRIOR TO RECEIVING CLARIFICATION. HE DOES SO AT HIS OWN RISK.
- 4. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- THE CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION
- COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO IRRIGATION PIPED. ELECTRICAL CONDUIT, WATER LINES, DRAINAGE LINES, GAS LINES, ETC.
- PROTECT ALL SITE CONDITIONS TO REMAIN INCLUDING TREES, PAVING, LIGHT STANDARDS, ETC.
- 8. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
- 10. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS OF ALL SUBCONTRACTORS AND TRADES AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING IN ANY WAY, FINISHED AREAS OR OUTSIDE JOB SITE.
- 11. PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY WITH OWNER AND ARCHITECT ANY AND ALL ITEMS TO BE SAVED FOR REUSE. AND SHALL REMOVE AND STORE THEM IN A PROTECTED AREA ON THE JOBSITE. OR AS DIRECTED BY OWNER AND ARCHITECT.
- 12. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES AND INSTALL ALL NECESSARY SLEEVES, STUB-OUTS, ETC. AS REQUIRED.
- 13. CONTRACTOR SHALL PERFORM ALL PROTECTION, DEMOLITION, REMOVAL AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THE DRAWINGS AND DESCRIBED ON THE SPECIFICATIONS.
- 14. WHERE 'VERIFY' OR 'FIELD VERIFY' IS USED IN CONJUNCTION WITH A DIMENSION, THE CONTRACTOR SHALL VERIFY THE MEASUREMENT PRIOR TO COMMENCING THE WORK. IMMEDIATELY BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT
- 15. THE CONTRACTOR SHALL NOTIFY ARCHITECT AT LEAST 3 DAYS PRIOR TO ALL REQUIRED FIELD OBSERVATIONS BY ARCHITECT.
- 16. ALL WATER PROOFING DETAILS: S.A.D.

GRADING NOTES:

- THE TOPSOIL SHALL BE STRIPPED AND STOCKPILED AT THE COMMENCEMENT OF THE EXCAVATION. THE STOCKPILE SHALL BE LOCATED AS DESIGNATED BY THE LANDSCAPE ARCHITECT, COVERED, AND PROTECTED FROM EROSION UNTIL INSTALLATION.
- SOILS ANALYSIS RESULTS SHALL DETERMINE THE TYPE OF IMPORTED TOPSOIL, SHOULD IMPORT TOPSOIL BE NECESSARY.
- SOILS ANALYSIS REPORT SHALL INCLUDE COMBINATION FERTILITY. AGRICULTURAL SUITABILITY. AND PARTICLE SIZE TEST, AND RECOMMENDED AMENDMENTS FOR PLANTING AREAS AND TREE PITS.
- SHOULD NATIVE TOPSOIL CONTAIN TOXINS. TOXIC SOIL SHALL BE REMOVED FROM THE SITE
- ANY AND/OR ALL MOVEMENT OF EARTH SHALL COMPLY WITH SANTA CLARA COUNTY STANDARDS AND SPECIFICATIONS (CURRENT EDITION), THE PROJECT GEOTECHNICAL REPORT, AND THESE PLANS AND DETAILS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS PRIOR TO GRADING.
- SITE SHALL BE VISUALLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF CLEARING, GRUBBING, AND GRADEWORK TO BE DONE. NO ADDITIONAL GRADING BEYOND WHAT IS SHOWN ON THESE PLANS SHALL BE COMPLETED.
- EXISTING GRADES SHOWN ON THESE DRAWINGS ARE TAKEN FROM SURVEY BY BLS MAPPING AND SURVEYING BOX. 24 1531 GRANDVIEW AVE. MARTINEZ CA 94553 PH (925) 451-1644; DATED 02-11-2021.
- PRIOR TO COMMENCEMENT OF GRADING OR DEMOLITION. TREE PROTECTION MEASURES SHALL BE IN PLACE AND APPROVED BY THE ARBORIST.
- 10. EARTHWORK AND ROUGH GRADING SHALL BE EXECUTED SUCH THAT GRADES ARE BROUGHT TO 1" BELOW FINISH GRADES. REMOVE STONES LARGER THAN 1", ROOTS, CLODS, WEEDS, AND OTHER EXTRANEOUS MATERIAL. BRING AMENDED SOIL OR IMPORT TOPSOIL AS SHOWN IN DRAWINGS AND SPECS TO FINISH GRADES AND ELEVATIONS SHOWN ON DRAWINGS.
- 11. RUN STRAIGHT LINE GRADES BETWEEN ALL GIVEN SPOT ELEVATIONS UNLESS OTHERWISE INDICATED.
- 12. TRANSITION BETWEEN CHANGES IN VERTICAL CURVATURE OF PAVING SHALL BE SMOOTH AND GRADUAL WITHOUT SHARP OR ABRUPT CHANGES.
- 13. ADJUST EXISTING MANHOLES, UTILITY BOXES AND VAULTS, CLEANOUTS, ETC., TO CONFORM TO NEW FINISH GRADES.
- 14. INSTALL EROSION CONTROL AND STORM WATER PREVENTION MEASURES. SEE CIVIL DRAWINGS.
- 15. PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT OF UNEXPECTED SUB-SURFACE CONDITIONS. CONTRACTOR TO SET GRADE STAKES SHOWING LINES AND ELEVATIONS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ROUGH GRADING.
- 16. PERFORM GRADING WITHIN CONTRACT LIMITS OF CONSTRUCTION, INCLUDING ADJACENT TRANSITION AREAS, TO NEW ELEVATIONS, LEVELS, PROFILES, AND CONTOURS INDICATED. PROVIDE SUBGRADE SURFACES PARALLEL TO FINISHED SURFACE GRADES. PROVIDE UNIFORM LEVELS AND SLOPES BETWEEN NEW ELEVATIONS AND EXISTING GRADES GRADE SURFACES TO ASSURE POSITIVE DRAINAGE IN ALL AREAS. DRAIN AWAY FROM STRUCTURES TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE. PROVIDE DRAIN FITTINGS AND CONNECTIONS AT DOWNSPOUTS AS SHOWN IN CIVIL DRAWINGS.
- 17. FINE GRADE TOPSOIL ELIMINATING ROUGH AND LOW AREAS TO ENSURE POSITIVE DRAINAGE. MAINTAIN LEVELS, PROFILES, AND CONTOURS OF SUBGRADES
- 18. PROTECT FINISH GRADED AREAS FROM TRAFFIC AND EROSION. KEEP FREE OF TRASH AND DEBRIS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED, AND DAMAGED AREAS. WHERE COMPLETED AREAS ARE DISTURBED BY CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, SCARIFY, RE-SHAPE, AND COMPACT TO REQUIRED DENSITY.
- 19. UPON COMPLETION OF EARTHWORK OPERATION. CLEAN AREAS WITHIN CONTRACT LIMITS. REMOVE TOOLS, AND EQUIPMENT. PROVIDE SITE CLEAR, CLEAN, FREE OF DEBRIS, AND SUITABLE FOR FURTHER SITE WORK OPERATIONS.

- ALL WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS.
- ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. LOCATION SHOWN ON PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
- ALL DIMENSIONS SHOWN TO ARCHITECTURAL GRID LINE, FACE OF BUILDING, FACE OF CURB, FACE OF WALL AND EDGE OF WALKWAY, UNLESS OTHERWISE NOTED.
- 4. CONTRACTOR SHALL SUBMIT LEGIBLE SHOP DRAWINGS FOR ALL ITEMS NOT SPECIFICALLY DETAILED.
- 5. THE CONTRACTOR SHALL USE STAKES, STRINGS, LIME, CHALK, PAINT OR OTHER APPROPRIATE MATERIALS TO LAYOUT ALL HARDSCAPE. SITE FURNISHINGS AS SHOWN ON THE DRAWINGS. THESE AREAS SHALL BE CHECKED BY THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION IS STARTED. CHANGES, DELETIONS, AND ADDITIONS SHALL BE DETERMINED DURING THIS LAYOUT PERIOD AND AT THE INSPECTION. LOCATIONS OF ALL PRECAST AND METAL PLANTERS MUST BE APPROVED PRIOR TO INSTALLATION OF IRRIGATION AND ELECTRICAL STUBS
- ALL DEBRIS IS TO BE COMPLETELY REMOVED WHEN LOCATED IN NEW PLANTING AREAS.

UTILITY NOTES:

- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600 PRIOR TO START OF ANY CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO EXISTING UTILITY LINES UNLESS THE CITY ENCROACHMENT PERMIT SPECIFIES OTHERWISE.
- 3. ONE WEEK PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT AND REQUEST ALL APPROPRIATE UTILITY ENTITIES TO MARK THE LOCATION OF THEIR RESPECTIVE UTILITIES. COSTS OF REPAIRING ANY INJURIES OR DAMAGES CAUSED BY THE CONTRACTOR SHALL BE BORNE BY THE CONTRACTOR. VARIOUS UNDERGROUND UTILITY LINES WERE PLOTTED ON THE PLANS FROM THE INFORMATION OBTAINED FROM THE SURVEY, THEREFORE, NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE TO THE COMPLETENESS OR CORRECTNESS OF THEIR LOCATION. BURIED UTILITIES WERE NOT VERIFIED, NOR WAS ANY SUBSURFACE **EXPLORATION CONDUCTED.**
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS OF UTILITIES AND UNDERGROUND FACILITIES ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FACILITIES AND IMPROVEMENTS FROM DAMAGE RESULTING FROM CONTRACTORS WORK. ANY DAMAGE CAUSED BY CAUSED BY CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

REVIEW ALL UTILITY BOX LOCATIONS IN PLANTING AREAS WITH

LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

TRENCHING AND BACKFILL WITHIN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH THE LOCAL MUNICIPAL STANDARDS. CONTRACTOR SHALL COMPLY WITH APPLICABLE SAFETY STANDARDS FOR TRENCH SAFETY.

PROJECT NOTES

- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- APPLICABLE NOTES: PERFORM WORK IN ACCORDANCE WITH THE MOST CURRENT APPLICABLE CODE REQUIREMENTS, AND APPLICABLE REQUIREMENTS OF ALL OTHER REGULATORY AGENCIES.
- UNLESS OTHERWISE SPECIFIED, SPECIFIC REFERENCES TO CODES, REGULATIONS. STANDARDS. MANUFACTURERS' INSTRUCTIONS. OR REQUIREMENTS OF REGULATORY AGENCIES, WHEN USED TO SPECIFY REQUIREMENTS FOR MATERIALS OF DESIGN ELEMENTS SHALL MEAN THE LATEST EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BIDS, OR THE DATE OF THE CHANGE OF ORDER OR FIELD ORDERS, AS APPLICABLE.
- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT THE BUILDING AND THE LANDSCAPE IN ACCORDANCE WITH TITLE 24. CALIFORNIA CODE OF REGULATIONS.
- SHOULD ANY CONDITIONS DEVELOP WHICH ARE NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED AND APPROVED BEFORE PROCEEDING WITH THE
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PLANTING NOTES:

- CONTRACTOR SHALL VERIFY ALL DISTANCES AND DIMENSIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR A DECISION PRIOR TO PROCEEDING WITH
- PLANTING PLAN PROVIDES A GUIDE FOR GENERAL PLANTING LAYOUT ONLY. FINAL LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. FIELD ADJUSTMENTS MAY BE MADE AT THIS TIME.
- 3. NO PLANT SUBSTITUTIONS MAY BE MADE WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UNDERGROUND UTILITIES WITHIN WORK AREAS PRIOR TO EXCAVATION FOR THE STREET TREE AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION.
- PLANTING AND PLANTING OPERATIONS WILL NOT BE PERMITTED IN THE PUBLIC RIGHT OF WAY WHICH WOULD ENDANGER THE PUBLIC SAFETY BY OBSTRUCTING THE VISION OF PUBLIC TRAFFIC OR CONFLICTING WITH THE SAFE FUNCTION OF UTILITY WIRES.
- FINISHED GRADES FOR PLANTING VARIES. SEE THE DRAWINGS AND DETAILS.
- FINE GRADING: UPON COMPLETION OF FINISH GRADING, PERFORM ALL FINE GRADING REQUIRED IN PLANTING AREAS. FINISH GRADES SHALL BE 2-1/2" BELOW ADJACENT PAVING AND EDGING. TOP OF MULCH SHALL BE 1/2" BELOW TOP OF EDGING, OR AS SHOWN. SEE DETAILS. GRADE FLOW LINES, DESIGNATED OR NOT, AND MAINTAIN TO ALLOW FREE FLOW OF SURFACE WATER. THE LANDSCAPE CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF LANDSCAPED AREAS. ANY DISCREPANCY IN THE DRAWINGS, OBSTRUCTIONS ON THE SITE, OR PRIOR WORK DONE BY ANOTHER PARTY, WHICH THE LANDSCAPE CONTRACTOR DETERMINES MAY PRECLUDE ESTABLISHING PROPER DRAINAGE SHALL BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT, IN WRITING, FOR CORRECTION OR RELIEF OF SAID RESPONSIBILITY.
- LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE ALL FINISHED SOIL ELEVATIONS. FINISH GRADE IS TO BE AS SHOWN ON DRAWINGS TO ALLOW FOR 3" OF MULCH AND TOP OF MULCH TO BE $\frac{1}{2}$ " BELOW ADJACENT PAVING. RIM ELEVATIONS OF PLANTING AREA DRAINS ARE TO BE SET FLUSH TO TOP OF SOIL ELEVATION. CONTRACTOR SHALL MAKE ADJUSTMENTS AS DIRECTED IN THE FIELD BY LANDSCAPE ARCHITECT. SUCH WORK SHALL BE CONSIDERED INCIDENTAL TO CONTRACT AND INCLUDED IN CONTRACTORS FIXED CONTRACT.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN PRIOR TO INSTALLATION, SEE SPECS FOR TAGGED MATERIAL AND CONTRACT GROWN MATERIAL.ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT.
- LOCATION OF ALL PLANT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSPECTION. PLANT SPACING SHALL TAKE PRECEDENCE OVER IRRIGATION VALVE BOX, PIPE AND OTHER EQUIPMENT LOCATIONS.
- 10. ALL VALVE BOX LOCATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THE WORK OF OTHER TRADES AND INSTALL ALL NECESSARY SLEEVES, STUB-OUTS, ETC. AS REQUIRED.
- 11. ALL PLANTING AREAS TO HAVE MULCH UNLESS OTHERWISE NOTED. 12. PRIOR TO ANY CONSTRUCTION, LANDSCAPE CONTRACTOR TO COLLECT THREE SAMPLES OF EXISTING SITE SOIL BASED ON
- LOCATIONS COORDINATED WITH LANDSCAPE ARCHITECT. CONTRACTOR WILL THEN SEND SAMPLES TO WAYPOINT ANALYTICAL CALIFORNIA. INC. HTTP://WAYPOINTANALYTICAL.COM FOR REVIEW AND COMMENT.
- 13. EDIBLE BED TO USE ONLY ORGANIC COMPOST SOIL. ALL OTHER PLANTING AREAS TO BE AMENDED IN PLANT PITS ONLY EXCEPT OTHERWISE NOTED . SOILS TO BE AMENDED PER RECOMMENDATIONS SET FORTH IN THE SOILS ANALYSIS REPORT BY WAYPOINT ANALYTICAL CALIFORNIA. INC
- 14. IMPORT TOPSOIL: SUBMIT SOIL AGRICULTURAL SUITABILITY ANALYSIS AND AMENDMENT RECOMMENDATIONS (BY WAYPOINT ANALYTICAL CALIFORNIA, INC) FOR APPROVAL. AMEND SOIL AS RECOMMENDED PER ANALYSIS UPON COMPLETION OF ALL PLANTING OPERATIONS AND AFTER CLEAN UP, A GENERAL INSPECTION WILL BE HELD.
- 15. LANDSCAPE CONTRACTOR TO PROVIDE A MAINTENANCE PERIOD OF 90 DAYS. MAINTENANCE PERIOD SHALL BEGIN UPON REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT FOLLOWING THE GENERAL INSPECTION AND SHALL BE FOR 90 DAYS.
- 16. END OF MAINTENANCE REVIEW AND FINAL ACCEPTANCE SHALL BEGIN THE WARRANTY PERIOD.
- 17. LANDSCAPE CONTRACTOR TO PROVIDE ONE YEAR WARRANTY, IN WHICH ALL TREES AND PLANT MATERIAL PLANTED UNDER HIS CONTRACT SHALL BE HEALTHY AND IN FLOURISHING CONDITION ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- 18. ALL PUNCHLIST ITEMS MUST BE ADDRESSED WITHIN 10 DAYS OF REVIEW

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No.Revisions / Issue Date 12/21/22 PERMIT SUBMITTAL PERMIT REVISIONS 9/15/23

10/11/23

11/06/23

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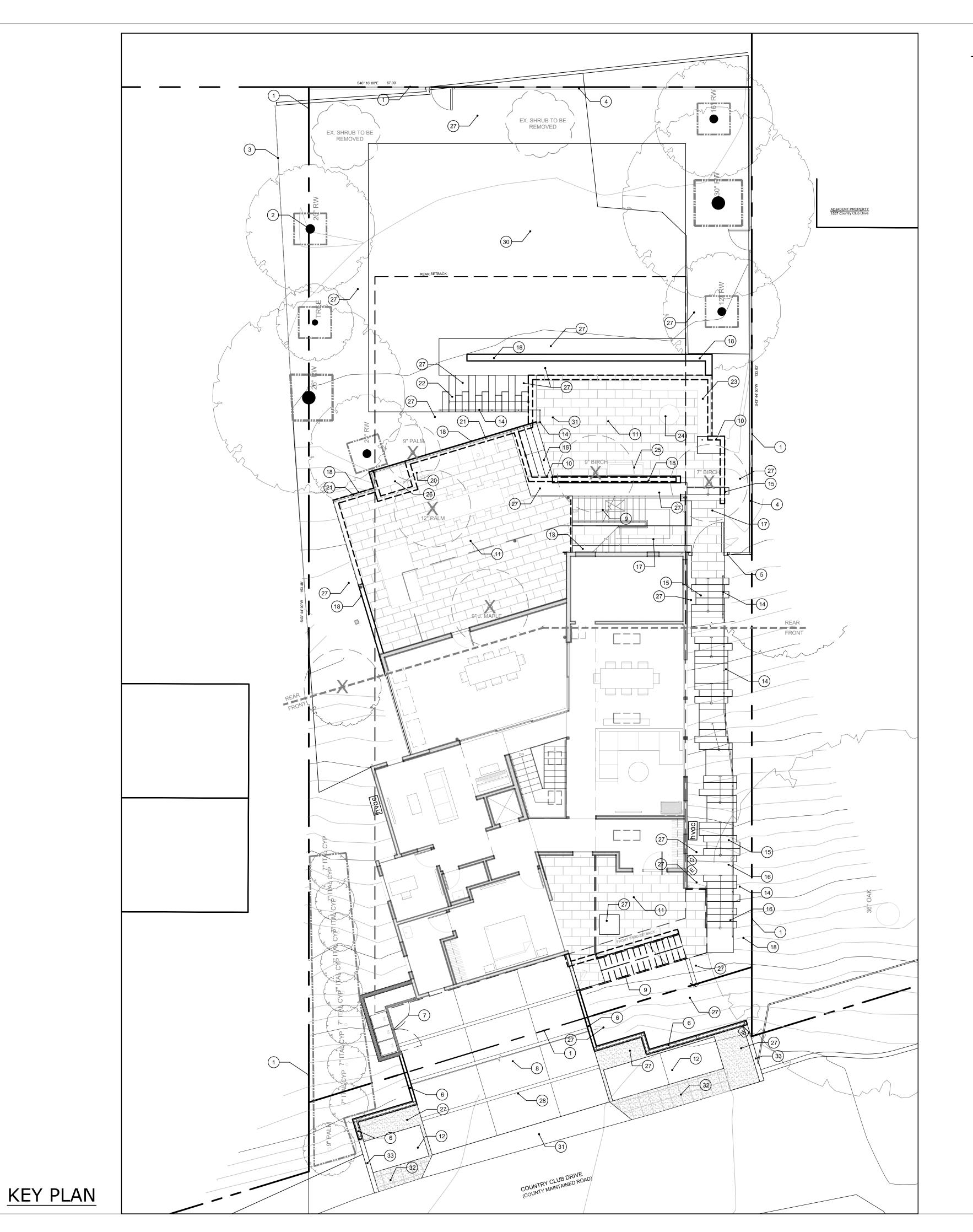
Vadhan Residence

1551 Country Club Dr. Los Altos, CA 94024

APN: 331-10-191

Date: 11.06.2023

Scale: N.T.S.



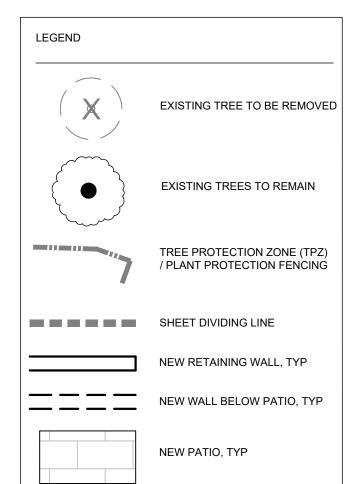
KEYNOTES

- 1. PROPERTY LINE
- 2. (E) TREES TO REMAIN, TYP
- 3. (E) FENCE TO REMAIN
- 4. (N) 7' WOOD FENCE AND GATE5. (N) BACKYARD GATE & FENCE
- 6. (N) FRONT FENCE; 4' TALL MAX.
- (N) COVERED WOOD TRASH ENCLOSURE
- (N) CONCRETE DRIVEWAY ON STRUCTURE
- 9. (N) STAIRS; SEE ARCHITECT'S
- 10. (N) METAL PLANTER
- 11. (N) STONE PATIO
- 12. (N) CONCRETE PAD FOR PARKING13. (N) DECORATIVE GRAVEL PAVING
- 14. (N) METAL HANDRAILS
- 15. (N) CONCRETE STEPS
- 16. (N) CONCRETE LANDING
- 17. (N) STONE PAVER PATH
- 18. (N) STONE VENEERED RETAINING WALL
- 19. N/A 20. (N) OUTDOOR KITCHEN W/ BUILT-IN
- COUNTER-TOP, HIGH TABLE SEATING, GRILL & PIZZA OVEN
- 21. (N) GUARDRAIL ON WALL
- 22. (N) GARDEN STEPS; CONCRETE23. (N) BUILT-IN SEATING; TBD
- 24. (N) GAS FIRE BOWL; TBD
- 25. (N) WATER FEATURE; TBD
- 26. (N) UNDER DECK MOWER STORAGE27. (N) PLANTING BEDS
- 28. (N) SCORE JOINTS AND COLORED
- CONCRETE BANDING
- 29. N/A 30. (N) LAWN
- 31. (N) ASPHALT CONCRETE PAVING PER COUNTY ROADS AND AIRPORT REQUIREMENTS
- 32. (N) PERMEABLE PAVER GRAVEL ON
- TRUEGRID SYSTEM

 33. (N) FLUSH CONCRETE CURB

POSTS DRIVEN INTO GROUND

TREE PROTECTION NOTE:
ALL TREE PROTECTION FENCING SHALL BE CHAIN
LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH



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LANDSCAPE KEY AND TREE PROTECTION PLAN

No.Revisions / Issue Date

PERMIT SUBMITTAL 12/21/22

1 PERMIT REVISIONS 9/15/23
2 PERMIT REVISIONS 10/11/23
3 PERMIT REVISIONS 11/06/23

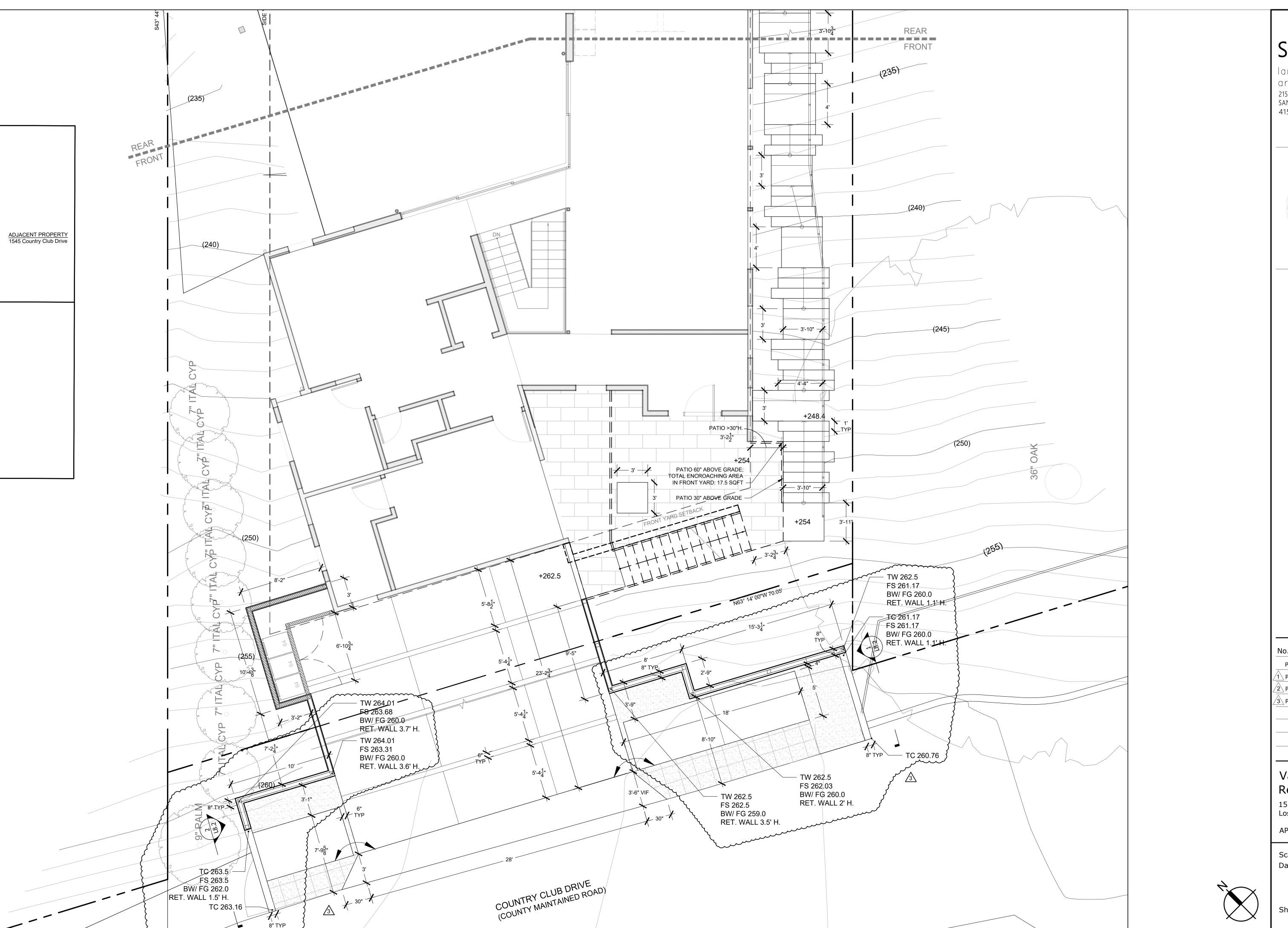
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LANDSCAPE LAYOUT PLAN

No.Revisions / Issue	Date
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PERMIT REVISIONS	9/15/23
2 PERMIT REVISIONS	10/11/23
3 PERMIT REVISIONS	11/06/23

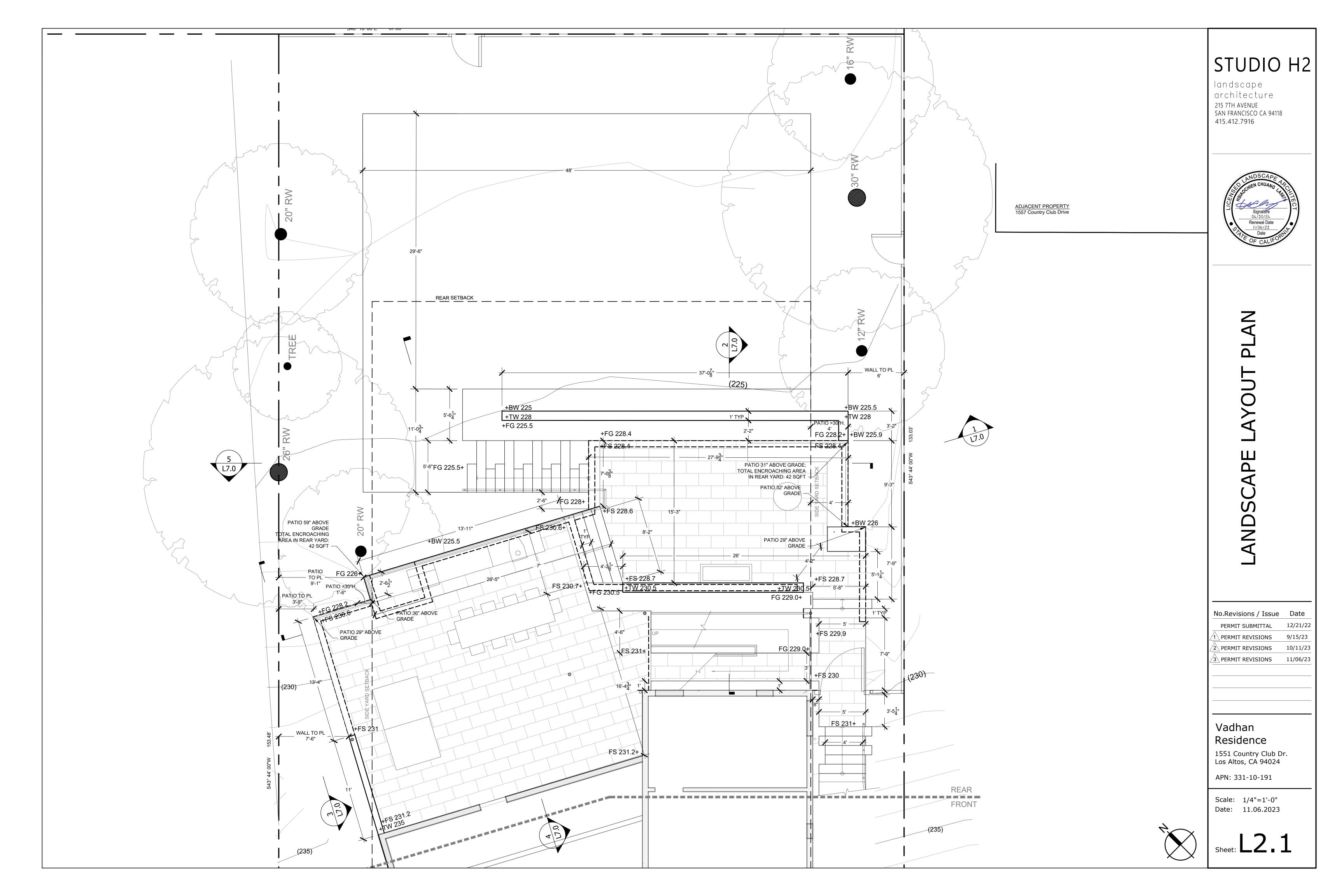
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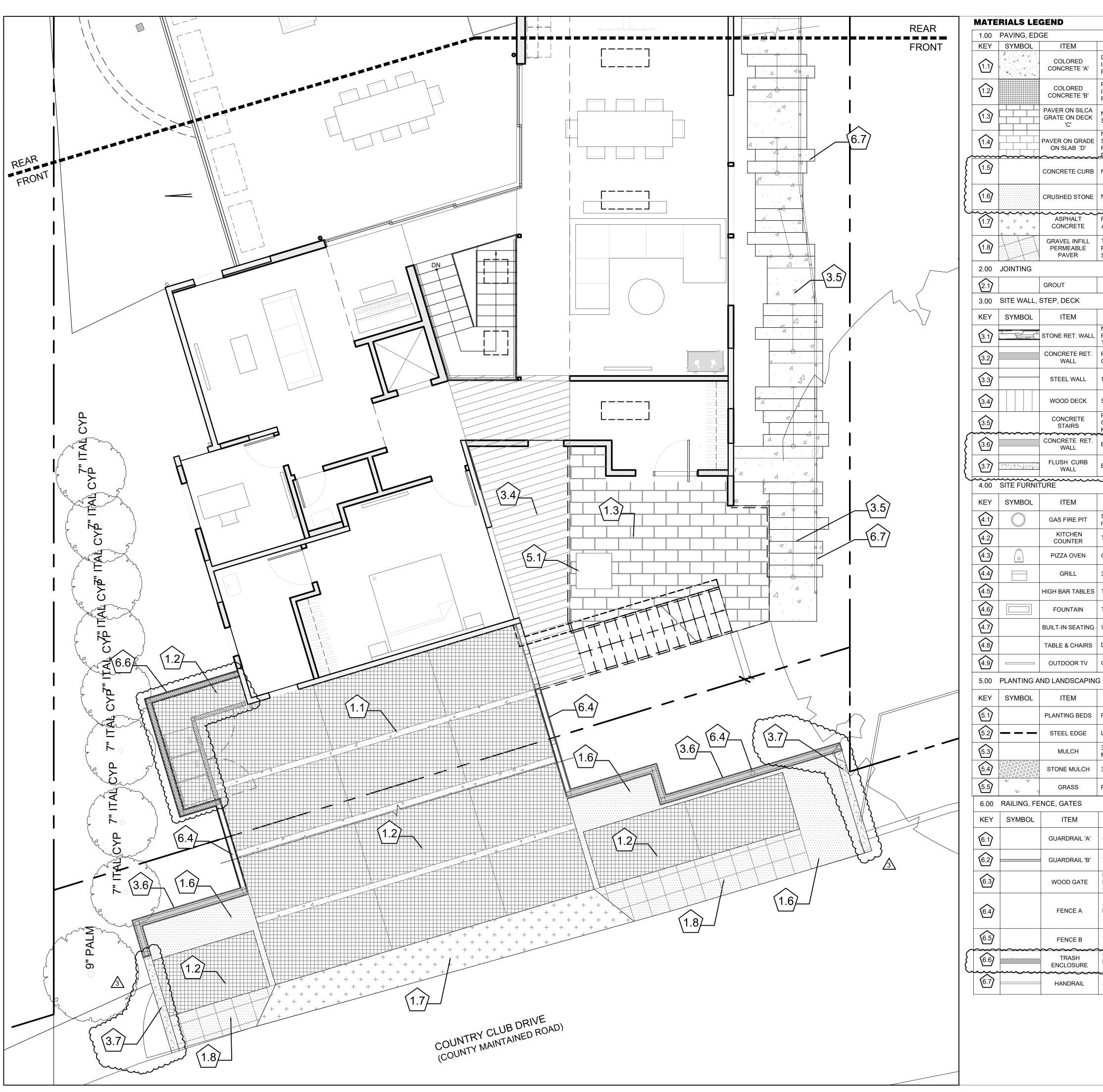
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	1.00	PAVING, EDGE				8.00	MISCELLA
	KEY	SYMBOL	ITEM	DESCRIPTION	DETAIL		
	^	A A A	COLORED	DARK GRAY 8084 BY DAVIS COLORS;	40/104	KEY	SYMBOL
	(1.1)	A A A A	CONCRETE 'A'	INTEGRAL COLORED CONCRETE POUR-IN-PLACE; MEDIUM ACID WASH	1,2 / L8.1	8.1	НВ
	(12)		COLORED	PEWTER 860 BY DAVIS COLORS; INTEGRAL COLORED CONCRETE	12/191		
	1.2		CONCRETE 'B'	POUR-IN-PLACE ; LIGHT ACID WASH	1,2 / L8.1	8.2	IR
	(1.3)		PAVER ON SILCA GRATE ON DECK	NEXTONE TAUPE; OUTDOOR GRID	5 /L8.1		
	رت.		'C'	SANDED FINISH ; 12" x 48"x 2CM	3726.1	8.3	
	\triangle		PAVER ON GRADE	NEXTONE TAUPE; OUTDOOR GRID SANDED FINISH; 12" x 48"x 2CM;	3/ L8.0		
	\1.4		ON SLAB 'D'	RECESSED CLEAN OUT COVER W/	1/ L8.2		
1	<u>~~~~</u>	~~~~	·	PAVERINIAID			
	1.5		CONCRETE CURB	NOT IN USE	-	}	
	1.6		CRUSHED STONE	NATURAL CRUSHED STONE; 1/2" SIZE	3 / L8.1	{ 3	

ASPHALT PER SANTA CLARA COUNTY ROADS AND AIRPORT STANDARD DETAILS

PERMEABLE PAVER SYSTEM; INFILL WITH CRUSHED STONE 1/2" SIZE TO MATCH KEY 1.6

NATURAL STONE VENEER; NO CAP; FOND DU LAC HERITAGE BLEND BY PBM

CONCRETE WALL

SEE ARCH. SPEC

1/2" STEEL PLANTER

CONCRETE RET. PAVER OVER STONE VENEER

STEEL WALL

WOOD DECK

FLUSH CURB

COUNTER

HIGH BAR TABLES | TBD

BUILT-IN SEATING | WOOD BENCH WITH BACK

PLANTING BEDS | REFERS TO PLANTING PLAN

MICRO BARK

ARCH. SPEC

STEEL HANDRAIL

STONE MULCH 3/8" PEA GRAVEL TBD

TABLE & CHAIRS | DINING TABLE, CHAIRS, PIN PONG TABLE

OUTDOOR TV IN WEATHER CASE, TBD

DESCRIPTION

LANDSCAPE EDGING, 3/16"; BLACK TBD

3" WOOD MULCH OVER PLANTING BED;

DESCRIPTION

STEEL ROD GUARDRAIL; PAINT COLOR TO MATCH ARCH. SPEC.

4' H. MAX. STEEL FRAME WOOD BOARDS; THERMORY ASH TO MATCH

7' H. MAX SOLID FENCE; WOOD POST,

WOOD BOARDS RW D & BTR GRADE;
TWO COAT PAINT; COLOR TBD

6' H. MAX. STEEL FRAME WOOD

BOARDS; THERMORY ASH TO MATCH

GLASS GUARDRAIL SEE ARCH. DRAWING S.A.D

METAL FRAME WOOD BOARDS;
REDWOOD; DOUBLE COAT PAINT; PAINT
COLOR TBD
7 / L8.0

REFERS TO PLANTING PLAN

FOUNTAIN

OUTDOOR TV

ITEM

MULCH

GUARDRAIL 'A'

GUARDRAIL 'B'

WOOD GATE

FENCE A

ENCLOSURE

HANDRAIL

CONCRETE RET. BOARD FORMED

TRUEGRID GRAVEL INFILL PERMEABLE

DESCRIPTION

POUR-IN-PLACE CONCRETE STAIRS;

DESCRIPTION

SOLUS HEMI 36 FIRE BOWL; COLOR & HARDWOOD TABLE TOP TBD

COUNTER TOP GAS PIZZA OVEN

CONCRETE SPEC AND FINISH REFER TO 5 /L8.0

3 /L8.0

DETAIL

6 /L8.0

1 / L8.0

4/ L8.1

S.A.D

2/ S2.3 2/ S3.3 S.S.D

2/ S2.3 1/ S3.3

DETAIL

6 /L8.1

TBD

TBD

TBD

TBD

TBD

DETAIL

1, 2 / L4.0

8 / L8.1

1, 2/ L4.0

3 / L8.1

L4.2

DETAIL

9 / L8.0

TBD

2,4 / L8.0

DETAIL	8.00	MISCELLANI	EOUS		
DETAIL	KEY	SYMBOL	ITEM	DESCRIPTION	DETAI
1,2 / L8.1	8.1	НВ	HOSE BIBB		TBD
1,2 / L8.1	8.2	IR	IRRIGATION BOX		TBD
5 /L8.1	8.3		FOUNTAIN EQUIPMENTS	TBD	TBD
3/ L8.0		I			

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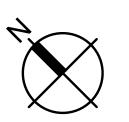
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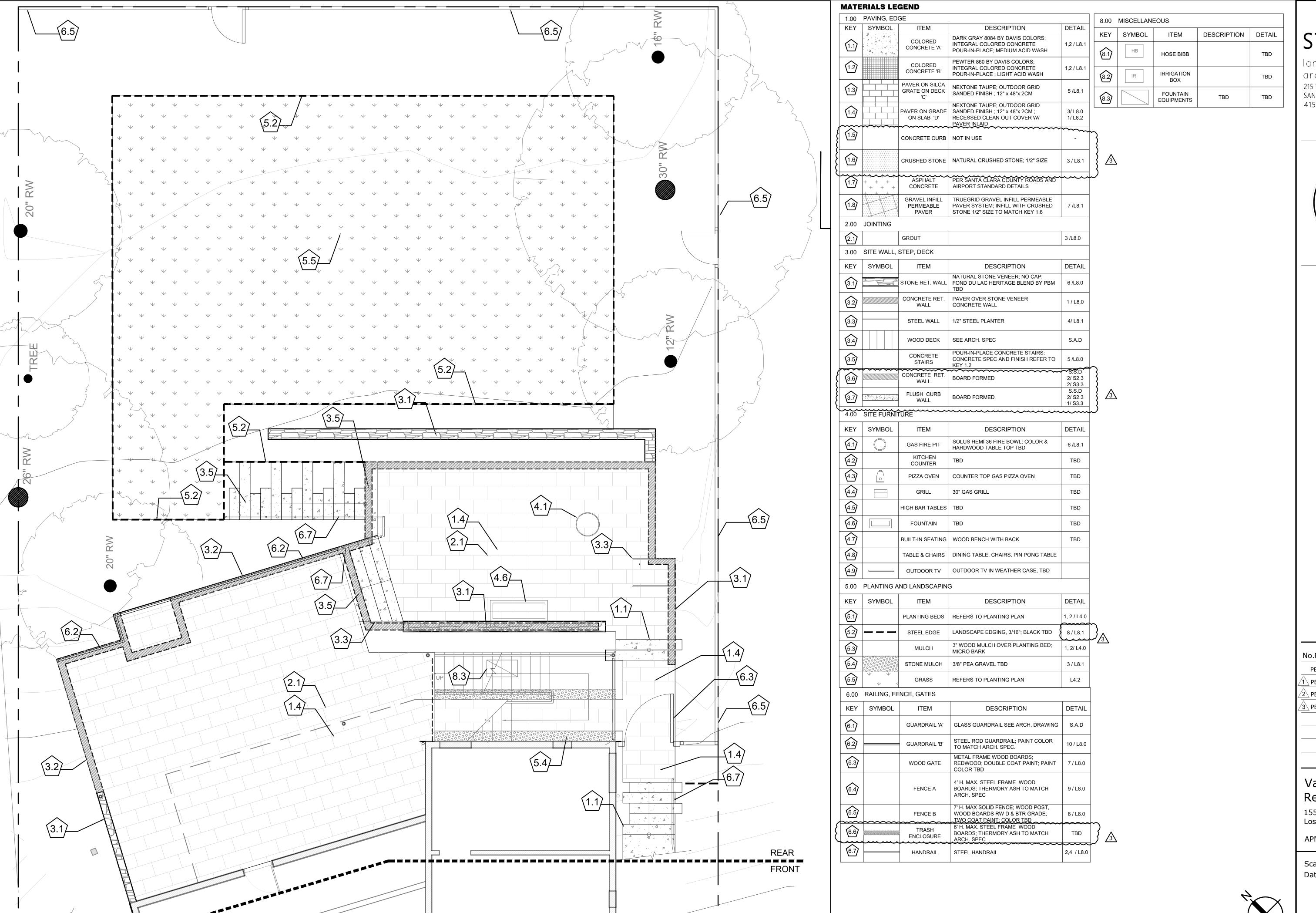
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LANDSCAPE MATERIAL PLAN

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No.Revisions / Issue	Date
PERMIT SUBMITTAL	12/21/22
1 PERMIT REVISIONS	9/15/23
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3 PERMIT REVISIONS	11/06/23

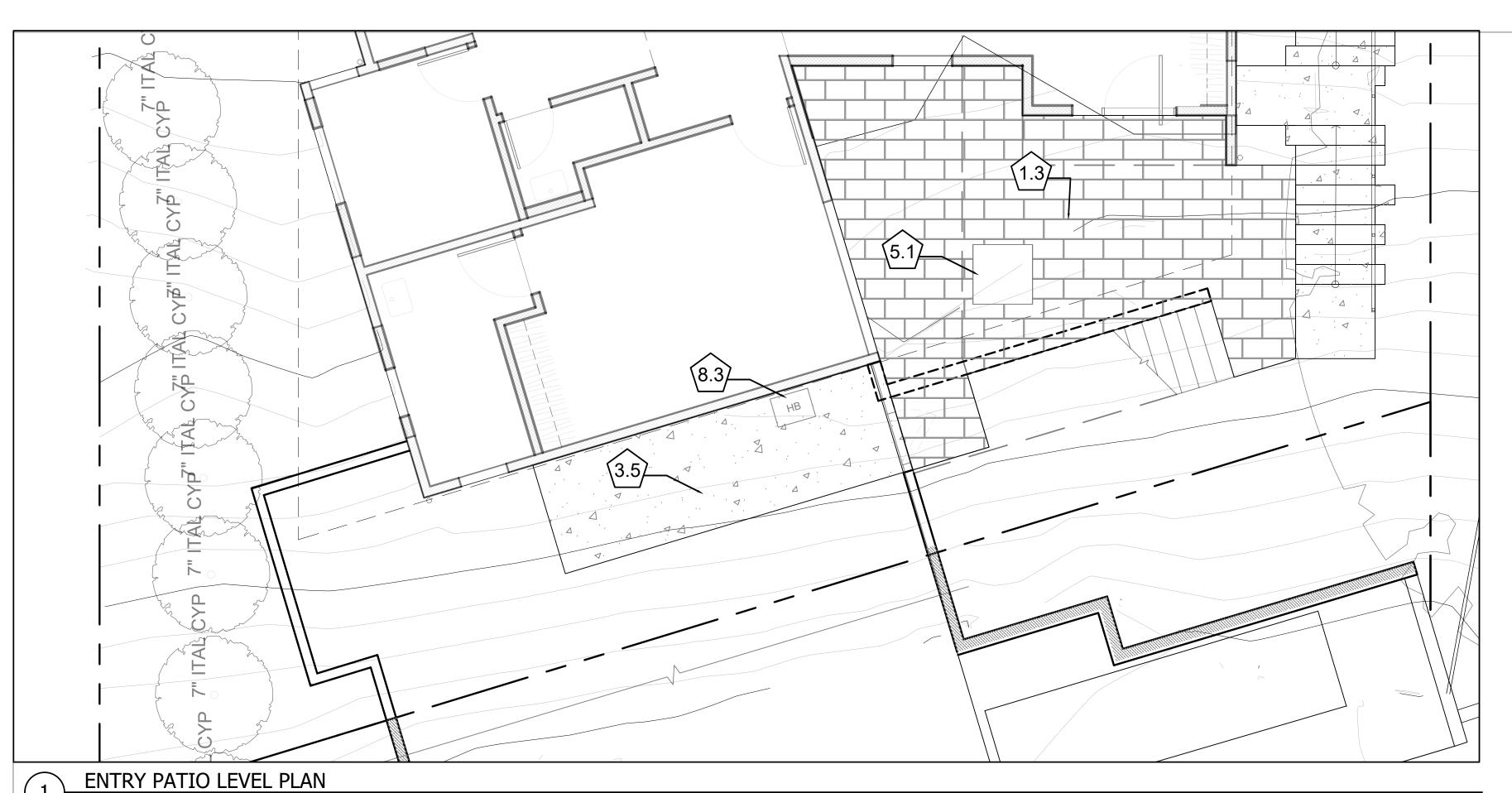
Vadhan Residence

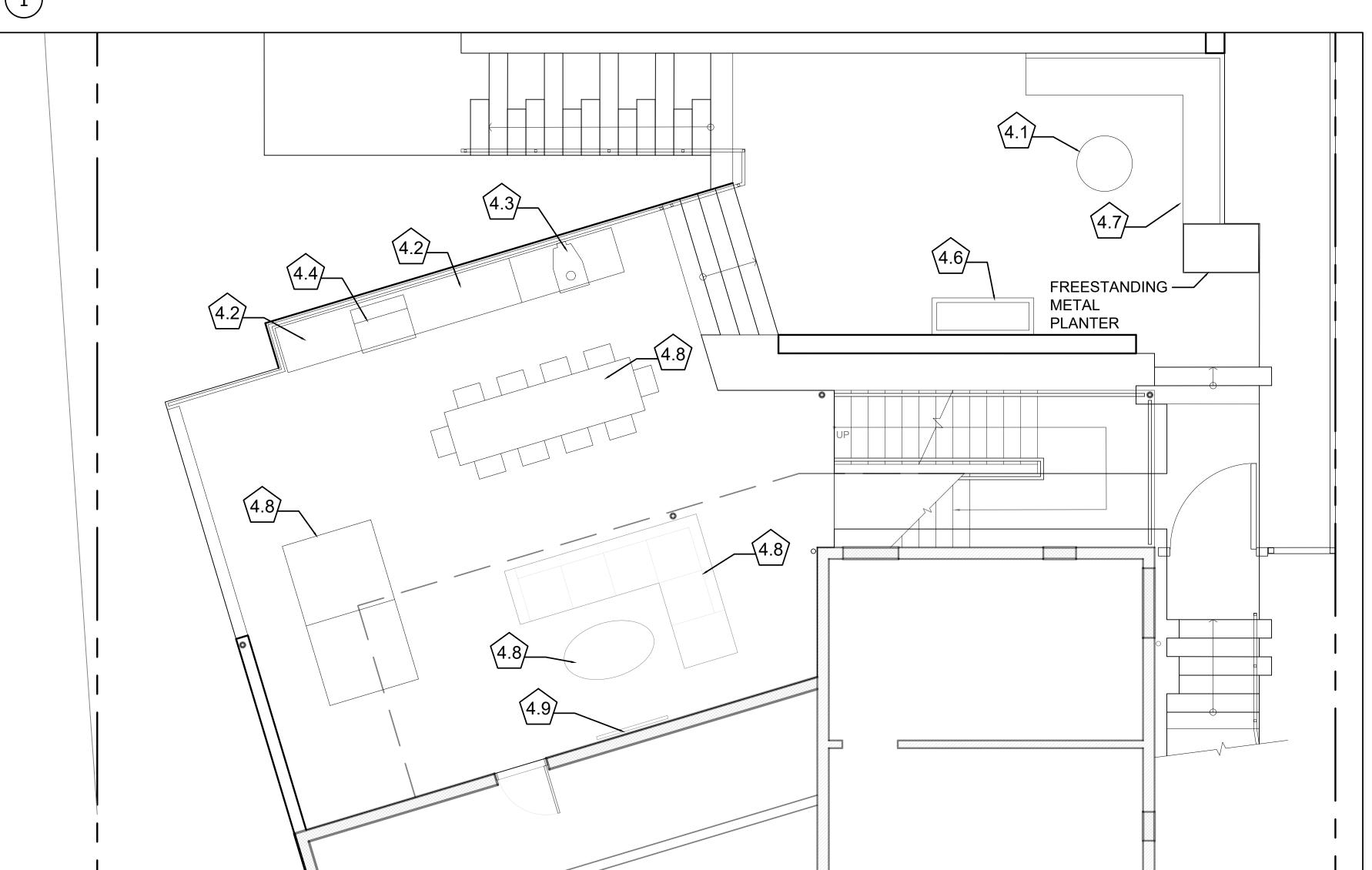
1551 Country Club Dr. Los Altos, CA 94024

APN: 331-10-191

Scale: 1/4"=1'-0"
Date: 11.06.2023

Sheet: L3.1





KEY SYMBOL

MATE	RIALS LE	GEND		
1.00	PAVING, ED	GE		
KEY	SYMBOL	ITEM	DESCRIPTION	DETAIL
1.1		COLORED CONCRETE 'A'	DARK GRAY 8084 BY DAVIS COLORS; INTEGRAL COLORED CONCRETE POUR-IN-PLACE; MEDIUM ACID WASH	1,2 / L8.1
1.2		COLORED CONCRETE 'B'	PEWTER 860 BY DAVIS COLORS; INTEGRAL COLORED CONCRETE POUR-IN-PLACE; LIGHT ACID WASH	1,2 / L8.1
1.3		PAVER ON SILCA GRATE ON DECK 'C'	NEXTONE TAUPE; OUTDOOR GRID SANDED FINISH ; 12" x 48"x 2CM	5 /L8.1
1.4		PAVER ON GRADE ON SLAB 'D'	NEXTONE TAUPE; OUTDOOR GRID SANDED FINISH; 12" x 48"x 2CM; RECESSED CLEAN OUT COVER W/	3/ L8.0 1/ L8.2
1.5		CONCRETE CURB	NOT IN USE	-
1.6		CRUSHED STONE	NATURAL CRUSHED STONE; 1/2" SIZE	3 / L8.1
1.7	+ + + + + + + + + + + + + + + + + + + +	ASPHALT CONCRETE	PER SANTA CLARA COUNTY ROADS AND AIRPORT STANDARD DETAILS	
1.8		GRAVEL INFILL PERMEABLE PAVER	TRUEGRID GRAVEL INFILL PERMEABLE PAVER SYSTEM; INFILL WITH CRUSHED STONE 1/2" SIZE TO MATCH KEY 1.6	7 /L8.1
2.00	JOINTING			
2.1		GROUT		3 /L8.0
3.00	SITE WALL,	STEP, DECK		

DESCRIPTION

STONE RET. WALL NATURAL STONE VENEER; NO CAP; FOND DU LAC HERITAGE BLEND BY PBM 6 /L8.0

CONCRETE RET. PAVER OVER STONE VENEER CONCRETE WALL

CONCRETE STAIRS; CONCRETE SPEC AND FINISH REFER TO 5 /L8.0

STEEL WALL 1/2" STEEL PLANTER

WOOD DECK SEE ARCH. SPEC

DETAIL

1 / L8.0

4/ L8.1

S.A.D

3.6		CONCRETE RET. WALL	BOARD FORMED	S.S.D 2/ S2.3 2/ S3.3
3.7		FLUSH CURB WALL	BOARD FORMED	S.S.D 2/ S2.3 1/ S3.3
4.00	SITE FURNIT	TURE		

KEY	SYMBOL	ITEM	DESCRIPTION	DETAIL
4.1		GAS FIRE PIT	SOLUS HEMI 36 FIRE BOWL; COLOR & HARDWOOD TABLE TOP TBD	6 /L8.1
4.2		KITCHEN COUNTER	TBD	TBD
4.3		PIZZA OVEN	COUNTER TOP GAS PIZZA OVEN	TBD
4.4		GRILL	30" GAS GRILL	TBD
4.5		HIGH BAR TABLES	TBD	TBD
4.6		FOUNTAIN	TBD	TBD
4.7		BUILT-IN SEATING	WOOD BENCH WITH BACK	TBD
4.8		TABLE & CHAIRS	DINING TABLE, CHAIRS, PIN PONG TABLE	
4.9		OUTDOOR TV	OUTDOOR TV IN WEATHER CASE, TBD	
5.00	PLANTING A	ND LANDSCAPING	G	
KEY	SYMBOL	ITEM	DESCRIPTION	DETAIL

5.1		PLANTING BEDS	REFERS TO PLANTING PLAN	1, 2 / L4.0	_	
5.2		STEEL EDGE	LANDSCAPE EDGING, 3/16"; BLACK TBD	8 / L8.1	$\}$	
5.3		MULCH	3" WOOD MULCH OVER PLANTING BED; MICRO BARK	1, 2/ L4.0	•	
5.4		STONE MULCH	3/8" PEA GRAVEL TBD	3 / L8.1		
5.5	· · · · · ·	GRASS	REFERS TO PLANTING PLAN	L4.2	_	
6.00	.00 RAILING, FENCE, GATES					
KEY	SYMBOL	ITEM	DESCRIPTION	DETAIL		
6.1		GUARDRAIL 'A'	GLASS GUARDRAIL SEE ARCH. DRAWING	S.A.D		
6.2		GUARDRAIL 'B'	STEEL ROD GUARDRAIL; PAINT COLOR TO MATCH ARCH. SPEC.	10 / L8.0		

	6.3		WOOD GATE	METAL FRAME WOOD BOARDS; REDWOOD; DOUBLE COAT PAINT; PAINT COLOR TBD	7 / L8.0	
	6.4		FENCE A	4' H. MAX. STEEL FRAME WOOD BOARDS; THERMORY ASH TO MATCH ARCH. SPEC	9 / L8.0	
م	6.5)	~~~~	FENCE B	7' H. MAX SOLID FENCE; WOOD POST, WOOD BOARDS RW D & BTR GRADE; TWO COAT PAINT: COLOR TBD	8 / L8.0	
{	6.6		TRASH ENCLOSURE	6' H. MAX. STEEL FRAME WOOD BOARDS; THERMORY ASH TO MATCH ARCH. SPEC	TBD	
	6.7		HANDRAIL	STEEL HANDRAIL	2,4 / L8.0	

3.00	MISCELLANEOUS

L	0.00	MISCELLAIN	E003		
_	KEY	SYMBOL	ITEM	DESCRIPTION	DETA
.1	8.1	НВ	HOSE BIBB		ТВІ
.1	8.2	IR	IRRIGATION BOX		TBI
	8.3		FOUNTAIN EQUIPMENTS	TBD	ТВІ
			•		

STUDIO H2

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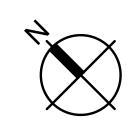
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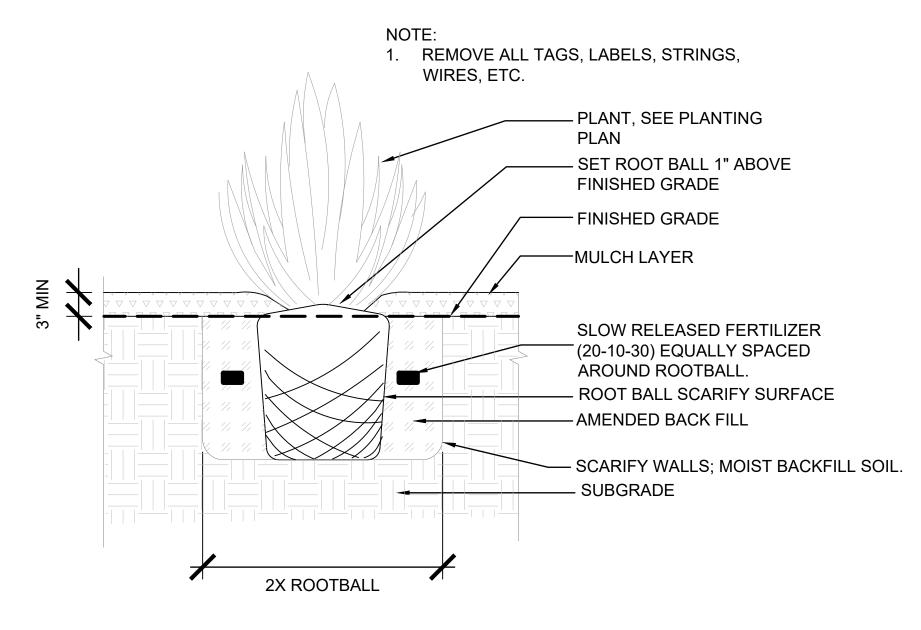
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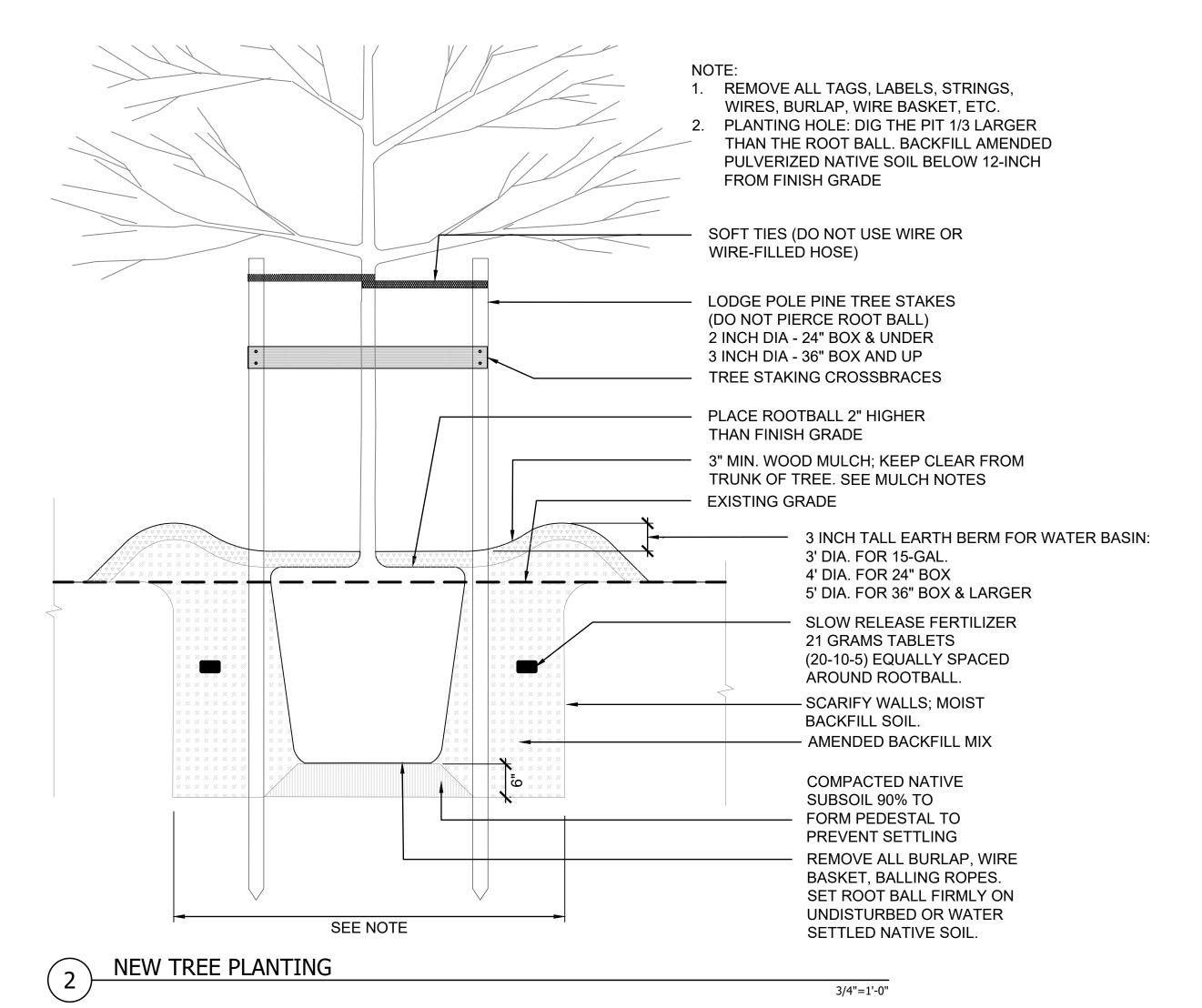


REAR OUTDOOR KITCHEN & PATIO FURNITURE LAYOUT



1 NEW SHRUB PLANTING

NTS



PLANT LIST

Trooc	Botanical name	Common name	Size	QTY.	Mature Hight x Spread	Water use
rrees	<u>& Shrubs</u>					
٩M	Acanthus mollis	Bear's breeches	5 GAL	6	3'-4' x 2'-3'	Medium
AC	Acer circinatum	Vine Maple	24" BOX	3	15'-20' X 3'-6'	Medium
٩G	Acer griseum	Paperbark maple	36" BOX	1	25' x 15'-20'	Medium
CC	Cotinus coggygria 'Royal Purple'	Smoke tree	15 GAL	1	12'-15'x12'-15'	Low
CO	Cercis occidentalis	Western redbud	24" BOX	2	10'-20' x 8'-12'	Very Low
CS	Cupressus sempervirens	Italian Cypress	36" BOX	8	40'-60- x 8'-12'	Low
= J	Fatsia japonica 'Spider's Web'	Speckled Japanese Aralia	5 GAL	3	5' x 3'-5'	Medium
LCB	Loropetalum chinense 'Burgundy'	Chinese Fringe Flower	15 GAL	5	6'-10' x 6'-12'	Low
_CW	Loropetalum chinense 'White'	White fringe flower	15 GAL	7	4'-6' x 6'-8'	Low
LN	Laurus nobilis 'MonRik'	Little Ragu Sweet Bay Laurel	15 GAL	6	6'-10' X 6'-10'	Low
VΙΑ	Magnolia x 'Ann'	Ann Magnolia	36" BOX	2	8'-10' x 8'-10'	Medium
PF	Polygala fruticosa 'Petite Butterflies'	Petite Butterflies Sweet Pea Shrub	5 GAL	11	3' x 3'	Medium
PTC	Pittosporum tobira 'cream de mint'	Variegated Japanese Mock Orange	5 GAL	25	2'-2.5'x2'-2.5'	Low
PTW	Pittosporum tobira 'wheeler's dwarf'	Dwarf Japanese Mock Orange	5 GAL	8	2'-2.5'x2'-2.5'	Low
ΓL	Tristania laurina 'Elegant'- Multi trunk form	Elegant Water Gum	36" BOX	1	25'-40' x 10'-20'	Medium
/B	Viburnum x Burkwoodii	Burkwood viburnum	5 GAL	4	6'-12' X 4'-5'	Low
/OS	viburnum opulus 'Sterile'	European Snowball Viburnum	15 GAL	4	8'-15' X 8'-15'	Low
eren	nial, fern, Groundcover					
T	Chondropetalum tectorum	cape reed	5 GAL	12	3'-4' x 3'-4'	Low
CD	Carex divulsa	European gray sedge	2 GAL	24	1'-2' x 1'-2'	Low
	Cistanthe Gradiflora	Rock purslane	1 GAL	9	2' x 2'	Low
G		•		_		
	Digitalis purpurea cvs	Foxglove	2 GAL	5	2'-3' x 1'-1.5'	Medium
OP	Digitalis purpurea cvs Eschscholzia californica	Foxglove California Poppy	2 GAL 1 GAL		2'-3' x 1'-1.5' 6"-1' x 6"-8"	
OP EC		California Poppy	1 GAL	15	6"-1' x 6"-8"	Very Low
OP EC ER	Eschscholzia californica	California Poppy Hardy Geranium	1 GAL 1 GAL	15 5	6"-1' x 6"-8" 1'-2' x 1.5'	Very Low Medium
OP EC GR HP	Eschscholzia californica Geranium x 'Rozanne' Helichrysum petiolare 'Limelight'	California Poppy	1 GAL 1 GAL 1 GAL	15 5 13	6"-1' x 6"-8" 1'-2' x 1.5' 1'-2' X 4'-6'	Very Low Medium Low
OP EC GR HP .I	Eschscholzia californica Geranium x 'Rozanne' Helichrysum petiolare 'Limelight' Lavandula × intermedia 'Grosso'	California Poppy Hardy Geranium Limelight Licorice Plant Grosso Lavender	1 GAL 1 GAL 1 GAL 2 GAL	15 5 13 9	6"-1' x 6"-8" 1'-2' x 1.5' 1'-2' X 4'-6' 2'-3' x 2'-3'	Very Low Medium Low Low
OP EC GR HP LI	Eschscholzia californica Geranium x 'Rozanne' Helichrysum petiolare 'Limelight' Lavandula × intermedia 'Grosso' Lomandra longifolia 'Breeze'	California Poppy Hardy Geranium Limelight Licorice Plant Grosso Lavender Breeze dwarf mat rush	1 GAL 1 GAL 1 GAL 2 GAL 2 GAL	15 5 13 9 12	6"-1' x 6"-8" 1'-2' x 1.5' 1'-2' X 4'-6' 2'-3' x 2'-3' 2'-3' x 2'-3'	Very Low Medium Low Low Low
OP EC GR HP I I L	Eschscholzia californica Geranium x 'Rozanne' Helichrysum petiolare 'Limelight' Lavandula × intermedia 'Grosso' Lomandra longifolia 'Breeze' Symphoricarpos mollis	California Poppy Hardy Geranium Limelight Licorice Plant Grosso Lavender Breeze dwarf mat rush Creeping snowberry	1 GAL 1 GAL 1 GAL 2 GAL 2 GAL 2 GAL	15 5 13 9 12 6	6"-1' x 6"-8" 1'-2' x 1.5' 1'-2' X 4'-6' 2'-3' x 2'-3' 2'-3' x 2'-3' 1'-2' x 4'-5'	Very Low Medium Low Low Low Low
DP CC GR HP I L	Eschscholzia californica Geranium x 'Rozanne' Helichrysum petiolare 'Limelight' Lavandula × intermedia 'Grosso' Lomandra longifolia 'Breeze'	California Poppy Hardy Geranium Limelight Licorice Plant Grosso Lavender Breeze dwarf mat rush	1 GAL 1 GAL 1 GAL 2 GAL 2 GAL	15 5 13 9 12	6"-1' x 6"-8" 1'-2' x 1.5' 1'-2' X 4'-6' 2'-3' x 2'-3' 2'-3' x 2'-3'	Very Low Medium Low Low Low
OP EC GR HP LI LL SM WF	Eschscholzia californica Geranium x 'Rozanne' Helichrysum petiolare 'Limelight' Lavandula × intermedia 'Grosso' Lomandra longifolia 'Breeze' Symphoricarpos mollis Woodwardia fimbriata	California Poppy Hardy Geranium Limelight Licorice Plant Grosso Lavender Breeze dwarf mat rush Creeping snowberry Giant chain fern	1 GAL 1 GAL 1 GAL 2 GAL 2 GAL 5 GAL	15 5 13 9 12 6 5	6"-1' x 6"-8" 1'-2' x 1.5' 1'-2' X 4'-6' 2'-3' x 2'-3' 2'-3' x 2'-3' 1'-2' x 4'-5'	Very Low Medium Low Low Low Medium
OP EC GR HP .I .L SM VF Vines PT	Eschscholzia californica Geranium x 'Rozanne' Helichrysum petiolare 'Limelight' Lavandula × intermedia 'Grosso' Lomandra longifolia 'Breeze' Symphoricarpos mollis Woodwardia fimbriata Parthenocissus tricuspidata	California Poppy Hardy Geranium Limelight Licorice Plant Grosso Lavender Breeze dwarf mat rush Creeping snowberry Giant chain fern Boston Ivy	1 GAL 1 GAL 1 GAL 2 GAL 2 GAL 5 GAL	15 5 13 9 12 6 5	6"-1' x 6"-8" 1'-2' x 1.5' 1'-2' X 4'-6' 2'-3' x 2'-3' 2'-3' x 2'-3' 1'-2' x 4'-5'	Very Low Medium Low Low Low Medium
OP C GR IP L M VF <u>'ines</u> T	Eschscholzia californica Geranium x 'Rozanne' Helichrysum petiolare 'Limelight' Lavandula × intermedia 'Grosso' Lomandra longifolia 'Breeze' Symphoricarpos mollis Woodwardia fimbriata	California Poppy Hardy Geranium Limelight Licorice Plant Grosso Lavender Breeze dwarf mat rush Creeping snowberry Giant chain fern	1 GAL 1 GAL 1 GAL 2 GAL 2 GAL 5 GAL	15 5 13 9 12 6 5	6"-1' x 6"-8" 1'-2' x 1.5' 1'-2' X 4'-6' 2'-3' x 2'-3' 2'-3' x 2'-3' 1'-2' x 4'-5'	Very Low Medium Low Low Low Medium
OP GR HP LI LL GM WF Vines PT	Eschscholzia californica Geranium x 'Rozanne' Helichrysum petiolare 'Limelight' Lavandula × intermedia 'Grosso' Lomandra longifolia 'Breeze' Symphoricarpos mollis Woodwardia fimbriata Parthenocissus tricuspidata Trachelospermum jasminoides rees	California Poppy Hardy Geranium Limelight Licorice Plant Grosso Lavender Breeze dwarf mat rush Creeping snowberry Giant chain fern Boston Ivy Star jasmine	1 GAL 1 GAL 1 GAL 2 GAL 2 GAL 5 GAL 5 GAL	15 5 13 9 12 6 5	6"-1' x 6"-8" 1'-2' x 1.5' 1'-2' X 4'-6' 2'-3' x 2'-3' 2'-3' x 2'-3' 1'-2' x 4'-5' 4'-6' x 4'-6'	Very Low Medium Low Low Low Medium Low Medium
CG DP EC GR HP LI LL SM WF TI TJ Fruit 1	Eschscholzia californica Geranium x 'Rozanne' Helichrysum petiolare 'Limelight' Lavandula × intermedia 'Grosso' Lomandra longifolia 'Breeze' Symphoricarpos mollis Woodwardia fimbriata Parthenocissus tricuspidata Trachelospermum jasminoides rees Citrus 'Improved Meyer'- Dwarf form	California Poppy Hardy Geranium Limelight Licorice Plant Grosso Lavender Breeze dwarf mat rush Creeping snowberry Giant chain fern Boston Ivy Star jasmine Meyer lemon	1 GAL 1 GAL 1 GAL 2 GAL 2 GAL 5 GAL 5 GAL	15 5 13 9 12 6 5	6"-1' x 6"-8" 1'-2' x 1.5' 1'-2' X 4'-6' 2'-3' x 2'-3' 2'-3' x 2'-3' 1'-2' x 4'-5' 4'-6' x 4'-6'	Very Low Medium Low Low Low Medium Low Medium
OP EC GR HP I L SM WF Vines PT	Eschscholzia californica Geranium x 'Rozanne' Helichrysum petiolare 'Limelight' Lavandula × intermedia 'Grosso' Lomandra longifolia 'Breeze' Symphoricarpos mollis Woodwardia fimbriata Parthenocissus tricuspidata Trachelospermum jasminoides rees	California Poppy Hardy Geranium Limelight Licorice Plant Grosso Lavender Breeze dwarf mat rush Creeping snowberry Giant chain fern Boston Ivy Star jasmine	1 GAL 1 GAL 1 GAL 2 GAL 2 GAL 5 GAL 5 GAL	15 5 13 9 12 6 5	6"-1' x 6"-8" 1'-2' x 1.5' 1'-2' X 4'-6' 2'-3' x 2'-3' 2'-3' x 2'-3' 1'-2' x 4'-5' 4'-6' x 4'-6'	Very Low Medium Low Low Low Medium Low Medium

WELO STATEMENTS

STATEMENTS

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

LANDSCAPE ARCHITECT'S SIGNATURE



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

OWNER'S SIGNATURE



WELO PROJECT INFORMATION

WATER EFFICIENT LANDSCAPE ORDINANCE APPLICABILITY						
SQUARE FEET						
TOTAL HARDSCAPE AREA	2111					
EXISTING LANDSCAPE TO REMAIN	1478					
NEW OR REBUILT LANDSCAPE	3143					
NEW OR REBUILT LANDSCAPE THRESHOLD	>2500					

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LANDSCAPE DOCUMENTATION COVER SHEET & PLANT DETAILS

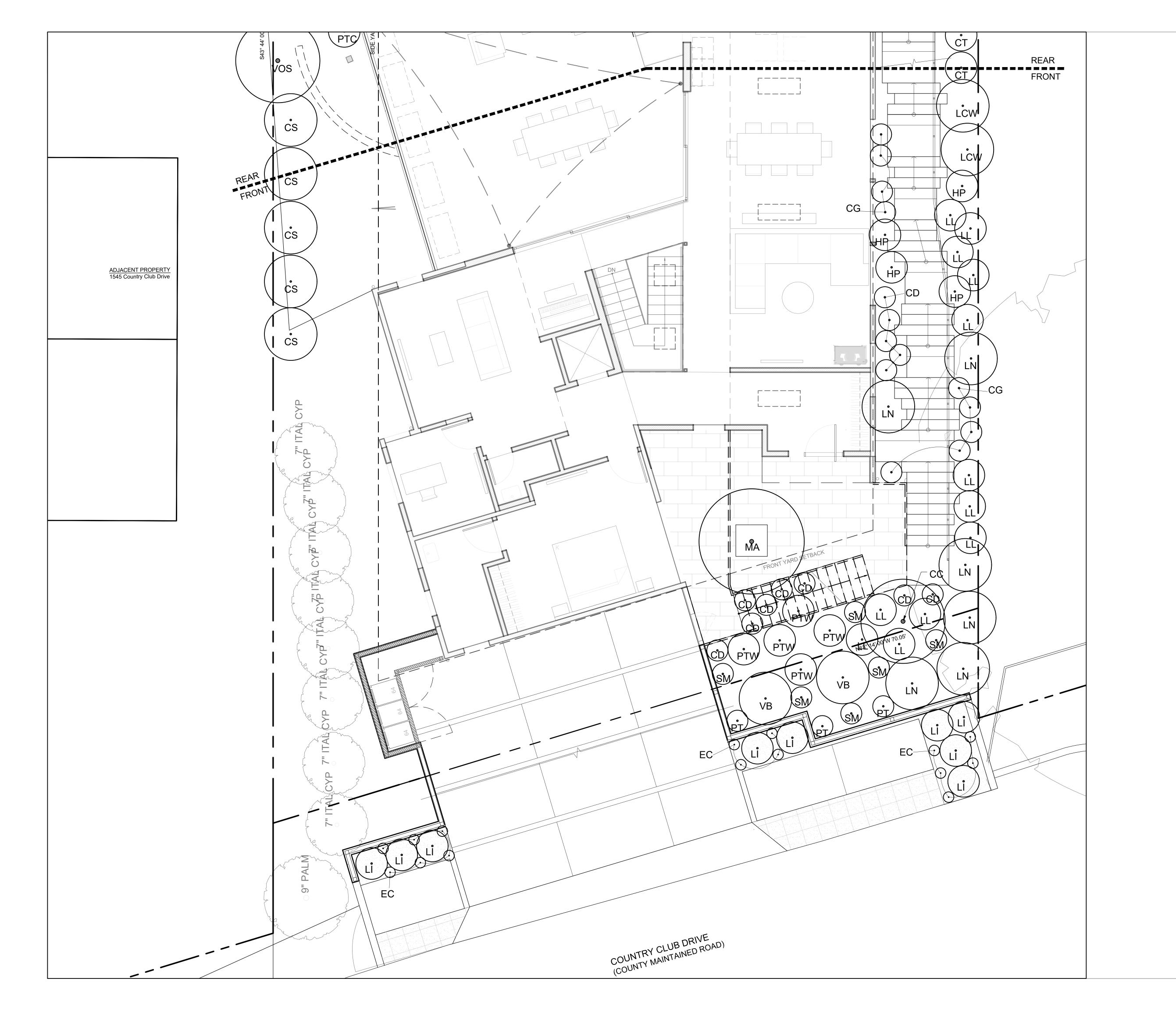
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Vadhan Residence

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LANTING PLAN

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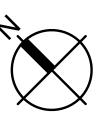
PERMIT REVISIONS 11/06/23

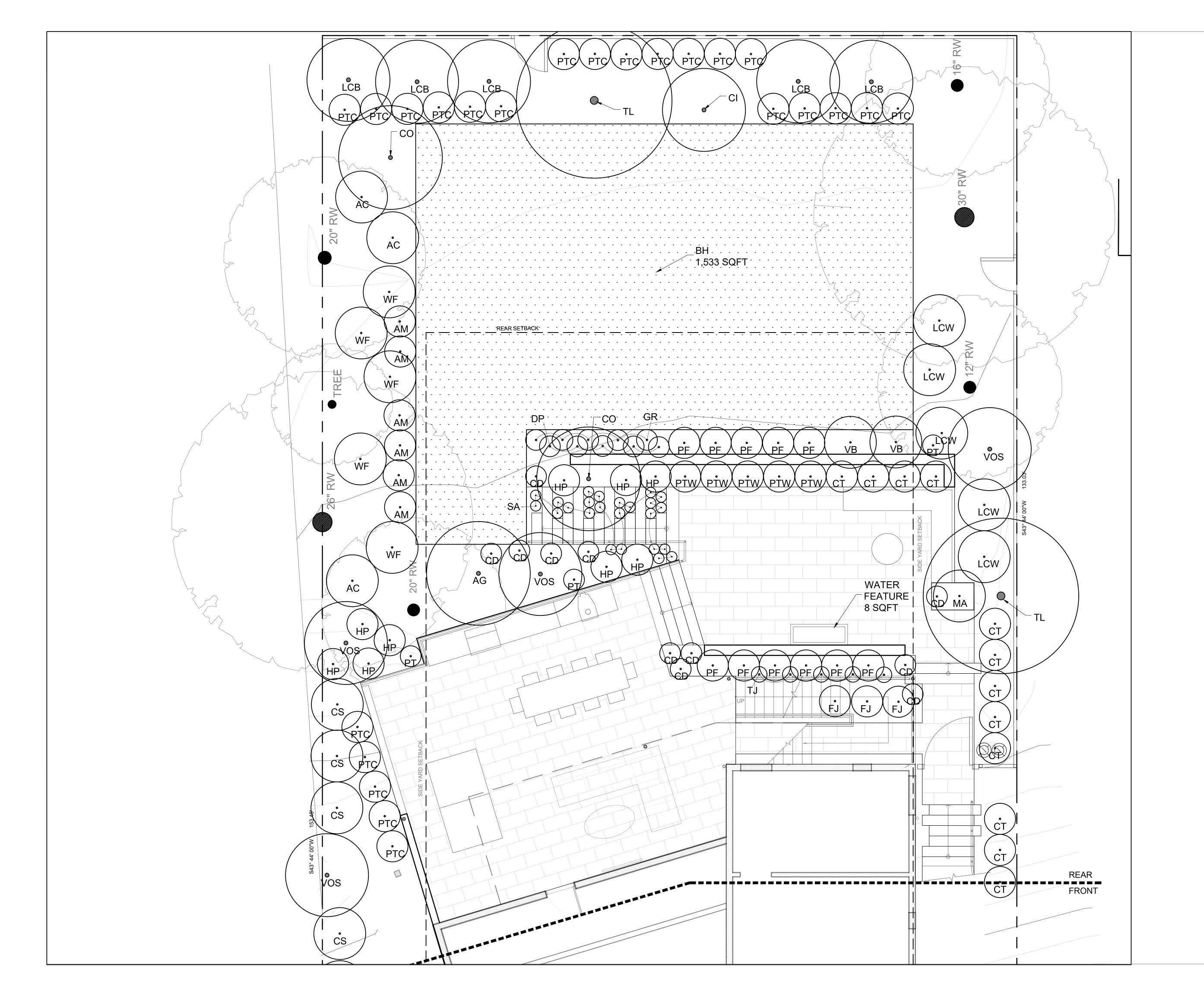
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LANTING PLAN

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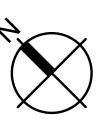
3 PERMIT REVISIONS 11/06/23

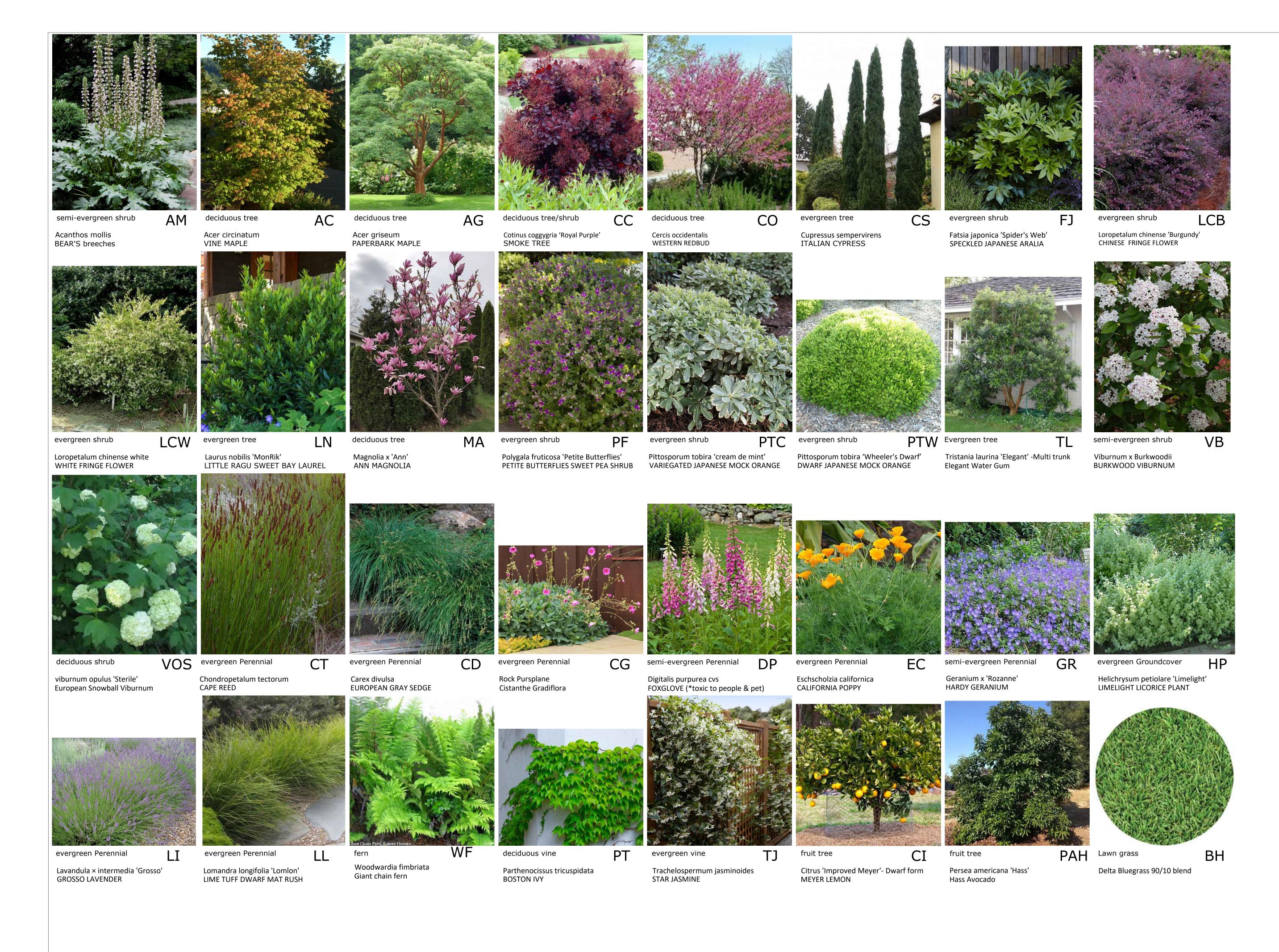
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Anaheim Office November 21, 2022 Report 22-314-0002

Studio H2 Landscape Architecture 215 7th Ave #2 San Francisco, CA 94118

Attn: Hsiaochien Chuang

RE: 1551 Country Club - Los Altos Job #: 2105

Background

One composite sample was processed on November 10, 2022 identified as site soil taken from a depth of 3-6 inches from areas where new landscaping is being installed. This sample was analyzed for horticultural suitability, fertility and physical characteristics and to meet WELO requirements. The results of the analyses are attached.

Analytical Results and Comments

The reaction of the sample is slightly acidic at 6.5 on the pH scale with free lime favorably absent. These levels are within the preferred range for most plants and no pH adjustment is suggested.

Salinity (ECe), boron and sodium are safely low. The sodium adsorption ratio (SAR) indicates that sodium is adequately balanced by soluble calcium and magnesium; this balance is important for soil structure quality, which relates to the rate at which water infiltrates the soil.

In terms of soil fertility, potassium, calcium and magnesium are sufficient. In the minor element category, copper, zinc, manganese and iron are sufficient.

According to the USDA Soil Classification, the less than 2mm fraction of this sample is classified as sandy loam. The over 35% gravel present classifies this material as very gravelly. This, in combination with wide distribution of particle sizes in the sand category, indicates that the soil at this site will have strong potential for issues with consolidation and compaction. This can impede drainage, aeration and root development. Also keep in mind that the gravel will decrease rooting space. Organic content is favorable at 5.51% dry weight. Based on this information, the estimated infiltration rate is a moderate 0.21 inch per hour. Infiltration rates may vary due to differences in compaction across the site.

Recommendations

Incorporation of nitrogen and phosphorus fertilizer is suggested at the time of planting.

Drainage of the root zone should be improved by first loosening the top 10 inches of any undisturbed or compacted soil. The following materials should then be evenly spread and thoroughly blended with the top 6 inches of soil to form a homogenous layer:

> Amount per 1000 Square Feet 16-20-0 Ammonium Phosphate

4741 East Hunter Ave. Suite A, Anaheim CA 92807 (714) 282-8777 **(714)** 282-8575 fax www.waypointanalytical.com Page 1 of 3



Anaheim Office Report 22-314-0002

To Prepare Backfill For Trees and Shrubs:

- Excavate planting pits at least twice as wide as the diameter of the rootball. • Soil immediately below the root ball should be left undisturbed to provide support but the sides
- and the bottom around the side should be cultivated to improve porosity.
- The top of the rootball should be at or slightly above final grade.
- The top 12 inches of backfill around the sides of the rootball of trees and shrubs may consist of the above amended soil or may be prepared as follows:

Uniformly blended with:

Amount per Cubic Yard of Backfill

- 1/2 pound 16-20-0 Ammonium Phosphate
- Backfill below 12 inches required for 24 inch box or larger material should not contain the fertilizer. • Ideally a weed and turf free zone should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub. Mulch should be kept a minimum 4 inches from the trunk.
- Irrigation of new plantings should take into consideration the differing texture of the rootball substrate and surrounding soil matrix to maintain adequate moisture during this critical period of establishment.

Maintenance

Maintenance fertilization should rely primarily on a nitrogen only program supplemented with a complete fertilizer in the fall and spring. Beginning 45-60 days after planting or at the first mowing in turf areas, calcium nitrate (15.5-0-0) should be applied at a rate of 7 pounds per 1000 square feet with reapplication every 45-60 days. Alternatively, slow release Sulfur Coated Urea (43-0-0) may be applied at 6 pounds per 1000 square feet every 90 days. Keep in mind that long term use of sulfur coated urea can adjust the pH downward. Once plants are performing satisfactorily, the frequency of fertilization may be decreased depending on color and rate of growth desired. Early fall and spring, substitute a complete fertilizer such as 15-15-15 to help insure continuing adequate phosphorus and potassium.

Alternatively, Blood Meal (12-0-0) provides available nitrogen fairly rapidly while materials such as Feather Meal (12-0-0), Soybean or Cotton Seed Meal (7-1-1) are slower to provide available nitrogen, but they extend the length of time they make this contribution. In order to provide a good supply of nitrogen for a 3-4 month time frame a good combination would be 6 pounds Blood Meal and 14 pounds Feather Meal per 1000 square feet. In the fall and spring, substitute a complete organic fertilizer such as 5-5-5 applied at the manufacturer's label rate. Or in general planting areas, nutrient rich composted greenwaste may be spread in a 1 to 2 inch layer, which generally carries enough nutrition to boost complete nutrition though a source of nitrogen might also be added at a half rate to assure adequate nitrogen availability.

If we can be of any further assistance, please feel free to contact us.

Joe Kiefer, CCA

jkiefer@waypointanalytical.com

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Studio H2 Landscape Architecture 215 7th Ave #2

San Francisco CA 94118



4741 East Hunter Ave. Suite A Anaheim, CA 92807 Main 714-282-8777 ° Fax 714-282-8575 www.waypointanalytical.com

Project: 1551 Country Club - Los Altos

Job #: 2105 **COMPREHENSIVE SOIL ANALYSIS**

3.2 2.9 4.4 0.1 0.21 3.0 2.5 22.6 17.5 17.4

Report No : 22-314-0002 Purchase Order: Date Recd : 11/10/2022

16.1 19.5 Very Gravelly Sandy Loam 39230

Date Printed: 11/15/2022

Page : 1 of 1

		ŀ	Half Sat	рН	ECe	NO ₃ -N ppm	NH ₄ -N ppm	PO ₄ -F	K ppm	Ca ppm	Mg ppm	Cu ppm	Zn ppm	Mn ppm	Fe ppm	Organic	Lab No.		
Sample Description - Sample ID TEC					Qual Lime	dS/m		Sufficiency Factors						% dry wt.	Lab No.				
	(Site Soil			27	6.5	10	12	16	11	157	2030	650	2.9	12.1	12	84		20020
163					None	1.0	0	.5	0.3	0.8	0.8	1.8	1.4	1.5	0.7	1.1	5.51	39230	
	s	aturation	Extract Va	lues				Gravel % Percent of Sample Passing 2 mm Screen											
Ca ieq/L	Mg meq/L	Na meq/L	K meq/L	B ppm	SO ₄	SAR	Coa	Gravel % Coarse Fine V		Sand Fine Very Coarse Coarse Med. to Very Fine		Silt .00205	Clay 0002	USDAS	Soil Class	ification	Lab No.		

9.2

37.7

Sufficiency factor (1.0=sufficient for average crop) below each nutrient value. N factor based on 200 ppm constant feed. SAR = Sodium adsorption ratio. Half Saturation %=approx field moisture capacity. Nitrogen(N), Potassium(K), Calcium(Ca) and Magnesium(Mg) by sodium chloride extraction. Phosphorus(P) by sodium bicarbonate extraction. Copper(Cu), Zinc(Zn), Manganese(Mn) & Iron(Fe) by DTPA extraction. Sat. ext. method for salinity (ECe as dS/m),Boron (B), Sulfate(SO 4), Sodium(Na). Gravel fraction expressed as percent by weight of oven-dried sample passing a 12mm(1/2 inch) sieve. Particle sizes in millimeters. Organic percentage determined by Walkley-Black or Loss on Ignition.

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10/11/23

3 PERMIT REVISIONS 11/06/23

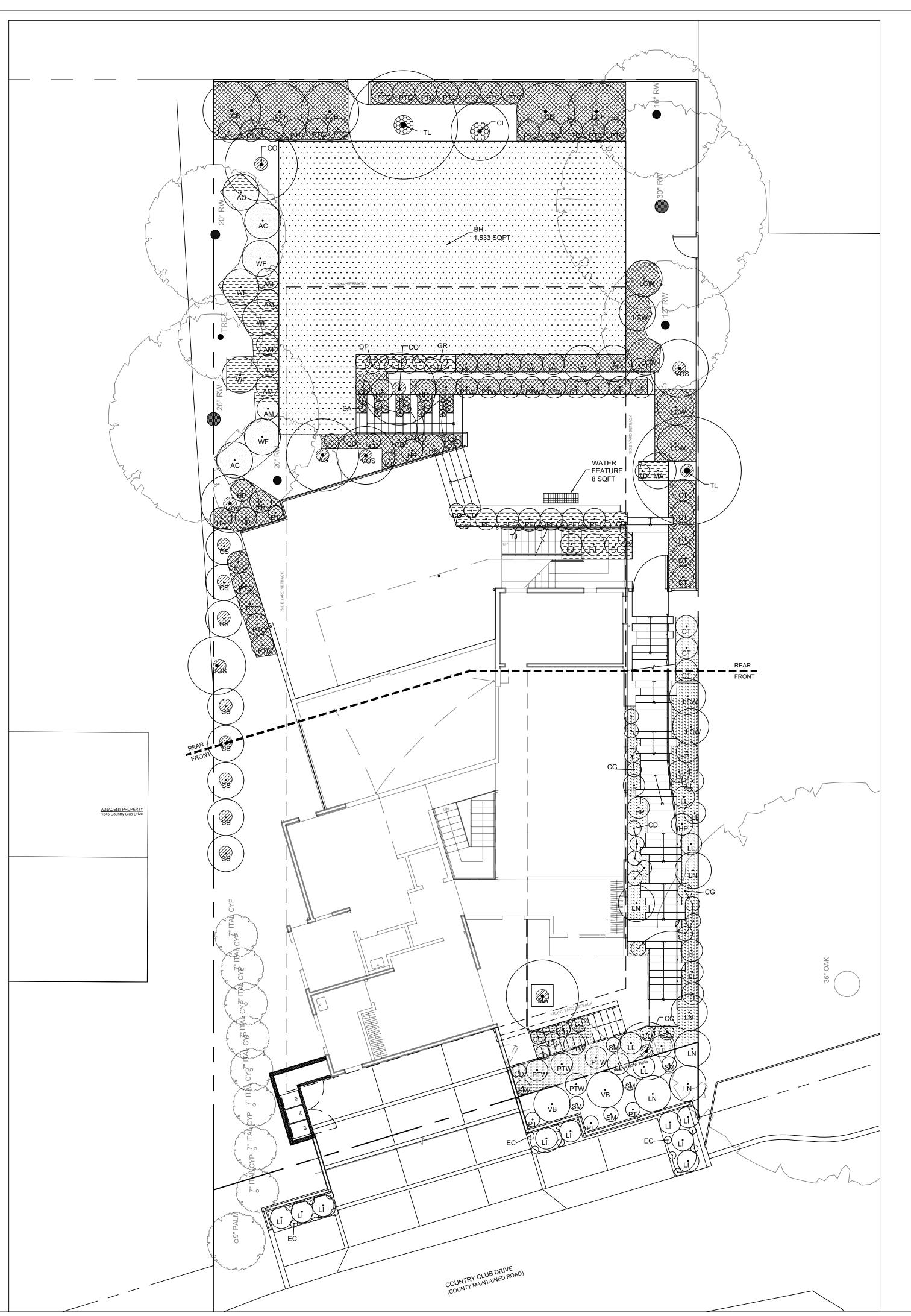
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HYDROZONE

LEGEND	ZONE NO.	PLANT TYPE	WATER USE	SQFT			
	HZ-01	EX. TREE	LW	18			
	HZ-02	TREE	MW	10			
	HZ-03	SHRUB	LW	361			
	HZ-04	SHRUB	LW	807			
	HZ-05	TREE	LW	33			
	HZ-06	SOD	MW	1533			
	HZ-08	SHRUB	MIXED LW MW	362			
	HZ-09	WATER FEATURE		8			
TOTAL LANDSCAPE AREA = 3,132 SQFT							
		EDIBLE	SPECIAL	11			
TOTAL SPECIAL LANDSCAPE AREA=11 SQFT							

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HYDROZONE

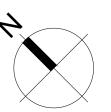
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RRIGATION PLAN

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PERMIT REVISIONS 09.15.2023
PERMIT REVISIONS 10.11.2023

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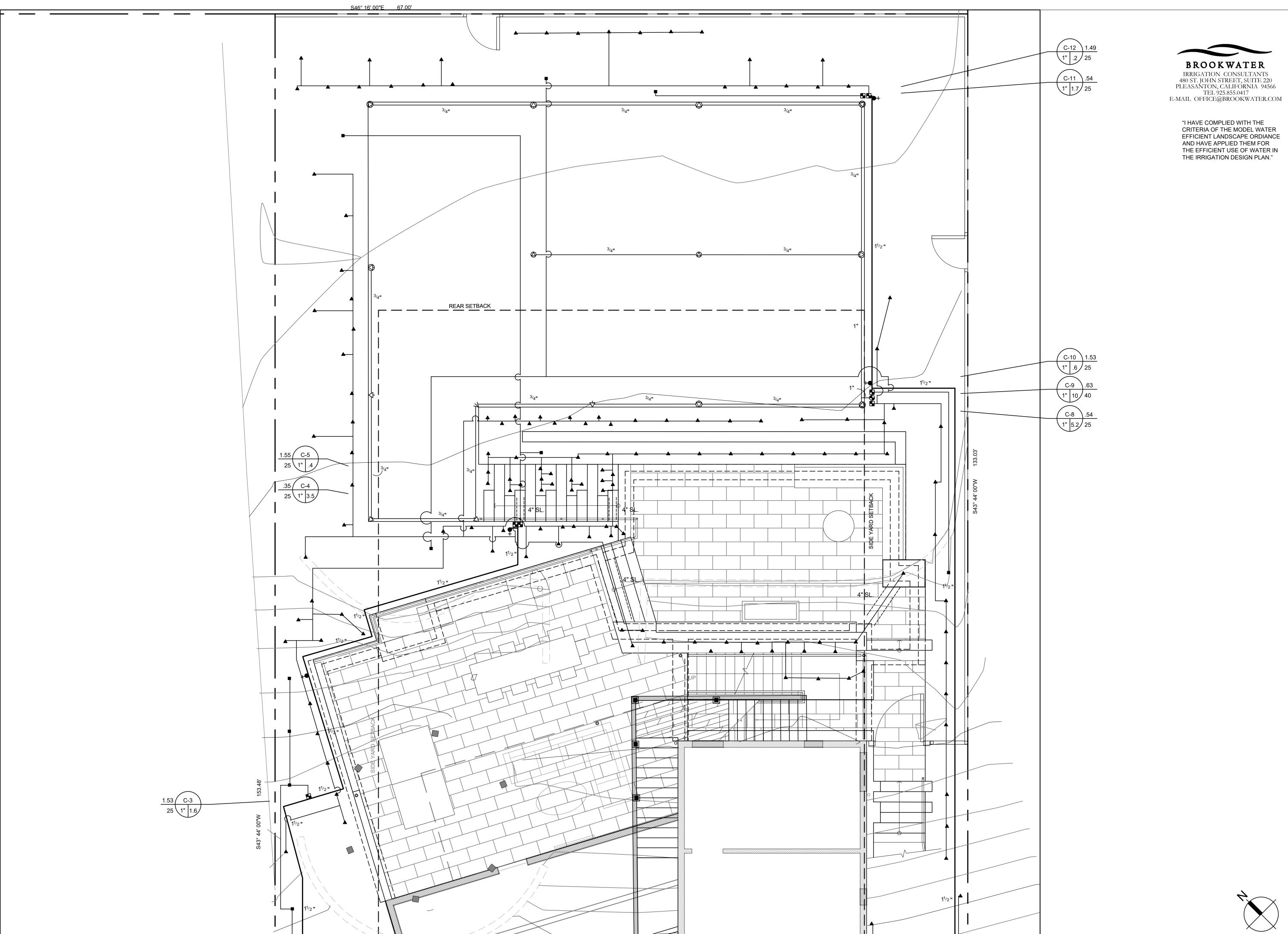
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"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDIANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."



IRRIG/

No.Revisions / Issue Date PERMIT SUBMITTAL 12.21.2022 ackslash PERMIT REVISIONS 09.15.2023

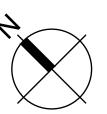
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IRRIGATION NOTES

- 1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
- 2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.
- 3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- 4. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER. TRENCHES SHALL BE AMPLE SIZE TO PERMIT THE PIPES TO BE LAID AT THE ELEVATIONS INTENDED AND TO PERMIT SPACE FOR JOINING.
- 5. CONTRACTOR SHALL RESTORE SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF EXCAVATIONS, TO ORIGINAL CONDITIONS IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.
- 6. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- 7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.
- 8. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
- 9. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
- 10. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.

FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

- 11. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. ATTACH A LABEL TO CONTROL WIRE AT THE CONTROLLER AND ATTACH AN ID TAG AT EACH REMOTE CONTROL VALVE INDICATING CONTROLLER AND STATION NUMBER.
- 12. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10
- 13. WIRE CONNECTORS SHALL BE 3M-DBR/Y-6 DIRECT BURY UNLESS OTHERWISE NOTED.
- 14. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- 15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.
- 16. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
- 17. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- 18. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
- 19. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE
- 20. FOR PROPER SOLVENT WELD OF PVC A SUITABLE PRIMER AND SOLVENT CEMENT SHALL BE USED. APPLICATION PRACTICE AND TECHNIQUE SHALL BE IN ACCORDANCE WITH THE PRIMER/CEMENT MANUFACTURER'S RECOMMENDATIONS. THE JOINING SURFACES MUST BE SOFTENED (WITH PRIMER/CEMENT) AND THE PIPE AND FITTING MUST BE ASSEMBLED WHILE THE SURFACES ARE STILL WET AND FILLID.
- 21. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.
- 22. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.
- 23. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- 24. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCH AND FREE OF ROCKS AND OTHER FOREIGN COURSE MATERIAL. COMPACT BACKFILL TO A MINIMUM OF 90 PERCENT OF ORIGINAL SOIL DENSITY. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.
- 25. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.

BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

- 25. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.

 26. ALL CONSTANT PRESSURE PIPES SHALL BE TESTED AT A MINIMUM OF 125 PSI FOR TWO HOURS. CENTER LOAD PIPING WITH A SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER
- PRESSURE. NO FITTINGS SHALL BE COVERED. REPAIR FAULTY JOINTS WITH NEW MATERIALS. DO NOT USE CEMENT OR CAULKING TO REPAIR LEAKS.

 27. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER

ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD

- 28. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED
- DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZE REPRESENTATIVE.
- 29. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.
- 30. CONTRACTOR SHALL VERIFY REMOTE AND WEATHER SENSOR RECEPTION TO THE RECEIVER PRIOR TO INSTALLING THE CONTROLLER. IF SIGNAL IS TOO WEAK, EXTEND THE RECEIVER OUT TO A MAXIMUM OF 10' FROM THE CONTROLLER USING A 6 PIN PHONE CABLE WITH FEMALE ADAPTER. IF RECEPTION IS STILL TOO WEAK, CONTACT THE LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.
- 31. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
- 32. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- 33. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
- 34. AT LEAST 10 DAYS PRIOR TO COMPLETION OF CONSTRUCTION, PROVIDE THE OWNER WITH A MAINTENANCE MANUAL. DATA SHALL BE ON 8 1/2" X 11" SHEETS, IN A 3-RING BINDER AND SHALL INCLUDE:

 INDEX SHEET WITH CONTRACTOR'S CONTACT INFORMATION AND LIST OF EQUIPMENT WITH LOCAL MANUFACTURER'S REPRESENTATIVES.
- CATALOG AND PARTS SHEET OF ALL MATERIAL AND EQUIPMENT.
 COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
- COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT
 COMPLETE AND DATED MANUFACTURER'S WARRANTIES.
- 35. AT COMPLETION OF MAINTENANCE PERIOD, PROVIDE OWNER WITH THREE (3) EACH OF ALL OPERATING AND SERVICING KEYS AND WRENCHES REQUIRED FOR COMPLETE MAINTENANCE AND OPERATION OF ALL HEADS AND VALVES. PROVIDE TWO (2) EACH OF KEYS TO CONTROLLER CABINETS AND/OR ENCLOSURES.
- 36. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- 37. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- 38. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. THE IRRIGATION CONTRACTOR SHALL ARRANGE AND PAY FOR THE AUDIT. THE AUDIT MUST BE PERFORMED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	MAX. RADIUS	MAX. SPACING				
\forall	PROS-06-PRS40-CV-MP1000-90	HUNTER POP-UP LAWN SPRAY	40	.4921	15'	11'				
V	PROS-06-PRS40-CV-MP1000-210	HUNTER POP-UP LAWN SPRAY	40	.6349	15'	11'				
igorplus	PROS-06-PRS40-CV-MP2000-90	HUNTER POP-UP LAWN SPRAY	40	.8643	19'	17'				
△	PROS-06-PRS40-CV-MP2000-360	HUNTER POP-UP LAWN SPRAY	40	1.48	19'	17'				
•	HEB-40	HUNTER PRESSURE COMPENSATING DRIP BUBBLER INSTALL ONE BUBBLER PER SHRUB	40	4 GPH (.07 G	SPM)					
•	HEB-60	HUNTER PRESSURE COMPENSATING DRIP BUBBLER INSTALL TWO BUBBLERS PER TREE	40	6 GPH (.1 GF	PM)					
•	ICV-AS-ADJ SERIES/LT-T SERIES	HUNTER REMOTE CONTROL VALVE WITH PRESSURE REG	GULATIO	ON / NDS PVC BA	LL VALVE					
59	ICZ-101-LF-25 / LT-1000-T	HUNTER DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL AND PRESET PRESSURE REGULATOR / NDS PVC BALL VA			ITH 150 ME	SH SCREEN,				
H	T-113-LF	NIBCO LEAD FREE GATE VALVE (LINE SIZE)								
	975XL2-1"	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER								
●+	216	ARROWHEAD-CHAMPION HOSE BIB W/ INTEGRAL VACUUM BREAKER								
R	WSS-SEN	HUNTER SOLAR SYNC WIRELESS WEATHER SENSOR								
©	IC-1200-PL ROAM-KIT	HUNTER I-CORE MODULAR CONTROLLER (12 STATIONS) - WALL MOUNT HUNTER MAINTENANCE REMOTE								
		CONTROLLER AND STATION NUMBER								
C-1 1.6	S ———	APPLICATION RATE (INCHES)								
1" 15 30		OPERATING PRESSURE (PSI) OR AIR RELIEF VALVE QUANTITY								
		APPROXIMATE GALLONS PER MINUTE								
		REMOTE CONTROL VALVE SIZE								
		MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PIPE WITH SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.								
		LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.								
=====	=========	SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.								

LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	NO. OF BUBBLERS*	PIPE SIZE
BUBBLERS - 4 GPH	1-5	1-75	3/4"
	5.1-15	76-225	1"
BUBBLERS - 9 GPH	1-5	1-32	3/4"
	5.1-15	33-96	1"

* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE AND ONE BUBBLER PER SHRUB. LATERAL LINE FROM REMOTE CONTROL VALVE TO FIRST BUBBLER SHALL BE 1" MINIMUM.

BROOKWATER IRRIGATION CONSULTANTS

IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417
E-MAIL OFFICE@BROOKWATER.COM

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IRRIGATION NOTES 8 LEGEND

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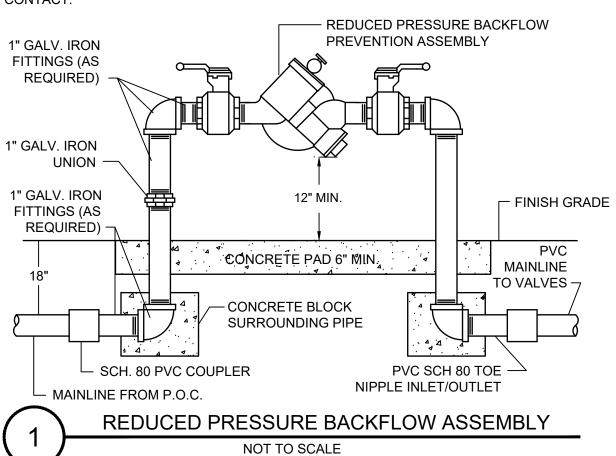
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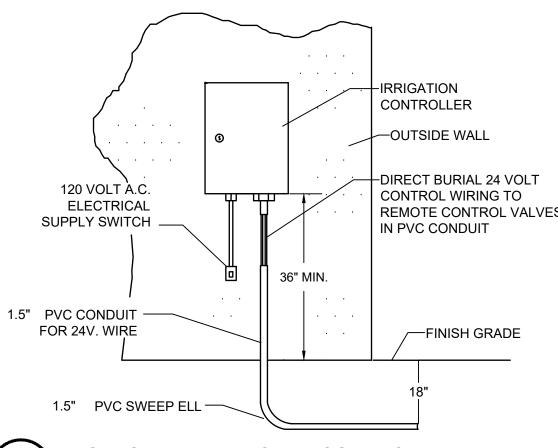
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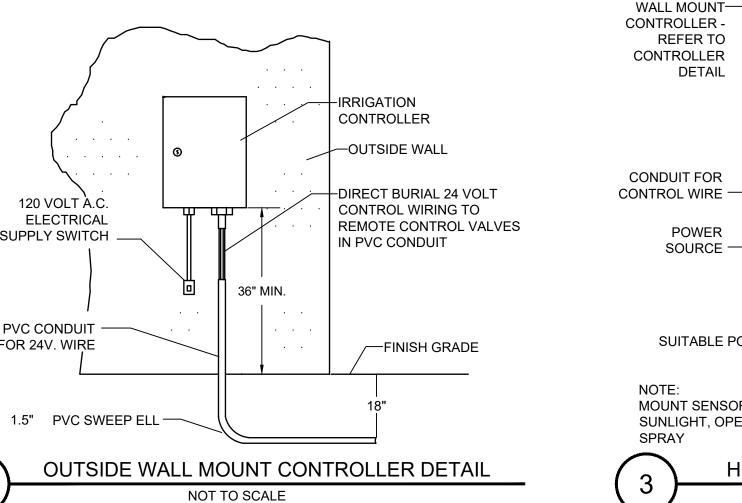
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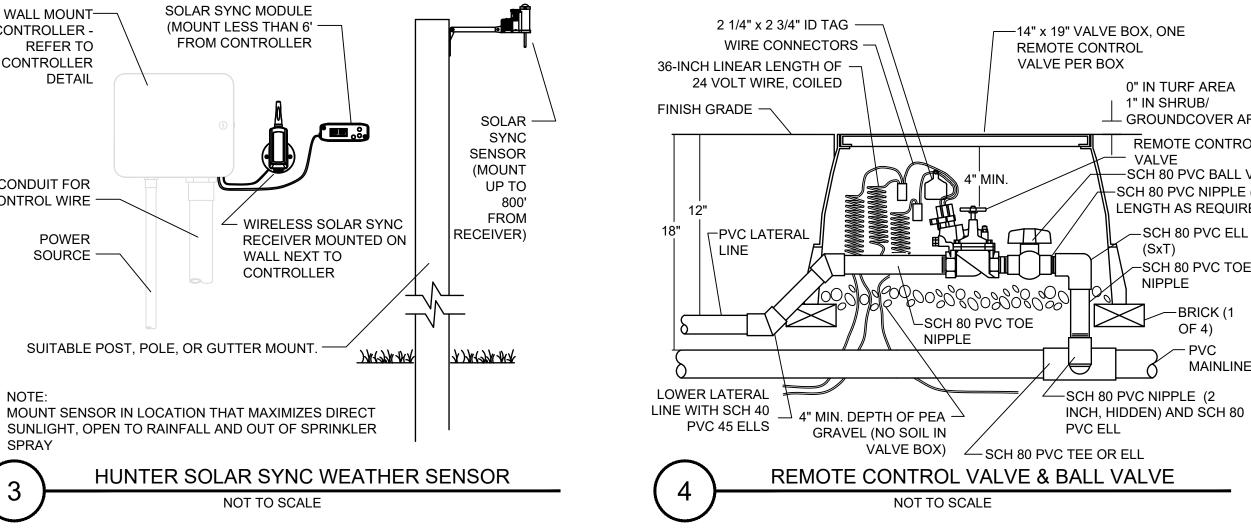
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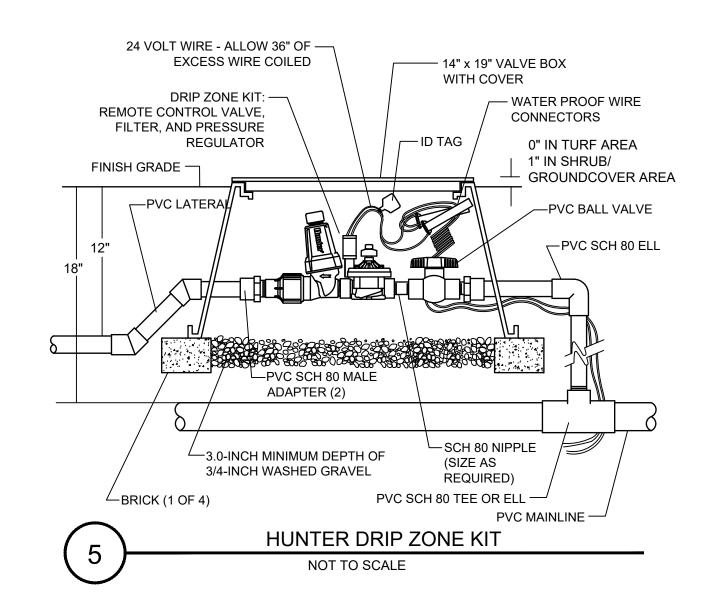
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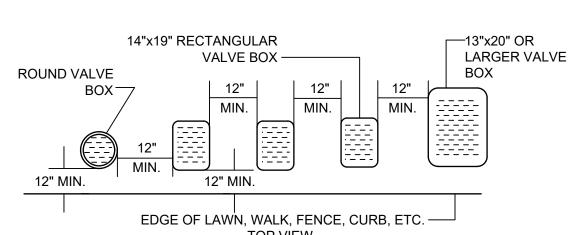






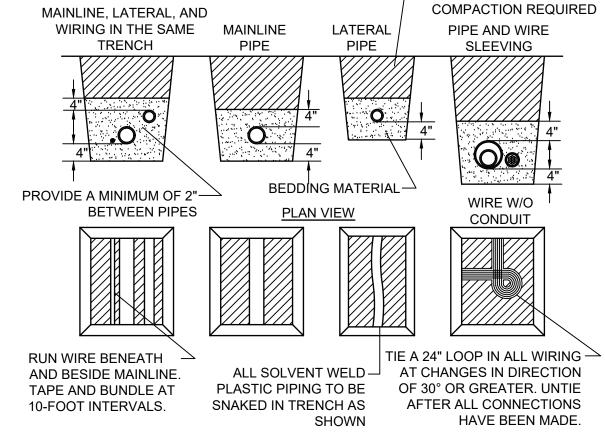






- 1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
- 2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
- 3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
- SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT
- COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
- 6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED. 7. VALVE BOXES SHALL BE BY NDS, CARSON, OR EQUAL.



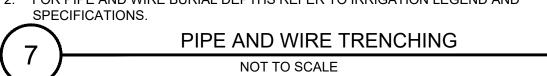


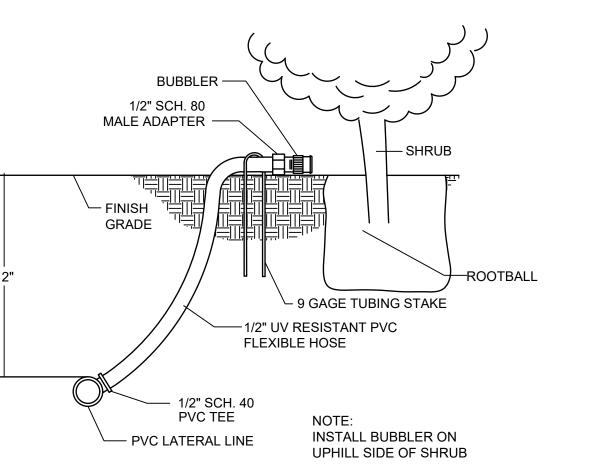
SECTION VIEW

CLEAN BACKFILL - 90%

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.

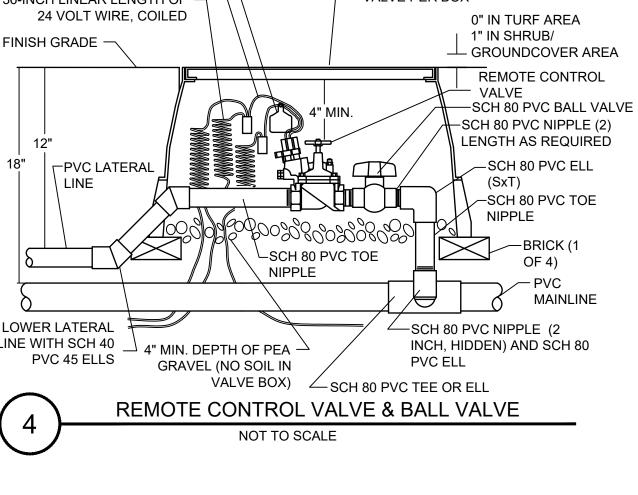
2. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND

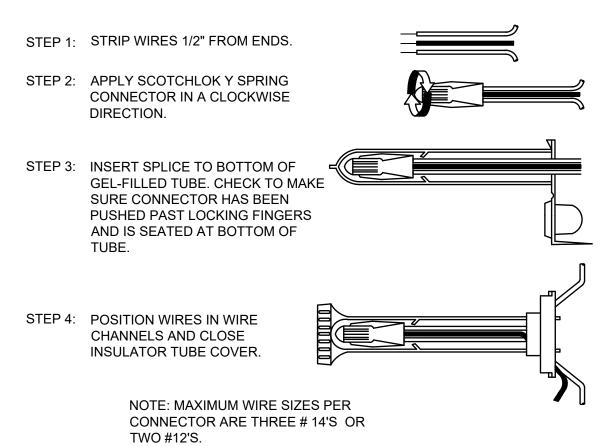




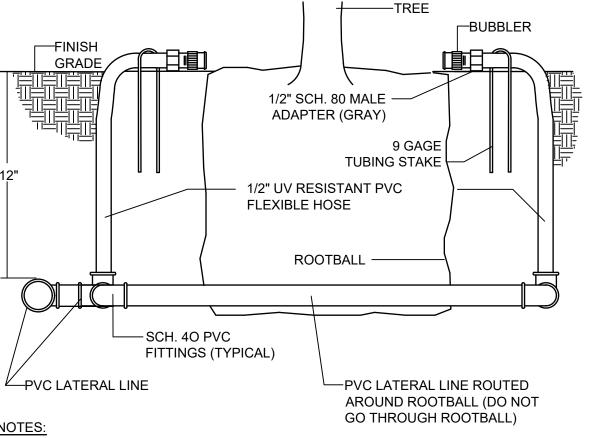
INSTALL BUBBLERS BETWEEN THE ROOT BALL AND THE NATIVE SOIL. WATER SHOULD NOT BE HITTING THE TRUNK OF THE SHRUB.

SHRUB BUBBLER ON FLEX HOSE DETAIL NOT TO SCALE









INSTALL BUBBLERS BETWEEN THE ROOT BALL AND THE NATIVE SOIL. WATER SHOULD NOT BE HITTING THE TRUNK OF THE TREE.

2. USE WELD-ON 795 FOR ALL FLEXIBLE HOSE CONNECTIONS. 3. NUMBER OF BUBBLERS PER TREE SIZE:

c. 60" - 72" BOX = 6 BUBBLERS

a. 15G - 24" BOX = 2 BUBBLERS

b. 36" - 48" BOX = 4 BUBBLERS

TREE BUBBLER DETAIL NOT TO SCALE

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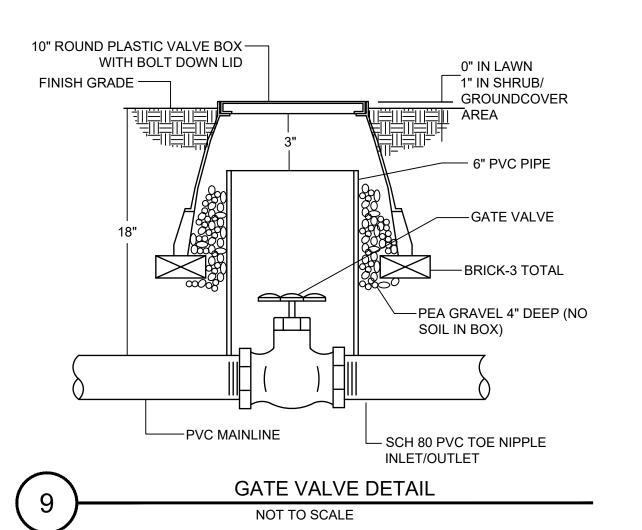
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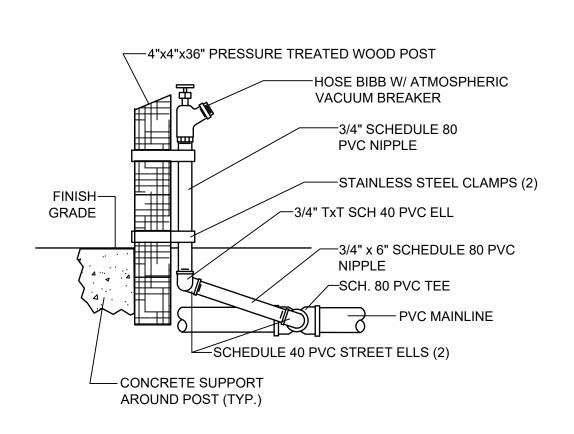
Vadhan Residence

1551 Country Club Dr. Los Altos, CA 94024

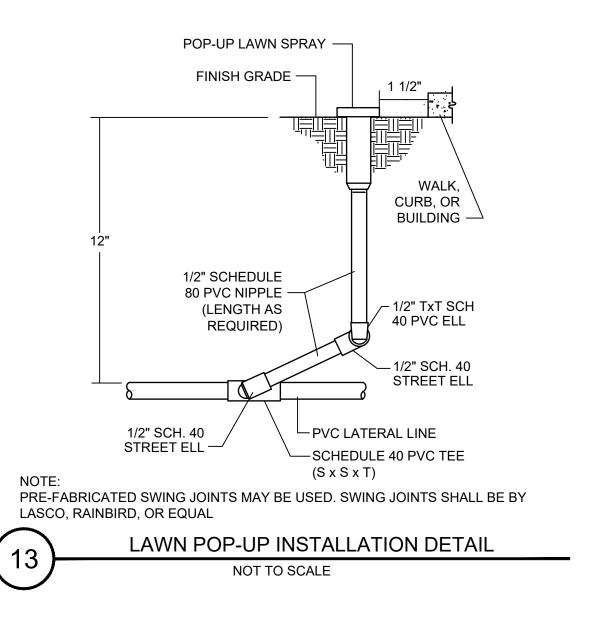
APN: 331-10-191

Scale: 1/4"=1'-0" Date: 09.15.2023









CITY OF Santa Clara LANDSCAPE WATER USE STATEMENT PROJECT NAME: Vadhan Residence PROJECT ADDRESS: 1551 COUNTRY CLUB DRIVE PREPARED BY: JANET LUEHRS (CID, CLIA #43274) BROOKWATER INC., IRRIGATION CONSULTANTS 480 SAINT JOHN STREET, SUITE 220 PLEASANTON, CA 94566 925-855-0417 925-855-0357 (FAX) Janet@Brookwater.com (e-mail) "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Janet Luchus

PART ONE	MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
		MAWA = ETo x.62 x [(ETAFx HA) + ((1-ETAF) x SLA)]
	YEARLY ETo	45.5
	CONVERSION FACTOR	0.62
	ETAF	0.55
	TOTAL IRRIGATED LANDSCAPE AREA (HA)	4,567 SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	13 SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	71,024 GALLONS PER YEAR
	TOTAL ACRE FEET	0.22 ACRE FEET

PART TWO	ESTIMATED TOTAL WATER USE (ETWU)	
	(AVERAGE <i>ETAF</i> AND <i>ETWU</i> FRO	M WATER EFFICIENT LANDSCAPE WORKSHEET)
	AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.49
	ETWU FOR REGULAR LANDSCAPE AREAS	63,510 GALLONS PER YEAR
	SITE WIDE ETAF	0.50
	ETWU FOR ALL LANDSCAPE AREAS	63,877 GALLONS PER YEAR
	TOTAL ACRE FEET	0.20 ACRE FEET



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

IRRIGATION CONSULTANTS 480 ST. JOHN STREET, SUITE 220 PLEASANTON, CALIFORNIA 94566 E-MAIL OFFICE@BROOKWATER.COM

STUDIO H2

landscape architecture

215 7TH AVENUE

415.412.7916

SAN FRANCISCO CA 94118

Vadhan Residence WATER EFFICIENT LANDSCAPE WORKSHEET													
Reference E	vapotranspirati	on (Eto)	45.5										
ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	DENISTY FACTOR (Kd)	MICRO- CLIMATE FACTOR (Kmc)	AVG LANDSCAPE COEFFICIENT	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LAN	IDSCAPE AREA			·									
C-1 C-2 C-3 C-4 C-5 C-6 C-7 C-8 C-9	TREE SHRUB TREE SHRUB TREE TREE SHRUB SHRUB SHRUB TURF	MW LW LW MVV VLW LW LW LW MVV	0.50 0.30 0.30 0.50 0.20 0.30 0.30 0.30 0.50	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	1.00 1.00 0.80 0.80 1.00 1.00 0.80 1.00	0.50 0.30 0.24 0.40 0.20 0.30 0.24 0.30 0.50	B B B B B B B	0.81 0.81 0.81 0.81 0.81 0.81 0.81 0.81 0.75	0.62 0.37 0.30 0.49 0.25 0.37 0.30 0.37 0.67	13 368 101 962 25 88 198 930 1,534	8 136 30 475 6 33 59 344 1,023	226 3,845 844 13,401 174 919 1,655 9,717 28,849	0.3% 8.1% 2.2% 21.1% 0.5% 1.9% 4.3% 20.4% 33.6%
C-10 C-11	TREE SHRUB	MW LW	0.50 0.30	1.00 1.00	1.00 1.00	0.50 0.30	В В	0.81 0.81	0.62 0.37	38 289	23 107	662 3,020	0.8% 6.3%
	UNTAIN	WF	0.80	1.00	1.00	0.80	U U	1.00	0.80	8	7	197	0.2%
TOTALS (REGULAR LANDSCAPE AREAS) SPECIAL LANDSCAPE AREA													
C-12	TREE	MW		1.00	1.00		В		1.00	13	13	367	0.3%
TOTALS (SPEC	TOTALS (SPECIAL LANDSCAPE AREAS) 13 13 367 0.3%												
TOTALS FOR	ALL AREAS									4,567	2,264	63,877	100%

Total Sq. Ft. % of Landscape

0.0%

Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	2,547	55.8%
Low Water Use Plants (LW)	1,974	43.2%
Very Low Water Use Plants (VLW)	25	0.5%
Water Feature	8	0.2%
Special Landscape Area (SLA)	13	0.3%
TOTAL	4,567	100.0%
	, ,	
**Irrigation Method	4,567 Total Sq. Ft. 0	
	Total Sq. Ft.	% of Landscape
**Irrigation Method Rotor (FC-R, PC-R)	Total Sq. Ft.	% of Landscape 0.0%
**Irrigation Method Rotor (FC-R, PC-R) Multi-Stream Rotator (MR)	Total Sq. Ft.	% of Landscape 0.0% 0.0%
**Irrigation Method Rotor (FC-R, PC-R) Multi-Stream Rotator (MR) Spray (S)	Total Sq. Ft. 0 0 1,534	% of Landscape 0.0% 0.0% 33.6%
**Irrigation Method Rotor (FC-R, PC-R) Multi-Stream Rotator (MR) Spray (S) Bubbler (B)	Total Sq. Ft. 0 0 1,534 3,025	% of Landscape 0.0% 0.0% 33.6% 66.4%
**Irrigation Method Rotor (FC-R, PC-R) Multi-Stream Rotator (MR) Spray (S) Bubbler (B) Drip (D)	Total Sq. Ft. 0 0 1,534 3,025 0	% of Landscape 0.0% 0.0% 33.6% 66.4% 0.0%

*Hydrozone Description

Cool Season Turf (CST)

IRRIGAT

No.Revisions / Issue Date PERMIT SUBMITTAL 12.21.2022 $\stackrel{\frown}{1}$ PERMIT REVISIONS 09.15.2023 PERMIT REVISIONS 10.11.2023

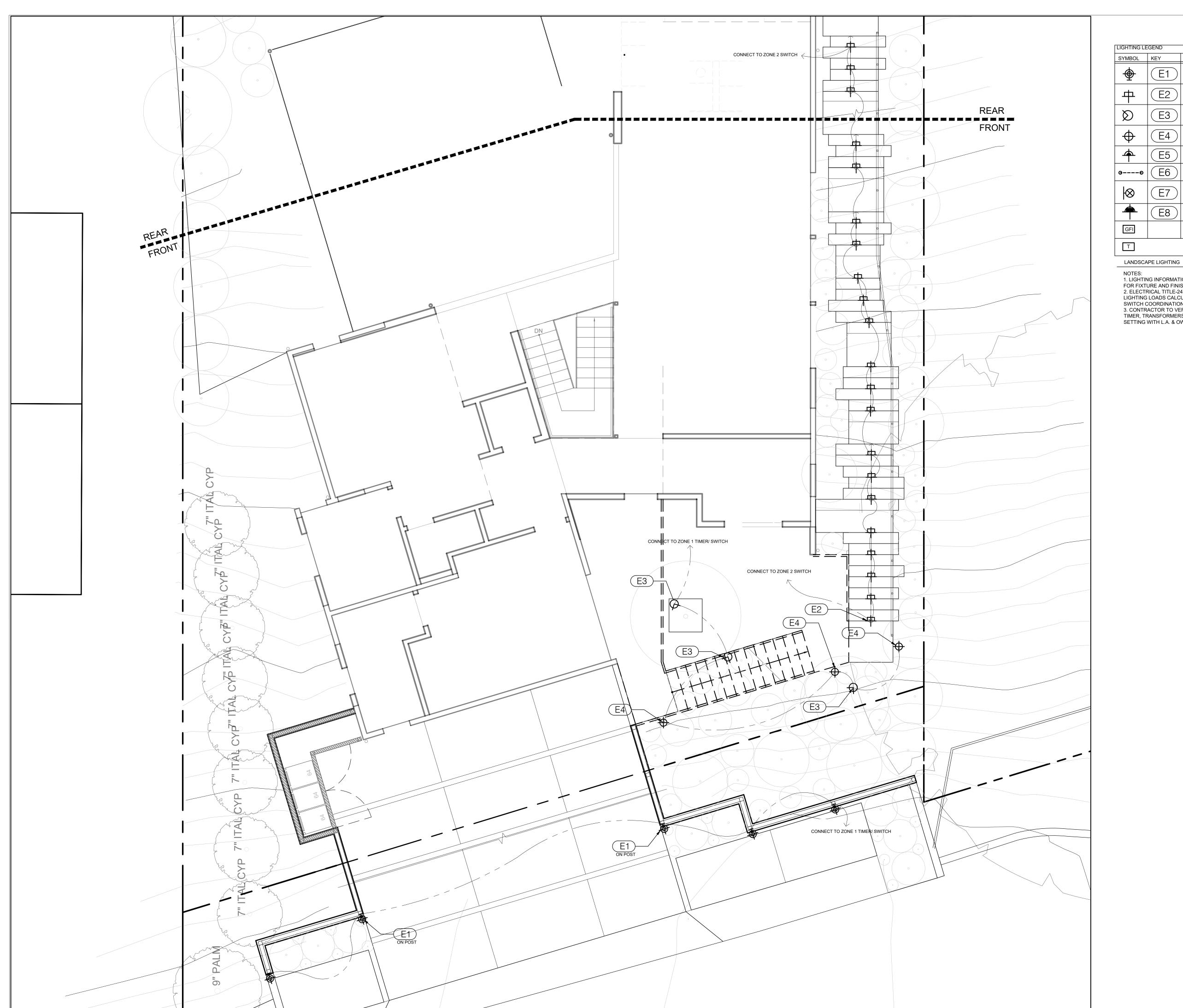
 $\frac{1}{3}$ PERMIT REVISIONS 11.06.2023

Vadhan Residence

1551 Country Club Dr. Los Altos, CA 94024

APN: 331-10-191

Scale: 1/4"=1'-0" Date: 09.15.2023



SYMBOL	KEY	QTY.	TYPE	MANUFACTURE, MODEL, FINISH	
\Phi	E1	6	WALL	TO MATCH ARCHITECTURAL LIGHT FIXTURE 'K', SEE SHEET A5.1	
中	E2	29	STEP/ WALL	TO MATCH ARCHITECTURAL LIGHT FIXTURE 'N2', SEE SHEET A5.1	
Ø	E3	10	ACCENT/ UP LIGHT	FX LUMINAIRE FB, LED UP LIGHT FINISH BZ TBD	
\oplus	E4	14	PATH	FX LUMINAIRE TM, LED PATH LIGHT FINISH BZ TBD	
^	E5	1	UNDERWATER	FXLUMINAIRE LP, UNDERWATER LIGHT LP-ZD-3LED-BS DIMMER CONTROL TBD	
ΘΘ	E 6	2	STRIP	FX LUMINAIRE SRP; LED UNDER EDGE STRIP 10 FT LONG EACH	
\otimes	E 7	1	FLOOD LIGHT	SEE ARCHITECTURAL LIGHT SEE SHEET A5.1	
	(E8)	0	TREE DOWN LIGHT	NOT IN USE	
GFI		3	GFI OUTLET		
	TRANSFORMER PER MANUFACTURE'S				

TRANSFORMER PER MANUFACTURE'S RECOMMENDATION TBD

NOTES:
1. LIGHTING INFORMATION SHOWN HERE ARE INTENT FOR FIXTURE AND FINISH ONLY.
2. ELECTRICAL TITLE-24 ENERGY CALCULATION, LIGHTING LOADS CALCULATION, CIRCUITRY, AND SWITCH COORDINATION PER ELECTRICAL ENGINEER.
3. CONTRACTOR TO VERIFY SMART CONTROL SYSTEM, TIMER, TRANSFORMERS, SWITCH LOCATION AND SETTING WITH L.A. & OWNER PRIOR TO INSTALLATION.

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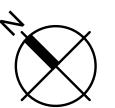
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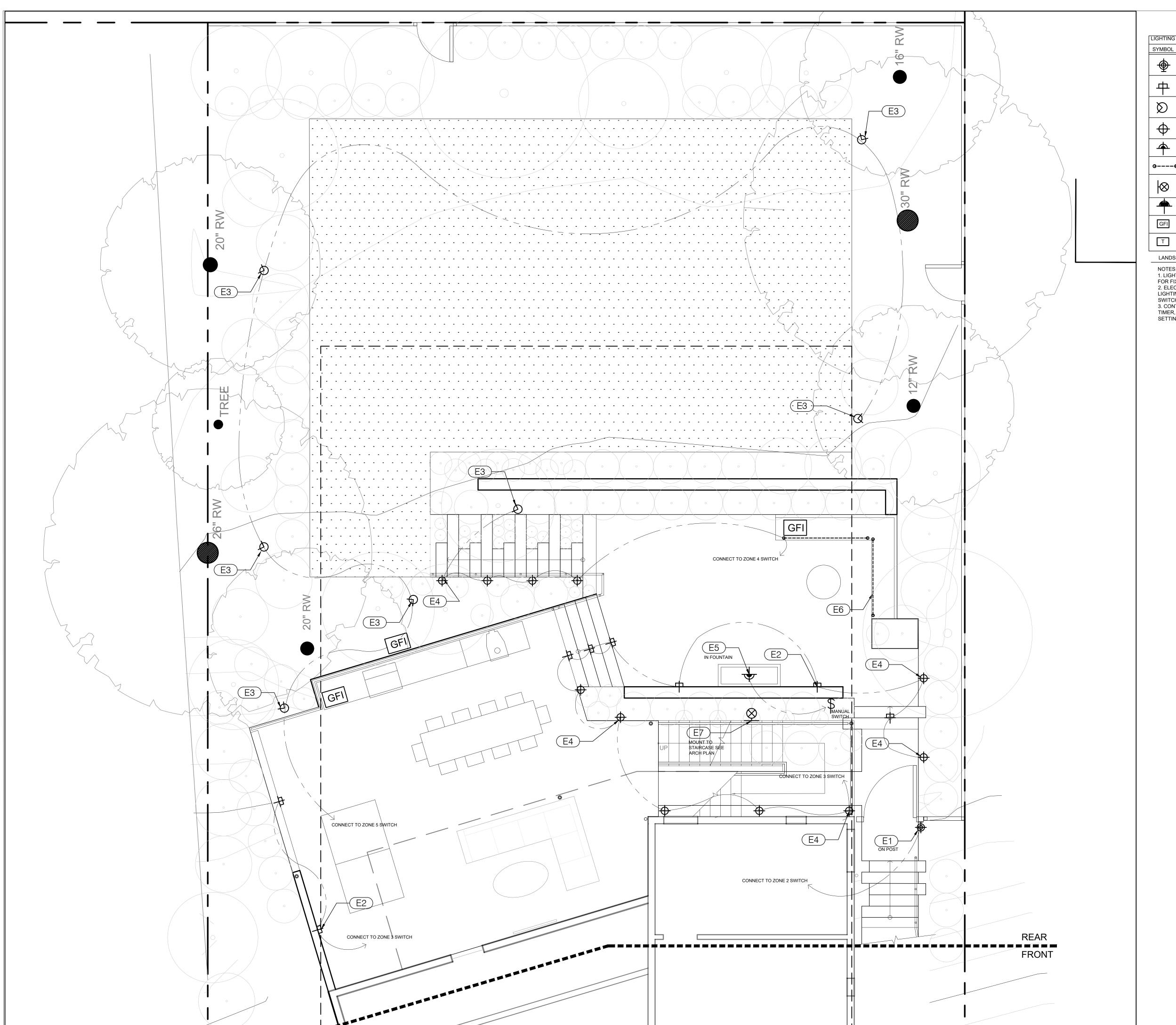
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LIGHTING LEGEND SYMBOL KEY MANUFACTURE, MODEL, FINISH QTY. TYPE TO MATCH ARCHITECTURAL LIGHT FIXTURE 'K', SEE SHEET A5.1 TO MATCH ARCHITECTURAL LIGHT FIXTURE 'N2', SEE SHEET A5.1 FX LUMINAIRE FB, LED UP LIGHT ACCENT/ FINISH BZ TBD FX LUMINAIRE TM, LED PATH LIGHT FINISH BZ TBD UNDERWATER FXLUMINAIRE LP, UNDERWATER LIGHT LP-ZD-3LED-BS DIMMER CONTROL TBD FX LUMINAIRE SRP; LED UNDER EDGE STRIP 10 FT LONG EACH SEE ARCHITECTURAL LIGHT FLOOD LIGHT SEE SHEET A5.1 TREE DOWN NOT IN USE **GFI OUTLET** TRANSFORMER PER MANUFACTURE'S RECOMMENDATION TBD

LANDSCAPE LIGHTING

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ANDSCAPE LIGHTING DIAGRAM

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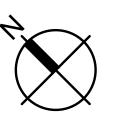
1 PERMIT REVISIONS 9/15/23
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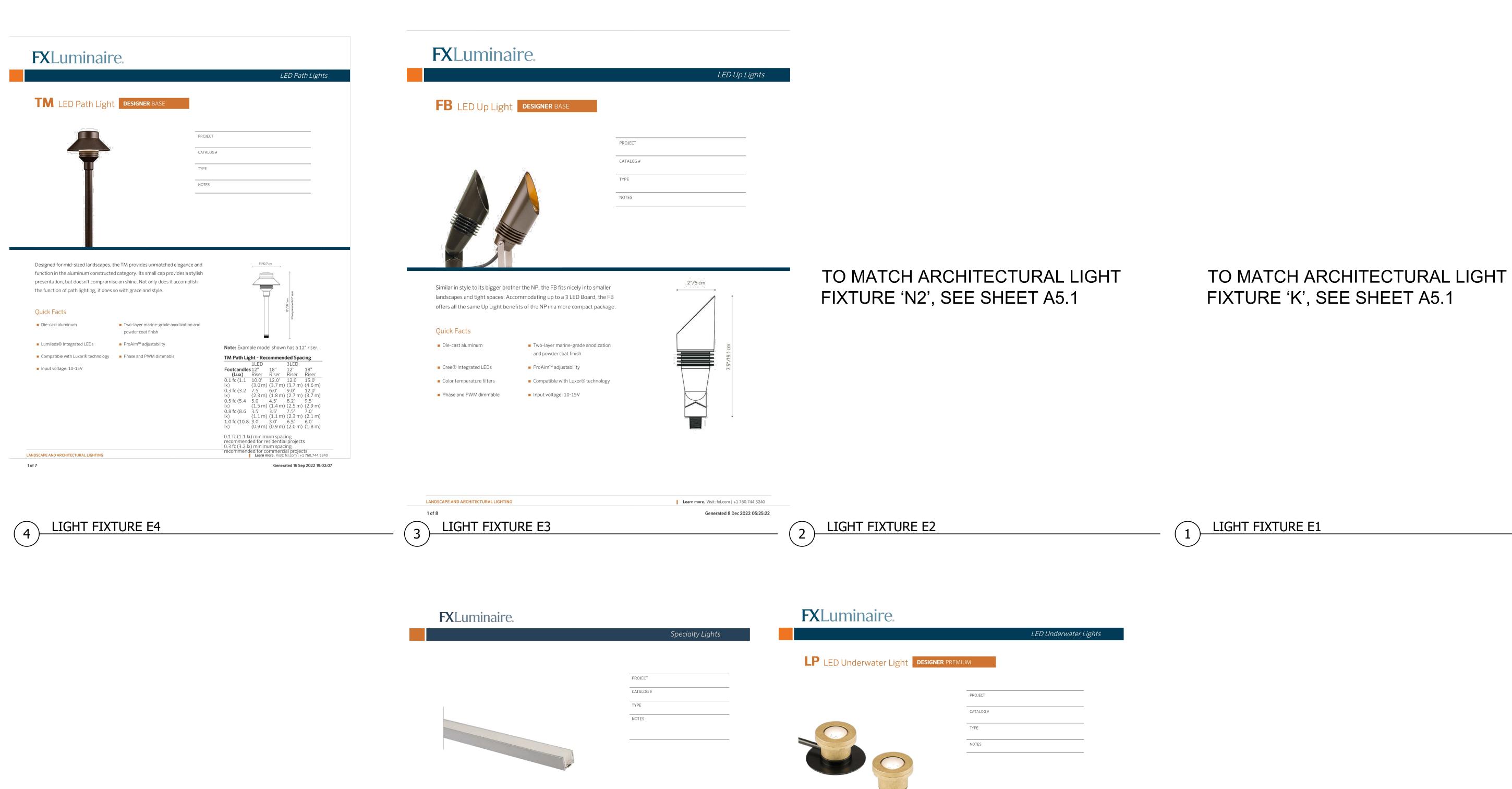
1551 Country Club Dr. Los Altos, CA 94024

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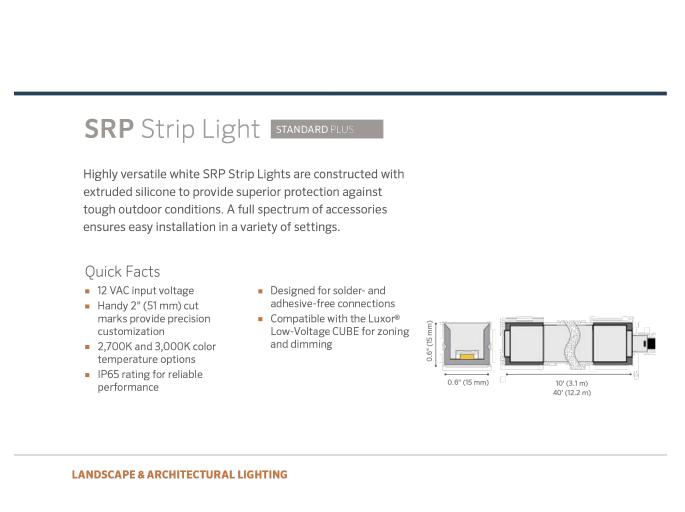
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Date: 11.06.2023



Sheet: **L6.1**



PER ARCHITECTURAL LIGHT FIXTURE, SEE SHEET A5.1





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ANDSCAPE LIGHTING

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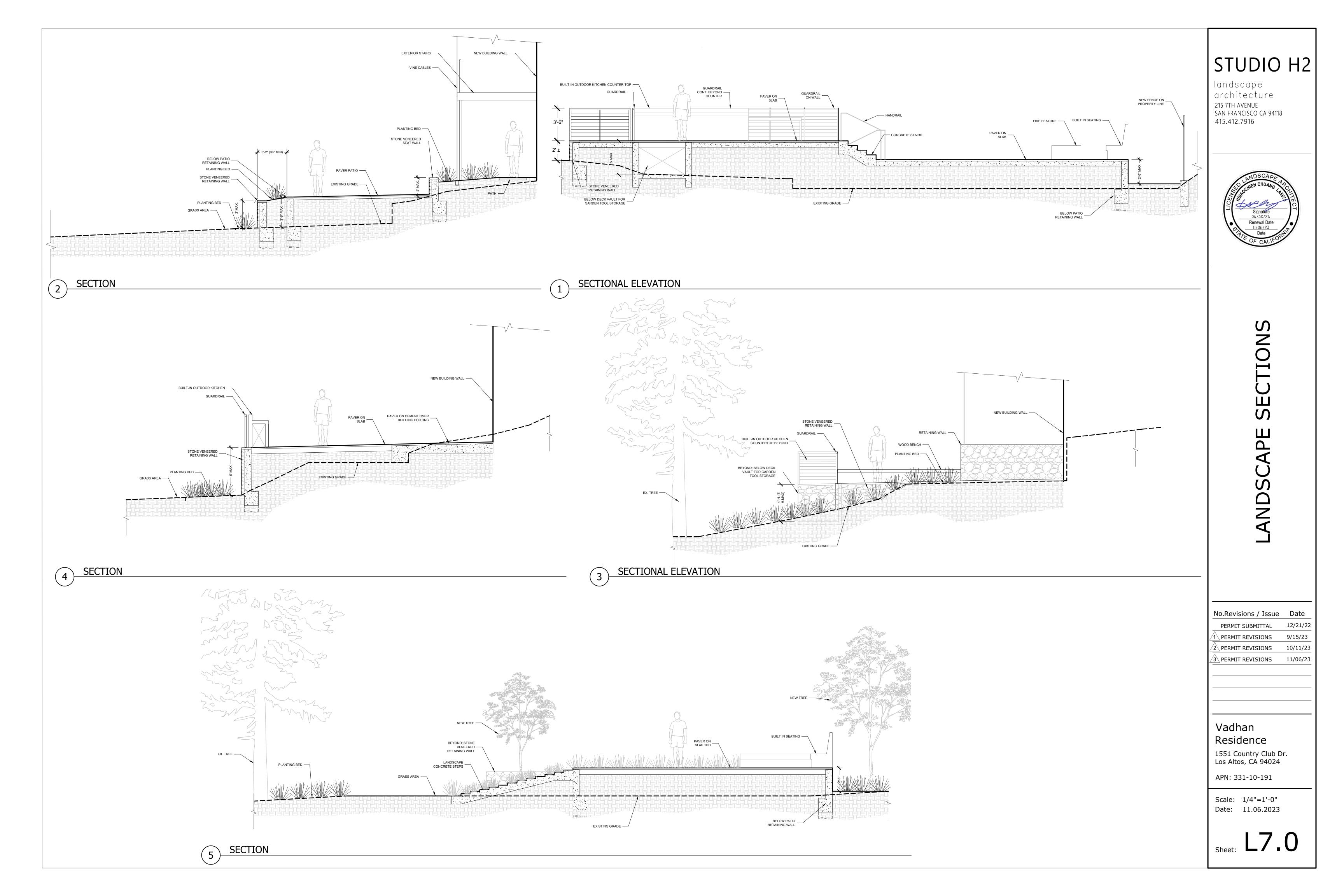
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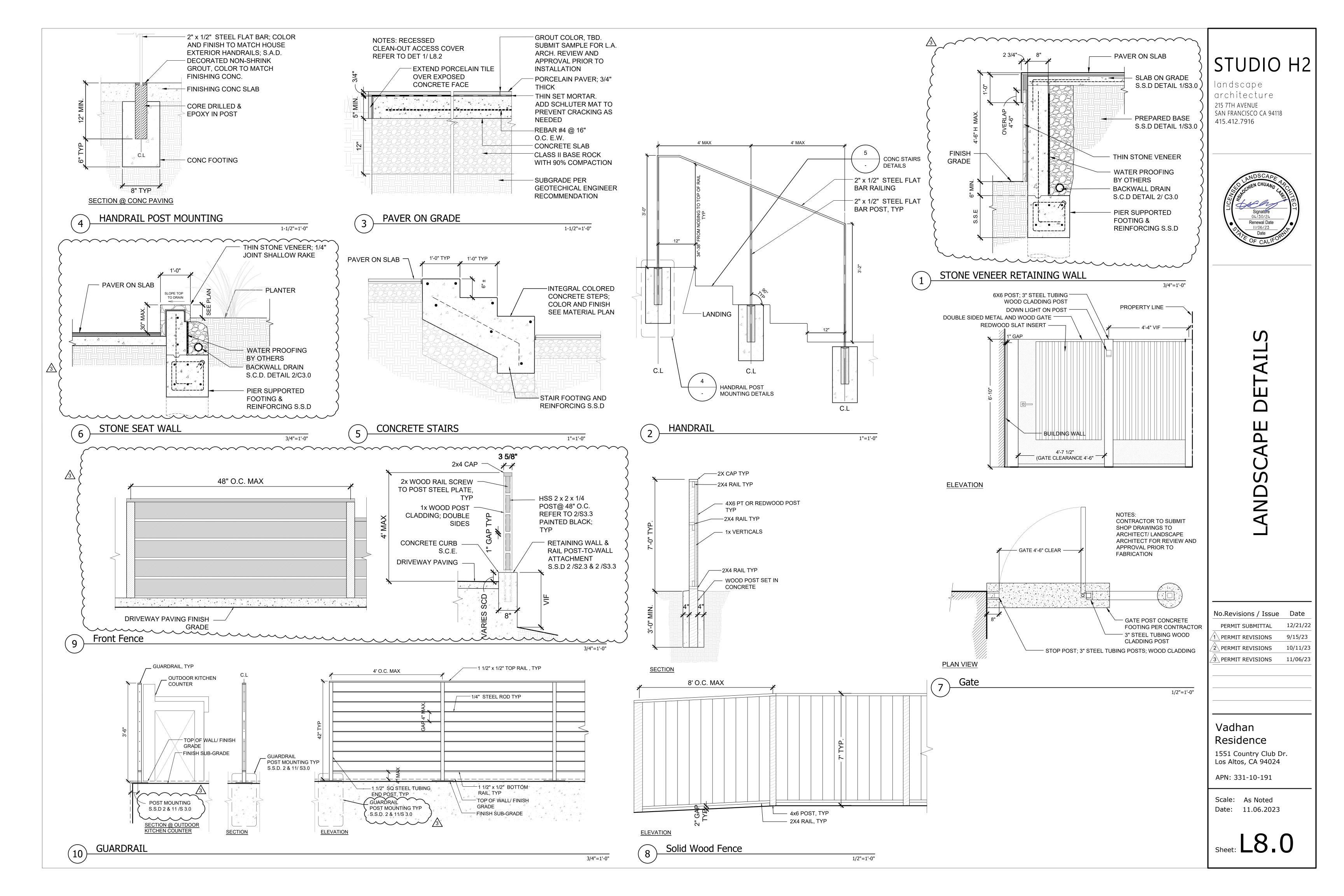
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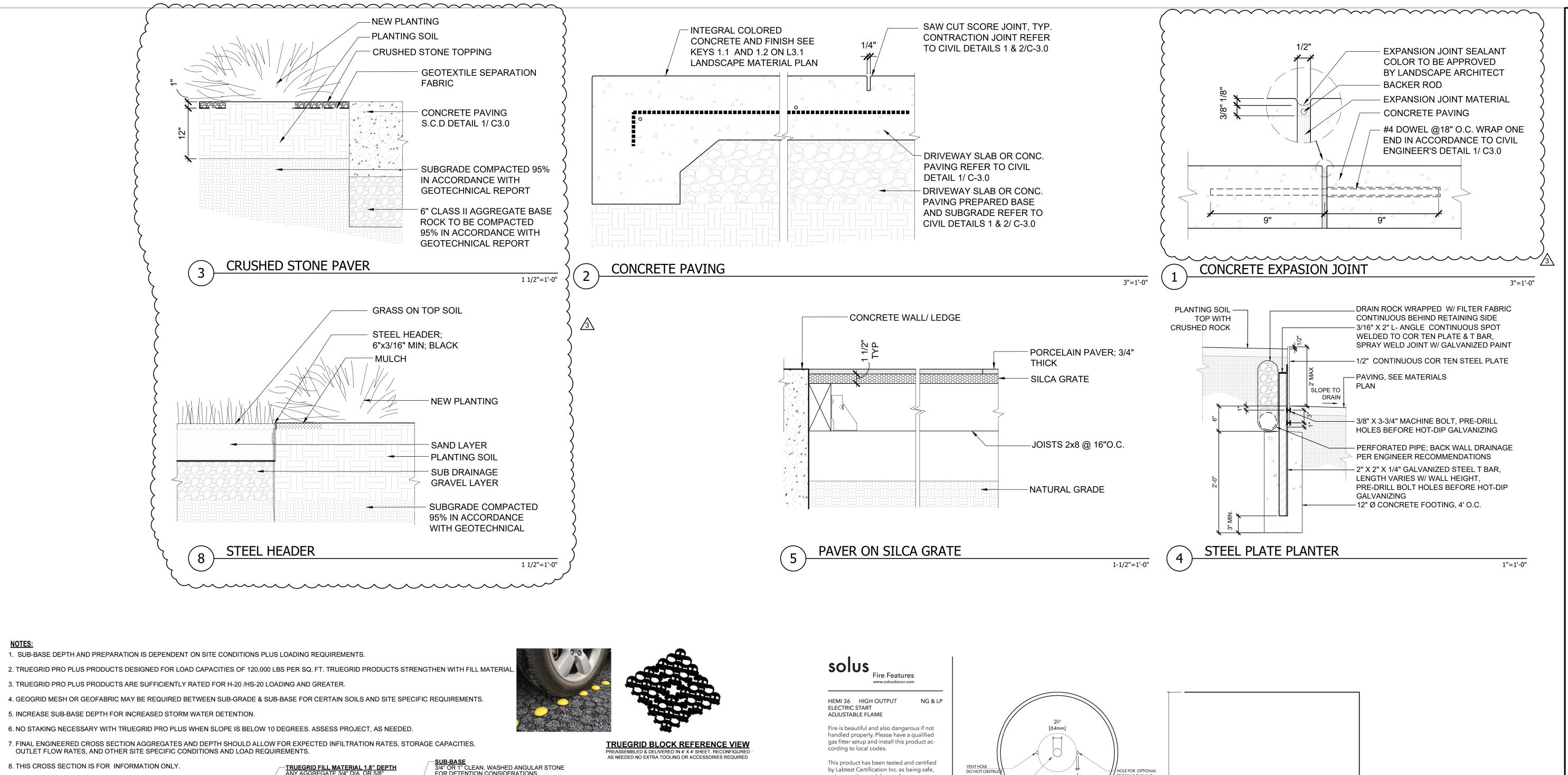
7 LIGHT FIXTURE E7

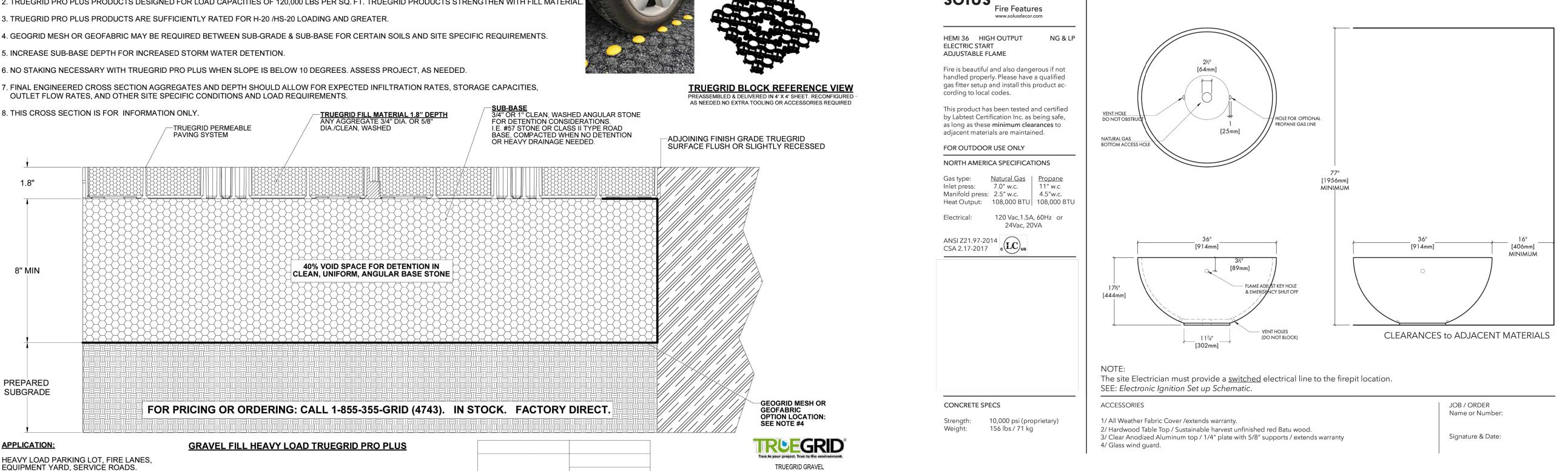
6 LIGHT FIXTURE E6

5 LIGHT FIXTURE E5









FILL INSTALLATION

HEAVY LOAD

NTS

GAS FIRE BOWL

TRUEGRIDPAVER.com

TRUEGRID PERMEABLE GRAVEL INFILL PAVER

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ANDSCAPE DETAILS

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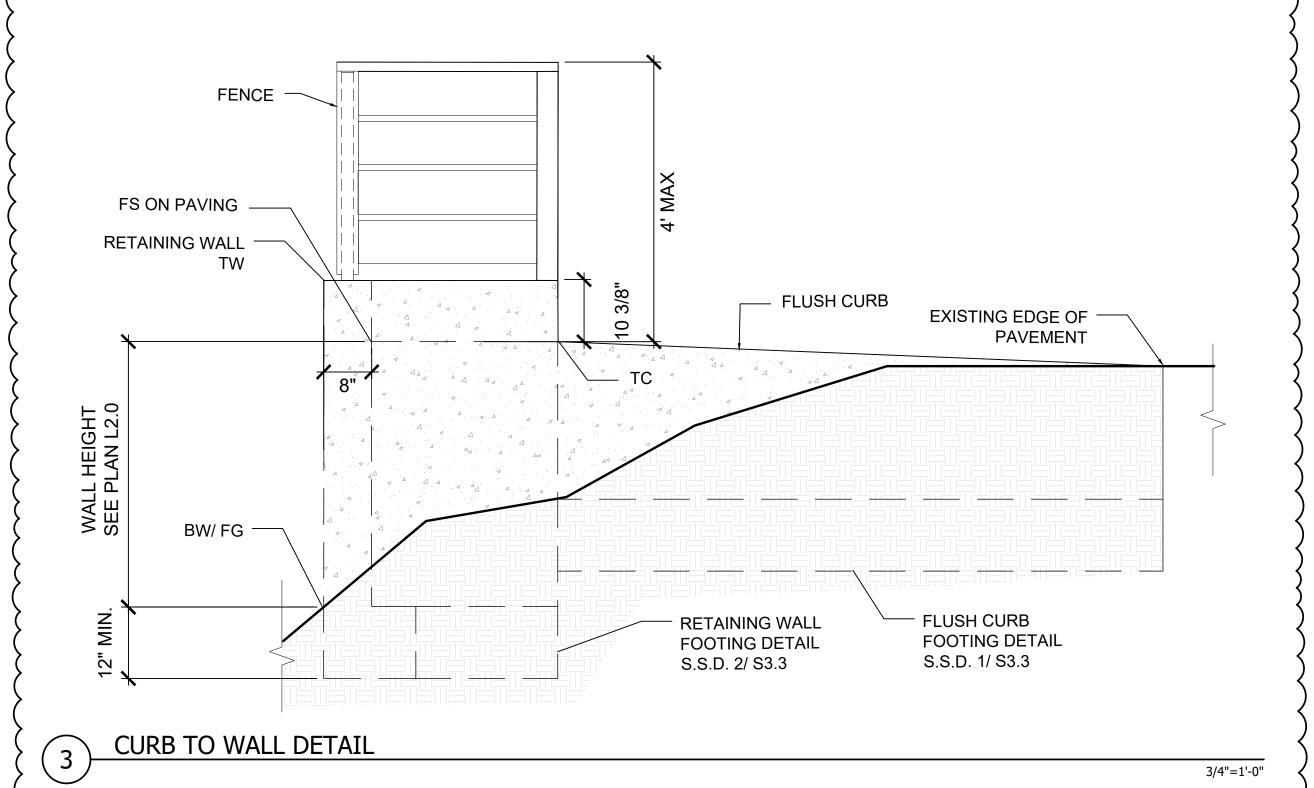
1551 Country Club Dr. Los Altos, CA 94024

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Scale: As Noted
Date: 11.06.2023

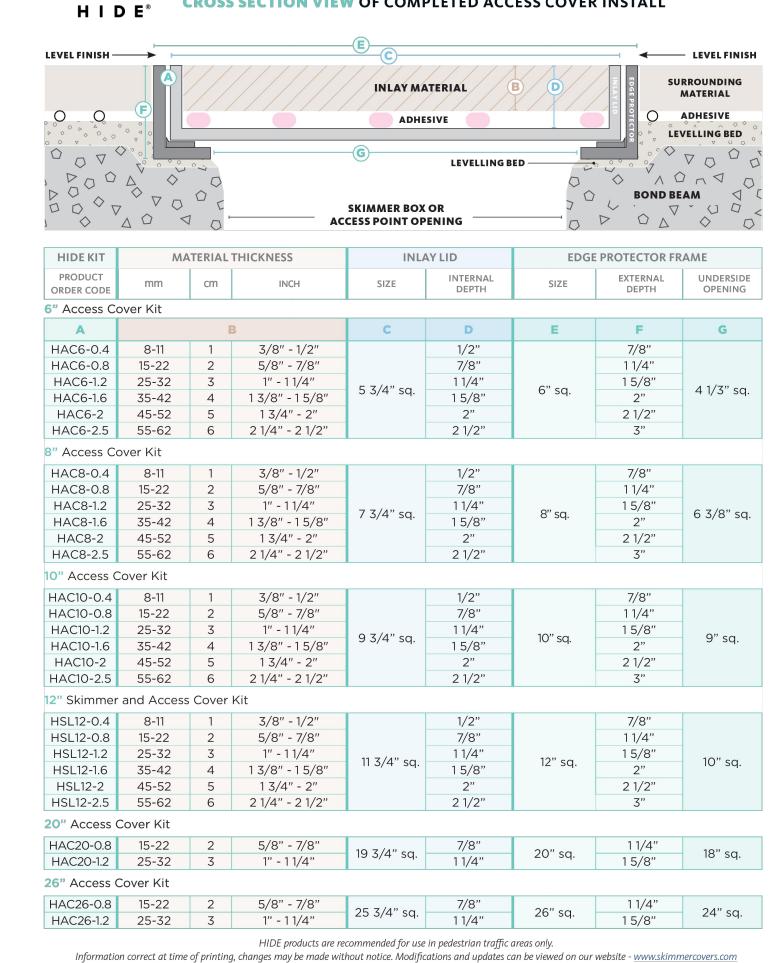
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HIDE KIT SERIES H

ACCESS COVER

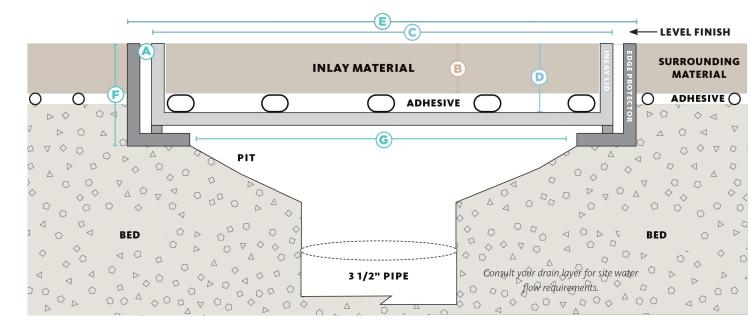
CROSS SECTION VIEW OF COMPLETED ACCESS COVER INSTALL



HIDE KIT SERIES

DRAIN COVER

H I D E[®] CROSS SECTION VIEW OF COMPLETED DRAIN COVER INSTALL

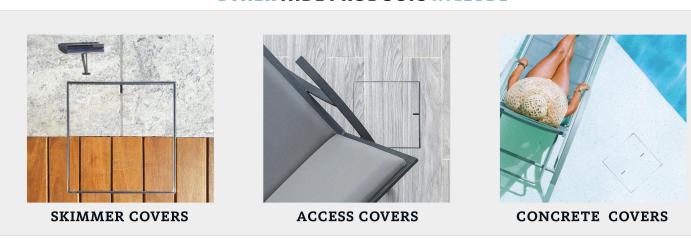


12" Drain Cover Kit

HIDE KIT	MA	ATERIAL THI	CKNESS	INLAY LID		EDGE PROTECTOR FRAME			
111021111	1417		0.1.1.2.3.3			100			
PRODUCT ORDER CODE	mm	cm	INCH	SIZE	INTERNAL DEPTH	SIZE	EXTERNAL DEPTH	UNDERSIDE OPENING	
Α		В		С	D	E	F	G	
HDC12.5-0.4	8-11	1	3/8" - 1/2"		1/2"		7/8"		
HDC12.5-0.8	15-22	2	5/8" - 7/8"	10" ca	7/8"	12 1/4" sq.	1 1/4"	10 1/4" sq.	
HDC12.5-1.2	25-32	3	1" - 1 1/4"	12" sq.	1 1/4"	12 1/4 54.	1 5/8"	10 1/4 Sq.	
HDC12.5-1.6	35-42	4	1 3/8" - 1 5/8"		15/8"		2"		
DRAIN COVER CONCRETE WET-POUR									
HDCON12.5-1.6	43	4	1 3/8" - 1 5/8"	12" sq.	15/8"	12 1/4" sq.	2"	10 1/4" sq.	

HIDE products are recommended for use in pedestrian traffic areas only. Information correct at time of printing, changes may be made without notice. Modifications and updates can be viewed on our website - www.skimmercovers.com

OTHER HIDE PRODUCTS INCLUDE



CLEANOUT ACCESS COVER

3/4"=1'-0"

N.T.S.

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EXHIBI. MIA

Date
12/21/22
9/15/23
10/11/23
11/06/23
12/29/23

Vadhan Residence

1551 Country Club Dr. Los Altos, CA 94024

APN: 331-10-191

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

Date: 12.29.2023

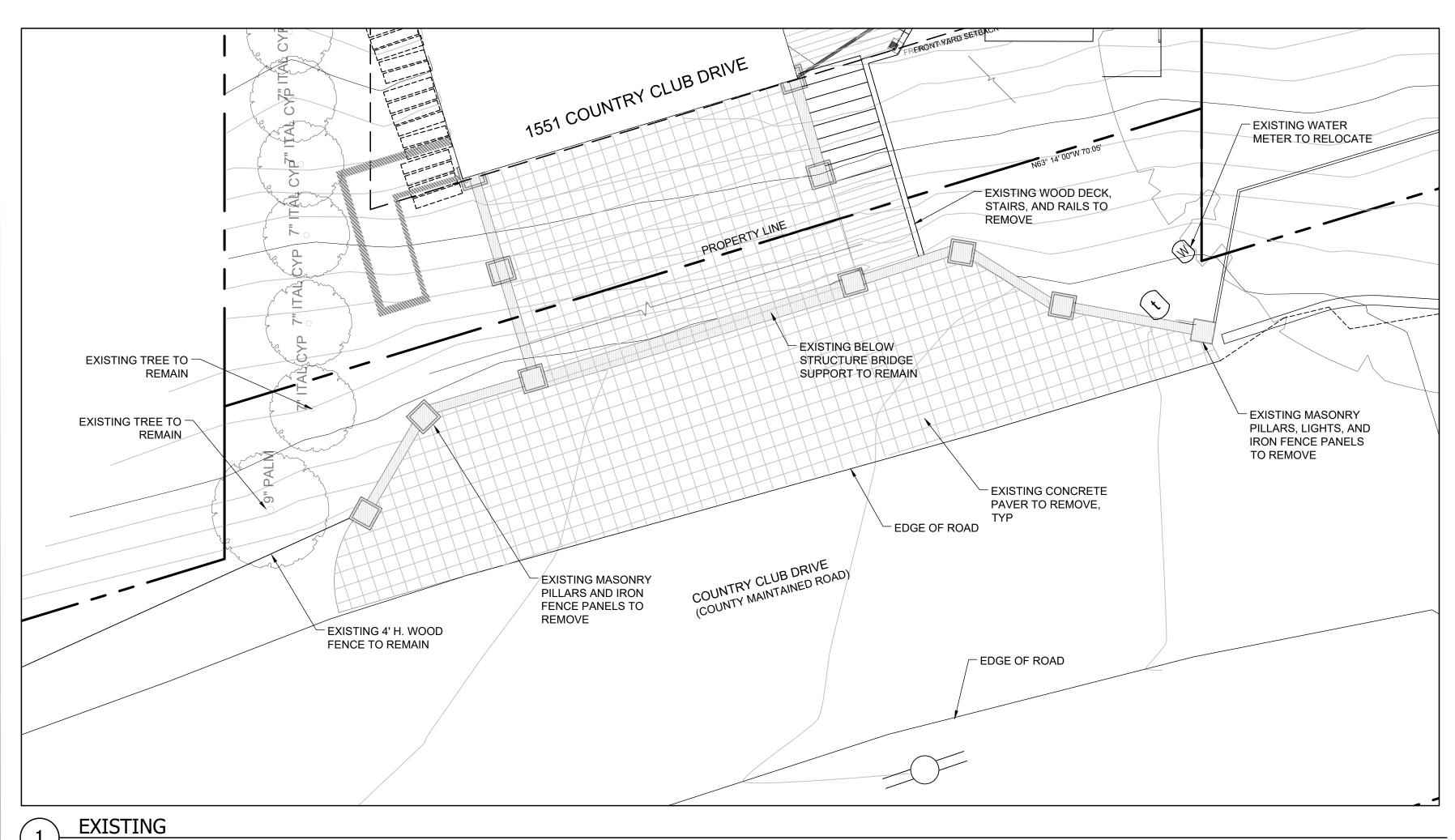




PHOTO OF EXISTING LOT FRONT

SYMBOL	KEY	QTY.	TYPE	MANUFACTURE, MODEL, FINISH
⊕	E1	6	WALL	TO MATCH ARCHITECTURAL LIGHT FIXTURE 'K', SEE SHEET A5.1
中	E2	29	STEP/ WALL	TO MATCH ARCHITECTURAL LIGHT FIXTURE 'N2', SEE SHEET A5.1
\triangleright	E3	10	ACCENT/ UP LIGHT	FX LUMINAIRE FB, LED UP LIGHT FINISH BZ TBD
+	E4	14	PATH	FX LUMINAIRE TM, LED PATH LIGHT FINISH BZ TBD
4	E 5	1	UNDERWATER	FXLUMINAIRE LP, UNDERWATER LIGHT LP-ZD-3LED-BS DIMMER CONTROL TBD
ΘΘ	E 6	2	STRIP	FX LUMINAIRE SRP; LED UNDER EDGE STRIP 10 FT LONG EACH
\otimes	E 7	1	FLOOD LIGHT	SEE ARCHITECTURAL LIGHT SEE SHEET A5.1
	(E8)	0	TREE DOWN LIGHT	NOT IN USE
GFI		3	GFI OUTLET	
Т			TRANSFORMER RECOMMENDA	R PER MANUFACTURE'S

NOTES:

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3. CONTRACTOR TO VERIFY SMART CONTROL SYSTEM, TIMES, TRANSCORMERS, SWITCH LOCATION AND

TIMER, TRANSFORMERS, SWITCH LOCATION AND SETTING WITH L.A. & OWNER PRIOR TO INSTALLATION.)
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	FRERONTMARTIESETBACK
	ESERONYMARIESETBAO
-IVE	
DV CLUB DRIV	
CUNTRY	
1551 COUNTRY CLUB DRIVE	
	N63° 14' 00"W 70.05'
	CLEANOUT, TYP
	FENCE AND SCD C2.0
NEW P-I-P CONCRETE  PROPERT	STEEL POSTS.  TYP
DRIVEWAY ON	5'-1" 3'-3"
EXISTING BRIDGE SUPPORT STRUCTURE	FLUSH CONCRETE CURB
	SUB CURB  23'-3\frac{3}{4}"  ON POST
4' H. WOOD FENCE AND STEEL POSTS, TYP	A THE THE PARTY OF
TL TL	LANDSCAPING, TYP
The state of the s	CATCH BASIN SCD C2.0
TL 13:11-11	WATER METER; SCD C2.0
SUB COLLETTION AND A MARKET AND	
ON POST 4	GRAVEL FILLED
3-3" A	PERMEABLE PAVER VEHICLE GRADE
10'	
33'	EDGE OF ROAD
	CLUB DRIVE CONCRETE APRON
COUNTRY	CLUB DRIVE CONCRETE APRON  ANINTAINED ROAD)
P-I-P CONCRETE PAVER	
F-I-F CONGRETE PAVER	
GRAVEL FILLED	EDGE OF ROAD
PERMÉABLE PAVER VEHICLE GRADE	
FLUSH CONCRETE CURB	
OUT LE	

PROPOSED 2

### <u>COUNTY OF SANTA CLARA</u> General Construction Specifications

### GENERAL CONDITIONS

- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY _ AND DATED____11/17/2021 <u>_romig_engineers__</u> SUPPLEMENTED LETTER FOR SITE RETAINING WALLS PRÉPARED BY __ROMIG_ENGINEERS______ AND_DATED _____02/08/2023__ REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS. 3) THE COUNTY OF SANTA CLARA STANDARD SPECS. 4) STATE OF CALIFORNIA STANDARD DETAILS. 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT
- DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.

AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE

THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE

- DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL
- DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
- DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA. 6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT
- DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.

REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.

UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS. THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (4008) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18). THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.

### CONSTRUCTION STAKING

THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING

ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN

WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

- CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR. PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY
- BEGINNING OF THE WORK. PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE

### CONSTRUCTION INSPECTION

- CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE. COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR
- COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION. SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION
- DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

### SITE PREPARATION (CLEARING AND GRUBBING)

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

JTILITY LOCATION. TRENCHING & BACKFILL

- CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT
- 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND
- ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR
- GENERAL INFORMATION ONLY. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY CONCERNED INDICATES BY LETTER THAT IT WILL BORE. UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY, GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.
- TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPROVED AGGREGATE BASE MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS
- DIRECTED BY THE COUNTY. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%. THE REQUIREMENT FOR SELECT MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR USE AS TRENCH BACKFILL BUT THE
- COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

### ETAINING WALLS

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

### GRADING

- EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IS SHALL BE STRIPPED OF ALL VEGETATION. TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND THE FILL KEYED IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS. THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER 1) AERATING THE FILL IF IT IS TOO WET OR 2) MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE
- EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.
- 4. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS. 5. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
105 CY	0 CY	4.0 FT
0 CY	0 CY	0 FT
0 CY	0 CY	0 FT
5 CY	200 CY	4.6 FT
0 CY	30 CY	3.7 FT
-	I	ı
110 CY	230 CY	
	105 CY 0 CY 0 CY 5 CY	0 CY 0 CY 0 CY 0 CY 5 CY 200 CY 0 CY 30 CY

### NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE. EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP

- NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
- 9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95% 10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
- THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
- 12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA. 13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE
- DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL. 14. TOTAL DISTURBED AREA FOR THE PROJECT
- 15. WDID NO. NOT APPLICABLE
- 16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

### TREE PROTECTION

- FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
- FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIPLINE OF THE TREE OR GROVE OF TREES. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION
- FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES. SIGNAGE STATING, "WARNING- THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT
- http://www.sccplanning.gov." SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY. 2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACED AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.

SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

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

### STREET LIGHTING

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

### SANITARY <u>SEWER</u>

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

### PORTLAND CEMENT CONCRETE

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

### AIR QUALITY, LANDSCAPING AND EROSION CONTROL

- WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR
- REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD. 3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
- SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY
- POWDER SWEEPING IS PROHIBITED. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
- ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR
- PROPER OPERATION OF THE VEHICLE. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
- 8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
- 9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED. A. 15 MILES PER HOUR (MPH) SPEED LIMIT
- 3. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAIN HOTLINE OF 1-800-334-6367.
- 10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING. 11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE
- 12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SD8. 13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF
- SHALL BE RELEASED TO SHEET FLOW. 14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND
- REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE. 15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
- 16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR. 17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPS SHALL INCLUDE, BUT NOT BI
- LIMITED TO THE FOLLOWING: A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
- B. PREVENTION OF TRACKING OF MUD. DIRT. AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
- C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY 18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES. INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS. DELIVERIES. HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS. PORTABLE TOILETS. CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN
- YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY. 19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS. DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE SITE AND SITUATIONALY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES

PERMIT CAS000004/ ORDER NO. 2013-0001-DWQ.

OR AS SHOWN ON THE PLANS.

OPEN AREA FOR SHEET FLOW.

AS-BUILT PLANS STATEMENT

THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL .

WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR

PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED

MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY

HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT

DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED

ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE

PROPER LOCATION OF DROP INLETS. WHERE STREET PROFILE GRADE EXCEEDS

6% DROP INLETS SHALL BE SET AT 500 ANGLE CURB LINE TO ACCEPT WATER

FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN

WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE

UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL

5. THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND

NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (^). THERE (____WERE)

NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE

THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER

GEOTECHNICAL ENGINEER OBSERVATION

1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE

COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPYOF

GEOTECHNICAL ENGINEER DETAILING CONSTRUCTION OBSERVATIONS AND

RECOMMENDATIONS IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED

CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE

PRIOR TO THE GRADING COMPLETION AND RELEASE OF THE BOND.

. WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY

STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (___ WERE) (___

PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.

WITH NPDES PERMIT CAS612008 / ORDER NO. R2-2009-0047 AND NPDES

STORM DRAINAGE AND STORMWATER MANAGEMENT

COUNTY LOCATION

MAP

SURVEY MONUMENT PRESERVATION

ACTIVITIES.

THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE

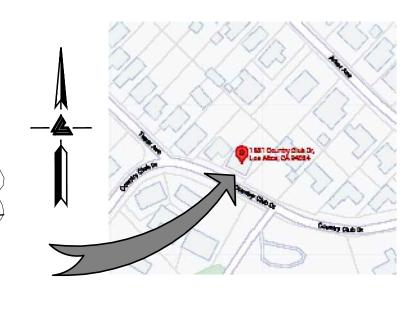
PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION

2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE,

STAKE, AND FLAG OR OTHERWISE IDENTIFY WITH PAINT OR OTHER MARKINGS

ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED

MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE



### VICINITY MAP

### 1551 COUNTRY CLUB [ LOS ALTOS UNINCORPORATED

SEE SHEET C-1.1 FOR LEGEND & ABBREVIATIONS

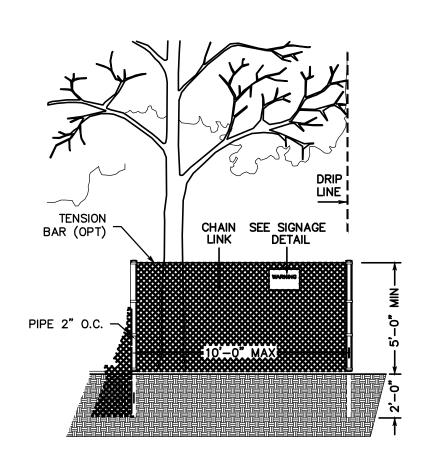
### SCOPE OF WORK

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

REMODELING OF RESIDENTIAL HOUSE CONSTRUCTION OF DRIVEWAY AND PARKING AREAS CONSTRUCTION OF PATIO AND PATHWAY CONSTRUCTION OF STORM WATER FACILITIES

CONSTRUCTION RETAINING WALLS

CONSTRUCTION ACTIVITY 3. THE LANDOWNER, CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING MONUMENT, CORNER STAKE, OR ANY OTHER PERMANENT SURVEYED MONUMENT SHALL CAUSE TO HAVE A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, AUTHORIZED TO PRACTICE SURVEYING, ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ARE FILED WITH THE COUNTY SURVEYOR'S OFFICE PRIOR TO DISTURBING SAID MONUMENTS AND RESET PERMANENT MONUMENT(S) IN THE SURFACE OF THE NEW CONSTRUCTION OR SET A WITNESS MONUMENT(S) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT COULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.



### EXISTING TREE PROTECTION DETAILS

- . PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
- 2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
- 3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART. 4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL
- 5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

COUNTY OF SANTA CLARA

LAND DEVELOPMENT ENGINEERING & SURVEYING

GRADING / DRAINAGE PERMIT NO.

C79555

### COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS ENCROACHMENT PERMIT NO.

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHUOT AN ENCROACHEMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

### ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS. THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED FILE(S) NO.

**SIGNATURE** 

09/30/2024 EXPIRATION DATE No. C79555

ISSUED BY:

### COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITTEE OF ENGINEER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS CONTAINED IN THE PLANS. IF, DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION OF (OR DEPARTURE FROM) THE SPECIFICATIONS OF THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK. AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE		
	R.C.E. NO.	EXPIRATION DATE

### C-2.1 UTILITY PLAN

C-2.0 GRADING & DRAINAGE PLAN

SHEET INDEX

C-3.0 | DETAILS DETAILS C-3.1

| C-1.0 | TITLE SHEET

| C-1.1 | OVERALL SITE PLAN

SANTA CLARA COUNTY DETAILS

GRADING SPECIFICATIONS EROSION CONTROL PLAN

BEST MANAGEMENT PRACTICES

BEST MANAGEMENT PRACTICES

PROPOSED DRAINAGE EXHIBIT HYD-2



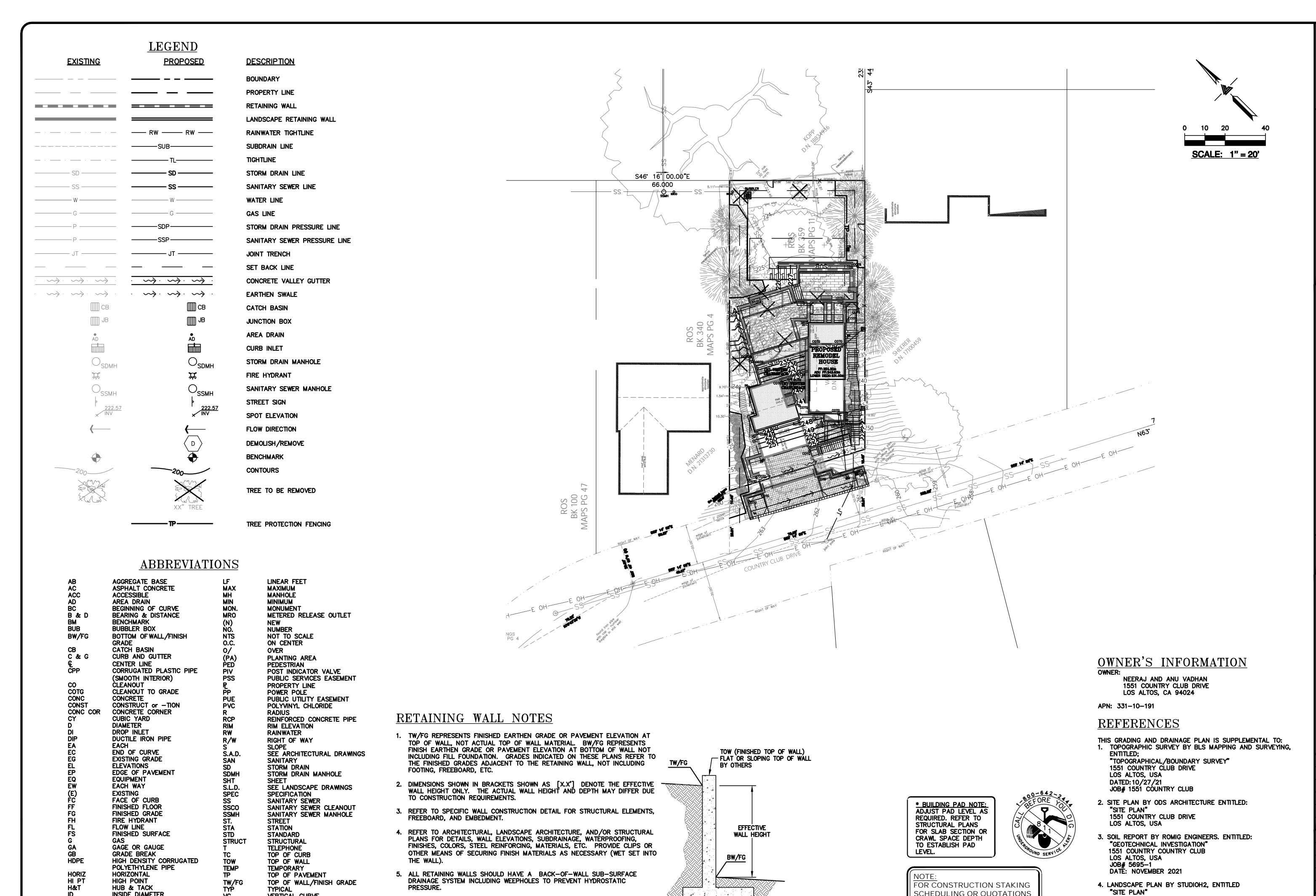
IMPERVIOUS SURFACE EXHIBIT

BAY AREA REGION 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (P) (510) 887-4086 (F) (510) 887-3019

SACRAMENTO REGION 3017 DOUGLAS BLVD, # 300 ROSEVILLE, CA 95661 (P) (916)966-1338 (F) (916)797-7363 WWW.LEABRAZE.COM

> DATE: 12/13/22 LB#: 2211782

|Revision 1 07-13-23| APN Sheet 331-10-191 10-05-23 Revision 3 11-02-23 Revision 4



INSIDE DIAMETER

JUNCTION BOX

JOINT TRENCH

LENGTH

LANDING

**LNDG** 

INVERT ELEVATION

JOINT UTILITY POLE

VERTICAL CURVE

VERTICAL

WATER LINE

WATER METER

**VERT** 

VITRIFIED CLAY PIPE

WELDED WIRE FABRIC

6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.

HORIZONTALLY FROM FACE OF WALL, PER CBC.

7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS

REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5'

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1551 COUNTRY CLUB DRIVE

PROPOSED ITEMS ACCORDING TO THEM.

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED

SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND

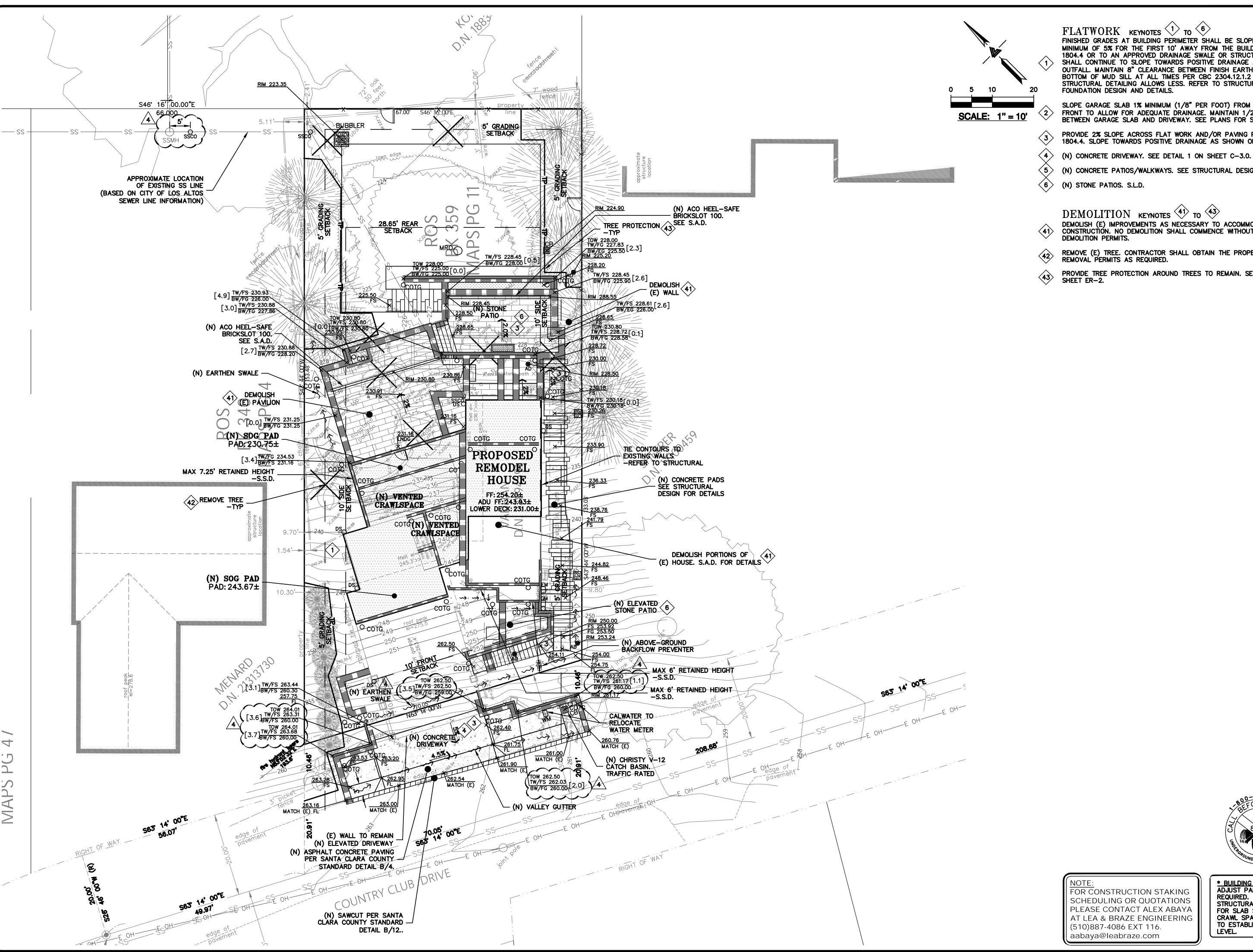
LOS ALTOS, USA

PLEASE CONTACT ALEX ABAYA

AT LEA & BRAZE ENGINEERING

(510)887-4086 EXT 116.

aabaya@leabraze.com



FLATWORK KEYNOTES (1) TO (6)

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2 TO 1 LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP

- PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
- (N) CONCRETE PATIOS/WALKWAYS. SEE STRUCTURAL DESIGN.
- (N) STONE PATIOS. S.L.D.

- DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED **DEMOLITION PERMITS.**
- REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
- PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

ENGINEERING, II

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DRIVE CLUB DRALIFORNIA RESIDENCE

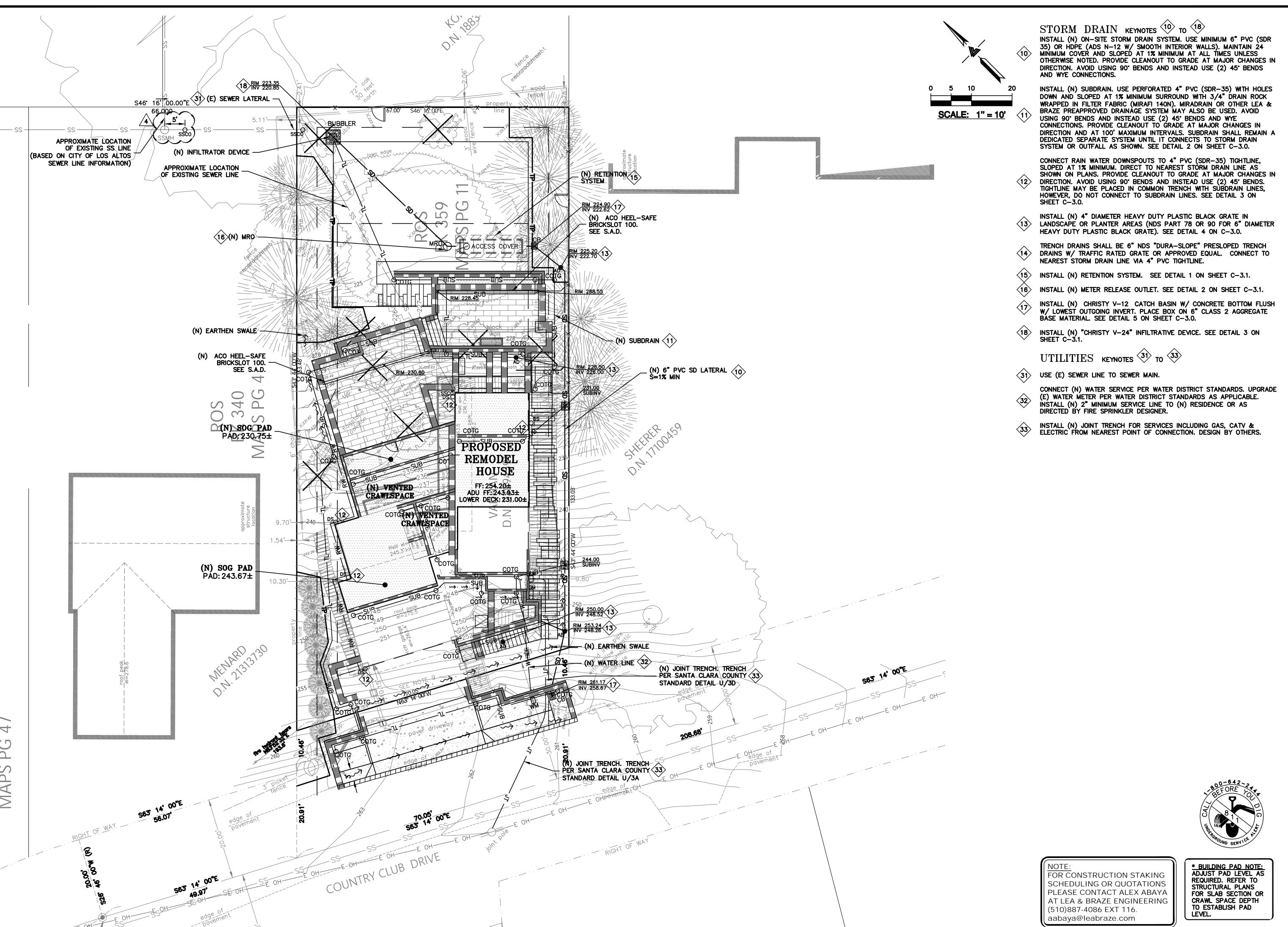
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ENGINEERING, INC.

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REGIONAL OFFICES:

ROSEVILLE

DUBLIN

LEA & BRAZE ENGII

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MAIN OFFICE:
2495 INDUSTRIAL PKWY
HAYWARD, CALIFORNIA 9

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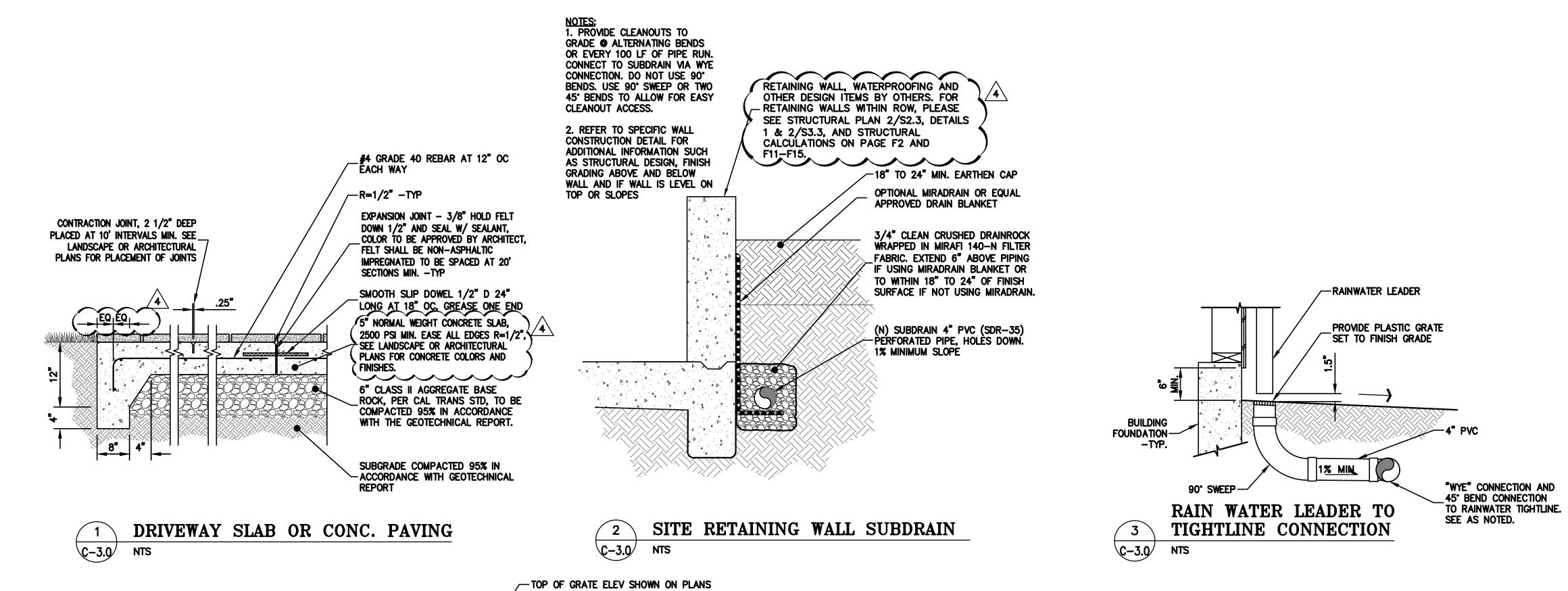
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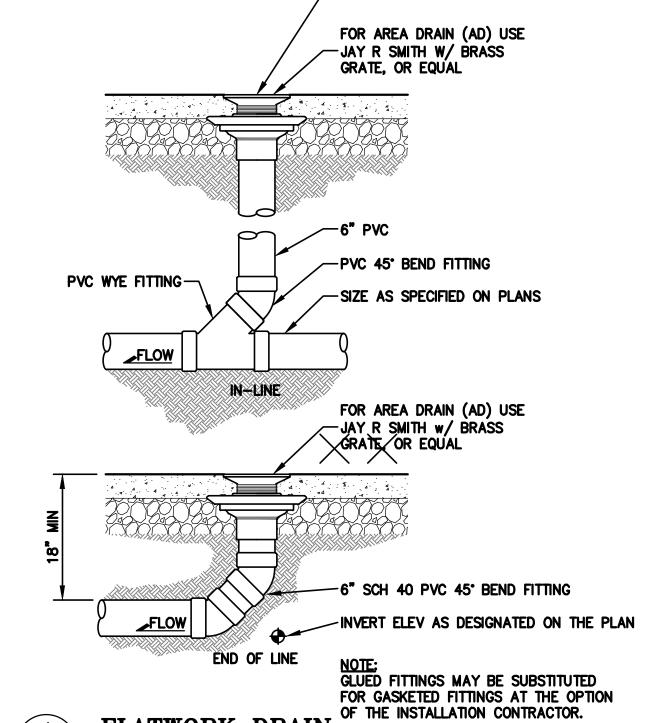
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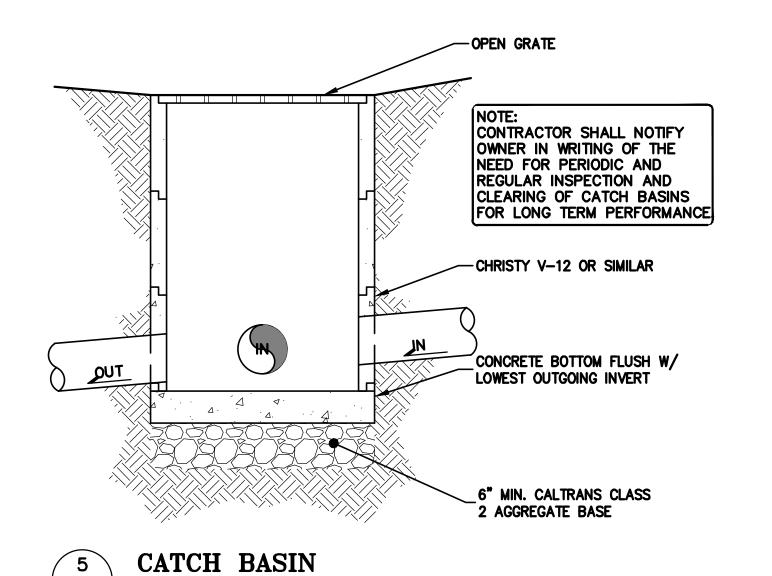
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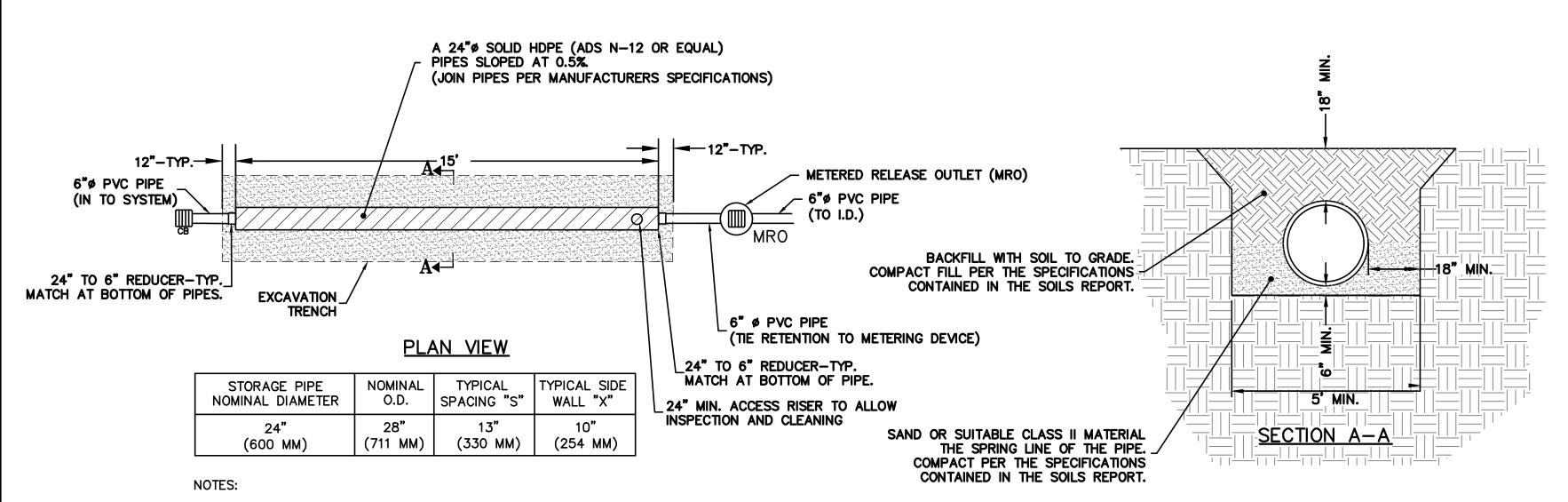


FLATWORK DRAIN



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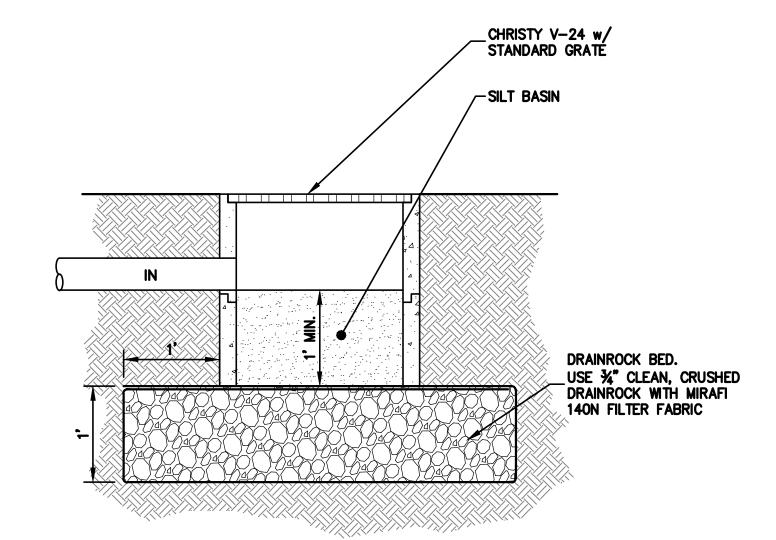


- 1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
- 2. ALL STORM DRAIN SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
- 3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
- 4. <u>FOUNDATION:</u> WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE SAND OR CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"-24"; 6" FOR 30"-60" COMPACTED TO 90% SPD.
- 6. <u>INITIAL BACKFILL:</u> SUITABLE MATERIAL SHALL BE SAND OR CLASS II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- 7. MINIMUM COVER: MINIMUM COVER OVER ALL STORM DRAIN SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 18" FROM TOP OF PIPE TO GROUND SURFACE, COMPACT AS RECOMMENDED BY THE SOILS ENGINEER. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION.

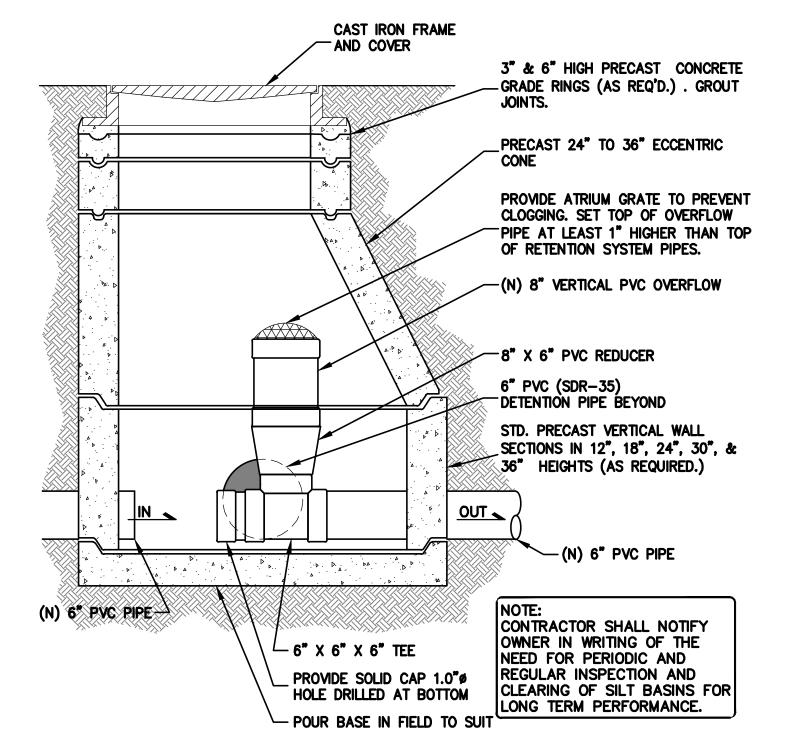
NOTE: REFER TO THE PLANS FOR SPECIFIC INLET AND OUTLET LOCATIONS.

REFER TO THE PLANS FOR SPECIFIC ACCESS COVER LOCATIONS.



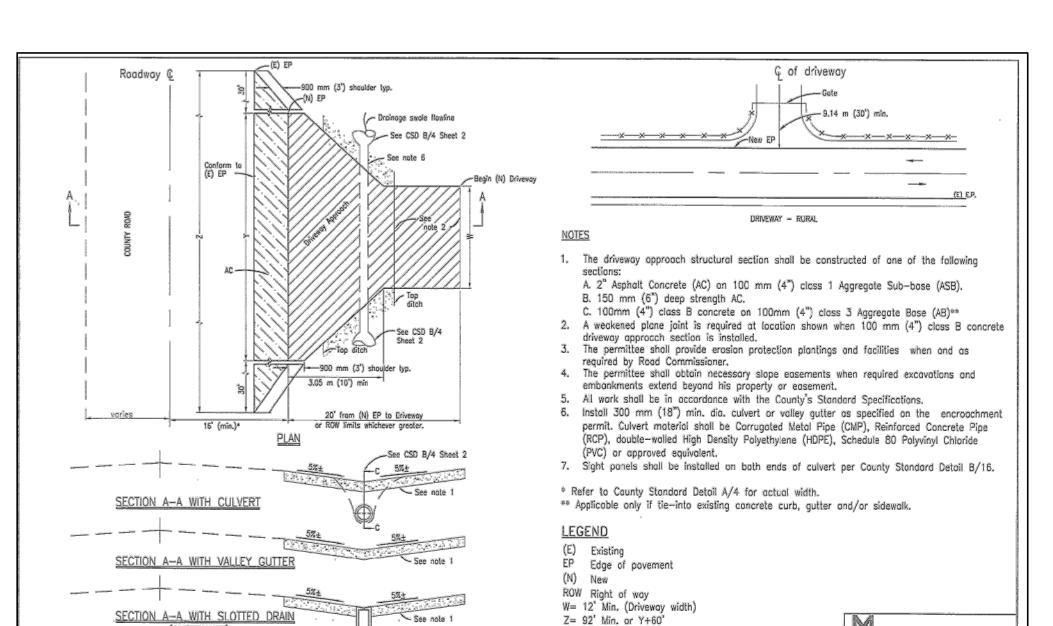






METERED RELEASE OUTLET

C-3.1



SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT

PFP 06/02/14

PFP 06/02/14

V 06/30/14

Y= 32' Min. or W+20' (Driveway approach)

DAN COULEN DEPUTY DIRECTOR

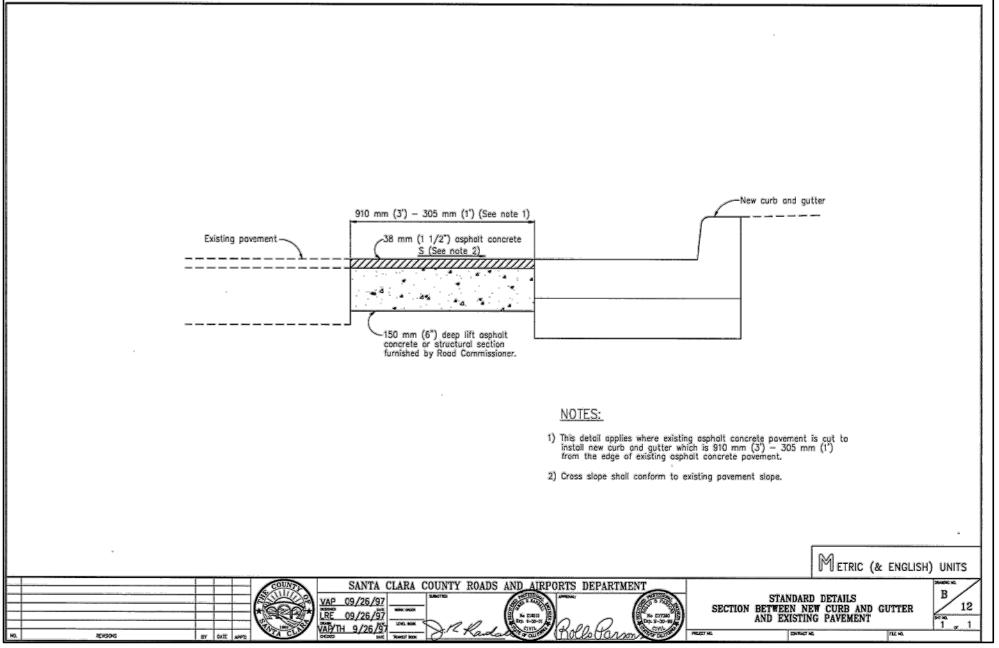
ETRIC (& ENGLISH) UNITS

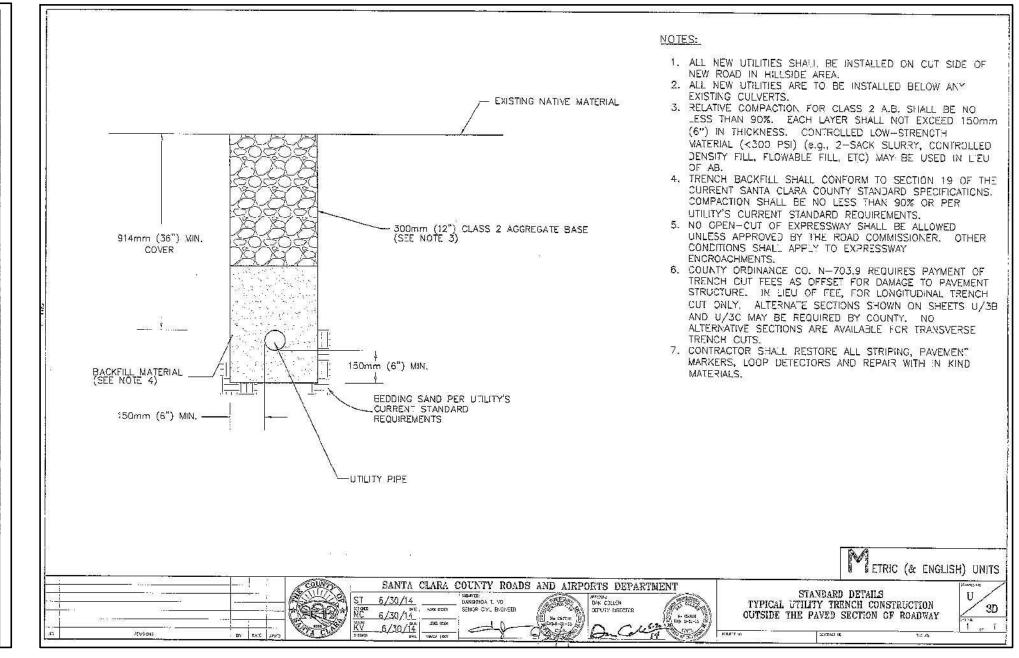
STANDARD DETAILS

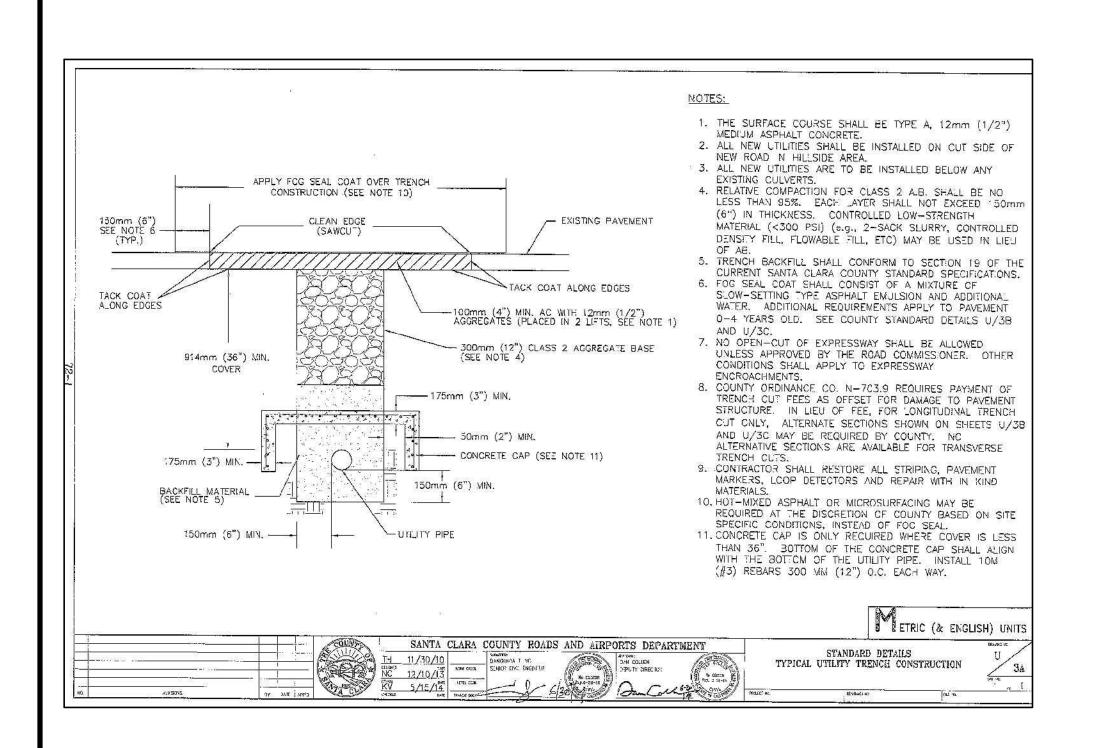
RURAL DRIVEWAY APPROACH

FOR SINGLE RESIDENCE

(ALTERNATE)









ENGINEERING, INC.

BRAZE **LEA** CIVIL

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THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

### WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR. THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE. OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

### SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION. GRADING. OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

### STORMWATER POLLUTION PREVENTION NOTES

- 1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- 2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS. CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
- 3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- 4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
- 5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
- 6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
- 7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT
- PRACTICAL.
- 8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF. 9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
- 10) AVOID TRACKING DIRT OR MATERIALS OFF—SITE; CLEAN OFF—SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

### SUPPLEMENTAL MEASURES

- A. THE PHRASE "NO DUMPING DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
- B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
- D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
- E. STORING. HANDLING. AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
- F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON—SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

### GRADING & DRAINAGE NOTES:

### 1. SCOPE OF WORK

these specifications and applicable plans pertain to and include all site grading and EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR. TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

### 2. GENERAL

- A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT BY ROMIG ENGINEERS; AND THE CITY OF LOS ALTOS.
- B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK

### CLEARING AND GRUBBING

- A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
- B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
- C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
- D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
  - (1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
  - (2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
  - (3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

### SITE PREPARATION AND STRIPPING

- A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.
- B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION. THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS. STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBI GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION. THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

### EXCAVATION

- A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER. UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.
- B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

### 6. PLACING. SPREADING AND COMPACTING FILL MATERIAL

the materials proposed for use as compacted fill shall be approved by the soils engineer BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

### B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT of the fill.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. when the moisture content of the fill is below that specified, water shall be added until THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS above that specified, the fill material shall be aerated by blading or other satisfactory METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

### CUT OR FILL SLOPES

all constructed slopes, both cut and fill, shall be no steeper than 2 to 1 (horizontal TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS fill existing on the slopes shall be bladed off to create the finished slope embankment. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND then be planted with erosion control slope planting. The soils engineer shall review all CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

### 8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS Interrupted for any reason the fill operations shall not be resumed until field test PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

### DUST CONTROL

the contractor shall take all steps necessary for the alleviation or prevention of any DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

### 10. <u>INDEMNITY</u>

THE CONTRACTOR WILL HOLD HARMLESS. INDEMNIFY AND DEFEND THE ENGINEER. THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

### 11. <u>SAFETY</u>

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

### 12. GUARANTEE

VEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

### TRENCH BACKFILL

either the on—site inorganic soil or approved imported soil may be used as trench BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS and be compacted by Mechanical Means to a minimum of 90% relative compaction. Imported SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 95% relative compaction. Water jetting associated with compaction using vibratory equipment WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND

### EROSION CONTROL

- A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.
- B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.
- C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.
- D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.
- E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT—LADEN RUNOFF TO ANY STORM
- F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT. SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.
- H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
- I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING

SEED, 200 LBS/ACRE (SEE NOTE J, BELOW) FERTILIZER (11-8-4), 500 LBS/ACRE WATER, AS REQUIRED FOR APPLICATION

- J. SEED MIX SHALL BE PER CALTRANS STANDARDS.
- K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND
- L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20. EROSION CONTROL AND HIGHWAY PLANTING". OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.
- M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL. PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
- N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.
- O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
- P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

### 15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL. ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL

> NOTE:
> THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.



JOB NO: DATE: 12-13-22 NO SCALE SCALE: DESIGN BY: KA CHECKED BY: XXX

SHEET NO:

### **PURPOSE:**

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

### **EROSION CONTROL NOTES:**

- 1. 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 THIS EROSION CONTROL PLAN.
- 2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT
- 3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- 4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT—LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- 6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- 7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL. STATE AND LOCAL AGENCY REQUIREMENTS.
- 8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- 9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- 10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- 12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- 13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- 14. EROSION CONTROL MEASURES SHALL BE ON—SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- 15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
- 16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
- 17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- 18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- 19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT—OF—WAY.
- 20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT—OF—WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- 21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- 22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- 23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- 24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

### EROSION CONTROL NOTES CONTINUED:

- 24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
- 25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE
- 26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS. TO PUBLIC OWNED FACILITIES.

### **EROSION CONTROL MEASURES:**

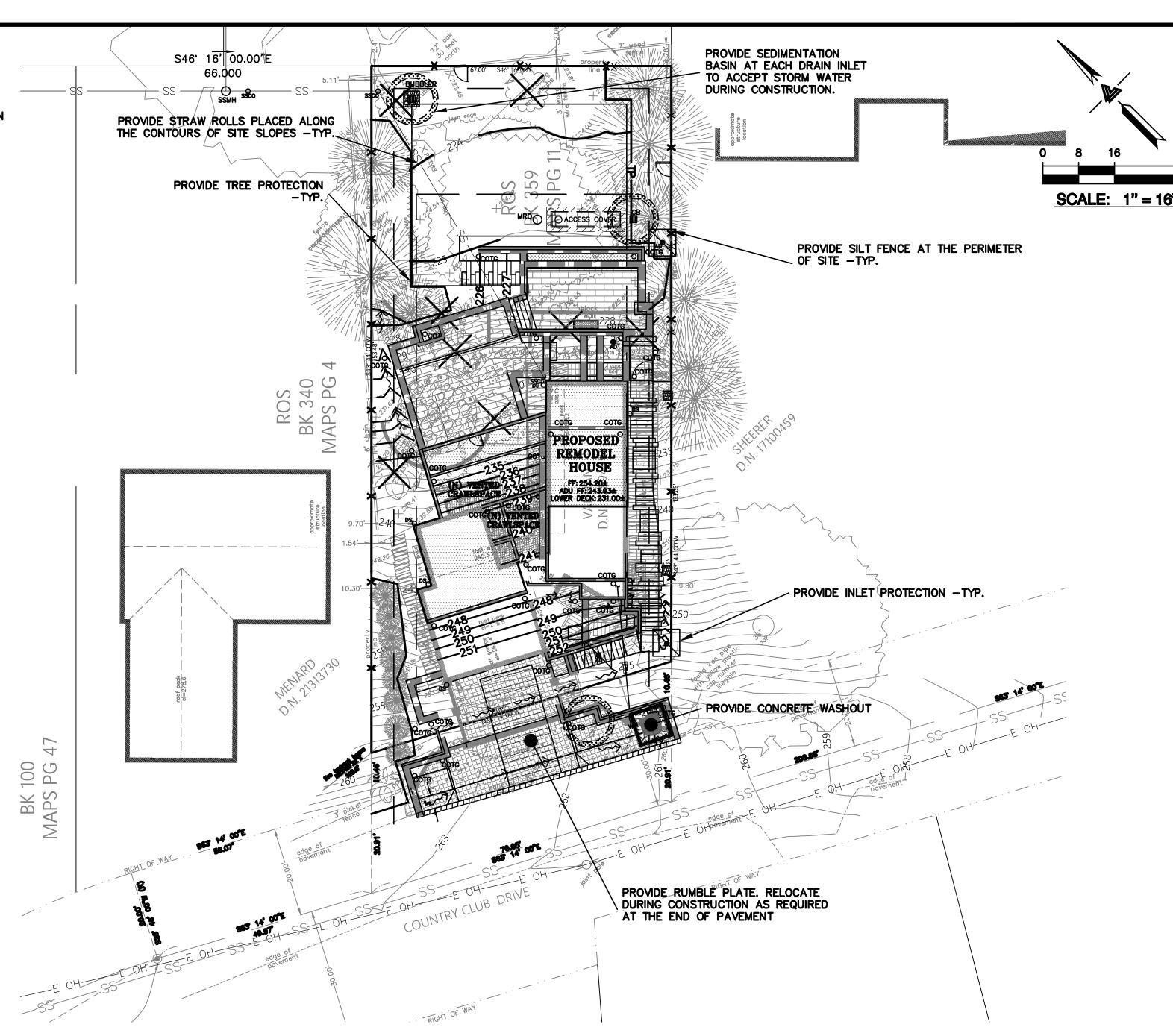
- 1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- 2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- 3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- 4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE—STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- 5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- 6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- 7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- 8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

### REFERENCES:

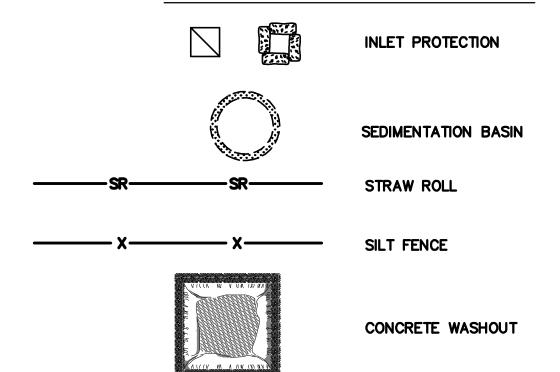
- 1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- 2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

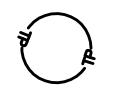
### PERIODIC MAINTENANCE:

- 1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
  - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS
  - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
- D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
- E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- F. RILLS AND GULLIES MUST BE REPAIRED.
- 2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- 3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- 4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- 5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- 6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



### EROSION CONTROL LEGEND





TREE PROTECTION

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED
TO ACCEPT STORM WATER AND DIRECT
FLOWS TEMPORARILY TO FUNCTIONAL
SEDIMENTATION BASIN INLETS. —TYP

ON CONT

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PLAN CHECK 11-02-23 KA

REVISIONS BY

JOB NO: 2211782

REVISIONS BY

JOB NO: 2211782DATE: 12-13-22SCALE: AS NOTED

DESIGN BY: KA

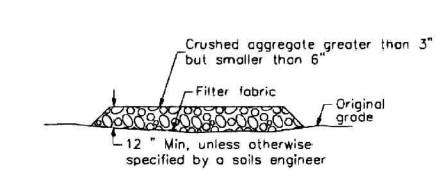
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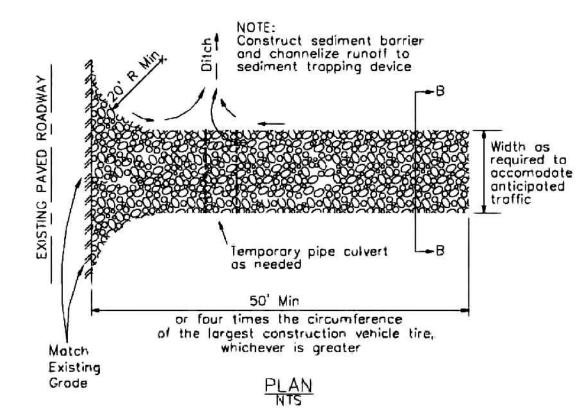
09 OF 11 SHEETS

SHEET NO:









### CASQA Detail SE-1 LEGEND Tamped backfill Max reach = 500" (See note 1) Slope direction Direction of Now Optional maintenance PLAN SILT FENCE

Silt Fence

### NOTES

- Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500.
- The last B'-0" of fence shall be furned up slape.
- Stake dimensions are naminal.
- 4. Dimension may very to fit field condition.
- 5. Stakes shall be spaced at B'-0" maximum and shall be
- positioned on downstream side of fence. 6. Stakes to overlap and tence tabric to fold around each stake
- Stakes shall be driven tightly together to prevent potential
- flow-through of sediment at joint. The tops of the stakes
- 8. For end stake, lence tabric shall be taided around two stakes one full turn and secured with 4 stoples
- Minimum 4 staples per stake. Dimensions shown are typical.
- 10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
- 11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind sit fence.
- 12. Joining sections shall not be placed at sump locations. 13. Sandbag rows and layers shall be offset to eliminate gaps.

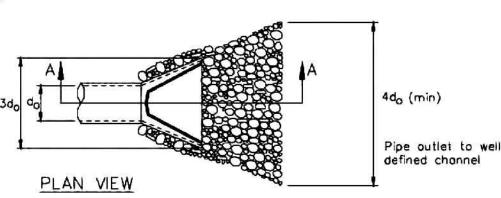
### SECTION C-C

OPTIONAL MAINTENANCE OPENING DETAIL

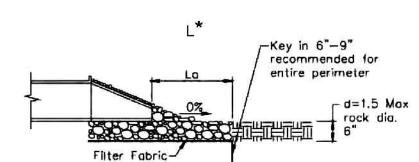
(SEE NOTE 11)

CROSS BARRIER DETAIL

### **Velocity Dissipation Devices**



CASQA Detail EC-10



Source for Graphics: California Stormwater BMP Handbook, California

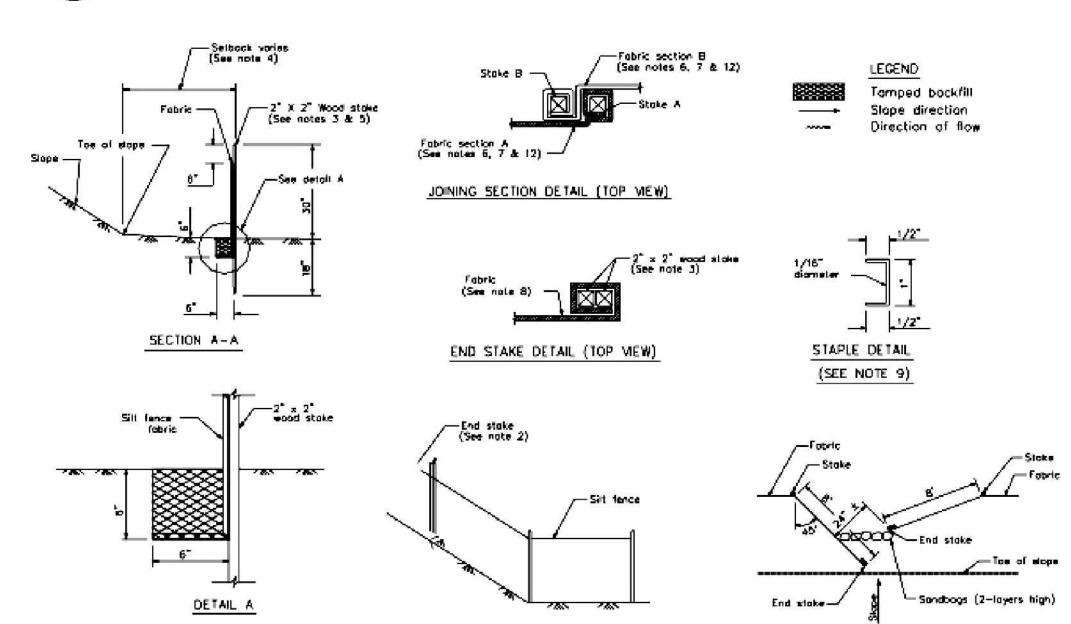
Stormwater Quality Association, January 2003.

Available from www.cabmphandbooks.com.

SECTION A-A * Length per ABAG Design Standards

### Silt Fence

**CASQA Detail SE-1** 



END DETAIL

### STANDARD BEST MANAGEMENT PRACTICE NOTES

- 1. 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
- 2. <u>Hazardous Waste Management</u>: 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.
- 3. 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.
- 4. <u>Vehicle and Construction Equipment Service and Storage</u>: An area shall be designated for the maintenance, where onsite 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
- 5. 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.
- 6. <u>Handling and Disposal of Concrete and Cement</u>: 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.
- 7. 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.
- 8. 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
- 9. 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
- 10. 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

<u>Tracking Prevention & Clean Up:</u> 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 roles or staked silt fences can be used. Inlet filters are not allowed due to elogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition

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.

<u>Dust Control</u>: 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.

- 2. <u>Erosion Control</u>: During the rainy season, all disturbed areas must include an effective combination of crosion 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, crosion control measures must be applied sufficient to control wind erosion at the site.
- Project's site, locations where vehicles enter or exit the site, and all crosion 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
- 4. <u>Project Completion</u>: Prior to project completion and signoff by the County Inspector, all disturbed areas
- 5. 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
- 6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped

1. Sediment Control Management:

(pages B-49 to B-51) or latest.

Storm Water Runoff: No storm water runoff shall be

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, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.

- 3. <u>Inspection & Maintenance</u>: Disturbed areas of the identified.
- shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
- erosion control plan.

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12-13-22

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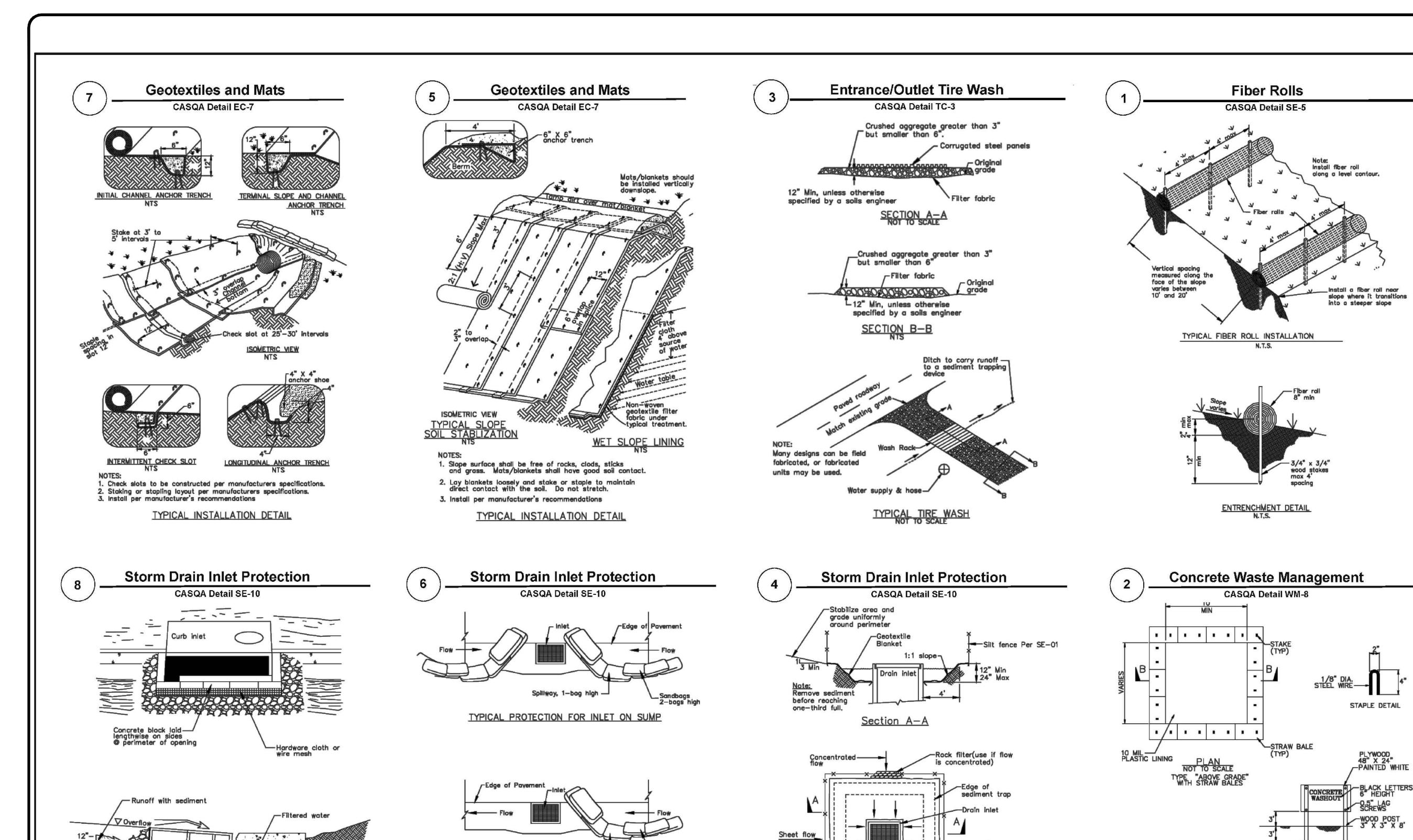
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SCALE: DESIGN BY: KA BMP-1 CHECKED BY: JH

BMP-1

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





TYPICAL PROTECTION FOR INLET ON GRADE

Bags must be removed after adjacent operation is completed
 Not applicable in areas with high silts and clays without filter fabric.

Intended for short-term use.
 Use to inhibit non-storm water flow.

. Allow for proper maintenance and cleanup.

— Hardware cloth wire mesh

DI PROTECTION - TYPE 4
NOT TO SCALE

Source for Graphics: California Stormwater BMP Handbook, California

Stormwater Quality Association, January 2003.

Available from www.cabmphandbooks.com.

Project Information

Best Management Practices and Erosion Control Details Sheet 2 County of Santa Clara

(2 PER BALE)

NATIVE MATERIAL—
(OPTIONAL)

—10 MIL PLASTIC LINING

SECTION B-B NOT TO SCALE

Silt fence Per SE-01

DI PROTECTION TYPE 2

towards direction of flow.

For use in cleared and grubbed and in graded areas.
 Shape basin so that longest inflow area faces longest length of trap.

3. For concentrated flows, shape basin in 2:1 ratio with length oriented



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

ACTUAL LAYOUT DETERMINED IN FIELD.

BMP-2

No. C795550

Selection of California Signatures in Bush of California Signatures in Signature in Civil Signature in Civ

BRAZE ENGINEERING, INCIDENCERS I LAND SURVEYOR
WEST REGIONAL OFFICES:
PA545 DUBLIN

CIVIL ENGINEERS

ANIN OFFICE:
14975 INDUSTRIAL PKWY WEST
147WARD, CALIFORNIA 94545
1510) 887-4086

CLUB DRIVE LIFORNIA

1551 COUNTRY CLUI LOS ALTOS, CALIF

BEST MANAGEMENT PRACTICES

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PLAN CHECK 09-15-23 KA
PLAN CHECK 10-06-23 KA
PLAN CHECK 11-02-23 KA
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REVISIONS BY

JOB NO: 2211782

JOB NO: 2211782

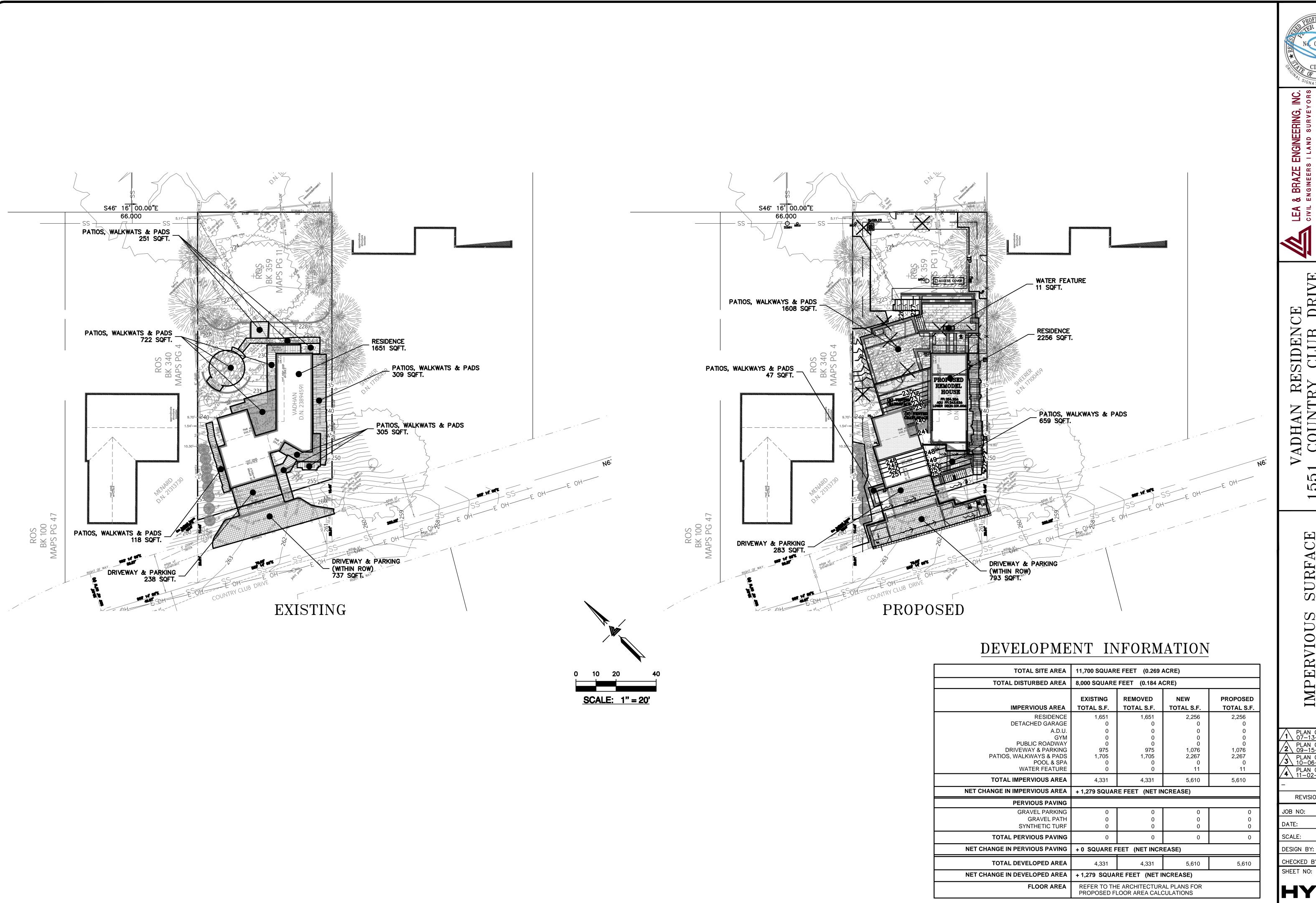
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SCALE: AS NOTED

DESIGN BY: KA

CHECKED BY: JH

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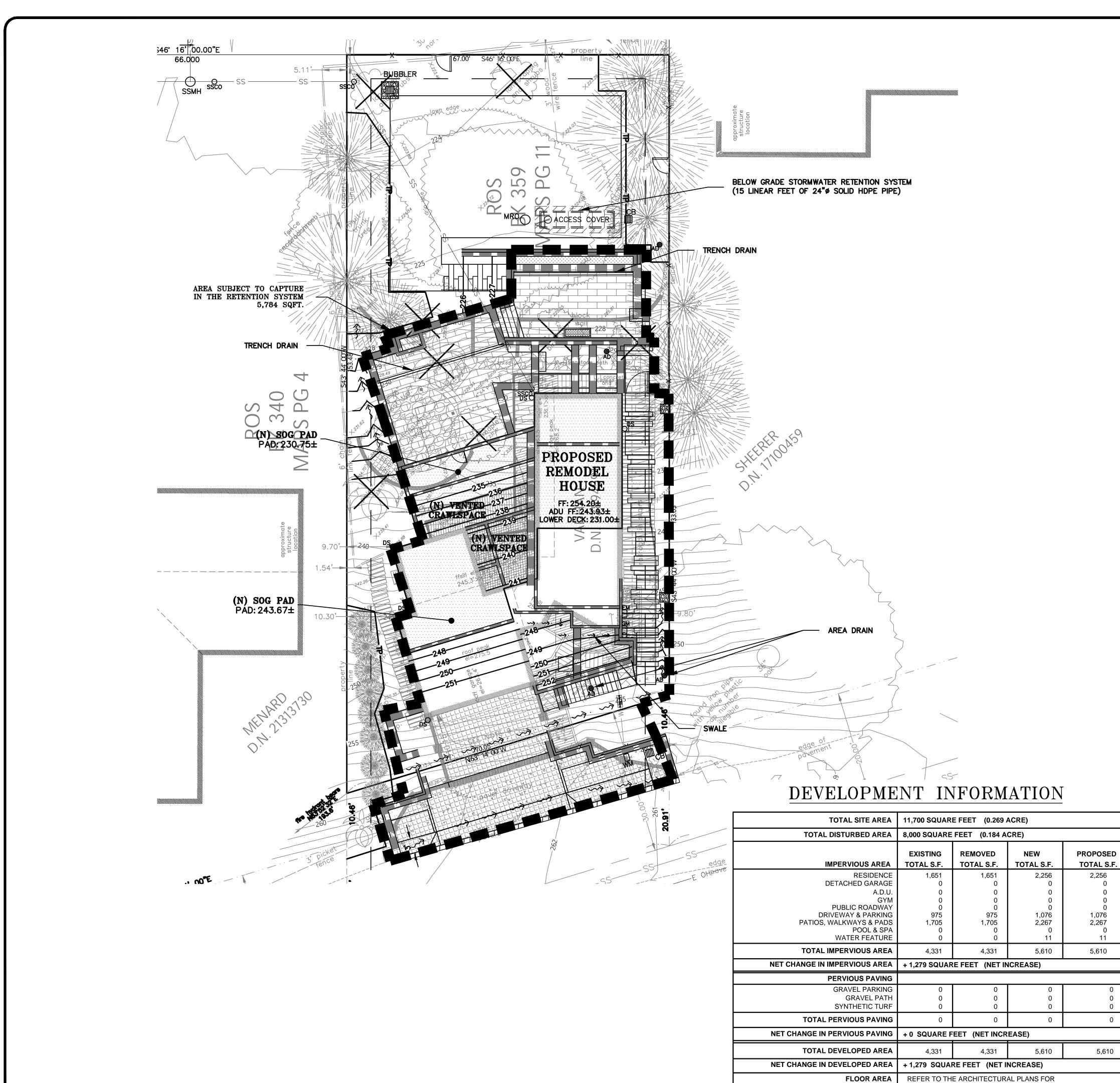


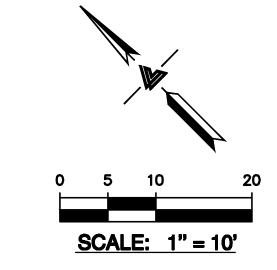
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REVISIONS JOB NO: 2211782

DATE: 12-13-22 SCALE: AS NOTED DESIGN BY: KA CHECKED BY: JH

01 OF 02 SHEETS





PROPOSED FLOOR AREA CALCULATIONS



MEERS I LAND SURVEYORS
REGIONAL OFFICES:
ST ROSEVILLE
DUBLIN
SAN JOSE

LEA & BRAZE ENGINI

CIVIL ENGINEERS I LAND
I OFFICE:
I NDUSTRIAL PKWY WEST
REGIONAL PROPERTY WEST
REGIONAL PROPERTY WEST

MAIN OFFICE:
2495 INDUSTRIAL PKW
HAYWARD, CALIFORNIA
(510) 887-4086

VADHAN RESIDENCE
1 COUNTRY CLUB DRIVE
0S ALTOS, CALIFORNIA

PROPOSED DRAINAGE EXHIBIT

AS NOTED

SHEET NO:

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02 OF 02 SHEETS

DESIGN BY: KA

### RETENTION SYSTEM INFORMATION

TOTAL SITE AREA	11,700 SQUARE FEET (0.269 ACRE)		
AREA SUBJECT TO CAPTURE	5,610 SQUARE FEET	(0.128 ACRE)	
	PROPOSED	CAPTURED	UN-CAPTURED
IMPERVIOUS AREA	TOTAL S.F.	TOTAL S.F.	TOTAL S.F.
RESIDENCE DETACHED GARAGE	2,256 0	2,256 0	0 0
A.D.U. GYM	0	0	0 0
PUBLIC ROADWAY DRIVEWAY & PARKING PATIOS, WALKWAYS & PADS POOL & SPA	0 1,076 2,267 0	0 1,076 2,267 0	0 0 89 0
WATER FEATURE	11	11	0
TOTAL IMPERVIOUS AREA	5,610	5,610	89
PERVIOUS PAVING			
GRAVEL PARKING GRAVEL PATH SYNTHETIC TURF	0 0 0	0 0 0	0 0 0
TOTAL PERVIOUS PAVING	0	0	0
TOTAL DEVELOPED AREA	5,610	5,610	89
LANDSCAPE AREA	1,527	0	1,527
TOTAL PERVIOUS AREA	6,345	463	5,882