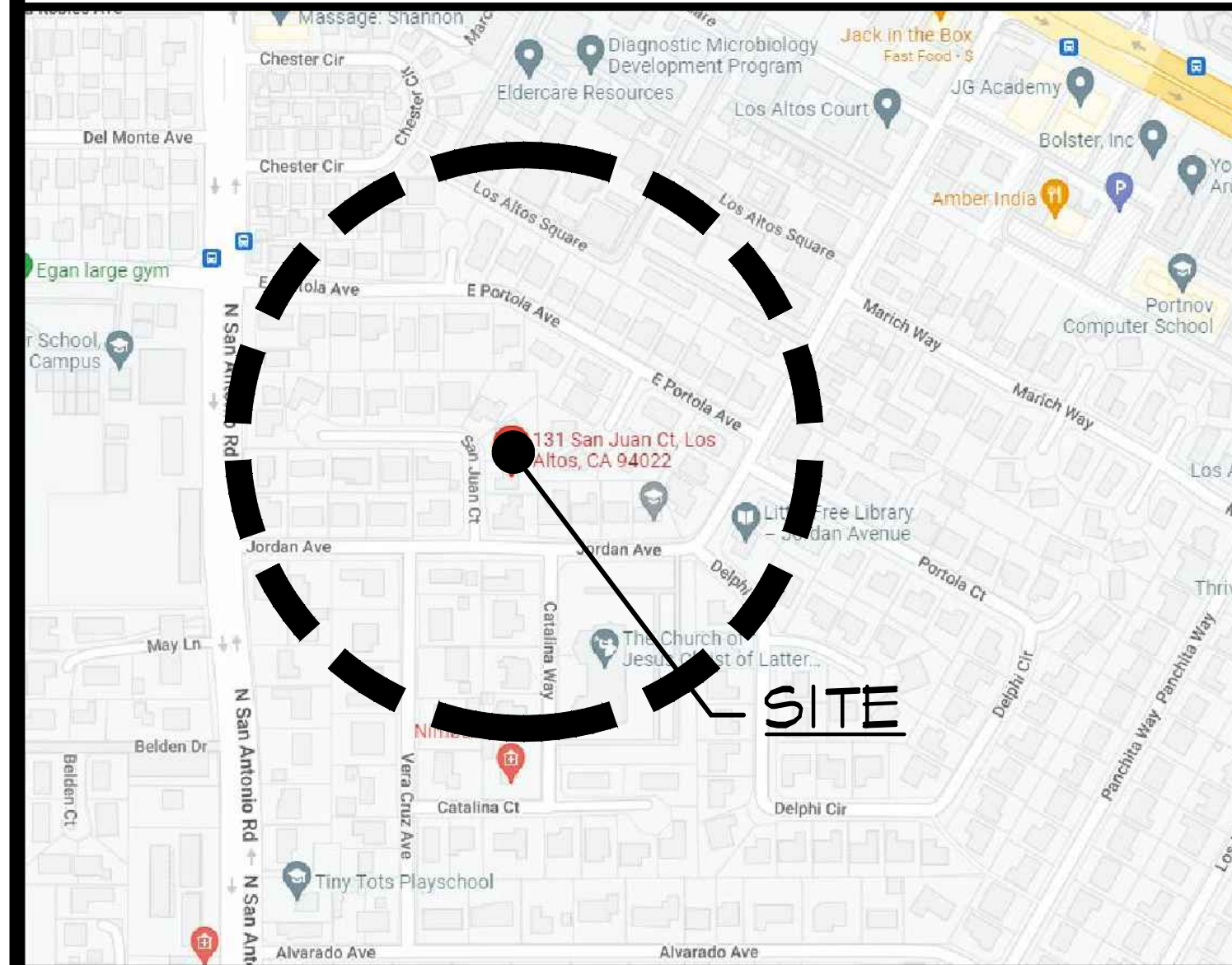


KURUGANTI RESIDENCE

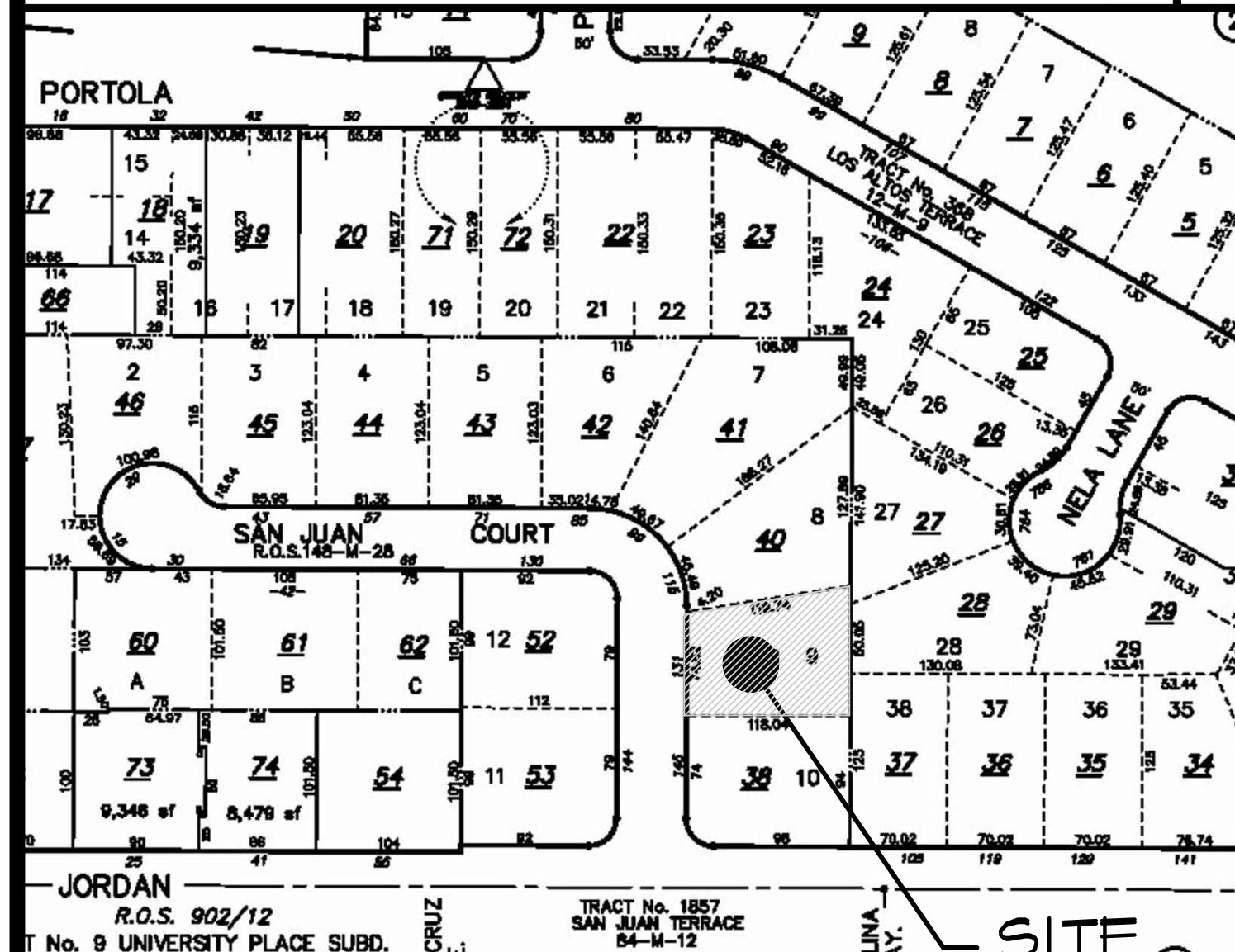
LOS ALTOS, CALIFORNIA



PROPOSED FRONT ELEVATION VIEW (FOR REFERENCE ONLY)



VICINITY MAP



PARCEL MAP

LANDSCAPE ARCHITECT
BONNIE BROCK LANDSCAPE DESIGN
 948 CLARA DRIVE
 PALO ALTO, CA 94303
 TEL: (650) 465-9073
 ATTN: BONNIE BROCK
 bonnie@bbrocksdesign.com

SOILS ENGINEER
ROMIG ENGINEERS
 1390 EL CAMINO REAL, 2nd FLOOR
 SAN CARLOS CA, 94070
 TEL: (650) 591-5224
 ATTN: COLEMAN K. NG

CIVIL ENGINEER
GREEN CIVIL ENGINEER
 1900 SOUTH NORFOLK ST., SUITE 350
 SAN MATEO, CA 94403
 TEL: (650) 931-2514
 ATTN: AMBROSE WONG
 green-eng@hotmail.com

ARCHITECT
YOUNG AND BORLIK ARCHITECTS, INC.
 4962 EL CAMINO REAL, SUITE 218
 LOS ALTOS, CA 94022
 TEL: (650) 688-1950
 ATTN: JACKIE TERRELL
 jackie@ybarchitects.com

SURVEYOR
LEA & BRAZE ENGINEERING INC.
 2495 INDUSTRIAL PARKWAY WEST
 HAYWARD, CA 94545
 TEL: (510) 887-4086
 ATTN: PETE CARLINO
 pcarlino@leabraze.com

ARBORIST
URBAN TREE MANAGEMENT
 PO BOX 971
 LOS GATOS CA 95031
 TEL: (650) 321-0202
 office@urbantreemanagement.com

INTERIOR DESIGNER
BJORN DESIGN
 151 VERMONT STREET, SUITE 6
 SAN FRANCISCO, CA 94103
 TEL: (415) 915-8228
 ATTN: DAVID BJORNGAARD
 info@bjorndesign.net

DEFERRED SUBMITTAL

POOL UNDER SEPARATE PERMIT

INTERIOR CUSTOM BUILT STAIRS, STAIR MANUFACTURER TO SUBMIT SHOP DRAWING TO ARCHITECT, ENGINEER, & BUILDING DEPARTMENT

NFPA 13-D FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT. PROVIDE FULL SPRINKLER COVERAGE IN THE ATTIC.

STREET WORK IN THE PUBLIC R.O.W. UNDER SEPARATE PERMIT.

PROJECT DESIGN DATA:

2022 CALIFORNIA BUILDING CODE - VOL. 1&2
 2022 CALIFORNIA RESIDENTIAL CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ELECTRIC CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA GREEN BUILDING CODE (CalGreen)
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
 ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.

THE DOCUMENTS PREPARED BY THESE CONSULTANTS ARE AN INTEGRAL PART OF THE ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SHALL BE INCORPORATED INTO THIS SET BY REFERENCE, I.E. SOILS REPORT, TITLE-24, STRUCTURAL CALCULATIONS, ETC. THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED. THE CONTRACTOR SHALL OBTAIN CURRENT COPIES OF ALL DOCUMENTS, READ, UNDERSTAND AND CONFIRM ANY CONFLICTS OR DISCREPANCIES OR QUESTIONS WITH APPROPRIATE CONSULTANTS.

- ARCHITECTURAL**
- A0.1 COVER SHEET, VICINITY MAP, CONSULTANTS, SHEET INDEX, PROJECT SUMMARY
 - A0.1.1 3D RENDERING
 - A0.3.1 NEIGHBORHOOD CONTEXT SITE PLAN
 - A0.3.2 SECOND FLOOR PRIVACY STUDY WITH SCREENING
 - A0.4 EXISTING SITE PLAN
 - A0.5 PROPOSED SITE PLAN
 - A0.6 AREA CALCULATIONS
 - A2.1.1 PROPOSED FIRST FLOOR PLAN
 - A2.2.1 PROPOSED SECOND FLOOR PLAN
 - A2.3 ROOF PLAN
 - A3.1 PROPOSED FRONT & REAR ELEVATIONS
 - A3.2 PROPOSED LEFT & RIGHT SIDE ELEVATIONS
 - A4.1 PROPOSED SECTION
 - A4.2 PROPOSED SECTION
 - A6.1 ARCHITECTURAL SPECIFICATIONS
 - A6.2 ARCHITECTURAL SPECIFICATIONS
 - A8.1 ARCHITECTURAL DETAIL
- SURVEY**
- SU-1 TOPOGRAPHIC SURVEY PLAN
- CIVIL**
- C1 GRADING AND DRAINAGE PLAN
 - C2 UTILITY PLAN
 - C3 EROSION CONTROL PLAN
 - C4 DETAILS
 - C5 DETAILS
 - C6 CONSTRUCTION BMPS
- LANDSCAPE**
- A-1 HARDSCAPE PLAN
 - A-2 LANDSCAPE PLAN
 - A-3 WATER BUDGET
 - A-4 IRRIGATION PLAN

SCOPE:
 NEW 2 STORY 3502.2 SF HOME WITH ATTACHED 848.8 SF ADU.

APN#: 170-13-039

OWNER: ADITYA KURUGANTI & DIYA JOLLY

PROJECT ADDRESS: 131 SAN JUAN COURT
 LOS ALTOS, CA 94022

BUILDING OCCUPANCY: R-3/ U

TYPE OF CONSTRUCTION: V-B

ZONING: R-1 10

LOT SIZE: 10,013 sf (.23 ACRE)

HISTORIC STATUS: NO

FLOOD ZONE: X

STORIES: 2

ACCESSORY STRUCTURE: NO

FIRE SPRINKLERS: YES

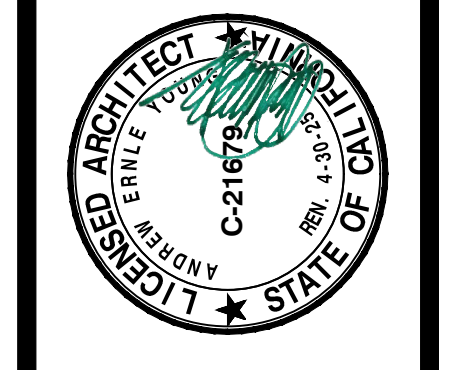
ALLOWABLE LOT COVERAGE: 3,504.5 sf

ALLOWABLE F.A.R.: 3,504.5 sf

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2,204 sq. ft.	2,762.1 sqft	3,003.9 sq. ft.
FLOOR AREA: <i>Measured to the outside surface of exterior walls</i>	1st Flr: 2,002 sq ft Total: 2,002 sqft	1st Flr: 1,989.9 2nd Flr: 1,512.3 sqft Total: 3,502.2 + 848.9 sq ft	3,504.5 sqft
SETBACKS:			
Front	25'-1"	25'-1"	25 feet
Rear	43'-9"	27'-6"	25 feet
Right Side (1st/2nd)	11'-9"	10'-0" / 21'-4"	10 feet / 17.5 feet
Left Side (1st/2nd)	10'	4'-11" / 20'-7"	20 feet / 17.5 feet
HEIGHT:	18'-6"	24'-10"	27 feet
SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Include habitable basement area</i>	1,602 sq. ft.	1,382 sq. ft.	2,984 sq. ft.
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	400 sq. ft.	118.2 sq. ft.	518.2 sq. ft.
LOT CALCULATIONS			
NET LOT AREA:		10,013 sq ft	
FRONT YARD HARDSCAPE AREA: N/A <i>Hardscape area in the front yard setback shall not exceed 50%</i>		877 sqft	46%
LANDSCAPING BREAKDOWN:			
	Total hardscape area (existing and proposed) 5,510 sq ft		
	Existing softscape (undisturbed area): 4,503 sq ft		
	Sum of all three should equal the site's net lot area 10,013 sq ft		

ISSUE LOG

PLANNING SUBMITTAL	OCT. 23, 2023
PLANNING REVS.	MAR 01, 2024 1
PLANNING REVS.	APR. 09, 2024 2



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 650-688-1950 | YBarchitects.com



NEW RESIDENCE:
ADITYA KURUGANTI & DIYA JOLLY
 131 SAN JUAN COURT
 LOS ALTOS, CA 94022

AP.N. 170-33-039

CHECKED: JT
 DRAWN: TP, JL

DATE: OCT. 05, 2023

JOB #: KURUGANTI - JOLLY

A0.1

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SW 9541
White Snow
 Interior / Exterior

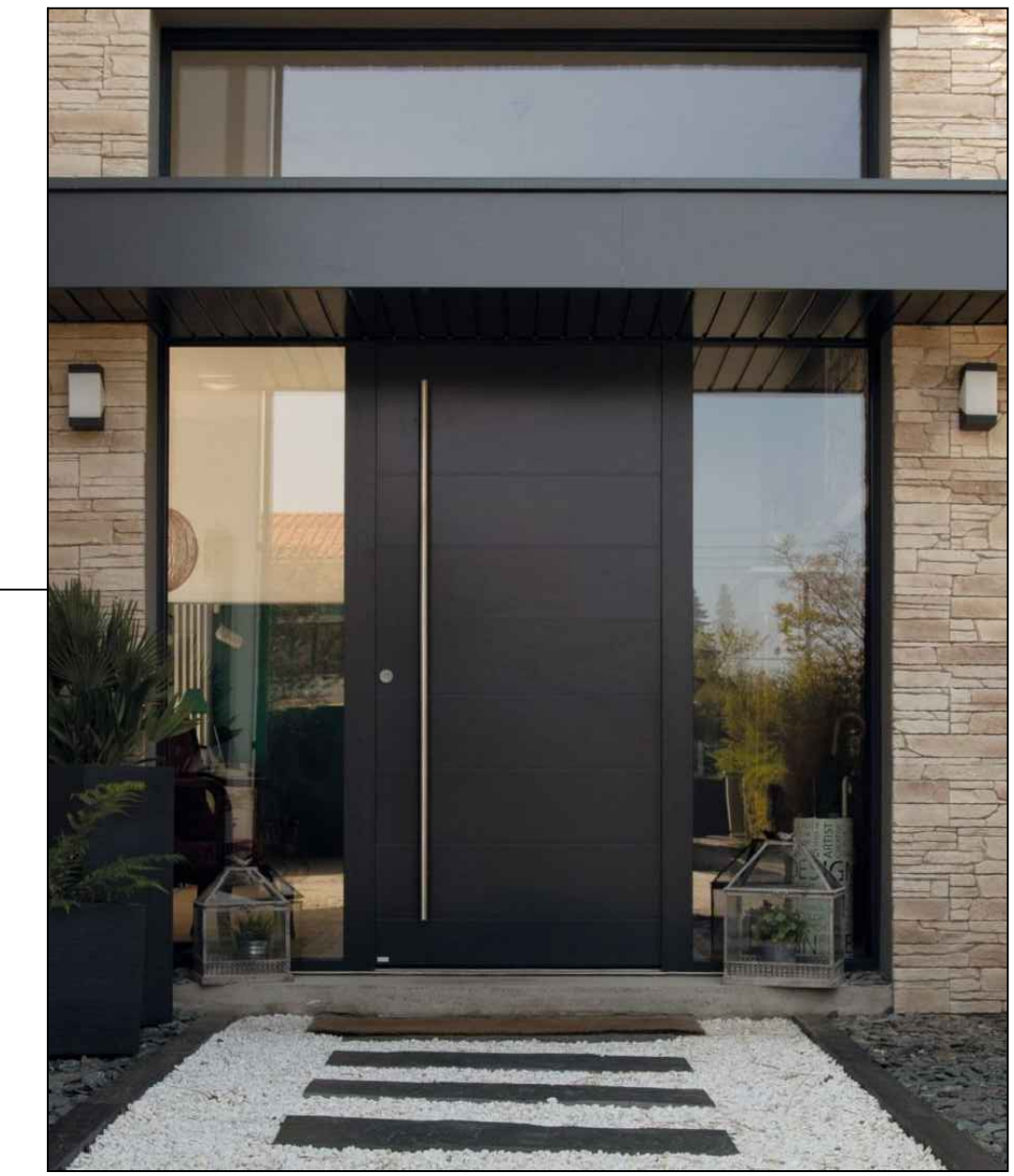
PROPOSED CEMENT PLASTER STUCCO FINISH PAINTED
 WHITE SNOW - SW 9541 BY SHERWIN-WILLIAMS OR EQUAL



PROPOSED EXTERIOR STONE FINISH - COTTONWOOD
 LIMESTONE OR EQUAL



Black
 SR-25.00 E-85 SRI-23
 PROPOSED METAL SEAM ROOF - BLACK COLOR FROM
 CUSTOM BUILT METAL OR EQUAL. SEE SPEC ON SHEET A6.1



PROPOSED FRONT DOOR OR EQUAL



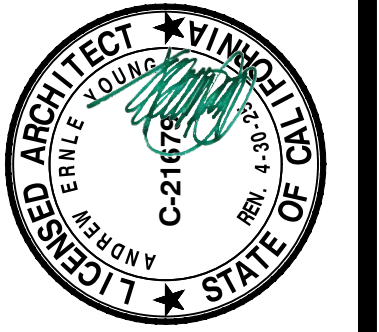
PROPOSED KOLBE VISTA LUX WINDOWS AND DOORS OR
 EQUAL. SEE SPEC ON SHEET A6.1



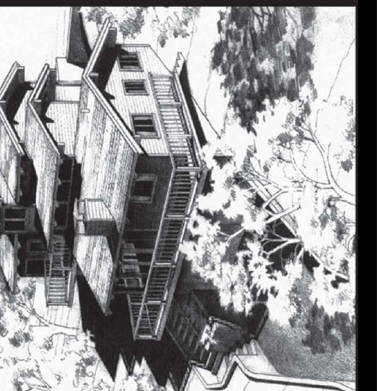
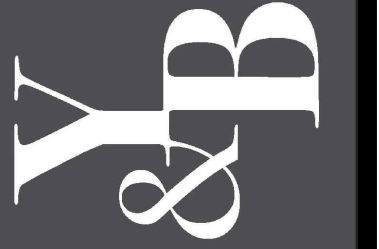
PROPOSED FRONT & REAR ELEVATION 3D RENDERING (FOR REFERENCE ONLY) w/ MATERIAL BOARD

ISSUE LOG

PLANNING SUBMITTAL	OCT. 23, 2023
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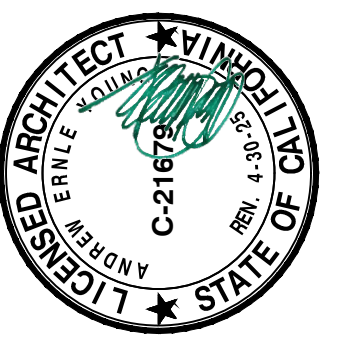
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A.P.N. 170-33-039	
CHECKED JT	DRAWN TP, JL
DATE OCT. 05. 2023	
JOB # KURUGANTI - JOLLY	

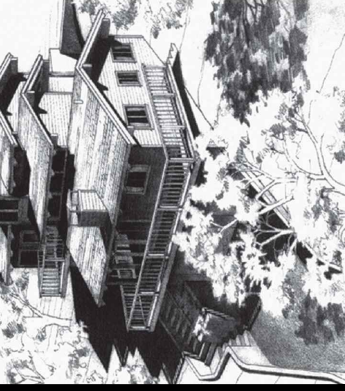
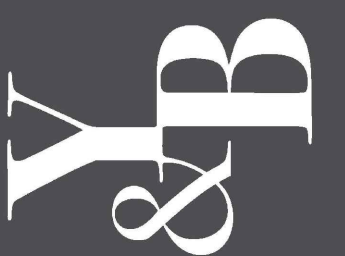
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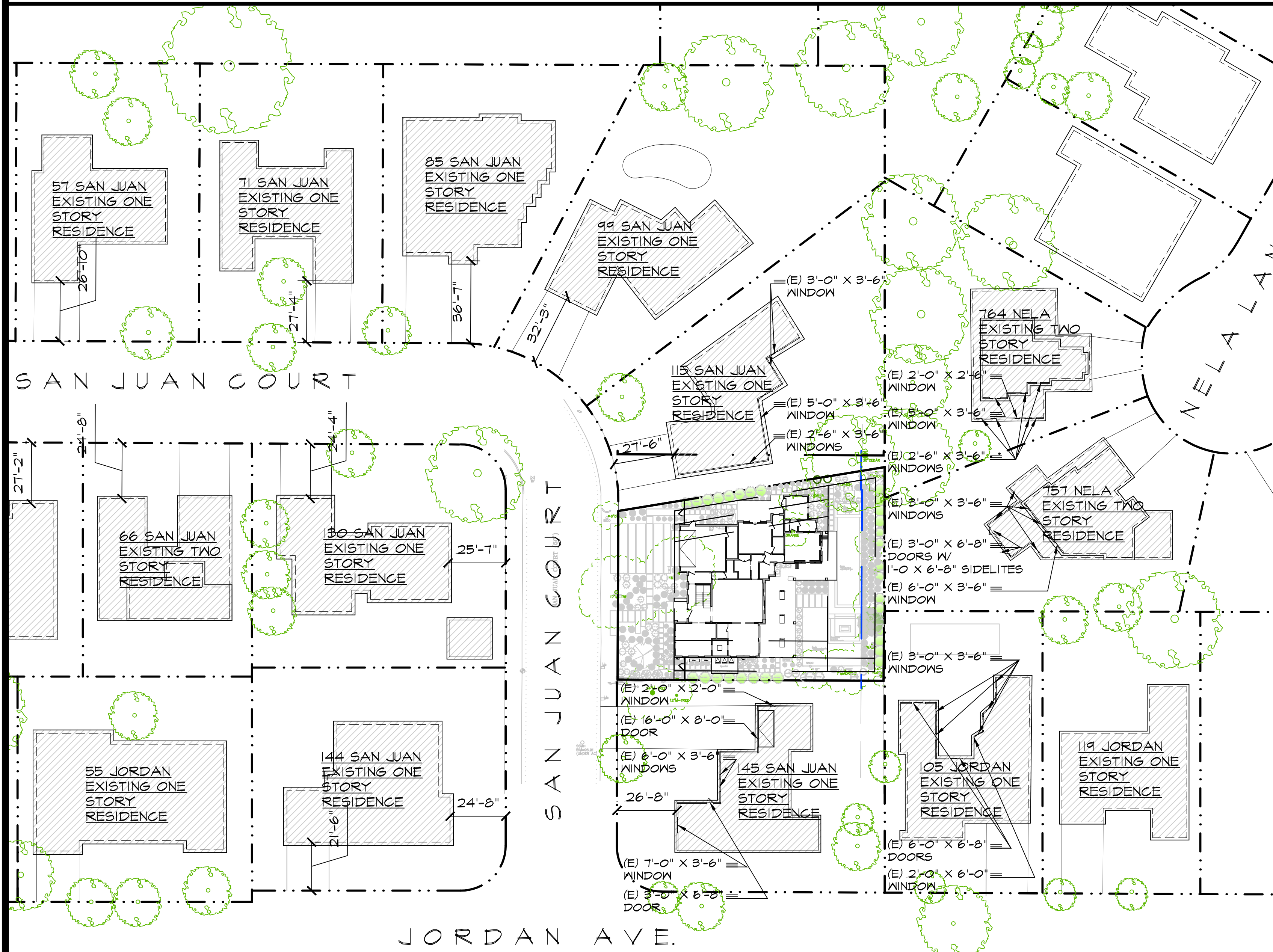
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JOB #	KURUGANTI - JOLLY

A0.3.1



CONTEXTUAL NEIGHBORHOOD FRONT ELEVATIONS

3/32" = 1'-0" **3**



115 SAN JUAN



145 SAN JUAN



130 SAN JUAN



144 SAN JUAN



99 SAN JUAN



85 SAN JUAN

NEIGHBORHOOD CONTEXT - SITE PLAN

1/32" = 1'-0" **1**

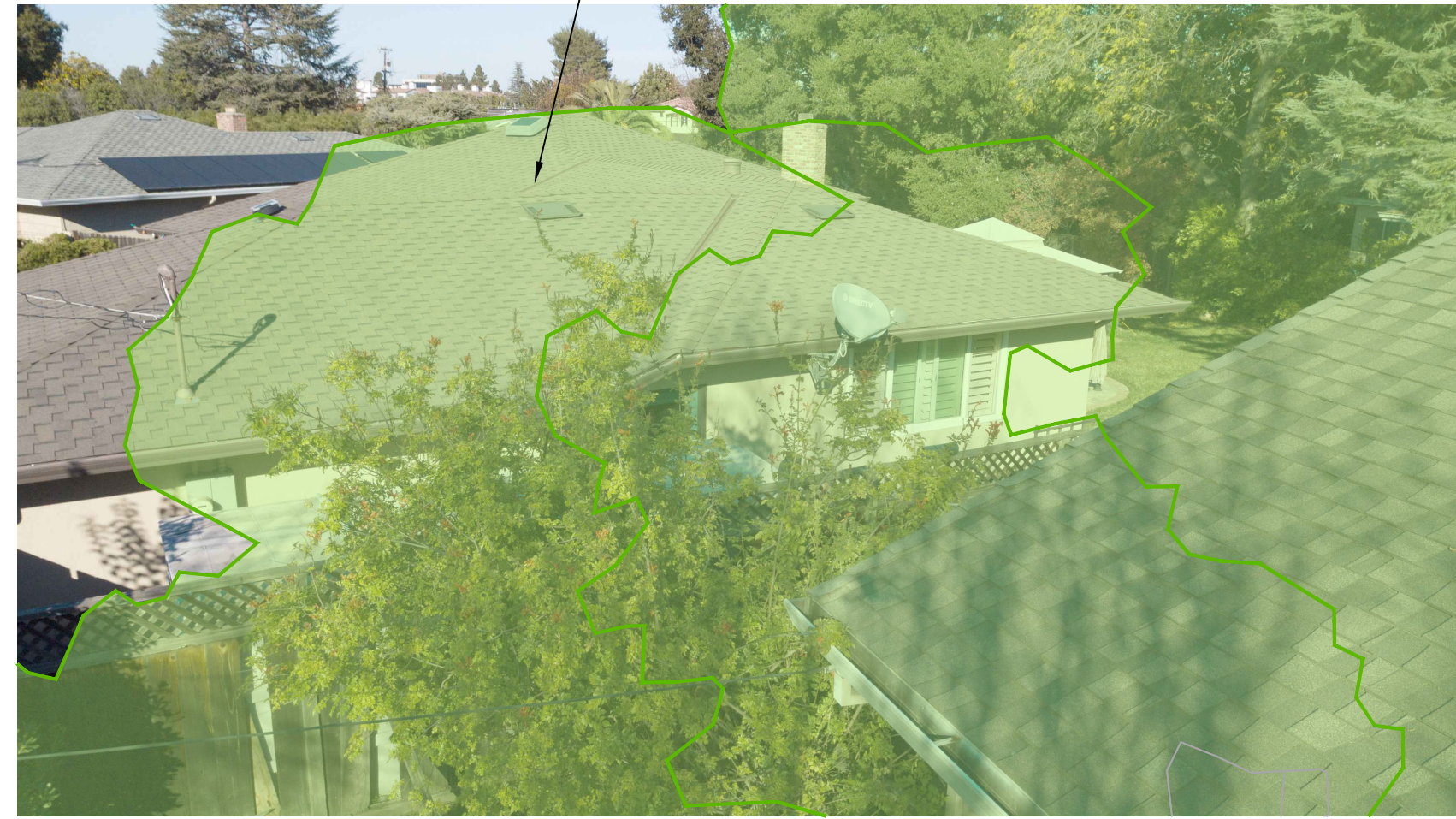
NEIGHBORHOOD PHOTOS

N.T.S. **1**

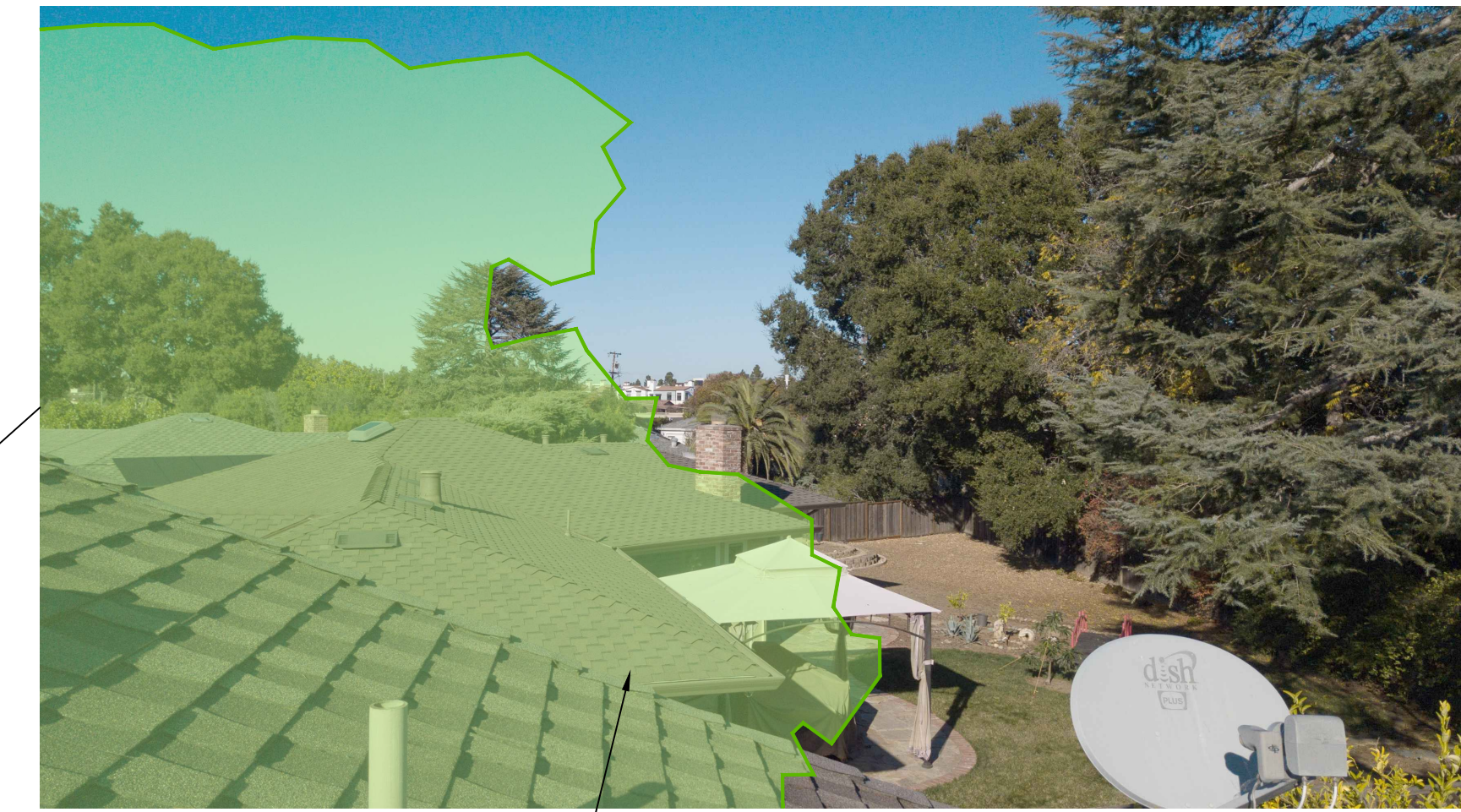
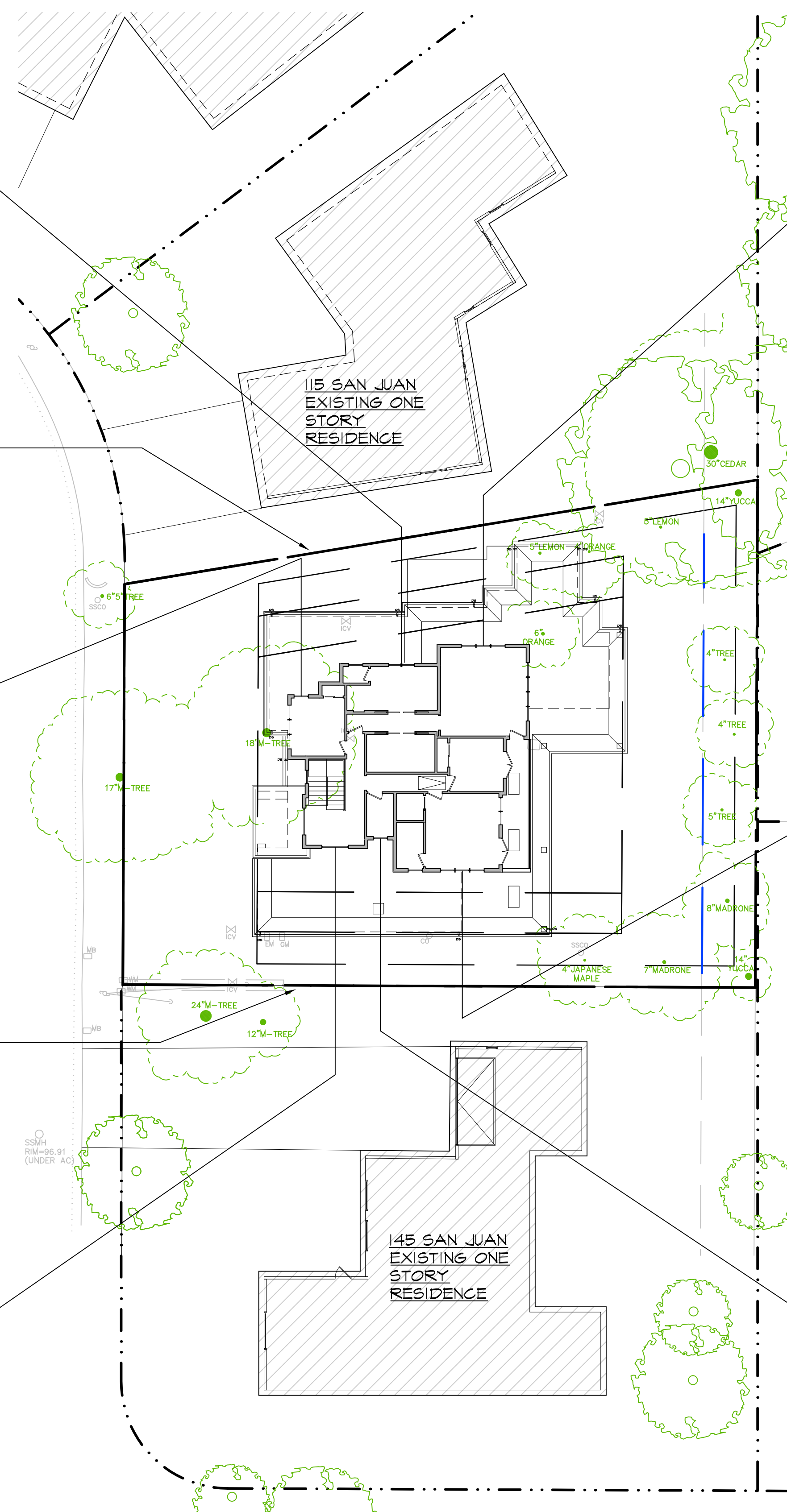
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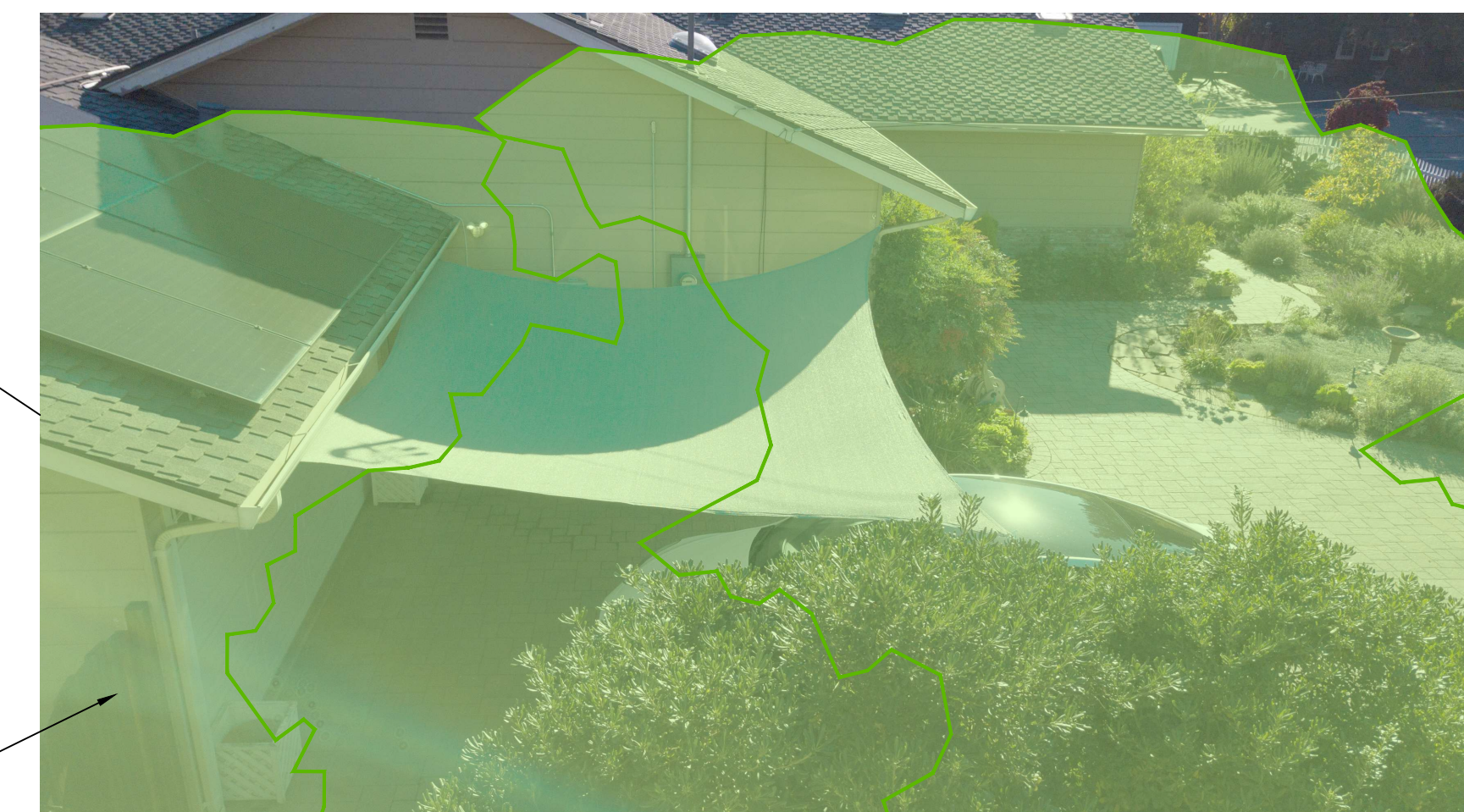
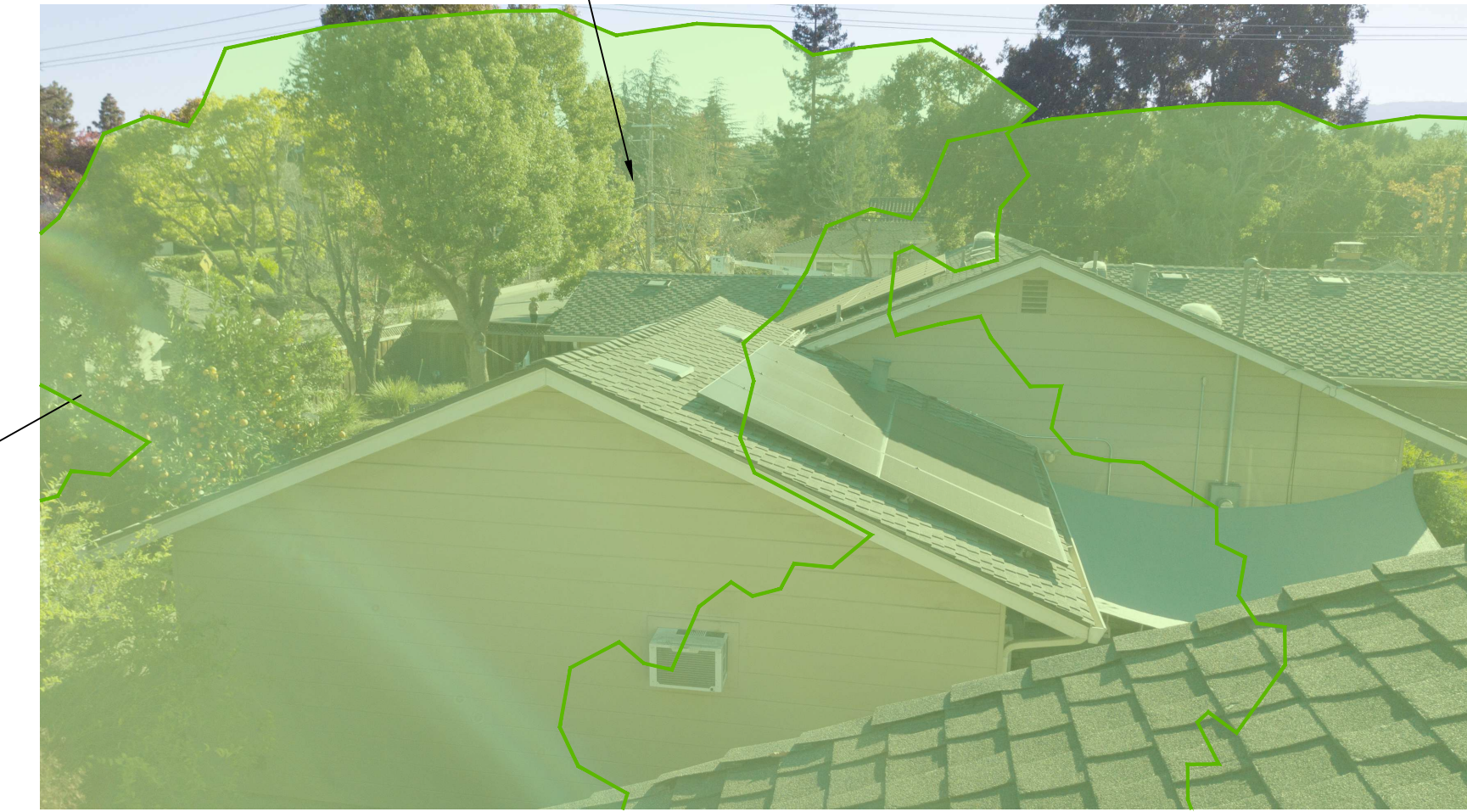
SCREENING SHADED
 CAROLINA CHERRY LAUREL TREES
 LINED ALONG SIDES OF PROPERTY TO
 PROVIDE SCREENING. SEE LANDSCAPE
 PLANS. AT MATURITY, TREES WILL BE
 10-25' TALL.



CAROLINA CHERRY LAUREL TREES
 LINED ALONG SIDES OF PROPERTY TO
 PROVIDE SCREENING. SEE LANDSCAPE
 PLANS. AT MATURITY, TREES WILL BE
 10-25' TALL.



SCREENING SHADED



SCREENING SHADED

SECOND FLOOR PRIVACY STUDY WITH SCREENING

ISSUE LOG
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NEW RESIDENCE:
ADITYA KURUGANTI & DIYA JOLLY
 131 SAN JUAN COURT
 LOS ALTOS, CA 94022

A.P.N. 170-33-039
 CHECKED JT DRAWN TP, JL
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 JOB # KURUGANTI - JOLLY

A0.3.2

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ARBORIST REPORT

Assignment

It was our assignment to physically inspect one crape myrtle on the property and assess the feasibility of removing it on a proposed demolition and rebuild site. We recommend removal due to poor structure, tree being well out of native range, and proximity to proposed new construction and lack of feasibility of retention.

Summary

There is one (1) protected Crape myrtle (*Lagerstroemia sp.*) that was deemed to merit removal due to poor structure, being well out of native range, and being under five (5) feet of proximity to proposed new construction, resulting in lack of feasible retention options. Please refer to the discussion section below for details.

Discussion

The tree was examined and then rated based on its individual health and structure according to the following table:

Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

The tree is a crape myrtle (*Lagerstroemia sp.*) with a DBH of 61.5", height of approximately 32', and canopy spread of approximately 30'. This tree received a "fair" rating for health and a "fair/poor" rating for structure. All of its stems are codominant with weak attachments originating from a single point at or just above the base. While not hazardous at this time due to small diameter of the stems and fairly short fall distance of falling parts, this poor structure

would likely eventually result in failure, which will become increasingly hazardous as the tree increases in size.

The tree was given a health rating of "fair" due to moderate vigor, slight leaf chlorosis, and presence of sooty mold on inspection of the leaves.

Furthermore, this tree is well out of its native range of East Asia.

Finally, the proposed development is less than 5 feet from the trunk of this tree, and would likely result in serious impacts to or death of the tree. Options for retention would involve serious re-designs that are not financially feasible or reasonable.



ARBORIST REPORT



ARBORIST REPORT

Local Regulations Governing Trees

As outlined in the City's Tree Protection Ordinance (LAMC Chapter 11.08), all trees, regardless of species, that are 48-inches or larger in circumference (approx. 15-inches in diameter) are protected and require a Tree Removal Permit before they can be removed.

PROTECTED TREES

The following list of trees are protected and require City approval before removal and/or significant pruning can occur:

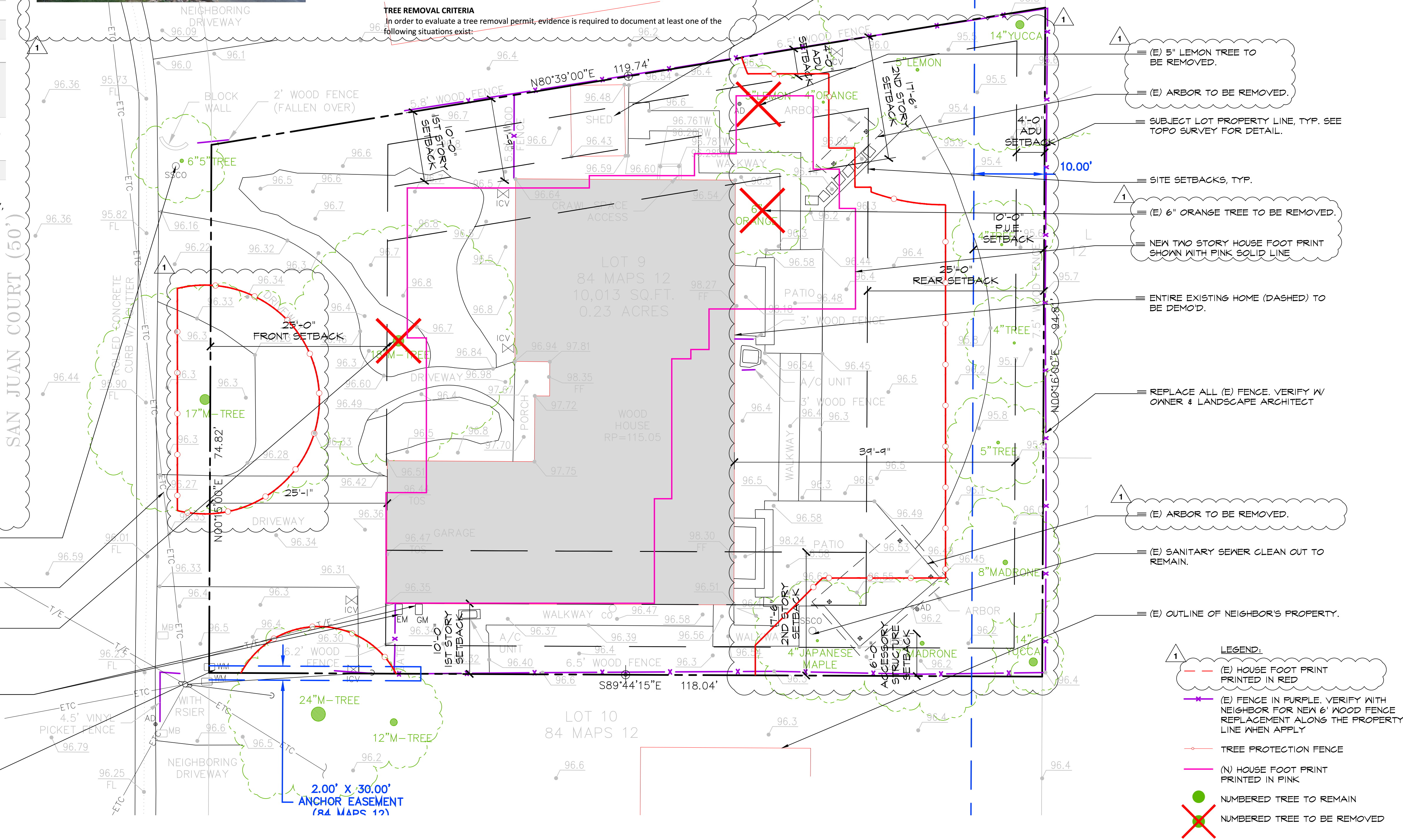
- Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.
- Any tree designated by the Historical Commission as a Heritage Tree or any tree under official consideration by the Historical Commission for a Heritage Tree designation.
- Any tree which was required to be either saved or planted in conjunction with a development review approval (i.e. new two-story house).
- Any tree located within a public right-of-way.
- Any tree located on property zoned other than single-family residential.

TREE REMOVAL CRITERIA

In order to evaluate a tree removal permit, evidence is required to document at least one of the following situations exist:

ARBORIST REPORT

- The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services.
- The necessity to remove the tree for economic or other enjoyment of the property.
- The topography of the land and the effect of the tree removal upon erosion, soil retention and the diversion or increased flow of surface waters.
- The number, species, size and location of existing trees in the area and the effect the removal would have upon shade, privacy impact, scenic beauty, property values and any established standards of the area.
- The number of healthy trees the property is able to support according to good forestry practices.
- The approximate age of the tree compared with average life span for that species.



- (E) SANITARY SEWER CLEAN OUT TO REMAIN.
- (E) ELECTRICAL, CABLE TV, TELEPHONE OVERHEAD LINE.
- (E) 10" TREE TO BE REMOVED. SEE ARBORIST REPORT ON THIS SHEET
- (E) ELECTRIC & GAS METER TO BE RELOCATED. VERIFY REQUIREMENT W/ OWNER & PG&E
- (E) WATER METER TO REMAIN

LEGEND:

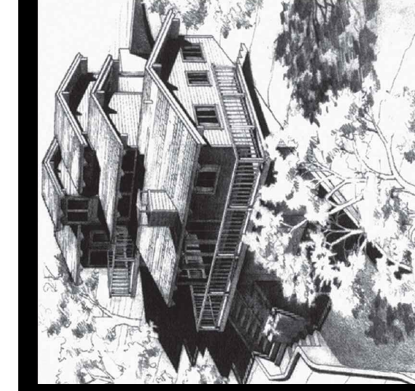
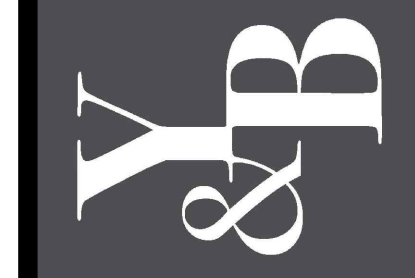
- (E) HOUSE FOOT PRINT PRINTED IN RED
- (E) FENCE IN PURPLE. VERIFY WITH NEIGHBOR FOR NEW 6" WOOD FENCE REPLACEMENT ALONG THE PROPERTY LINE WHEN APPLY
- TREE PROTECTION FENCE
- (N) HOUSE FOOT PRINT PRINTED IN PINK
- NUMBERED TREE TO REMAIN
- NUMBERED TREE TO BE REMOVED

ISSUE LOG

PLANNING SUBMITTAL	OCT. 23, 2023
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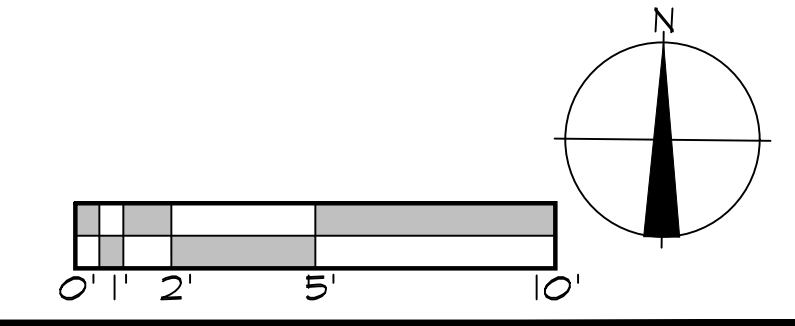
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 LOS ALTOS, CA 94022

A.P.N. 170-33-039

CHECKED	JT	DRAWN	TP, JL
DATE	OCT. 05. 2023		
JOB #	KURUGANTI - JOLLY		

A0.4

EXISTING SITE PLAN



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GENERAL NOTES:

ALL GRADING, EARTHWORK, FOUNDATION PREPARATION, AND DRAINAGE SUBJECT TO RECOMMENDATIONS IN THE SOILS REPORT BY ROMIG ENGINEERS (REPORT DATE JUNE 2, 2022.)

SEE GEOTECHNICAL INVESTIGATION REPORT BY "ROMIG ENGINEERS", DATED JUNE 2022, FOR SOILS CONDITIONS & ANALYSIS WITH RECOMMENDATIONS FOR SUBSURFACE PREPARATION, STRUCTURAL DESIGN, & DRAINAGE.

SOILS ENGINEER SHALL OBSERVE AND TEST GRADING INCLUDING SUB GRADE PREPARATION TO VERIFY THAT THE CONTRACTOR MEETS THE RECOMMENDED MATERIAL QUALITY, MOISTURE CONDITIONING, AND COMPACTION REQUIREMENTS. SOIL ENGINEER SHALL OBSERVE THE FOOTING EXCAVATIONS PRIOR TO THE PLACEMENT OF REINFORCING STEEL TO CONFIRM THAT THE FOUNDATIONS ARE FOUNDED IN UNDISTURBED, FIRM NATURAL SOILS AND AT THE MINIMUM DEPTH OR DEEPER.

SEE CIVIL DRAWINGS FOR ALL GRADING & DRAINAGE WORK, UTILITY CONNECTIONS & DETAILS. VERIFY ALL HARDSCAPE & SITE FINISH MATERIALS & SELECTIONS W/ OWNER PRIOR TO CONSTRUCTION. SEE LANDSCAPE PLANS FOR ALL NEW PLANTING & IRRIGATION SYSTEMS.

MAINTAIN MIN. 5% SLOPE AWAY FROM FOUNDATION AT LANDSCAPE AREAS, MIN. 2% SLOPE AWAY AT PAVED AREAS, WITHIN 5' OF STRUCTURE.

(N) CAROLINA CHERRY LAUREL TREES LINED ALONG SIDES OF PROPERTY TO PROVIDE SCREENING. SEE LANDSCAPE PLANS.

(E) SANITARY SEWER CLEAN OUT TO REMAIN.

(N) DRIVEWAY. SEE LANDSCAPE PLAN FOR THE MATERIAL FINISH.

(E) ELECTRICAL, CABLE TV, TELEPHONE OVERHEAD LINE.

PROVIDE ADDRESS SIGNAGE IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2", CRC R319.1.

(E) MULTI-TRUNK STREET TREE TO BE PROTECTED WITH CHAIN LINK FENCE AT MIN. 5'-0" IN HEIGHT. SEE ADDITIONAL TREE PROTECTION NOTE ON THIS SHEET BELOW.

(N) PISTACHE CHINENSIS TREE TO REPLACE REMOVAL OF 10" TREE.

(N) LOCATION FOR ELECTRIC METER 400 AMP ELECTRIC METER. VERIFY REQUIREMENT W/ OWNER & PG&E

UPGRADE (E) WATER FOR FIRE SPRINKLER AS NECESSARY

(N) OUTDOOR AC UNIT & PAD LOCATION NOISE PRODUCING EQUIPMENT SHALL BE INSULATED. HOUSED TO COMPLY W/ CITY REQUIRED SETBACK AND MEET NOISE CONTROL ORDINANCE

NEW TRASH ENCLOSURE

TREE PROTECTION NOTE:

THE TREE PROTECTION FENCING SHOULD BE PLACED AT THE DRIPLINES OF ALL TREES TO BE PRESERVED ON-SITE AND OFF-SITE OR NO LESS THAN 2/3'S OF THE DRIPLINE AREA IF PROTECTING THE COMPLETE DRIPLINE AREA IS NOT POSSIBLE. THE TREE PROTECTION FENCING SHALL BE A MINIMUM OF 5 FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND.

GENERAL NOTES:

SETBACK VERIFICATION WILL BE REQUIRED BY A LICENSED SURVEYOR OR CIVIL ENGINEER TO VERIFY THE LOCATION OF STRUCTURES ON THE PROPERTY AND DOCUMENTATION SHALL BE SUBMITTED TO THE CITY BUILDING DEPARTMENT PRIOR TO FOUNDATION INSPECTION.

VERIFY SEPARATE ENCROACHMENT PERMIT APPROVALS PER CITY FOR ANY WORK WITHIN THE RIGHT OF WAY.

SEE LANDSCAPE PLANS FOR ALL FINISHED SURFACES, PLANTING LAYOUTS & SELECTIONS, AND IRRIGATION DESIGN. VERIFY ALL HARDSCAPE & SITE FINISH MATERIALS & SELECTIONS W/ OWNER PRIOR TO CONSTRUCTION.

FIRE DEPARTMENT NOTES:

CONSTRUCTION SITE FIRE SAFETY:

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 51-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

GENERAL NOTES:

APPROVED ADDRESS NUMBERS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONT THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBER OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. OF 4 INCHES HIGH WITH A MIN. STROKE WIDTH OF 1/2" WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY. A MONUMENT, POLE OR TOGETHER SIGNS OR MEAN SHALL BE USED TO IDENTIFY THE STRUCTURES. PER CRC R319.1. SEE EXTERIOR ELEVATIONS AS.1 FOR PROPOSED LOCATIONS.

ALL NEW UTILITY CONNECTIONS PER CITY APPROVAL

FIRE DEPARTMENT NOTES CONT'D:

WATER SUPPLY REQUIREMENTS:

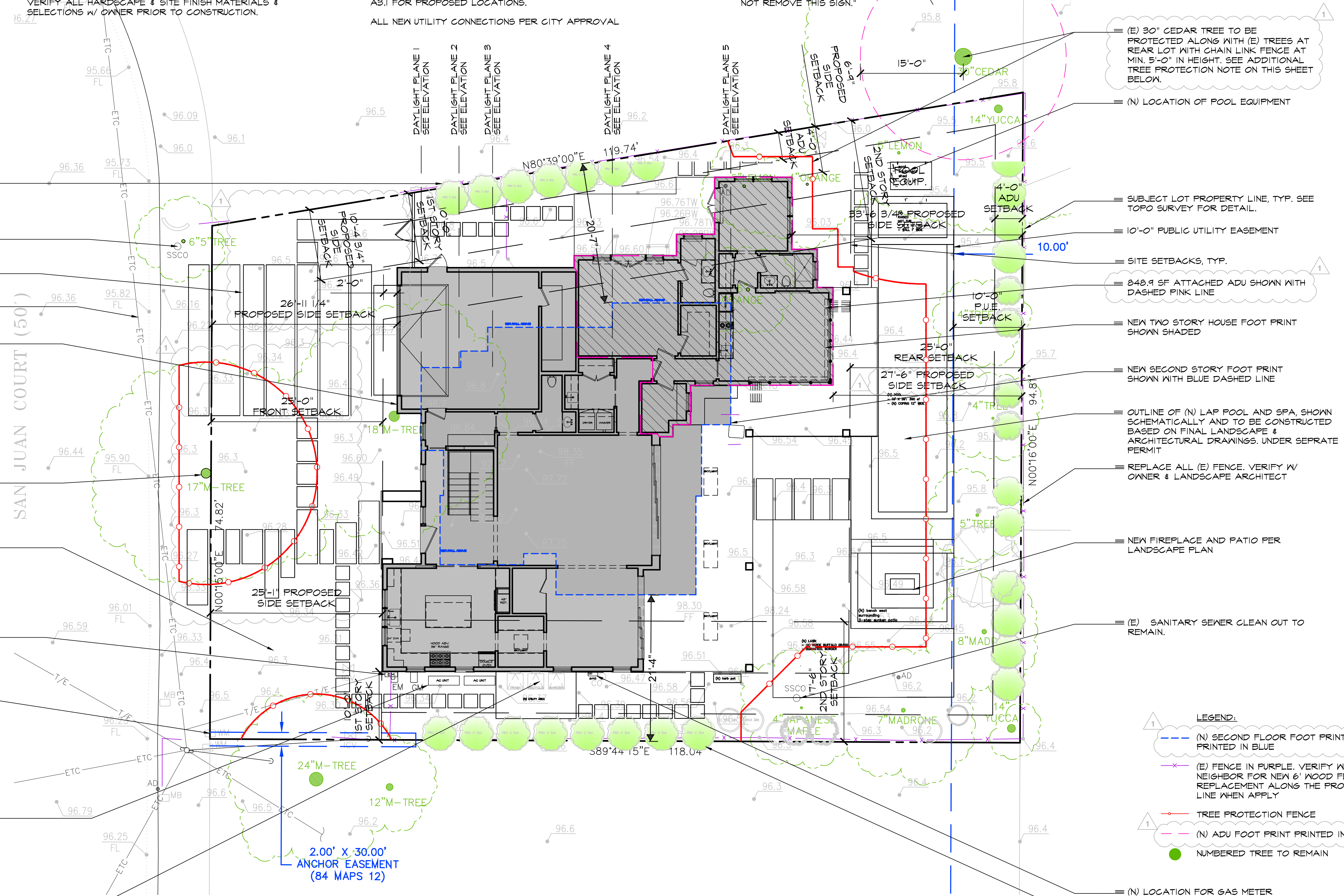
POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2019 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

CRC SECTION 313.3.7

AN OWNER'S MANUAL FOR THE FIRE SPRINKLER SYSTEM SHALL BE PROVIDED TO THE OWNER. A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: "WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN."

"ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS."

"ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED."



(E) 30" CEDAR TREE TO BE PROTECTED ALONG WITH (E) TREES AT REAR LOT WITH CHAIN LINK FENCE AT MIN. 5'-0" IN HEIGHT. SEE ADDITIONAL TREE PROTECTION NOTE ON THIS SHEET BELOW.

(N) LOCATION OF POOL EQUIPMENT

SUBJECT LOT PROPERTY LINE, TYP. SEE TOPO SURVEY FOR DETAIL.

10'-0" PUBLIC UTILITY EASEMENT

SITE SETBACKS, TYP.

848.9 SF ATTACHED ADU SHOWN WITH DASHED PINK LINE

NEW TWO STORY HOUSE FOOT PRINT SHOWN SHADED

NEW SECOND STORY FOOT PRINT SHOWN WITH BLUE DASHED LINE

OUTLINE OF (N) LAP POOL AND SPA, SHOWN SCHEMATICALLY AND TO BE CONSTRUCTED BASED ON FINAL LANDSCAPE & ARCHITECTURAL DRAWINGS. UNDER SEPRATE PERMIT

REPLACE ALL (E) FENCE. VERIFY W/ OWNER & LANDSCAPE ARCHITECT

NEW FIREPLACE AND PATIO PER LANDSCAPE PLAN

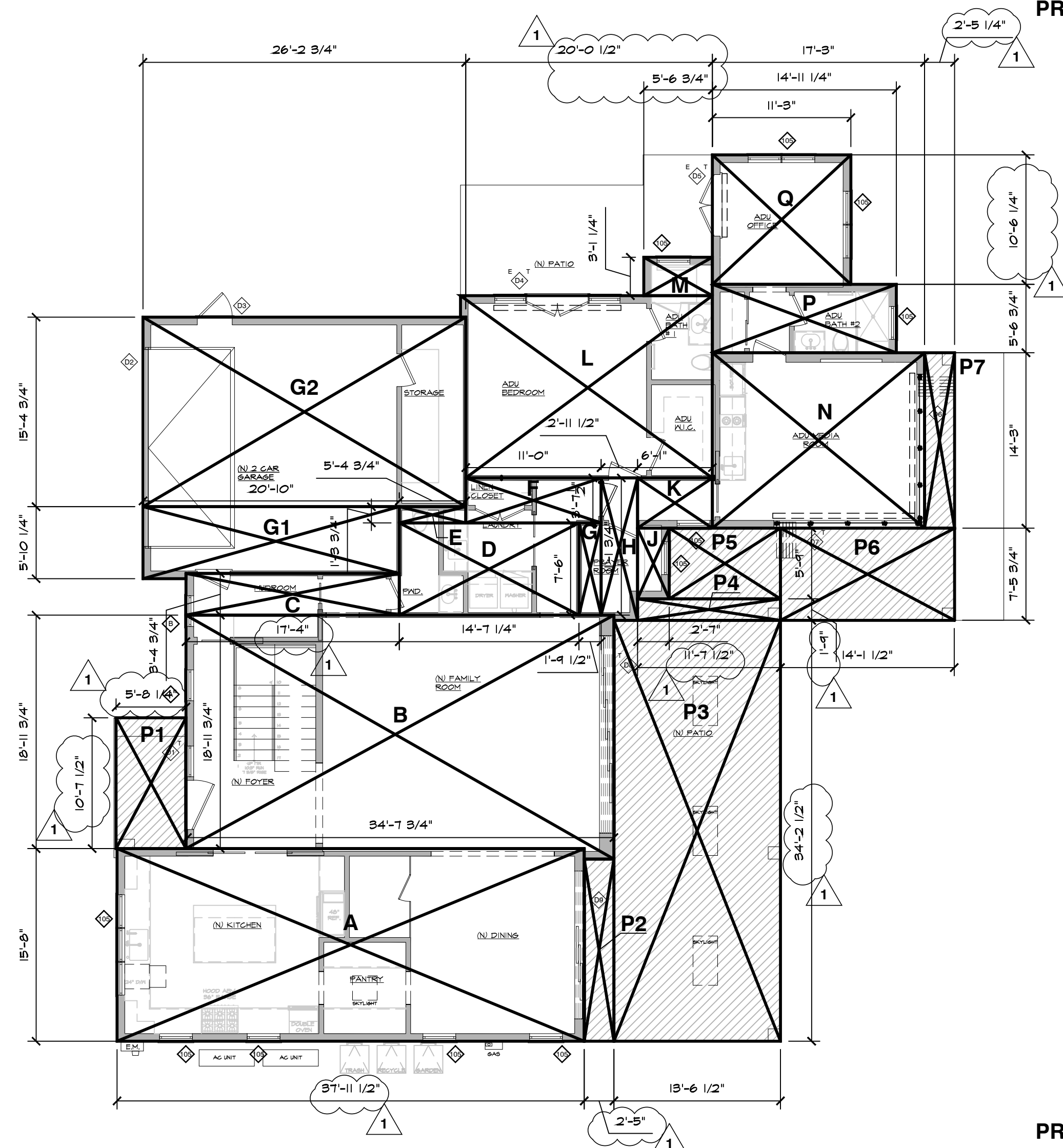
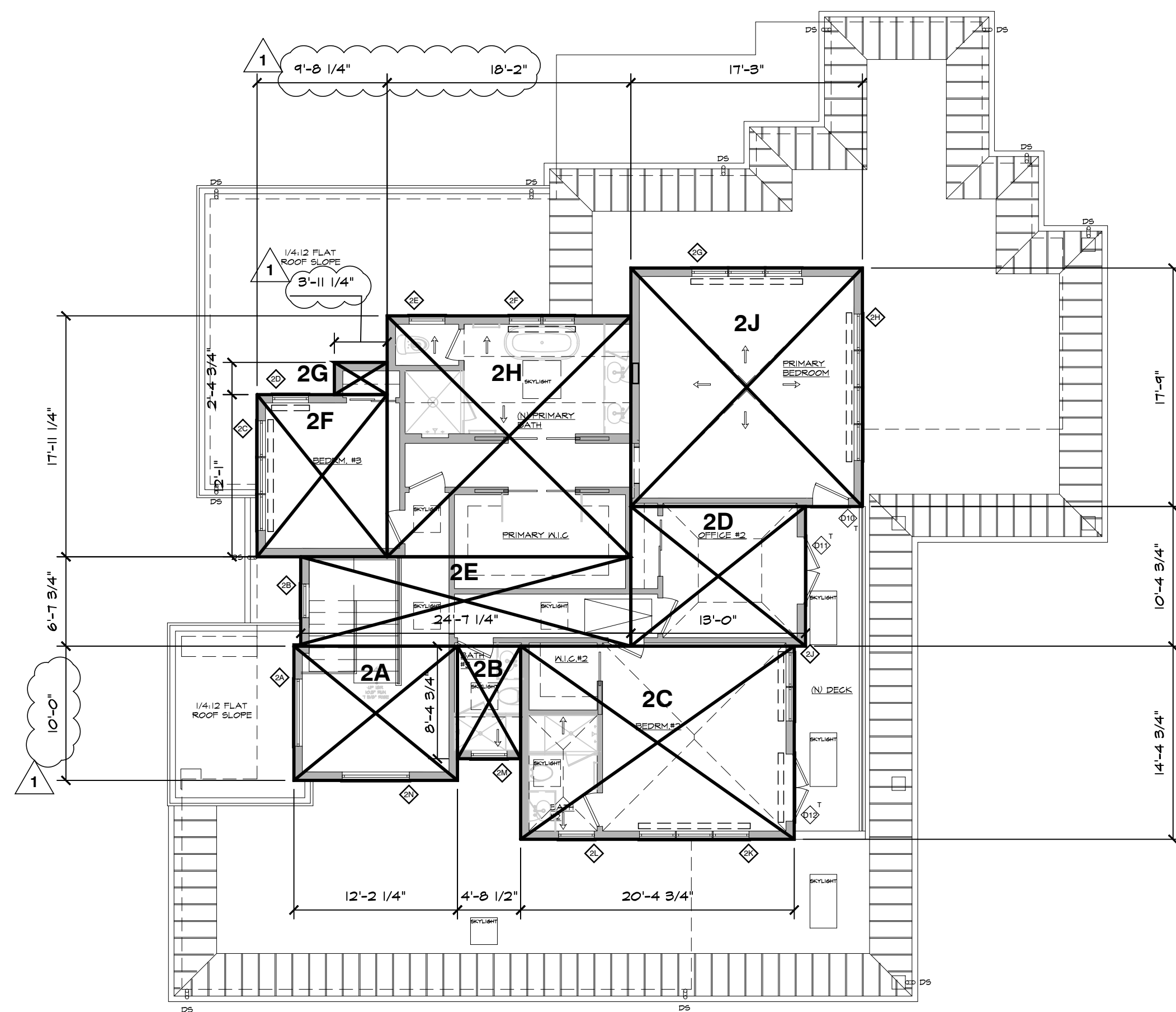
(E) SANITARY SEWER CLEAN OUT TO REMAIN.

(N) LOCATION FOR GAS METER

(N) CAROLINA CHERRY LAUREL TREES LINED ALONG SIDES OF PROPERTY TO PROVIDE SCREENING. SEE LANDSCAPE PLANS.

- LEGEND:
- (N) SECOND FLOOR FOOT PRINT PRINTED IN BLUE
- (E) FENCE IN PURPLE. VERIFY WITH NEIGHBOR FOR NEW 6' WOOD FENCE REPLACEMENT ALONG THE PROPERTY LINE WHEN APPLY
- TREE PROTECTION FENCE
- (N) ADU FOOT PRINT PRINTED IN PINK
- NUMBERED TREE TO REMAIN

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A.P.N. 170-33-039
OCT. 05, 2023
JOB # KURUGANTI - JOLLY
A0.5



PROPOSED SECOND FLOOR

PROPOSED FIRST FLOOR

AREA CALCULATIONS

CALCULATIONS		
PROPOSED FIRST FLOOR CALCULATIONS (CONDITIONED)		
BOX	Area (SF)	NOTES
A	594.6	
B	661.6	
C	58.8	
D	109.5	
E	7.1	
F	40.1	
G	13.4 ADU	
H	33.8 ADU	
J	14.8 ADU	
K	24.8 ADU	
L	297.8 ADU	
M	17.3 ADU	
N	245.6 ADU	
P	83.1 ADU	
Q	118.3 ADU	
TOTAL PROPOSED ADU	848.9	
PROPOSED MAIN HOUSE FIRST FLOOR CONDITIONED AREA	1471.7	

PROPOSED GARAGE		
BOX	Area (SF)	NOTES
G1	114.3	
G2	403.9	
PROPOSED MAIN HOUSE GARAGE	518.2	
PROPOSED MAIN HOUSE FIRST FLOOR AREA (SF)	1,989.9	

PROPOSED COVERED PATIO		
BOX	Area (SF)	NOTES
P1	60.3	
P2	35.7	
P3	463.1	
P4	20.3	
P5	52.0	
P6	106.0	
P7	34.8	
PROPOSED COVERED PORCH FLOOR AREA (SF)	772.2	

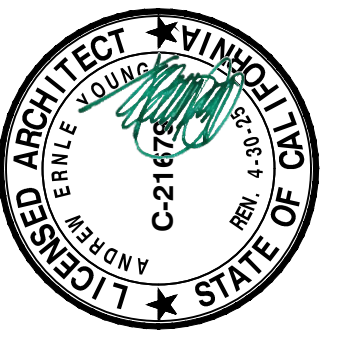
PROPOSED SECOND FLOOR CALCULATIONS (CONDITIONED)		
BOX	Area (SF)	NOTES
2A	121.9	
2B	39.5	
2C	293.5	
2D	135.2	
2E	163.6	
2F	117.1	
2G	9.4	
2H	326.0	
2J	306.1	
PROPOSED MAIN HOUSE SECOND FLOOR CONDITIONED AREA (SF)	1,512.3	
TOTAL PROPOSED ADU SQUARE FOOTAGE	848.9	
TOTAL PROPOSED MAIN HOUSE SQUARE FOOTAGE	3,502.2	< 3,504.5 SF MAX
TOTAL PROPOSED LOT COVERAGE (SF)	3,611.0	< 3,504.5 SF MAX ALLOWABLE + 850 SF ADU

LEGEND
 COVERED PORCH OR LIGHTWELL

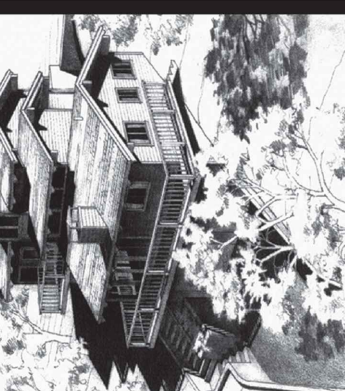
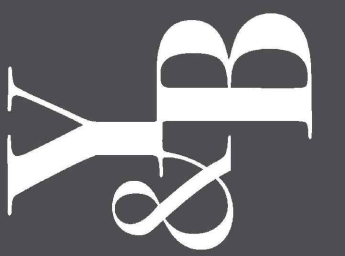


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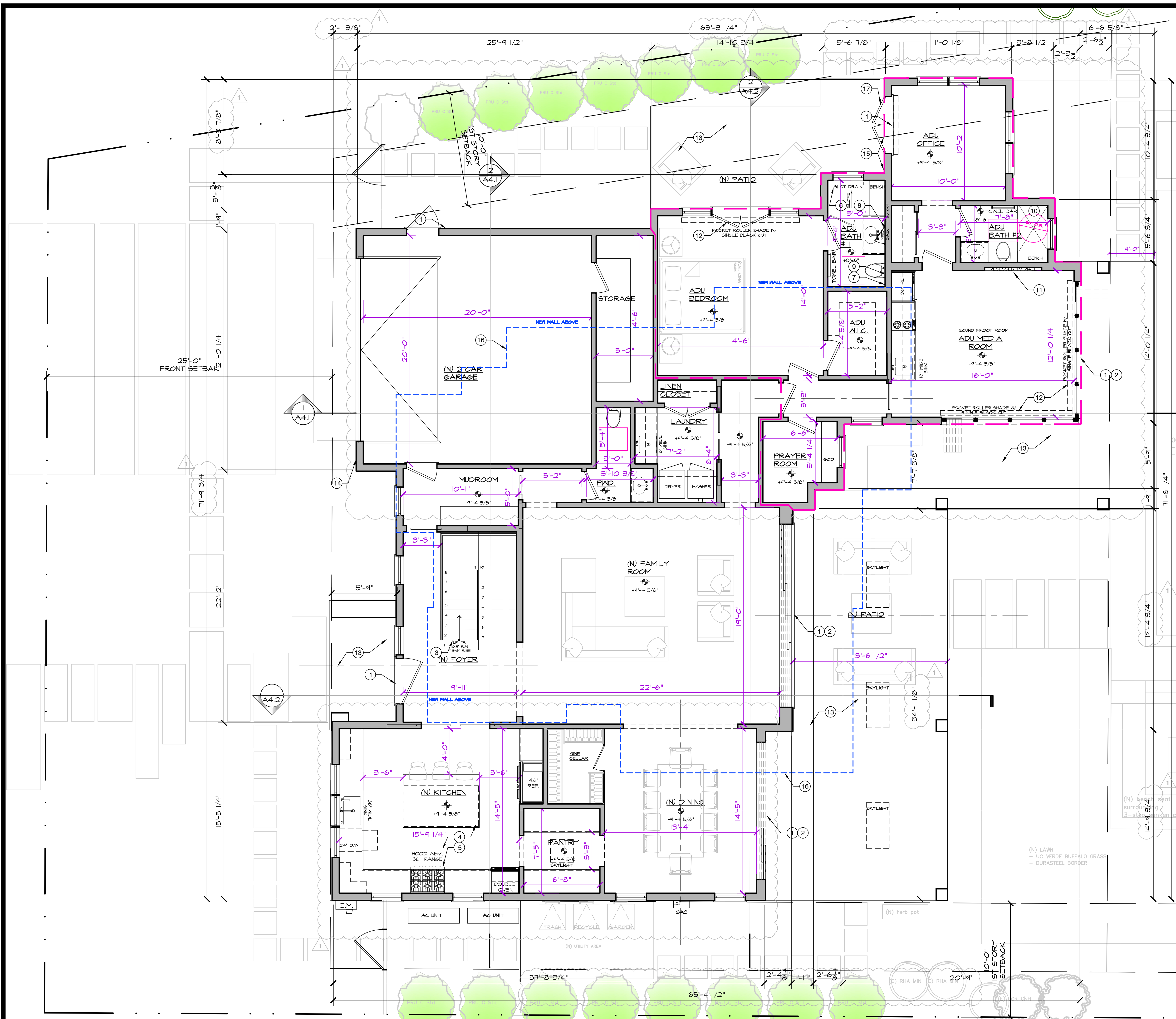


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- KEYNOTES**
1. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL, WITH A MAXIMUM 1/4" PER FOOT SLOPE. LANDING OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPT, WHEN PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR, A 7-3/4" ELEVATION CHANGE FROM THE TOP OF THE THRESHOLD IS PERMITTED. R311.3. THERE SHALL BE 1/4" SLOPE AWAY FROM THE BUILDING AT ALL PORCHES AND FLATWORK.
 2. FLEETWOOD SLIDING DOOR SYSTEM AT DINING, LIVING ROOM AND ADU MEDIA ROOM. VERIFY WITH OWNER PRIOR TO ORDER
 3. CUSTOM GLASS RAILING AND WOOD STAIR. VERIFY MANUFACTURE AND DESIGN WITH INTERIOR DESIGNER, ARCHITECT AND OWNER
 4. (N) KITCHEN CABINETS, COUNTERS, APPLIANCES, ACCESSORIES & FINISHES PER OWNER, TYPICAL, PROVIDE SHOP DRAWINGS FOR APPROVAL. PROVIDE APPLIANCE DIMENSIONS, SPECIFICATIONS, CUT-OUTS, ELECTRICAL & GAS REQUIREMENTS, ETC. TO FRAMERS & CABINET MAKERS PRIOR TO CONSTRUCTION. PROVIDE BUILT-IN RECYCLING CENTER NEXT TO TRASH COMPACTOR.
 5. 36" ELECTRIC RANGE AND WALL HOOD, KITCHEN EXHAUST FAN SHALL BE MIN. 100CFM, WITH A MIN. 5" SMOOTH DUCT, NO LONGER THAN 85' OF DUCT RUN. SUBTRACT 15' OF ALLOWABLE LENGTH FOR EACH ELBOW. PROPOSE EXHAUST DUCT TERMINATED AT WALL. PROVIDE BACKDRAFT DAMPER ON KITCHEN RANGE HOOD. VERIFY SELECTION WITH OWNER AND INTERIOR DESIGNER
 6. CURBLESS SHOWER AND INFINITE DRAIN IN ADU BATH #1. VERIFY INTERIOR DESIGNER, OWNER AND ARCHITECT. SEE STRUCTURAL FOR THE FRAMING SIZES.
 7. PROVIDE DRAIN NEAR TOILET TO ACCOMMODATE BIDET. VERIFY INTERIOR DESIGNER, OWNER AND ARCHITECT. SEE STRUCTURAL FOR THE FRAMING SIZES.
 8. PROVIDE MEDICINE CABINET AT ADU BATH #1
 9. PROVIDE WALL MOUNTED BATHROOM TOILET.
 10. CURB SHOWER IN ADU BATH #2.
 11. PROVIDE RECESSED TV WALL IN MEDIA ROOM. VERIFY TV SIZE AND DESIGN WITH OWNER, INTERIOR DESIGNER AND ARCHITECT PRIOR TO CONSTRUCTION
 12. ROLLER POCKET SHADE W/ SINGLE BLACK OUT IN ADU BEDROOM AND MEDIA ROOM. VERIFY MANUFACTURE AND SELECTION WITH OWNER AND INTERIOR DESIGNER.
 13. ALL FLATWORK TO SLOPE 1/4" PER 1'-0" TO DRAIN. VERIFY WITH CONTRACTOR IN FIELD.
 14. PROVIDE ADDRESS SIGN IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2". CRC R319.1.
 15. MAGENTA LINE OF REQUIRED 1-HOUR FIRE & SOUND RATED SEPARATION ASSEMBLY BETWEEN ADU & MAIN HOUSE SHOWN DASHED. PROVIDE INTER-CONNECTED SMOKE DETECTORS BETWEEN MAIN HOUSE AND ATTACHED ADU. REFER TO DETAIL A8.1 FOR SPECIFICATIONS.
 16. FLOOR LINE ABOVE - BLUE DASHED MEASURED TO FINISH
 17. ADU REQUIRED EGRESS DOORS TO HAVE KEYPAD-LOCKSET.
 18. DOORS WHERE ADU CONNECTS TO PRIMARY RESIDENCE SHALL BE DUAL LOCKING AND LOCKABLE FROM THE INSIDE AND OUTSIDE. THE ADU AND MAIN RESIDENCE SHALL BE A 45-MINUTE FIRE-RATED DOOR.
 19. PENETRATIONS AT THE FIRE-RESISTANCE RATED ASSEMBLIES SHALL COMPLY WITH CRC R302.4.
 20. PROVIDE SINK, RANGE, PREP COUNTER AND STORAGE FOR ADU. VERIFY SELECTION WITH OWNER & INTERIOR DESIGNER.

- KEY TO SYMBOLS:**
- PROPOSED WALL
 - (1) FLOOR PLAN KEY NOTES
 - E WINDOW UNIT SYMBOL, SEE SHEET A4.1
 - "E" FOR EGRESS
 - "T" FOR TEMPERED
 - (1) DOOR UNIT SYMBOL, SEE SHEET A4.1
- (N) LAWN
- UC VERDE BUFFALO GRASS
- DURASTEEL BORDER

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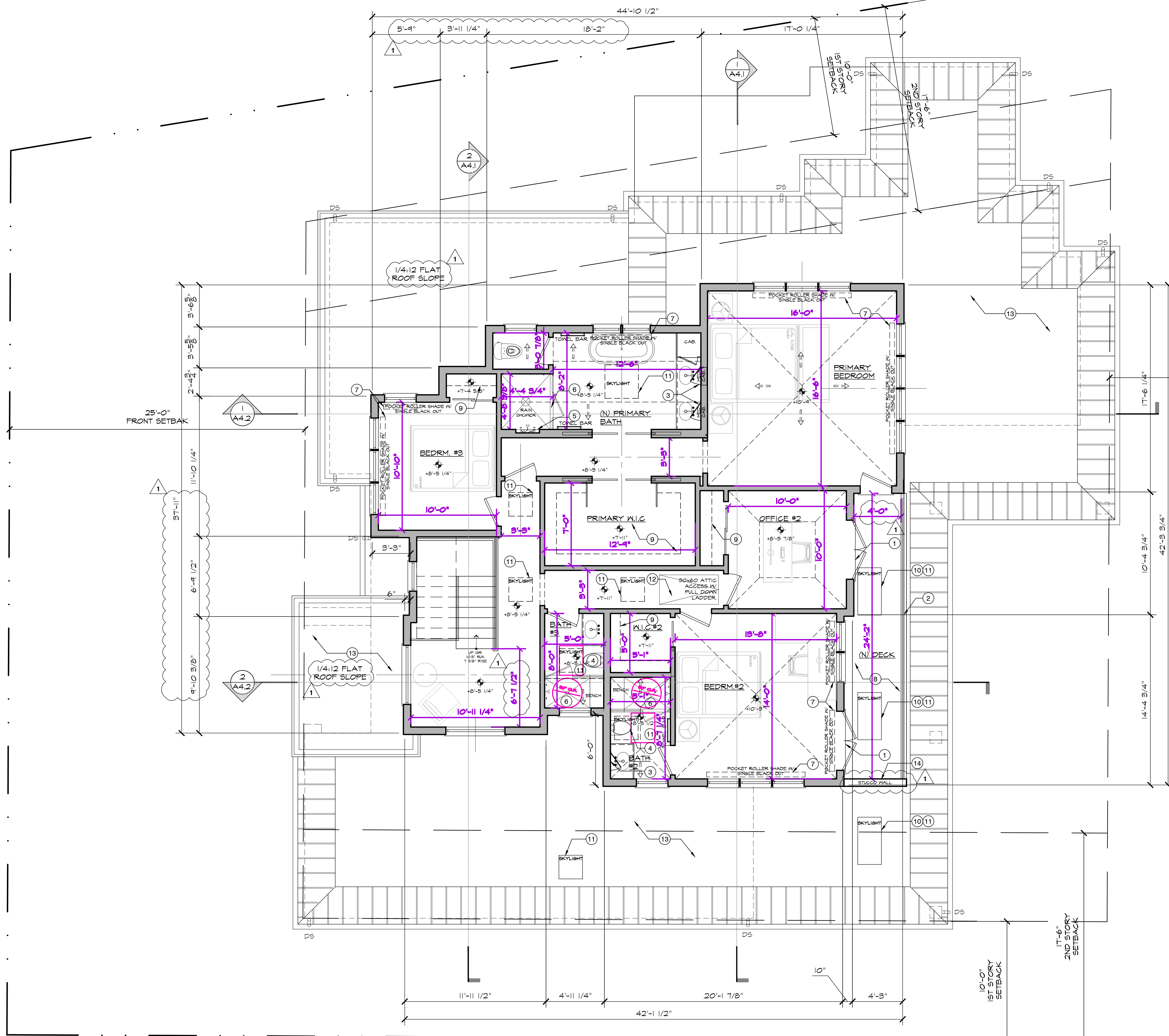
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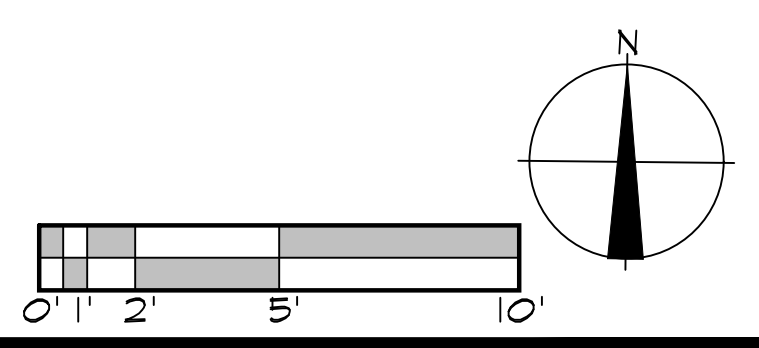
A2.1.1

PROPOSED FIRST FLOOR PLAN



- KEYNOTES**
1. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL, WITH A MAXIMUM 1/4" PER FOOT SLOPE. LANDING OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPT, WHEN PROVIDING THE DOOR DOES NOT NOT SWING OVER THE LANDING OR FLOOR, A 7-3/4" ELEVATION CHANGE FROM THE TOP OF THE THRESHOLD IS PERMITTED. R311.3. THERE SHALL BE 1/4" SLOPE AWAY FROM THE BUILDING AT ALL PORCHES AND FLATWORK.
 2. GLASS RAILING AT REAR SIDE OF (N) DECK. VERIFY MANUFACTURE AND DESIGN WITH INTERIOR DESIGNER, ARCHITECT AND OWNER.
 3. PROVIDE MEDICINE CABINETS AT PRIMARY BATH.
 4. PROVIDE WALL MOUNTED BATHROOM TOILET.
 5. PROVIDE NICHE IN PRIMARY BATHROOM. VERIFY SIZE AND DESIGN WITH OWNER, INTERIOR DESIGNER, AND ARCHITECT PRIOR TO CONSTRUCTION.
 6. CURB SHOWER IN PRIMARY BATH, BATH #2, AND BATH #3.
 7. ROLLER POCKET SHADE W/ SINGLE BLACK OUT IN PRIMARY BEDROOM, PRIMARY BATH, BEDRM. #2, AND BEDRM. #3. VERIFY MANUFACTURE AND SELECTION WITH OWNER AND INTERIOR DESIGNER.
 8. ALL FLATWORK TO SLOPE 1/4" PER 1'-0" TO DRAIN. VERIFY WITH CONTRACTOR IN FIELD.
 9. PROVIDE CLOSET POLE AND SHELF AS SHOWN. VERIFY W/ OWNER AND INTERIOR DESIGNER FOR SELECTION.
 10. (N) WALKABOUT SKYLIGHTS AT (N) DECK. VERIFY SIZE AND SELECTION WITH OWNER AND ARCHITECT.
 11. (N) SKYLIGHTS. SEE ROOF PLAN.
 12. (N) ATTIC ACCESS. VERIFY DOOR SIZE AND SELECTION WITH OWNER AND ARCHITECT.
 13. FLAT ROOF SLOPE - 1/4" PER 12".
 14. (N) 5'-0" STUCCO WALL AT SIDE OF (N) DECK FOR PRIVACY.

- KEY TO SYMBOLS:**
- PROPOSED WALL
 - (11) FLOOR PLAN KEY NOTES
 - E WINDOW UNIT SYMBOL, SEE SHEET A4.1
 - T "E" FOR EGRESS
 - T "T" FOR TEMPERED
 - (1) DOOR UNIT SYMBOL, SEE SHEET A4.1



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0" 1

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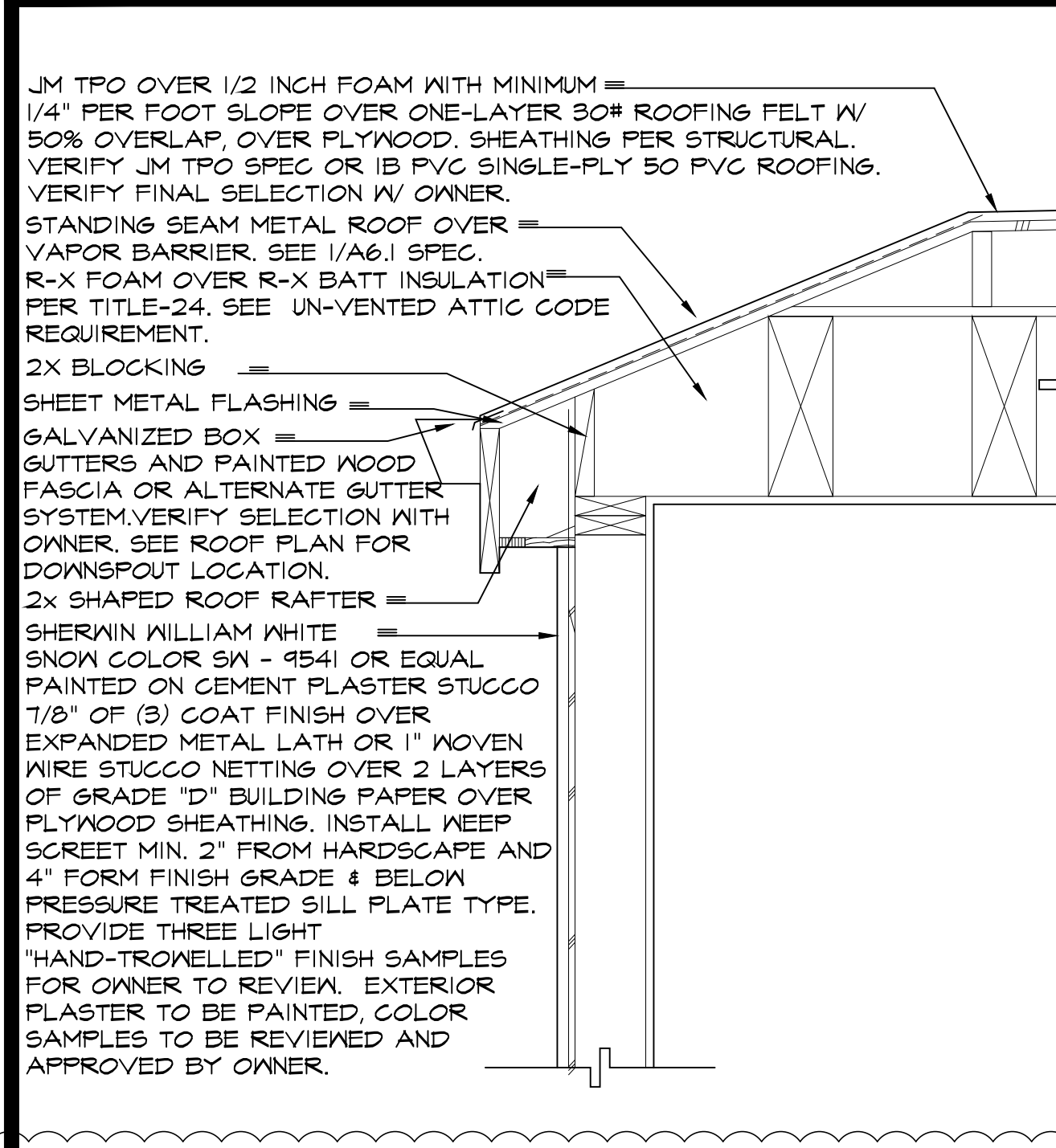
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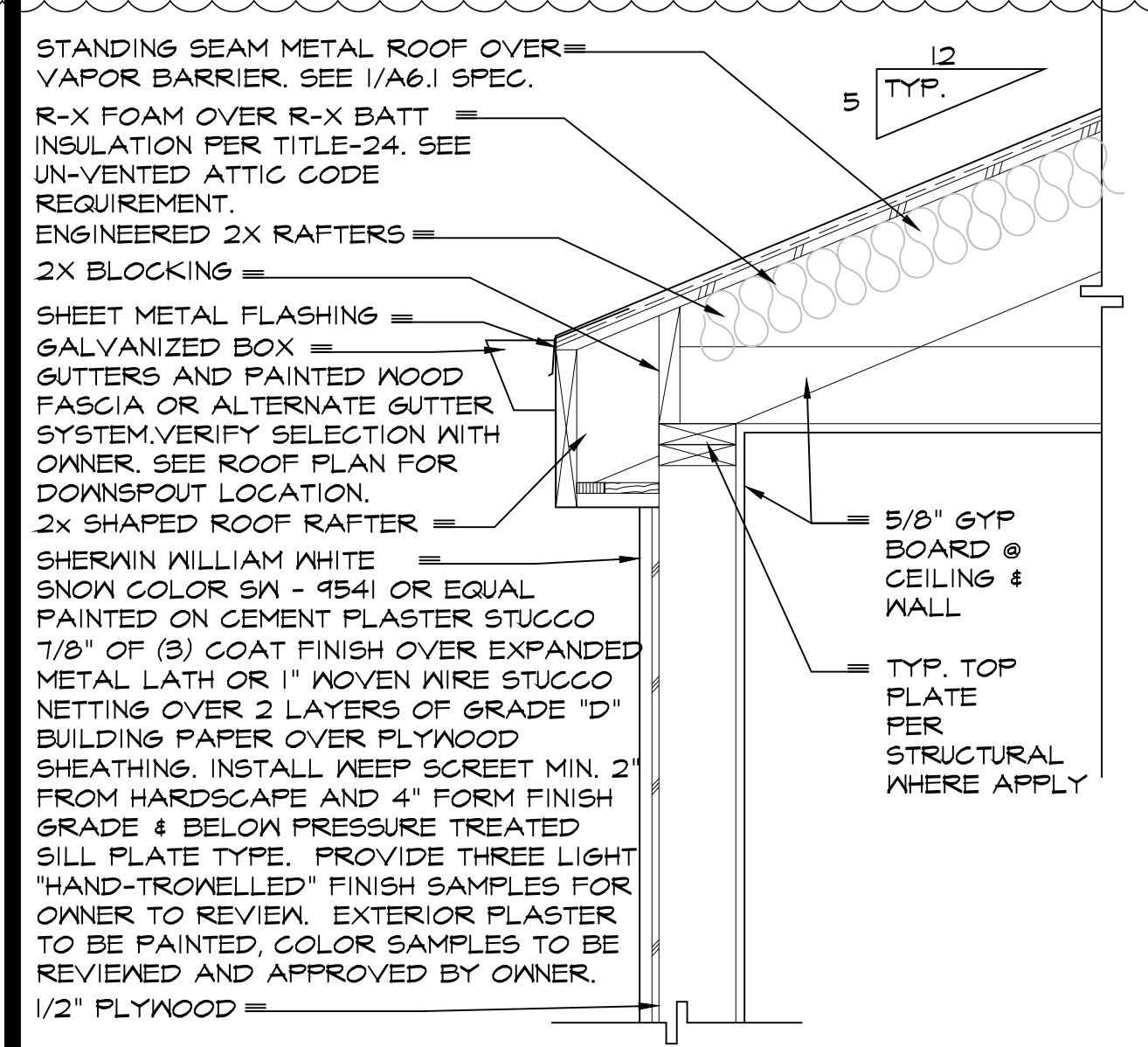
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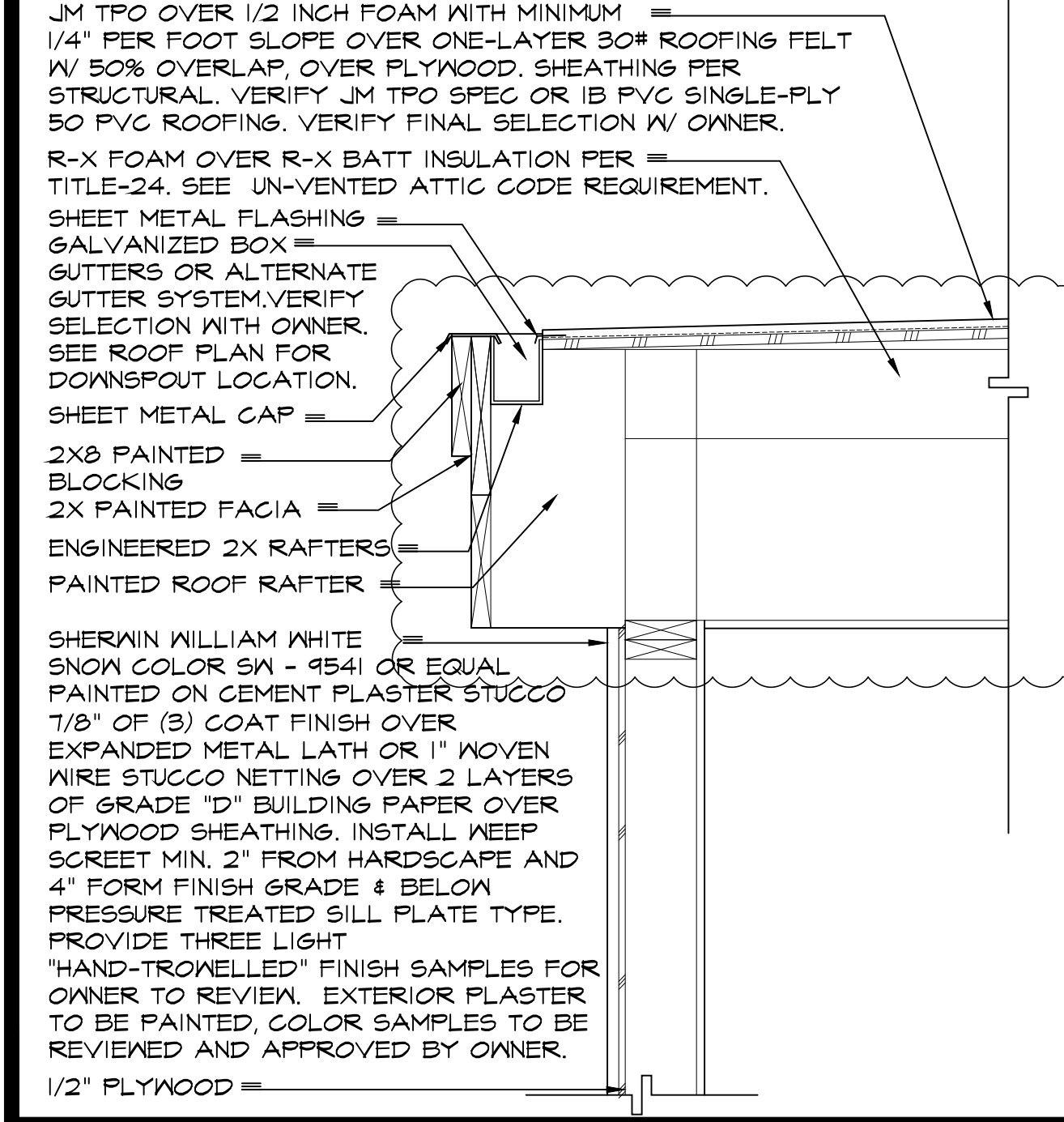
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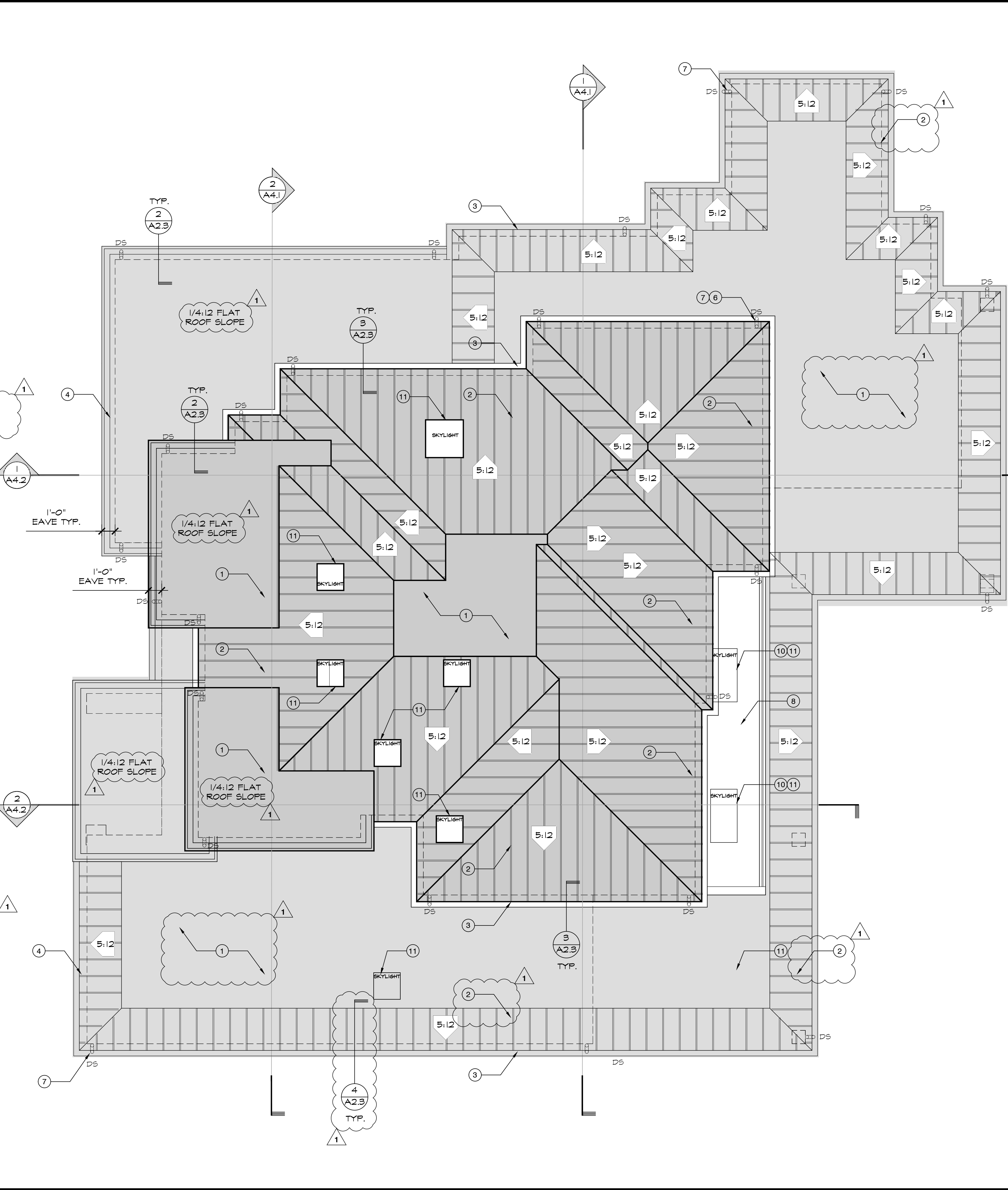
FIRST FLR. ROOF EAVE TYP. 1" = 1'-0" 4



SECOND FLR. ROOF EAVE TYP. 1" = 1'-0" 3

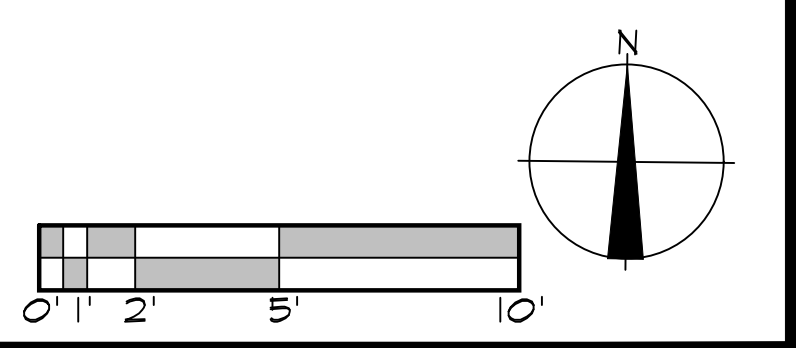


FLAT ROOF EAVE TYP. 1" = 1'-0" 2



ROOF PLAN

- KEYNOTES:**
- JM TPO OVER 1/2 INCH FOAM WITH MINIMUM 1/4" PER FOOT SLOPE OVER ONE-LAYER 30# ROOFING FELT W/ 50% OVERLAP, OVER PLYWOOD, SHEATHING PER STRUCTURAL. VERIFY JM TPO SPEC OR IB PVC SINGLE-PLY 50 PVC ROOFING. VERIFY FINAL SELECTION W/ OWNER.
 - STANDING SEAM METAL ROOF OVER 30# FELT OVER PLYWOOD SHEATHING OVER 2X ROOF RAFTER PER STRUCTURAL.
 - BOX GUTTERS W/ GUTTER GUARD TO PREVENT ACCUMULATION OF LEAVES & DEBRIS. VERIFY SELECTION W/ OWNER. GUTTERS ARE TO BE OF NON-COMBUSTIBLE MATERIAL. (I.E. SHEET METAL) WITH RIAL DISCHARGE TO SUB-DRAIN TIGHT LINE OR TO SPLASH CONCRETE BLOCK PER CIVIL.
 - NO PLUMBING OR FURNACE VENTS AT FRONT ELEVATION OF HOUSE.
 - TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 10 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (I.E. DRYERS, BATH, AND UTILITY FANS, ETC. MUST BE 10 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). WHERE SPACE LIMITATION ABSOLUTELY PREVENTS A 10 FEET HORIZONTAL SEPARATION FROM AN AIR INTAKE, A VERTICAL SEPARATION SHALL BE PERMITTED, WITH THE EXHAUST OUTLET BEING A MINIMUM OF 3 FEET ABOVE ANY AIR INTAKE LOCATED WITHIN TEN FEET HORIZONTAL.
 - RAIN WATER LEADER AT UPPER ROOF DISCHARGE TO LOWER ROOF, TYP.
 - RAIN WATER LEADER AT LOWER ROOF DISCHARGE TO 4" PVC SUBDRAIN TIGHTLINE OR CONCRETE SPLASH BLOCK PER CIVIL PLANS.
 - BALCONY AT SECOND FLOOR W/ PEDESTAL SYSTEM.
 - SANITARY SEWER VENTS SHALL TERMINATE AT LEAST 10'-0" AWAY FROM, OR AT LEAST 3' ABOVE ANY ENVIRONMENTAL AIR DUCTS OR OPERABLE SKYLIGHTS. REVIEW MEP PLANS FOR SUGGESTED ENVIRONMENTAL AIR DUCTS TERMINATION LOCATION.
 - WALKABOUT SKYLIGHTS AT (N) DECK. VERIFY SIZE AND SELECTION WITH OWNER AND ARCHITECT.
 - (N) SKYLIGHTS.



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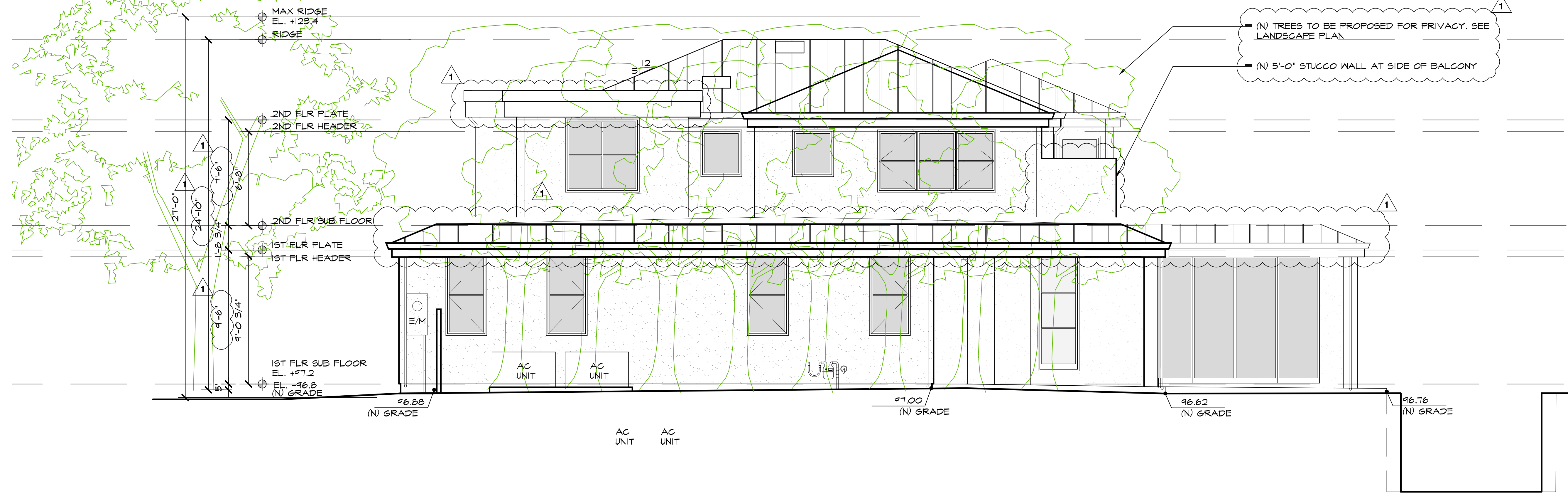
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PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0" **2**



PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0" **1**

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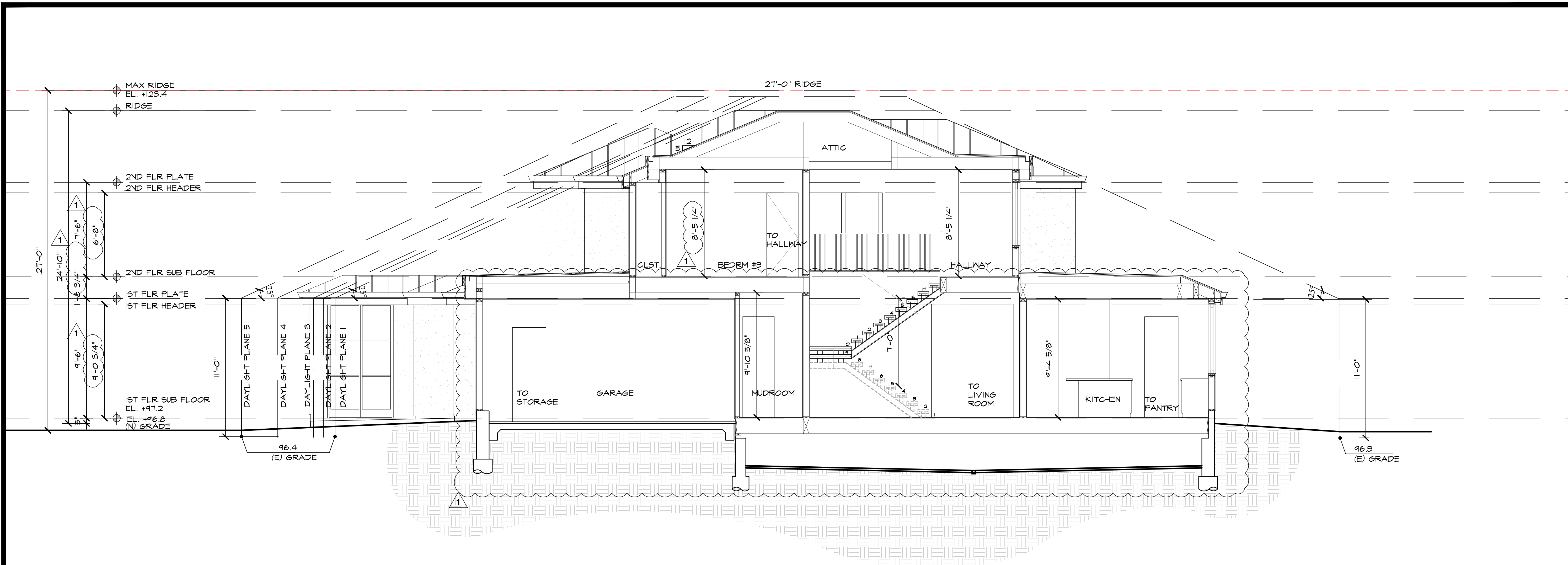
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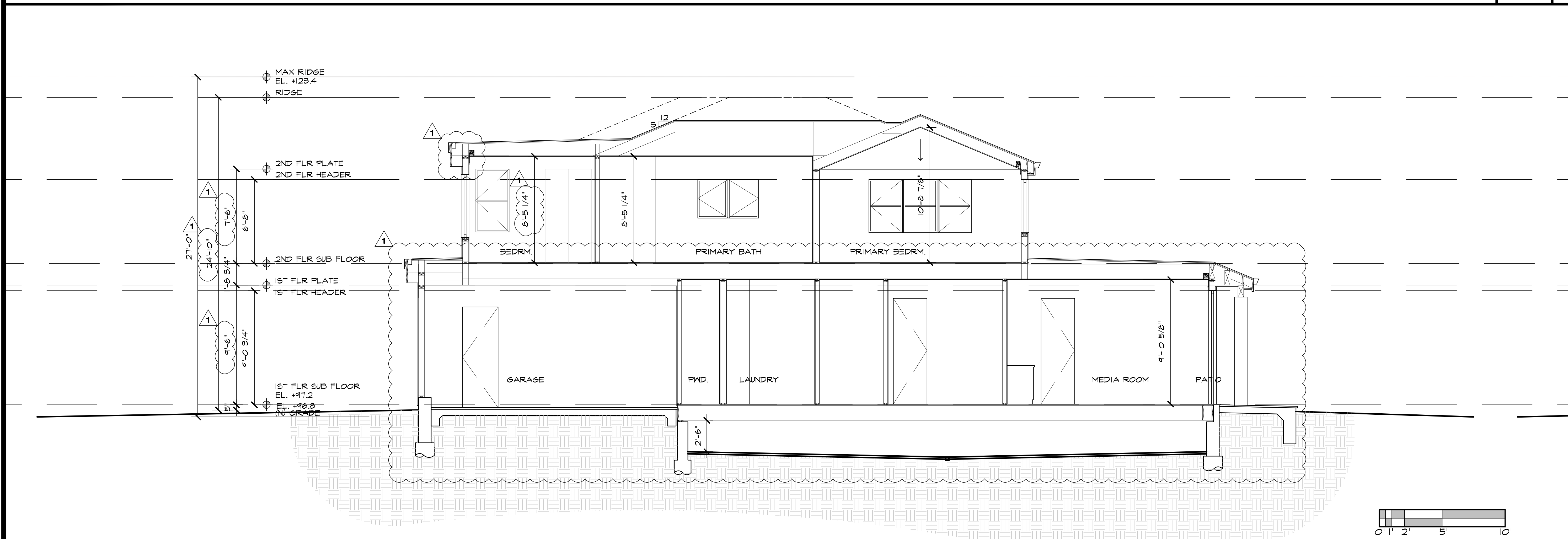
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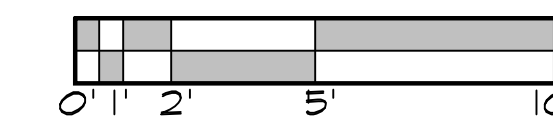
PROPOSED SECTION

1/4" = 1'-0"

2



PROPOSED SECTION

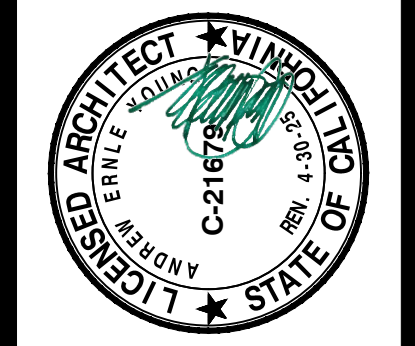


1/4" = 1'-0"

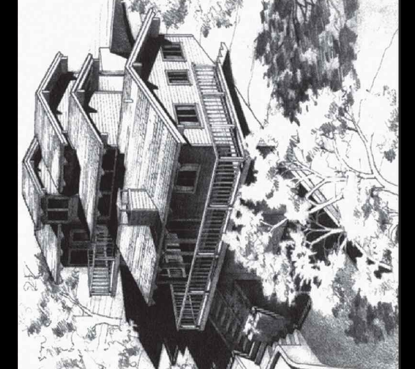
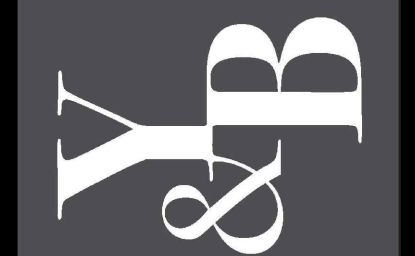
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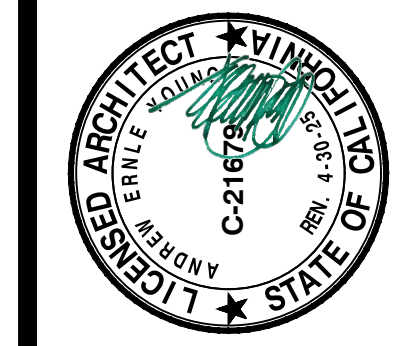


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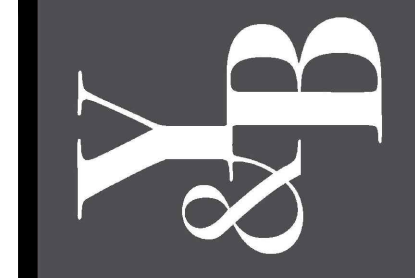
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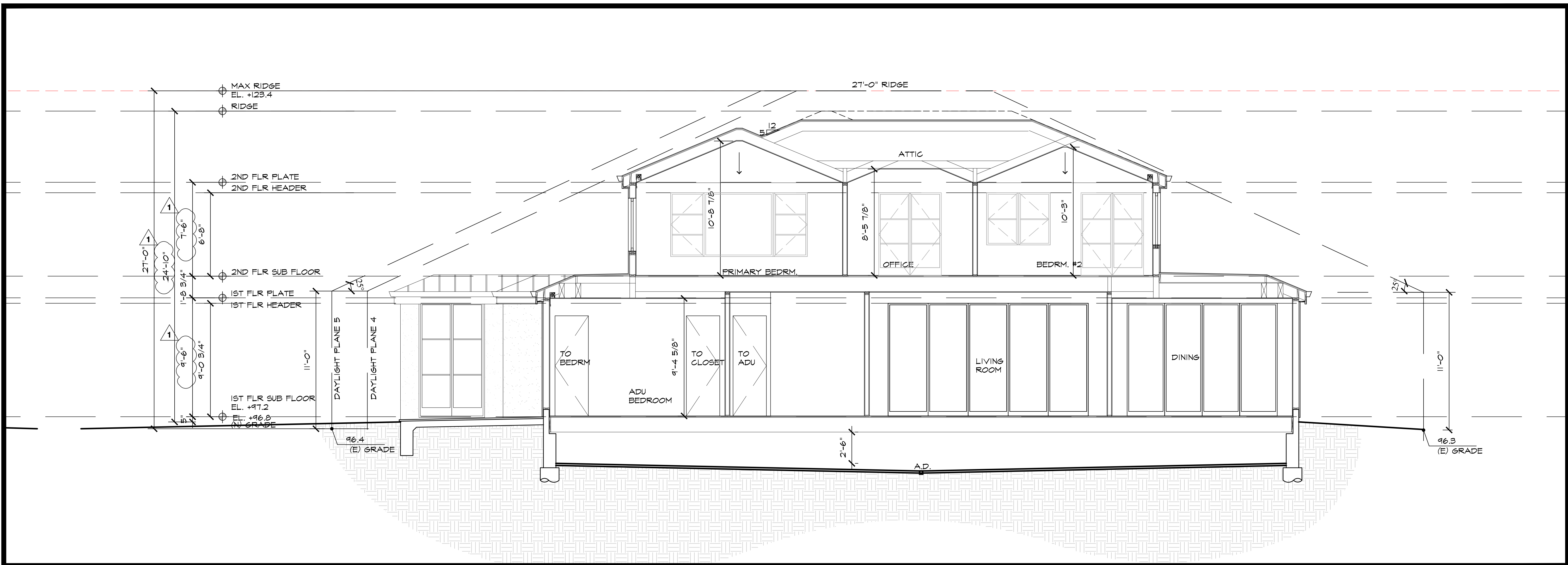
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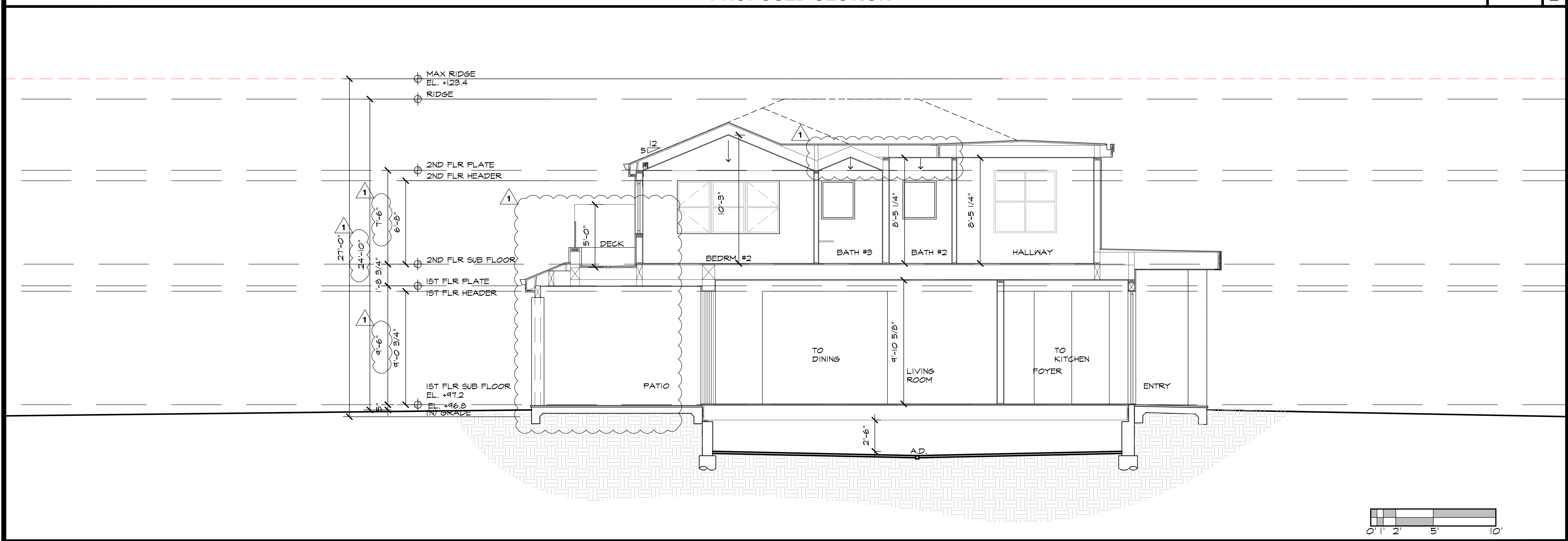
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PROPOSED SECTION

1/4" = 1'-0" **2**



PROPOSED SECTION

1/4" = 1'-0" **1**

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Energy Efficiency

Kolbe participates in ENERGY STAR® and WDMA Hallmark Certification programs to ensure that our products are tested to industry standards, in order to meet or exceed today's strict building codes.

Many Ultra Series products can also meet California's Title 24 Building Energy Efficiency Standards, as well as PHIUS verification.

See kolbewindows.com/solutions/energy-efficiency for energy performance data and climate zone maps.



Impact Performance

Specially designed with the strength and durability to withstand hurricane force winds and flying debris, Kolbe's Ultra Series impact performance products are independently tested for coastal regions. There are no unsightly rods or extra locks to fasten, so Kolbe's impact-certified products offer the same beautiful appearance as non-impact products.

See our Impact Performance brochure for our full listing of products for coastal areas.



Sustainability & Resilient Design

Whether building a new house or updating an existing one, thoughtful choices create enduring homes that are beautiful, comfortable and instill peace of mind. Our wood species are renewable resources sourced from managed forests, and our standard glass contains 26-30% recycled content. We can also provide The Forest Stewardship Council® (FSC®) certified wood species for many products (FSC® license code FSC®-C019541).



Kolbe's Professional Tools

Kolbe prides itself on offering the tools and resources architects, builders and other industry professionals need to complete their projects. From product specifications and 3D models to continuing education courses and webinars, Kolbe supports all of your project needs.

Scan the QR code to learn more about our tools and resources for professionals.



Virtual Showroom

Explore numerous displays from Kolbe's VistaLux® Collection, Ultra Series & Forgent® Series product lines. kolbewindows.com/virtual-showroom



Architect Library

Kolbe's Architect Library is the main resource for specifying Ultra Series windows and doors. Search detailed product information, including:

- Cross section drawings
- Elevation charts
- 3D Revit® models
- CSI specifications
- Installation instructions

Additional resources include:

- Door configurations
- Clear openings
- Care & maintenance guide
- Acoustic data
- Energy performance
- Performance class & grade
- Product brochures
- Color & design samples
- Warranties

Inspiration Gallery

Browse through photos, videos, project profiles and custom solutions. kolbewindows.com/gallery



AIA/CES Courses

As a Registered AIA Continuing Education Services (CES) provider, Kolbe provides AIA Learning Units (LU) and/or Health, Safety & Welfare (HSW) credits as required per state and/or professional memberships to meet yearly requirements.



Style & Design Options

Kolbe's endless variety of options allows you to choose wood species, divided lite patterns, sizes, shapes, interior and exterior finishes, hardware, and more - or create an even more personalized design with our custom solutions.

Scan the QR code to explore our full selection of Ultra Series products & endless options.



kolbewindows.com/ultra

Windows

- Casements* (crank-out, push-out, XL)
- Awnings (crank-out, push-out, XL*)
- Double hungs* (Sterling, XL Sterling)
- Sliding (single, double, triple, quad)
- Folding (egee, beveled, geometric, radius)
- Corner direct sets

Doors

- Sliding patio*
- Multi-slide
- TerraSpray® lift & slide*
- Folding
- Swinging patio*
- Entrance*
- Pivot*
- Commercial*

Glass

- Double pane, Insulated glass
- Triple pane, Insulated glass
- Various Low-E coatings
- Specialty & privacy glass

Exterior Trim

- Brickmoulds
- Casings

Inset Screens

- BetterVue® mesh
- UltraVue® mesh
- Aluminum mesh
- Retractable
- WaterShe® Technology

Divided Lites

- Performance divided lites (beveled, ovolo & square profiles)

Hardware

Kolbe's Ultra Series windows and doors are available with numerous styles and finishes to complement your décor and match the aesthetic of your design.

Universal Design & Automation

When it comes to accessible spaces for individuals of diverse physical ability levels, Kolbe offers options for a variety of windows and doors. For ease of use, Kolbe integrates advanced technology or specialized hardware into select products, putting the control of your fingertips - with remotes, keypads, touch screens, and other devices.



Product Sizes

We're pushing the limits of Ultra Series windows and doors, with large sizes for generous openings. The chart below features at-a-glance maximum dimensions for some of these versatile products.

Sizes listed below provide a quick overview of maximum size capabilities. For exact dimensions, detailed limitations and product options, contact your Kolbe window and door expert to discuss our full capabilities and custom solutions.

Window Product	Net Frame Size	
	Largest Size with Maximum Width (WxH)	Largest Size with Maximum Height (WxH)
Crank-out Casement Operable	42" x 77"	33" x 96"
Crank-out XL Casement Operable	48" x 84"	42" x 96"
Push-out Casement Operable	36" x 90"	33" x 96"
Crank-out & Push-out Casement Picture	147" x 86"	86" x 147"
Crank-out Awning Operable	72" x 36"	54" x 48"
Crank-out XL Awning Operable	78" x 64"	60" x 84"
Push-out Awning Operable	72" x 24"	41" x 42"
Crank-out & Push-out Awning Picture	147" x 86"	86" x 147"
Sterling Double Hung	53-1/2" x 80-7/16"	41" x 104-7/16"
XL Sterling Double Hung	60" x 92"	46-1/2" x 120"
Sterling Double Hung Studio Picture	119" x 89"	83" x 149"
Beveled Direct Set	144" x 95"	95" x 144"
Single/Double Sliding Window	95-1/2" x 71-1/2"	
Triple Sliding Window	119-1/2" x 71-1/2"	
Quad Sliding Window	167-1/2" x 71-1/2"	
90° Corner Direct Set	96" & 8AR sides combined) x 96"	
Folding Window (up to 16 panels with 42" max. panel width)	576" x 72"	

Door Product	Nominal Maximum Panel Size (WxH)	Maximum Net Frame Size (WxH)
Inswing Door (Single)	4-0 x 10-0	49-13/16" x 122-23/32"
Inswing Door (Double)	3-6 x 10-0	86-3/16" x 122-23/32"
Inswing Door Sidelite Fixed Sash	6-0 x 12-0	74-3/16" x 146-23/32"
Inswing Door Venting Sidelite	3-0 x 10-0	37-5/8" x 122-23/32"
Outswing Door (Single)	4-0 x 10-0	50-13/32" x 122-19/32"
Outswing Door (Double)	3-6 x 10-0	86-7/8" x 122-19/32"
Outswing Door Sidelite Fixed Sash	6-0 x 12-0	74-7/8" x 146-19/32"
Outswing Door Venting Sidelite	3-0 x 10-0	38-13/32" x 122-19/32"
Pivot Door*	5-0 x 10-0	62-3/8" x 122-5/16"
Folding Door (up to 16 panels)	3-6 x 10-0	576" x 125-1/8"
Sliding Patio Door (2 panels)	5-0 x 10-0	120" x 122-7/16"
Sliding Patio Door (3 panels)	5-0 x 10-0	182-1/2" x 122-7/16"
Sliding Patio Door (4 panel Bi-Parting)	5-0 x 10-0	238-9/16" x 122-7/16"
Multi-Slide Door (up to 16 panels)	5-0 x 10-0	558" x 122-7/16"

*Note: Not an Ultra Series product and is represented.

NOTE: Not an Ultra Series product and is represented.

TITAN® STANDING SEAM METAL ROOFING PANEL CB-100

ENERGY EFFICIENCY WITH STYLE & DURABILITY

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TITAN® STANDING SEAM PANEL CB-100

Panel	Height	Width	Weight	Wind	Seismic	Fire	Impact	Acoustic	Energy
CB-2000	2 1/4"	147" 1/8"	17 1/2" 1/2"	○	○	○	○	○	○
CB-150	1 1/2"	102" 1/8"	17 1/2" 1/2"	○	○	○	○	○	○
CB-100	1 1/4"	102" 1/8"	17 1/2" 1/2"	○	○	○	○	○	○
SL-1750	1 1/2"	147" 1/8"	17 1/2" 1/2"	○	○	○	○	○	○
SL-100	1 1/4"	102" 1/8"	17 1/2" 1/2"	○	○	○	○	○	○
SZ-1000	1 1/4"	102" 1/8"	17 1/2" 1/2"	○	○	○	○	○	○
CS-100	1 1/4"	147" 1/8"	17 1/2" 1/2"	○	○	○	○	○	○
WS-100	1 1/4"	12"	N/A	○	○	○	○	○	○

COMPARE PANEL FEATURES
The adjacent chart allows you to compare the various features, options and benefits of different standing seam metal panel systems. Select the seam height, panel width, options, locking system, gauge and engineering suited best for your job.

CLASSIC STYLING
Standing Seam metal roofing is one of the oldest and most practical roofing solutions. It's classic look evokes the roofing of virtually all architectural styles. It produces dramatic shadow lines that run continuously from ridge to eave accentuating the pitch and plane of every roof angle. Panels may be roll formed on your jobsite or in our factories.

LAST-TIME DURABILITY
The CB-100 is available in 25 colors featuring TITAN® COOL-ROOF Reflective paint system. This system offers an incredible 35 year no fade warranty.

TITAN® COOL ROOF
Our reflective panel features BASF® and 3M™ 500 reflective pigmentation technology to deliver highly efficient cooling performance. Testing data supports reflectivity of up to 40% of heat from the sun and energy savings of up to 20%. Now you can have darker roof colors and still enjoy energy savings.

RECOMMENDED OPTIONS:
Sliding ribs or rivets.

PAINT AND COLOR:
Titan Cool Roof Reflective Paint offering RFL and Super 500 technology in 25 colors. See architectural color selection chart and request an actual metal sample for full color and color consistency.

SPECIFICATIONS:
Mechanical seam locking standing seams 1" high with a panel width of 13" or 17" (25" width available on request).

RECOMMENDED OPTIONS:
Sliding ribs or rivets.

CUSTOM-BILT METALS LOCATIONS

For complete guide specifications and installation details, visit www.custombiltmetals.com

CALL 1-800-826-7813
For the closest sales representative, visit www.custombiltmetals.com or contact our Corporate Office in Chicago, IL. Call: (708) 464-1300

ICC EVALUATION SERVICE

ICC-ES Report ESR-1306

Revised September 2018
This report is subject to renewal 09/2018.

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1818-1177 WEST HASTINGS STREET
VANCOUVER, BRITISH COLUMBIA V6E 2K3
CANADA
(800) 567-9727
www.interwrap.com

EVALUATION SUBJECT:
TITANIUM PSU™ AND TITANIUM™ PSU 30 PEEL AND STICK ROOFING UNDERLAYMENT

1.0 EVALUATION SCOPE
1.1 Compliance with the following codes:

- 2008 International Building Code® (IBC)
- 2006 International Residential Code® (IRC)
- 1997 Uniform Building Code® (UBC)

Properties evaluated:

- Ice barrier
- Severe climate underlayment
- Fire classification (PSU 30 only)

1.2 Evaluation to the following green code(s) and/or standards:

- 2013 California Green Building Standards Code (CALGreen, Title 24, Part 11)
- 2012 and 2008 ICC 700 National Green Building Standards® (ICC 700-2012 and ICC 700-2008)

Attributes verified:

- See Section 3.0

2.0 USES
The InterWrap Inc. Titanium PSU™ and Titanium™ PSU 30 underlayments are self-adhering membranes used as an alternate to the ice barrier specified in Chapter 15 of the IBC and Chapter 6 of the IRC. Additionally, the membranes are used as the underlayment in severe climate areas specified in Tables 15-B-1, 15-B-2, 15-C-1 and 15-D-2 of the IBC.

ANSI ACCREDITED

ICC EVALUATION SERVICE

TITANIUM PSU™ AND TITANIUM™ PSU 30 PEEL AND STICK ROOFING UNDERLAYMENT

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

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ESR-1306 | Most Widely Accepted and Trusted

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out. The release film must be peeled back approximately 1 to 2 feet (305 to 610 mm) and the membrane must be aligned with the lower edge of the roof and set in place with the printed side up. The remainder of the membrane must be applied directly to the roof deck by removing the film and firmly pressing the membrane into place. The end seams (vertical laps) must be overlapped a minimum of 12 inches (305 mm). The edge seams (horizontal laps) must be overlapped a minimum of 3 inches (76 mm). The subsequent courses of membrane must be applied parallel to the eave, from the lower edge of the roof upwards, in a shingle-lap manner. The membrane must be installed in sufficient courses to extend up the roof the minimum distance, inside the exterior wall line, as prescribed by Chapter 15 of the IBC or UBC, or Chapter 6 of the IRC.

If the membrane becomes misaligned, the roll must be cut and reattached. The membrane must be pressed firmly into place, from the center to edge. After application, the membrane must be inspected, and any defects repaired. "Fish mouths" must be slit, pressed flat, and covered with a patch of membrane of sufficient width and length to overlap each side and end of the slit a minimum of 3 inches (76 mm). Flashing around protrusions or metal drip edges must be over the membrane, to prevent water backup.

Installation of the roof covering must proceed immediately following application of the membrane. The membrane must be operated by an approved roof covering as soon as possible. For re-roofing applications, the same preparation and application procedures as described in Section 4.2 and this section of this report (Section 4.3) must apply, after removal of the existing roof covering and roofing felt to expose the roof deck.

5.0 CONDITIONS OF USE
The Titanium PSU™ and Titanium™ PSU 30 Peel and Stick Roofing Underlayments described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:
5.1 Installation must comply with the applicable code, this report and the manufacturer's published installation instructions. In the event of conflict between this report and the manufacturer's published installation instructions, this report must govern.

5.2 Installation is limited to use on plywood roof decks on structures located in areas where nonclassified (in the IBC or IRC) or nonrated (in the UBC) roof coverings are permitted. Where Titanium PSU™ membrane is used and where classified (rated) roof coverings are required, substantiating data must be provided to the code official for approval. Titanium™ PSU 30 which may be used where Class A, B or C roof coverings are required.

5.3 Installation is limited to roofs having a slope of 2:12 (17%) or greater.

5.4 Installation is limited to use with roof coverings that do not involve hot asphalt or coal-tar pitch.

5.5 Installation is limited to use with roof coverings that are mechanically fastened through the underlayment to the sheathing or rafters.

5.6 Installation is limited to roofs with ventilated attic spaces, in accordance with the requirements of the applicable code.

5.7 The Titanium PSU™ membrane is manufactured in Mission, British Columbia, Canada, and the Titanium™ PSU 30 membrane is manufactured in the United Arab Emirates. Both membranes are manufactured under a quality-control program with inspections provided by ICC-ES.

6.0 EVIDENCE SUBMITTED
6.1 Data in accordance with the ICC-ES Acceptance Criteria for Roof Underlayment for Use in Severe Climate Areas (ICCA), dated October 2008 (initially revised August 2007), based on data in accordance with ASTM D1970.

6.2 Report of testing performed in accordance with ASTM E108 for Titanium™ PSU 30.

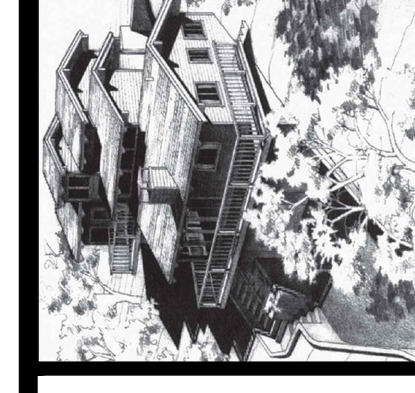
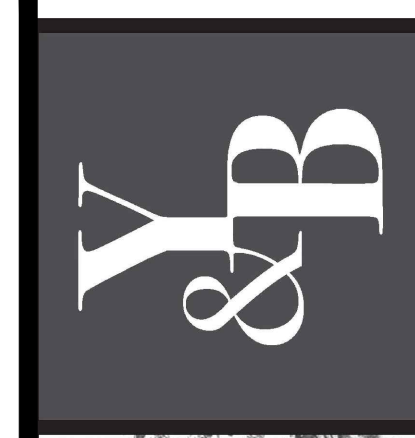
7.0 IDENTIFICATION
The Titanium PSU™ and Titanium™ PSU 30 Peel and Stick Roofing Underlayment described in this report must be identified by a label on the packaging of each roll of membrane, bearing the InterWrap Inc. name, the product name, the manufacturer's location, and the evaluation report number (ESR-1306).

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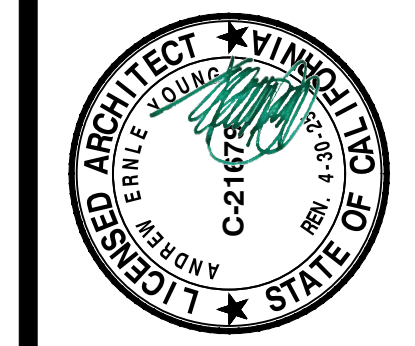
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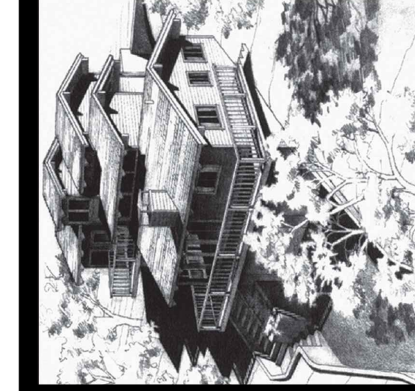
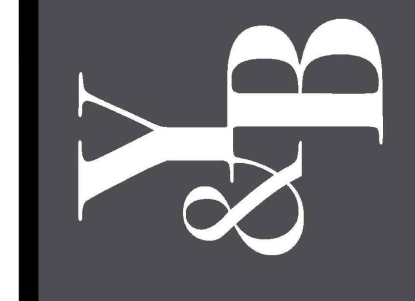
KOLBE VISTA LUX WINDOWS AND DOORS OR EQUAL 2 BLACK METAL ROOF - TITAN STANDING SEAM METAL ROOFING PANEL OR EQUAL 1

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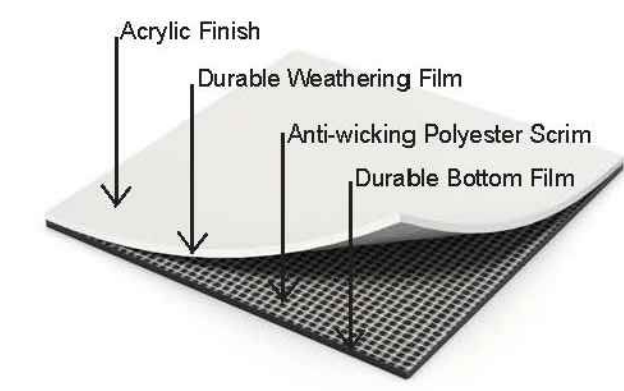
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Technical Data Sheet
IB PVC Single-Ply 50



Product Description:
IB PVC Single-Ply 50 is a polyester scrim reinforced, compounded pvc resin based sheet with plasticizers, stabilizers, fillers, pigments and other proprietary materials meeting ASTM D4434, Type III. Rolls are manufactured in a nominal 50 mil thickness and use an anti-wicking scrim for added strength, tear resistance and enhanced moisture resistance.



Packaging:
Size Sq. Ft. / Weight per roll (approx.)
6' x 90' 540 sq. ft. / 175 lbs.
3' x 90' 270 sq. ft. / 90 lbs.

- Features:**
- Meets and exceeds ASTM D 4434-12, Type III Thermoplastic Membrane
 - 15-Year Limited Material Warranty
 - Excellent flexibility in all climates
 - Highly reflective IB PVC Single-Ply can help to reduce heat transfer through the roof into the building's interior
 - Thick, heavy duty 24 mil top ply weathering film
 - Thermally welded seams provide superior seam strength
 - Exceeds Energy Star™ and California Title 24 requirements for Solar Reflectance and Emissivity (White, Cool Sand)

Solar Reflectance / Thermal Emittance / Calculated SRI Values					
Membrane Color	Solar Reflectance	Thermal Emittance	SRI Value Initial	SRI Value 3-Year Aged	LRV
White	0.870	0.88	110	91	94.3
Light	0.795	0.87	99	N/A	80.2
Gray	0.763	0.88	15	N/A	18.1
Brown	0.679	0.87	2	N/A	7.2

Use:
IB PVC Single-Ply 50 can be installed in new, recover, and re-roof constructions as the primary field membrane and base flashing at all roof to wall transitions. It can be mechanically attached or fully adhered to a properly prepared substrate with approved fasteners and membrane plates or approved membrane adhesive.

Warranties:
IB PVC Single-Ply 50 has a 15-Year Limited Material Warranty and is available for 'Warranty Plus' and 'Total Systems' warranties for IB Roof Systems Authorized Applicators.

Available Colors:
White, tan, gray and brown.

Approvals:
IB PVC membranes are listed with various component assemblies at UL and Factory Mutual (F.M. Global) for fire, wind uplift and impact resistance. Visit our website for links to these agencies and listings at: www.ibroof.com.

Property	Method	Requirement	50 Mil
Overall thickness of PVC sheet, min. (in.)	ASTM D751	0.045	0.050 min.
Breaking strength, min. (lb/ft.)	ASTM D751	200 x 200	332 x 256
Elongation at the break, min. %	ASTM D751	12' x 12'	34 x 29
Retention of properties after heat aging (min. % of original)	ASTM D3045		
Bursting strength	ASTM D751	90	Pass
Elongation	ASTM D751	90	Pass
Tearing strength, min. (lb/ft)	ASTM D751	45.0	54 x 68
Low temperature bend	ASTM D2136	-60°F	Pass
Accelerated weathering test:	ASTM G154		
Cracking (7x magnification)		None	None
Cracking (2x magnification)		None	None
Linear dimension change, max%	ASTM D1294	+/- 0.5	-0.30 MD 0.027 MD
Change in weight after immersion in water, max. %	ASTM D570	+/- 3.0	1.1
Static puncture resistance	ASTM D5602	Pass	Pass
Dynamic puncture resistance	ASTM 5635	Pass	Pass

Recycle Content	
Pre Consumer	20%

IB Roof Systems, Inc. | www.ibroof.com | technical@ibroof.com | toll free: 800.426.1626 Rev-11.2015

IB ROOF MATERIAL OR EQUAL

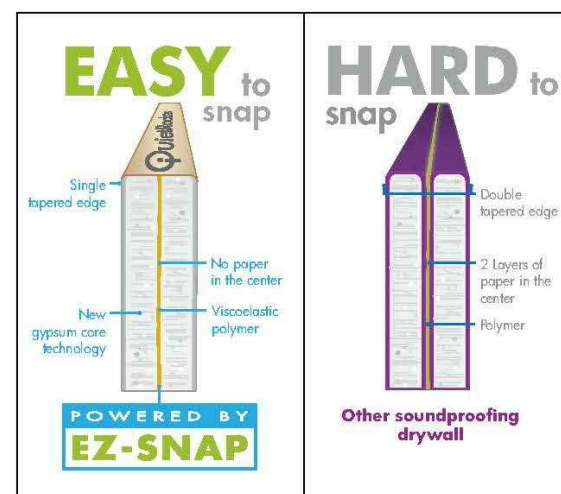
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Low cost, true score and snap with EZ-SNAP® technology

QuietRock® ES is the first sound reducing drywall that easily scores and snaps using breakthrough EZ-SNAP™ technology. QuietRock® ES has no paper and no metal on the inside of the panel yet delivers acoustical ratings on single stud construction. This patented product is easier to install and is less expensive than any other sound reducing drywall and is ideal for residential and commercial construction.



QuietRock ES Benefits

- Powered by EZ-SNAP™ for true score and snap
- Easier to snap than other acoustical drywall
- Installs quickly for increased productivity and lower labor costs
- Maximizes usable floor space by using just a single layer
- Outperforms other sound isolation methods, including soundboard and resilient channel
- High reliability: unlike resilient channel, cannot be easily short circuited
- Abrasion resistant paper



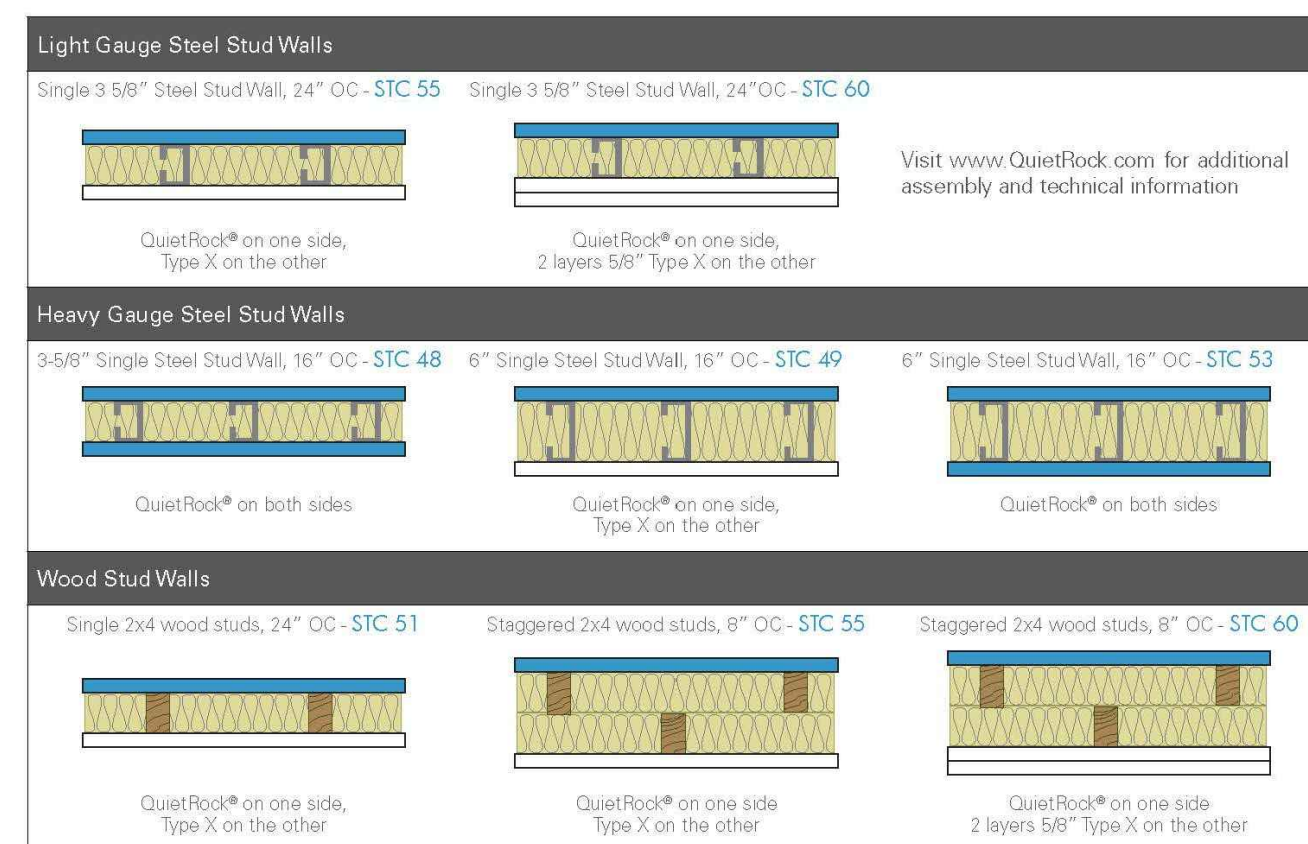
Type X, 5/8" sound damping gypsum panel without paper or metal in the core. Cuts and installs similar to regular gypsum panel products. QuietRock® ES is the professional's choice for acoustic walls in residential and commercial applications.

Product Specifications:

Thickness: 5/8" (15.9mm), tapered edges
Width: 4' (1220mm)
Lengths: 8' (2439mm), 9' (2743mm), 10' (3048mm)
Weight: 2.6 lbs/sqft
STC-rated Assemblies (per ASTM E 90): 48-60
Fire-rated (per ASTM E 119, UL263): 1 hour, Type X
Flame Spread (per ASTM E 84): Class A
Product Standards: ASTM C 1396
Installation Standards: ASTM C 840, GA-214, GA-216
UL Assembly:

Approved for use in many one and two-hour fire-rated assemblies including U305, U309, U340, U341, U376, U396, U425, U465, V419, V463, V464, W313, W317, W459, and W460. Go to www.QuietRock.com for additional information on fire-rated assemblies. QuietRock® ES can be incorporated in several one and two-hour fire-rated UL designs. However, it is not intended as a direct substitute for a UL Classified Gypsum Board in all fire assemblies. Refer to the specific UL designs for assembly details.

Common Wall Assemblies:

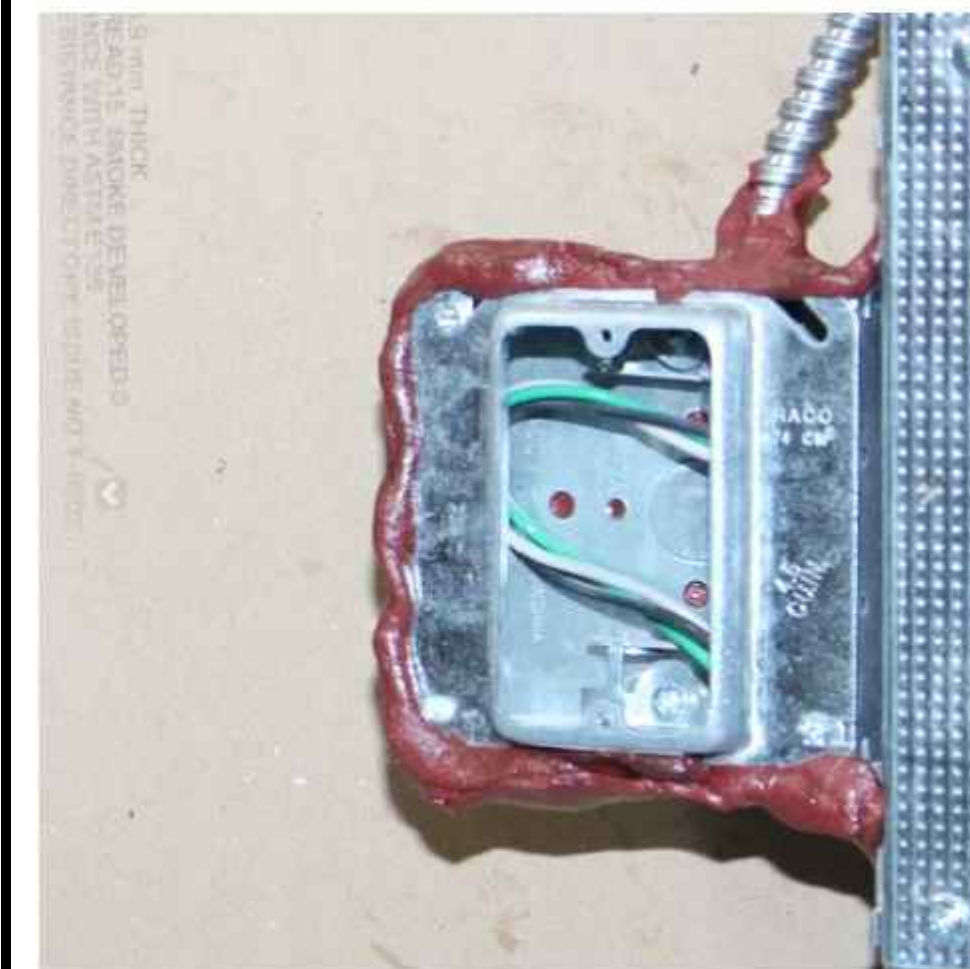


The information contained in this document is for general purposes only. Features and specifications are subject to change. The diagrams and stated STC ratings are intended to serve as a guide. Construction practices based on influence on final STC ratings. PABCO® Gypsum rated assemblies apply STC ratings. Studs used govern the integrity of the wall, and construction methods factor in absorption sound control. Systems are evaluated on construction practices and increase responsibility of RC, RSC, or URC. QuietRock® should be stored flat in a dry area, under cover, on supported floor to prevent damage to product. Proper care should be taken while transporting, storing, applying and maintaining QuietRock.

PABCO® Gypsum | 37851 Cherry Street, Newark, CA 94560 | 1.800.737.9159 | www.PabcoGypsum.com | P.N. 101-00045-025134
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CBC 714 PENETRATIONS IN

- 714.4.2 Membrane penetrations. Membrane penetrations shall comply with Section 714.4.1. Where walls or partitions are required to have a fire-resistance rating, recessed fixtures shall be installed such that the required fire resistance will not be reduced.
- Exceptions:**
1. Membrane penetrations of maximum 2-hour fire-resistance-rated walls and partitions by steel electrical boxes that do not exceed 16 square inches (0.0103 m²) in area, provided that the aggregate area of the openings through the membrane does not exceed 100 square inches (0.0645 m²) in any 100 square feet (9.29 m²) of wall area. The annular space between the wall membrane and the box shall not exceed 1/4 inch (3.2 mm). Such boxes on opposite sides of the wall or partition shall be separated by one of the following:
 - 1.1. By a horizontal distance of not less than 24 inches (610 mm) where the wall or partition is constructed with individual noncommunicating stud cavities.
 - 1.2. By a horizontal distance of not less than the depth of the wall cavity where the wall cavity is filled with cellulose loose-fill, rockwool or slag mineral wool insulation.
 - 1.3. By solid fireblocking in accordance with Section 718.2.1.
 - 1.4. By protecting both outlet boxes with listed putty pads.
 - 1.5. By other listed materials and methods.
 2. Membrane penetrations by listed electrical boxes of any material, provided that such boxes have been tested for use in fire-resistance-rated assemblies and are installed in accordance with the instructions included in the listing. The annular space between the wall membrane and the box shall not exceed 1/4 inch (3.2 mm) unless listed



SpecSeal SSP Putty & Putty Pads

SpecSeal SSP Firestop Putty excels at sealing cabling penetrations and outlet boxes. SSP Putty is non-hardening and easily hand works around grouped cabling penetrations forming a re-enterable seal allowing for future work. When applied with outlet boxes, SSP Putty easily works into voids and seams forming a continuous seal against fire and the products of combustion.

- Product Data Sheets
- Safety Data Sheets
- Installation Sheet
- Watch Videos
- BIM Object
- 3D Model
- Product Brochure

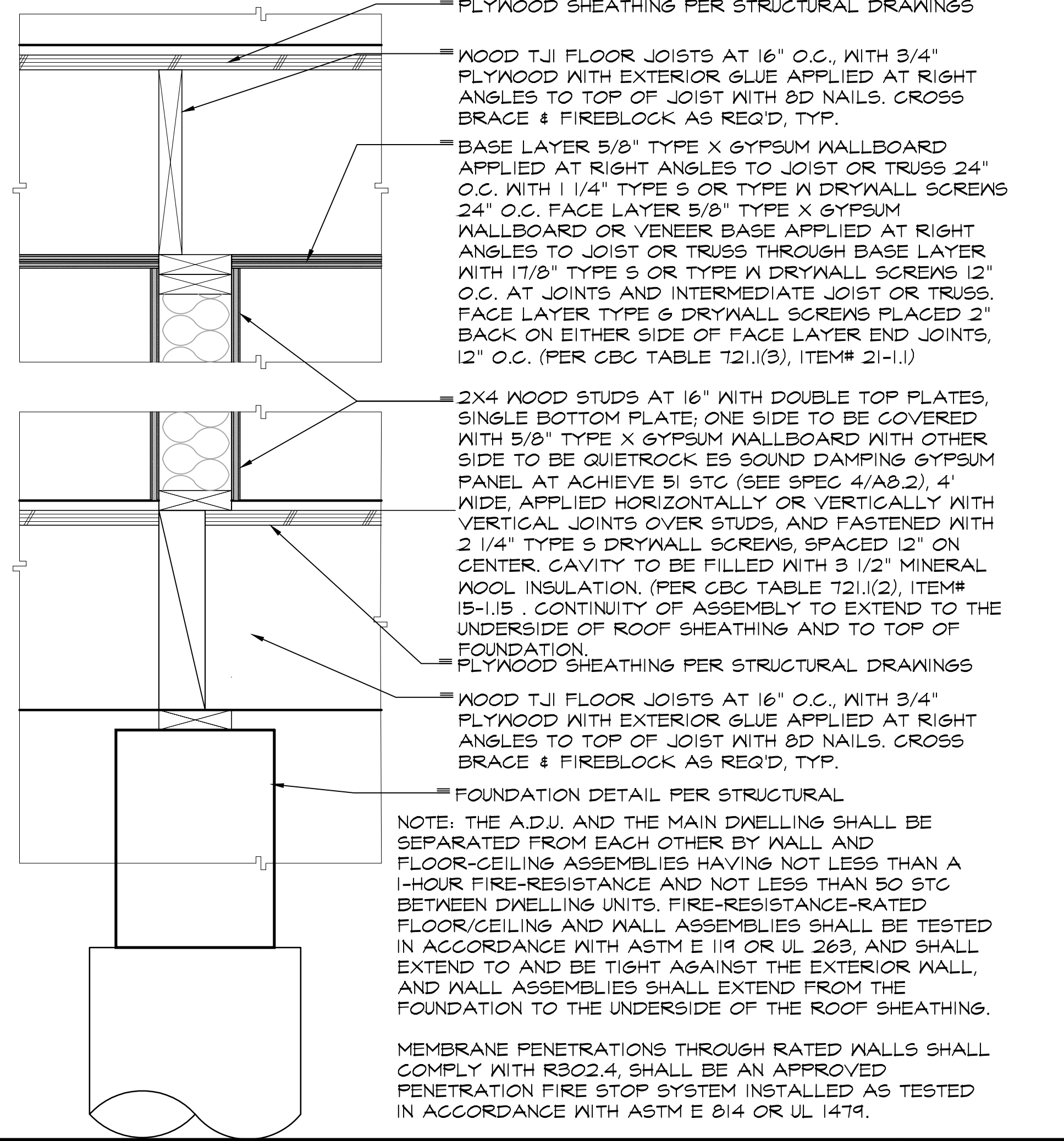
Test Standards
 ASTM E814 (UL1479)
 CAN/ULC-S115
 UL263 (ASTM E119, NFPA 251)

Third Party Approvals



QUIETROCK ES PANELS SPEC OR EQUAL

6 FIRE WALL & CEILINGS



NOTE: THE A.D.U. AND THE MAIN DWELLING SHALL BE SEPARATED FROM EACH OTHER BY WALL AND FLOOR-CEILING ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE-RESISTANCE AND NOT LESS THAN 50 STC BETWEEN DWELLING UNITS. FIRE-RESISTANCE-RATED FLOOR/CEILING AND WALL ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263, AND SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR WALL, AND WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.

MEMBRANE PENETRATIONS THROUGH RATED WALLS SHALL COMPLY WITH R302.4, SHALL BE AN APPROVED PENETRATION FIRE STOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479.

1-HR. FIRE-RATED WALL DETAIL

N.T.S. 5

Physical Properties

Property	Value
Color	Red
Odor	None
Density	1.45 kg/L (12.08 lb/gal)
Solids Content	100%
Mold & Fungus Growth Rating (ASTM G21)	1
Volume Expansion	Greater than 500% (free expansion)
Expansion Begins	230°F (110°C)
In Service Temperature	10°F (-23°C) to 120°F (49°C)
Installation Temperature	Less than 100°F (38°C)
Storage Temperature	Less than 100°F (38°C)
STC Rating (ASTM E 90-04/ASTM C919)	62 (Relates to Specific Construction)
VOC	0 g/L*
Shelf Life	No Limit

*Per SCAQMD Rule 1168 (EPA Method 24)



SSP FIRE PUTTY (OR APPROVED EQUAL) SPEC 2

N.T.S. 3

SSP FIRE PUTTY (OR APPROVED EQUAL) DETAIL

N.T.S. 2

SpecSeal SSP Putty & Putty Pads

SpecSeal SSP Firestop Putty excels at sealing cabling penetrations and outlet boxes. SSP Putty is non-hardening and easily hand works around grouped cabling penetrations forming a re-enterable seal allowing for future work. When applied with outlet boxes, SSP Putty easily works into voids and seams forming a continuous seal against fire and the products of combustion.

- Product Data Sheets
- Safety Data Sheets
- Installation Sheet
- Watch Videos
- BIM Object
- 3D Model
- Product Brochure

Test Standards
 ASTM E814 (UL1479)
 CAN/ULC-S115
 UL263 (ASTM E119, NFPA 251)

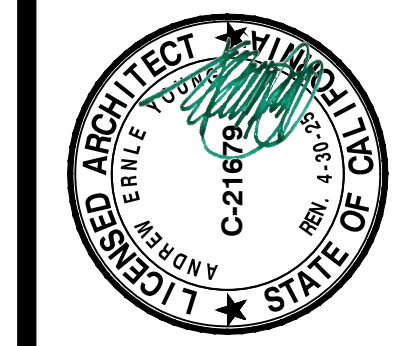
Third Party Approvals

SSP FIRE PUTTY (OR APPROVED EQUAL) SPEC 1

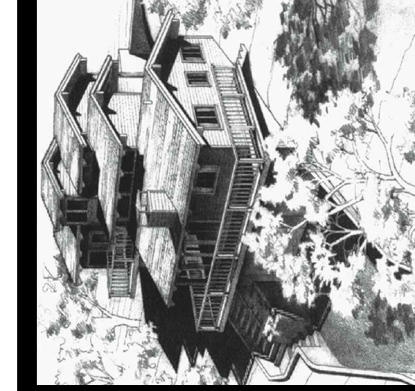
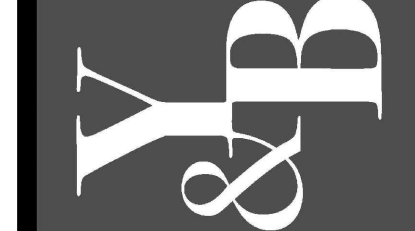
N.T.S. 1

ISSUE LOG

PLANNING SUBMITTAL	OCT. 23, 2023
PLANNING REVS	MAR 01, 2024 1
PLANNING REVS	APR. 09, 2024 2



Young & Borlik Architects
 4962 EL CAMINO REAL, STE 218
 LOS ALTOS, CALIFORNIA 94022
 650-688-1950 | YBarchitects.com



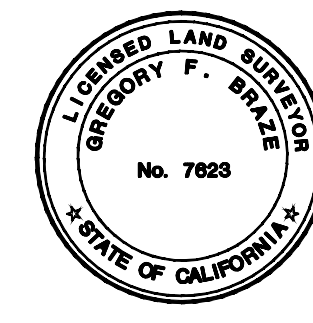
NEW RESIDENCE:
ADITYA KURUGANTI & DIYA JOLLY
 131 SAN JUAN COURT
 LOS ALTOS, CA 94022

A.P.N. 170-33-039

CHECKED	JT	DRAWN	TP, JL
DATE	OCT. 05. 2023		
JOB #	KURUGANTI - JOLLY		

A8.1

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 WWW.LEABRAZE.COM

131 SAN JUAN COURT
LOS ALTOS
CALIFORNIA
 SANTA CLARA COUNTY
 APN: 170-13-039

TOPOGRAPHIC SURVEY

TREE UPDATE	2-9-24	DB
REVISIONS		BY
JOB NO:	2220635	
DATE:	5-23-22	
SCALE:	1"=10'	
BNDY BY:	DN	
FIELD BY:	BC	
DRAWN BY:	SM	
SHEET NO:		

SU1
 1 OF 1 SHEETS

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT, ISSUED BY CHICAGO TITLE COMPANY, ORDER NO 13-99906898-KMB, DATED AUGUST 7, 2013.

TREE NOTE

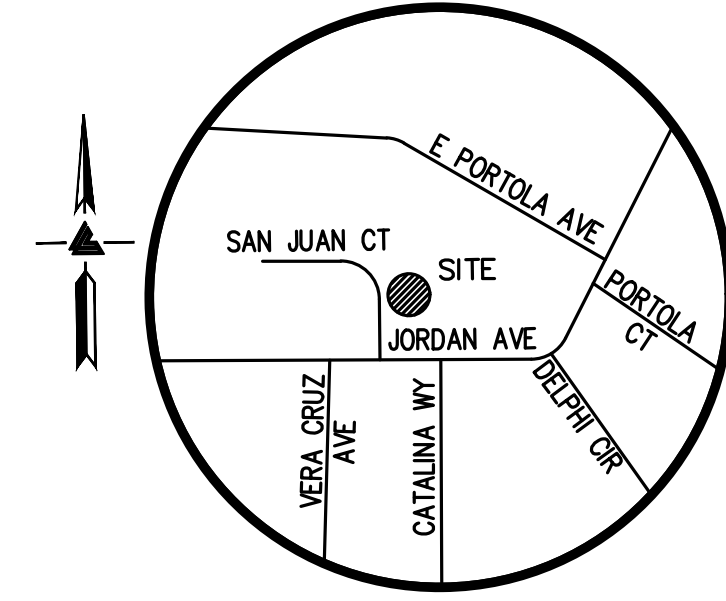
TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
 THE AREA OF THE SURVEYED LOT IS 10,013± SQUARE FEET / 0.23± ACRES

UTILITY NOTE

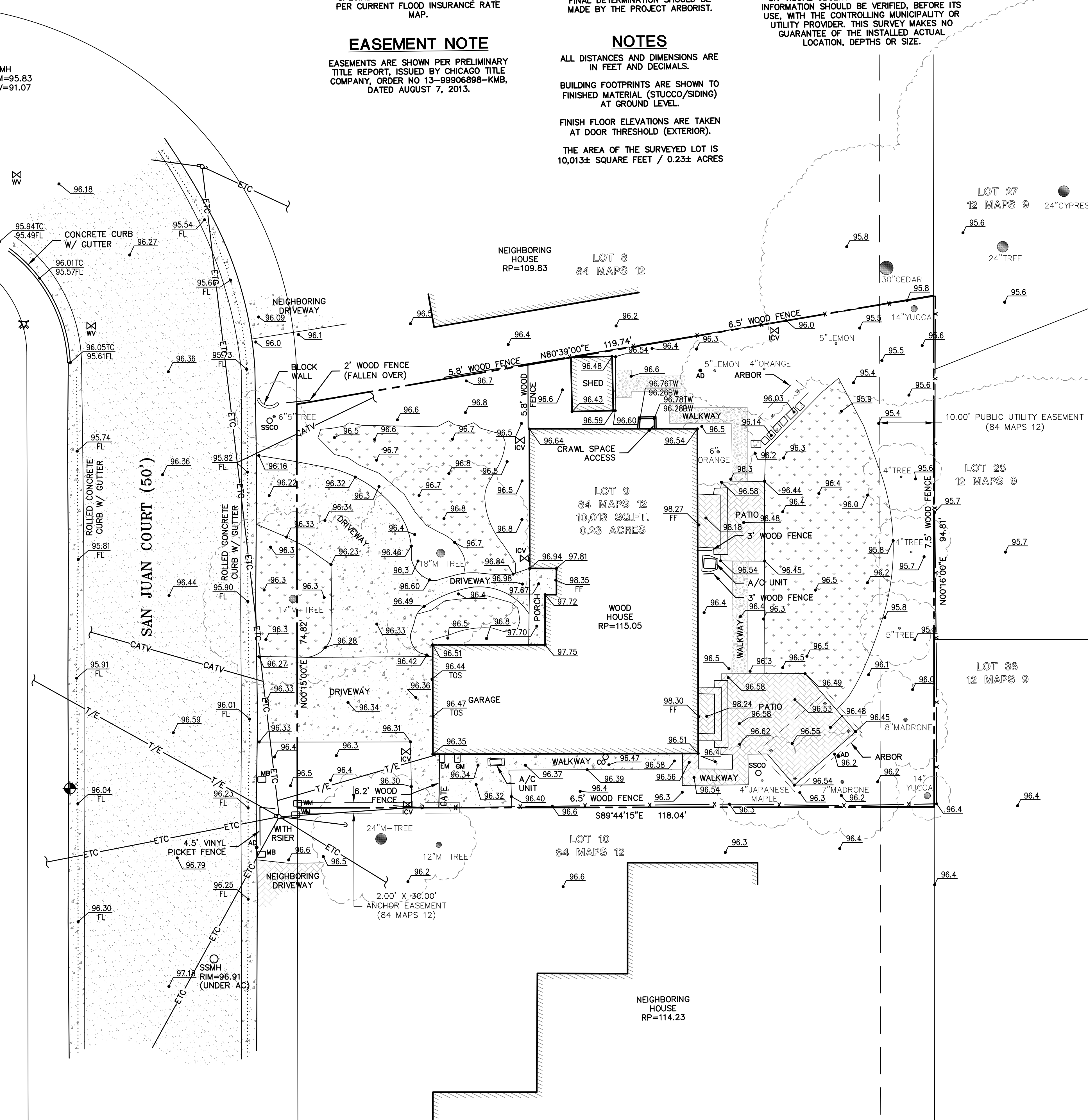
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.



VICINITY MAP
 NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- - - BUILDING OVERHANG LINE
- CATV CABLE TV OVERHEAD LINE
- T/E- TELEPHONE/ELECTRICAL OVERHEAD LINE
- ETC- ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- - - EASEMENT
- X- FENCE LINE
- - - FLOW LINE
- SS- SANITARY SEWER LINE
- SD- STORM DRAIN LINE
- A/C AIR CONDITIONING UNIT
- AD AREA DRAIN
- BFP BACK FLOW PREVENTER
- BW BENCHMARK
- BW BOTTOM RETAINING WALL
- CO COLUMN/POST
- CO CLEAN-OUT BOX
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- FF FINISH FLOOR
- FL FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- GV GAS VALVE
- GA GUY ANCHOR
- INV INVERT
- ICV IRRIGATION CONTROL VALVE
- JP JOINT POLE
- M- MULTI-TRUNK TREE
- RP ROOF PEAK
- SSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MAINTENANCE HOLE
- TC TOP OF CURB
- TW TOP OF RETAINING WALL
- TOS TOP OF SLAB
- WM WATER METER
- WV WATER VALVE
- XXX.XX SPOTGRADE
- ASPHALT
- CONCRETE
- GRAVEL
- LAWN
- PAVERS

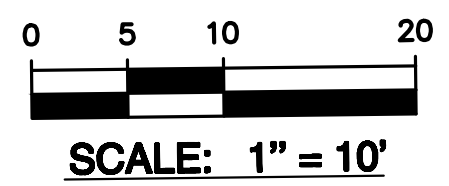
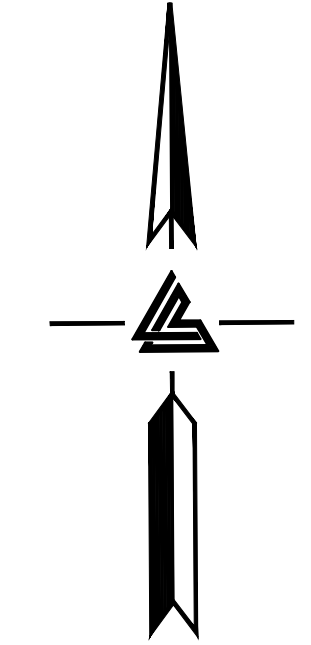


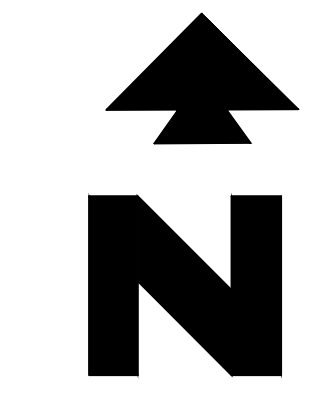
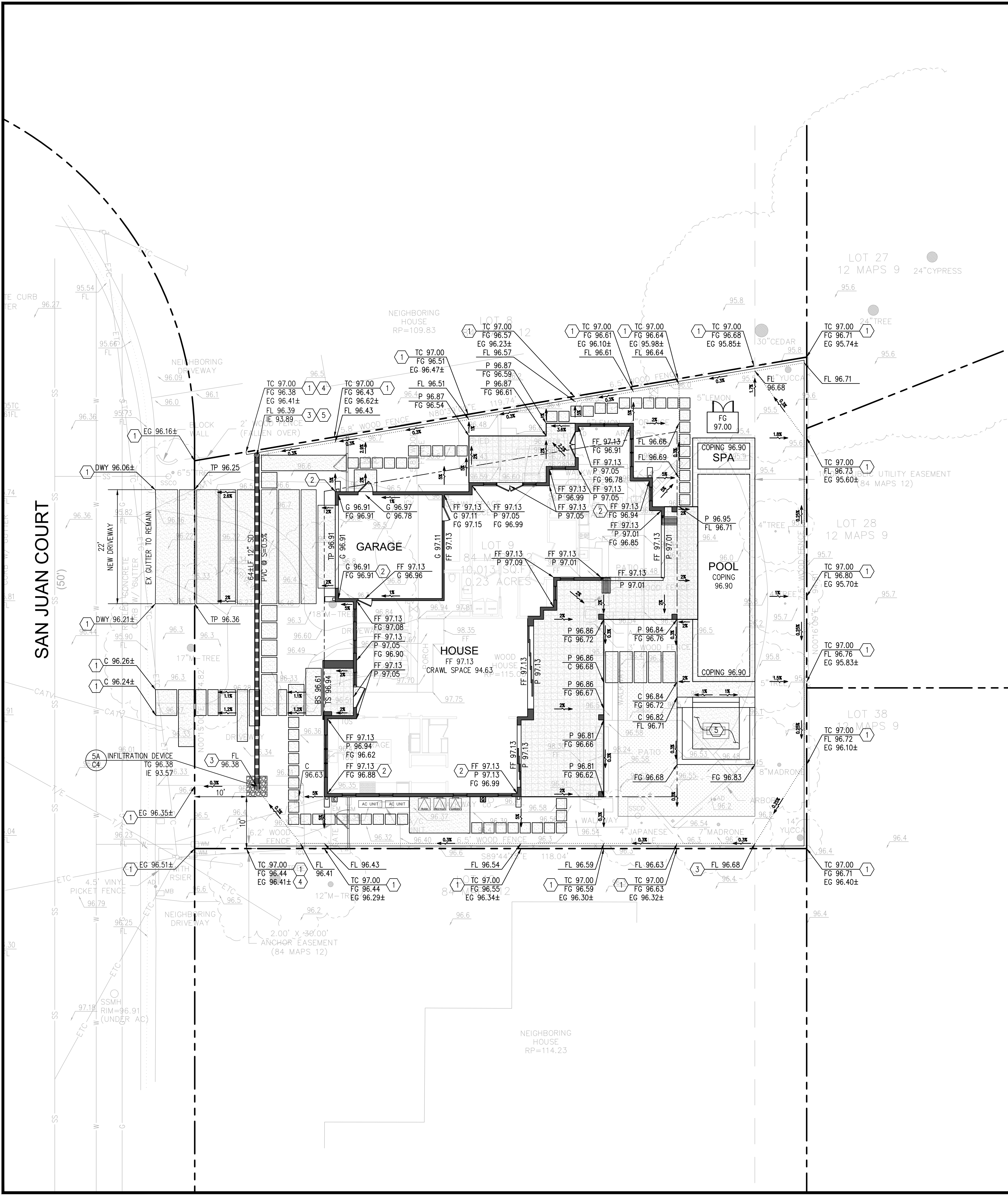
BENCHMARK

CITY OF LOS ALTOS BENCHMARK 06, TOP OF CURB @ NOSE OF CENTER LINE MEDIAN @ SAN ANTONIO @ JORDAN, SOUTH END OF NORTH MEDIAN. ELEVATION = 100.79' (NAVD 88 DATUM)

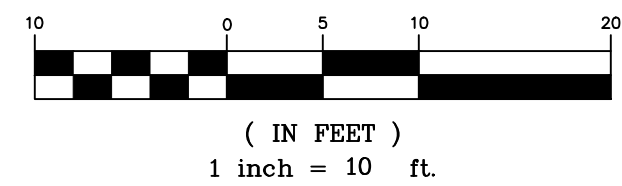
SITE BENCHMARK

SURVEY CONTROL POINT CUT CROSS IN CONCRETE ELEVATION = 96.39' (NAVD 88 DATUM)





GRAPHIC SCALE



PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:

AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	10,013 SF	10,013 SF
	0.230 ACRE	0.230 ACRE
HOUSE (ROOF)	2,189	3,792*
SHED/POOL EQUIPMENT	77	24
PATIO/HARDSCAPE/PAVEMENT	964	1,184
DRIVEWAY	1,053	508
TOTAL IMPERVIOUS AREA	4,283	5,508
NET IMPERVIOUS AREA INCREASED:		1,225
GRAVEL/FIREPIT	187	15
POOL	N/A	564
PERVIOUS AREA	5,543	3,926
TOTAL PERVIOUS AREA	5,730	4,505

EARTHWORK VOLUME:
(INCLUDES BUILDING PAD, BASEMENT & POOL)

EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)
FILL	20
COMPACTION RATE: 15%	20 x 0.15 = 3
TOTAL FILL	23
CUT	110
TOTAL EARTHWORK	87 (HAUL OFF)

CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT

STORM DRAIN VOLUME CALCULATION:

TIME OF CONCENTRATION = 5 MIN
 INTENSITY = 10 YEAR = 2.57 IN/HR
 IMPERVIOUS AREA INCREASED = 1,225 SF = 0.028 ACRE

PRE-CONDITION	VOLUME REQUIRED:
Q=CIA C=0.35	V=1.5(Q POST - Q PRE) X 10 MIN
Q=0.35 X 2.57 X 0.028	Q=1.5(0.065 - 0.025) X 600
Q=0.025 CFS	Q=36 CF

POST-CONDITION	VOLUME PROVIDED:
Q=CIA C=0.35	V=64 LF X 12" STORAGE PIPE
Q=0.90 X 2.57 X 0.028	V=50.3 CF (TOTAL)
Q=0.065 CFS	

SITE BENCHMARK

CITY OF LOS ALTOS BENCHMARK 06.TOP OF CURB @NOSE OF CENTER LINE MEDIAN @ SAN ANTONIO @ JORDAN, SOUTH END OF NORTH MEDIAN.
 ELEVATION = 100.79'
 (NAVD 88 DATUM)

PROJECT BENCHMARK

SURVEY CONTROL POINT CUT CROSS IN CONCRETE ELEVATION = 96.39' (NAVD 88 DATUM)

GENERAL NOTES:

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
- ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.
- GROUND COVER IS PROVIDED IN AREAS WHERE THERE IS EXPOSED SOIL.
- PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

LEGEND

- = PROPERTY LINE
- = STREET CENTER LINE
- = EX. ROLLED CURB
- + 50.0 = EX. SPOT ELEVATION
- = FLOW DIRECTION
- - - = GRADE BREAK
- = FLOW LINE
- = CONCRETE SPLASH PAD
- = INFILTRATION DEVICE
- = AREA INLET
- = STORM DRAIN PIPE

ABBREVIATIONS:

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

GRADING NOTES

- MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
- DOWNSPOUT WITH CONCRETE SPLASH PAD PER DETAIL #1A/C4
- BEGIN/END SWALE PER DETAIL #2A/C4
- BEGIN/END DEEPEENED CURB PER DETAIL #20/C4
- DRAIN INLET PER DETAIL #3A/C4
- FIRE PIT WITH SEATING (SEE LANDSCAPE PLANS)

REV.	DATE	DESCRIPTION

GRADING AND DRAINAGE PLAN
ADITYA & JOLLY RESIDENCE
 131 SAN JUAN COURT
 LOS ALTOS, CA 94022

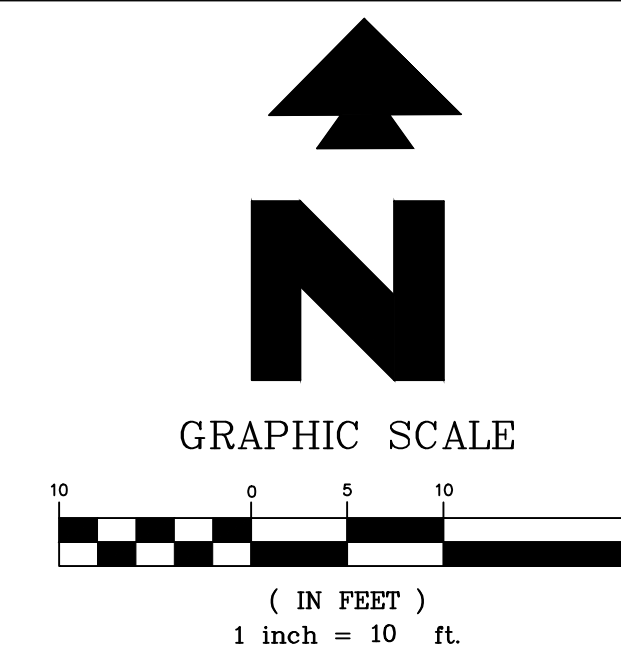
GREEN
 CIVIL ENGINEERING, INC
 INFO@GREEN-CE.COM
 1900 S. NORFOLK ST. SUITE #350
 SAN MATEO, CA 94403



SCALE

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

DATE:	07/17/2023
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230035



GENERAL NOTES:

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
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- CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
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- GROUND COVER IS PROVIDED IN AREAS WHERE THERE IS EXPOSED SOIL.
- PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

LEGEND

- PROPERTY LINE
- E — UNDERGROUND ELECTRICAL LINE
- G — GAS LINE
- G — EX. GAS LINE
- SS — EX. SEWER LINE
- W — EX. WATER LINE
- W — NEW WATER LINE
- SANITARY SEWER CLEANOUT
- JT — PROPOSED JOINT TRENCH
- SS — NEW 4" SEWER LATERAL

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

UTILITY NOTES

- CONTRACTOR TO VERIFY EXACT LOCATION OF EXISTING SEWER LATERAL ALONG UTILITY EASEMENT BEFORE ANY CONSTRUCTION/PIPE LAYING. CONNECT NEW 4" SANITARY SEWER LATERAL WITH 2% MINIMUM SLOPE TO EXISTING SEWER CLEANOUT.
- INSTALL A NEW SANITARY SEWER CLEANOUT PER CITY OF LOS ALTOS STANDARD DETAILS #SS-6/C4. CLEANOUT PLACEMENT SHALL BE WITHIN 5' OF PROPERTY LINE. CONTRACTOR SHALL FIELD VERIFY THE EXACT SEWER LOCATION AND INVERT ELEVATION PRIOR TO INSTALLATION.
- INSTALL SANITARY SEWER CLEANOUT WITH BACKFLOW PREVENTION DEVICE. PLACE CLEANOUT 2' OUTSIDE OF BUILDING FOUNDATION.
- SANITARY SEWER SERVICE ENTRY TO BUILDING. SEE ARCH PLANS FOR EXACT LOCATION AND LINE CONTINUATION TO BUILDING
- EXISTING WATER METER TO REMAIN
- PROVIDE NEW WATER LINE FROM EXISTING WATER METER TO NEW BUILDING
- NEW WATER SERVICE ENTRY
- CONNECTION TO EXISTING UTILITY POLE. CONTRACTOR SHALL COORDINATE WITH PG&E PRIOR TO ANY CONSTRUCTION
- EXISTING OVERHEAD ELECTRICAL, TELECOMMUNICATION TO BE REMOVED
- REMOVE EXISTING OVERHEAD ELECTRICAL, TELECOMMUNICATION AND CABLE TV SERVICE LINE AND INSTALL NEW UNDERGROUND JOINT TRENCH (ELECTRICAL, TELECOMMUNICATION AND CABLE TV) LINE TO BUILDING. COORDINATE WITH PG&E FOR LINE RELOCATION.
- NEW ELECTRICAL METER AND ELECTRICAL SERVICE ENTRY TO BUILDING. SEE ARCH PLANS FOR EXACT LOCATION
- SERVICE CONNECTION AT EXISTING GAS MAIN
- PROVIDE NEW GAS LATERAL FROM EXISTING GAS MAIN TO BUILDING
- NEW GAS METER LOCATION AND GAS SERVICE ENTRY TO BUILDING. SEE ARCH. PLANS FOR EXACT LOCATION

DESCRIPTION

DATE

REV.

UTILITY PLAN
ADITYA & JOLLY RESIDENCE
131 SAN JUAN COURT
LOS ALTOS, CA 94022

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



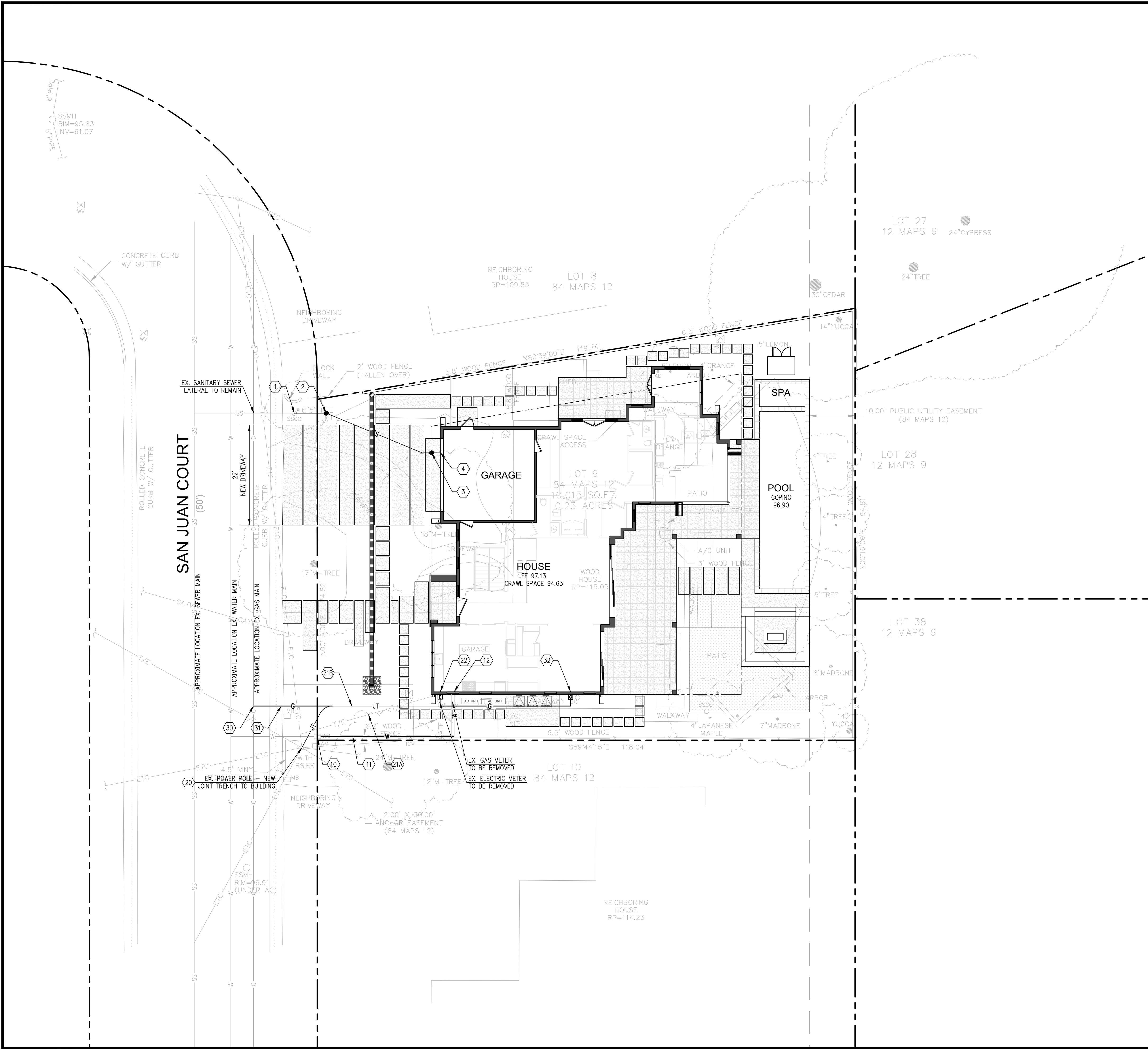
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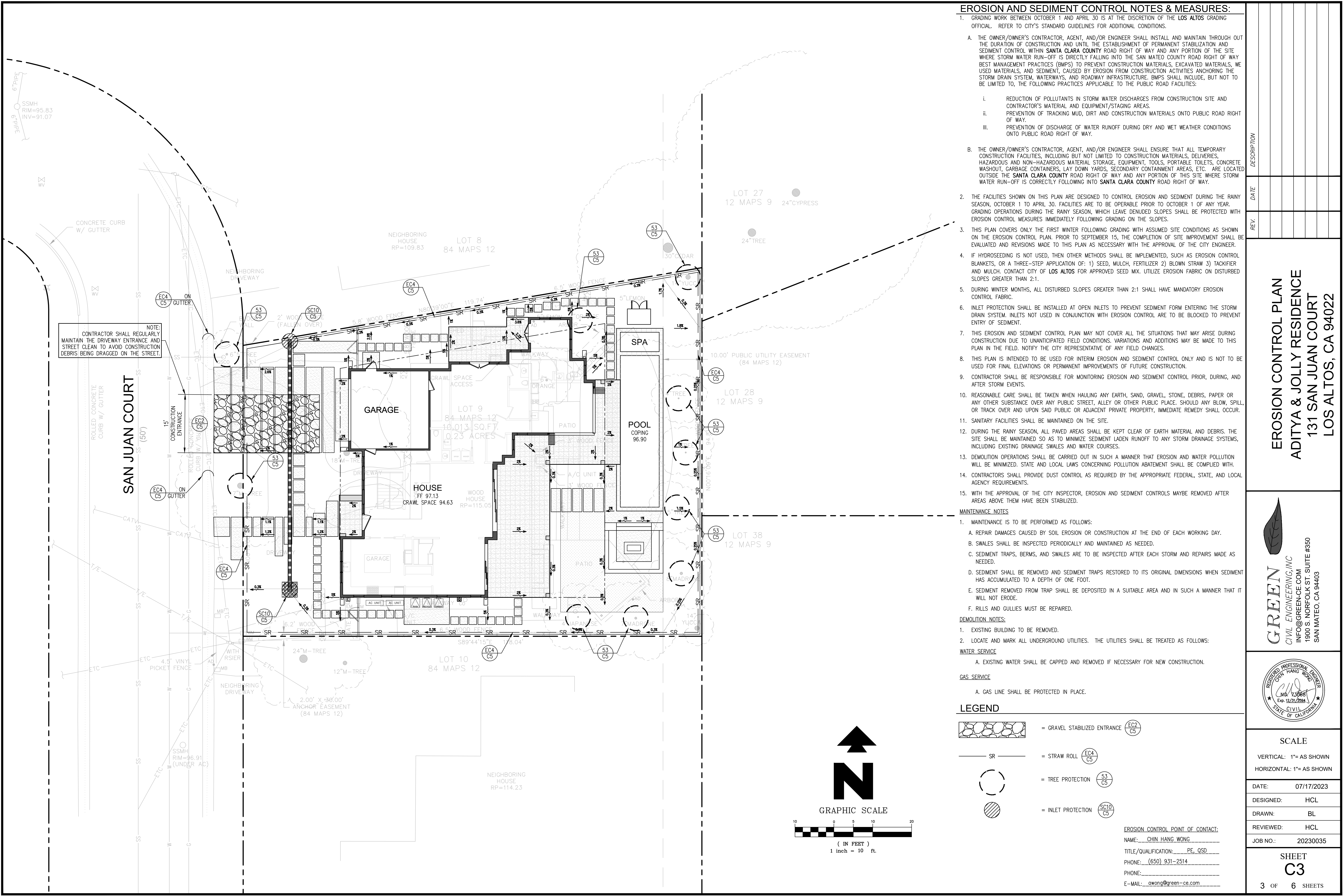
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DATE: 07/17/2023
 DESIGNED: HCL
 DRAWN: BL
 REVIEWED: HCL
 JOB NO.: 20230035

SHEET
C2

2 OF 6 SHEETS





EROSION AND SEDIMENT CONTROL NOTES & MEASURES:

- GRADING WORK BETWEEN OCTOBER 1 AND APRIL 30 IS AT THE DISCRETION OF THE LOS ALTOS GRADING OFFICIAL. REFER TO CITY'S STANDARD GUIDELINES FOR ADDITIONAL CONDITIONS.
 - THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGH OUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FALLING INTO THE SAN MATEO COUNTY ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WE USED MATERIALS, AND SEDIMENT, CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ANCHORING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT TO BE LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD FACILITIES:
 - REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM CONSTRUCTION SITE AND CONTRACTOR'S MATERIAL AND EQUIPMENT/STAGING AREAS.
 - PREVENTION OF TRACKING MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
 - PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY.
 - THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAY DOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THIS SITE WHERE STORM WATER RUN-OFF IS CORRECTLY FOLLOWING INTO SANTA CLARA COUNTY ROAD RIGHT OF WAY.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER.
- IF HYDROSEEDING IS NOT USED, THEN OTHER METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF: 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. CONTACT CITY OF LOS ALTOS FOR APPROVED SEED MIX. UTILIZE EROSION FABRIC ON DISTURBED SLOPES GREATER THAN 2:1.
- DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FORM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS OF FUTURE CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- DEMOLITION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- WITH THE APPROVAL OF THE CITY INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

MAINTENANCE NOTES

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

DEMOLITION NOTES:

- EXISTING BUILDING TO BE REMOVED.
- LOCATE AND MARK ALL UNDERGROUND UTILITIES. THE UTILITIES SHALL BE TREATED AS FOLLOWS:

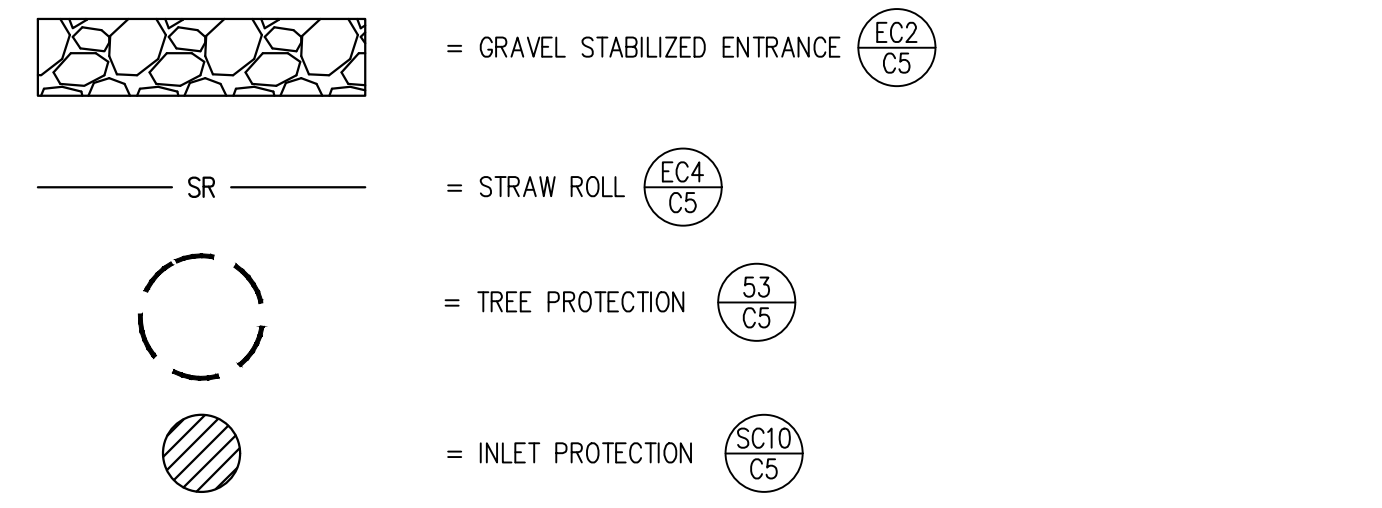
WATER SERVICE

- EXISTING WATER SHALL BE CAPPED AND REMOVED IF NECESSARY FOR NEW CONSTRUCTION.

GAS SERVICE

- A GAS LINE SHALL BE PROTECTED IN PLACE.

LEGEND



EROSION CONTROL POINT OF CONTACT:

NAME: CHIN HANG WONG
 TITLE/QUALIFICATION: PE, QSD
 PHONE: (650) 931-2514
 PHONE:
 E-MAIL: c_wong@green-ce.com

REV.	DATE	DESCRIPTION

EROSION CONTROL PLAN
ADITYA & JOLLY RESIDENCE
131 SAN JUAN COURT
LOS ALTOS, CA 94022

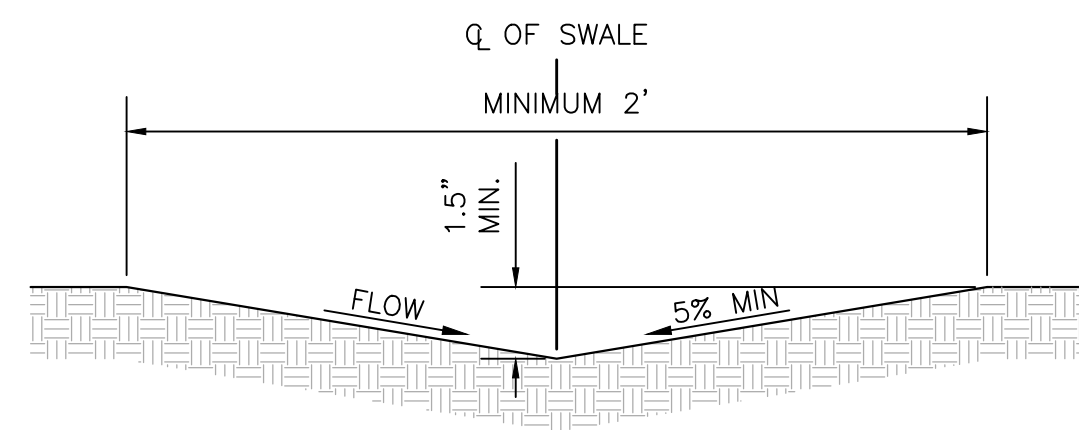
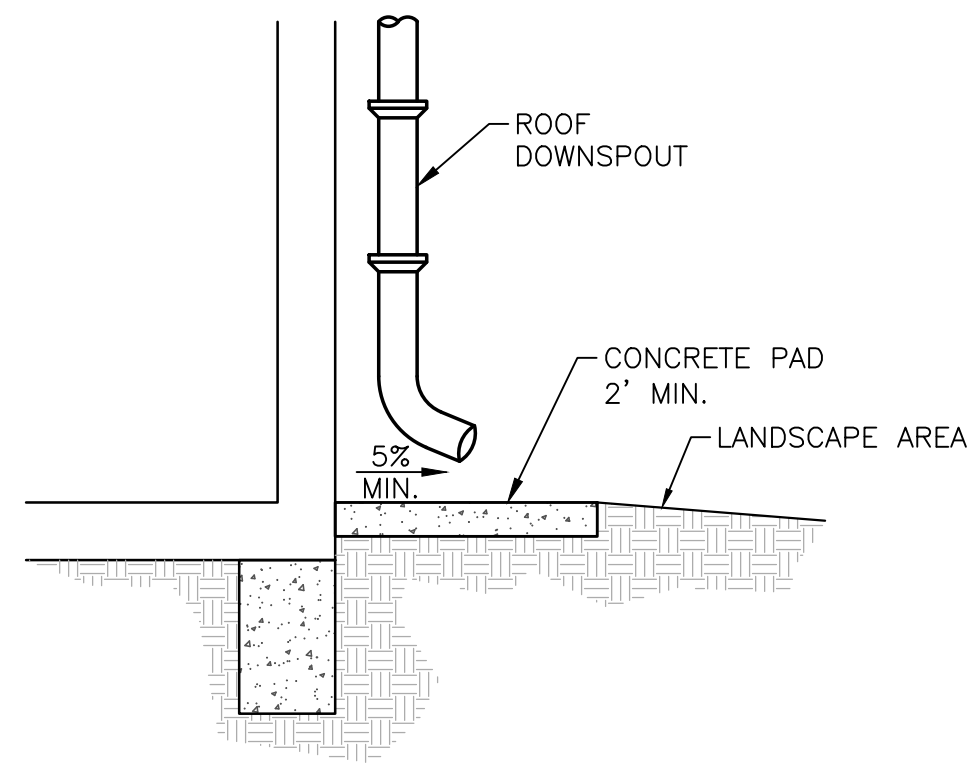
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SCALE
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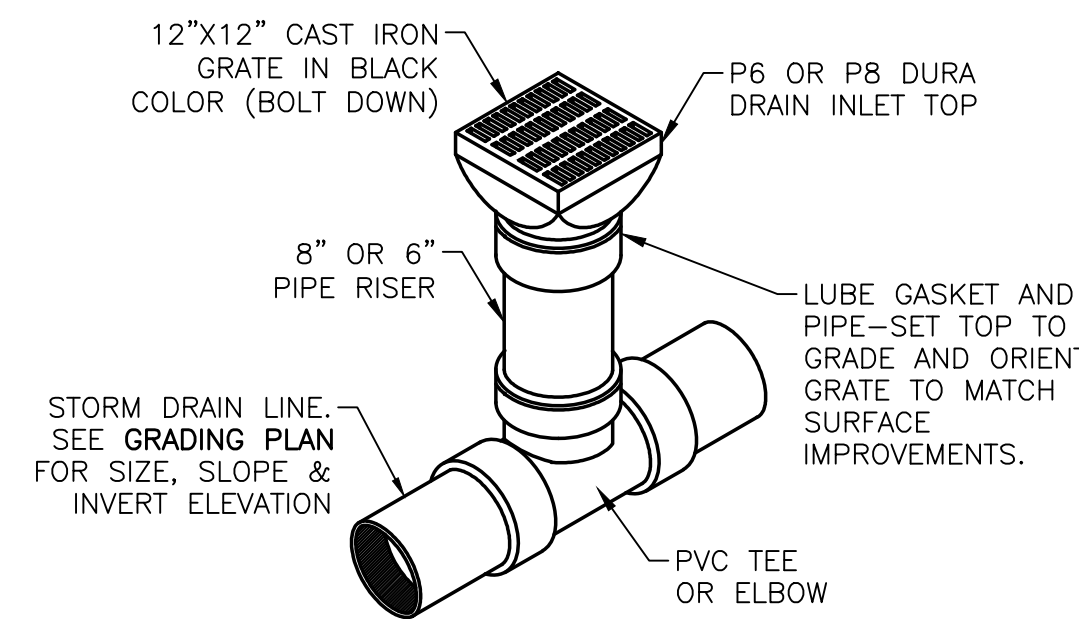
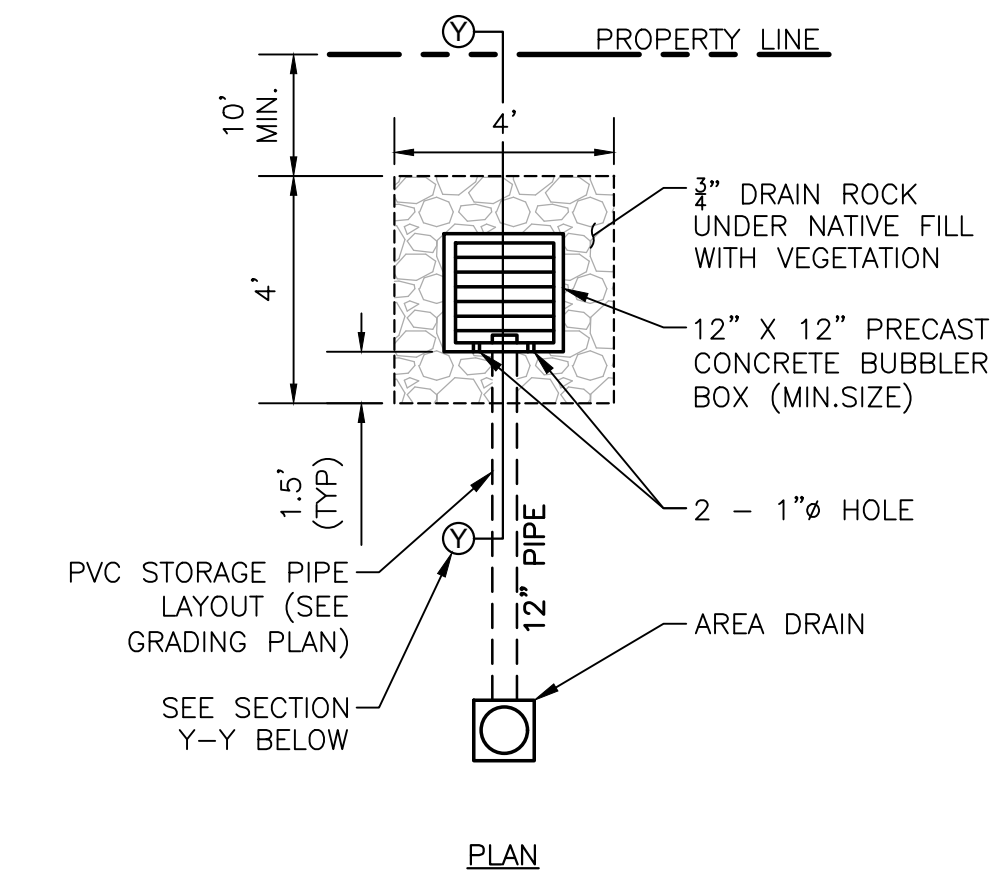
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SHEET
C3
 3 OF 6 SHEETS

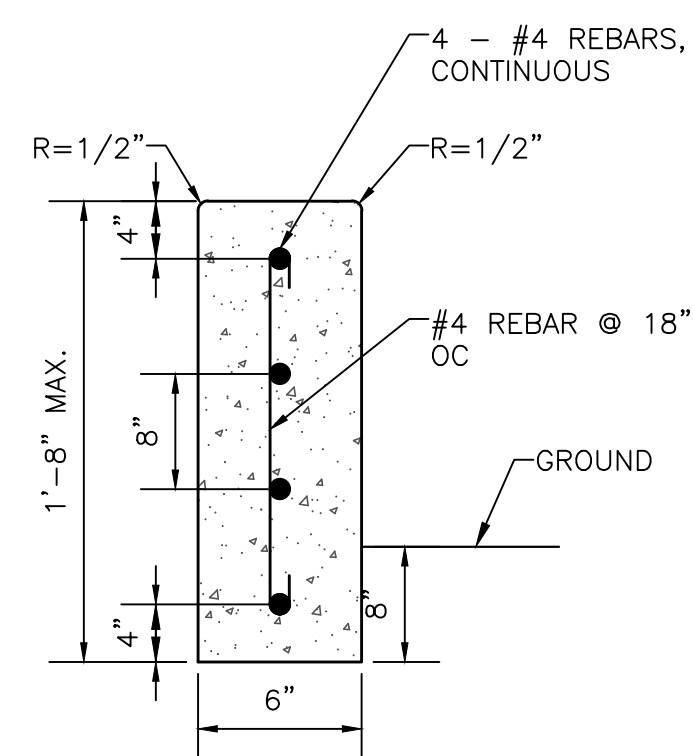
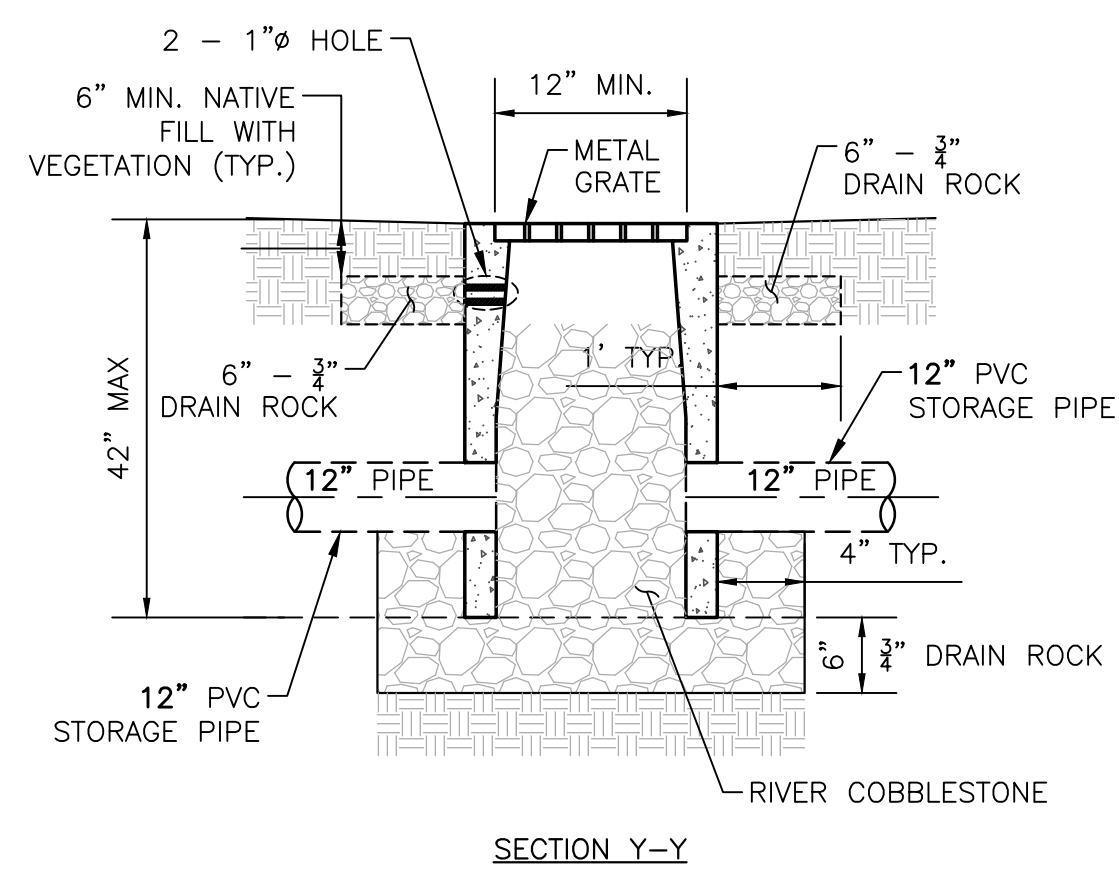


1A CONCRETE SPLASH PAD

2A TYPICAL VEGETATED SWALE



3A 12"X12" LANDSCAPE AREA DRAIN



5A INFILTRATION DEVICE

20 DEEPENED CURB

COVER DETAIL

FRAME DETAIL

STANDARD SEWER LATERAL CLEAN-OUT

REVISION		ENGINEERING DIVISION	
Description	Date	SEWER LATERAL CLEAN-OUT	
Changed Detail Title	02/16/12	SS-6	

APPROVED: [Signature] 1/4/10
City Engineer Date

STANDARD DETAILS MAY 2010

REV.	DATE	DESCRIPTION

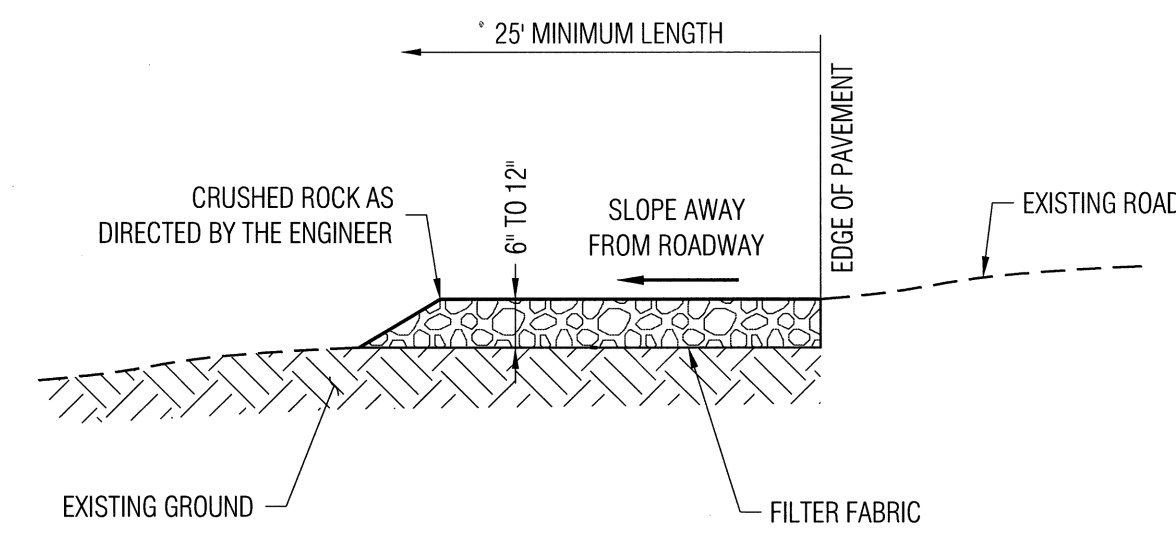
DETAIL SHEET
ADITYA & JOLLY RESIDENCE
131 SAN JUAN COURT
LOS ALTOS, CA 94022

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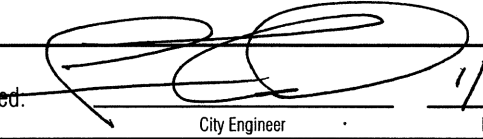
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SHEET
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4 OF 6 SHEETS

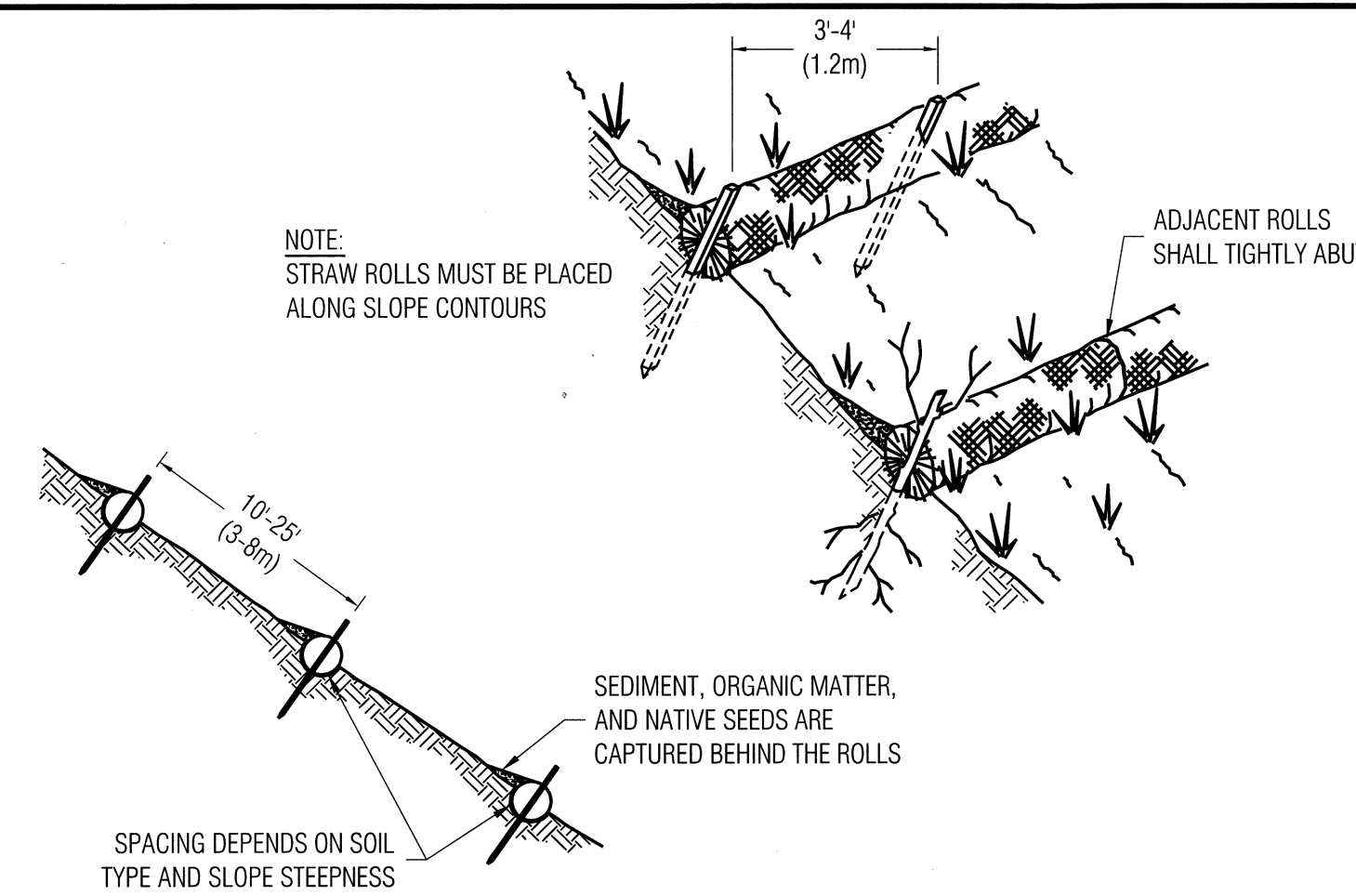


- NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

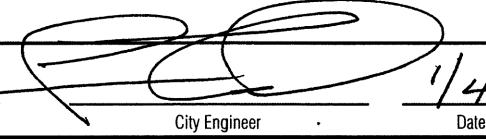
Approved:  1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2

STANDARD DETAILS MAY 2010



- NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3'-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
 2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
1:1 SLOPES = 10 FEET APART
2:1 SLOPES = 20 FEET APART
3:1 SLOPES = 30 FEET APART
4:1 SLOPES = 40 FEET APART
<4:1 SLOPE = ONE ROW AT LOW POINT
 3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED

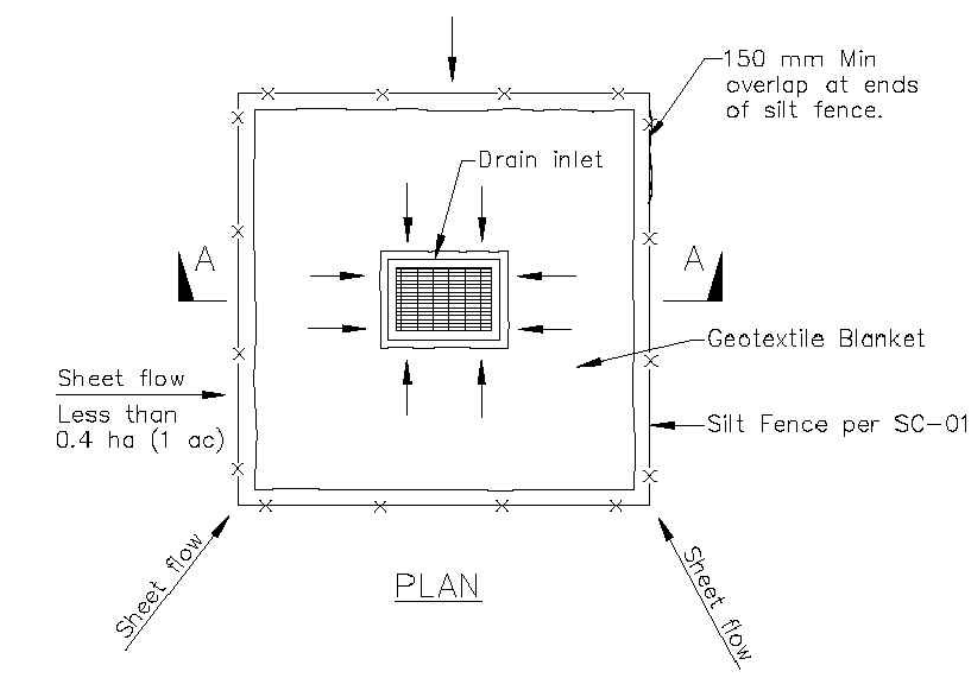
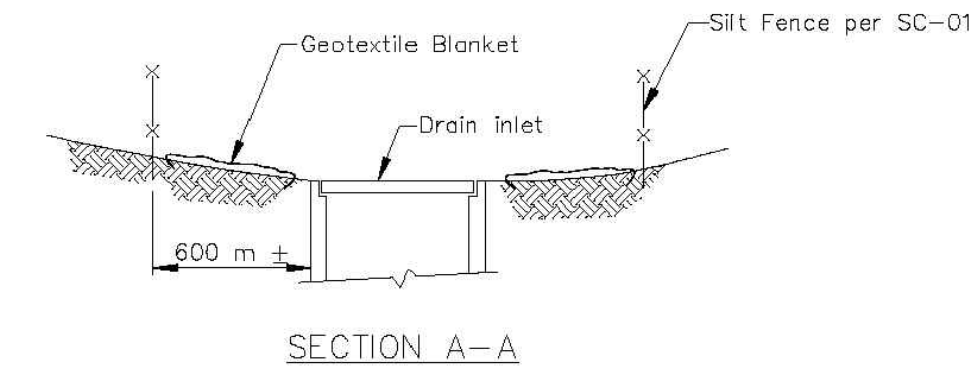
Approved:  1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010

Storm Drain Inlet Protection

SC-10



DI PROTECTION TYPE 1
NOT TO SCALE

- NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
 2. Not applicable in paved areas.
 3. Not applicable with concentrated flows.

Caltrans Storm Water Quality Handbooks Construction Site Best Management Practices Manual March 1, 2003 Section 4 Storm Drain Inlet Protection SC-10 5 of 7

LEGEND:

1. SEE ARBORIST REPORT FOR TREES TO BE PROTECTED FOR THIS DEMOLITION PROJECT.
2. TREE DRIP LINE.
3. STEEL T-POST, 6' O.C. MAX. DRIVE POST INTO UNDISTURBED SOIL, AVOIDING MAJOR ROOTS AS MUCH AS POSSIBLE.
4. CHAIN LINK FENCING, 6' TALL.
5. EXTEND FENCING 50% BEYOND DRIPLINE OF SIGNIFICANT MATURE SPECIMEN TREES WHERE POSSIBLE, UNLESS OTHERWISE SHOWN ON PLAN.

53	TREE PROTECTION FENCING	N.T.S.
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REV.	DATE	DESCRIPTION

DETAIL SHEET
ADITYA & JOLLY RESIDENCE
131 SAN JUAN COURT
LOS ALTOS, CA 94022

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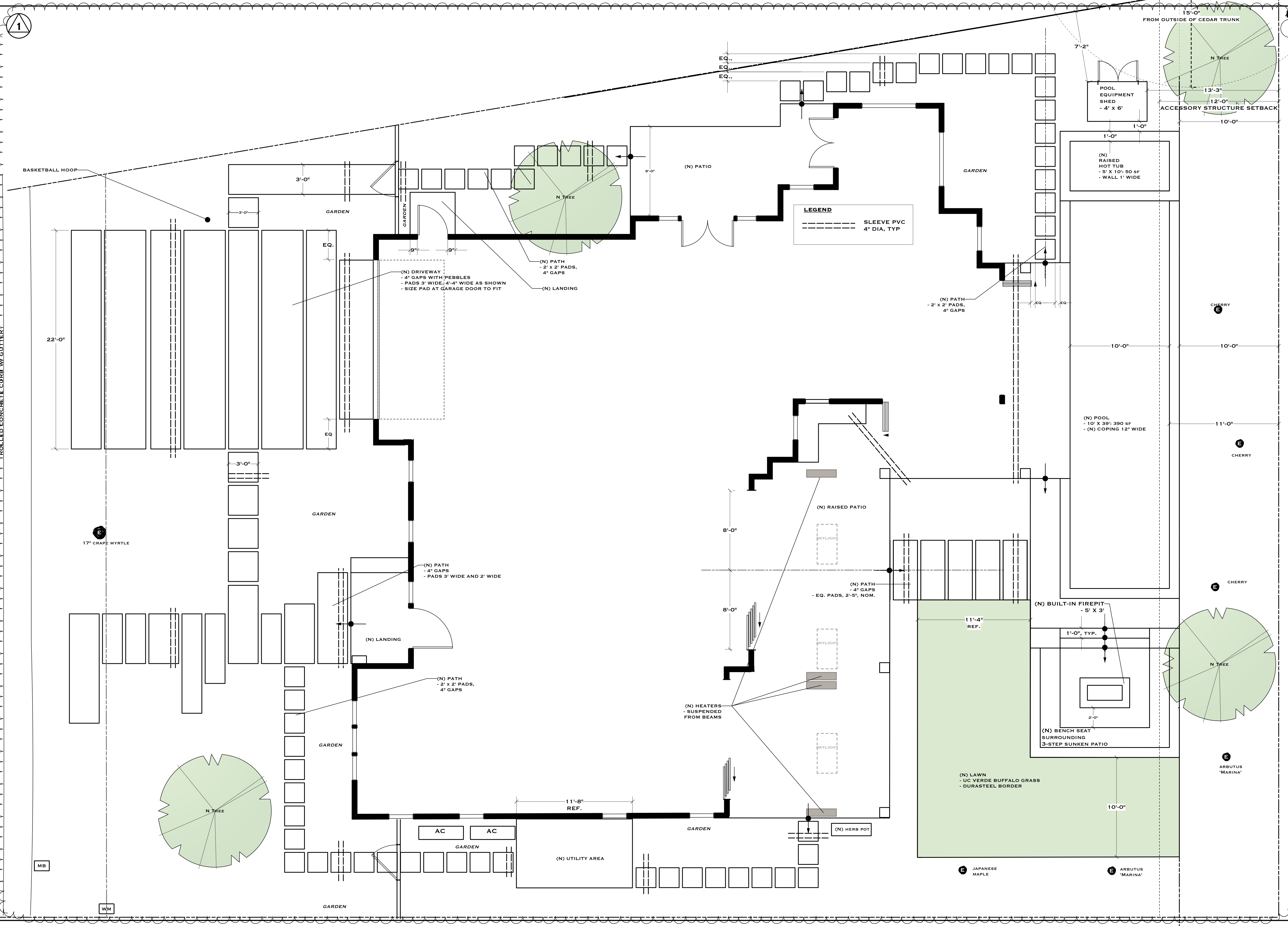
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SHEET
C5

5 OF 6 SHEETS



REVISIONS	
1	PLANNING REVS 11.27.23

BONNIE BROCK
LANDSCAPE DESIGN

JOLLY KURUGANTI RESIDENCE
131 SAN JUAN COURT
LOS ALTOS, CA 94022

948 CLARA DRIVE
PALO ALTO, CA 94303
PHONE: 650.465.9672
EMAIL: BONNIE@BROCKDESIGN.COM

DRAWN	MBD
CHECKED	
DATE	08.09.23
SCALE	1/4" = 1'-0"
HARDSCAPE PLAN	
SHEET	A-1
OF	SHEETS

CHECKLIST OF DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE:

- A-2. LANDSCAPE PLAN WITH PROJECT INFORMATION
- A-3. WATER BUDGET PLAN
- A-4. IRRIGATION PLAN

PROJECT INFORMATION
 TOTAL LANDSCAPE AREA: 4354 SQ.FT.
 WATER SUPPLY TYPE: POTABLE

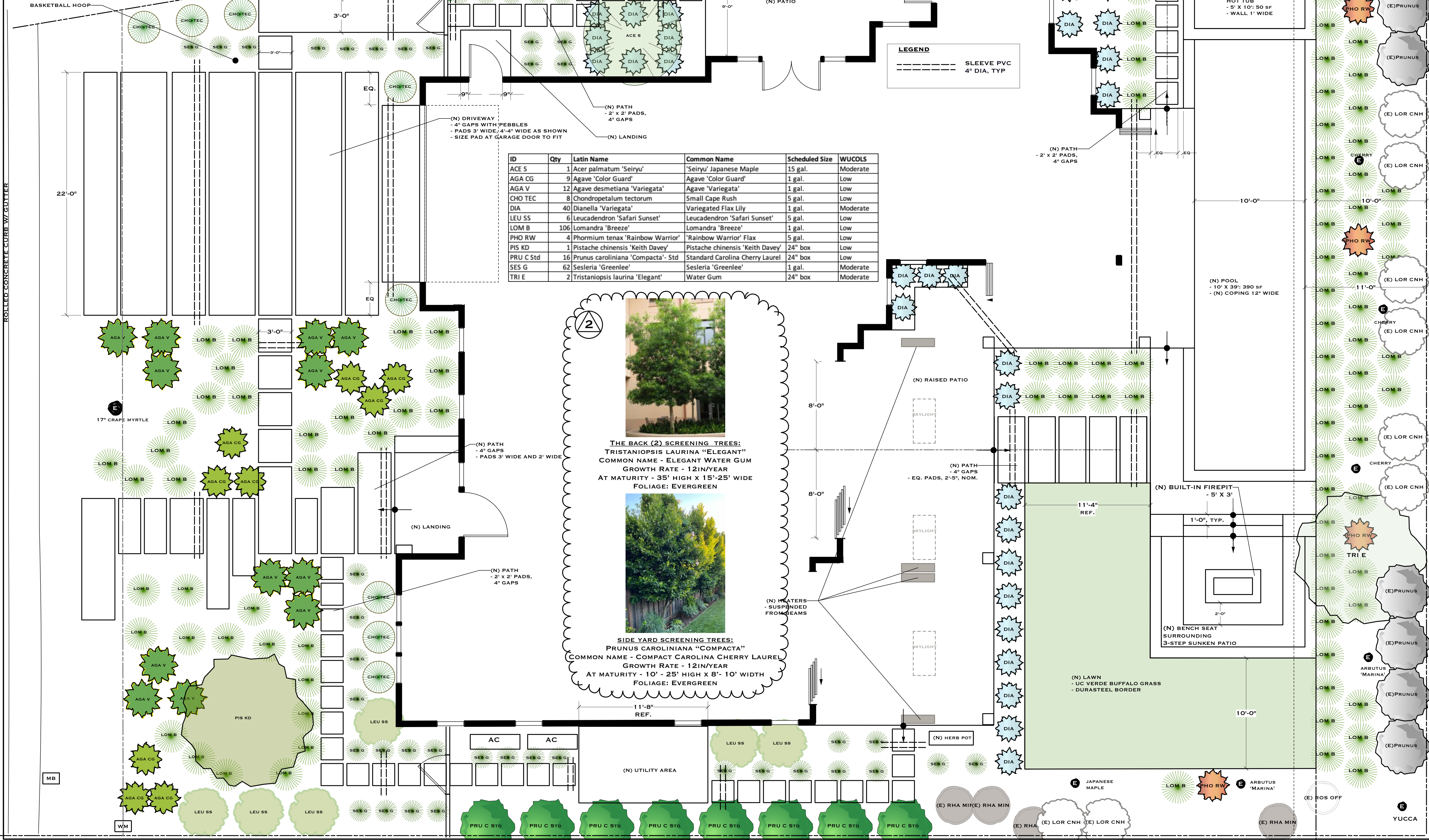
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

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

Bonnie Brock
 BONNIE BROCK, CLIA #84840
 APPLICANT AND/OR OWNER


NOTES:

1. COMPOST AT A RATE OF A MINIMUM OF 4 CUBIC YARDS PER 1000 SQ.FT. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL.
2. A MINIMUM OF 3" OF MULCH, COMPARABLE TO LYGNSO SMALL FIR BARK MULCH, SHALL BE APPLIED TO ALL PLANTING BEDS.




ID	Qty	Latin Name	Common Name	Scheduled Size	WUCOLS
ACE S	1	Acer palmatum 'Seiryu'	'Seiryu' Japanese Maple	15 gal.	Moderate
AGA CG	9	Agave 'Color Guard'	Agave 'Color Guard'	1 gal.	Low
AGA V	12	Agave desmetiana 'Variegata'	Agave 'Variegata'	1 gal.	Low
CHO TEC	8	Chondropetalum tectorum	Small Cape Rush	5 gal.	Low
DIA	40	Dianella 'Variegata'	Variegated Flax Lily	1 gal.	Moderate
LEU SS	6	Leucadendron 'Safari Sunset'	Leucadendron 'Safari Sunset'	5 gal.	Low
LOM B	106	Lomandra 'Breeze'	Lomandra 'Breeze'	1 gal.	Low
PHO RW	4	Phormium tenax 'Rainbow Warrior'	'Rainbow Warrior' Flax	5 gal.	Low
PIS KD	1	Pistache chinensis 'Keith Davey'	Pistache chinensis 'Keith Davey'	24" box	Low
PRU C Std	16	Prunus caroliniana 'Compacta'- Std	Standard Carolina Cherry Laurel	24" box	Low
SES G	62	Sesleria 'Greenlee'	Sesleria 'Greenlee'	1 gal.	Moderate
TRI E	2	Tristanopsis laurina 'Elegant'	Water Gum	24" box	Moderate

THE BACK (2) SCREENING TREES:
 TRISTANIOPSIS LAURINA "ELEGANT"
 COMMON NAME - ELEGANT WATER GUM
 GROWTH RATE - 12IN/YEAR
 AT MATURITY - 35' HIGH X 15'-25' WIDE
 FOLIAGE: EVERGREEN



SIDE YARD SCREENING TREES:
 PRUNUS CAROLINIANA "COMPACTA"
 COMMON NAME - COMPACT CAROLINA CHERRY LAUREL
 GROWTH RATE - 12IN/YEAR
 AT MATURITY - 10' - 25' HIGH X 8' - 10' WIDTH
 FOLIAGE: EVERGREEN

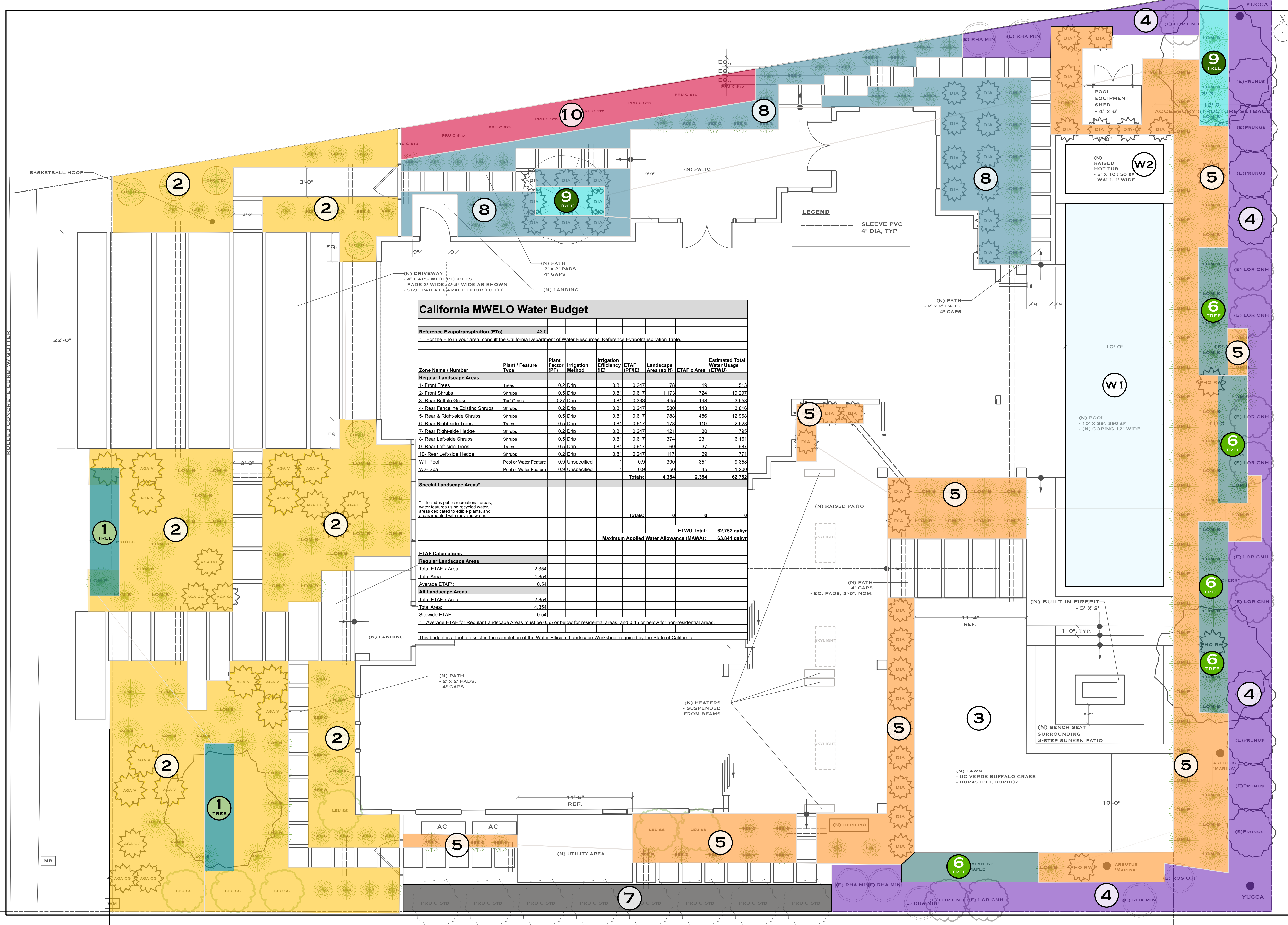


REVISIONS

NO.	PLANNING REVS	DATE
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 JOLLY KURUGANTI RESIDENCE
 131 SAN JUAN COURT
 LOS ALTOS, CA 94022

DRAWN	MBD
CHECKED	
DATE	08.09.23
SCALE	1/4"=1'-0"
LANDSCAPE PLAN	
SHEET	A-2
OF	SHEETS



California MWEL Water Budget

Zone Name / Number	Plant / Feature Type	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Usage (ETWU)	
Regular Landscape Areas									
1- Front Trees	Trees	0.2	Drip	0.81	0.247	78	19	513	
2- Front Shrubs	Shrubs	0.5	Drip	0.81	0.617	1,173	724	19,297	
3- Rear Buffalo Grass	Turf Grass	0.27	Drip	0.81	0.333	445	148	3,958	
4- Rear Fenceline Existing Shrubs	Shrubs	0.2	Drip	0.81	0.247	580	143	3,816	
5- Rear & Right-side Shrubs	Shrubs	0.5	Drip	0.81	0.617	788	486	12,968	
6- Rear Right-side Trees	Trees	0.5	Drip	0.81	0.617	178	110	2,928	
7- Rear Right-side Hedge	Shrubs	0.2	Drip	0.81	0.247	121	30	795	
8- Rear Left-side Shrubs	Shrubs	0.5	Drip	0.81	0.617	374	231	6,161	
9- Rear Left-side Trees	Trees	0.5	Drip	0.81	0.617	60	37	987	
10- Rear Left-side Hedge	Shrubs	0.2	Drip	0.81	0.247	117	29	771	
W1- Pool	Pool or Water Feature	0.9	Unspecified	1	0.9	390	351	9,358	
W2- Spa	Pool or Water Feature	0.9	Unspecified	1	0.9	50	45	1,200	
					Totals:	4,354	2,354	62,752	
Special Landscape Areas*									
					Totals:	0	0	0	
					ETWU Total:			62,752 gal/yr	
					Maximum Applied Water Allowance (MAWA):			63,841 gal/yr	
ETAF Calculations									
Regular Landscape Areas		Total ETAF x Area:		2,354		Total Area:		4,354	
		Average ETAF*:		0.54					
All Landscape Areas									
		Total ETAF x Area:		2,354		Total Area:		4,354	
		Site-wide ETAF*:		0.54					
* = Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.									
This budget is a tool to assist in the completion of the Water Efficient Landscape Worksheet required by the State of California.									

NO.	REVISIONS

BONNIE BROCK
LANDSCAPE DESIGN

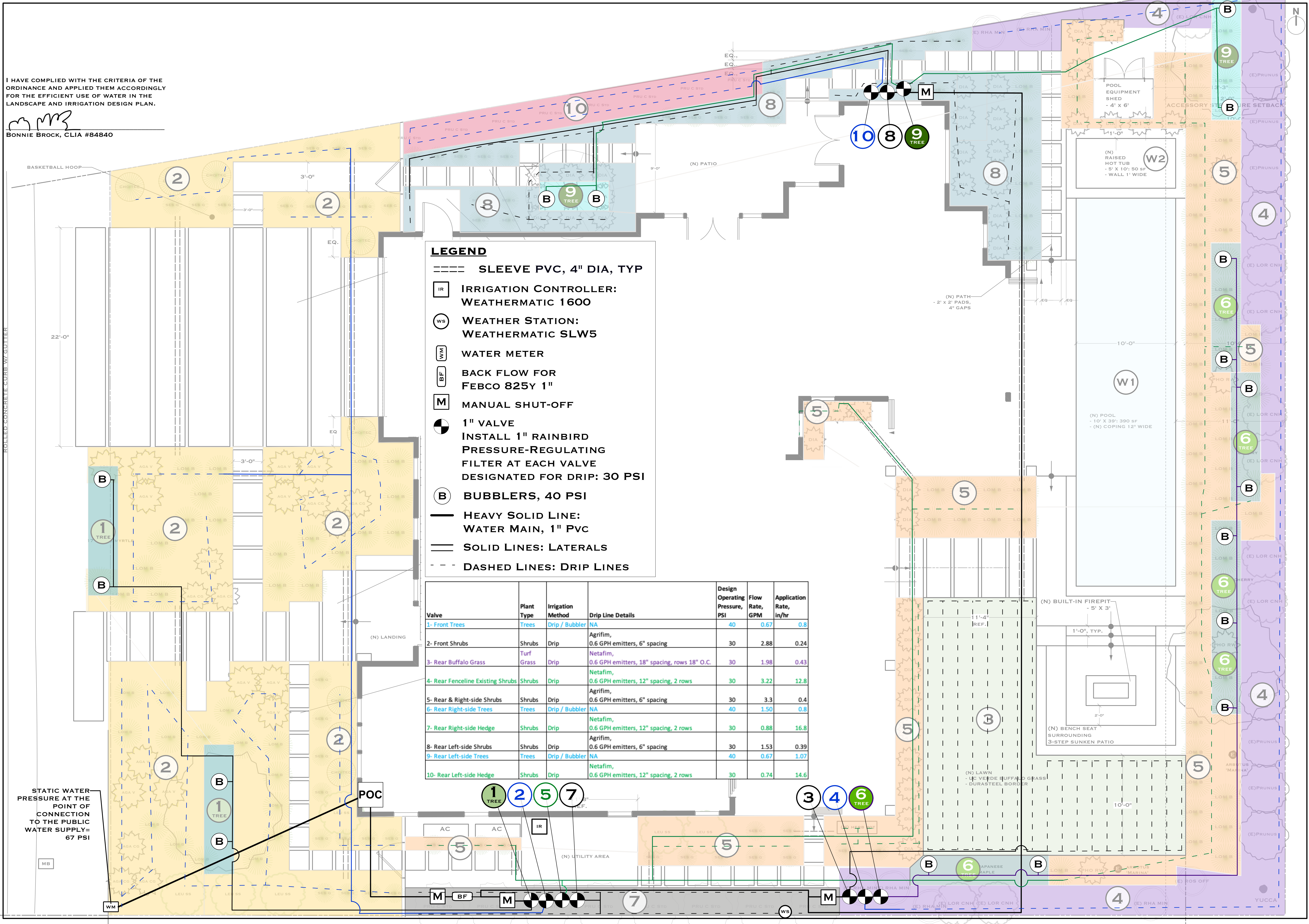
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WATER BUDGET	
SHEET	A-3
OF	
SHEETS	

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

B. Brock
 BONNIE BROCK, CLIA #84840



LEGEND

- ==== SLEEVE PVC, 4" DIA, TYP
- IR IRRIGATION CONTROLLER: WEATHERMATIC 1600
- WS WEATHER STATION: WEATHERMATIC SLW5
- WM WATER METER
- BF BACK FLOW FOR FEBCO 825Y 1"
- M MANUAL SHUT-OFF
- 1" VALVE
- INSTALL 1" RAINBIRD PRESSURE-REGULATING FILTER AT EACH VALVE DESIGNATED FOR DRIP: 30 PSI
- B BUBBLERS, 40 PSI
- HEAVY SOLID LINE: WATER MAIN, 1" PVC
- SOLID LINES: LATERALS
- DASHED LINES: DRIP LINES

Valve	Plant Type	Irrigation Method	Drip Line Details	Design Operating Pressure, PSI	Flow Rate, GPM	Application Rate, in/hr
1- Front Trees	Trees	Drip / Bubbler	NA	40	0.67	0.8
2- Front Shrubs	Shrubs	Drip	Agrifim, 0.6 GPH emitters, 6" spacing	30	2.88	0.24
3- Rear Buffalo Grass	Turf Grass	Drip	Netafim, 0.6 GPH emitters, 18" spacing, rows 18" O.C.	30	1.98	0.43
4- Rear Fenceline Existing Shrubs	Shrubs	Drip	Netafim, 0.6 GPH emitters, 12" spacing, 2 rows	30	3.22	12.8
5- Rear & Right-side Shrubs	Shrubs	Drip	Agrifim, 0.6 GPH emitters, 6" spacing	30	3.3	0.4
6- Rear Right-side Trees	Trees	Drip / Bubbler	NA	40	1.50	0.8
7- Rear Right-side Hedge	Shrubs	Drip	Netafim, 0.6 GPH emitters, 12" spacing, 2 rows	30	0.88	16.8
8- Rear Left-side Shrubs	Shrubs	Drip	Agrifim, 0.6 GPH emitters, 6" spacing	30	1.53	0.39
9- Rear Left-side Trees	Trees	Drip / Bubbler	NA	40	0.67	1.07
10- Rear Left-side Hedge	Shrubs	Drip	Netafim, 0.6 GPH emitters, 12" spacing, 2 rows	30	0.74	14.6

STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY= 67 PSI

REVISIONS

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DRAWN	MBD
CHECKED	
DATE	08.09.23
SCALE	1/4"=1'-0"
IRRIGATION PLAN	
SHEET	A-4
OF	SHEETS