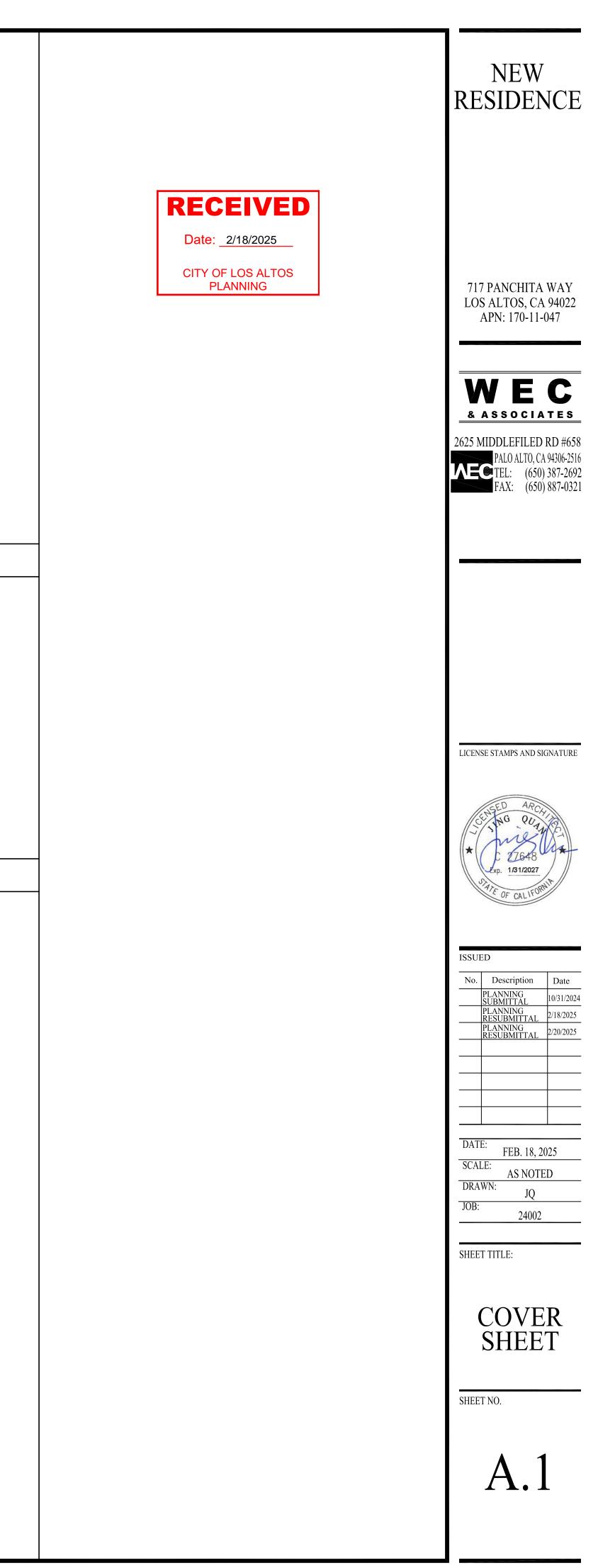


DESIGN DATA	P	ROIF	ECT DAT	- Δ
2022 CALIFORNIA BUILDING CODE (STRUCTURAL DESIGN) 2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA PLUMBING, ELECTRICAL AND MECHANICAL CODES	1. OWNER: 2. PROJECT SITE:		IT TA WAY, LOS ALTOS, CA IILY DWELLING	
2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING CODE 2022 CALIFORNIA FIRE CODE CITY OF LOS ALTOS MUNICIPAL CODE	3. PROJECT DESCRIPTION:	NEW TWO-STO GARAGE AND	XISTING ONE-STORY SINGLE- DRY SINGLE-FAMILY RESIDEN D ATTACHED ADU.	-FAMILY NCE WIT
	4. APN: 5. ZONING:	170-11-047 R1-10		
GENERAL NOTES:	6. OCCUPANCY CLASSIFICATION			
1. ALL DETAILS, MATERIALS, FINISHES AND ASSEMBLIES ARE NOT NECESSARILY SHOWN. THESE FINAL FINISH DETAILS INCLUDING CASEWORK AND MATERIAL SELECTIONS WILL BE COORDINATED BY THE OWNER.	1. CONSTRUCTION TYPE: Ta: STORIES:	У-В 2		
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, APPLICABLE EDITION, AND ALL OTHER PERTINENT CODES, LAWS AND REQUIREMENTS OF THE LOCAL BUILDING OFFICIALS, WHETHER OR NOT SPECIFICALLY SHOWN ON THESE DOCUMENTS. THESE DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OR CONDITION. MANY DETAILS IN RESIDENTIAL CONSTRUCTION ARE BUILT ACCORDING TO PROFESSIONAL CONSTRUCTION PRACTICES, AND ARE THEREFORE NOT DETAILED IN THESE DOCUMENTS. CONTACT WEC. IF CONDITIONS OR OTHER CIRCUMSTANCES REQUIRE CHANGES IN THE WORK SHOWN, OR REQUIRE CLARIFICATION. ALL WORK SHALL BE DONE IN A HIGH QUALITY MANNER, ACCORDING TO THE PREVAILING STANDARDS OF THE INDUSTRY FOR EACH TRADE.	8. LOT SIZE: 9. SETBACK:	10,202 SF FRONT: REAR: RIGHT SIDE: LEFT SIDE:	MAIN HOUSE MAIN HOUSE IST FLR REQUIRED IST FLR PROPOSI 25'-0" 25'-0" 25'-0" 34'-2" 10'-0" 10'-0" 10'-0" 14'-0"	ED 2ND
3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND	10. BUILDING HEIGHT:		AX HEIGHT: 27'-0' PROPO	DSED M
CLEAN-UP TO ACCOMPLISH ALL OF THE WORK SHOWN, INCLUDING ALL WARRANTIES AND INSTRUCTIONS, TO PROVIDE A COMPLETE WORKING INSTALLATION, AND TO LEAVE THE OWNER	11. ALLOWABLE FLOOR AREA:	,	5% = 3,570.7 SF	
WITH AN APPROVED PRODUCT.	12. ALLOWED/REQUIRED LOT COVERAGE		0% = 3,060.6 SF	
4. CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR ALL SAFETY MEASURES TO PROTECT ALL PROPERTY, PERSONNEL AND THIRD PARTIES FROM DAMAGE OR INJURY. THIS RESPONSIBILITY SHALL BE CONTINUOUS AND NOT SOLELY DURING WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS WEC AND RELATED ENGINEERS FROM ANY CLAIMS OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF HIS WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF WEC. AND RELATED ENGINEERS.	13. FLOOR AREA CALCULATION:	TOTAL FLOOR,	OOR:	
5. THESE DOCUMENTS DO NOT CONTAIN PROVISIONS FOR THE HANDLING OR REMOVAL OF ANY HAZARDOUS MATERIALS. SHOULD ANY SUCH MATERIALS BE SUSPECTED OR ENCOUNTERED, SPECIALISTS SHALL BE CALLED IN TO MAKE RECOMMENDATIONS.		(a+b+c+d): TOTAL HABITAE (MAIN HOUSE	BLE LIVING AREA AND ADU 6+c+d):	4,33
6. PROVIDE ALL MANDATORY FEATURES REQUIRED BY THE T-24 ENERGY CODE, INCLUDING WEATHER-STRIPPING, BUILDING INSULATION, PIPE INSULATION, LIGHTING AND APPLIANCE MEASURES, AND OTHER FEATURES REQUIRED BY TITLE 24 OR OTHER STATE, FEDERAL OF LOCAL CODES.	14. BLDG. SITE COVERAGE CALCULATION:	GARAGE: FIRST FLOOR: FRONT PORC SIDE PORCH REAR PORCH	: 57.3 SF	
1. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS PERMITTED BY THE LOCAL JURISDICTION.		SECOND FLOO FIRE PLACE: WINDOW SEAT: TOTAL:		3 570
	15. INSTALL AUTOMATIC SPRINKLER S ADU AND ACCESSORY STRUCTURE AND LOCAL REQUIREMENTS. (INC	TSTEM IS REQUIRE IN ACCORDANCE	RED IN THE MAIN HOUSE CE WITH NEPA 13d AND STATE	
	 16. EV CHARGER REQUIRE A SEPAR 11. REQUIRED PARKING SPACES: 2 18. PERCENT OF PERMEABILITY IN FR 		PROVIDED PAR	KING SF
				-
	ZONING COMPLIANCE	EXISTING	PROPOSED	AL
	1. LOT COVERAGE: (LAND AREA COVERD BY ALL STRUCTURAS TAHT AREA OVER 6' IN HT)	2,Ø78 SF (2Ø.3%)	2,849.9 SF (21.9%)	10,20
	2. FLOOR AREA: MEASURED TO THE OUTSIDE EXTERIOR WALLS FIRST FLOOR:	2,Ø57 SF	35668 S F	
	TOTAL	2,0913	34,96%	+
	3, SETBACK:	24'-11"	25'-Ø"	
	REAR	36'-4"	MAIN HOUSE: 34'-2"	۲ ۲
		9'-10"	MAIN HOUSE IST FLR: 10'-0"	_
			MAIN HOUSE 2ND FLR: 19'-9" MAIN HOUSE 1ST FLR: 14'-0"	
		9'-10"	MAIN HOUSE 2ND FLR: 21'-8"	
	4. HEIGHT	± 4'-8"	26'-1/2"	
	SQUARE FOOTAGE BREAK			+
	HABITABLE LIVING AREA (INCLUDING HABITAL BASEMENT AREA:	EXISTING 1,678 SF	2,549.Ø SF	TC
	NON-HABITAL LIVING AREA:	400 SF	29,8 SF	
	NET LOT AREA:			
	FRONT YARD HARDSCAPE AR			
		IOTAL HARDSCA EXISTING SOFTSC		4:
			E SHOULD EQUAL THE SITE'S	-



GREGORY LEWIS LANDSCAPE ARCHITECT

- KEY NOTES:

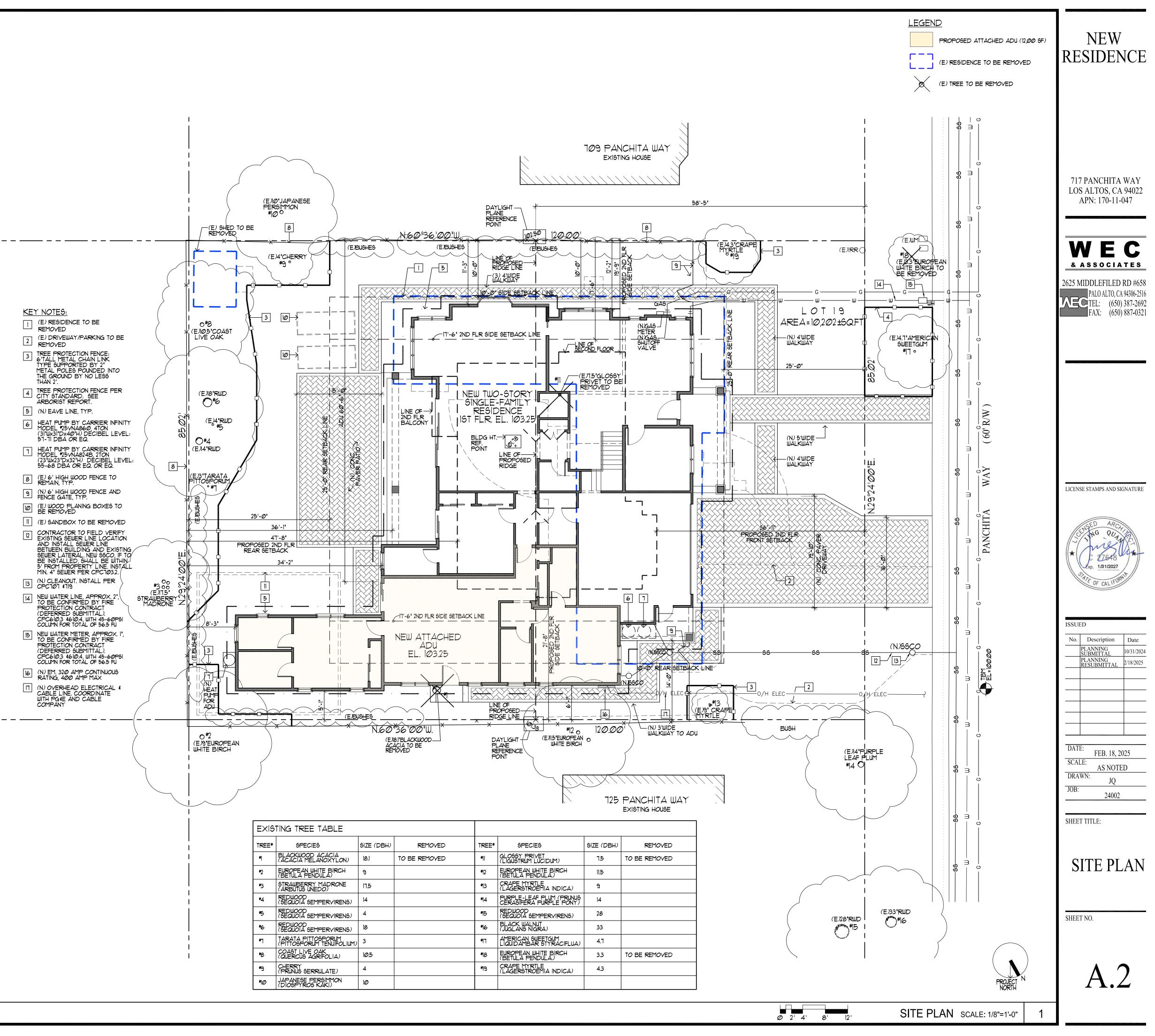
- (E) DRIVEWAY/PARKING TO BE REMOVED
- (E) RESIDENCE TO BE REMOVED

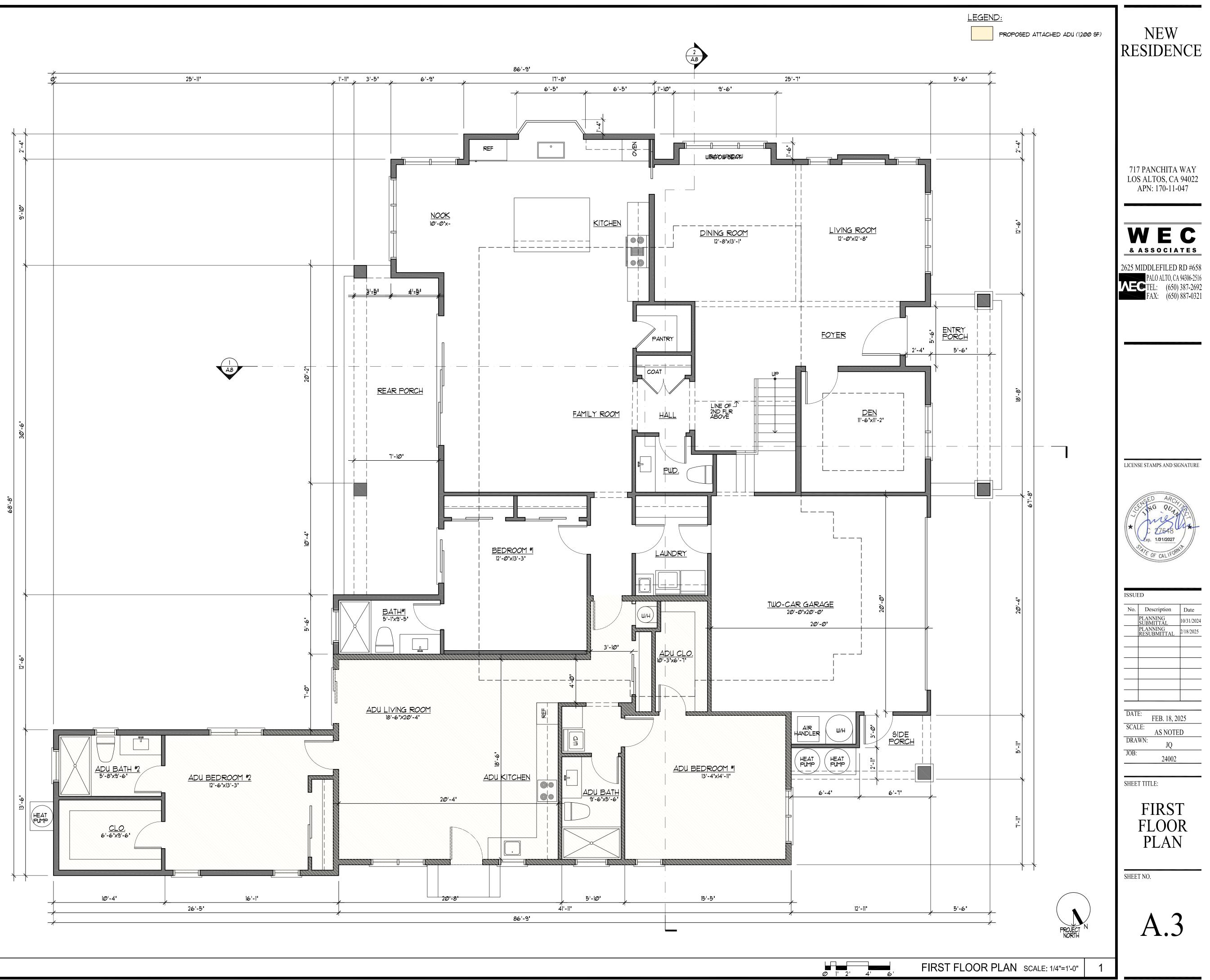
- 3 TREE PROTECTION FENCE: 6'TALL METAL CHAIN LINK TYPE SUPPORTED BY 2' METAL POLES POUNDED INTO THE GROUND BY NO LESS THAN 2'.
- 4 TREE PROTECTION FENCE PER CITY STANDARD. SEE ARBORIST REPORT.
- 5 (N) EAVE LINE, TYP.
- 6 HEAT PUMP BY CARRIER INFINITY MODEL #25VNA860, 4TON (31'WX31'DX40'H) DECIBEL LEVEL: 51-11 DBA OR EQ.
- 1 HEAT PUMP BY CARRIER INFINITY MODEL #25VNA824B, 2TON (23'WX23'DX32'H) DÉCIBEL LEVEL: 55-68 DBA OR EQ. OR EQ.
- (E) 6' HIGH WOOD FENCE TO REMAIN, TYP.
- (N) 6' HIGH WOOD FENCE AND FENCE GATE, TYP.
- (E) WOOD PLANING BOXES TO BE REMOVED
- (E) SANDBOX TO BE REMOVED
- 12 CONTRACTOR TO FIELD VERIFY EXISTING SEWER LINE LOCATION AND INSTALL SEWER LINE BETWEEN BUILDING AND EXISTING SEWER LATERAL. NEW SSCO, IF TO BE INSTALLED, SHALL BE WITHIN 5' FROM PROPERTY LINE. INSTALL MIN. 4' SEWER PER CPC103.2.

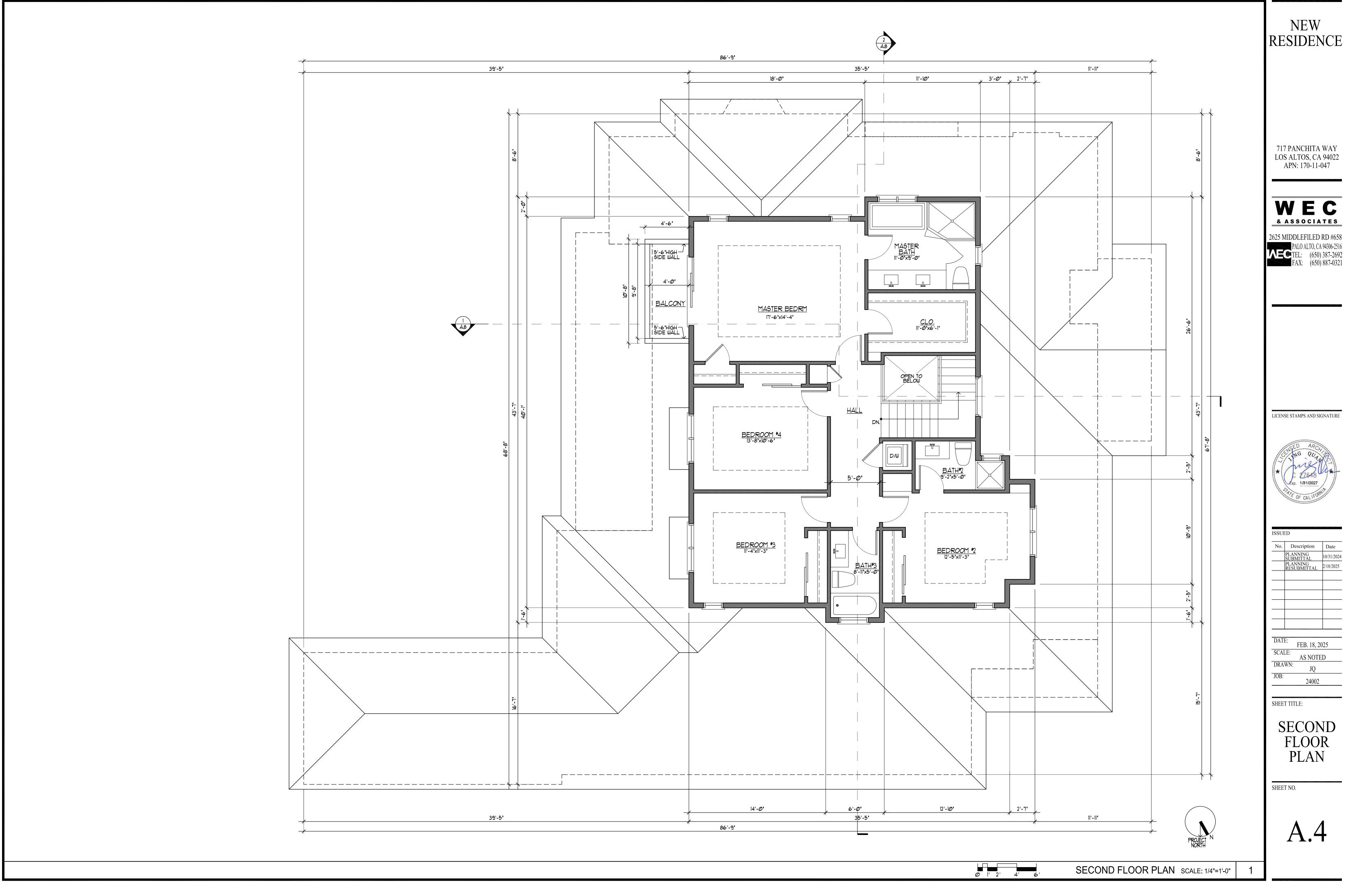
13 (N) CLEANOUT. INSTALL PER CPC701 4719

(N) EM. 320 AMP CONTINUOUS RATING, 400 AMP MAX

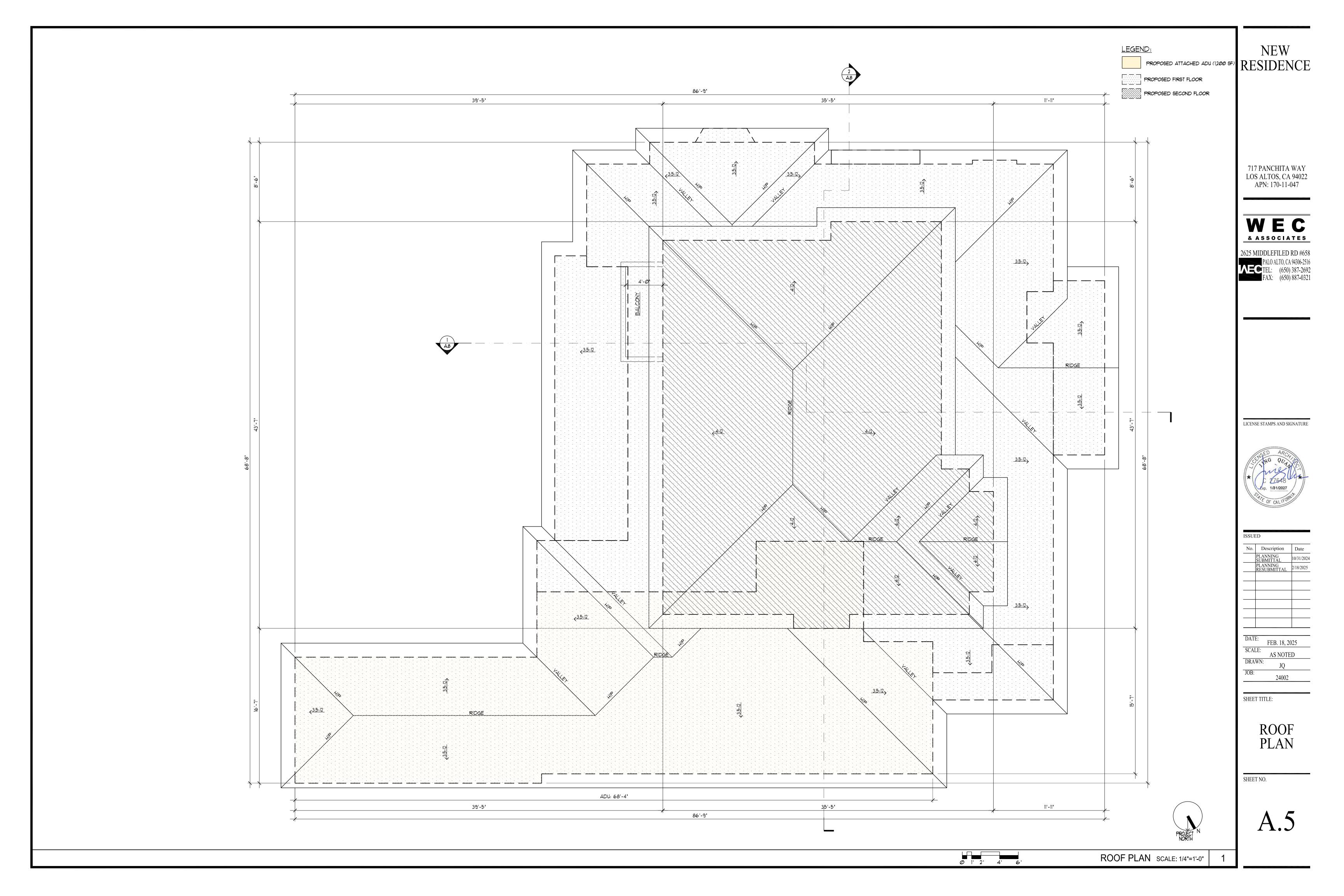
(N) OVERHEAD ELECTRICAL & CABLE LINE, COORDINATE WITH PG&E AND CABLE COMPANY

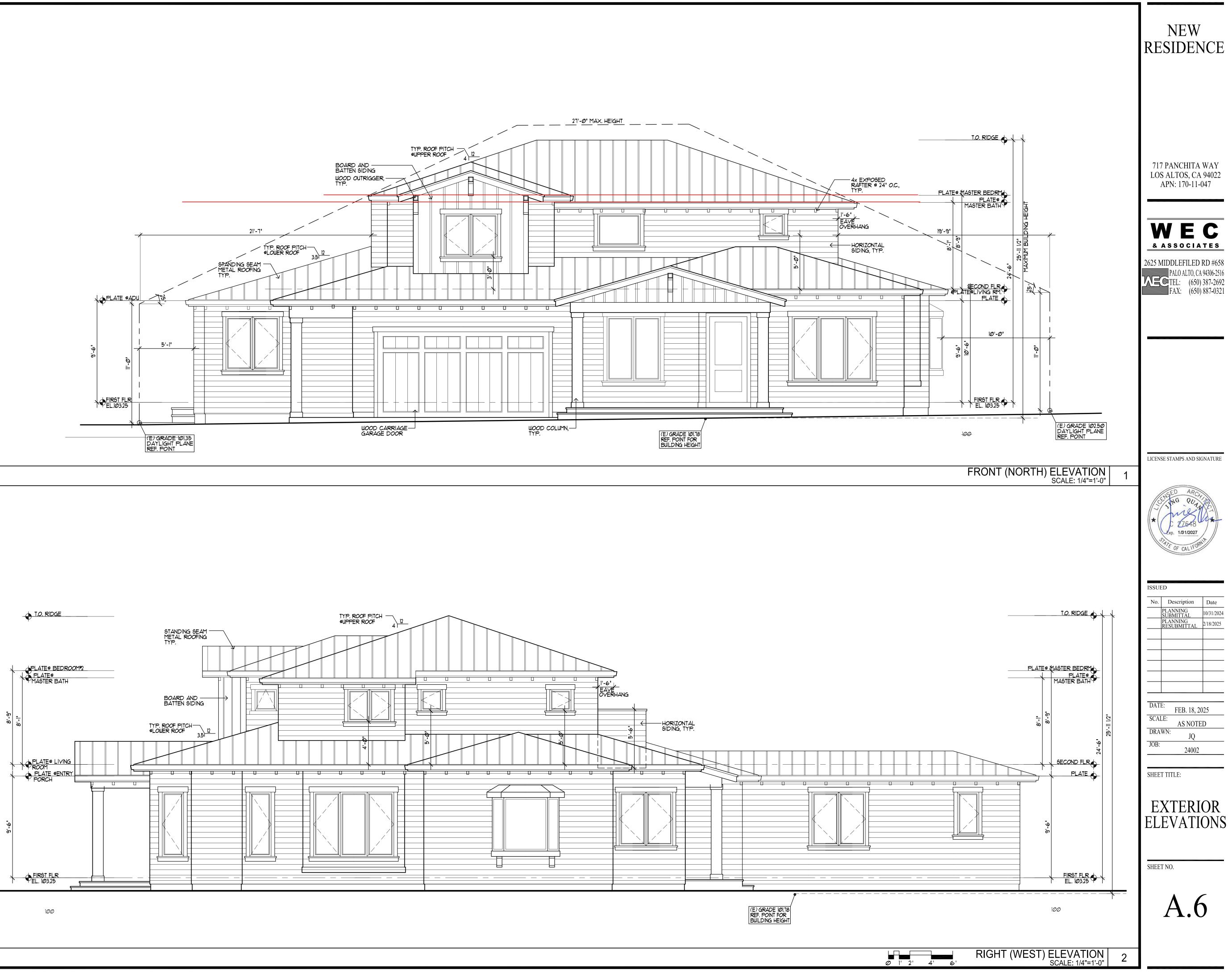


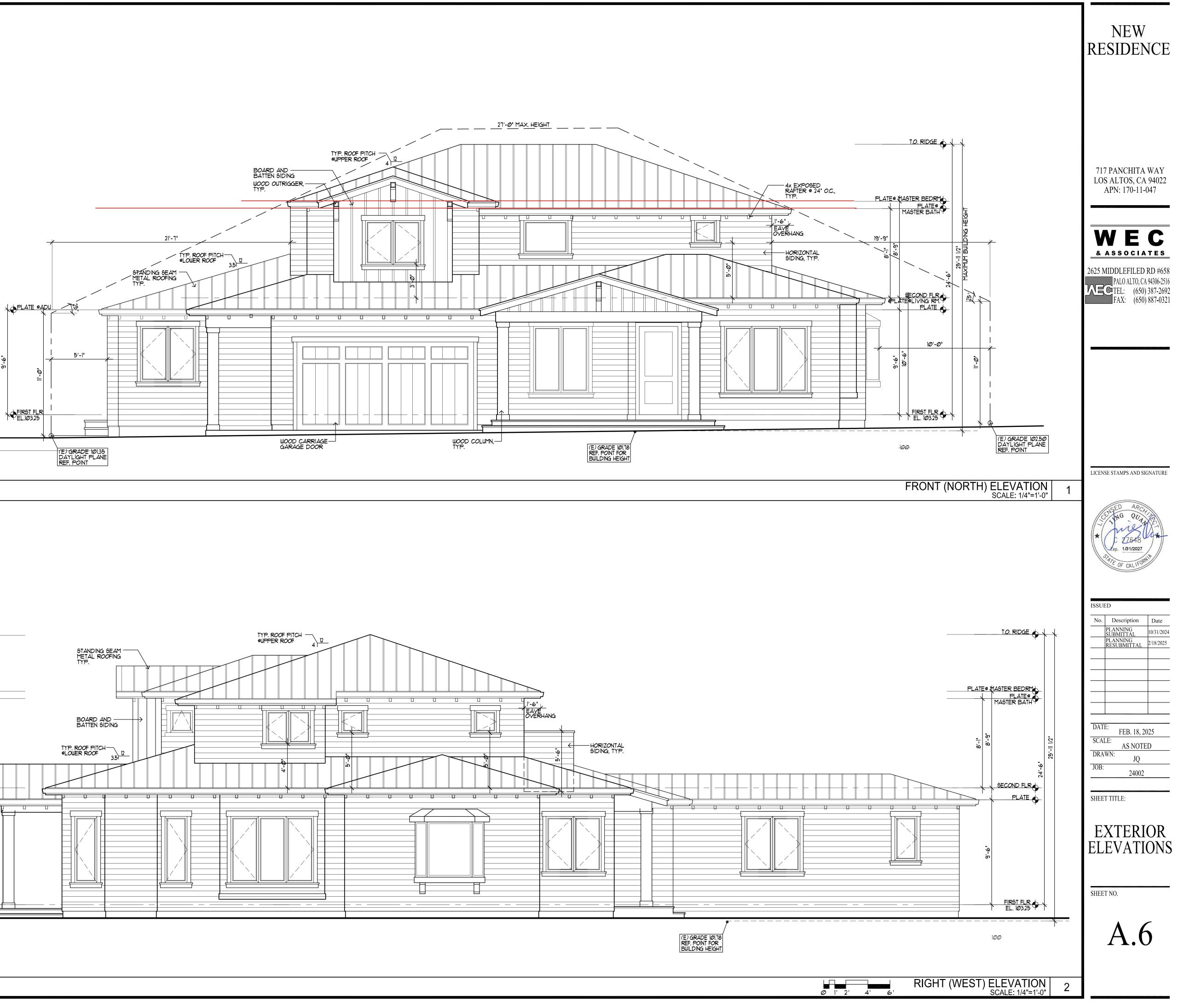


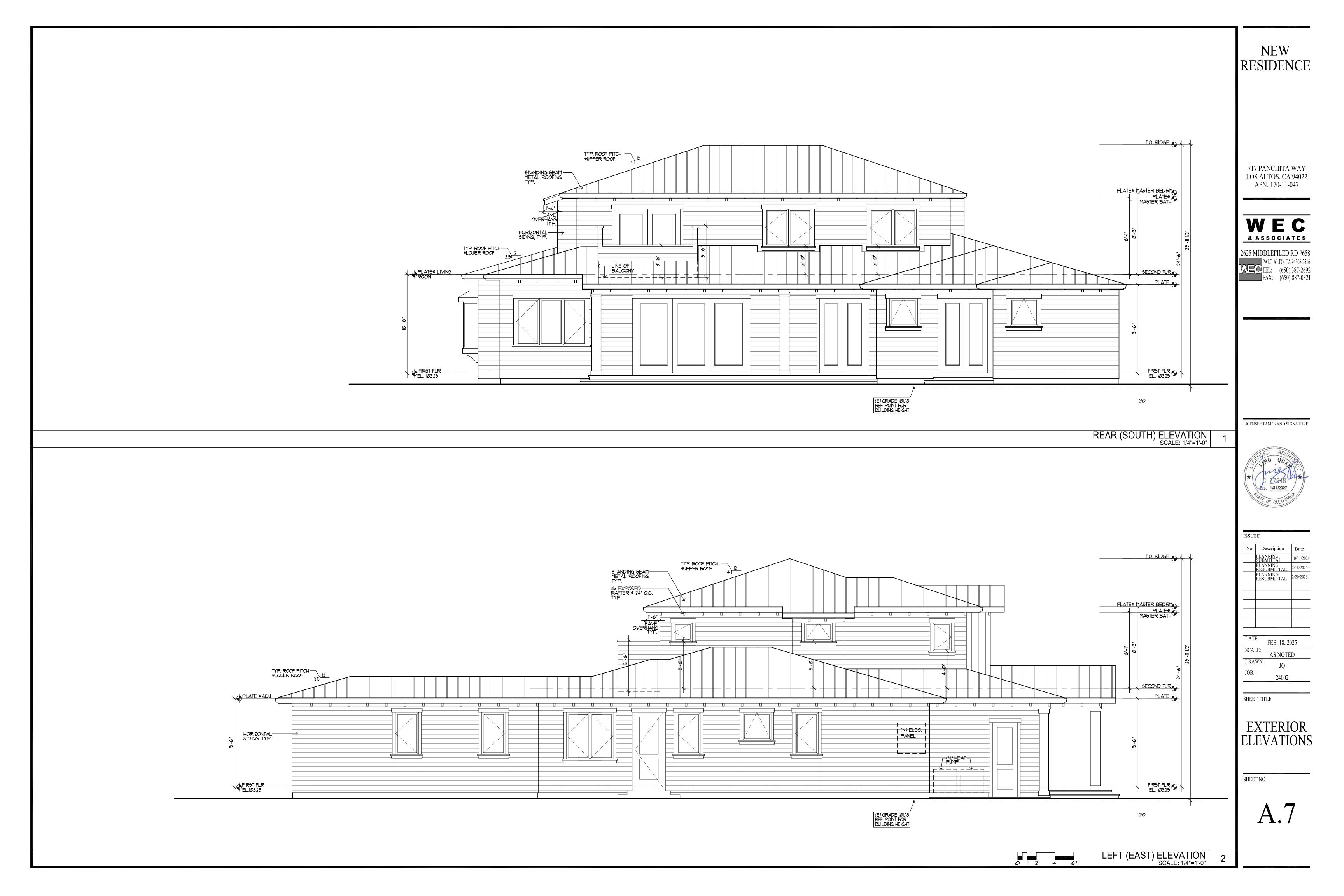


717 PANCHITA WAY LOS ALTOS, CA 94022 APN: 170-11-047 WEC & ASSOCIATES 2625 MIDDLEFILED RD #658 LICENSE STAMPS AND SIGNATURE Date 10/31/2024 2/18/2025

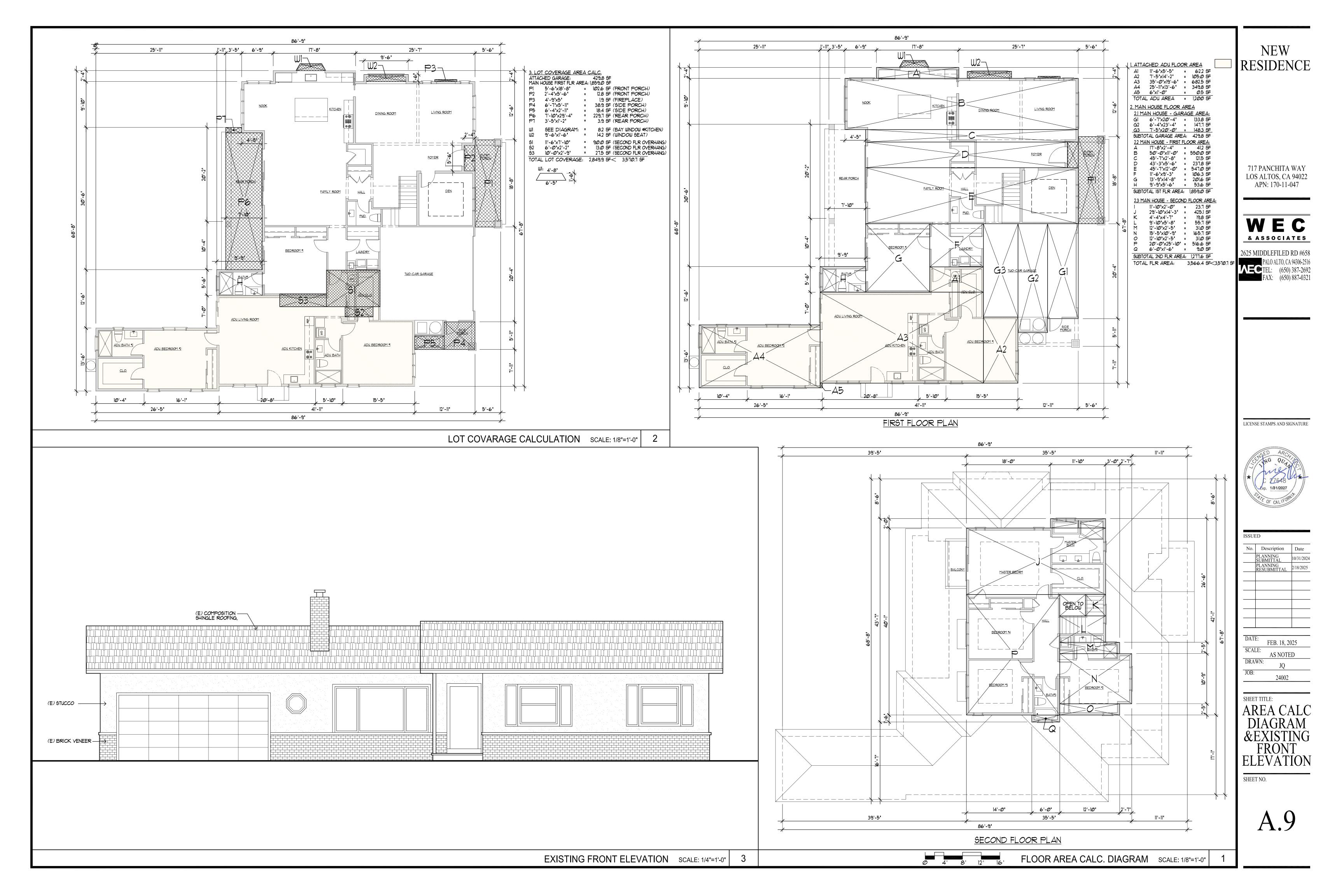








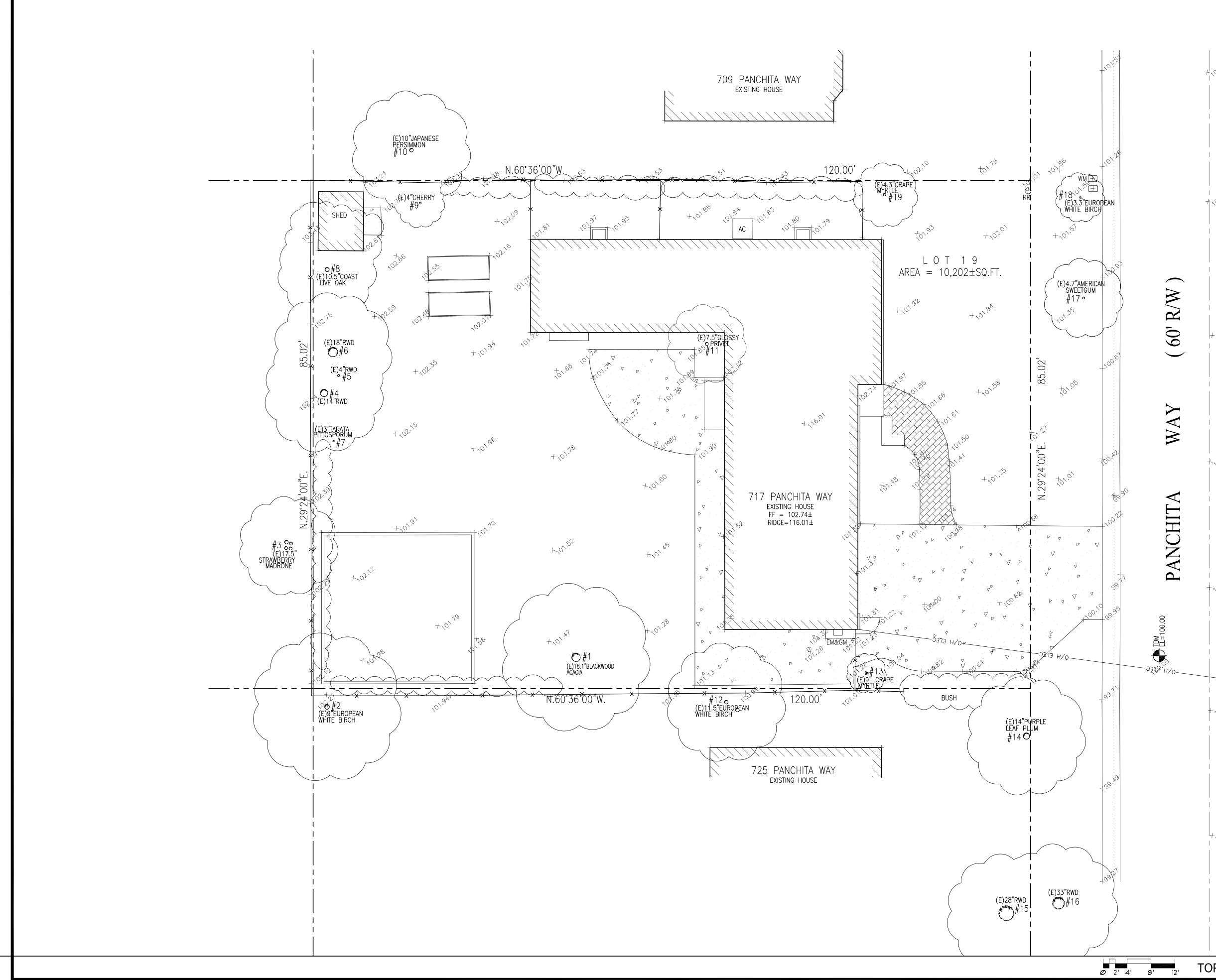








	NEW RESIDENCE
	TIT PANCHITA WAY LOS ALTOS, CA 94022 APN: 170-11-047 DESERVICIÓN DE LOS 2625 MIDDLEFILED RD #658 PALO ALTO, CA 94306-2516 TEL: (650) 387-2692 FAX: (650) 887-0321
	IJCENSE STAMPS AND SIGNATURE IJCENSE STAMPS AND SIGNATURE
109 PANCHITA WAY	PLANNING RESUBMITTAL 2/18/2025 PLANNING RESUBMITTAL 2/18/2025 DATE: FEB. 18, 2025 SCALE: AS NOTED DRAWN: JQ JOB: 24002 SHEET TITLE:
	STREETSCAPE
4' 8' 12' 16' STREETSCAPE SCALE: 1/8"=1'-0" 1	A.10



LEGEND:	
AC	ASPHALT CONCRETE
BC	BUILDING CORNER
BW	BACK OF WALK
CB	CATCH BASIN
CMP	CORRUGATED METAL PIP
CO	CLEAN OUT
CRN	
DW EC	DRIVEWAY EDGE OF CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FCOR	FENCE CORNER
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
FW	FRONT OF WALK
G	GROUND
GC GF	GARAGE CORNER GARAGE FACE/FRONT
GFC	GROUND AT FENCE
GM	GAS METER
HCR	HANDICAP RAMP
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
LG	LIP OF GUTTER
0/Н	OVERHEAD
PC	PROPERTY CORNER
RW SL	RETAINING WALL
SL SSCO	STREET LIGHT SANITARY SEWER CLEAN
SSMH	SANITARY SEWER MANHO
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK ROLLED CURI
TC	TOP OF CURB
TOB	TOP OF BANK
TOE	TOE OF BANK
TP	TOP OF PAVEMENT
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
U/G VCP	UNDERGROUND VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-SS-	SANITARY SEWER LINE
-SD-	STORM DRAIN LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

52

BASIS OF BEARINGS:

THE BEARING, N29°24'00"E, OF THE CENTER LINE OF PANCHITA WAY, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 26 OF MAPS AT PAGE 27, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION: 🗘

TBM ELEV=100.00 (ASSUMED)

UTILITY NOTE:

UNDERGROUND UTILITIES. SHOWN PER SURFACE EVIDENCE AND RECORD MAPS. MAY BE DIFFERENT THAN AS SHOWN. BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444.

LEGAL DESCRIPTION:

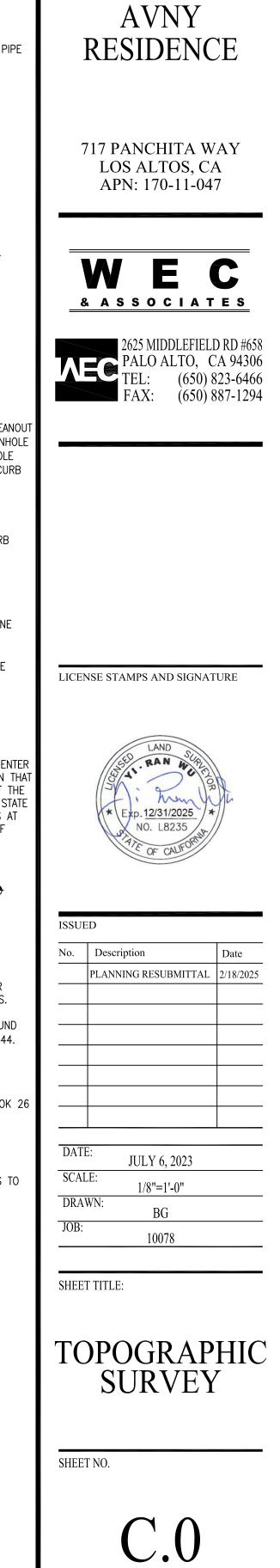
LOT 19, TRACT NO.676, MAP REF: BOOK 26 PAGE 27

<u>NOTE:</u>

—0\н егес

~0

1. MEASUREMENT OF BUILDING LINE IS TO THE FACE OF STUCCO OR SIDING



TOPOGRAPHIC SURVEY SCALE: 1/8"=1'-0"

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS AND SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444 PRIOR TO EXCAVATION.

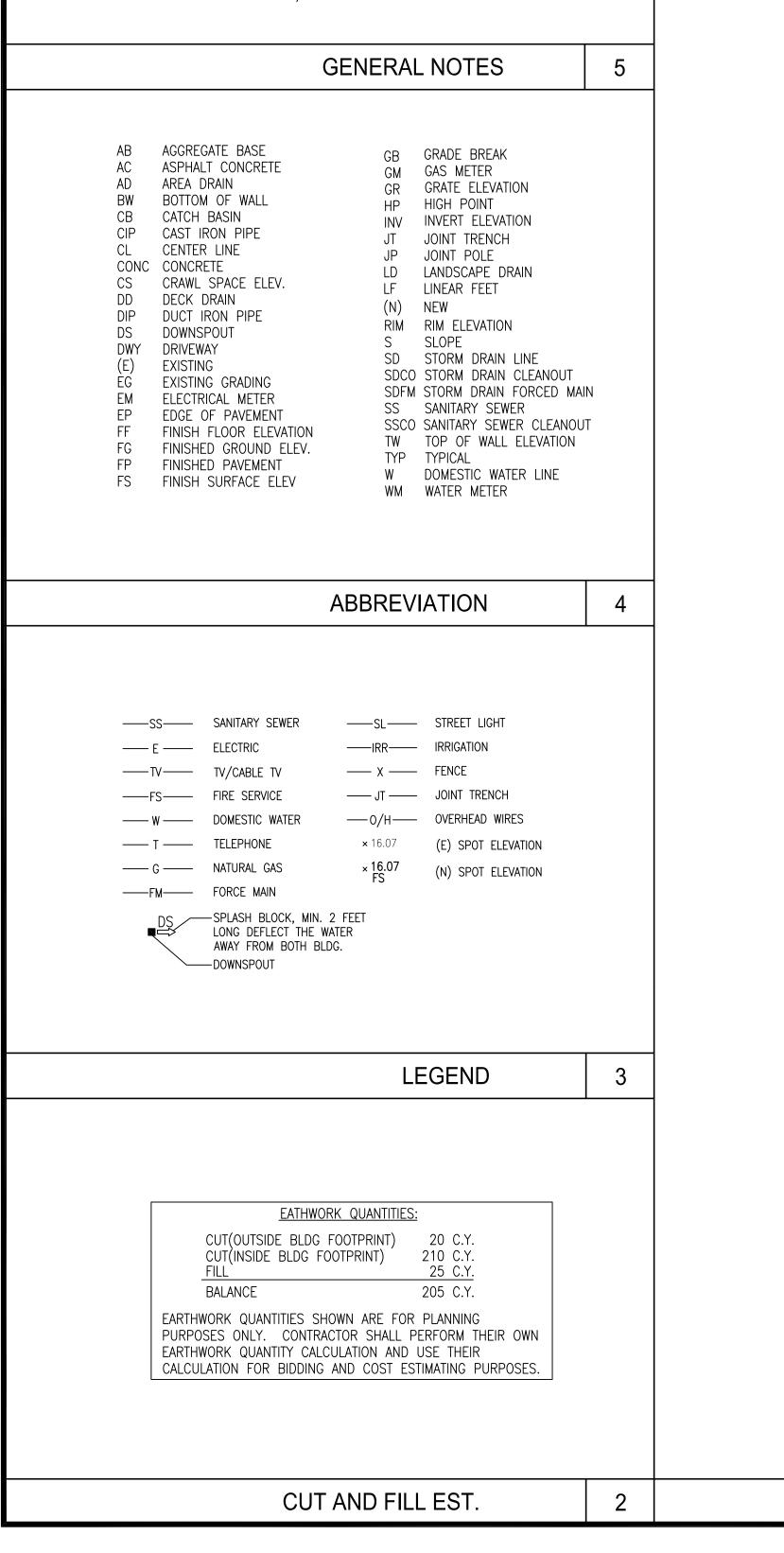
2. THE SITE SHALL BE FINE GRADED TO PROVIDE A MINIMUM OF 5% ACROSS VEGETATED OR DIRT AREA AND 2% ACROSS HARDSCAPED AREA, AWAY FROM THE BUILDING PERIMETER. EXISTING DRAINAGE COMING FROM ADJACENT PROPERTIES SHALL BE MAINTAINED. IN NO CASE SHALL THE FINAL GRADING INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.

3. UNLESS SHOWN ON THE PLAN OTHERWISE, HOUSE AND GARAGE MUST HAVE DOWN SPOUTS THAT ARE DIRECTED TO SPLASH BLOCKS (2 FEET LONG) THAT DEFLECT THE WATER AWAY FROM BUILDING FOUNDATION BY SURFACE DRAINAGE. ALL DOWNSPOUT AND GUTTER SHALL BE GALV. SHEET METAL.

4. AN ENCROACHMENT PERMIT IS REQUIRED FOR WORK IN THE PUBLIC RIGHT OF WAY IN THE CITY OF LOS ALTOS. CONTRACTOR SHALL OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CONSTRUCTION WHICH WILL IMPACT THE USE OF THE SIDEWALK, STREET AND ALLEY OR ON THE PROPERTY IN WHICH THE CITY HOLDS AN INTEREST.

5. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

6. IF GROUNDWATER OR RUNOFF WATER IS ENCOUNTERED AND REQUIRES REMOVAL FROM THE EXCAVATION AREA, ALL EXCAVATION AND/OR BUILDING ACTIVITIES MUST IMMEDIATELY STOP. THE PLAN FOR THE DEWATERING OF THE EXCAVATION MUST BE DESIGNED AND SUBMITTED FOR APPROVAL TO THE PUBLIC WORKS-ENGINEERING DIVISION. ONCE APPROVAL OF THE PLAN DESIGN HAS BEEN RECEIVED, IMPLEMENTATION OF THE PLAN IS REQUIRED PRIOR TO THE COMMENCEMENT OF THE EXCAVATION AND/OR BUILDING ACTIVITIES.



02

04

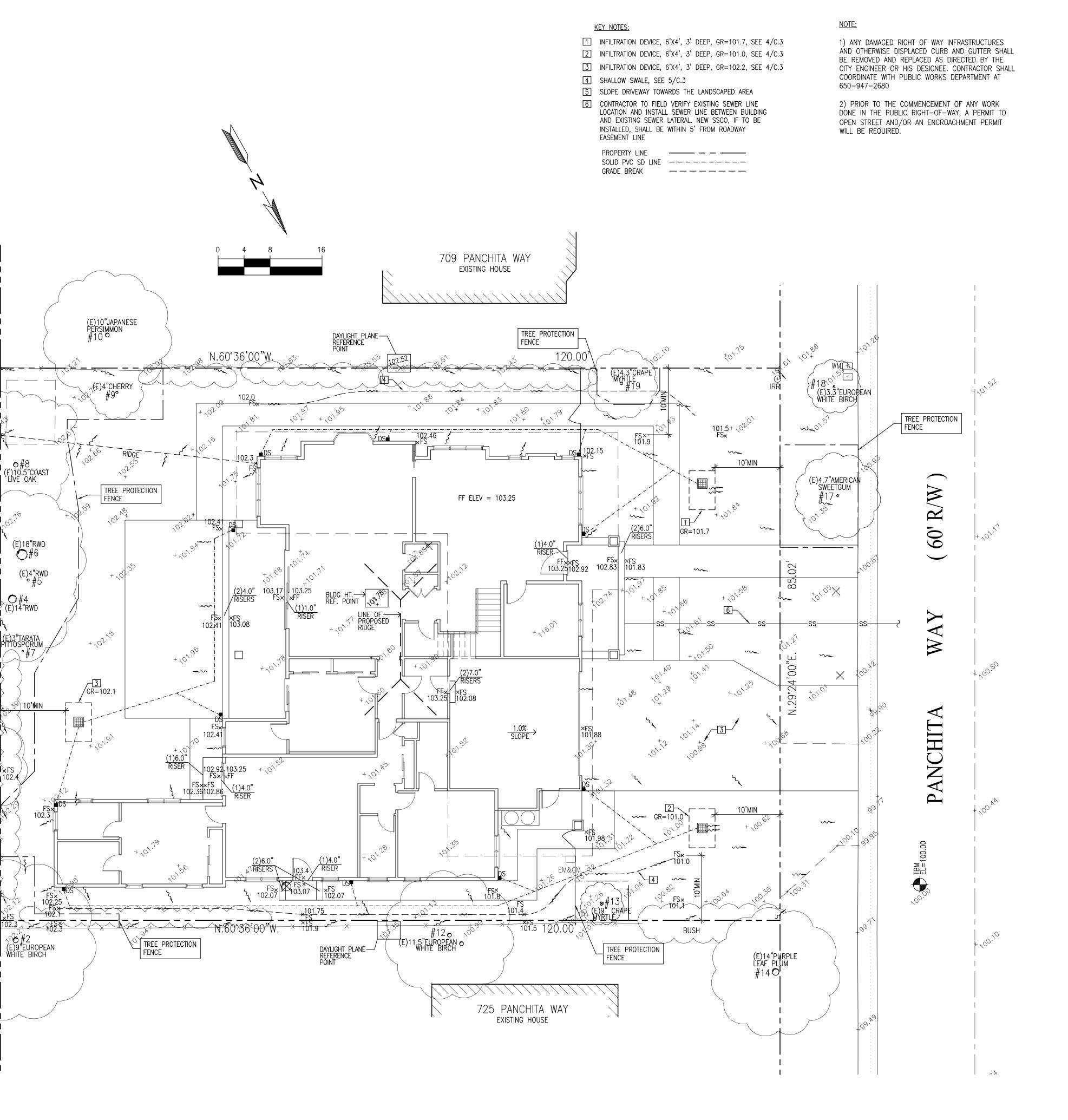
#3 00 (E)17.5" STRAWBERRY MADRONE

●#4 (E)14"RWD

(E)3"TARATA PITTOSPORU

10'MIN

102.4





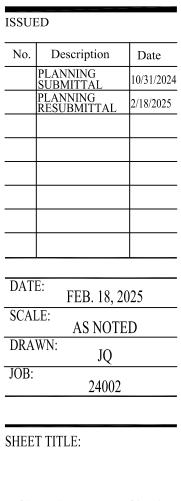
717 PANCHITA WAY LOS ALTOS, CA 94022 APN: 170-11-047



PALO ALTO, CA 94306-2516 TEL: (650) 387-2692 FAX: (650) 887-0321



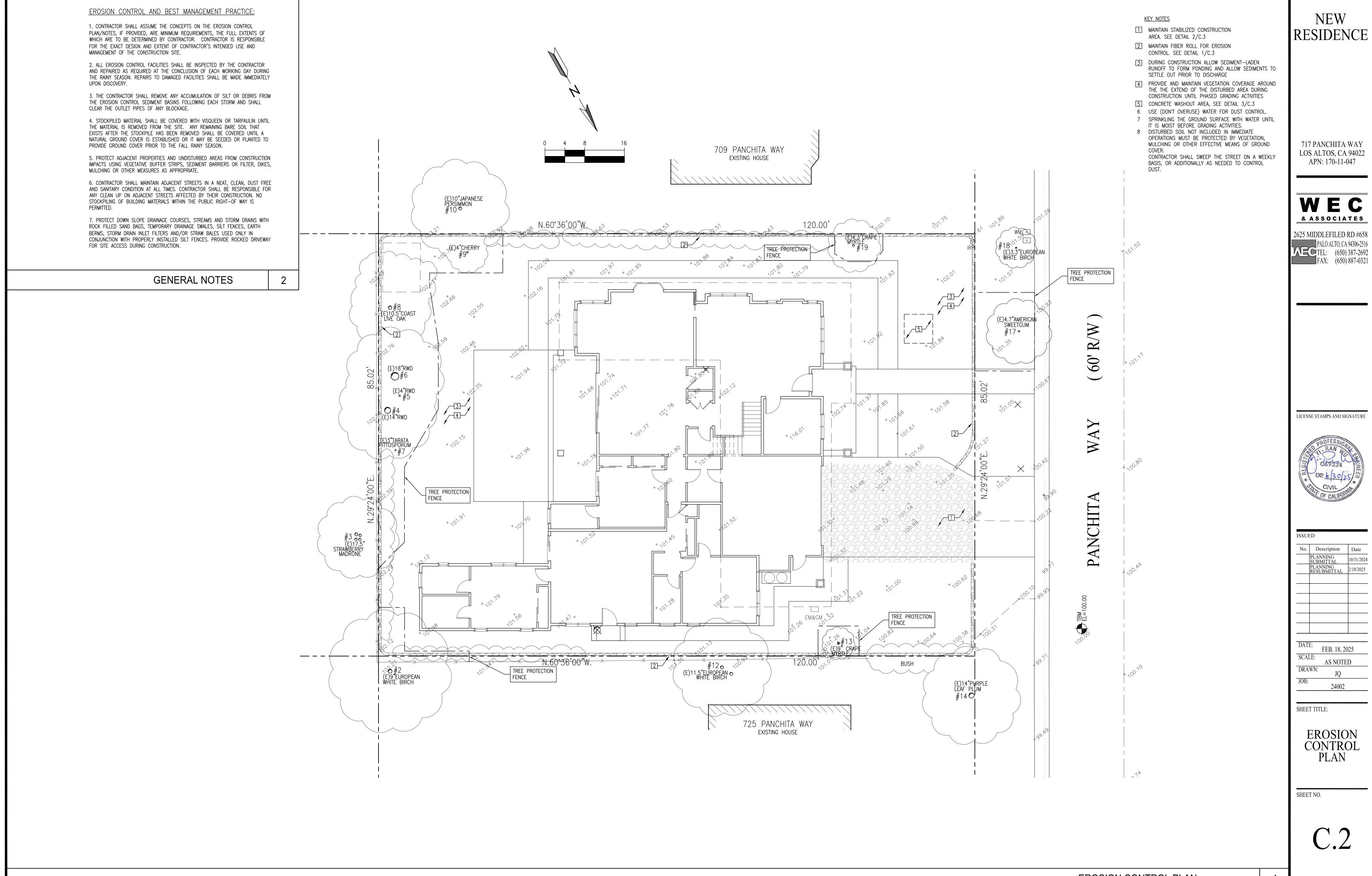




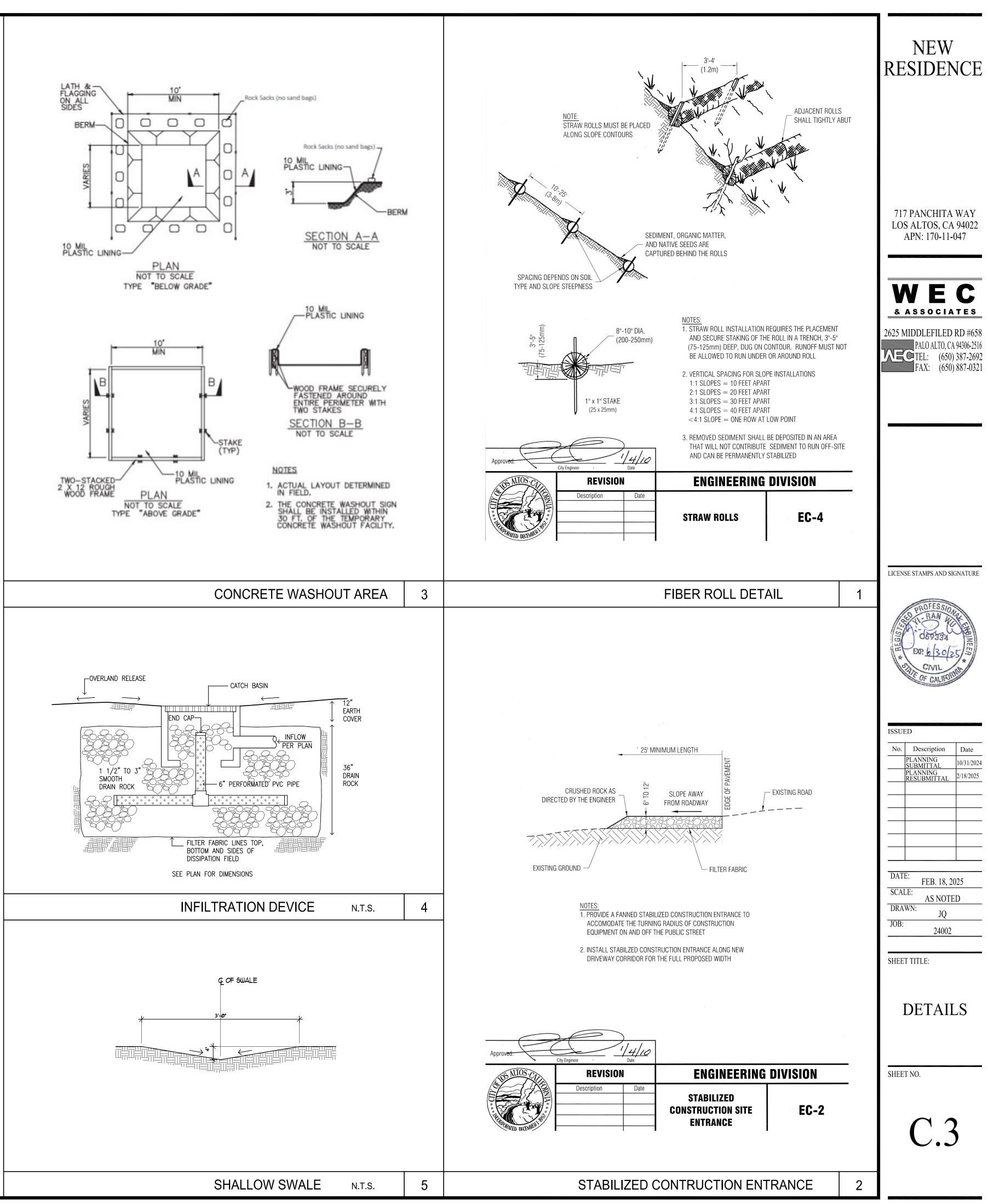


SHEET NO.

GRADING AND DRAINAGE PLAN SCALE: 1/8"1'-10"

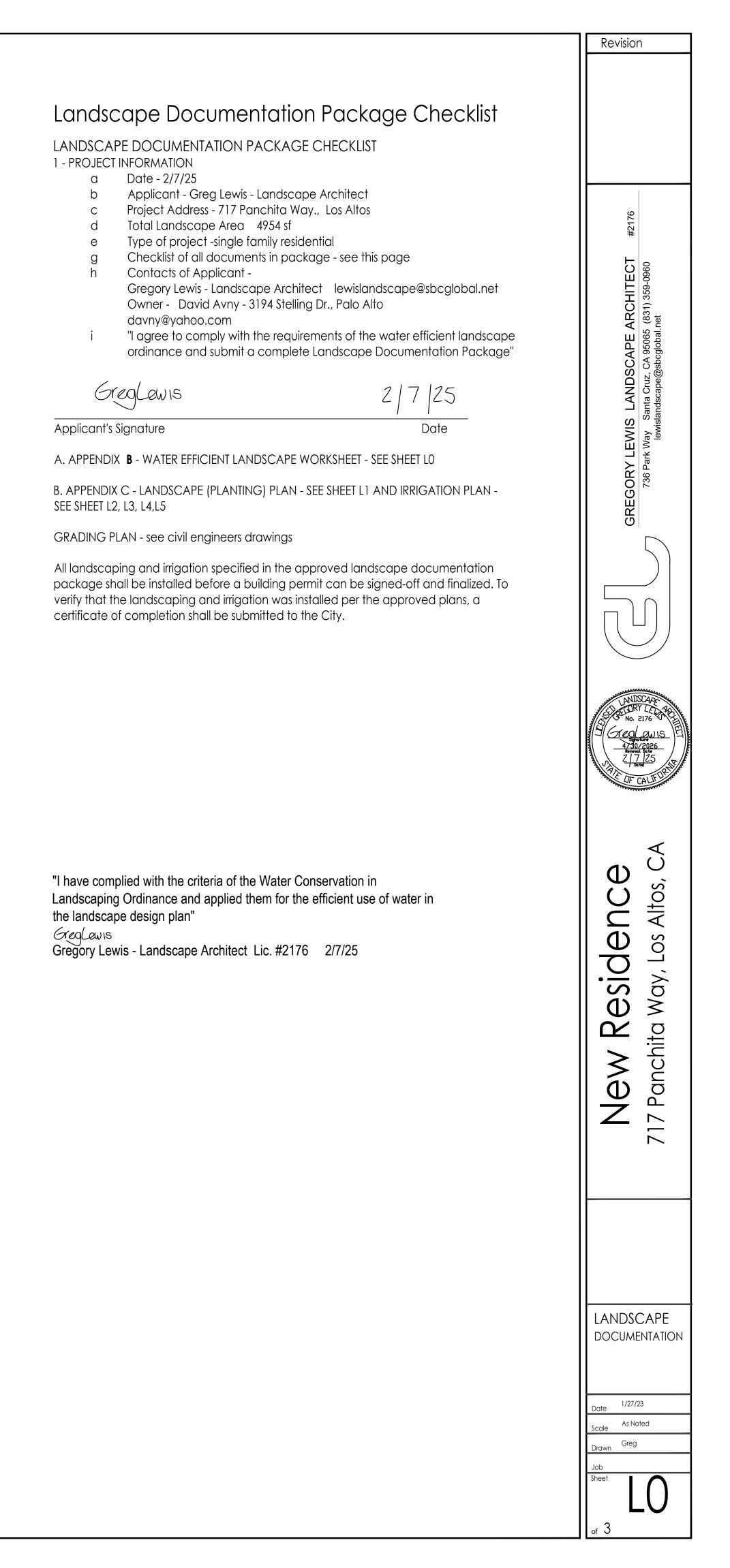


EROSION CONTROL PLAN SCALE: 1/8"=1'-10"



landscape instal		
Part 1. PROJECT INFORMA	TION	
Date		
Project Name Name of Project Applicant	Telephone No.	
Name of Project Applicant	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code
Project Address and Location: Street Address	Parcel, tract or lot number	if available
City	Latitude/Longitude (option	
State Zip Code		
(10) .20 .202	h	
Property Owner: Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	700
City	State	Zip Code
PART 2. CERTIFICATION OF	na – Mariana and an and an	RDING TO THE
	TION PACKAGE	NDING TO THE
LANDSCAPE DOCUMENTAT	TION PACKAGE	RDING TO THE
LANDSCAPE DOCUMENTAT	TION PACKAGE ner: Telephone No. Fax No.	RDING TO THE
LANDSCAPE DOCUMENTAT	TION PACKAGE ner: Telephone No.	RDING TO THE
LANDSCAPE DOCUMENTAT	TION PACKAGE Telephone No. Fax No. Email Address	
LANDSCAPE DOCUMENTAT	TION PACKAGE ner: Telephone No. Fax No.	
LANDSCAPE DOCUMENTAT	TION PACKAGE Telephone No. Fax No. Email Address	RDING TO THE
LANDSCAPE DOCUMENTAT	TION PACKAGE Telephone No. Fax No. Email Address Street Address State	
LANDSCAPE DOCUMENTAT	TION PACKAGE ner: Telephone No. Fax No. Email Address Street Address State Telephone No. Telephone No.	
LANDSCAPE DOCUMENTAT	TION PACKAGE ner: Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Fax No.	
LANDSCAPE DOCUMENTAT	TION PACKAGE ner: Telephone No. Fax No. Email Address Street Address State Telephone No. Telephone No.	
LANDSCAPE DOCUMENTAT	TION PACKAGE ner: Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Fax No.	
LANDSCAPE DOCUMENTAT	TION PACKAGE Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Email Address Street Address Street Address Street Address	Zip Code
LANDSCAPE DOCUMENTAT	TION PACKAGE Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Fax No. Email Address	
LANDSCAPE DOCUMENTAT	TION PACKAGE ner: Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Email Address Street Address Street Address Street Address Street Address Street Address	Zip Code
LANDSCAPE DOCUMENTAT	Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Email Address State State Street Address State State Street Address State Street Address Street Address Street Address Street Address State	Zip Code Zip Code been completed in accordanc
LANDSCAPE DOCUMENTAT	Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Email Address State State Street Address State State Street Address State Street Address Street Address Street Address Street Address State	Zip Code Zip Code been completed in accordanc
LANDSCAPE DOCUMENTAT	Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Email Address State State Street Address State State Street Address State Street Address Street Address Street Address Street Address State	Zip Code Zip Code been completed in accordanc
LANDSCAPE DOCUMENTAT	Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Email Address State State Street Address State State Street Address State Street Address Street Address Street Address Street Address State	Zip Code Zip Code been completed in accordanc
LANDSCAPE DOCUMENTAT	Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Email Address State State Street Address State State Street Address State Street Address Street Address State State Street Address State	Zip Code Zip Code Zip Code been completed in accordanc n conform with the criteria and
LANDSCAPE DOCUMENTAT	Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Email Address State State Street Address State State Street Address State Street Address Street Address State State Street Address State	Zip Code Zip Code Zip Code been completed in accordanc n conform with the criteria and
LANDSCAPE DOCUMENTAT Landscape Architect or Desig Name Title License No. or Certification No. Company City Landscape Installer: Name (print) Title License No. or Certification No. Company City "I/we certify that based upon periodic the ordinance and that the landscape specifications of the approved Lands Landscape Installer Signature Part 3. LANDSCAPE IRRIGA Attach a Landscape Irrigation Audit F intended to ensure that the subject in	TION PACKAGE Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Email Address State Street Address State Street Address State Street Address State Stat	Zip Code Zip Code Zip Code Zip Code Deen completed in accordance n conform with the criteria and Date Date
LANDSCAPE DOCUMENTAT Landscape Architect or Desig Name Title License No. or Certification No. Company City Landscape Installer: Name (print) Title License No. or Certification No. Company City "I/we certify that based upon periodic the ordinance and that the landscape specifications of the approved Lands Landscape Installer Signature Part 3. LANDSCAPE IRRIGA Attach a Landscape Irrigation Audit F intended to ensure that the subject in following topics:	TION PACKAGE Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Email Address State Street Address Street Address Street Address State Street Address State S	Zip Code Zip Code Zip Code Zip Code Deen completed in accordance n conform with the criteria and Date Date
LANDSCAPE DOCUMENTAT Landscape Architect or Desig Name Title License No. or Certification No. Company City Landscape Installer: Name (print) Title License No. or Certification No. Company City "I/we certify that based upon periodic the ordinance and that the landscape specifications of the approved Lands Landscape Installer Signature Part 3. LANDSCAPE IRRIGA Attach a Landscape Irrigation Audit F intended to ensure that the subject in following topics: Confirmation that all elements of Coutline any system tune-ups that	TION PACKAGE Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Email Address State Street Address Street Address Street Address Street Address State S	Zip Code Zip Code Zip Code Deen completed in accordanc n conform with the criteria and Date Date andscape Irrigation Audit Rep designed and should address
LANDSCAPE DOCUMENTAT Landscape Architect or Desig Name Title License No. or Certification No. Company City Landscape Installer: Name (print) Title License No. or Certification No. Company City "I/we certify that based upon periodic the ordinance and that the landscape specifications of the approved Lands Landscape Installer Signature Part 3. LANDSCAPE IRRIGA Attach a Landscape Irrigation Audit F intended to ensure that the subject in following topics: Confirmation that all elements of Outline any system tune-ups that designed;	TION PACKAGE Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Email Address State S	Zip Code Zip Code Zip Code Deen completed in accordanc n conform with the criteria and Date Date Date he system is functioning as
LANDSCAPE DOCUMENTAT Landscape Architect or Desig Name Title License No. or Certification No. Company City Landscape Installer: Name (print) Title License No. or Certification No. Company City "I/we certify that based upon periodic the ordinance and that the landscape specifications of the approved Lands Landscape Installer Signature Part 3. LANDSCAPE IRRIGA Attach a Landscape Irrigation Audit F intended to ensure that the subject in following topics: Confirmation that all elements of Outline any system tune-ups that designed; Confirmation that the system was overland flow;	TION PACKAGE Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Email Address State S	Zip Code Zip Code Zip Code Zip Code Date Date Date andscape Irrigation Audit Rep designed and should address he system is functioning as r, overspray and runoff that ca
LANDSCAPE DOCUMENTAT Landscape Architect or Desig Name Title License No. or Certification No. Company City Landscape Installer: Name (print) Title License No. or Certification No. Company City "I/we certify that based upon periodic the ordinance and that the landscape specifications of the approved Lands Landscape Installer Signature Part 3. LANDSCAPE IRRIGA Attach a Landscape Irrigation Audit F intended to ensure that the subject in following topics: Confirmation that all elements of Outline any system tune-ups that designed; Confirmation that the system was	TION PACKAGE Telephone No. Fax No. Email Address Street Address State Telephone No. Fax No. Fax No. Fax No. Fax No. Email Address State	Zip Code Zip Code Zip Code Zip Code Deten completed in accordance n conform with the criteria and Date Date andscape Irrigation Audit Rep designed and should address he system is functioning as r, overspray and runoff that ca gation controllers with applicat

	WA	ATER EFFICIENT		DSCA		ORKS	HEET		
Date:	2/7/2025		/ U U						
Project	Single Family Residence			Tota	l Planted A	vrea (sq.ft.)	4,954		
-	717 Panchita Way, Los Altos						.,		
	Reference Ev	apotranspiration (Eto):	43	Palo Altr	o/Los Altos				
HYDRO	-		Plant	Irrig.	Irrig.	, ETAF	LDSCP AREA	ETAF x Area	Estimated
ZONE		ZONE	Factor		Efficiency	PF/IE	Square Feet		Total
NO.		DESC.	PF	mourou	IE		equalereet		Water
									Use
									(Gal.)
Regular	Landscape Areas								
1	0	Drip,low water,shrub	0.25	Drip	0. <mark>81</mark>	0.3086	3,789	1169.44	31, <mark>177</mark>
2	0	Drip,Med. water shrub	0.5	Drip	0.81	0.6173	<mark>570</mark>	351.85	9,380
3	0	Spray, high water, lawn	0.8	Drip	0.75	1.0667	320	341.33	
4	0	Drip, med water tree	0.5		0.81	0.6173		123.46	,
5	5	Drip low water tree	0.25		0.81	0.3086	75	23.15	,
(1997) 			0.23	Drip	0.01	0.3000	75	23.13	017
6									
7									
8									
						Totals	4,954	2,009	53,565
Special	Landscape Areas	1							
						1	0		
						1			
						1			
						Totals	0		0
								ETWU Total	53,565
					Maxim	um Allowe	d Water Allowa	nce (MAWA)	72,641
Reside	ential ETAF for MAWA calc.	0.55	MAWA (A	nnual Ga	Illons Allov	wed) = (Eto) (0.62) [(ETAF :	(LA) + ((1-ETAF) x SLA)]
	alculations								
Regular	Landscape Areas								
-	AF x Area	2,009							
Total Are		4,954							
Average	ETAF	0.41							
All Lans	scape Areas								
	AF x Area	2,009							
Total Are	ea	4,954							
Sitewide	ETAF	0.41		Average	total ET/	AF must be	e .55 or less for	residential	



Planting Notes

LESS THAN 25% OF PLANTING AREA IS LIVE TURF

2 PLANTS WITH SIMILAR WATER NEEDS ARE GROUPED WITHIN HYDROZONES. EACH HYDROZONE SHALL BE CONTROLLED BY A SEPARATE GROUP OF VALVES

3 AT LEAST 4 CUBIC YARDS OF COMPOST (BFI SUPER HUMUS) AND 16 POUNDS OF 12-12-12 FERTILIZER PER 1000 SF OF PLANTING AREA SHALL BE THOUROUGHLY TILLED INTO THE TOP 8 INCHES OF SOIL (EXCEPT UNDER CANOPY OF EXISTING TREES TO BE SAVED) OR FOLLOW THE AMENDMENT AND FERTILIZER RECOMMENDATIONS OF A SOIL FERTILITY TEST AND ANALYSIS FROM A SOIL LAB (HIGHLY RECOMMENDED)

4 INSTALL 3 INCH DEEP LAYER OF TOP DRESS MULCH ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN AREAS OF DIRECT SEEDING APPLICATION OR SOD LAWN. USE WOOD CHIP TYPE MULCH TO BE SELECTED BY OWNERS. PROVIDE SAMPLES AND PRICES PRIOR TO FINALIZING BID

5 GRADING SHALL BE DESIGNED TO MINIMIZE SOIL EROSION, RUN-OFF AND WATER WASTE ADDITIONAL NOTES

6 FINAL CONSTRUCTION DRAWINGS TO INCLUDE PLANTING AND IRRIGATION DETAILS AND SPECIFICATIONS

7 DON'T TRENCH TOO CLOSE TO STRUCTURES WITHOUT THE APPROVAL OF THE BUILDING ARCHITECT, CIVIL, OR STRUCTURAL ENGINEER

8 PRIOR TO ORDERING PLANTS OR SIGNING FINAL CONTRACT FOR WORK MAKE SURE YOU HAVE THE MOST CURRENT SET OF APPROVED PLANS AND MAKE SURE THERE ARE NO CHANGES TO THE PLANT CHOICES

9 ADJUST FINAL LOCATIONS OF PLANTS TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, AND IRRIGATION COMPONENTS. SCREEN VALVES AND UTILITIES WITH PLANTS. DON'T PUT PLANTS TOO CLOSE TO PAVING OR BUILDINGS

10 GRADING AND DRAINAGE TO BE DONE ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLANS DONE BY

Landscape Screening

1 There are existing Pittosporum tenuifolium along the north and south property lines that are already 12' to 14' tall. Along the rear property line are some existing Redwood Trees and an Evergreen Coast Live Oak tree providing part of the screening



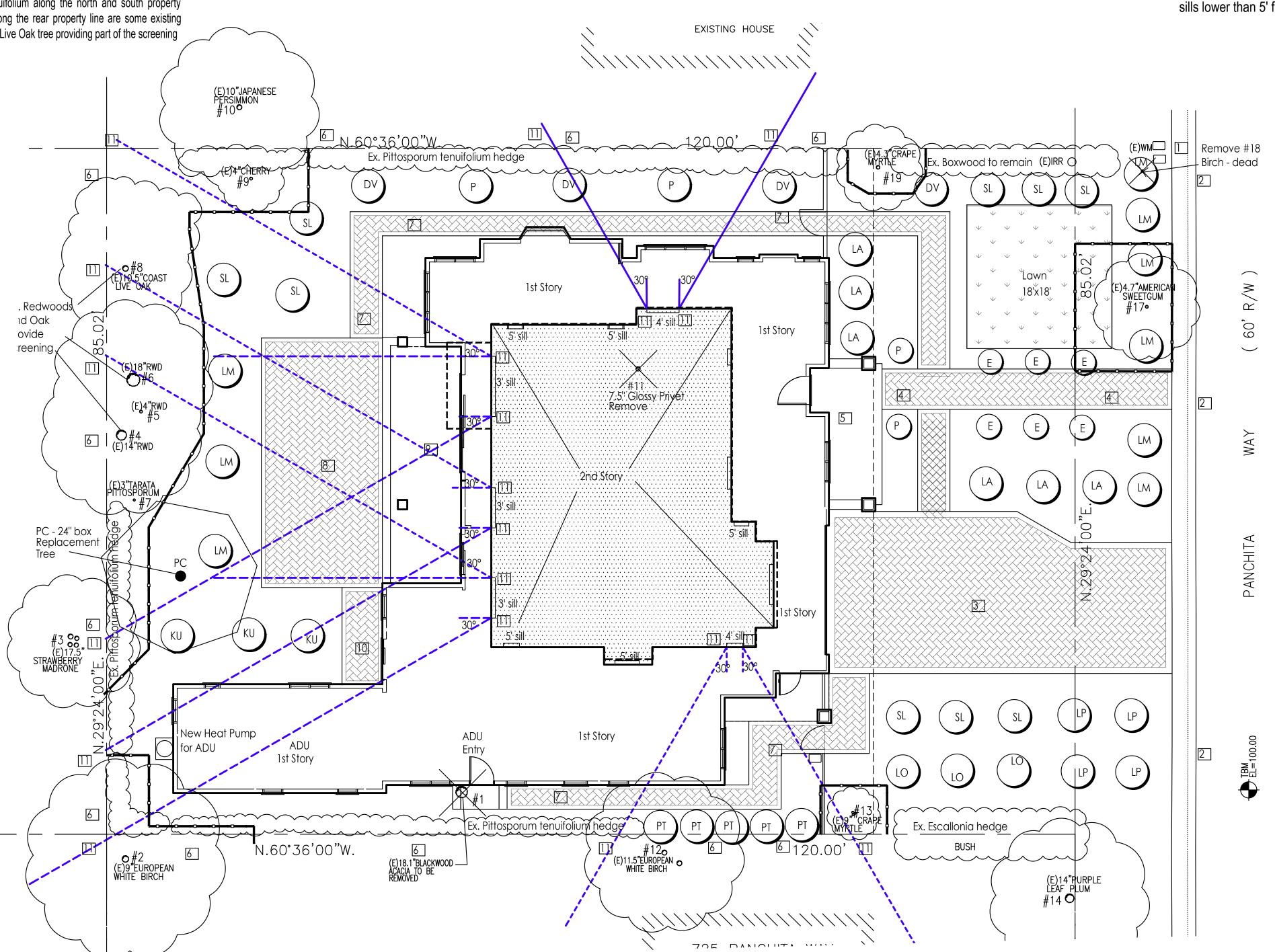
Existing Pittosporum along north property line Landscape Screening



Existing Pittosporum along south property line Landscape Screening



Existing Pittosporum along south property line Landscape Screening



Plan	t Le	egen	d			
KEY	QTY	SIZE GALLON	SPACING		BOTANICAL NAME	COMMON NAME
TALL SC		IIING SH		RATING		
PC	1	24" box	k NA	LOW arowth	Pistacia chinensis Keith Davie n rate 24'' per year	Chinese Pistache 40' x 25'-30'
			סחווסו	9.000		
TALL SC	-KEEN	IIING SH	IKOR2			
PT	5	15	4'	MED	Pittosporum tenuifolium	Tarata Pittosporum 30' x 6'-15'
				growth	n rate 24" per year	
GROUI		OVERS				
LP	-	1	3' - 5'	LOW	Limonium perezii	Sea Statice
Е	-	1	2' - 4'	LOW	Erigeron karvinskianus	Santa Barbara Daisy
KU	-	1	4' - 6'	LOW	Kniphofia uvaria	Red Hot Poker
SL	-	1	4' - 8'	LOW	Salvia leucantha	Mexican Sage
DV	-	1	4' - 6'	LOW	Dietes irridioides	Fortnight Lily
LM	-	1	4'- 6'	LOW	Lantana montevidensis	Low Purple Lantana
LA	-	1	3'- 5'	LOW	Lavandula - selected by owner	Lavender
LO	-	1	4'- 6'	LOW	Lantana Spreading Sunset	Med. Orange Lantana
Р	-	1	2'- 3'	LOW	Pelargonium peltatum	Ivy Geranium

Ask owners if they want to upsize some of 1 gal plants to 5 gal plants The owners may want to use 5 gal. plants in the front yard for "curb appeal" Plant quantities are for planning purposes only. Contractor to do own plant count and install all plants on plan

There is 4954 sf of Planting Area - 78% is rated low water use

Landscape Site Legend

- Existing Water Meter
- [2] Existing rolled conc. curb
- 3 Driveway Interlocking pavers manuf., style, pattern, and color to be selected by owners
- 4 Front walk Interlocking pavers a little different than driveway but complimentary to it- manuf., style, pattern, and color to be selected by owners
- 5 Front porch tile on concrete base or plain conc. finish and pattern to be selected by owner
- 6 Existing solid wood fences in good condition
- 7 Side yard paths Interlocking pavers same as front walk or concrete
- 8 Rear Patio Conc. interlocking pavers to be selected by owner
- 9 Covered Patio and Steps tile on concrete base or plain conc. finish and pattern to be selected by owner
- 10 Path way Interlocking pavers same as patio
- 11 30 degree projection lines from 2nd story windows with sills lower than 5' from finish floor



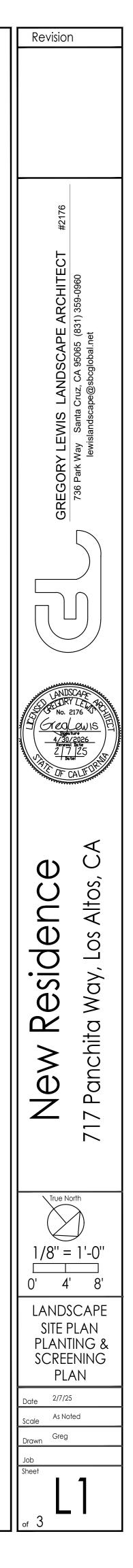
Evergreen Oak along east property line Landscape Screening

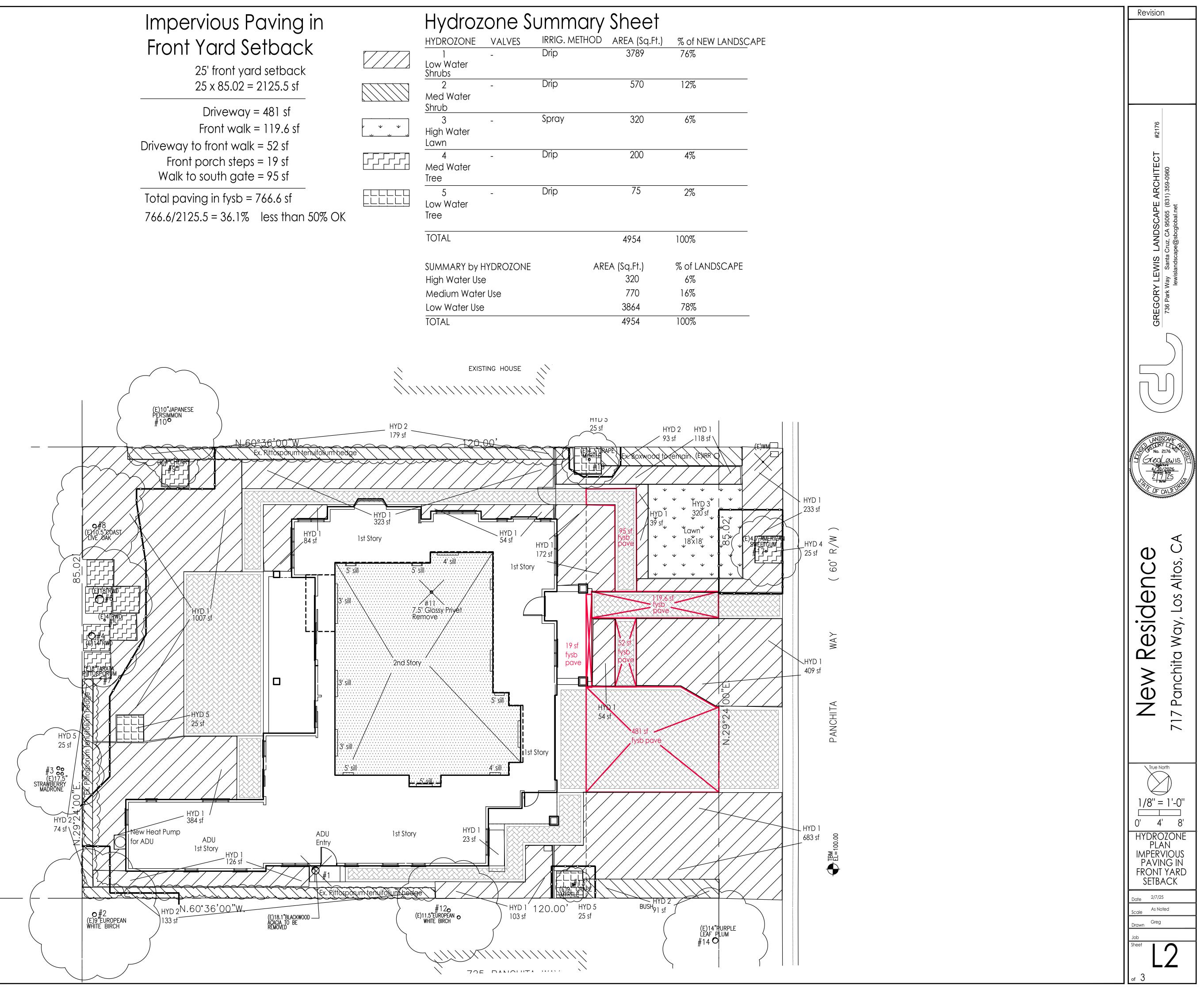


Redwoods along east property line Landscape Screening



Pittosporum along east property line Landscape Screening





us Paving in	Hydroz	one S	ummary	/ Sheet	
•	HYDROZONE	VALVES	IRRIG. METHOD		% of NEW LANDSCA
d Setback	1	_	Drip	3789	76%
ont yard setback	Low Water				
5.02 = 2125.5 sf	Shrubs 2	-	Drip	570	12%
5.02 - 2125.5 31	Med Water		1-		12/0
eway = 481 sf	Shrub				
walk = 119.6 sf	3	-	Spray	320	6%
	High Water				
it walk = 52 sf	Lawn		Drip	200	4%
n steps = 19 sf	Med Water	-	DHP	200	470
n gate = 95 sf	Tree				
fysb = 766.6 sf	5	-	Drip	75	2%
	Low Water				
36.1% less than 50% OK	Tree				
	TOTAL			4954	100%
	SUMMARY by H	HYDROZONE	A	REA (Sq.Ft.)	% of LANDSCAPE
	High Water Use			320	6%
	Medium Wate	r Use		770	16%

2022 CALIFORNIA GREEN BUILDING RESIDENTIAL STANDARD CODE MADATORY MESURES

CALGREEN BUILDING NOTE

4.106.2 Storm water drainage and retention during construction. 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. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.1.) Retention basins of sufficient size shall be utilized to retain storm water on the site. 2.) Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3.) Compliance with a lawfully enacted storm water management ordinance. **Note:** Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterbaords.ca.gov/water_issues/programs/storwater/construction.html)

4.106.3. Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1.) Swales 2.) Water collection and disposal systems 3.) French drains 4.) Water retention gardens 5.) Other water measures which keep surface water away from buildings and aid in groundwater recharge. **Exception:** Additions and alterations not altering the drainage path.

4.106.4.1 New one- and two-family dwellings and town- houses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240volt 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. **Exemption:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.

4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a non compliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water closets. 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. **Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single showerhead. 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.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads 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. **Note:** A hand-held shower shall be considered a showerhead.

4.303.1.4.1 Residential lavatory faucets. 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.

4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen faucets. 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. **Note**: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.3 Standards for plumbing fixtures and fittings. 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.

4.304.1 Outdoor potable water use in landscape areas. 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. **Notes:** The Model Water Efficient Landscape Ordinance (MWELO) is located in California Code of Regulation, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov.

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

4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall **4.408.1 Construction waste management.** Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section meet the requirements of the following standards unless more stringent local or regional air pollution or 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste air quality management district rules apply: 1.) Adhesives, adhesive bonding primers, adhesive management ordinance. **Exceptions:** 1.) Excavated soil and land-clearing debris. 2.) Alternate primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or waste reduction methods developed by working with local agencies if diversion or recycle facilities air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in capable of compliance with this item do not exist or are not located reasonably close to the Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition jobsite. 3.) The enforcing agency may make exceptions to the requirements of this section when on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. 2.) Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds **4.408.2 Construction waste management plan.** Submit a construction waste management plan (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, agency. 1) Identify the construction and demolition waste materials to be diverted from disposal by commencing with Section 94507

in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing recycling, reuse on the project or salvage for future use or sale. 2.) Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream). 3.) Identify diversion facilities where the construction and demolition waste material will be taken. 4.) Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5.) Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 Waste management company. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.5 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. Note: 1.) Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at http://www.hcd.ca.gov/building-standard/calgreen/cal-greenform.html may be used to assist in documentation compliance with this section. 2.) Mixed construction and demolition debris (C&D) processors can be located at California Department of Resources Recycling and Recovery (CalRecycle).

4.410.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1.) Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2) Operation and maintenance instructions for the following: a.) Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, waterheating systems and other major appliances and equipment. b.) Roof and yard drainage, including gutters and downspouts. c.) Space conditioning systems, including condensers and air filters. d.) Landscape irrigation systems. e.) Water reuse systems. 3.) Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4) Public transportation and/or carpool options available in the area. 5.) Educational material on the positive impacts of an interior relative humidity between 30–60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6) Information about water-conserving landscape and irrigation design and controllers which conserve water. 7) Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8.) Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9) Information about state solar energy and incentive programs available. 10.) A copy of all special inspection verifications required by the enforcing agency or this code. 11.) Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12.) Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

4.503.1 Fireplace. 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 local ordinances.

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

4.504.2 Finish material pollutant control. Finish materials shall comply with this section.

Table 4.504.2 Sealant VOC Limit (Less Water and Less Exempt Compounds in Grams per Liter)				
SEALANTS	CURRENT VOC LIMIT			
Architectural	250			
Marine Deck	760			
Nonmembrane Roof	300			
Roadway	250			
Single-Ply Roof Membrane 450				
Other	420			
SEALANT PRIMERS				
Architectural				
Non Porous	250			
Porous	775			
Modified Bituminous	500			
Marine Deck	760			
Other	750			

Table 4.504.1 Adhesive VOC Limit 1, 2 (Less Water and Less Exempt Compounds in Grams per Liter)					
ARCHITECTURAL APPLICATIONS CURRENT VOC LIMIT					
Indoor Carpet Adhesives	50				
Carpet Pad Adhesives	50				
Outdoor Carpet Adhesives	150				
Wood Flooring Adhesive	100				
Rubber Floor Adhesives	60				
Subfloor Adhesives	50				
Ceramic Tile Adhesives	65				
VCT and Asphalt Tile Adhesives	50				
Drywall and Panel Adhesives	50				
Cove Base Adhesives	50				
Multipurpose Construction Adhesives	70				
Structural Glazing Adhesives	100				
Single-Ply Roof Membrane Adhesives	250				
Other Adhesive not specifically listed	50				
SPECIALTY APPLICATIONS					
PVC Welding	510				
CPVC Welding	490				
ABS Welding	325				
Plastic Cement Welding	250				
Adhesive Primer for Plastic	550				
Contact Adhesive	80				
Special Purpose Contact Adhesive	250				
Structural Wood Member Adhesive	140				
Top and Trim Adhesive	250				
SUBSTRATE SPECIFIC APPLICATIONS					
Metal to Metal	30				
Plastic Foams	50				
Porous Material (except wood)	50				
Wood	30				
Fiberglass 80					

4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. 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 shall apply.

	0.1
COATING CATEGORY	G/L
Flat coatings	50
Nonflat coatings	100
Nonflat - high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings1	120
Magnesite cement coatings	450
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers, and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

4.504.2.3 Aerosol paints and coatings. 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.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: 1.) Manufacturer's product specification. 2.) Field verification of on-site product containers.

4.504.3 Carpet systems. All carpet installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx...

4.504.5 Composite wood products. 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 ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5



4.505.2 Concrete slab foundations. Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19 or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following: 1.) A 4-inch (101.6 mm) thick base of ½ inch (12.7 mm) 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. For additional information, see American Concrete Institute, ACI 302.2R-06. 2.) Other equivalent methods approved by the enforcing agency. 3.) A slab design specified by a licensed design professional.

4.505.3 Moisture content of building materials. 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. Moisture content shall be verified in compliance with the following: 1.) Moisture content shall be determined with either a probe-type or a contacttype moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.2.) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified. 3) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. 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.

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following: 1.) Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2.) Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a.) Humidity controls shall be capable of adjustment between a relative humidity range of \leq 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment. b.)A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).**Notes:** 1.) For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. 2.) Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507.2 Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1.)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. 2.)Duct systems are sized according to ANSI/ACCA 1 Manual D-2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.3.)Select heating and cooling equipment according to ANSI/ACCA 3 Manual S—2014 (Residential Equipment Selection) or other equivalent design software or methods. **Exception**: Use of alternate design temperatures necessary to ensure the systems function are acceptable.

702.1 Installer training. 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. Examples of acceptable HVAC training and certification programs include, but are not limited to the following: 1.) State certified apprenticeship programs. 2.) Public utility training programs. 3.) Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4.) Programs sponsored by manufacturing organizations. 5.) Other programs acceptable to the enforcing agency.

702.2 Special inspection. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or the duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualification acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector. 1.) Certification by a national or regional green building program or standard publisher. 2) Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 3) Successful completion of a third party apprentice training program in the appropriate trade. 4.) Other programs acceptable to the enforcing agency.

703.1 Documentation. 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 enforcing agency 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.

4.504.4 Resilient flooring systems. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs.

hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

Table 4.504.5 Formaldehyde Limits1 Maximum Formaldehyde Emissions in Parts per Million			
PRODUCT	CURRENT LIMIT		
Hardwood plywood veneer core	0.05		
Hardwood plywood composite core	0.05		
Particleboard	0.09		
Medium density fiberboard	0.11		
Thin medium density fiberboard ² 0.13			



Kichard Yang Green Point Rater Rater ID 2009-301 Expire: 1/14/2025



N 9402 4 \bigcirc Altos SO \geq 2 4 Ò Ichita $\overline{}$ Ο σ - -PROJEC

SHEET NO.

CG





717 PANCHITA WAY, LOS ALTOS, CA 94022

