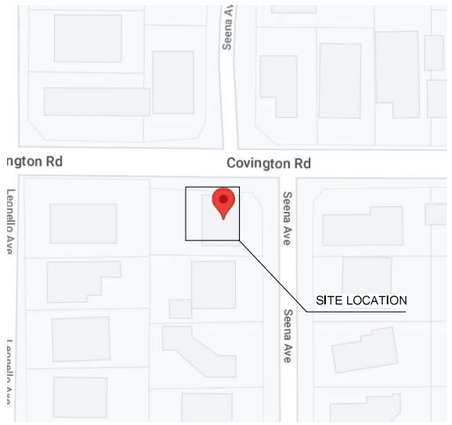
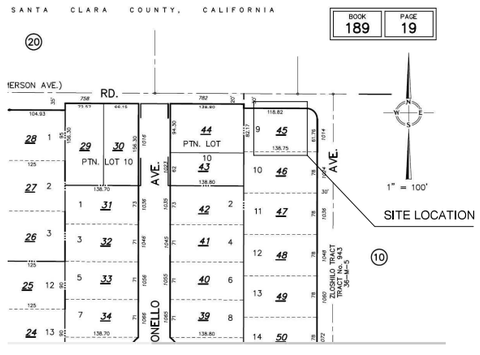
SEENA RESIDENCE

1014 SEENA AVENUE,
LOS ALTOS, CA, 94024

VICINITY MAP:



APN MAP:



PROJECT CONTACT:

DESIGNER & STRUCTURAL DRAWINGS:	PROFESSIONAL ENGINEERS TEL: 650-644-7674 500 W HAMILTON AVE., #110246 CAMPBELL, CA 95008-0246 EMAIL:INFO@PROENGS.COM WWW.PROENGS.COM
LANDSCAPE DRAWINGS:	REED ASSOCIATES LANDSCAPE ARCHITECTURE 1345 PAULINE DR, SUNNYVALE, CA 94087 TEL: 408-481-9020
CIVIL DRAWINGS:	OSUNA ENGINEERING 6920 SANTA TERESA BLVD, SUIT 206, SAN JSOE, CA
SOIL REPORTS:	CAPEX ENGINEERING INC. 14198, FREMONT, CA 94539 TEL: 408-609-1115 E-MAIL: CAPEXINC888@GMAIL.COM
TITLE 24 :	CARSTAIRS ENERGY INC. 2238 BAYVIEW HEIGHTS DRIVE, SUITE E LOS OSOS, CA 93402
ARBORIST:	MONARCH CONSULTING ARBORISTS LLC 1010 FELTON CA, 95018

SCOPE OF WORK:

-THE EXISTING MAIN HOUSE AND GARAGE TO BE FULLY DEMOLISHED.
-CONSTRUCTION OF 3459 SQFT TWO STORY MAIN HOUSE, 417 SQFT GARAGE, 777 SQFT A.D.U.
-POOL WILL BE CONSTRUCTED UNDER SEPARATE PERMIT.

OWNER: GUY KRAMARSKI
GUY@DECOR-BUILDERS.COM
1014 SEENA AVENUE, LOS ALTOS, CA, 94024

PROJECT DATA:

APN: 189-19-045
OCCUPANY GROUP: R3 & U
CONSTRUCTION TYPE: VB - AUTOMATIC FIRE SPRINKLERS FOR NEW HOUSES
NUMBER OF FLOORS: 2 (TWO)
FLOOD HAZZARD ZONE: X
FIRE PROTECTION: FIRE SPRINKLER PLANS TO BE SUBMITTED AS A DEFERRED SUBMISSION
BEDROOM/BATHROOM:
PROPOSED MAIN HOUSE: 5/5.5
PROPOSED A.D.U.: 1/2

REQUIRED CITY NOTES:

1) BUILDER MOST PROVIDE THE HOME OWNER WITH THE LUMINARIES SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODES OF REGULATIONS, PART 1, 10-103(B)) THAT INCLUDES A LIST OF LAMP INSTALLED THE LUMINARIES.

2) ALL SINK FAUCETS, SHOWER HEADS, TOILETS AND URINALS SHALL COMPLY WITH CALIFORNIA CIVIL CODE SECTION 111.1 THROUGH 1101.8.
(KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALS/MIN. LAVATORY FAUCETS SHALL NOT EXCEED 1.2GALS/MIN. SHOWER HEADS SHALL NOT EXCEED 1.8 GALS/MIN. TOILETS SHALL NOT EXCEED 1.28 GALS/MIN AND URINALS SHALL NOT EXCEED 0.5 GALS/FLUSH.

CODE EDITIONS:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
LOS ALTOS CITY MUNICIPAL CODE
ALL APPLICABLE COUNTY OF SANTA CLARA CODES & REGULATIONS

PROJECT SUMMARY TABLE:

ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED
LOT COVERAGE:	1840 SQFT. (16%)	2614 SQFT. (23%)	3385 SQFT. (30%)
FLOOR AREA:	1ST FLR: 1440 SQFT. 2ND FLR: 0 SQFT. TOTAL: 1840 SQFT.	1ST FLR: 1920 SQFT. 2ND FLR: 1539 SQFT. TOTAL: 3876 SQFT.	3878 SQFT. (35%)
SETBACKS: FRONT REAR RIGHT SIDE (1ST/2ND) LEFT SIDE (1ST/2ND)	25 FT. 25 FT. 16.5 FT. / 20 FT. 10 FT. / 17.5 FT.	25 FT. 57.9 FT. 16.5 FT. / 27 FT. 10 FT. / 19.9 FT.	25 FT. 25 FT. 16.5 FT. / 20 FT. 10 FT. / 17.5 FT.
HEIGHT:	15 FEET	25 FEET 5 INCH	27 FEET
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA:	1440 SQFT.	2019 SQFT.	3459 SQFT.
NON- HABITABLE AREA:	400 SQFT.	17 SQFT.	417 SQFT.
LOT CALCULATIONS			
NET LOT AREA:		11282 SQUARE FEET	
FRONT YARD HARDSCAPE AREA:		1057 SQUARE FEET (49.5%)	
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): 4414 SQ FT EXISTING SOFTSCAPE (UNDISTURBED) AREA: 0 SQ FT NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING) AREA: 4447 SQ FT		

DRAWING INDEX:

GENERAL NOTES:

ALL WORK DESCRIBED IN THE DRAWING SHALL BE VERIFIED FOR DIMENTIONS, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED THAT AFFECT OR CHANGE THE WORK THAT DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER ATTENTION IMMEDIATLY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECENDING AT HIS OWN RISK.

OMISSIONS FROM DRAWING AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARIYL RERFORMED, SHALL NOT RELIEVE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORHT AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITONS AI THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANR VARIATION, DISCREPANCY OR OMISSION BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNER PRIOR TO PROCEED WITH ANY RELATED WORK.

CITY STAMP PLACE

PROFESSIONAL ENGINEERS
PROPERTY DEVELOPMENT & PROJECT ENGINEERING
D: 650.644.7674 | www.proengs.com
O: 650.720.7674 | info@proengs.com

DESIGNER SIGNATURE

Kasrosafar

PROJECT:

SEENA RESIDENCE

1014 SEENA AVENUE,
LOS ALTOS, CA, 94024

REVISION TABLE:

COMMENT BY CITY 06/12/2023 — 1

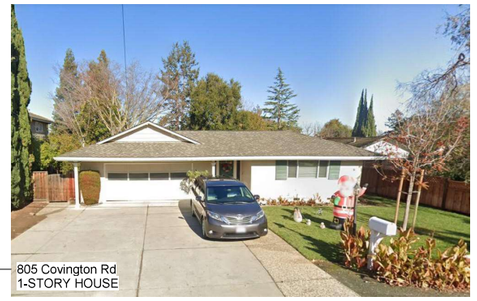
SHEET TITLE:

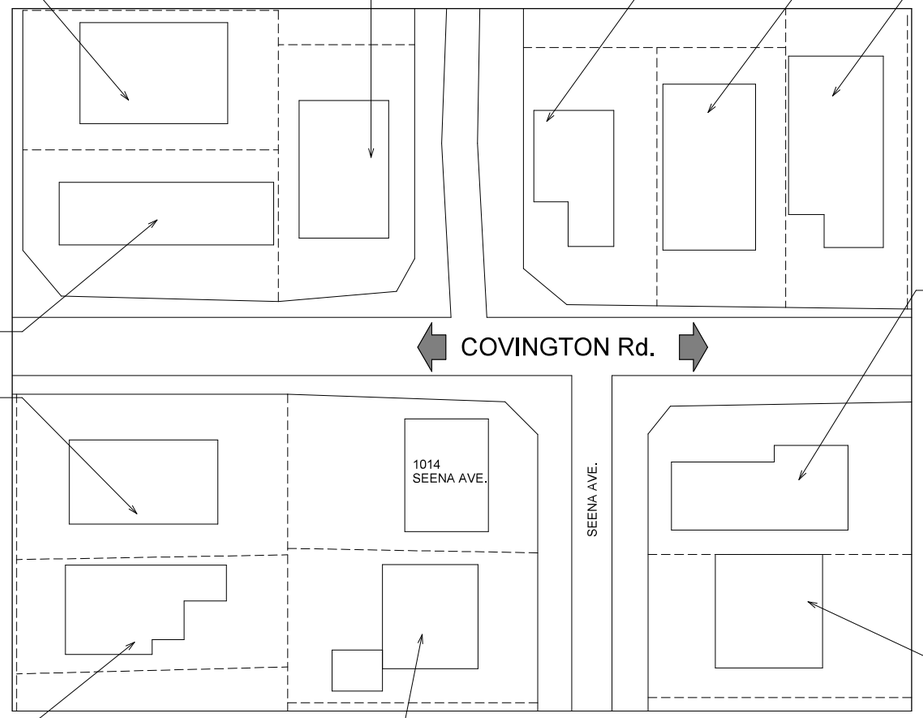
COVER SHEET

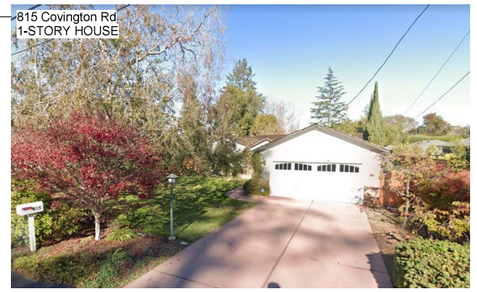
PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

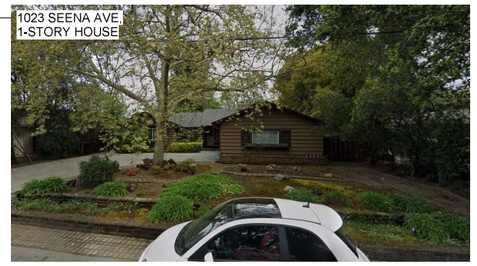
SHEET NO.:

A-1









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CITY STAMP PLACE

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PROPERTY DEVELOPMENT & PROJECT ENGINEERING

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O: 650.720.7674 | info@proengs.com

DESIGNER SIGNATURE

Kasrosafar

PROJECT:

SEENA RESIDENCE

1014 SEENA AVENUE,
LOS ALTOS, CA, 94024

REVISION TABLE:

SHEET TITLE:

STREETSCAPE DIAGRAM

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

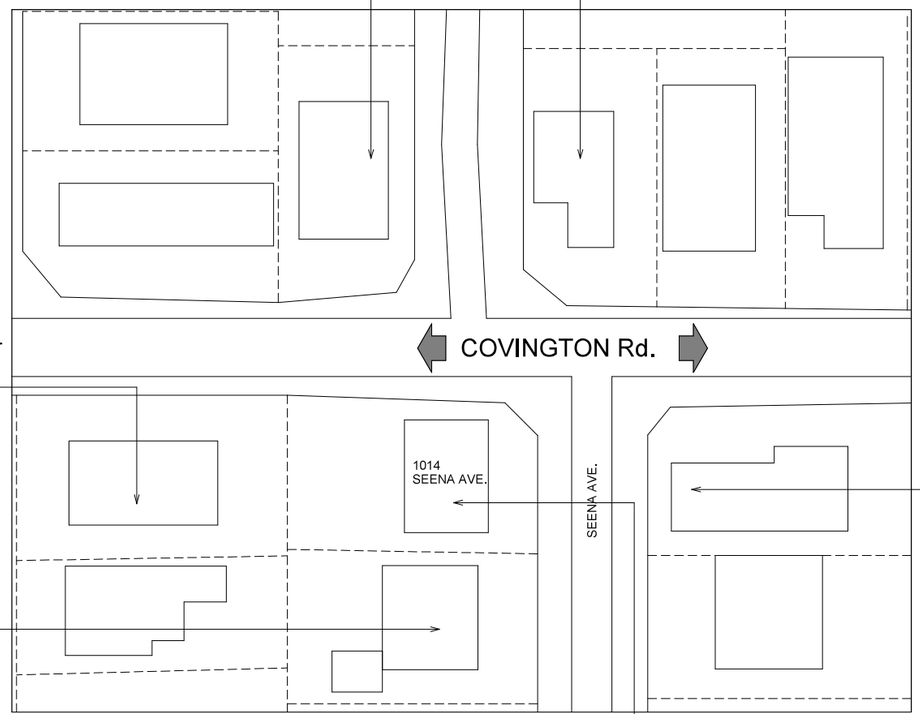
SHEET NO.:

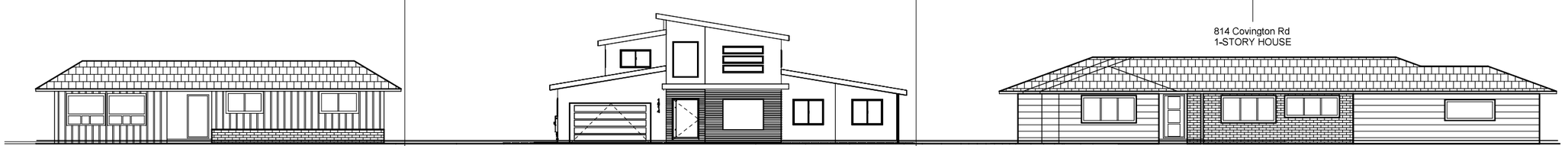
A-2

986 SEENA AVE,
1-STORY HOUSE

981 Covington Rd
2-STORY HOUSE

782 Covington Rd
2-STORY HOUSE





1024 SEENA AVE,
1-STORY HOUSE

1014 SEENA AVE,
2-STORY HOUSE

814 Covington Rd
1-STORY HOUSE

CITY STAMP PLACE

N

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O: 650.720.7674 | info@proengs.com

DESIGNER SIGNATURE

Kasrosafar

PROJECT:

SEENA RESIDENCE

1014 SEENA AVENUE,
LOS ALTOS, CA, 94024

REVISION TABLE:

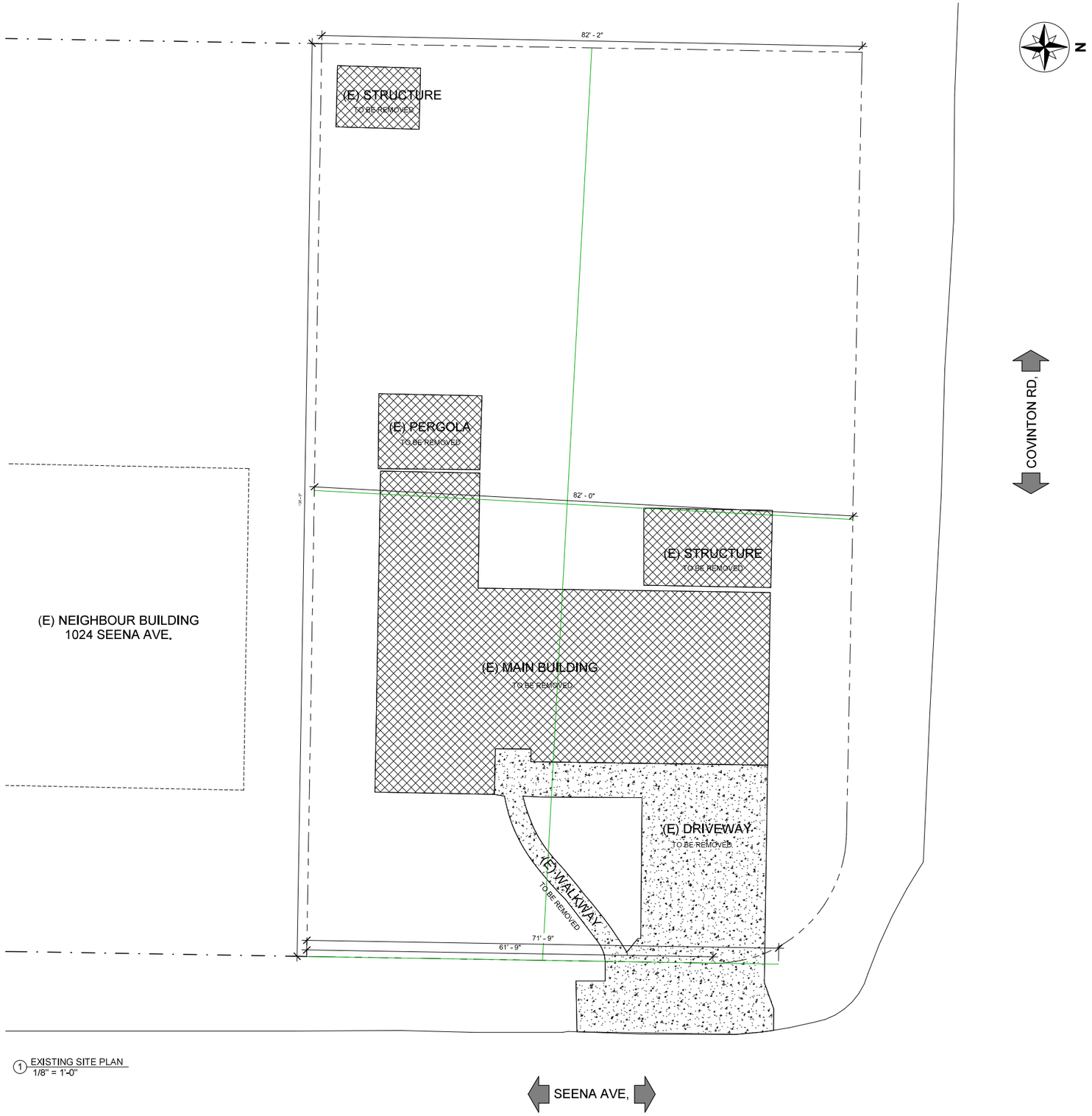
SHEET TITLE:

NEIGHBORHOOD
CONTEXT MAP

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

A-3



1 EXISTING SITE PLAN
1/8" = 1'-0"

CITY STAMP PLACE

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DESIGNER SIGNATURE

Kasrosafar

PROJECT:

SEENA RESIDENCE

1014 SEENA AVENUE,
LOS ALTOS, CA, 94024

REVISION TABLE:

SHEET TITLE:

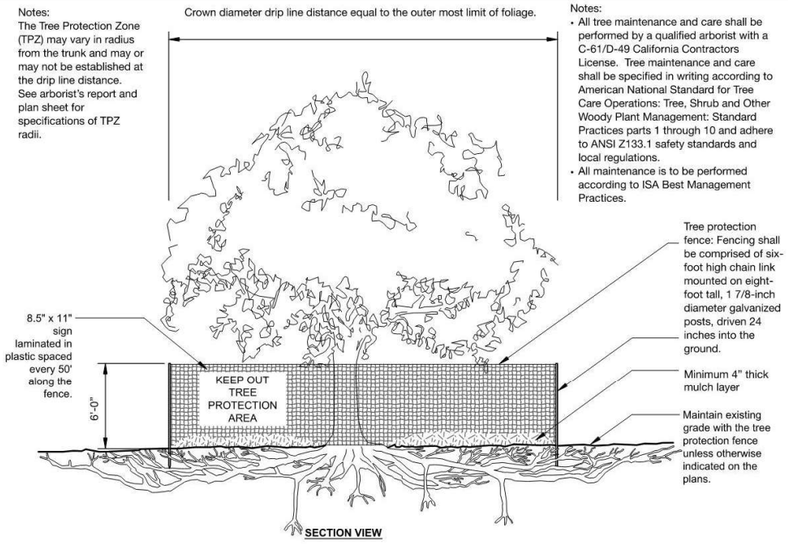
EXISTING SITE / DEMOLITION PLAN

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

A-4

Notes:
The Tree Protection Zone (TPZ) may vary in radius from the trunk and may or may not be established at the drip line distance. See arborist's report and plan sheet for specifications of TPZ radii.



Notes:
- All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.
- All maintenance is to be performed according to ISA Best Management Practices.

EXISTING TREE LEGEND

KEY	BOTANICAL NAME	COMMON NAME	DIA.	HERITAGE	STATUS
1	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	24"		SAVE
2	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	24"		SAVE
3	OLEA EUROPAEA	OLIVE	18,19"		SAVE
4	LIGUSTRUM LUCIDUM	PRIVET	8,6,6,6"		TO BE REMOVED
5	SCHINUS MOLLE	PEPPER	18"		TO BE REMOVED
6	CALOCEDRUS DECURRENS	INCENSE CEDAR	16"		TO BE REMOVED
7	CALOCEDRUS DECURRENS	INCENSE CEDAR	26"		TO BE REMOVED
8	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	20"		TO BE REMOVED
9	OLEA EUROPAEA	OLIVE	7,5,3,8"		TO BE REMOVED
10	LIGUSTRUM LUCIDUM	PRIVET	7,11"		SAVE
11	SCHINUS MOLLE	PEPPER	10,18"		TO BE REMOVED
12	CALOCEDRUS DECURRENS	INCENSE CEDAR	9,4"		SAVE
13	CALOCEDRUS DECURRENS	INCENSE CEDAR	12"		SAVE
14	CALOCEDRUS DECURRENS	INCENSE CEDAR	28"		SAVE

GENERAL NOTES:

1) FINISH GRADE WITHIN 10' OF THE HOUSE SHALL HAVE A MIN. 5% SLOPE AWAY FROM FOUNDATION FOR PERVIOUS SURFACE AND MIN. 2% SLOPE FOR IMPERVIOUS SURFACE (CBC 1804.3).

2) ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MIN. OF 12 INCHES PLUS 2%.

3) EXISTING DRAINAGE SHALL REMAIN THROUGH OUT CONSTRUCTION

4) NO CONCENTRATED FLOW ACROSS THE RIGHT-OF-WAY. NO DRAINAGE ONTO NEIGHBORING PROPERTIES. ALL DRAINAGE TO LAWN/LANDSCAPE.

5) ALL SITE SETBACKS SHALL BE FIELD VERIFIED BY A LICENSED LAND SURVEYOR RETAINED BY PROPERTY OWNER PRIOR TO EXCAVATION.

6) ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WILL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOWS SUCH STORAGE TO BE PLACED.

7) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO THOROUGHLY EXAMINE THE SITE AND SATISFY THEMSELVES AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.

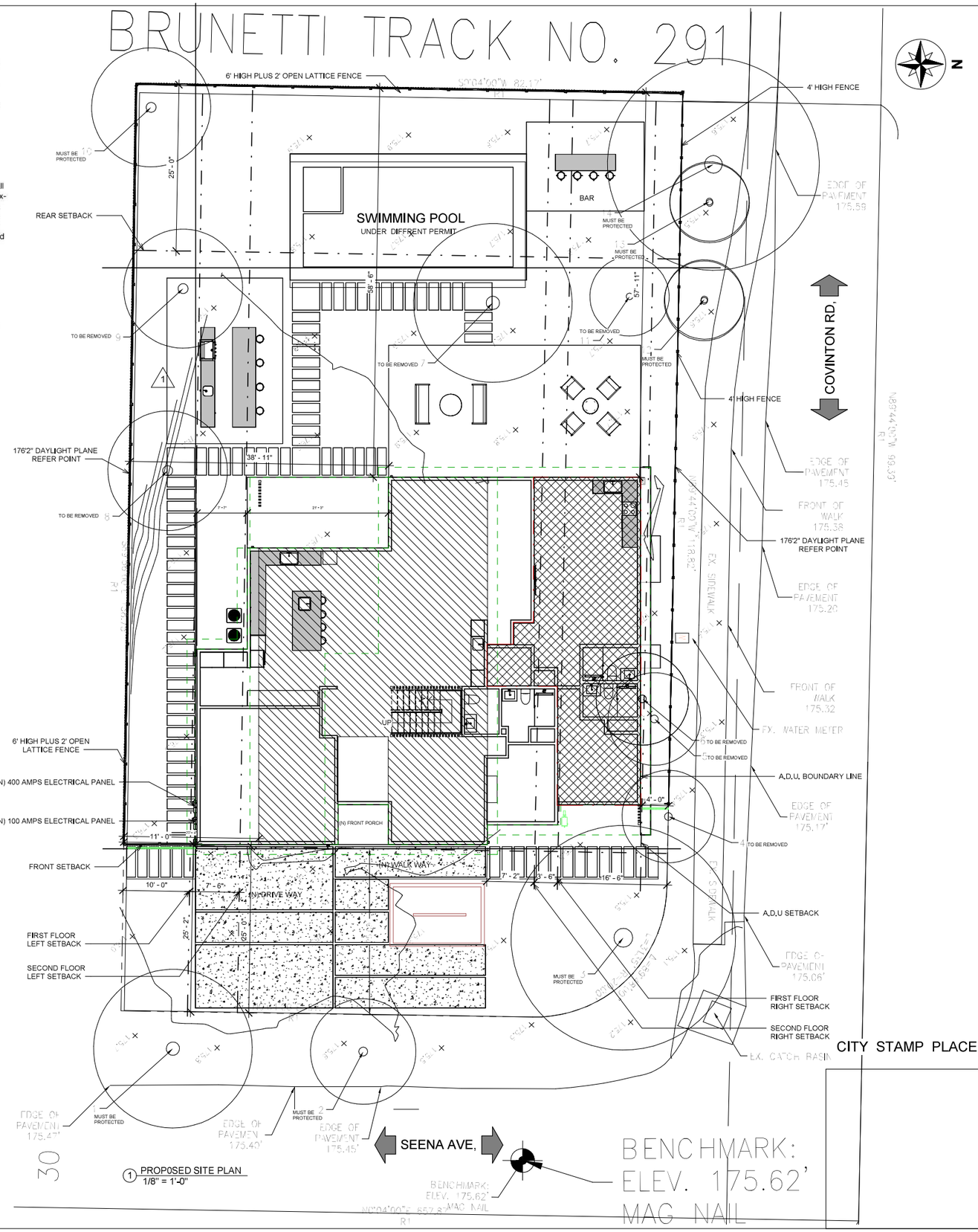
LOT COVERAGE CALCULATION

ADU IS EXEMPT FROM THIS CALCULATION

	SQUARE FOOTAGE
MAIN FLOOR	1920 SF
2-CAR GARAGE	417 SF
COVERED PORCH	46 SF
COVERED PATIO	226 SF
TOTAL SQUARE FOOTAGE:	2613 SF
LOT AREA:	11282 SF
LOT COVERAGE:	2613/11282=23%
MAX LOT COVERAGE:	3385/11282=30%

LEGEND

	ROOF
	PROPERTY LINES
	ROOF EDGES
	ATTACHED A.D.U.
	SETBACKS
	SECOND FLOOR FOOTPRINT



1 PROPOSED SITE PLAN
1/8" = 1'-0"

PROFESSIONAL ENGINEERS
PROPERTY DEVELOPMENT & PROJECT ENGINEERING
D: 650.644.7674 | www.proengs.com
O: 650.720.7674 | info@proengs.com

DESIGNER SIGNATURE

Kasrosafar

PROJECT:

SEENA RESIDENCE

1014 SEENA AVENUE,
LOS ALTOS, CA, 94024

REVISION TABLE:

COMMENT BY CITY 06/12/2023	1

SHEET TITLE:

PROPOSE SITE PLAN

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

A-5

Pitch LED Indoor/Outdoor Wall Sconce

By Tech Lighting

LUMENS

Call Us (877) 445-4486

Pitch LED Indoor/Outdoor Wall Sconce
By Tech Lighting

Product Options

Finish: Bronze,
Size: 5 in,
Voltage: 120 Volt

Details

Impact-resistant, UV stabilized frosted acrylic lensing
Mount vertically for downlight only
LED Driver is housed within the junction box
Material: Die Cast Aluminum with Stainless Steel Hardware
Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
ADA compliant, Dark Sky compliant, Title 24 compliant
ETL Listed Wet
Marine Grade
Warranty: Limited 5 Year
Made In China

Dimensions

5 in Option Backplate: Width 5", Height 5"
5 in Option Fixture: Width 5", Height 5", Depth 3.9",
Weight 1.66Lbs

Lighting

5 in

Lamp Type	LED Built-in
Total Lumens	823
Total Watts	26.10
Volts	120
Color Temp	3000 (Soft White)
Average Lifespan (Hours)	70,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

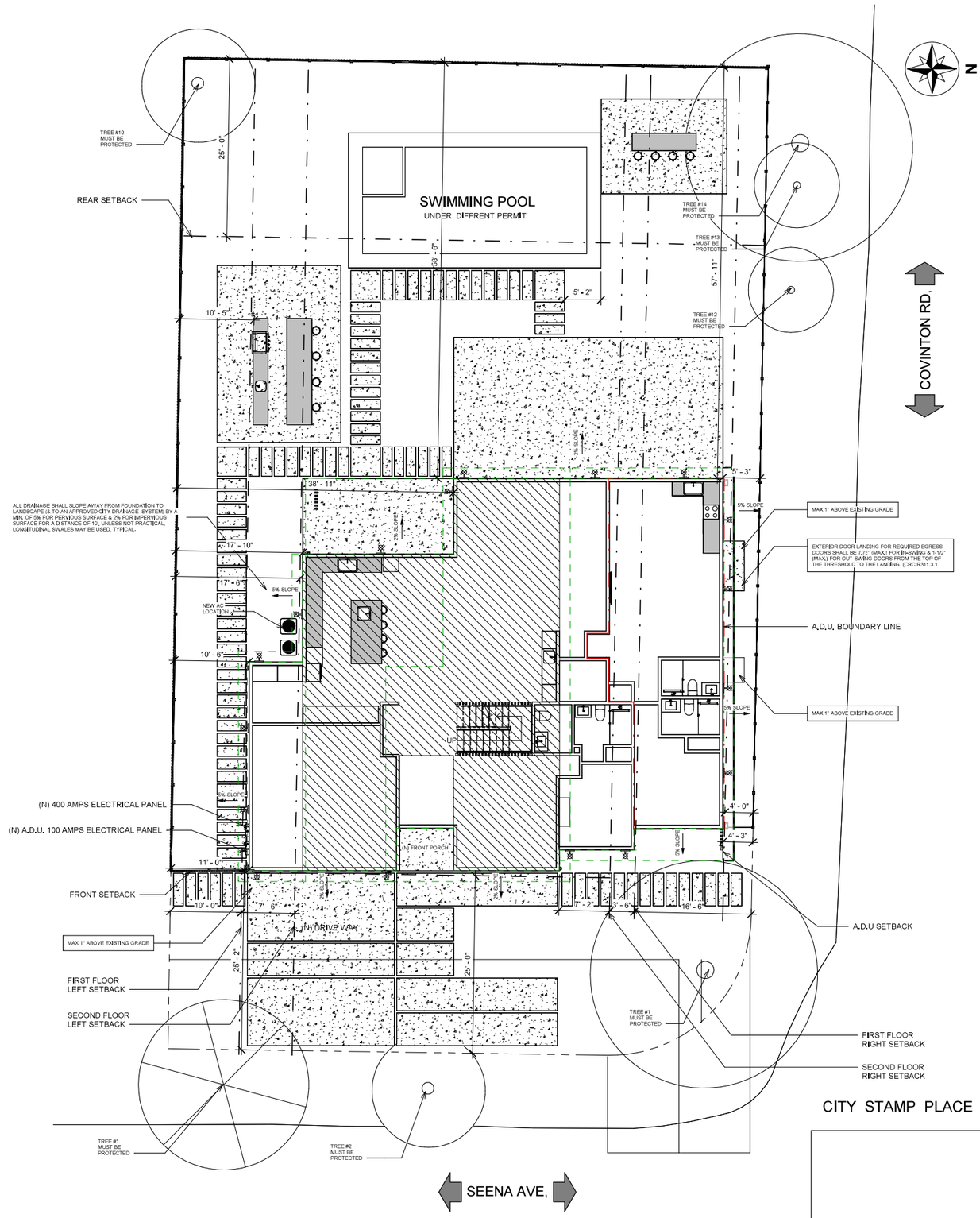
Additional Details

Product URL:
https://www.lumens.com/pitch-led-indoor-outdoor-wall-sconce-by-tech-lighting-TEC680794.html
Rating: ETL Listed Wet

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:



1 PROP0SED LANDSCAPE PLAN
1/8" = 1'-0"

LEGEND	
	ROOF
	PROPERTY LINES
	ROOF EDGES
	SETBACKS
	A.D.U. BOUNDARIES
	SECOND FLOOR FOOTPRINT
	WALL MOUNTED EXTERIOR LIGHT

CITY STAMP PLACE

PROFESSIONAL ENGINEERS
PROPERTY DEVELOPMENT & PROJECT ENGINEERING
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O: 650.720.7674 | info@proengs.com

DESIGNER SIGNATURE

Kasrosafar

PROJECT:

SEENA RESIDENCE

1014 SEENA AVENUE,
LOS ALTOS, CA, 94024

REVISION TABLE:

COMMENT BY CITY 06/12/2023	1

SHEET TITLE:

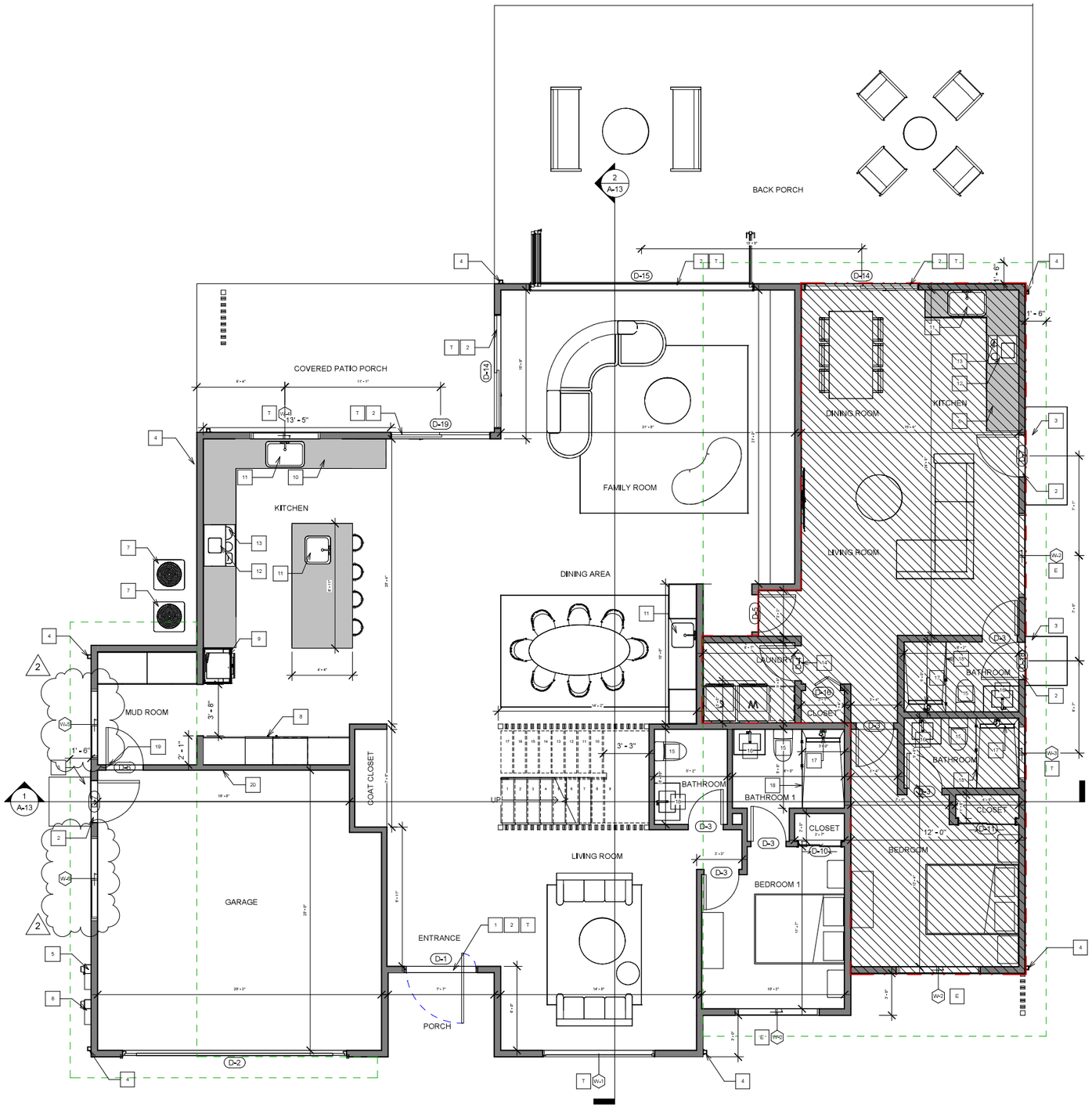
PROPOSED HARDSCAPE PLAN

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

A-6

KEY NOTES:	
1	MAIN ENTRY TEMPERED GLASS DOOR 54"X80" TO BE OPENABLE FROM INSIDE W/O USE OF KEY, SPECIAL KNOWLEDGE, OR EFFORT; WITH MIN. 32" CLEAR WIDTH & MIN. 78" CLEAR HEIGHT (CRC R.311.2.)
2	PROVIDE WEATHER STRIPPING
3	DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7.75" INCHES BELOW THE TOP OF THE THRESHOLD. (CRC R311.3.2) (CRC R311.3.2) SEE EXTERIOR STEP NOTES & DETAIL SHEET A-14/15
4	4" X 4" DOWNSPOUT PIPE
5	(N) 400 AMP ELECTRIC PANEL FOR MAIN HOUSE
6	(N) 100 AMP ELECTRIC PANEL FOR A.D.U.
7	(N) A/C CONDENSER UNIT LOCATION
8	36"- 48" CLEAR REFRIGERATOR SPACE; PLUMB FOR WATER SUPPLY
9	(N) ELECTRIC OVEN
10	(N) DISHWASHER
11	(N) SINK W/ GARBAGE DISPOSAL
12	(N) ELECTRIC RANGE
13	(N) HOOD WITH MIN. 100 CFM TO EXHAUST TO OUTSIDE OF THE BUILDING
14	PROVIDE 100 SQ.IN LOUVER AT IN THE DOOR SHUTTER. THE LOUVERED OPENING TO BE MIN. 12" ABOVE THE DOOR BOTTOM LEVEL. (CMC 504.4.1)
15	(N) WATER CLOSET W/ MIN. 24"(DEPTH) X 30"(WIDTH) ACCESS AREA (CPC 402.5)
16	(N) LAVATORY SINK W/ A MAX. FLOW OF 1.2 GPM AT 60 PSI FOR FAUCET (CGBC 4.303.1.4.1)
17	(N) CONTROL VALVE & SHOWER HEAD W/ A MAX. FLOW OF 1.8 GPM AT 80 PSI (CGBC 4.303.1.3.1)
18	PROVIDE TEMPERED DOUBLE SLIDING GLASS SHOWER DOOR ENCLOSURE W/ A MIN. CLEAR UNOBSTRUCTED FINISHED WIDTH OF 22 INCHES SEE TUB/SHOWER REQUIREMENTS SHEET A-7
19	SOLID WOOD DOOR NOT LESS THAN 1-3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE-RATED DOOR, EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING DEVICE. (CRC R302.5.1.)
20	PROVIDE 5/8" TYPE X SHEETROCK FROM FLOOR TO ROOF PLYWOOD (CRC SEC. R302.6 & TABLE R302.6)



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

NOTE: PLEASE REFER TO SHEET A-7 FOR DOORS AND WINDOWS SCHEDULE.

LEGEND

	ROOF
	PROPOSED WALLS WITH 2"x6" STUDS
	ATTACHED A.D.U. BOUNDARIES
	ATTACHED A.D.U.
T	PROVIDE TEMPERED GLASS
E	EGRESS WINDOW TO COMPLY WITH FLOOR PLAN NOTES

PROFESSIONAL ENGINEERS
PROPERTY DEVELOPMENT & PROJECT ENGINEERING
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O: 650.720.7674 | info@proengs.com

DESIGNER SIGNATURE

Kasrosafar

PROJECT:

SEENA RESIDENCE

1014 SEENA AVENUE,
LOS ALTOS, CA, 94024

REVISION TABLE:

COMMENT BY CITY 06/12/2023	1
COMMENT BY CITY 09/12/2023	2

SHEET TITLE:

PROPOSED FIRST FLOOR PLAN

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

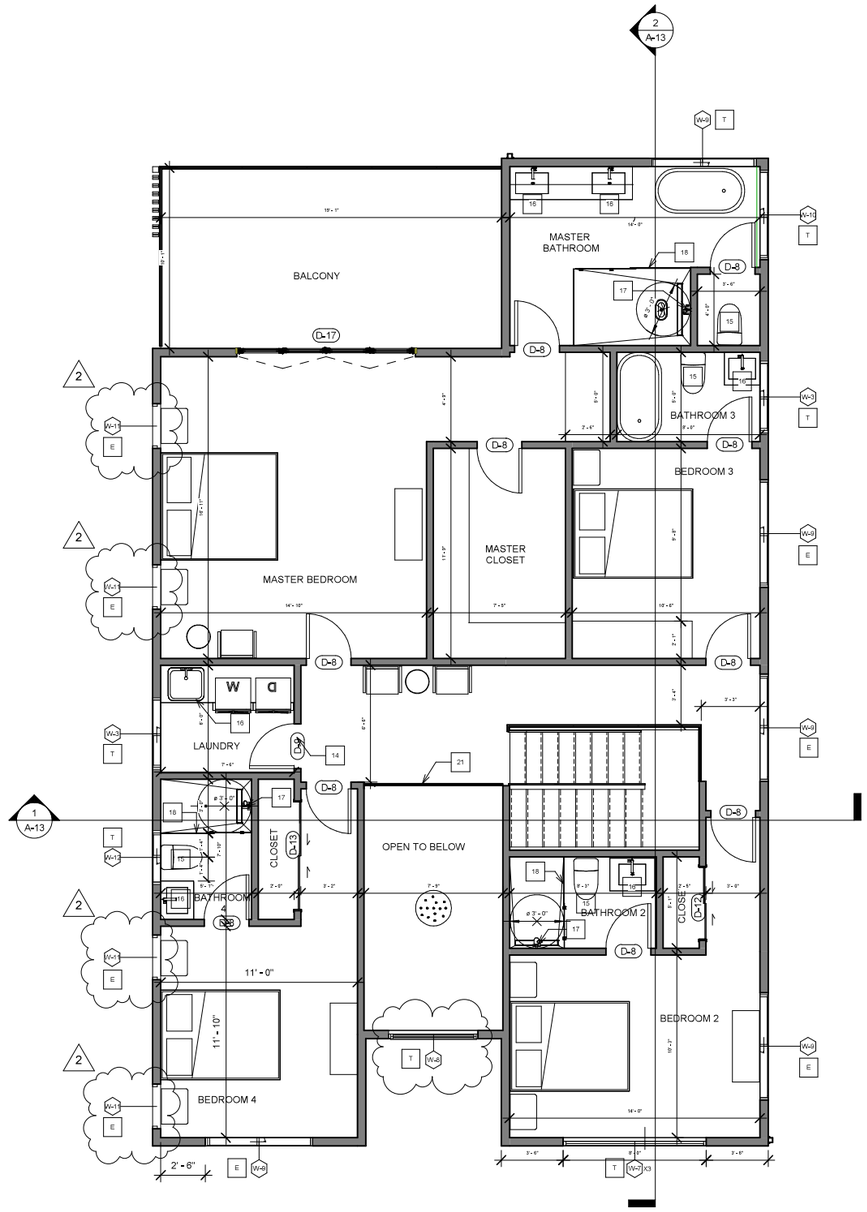
SHEET NO.:

A-7

CITY STAMP PLACE

KEY NOTES:	
1	MAIN ENTRY TEMPERED GLASS DOOR 54"X80" TO BE OPENABLE FROM INSIDE W/O USE OF KEY, SPECIAL KNOWLEDGE, OR EFFORT; WITH MIN. 32" CLEAR WIDTH & MIN. 78" CLEAR HEIGHT (CRC R.311.2.)
2	PROVIDE WEATHER STRIPPING
3	DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7.75" INCHES BELOW THE TOP OF THE THRESHOLD. (CRC R311.3.2) (CRC R311.3.2) SEE EXTERIOR STEP NOTES & DETAIL SHEET A-14/15
4	4" X 4" DOWNSPOUT PIPE
5	(N) 300 AMP ELECTRIC PANEL FOR MAIN HOUSE
6	(N) 100 AMP ELECTRIC PANEL FOR A.D.U.
7	(N) A/C CONDENSER UNIT LOCATION
8	36"- 48" CLEAR REFRIGERATOR SPACE; PLUMB FOR WATER SUPPLY
9	(N) ELECTRIC OVEN
10	(N) DISHWASHER
11	(N) SINK W/ GARBAGE DISPOSAL
12	(N) ELECTRIC RANGE
13	(N) HOOD WITH MIN. 100 CFM TO EXHAUST TO OUTSIDE OF THE BUILDING
14	PROVIDE 100 SQ.IN LOUVER AT IN THE DOOR SHUTTER. THE LOUVERED OPENING TO BE MIN. 12" ABOVE THE DOOR BOTTOM LEVEL. (CMC 504.4.1)
15	(N) WATER CLOSET W/ MIN. 24"(DEPTH) X 30"(WIDTH) ACCESS AREA (CPC 402.5)
16	(N) LAVATORY SINK W/ A MAX. FLOW OF 1.2 GPM AT 60 PSI FOR FAUCET (CGBC 4.303.1.4.1)
17	(N) CONTROL VALVE & SHOWER HEAD W/ A MAX. FLOW OF 1.8 GPM AT 80 PSI (CGBC 4.303.1.3.1)
18	PROVIDE TEMPERED DOUBLE SLIDING GLASS SHOWER DOOR ENCLOSURE W/ A MIN. CLEAR UNOBSTRUCTED FINISHED WIDTH OF 22 INCHES SEE TUB/SHOWER REQUIREMENTS SHEET A-7
19	SOLID WOOD DOOR NOT LESS THAN 1-3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE-RATED DOOR, EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING DEVICE. (CRC R302.5.1.)
20	PROVIDE 5/8" TYPE X SHEETROCK FROM FLOOR TO ROOF PLYWOOD (CRC SEC. R302.6 & TABLE R302.6)
21	BOTTOM FILL GLASS PANEL RAILING

LEGEND	
- - - - - -	ROOF
	PROPOSED WALLS WITH 2"x6"
T	PROVIDE TEMPERED GLASS
E	EGRESS WINDOW TO COMPLY WITH FLOOR PLAN NOTES



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

DOORS SCHEDULE						
MARK	DOOR TYPE	QTY.	HEIGHT	WIDTH	FUNCTION	DESCRIPTION
D-1	PIVOT	1	8' 0"	5' 0"	EXTERIOR	METAL ENTRANCE DOOR WITH GLASS FILL
D-2	GARAGE DOOR	1	8' 0"	16' 0"	EXTERIOR	WITH HORIZONTAL WINDOW PANE
D-3	SINGLE-FLUSH	5	8' 0"	2' 6"	INTERIOR	
D-4	SINGLE-LOUVERED	1	8' 0"	2' 6"	INTERIOR	WITH 100 SQ.IN LOUVER
D-5	SINGLE	2	8' 0"	2' 8"	INTERIOR	
D-6	SINGLE-FLUSH	1	8' 0"	2' 8"	INTERIOR	1 HOUR FIRE RATED
D-7	SINGLE	2	8' 0"	3' 0"	EXTERIOR	
D-8	SINGLE	10	6' 8"	2' 6"	INTERIOR	
D-9	SINGLE	1	6' 8"	2' 6"	INTERIOR	
D-10	FOLDING	1	8' 0"	3' 0"	INTERIOR	
D-11	FOLDING	1	8' 0"	4' 0"	INTERIOR	
D-12	FOLDING	1	6' 8"	4' 0"	INTERIOR	
D-13	SLIDING-DOUBLE	1	6' 8"	6' 0"	INTERIOR	
D-14	SLIDING-DOUBLE	2	8' 0"	8' 0"	EXTERIOR	TEMPRED GLASS DOOR
D-15	SLIDING-DOUBLE	1	8' 0"	16' 0"	EXTERIOR	TEMPRED GLASS STACKABLE DOOR
D-16	BI-FOLD	1	8' 0"	2' 6"	INTERIOR	
D-17	FOLDING	1	6' 8"	10' 0"	EXTERIOR	TEMPRED GLASS DOOR
D-18	SINGLE	1	8' 0"	2' 8"	EXTERIOR	
D-19	SLIDING-DOUBLE	1	8' 0"	7' 0"	EXTERIOR	TEMPRED GLASS DOOR

WINDOWS SCHEDULE							
MARK	WINDOW TYPE	QTY.	HEIGHT	WIDTH	EGRESS	TEMPERED	DESCRIPTION
W-1	FIXED	1	6' 0"	8' 0"	NO	YES	
W-2	SLIDING	3	5' 0"	6' 0"	YES	YES	
W-3	SLIDING	3	2' 0"	4' 0"	NO	NO	
W-4	SLIDING	1	4' 0"	5' 0"	YES	YES	
W-5	SLIDING	1	4' 0"	5' 0"	YES	YES	
W-6	SLIDING	1	4' 0"	6' 0"	NO	YES	
W-7	FIXED	3	2' 0"	8' 0"	NO	YES	
W-8	FIXED	1	7' 0"	5' 0"	NO	YES	
W-9	SLIDING	4	3' 6"	6' 0"	YES	YES	
W-10	SLIDING	1	3' 6"	5' 0"	NO	YES	
W-11	SINGLE CASEMENT	4	3' 6"	2' 6"	YES	YES	
W-12	SLIDING	1	3' 0"	2' 0"	NO	YES	

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SEENA RESIDENCE

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LOS ALTOS, CA, 94024

REVISION TABLE:

COMMENT BY CITY 09/12/2023	2

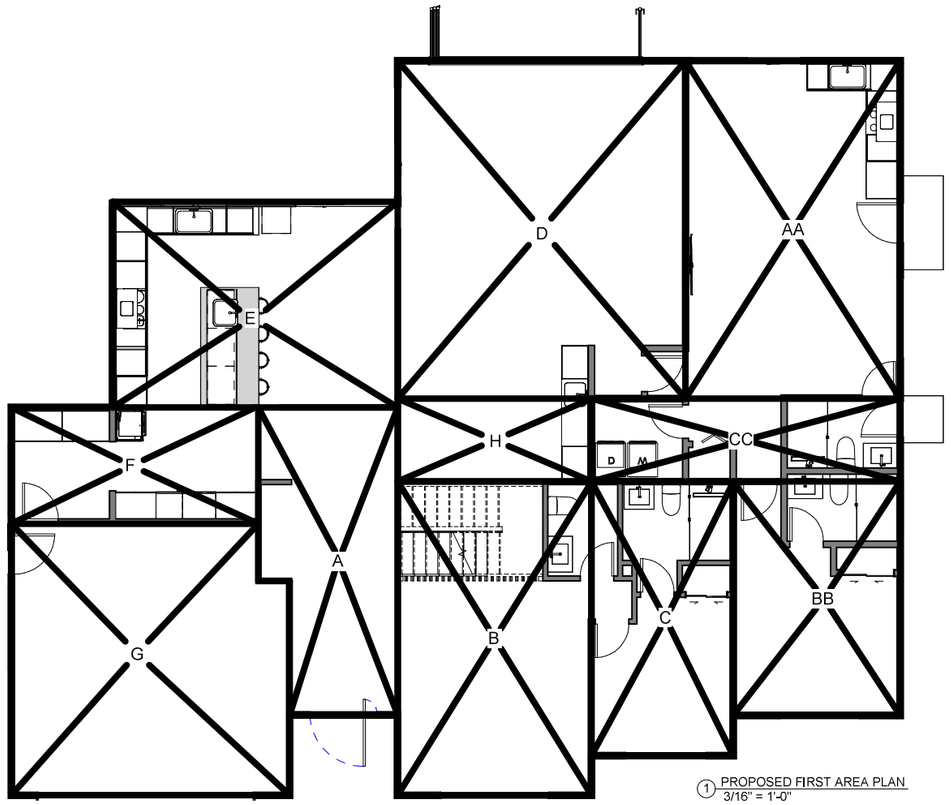
SHEET TITLE:

PROPOSED SECOND FLOOR PLAN

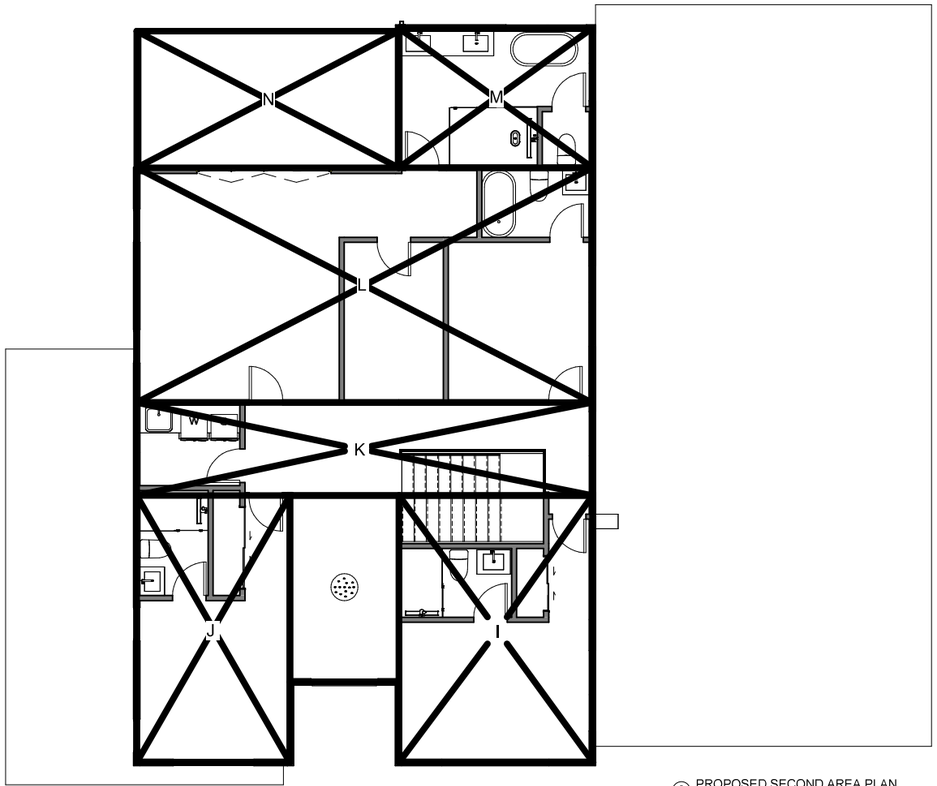
PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

A-8



1 PROPOSED FIRST AREA PLAN
3/16" = 1'-0"



2 PROPOSED SECOND AREA PLAN
3/16" = 1'-0"

FLOOR AREA CALCULATIONS

COVERED PORCH, COVERED PATIO, AND ADU ARE EXEMPT FROM THIS CALCULATION

	SQUARE FOOTAGE
MAIN FLOOR	1920 SF
UPPER FLOOR	1539 SF
2-CAR GARAGE	417 SF
TOTAL SQUARE FOOTAGE:	3459 SF
LOT AREA:	11282 SF
FLOOR AREA RATIO:	3466/11282=30.7%
MAX FLOOR AREA RATIO:	3878/11282=34%

LOT COVERAGE CALCULATION

ADU IS EXEMPT FROM THIS CALCULATION

	SQUARE FOOTAGE
MAIN FLOOR	1920 SF
2-CAR GARAGE	417 SF
COVERED PORCH	45 SF
COVERED PATIO	226 SF
TOTAL SQUARE FOOTAGE:	2616 SF
LOT AREA:	11282 SF
LOT COVERAGE:	2616/11282=24%
MAX LOT COVERAGE:	3385/11282=30%

AREA SCHEDULE - STANDARD

AREA KEY	AREA NAME	AREA
AA	MAIN FLOOR-ADU-LIVING ROOM & KITCHEN	417 SF
BB	MAIN FLOOR-ADU-BED ROOM & BATH	220 SF
CC	MAIN FLOOR-ADU-LAUNDRY & BATH	140 SF
A	MAIN FLOOR-ENTRANCE & HALL	215 SF
B	MAIN FLOOR-LIVING ROOM	337 SF
C	MAIN FLOOR-BEDROOM & BATHROOMS	217 SF
D	MAIN FLOOR-FAMILY ROOM	540 SF
E	MAIN FLOOR-KITCHEN	331 SF
F	MAIN FLOOR-MUD ROOM	163 SF
G	MAIN FLOOR-GARAGE	417 SF
H	MAIN FLOOR-DINING AREA	90 SF
I	SECOND FLOOR-BEDROOM	300 SF
J	SECOND FLOOR-BEDROOM	239 SF
K	SECOND FLOOR-HALLWAY & LAUNDRY	237 SF
L	SECOND FLOOR-MASTER BEDROOM	603 SF
M	SECOND FLOOR-MASTER BATHROOM	159 SF
N	SECOND FLOOR-BALCONY	196 SF

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AREA CALCULTION PLANS

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

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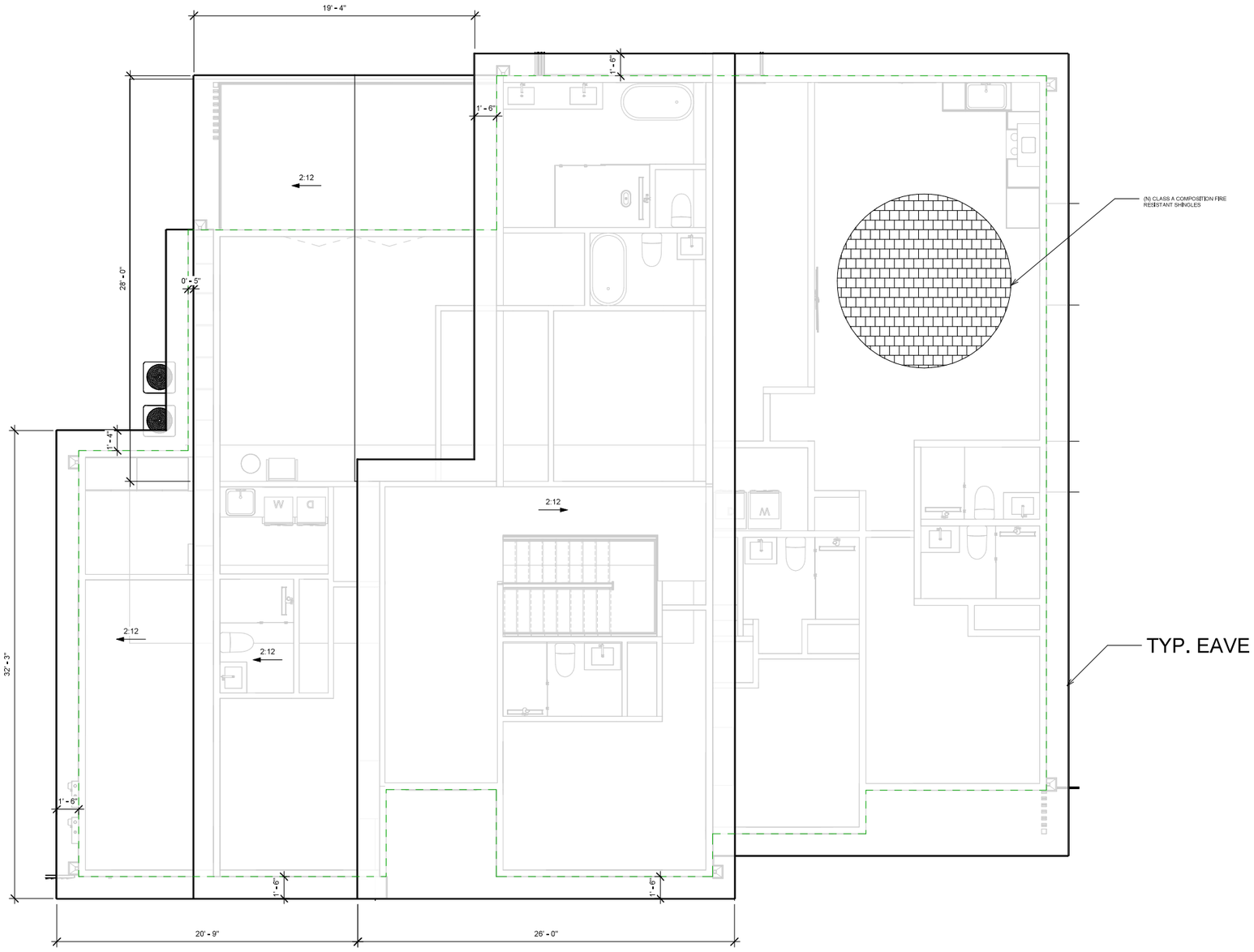

1 PROPOSED ROOF PLAN
1/4" = 1'-0"

LEGEND	
	ROOF LINE
	EXTERIOR WALLS

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PROPOSED ROOF PLAN

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DRAWN BY:	S.M.H

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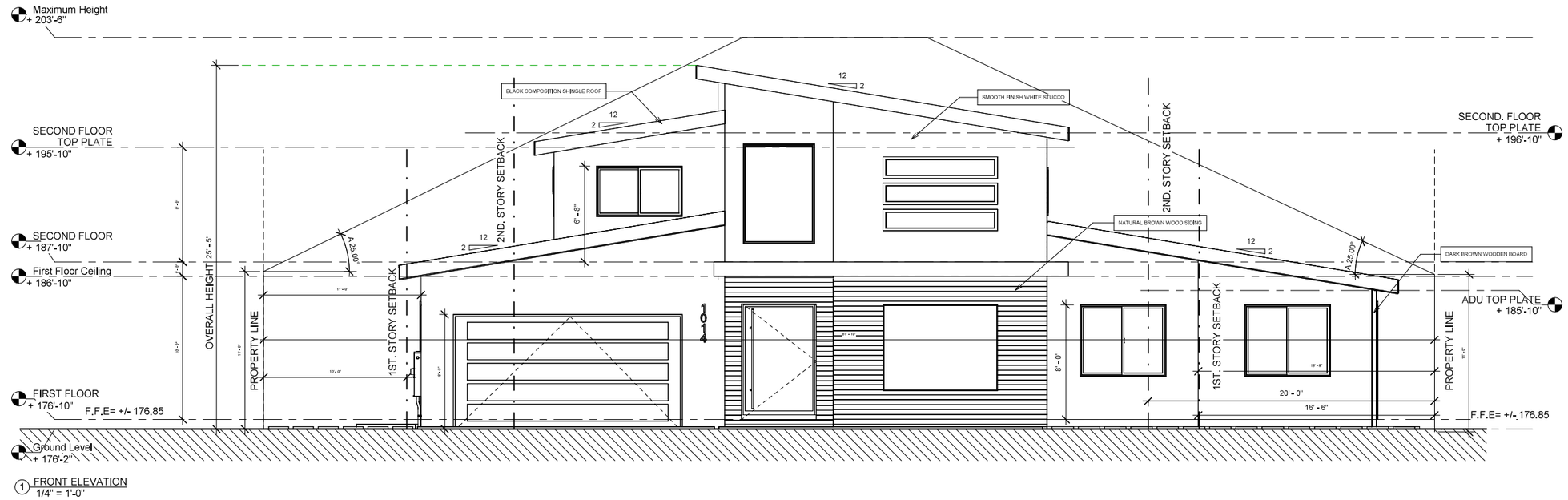
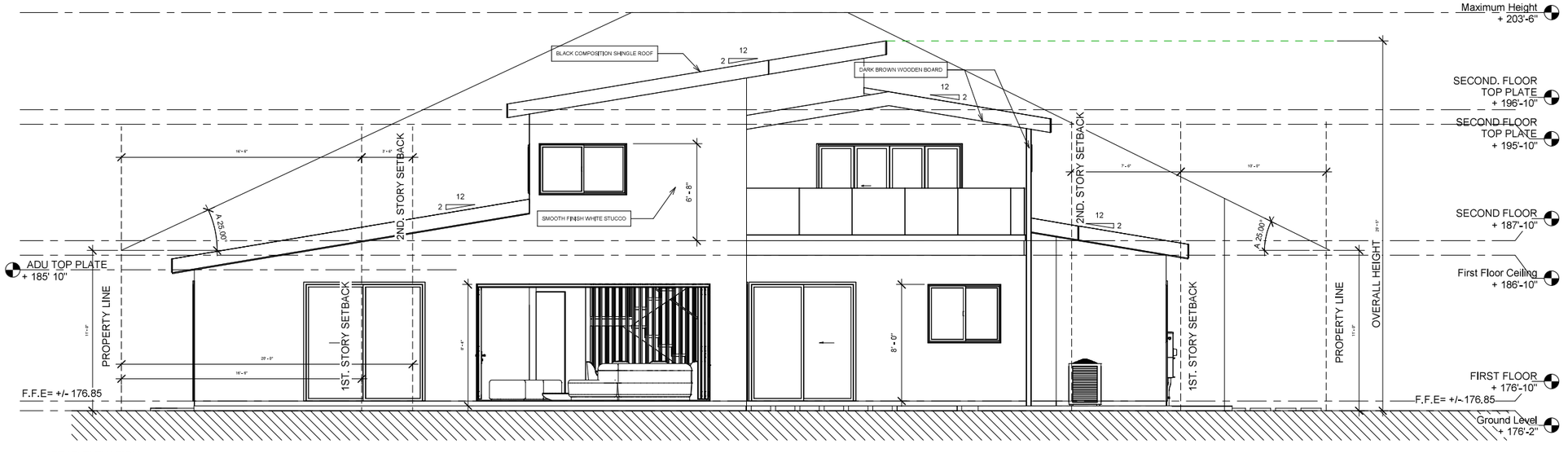


1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

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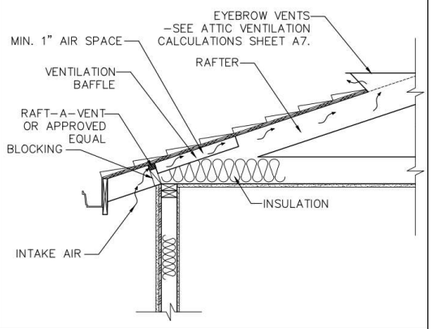
EXTERIOR WALLS DETAIL



GENERAL NOTES:

1) FINISH GRADE WITHIN 10' OF THE HOUSE SHALL HAVE A MIN. 5% SLOPE AWAY FROM FOUNDATION FOR PERVIOUS SURFACE AND MIN. 2% SLOPE FOR IMPERVIOUS SURFACE (CBC 1804.3).

2) ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MIN. OF 12 INCHES PLUS 2%.

3) EXISTING DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

4) ROOFING MATERIAL SHALL HAVE 2-LAYERS OF #30 FELT AS UNDERLAY AND FASTENED TO ROOF SHEATHING WITH CORROSION RESISTANT FASTENERS, TYPICAL (CRC R905.2.5.)

5) FLASHING (CBC 1507 AND CRC R905.2.8-R905.2.8.4) PROVIDE ROOF FLASHING AT ALL WALL AND ROOF INTERSECTIONS, GUTTERS, AND WHERE THERE IS A CHANGE IN THE ROOF SLOPE OR DIRECTION AROUND ROOF OPENINGS. FLASHING SHALL BE A MINIMUM 26 GAUGE CORROSION-RESISTANT GALVANIZED METAL.

6) DRIP EDGE (CBC 1507.2.8.3 AND CRC R905.2.8.5) PROVIDE A DRIP EDGE AT EAVES AND GABLES OF ASPHALT SHINGLE ROOFS. ADJACENT PIECES OF THE DRIP EDGE SHALL BE OVERLAPPED A MINIMUM OF 2 INCHES. THE DRIP EDGE SHALL EXTEND ¼ INCH BELOW THE ROOF SHEATHING AND A MINIMUM OF 2 INCHES UP THE ROOF DECK. THE DRIP EDGE SHALL BE MECHANICALLY FASTENED TO THE ROOF DECK AT A MAXIMUM OF 12 INCHES WITH APPROVED FASTENERS. THE UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGE ALONG THE EAVES, AND UNDER THE DRIP EDGE AT GABLES (RAKE EDGES). SHINGLES CAN BE FLUSH WITH THE DRIP EDGE IF ALLOWED BY THE MANUFACTURER.

7) WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (R703.6.3)

8) PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING (R703.6.2).

9) A MINIMUM 26 GA. GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH (R703.6.2.1): A) A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS. B) THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.

10) WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR "U-FACTOR" & "SHGC" AS REQUIRED PER ENERGY CODE. SEE ENERGY COMPLIANCE INFORMATION ON SHEET T-24.

11) CRAWL SPACE VENTS SHALL NOT OCCUR AT SHEAR WALLS.

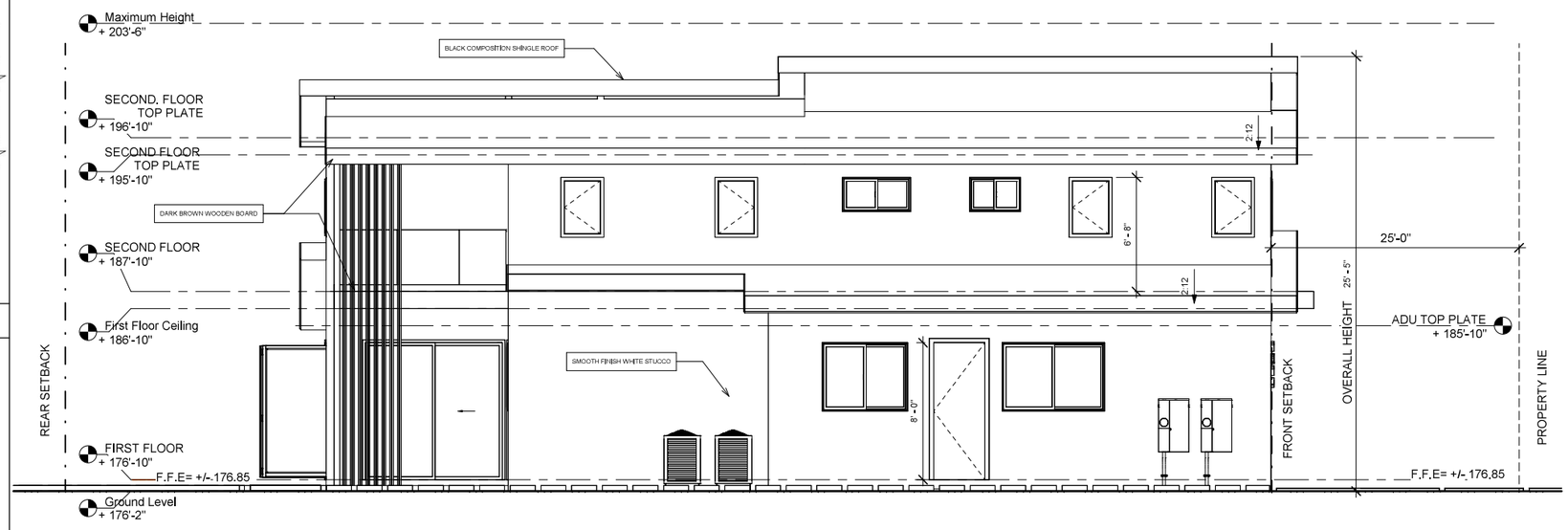
12) PROVIDE ADDITIONAL CRAWL SPACE VENTS PER (E) VENTS BLOCKED BY NEW ADDITION.

13) MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA (R408.2).

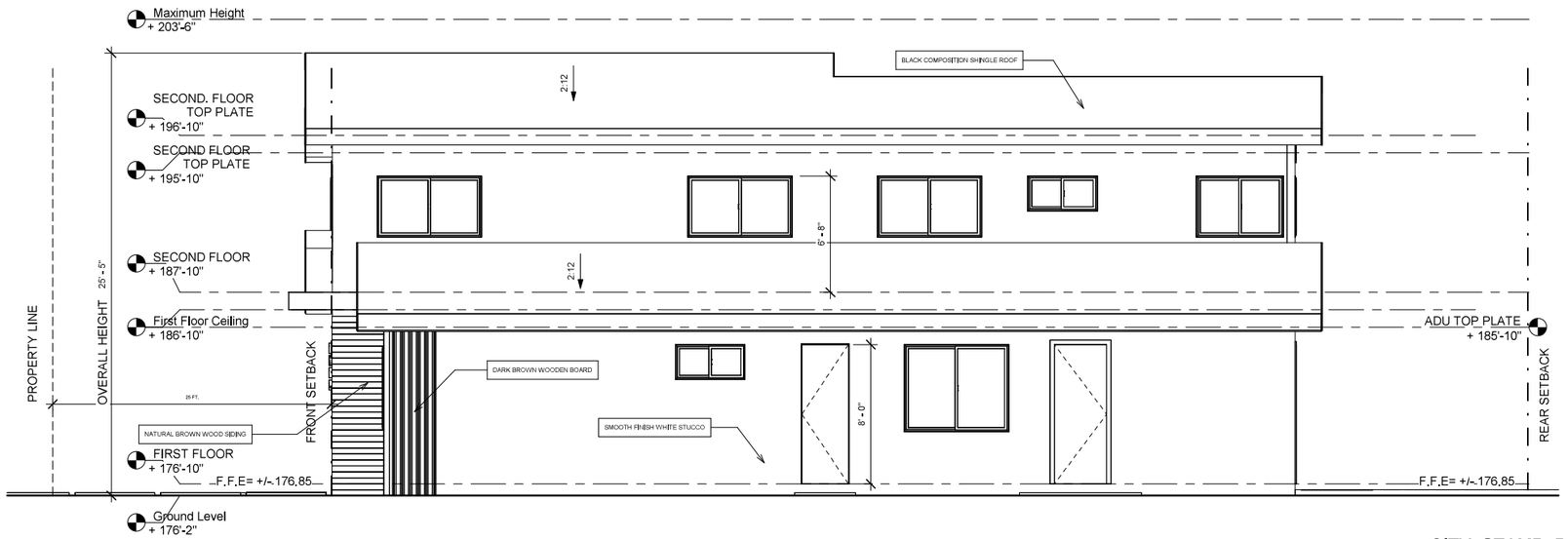
14) ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING (R408.2).

15) 50% TO 70% OF EYEBROW VENTS SHALL BE IN THE UPPER 1/3 OF ROOF STRUCTURE.

16) PROVIDE ADDITIONAL ATTIC VENTS PER (E) VENTS BLOCKED BY NEW ROOF.



1 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

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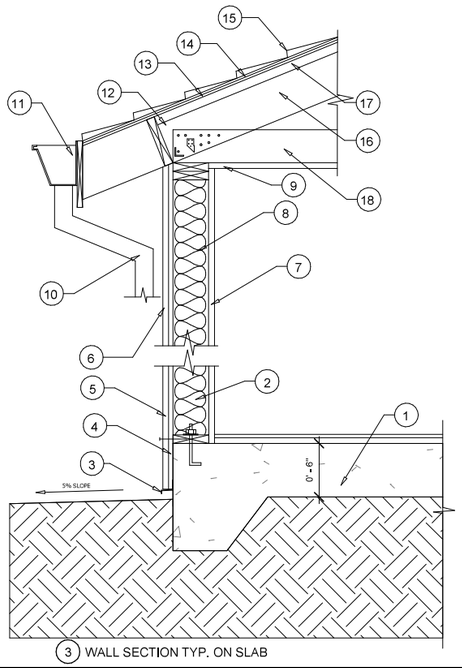
PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

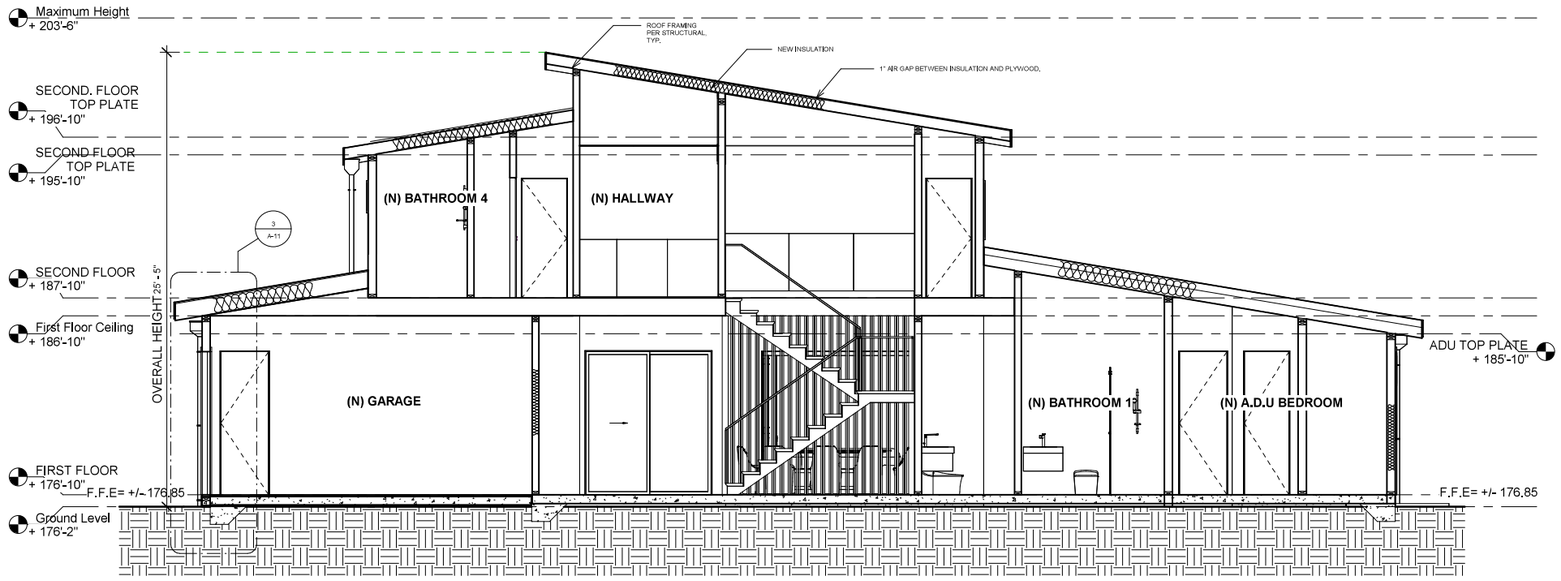
A-12



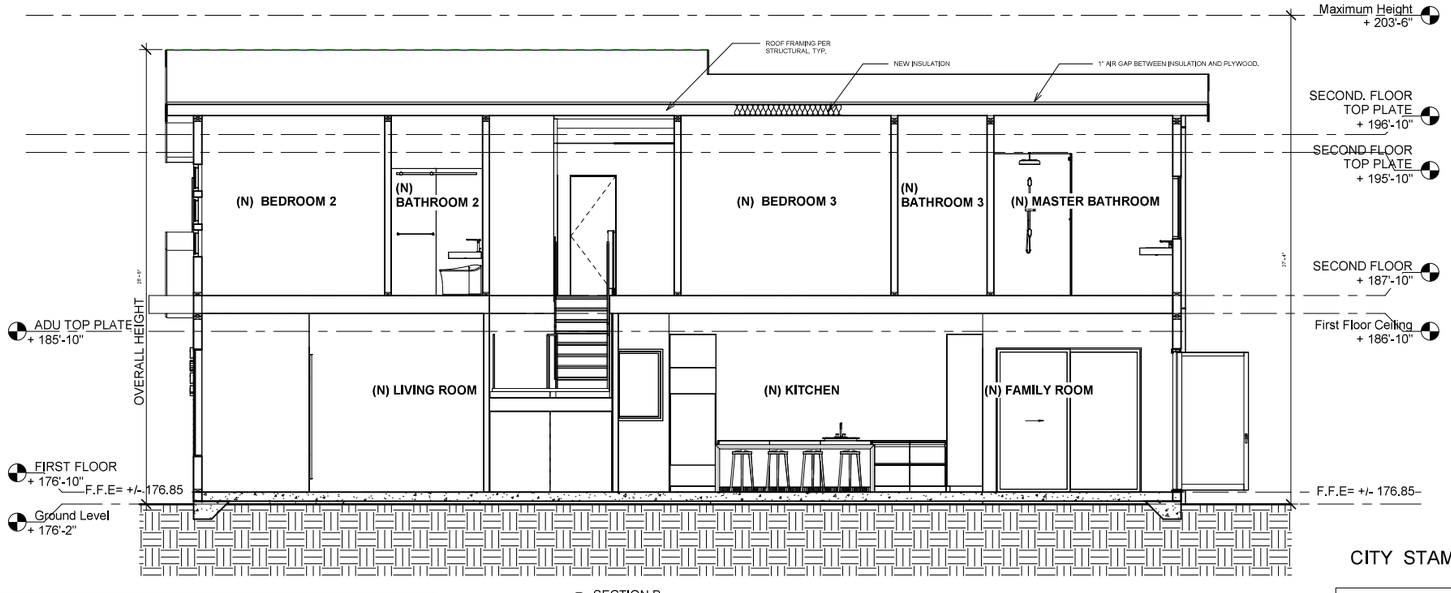
3 WALL SECTION TYP. ON SLAB

KEY NOTES:

1	FOUNDATION PER PLAN
2	STUD WALL PER PLAN
3	STUCCO WEEP SCREED @ FOUNDATION PLATE LINE. 4" MIN. ABOVE PAVED AREAS, TYP.
4	WALL SHEATHING PER PLAN
5	2-LAYERS OF GRADE D PAPER AS WATER-RESISTIVE BARRIER
6	3-COAT OF 7/8" STUCOO APPLIED OVER METAL LATH OR WOOD SIDING
7	1/2" SHEETROCK
8	WALL INSULATION
9	5/8" SHEETROCK
10	NONCOMBUSTIBLE OR A MIN. OF SCHEDULE 40 PLASTIC PIPE DOWNSPOUT, TYP.
11	CORROSION RESISTANT GUTTER
12	ROOF FRAMING PER PLAN
13	ROOF SHEATHING PER PLAN
14	#30 FELT UNDERLAYMENT
15	ROOFING PER PLAN
16	INSULATION AT VAULTED AREA
17	1" AIR GAP BETWEEN INSULATION & PLYWOOD.
18	ATTIC INSULATION



1 SECTION A
1/4" = 1'-0"



2 SECTION B
1/4" = 1'-0"

NOTES:

1. BUILDING SECTIONS ARE PROVIDED FOR SPATIAL REFERENCE ONLY. FOR ROOF/CEILING FRAMING, FLOOR FRAMING, AND FOUNDATION PLAN DETAILS, SEE STRUCTURAL SHEETS, TYPICAL.

2. FOR INSULATION R-VALUES, SEE T24 ENERGY CALCULATIONS.

3. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT INCLUDING WOOD SHEATHING, THAT , THAT REST ON EXTERIOR FOUNDATION WALL AND ARE LESS THAN 8" FROM LESS THAN 8" FROM FROM EXPOSED EARTH SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD, PER CRC R317.1(2).

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SHEET TITLE:

PROPOSED SECTIONS

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
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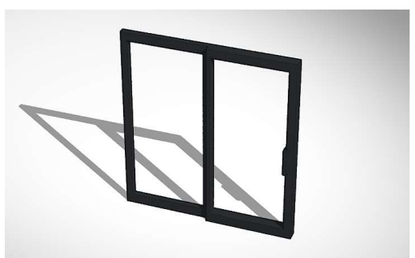
SHEET NO.:

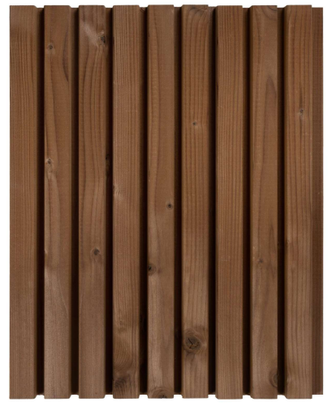
A-13

1 COMPOSITION SHINGLE ROOF

2 WOODEN BOARD



3 WINDOW - MILGARD



4 WOOD SIDING

5 SMOOTH FINISH WHITE STUCCO

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SHEET TITLE:

MATERIAL BOARD & 3D VIEWS

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

A-14

SKYLIGHT NOTES:

SEC. 2409.4 SKYLIGHTS SET AT AN ANGLE OF LESS THAN 45 DEGREES FROM THE HORIZONTAL PLANE SHALL BE MOUNTED AT LEAST 4" ABOVE THE PLANE OF THE ROOF ON A CURB CONSTRUCTED OF MATERIALS AS REQUIRED FOR THE FRAME.
SKYLIGHTS MUST BE INSTALLED IN THE PLANE OF THE ROOF WHEN THE ROOF SLOPE IS 45 DEGREES OR GREATER FROM HORIZONTAL.
FOR OPENING SKYLIGHTS: SECTION 506-VENT TERMINATION
A) EACH VENT PIPE OR STACK SHALL EXTEND THROUGH ITS FLASHING AND SHALL TERMINATE VERTICALLY NOT LESS THAN SIX (6) INCHES (152.4 MM.) ABOVE THE ROOF NON LESS THAN ONE (1) FOOT (.3 M.) FROM ANY VERTICAL SURFACE.
B) EACH VENT SHALL TERMINATE NOT LESS THAN TEN (10) FEET (3 M.) FROM, OR AT LEAST THREE (3) FEET (.9 M) ABOVE, ANY OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT, NOR LESS THAN THREE (3) FEET (.9 M) IN EVERY DIRECTION FROM ANY LOT LINE; ALLEY AND STREET EXCEPTED FOR OIL.
C) TYPE L, VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 2 FEET ABOVE THE ROOF THROUGH WHICH IT PASSES NOT LESS THAN 4 FEET FROM ANA PORTION OF THE BUILDING WHICH EXTENDS AT AN ANGLE OF MORE THAN 45° UPWARD FROM THE HORIZONTAL. FOR GAS:
D) VENT TERMINALS. VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 4 FEET BELOW OR 4 FEET HORIZONTALLY FROM, NOT LESS THAN 1 FOOT ABOVE, ANY DOOR, WINDOW OR GRAVITY AIR INLET INTO ANY BUILDING.

FLOOR PLAN NOTES:

1) TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3FT FROM ANY OPENINGS IN THE BUILDING (I.E., DRYERS, BATH, AND UTILITY FANS, ETC. MUST BE 3FT AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS).

2) TUB/SHOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE FOR THE THERMOSTATIC MIXING VALVE TYPE PER CPC 418.

3) TUB/SHOWER WALLS SHALL BE WATERPROOFED TO AT LEAST 72" ABOVE DRAIN. TUB AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC 307.2).

4) SHOWER HEADS SHALL HAVE A WATER FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI.
(CGBC 4.303.1.3.1)
MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI.
(CGBC 4.303.1.4.1)
MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
(CGBC 4.303.1.4.4)

5) WATER CLOSETS SHALL HAVE A MAXIMUM OF 1.28 GALLONS PER FLUSH. PER CPC 402.2.2

6) WATER HEATER PRESSURE RELIEF VALVE SHALL DRAIN TO AN EXTERIOR WALL PER 2, CPC 608

7) EMERGENCY EGRESS FROM SLEEPING ROOMS:
MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT (R310.1.2).
MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH (R310.1.3).
MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SF IN AREA. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ FT (R310.1.1).
BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURE FROM THE FLOOR. (R310.1)
FILED VERIFY ALL EXISTING EGRESS WINDOWS FOR COMPLIANCE.

8) WEATHER-EXPOSED LANDINGS, DECKS AND BALCONIES THAT ARE SEALED UNDERNEATH SHALL BE WATERPROOFED AND HAVE A MIN. 2% SLOPE FOR DRAINAGE PER CRC R311.3

GLAZING IN HAZARDOUS LOCATIONS:

A) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES (R308.4.1)
B) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE FLOOR OR WALKING SURFACE. (R308.4.2)
C) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS (R308.4.3):
1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE FLOOR.
3) TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR.
4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
5) GLAZING IN RAILINGS. (R308.4.4)

D) GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. (R308.4.5)

PLUMBING NOTES:

P1. SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. (408.3 CPC)

P2. KITCHEN RANGE HOODS ARE REQUIRED WITH A MINIMUM OF 100 CFM AND MUST VENT TO THE EXTERIOR. ANSI/ASHRAE STANDARD 62.2 AND CMC TABLE 403.7. CMC 402.1.2 & 504.5.

P3. DISHWASHING MACHINES: SHALL DISCHARGE INDIRECTLY THROUGH A LISTED AIR GAP FITTING LOCATED IN THE DISCHARGE SIDE OF THE DISHWASHER. SUCH FITTING SHALL BE LOCATED ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD. CPC 414.3 & CPC 808.4

P4. SHOWER STALLS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 1024 SQUARE INCHES AND BE ABLE TO ACCOMMODATE A MINIMUM 30 INCH CIRCLE AT THE THRESHOLD LEVEL. THESE CLEARANCES SHALL BE MAINTAINED UP TO A HEIGHT OF 70 INCHES ABOVE SHOWER DRAIN. (CPC 408.6)

P5. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. (CPC 408.5)

P6. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 408.3)

P7. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30 INCHES CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES. (CPC402.5)

P8. TUB/SHOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE FOR THE THERMOSTATIC MIXING VALVE TYPE PER CPC 418.

P9. TUB/SHOWER WALLS SHALL BE WATERPROOFED TO AT LEAST 72" ABOVE DRAIN.

P10. SHOWER HEADS SHALL HAVE A WATER FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI.
(CGBC 4.303.1.3.1)
MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI.
(CGBC 4.303.1.4.1)
MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
(CGBC 4.303.1.4.4)

P11. WATER CLOSETS SHALL HAVE A MAXIMUM OF 1.28 GALLONS PER FLUSH. PER CPC 402.2.2

P12. WATER HEATER PRESSURE RELIEF VALVE SHALL DRAIN TO AN EXTERIOR WALL PER CPC 608

P13. WATER HEATER SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF VALVES. [504.4, 504.5 CPC] THE RELIEF VALVES SHALL BE PROVIDED WITH A DRAIN WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. SHOW THE DRAIN LINE ON THE PLANS. (CPC 608.5)

P14. PLACE THE WATER HEATER WHICH IS IN THE GARAGE ON TOP OF A PLATFORM WHICH PLACES THE SOURCE OF IGNITION AT LEAST 18" ABOVE THE FLOOR LEVEL. APPLIANCES SUCH AS THE WATER HEATER, INSTALLED IN THE GARAGE WHERE THEY MAY BE SUBJECT TO MECHANICAL DAMAGE, SHALL BE ELEVATED OR INSTALLED BEHIND PROTECTIVE BARRIERS.
(CPC 507.13)

P15. HOSE BIBS SHALL BE FITTED WITH A NON-REMOVABLE BACK-FLOW DEVICE. (CPC 603.5.7)

MECHANICAL NOTES:

M1. HABITABLE SPACE WILL BE PROVIDED WITH A HEATING SYSTEM CAPABLE IS CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68℉ AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN THE NEW ADDITION. CRC R303.9.

M2. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC.) MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS AND SHALL TERMINATE A MINIMUM 3 FEET AWAY FROM THE PROPERTY LINE. CMC 504.3.

M3. WATER HEATER AT GARAGE: APPLIANCES AND RECEPTACLES INSTALLED IN GARAGE GENERATING A GLOW, SPARK OR FLAME SHALL BE LOCATED 18" ABOVE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. PROVIDE PROTECTIVE POST OR OTHER IMPACT BARRIER FROM VEHICLES (CMC 308.0).

M4. DRYER MUST BE EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN. DUCT IS LIMITED TO 14 FEET IN LENGTH WITH TWO 90 DEGREE ELBOWS FORM CLOTHES DRYER TO THE POINT OF TERMINATION PER CMC 504.3.1.2.
(DUCT SHALL TERMINATE AT LEAST 36" FROM OPENINGS INTO BUILDING)

FURNACE NOTES:

ELECTRICAL REQUIREMENTS

□ AN APPROVED, INDEPENDENT MEANS OF DISCONNECT FOR THE ELECTRICAL SUPPLY TO EACH PIECE OF EQUIPMENT SHALL BE PROVIDED IN SIGHT OF THE EQUIPMENT SERVED WHEN THE SUPPLY VOLTAGE EXCEEDS 50 VOLTS.
[CMC 310, CEC 422.31(B), CEC 422.33(A)]
□ A DEDICATED CIRCUIT SHALL BE PROVIDED FOR THE FURNACE. (CEC 422.12)
□ A 120-VOLT SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET OF, AND ON THE SAME LEVEL AS, THE EQUIPMENT FOR MAINTENANCE. THE SERVICE RECEPTACLE SHALL NOT BE CONNECTED ON THE LOAD SIDE OF THE REQUIRED MEANS OF DISCONNECT. (CMC 310.1)
□ A PERMANENT SWITCH CONTROLLED LIGHTING FIXTURE SHALL BE INSTALLED FOR MAINTENANCE OF EQUIPMENT IS REQUIRED AND SHALL BE ACCESSIBLE. SUCH FIXTURE SHALL PROVIDE SUFFICIENT ILLUMINATION TO SAFELY APPROACH THE EQUIPMENT AND PERFORM THE TASKS FOR WHICH ACCESS IS PROVIDED. CONTROL OF THE LIGHTING SHALL BE PROVIDED AT THE ACCESS ENTRANCE. (CEC 210.70)
-DUCT AIR LEAKAGE TEST (CEES 150.2(B)(1)(E)).
AN AIR LEAKAGE TEST, PERFORMED BY A HERS RATER, IS REQUIRED FOR EXISTING DUCTS WHENEVER THE EXISTING FURNACE IS REPLACED. AT THE FINAL INSPECTION, THE CF-3R FORM COMPLETED BY A HERS RATER IS REQUIRED TO BE PROVIDED TO THE BUILDING INSPECTOR. A LISTING OF CERTIFIED
HERS RATERS MAYBE FOUND AT:
HTTP: //WWW.ENERGY.CA.GOV/HERS/PROVIDERS.HTML
-FURNACE EQUIPMENT EFFICIENCY (CEES 110.2(A))
WARM-AIR FURNACES AND UNIT HEATERS RATED AT LESS THAN 225,000 BTU/H SHALL HAVE A MINIMUM EFFICIENCY RATING OF 78% AFUE (ANNUAL FUEL UTILIZATION EFFICIENCY).
-COMBUSTION AIR (CMC CHAPTER 7)
COMBUSTION AIR MUST BE MAINTAINED AS REQUIRED BY THE CALIFORNIA MECHANICAL CODE.

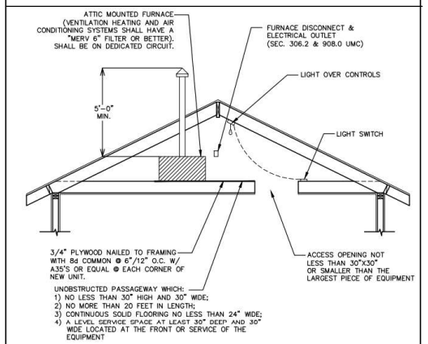
-CLEARANCE FROM COMBUSTIBLE MATERIALS (CMC 904.2)
THE CLEAR SPACE AND DISTANCE TO COMBUSTIBLE MATERIALS AROUND THE FURNACE UNIT SHALL COMPLY WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
-ANCHORAGE OF EQUIPMENT (CMC 303.5)
THE FURNACE SHALL BE PROPERLY ANCHORED AND SUPPORTED
TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE CALIFORNIA BUILDING CODE.

-PLASTIC VENT PIPING (CMC 802.4.2)
PLASTIC PIPE AND FITTINGS USED TO VENT APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHEN PRIMER IS REQUIRED, IT SHALL BE OF A CONTRASTING COLOR.
-LOCATED IN AN ATTIC (CMC CHAPTER 9)
FURNACES LOCATED IN AN ATTIC AREA SHALL COMPLY WITH THE DIAGRAM AT THE BOTTOM OF THIS PAGE. ADDITIONALLY, IF THE ATTIC AND ROOF IS CONVENTIONALLY FRAMED, CEILING JOIST UNDER THE LOCATION OF THE FURNACE UNIT SHALL BE DOUBLED WITH A MINIMUM 2X6 JOISTS.

-SEDIMENT TRAP (CPC 1212.8)
A SEDIMENT TRAP SHALL BE PROVIDED ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE AND AS CLOSE TO INLET OF THE EQUIPMENT AS PRACTICAL.

COOLING UNITS LOCATED IN THE ATTIC SHALL HAVE AN ADDITIONAL METHOD FOR CONDENSATE OVERFLOW SHALL BE PROVIDED IN ACCORDANCE WITH ONE OF THE FOLLOWING (CMC 310.2):
A) A WATER LEVEL DETECTING DEVICE THAT WILL SHUT OFF THE EQUIPMENT OR APPLIANCE IN THE EVENT THE PRIMARY DRAIN IS BLOCKED.
B) AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT MATERIAL, WITH A SEPARATE DRAIN LINE, INSTALLED BENEATH THE COOLING COIL, UNIT, OR THE APPLIANCE TO CATCH THE OVERFLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN.
C) AN ADDITIONAL DRAIN LINE AT A LEVEL THAT IS HIGHER THAN THE PRIMARY DRAIN LINE CONNECTION OF THE DRAIN PAN.
D) AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT MATERIALS WITH A WATER LEVEL DETECTION DEVICE INSTALLED BENEATH THE COOLING COIL, UNIT, OR THE APPLIANCE TO CATCH THE OVER-FLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN AND TO SHUT OFF THE EQUIPMENT.
NOTE: THE ADDITIONAL PAN OR THE ADDITIONAL DRAIN LINE CONNECTION SHALL BE PROVIDED WITH A DRAIN PIPE OF NOT LESS THAN ¾ OF AN INCH NOMINAL PIPE SIZE, DISCHARGING AT A POINT THAT IS READILY OBSERVED.

FURNACE NOTES:



NOTE: AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT MATERIAL, WITH A SEPARATE DRAIN LINE, INSTALLED BENEATH THE COOLING COIL, UNIT, OR THE APPLIANCE TO CATCH THE OVERFLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN.

TUB/SHOWER REQUIREMENTS:

□ THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120° F. THE WATER-FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120° F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS.
(CPC 408.3, 409.4)

□ NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (CPC 408.5, 408.6)
□ SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)

□ HYDRO-MASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR, BE SUPPLIED BY A GFCI PROTECTED DEDICATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE INSIDE WALL OF THE HYDRO-MASSAGE TUB SHALL BE PROPERLY BONDED. HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (CEC 680.70)

□ UNDERLAYMENT MATERIAL USED AS BACKERS FOR WALL TILE OR SOLID SURFACE MATERIAL IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT/FIBER-REINFORCED GYPSUM BACKING PANELS (I.E. DENSSHIELD, DENS ARMOR PLUS), NON-ASBESTOS FIBER-CEMENT/FIBER MAT BACK BOARD (I.E. HARDIBACKER, CEMENT BOARD). ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
WATER-RESISTANT GYPSUM BOARD (I.E. PURPLE BOARD) MAY BE USED WHEN ATTACHED DIRECTLY TO STUDS, OVERLAYED WITH MINIMUM GRADE B BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH.
(CBC 2509 AND CRC R702.4)

□ SHOWER FLOORS SHALL BE LINED WITH AN APPROVED SHOWER PAN OR AN ON-SITE BUILT WATERTIGHT APPROVED LINING (I.E. HOT MOP). ON-SITE BUILT SHOWER LININGS SHALL EXTEND A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND SHALL BE SLOPED ¼" PER FOOT TO WEEP HOLES. (CPC 408.7)

□ WHEN A CURB IS PROVIDED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND BETWEEN 2 INCHES AND 9 INCHES ABOVE THE TOP OF THE DRAIN. A WATERTIGHT NAILING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE SHOWER FLOOR MEETS THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED BETWEEN ¼" AND ½" PER FOOT TOWARDS TO THE DRAIN.
(CPC 408.5)
WHERE A CURB IS NOT PROVIDED AT THE SHOWER COMPARTMENT, THE ENTIRE BATHROOM SHALL BE CONSIDERED A WET LOCATION. THE FLOORING IN THE ENTIRE BATHROOM SHALL COMPLY WITH THE WATER PROOFING REQUIREMENTS DESCRIBED ABOVE FOR SHOWER FLOORS (PREVIOUS BULLET) AND ALL LIGHTING FIXTURES SHALL BE APPROVED FOR WET LOCATIONS.

WATER CLOSET REQUIREMENTS

□ THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (CPC 402.5)

□ WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT.
(CPC 402.2)

TEMPERED GLAZING (CBC 2406.4, 2403.1 AND CRC 308.1, R308.4)

TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW. TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED).
□ WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
□ WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
□ GLAZING ON THE HINGE-SIDE OF AN IN-SWINGING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR.
ELECTRICAL AND LIGHTING REQUIREMENTS
□ ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER-RESISTANT (TR). IF ANY NEW/ADDITIONAL OUTLETS ARE INSTALLED, THE BATHROOM SHALL HAVE A DEDICATED 20-AMP CIRCUIT. (CEC 210.8, 210.11, 406.12)
□ EXHAUST FANS WITH A MINIMUM VENTILATION RATE OF 50 CFM ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS.
(CEES 150.0(K), 150.0(O))
□ LIGHTING FIXTURES LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. (CEC 410.10)

GREEN BUILDING NOTES:

GB1. THE MANDATORY PROVISIONS OF THE GREEN BUILDING STANDARDS CODE SHALL APPLY TO NEW BUILDINGS AND ADDITIONS OR ALTERATIONS WHERE THE CONDITIONED AREA, VOLUME OR SIZE IS INCREASED. [301.1.1 CGBC]

GB2. ALL GAS FIREPLACES SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE. [4.503.1 CGBC]

GB3. PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN REDUCING WASTE AT LEAST 65%. [R334.1 CRC]

GB4. BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. [R303.3.1 CRC]

AIR CONDITIONING NOTES:

□ DUCT AIR LEAKAGE TEST – AN AIR LEAKAGE TEST, PERFORMED BY A HERS RATER, IS REQUIRED FOR EXISTING DUCTS. AT THE FINAL INSPECTION, THE HERS REPORT COMPLETED BY A HERS RATER IS REQUIRED TO BE PROVIDED TO THE BUILDING INSPECTOR. (CEES 150.2(B)(1)(E))
A LISTING OF CERTIFIED HERS RATERS IS ON-LINE AT:
HTTP: //WWW.ENERGY.CA.GOV/HERS/PROVIDERS.HTML
□ CONDENSING UNIT EFFICIENCY –CONDENSING UNITS RATED UP TO 45,000 BTU/H SHALL HAVE A MINIMUM EFFICIENCY RATING OF 14 SEER AND 12.2 EER.
□ DISCONNECT – AN ELECTRICAL DISCONNECT FOR THE UNIT SHALL BE PROVIDED WITHIN SIGHT OF THE UNIT AND READILY ACCESSIBLE (NOT MOUNTED BEHIND THE UNIT). THE MAIN ELECTRICAL PANEL SHALL BE LABELED WITH THE CIRCUIT FOR THE NEW EQUIPMENT. (CEC 440.11, 440.14, AND 408.4(A))
□ SLAB OR PLATFORM – THE CONDENSER UNIT SHALL BE LOCATED AND SECURED TO A MINIMUM 3 INCH THICK SLAB OR APPROVED PLATFORM.
(CMC 1105.2)
□ RECEPTACLE – PROVIDE A 15 OR 20 AMP RECEPTACLE AT AN ACCESSIBLE LOCATION WITHIN 25 FEET OF THE CONDENSER UNIT. IF LOCATED OUTSIDE, THE RECEPTACLE SHALL BE GFCI PROTECTED, WATER-RESISTANT,
AND IN A WEATHERPROOF COVER (BUBBLE COVER). (CEC 210.63, 210.8, AND 406.9).

□ CONDENSATE DRAINAGE – THE CONDENSATE LINE SHALL DRAIN TO A LANDSCAPED AREA OR TO THE TAIL PIECE OF A SANITARY SEWER LINE.
(CMC 310.1, 310.6, 1105.7)

□ INSULATION – INSULATION ON THE SUCTION LINE (COOLING REFRIGERANT LINE) SHALL BE PROTECTED FROM PHYSICAL DAMAGE OR ULTRAVIOLET DETERIORATION BY AN ALUMINUM OR METAL SHROUD, PAINT, PLASTIC COVER, OR ULTRAVIOLET RESISTANT TAPE. (CEES 150.0(M)9)

□ REFRIGERANT PORT PROTECTION – THE REFRIGERANT CIRCUIT ACCESS PORT SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH A LOCKING-TYPE TAMPER RESISTANT CAP. (CMC 1105.11)

□ CLEARANCE TO CLOTHES DRYER VENT – WHEN LOCATED OUTDOORS, THE CONDENSING UNIT SHALL BE A MINIMUM OF FIVE FEET FROM THE TERMINATION OF A CLOTHES DRYER VENT. (CEES 150.0(H)3(A))

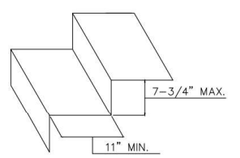
STAIRS NOTES:

1) MAX. 7 ¾" RISE AND MIN. 10" RUN, FROM NOSING TO NOSING. A NOSING MEASURING ¾" MIN. TO 1-1/4" MAX. IS REQUIRED WHERE THE TREAD DEPTH IS LESS THAN 11".

2) MIN. 6'-8" VERTICAL HEADROOM MEASURED AT TREAD NOSINGS.

3) LANDING DEPTH IN DIRECTION OF TRAVEL: 36" MIN. LANDING WIDTH: EQUAL TO DOOR WIDTH IT IS SERVING.

4) WEATHER-EXPOSED LANDINGS, DECKS AND BALCONIES THAT ARE SEALED UNDERNEATH SHALL BE WATERPROOFED AND HAVE A MIN. 2% SLOPE FOR DRAINAGE PER CRC R311.3



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Kasrosafar

PROJECT:

SEENA RESIDENCE

1014 SEENA AVENUE,
LOS ALTOS, CA, 94024

REVISION TABLE: △

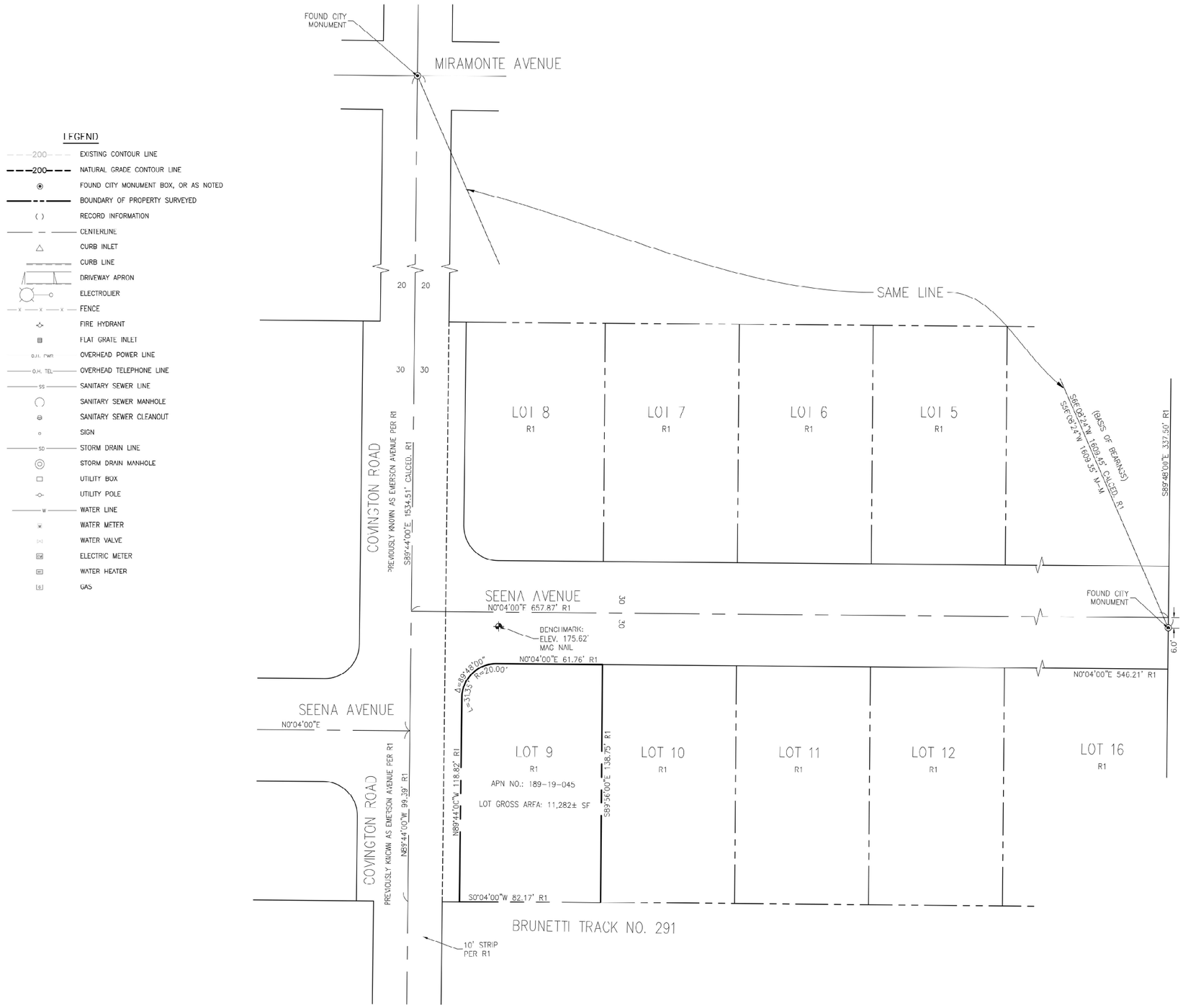
SHEET TITLE:

ARCHITECTURAL NOTES

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

A-15



GRAPHIC SCALE
1" = 30'

THE BEARING SOUTH 66°08'24" WEST OF THE MONUMENT LINE OF EMERSON AVENUE AND SEENA AVENUE AS CALCULATED ON THAT MAP OF TRACT NO 943 FILED FOR RECORD IN BOOK 36 OF MAPS PAGE 5, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINC FOR THIS SURVEY.

REFERENCES

R1 TRACT NO. 943 36-M-5
R2 RECORD OF SURVEY 184 M 33

BENCH MARK

DESCRIPTION: ASSUMED BENCHMARK. MAG NAIL ON STREET. NEAR THE EASTERLY CORNER OF LOT AS SHOWN:
PROJECT BENCHMARK 175.52' (NAVD88 DATUM)

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
AE	ANCHOR EASEMENT
BM	BENCH MARK
BSL	BUILDING SETBACK LINE
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
FF	FINISH FLOOR
FL	FLOW LINE ELEVATION
GFF	GARAGE FINISH FLOOR
IP	IRON PIPE
L	CURVE LENGTH
R#	REFERENCE DOCUMENT
M-M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT
WCE	WIRE CLEARANCE EASEMENT

NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
3. TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
4. TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
5. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1 800 642 2444).
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
8. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

REVISIONS | BY | CITY | DATE

PROFESSIONAL LAND SURVEYOR
PORFIRIO OSCAR OSUNA
No. 8921
Exp. 9-30-24
STATE OF CALIFORNIA

PORFIRIO OSCAR OSUNA
PLS 8921 EXP. 9-30-24

OSUNA ENGINEERING INC.
Planning | Surveying | Civil Engineering
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
6920 SANTA TERESA BLVD. 20E
SAN JOSE, CA 95119
TEL. (408) 772-4381
Info@osunaengineering.com

PRELIMINARY BOUNDARY & TOPOGRAPHIC SURVEY

1014 SEENA AVE
APN: 189-19-045

LOS ALTOS | CALIFORNIA

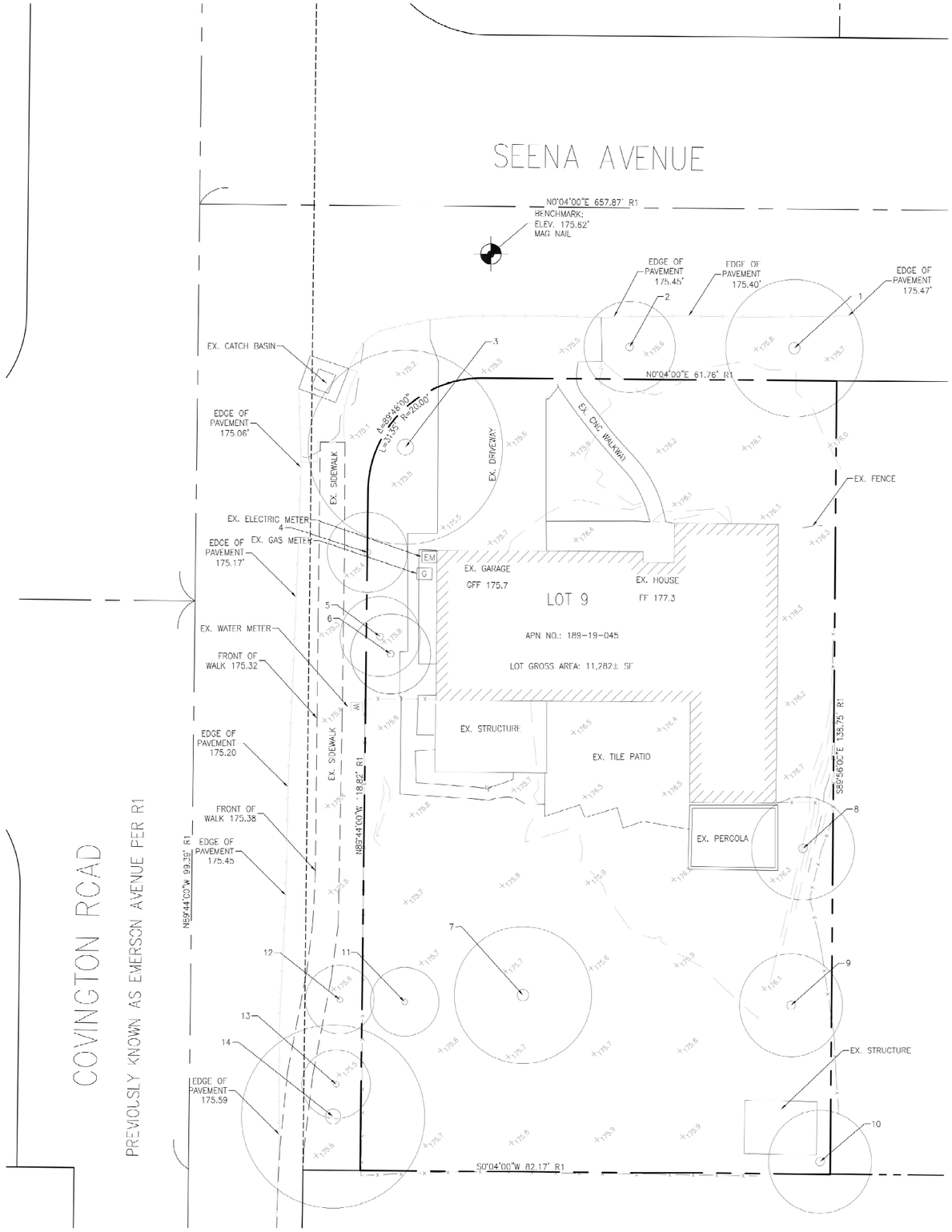
Project No.: 2538 | Drawn By: AZ | Checked: OC | Date: 1/25/23

SHEET
BT 1
OF 2 SHEETS

LEGEND

- EXISTING CONTOUR LINE
- NATURAL GRADE CONTOUR LINE
- FOUND CITY MONUMENT BOX, OR AS NOTED
- BOUNDARY OF PROPERTY SURVEYED
- RECORD INFORMATION
- CENTERLINE
- CURB INLET
- CURB LINE
- DRIVEWAY APRON
- ELECTROLIER
- FENCE
- FIRE HYDRANT
- FLAT GRATE INLET
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SIGN
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- UTILITY BOX
- UTILITY POLE
- WATER LINE
- WATER METER
- WATER VALVE
- ELECTRIC METER
- WATER HEATER
- GAS

Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Suitability	Expected Impact	Protected Tree
Mexican fan palm (Washingtonia robusta)	1	24	Good	Fair	Low	Protected
sweetgum (Liquidambar styraciflua)	2	20	Fair	Fair	Low	Protected
olive (Olea europaea)	3	18, 19	Good	Fair	Moderate	Protected
privet (Ligustrum lucidum)	4	8, 6, 6, 6	Fair	Poor	High	Protected
pepper (Schinus molle)	5	18	Good	Poor	High	Protected
incense cedar (Calocedrus decurrens)	6	16	Good	Poor	High	Protected
incense cedar (Calocedrus decurrens)	7	26	Very poor	Poor	High	Protected
southern magnolia (Magnolia grandiflora)	8	20	Fair	Poor	High	Protected
olive (Olea europaea)	9	7, 5, 3, 8	Fair	Fair	High	Protected
privet (Ligustrum lucidum)	10	7, 11	Good	Poor	High	Protected
pepper (Schinus molle)	11	10, 18	Very poor	Poor	High	Protected
incense cedar (Calocedrus decurrens)	12	9, 4	Poor	Poor	Low	Not Protected/ May be in Easement
incense cedar (Calocedrus decurrens)	13	12	Fair	Fair	Low	Not Protected/ May be in Easement
incense cedar (Calocedrus decurrens)	14	28	Fair	Fair	Low	Not Protected/ May be in Easement



GRAPHIC SCALE
1" = 10'

THE BEARING SOUTH 66°08'24" WEST OF THE MONUMENT LINE OF EMERSON AVENUE AND SEENA AVENUE AS CALCULATED ON THAT MAP OF TRACT NO 943 FILED FOR RECORD IN BOOK 36 OF MAPS PAGE 5, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

REFERENCES

R1 TRACT NO. 943 36-M-5
R2 RECORD OF SURVEY 184-M-33

BENCH MARK

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE EASTERLY CORNER OF LOT AS SHOWN:
PROJECT BENCHMARK 175.62' (NAVD88 DATUM)

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
AE	ANCHOR EASEMENT
BM	BENCH MARK
BSL	BUILDING SETBACK LINE
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
FF	FINISH FLOOR
FL	FLOW LINE ELEVATION
GFF	GARAGE FINISH FLOOR
IP	IRON PIPE
L	CURVE LENGTH
R#	REFERENCE DOCUMENT
M-M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT
WCE	WIRE CLEARANCE EASEMENT

NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
3. TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
4. TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
5. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
8. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

REVISIONS | BY | CITY | DATE

PROFESSIONAL LAND SURVEYOR
PORFIRIO OSCAR OSUNA
No. 8921
Exp. 9-30-24
STATE OF CALIFORNIA

P. Oscar Osuna
PORFIRIO OSCAR OSUNA
PLS 8921 EXP. 9-30-24

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PRELIMINARY BOUNDARY & TOPOGRAPHIC SURVEY

1014 SEENA AVE
APN: 189-19-045

LOS ALTOS | CALIFORNIA

Project No.: 2638	Drawn By: AZ	Checked: OO	Date: 1/25/23

SHEET
BT 2
OF 2 SHEETS

Tree Inventory, Assessment, and Protection Report

1014 Seena Avenue
Los Altos, CA 94022

Prepared for:

Decor Builders

April 11, 2023
Revised August 8, 2023

Prepared By:

Richard Gessner

ASCA - Registered Consulting Arborist ® #496
ISA - Board Certified Master Arborist® WE-4341B

Monarch Consulting Arborists

Richard Gessner
P.O. Box 1010 - Felton, CA 95018
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Table of Contents

Summary

This August 8, 2023 revision reflects the evaluation of the impact of demolition plan, grading and drainage, landscaping plan on all protected trees by reviewing entire plan set.

Decor Builders is planning to demolish the existing structures and build a new residence. The inventory contains fourteen trees comprised of seven different species with twelve having trunk diameters greater than 12 inches (48 inches in circumference). Five trees are in good condition, six fair, one poor and two are in very poor shape. Six trees have fair suitability for preservation while the remaining eight are poorly suited for retention. Eight trees will be highly impacted and caused to be removed. All the trees highly impacted are within the footprint of the proposed improvements. Seven of the eight trees to be removed have poor suitability for retention and two are in very poor condition. The trees indicated for removal could meet the findings as described in sections (A) 1 and 5. Tree protection would consist of fence around those to be retained. Five trees are located along the roadway (two on Seena and three on Covington). There is only one tree that could be retained within the site which is the olive #3.

Introduction

Background

Decor Builders asked me to assess the site, trees, proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy the City of Los Altos planning requirements.

Assignment

1. Provide an arborist's report including an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings.
2. Provide tree protection guidelines, specifications, and impact ratings for those affected by the project.

Limits of the Assignment

1. No tree risk assessments were performed.
2. The information in this report is limited to the condition of the trees during my inspection on, April 4, 2023.
3. The plans reviewed for this assignment were as follows:

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic Map or A.L.T.A with tree locations				
Proposed Site Plan	03/28/2023	A3	Yes	Professional Engineers
Demolition Plan				
Construction Staging				
Grading and Drainage	07/24/2023	C1, C2. C3	Yes	Osuna Engineers
Utility Plan and Hook-up locations				
Exterior Elevations	03/28/2023	A-9 to A-11	Yes	Professional Engineers
Landscape Plan	07/20/2023	L1.1, L2.0,	Yes	Reed Associates
Irrigation Plan				
T-1 Tree Protection Plan				

Purpose and Use of the Report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners, owner's agents, and the City of Los Altos as a reference for existing tree conditions to help satisfy planning requirements.

Observations

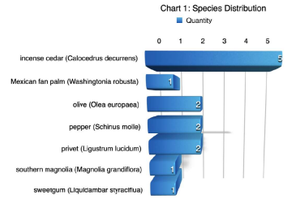
Tree Inventory

The City of Los Altos Tree Ordinance Chapter 11.08 states protection criteria as the following:

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

The inventory contains fourteen trees comprised of seven different species with twelve having trunk diameters greater than 12 inches (48 inches in circumference) (Chart 1).

Chart 1: Species Distribution



Discussion

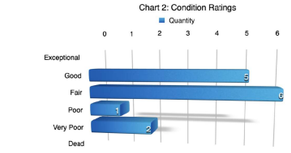
Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three characteristics for a combined condition rating.

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

Five trees are in good condition, six fair, one poor and two are in very poor shape (Chart 2).

Chart 2: Condition Ratings



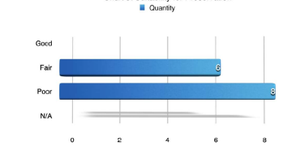
Suitability for Preservation

A tree's suitability for preservation is determined based on its health, structure, age, species and disturbance tolerances.

- Good = Trees with good health, structural stability and longevity after construction.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, before, during, and after construction, and may have shorter life expectancy after development.
- Poor = Trees are expected to decline during or after construction regardless of management. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Six trees have fair suitability for preservation while the remaining eight have poor suitability. Trees with poor suitability are invasive, such as privets, or in poor or very poor condition. Some trees such as the magnolia are in fair shape but require high water use and not suited for the future use of the site regardless of design (Chart 3).

Chart 3: Suitability for Preservation



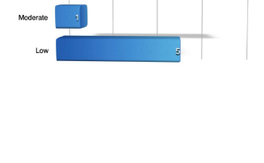
Expected Impact Level

Impact level defines how a tree may be influenced by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

Eight trees will be highly impacted and caused to be removed. All the trees highly impacted are within the footprint of the proposed improvements (Chart 4). Seven of the eight trees to be removed have poor suitability for retention and two are in very poor condition.

Chart 4: Expected Impact



Tree Removal Justification

"Section 11.08.090 - Determination on permit" provides required criteria for protected tree removal within the city and is stated as follows:

A. Criteria. Each application for a tree removal permit shall be reviewed and determined on the basis of the following criteria:
   1. 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;
   2. 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;
   3. 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;
   4. The number of healthy trees the property is able to support according to good forestry practices;
   5. The approximate age of the tree compared with average life span for that species;
   6. Whether there are any reasonable and feasible alternatives that would allow for the preservation of the tree.

A. Additional recommendations. The approval authority may refer the application to another department, commission or person for a report and recommendation. The approval authority may also require the applicant to furnish a written report from an independent tree expert acceptable to the approval authority, such report to be obtained at the expense of the applicant.

B. Action. Based on the criteria outlined in subsection A of this section, the approval authority shall either approve, conditionally approve, or deny the application. Conditions of approval may require that one or more replacement trees be planted of a species and size and at locations as designated by the approval authority. When deciding upon replacement tree(s), the approval authority will take into consideration: (1) the cost of replacement trees; and (2) the wishes of the property owner relative to the species of tree to be planted. Any such replacement trees shall be obtained and planted at the expense of the applicant.

(Prior code § 10-2.26509)

The trees indicated for removal could meet the findings as described in sections (A) 1 and 5.

Tree Protection

The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. The TPZ can be determined by a formula based on species tolerance, tree age, and diameter at breast height (DBH) (Matheny, N. and Clark, J. 1998) or as the drip line in some instances. Preventing mechanical damage to the main stems from equipment or hand tools can be accomplished by wrapping the trunk with straw wattle or bracing with timbers (Appendix D).

Tree protection would consist of fence around those to be retained. Five trees are located along the roadway (two on Seena and three on Covington). There is only one tree that could be retained within the site which is the olive #3.

Conclusion

The inventory contains fourteen trees comprised of seven different species with twelve having trunk diameters greater than 12 inches (48 inches in circumference). Five trees are in good condition, six fair, one poor and two are in very poor shape. Six trees have fair suitability for preservation while the remaining eight have poor suitability. Trees with poor suitability are invasive, such as privets, or in poor or very poor condition. Some trees such as the magnolia are in fair shape but require high water use and not suited for the future use of the site regardless of design. Eight trees will be highly impacted and caused to be removed. All the trees highly impacted are within the footprint of the proposed improvements. Seven of the eight trees to be removed have poor suitability for retention and two are in very poor condition. The trees indicated for removal could meet the findings as described in sections (A) 1 and 5. Tree protection would consist of fence around those to be retained. Five trees are located along the roadway (two on Seena and three on Covington). There is only one tree that could be retained within the site which is the olive #3.

Recommendations

1. Place tree numbers and protection schemes on all the plans.
2. Tree one and two should be protected with fence around them as a group.
3. Tree #3 should have fence placed around it at its drip line radius.
4. Trees #12, #13, and #14 should have the existing fence maintained adjacent to them.
5. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line.
6. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.
7. Copy Appendix A, B, and D of the arborist report to the final set of plans, which will serve as part of the Tree Preservation Plan.
8. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
9. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

Bibliography

American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretarist, Tree Care Industry Association, 2019. Print.

Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. *Managing trees during construction*, third edition. Champaign, IL: International Society of Arboriculture, 2023.

ISA. *Guide For Plant Appraisal 10th Edition*. Savoy, IL: International Society of Arboriculture, 2018. Print.

Matheny, Nelda P., Clark, James R. Trees and development: A technical guide to preservation of trees during land development. Bedminster, PA: International Society of Arboriculture1998.

Smiley, E, Matheny, N, Lilly, S, ISA. *Best Management Practices: Tree Risk Assessment:* International Society of Arboriculture, 2017. Print

Glossary of Terms

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line: Imaginary line defined by the branch spread or a single plant or group of plants.

Form: describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

Health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

Straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.

Structural evaluation: focused on the crown, trunk, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

Trunk: Stem of a tree.

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Kasrosafar

PROJECT:

SEENA RESIDENCE

1014 SEENA AVENUE,
LOS ALTOS, CA, 94024

REVISION TABLE:

SHEET TITLE:

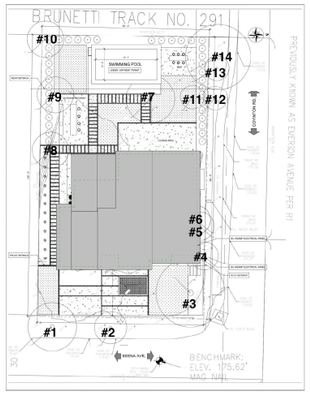
ARBORIST REPORT

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

AR-1

Appendix A: Site Plan and Tree Locations



Appendix B: Tree Inventory and Assessment Tables

Table 2: Tree Inventory Summary

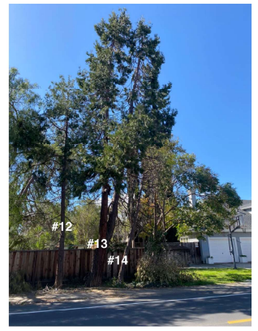
Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Suitability	Expected Impact	Protected Tree
Mexican fan palm (*Washingtonia robusta*)	1	24	Good	Fair	Low	Protected
sweetgum (*Liquidambar styraciflua*)	2	20	Fair	Fair	Low	Protected
olive (*Olea europaea*)	3	18, 19	Good	Fair	Moderate	Protected
privet (*Ligustrum lucidum*)	4	8, 6, 6, 6	Fair	Poor	High	Protected
pepper (*Schinus molle*)	5	18	Good	Poor	High	Protected
incense cedar (*Calocedrus decurrens*)	6	16	Good	Poor	High	Protected
incense cedar (*Calocedrus decurrens*)	7	26	Very poor	Poor	High	Protected
southern magnolia (*Magnolia grandiflora*)	8	20	Fair	Poor	High	Protected
olive (*Olea europaea*)	9	7, 5, 3, 8	Fair	Fair	High	Protected
privet (*Ligustrum lucidum*)	10	7, 11	Good	Poor	High	Protected
pepper (*Schinus molle*)	11	10, 18	Very poor	Poor	High	Protected
incense cedar (*Calocedrus decurrens*)	12	9, 4	Poor	Poor	Low	Not Protected/ May be in Easement
incense cedar (*Calocedrus decurrens*)	13	12	Fair	Fair	Low	Not Protected/ May be in Easement
incense cedar (*Calocedrus decurrens*)	14	28	Fair	Fair	Low	Protected/ May be in Easement

Appendix C: Photographs

C1: Palm #1 and Sweetgum #2

C2: Olive #3

C3: Trees #12, #13, and #14



C4: Incense Cedar #7

C5: Magnolia #8

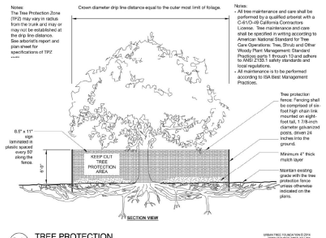
C6: Pepper #11

C7: Olive #9

C8: Privet #10

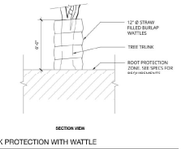
Appendix D: Tree protection specifications

Plan Sheet Detail S-X



S-X TREE PROTECTION

Plan Sheet Detail S-Y



S-Y TRUNK PROTECTION WITH WATTLE

11.08.120 - Tree protection during construction.

Protected trees designated for preservation shall be protected during development of a property by compliance with the following, which may be modified by the planning director:

A. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. The fence shall be a minimum of four feet in height and shall be set securely in place. The fence shall be of a sturdy but open material (i.e., chainlink), to allow visibility to the trunk for inspections and safety. There shall be no storage of any kind within the protective fencing.
B. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the planning director.
C. Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a tree (the root system generally extends to the outermost edges of the branches).
D. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
E. No signs, wires, or any other object shall be attached to the tree.

(Ord. 07-314 § 2 (part); prior code § 10.2.26513)

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.

Pre-Construction Meeting with the Project Arborist

Tree protection locations should be marked before any fencing contractor arrives.

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.

Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions. Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

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PROPERTY DEVELOPMENT & PROJECT ENGINEERING
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O: 650.720.7674 | info@proengs.com

Kasrosafar

PROJECT:

SEENA RESIDENCE

1014 SEENA AVENUE,
LOS ALTOS, CA, 94024

REVISION TABLE:

SHEET TITLE:

ARBORIST REPORT

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

AR-2

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing

If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified in writing according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix E).

Appendix E: Tree Protection Signs

E1: English

WARNING
Tree Protection Zone

This Fence Shall not be moved without approval. Only authorized personnel may enter this area!

Project Arborist

E2: Spanish

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

Project Arborist

1014 Seena Avenue
Los Altos, CA
Tree Inventory, Assessment, and Protection Report
April 11, 2023
Revised August 8, 2023

E2: Spanish

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

Project Arborist

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B

Copyright

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Kasrosafar

PROJECT:

SEENA RESIDENCE

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LOS ALTOS, CA, 94024

REVISION TABLE:

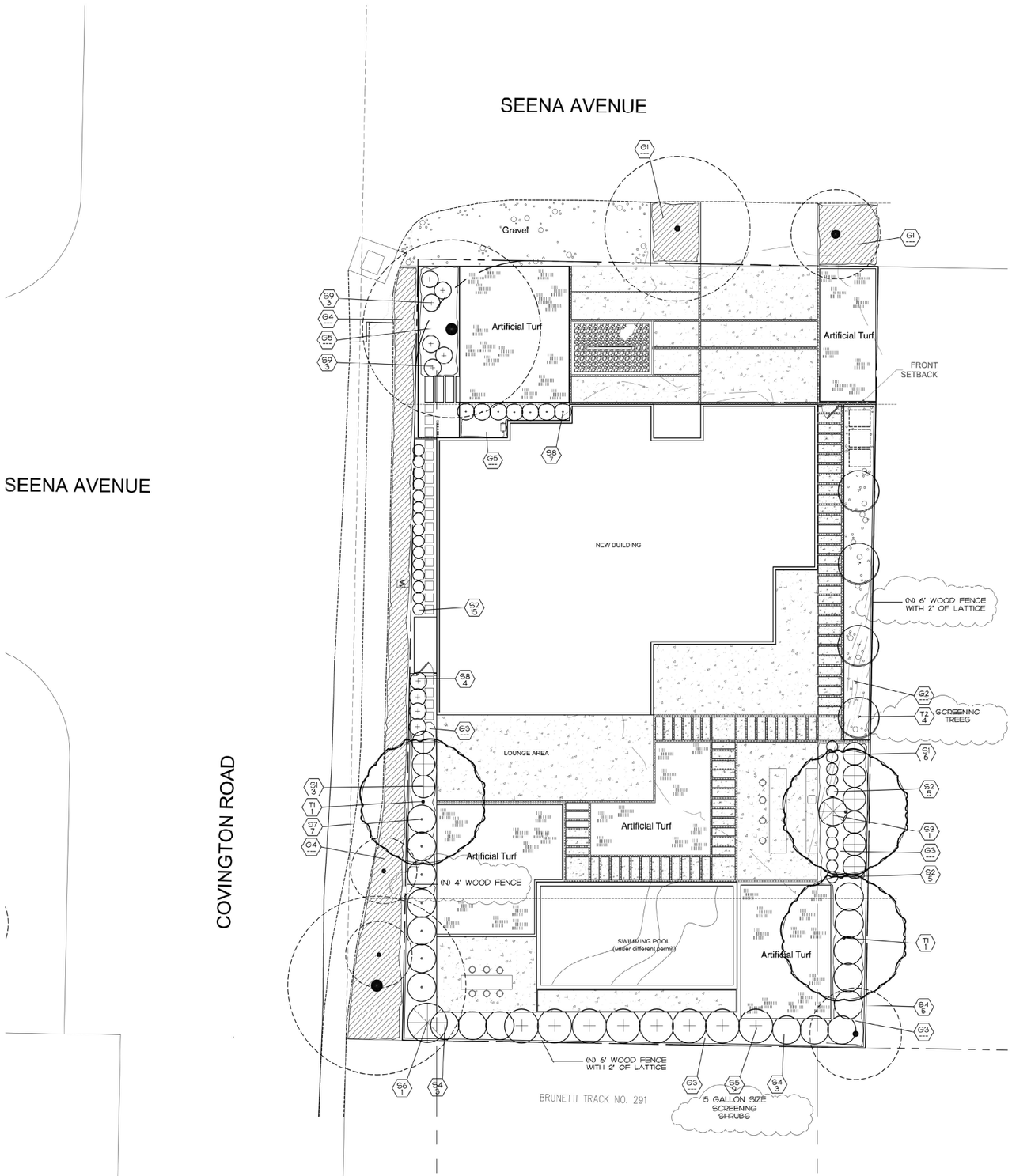
SHEET TITLE:

ARBORIST REPORT

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

AR-3



PLANT SYMBOLS

- INDICATES PLANT KEY
- INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN

PLANT NOTES:

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED. USE TRIANGULAR SPACING. (SEE DETAIL #9 ON SHEET L3.0)
3. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
4. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT..
5. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN.)
6. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
7. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
8. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
9. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1.800.227.2600
10. ALL NON-TURF PLANTING AREAS TO RECEIVE 3 INCH LAYER OF BARK MULCH AS SPECIFIED IN THE LANDSCAPE SPECIFICATION NOTES/SHEET.
11. FOR SOILS LESS THAT 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 S.F. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
12. EXISTING TREES SHALL NOT BE PRUNED/ROOT CUTS WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR ARBORIST

PLANT LIST:

NATIVE	KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
		TREES					
	T1	HYMENOSPORUM FLAVUM	SWEET SHADE	2	24" BOX	STANDARD	LOW
	T2	PODOCARPUS MACROPHYLLUS	FERN PINE	4	24" BOX	NATURAL	LOW
		SHRUBS					
	S1	NANDINA D. 'PLUM PASSION'	PLUM PASSION HEAVENLY BAMBOO	9	5 GAL		LOW
	S2	ALOE 'BLUE ELF'	BLUE ELF ALOE	25	5 GAL		LOW
	S3	PLUMBAGO AURICULATUM TECTORUM	SMALL CAPE LEADWORT	1	5 GAL		LOW
	S4	VIBURNUM T. 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM	11	5 GAL		LOW
	S5	BAMBUSA M. 'KARL ALPHONSE'	ALPHONSE BAMBOO	7	15 GAL		LOW
	S6	BERBERIS A. 'GOLDEN ABUNDANCE'	GOLDEN ABUNDANCE OREGON GRAPE	1	5 GAL		LOW
	S7	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	MCMINN MANZANITA	7	5 GAL		LOW
	S8	ALOE MACULATA	SOAP ALOE	11	5 GAL		LOW
	S9	PENNISETUM ORIENTALE	FOUNTAIN GRASS	6	5 GAL		LOW
		GROUND COVERS					
	G1	LANTANA C. 'RADIATION'	RADIATION BUSH LANTANA	---	1 GAL	24" O.C.	LOW
	G2	PEA GRAVEL	CREEPING MAHONIA	---	3/8" DIA.	3" DEPTH	---
	G3	OSTEOSPERMUM F. 'WHITE'	AFRICAN DAISY	---	1 GAL	18" O.C.	LOW
	G4	MAHONIA REPENS	CREEPING MAHONIA	---	1 GAL	24" O.C.	LOW
	G5	ERIOGONUM G. RUBESCENS	SAN MIGUEL ISLAND BUCKWHEAT	---	1 GAL	18" O.C.	LOW

0 05 10 20
Scale 1" = 10 ft
sheet size = 36"x24"

BEFORE EXCAVATING CALL: 811
48-HOURS BEFORE ALL PLANNED WORK OPERATIONS
811
Know what's below. Call before you dig.

REED ASSOCIATES
LANDSCAPE ARCHITECTURE
1345 Pauline Dr., Sunnyvale, CA 94087
408.401.9020 Office / 408.569.1019 Cell
web: www.rala.net / email: paul@rala.net

1014 Seena Ave.
Los Altos, California

ISSUE	DATE
1 CITY COMMENTS	7.20.2023

REED-STEERED LANDSCAPE ARCHITECTS
PAUL JAY REED
No. 2002
EXP. 9/30/25
STATE OF CALIFORNIA

Approved	pjr		
Drawn	ns	Reviewed	pjr
Project No.	--.--		
Scale	1"=10'	Issue Date	4-24-23

Landscape Planting Plan

L1.0

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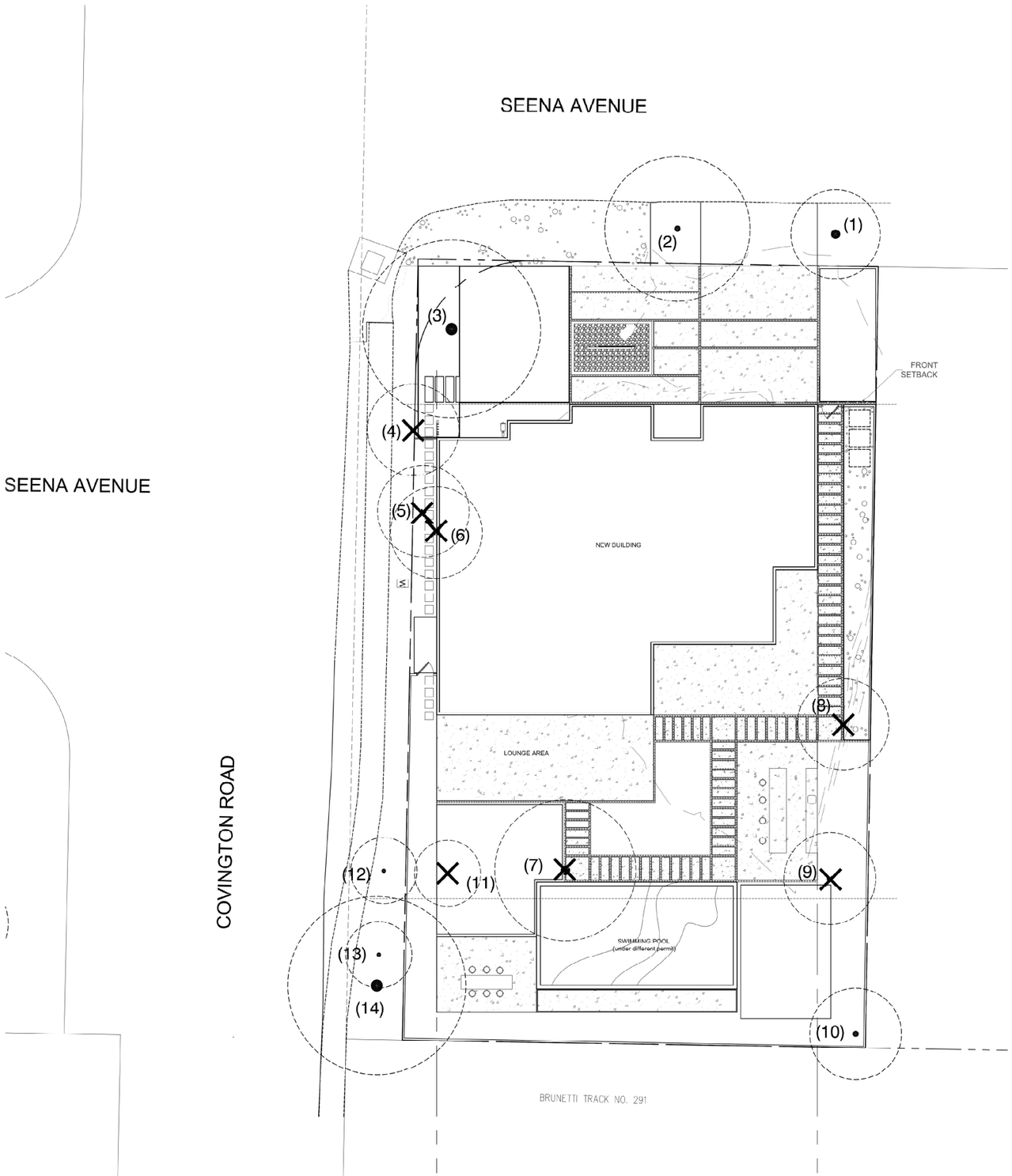

ARBORIST NOTES

1. REFER TO ARBORIST REPORT PRIOR TO CONSTRUCTION.
2. FOLLOW ALL RECOMMENDATIONS AS OUTLINED IN ARBORIST REPORT.

ARBORIST REPORT PREPARED BY MONARCH CONSULTING ARBOIRIST
RICHARD GESSNER - (831) 331-8982

EXISTING TREE LEGEND

KEY	BOTANICAL NAME	COMMON NAME	DIA.	HERITAGE	STATUS
1	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	24"		SAVE
2	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	24"		SAVE
3	OLEA EUROPAEA	OLIVE	18,19"		SAVE
4	LIGUSTRUM LUCIDUM	PRIVET	8,6,6,6"		TO BE REMOVED
5	SCHINUS MOLLE	PEPPER	18"		TO BE REMOVED
6	CALOCEDRUS DECURRENS	INCENSE CEDAR	16"		TO BE REMOVED
7	CALOCEDRUS DECURRENS	INCENSE CEDAR	20"		TO BE REMOVED
8	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	20"		TO BE REMOVED
9	OLEA EUROPAEA	OLIVE	7,5,3,8"		TO BE REMOVED
10	LIGUSTRUM LUCIDUM	PRIVET	7,11"		SAVE
11	SCHINUS MOLLE	PEPPER	10,18"		TO BE REMOVED
12	CALOCEDRUS DECURRENS	INCENSE CEDAR	9,4"		SAVE
13	CALOCEDRUS DECURRENS	INCENSE CEDAR	12"		SAVE
14	CALOCEDRUS DECURRENS	INCENSE CEDAR	28"		SAVE

TREE PROTECTION NOTES

PROTECT EXISTING TREES SHOWN ON PLAN TO REMAIN BY FOLLOWING THESE INSTRUCTIONS.

1. THE GRADE BETWEEN THE DRIPLINE AND ROOT CROWN OF THE TREES SHALL NOT BE CUT AND CAN BE FILLED BY ONLY 3 INCHES, EXCEPT WITHIN 5'-0" OF THE TRUNK WHERE THE GRADE SHALL NOT BE DISTURBED.
2. IRRIGATION AND RAIN WATER SHALL BE ABLE TO DRAIN AWAY FROM THE ROOT CROWN OF THE TREES.
3. DO NOT DRIVE OR PARK VEHICLES WITH IN THE DRIPLINE AREA OF THE TREES UNLESS NECESSARY TO DO PAVING CONSTRUCTION. IF THERE HAS BEEN ANY VEHICULAR TRAFFIC WITHIN THE DRIPLINE, THE GROUND SHALL BE SCARIFIED BY HAND TO A DEPTH OF 12 INCHES TO DE-COMPACT.
4. DO NOT ALLOW CONTRACTORS TO DUMP WASTE CONCRETE, PLASTER, ETC. UNDER DRIPLINE OF TREES. DO NOT ALLOW PAINTERS OR OTHER TO CLEAN EQUIPMENT UNDER DRIPLIN OR UPHILL OF EXISTING TREES WHERE NATURAL DRAINAGE WOULD CAUSE WASTE TO RUN WITHIN DRIPLINE. DO NOT ALLOW ANY WASTE TO BE DUMPED IN SOIL ON SITE.
5. EXISTING TREES SHALL NOT BE PRUNED/ROOT CUTS WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR ARBORIST.
6. IF IT IS NECESSARY TO PRUNE OR CUT ANY ROOTS LARGER THAT 1 INCH IN DIAMETER, THE ROOTS SHALL BE CUT CLEANLY AND ROOT SEALED. WHERE EXCAVATION IS REQUIRED AROUND TREES (FOR WALL, PAVING, ETC.) THE REPLACED SOIL SHALL BE ⅓ SOIL AMENDMENT AND ⅔ NATIVE SOIL.
7. NO IRRIGATION SHALL BE INSTALLED WITHIN 5'-0" OF THE TRUNK. NO SPRAY SHALL HIT THE TRUNKS OF TREES. ALL TRENCHING WITHIN THE DRIPLINE WILL BE DONE BY HAND. ALL PIPING SHALL RUN PERPENDICULAR TO THE TRUNK WITHIN THE DRIPLINE EXCEPT AT FACE OF CURB, PLANTER OR PAVING.

TREE SYMBOLS

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

0 05 10 20
Scale 1" = 10 ft
sheet size = 36"x24"

BEFORE EXCAVATING CALL: 811
48-HOURS BEFORE ALL PLANNED WORK OPERATIONS
811 Know what's below. Call before you dig.

REED ASSOCIATES
LANDSCAPE ARCHITECTURE
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408.401.9020 Office / 408.569.1019 Cell
web: www.rala.net / email: paul@rala.net

1014 Seena Ave.
Los Altos, California

ISSUE	DATE
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REED-STEERED LANDSCAPE ARCHITECT
PAUL JAY REED
No. 2002
EXP. 9/30/23
STATE OF CALIFORNIA

Approved	pjr		
Drawn	DS	Reviewed	pjr
Project No.	--.--		
Scale	1"=10'	Issue Date	4-24-23

Existing Tree Retention/Removal Plan

L1.1

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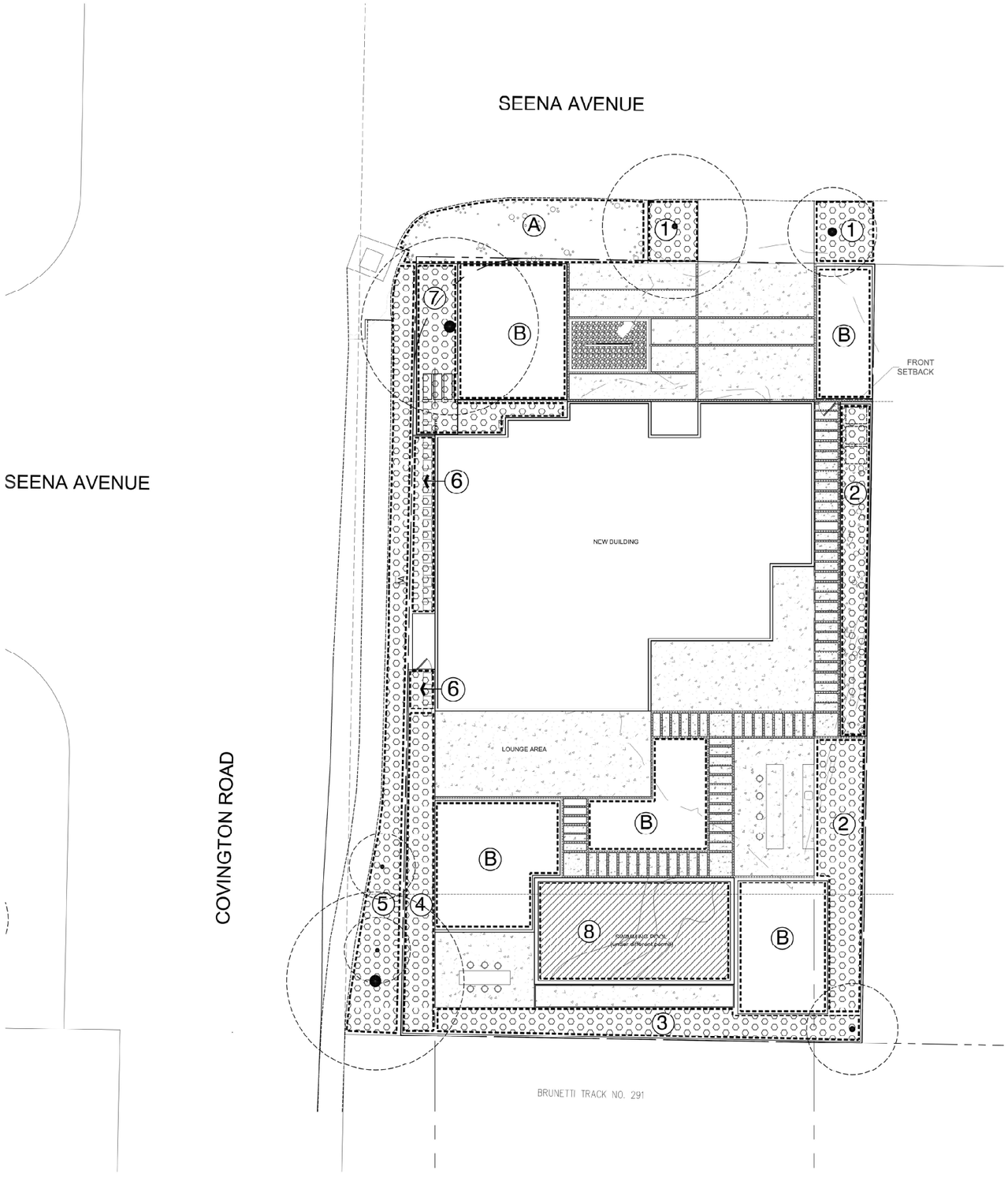

Water Efficient Landscape Budget Calculations

Reference Evapotranspiration (ETo) 46.2

MAWA - Regular Landscape Areas

MAWA = (ETo) x (0.62) x ((ETAF x LA) + (1-ETAF x SLA))

landscape area	3,186	s.f.
SLA	0	s.f.
ETAF	0.45	average ETAF for regular landscape areas must be 0.55 residential areas, and 0.45 for non-residential areas
total area with SLA	3,186	
mawa total	41,067	gallons per year

ETWU - Regular Landscape Areas

ETWU = (ETo) x (0.62) x ((ETAF x LA) + SLA))

hydro-zone number	plant water use	plant factor (PF)	irrigation method	irrigation efficiency	ETAF (PF/IE)	hydro-zone area	ETAF x Area	ETWU
1	low	0.2	drip	0.81	0.247	222	54.8	1,570
2	low	0.2	drip	0.81	0.247	642	158.5	4,541
3	low	0.2	drip	0.81	0.247	373	92	2,638
4	low	0.2	drip	0.81	0.247	254	63	1,796
5	low	0.2	drip	0.81	0.247	651	161	4,604
6	low	0.2	drip	0.81	0.247	164	40	1,160
7	low	0.2	drip	0.81	0.247	283	70	2,002
8	high	1.0	---	1.00	1.000	597	597	17,100
SLA	---	1.0	---	1.00	1.000	0	0	0
A	pea gravel	0.0	---			414		
B	artificial turf	0.0	---			1,851		
					ETWU totals	3,186	1,236.3	35,411
					Total area with all zones and SLA	5,471		

ETAF calculations

total ETAF x area	1,236.3	
total area	3,186	s.f.
average ETAF	0.388	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETWU calculations

ETWU = (ETo) x (0.62) x ((PF x HA) / IE)) + SLA]

	Eto	conv. factor	PF x Area/IE	SLA
EWTU=	46.20	.62	1,236.3	0
EWTU (gallon per year)=	35,411			

TOTALS

MAWA total	41,067	gallons per year
ETWU total	35,411	gallons per year
	13.8	Percentage reduction of Potable Irrigation Water

Note: Zone 'A' and 'B' not included in water calculations

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.
HYDROZONE DESIGNATION IS DETERMINED BY HIGHEST WATER REQUIREMENT PLANTING IN ZONE.

HIGH WATER REQUIREMENT (SWIMMING POOL)

LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)

1 EXISTING LANDSCAPE TO REMAIN. (AREA NOT TO BE INCLUDED IN WATER BUDGET CALCULATIONS)

0 05 10 20
Scale 1" = 10 ft
sheet size = 36"x24"

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No. 2002
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STATE OF CALIFORNIA

Approved	pjr		
Drawn	DS	Reviewed	pjr
Project No.	--.--		
Scale	1"=10'	Issue Date	4-24-23

Landscape Hydrozone Plan

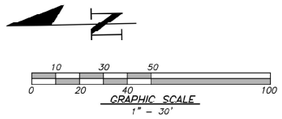
L2.0

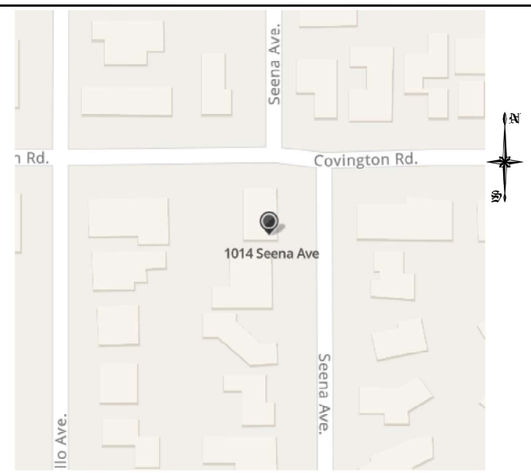
Sheet of

GRADING AND DRAINAGE PLAN

1014 SEENA AVE
LOS ALTOS, CA 94024

APN: 189-19-045





LOCATION MAP

GRADING & DRAINAGE NOTES:

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

1. ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF LOS ALTOS DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
2. APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
3. UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
4. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
5. THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
7. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100 FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
8. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
9. FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.
10. ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER.
REPORT DATE:
REPORT NUMBER:
SOILS ENGINEERING COMPANY:
CONTACT INFORMATION:
11. THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
12. PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM
13. ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

- BENCH MARK

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE EASTERLY CORNER OF LOT AS SHOWN:
PROJECT BENCHMARK 175.52' (NAVD88 DATUM)

EARTH WORK QUANTITIES

CUT: 249 CY
FILL: 33 CY
EXPORT. 216 CY
IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.
THE PAD OF THE HOUSE IS NOT INCLUDED

ABBREVATIONS

AC = ASPHALT CONCRETE
AD = AREA DRAIN
BC = BEGIN CURVE
BS – BOTTOM OF STAIR
BU – BUBBLE UP
BVC = BEGIN VERTICAL CURVE
BRW = BOTTOM OF RETAINING WALL
CB = CATCH BASIN
CL = CENTERLINE
CO = CLEANOUT
DS = DOWNSPOUT WITH SPLASH BOX
EC = END CURVE
ELEV. = ELEVATION
EVC = END VERTICAL CURVE
EX. = EXISTING
F/C = FACE OF CURB
FF = FINISHED FLOOR ELEVATION
FH – FIRE HYDRANT
FL – FLOW LINE
GB = GRADE BREAK
GFF = GARAGE FINISH FLOOR
HP = HIGH POINT
HC = HANDICAP UNIT
INV = INVERT
LP = LOW POINT
PAD = PAD ELEVATION
PCC = PORTLAND CEMENT CONCRETE
PL – PROPERTY LINE
PV – PAVEMENT GRADE
PVC = POLYVINYL CHLORIDE PIPE
PVI = POINT OF VERTICAL INTERSECTION
RCP = REINFORCED CONCRETE PIPE
ROW = RIGHT OF WAY
S=.004> SLOPE
SD = STORM DRAIN
SDMH = STORM DRAIN MANHOLE
SG = SUBGRADE ELEVATION
SS = SANITARY SEWER
SSMH = SANITARY SEWER MANHOLE
STA = STATION
TC = TOP OF CURB
TF – TOP OF FENCE
TRW – TOP OF RETAINING WALL
TS = TOP OF STAIR
TW = TOP OF WALL
VCP = VITRIFIED CLAY PIPE
WM = WATER METER
WV = WATER VALVE

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
SIDEWALK	
WOOD FENCE	— x — x —
CHAIN LINK FENCE	
RETAINING WALL	
DRIVEWAY DRAIN INLET	
AREA DRAIN	
DROP INLET	
MONUMENT	
FIRE HYDRANT	
ELECTROLIER	
WATER METER	
AC UNIT	
SANITARY SEWER LATERAL	— SD —
STORM DRAIN	— SD —
SANITARY SEWER	— SS —
STREET LIGHT CONDUITS	— SL —
WATER	— W —
JOINT TRENCH	JT
HOUSE SERVICE	— SVC —
SLOPE ARROW	
EXISTING CONTOUR	— — 100 — —
PROPOSED CONTOUR	100
OVERLAND RELEASE	
DIRECTION OF SURFACE DRAINAGE	
5% SLOPE AWAY FROM BUILDING	>>
GAS LINE	— GAS —
OVERHEAD ELECTRICAL LINE	— OE —
UNDERGROUND ELECTRICAL LINE	— UE —
DOWNSPOUTS W/SPLASH BOX	
TREE TO BE REMOVED	
ADJACENT GRADE	AG

SHEET INDEX

REVISIONS | BY | CITY | DATE

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-23
CIVIL
STATE OF CALIFORNIA

P. Oscar Osuna
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-23

OSUNA ENGINEERING INC.
Planning| Surveying| Civil Engineering
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
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Info@osunaengineering.com

POOL AND LANDSCAPE
GRADING & DRAINAGE PLAN
COVER SHEET
1014 SEENA AVE
Los Altos, CALIFORNIA

Project No.: 2638 | Designed: J.C. | Checked: O.O. | Date: 07/24/2023

SHEET
C0
OF 5 SHEETS

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THAT CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
SIDEWALK	
WOOD FENCE	— X — X —
CHAIN LINK FENCE	
RETAINING WALL	
DRIVEWAY DRAIN INLET	
AREA DRAIN	
DROP INLET	
MONUMENT	
FIRE HYDRANT	
ELECTROLIER	
WATER METER	
AC UNIT	
SANITARY SEWER LATERAL	
STORM DRAIN	SD
SANITARY SEWER	SS
STREET LIGHT CONDUITS	SL
WATER	W
JOINT TRENCH	JT
HOUSE SERVICE	SVC
SLOPE ARROW	
EXISTING CONTOUR	100
PROPOSED CONTOUR	100
OVERLAND RELEASE	
DIRECTION OF SURFACE DRAINAGE	
5% SLOPE AWAY FROM BUILDING	>>
GAS LINE	GAS
OVERHEAD ELECTRICAL LINE	OE
UNDERGROUND ELECTRICAL LINE	UE
DOWNSPOUTS W/SPLASH BOX	
TREE TO BE REMOVED	
ADJECENT GRADE	AG

ABBREVATIONS

AC = ASPHALT CONCRETE
AD = AREA DRAIN
BC = BEGIN CURVE
BS = BOTTOM OF STAIR
BU = BUBBLE UP
BVC = BEGIN VERTICAL CURVE
BKW = BOTTOM OF RETAINING WALL
CB = CATCH BASIN
CL = CENTERLINE
CO = CLEANOUT
DS = DOWNSPOUT WITH SPLASH BOX
EC = END CURVE
FI FV = FIVATION
EVC = END VERTICAL CURVE
EX. = EXISTING
F/C = FACE OF CURB
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FL = FLOW LINE
GB = GRADE BREAK
GH = GARAGE FINISH FLOOR
HP = HIGH POINT
HC = HANDICAP UNIT
INV = INVERT
LP = LOW POINT
PAD = PAD ELEVATION
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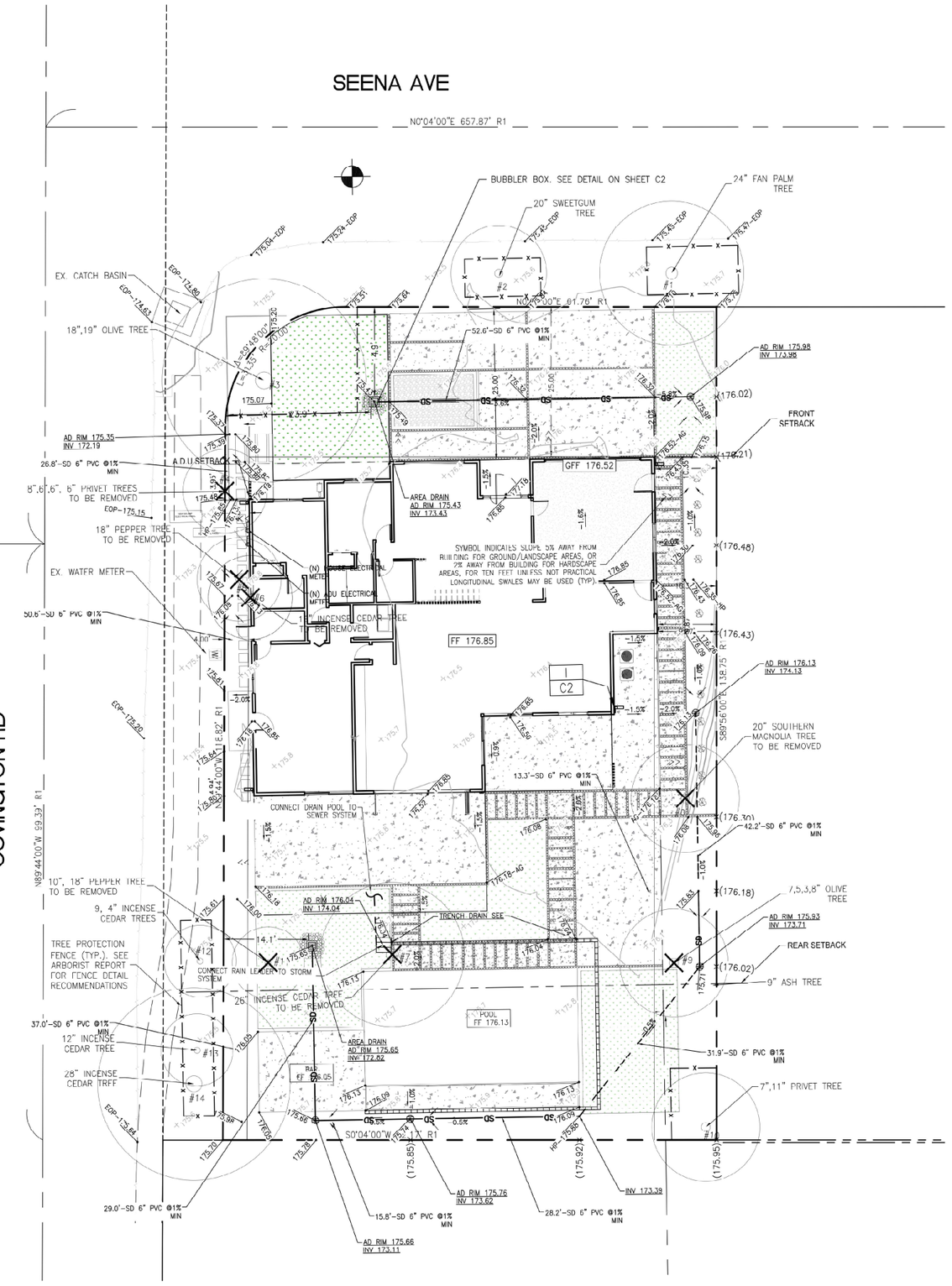

REVISIONS | BY | CITY | DATE

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 38229
Exp. 9-30-18
CIVIL
STATE OF CALIFORNIA

P. Oscar Osuna
PORFIRIO OSCAR OSUNA
RENEW: 09-30-2018

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Info@osunaengineering.com

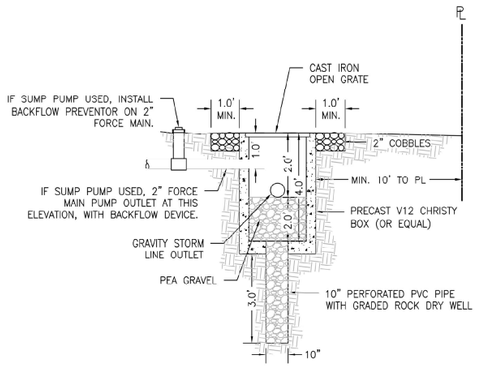
POOL AND LANDSCAPE GRADING & DRAINAGE PLAN

1014 SEENA AVE

Los Altos, CALIFORNIA

Project No.: 2638	Designed: J.C.L.	Checked: O.O.	Date: 07/24/2023

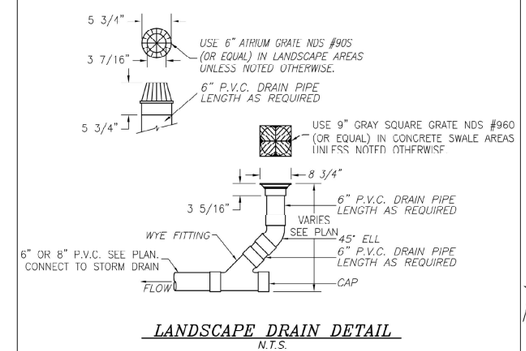
SHEET
C1
OF 5 SHEETS



BUBBLER BOX DETAIL
N.T.S.

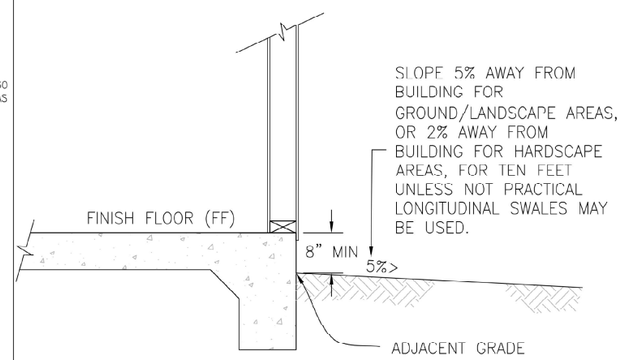
N.T.S.

A | BUBBLER BOX DETAIL



LANDSCAPE DRAIN DETAIL
N.T.S.

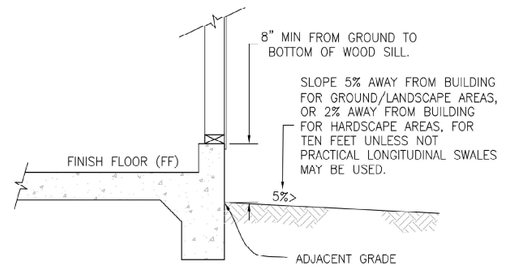
B | AREA DRAIN DETAIL



N.T.S.

C | TYPICAL FOUNDATION/FF/GROUND SECTION

NOTE: ALL GRADING IS BASED OFF OF THIS ARCHITECTURAL SECTION. THE ADJACENT GRADE AND GFF DIMENSIONS SHOWN HERE MUST BE KEPT. NOTIFY THE ENGINEER BEFORE MAKING ANY CHANGES.



N.T.S.

D | TYPICAL FOUNDATION/GFF/GROUND SECTION

E | NOT USED

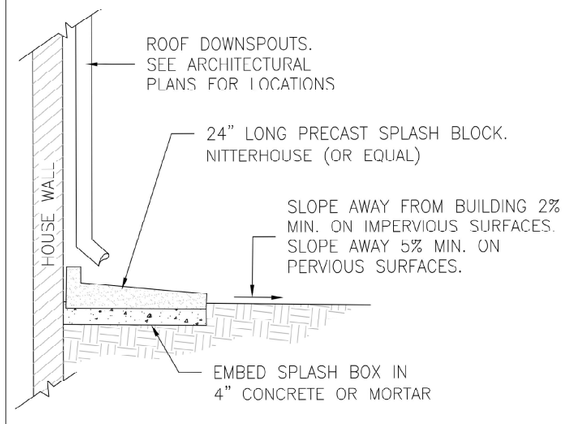
N.T.S.

F | NOT USED

N.T.S.

G | EARTHEN SWALE DETAIL

H | NOT USED



SPLASH BLOCK/DOWNSPOUT DETAIL
N.T.S.

N.T.S.

I | SPLASH BLOCK/DOWNSPOUT DETAIL

REVISIONS | BY | CITY | DATE

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 38829
Exp. 9-30-18
CIVIL
STATE OF CALIFORNIA

P. Oscar Osuna
PORFIRIO OSCAR OSUNA
NAME PRINTED PROF. ENGINEER

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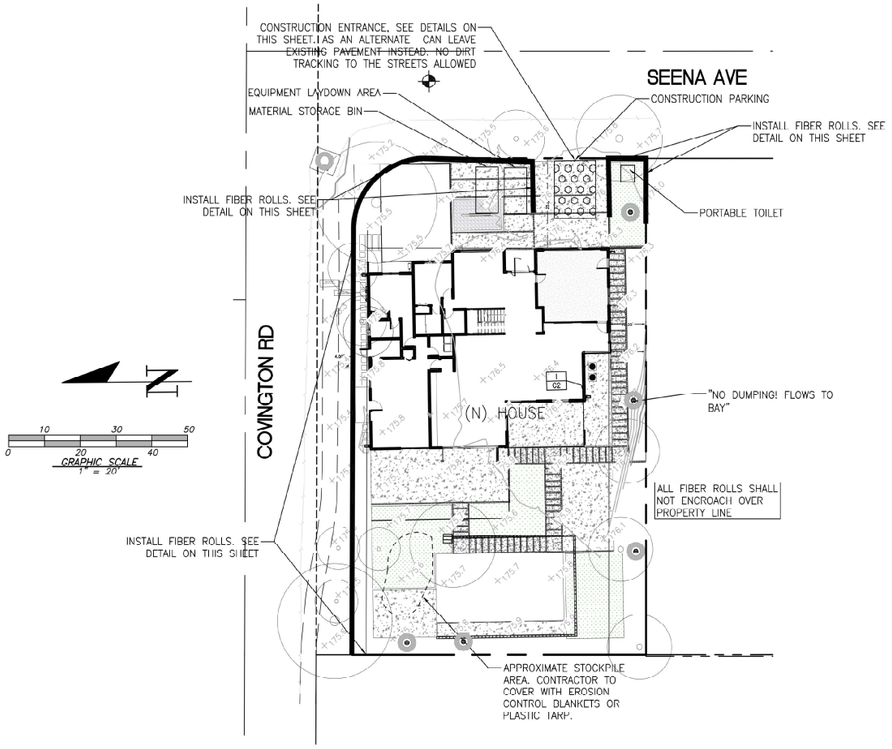
POOL AND LANDSCAPE
GRADING & DRAINAGE PLAN
CONSTRUCTION DETAILS
1014 SEENA AVE
Los Altos, CALIFORNIA

Project No.: 2638 | Designed: J.C | Checked: O.O | Date: 07/24/2023

SHEET
C2
OF 5 SHEETS



NOTES:
1. PROTECT ALL INLETS IN THE PUBLIC STREETS SURROUNDING THE SITE.
2. ALL ON-SITE LANDSCAPE AREA DRAINS TO BE CAPPED OR PROTECTED UNTIL LANDSCAPING IS FINISHED.

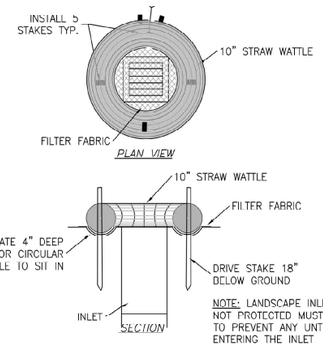
LEGEND

PROPOSED	DESCRIPTION
— — —	SITE BOUNDARY
	STABILIZED CONSTRUCTION ENTRANCE 2"-3" ROCK (MIN)
	FIBER ROLL
	INLET PROTECTION

MAINTENANCE NOTES

MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

1. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
2. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
3. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
4. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
5. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
6. RILLS AND GULLIES MUST BE REPAIRED.



NOTE: LANDSCAPE INLETS THAT ARE NOT PROTECTED MUST BE CAPPED TO PREVENT ANY UNTREATED FLOW ENTERING THE INLET

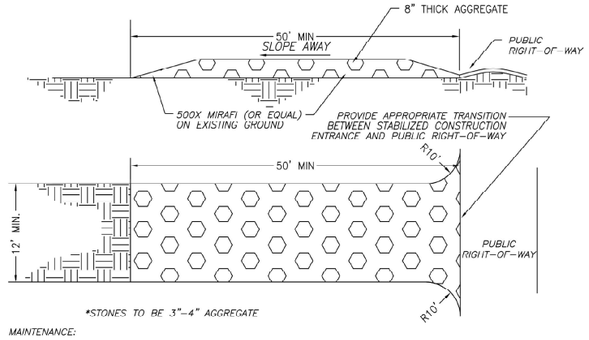
ALTERNATE FIBER ROLL INLET PROTECTION MAY BE USED IN LANDSCAPE AREA DRAINS
N.T.S.

EROSION & SEDIMENT CONTROL NOTES

1. NOT USED
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. 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 DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAID WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTORL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. – ALONG RIGHT-OF-WAY).
13. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

SUPPLEMENTAL EROSION & SEDIMENT CONTROL NOTES

1. SEE STANDARD EROSION & SEDIMENT CONTROL NOTES ABOVE.
2. 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.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.



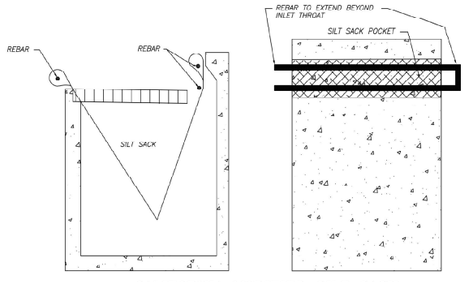
MAINTENANCE:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.

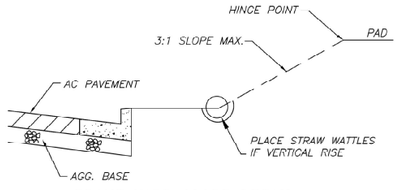
ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

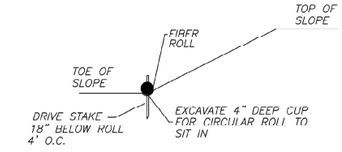
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



CALIFORNIA MODIFIED SILT SACK
REED & GRAHAM, INC. (OR EQUAL)
BEFORE & AFTER STREETS ARE PAVED
N.T.S.



FRONT YARD SLOPE DETAIL AFTER STREET ARE PAVED
N.T.S.



FIBER ROLL INSTALLATION DETAIL
N.T.S.

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REVISIONS | BY | CITY | DATE

P. Oscar Osuna
PORFIRIO OSCAR OSUNA
PRINT NAME PREPARED 05-22-18

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POOL AND LANDSCAPE
GRADING & DRAINAGE PLAN
EROSION CONTROL
1014 SEENA AVE
Los Altos, CALIFORNIA

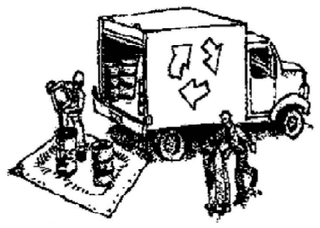
Project No.: 2638 | Designed: J.C | Checked: O.O | Date: 07/24/2023

SHEET
C3
OF 5 SHEETS

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

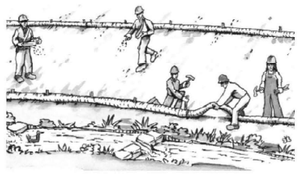
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



Grading and Earthwork

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

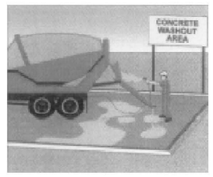
Contaminated Soils

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

Landscaping

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

Concrete Management and Dewatering



Concrete Management

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

Dewatering

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

Paving/Asphalt Work

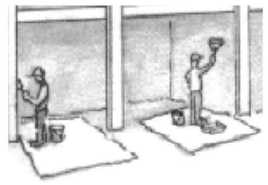
Paving

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

Sawcutting & Asphalt/Concrete Removal

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

Painting & Paint Removal



Painting Cleanup and Removal

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

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

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

REVISIONS | BY | CITY | DATE

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-23
CIVIL
STATE OF CALIFORNIA
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-23

OSUNA ENGINEERING INC.
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info@osunaengineering.com

POOL AND LANDSCAPE
GRADING & DRAINAGE PLAN
BMP SHEET
1014 SEENA AVE
Los Altos, CALIFORNIA
Project No.: 2638 | Designed: J.C | Checked: O.O. | Date: 07/24/2023

SHEET
C4
OF 5 SHEETS