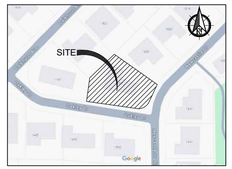
SUBMITTAL OF PLANNING APPROVAL FOR
PAUL RESIDENCE
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN:318-10-025



VICINITY MAP

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING CONSTRUCTION. CROSS CHECK ALL DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND CIVIL DRAWINGS AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED OR SHOWN IN THE PLANS OR SPECIFICATIONS, ALL PHASES OF WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CRC CODE, LATEST ADDITION, AS WELL AS ALL APPLICABLE STATE AND LOCAL ORDINANCES AS ADOPTED BY THE CONTROLLING JURISDICTION.
3. THE CONTRACT DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN THE COMPLETED FORM. GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT ARE NOT LIMITED TO; BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, AND SHORING FOR THE STRUCTURE.
4. IN NO CASE SHALL DIMENSIONS BE SCALED FROM DRAWINGS AND / OR DETAILS. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR CLARIFICATION PRIOR TO PROCEEDING. ANY WORK INSTALLED PRIOR TO AND / OR IN CONFLICT WITH SUCH CLARIFICATION SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO OWNER.
5. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOOR AND WINDOW OPENINGS, INTERIOR AND EXTERIOR WALLS SHALL BE DETERMINED FROM THE ARCHITECTURAL DRAWINGS. OTHER FLOOR, WALL AND ROOF OPENINGS AS REQUIRED FOR MECHANICAL, ELECTRICAL AND / OR SIMILAR REQUIREMENTS SHALL BE VERIFIED FROM SHOP DRAWINGS, EQUIPMENT DATA, ETC. AS REQUIRED.
6. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND / OR CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
7. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION AND COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER DRAWINGS, AND ALL OTHER REALTED DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING THAT OF THE SUB TRADES.
8. IN ALL CASES WHERE A CONFLICT MAY OCCUR SUCH AS BETWEEN ITEMS INCLUDED IN THE SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ENGINEER OF RECORD SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
9. ALL MATERIALS SHALL BE FURNISHED AS SHOWN HEREIN UNLESS ALTERNATIVES ARE APPROVED IN WRITING BY THE OWNER AND THE ENGINEER OF RECORD.
10. ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND / OR HIS SUBCONTRACTOR OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFICATION.
11. WHERE A DETAIL, SECTION OR NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO LIKE CASES OF CONSTRUCTION.
12. CONNECTIONS OF ALL ITEMS SUPPORTED BY THE STRUCTURE ARE THE RESPONSIBILITY OF THE DISCIPLINES WHO MAKE THESE ATTACHMENTS. REVIEW AND COORDINATE ALL THE REQUIREMENTS IN THE ARCHITECTS PROJECT SPECIFICATION AS APPLICABLE.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER INDICATED ON THE CONTRACT DRAWING OR NOT, AND TO PROTECT THEM FROM DAMAGE. REPAIR AND REPLACEMENT OF SAID WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
14. VIBRATIONAL EFFECTS OF MECHANICAL AND / OR ANY OTHER EQUIPMENT HAVE NOT BEEN CONSIDERED BY THE ENGINEER OF RECORD.
15. UNLESS NOTED OTHERWISE, ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE TO THE TOP OF BEAMS AND FOUNDATIONS. BEAMS DENOTED AS "DROP" HAVE THE TOP OF BEAM AT THE HEIGHT OF THE TOP PLATE. BEAMS DENOTED AS "FLUSH" HAVE THE BOTTOM OF BEAM AT THE HEIGHT OF THE TOP PLATE, U.N.O.
16. THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE CONTRACTORS, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, IN METHODS USED IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS OR THE LACK THERE OF TAKEN AT THE PROJECT SITE.

PROJECT INFORMATION

ASSESSORS PARCEL NO.	318-10-025
OWNER NAME	NARINDER PAUL
ZONING	R1-10
LOT AREA	13,645 SQFT
TYPE OF CONSTRUCTION	V-B
FIRE SPRINKLER	SPRINKLER SYSTEM IS REQUIRED FOR A NEW SINGLE FAMILY HOME AS PER 2022 CRS. DIFFERED SUBMITTAL
SOLAR PANEL	SOLAR PANELS ARE REQUIRED TO COMPLY WITH 2022 ENERGY AS PER CITY OF LOS ALTOS REQUIREMENTS. DIFFERED SUBMITTAL.

SCOPE OF WORK

NEW CONSTRUCTION OF NEW SINGLE FAMILY DWELLING WITH BASEMENT AND ATTACHED ACCESSORY DWELLING UNIT

PROJECT DIRECTORY

OWNER

NARINDER PAUL
Address: 1480 Samedra St.
Sunnyvale CA 94087
Phone : --------
Email : npaul_sgyahoo.com

ENGINEER/ARCHITECT

IENGCO
MANJIT SAINI, PE
Phone:(408) 313-5400
Email: manjit.saini@iengco.com

FLOOR AREA RATIO CALCULATION

ZONING COMPLIANCE

	Existing (Demolished)	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	2,637.7 square feet (19.33 %)	2,502.35 square feet (18.34 %)	4,093.5 square feet (30.0 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 2,453 sq ft 2nd Flr: 0 sq ft **Total: 2,453sq ft** (17.98 %)	1st Flr: 2,451.75 sq ft 2nd Flr: 1,609 sq ft **Total: 4,060.75 sq ft** (29.76 %)	4,114.5 square feet (30.15 %)
SETBACKS: Front Rear Right side (1st/2nd) Left side (1st/2nd)	 37.75 feet 21.5 feet 20 feet/ 0 feet 24.5 feet/ 0 feet	 27.2 feet 25.8 feet 32.2 feet/ 37.25 feet 38.3 feet/ 49.2 feet	 25 feet 25 feet 10 feet/17.5 feet 10 feet/17.5 feet
HEIGHT:	14 feet	24.9 feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	2,022 square feet	4591.0 square feet	2569.0 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	431 square feet	9.75 square feet	440.75 square feet

LOT CALCULATIONS

NET LOT AREA:	13,645 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	1,517 square feet (11.12 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 1,537 sq ft Existing softscape (undisturbed) area: N.A sq ft New softscape (new or replaced landscaping) area: 9105 sq ft *Sum of all three should equal the site's net lot area*

CODES

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA REFERENCE STANDARDS CODE (CRSC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODES (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA EXISTING BUILDING CODE (CEBC)

HABITABLE AREA CALCULATION

1.	BASEMENT FLOOR HABITABLE AREA	= 971.0 SQ.FT
2.	FIRST FLOOR HABITABLE AREA	= 2,011.0 SQ.FT
3.	SECOND FLOOR HABITABLE AREA	= 1,609.0 SQ.FT
	TOTAL HABITABLE AREA	**= 4,591.0 SQ.FT**

NON-HABITABLE AREA CALCULATION

1.	BASEMENT FLOOR NON-HABITABLE AREA	= 0.0 SQ.FT
2.	FIRST FLOOR NON-HABITABLE AREA (GARAGE ONLY)	= 440.75 SQ.FT
3.	SECOND FLOOR NON- HABITABLE AREA	= 0.0 SQ.FT
	TOTAL NON-HABITABLE AREA	**= 440.75 SQ.FT**

SHEET INDEX

ARCHITECTURAL

SHEET INDEX

LANDSCAPE

IENGCO
CONSTRUCTION
CONSULTATION
ARCHITECTURE
ENGINEERING

PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

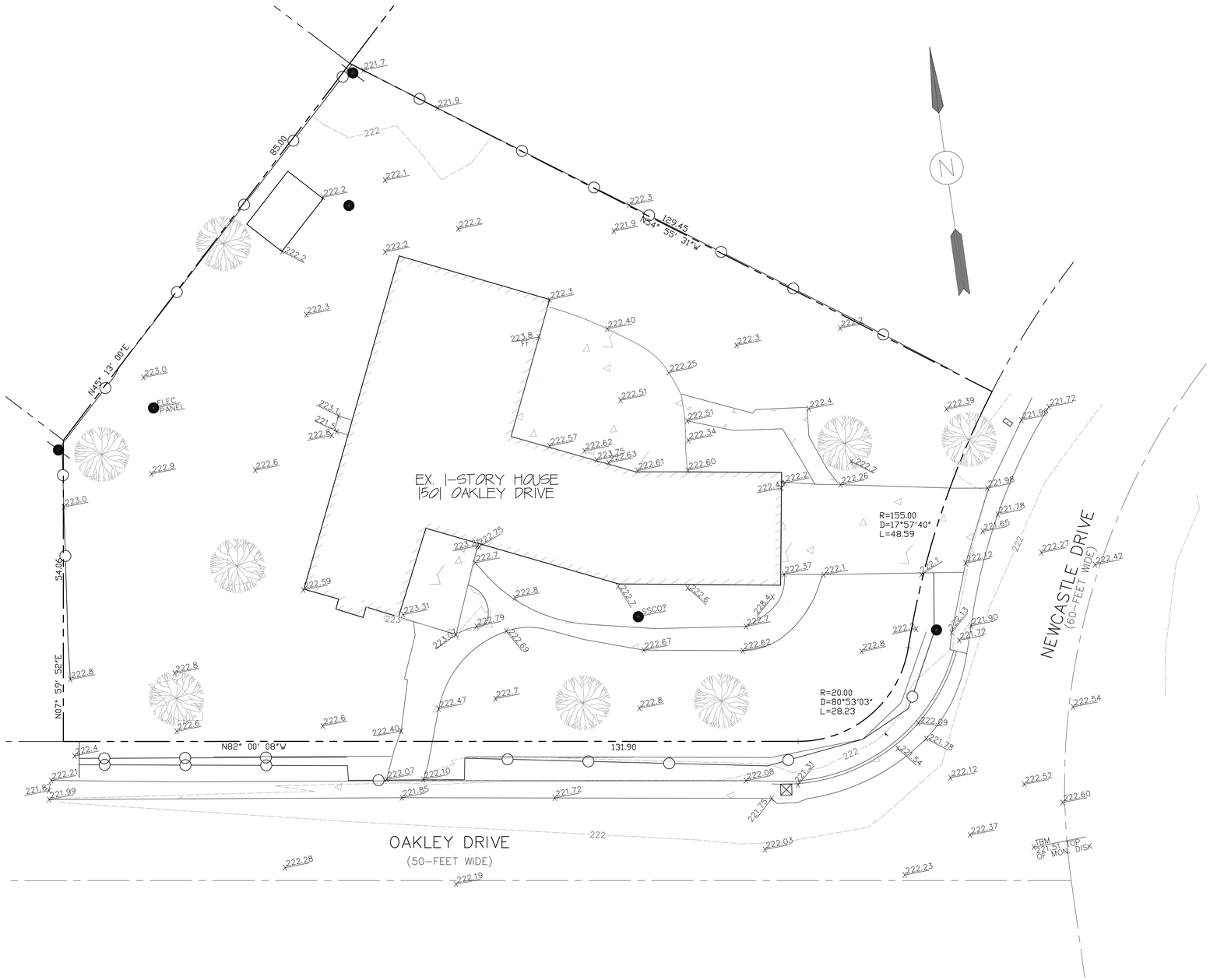
COVER SHEET

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
1	ISSUED FOR REVIEW	4/10/2025	M. SAINI	K. KUMAR	M. SAINI	M. SAINI
2	ISSUED FOR REVIEW					

CS-1.0

TOPOGRAPHIC SURVEY
PERMINDER/NARINDER TRUST
1501 OAKLEY DRIVE
LOS ALTOS, CALIFORNIA
MAY 2024



LEGEND

- PROPERTY LINE
- 90 MAJOR CONTOUR
- MINOR CONTOUR
- HOUSE
- EASEMENT
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- WALL
- FENCE
- TREE
- 166.6 SPOT ELEVATION
- GUY WIRE
- STREET LIGHT
- FIRE HYDRANT
- WATER METER
- CONCRETE
- ASPHALT
- DRAIN
- POWER POLE
- SIGN

NOTES:

1. FIELD SURVEY CONDUCTED ON JUNE 1, 2024
2. CONTOUR INTERVAL = 1-FOOT
3. PROPERTY LINES SHOWN HEREON HAVE BEEN COMPILED FROM RECORD INFORMATION. A BOUNDARY SURVEY WAS NOT PERFOMED.

BASIS OF BEARINGS:

BEARINGS BASED UPON THE TRACT 1897 FILED ON MAY 9, 1957 IN BOOK 81 OF MAPS AT PAGE 31, SANTA CLARA COUNTY RECORDS..

BASIS OF ELEVATIONS:

GPS DERIVED ELEVATIONS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1983(NGVD '83). SEE TEMPORARY BENCHMARK(TBM) PLOTTED HEREON.

10' 0' 5' 10' 20' 40'
1" = 10'

SHEET NO.
C-0.0

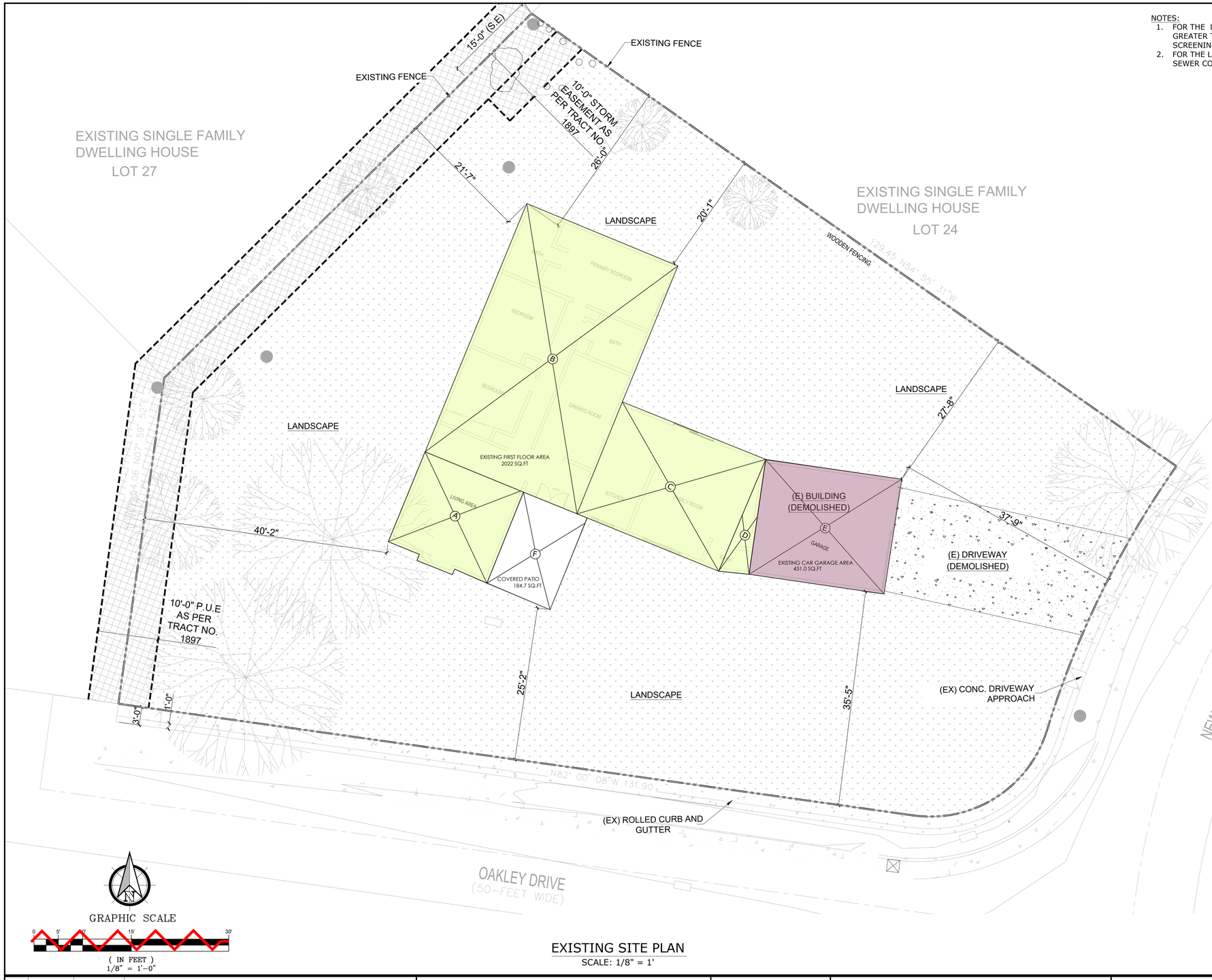
LICENCED LAND SURVEYOR
DAVID BAUMANN
7309
STATE OF CALIFORNIA

BAUMANN LAND SURVEYING
1800 LAGUNA STREET #20
CONCORD, CA 94520
(925) 787-5146
david@baumannlandsurveying.com

DESIGNED:	D.B.
DRAWN:	D.B.
CHECKED:	M.S.
APPROVED:	D.G.
DATE:	6/3/2024

NOTES:
1. FOR THE LOCATION, SIZE, TYPE, AND DRIP-LINE OF ALL EXISTING TREES GREATER THAN 4" IN DIAMETER AND ALL EXISTING LANDSCAPE SCREENING, REFER TO SHEET C-2.0.
2. FOR THE LOCATION AND TYPE OF ALL UTILITIES (E.G. ELECTRIC PANEL, SEWER CONNECTION, WATER METER), REFER TO SHEET C-3.0

LEGEND	
PROPERTY LINE	
WOODEN FENCE	
CONCRETE	
LANDSCAPE	
EXISTING TREE	



GRAPHIC SCALE
0 5' 10' 15' 30'
(IN FEET)
1/8" = 1'-0"

EXISTING SITE PLAN
SCALE: 1/8" = 1'

FLOOR AREA AND COVERAGE CALCULATIONS FOR EXISTING HOUSE

SECTION	DIMENSIONS		AREA (SQ.FT)	SECTION	DIMENSIONS		AREA (SQ.FT)
Existing First Floor (Demolished)							
A	17.58	16.17	286.8	B	26.833	44.08	1182.9
C	25.42	19.833	504.1	D	Triangle Shape		47.9
TOTAL			790.9	TOTAL			1230.8
TOTAL (Sq. ft.)			2022				
Existing Garage (Demolished)							
E	22.58	19.1	431				
Total (Sq. ft.)			431				
Existing Covered Porch (Demolished)							
F	11.25	16.42	184.7				
Total (Sq. ft.)			184.7				

EXISTING HABITABLE AREA							
A	17.58	16.17	286.8	B	26.833	44.08	1182.9
C	25.42	19.833	504.1	D	Triangle Shape		47.9
TOTAL			790.9	TOTAL			1230.8
TOTAL (Sq. ft.)			2022				
EXISTING NON-HABITABLE AREA							
E	22.58	19.1	431				
Total (Sq. ft.)			431				
TOTAL FLOOR AREA (EXISTING HOUSE)			2,453 SQFT				

NOTE:

EXISTING HOUSE WAS SINGLE STORY HOUSE WITH NO BASEMENT.
EXISTING HOUSE ALREADY DEMOLISHED UNDER SEPARATE BUILDING. PERMIT

NO.	BY	DATE	REVISIONS
2			ISSUED FOR REVIEW
1			ISSUED FOR REVIEW

IENGCO

1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

EXISTING SITE PLAN AND FLOOR PLAN

DATE:	4/10/2025
DESIGNED BY:	K.KUMAR
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

SHEET NO.
C-1.0

● ARCHITECTURE ● ENGINEERING ● CONSULTATION ● CONSTRUCTION

LEGEND

- PROPERTY BOUNDARY
- WOODEN FENCE
- (N) BUILDING
- CONCRETE
- LANDSCAPE AREA
- PAVERS
- DEPRESSED AREA
- EX TREE
- SS — EX SEWER LINE
- W — EX WETER LINE
- SD — EX STORM LINE
- 2.0% — SLOPE AND DIRECTION OF FLOW
- 222.22 — NEW ELEVATION

BASIS OF ELEVATIONS:

GPS DERIVED ELEVATIONS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1983(NGVD '83). SEE TEMPORARY BENCHMARK(TBM) PLOTTED HEREON.

A	TOTAL (NET) LOT AREA	13,645 SQFT
NEW (DESIGN) LIVING AREA		
B	FIRST FLOOR LIVING AREA	2,011.0 SQ.FT
C	GARAGE AREA	440.75 SQ.FT
D	**TOTAL PROPOSED DESIGN FLOOR AREA (F+G)**	**2,451.75 SQ.FT**
ADDITIONAL FLOOR AREA IN MAIN HOUSE		
E	PORCH	50.6 SQ.FT
F	**TOTAL AREA**	**2,502.35 SQ.FT**
LOT COVERAGE		
G	**LOT COVERAGE %AGE = (2,502.35/13,645X100)**	**18.34 %**

NO.	BY	DATE	
2			ISSUED FOR REVIEW
1			ISSUED FOR REVIEW

PREPARED BY:

ENGCO

REGISTERED PROFESSIONAL ENGINEER MANJIT SAINI No. C 61948 CIVIL STATE OF CALIFORNIA

Manjit Saini

PREPARED FOR:

1501 OAKLEY DR
LOS ALTOS, CA 94024
APN : 318-10-025

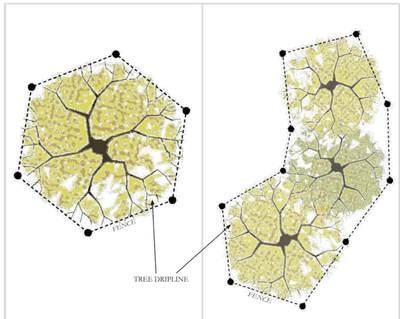
TITLE:

FUTURE SITE & FLOOR PLAN W/ LOT COVERAGE

DATE: 4/10/2025
DESIGNED BY: N.GORAYA
DRAWN BY: P. SEKHON
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

SHEET NO. 2

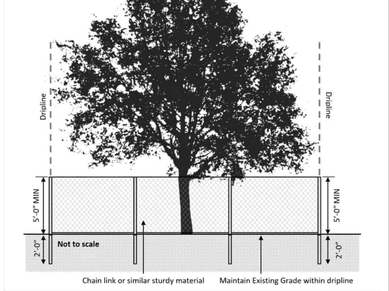
C-1.1



Notes per Section 11.08.120 of the Municipal Code:

1. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.
2. The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.
3. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. No signs, wires, or any other object shall be attached to the tree.
4. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods

TREE PROTECTION FENCE DETAIL
PLAN VIEW



TREE PROTECTION FENCE DETAIL
ELEVATION VIEW

LEGEND

- PROPERTY BOUNDARY
- EX BUILDING TO BE REMOVED
- EX CONCRETE TO BE REMOVED
- TREE TO BE REMOVED
- PREVIOUSLY REMOVED TREE
- TREE TO REMAIN
- TREE PROTECTION FENCE. SEE DETAIL ON THIS SHEET
- EX FENCE
- SPOT ELEVATION
- EX STREET LIGHT
- EX FIRE HYDRANT
- EX WATER METER
- EX DRAIN
- EX POWER POLE
- EX SIGN

SCOPE OF DEMOLITION

1. INSTALL TEMPORARY TREE PROTECTION FENCE AS PER CITY OF LOS ALTOS. SEE DETAIL ON THIS SHEET.

KEY PLAN NOTES

1. (N) BUILDING.
2. (N) GARAGE.
3. (N) CONCRETE DRIVEWAY.

TREE IDENTIFYING TABLE

TREE NO	SPECIES	SIZE	RETAIN / REMOVE	PREVIOUSLY REMOVED
T1	QUERCUS AGRIFOLIA	26" DBH	RETAIN	_
T2	QUERCUS AGRIFOLIA	33" DBH	RETAIN	_
T3	FRAXINUS VELUTINA	23" DBH	REMOVE	_
T4	FRAXINUS VELUTINA	23" DBH	REMOVE	_
T5	APPLE TREE	8" DBH	RETAIN	_
T6	LEMON TREE	17" DBH	RETAIN	_
T7	KUMQUAT TREE	12" DBH	RETAIN	_
T8	CHINES PISTACHE TREE	26"DBH	RETAIN	_
T9	CRAPE MYRTLE	_	_	PREVIOUSLY REMOVED
T10	OLIVE	8"DBH	RETAIN	_
T11	LIQUIDAMBAR	16"DBH	RETAIN	_
A	UNKNOWN	LESS THAN 4"	_	PREVIOUSLY REMOVED

1

0 10' 20'
SCALE: 1" = 10'

NO.	BY	DATE	
1			ISSUED FOR REVIEW

PREPARED BY:
IENGCO

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA
Manjit Saini

PREPARED FOR:
1501 OAKLEY DR
LOS ALTOS, CA 94024
APN : 318-10-025

TITLE:
TREE PROTECTION PLAN

DATE:	1/20/2025
DESIGNED BY:	N.GORAYA
DRAWN BY:	P. SEKHON
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

SHEET NO.
C-2.0

LEGEND

- PROPERTY BOUNDARY
- WOODEN FENCE
- (N) BUILDING
- CONCRETE
- LANDSCAPE AREA
- PAVERS
- DEPRESSED AREA
- EX TREE
- SS — EX SEWER LINE
- W — EX WETER LINE
- SD — EX STORM LINE
- 2.0% — SLOPE AND DIRECTION OF FLOW
- 222.22 — NEW ELEVATION

BASIS OF ELEVATIONS:

GPS DERIVED ELEVATIONS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1983(NGVD '83). SEE TEMPORARY BENCHMARK(TBM) PLOTTED HEREON.

EARTH WORK QUANTITIES

CUT: 231 CY
FILL: 223 CY

EXPORT: 8 CY
IMPORT: — CY

NOTE:
EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

IMPERVIOUS AREA CALCULATIONS

EX IMPERIOUS AREA=4482 SQ.FT
(N) IMPERIOUS AREA=4763 SQ.FT

TOTAL INCREASE IMPERIOUS AREA=281 SQ.FT

NO.	BY	DATE	

PREPARED BY:

IENGCO

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

Manjit Saini

PREPARED FOR:

1501 OAKLEY DR
LOS ALTOS, CA 94024
APN : 318-10-025

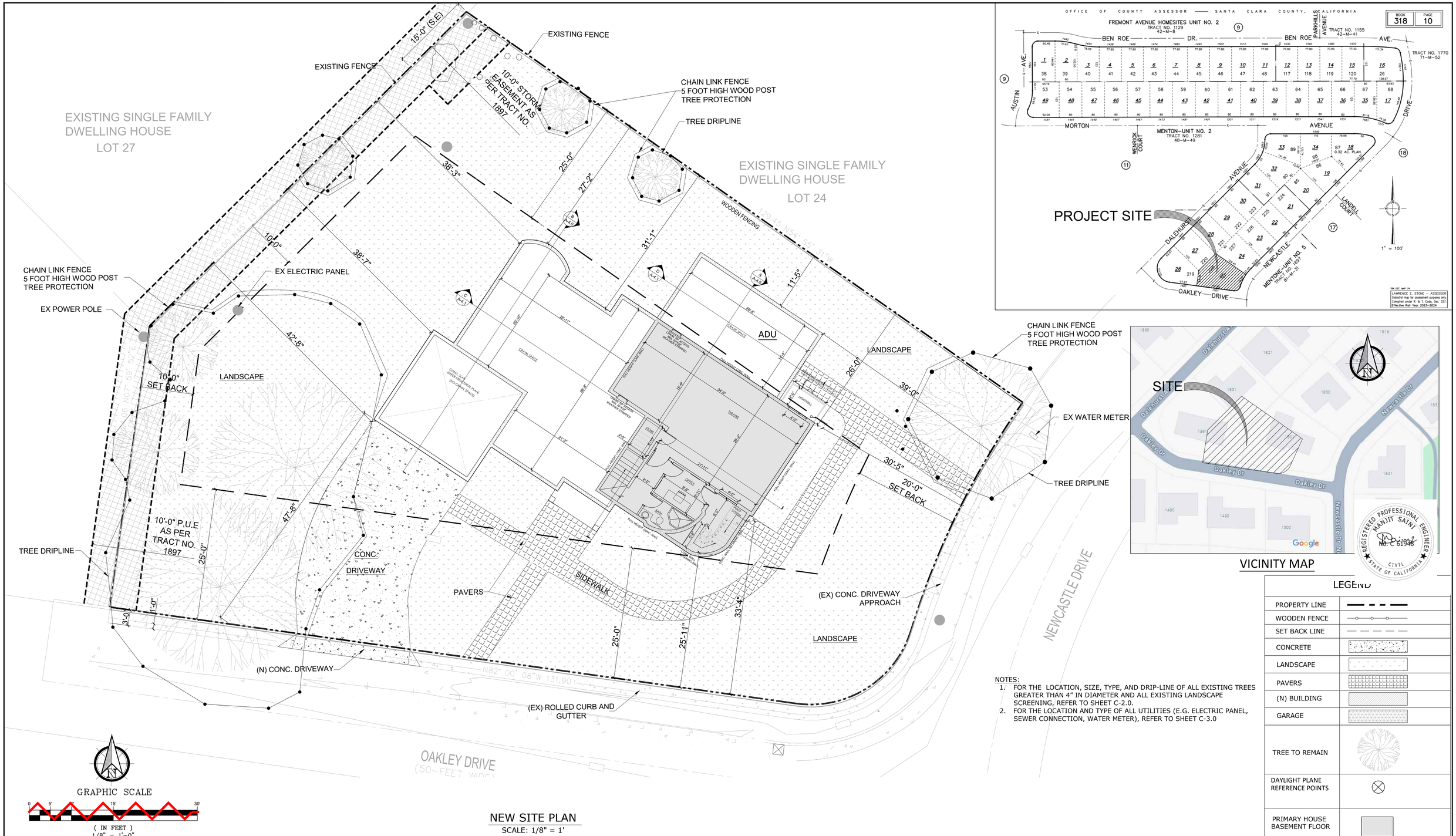
TITLE:

CONCEPTUAL GRADING AND DRAINAGE PLAN

DATE: 1/21/2025
DESIGNED BY: N.GORAYA
DRAWN BY: P. SEKHON
CHECKED BY: M. SAINI
APPROVED BY: M. SAINI

SHEET NO.

C-3.0



VICINITY MAP

GRAPHIC SCALE
0 5' 10' 15' 30'
(IN FEET)
1/8" = 1'-0"

NEW SITE PLAN
SCALE: 1/8" = 1'

NOTES:
1. FOR THE LOCATION, SIZE, TYPE, AND DRIP-LINE OF ALL EXISTING TREES GREATER THAN 4" IN DIAMETER AND ALL EXISTING LANDSCAPE SCREENING, REFER TO SHEET C-2.0.
2. FOR THE LOCATION AND TYPE OF ALL UTILITIES (E.G. ELECTRIC PANEL, SEWER CONNECTION, WATER METER), REFER TO SHEET C-3.0

LEGEND

PROPERTY LINE	
WOODEN FENCE	
SET BACK LINE	
CONCRETE	
LANDSCAPE	
PAVERS	
(N) BUILDING	
GARAGE	
TREE TO REMAIN	
DAYLIGHT PLANE REFERENCE POINTS	
PRIMARY HOUSE BASEMENT FLOOR	

NO.	BY	DATE	REVISIONS

ENGCO

REGISTERED PROFESSIONAL ENGINEER MANJIT SAINI No. C 61948 CIVIL STATE OF CALIFORNIA

1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

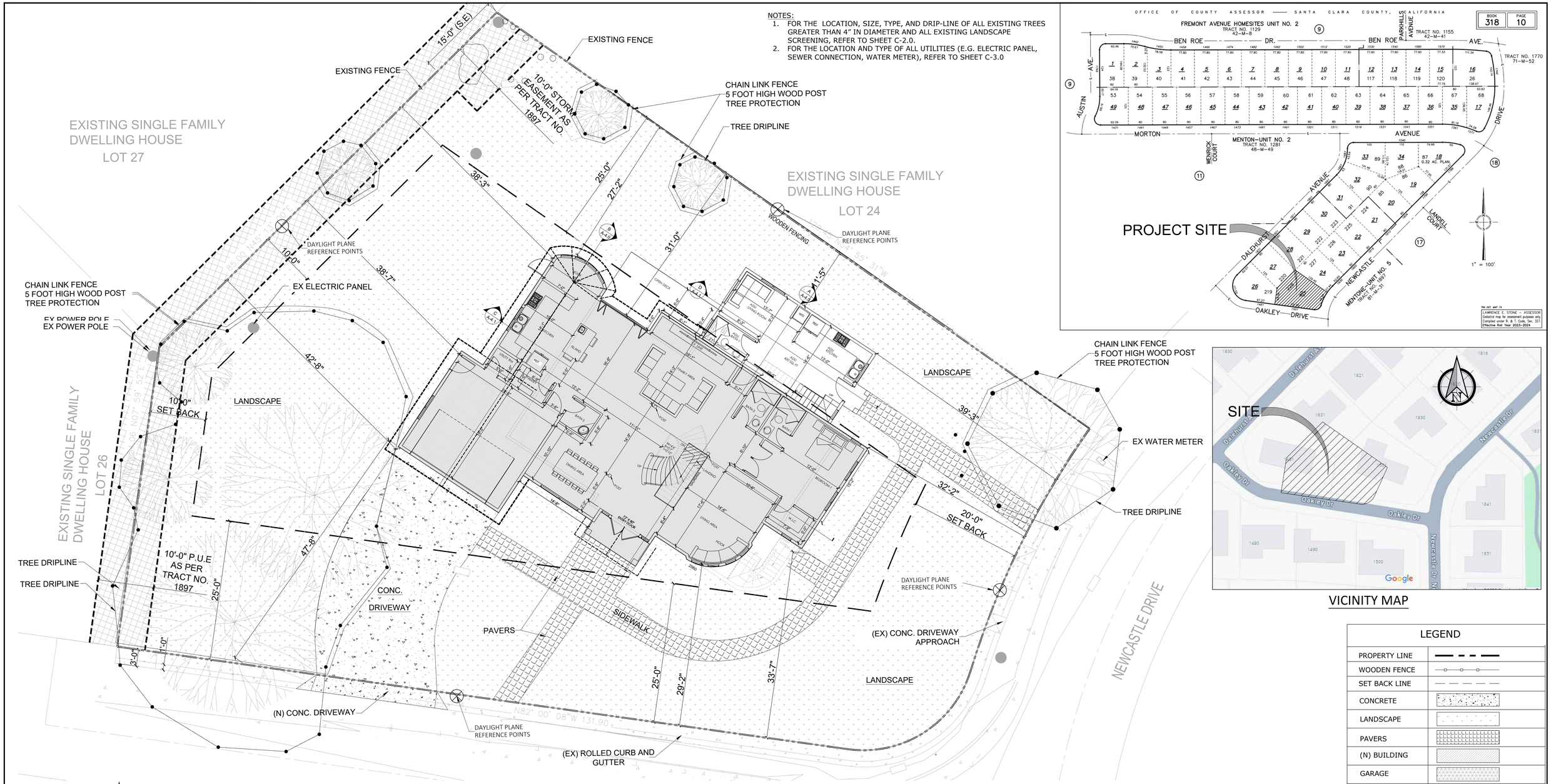
NEW SITE PLAN WITH BASEMENT FLOOR

DATE:	4/10/2025
DESIGNED BY:	K.KUMAR
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

SHEET NO.
C-4.0

● ARCHITECTURE ● ENGINEERING ● CONSULTATION ● CONSTRUCTION

NOTES:
1. FOR THE LOCATION, SIZE, TYPE, AND DRIP-LINE OF ALL EXISTING TREES GREATER THAN 4" IN DIAMETER AND ALL EXISTING LANDSCAPE SCREENING, REFER TO SHEET C-2.0.
2. FOR THE LOCATION AND TYPE OF ALL UTILITIES (E.G. ELECTRIC PANEL, SEWER CONNECTION, WATER METER), REFER TO SHEET C-3.0



VICINITY MAP

GRAPHIC SCALE
0 5' 10' 15' 30'
(IN FEET)
1/8" = 1'-0"

NEW SITE PLAN
SCALE: 1/8" = 1'

LEGEND	
PROPERTY LINE	
WOODEN FENCE	
SET BACK LINE	
CONCRETE	
LANDSCAPE	
PAVERS	
(N) BUILDING	
GARAGE	
TREE TO REMAIN	
DAYLIGHT PLANE REFERENCE POINTS	
PRIMARY HOUSE FIRST FLOOR	

NO.	BY	DATE	REVISIONS

ENGCO

REGISTERED PROFESSIONAL ENGINEER MANJIT SAINI No. C 61948 CIVIL STATE OF CALIFORNIA

1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

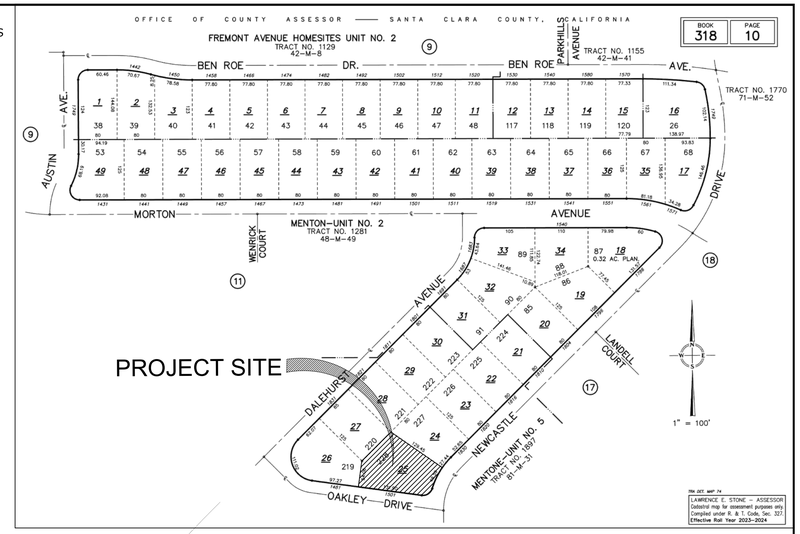
NEW SITE PLAN WITH FIRST FLOOR

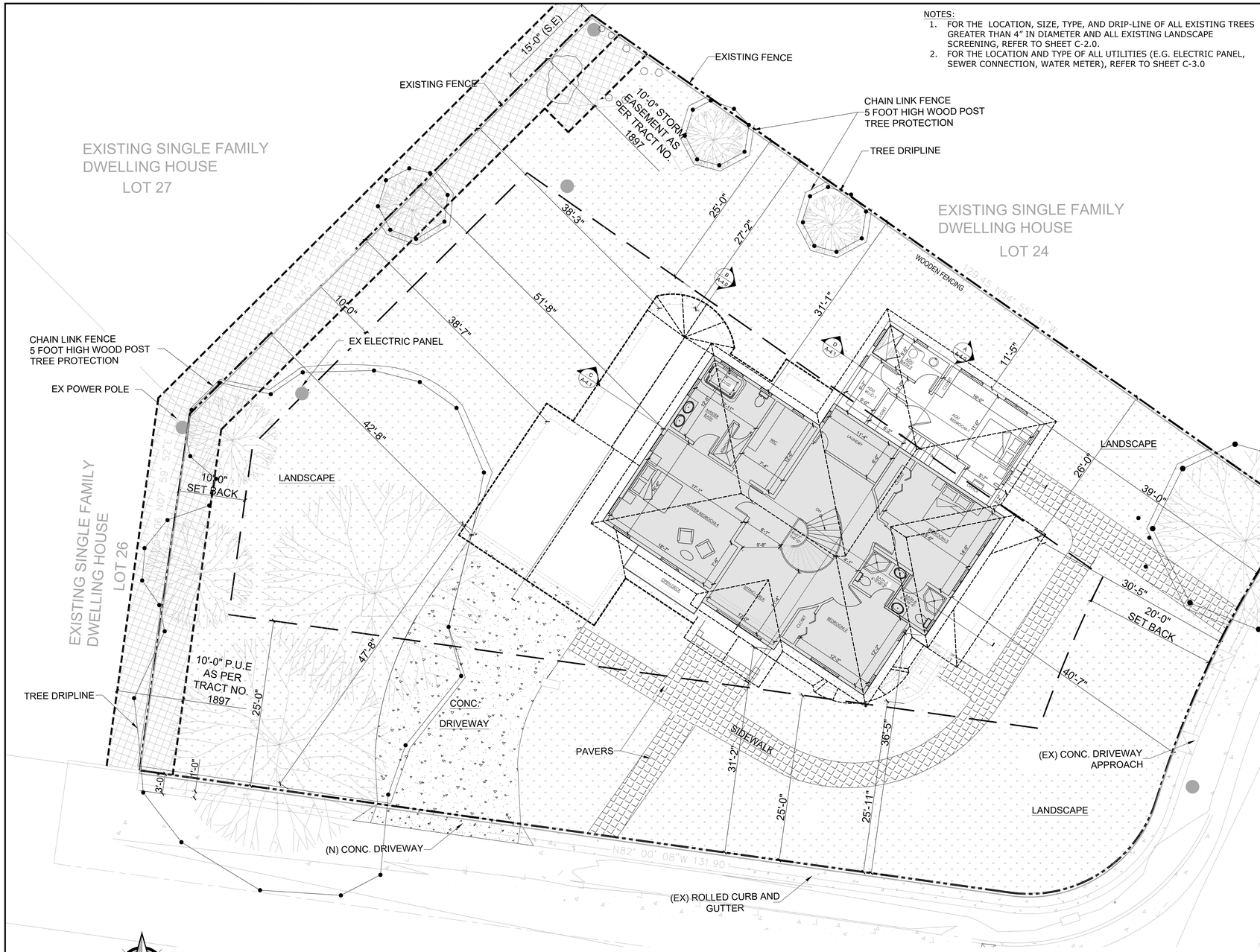
DATE:	4/10/2025
DESIGNED BY:	K.KUMAR
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

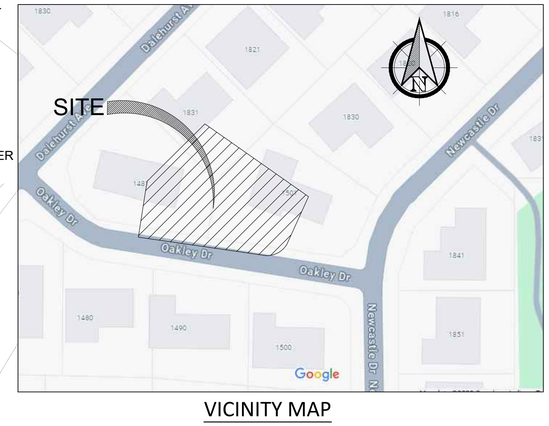
SHEET NO.
C-4.1

● ARCHITECTURE ● ENGINEERING ● CONSULTATION ● CONSTRUCTION

NOTES:
1. FOR THE LOCATION, SIZE, TYPE, AND DRIP-LINE OF ALL EXISTING TREES GREATER THAN 4" IN DIAMETER AND ALL EXISTING LANDSCAPE SCREENING, REFER TO SHEET C-2.0.
2. FOR THE LOCATION AND TYPE OF ALL UTILITIES (E.G. ELECTRIC PANEL, SEWER CONNECTION, WATER METER), REFER TO SHEET C-3.0







VICINITY MAP

GRAPHIC SCALE
0 5' 7' 15' 30'
(IN FEET)
1/8" = 1'-0"

NEW SITE PLAN
SCALE: 1/8" = 1'

LEGEND

PROPERTY LINE	
WOODEN FENCE	
SET BACK LINE	
CONCRETE	
LANDSCAPE	
PAVERS	
(N) BUILDING	
GARAGE	
TREE TO REMAIN	
DAYLIGHT PLANE REFERENCE POINTS	
PRIMARY HOUSE SECOND FLOOR	

NO.	BY	DATE	REVISIONS

IENGCO

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

NEW SITE PLAN WITH SECOND FLOOR

DATE:	4/10/2025
DESIGNED BY:	K.KUMAR
DRAWN BY:	K. KUMAR
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

SHEET NO.
C-4.2

● ARCHITECTURE ● ENGINEERING ● CONSULTATION ● CONSTRUCTION

GENERAL NOTES:

1. ALL WINDOWS, PATIO DOORS, AND ENTRY DOORS TO BE MANUFACTURED BY “JELD” WIN COMPANY.
2. WINDOWS AND PATIO DOORS TO BE “VINYL HORIZONTAL SLIDING” , WHITE COLOR WITH “ENERGY SAVER” OPTION. LOCATIONS SHOWN ON THE FLOOR PLAN.
3. FRONT ENTRY DOORS TO BE “SMOOTH - PRO FIBERGLASS GLASS PANEL EXTERIOR DOORS”
4. ALL INTERIOR WALL TO BE ½” GYPSUM WALL BOARD TYP.
5. PROVIDE 22” x 30” MINIMUM ATTIC ACCESS THAT NONE OF THE ATTIC SPACE SHALL BE 30” OR GREATER IN CLEAR HEIGHT OR LONGER THAN 30 - SQ. FT. PER CRC R807.1.
6. ALL SUPPORTING CONSTRUCTION SHALL BE PROVIDED WITH ½” GYPSUM MINIMUM.
7. LANDING SHALL BE NOT MORE THAN 7 - 3 / 4 INCHES LOWER THAN THE THRESHOLD FOR IN - SWING / SLIDING DOORS. CRC R 311.3.1.
8. LANDING SHALL BE NOT MORE THAN 1 - 1 / 2 INCHES LOWER THAN THE THRESHOLD FOR OUT - SWING DOORS. CRC R 311.3.1.
9. EXHAUST DUCTS SHALL EXHAUST 3” - 0” FROM PROPERTY LINE AND 3” - 0” FROM OPENING INTO THE BUILDING.
10. HANDRAIL AND GUARD RAIL TO BE DESIGNED FOR A LIVE LOAD OF 20 POUNDS / LINEAR FOOT APPLIED EITHER HORIZONTAL OR VERTICAL DOWNWARD AT THE TOP RAIL.
11. EACH BEDROOM WINDOW IS PROVIDED WITH AN EGRESS WINDOW WITH A MAXIMUM SILL HEIGHT OF 44” FROM THE FINISHED FLOOR. CRC R 310.2.2
12. WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24” ABOVE THE FINISHED FLOOR AND GREATER THAN 72” ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL BE PROVDIED WITH FALL PROTECTION IN ACCORDANCE WITH CRC R312.2.1.
13. DOOR LEADING FROM GARAGE TO THE OFFICE SHALL BE SELF - CLOSING AND SELF - LATCHING CRC R302.5.1
14. THE STAIRS SHALL HAVE A MINIMUM RISE OF 7.75” AND MINIMUM TREAD OF 10” CRC R311.7.5.
15. PROVIDE COMBUSTION AIR (i.e. LOUVERED DOOR) FOR THE UTILITY ROOM PER CMC 701.0.
16. SPECIFY TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENING INTO THE BUILDING (i.e., dryers, bath and utility fans, etc.) MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, PENNING SKYLIGHTS, OR ATTIC VENTS [CMC502.2.1]
17. FOR THE NEW FURNACE LOCATED IN THE ATTIC PROVIDE THE FOLLOWING:
    A. SPECIFY 30-INCHx30-INCH MINIMUM ATTIC ACCESS OR PROVIDE MINIMUM 22-INCHX30-INCH ATTIC ACCESS, AS LONG AS THE FURNACE CAN BE REMOVED THROUGH THE PENNING. CMC 904.11.1
    B. PROVIDE 30-INCHx30-INCH MINIMUM WORKING SPACE IN FRONT OF FURNACE. CMC 904.11.4
    C. PROVIDE A SOLID 24-INCH WIDE PLATFORM PATH FROM THE ACCESS PENNING TO THE FURNACE. CMC 904.11.3
    D. PROVIDE A LIGHT FIXTURE AND A PERMANENT CONVENIENCE OUTLET AT THE FURNACE LOCATE THE LIGHT SWITCH AT THE ACCESS OPENING. CMC 904.11.5
    E. SPECIFY SIZE, METHOD, AND SOURCE OF COMBUSTION AIR FOR THE GAS FURNACE. CMC 170.0
18. PROVIDE PROTECTION METHOD TO CONDENSATE OVERFLOW DISCHARGES AT POINT IS READILY OBSERVED. CMC 310.2.
19. THE STAIRS SHALL HAVE A MINIMUM RISE OF 7.75” AND MINIMUM TREAD OF 10” CRC R311.7.5.
20. ALL SUPPORTING CONSTRUCTION SHALL BE PROVIDED WITH ½” GYPSUM MINIMUM.
21. SPECIFY ON FIELD A MINIMUM 15 INCHES DIMENSION FROM CENTER LINE OF THE WATER CLOSETS TO WALL OR BARRIER EACH SIDE, AND PROVIDE A CLEAR SPACE OF NOT LESS THAN 24 INCHES IN FRONT OF EACH WATER CLOSET. (CPC 402.5)
22. 1.28 GAL/FLUSH TOILETS, TEMPERED GLASS AT BATH ENCLOSURES, SHOWER AND BATH TUBS. WALLS TO BE HARD, NON - ABSRSENT, SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT (CEMENT, FIBER CEMENT, GLASS MAT GYPSUM) TO A HEIGHT OF 72”ABOVE DRAIN INLET. SHOWERHEAD TO HAVE A MAX. FLOW OF 2.0 GPM, AND FAUCETS TO HAVE A MAX. FLOW OF 1.5 GPM.
23. PROVIDE 5/8” TYPE “X” GYPSUM BOARD AT THE GARAGE CEILING ADJOINING THE DWELLING. ALL SUPPORTING CONSTRUCTION SHALL BE PROVIDED WITH ½” GYPSUM BOARD. (CRC R302.6).
24. HEIGHT OF THE GUARDS TO BE 42” MINIMUM CRC R312.1.2.
25. THE SPACING OF THE OPENINGS AT THE GUARDS TO BE SUCH THAT A SPHERE 4 INCHES IN DIAMETER SHALL NOT PASS THROUGH CR R312.1.3.
26. DUCT PENETRATING THE WALL SEPARATING THE DWELLING STRUCTURE FROM THE GARAGE SHALL BE CONSTRUCTED OF MIN. 26 GAGE SHEET STEEL OF OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENING IN TO THE GARAGE. CRC R302.5.2.
27. SAFETY GLAZING PER CRC R308.4 REQUIREMENTS FOR THE FOLLOWING HAZARDOUS LOCATION ON THE PLAN.
28. A 36-INCH LANDNG OR FLOOR ON EACH SIDE OF EXTERIOR DOOR SHALL BE PROVIDED. THE SLOP AT THE EXTERIOR LANDING SHALL NOT EXCEED ¼” UNITE VERTICAL IN 12 UNITS HORIZONTAL (2%SLOPE). CRC R311.3.IE. OUTSIDE OF BATHROOM #1.
29. PROVIDE OPENING PROTECTION BETWEEN THE DWELLING AND THE GARAGE. SOLID WOOD DOOR NOT LESS THAN 1 - 3/8” THICK, SELF - CLOSING AND SELF - LATCHING. (CRC R305.5.1).
30. PROVIDE 18”x24” MINIMUM UNDER - FLOOR / CRAWLDSPACE. ACCESS SHALL BE PROVIDED THROUGHOUT THE UNDER- FLOOR SPACE. CRC R408.4.
31. GAS BURN APPLIANCES ARE NOT ALLOWED BY THE CITY OF SAN JOSE FOR 2019 CODE AND EVERY UNIT SHOULD BE ELECTRICAL. ENERGY CALCS SHOWS NATURAL GAS WHICH IS NOT ALLOWED. CHARG ALL UNIT TO ELECTRICAL SOLAR PANELS ARE REQUIRED FOR COMPLIANCE. REVISE THE ENERGY CALCS.
32. SOLAR PANEL ARE REQUIRED TO COMPLY WITH 2019 ENERGY CODE AS PER CITY OF SAN JOSE REQUIREMENTS. SHOW LOCATION OF SOLAR PANELS ON ROOF WITH PROPER AT RIDGE AT EAVE & THEIR CONFECTION TO ROOF STRUCTURE IF INSTALLED ON ROOF OR AT ANY OTHER LOCATION.

BATHROOMS REQUIREMENTS:

1. PROVIDE A NEW FAN IN ALL BATHROOMS. BATH FANS SHALL PROVIDE A MINIMUM OF 50 CUBIC FEET PER MINUTE MECHANICAL VENTILATION, AND SHALL BE VENTED TO THE EXTERIOR (AT LEAST 3 FEET AWAY FROM ANY AIR INTAKE INTO THE BUILDING)
2. GFCI PROTECTION SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS. AT LEAST ONE OUTLET SHALL BE PROVIDED ADJACENT TO EACH SINK.
3. SHOWER WALL NON - ABSORBANT FINISH (TILE OR OTHER IMPERVIOUS MATERIAL) SHALL EXTEND A MIN OF 72” ABOVE THE DRAIN.
4. SHOWER COMPARTMENTS, SHALL HAVE A MINIMUM FINSIHED INTERIOR OF 1,024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30 - INCH CIRCLE.
5. PROVIDE SAFETY GLAZING IS REQUIRED FOR TUB AND SHOWER ENCLOSURES, PANELS, AND DOORS.
6. APPROVED PRESSURE - BALANCED VALVES OR THERMOSTATIC MIXING TYPE ADJUSTED TO 120*F MAX.
7. BASE MATERIAL BENEATH SHOWER PAN SHALL BE SLOPE ¼” INCH PER FOOT MIN. TO A 2 INCH DRAIN.
8. SHOWER FIXTURES SHALL NOT DIRECTLY FACE/ DISCHARGE TOWARDS THE SHOWER ENCLOSURE DOOR.
9. PROVIDE MINIMUM 15 INCHES DIMENSION FROM CENTER LINE OF THE WATER CLOSETS TO WALL OR BARRIER EACH SIDE, AND PROVIDE A CLEAR SPACE OF NOT LESS THAN 24 INCHES IN FRONT OF EACH WATER CLOSET. (CPC 402.5)
10. VENT THE DRYER TO THE EXTERIOR OF THE BUILDING AND MAINTAIN A 36” TO OPENINGS INTO THE BUILDING. THE VENT (EXHAUST DUCT) OF DOMESTIC CLOTHES DRYERS MUST MEET THE FOLLOWING REQUIREMENTS: MAXIMUM LENGTH (COMBINED HORIZONTAL AND VERTICAL AND INCLUDING ANY ELBOWS): 14 FEET MAXIMUM 90 DEGREES ELBOWS: 2 IF MORE THAN TWO 90 - DEGREE ELBOWS, DEDUCT 2 FEET FROM ALLOWED VENT LENGTH FOR EACH ADDITIONAL ELBOW. FOLLOW THE MANUFACTURER INSTALLATION INSTRUCTIONS NOTE: THE USE OF BOOSTER FANS TO INCREASE THE ALLOWABLE VENT LENGTH IS NOT PERMITTED.
11. OPENING TO THE SHOWER TO BE 22 - INCHES MINIMUM WITH A 22 - INCHES x 22 INCHES LANDING ON BOTH SIDE OF THE PENNING.

WATER CONSERVING PLUMBING FIXTURES TABLE PER 2022 CALIFORNIA MECHANICAL CODE

FIXTURES TYPE	NON-COMPLIANT PLUMBING	COMPLIANT PLUMBING FIXTURE
WATER CLOSET	EXCEED 1.6 GALLONS/FLUSH	SINGLE FLUSH TOILETS 1.28 GALLONS/FLUSH
SHOWER HEAD	EXCEED 1.8 GALLONS/FLUSH	1.8 GALLONS/MINUTE @ 80 PSI ALSO CERTIFIED TO THE PERFORMANCE CRITERIA OF U.S. EPA WATER SENSE SPECIFICATION FOR SHOWERHEADS
FAUCETS, LAVATORY	EXCEED 2.2 GALLONS/FLUSH	1.2 GALLONS/MINUTE @ 60 PSI
KITCHEN	EXCEED 2.2 GALLONS/FLUSH	1.8 GALLONS/MINUTE @ 60 PSI MAY TEMPORARILY INCRESE UP TO 2.2 GALLONS/MINUTE @ 60 PSI

NOTES:

1. "HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT PROVIDE EVIDENCE THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTORS, PRIOR TO FINAL INSPECTION".

ENGCO

PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

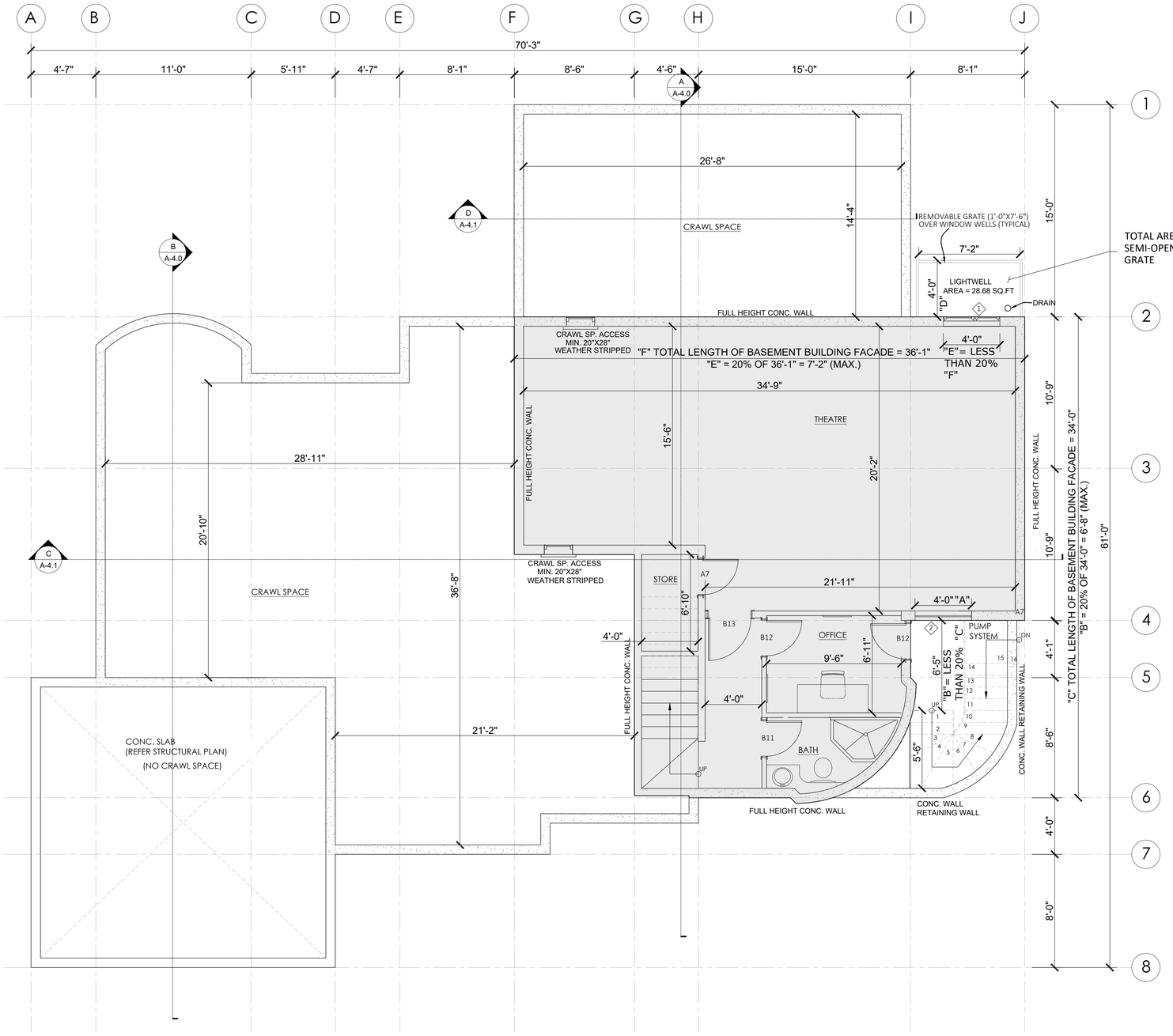
ARCHITECTURE NOTES

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61946
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
		9/23/2024	M. SAINI	K. KUMAR	M. SAINI	M. SAINI

A-1.0

● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE



BASEMENT FLOOR PLAN

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

GENERAL NOTES

1. REFER TO A-4.0 SHEETS FOR BUILDING SECTIONS.
3. REFER TO A-5.0 SHEETS FOR TYPICAL DETAILS.
4. GARAGE WALLS AND CEILING TO BE FINISHED WITH $^{5}/_{8}$ INCH TYPE X GYPSUM BOARD ON GARAGE INTERIOR SIDE (CRC R302.6)
5. AT GAS METER, INSTALL EXCESS-FLOW OR SEISMIC ACTUATED GAS SHUT-OFF DEVICE, PER A.C.O. SECTION 15.16.140-1211
6. ALL PLUMBING WALLS TO BE MIN. 2x6
7. PLUMBING FIXTURES
   a. WATER CLOSETS - 1 .28 GALLONS PER FLUSH, MAXIMUM . CGBC 4.303.1 .1.
   b. SHOWERHEADS -2.0 GALLONS PER MINUTE, MAXIMUM. CGBC 4.303.1.3.
   c. LAVATORY FAUCETS - 1.2 GALLONS PER MINUTE, MAXIMUM . CGBC 4.303.1.4.
   d. KITCHEN FAUCETS - 1 .8 GALLONS PER MINUTE, MAXIMUM . CGBC 4.303.1 .4.4.
8. SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC 41 8.0

LIGHT WELL OPENING TO AIR CALCULATIONS:

TOTAL AREA = 4 FT × 7.17 FT = 28.68 SQUARE FEET

MINIMUM OPEN AREA REQUIRED = 28.68 × 75% = 21.51 SQ. FT

MAXIMUM OBSTRUCTION ALLOWED = 30 × 25% = 6.67 SQ.FT

TOTAL AREA OF OBSTRUCTIONS = **2.10** SQ.FT < **6.67** SQ.FT (SEE CALC. BELOW)

STEEL GRATE SPECIFICATIONS

PLAIN FLAT WELDED BAR TYPE STEEL GRATING IS WIDELY USED IN THE PLATFORM, CORRIDOR, BRIDGE, WELL COVERS

PLAIN STEEL GRATING TYPES:
WELDED PLAIN STEEL GRATING
SWAGE-LOCKED PLAIN STEEL GRATING
PRESS-LOCKED PLAIN STEEL GRATING

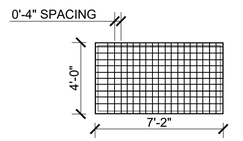
SIZE RANGE:
TYPE OF BEARING BAR: 100 X 6MM
PITCH OF BEARING BAR: 12.
DESIGN AND MANUFACTURE STANDARD STEEL GRATINGAND IN CUSTOMIZED SHAPES PER CLIENT REQUIREMENTS)
PITCH OF CROSS BAR: 38, 76, 50, 100
MATERIAL: MILD STEEL OR STAINLESS STEEL
FINISH: HOT DIP GALVANIZING, PAINTED, UNTREATED
STEEL GRATING STANDARDS:

1) USA: ANSI / NAAMM (MBG531 -)

CALCULATION:

OBSTRUCTIONS AREA:
THICKNESS OF 1 BAR = .25 INCHES = 0.0209 FT
DEPTH OF 1 BAR = 4 INCHES = 0.333 FT
NUMBER OF BARS PROVIDED = 9 BOTH DIRECTIONS

TOTAL AREA OF OBSTRUCTIONS
= 0.0209X9X4 =0.7525 SQ.FT
= 0.0209X9X7.17 =1.35 SQ.FT
= **2.10** SQ.FT < **6.67** SQ.FT



TYPICAL PLAN OF STEEL GRATE

2

LEGEND:

PRIMARY HOUSE (BASEMENT FLOOR)

AREA STATEMENT

1.	BASEMENT	= 971.0
	TOTAL AREA	= 971.0 SQFT.

ENGCO

PREPARED FOR:
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1501 OAKLEY DRIVE
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APN- 318-10-025

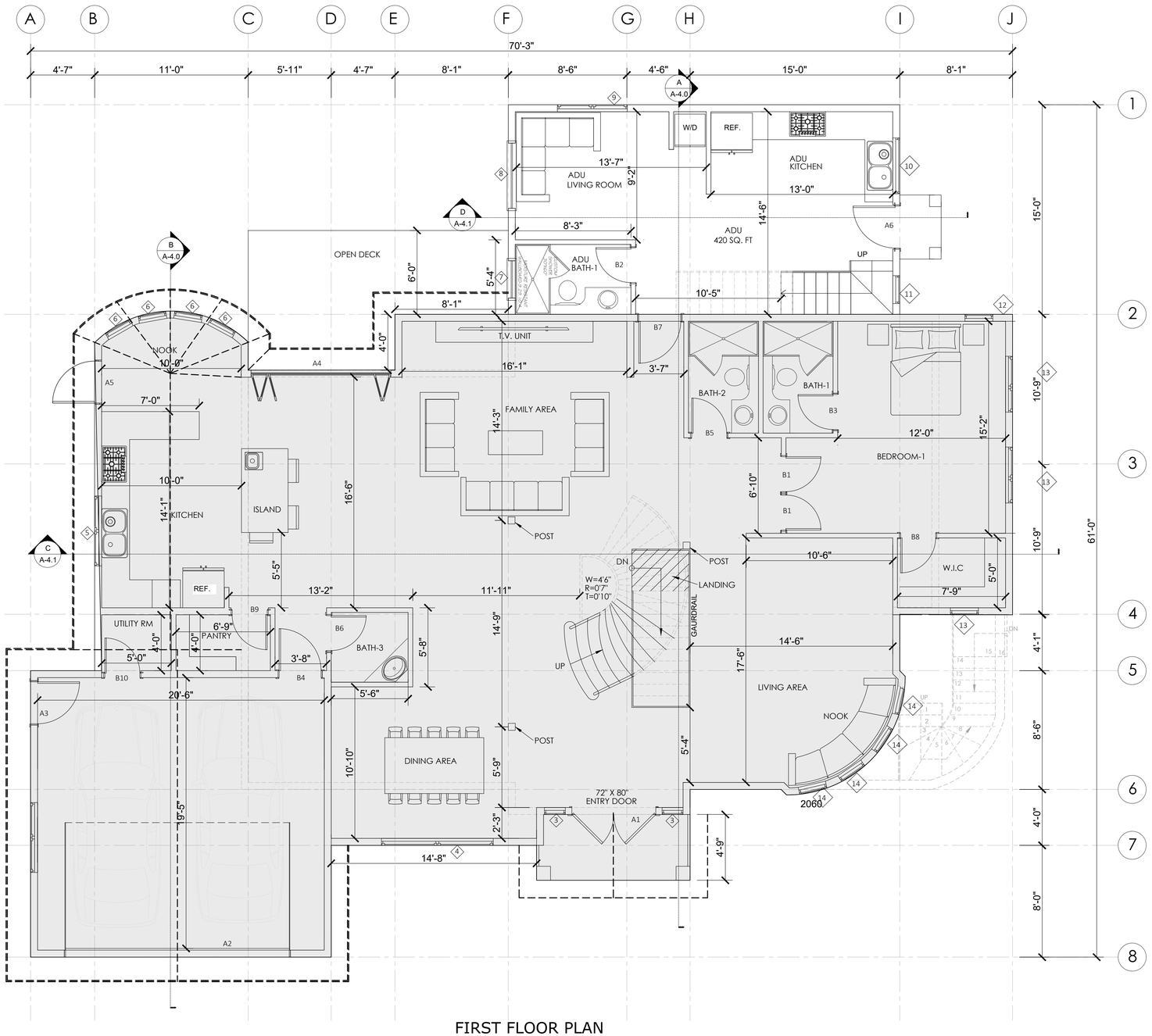
BASEMENT FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER MANJIT SAINI No. C 61948 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
1	ISSUED FOR REVIEW	4/10/2025	M. SAINI	K. KUMAR	M. SAINI	M. SAINI
2	ISSUED FOR REVIEW					

A-2.0

● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE



FIRST FLOOR PLAN

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

GENERAL NOTES

1. REFER TO A-4.0 SHEETS FOR BUILDING SECTIONS.
3. REFER TO A-5.0 SHEETS FOR TYPICAL DETAILS.
4. GARAGE WALLS AND CEILING TO BE FINISHED WITH $^{5}/_{8}$ INCH TYPE X GYPSUM BOARD ON GARAGE INTERIOR SIDE (CRC R302.6)
5. AT GAS METER, INSTALL EXCESS-FLOW OR SEISMIC ACTUATED GAS SHUT-OFF DEVICE, PER A.C.O. SECTION 15.16.140-1211
6. ALL PLUMBING WALLS TO BE MIN. 2x6
7. PLUMBING FIXTURES
   a. WATER CLOSETS - 1 .28 GALLONS PER FLUSH, MAXIMUM . CGBC 4.303.1 .1.
   b. SHOWERHEADS -2.0 GALLONS PER MINUTE, MAXIMUM. CGBC 4.303.1.3.
   c. LAVATORY FAUCETS - 1.2 GALLONS PER MINUTE, MAXIMUM . CGBC 4.303.1.4.
   d. KITCHEN FAUCETS - 1 .8 GALLONS PER MINUTE, MAXIMUM . CGBC 4.303.1 .4.4.
8. SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC 41 8.0

LEGEND:

PRIMARY HOUSE (FIRST FLOOR)

A	TOTAL (NET) LOT AREA	13,645 SQFT	
PERMITTED LIVING AREA FOR LOT GREATER THAN 11,000 SQ FT PER R1-10			
B	MAX FLOOR AREA FOR 11,000 SQ FT AREA	3,850.0	SQ.FT
C	ADDITIONAL LOT AREA GREATER THAN 11,000 SQ FT	2,645.0	SQ.FT
D	ADDITIONAL FLOOR AREA (10% OF) ADDITIONAL 2,645 SQ FT LOT	264.5	SQ.FT
E	**TOTAL PERMITTED LIVING FLOOR AREA (B+D)**	**4,114.5**	**SQ.FT**
NEW (DESIGN) LIVING AREA			
F	FIRST FLOOR LIVING AREA	2,011.0	SQ.FT
G	GARAGE AREA	440.75	SQ.FT
H	**TOTAL PROPOSED DESIGN FLOOR AREA (F+G)**	**2,451.75**	**SQ.FT**
ADDITIONAL FLOOR AREA IN MAIN HOUSE			
I	PORCH	50.6	SQ.FT
J	**TOTAL AREA**	**2,502.35**	**SQ.FT**

ENGCO

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FIRST FLOOR PLAN

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STATE OF CALIFORNIA

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1	ISSUED FOR REVIEW	DESIGNED BY:	M. SAINI
2	ISSUED FOR REVIEW	DRAWN BY:	K. KUMAR
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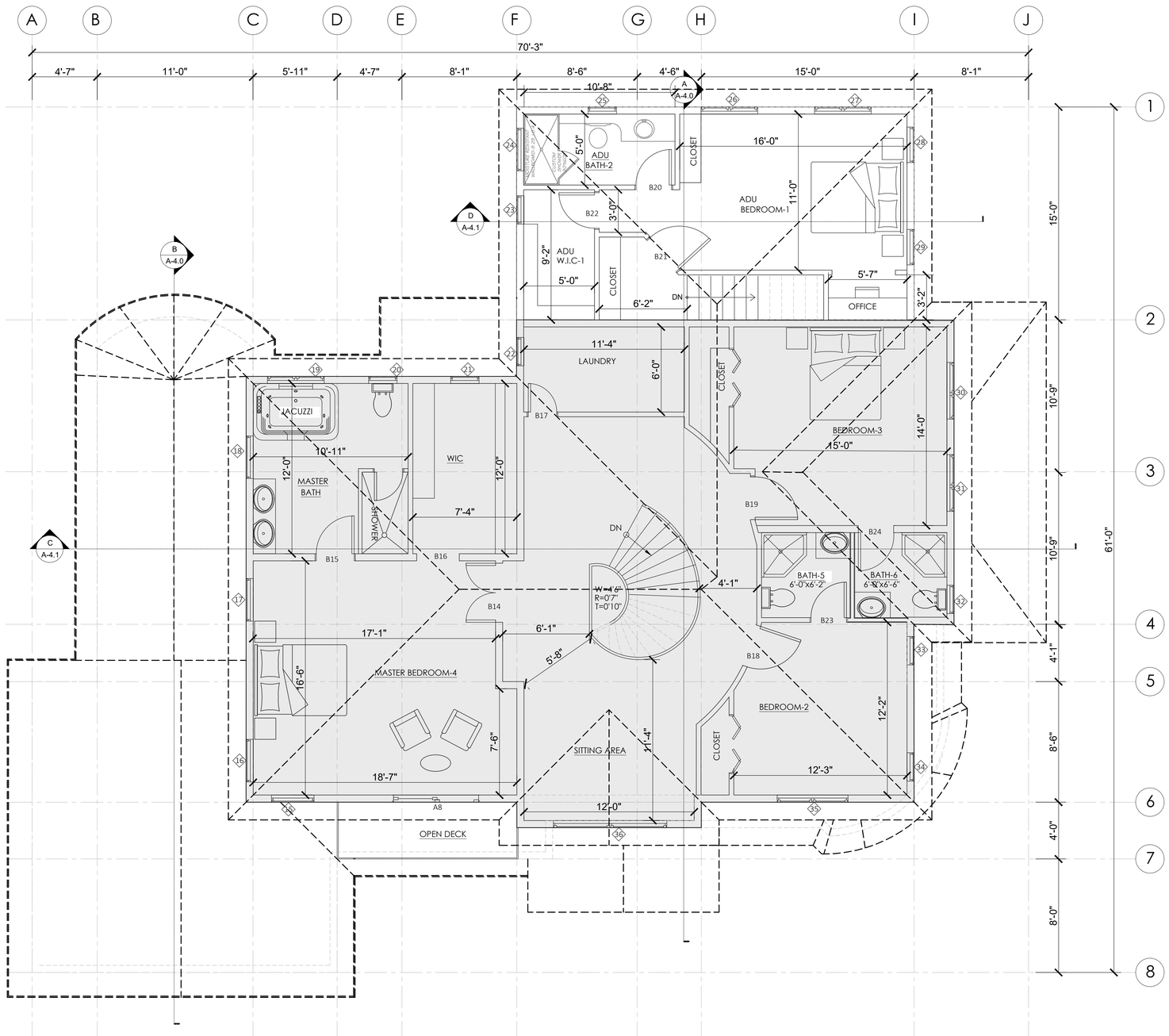
A-2.1

● CONSTRUCTION
● CONSULTATION
● ARCHITECTURE
● ENGINEERING



SECOND FLOOR PLAN

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

GENERAL NOTES

1. REFER TO A-4.0 SHEETS FOR BUILDING SECTIONS.
3. REFER TO A-5.0 SHEETS FOR TYPICAL DETAILS.
4. GARAGE WALLS AND CEILING TO BE FINISHED WITH $\frac{5}{8}$ INCH TYPE X GYPSUM BOARD ON GARAGE INTERIOR SIDE (CRC R302.6)
5. AT GAS METER, INSTALL EXCESS-FLOW OR SEISMIC ACTUATED GAS SHUT-OFF DEVICE, PER A.C.O. SECTION 15.16.140-1211
6. ALL PLUMBING WALLS TO BE MIN. 2x6
7. PLUMBING FIXTURES
   a. WATER CLOSETS - 1 .28 GALLONS PER FLUSH, MAXIMUM . CGBC 4.303.1 .1.
   b. SHOWERHEADS -2.0 GALLONS PER MINUTE, MAXIMUM. CGBC 4.303.1.3.
   c. LAVATORY FAUCETS - 1.2 GALLONS PER MINUTE, MAXIMUM . CGBC 4.303.1.4.
   d. KITCHEN FAUCETS - 1 .8 GALLONS PER MINUTE, MAXIMUM . CGBC 4.303.1 .4.4.
8. SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC 41 8.0

LEGEND:

PRIMARY HOUSE (SECOND FLOOR)

AREA STATEMENT

1.	SECOND FLOOR	= 1,609 SQFT
	ADDITIONAL AREA	
2.	OPEN DECK	= 50.7 SQFT
3.	**TOTAL (1+2)**	**= 1,659.7 SQFT**

ENGCO

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1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

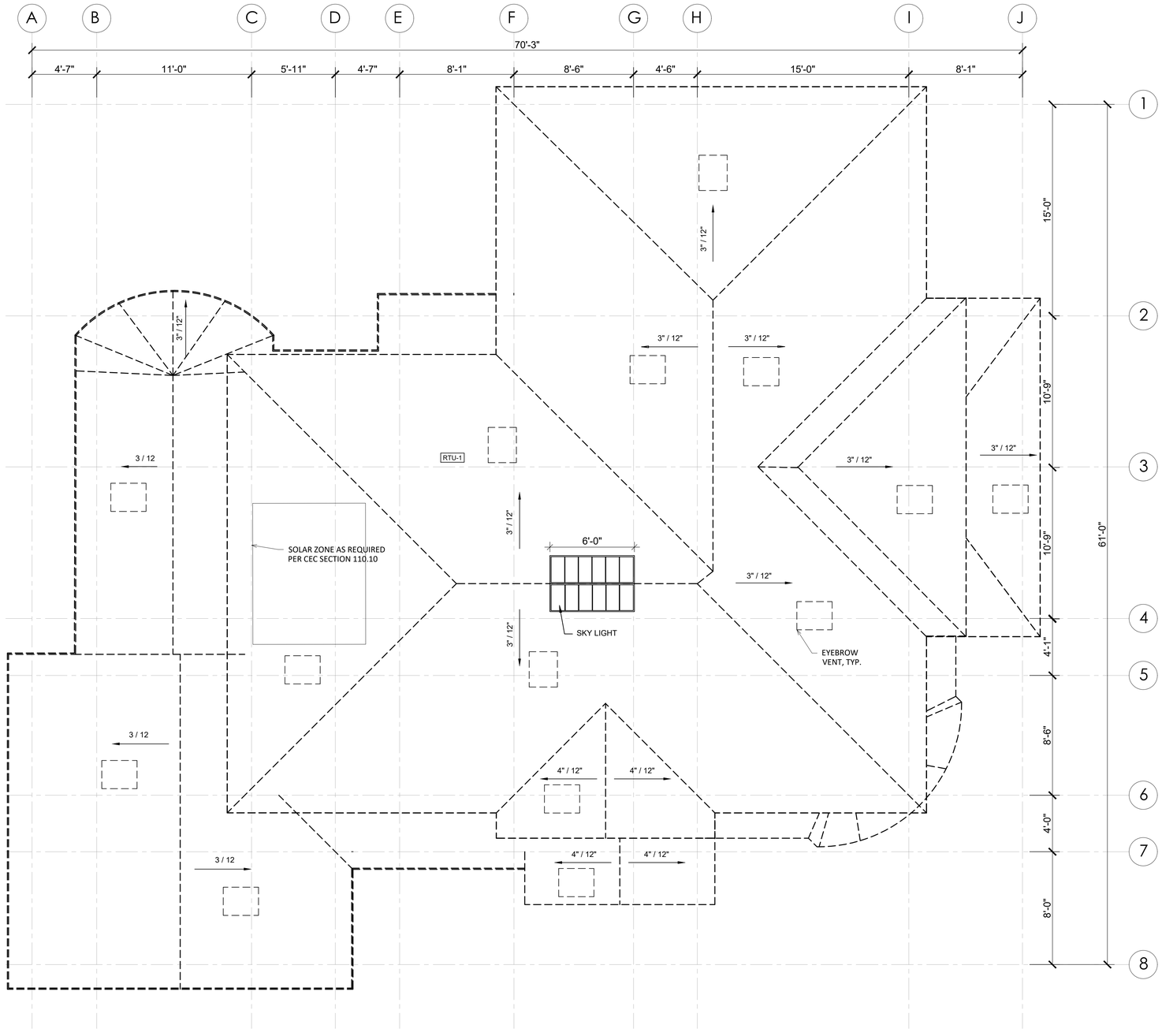
SECOND FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER MANJIT SAINI No. C 61946 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	DATE:	4/10/2025
1	ISSUED FOR REVIEW	DESIGNED BY:	M. SAINI
2	ISSUED FOR REVIEW	DRAWN BY:	K. KUMAR
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI

A-2.2

● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE



ROOF PLAN

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

GENERAL NOTES

1. TYPICAL ROOF PITCH IS 3:12 UNLESS OTHERWISE NOTED.

THESE NOTES ARE FOR THIS SHEET AND OTHER APPLICABLE SHEETS.

1. ROOFING TYPE - CONCRETE TILE ROOF.
2. ALL CONC. TILE SHALL COMPLY WITH C.B.C STANDARDS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. VERIFY ALL WITH CURRENT TILE ROOFING ASSOCIATIONS SPECS.
3. RIDGES, VALLEYS, HIP, EAVES AND RAKES SHALL BE CONSTRUCTED PER THE ROOFING MANUFACTURERS SPECIFICATIONS , MIN.
4. AT HE JUNCTURE OF ROOF AND VERTICAL SURFACES, FLASHING AND COUNTER FLASHING SHALL BE PROVIDED PER THE ROOFING MANUFACTURER'S INSTRUCTIONS MIN. AND HALL BE NOT LESS THAN 26 GAUGE GALVANIZED SHEET METAL AS PER C.B.C SECTION 1509.
5. ALL FLOOR, WALL , AND ROOF INSULATION SHALL MEET THE REQUIREMENTS OF C.B.C SECTION 707. SEE INSULATION SCHEDULE ON TITLE 24 ENERGY CALCULATION.
6. LOCATE ROOF VENTS AND OTHER ROOF PENETRATIONS IN AREA AWAY FROM ROOF HIPS. VALLEYS, RIDGES AND WALLS, VERIFY LOCATIONS WITH ARCHITECT.
7. FRAMER SHALL COORDINATE VENT OPENING WITH THE STRUCTURAL FRAMING, FIRE BLOCKING. DRAFT STOPPING AND WRAP BACK.
8. ALL ROOF AND WALL VENTS SHALL BE SEALED AND FLASHED, MIN.

ATTIC VENTILATION CALCULATIONS

1ST FLOOR ATTIC (ABOVE GARAGE & KITCHEN)
ATTIC AREA: 1,100 SQ. FT.

REQUIRED VENTILATION (PER CRC SECTION R806.2 EXCEPTION CONDITION 2):
1100 x $\frac{1}{300}$ = 3.67 SQ. FT. = 528.48 SQ. IN.

PROVIDED VENTILATION:
UPPER VENTILATION
(4) LOW PROFILE EYEBROW VENTS
FREE AIR SPACE = 70 SQ. IN. EACH
4 x 70 SQ. IN. = 280 SQ. IN.

EAVE VENTILATION
(27) VENTED FRIEZE BLOCKS EACH WITH (3) 2" Ø HOLES W/ CORROSION RESISTANT METAL MESH
FREE AIR SPACE = 9.42 SQ. IN. EACH
27 x 9.42 SQ. IN. = 254.34 SQ. IN.

TOTAL PROVIDED
EYEBROW VENTS 280 SQ. IN. (52%)
EAVE VENTS 254 SQ. IN. (48%)
TOTAL PROVIDED = 534 SQ. IN

2ND FLOOR ATTIC
ATTIC AREA: 2,564 SQ. FT.

REQUIRED VENTILATION (PER CRC SECTION R806.2 EXCEPTION CONDITION 2):
2,564 x $\frac{1}{300}$ = 8.55 SQ. FT. = 1230.72 SQ. IN.

PROVIDED VENTILATION:
UPPER VENTILATION
(10) LOW PROFILE EYEBROW VENTS
FREE AIR SPACE = 70 SQ. IN. EACH
10 x 70 SQ. IN. = 700 SQ. IN.

EAVE VENTILATION
(60) VENTED FRIEZE BLOCKS EACH WITH (3) 2" Ø HOLES W/ CORROSION RESISTANT METAL MESH
FREE AIR SPACE = 9.42 SQ. IN. EACH
60 x 9.42 SQ. IN. = 565 SQ. IN.

TOTAL PROVIDED
EYEBROW VENTS 700 SQ. IN. (55%)
EAVE VENTS 565 SQ. IN. (45%)
TOTAL PROVIDED = 1265 SQ. IN

ENGCO

PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

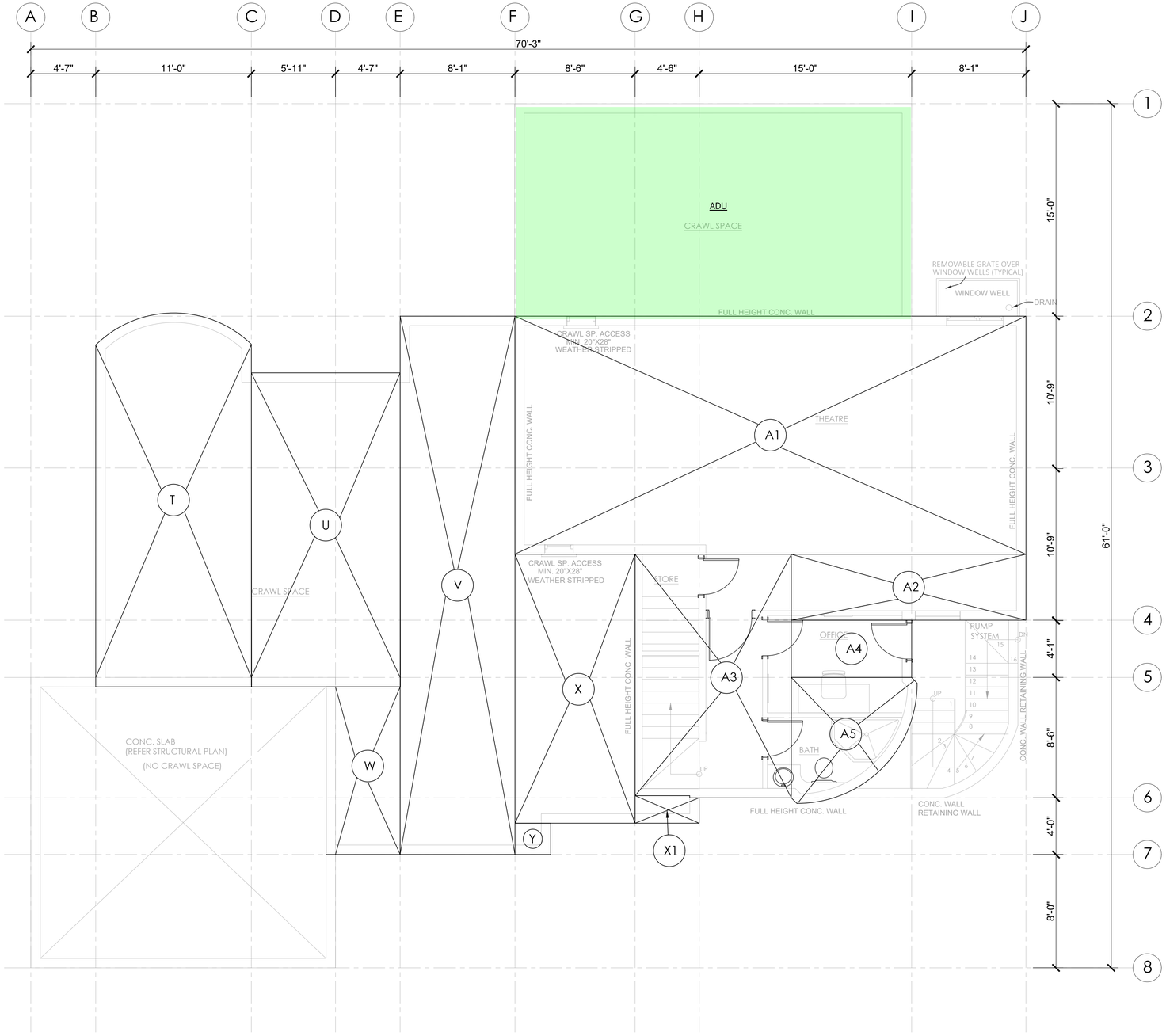
ROOF PLAN

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE:	4/10/2025
		DESIGNED BY:	M. SAINI
		DRAWN BY:	K. KUMAR
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI

A-2.3

● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE

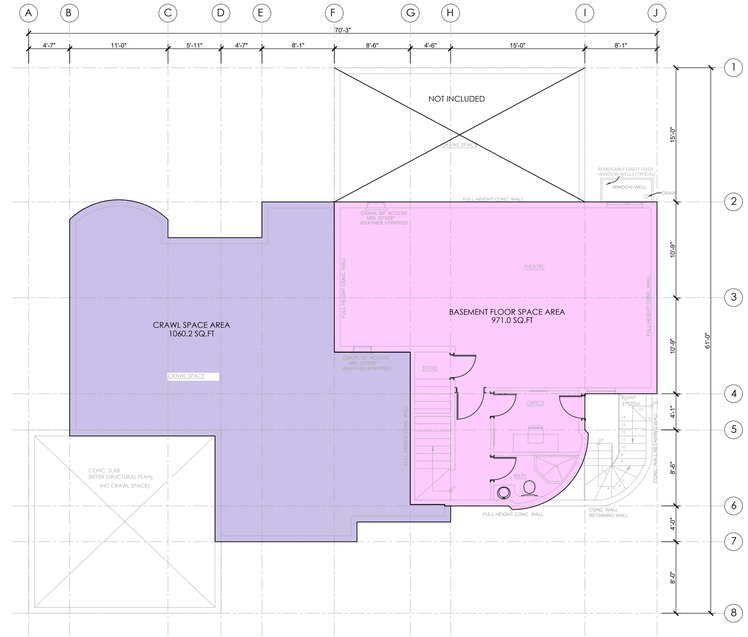


BASEMENT FLOOR PLAN

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

FLOOR AREA AND COVERAGE CALCULATIONS							
SECTION	DIMENSIONS		AREA (SQ.FT)	SECTION	DIMENSIONS		AREA (SQ.FT)
BASEMENT							
T	24.2	11	282.1	U	10.5	22.2	232.8
V	8.1	38	307.8	W	5.167	11.8	61.146278
X	8.5	19	161.50	Y	2.52	2.22	5.6
				X1	4.6	1.92	8.8
TOTAL			751.40	TOTAL			308.33
Total (Sq. ft.)				1060			
BASEMENT LIVING AREA							
A1	36.18	16.75	606.0	A2	16.5	4.67	77.0
A3	11	17.23	189.5	A4	4	9	34.2
A5	Curve in shape		63.5				
TOTAL			859.05	TOTAL			111.18
Basement Living Area (Sq. Ft.)				971.0			

HABITABLE AREA							
A1	36.18	16.75	606.0	A2	16.5	4.67	77.0
A3	11	17.23	189.5	A4	4	9	34.2
A5	Curve in shape		63.5				
TOTAL			859.05	TOTAL			111.18
Basement Habitable Area (Sq. Ft.)				971.0			
CRAWL SPACE AREA							
T	24.2	11	282.1	U	10.5	22.2	232.8
V	8.1	38	307.8	W	5.167	11.8	61.146278
X	8.5	19	161.50	Y	2.52	2.22	5.6
				X1	4.6	1.92	8.8
TOTAL			751.40	TOTAL			308.33
Basement Non-Habitable Area (Sq. Ft.)				1060.0			



BASEMENT FLOOR KEY PLAN

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

LEGEND:

ADU
(NOT INCLUDED)

ENGCO

CONSTRUCTION

CONSULTATION

PREPARED FOR:

NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

BASEMENT FLOOR PLAN & AREA CALCULATIONS

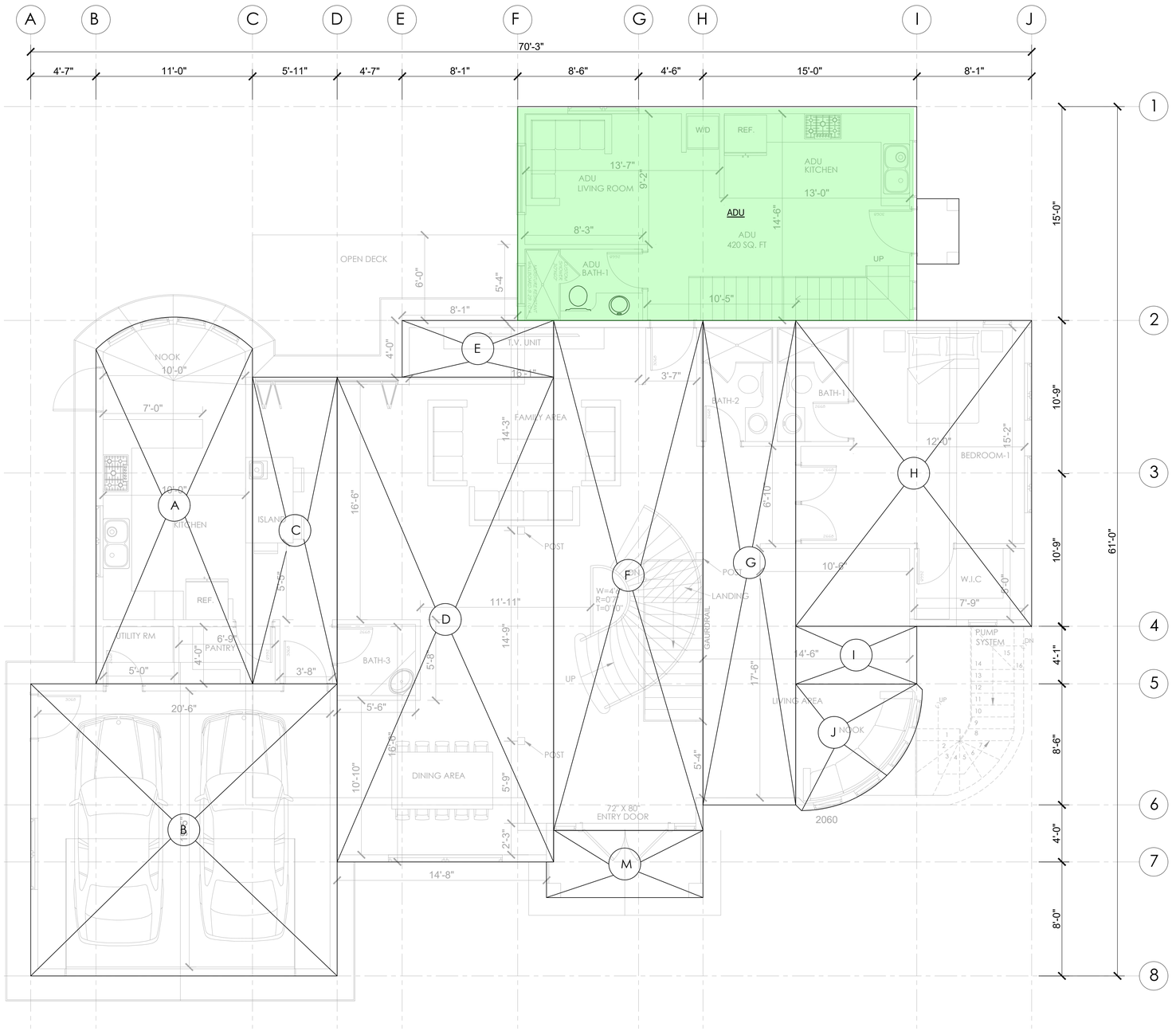
REGISTERED PROFESSIONAL ENGINEER
ANJIT SAINI
No. C 61946
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE:	4/7/2025
1	ISSUED FOR REVIEW	DESIGNED BY:	M. SAINI
2	ISSUED FOR REVIEW	DRAWN BY:	K. KUMAR
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI

A-2.4.

ENGINEERING

ARCHITECTURE



FIRST FLOOR PLAN

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

FLOOR AREA AND COVERAGE CALCULATIONS

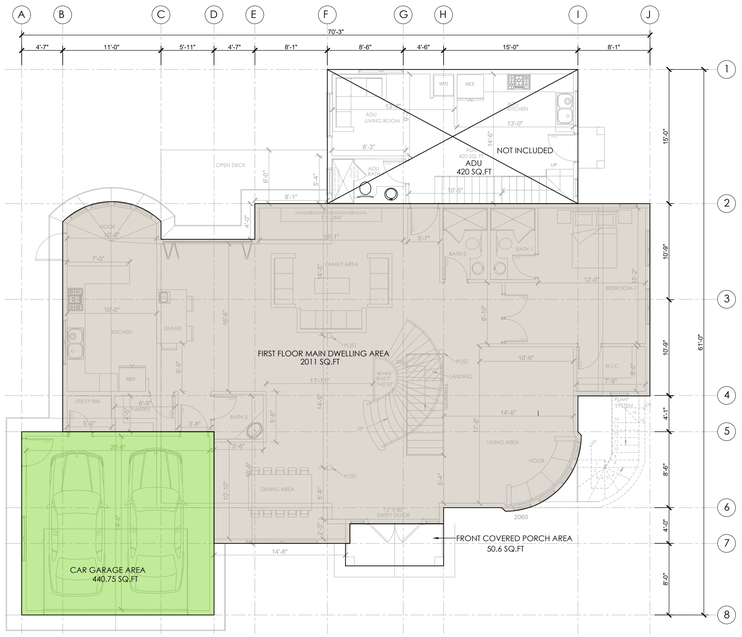
SECTION	DIMENSIONS		AREA (SQ.FT)	SECTION	DIMENSIONS		AREA (SQ.FT)
First Floor							
A	23.5	11	274.8	C	5.9417	21.5	127.7
D	15.19	34	516.5	E	3.992	10.6	42.3
F	10.48	35.79	375.1	G	6.5	34.1	221.3
H	16.56	21.45	355.2	I	4.06	8.5	34.5
J	Curve in shape		63.4				
TOTAL			1585.0	TOTAL			425.9
TOTAL (Sq. ft.)				2011			
Garage							
B	21.5	20.5	440.75				
Total (Sq. ft.)				440.75			
Covered Porch							
M	10.7	4.725	50.6				
Total (Sq. ft.)				50.6			

HABITABLE AREA

A	23.5	11	274.8	C	5.9417	21.5	127.7
D	15.19	34	516.5	E	3.992	10.6	42.3
F	10.48	35.79	375.1	G	6.5	34.1	221.3
H	16.56	21.45	355.2	I	4.06	8.5	34.5
J	Curve in shape		63.4				
TOTAL			1585.0	TOTAL			425.9
TOTAL (Sq. ft.)				2011			

NON-HABITABLE AREA

B	21.5	20.5	440.75				
Total (Sq. ft.)				440.75			



FIRST FLOOR KEY PLAN

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

LEGEND:

ADU
(NOT INCLUDED)

ENGCO

CONSTRUCTION
CONSULTATION
ENGINEERING
ARCHITECTURE

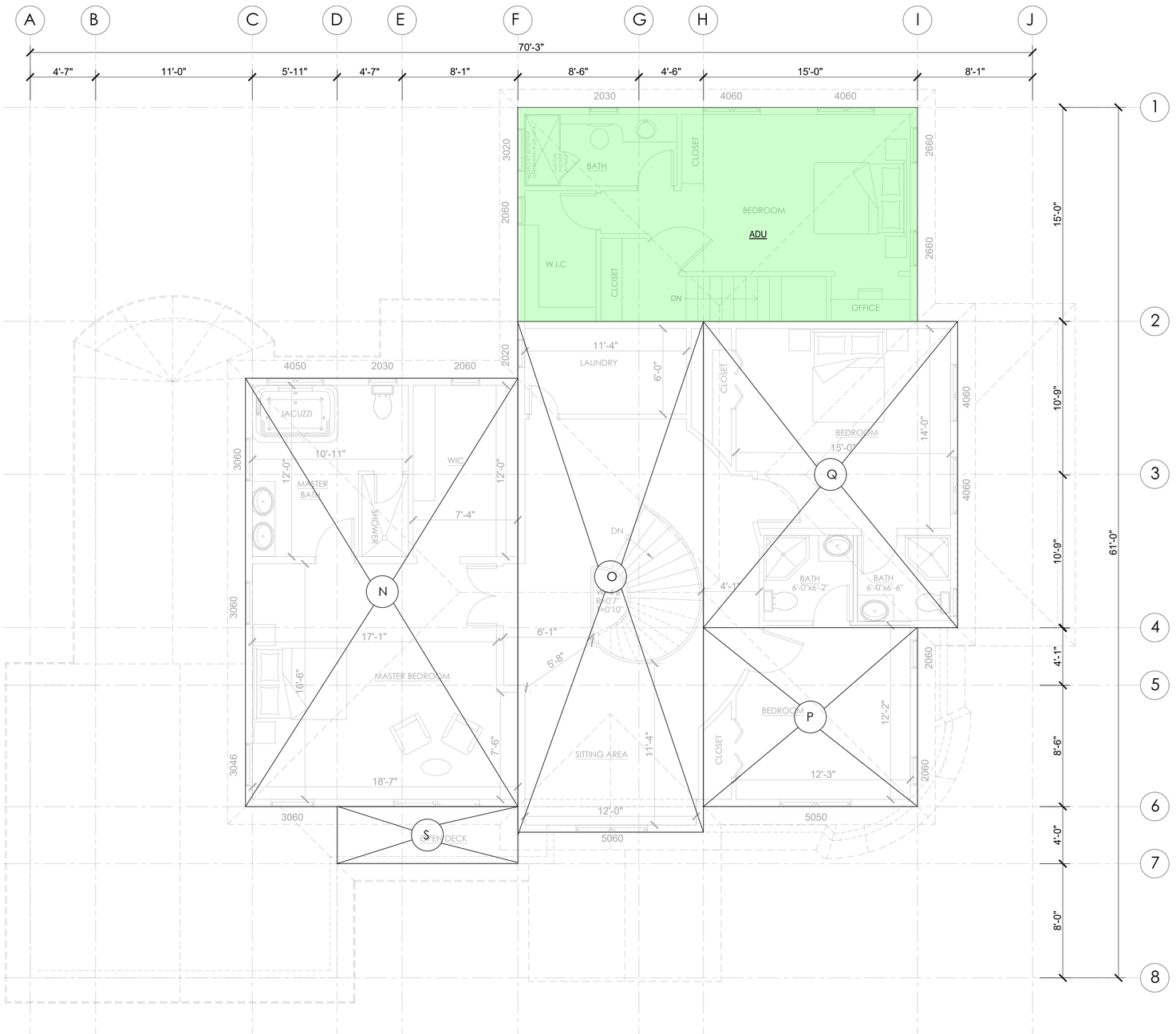
PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

FIRST FLOOR PLAN
&
AREA CALCULATIONS

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61946
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE:	4/7/2025
1	ISSUED FOR REVIEW	DESIGNED BY:	M. SAINI
2	ISSUED FOR REVIEW	DRAWN BY:	K. KUMAR
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI

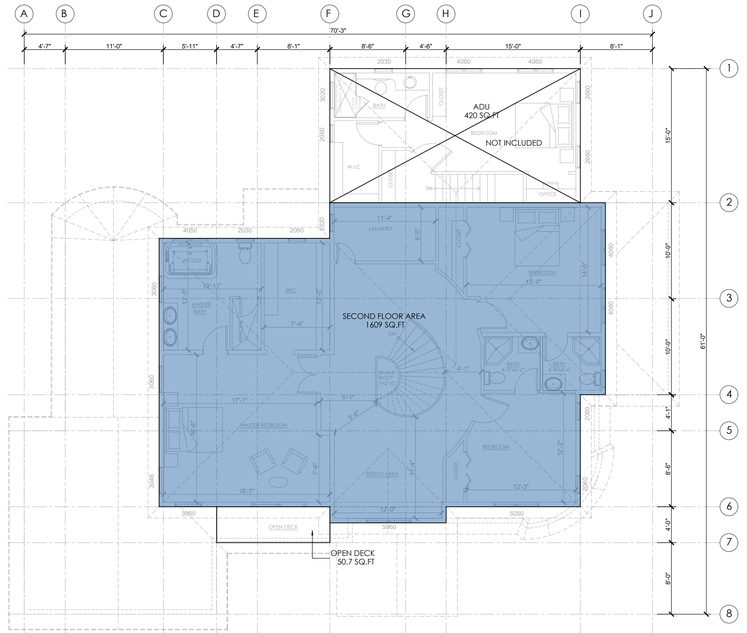
A-2.5.



SECOND FLOOR PLAN

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

FLOOR AREA AND COVERAGE CALCULATIONS							
SECTION	DIMENSIONS		AREA (SQ.FT)	SECTION	DIMENSIONS		AREA (SQ.FT)
Second Floor							
N	19.07	30.025	572.6	O	13	35.8	465.4
P	15.1	12.45	188.0	Q	21.5	17.8	382.1
TOTAL			760.6	TOTAL			847
Total (Sq. ft.)				1609			
OPEN DECK							
S	12.67	4	50.7				
HABITABLE AREA							
Second Floor							
N	19.07	30.025	572.6	O	13	35.8	465.4
P	15.1	12.45	188.0	Q	21.5	17.8	382.1
TOTAL			760.6	TOTAL			847
Total (Sq. ft.)				1609			
Second Floor Habitable Living Area (Sq. Ft.)				1609			



SECOND FLOOR KEY PLAN

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

LEGEND:

ADU
(NOT INCLUDED)

ENGCO

PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

SECOND FLOOR PLAN
&
AREA CALCULATIONS

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61946
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE:	4/7/2025
1	ISSUED FOR REVIEW	DESIGNED BY:	M. SAINI
2	ISSUED FOR REVIEW	DRAWN BY:	K. KUMAR
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI

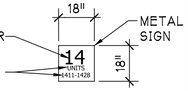
A-2.6

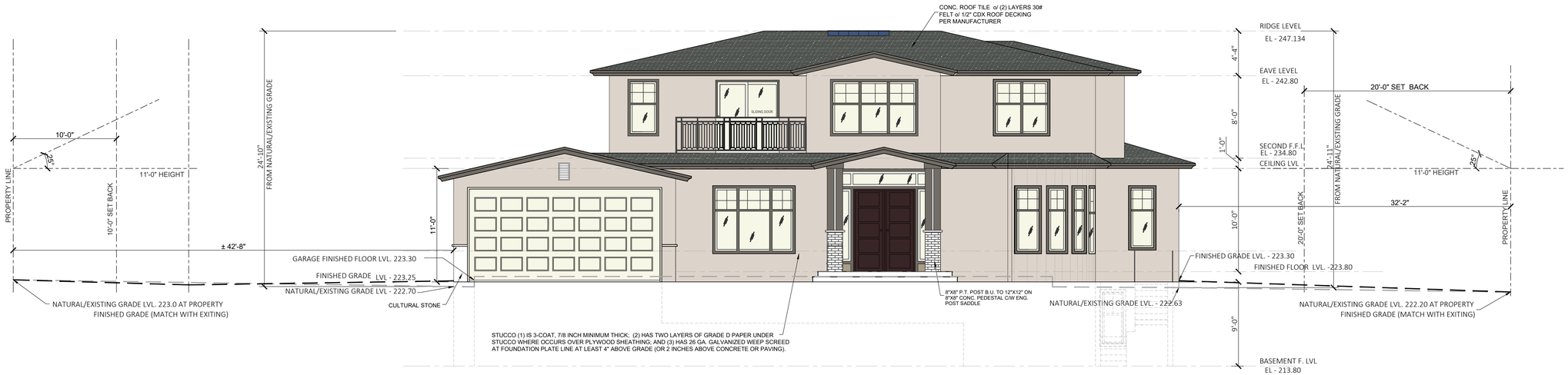
CONSTRUCTION
CONSULTATION
ENGINEERING
ARCHITECTURE

BUILDING ADDRESS SIGN:

12 INCH BLDG. ADDRESS NUMBER CONTRAST COLOR

4 INCH WITH ½" STROKE UNIT ADDRESS NUMBER CONTRAST COLOR





FRONT ELEVATION

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

SHEET NOTES:

THESE NOTES ARE FOR THE BUILDING EXTERIOR ELEVATIONS, PAINT COLOR REFLECT COLOR SCHEME BELOW.

1. CEMENT PLASTER FINISH - BODY COLOR 1 → (1)
2. CEMENT PLASTER FINISH - TRIM COLOR 1 → (2)
3. CONC. TILE ROOF OVER ROOF FELT → COLOR (3)
4. PAINTED METAL GUARDRAIL → COLOR (4)
5. GSM GUTTER OVER 2X WOOD FASCIA TRIM.
6. CULTURAL STONE → COLOR (5)

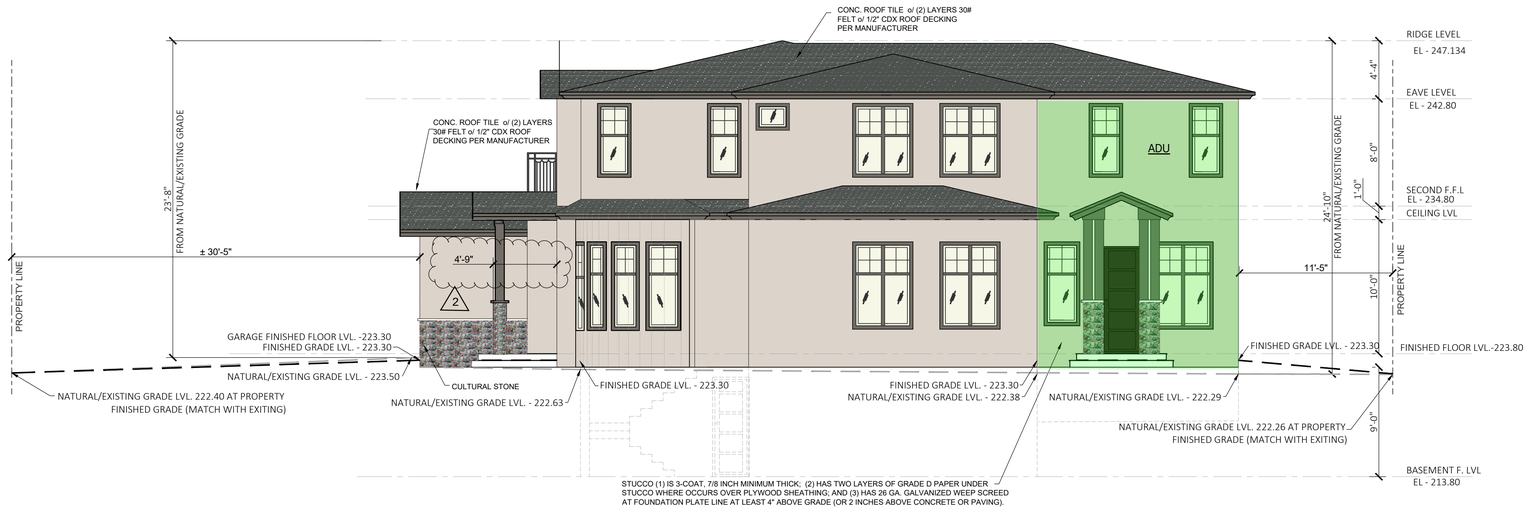
SPECIFICATIONS

1. ROOF
   - CONCRETE ROOF TILE OVER FELT UNDERLAY
   - 1/2" PLYWOOD EXT.
   - ENGINEERED ROOF TRUSSES @24"O/C
2. CEILING
   - R-51 BLOWN CELLULOSE
   - 6MIL. POLY VAPOUR BARRIER
   - 20X28 ATTIC ACCESS
   - VENT 1/300
   - 5/8" CEILING GYP.
   - R28 BATT OR R28 RIGID INSULATION
3. FASCIA/SOFFIT
   - EAVE PROTECTION
   - 4"X5" ALUM.GUTTER TYP
   - 2"X10" FASCIA BOARD
   - VENTED PLASTIC SOFFITS
4. EXT.WALL
   - STUCCO 1.5" WITH MIN.19MM STRAPPING
   - 1X3 P.T WOOD STRAPPING @ 16 O.C. VENT AIRSPACE) 30MM-2 LAYERS OF BUILDING PAPER
   - 1/2" PLYWOOD 2X6 STUDS @ 16" O.C
   - R-24 HIGH-DENSITY BATT INSULATION
   - 6MILL POLY VAPOUR BARRIER 1/2"" GYPROC
5. INTERIOR PARTION
   - 1/2" GPROC EACH SIDE
   - 2X4/6 STUDS @ 16 O.C.
6. SECOND FLOOR
   - 5/8 " T&G PLYWOOD SUBFLOOR
   - 1-1/2" CONC. SLAB
   - 11-7/8"FLOOR JOISTS AS PER. ENGINEERS SPECS
   - 2X2 DIAGONAL CROSS BRIDGING @ 7 O.C.
   - 5/8 " CEILING GYPROC
7. FLOOR SLAB
   - 5.5" CONCRETE FLOOR SLAB
   - 6MIL POLY VAPOUR BARRIER
   - R12 RIGID INSULATION UNDER SLAB
   - MIN. 5" GRANULAR FILL ON COMPACT
   - MAX.18 LAYERS
   - R28 HIGH DENSITY BATT
8. EXTERIOR FOUNDATION
   - DRAINAGE MATT
   - 2 COATS ASHPAULT EMULSION
   - 5/8"DIA. ANCHOR BOLTS @ 4 O.C.
   - 8" CONCRETE FOUNDATION WALL
   - R14
   - R12 RIGID UNDER SLAB
   - 2X4 @16" OC STUDS
   - 1/2"GYPROC
   - 24"X8 CONT. CONC. STRIP FOOTINGS
   - ON FIRM UNDISTURBED SOIL

COLOR SCHEME

1	BODY COLOR 1 BENJAMIN MOORE KITTEN WHISKERS 1003	
2	TRIM 1 BENJAMIN MOORE WINDY CITY CSP-150	
3	ROOF EAGLE ROOFING DARK CHARCOAL 4595 CONCRETE TILE	
4	RAILINGS BENJAMIN MOORE BLACK HC-190	
5	STONE CULTURAL STONE OLD COUNTRY FIELDSTONE ECO RIDE	

NOTE:
PAINT COLORS FOR EACH LOCATION SHOWN ARE THE SAME THROUGHOUT THE ENTIRE ELEVATION



RIGHT ELEVATION

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

LEGEND:

ADU
(NOT INCLUDED)

ENGCO

● CONSTRUCTION
● CONSULTATION
● ENGINEERING
● ARCHITECTURE

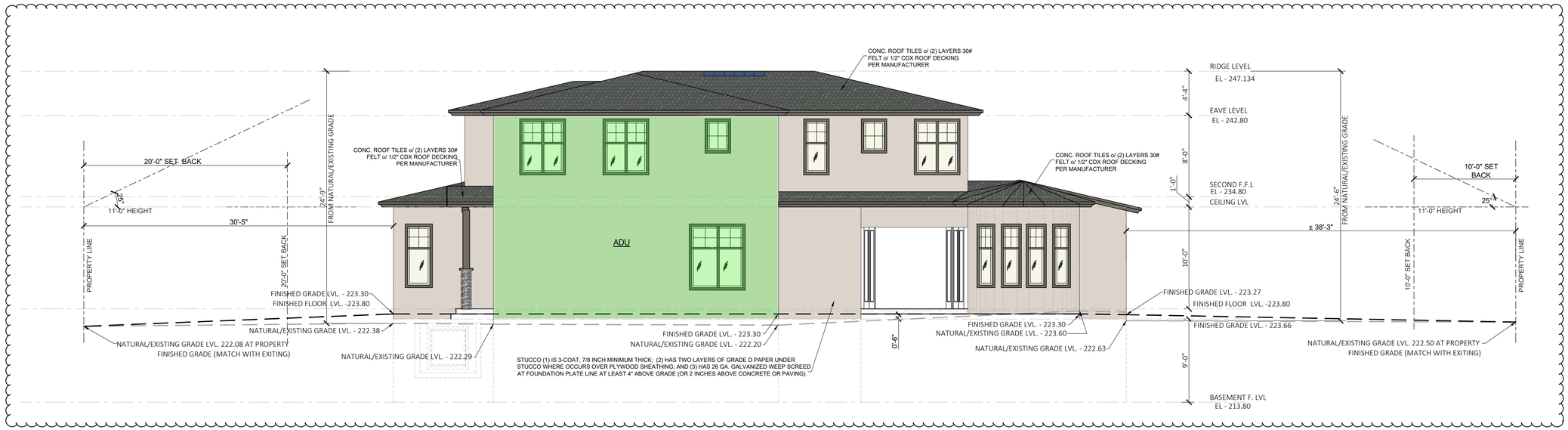
PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

FRONT AND LEFT ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61946
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE:	4/7/2025
1	ISSUED FOR REVIEW	DESIGNED BY:	M. SAINI
2	ISSUED FOR REVIEW	DRAWN BY:	K. KUMAR
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI

A-3.0



REAR ELEVATION

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

SHEET NOTES:

THESE NOTES ARE FOR THE BUILDING EXTERIOR ELEVATIONS, PAINT COLOR REFLECT COLOR SCHEME BELOW.

1. CEMENT PLASTER FINISH - BODY COLOR 1 → 1
2. CEMENT PLASTER FINISH - TRIM COLOR 1 → 2
3. CONC. TILE ROOF OVER ROOF FELT → COLOR 3
4. PAINTED METAL GUARDRAIL → COLOR 4
5. GSM GUTTER OVER 2X WOOD FASCIA TRIM.
6. CULTURAL STONE → COLOR 5

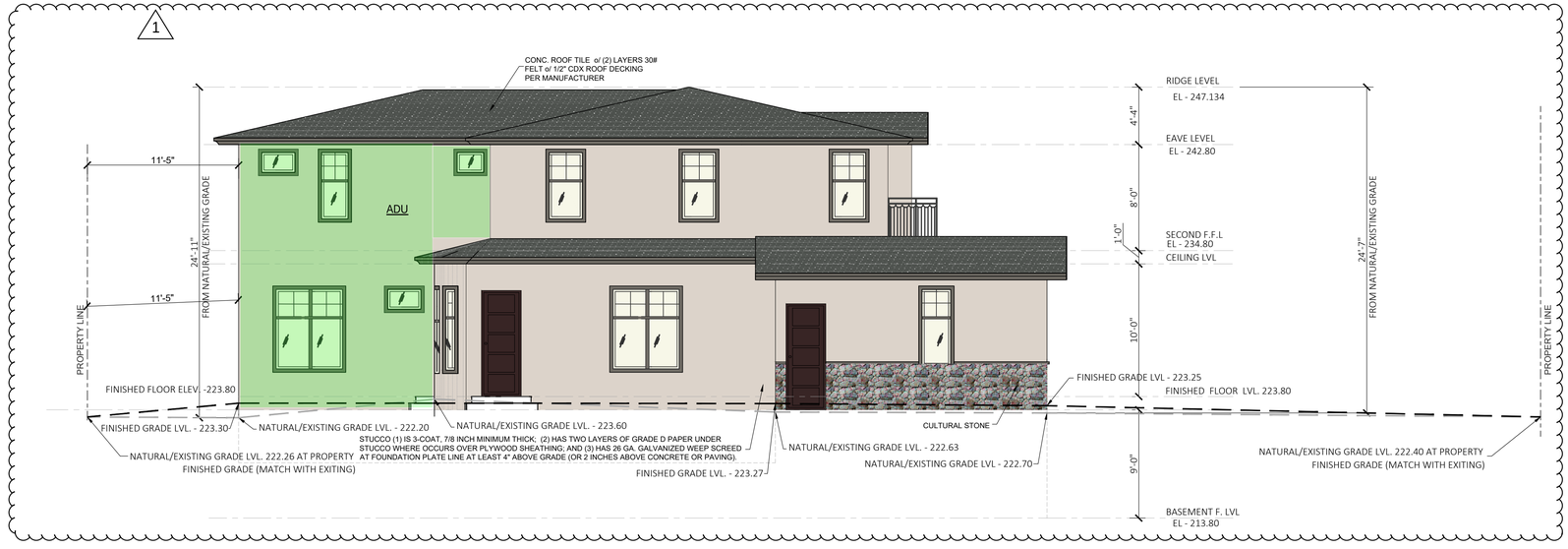
SPECIFICATIONS

1. ROOF
   - CONCRETE ROOF TILE OVER FELT UNDERLAY
   - 1/2" PLYWOOD EXT.
   - ENGINEERED ROOF TRUSSES @24"O/C
2. CEILING
   - R-51 BLOWN CELLULOSE
   - 6MIL. POLY VAPOUR BARRIER
   - 20X28 ATTIC ACCESS
   - VENT 1/300
   - 5/8" CEILING GYP.
   - R28 BATT OR R28 RIGID INSULATION
3. FASCIA/SOFFIT
   - EAVE PROTECTION
   - 4"X5" ALUM.GUTTER TYP
   - 2"X10" FASCIA BOARD
   - VENTED PLASTIC SOFFITS
4. EXT.WALL
   - STUCCO 1.5" WITH MIN.19MM STRAPPING
   - 1X3 P.T WOOD STRAPPING @ 16 O.C. VENT AIRSPACE) 30MM-2 LAYERS OF BUILDING PAPER
   - 1/2" PLYWOOD 2X6 STUDS @ 16" O.C
   - R-24 HIGH-DENSITY BATT INSULATION
   - 6MILL POLY VAPOUR BARRIER 1/2"' GYPROC
5. INTERIOR PARTION
   - 1/2" GPROC EACH SIDE
   - 2X4/6 STUDS @ 16 O.C.
6. SECOND FLOOR
   - 5/8 " T&G PLYWOOD SUBFLOOR
   - 1-1/2" CONC. SLAB
   - 11-7/8"FLOOR JOISTS AS PER. ENGINEERS SPECS
   - 2X2 DIAGONAL CROSS BRIDGING @ 7 O.C.
   - 5/8 " CEILING GYPROC
7. FLOOR SLAB
   - 5.5" CONCRETE FLOOR SLAB
   - 6MIL POLY VAPOUR BARRIER
   - R12 RIGID INSULATION UNDER SLAB
   - MIN. 5" GRANULAR FILL ON COMPACT
   - MAX.18 LAYERS
   - R28 HIGH DENSITY BATT
8. EXTERIOR FOUNDATION
   - DRAINAGE MATT
   - 2 COATS ASHPAULT EMULSION
   - 5/8"DIA. ANCHOR BOLTS @ 4 O.C.
   - 8" CONCRETE FOUNDATION WALL
   - R14
   - R12 RIGID UNDER SLAB
   - 2X4 @16" OC STUDS
   - 1/2"GYPROC
   - 24"X8 CONT. CONC. STRIP FOOTINGS ON FIRM UNDISTURBED SOIL

COLOR SCHEME

1	BODY COLOR 1 BENJAMIN MOORE KITTEN WHISKERS 1003	
2	TRIM 1 BENJAMIN MOORE WINDY CITY CSP-150	
3	ROOF EAGLE ROOFING DARK CHARCOAL 4595 CONCRETE TILE	
4	RAILINGS BENJAMIN MOORE BLACK HC-190	
5	STONE CULTURAL STONE OLD COUNTRY FIELDSTONE ECO RIDE	

NOTE:
PAINT COLORS FOR EACH LOCATION SHOWN ARE THE SAME THROUGHOUT THE ENTIRE ELEVATION



LEFT ELEVATION

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

LEGEND:

ADU
(NOT INCLUDED)

ENGCO

CONSTRUCTION

PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE,
LOS ALTOS, CA 94024
APN- 318-10-025

CONSULTATION

REAR AND RIGHT ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER MANJIT SAINI No. C 61946 CIVIL STATE OF CALIFORNIA

ENGINEERING

NO.	REVISIONS	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
1	ISSUED FOR REVIEW	1/21/2025	M. SAINI	K. KUMAR	M. SAINI	M. SAINI

ARCHITECTURE

A-3.1

SECTION A
SCALE: 1/4" = 1' A-2.1

SECTION B
SCALE: 1/4" = 1' A-2.1

SHEET NOTES:

THESE NOTES ARE FOR THE BUILDING EXTERIOR ELEVATIONS, PAINT COLOR REFLECT COLOR SCHEME BELOW.

1. CEMENT PLASTER FINISH - BODY COLOR 1 → 1
2. CEMENT PLASTER FINISH - TRIM COLOR 1 → 2
3. CONC. TILE ROOF OVER ROOF FELT → COLOR 3
4. PAINTED METAL GUARDRAIL → COLOR 4
5. GSM GUTTER OVER 2X WOOD FASCIA TRIM.
6. CULTURAL STONE → COLOR 5

SPECIFICATIONS

1. ROOF
   - CONCRETE ROOF TILE OVER FELT UNDERLAY
   - 1/2" PLYWOOD EXT.
   - ENGINEERED ROOF TRUSSES @24"O/C
2. CEILING
   - R-51 BLOWN CELLULOSE
   - 6MIL. POLY VAPOUR BARRIER
   - 20X28 ATTIC ACCESS
   - VENT 1/300
   - 5/8" CEILING GYP.
   - R28 BATT OR R28 RIGID INSULATION
3. FASCIA/SOFFIT
   - EAVE PROTECTION
   - 4"X5" ALUM.GUTTER TYP
   - 2"X10" FASCIA BOARD
   - VENTED PLASTIC SOFFITS
4. EXT.WALL
   - STUCCO 1.5" WITH MIN.19MM STRAPPING
   - 1X3 P.T WOOD STRAPPING @ 16 O.C. VENT AIRSPACE) 30MM-2 LAYERS OF BUILDING PAPER
   - 1/2" PLYWOOD 2X6 STUDS @ 16" O.C
   - R-24 HIGH-DENSITY BATT INSULATION
   - 6MILL POLY VAPOUR BARRIER 1/2'" GYPROC
5. INTERIOR PARTION
   - 1/2" GPROC EACH SIDE
   - 2X4/6 STUDS @ 16 O.C.
6. SECOND FLOOR
   - 5/8 " T&G PLYWOOD SUBFLOOR
   - 1-1/2" CONC. SLAB
   - 11-7/8"FLOOR JOISTS AS PER. ENGINEERS SPECS
   - 2X2 DIAGONAL CROSS BRIDGING @ 7 O.C.
   - 5/8 " CEILING GYPROC
7. FLOOR SLAB
   - 5.5" CONCRETE FLOOR SLAB
   - 6MIL POLY VAPOUR BARRIER
   - R12 RIGID INSULATION UNDER SLAB
   - MIN. 5" GRANULAR FILL ON COMPACT
   - MAX.18 LAYERS
   - R28 HIGH DENSITY BATT
8. EXTERIOR FOUNDATION

   DRAINAGE MATT
   2 COATS ASHPAULT EMULSION
   5/8"DIA. ANCHOR BOLTS @ 4 O.C.
   8" CONCRETE FOUNDATION WALL
   R14
   R12 RIGID UNDER SLAB
   2X4 @16" OC STUDS
   1/2"GYPROC
   24"X8 CONT. CONC. STRIP FOOTINGS
   ON FIRM UNDISTURBED SOIL

LEGEND:

ADU
(NOT INCLUDED)

ENGCO

PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

CROSS SECTIONS

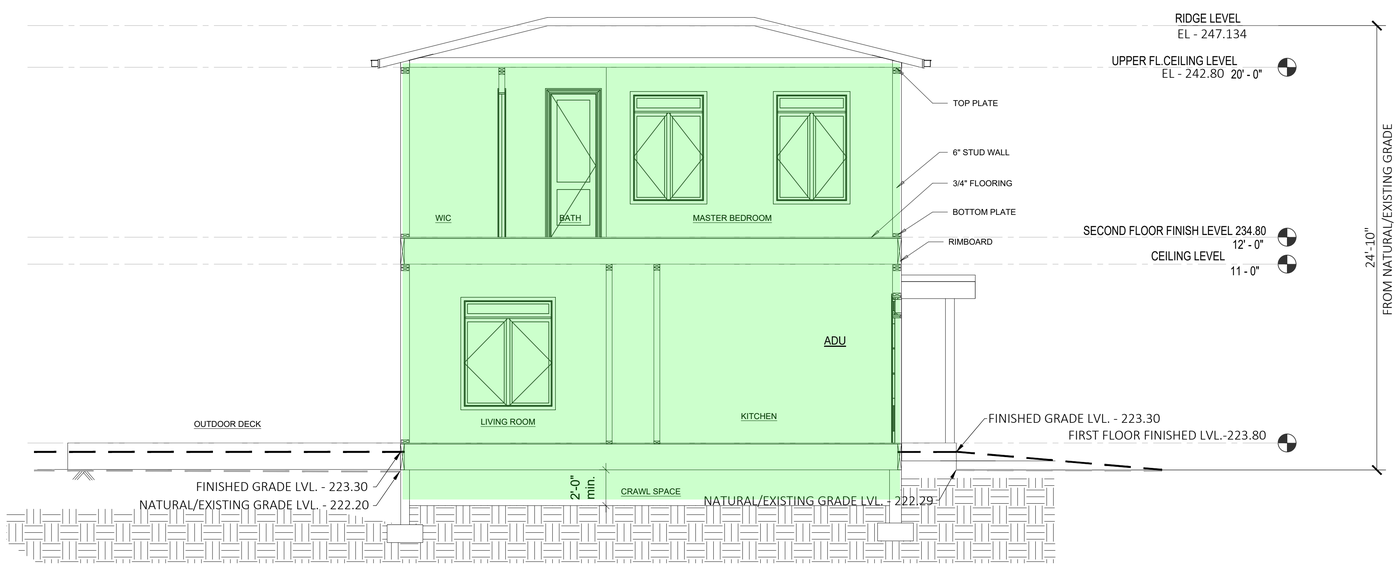
REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61946
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE:	4/7/2025
		DESIGNED BY:	M. SAINI
		DRAWN BY:	K. KUMAR
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI

A-4.0

● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE

SECTION C
SCALE: 1/4" = 1' A-2.1



SECTION D
SCALE: 1/4" = 1' A-2.1

SHEET NOTES:

THESE NOTES ARE FOR THE BUILDING EXTERIOR ELEVATIONS, PAINT COLOR REFLECT COLOR SCHEME BELOW.

1. CEMENT PLASTER FINISH - BODY COLOR 1 → 1
2. CEMENT PLASTER FINISH - TRIM COLOR 1 → 2
3. CONC. TILE ROOF OVER ROOF FELT → COLOR 3
4. PAINTED METAL GUARDRAIL → COLOR 4
5. GSM GUTTER OVER 2X WOOD FASCIA TRIM.
6. CULTURAL STONE → COLOR 5

SPECIFICATIONS

1. ROOF
   - CONCRETE ROOF TILE OVER FELT UNDERLAY
   - 1/2" PLYWOOD EXT.
   - ENGINEERED ROOF TRUSSES @24"O/C

2. CEILING
   - R-51 BLOWN CELLULOSE
   - 6MIL. POLY VAPOUR BARRIER
   - 20X28 ATTIC ACCESS
   - VENT 1/300
   - 5/8" CEILING GYP.
   - R28 BATT OR R28 RIGID INSULATION

3. FASCIA/SOFFIT
   - EAVE PROTECTION
   - 4"X5" ALUM.GUTTER TYP
   - 2"X10" FASCIA BOARD
   - VENTED PLASTIC SOFFITS

4. EXT.WALL
   - STUCCO 1.5" WITH MIN.19MM STRAPPING
   - 1X3 P.T WOOD STRAPPING @ 16 O.C. VENT
   - AIRSPACE) 30MM-2 LAYERS OF BUILDING PAPER
   - 1/2" PLYWOOD 2X6 STUDS @ 16" O.C
   - R-24 HIGH-DENSITY BATT INSULATION
   - 6MILL POLY VAPOUR BARRIER 1/2"" GYPROC

5. INTERIOR PARTION
   - 1/2" GPROC EACH SIDE
   - 2X4/6 STUDS @ 16 O.C.

6. SECOND FLOOR
   - 5/8 " T&G PLYWOOD SUBFLOOR
   - 1-1/2" CONC. SLAB
   - 11-7/8"FLOOR JOISTS AS PER. ENGINEERS SPECS
   - 2X2 DIAGONAL CROSS BRIDGING @ 7 O.C.
   - 5/8 " CEILING GYPROC

7. FLOOR SLAB
   - 5.5" CONCRETE FLOOR SLAB
   - 6MIL POLY VAPOUR BARRIER
   - R12 RIGID INSULATION UNDER SLAB
   - MIN. 5" GRANULAR FILL ON COMPACT
   - MAX.18 LAYERS
   - R28 HIGH DENSITY BATT

8. EXTERIOR FOUNDATION

   DRAINAGE MATT
   2 COATS ASHPAULT EMULSION
   5/8"DIA. ANCHOR BOLTS @ 4.O.C.
   8" CONCRETE FOUNDATION WALL
   R14
   R12 RIGID UNDER SLAB
   2X4 @16" OC STUDS
   1/2"GYPROC
   24"X8 CONT. CONC. STRIP FOOTINGS
   ON FIRM UNDISTURBED SOIL

LEGEND:

ADU
(NOT INCLUDED)

ENGCO

PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

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A-4.1

● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE

GENERAL SPECIFICATIONS

SITE CONSTRUCTION
1. REFER TO CIVIL AND LANDSCAPE ARCHITECTURAL DRAWINGS AND SPECIFICATION FOR MORE INFORMTAION.

2. FINAL GRADE SHALL BE SMOOTHED AND LEVELED.

3. EXTERIOR STAIRWAY CONSTRUCTION SHALL COMPLY WITH CBC SECTION 606.4, AND SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR WOOD NOT LESS THAN 2" NOMINAL THICKNESS.

WOOD
1. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.

2. ALL INTERIOR NON-LOAD BEARING PARTITIONS TO BE 2x4, UNLESS OTHERWISE NOTED.

3. BRACE PARTITIONS TO ROOF STRUCTURE ABOVE AS REQUIRED.

4. GENERAL PARTITIONS SHALL EXTEND TO ABOVE FINISH CEILING

MECHANICAL, ELECTRICAL, PLUMBING
1. CONCEPTUAL MEP PLANS ARE FOR GENERAL LOCATIONS ONLY. CONTRACTOR SHALL DETERMINE FINAL DESIGN, FOLLOW ALL REGULATIONS, AND OBTAIN ALL PERMITS.

2. CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE FRAMING WALLS, FLOORS, ETC.

3. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORKS.

4. CONTRACTOR SHALL PROVIDE REQUIRED PLUMBING AND MECHANICAL VENTS AND EXHAUST.

5. SMOKE ALARMS SHALL COMPLY WITH CBC SECTION 310 REQUIREMENTS

310.9.1.3 POWER SOURCE: IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE SMOKE ALARM SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE RQUIRED FOR OVER-CURRENT PROTECTION.

310.9.1.4 LOCATION WITHIN DWELLING UNITS: IN DWELLING UNITS, A SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A SMOKE ALARM SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, THE SMOKE ALARMS SHALL BE PLACED ON THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES OR MORE, SMOKE ALARMS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.

FINISHES
1. ALL EXPOSED SURFACES TO BE FINISHED.

2. UNLESS NOTED OTHERWISE, ALL SURFACES TO BE PAINTED SHALL RECEIVE A MINIMUM OF THREE COATS.

CEMENT PLASTER
1. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND MINIMUM REQUIREMENTS BELOW.

2. PORTLAND CEMENT: CONFORM TO STANDARD SPECIFICATIONS FOR PORTLAND CEMENT ASTM DESIGNATION C 150-53 TYPE I OR II FEDERAL SPECIFICATIONS NO. SS-3-351. MIX CEMENT IN ACCORDANCE WITH CBC TABLE 25-F.

3. METAL LATH: GALVANIZED METAL LATH 3.4#/SQ. YD. OR HEAVIER SELF FURRED GROOVED DIAMOND MESH.

4. BUILDING PAPER: ALL WATER PROOFED PAPER TO COMPLY WITH FEDERAL SPECIFICATIONS FOR GRADE D 60 MINUTES PAPER BACKING. APPLY TWO LAYERS OF BUILDING PAPER ON ALL EXTERIOR SURFACES TO BE PLASTERED.

5. ALL CEMENT PLASTER ACCESSORIES (IE EXPANSION CONTROL JOINTS, CASING BEADS, ETC) SHALL BE OF ZINC ALLOY, UNLESS OTHERWISE NOTED.)

6. CONTROL JOINTS: INSTALL AT LOCATIONS INDICATED ON ELEVATIONS, AND AT LOCATIONS COMPLYING WITH THE FOLLOWING CRITERIA AND APPROVED BY THE ARCHITECT:
   1) WHERE AN EXPANSION OR CONTROL JOINT OCCURS IN THE SURFACE OF CONSTRUCTION DIRECTLY BEHIND THE PLASTER MEMBRANE.
   2) THE DISTANCE BETWEEN THE CONTROL JOINTS IS NOT TO EXCEED 18 FEET IN ANY DIRECTION OR A LENGTH TO WIDTH RATIO OF 2½ TO 1.
   3) MAXIMUM 144 SQ. FT. OF WALL AREA.
   4) NOT MORE THAN 100 SQ. FT. IN AREA FOR HORIZONTAL SURFACES.

FOAM TRIM
1. BY BAYFOAM INC., 510-786-9663 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

GYPSYM BOARD
2. USE LEVEL 5 FINISH FOR ALL WALLS, UNLESS OTHERWISE NOTED.

3. PROVIDE USG DUROCK OR DENSGLASS SHIELD BACKING BOARD FOR ALL CERAMIC TILE. MOISTURE RESISTANT GYPSUM BOARD IS NOT ACCEPTABLE.

4. PROVIDE 1-HR WALL AND CEILING BETWEEN GARAGE AND MAIN HOUSE. INSTALL ⅝" TYPE 'X' GYPSUM BOARD WITH TAPERED EDGES AT INTERIOR OF GARAGE WALLS, CEILING, AND STRUCTURAL MEMBERS.

5. INSTALL ⅝" TYPE 'X' GYPSUM BOARD WITH TAPERED EDGES AT EXPOSED SPACE OF WALLS AND SOFFITS UNDER INTERIOR STAIRS.

6. INSTALL ⅝" TYPE 'X' GYPSUM BOARD WITH TAPERED EDGES AT SHAFT WALLS. OPENINGS INTO A SHAFT ENCLOSURE SHALL BE PROTECTED AS REQUIRED BY THE BUILDING AND MECHANICAL CODE.

7. INSTALL CONTROL JOINTS AT SPACING AND LOCATIONS REQUIRED BY REFERENCED GYPSUM BOARD APPLICATION AND FINISH STANDARD, AND APPROVED BY THE ARCHITECT FOR VISUAL EFFECT.

8. PROVIDE ½" FURRING STRIPS AND VAPOR BARRIER WHERE GYPSUM BOARD IS TO BE INSTALLED OVER CONCRETE BELOW GRADE.

THERMAL & MOISTURE PROTECTION
1. MAINTAIN MINIMUM 18" CLEARANCE BETWEEN BOTTOM OF FLOOR JOISTS AND TOP OF FINISH GRADE IN ALL CRAWL SPACE AREAS, MIN. 12" CLEARANCE BETWEEN GRADE AND ALL OTHER HORIZONTAL FRAMING MEMBERS.

2. CONCRETE ROOF TILES BY EAGLE TILES ER-4660, OR APPROVED EQUAL.

3. INSTALLATION OF ROOF TILES AND FLASHINGS SHALL COMPLY WITH ICBO ER-6034P AND AS RECOMMENDED BY THE ROOF TILE INSTITUTE (WWW.ROOFTILE.ORG) AND THE ROOF MANUFACTURER.

4. PROVIDE MINIMUM NO. 30 FELT, ASTM D226 TYPE II BUILDING PAPER UNDERLAYMENT, UNLESS OTHERWISE NOTED, OR AS RECOMMENDED BY MANUFACTURER, WHICHEVER IS GREATER.

5. ALL METAL FLASHING SHALL BE OF MINIMUM NO. 26 GAUGE GALVANIZED STEEL SHEET METAL, UNLESS OTHERWISE NOTED, OR AS RECOMMENDED BY MANUFACTURER, WHICHEVER IS GREATER.

6. ALL METAL FLASHINGS THAT EXTEND BELOW GRADE OR ANY CONCRETE SLAB SHALL BE OF MINIMUM NO. 26 GAUGE STAINLESS STEEL.

7. ALL METAL FLASHINGS SHALL BE SEPARATED FROM WOOD BUILDING MATERIALS BY MINIMUM OF 20 LAYERS GRADE-D BUILDING PAPER OR 1 LAYER SELF-ADHERED WATERPROOF MEMBRANE.

8. ALL FLASHING FASTENERS SHALL BE MADE FROM COMPATIBLE MATERIALS WITH THE FLASHING TO AVOID GALVANIC CORROSION.

9. DISSIMILAR METALS SHALL BE SEPARATED BY MINIMUM 1 LAYER SELF-ADHERED WATERPROOF MEMBRANE.

10. ALL TUB/SHOWER WALLS TO BE OF NON-ABSORBANT MATERIALS

PIPING SCHEDULE

PIPE	SIZE	JOINING METHOD	NOTES
SANITARY WASTE BELOW GRADE	ALL	SOLVENT	ABS
SANITARY WASTE ABOVE GRADE	ALL	SOLVENT	ABS
SANITARY VENT	ALL	SOLVENT	ABS
CONDENSATE PIPING	ALL	SOLVENT	PVC
GAS PIPING	ALL	THREADED	GALVANIZED STEEL
DOMESTIC WATER	ALL	LEAD-FREE 95/5 SOLDER	TYPE L OR K COPPER
ROOF DRAIN	ALL	SOLVENT	SCHEDULE 40 ABS DWV

APPLIANCE & FIXTURE SCHEDULE

MARK	DESCRIPTION
M	BUILT-IN MICROWAVE CABINET
R/O	30" WIDE COOKTOP & OVEN
REF	REFRIGERATOR, SHOWN FOR LOCATION REFERENCE ONLY
DW	DISHWASHER BELOW
W	CLOTHES WASHER, SHOWN FOR LOCATION REFERENCE ONLY
D	DRYER, SHOWN FOR LOCATION REFERENCE ONLY
SH	SHOWER WITH PAN, CERAMIC TILE SURROUND AND TEMPERED GLASS ENCLOSURE
T/S	SHOWER/TUB WITH CERAMIC TILE SURROUND ASSEMBLY AND CURTAIN ROD.

EQUIPMENT SCHEDULE

MARK	DESCRIPTION
WH	GAS-FIRED TANKLESS WATER HEATER STATE GTS-240-NIH DIRECT VENT OR EQUIVALENT ENERGY FACTOR .94 GAS INPUT 160,000 BTUH
FAU	GAS-FIRED FURNACE TRANE XL95 TUH2D120A960VA OR EQUIVALENT MINIMUM AFUE 95 MINIMUM OUTPUT 75,000 BTUH
AC	AIR CONDITIONING UNIT TRANE XL16i 4TTX6024J OR EQUVALENT MINIMUM SEER RATING 14 MINIMUM COOLING CAPACITY 24,000 BTUH
H	KITCHEN EXHAUST FAN / RANGE HOOD GE JVX5300SJSS OR EQUVALENT VENTING 310 CFM DUCTING 7" ROUND
G	BATHROOM EXHAUST FAN W/ LED LIGHT PANASONIC FV-05-11VKL1 MINIMUM CFM 70

INSULATION SCHEDULE

LOCATION	DESCRIPTION
EXTERIOR WALLS	R-19, AS REQUIRED BY TITLE 24 ENERGY ANALYSIS
CEILING / ROOF	R-30, AS REQUIRED BY TITLE 24 ENERGY ANALYSIS
DUCT	R-6
INTERIOR WALLS	R-19, AS REQUIRED BY TITLE 24 ENERGY ANALYSIS
INTERIOR FLOORS	R-19, AS REQUIRED BY TITLE 24 ENERGY ANALYSIS & AS NEEDED FOR SOUND ATTENUATION.

FINISH SCHEDULE (TYP. ALL UNITS)

LOCATION	FLOOR	BASE	WALLS	CEILING	REMARKS
GARAGE	CONC		GYP1	GYP1	2
KITCHEN	ST	WD	GYP2	GYP2	
LAUNDRY	ST	WD	GYP2	GYP2	
POWDER ROOM	ST	WD	GYP2	GYP2	
LIVING	HW	WD	GYP1	GYP1	
DINING	HW	WD	GYP1	GYP1	
STAIRS	CPT	WD	GYP1	GYP1	
HALLWAY	CPT	WD	GYP1	GYP1	
BEDROOM 1 THRU 5	CPT	WD	GYP1	GYP1	1
BATH 1 THRU 4	ST	WD	GYP2	GYP2	3

REMARKS

1. CLOSET AND WALK IN CLOSETS (W.I.C.) TO MATCH FINISHES OF CORRESPONDING ROOMS.

2. LEVEL OF FINISH/PAINT NOT REQUIRED. TAPE AND SEAL EDGES TO ACHIEVE 1-HOUR FIRE RATING.

3. WALLS OF THE SHOWERS AND BATH TUBS MUST HAVE MINIMUM 72" HIGH NON - ABSORBENT FINISH

LEGEND

	MARK	DESCRIPTION
FLOOR	ST	STONE TILE
	CPT	CARPET
	HW	HARDWOOD FLOORING
BASE	WD	3 1/2" WOOD BOARD
WALLS	GYP1	GYPSUM BOARD, PAINTED, FLAT
	GYP2	GYPSUM BOARD, PAINTED, GLOSSY
CEILING	GYP1	GYPSUM BOARD, PAINTED, FLAT
	GYP2	GYPSUM BOARD, PAINTED, GLOSSY

ENGCO

CONSTRUCTION

PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE,
LOS ALTOS, CA 94024
APN- 318-10-025

CONSULTATION

FINISHED AND FIXTURES SCHEDULE

REGISTERED PROFESSIONAL ENGINEER MANJIT SAINI No. C 61946 CIVIL STATE OF CALIFORNIA

ENGINEERING

NO.	REVISIONS	DATE: 11/25/2024
		DESIGNED BY: M. SAINI
		DRAWN BY: K. KUMAR
		CHECKED BY: M. SAINI
		APPROVED BY: M. SAINI

ARCHITECTURE

A-4.2

DOOR SCHEDULE

MARK	LOCATION	SIZE	TYPE	MATERIAL	NOTES	HARDWARE GROUP	GLAZING
EXTERIOR DOORS							
A1	ENTRY	6'-0" x 8'-0"	2	SOLID CORE WOOD	DIMENSION IS FOR PAIR	E	
A2	GARAGE	16'-0" x 7'-0"	8	ALUMINUM		N/A	TEMPERED
A3	GARAGE	3'-0" x 8'-0"	5	SOLID CORE WOOD		E	
A4	DINING	10'-0" x 8'-0"	4	ALUMINUM	DIMENSION IS FOR PAIR	D	TEMPERED
A5	NOOK	3'-0" x 8'-0"	5	SOLID CORE WOOD		E	TEMPERED
A6	KITCHEN	3'-0" x 8'-0"	5	SOLID CORE WOOD		E	
A7	THEATER	2'-6" x 6'-8"	1	SOLID CORE WOOD		E	
A8	MSTR. BDRM.	5'-0" x 6'-8"	4	ALUMINUM	DIMENSION IS FOR PAIR	D	
INTERIOR DOORS							
B1	BDRM.-1	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B2	ADU BATH-1	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B3	BATH-1	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B4	GARAGE	3'-0" x 6'-8"	1	SOLID CORE WOOD	20 MIN. FIRE DOOR ASSEMBLY. SELF-CLOSING & SELF-LATCHING	A	
B5	BATH-2	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B6	BATH-3	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B7	STORAGE	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B8	W.I.C.	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		C	
B9	PANTRY	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B10	UTILITY RM	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B11	BATH-5	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B12	OFFICE	3'-0" x 6'-8"	1	HOLLOW CORE WOOD		B	
B13	THEATER	3'-0" x 6'-8"	1	HOLLOW CORE WOOD		B	
B14	MSTR. BDRM.	5'-0" x 6'-8"	1	HOLLOW CORE WOOD		B	
B15	MSTR. BATH	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B16	MSTR. W.I.C.	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		C	
B17	LAUNDRY	3'-0" x 6'-8"	1	HOLLOW CORE WOOD		C	
B18	BDRM.-2	3'-0" x 6'-8"	1	HOLLOW CORE WOOD		B	
B19	BDRM.-3	3'-0" x 6'-8"	1	HOLLOW CORE WOOD		B	
B20	ADU BATH-1	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B21	ADU BDRM.-1	3'-0" x 6'-8"	1	HOLLOW CORE WOOD		B	
B22	ADU W.I.C -1	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		C	
B23	BATH-7	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	
B24	BATH-8	2'-6" x 6'-8"	1	HOLLOW CORE WOOD		B	

HARDWARE GROUPS

A. OCCUPANCY SEPARATION DOOR (U-1 TO R-3)
- KEYED ENTRY MORTISE BOLT
- ENTRY LOCK SET
- FULL MORTISE HINGES
- WEATHER STRIPPING
- TOP JAMB MOUNTED AUTOMATIC CLOSER

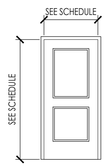
B. PRIVACY DOORS
- PRIVACY LOCK SET
- FULL MORTISE HINGES

C. PASSAGE DOORS
- PASSAGE LATCH SET
- FULL MORTISE HINGES

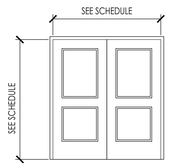
D. SLIDING CLOSET DOORS
- FINGER SLOT PUSH/PULL
- SLIDING TRACK MECHANISM

E. EXTERIOR DOORS
- KEYED ENTRY MORTISE BOLT
- ENTRY LOCK SET
- FULL MORTISE HINGES
- WEATHER STRIPPING

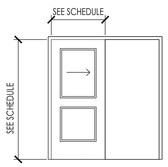
INTERIOR DOOR TYPES



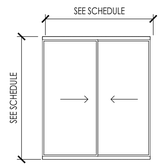
TYPE 1
2 PANELS
INTERIOR WOOD PANEL DOOR AND WOOD FRAME



TYPE 2
2 PANELS
PAIR INTERIOR WOOD PANEL DOORS AND WOOD FRAME



TYPE 3
2 PANELS
INTERIOR WOOD PANEL POCKET DOOR AND FRAME ASSEMBLY

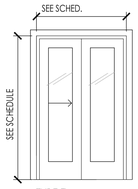


TYPE 4
INTERIOR ALUMINUM W/ TEMPERED MIRROR SLIDING DOORS AND TOP/BOTTOM TRACKS

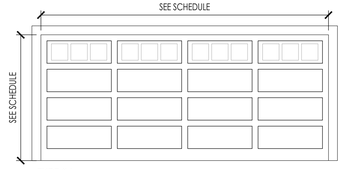
EXTERIOR DOOR TYPES

TYPE 5
EXTERIOR SOLID CORE WOOD PANEL DOUBLE DOOR AND FRAME

TYPE 6
EXTERIOR FRENCH DOOR AND FRAME W/ TEMPERED VISION LITE. MATERIAL TO MATCH WINDOWS.



TYPE 7
EXTERIOR SLIDING DOOR AND FRAME W/ TEMPERED VISION LITE. MATERIAL TO MATCH WINDOWS.



TYPE 8A
SECTIONAL GARAGE DOOR WITH WINDOWS. PAINTED TO MATCH BUILDING COLOR. SEE COLOR EXHIBIT.

WINDOW SCHEDULE

MARK	LOCATION	SIZE	HEADER HEIGHT	REMARKS
1	OFFICE	3'-0" x 3'-6"	8'-0"	1
2	THEATER	4'-0" x 3'-6"	8'-0"	
3	ENTRY	1'-6" x 6'-8"	8'-0"	
4	DINNING	6'-0" x 6'-0"	8'-0"	
5	KITCHEN	4'-0" x 4'-0"	8'-0"	
6	NOOK	2'-0" x 6'-0"	8'-0"	
7	ADU BATH-1	3'-0" x 2'-0"	7'-0"	1
8	ADU LIVING	6'-0" x 6'-0"	8'-0"	
9	ADU LIVING	5'-0" x 6'-0"	8'-0"	
10	ADU KITCHEN	4'-0" x 4'-0"	8'-0"	1
11	ADU STAIR	2'-0" x 2'-0"	15'-0"	1
12	BDRM.-1	2'-0" x 4'-0"	7'-0"	
13	W.I.C.	2'-0" x 2'-0"	7'-0"	
14	LIVING	2'-0" x 6'-0"	8'-0"	
15	MSTR. BDRM.	3'-0" x 5'-0"	7'-0"	1,2
16	MSTR. BDRM.	3'-0" x 5'-0"	7'-0"	1,2
17	MSTR. BDRM.	3'-0" x 5'-0"	7'-0"	1,2
18	MSTR. BATH	3'-0" x 5'-0"	7'-0"	1,2
19	MSTR. BATH	4'-0" x 5'-0"	7'-0"	
20	MSTR. BATH	2'-0" x 2'-0"	7'-0"	
21	MSTR. W.I.C	2'-0" x 5'-0"	7'-0"	
22	LAUNDRY	2'-0" x 2'-0"	7'-0"	
23	ADU W.I.C -1	2'-0" x 5'-0"	7'-0"	
24	ADU BATH-2	3'-0" x 2'-0"	7'-0"	
25	ADU BATH-2	3'-0" x 2'-0"	7'-0"	
26	ADU BDRM.-1	4'-0" x 5'-0"	7'-0"	
27	ADU BDRM.-1	4'-0" x 5'-0"	7'-0"	
28	ADU BDRM.-1	2'-0" x 5'-0"	7'-0"	
29	ADU BDRM.-1	2'-0" x 5-0"	7'-0"	
30	BDRM.-3	4'-0" x 5'-0"	7'-0"	
31	BDRM.-3	4'-0" x 5'-0"	7'-0"	
32	BATH-6	3'-0" x 2'-0"	7'-0"	
33	BDRM.-2	2'-0" x 5'-0"	7'-0"	
34	BDRM.-2	2'-0" x 5'-0"	7'-0"	
35	BDRM.-2	5'-0" x 5'-0"	7'-0"	
36	SITTING AREA	8'-0" x 5'-0"	7'-0"	
37	BASEMNT BATH	2'-6" x 3'-6"	8'-0"	

SCHEDULE REMARKS

1. TEMPERED GLAZING SEE GENERAL NOTES 1,2,3 FOR LOCATIONS OF TEMPERED GLAZING, SEE 8/A5.04.
2. WINDOW MUST MEET EGRESS REQUIREMENTS PER REQUIREMENTS OF THE CALIFORNIA BUILDING CODE. VERIFY WITH WINDOW MANUFACTURER FOR ACTUAL CLEAR OPENING., SEE 3/A7.02

GENERAL NOTES

1. PROVIDE TEMPERED GLAZING AT ALL BATHTUB AND MASTER BATHTUB LOCATIONS.
2. PROVIDE TEMPERED GLAZING WHERE WINDOW IS WITHIN 18" OF ANY FLOOR OR GRADE.
3. PROVIDE TEMPERED GLAZING WHERE WINDOW IS WITHIN 24" FROM ANY DOORS.
4. ALL WINDOWS ARE TO BE LOW E DOUBLE PANE GLAZING, AND AS RECOMMENDED BY THE TITLE 24 ENERGY ANALYSIS.
5. ALL WINDOW FRAMES ARE TO BE VINYL FRAMES. SEE FRONT ELEVATIONS FOR COLOR.
6. INSTALL WINDOW PLUMB, STRAIGHT, IN TRUE ALIGNMENTS AND RIGIDLY SECURED TO WALLS. ERECT IN PROPER SEQUENCE WITH WORK OF OTHER TRADES.
7. INSTALL WINDOW PLUMB, STRAIGHT, IN TRUE ALIGNMENTS AND RIGIDLY SECURED TO WALLS. ERECT IN PROPER SEQUENCE WITH WORK OF OTHER TRADES.
8. ALL WINDOW FRAMES SHALL BE CAULKED WITH RESILIENT SEALANT TO PROVIDE AN AIRTIGHT SEAL. A BEAD OF RESILIENT CAULKING SHALL BE APPLIED TO ALL WINDOW CASINGS BEFORE INSTALLATION.
9. SEE SHEET A5.4 FOR FLASHING DETAILS.

TITLE 24 ENERGY REQUIREMENTS

TITLE 24 ENERGY ARE BASED ON THE FOLLOWING WINDOWS:

1. FRAMES: NON-METALLIC
2. U-FACTOR: 0.40 OR BETTER
3. SHGC RATING: 0.35 OR BETTER.

GENERAL NOTES

1. ALL DOORS SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN THE PROJECT SPECIFICATIONS.
2. INSTALL DOORS AND FRAMES PLUMB, STRAIGHT, IN TRUE ALIGNMENT AND RIGIDLY SECURED TO WALLS. ERECT IN PROPER SEQUENCE WITH WORK OF OTHER TRADES.
3. FOR INTERIOR WOOD DOORS, PROVIDE HONEYCOMB CORE, TYP. UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, LOCATE DOOR CENTERED TO WALL; OR LOCATE THE HINGE SIDE OF THE DOOR LEAF AT 6" (4" MINIMUM) FROM ADJACENT WALL OR OBSTRUCTION.
5. ALL HARDWARE LOCKING DEVICES MUST BE A TYPE WHICH ARE READILY DISTINGUISHABLE AS LOCKED. CBC 1008.1.8.3.
6. PROVIDE ALL EXTERIOR DOORS w/ALUMINUM THRESHOLDS AND JAMB WEATHER STRIPPING U.N.O. (THRESHOLD HEIGHT SHALL BE MAXIMUM 1/2").
7. SLIDING GLASS DOORS MUST HAVE SECONDARY DEAD BOLTS.
8. SAFETY GLASS FOR WINDOWS WILL BE PROVIDED WHEN 1). WINDOWS ARE ADJACENT TO AND WITHIN 24" OF EITHER EDGE OF A DOOR. 2) WINDOWS ARE WITHIN 60" ABOVE A BATH TUB/SHOWER STANDING SURFACE. 3) WINDOWS GREATER THAN 9-SQ. FT. AND CLOSER THAN 18" TO THE FLOOR, TOP EDGE GREATER THAN 36" A.F.F. & WALKING SURFACE WITHIN 36" HORIZONTALLY OF GLAZING PLANE.
9. AT MAIN ENTRY PROVIDE STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIM 6" ABOVE AND BELOW WITH 2-#8 BY 2" SCREWS.
10. COORDINATE AUTOMATIC ROLL-UP DOOR MECHANISM AND TRACKS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

ENGCO

PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE,
LOS ALTOS, CA 94024
APN- 318-10-025

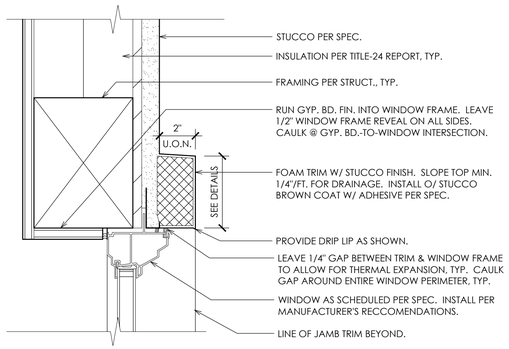
DOOR AND WINDOW SCHEDULE'S

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61948
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
		11/25/2024	M. SAINI	K. KUMAR	M. SAINI	M. SAINI

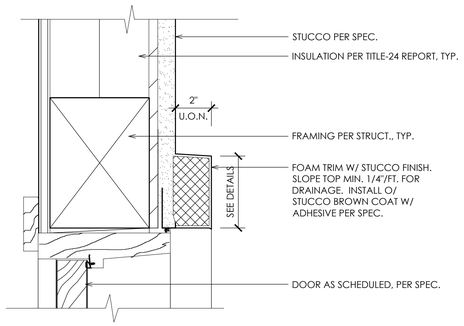
CONSTRUCTION
CONSULTATION
ENGINEERING
ARCHITECTURE

A-4.3



WINDOW HEAD (JAMB SIM.) 12

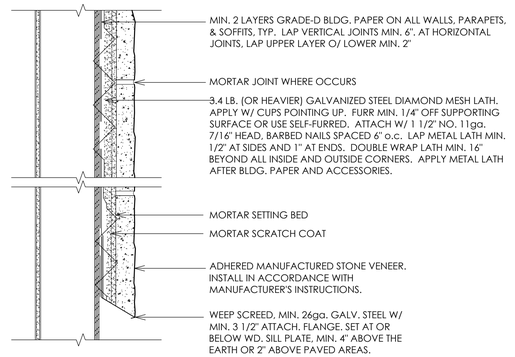
3"=1'-0"



DOOR HEAD 11

3"=1'-0"

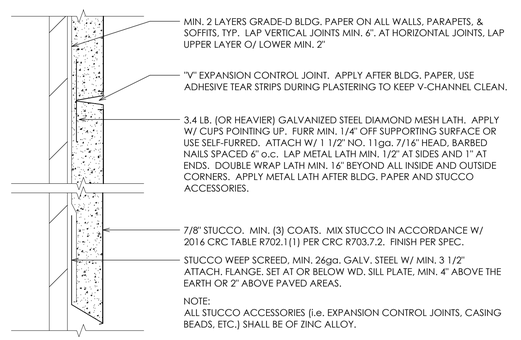
NOTE: STONE VENEER TO MATCH COLORS & STYLES AS SHOWN ON APPROVED COLOR BOARDS.



CULTURED STONE VENEER 10

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

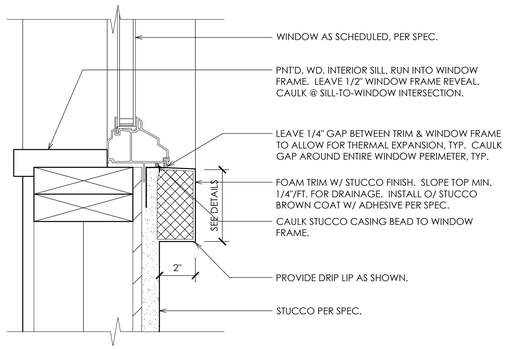
NOTE: STUCCO SHALL BE 7/8" THICK TO PROVIDE RATING OF OITC 37/STC 46.



NOTE:
ALL STUCCO ACCESSORIES (i.e. EXPANSION CONTROL JOINTS, CASING BEADS, ETC.) SHALL BE OF ZINC ALLOY.

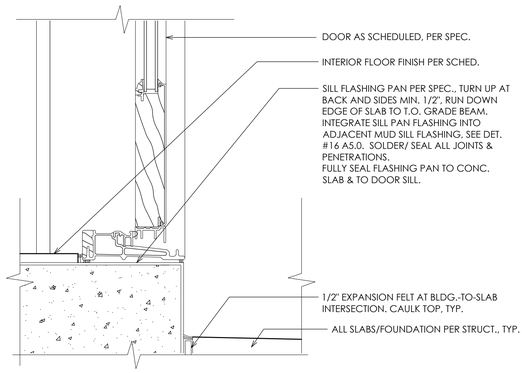
TYPICAL STUCCO 9

6"=1'-0"



WINDOW SILL 8

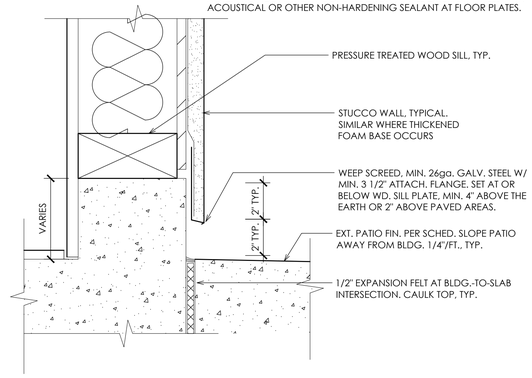
3"=1'-0"



DOOR @ THRESHOLD 7

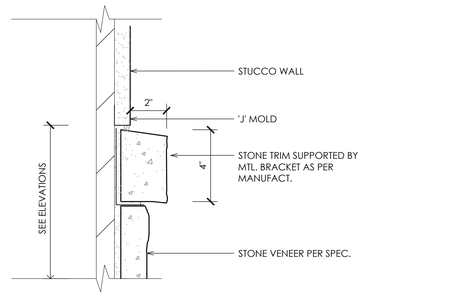
3"=1'-0"

NOTE: PROVIDE AIRTIGHT CONSTRUCTION AT ALL EXTERIOR WALLS WITH ACOUSTICAL OR OTHER NON-HARDENING SEALANT AT FLOOR PLATES.



EXTERIOR WALL @ WALK 6

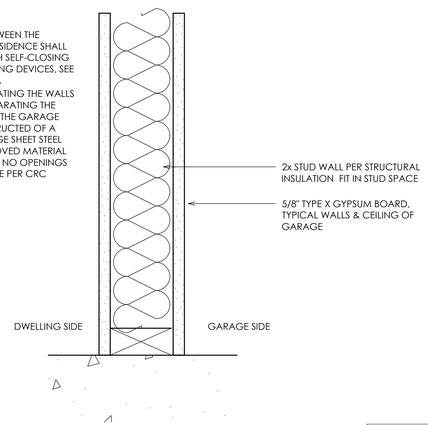
3"=1'-0"



STONE WATER TABLE 5

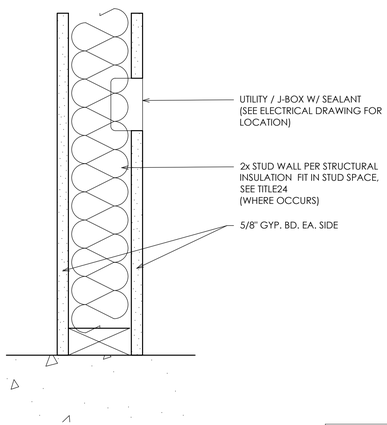
3"=1'-0"

NOTES:
1. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES. SEE DOOR SCHEDULE.
2. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER CRC R302.5.2.



DWELLING-GARAGE SEPARATION 4

3"=1'-0"

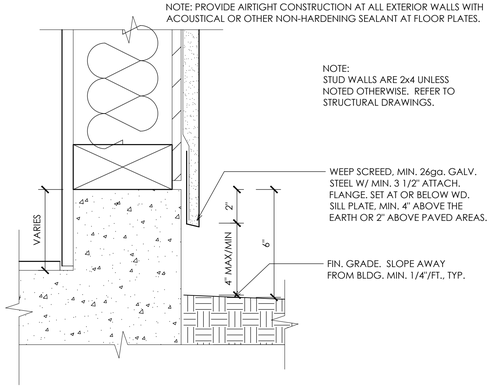


TYPICAL NON-RATED INTERIOR WALL 3

3"=1'-0"

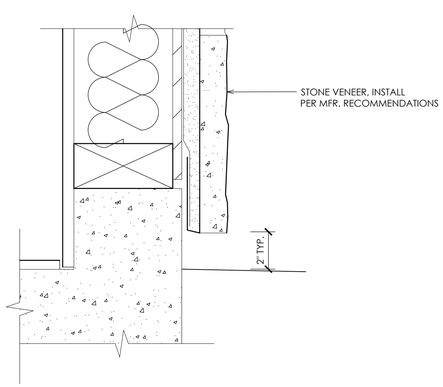
NOTE: PROVIDE AIRTIGHT CONSTRUCTION AT ALL EXTERIOR WALLS WITH ACOUSTICAL OR OTHER NON-HARDENING SEALANT AT FLOOR PLATES.

NOTE:
STUD WALLS ARE 2x4 UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL DRAWINGS.



EXTERIOR WALL @ GRADE 2

3"=1'-0"



VENEER WALL @ BASE 1

3"=1'-0"

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APN- 318-10-025
CONSULTATION

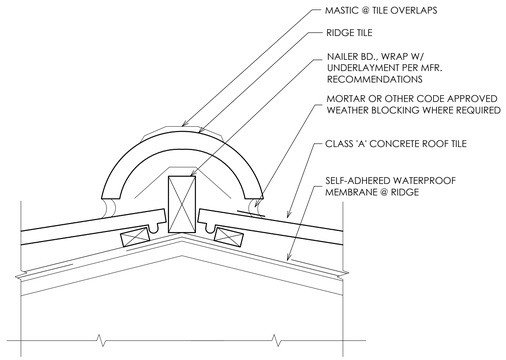
TYPICAL DETAILS-1

REGISTERED PROFESSIONAL ENGINEER
MANJIT SAINI
No. C 61946
CIVIL
STATE OF CALIFORNIA
ENGINEERING

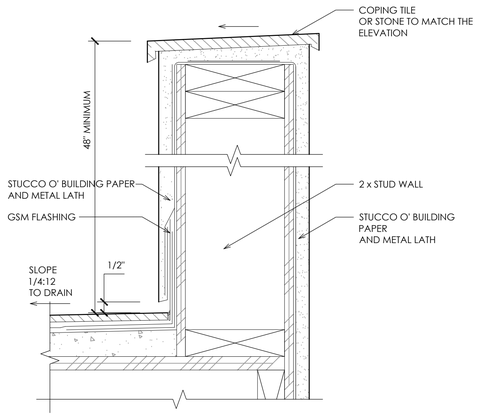
NO.	REVISIONS	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
		9/23/2024	M. SAINI	K. KUMAR	M. SAINI	M. SAINI

A5.0

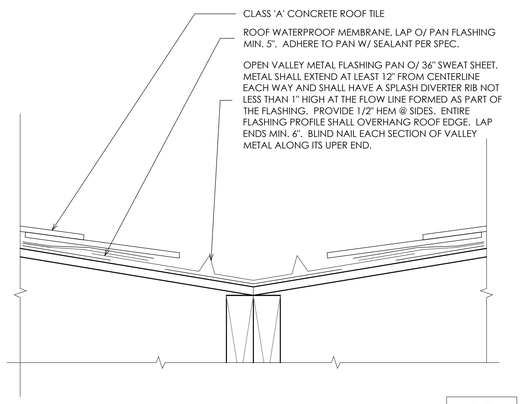
ARCHITECTURE



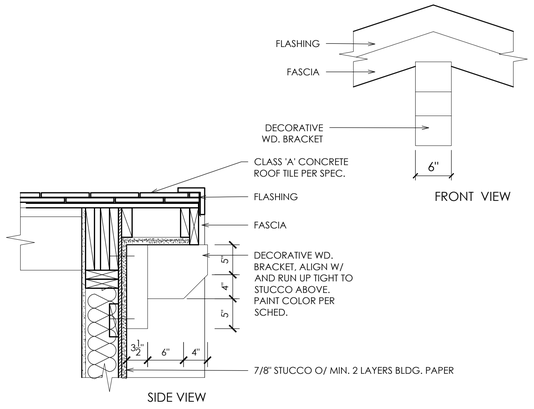
ROOF @ RIDGE — 12
3"=1'-0"



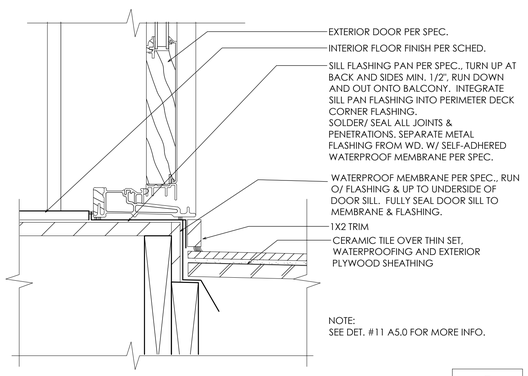
BALCONY PARAPET WALL — 11
NOT TO SCALE



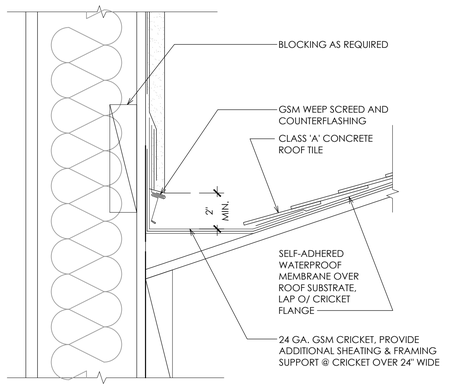
ROOF @ VALLEY — 10
3"=1'-0"



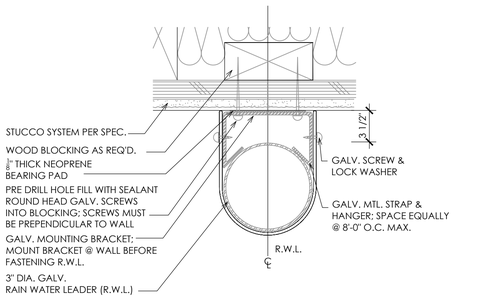
DECORATIVE BRACKET — 9
1"=1'-0"



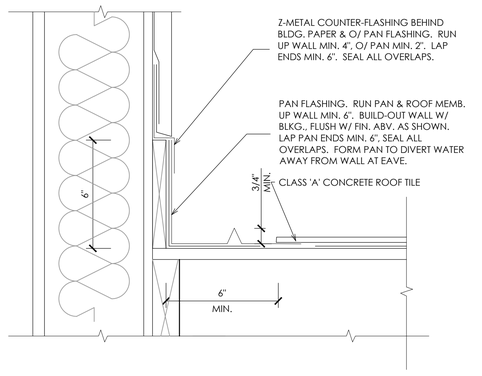
DOOR @ BALCONY — 8
1 1/2"=1'-0"



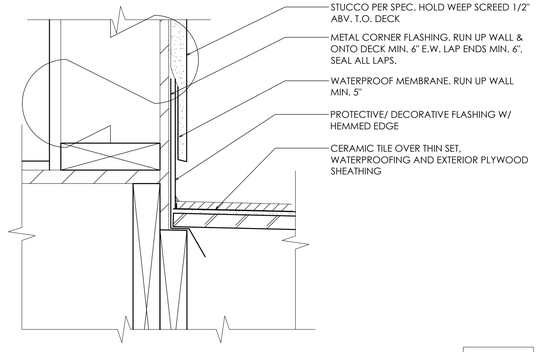
CRICKET @ ROOF — 7
3"=1'-0"



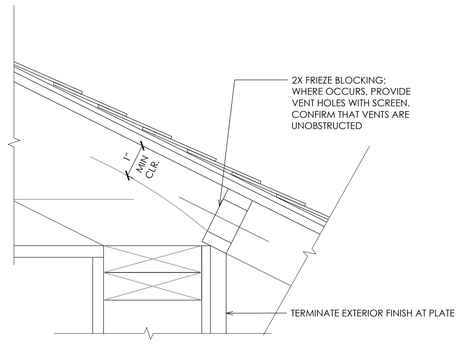
RAIN WATER LEADER — 6
3"=1'-0"



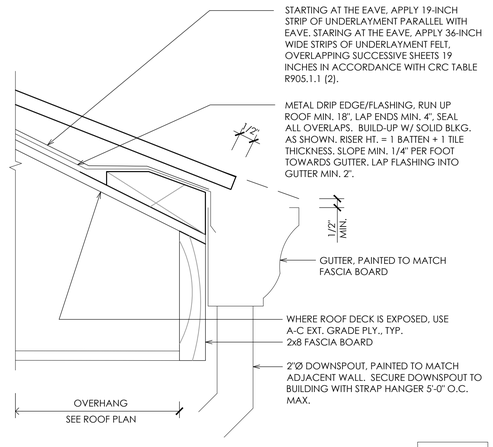
ROOF @ SIDEWALL — 5
3"=1'-0"



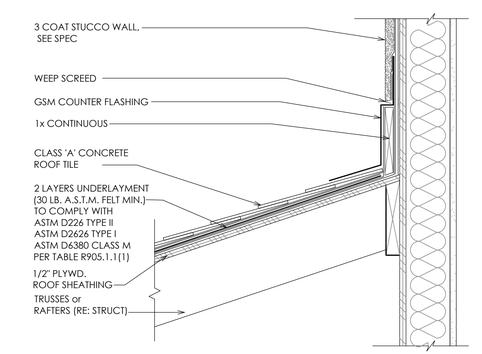
WALL @ BALCONY — 4
1 1/2"=1'-0"



ROOF @ FRIEZE — 3
3"=1'-0"



ROOF @ EAVE — 2
3"=1'-0"



TYP. ROOF /WALL FLASHING — 1
3"=1'-0"

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APN- 318-10-025
CONSULTATION

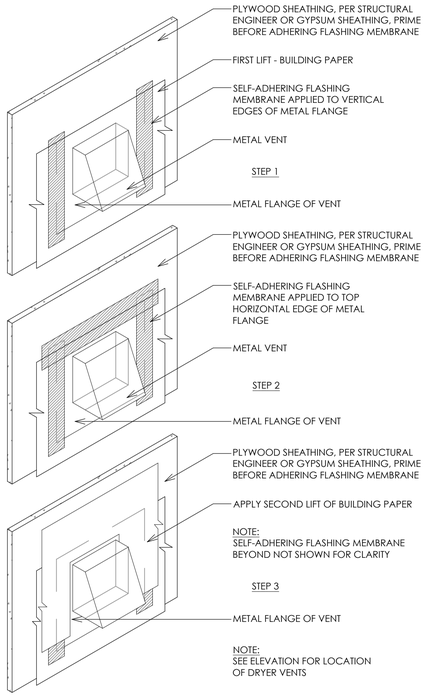
TYPICAL DETAILS-2

REGISTERED PROFESSIONAL ENGINEER MANJIT SAINI No. C 61946 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
		9/23/2024	M. SAINI	K. KUMAR	M. SAINI	M. SAINI

ARCHITECTURE ENGINEERING

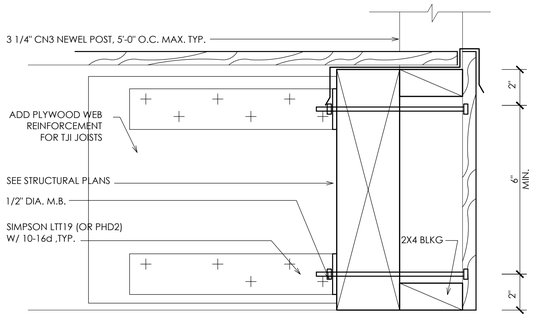
A5.1



DRYER VENT FLASHING 8

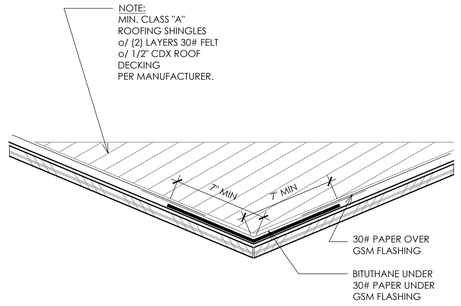
1 1/2"=1'-0"

NOTE:
ALL RAILING MEMBERS INCLUDING POSTS SHALL BE REDWOOD OR SIMILAR WEATHER RESISTING MATERIAL. GUARDRAIL CONSTRUCTION SHALL BE CAPABLE OF RESISTING A 50 PLF HORIZONTAL LOAD PERPENDICULAR TO THE TOP, UBC 509 AND TABLE 16B



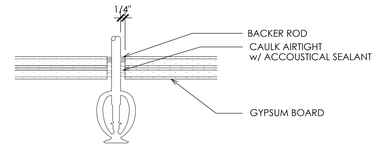
BALCONY GUARDRAIL BASE 11

3"=1'-0"



ROOFING AND FLASHING 10

1 1/2"=1'-0"



SPRINKLER PIPE PENETRATION 12

1 1/2"=1'-0"

GENERAL:

1. REFER ALSO TO VENTILATION NOTES LOCATED AT ATTIC AND/OR CRAWL SPACE VENTILATION CALCULATIONS. RE: ELEVATION SHEETS.

2. INSTALL FLASHING AT ALL TRANSITIONS OF ROOF PLANE SURFACES PER CRC RE: COVER SHEET "PROJECT DATA".

3. ALL MECHANICAL/PLUMBING VENTS SHALL PENETRATE THE ROOF AT REAR-FACING SLOPES WHERE POSSIBLE OR SIDE-FACING SLOPES AS AN ALTERNATE. ALL ROOF MOUNTED METAL VENTS OR COMPONENITS SHALL BE PAINTED TO MATCH ROOF COLOR. RE: WALL & ROOF VENT FLASHING DETAILS.

4. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED (MINIMUM) AT CONDTIIONED SPACE.

5. ALL DOORS AND WINDOWS EXPOSED TO AMBIENT CONDITIONS & UNCONDITIONIED SPACES SUCH AS GARAGES AND CLOSETS CONTAINING FURNACES USING OUTSIDE AIR FOR COMBUSTION SHALL BE WEATHER STRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION, PER TITLE 24 SECTION 2-5317. DOORS AND WINDOWS ARE TO BE CERTIFIED AND WEATHER STRIPPED. ALL JOINTS AND PENETRATIONS ARE TO BE CAULKED & SEALED.

6. PROVIDE A WEEP SCREED AT THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUCCO STUD WALLS.

DECKS & EXTERIOR WOOD:

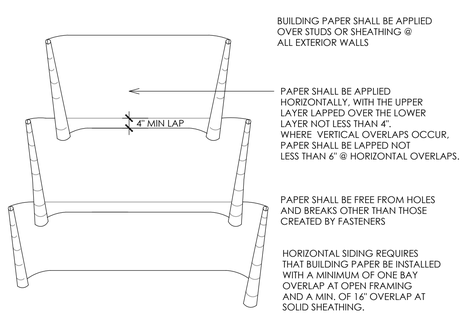
7. REFERENCE STRUCTURAL DRAWINGS FOR WOOD SIZES, GRADES, AND CONNECTOR SPECIFICATIONS.

8. EXPOSED STRUCTURAL FRAMING MEMBERS SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY, TREATED WOOD, PAINTED OR SEALED, OR PROTECTED TO PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS, WHEN SUCH MEMBERS ARE EXPOSED TO THE WEATHER, PER C.B.C, SECTION 2306.

9. ALL PLATES, SILLS, SLEEPERS, AND SUPPORT POSTS SHALL BE PRESSURE TREATED WOOD.

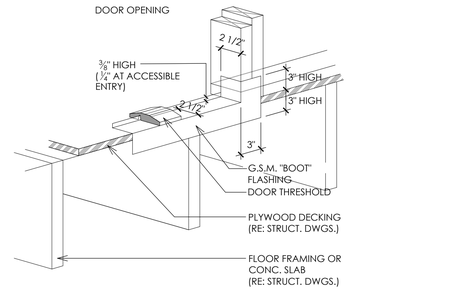
10. EXTERIOR GRADE PAINT SHALL BE APPLIED TO ALL EXTERIOR WOOD TRIM & DECK COMPONENTS, (ie: POSTS, BEAMS, JOISTS, LEDGERS, STRINGERS, HANDRAILS AND GUARDRAILS). VERIFY PAINT COLORS WITH OWNER PRIOR TO APPLICATION.

MOISTURE RESISTANCE 7



BUILDING PAPER @ LAPPED SIDING 6

1 1/2"=1'-0"



FOR USE AT EXTERIOR DOORS AT WOOD FRAMED FLOORS OR MAY BE USED AT CONC. SLAB CONDITIONS.

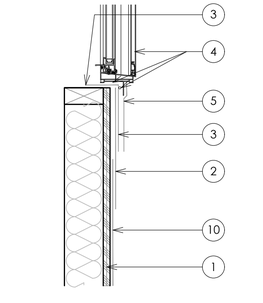
GSM DOOR BOOT FLASHING 5

1 1/2"=1'-0"

WINDOWS:

INSTALL "WINDOW WRAP" AND BUILDING PAPER IN THE FOLLOWING ORDER

1. SHEATH WALL.
2. INSTALL BUILDING PAPER FROM TOP OF SILL DOWN WALL 18" MIN. PER DETAIL "A".
3. 1ST LAYER WINDOW WRAP AT SILL, THEN JAMBS, THEN HEAD WITH 9" "WINDOW WRAP" PER DETAIL"B".
4. INSTALL THE WINDOW PER DETAIL "C", APPLY A CONTINUOUS BEAD OF SEALANT TO UNDERSIDE OF WINDOW NAILING FIN. APPLY A CONTINUOUS BEAD OF EXPANDED FOAM IN SHIM SPACE AROUND PERIMETER OF WINDOW.
5. 2ND LAYER OF "WINDOW WRAP" OVER NAILING FLANGE AT SILL PER DETAIL "D".
6. 2ND LAYER OF "WINDOW WRAP" OVER NAILING FLANGE AT JAMBS PER DETAIL "D".
7. 2ND LAYER OF "WINDOW WRAP" OVER NAILING FLANGE AT HEAD PER DETAIL "D".
8. (AT WINDOWS WITH WOOD TRIM ONLY: INSTALL 26 GAUGE GALV. STEEL FLASHING OVER WOOD TRIM AT HEAD, EXTEND TO WIDTH OF TRIM PER DETAIL "D").
9. OVERLAP ALL CORNERS MINIMUM 6" PER DETAIL "D".
10. INSTALL BUILDING PAPER UNDER SILL FLAP CREATED IN STEP #2 PER DETAIL "E".
11. INSTALL BUILDING PAPER SHINGLE FASHION WITH 4" VERTICAL OVERLAPS AND 6" HORIZONTAL OVERLAPS PER DETAIL "E".
12. BUILDING PAPER TO OVERLAP "WINDOW WRAP" AND FLANGE PER DETAIL "E".



NOTES:

WINDOW WRAP TO BE 9" WIDE, BITUTHANE, VICOR-V40, OR EQUAL.

DOORS:

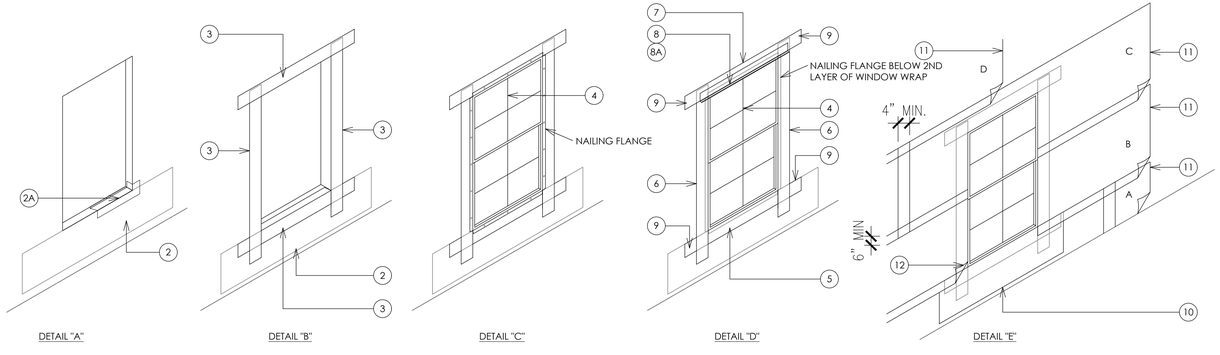
INSTALL "WINDOW WRAP" AND BUILDING PAPER IN THE FOLLOWING ORDER AT DOOR LOCATIONS

NOTE: THE INSTALLATION OF FLASHING PAPERS @ THE DOOR SILL DOES NOT APPLY WHEN THE DOOR IS INSTALLED ON A CONCRETE SLAB.

1. SHEATH WALL.
2. WRAP BUILDING PAPER FROM TOP OF SILL DOWN WALL 18" MIN. PER DETAIL "A".

2A. ADD BOOT FLASHING TO SILL PER DETAIL

3. 1ST LAYER WRAP SILL, THEN JAMBS, THEN HEAD WITH 9" "WINDOW WRAP" SIMILAR TO DETAIL "B".
4. INSTALL THE DOOR SIMILAR TO DETAIL "C", APPLY A CONTINUOUS BEAD OF EXPANDED FOAM IN SHIM SPACE AROUND PERIMETER OF DOOR.
5. 2ND LAYER OF "WINDOW WRAP" OVER DOOR FRAME AT SILL SIMILAR TO DETAIL "D".
6. 2ND LAYER OF "WINDOW WRAP" OVER DOOR FRAME AT JAMBS SIMILAR TO DETAIL "D".
7. 2ND LAYER OF "WINDOW WRAP" OVER DOOR FRAME AT HEAD PER DETAIL "D").
8. (AT DOORS WITH WOOD TRIM ONLY: INSTALL 26 GAUGE GALV. STEEL FLASHING OVER WOOD TRIM AT HEAD, EXTEND TO WIDTH OF TRIM PER DETAIL "D"). OVERLAP ALL CORNERS MINIMUM 6" PER DETAIL "D".
9. INSTALL BUILDING PAPER UNDER SILL FLAP CREATED IN STEP #2 PER DETAIL "E".
10. INSTALL BUILDING PAPER SHINGLE FASHION WITH 4" VERTICAL OVERLAPS AND 6" HORIZONTAL OVERLAPS PER DETAIL "E".
12. BUILDING PAPER TO OVERLAP WINDOW WRAP DETAIL "E".



FLASHING WINDOW - DOOR 1

1 1/2"=1'-0"

ENGCO
CONSTRUCTION
CONSULTATION
PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

TYPICAL DETAILS -3

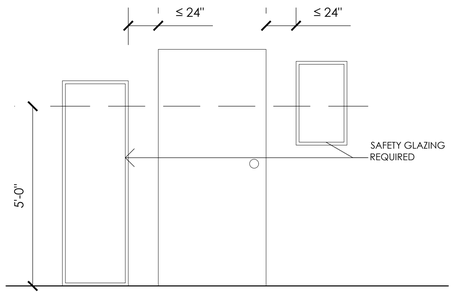
REGISTERED PROFESSIONAL ENGINEER MANJIT SAINI No. C 61946 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	DATE:	9/23/2024
		DESIGNED BY:	M. SAINI
		DRAWN BY:	K. KUMAR
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI

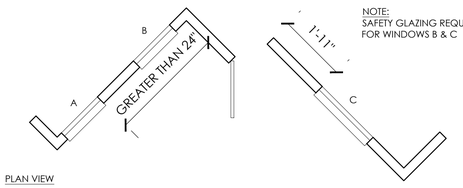
ARCHITECTURE ENGINEERING

A5.2

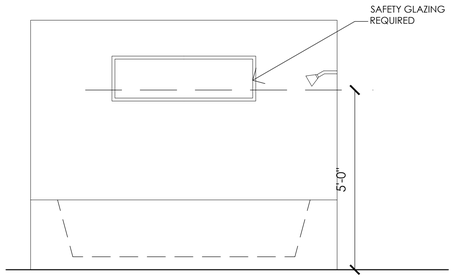
WHEN SAFETY GLASS IS REQUIRED



GLASS IN SIDELITES - ELEVTION

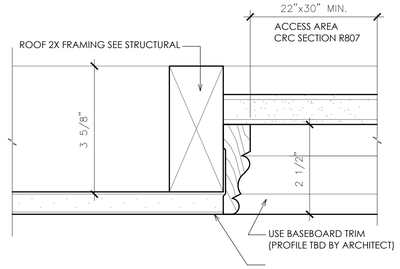


PLAN VIEW

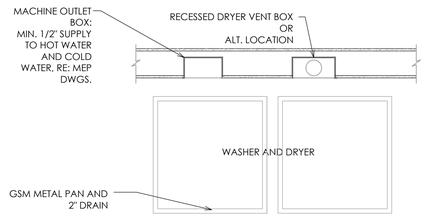


GLASS WITHIN SHOWER WALLS

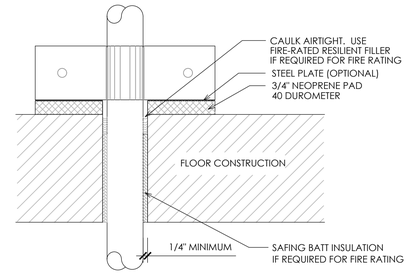
TEMPERED GLASS — 8
1/2"=1'-0"



ATTIC ACCESS DOOR — 11
3"=1'-0"



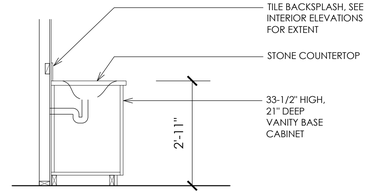
LAUNDRY CABINET — 10
3"=1'-0"



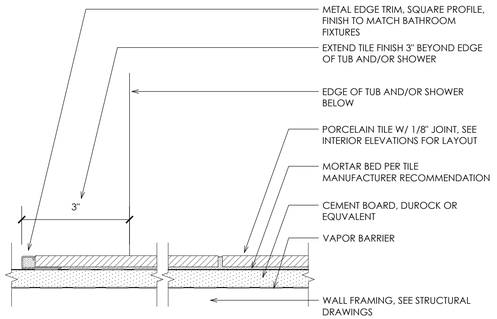
NOTE: IF PIPE IS SUSPENDED FROM OR DIRECTLY ATTACHED TO STRUCTURE OR OTHER BUILDING ELEMENTS, USE 1/2" THICK, 40 DUROMETER NEOPRENE AS SLEEVE BETWEEN PIPE AND PIPE COLLAR

PIPE ISOLATION FOR WASTE & SUPPLY WATER PIPES GREATER THAN 1" DIAMETER

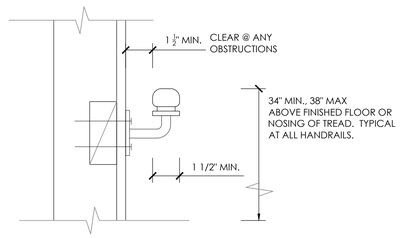
PIPE INSOLATION — 9
3"=1'-0"



LAVATORY/VANITY CABINET — 7
1/2"=1'-0"



TILE TUB/SHOWER SURROUND — 6
6"=1'-0"



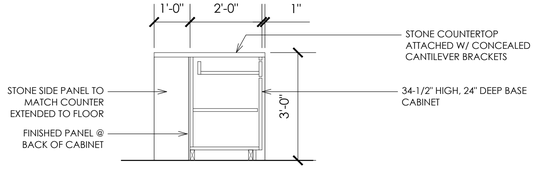
NOTES:

ALL HANDRAILS SHALL COMPLY WITH CRC 2016
ALL STAIRS WITH FOUR OR MORE RISERS SHALL HAVE AT LEAST ONE HANDRAIL.

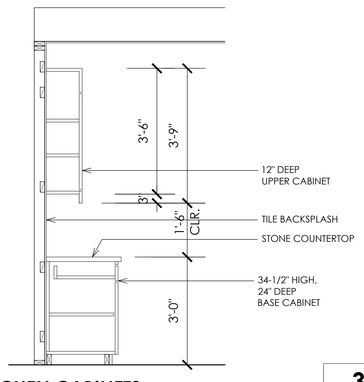
ALL HANDRAILS SHALL BE CONTINUOUS THROUGH THE FULL LENGTH OF THE STAIRS.

TYPICAL HANDRAIL — 5
3"=1'-0"

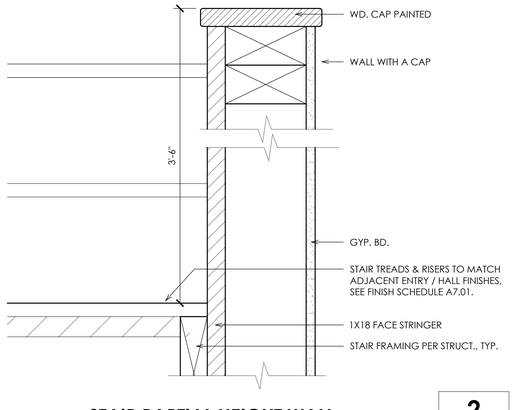
NOTE: SEE FLOOR PLANS FOR OVERALL DIMENSIONS



KITCHEN ISLAND — 4
1/2"=1'-0"

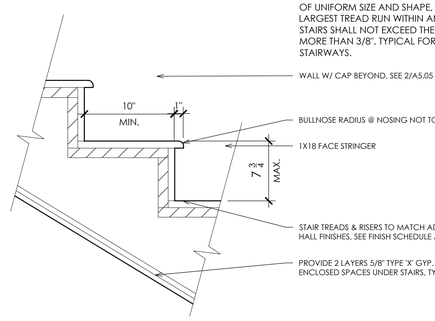


KITCHEN CABINETS — 3
1/2"=1'-0"



STAIR PARTIAL HEIGHT WALL — 2
3"=1'-0"

NOTE:
PER CRC 2016 R311.7 STAIR TREADS SHALL BE OF UNIFORM SIZE AND SHAPE, EXCEPT THE LARGEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8", TYPICAL FOR ALL STAIRWAYS.



TYPICAL STAIRS — 1
1 1/2"=1'-0"

ENGCO

CONSTRUCTION

PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

CONSULTATION

TYPICAL DETAILS-4

REGISTERED PROFESSIONAL ENGINEER MANJIT SAINI No. C 61946 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
		9/23/2024	M. SAINI	K. KUMAR	M. SAINI	M. SAINI

ENGINEERING

ARCHITECTURE

A5.3

PROJECT INFORMATION

Date:	10-2-24
Project applicant:	IENGCO
Project address	1501 OAKLEY DRIVE, LOS ALTOS
Total landscape area (square feet)	5,926 SF
Project type	Private
Water supply type	Potable
Water Agency	California Water Service Co. 9494 B Street, Los Altos, CA
Project applicant contact	Manjit Saini IENGCO manjit.saini@iengco.com

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package".

Landscape Architect: Rodney Scaccalosi Rod Scaccalosi #4452
Date: 10-2-24

EXISTING TREE TABLE (See Demolition Plan)

#	TYPE	NATIVE	TRUNK DIA.	ACTION
T1	LIVE OAK	Y	26"	RETAIN
T2	LIVE OAK	Y	33"	RETAIN
T3	VELVET ASH	N	23"	REMOVE (CONSTRUCTION)
T4	VELVET ASH	N	23"	REMOVE (CONSTRUCTION)
T5	APPLE	N	8"	RETAIN
T6	LEMON	N	17"	RETAIN
T7	KUMQUAT	N	12"	RETAIN
T8	CHINESE PISTACHE	N	26"	RETAIN
T9	CRAPE MYRTLE	N	8"	PREVIOUSLY REMOVED
T10	OLIVE	N	5"	RETAIN
T11	SWEET GUM	N	16"	RETAIN
A	UNKNOWN	N	LESS THAN 4"	PREVIOUSLY REMOVED

TREE REPLACEMENT TABLE

#	TYPE	TRUNK DIA.	REPLACEMENT
T3	VELVET ASH	23"	2 -24" BOX
T4	VELVET ASH	23"	2 -24" BOX
T9	CRAPE MYRTLE	8"	1-24" BOX
A	UNKNOWN	4"	1 -24" BOX

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
TREES				
	3	Acer palmatum 'Osakazuki' / Osakazuki Japanese Maple standard form	24" box	Moderate
	3	Prunus pendula 'Pendula Rosea' / Weeping Cherry standard form	24" box	Moderate
SHRUBS				
	4	Agave americana 'Marginata' / Variegated Century Plant	5 gal.	Low
	20	Agave x `Blue Glow` / Blue Glow Agave	5 gal	Low
	15	Aloe arborescens mzimnyati / Dwarf Torch Aloe	5 gal.	Low
	28	Anigozanthos x 'Bush Tango' / Bush Tango Kangaroo Paw	5 gal.	Low
	39	Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush	5 gal.	Low
	19	Ceanothus x `Dark Star` / California Lilac	5 gal.	Low
	27	Lantana montevidensis / Trailing Lantana	1 gal.	Low
	130	Lomandra longifolia 'Baby Breeze' / Dwarf Mat Rush	1 gal.	Low
	7	Myrica californica 'Buxifolia' / Pacific Wax Myrtle	5 gal.	Low
	30	Phormium x 'Dark Delight' / Dark Delight Purple Flax	5 gal.	Low
	37	Salvia microphylla x greggii 'Heatwave Breeze' / Heatwave Breeze Sage	1 gal.	Low
	17	Westringia fruticosa 'Blue Gem' / Blue Gem Coast Rosemary	5 gal.	Low

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
GROUND COVERS					
	37	Grevillea lanigera 'Mt. Tamboritha' / Mt. Tamboritha Woolly Grevillea	1 gal.	Low	42" o.c.
	27	Rosa x 'Meisentmil' TM / Lemon Drift Rose	1 gal.	Low	36" o.c.
	1,422 sf	Turf synthetic / Type by owner	15' wide roll	No Water Use	

EXISTING PLANT LEGEND

T1 — 26" ASH TREE — EXISTING TREE TO REMAIN

T6 × — 23" ASH — EXISTING TREE TO BE REMOVED

GENERAL NOTES

1. Contractor shall submit soil samples to the laboratory for analysis and recommendations. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

   Soil analysis may include:

   a. Soil texture;
   b. Infiltration rate determined by laboratory test or soil infiltration rate table;
   c. pH;
   d. Total soluble salts;
   e. Sodium;
   f. Percent organic matter; and
   g. Recommendations.

   Contractor shall submit the soil analysis report to the City as part of the certificate of completion.

2. The Contractor shall submit documentation to the City verifying implementation of soil analysis report recommendations to the City with certificate of completion.

3. All landscape planting areas shall receive a minimum 3" layer of organic wood chip mulch top dressing.

4. All trees, shrubs and groundcover shall be irrigated with a drip system, smart controller , weather sensor, etc.and shall meet City of Los Altos Water Efficient standards/regulations.

5. Existing trees (to remain) shall be protected during construction with temporary fencing. Refer to Arborist Report (By Vasquez Arbor and Tree Protection Plan (By IENGCO) for additional information regarding tree preservation, tree removals, etc.

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

CONTACT 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

IENGCO

CONSTRUCTION
CONSULTATION
ENGINEERING
ARCHITECTURE

PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

PLANTING PLAN

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scaccalosi
No. 4452
Exp. 05/31/26
STATE OF CALIFORNIA

NO.	REVISIONS	DATE: 1/17/2025
1.	11-19-24 PLAN CHECK REVISIONS	DESIGNED BY: -
2	1-17-25 PLAN CHECK REVISIONS	DRAWN BY: -
		CHECKED BY: -
		APPROVED BY: -

L1

CRITICAL ANALYSIS

Generated: 2024-10-01 22:50

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available 19.62 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Pressure Available: 60 PSI

DESIGN ANALYSIS
Maximum Station Flow: 7.97 GPM
Flow Available at POC: 19.62 GPM
Residual Flow Available: 11.65 GPM

Critical Station: 1
Design Pressure: 20 PSI
Friction Loss: 1.56 PSI
Fittings Loss: 0.08 PSI
Elevation Loss: 0 PSI
Loss through Valve: 3.5 PSI
Pressure Req. at Critical Station: 25.1 PSI
Loss for Fittings: 0.01 PSI
Loss for Main Line: 0.06 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 25.2 PSI
Pressure Available: 60 PSI
Residual Pressure Available: 34.8 PSI

COMPLIANCE STATEMENT

I have complied with the criteria of the Water Use Ordinance and applied them accordingly for the efficient use of water in the landscape Irrigation plan.

Rodney Scaccalosi 10-1-24

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
SHRUBS, GC-LOW	0.3	DRIP	0.81	0.37	4,329	1,603	42745
TREES-MODERATE	0.5	BUBBLERS	0.81	0.62	160	99	2633
				TOTALS	4,489	1,702	45378

ETAF Calculations

Total ETAF x Area	1,702
Total Area	4,489
Average ETAF	38%

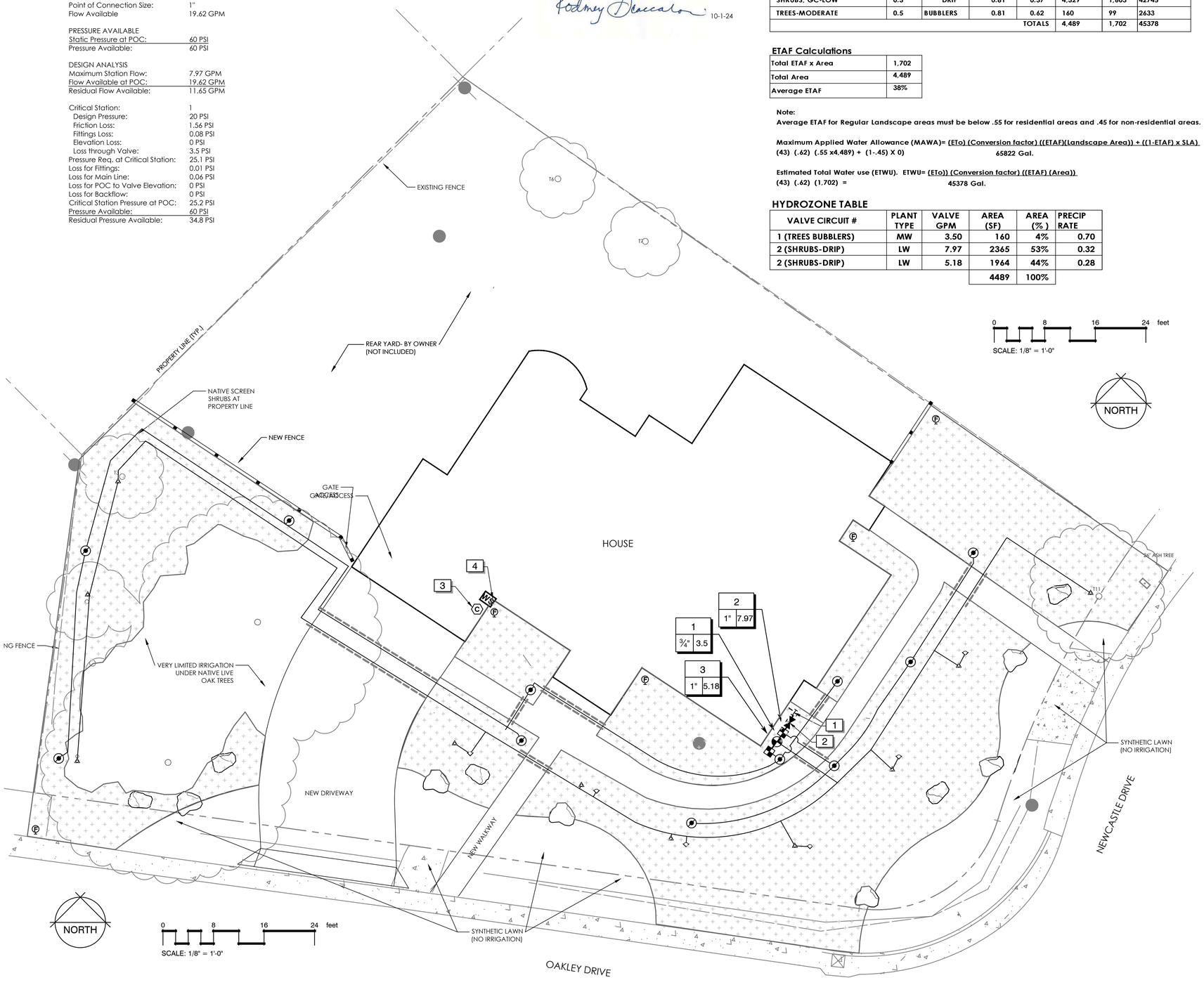
Note:
Average ETAF for Regular Landscape areas must be below .55 for residential areas and .45 for non-residential areas.

Maximum Applied Water Allowance (MAWA)= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(43) (.62) (.55 x4,489) + (1-.45) X 0) 65822 Gal.

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(43) (.62) (1,702) = 45378 Gal.

HYDROZONE TABLE

VALVE CIRCUIT #	PLANT TYPE	VALVE GPM	AREA (SF)	AREA (%)	PRECIP RATE
1 (TREES BUBBLERS)	MW	3.50	160	4%	0.70
2 (SHRUBS-DRIP)	LW	7.97	2365	53%	0.32
2 (SHRUBS-DRIP)	LW	5.18	1964	44%	0.28
			4489	100%	



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404 1408	Rain Bird 1800-1400 Flood 1401 Fixed flow rate (0.25-2.0GPM), full circle bubbler, 1/2" FIPT. On a flex riser	9	20
1401 1402	Rain Bird RWS-M-B-C 1400 Series Mini Root Watering System with 4in. diameter x 18in. long with locking grate, semi-rigid mesh tube and Rain Bird 1401 0.25 GPM or 1402 0.5 GPM bubbler as indicated. With Check Valve.	5	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird XACZ-100-PRF Medium Flow Drip Control Kit, 1in. Anti-Siphon Valve Filter, 1in. RBY Filter, and 40psi pressure regulator, for above grade installation. 3 GPM-15 GPM.	2	
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6in. drip box.	11	
P	Flush Valve	5	
	Area to Receive Drip Emitters Netafim SPCV Single Outlet Pressure Compensating Drip Emitter, 1.5psi Internal Check Valve, with Self-Piercing Barb. Blue= 0.5gph, Black= 1.0gph, Red= 2.0gph. 1/4" tubing lenght shall not exceed 12" in length. Emitter Notes: 1.0 GPH emitters (2 assigned to each 1 gal. plant) 1.0 GPH emitters (2 assigned to each 5 gal. plant)	4,489 s.f. 512 280	10

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird ASVF Electric Remote Control Valve, with Atmospheric Backflow Preventer. 3/4in., 1in. Available.	1
	Landscape Products Inc. BBV 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in., 2-1/2in., 3in. Full Port Brass Ball Valve. Suitable for a full range of liquids and gases in residential and commercial applications.	1
WS	Hunter X2-400-WAND 4-Station Controller, Residential Use. Plastic Cabinet, Indoor, with 3 Independent Programs, and Wi-Fi Module Kit. 120 VAC.	1
C	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	1
XX H	Point of Connection 1"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4" unless otherwise noted on plan. 12" minmum depth	588.5 l.f.
— — —	Irrigation Mainline: PVC Schedule 40 1" unless otherwise noted on plan. 18" minimum depth	7.3 l.f.
========	Pipe Sleeve: PVC Schedule 40 2x the diameter of pipes served and 1" for control wires. Minimum depth of 24"	58.5 l.f.

Valve Callout
Valve Number
#" # Valve Flow / Valve Size

GENERAL NOTES

1. Locate all irrigation equipment in landscape planters. equipment shown in pavement is for clarity only. All valve boxes shall be located at least 1' from any pavement.
2. No trenching shall be allowed under existing tree canopies. If trenching is necessary under tree canopies only hand trenching is allowed : No roots larger than 1" dia. shall be removed.
3. Drip irrigation lateral line layout as shown on plan is conceptual: Actual layout shall be determined in the field .
4. Irrigation sleeves as indicated on legend shall be installed at all pavement/hardscape crossings.
5. Contact USA North (811) prior to commencing construction to verify existing underground utilities.
6. Certificate of completion shall be fully executed by the Project Owner /Representative and/or Owner's Landscape Architect. Water Audit to be perfor~~med by a 3rd party~~ LA. certified company/individual.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	Point of connection (POC) @ provided dedicated 1" Irrigation Stub (provided by others). Coordinate connection with General Contractor or Client Representative. Irrigation demand at POC shall be 8 GPM and a static pressure of 30 PSI. If minimum requirements are not met contact Landscape Architect. Install pressure regulating device if pressure readings exceed 70 psi at this locaiton.
2	Install in-line isolation/shut off valve in valve box (if not already installed) at POC location.
3	Install irrigation controller at interior wall location or per client representative. 110 Power to be provided by others. Coordinate actual location with client representative or General Contractor prior to beginning irrigation work.
4	Install wireless weather sensor within distance as specified by manufacturer. Rain sensor location shall be free from overhead obstructions.

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

CONTACT 811 BEFORE YOU DIG SAFE DIGGING PARTNER

ENGCO
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CONSULTATION
ARCHITECTURE
ENGINEERING

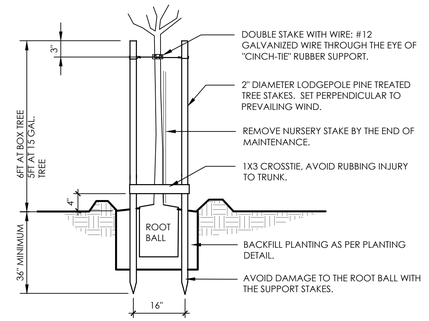
PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
Rodney L. Scaccalosi
No. 4452
Exp. 05/31/26
STATE OF CALIFORNIA

NO.	REVISIONS	DATE: 1/17/2025
1.	11-19-24 PLAN CHECK REVISIONS	DESIGNED BY: -
2	1-17-25 PLAN CHECK REVISIONS	DRAWN BY: -
		CHECKED BY: -
		APPROVED BY: -

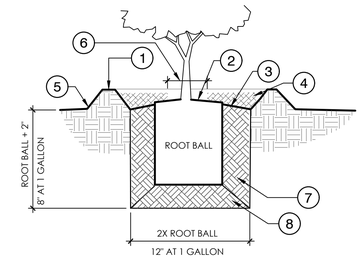
L2



STAKING DETAIL

1 TREE PLANTING DOUBLE STAKE

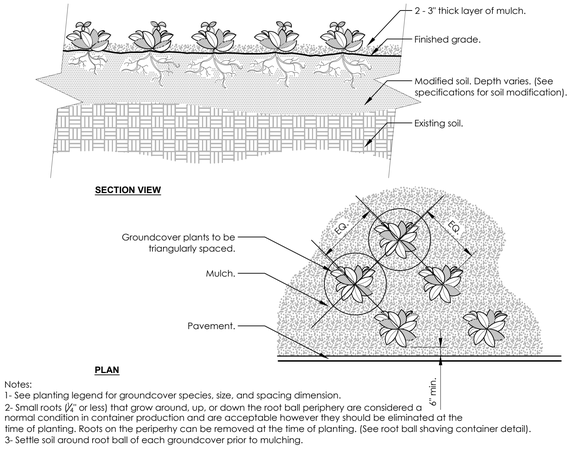
1" = 1'-0" FX-PL-FX-TREE-10



1. 4" HIGH WATER WELL.
2. SET ROOT BALL CROWN 1" HIGHER THAN SURROUNDING FINISHED GRADE.
3. SLOPE FINISHED GRADE AT BACKFILL AWAY FROM ROOT BALL.
4. MULCH TO 3" DEPTH AT WATER WELL.
5. FINISHED GRADE.
6. KEEP MULCH FREE FROM A 6" RADIUS AT THE PLANT TRUNK.
7. BACKFILL WITH NATIVE SOILD WITHOUT ANY SOIL AMENDMENT.
8. NATIVE SOIL MIX FIRMLY COMPACTED.

2 SHRUB PLANTING

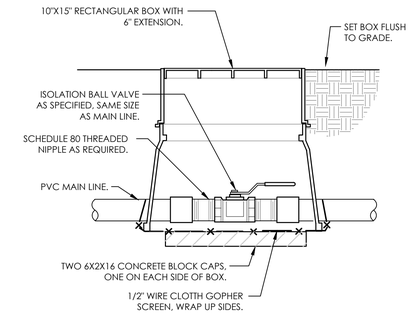
1" = 1'-0" FX-IR-FX-CONT-06



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

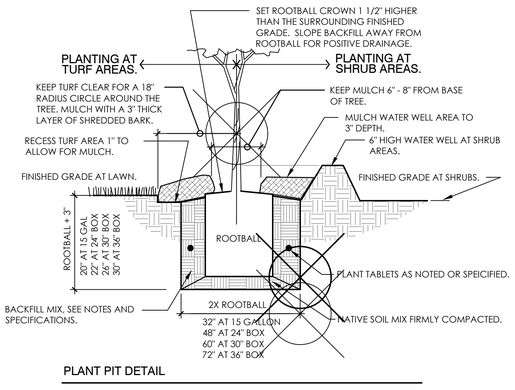
3 GROUNDCOVER

3/4" = 1'-0"



4 BRASS BALL ISOLATION VALVE

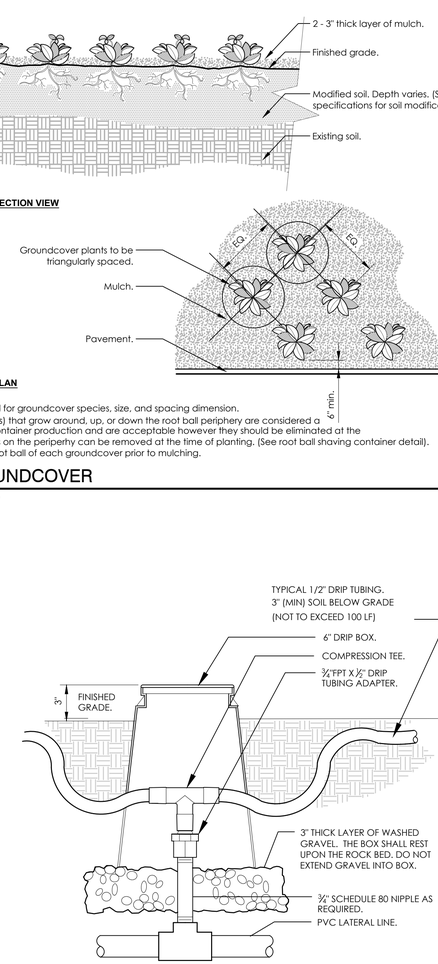
1 1/2" = 1'-0" FX-IR-FX-ISOV-02

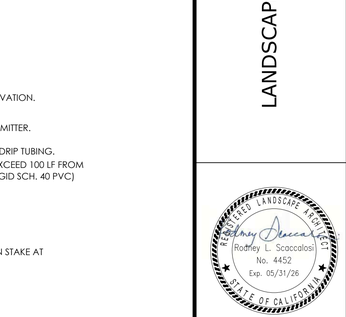


PLANT PIT DETAIL

5 DRIP RCV/AVB/FILTER/REG ABOVE GRADE

1 1/2" = 1'-0" FX-IR-FX-CONT-06



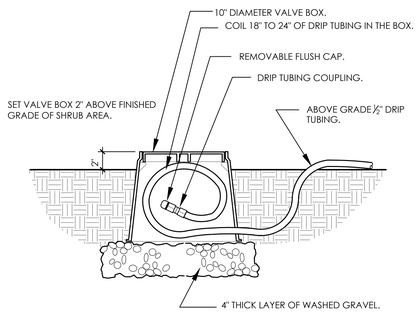


7 DRIP EMITTER AT 1/4" TUBING

3" = 1'-0" DETAIL-FILE

6 ZONE CONTROL

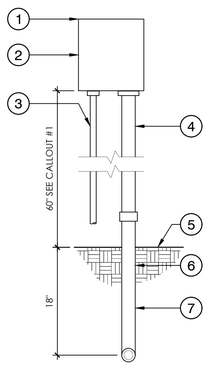
3" = 1'-0" DETAIL-FILE



1. LOCATE FLASH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

8 DRIP FLUSH CAP ASSEMBLY

1 1/2" = 1'-0" FX-IR-FX-DRIP-04



1. SET CONTROLLER 60" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED
2. CONTROLLER AS SPECIFIED. SECURELY BOLTING CONTROLLER TO WALL OR AS PER MANUFACTURER SPECIFICATIONS. INSTALL BACKUP BATTERIES AS REQUIRED. GROUND AS PER MANUFACTURER SPECIFICATIONS
3. 1/2" DIAMETER RIGID STEEL CONDUIT FOR 110VAC ELECTRICAL SOURCE. INSTALL AS PER LOCAL ELECTRICAL CODES
4. 1-1/2" DIAMETER RIGID STEEL CONDUIT FOR RCV WIRES
5. FINISHED GRADE
6. LONG SWEEP ELL
7. USE PVC SCH. 40 BELOW GRADE

9 WALL MOUNT CONTROLLER

1" = 1'-0" FX-IR-FX-CONT-06

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

CONTACT 811 BEFORE YOU DIG SAFE DIGGING PARTNER

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● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE

PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

LANDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scaccalosi
No. 4452
Exp. 05/31/26
STATE OF CALIFORNIA

NO.	REVISIONS	DATE: 1/17/2025
1.	11-19-24 PLAN CHECK REVISIONS	DESIGNED BY: RLS
2	1-17-25 PLAN CHECK REVISIONS	DRAWN BY: -
		CHECKED BY:
		APPROVED BY:

L3

PLANTING SPECIFICATIONS

DESCRIPTION OF WORK
Clearing, grubbing, and removal of debris as required for installation of the specified planting. Planting of trees, shrubs, vines, and groundcovers, stock piling of top soil, mixing of amendments and fertilizer as required. All planting to be done by people familiar with the type of work involved and under the direction of a licensed Landscape Contractor.

1. WORK INCLUDED This section includes site clearing, grubbing and removal of weeds, soil preparation, planting of trees, shrubs, vines and groundcovers. Topdress with bark or mulch, and erosion control materials.

2. SOIL ANALYSIS Soils fertility test shall be completed by a certified soils laboratory. Collect soil sample after rough has been completed. Soil amendments, as specified in report, shall be completed by landscape contractor. The recommended amendments will be added to the existing soil and used as the back fill mix during planting.

3. SAMPLES / SUBMITTALS A mulch product submittal shall be reviewed by Landscape Architect.

4. SITE CONDITIONS Existing conditions all rough grading, underground utilities and site improvements should be completed prior to commencement of planting. Soil conditions must be deemed workable and favorable for good plant growth prior to the start of planting.

5. SUBSTITUTIONS If specified materials are not available substitutions may be made with prior approval from the Landscape Architect or the owner's representative. Samples or equivalents must be presented for approval prior to installation. If changes are made without approval they may be deemed unacceptable and will need to be replaced at the cost of the installer.

6. WARRANTY The contractor is responsible for the quality of all materials and workmanship for a minimum period of 90 days. The contractor is responsible for successful growth and viability of all plant material, as well as competition from invasive weeds for a period of 90 days. Any plant material that has not survived the 90 day period will need to be replaced at the expense of the contractor.

7. GROWING MEDIA Growing media will be the existing soil mixed with the specified planting backfill mix. No other amendments should be added to the backfill mix. The soil back fill mix should be free of debris such as rocks, sticks and noxious weeds to ensure a suitable root growing area for plant establishment.

8. PLANT MATERIAL All plant material must be the type and variety specified. Quality and size of plant material should conform to the California Grading Code of Nursery Stock, No. 1 grade. This requires that stock, when sold, should not be dead or in a dying condition, frozen, or damaged, and should not show evidence of having had root restriction in previous containers or be abnormally pot bound. All plants should be of a reasonably uniform and standard size for each species, well formed, and in a healthy, fully rooted, thriving condition. All plants should be typical of their species and variety and should have normal habit and growth. Container grown plants should be sufficiently established so that a minimum of 75% of each root ball stays intact during planting.

8.1 PLANTING PROCEDURES

A. Soil amendments and fertilizers shall have been incorporated into the soil (per soils report) prior to tree and shrub planting. For bidding purposes organic compost shall be tilled into all all landscape areas at a minimum depth of 8" and at a rate of 5 CY/ 1000 sf. Planting pits are to be 2 times the diameter of the rootball and dug as detailed.

B. After pits are dug scarify the sides of the planting holes to open the wall of pit for good root growth.

C. Percolation Test: All planting holes shall be tested for sufficient planting region) on the site to test for general site subgrade drainage conditions. Holes will be dug by the landscape contractor upon award of contract. Individual plant pits will be tested again for sufficient drainage prior to planting. The contractor shall fill plant pits with water, to see if subsoil conditions will cause retention of water in planting pits overnight. if standing water is observed over 12 hours the Landscape Architect or owners representative must be notified.

D. Planting Backfill Mix: Per Soils report recommendations. Default mix is as follows:

1/4 cubic yard	Nitrogen and Iron fortified organic amendment
3/4 cubic yard	Site soil
1.5lbs	6-20-20 Best's crop maker fertilizer per cubic yard
2.5 lb.	0-25-0 Super-phosphate per cubic yard
1.5 lb.	Iron sulfate per cubic yard

E. Fertile plants at time of planting with Best slow release fertilizer packets 20 -10-5: 1 per 1 gallon plant, 2 per 5 gallon plant, 4 per 15 gallon.

F. Plants shall be erect after planting and staked as detailed. Nursery stakes will be removed.

G. All plants will be watered in with the use of a watering tube to create settling of backfill mix and to ensure there won't be any future settling. Watering will be completed a maximum of two hours after planting to prevent wilting.

H. Plants should be removed from containers in a manner to minimize the disturbance of the root ball. Circling roots at the periphery of the root ball should be pulled outward or pruned to prevent future girdling.

I. Each plant should be placed in the hole at such a depth that, after the soil has settled, the top of the root ball will be slightly above the surrounding soil, to avoid the accumulation at the crown of the plant. Backfill should be placed around the root ball, using the backfill material from the plant hole preparation.

J. Basins should be constructed to allow two inches minimum of water over the top of the root ball. Slope plantings may not require up-slope berms, but will require higher down slope berms. See detail on sheet L3 for shrub planting.

K. Trees should be staked or guyed as necessary, to keep them in an upright position and hold them erect, while allowing the tops and trunks to flex with the wind. When single staking, stakes should be placed on the upwind side of the trees. Tree trunks and lateral branches should be protected from unnecessary abrasion from stakes and ties. Tree stakes should not be bound up against the tree trunks. Stakes must no pass through the root ball of the tree when staking. All stakes should be placed on parallel to each other on the site. See detail L3-A for planting, staking, and guying of trees.

9.0 MULCH / BARK / TOPDRESS
Planting areas should be mulched to help keep the soil and young plant roots at a desirable temperature, maintain moisture, and reduce weed growth. Mulch must be applied in an even and smooth layer over the planting area after final grading is complete and after the application of an appropriate herbicide. All planting areas will receive an organic wood chip mulch 3"-4"thick. Pre-emergent herbicide will be applied to all planting areas by a licensed applicator according to the manufacturer's specifications.

10. MAINTENANCE
The landscape contractor is responsible for maintaining the plant material and associated site work for a period of 90 days, starting on the day of final acceptance. Final acceptance of the construction phase will be determined at the final walk through by the landscape contractor with Landscape Architect or the owner's representative. At this time the 90 day maintenance and the warranty periods will begin. The project will not be deemed complete until the end of the 90 day maintenance period.

A. Maintenance will include any pruning or trimming needed for proper plant growth and viability. The landscape contractor is responsible for control of weed growth within the planting areas. All leaf litter, debris, dead heading and associated clean up is the responsibility of the landscape contractor. The site must be kept clean and free of weeds, leaf litter, and debris.

B. Maintenance and monitoring of the irrigation system is the responsibility of the landscape contractor. All plant material is to receive the appropriate amount of irrigation weekly. Any repairs or associated problems with the irrigation system are to be repaired at no cost to the owner. Breaks or damage caused by an outside source other than that of faulty workmanship or factory defect is the responsibility of the landscape contractor.

IRRIGATION SPECIFICATIONS

1.0 WORK TO INCLUDE
The installation, operation, management and warranty of an irrigation system as described and specified on the plans and in the specifications. This includes but is not limited to the installation of all piping; chases, mainline, laterals, and drip tubing as well as backflow prevention devices, remote control valves, filters, pressure regulators, valve boxes, quick coupling valves, controllers, wiring, as well as other associated materials. The contractor is responsible for all trenching back filling, watering of trenches and compacting. Any associated meetings, deadlines, submittals, or permits associated with the irrigation system is the responsibility of the landscape contractor. All equipment required but not specified on the plans shall be provided by the irrigation contractor to ensure a complete and functional system. Install all equipment per local codes, manufacturer's specification and as indicated on the plans. Notify the Landscape Architect, prior to installation, of any area or grade differences or obstructions not indicated on the plans for further instruction.

2.0 SUBMITTALS

A. The contractor will furnish an accurate as built drawing of the installation of the irrigation system at the time of final completion. The as built drawings will depict any alteration made to the plans during the construction of the system. The drawings will be drawn to the same scale as the construction documents and will be drawn accurately and completely.

B. It is the contractor's responsibility to furnish the owner's representative with a typed sheet of instructions for the operation and maintenance of all irrigation equipment.

C. The contractor will also furnish a copy of the controller schedule indicating water zone/station requirements.

3.0 EXISTING CONDITIONS
Any existing paving, utilities, structures, or trees must not be disturbed during the installation of the irrigation system. Anything damaged or broken must be repaired by the landscape contractor at no cost to the owner. This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas. Avoid conflicts between the irrigation system, planting, and architectural features. Prior to trenching, the contractor shall locate all cables, conduits, sewers, and other utilities or other architectural features that are commonly encountered underground and take proper precautions not to damage or disturb such improvements. Any items damaged prior to the start of work should be documented by the landscape contractor and brought to the attention of the owner's representative.

4.0 SCHEDULING
It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, etc. He shall coordinate his work with the general contractor and other subcontractors for the location and installation of all pipe sleeves. If sleeving is not installed at the time of site preparation they will need to be installed at the landscape contractors expense.

5.0 WARRANTY
Upon final completion of the planting, the contractor will start the warranty period of one year. The warranty will cover against faulty workmanship or manufacturer's defects.

6.0 POINT OF CONNECTION
The point of connection for the irrigation system will be as shown on plans. The irrigation system is designed for a minimum of 7 G.P.M. with a minimum static pressure of 30 P.S.I. at the point of connection. If there are any discrepancies in pressure or low flow condtions the contractor is to notify the Landscape Architect prior to the installation.

8.0 PRESSURE REGULATORS / VALVES / VALVE BOXES

A. Pressure regulators will be installed according to the details and manufacturer's recommendations. Pressure gauges will be installed both up stream and down stream to enable proper pressure adjustment.

B. Ball Valves are to be installed as per plans and specifications. Valves shall be bronze or brass with threaded connections. Valves will be installed on the main line in a Brooks model 1100 plastic valve box with bolt. Boxes will be placed no closer than 12" from sidewalks or structures.

C. Quick coupling valves will be brass quick couplers with locking tops and rubber covers. All quick couplers will be installed per the details.

D. Remote control valves are to be installed as per plans and specifications. Valves will be placed in an appropriately sized valve box to enable easy access for future repair or cleaning. No changes to valve size or brand without written permission from the Landscape Architect.

E. Valve boxes are to be Carson / Brooks or an approved equal complete with bolt. All corners of the valve boxes must be supported with masonry blocks. Install valve boxes 12" from and perpendicular to walk, curb, lawn edges. Short side of valve box shall be parallel to walk, curb, lawn edge.

9.0 TRENCHING All trenching depths are to be at the minimum depth provided in the piping section. No staking of pipe is permitted. Pipes shall be installed parallel to each other when the sharing of trenches is necessary or possible.

10.0 BACK FILLING All back filling material shall be free of rocks, clods, and other extraneous materials. Water in and compact back fill to original density of soil.

11. CONTROLLER Install controllers where indicated on the plans. Connect 120 volt electrical supply provided into secondary pull box in immediate vicinity by others. Make final 120 volt electrical connection (by electrician). Use thin wall metal conduit above grade. Use waterproof connections for outdoor installation. Program controller so valve run times do not over lap. Install separate common wire for controller. Controllers shall be properly grounded per article 250 of the National Electric Code and conform to local regulations. Seal all conduit holes with silicone or equal water tight sealer. The irrigation contractor shall program controllers to irrigate slopes using multiple repeat cycles of an appropriate duration to prevent any run off. A reduced copy of the irrigation plan shall be placed in the controller with the areas irrigated by each station color coded.

12.0 WIRING All valve control wire shall be a 14 AWG copper UL for direct burial. Connect wire per manufacture's specifications. Each controller will have an extra wire run to each valve location or grouping for potential expansion. Each wire shall have a 24" coil of wire at every connection located in the valve box. Splicing of wires will not be permitted except in valve or splice boxes. Leave 24" coil of excess wire at each splice and 10 feet on center along wire run. Tape wire bundles at 10' intervals. No taping permitted in sleeving. Use waterproof connections on all valve connections or splicing.

13.0 CONVENTIONAL DRIP

A. All drip emitters must be pressure compensating. Poly-tubing line shall be buried 3" below finish grad (not including mulch depth). $\frac{1}{2}$" drip tubing lengths shall not exceed 24" .

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

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PREPARED FOR:
NARINDER PAUL
1501 OAKLEY DRIVE
LOS ALTOS, CA 94024
APN- 318-10-025

LANDSCAPE SPECIFICATIONS

LICENSED LANDSCAPE ARCHITECT
Rodney L. Scaccalosi
No. 4452
Exp. 05/31/26
STATE OF CALIFORNIA

NO.	REVISIONS	DATE:	1/17/2025
1.	11-19-24 PLAN CHECK REVISIONS	DESIGNED BY:	RLS
		DRAWN BY:	-
		CHECKED BY:	
		APPROVED BY:	