ATTACHMENT A

DESIGN REVIEW COMMISSION
MEETING MINUTES

7:00 PM - Wednesday, June 15, 2022

Telephone/Video Conference Only

CALL MEETING TO ORDER

At 7:00 p.m. Chair Blockhus called the meeting to order.

ESTABLISH QUORUM

PRESENT:	Chair Blockhus, Vice-Chair Ma, Commissioners Bishop (arrived at 7:02 PM due to technical issues), Harding and Kirik
STAFF:	Senior Planner Gallegos and Associate Planner Healy

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**
   Approve minutes of the regular meeting of June 1, 2022.

Action: Upon a motion by Commissioner Harding, seconded by Vice-Chair Ma, the Commission approved the minutes of the regular meeting of June 1, 2022 as written.
The motion was approved (5-0) by the following vote:
AYES: Blockhus, Bishop, Harding, Kirik, and Ma
NOES: None

PUBLIC HEARING

2. **SC21-0051, V22-0001 & ADU21-0090 – Khurram Iqbal – 899 Madonna Way**
   Variance to encroach into the daylight plane for the R1-10 Zoning district and Design Review for a 4,023 square-foot new two-story house. The project includes a 2,528 square-foot addition at the first story and a 1,495 square-foot addition at the second story. The project also includes an 849 square-foot attached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: Gallegos*

Vice-Chair Ma recused himself due to a business relationship with the party related to the project.

STAFF PRESENTATION
Senior Planner Gallegos presented the staff report recommending approval of design review and variance applications SC22-0009 and V22-0001 subject to the listed findings and conditions.

APPLICANT PRESENTATION
Applicant Khurram Iqbal provided a project presentation and answered clarifying questions from Commissioners Harding, Kirik, Bishop and Chair Blockhus.

PUBLIC COMMENT
Residents Polly Siegel and Joyce Ng commented on the project.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Motion by Commissioner Kirik to approve variance application V22-0001 per the staff report findings and conditions.

Commissioner Kirik withdrew his motion.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission continued design review and variance applications SC21-0051 and V22-0001 with the following direction:

- The applicant shall come back with further details in the plans addressing the retaining walls and safety concerns of the retaining walls in the front yard and at the street.
- The applicant shall further develop the landscape plan to show walkways and steps from the frontage to the ADU.
- The applicant shall provide further detailing on both the upper and lower decks.
- The applicant shall revise the plans to show how the retaining wall will work in the easement area, specifically the sewer easement, and evaluate whether backing up and turning around will work there.
- Staff will require a construction management plan.

The motion was approved (4-0) by the following vote:
AYES: Blockhus, Bishop, Harding, and Kirik
NOES: None
RECUSED: Ma

Vice-Chair Ma rejoined the meeting for the remainder of the agenda items.

DISCUSSION ITEMS

3. **SC22-0009 – Kyle Chan – 629 Benvenue Avenue**
   Design review for a new 3,564 square-foot two-story single-family residence. The project includes 2,477 square feet on the first story and 1,087 square feet on the second story. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Manager: Healy. THIS ITEM WAS CONTINUED FROM THE JUNE 1, 2022 DRC MEETING.*

STAFF PRESENTATION
Associate Planner Healy presented the staff report recommending approval of design review application SC22-0009 subject to the listed findings and conditions.

APPLICANT PRESENTATION
Applicant and project architect, Kyle Chan provided a project presentation and answered clarifying questions from Commissioner Kirik and Chair Blockhus.

PUBLIC COMMENT
None.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Harding, seconded by Vice-Chair Ma, the Commission approved design review application SC22-0009 subject to the staff report findings and conditions. The motion was approved (5-0) by the following vote:
AYES: Blockhus, Bishop, Harding, Kirik, and Ma
NOES: None

4. SC22-0002 – Walter Chapman – 632 Leaf Court

Design review for a new 3,878 square-foot two-story single-family residence. The project includes 3,171 square feet on the first story and 707 square feet on the second story. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Healy*

STAFF PRESENTATION
Associate Planner Healy presented the staff report recommending approval of design review application SC22-0002 subject to the listed findings and conditions and answered questions from Vice-Chair Ma and Commissioners Kirik and Bishop.

APPLICANT PRESENTATION
Applicant and project designer, Walter Chapman provided a project presentation and answered clarifying questions from Commissioner Kirik, Vice-Chair Ma, and Chair Blockhus.

PUBLIC COMMENT
Residents Mark Beckstead, Kevin Vanderbeak, Mrs. Beckstead, and Amy Lynch commented on the project.

Chair Blockhus closed the public comment period.

The property owners Fernando and Gayle Mujica responded to the Public Comments.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission continued design review application SC22-0002 with the following direction:

- Provide a certified arborist report addressing the condition of the impacts of the basement and driveway, including a shoring plan, on the 60-inch Oak tree and Magnolia tree.

- No driveway width in excess of the average driveway curb cuts on Leaf Court shall be allowed.
- Address the plate height.

The motion was approved (5-0) by the following vote:
AYES: Blockhus, Bishop, Harding, Kirik, and Ma
NOES: None

COMMISSIONERS' REPORTS AND COMMENTS
Chair Blockhus said he will not be in attendance for the DRC meeting on July 20, 2022.

Commissioner Kirik and Vice-Chair Ma reported on their progress on the SB9 subcommittee feedback.

POTENTIAL FUTURE AGENDA ITEMS
Senior Planner Gallegos stated that the next few meetings have full agendas and polled the Commissioners for attendance for the July 2022 DRC meetings.

ADJOURNMENT

Chair Blockhus adjourned the meeting at 9:40 PM.

_____
Sean Gallegos
Senior Planner

ATTACHMENT B

DATE: June 15, 2022

AGENDA ITEM #4

TO: Design Review Commission

FROM: Nazaneen Healy, Associate Planner

SUBJECT: SC22-0002 – 632 Leaf Court

RECOMMENDATION:

Consider design review application SC22-0002 subject to the listed findings and conditions

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PROJECT DESCRIPTION

This is a design review application for a new 3,878 square-foot two-story single-family residence. The project includes 3,171 square feet on the first story and 707 square feet on the second story. This project is recommended to be considered categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act since it involves the construction of one single-family residence in an area zoned for residential uses. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Small Lot
ZONING:	R1-10
PARCEL SIZE:	11,282 square feet
MATERIALS:	Composition roof; fiber cement horizontal siding; aluminum clad wood framed windows; wood window trim

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	2,949 square feet	3,332 square feet	3,384 square feet
FLOOR AREA:	2,949 square feet	3,878 square feet	3,878 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	32.9 feet	33.1 feet	25 feet
Right (Interior) side(1st/2nd)	10 feet	10.5 feet/28 feet	10 feet/17.5 feet
Left (Exterior) side (1st/2nd)	19.1 feet	20.3 feet/35.1 feet	20 feet/20 feet
HEIGHT:	12.5 feet	25.9 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located at the corner of Leaf Court and Twelve Acres Drive on the southern side of Leaf Court. The surrounding neighborhood is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines with similar characteristics of house style, type, setbacks, and streetscape character. The neighborhood consists of primarily one-story Ranch homes, but two-story homes are located adjacent to the subject home to the west, across Leaf Court, and across Twelve Acres Drive. The landscape along the street is varied with no street tree pattern but most properties include at least one medium to large tree in the front yard and many large oak trees in the vicinity.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials, and scale found within the neighborhood and the emphasis should be on designs that fit in and lessen abrupt changes.

Front View (Leaf Court)

Exterior Side View (Twelve Acres Drive)

As depicted in the design plans (Attachment F), the applicant proposes to demolish the existing 2,949 square foot one-story residence and replace it with a two-story residence (proposed front elevation to the right). Based on the lot dimensions as a corner lot pursuant to Los Altos Municipal Code (LAMC) Section 14.02.070, the front lot line is located along Leaf Court and the exterior side along Twelve Acres Drive, though the design locates the entry door facing Twelve Acres Drive. The proposed setbacks meet or exceed the required setbacks for the R1-10 zoning district. Please refer to the table above for more specific setbacks proposed and as required pursuant to the R1-10 Zoning District Standards found in LAMC Chapter 14.06.

Similar to the existing two-story homes nearby, the proposed design includes a relatively small second-story footprint (707 square feet) compared to the first floor (3,171 square feet). The second floor is also set back considerably from the first floor on all sides which helps minimize the appearance of bulk consistent with the Design Guidelines. That said, the proposed first floor plate heights and second floor plate heights range from 9'-0" to 10'-0" and 9'-0" to 9'-9" respectively. The DRC may want to discuss whether reducing the height of the proposed plate heights would improve compatibility with the surrounding neighborhood.

Section 5.6 of the Design Guidelines calls for avoiding designs that make the garage a focal point and provides several methods for reducing the prominence of a garage, some of which have been

incorporated into the proposed design including offsetting the building walls to break up the façade of the three-car garage and using hipped roof forms. If the DRC is concerned with the visual impact of the garage, the DRC may want to discuss additional methods that may improve the design such as setting back the front of the garage from the front of the home and/or lowering the plate height.

The proposed building materials include composition roofing, fiber cement horizontal siding, aluminum clad wood framed windows, and wood window trim, which are found within or compatible with the surrounding neighborhood. A materials board is provided as Attachment E.

Privacy

With regards to privacy, Section 5.3 of the Design Guidelines calls for careful design to prevent unreasonable privacy impacts on adjacent properties, in particular from second story sightlines. The proposed design includes a balcony facing Leaf Court configured to limit views of the west neighbor's home and side/rear yards. The second story side-facing bedroom windows are 4'-6" above the finished floor and the interior side includes a larger window 6'-0" above the stair landing. The second story bedroom windows on the rear façade are 3'-6" above the finished floor. To minimize the perception of privacy impacts, the recommended conditions of approval include a requirement to extend the proposed rear yard screen tree plantings along the rear property line to the planting area along the interior side property line (Condition of Approval No. 3).

As conditioned, staff finds the proposed residence to be in compliance with the R1-10 zoning district development standards, the Single-Family Residential Design Guidelines, and the design review findings pursuant to LAMC Section 14.76.060.

Landscaping and Trees

As depicted on the site plan, there are five existing trees on the subject property and two within the public right-of-way:

- One 60" Oak tree and one 14" Magnolia tree are located within the public right-of-way and indicated to remain. Future removal would require a tree removal permit from the Public Works Department.
- One 27" Oak tree located in the exterior side yard is protected based on its size (over 48" in circumference/15" in diameter) and is proposed to remain.
- The remaining trees are located in the rear yard, not protected based on their size, and are proposed for removal.

The recommended conditions of approval pertaining to trees include implementation of the City standard tree protection measures during construction for all trees to remain and a shoring plan for the basement excavation that minimizes potential impacts to the protected trees (Conditions of Approval No. 3 and 4).

The landscaping plan proposes new screening plants along the rear of the property, in addition to trees, shrubs, and groundcovers throughout and a turf area in the exterior side yard. The new landscaping will need to satisfy the Water Efficient Landscape Ordinance requirements since it exceeds the 500 square-foot landscaping threshold for new residences (Conditions of Approval No. 12 and 16).

ENVIRONMENTAL REVIEW

This project should be considered categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of one single-family residence on an existing lot in an area zoned for residential uses.

PUBLIC NOTIFICATION AND CORRESPONDENCE

A public meeting notice was posted on the property and mailed to 10 property owners in the immediate vicinity (Attachment A). The applicant's outreach efforts to neighbors is provided in Attachment B. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements, as shown in Attachment C. Public Comments submitted to the City are included in Attachment D.

Cc: Walter Chapman, Applicant
Fernando and Patricia Mujica, Property Owner

Attachments:

A. Public Notification Map
B. Applicant Outreach
C. Public Notice Poster
D. Public Comments
E. Materials Board
F. Design Plans

FINDINGS

SC22-0002 – 632 Leaf Court

With regard to the new two-story single-family residence, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

a. The proposed residence complies with all provisions of this chapter;

b. The height, elevations, and placement on the site of the new residence, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

d. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;

e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

f. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS OF APPROVAL

SC22-0002 – 632 Leaf Court

GENERAL

1. **Expiration**
   The Design Review Approval will expire on June 15, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**
   The approval is based on the plans and materials received on April 18, 2022, except as may be modified by these conditions.

3. **Plan Revisions**
   Update the construction drawings as follows:

   a. On the Site Plan and Landscape Plans modify the location of the 6-foot tall fencing proposed along the exterior side property line to provide the 15-foot sight triangle required for an adjacent property's driveway within 15 feet pursuant to LAMC Section 14.72.020.

   b. On the Landscape Plans extend the proposed rear yard screen tree plantings along the rear property line to the planting area along the interior side property line.

   c. On the Basement Floor Plan add a note indicating: "Wet bar. This area shall not be used as a kitchen. No cooking appliances shall be installed or used in this area."

   d. On the Basement Floor Plan label the mechanical room and storage room as nonhabitable space.

   e. Provide a Shoring Plan for the basement excavation that minimizes potential impacts to the protected trees. The shoring plan shall identify the locations of vertical cuts, slopes, and stitch/shoring piers in relation to the protected trees and cross section detail(s) of the shoring. If potential impacts to trees are identified which include excavation within two-thirds of the dripline, an arborist evaluation may be required to provide recommended design or mitigation measures to reduce impacts to trees.

4. **Protected Trees**

   a. The existing 27" Oak tree in the exterior side yard and new screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. The City standard tree protection measures and any additional measures recommended by an arborist shall be implemented during construction for all trees to remain.

   b. The existing 60" Oak tree and 14" Magnolia tree are located within the public right-of-way cannot be removed without a tree removal permit from the Public Works

Department. The City standard tree protection measures and any additional measures recommended by an arborist shall be implemented during construction.

5. **Tree Removal Approved**
   The four existing rear yard trees are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

6. **Encroachment Permit**
   An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

7. **New Fireplaces**
   Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

11. **Swimming Pool**
    The proposed pool and associated equipment require a separate building permit and are subject to the City's standards including setbacks and an enclosed noise attenuating structure pursuant to Section 14.06.120 and Chapter 14.15.

12. **Landscaping**
    The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if over 500 square feet or more of new landscape area, including irrigated planting areas, turf areas, and water features is proposed. Existing landscape areas shall be maintained before and during construction or shall be replaced in compliance with the WELO and to the satisfaction of the Planning Division.

13. **Underground Utility and Fire Sprinkler Requirements**
    Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

14. **Indemnity and Hold Harmless**
    The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

15. **Conditions of Approval**
    Incorporate the conditions of approval into the title page of the plans.

16. **Water Efficient Landscape Plan**

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

17. **Tree Protection Note**
    On the grading plan and the site plan, show all tree/landscape protection fencing consistent with City standards and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground." Depict any additional tree protection measures indicated in an arborist report.

18. **Reach Codes**
    Building Permit Applications submitted on or after January 14, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

19. **Green Building Standards**
    Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

20. **Air Conditioner Sound Rating**
    The plans shall show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. The Applicant shall provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

21. **Off-haul Excavated Soil**
    The grading plan shall show specific grading cut and/or fill quantities. Cross section details showing the existing and proposed grading through at least two perpendicular portions of the site or more shall be provided to fully characterize the site. A note on the grading plans should state that all excess dirt shall be off-hauled from the site and shall not be used as fill material unless approved by the Building and Planning Divisions.

22. **Storm Water Management**
    The Plans shall show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

23. **California Water Service Upgrades**
    The Applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting

with California Water Service Company as early as possible to avoid construction or inspection delays.

24. **Underground Utility Location**
    The Plans shall show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

25. **Tree Protection**
    Tree protection shall be installed around the dripline(s) of the trees to remain as shown on the site plan approved with the building permit plans and any additional tree protection measures pursuant to the conditions herein shall be implemented. Fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

26. **School Fee Payment**
    In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

PRIOR TO FINAL INSPECTION

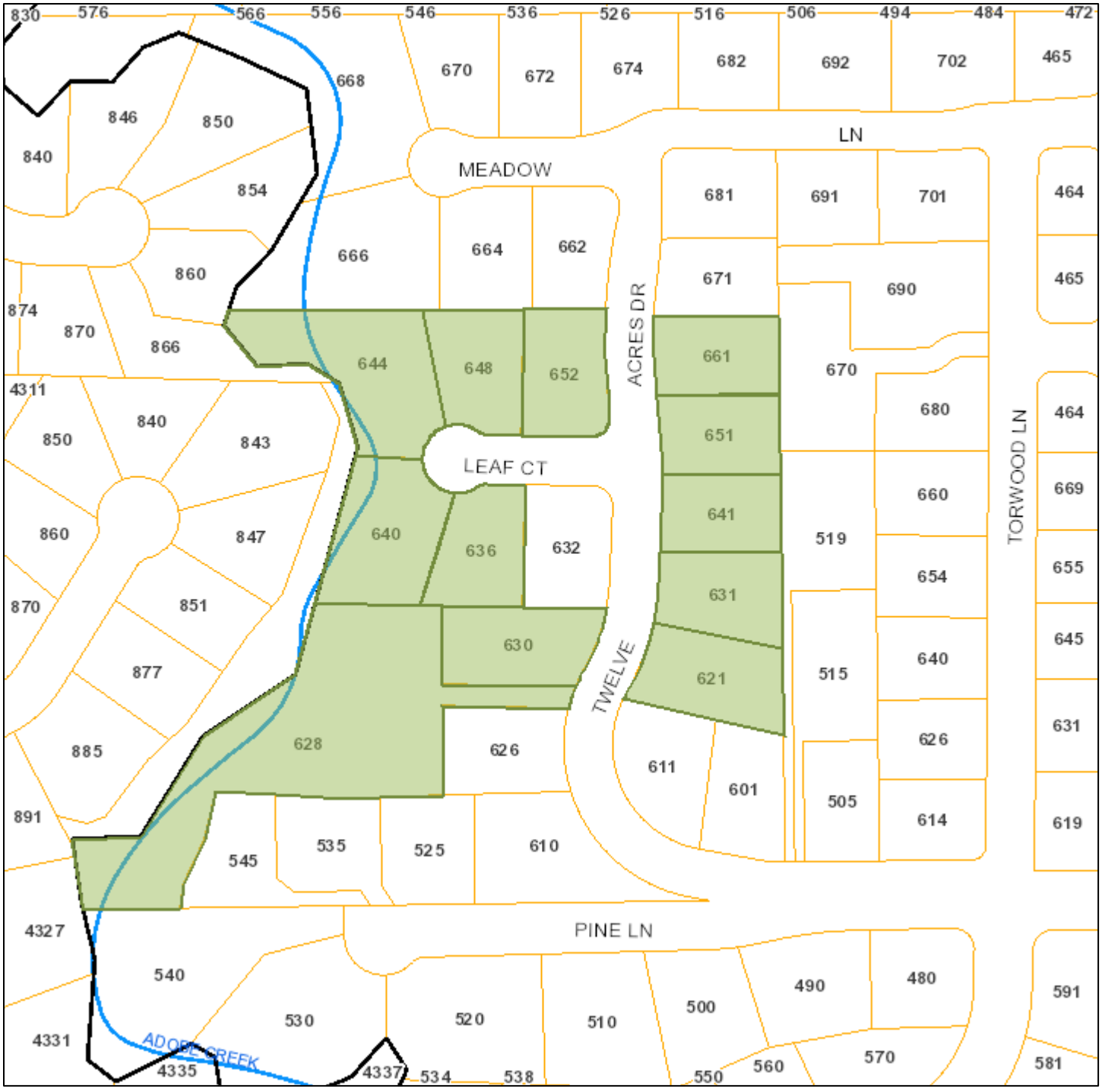
27. **Landscaping Installation and Verification**
    Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping and irrigation were installed per the approved landscape documentation package.

28. **Landscape Privacy Screening**
    The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

29. **Green Building Verification**
    Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

ATTACHMENT A

Notification Map



Print Date: March 21, 2022

1:2,257

0 0.015 0.03 0.06 mi

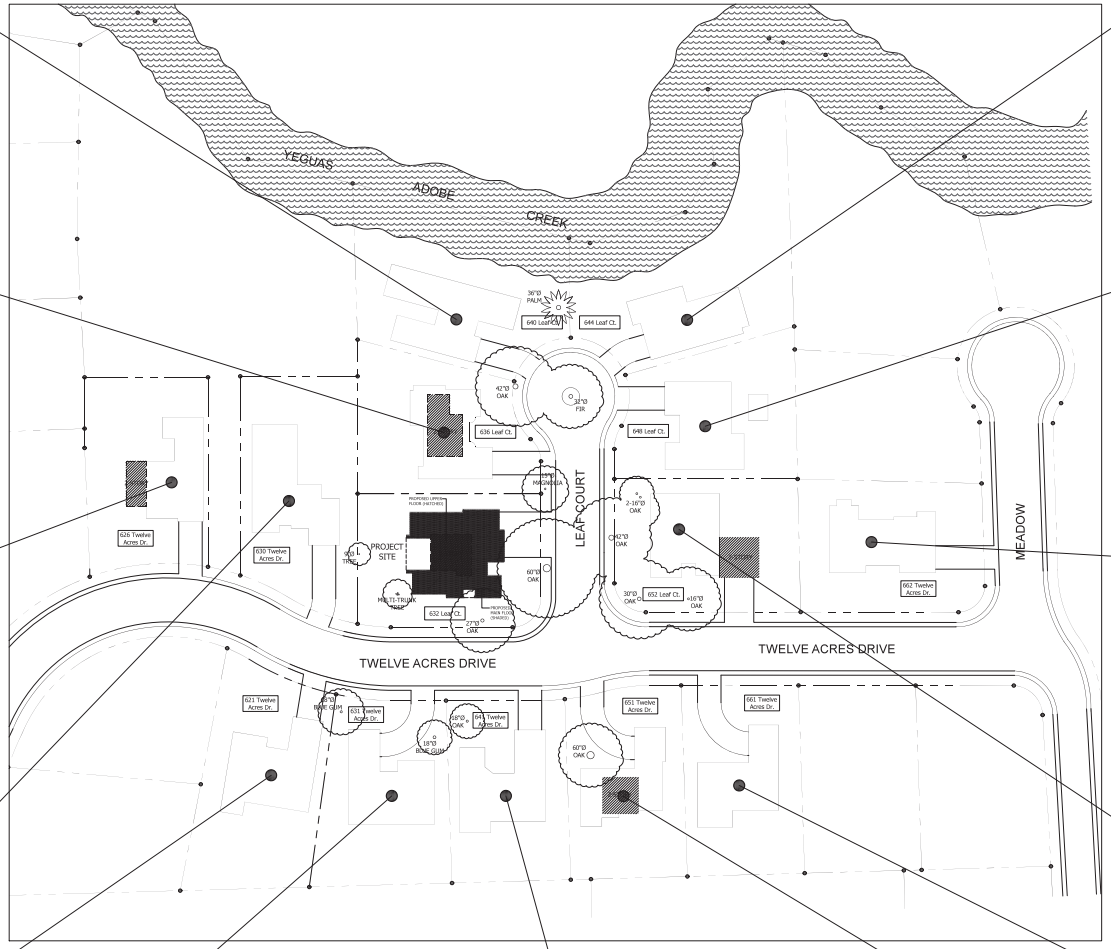
0 0.0225 0.045 0.09 km

- Schools
- Park and Recreation Areas
- City Limit
- Road Names
- Waterways
- Situs Label
- TaxParcel

ATTACHMENT B

NEIGHBORHOOD CONTEXT MAP

1" = 40'-0"



640 LEAF COURT

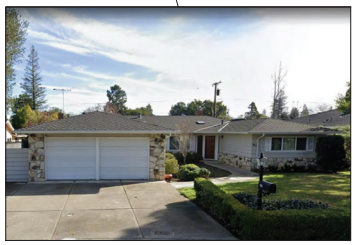
636 LEAF COURT

626 TWELVE ACRES DRIVE

630 TWELVE ACRES DRIVE

621 TWELVE ACRES DRIVE

631 TWELVE ACRES DRIVE



641 TWELVE ACRES DRIVE

651 TWELVE ACRES DRIVE

644 LEAF COURT

648 LEAF COURT

662 TWELVE ACRES DRIVE

652 LEAF COURT

661 TWELVE ACRES DRIVE

NOTE *

JOB SITE ADDRESS
632 LEAF COURT
LOS ALTOS, CA 94022

CLIENT (JOB No. 22124)
MUJICA RESIDENCE
MAILING ADDRESS
632 LEAF COURT, LOS ALTOS, CA 94022
PHONE No. (214) 726-6789

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA. 94022 (650) 941-6890

SHEET
A1.2

640 Leaf Ct

I have received the plans from Gayle Mujica at 632 Leaf Court.

Homeowner Address

Homeowner Name

Homeowner Signature

I have reviewed plans with Gayle Mujica and support the Project Design at 632 Leaf Court.

Homeowner Address
640 Leaf Ct. Los altos

Homeowner Name
Donis Voight

Homeowner Signature
Donis Voight

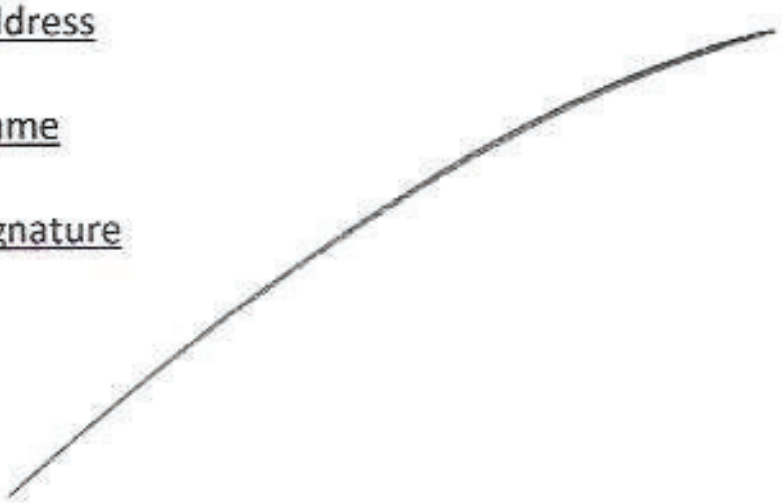
636 Leaf Ct

I have received the plans from Gayle Mujica at 632 Leaf Court.

Homeowner Address

Homeowner Name

Homeowner Signature



I have reviewed plans with Gayle Mujica and support the Project Design at 632 Leaf Court.

Homeowner Address 636 Leaf Ct, Los Altos, CA 94022

Homeowner Name Lyssa Vanderlaan

Homeowner Signature

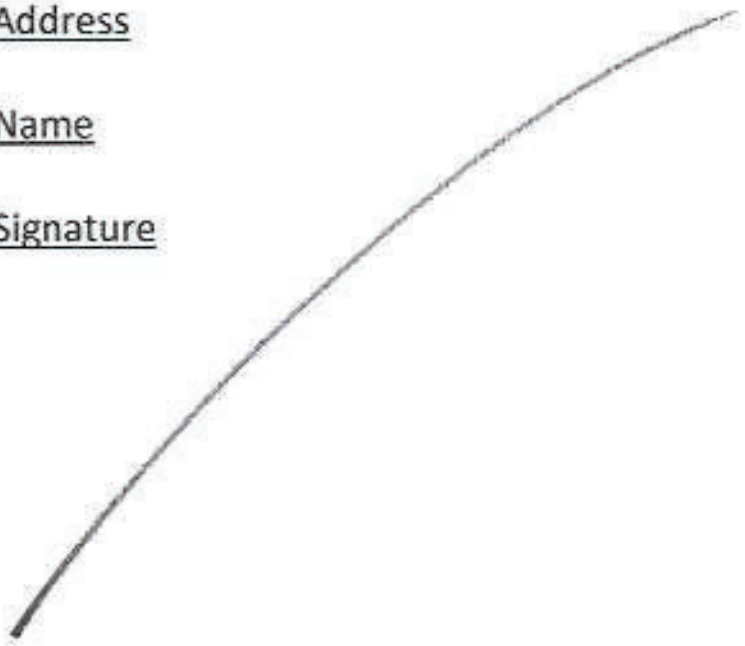
626 Twelve Acres

I have received the plans from Gayle Mujica at 632 Leaf Court.

Homeowner Address

Homeowner Name

Homeowner Signature



I have reviewed plans with Gayle Mujica and support the Project Design at 632 Leaf Court.

Homeowner Address 626 Twelve Acres Dr.

Homeowner Name Sara & Matt Tanel

Homeowner Signature

630 Twelve Acres

I have received the plans from Gayle Mujica at 632 Leaf Court.

Homeowner Address 630 Twelve Acres Dr

Homeowner Name

Homeowner Signature

I have reviewed plans with Gayle Mujica and support the Project Design at 632 Leaf Court.

Homeowner Address 630 Twelve Acres Dr
Los Altos

Homeowner Name Kevin + Amy Lynch

Homeowner Signature

621 Twelve Acres

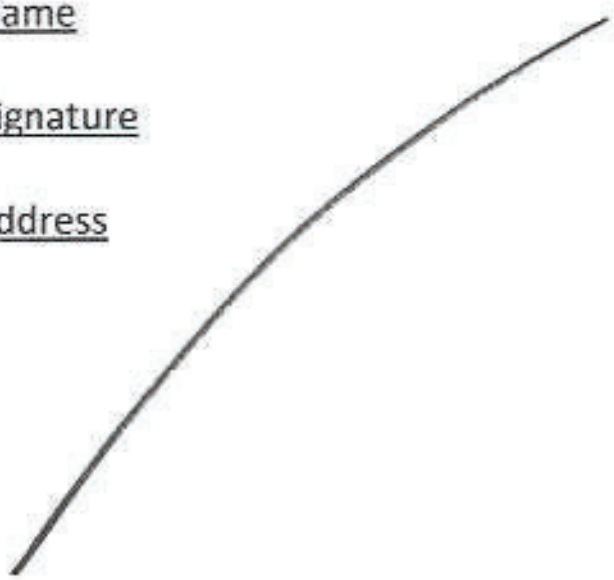
I have received the plans from Gayle Mujica at 632 Leaf Court

Homeowner Address

Homeowner Name

Homeowner Signature

Homeowner address



I have reviewed plans with Gayle Mujica, and support the Project Design at 632 Leaf Court

Homeowner Address 621 Twelve Acres Drive

Homeowner Name Darrell & Leanne Spaulding's

Homeowner Signature D. Spaulding's

~~Homeowner address~~

631 Twelve Acres

From: Nina Tran [redacted]
Subject: Re. Plans for our Home Remodel
Date: March 14, 2022 at 2:41 PM
To: Gayle Mujica [redacted], Ken Tan [redacted]

Hi Gayle,

Thanks for sharing your remodeling plan. The home design look very nice and will go well with the neighborhood. I will ask Kathryn to lookout for the mail.

All the best with the remodeling project!

Nina

On Monday, March 14, 2022, 10:42 AM, Gayle Mujica <gaylemujica@mac.com> wrote:

Hi Nina and Ken,

So glad we have gotten the rental agreement all done and so look forward to moving into your lovely home this summer!

I wanted to share with you the plans for our remodel. We have been walking these around the neighborhood over the past week or so to show to any neighbors within a certain radius. It's a requirement from the city, but it's also just good to do! I've enjoyed getting to talk with so many neighbors we haven't seen in months due to winter weather and the COVID surge in January.

I'm attaching the plans here.

I'm also going to send them to you via "certified letter" Basically, that's what we are supposed to do if we can't get an in-person review and signature on a little form. Just wanted to give you a heads up on that! The certified letter has to be sent to your Twelve Acres address.

I think the home will fit in quite nicely with the neighborhood look/feel, and we are super excited about it! Let me know if you have any questions!
Gayle

641 Twelve Acres

I have received the plans from Gayle Mujica at 632 Leaf Court.

Homeowner Address

Homeowner Name

Homeowner Signature

I have reviewed plans with Gayle Mujica and support the Project Design at 632 Leaf Court.

Homeowner Address 641 TWELVE ACRES DR

Homeowner Name DEREK YOUNKIN
SUSAN YOUNKIN

Homeowner Signature

Susan R Younkin

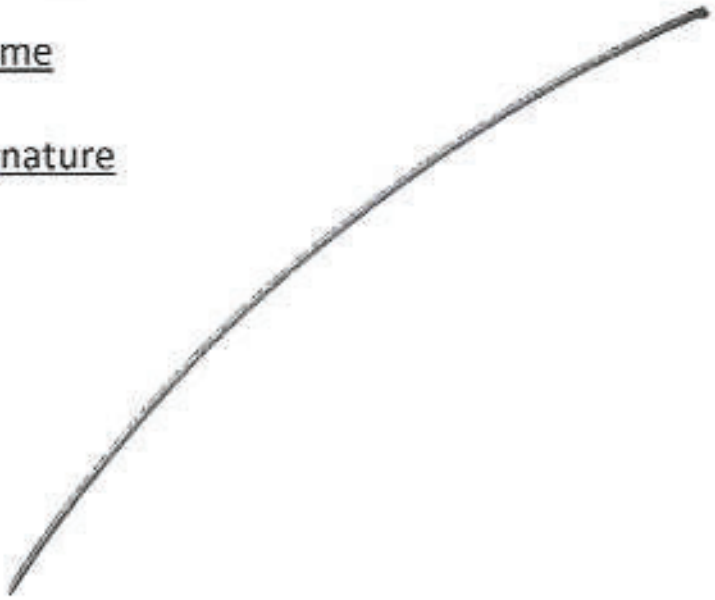
651 Twelve Acres

I have received the plans from Gayle Mujica at 632 Leaf Court.

Homeowner Address

Homeowner Name

Homeowner Signature



I have reviewed plans with Gayle Mujica and support the Project Design at 632 Leaf Court.

Homeowner Address 651 Twelve Acres Dr.

Homeowner Name Kristen Lantz

Homeowner Signature

661 Twelve Acres

I have received the plans from Gayle Mujica at 632 Leaf Court.

Homeowner Address

Homeowner Name

Homeowner Signature

I have reviewed plans with Gayle Mujica and support the Project Design at 632 Leaf Court.

Homeowner Address 661 Twelve Acres Dr.

Homeowner Name Charles & Nancy Dunn

Homeowner Signature Charles Dunn

652 Leaf Ct

I have received the plans from Gayle Mujica at 632 Leaf Court.

Homeowner Address 652 Leaf Ct.

Homeowner Name Mark & Kevin Beckstead

Homeowner Signature Mark Beckstead

We are opposed to the proposed location of the 3-car garage and driveway on Leaf Ct. facing the front of our house.

I have reviewed plans with Gayle Mujica and support the Project Design at 632 Leaf Court.

Homeowner Address

Homeowner Name

Homeowner Signature

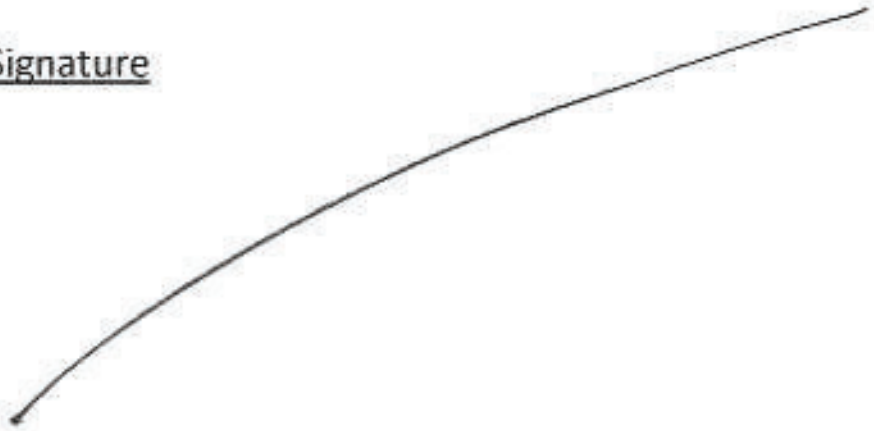
648 Leaf Ct

I have received the plans from Gayle Mujica at 632 Leaf Court.

Homeowner Address

Homeowner Name

Homeowner Signature



I have reviewed plans with Gayle Mujica and support the Project Design at 632 Leaf Court.

Homeowner Address 648 Leaf Ct, Los Altos CA 94022

Homeowner Name Medhavi Sahai

Homeowner Signature Medhavi Sahai

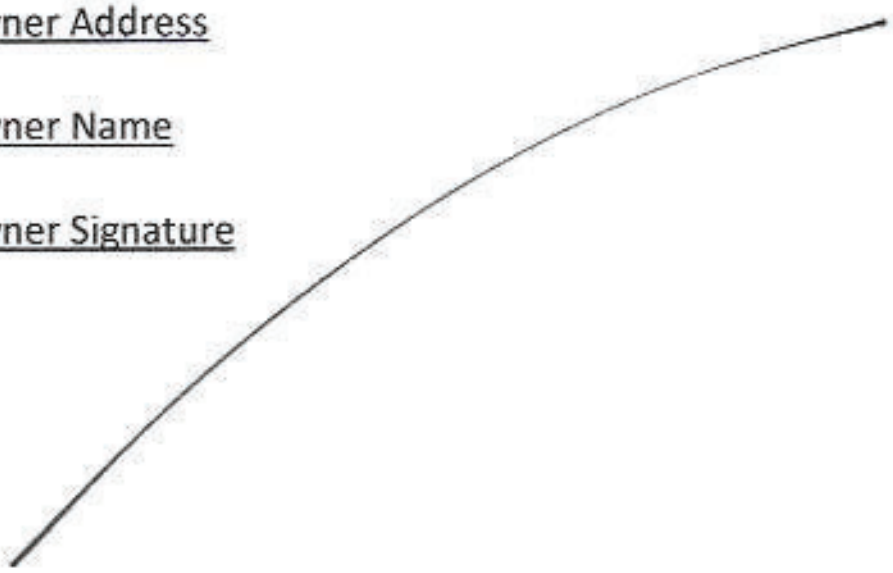
644 Leaf Ct

I have received the plans from Gayle Mujica at 632 Leaf Court.

Homeowner Address

Homeowner Name

Homeowner Signature



I have reviewed plans with Gayle Mujica and support the Project Design at 632 Leaf Court.

Homeowner Address 644 Leaf Ct, Los Altos CA 94022

Homeowner Name Zachary Held

Homeowner Signature

ATTACHMENT C

ATTACHMENT D

Nazaneen Healy

From: Mark Beckstead <[redacted]>
Sent: Tuesday, June 7, 2022 10:33 AM
To: Nazaneen Healy
Cc: Kevin Beckstead
Subject: 632 Leaf Court, design review

Hello Nazaneen,

My family and I are the current residents at 652 Leaf court which is directly across the street (Leaf Court) from the proposed project. Since my last email to you, I have met with the Mujica's to discuss my concerns regarding relocating their driveway and garage from Twelve Acres Drive to Leaf Court. I have been to the city website and I have reviewed the proposed plans. Please note that the 3D rendering (Facing Leaf Ct.) is not consistent with the Site Plan as it relates to the width of the driveway and the amount of space covered with pavers. The Site Plan shows pavers extending to the property line adjacent to 636 Leaf Ct. which is consistent with what the Mujica's have told me regarding their plans to store their auto-transport trailer on that side of their property. The 3-D rendering which is on the website, and posted on the property, shows that area as landscaped. This brings to point my main concern. That is, replacement of existing landscape with a 3-car garage and a driveway wide enough for 3 cars plus a trailer disrupts the park-like setting of Leaf Court. Front yard setbacks with well-maintained landscape and heritage oaks provides the character of Leaf Court and it has been that way since it was developed in the 1950's. Twelve Acres Drive, which is wider and more of a thoroughfare, is better suited to serve the demands of in-and-out access with multiple cars and trailer.

We, the long-term residents at 652 Leaf Court are opposed to the proposed development as planned.

Sincerely,

Mark and Kevin Beckstead

--
J. Mark Beckstead, DDS
[redacted]

[redacted]

Nazaneen Healy

From: Mark Beckstead [redacted]
Sent: Wednesday, March 9, 2022 5:25 PM
To: Nazaneen Healy
Cc: Kevin Beckstead
Subject: Proposed teardown and rebuild at 632 Leaf Court
Attachments: 20220309_Ihave reviewed plans with Gayle Mujica and support the.pdf

Hello Naz,

I am a resident of Los Altos at 652 Leaf Ct for the past 31 years. Yesterday, Gayle Mujica shared with me their plans for a complete rebuild of their residence at 632 Leaf Court. As you may know, they are planning on repositioning their future home on the lot and changing the position of the driveway and garage to face Leaf Court. That would put their new garage, driveway and trailer storage directly across the street from the front of our house. It would also put their proposed 3-car garage, and gated trailer parking on their side yard, immediately next door to a two car garage at 636 Leaf court where cars are routinely double parked along with a long-term storage trailer. The exchange of a landscaped front yard facing Leaf Court for a three-car garage and driveway negatively impacts the esthetics of leaf court and is not in harmony with the park-like setting of the neighborhood. Our view will be additionally impacted by the proposed second story.
We are opposed to the proposed plans and we would like the planning commission to consider our concerns. Please see the attachments regarding the current situation.


Current 2-car garage and parking pad at 632 Leaf Court facing Twelve Acres Drive

Current front of home at 632 facing Leaf Court from our front door. The proposal is to replace this side of the house with a 3-car garage and driveway wide enough to park a trailer in the side yard next to 636 Leaf Court which is already crowded with cars and a trailer. We are opposed to the negative impact on the esthetics and beauty of Leaf Court. We are in favor of more trees and landscape with fewer cars and trailers.

Current 2-car garage, driveway and parking situation at 636 Leaf Court

--
J. Mark Beckstead, DDS
[redacted]

[redacted]

I have received the plans from Gayle Mujica at 632 Leaf Court.

Homeowner Address 652 Leaf Ct.

Homeowner Name Mark & Kevin Beckstead

Homeowner Signature Mark Beckstead

We are ~~opposed~~ to the proposed location of the 3-car garage and driveway on Leaf Ct. facing the front of our house.

I have reviewed plans with Gayle Mujica and support the Project Design at 632 Leaf Court.

Homeowner Address

Homeowner Name

Homeowner Signature

632 LEAF COURT

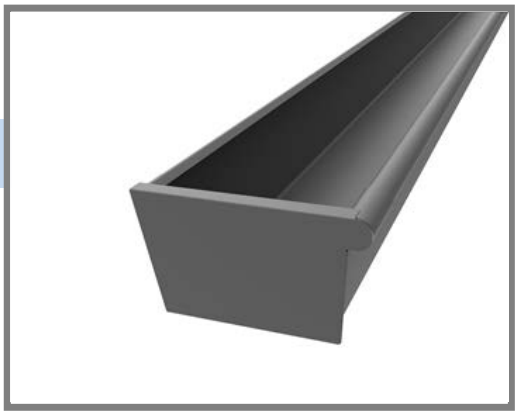
ATTACHMENT E

ROOFING
40 YO COMP

GUTTERS

PAINTED OGEE

W/ ROUND DOWNSPOUTS



EXTERIOR WALLS

HARDY PLANK

WINDOWS

DUAL GLAZED ALUMINUM CLAD WOOD / MARVIN 2X2

WINDOW TRIM

2X3 KILN DRIED PAINTED WHITE

2X3 APRON AT BASE

ATTACHMENT F

3D RENDERING (FACING TWELVE ACRES DR.)

3D RENDERING (FACING LEAF COURT)

PROPERTY DESCRIPTION

OWNER	FERNANDO & GAYLE MUJICA
ADDRESS	632 LEAF COURT LOS ALTOS, CA 94022
PARCEL	167-25-031
ACREAGE	0.259
ZONING	R1-10
OCCUPANCY	R-3/U
CONSTR. TYPE	V-B
PROJECT DESCRIPTION	

CONSULTANT DIRECTORY

SURVEYOR	DODGE ASSOCIATES, SURVEYING 20652 CHAPARRA CIRCLE PENN VALLEY, CA 95946 (530) 432-5212
SOILS ENGINEER	GEOFORENSICS INC. 303VINTAGE PARK DRIVE, STE. 220 FOSTER CITY, CA 94404 (650) 349-3369
CIVIL ENGINEER	GREEN CIVIL ENGINEERING 1905 S. NORFOLK ST., SUITE #350 SAN MATEO, CA 94403
STRUCTURAL ENGINEER	N/A
ENERGY CONSULTANT	N/A
LANDSCAPE ARCHITECT	W. JEFFREY HEID, LANDSCAPE ARCHITECT 617 ONELDA DRIVE SAN JOSE, CA 95123 (408) 691-5207

SHEET INDEX

ARCHITECTURAL SHEETS

A0.0	COVER SHEET
A1.0	SITE PLAN
A1.1	FLOOR DIAGRAM & AREA CALCULATIONS
A1.2	NEIGHBORHOOD CONTEXT MAP
A2.0	EXISTING ELEVATIONS
A3.0	PROPOSED BASEMENT PLAN
A3.1	PROPOSED MAIN FLOOR PLAN
A3.2	PROPOSED UPPER FLOOR PLAN
A3.3	PROPOSED ROOF PLAN
A4.0	N/A
A5.0	FRONT & REAR ELEVATIONS
A5.1	RIGHT & LEFT SIDE ELEVATIONS
A6.0	CROSS SECTIONS "A-A" & "B-B"
A6.1	CROSS SECTIONS "C-C" & "D-D

CIVIL SHEETS

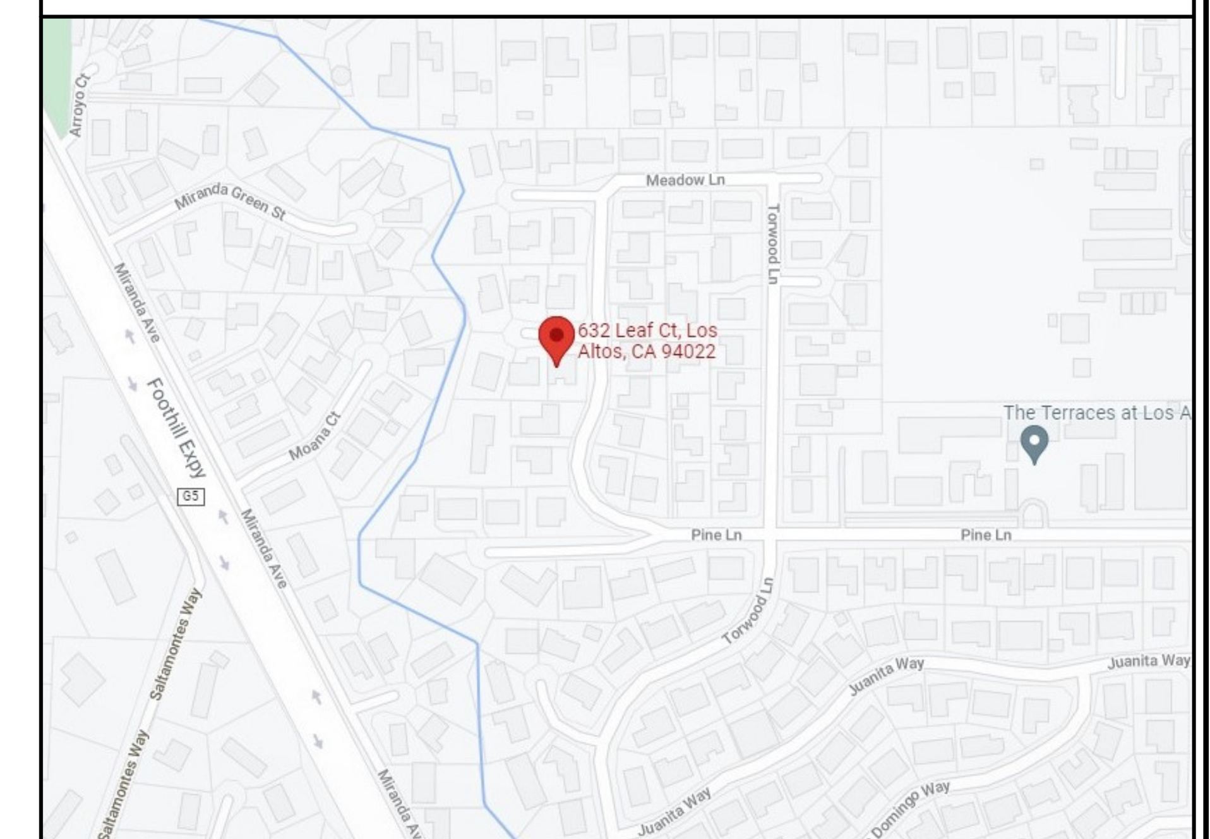
C - 1	GRADING & DRAINAGE PLAN
C - 2	EROSION PLAN
C - 3	DETAIL SHEET
C - 4	DETAIL SHEET
C - 5	CONSTRUCTION BMPS
T - 1	TOPOGRAPHIC SURVEY
L- 1	LANDSCAPE PLAN (MASTER PLANTING PLAN)

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING

VICINITY MAP



NOTE *

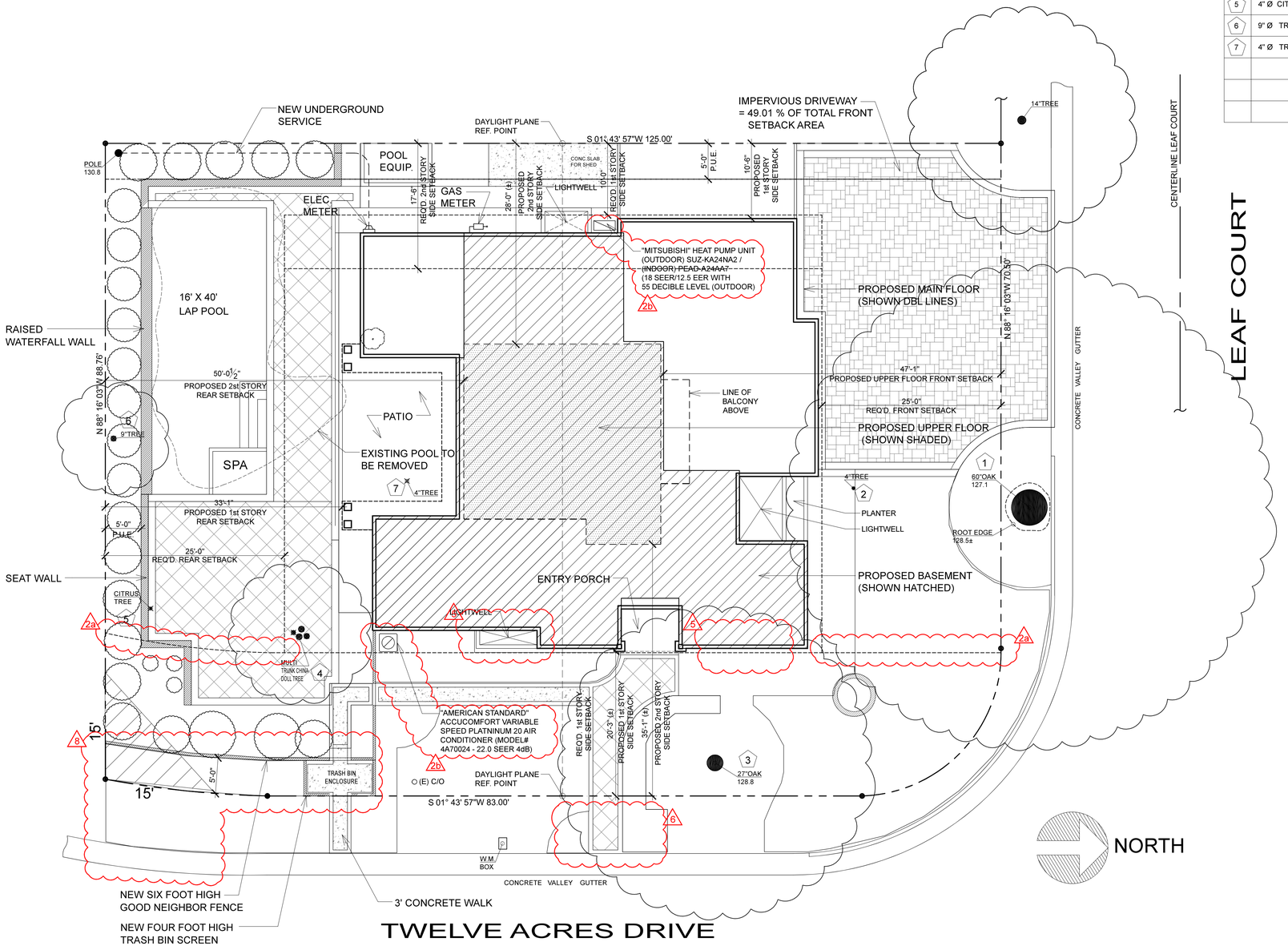
-	-

JOB SITE ADDRESS
632 LEAF COURT
LOS ALTOS, CA 94022

CLIENT (JOB No. 22124)
MUJICA RESIDENCE
MAILING ADDRESS
632 LEAF COURT, LOS ALTOS, CA, 94022
PHONE No. (214) 726-6789

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

SHEET
A0.0



SITE PLAN

1/8 = 1'-0"

TREE SCHEDULE		REMOVE	
NO.	TYPE	YES	NO
1	60" Ø OAK TREE		✓
2	4" Ø TREE		✓
3	27" Ø OAK TREE		✓
4	MULTI TRUNK TREE	✓	
5	4" Ø CITRUS TREE	✓	
6	9" Ø TREE	✓	
7	4" Ø TREE	✓	

GENERAL NOTES

A	VERIFICATION	CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK
B	DIMENSIONS	DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS
C	DISCREP-ANCIES	MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF C.D.A. IMMEDIATELY
D	CONTRACT DOCUMENTS	CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH C.D.A. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY

SITE PLAN NOTES

1	DRIVEWAY	SEE LANDSCAPE PLAN BY OTHERS
2	FLATWORK	SEE LANDSCAPE PLAN BY OTHERS
3	GRADING	SEE GRADING & DRAINAGE PLAN BY OTHERS BY OTHERS
4	DRAINAGE	SEE GRADING & DRAINAGE PLAN BY OTHERS BY OTHERS
5	STORM DRAINAGE	SEE GRADING & DRAINAGE PLAN BY OTHERS BY OTHERS
6	SEWER LATERAL	CONNECT TO EXISTING CLEANOUT PROVIDE BACKFLOW PREVENTER
7	GAS & ELEC SERVICE	NEW 200 AMP ELEC. METER EXISTING GAS METER TO REMAIN
8	SETBACKS	AS PER PLAN
9	TREES	TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MIN. OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO GROUND.
10	FENCES	AS PER LANDSCAPE PLAN
11	LANDSCAPE	SEE LANDSCAPE PLAN BY OTHERS

TABULATIONS

	EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: (land area covered by all structures that are over 6 feet in height)	2,948.63 s.f. (26.13 %)	3,332.11 s.f. (29.53 %)	3,384.80 (30.00%)
FLOOR AREA	2,948.63 s.f. (26.13 %)	3,878.06 s.f. (34.37 %)	3,878.26 s.f. (34.37%)
SETBACKS:			
Front	25.00 feet / N/A	25.00 feet / 47.08 feet	25.00 feet
Rear	32.875 feet / N/A	33.08 feet / 50.04 feet	25.00 feet
Right Side (1st / 2nd)	10.00 feet / N/A	10.50 feet / 28.00 feet	10.00 feet / 17.50 feet
Left Side (1st / 2nd)	19.14 feet / N/A	20.25 feet / 35.08 feet	10.00 feet / 20.00 feet
HEIGHT:	(±) 12'-6"	(±) 25'-11"	27'-0"

SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: Includes habitable basement areas	2,447.08 sq.ft.	(+) 2,450.47 sq.ft.	4,897.55 sq.ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	501.55 sq.ft.	(+) 357.26 sq.ft.	858.81 sq.ft.
		TOTAL PROPOSED FLOOR AREA:	5,756.36 sq.ft.

LOT CALCULATIONS		
NET LOT AREA:		11,282.66 square feet
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%		1,0474.32 (49.01 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing & proposed):	4,787.89 sq. ft.
	Existing softscape (undisturbed area):	0 sq. ft.
	New softscape area:	3,162.66 sq. ft.
	Building footprint w/ all porches:	3,332.11 sq. ft.
	Total (Net size of lot)	11,282.66 sq. ft.

COVERAGE & F.A.R.

	SITE PLAN	11,282.66	SQ. FT. = 0.259 AC.
COV:	ALLOWABLE	3,384.80	SQ. FT. = 30.00 %
	EXISTING	2,948.63	SQ. FT. = 26.13 %
	PROPOSED	3,332.11	SQ. FT. = 29.53 %
FAR:	ALLOWABLE	3,878.26	SQ. FT. = 34.37 %
	EXISTING	2,948.63	SQ. FT. = 26.13 %
	PROPOSED	3,878.06	SQ. FT. = 34.37 %

NOTE

–	–
4 10/23/2024	CITY PLAN CHECK COMMENTS

JOB SITE ADDRESS

632 LEAF COURT
LOS ALTOS, CA 94022

CLIENT (JOB No. 22124)

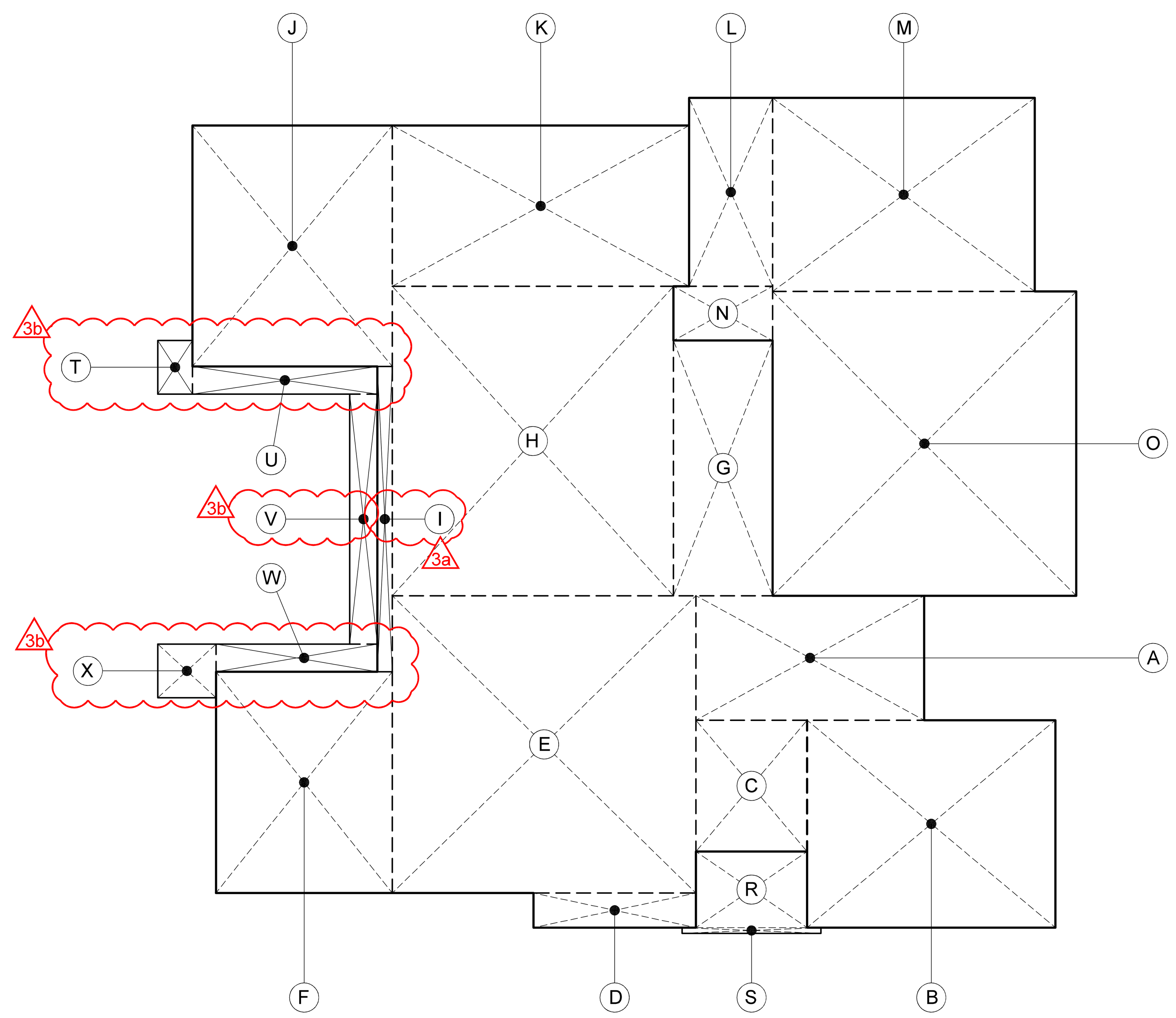
MUJICA RESIDENCE

MAILING ADDRESS
632 LEAF COURT, LOS ALTOS, CA. 94022
PHONE No. (214) 726-6789

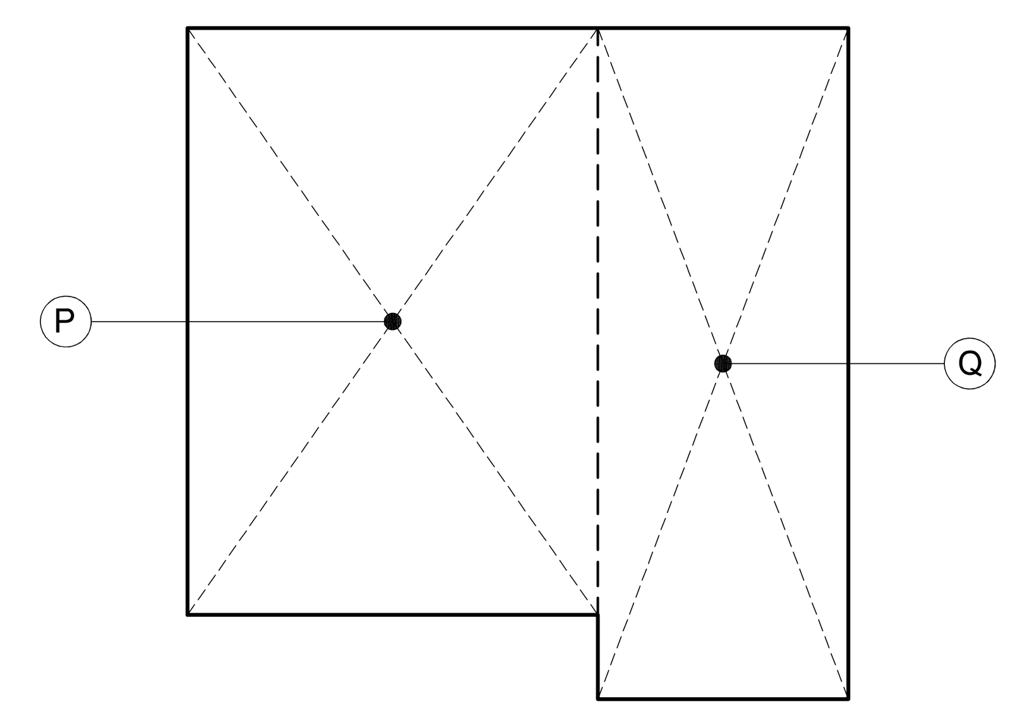
CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

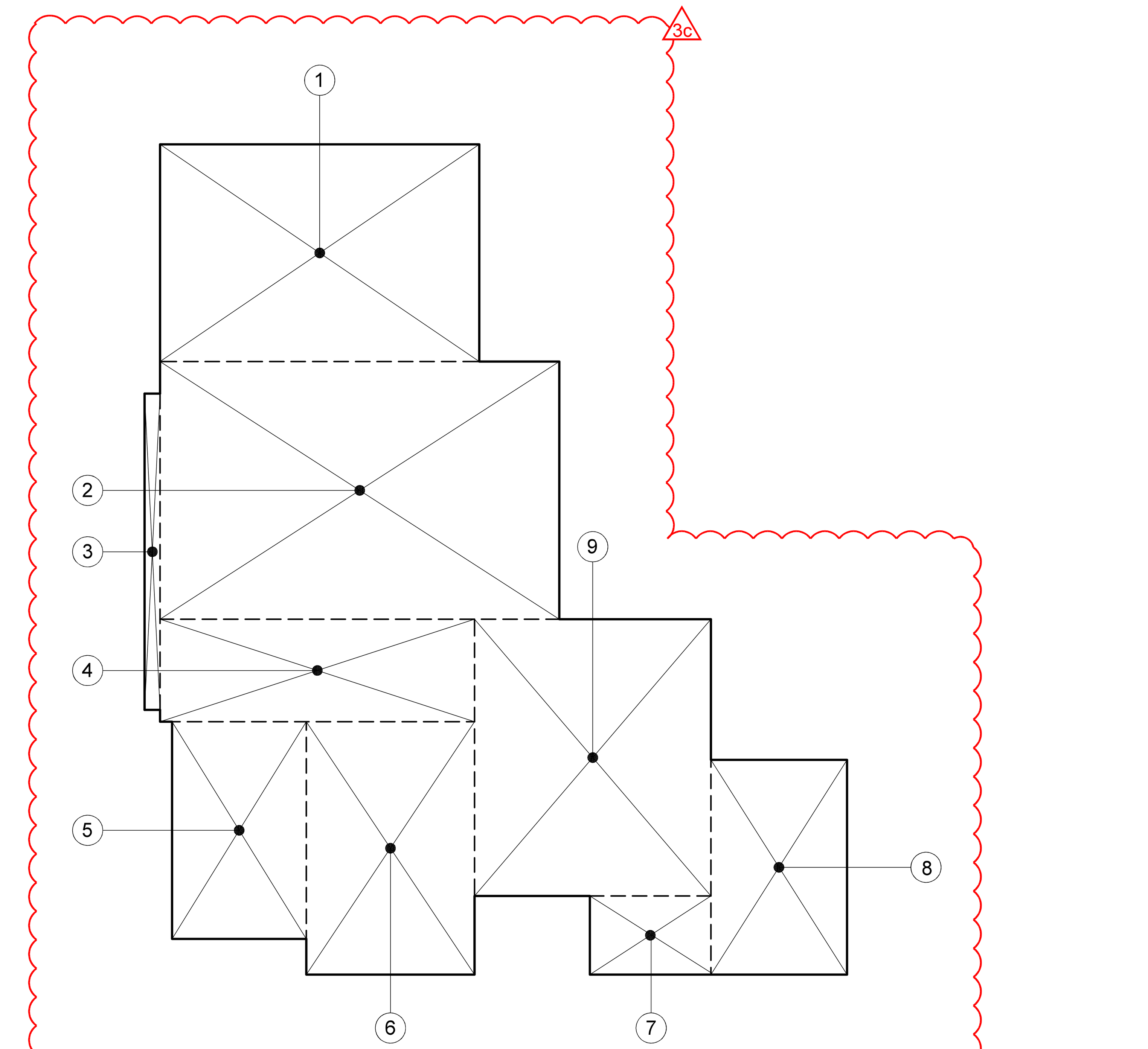
A1.0



MAIN FLOOR AREA DIAGRAM



UPPER FLOOR AREA DIAGRAM



BASEMENT HABITABLE AREA DIAGRAM

FLOOR AREA CALCULATIONS

PROPOSED MAIN FLOOR

A	9.00'	X	16.50'	148.50	S.F.
B	15.00'	X	17.96'	269.40	S.F.
C	8.04'	X	9.50'	76.38	S.F.
D	2.50'	X	11.75'	29.37	S.F.
E	21.50'	X	21.96'	472.14	S.F.
F	12.75'	X	16.00'	204.00	S.F.
G	7.16'	X	18.46'	132.17	S.F.
H	20.33'	X	22.375'	454.88	S.F.
I	1.08'	X	22.08'	23.84	S.F.
J	14.46'	X	17.41'	251.75	S.F.
K	11.62'	X	21.46'	249.36	S.F.
				2,311.79	S.F.

3a

GARAGE :

L	6.04'	X	13.62'	82.26	S.F.
M	14.00'	X	18.96'	265.44	S.F.
N	3.91'	X	7.16'	27.99	S.F.
O	22.00'	X	21.96'	483.12	S.F.
				858.81	S.F.

FLOOR AREA CALCULATIONS

PROPOSED UPPER FLOOR :

P	17.08'	X	24.41'	416.92	S.F.
Q	10.41'	X	27.91'	290.54	S.F.
				707.46	S.F.
TOTAL PROPOSED				3,878.06	S.F.

COVERAGE:

R	5.50	X	8.04	44.22	S.F.
S	0.41	X	10.04	4.11	S.F.
T	2.50	X	3.87	9.67	S.F.
U	2.00	X	13.37	27.74	S.F.
V	2.00	X	18.08	36.16	S.F.
W	2.00	X	11.66	23.32	S.F.
X	3.87	X	4.21	16.29	S.F.
				161.51	S.F.
TOTAL PROPOSED COVERAGE				3,332.11	S.F.

3b

BASEMENT HABITABLE (NOT COUNTED AS F.A.R. OR COVERAGE)

1	15.16	X	22.29	337.91	S.F.
2	18.00	X	27.875	501.75	S.F.
3	1.08	X	22.08	23.84	S.F.
4	7.16	X	21.958	157.22	S.F.
5	9.375	X	15.16	142.12	S.F.
6	11.75	X	17.66	207.50	S.F.
7	5.50	X	8.458	46.52	S.F.
8	9.50	X	15.00	142.50	S.F.
9	16.50	X	19.33	318.94	S.F.
				1,878.30	S.F.

FLOOR DIAGRAM & AREA CALCULATIONS

1/8 = 1'-0"

NOTE *

CITY PLAN CHECK COMMENTS

JOB SITE ADDRESS

632 LEAF COURT
LOS ALTOS, CA 94022

CLIENT (JOB No. 22124)

MUJICA RESIDENCE

MAILING ADDRESS
632 LEAF COURT, LOS ALTOS, CA, 94022
PHONE No. (214) 726-6789

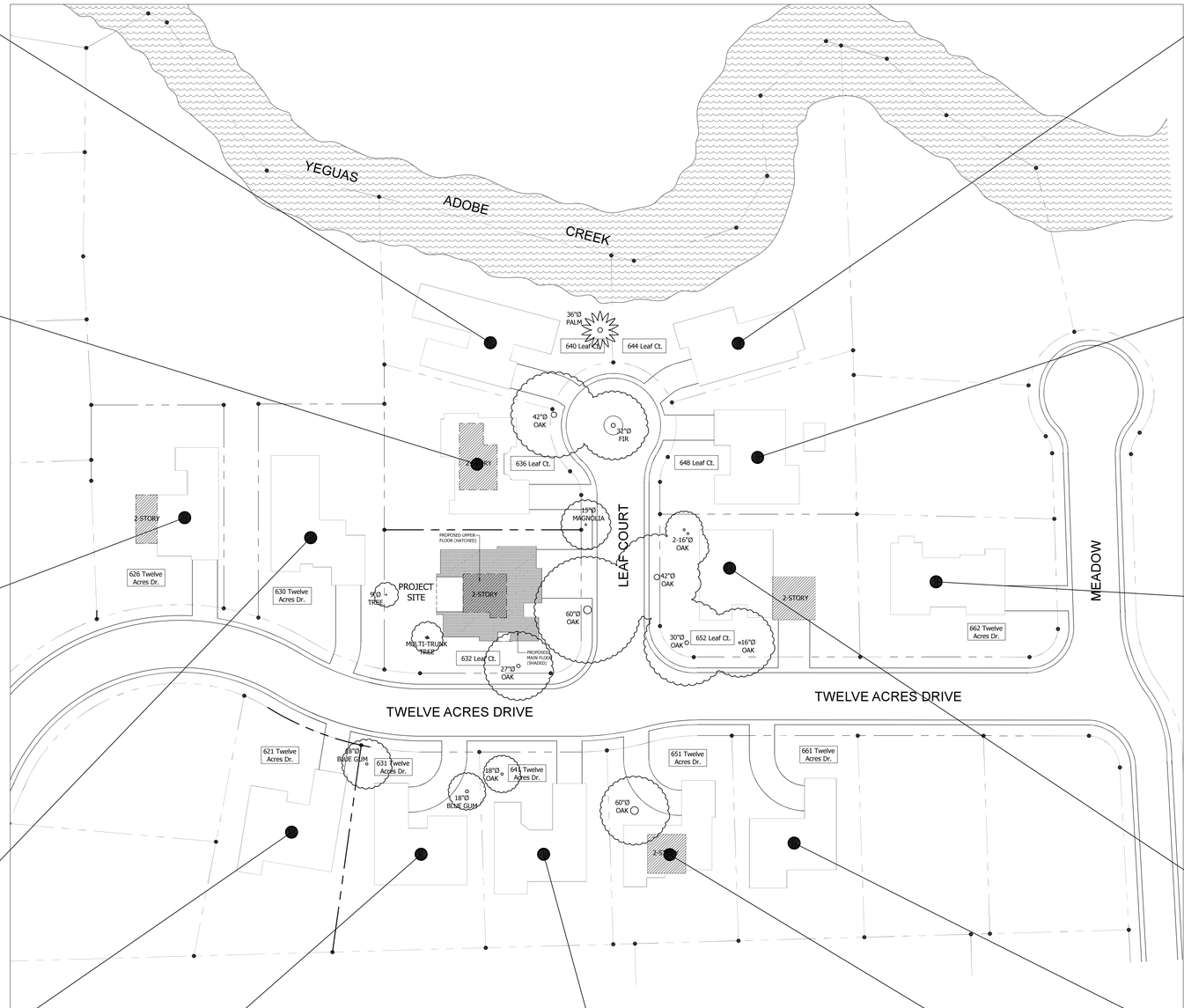
CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

A1.1

NEIGHBORHOOD CONTEXT MAP

1" = 40'-0"



640 LEAF COURT

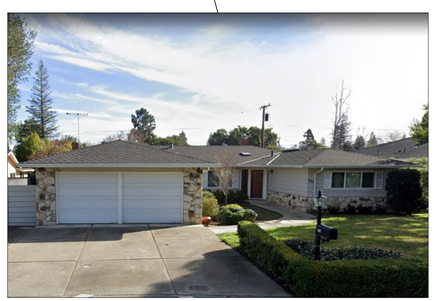
636 LEAF COURT

626 TWELVE ACRES DRIVE

630 TWELVE ACRES DRIVE

621 TWELVE ACRES DRIVE

631 TWELVE ACRES DRIVE



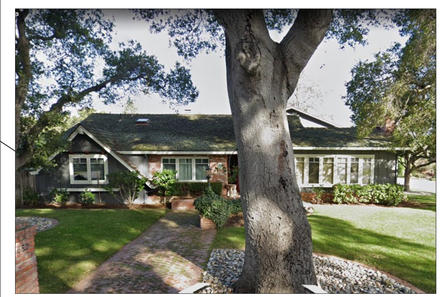
641 TWELVE ACRES DRIVE

651 TWELVE ACRES DRIVE

644 LEAF COURT

648 LEAF COURT

662 TWELVE ACRES DRIVE



652 LEAF COURT

661 TWELVE ACRES DRIVE

*

NOTE

-	-

JOB SITE ADDRESS

632 LEAF COURT
LOS ALTOS, CA 94022

CLIENT (JOB No. 22124)

MUJICA RESIDENCE

MAILING ADDRESS
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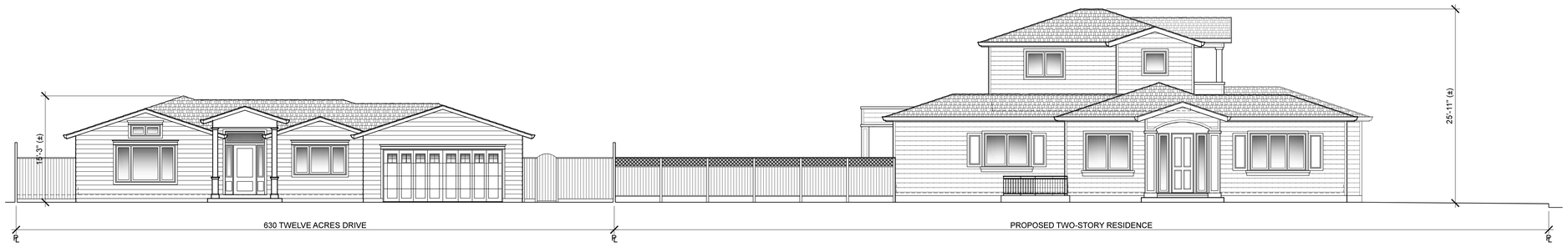
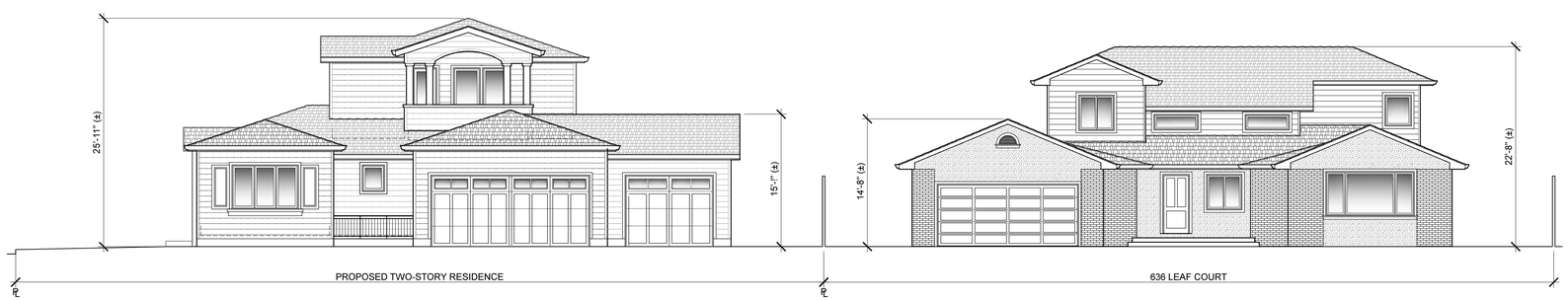
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

A1.2



STREETSCAPE
(TWELVE ACRES DRIVE)



STREETSCAPE
(LEAF COURT)

STREETSCAPE

1/8 = 1'-0"

*

NOTE

–	–
1 CITY PLAN CHECK	CITY PLAN CHECK COMMENTS

JOB SITE ADDRESS

632 LEAF COURT
LOS ALTOS, CA 94022

CLIENT (JOB No. 22124)

MUJICA RESIDENCE
. . . . . MAILING ADDRESS . . . . .
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PHONE No. (214) 726-6789

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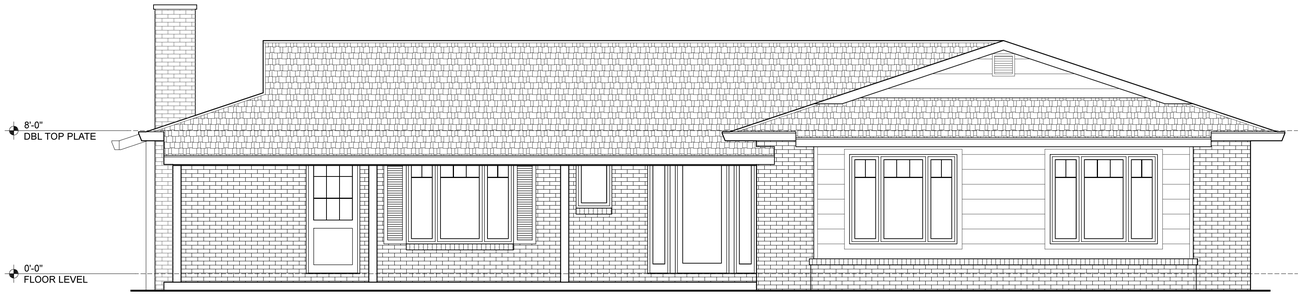
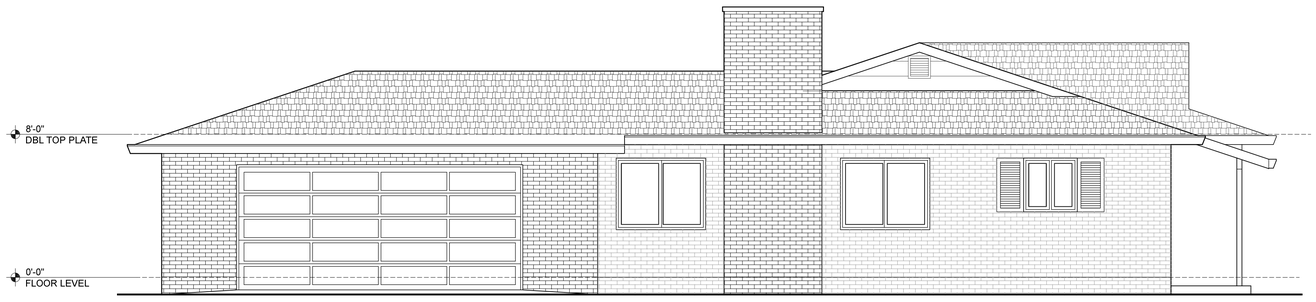
SHEET

A1.3



EXISTING (LEAF COURT) ELEVATION

1/4" = 1'-0"



EXISTING (TWELVE ACRES DR.) ELEVATION

1/4" = 1'-0"

NOTE *

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	-

JOB SITE ADDRESS

632 LEAF COURT
LOS ALTOS, CA 94022

CLIENT (JOB No. 22124)

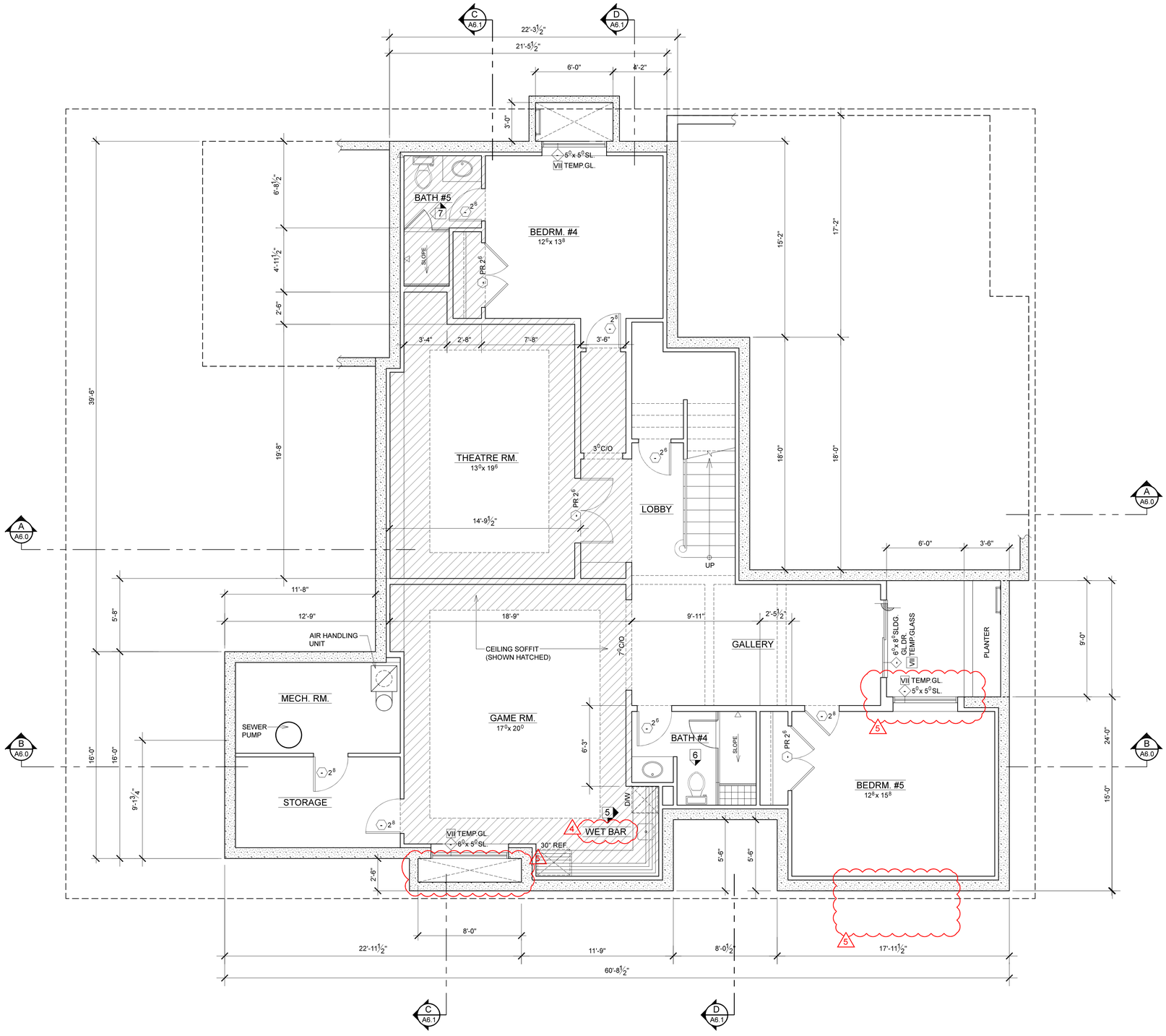
MUJICA RESIDENCE

MAILING ADDRESS
632 LEAF COURT, LOS ALTOS, CA 94022
PHONE No. (214) 726-6789

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

A2.0



PROPOSED BASEMENT PLAN

1/4" = 1'-0"

GENERAL NOTES

I	EGRESS	ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2019 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F. - MIN. NET CLEAR OPENABLE WIDTH = 20" - MIN. NET CLEAR OPENABLE HEIGHT = 24"
II	GARAGE COMMON WALL	GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. ⅝" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.5&6. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1⅜" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
III	STAIRWAYS	DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2019. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS - 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
IV	GUARDRAILS	DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2019. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
V	STAIR & HANDRAILS	DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2019. STYLE AND FINISH PER OWNER SPECIFICATIONS
VI	FIREPLACE	DESIGN SHALL CONFORM TO CH. 10 CRC 2019, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2019 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
VII	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019
VIII	FIRE BLOCKS	PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2019
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X	SHOWERS	ALL SHOWERS SHALL CONFORM TO SECTION R307 2019 CRC - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2019 CPC 408.5)
XI	WATER CONSERVING FIXTURES	ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2019 CPC) SHALL CONFORM TO SEC. 402, 2019 CPC - WATER CLOSETS TO HAVE A MAXIMUM WATER USE OF 1.28 GPF - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi - BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 60 psi - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 60 psi

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

#	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
#	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
	EXISTING WALLS TO REMAIN
	NEW WALLS
(E)	EXISTING
(N)	NEW
R	RELOCATED

*

NOTE

–	–
1 10/23/2024	CITY PLAN CHECK COMMENTS

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SHEET

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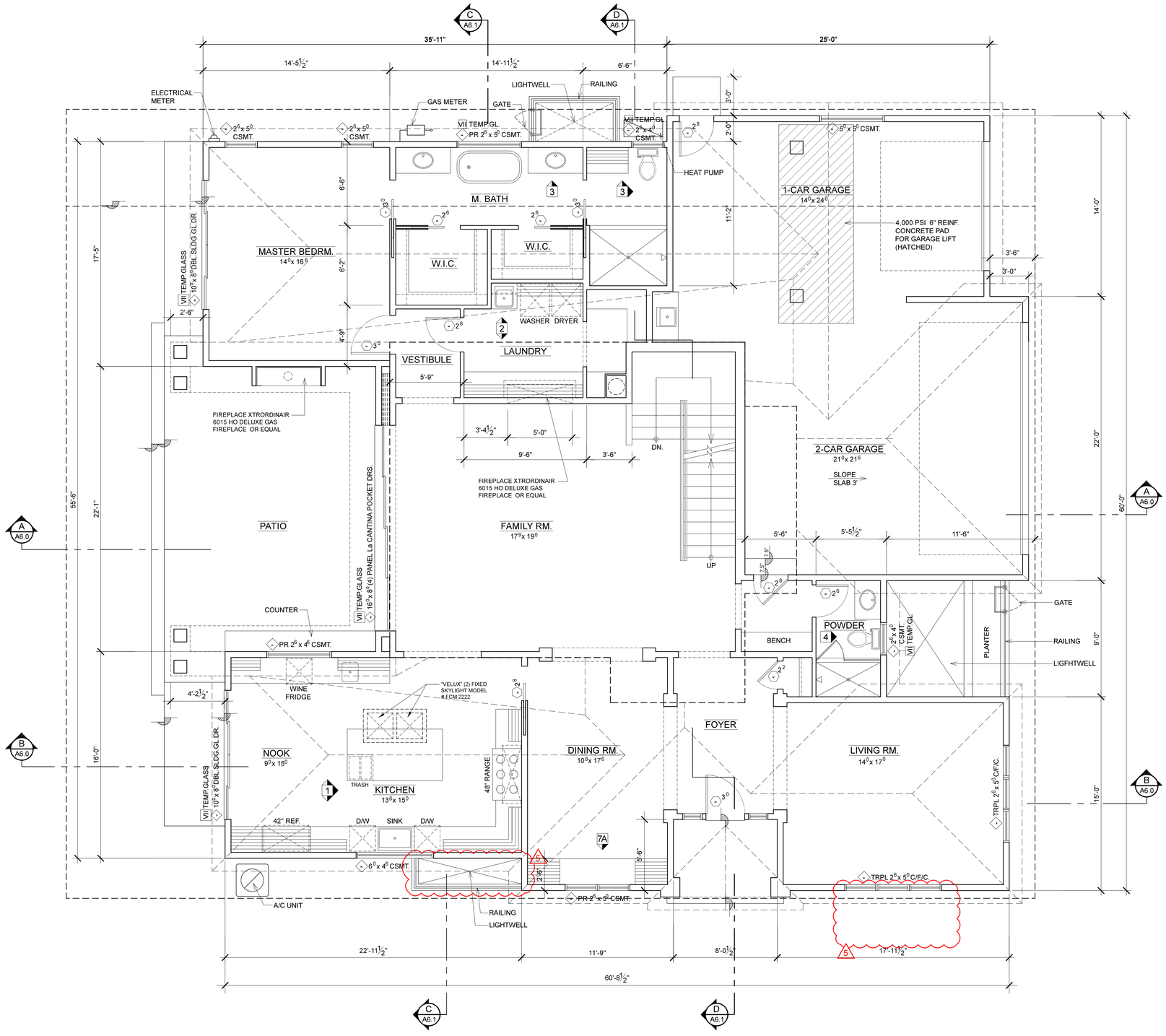

PROPOSED MAIN FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

I	EGRESS	ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2019 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F. - MIN. NET CLEAR OPENABLE WIDTH = 20" - MIN. NET CLEAR OPENABLE HEIGHT = 24"
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ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

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*

NOTE

-	-
4 PLANNING	CITY PLAN CHECK COMMENTS

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SHEET

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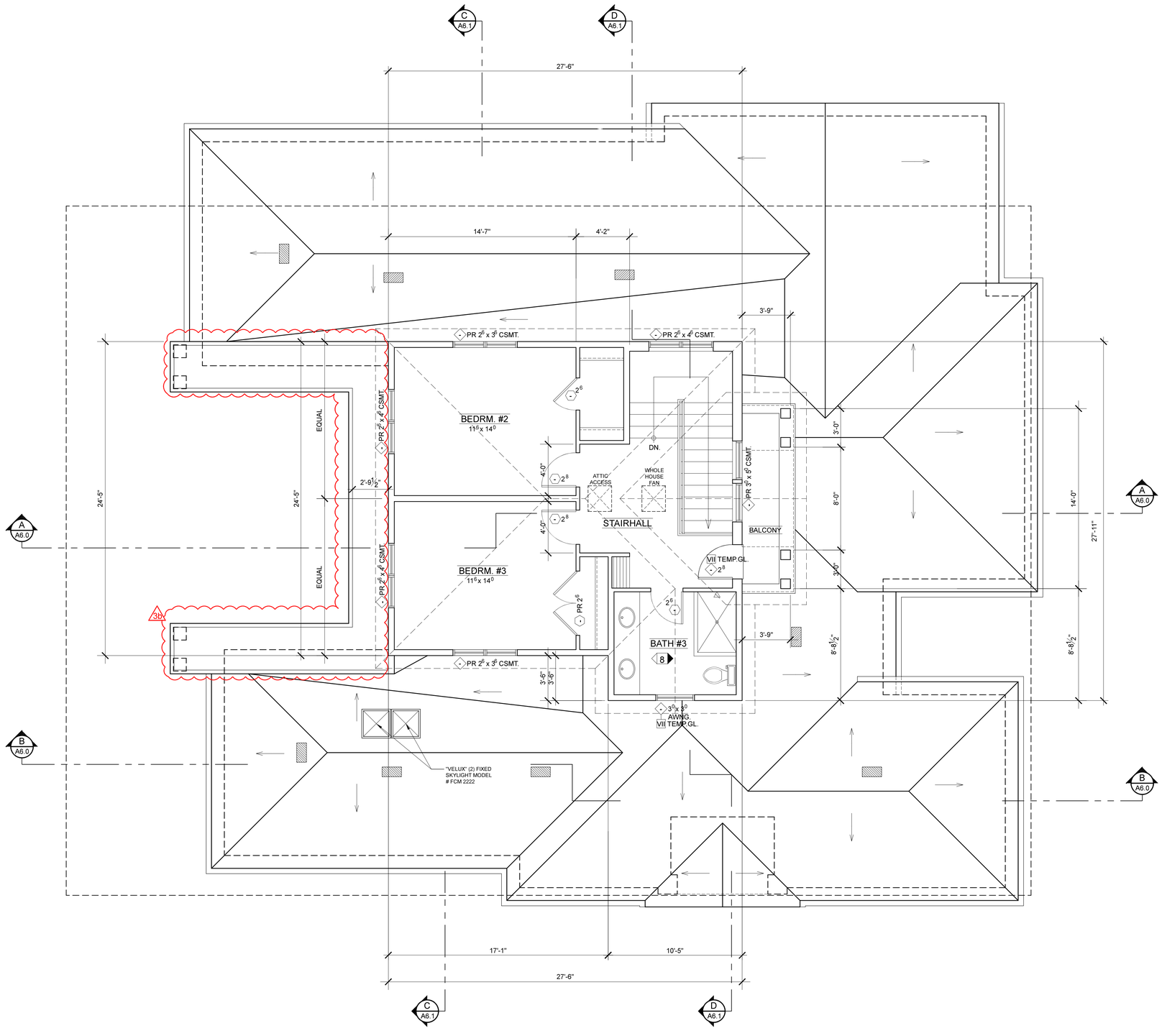

PROPOSED UPPER FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

I	EGRESS	ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2019 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F. - MIN. NET CLEAR OPENABLE WIDTH = 20" - MIN. NET CLEAR OPENABLE HEIGHT = 24"
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ROOM FINISH SCHEDULE

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	NEW WALLS
(E)	EXISTING
(N)	NEW
R	RELOCATED

*

NOTE

–	–
1 2/25/2025	CITY PLAN CHECK COMMENTS

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SHEET

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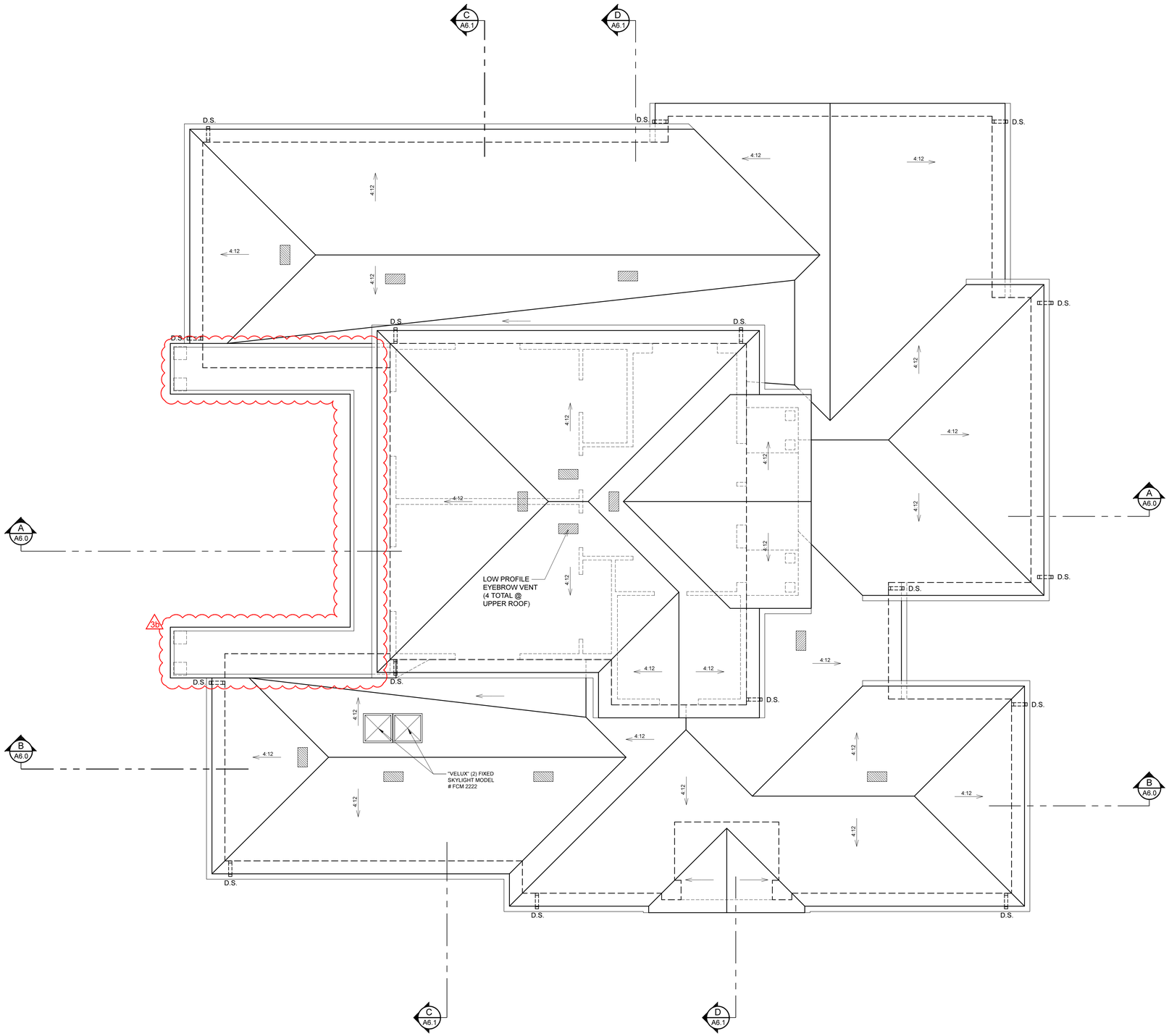

PROPOSED ROOF PLAN

1/4" = 1'-0"

GENERAL NOTES

I	ROOF JACKS	WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
II	VALLEY FLASHING	24 GA. G.I. "L" FLASHING @ ALL VALLEYS
III	CRICKET FLASHING	24 GA. G.I. OVER $\frac{15}{32}$" D.F. CDX PLYWOOD (OR BETTER) - $\frac{1}{4}$" MIN. SLOPE
IV	ATTIC VENTILATION	PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2019 CRC
V	FIREPLACE & CHIMNEY	DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2019 CRC

ROOF PLAN NOTES

1	ROOFING	COMPOSITION SHINGLE
2	GUTTERS	OGEE GUTTER
3	DOWN SPOUTS	ROUND DOWNSPOUTS
4	SKYLIGHTS	"VELUX", WDMA HALLMARK CERTIFICATION 426 (IAMPO UES 0199) OR EQUIVALENT

ATTIC VENT CALCULATIONS

AREA = 707.46 SQ. FT. (UPPER ROOF ATTIC SPACE)
150
= 4.71 SQ. FT. (REQ'D. VENTING AREA)

PROPOSED VENTING

= 0.73 SQ. FT. (LOW PROFILE RECT. EYEBROW VENT)
X 4 (NFVA = 0.73 S.F/ VENT)
= 2.92 SQ. FT.
= .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT)
X 6 (NFVA = 0.493 S.F/ VENT)
= 2.96 SQ. FT.
= 5.88 SQ. FT. (TOTAL PROPOSED VENTING AREA)

AREA = 558.20 SQ. FT. (LOWER ROOF ATTIC SPACE
150 OVER MASTER BEDRM & BATH)
= 3.72 SQ. FT. (REQ'D. VENTING AREA)

PROPOSED VENTING

= 0.73 SQ. FT. (LOW PROFILE RECT. EYEBROW VENT)
X 2 (NFVA = 0.73 S.F/ VENT)
= 1.46 SQ. FT.
= .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT)
X 5 (NFVA = 0.493 S.F/ VENT)
= 2.46 SQ. FT.
= 3.92 SQ. FT. (PROPOSED VENTING AREA)

AREA = 1,000.11 SQ. FT. (LOWER ROOF ATTIC SPACE OVER
150 LIVING,DINING, KITCHEN & POWDER)
= 6.67 SQ. FT. (REQ'D. VENTING AREA)

PROPOSED VENTING

= 0.73 SQ. FT. (LOW PROFILE RECT. EYEBROW VENT)
X 4 (NFVA = 0.73 S.F/ VENT)
= 2.92 SQ. FT.
= .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT)
X 8 (NFVA = 0.493 S.F/ VENT)
= 3.94 SQ. FT.
= 6.86 SQ. FT. (PROPOSED VENTING AREA)

*

NOTE

–	–
A 8/20/2020	CITY PLAN CHECK COMMENTS

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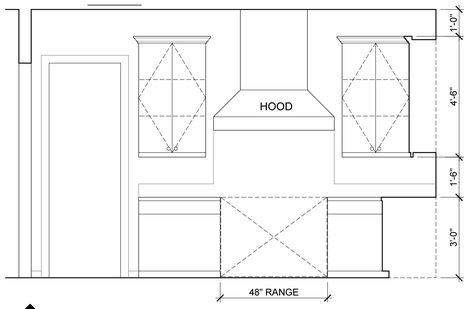
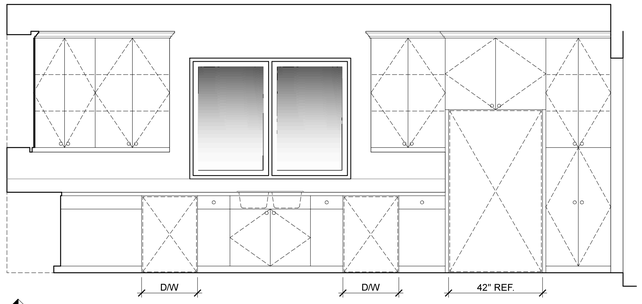
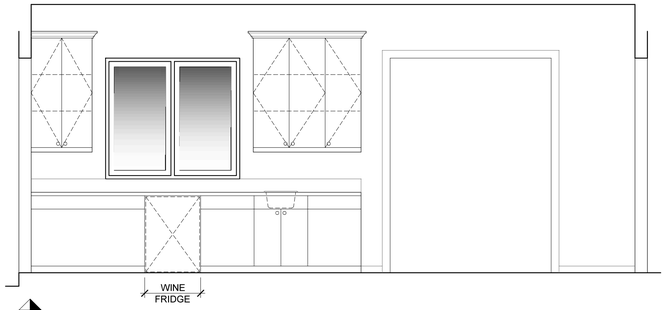


1 KITCHEN

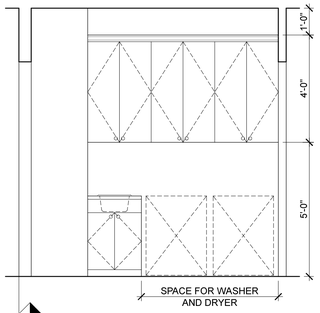


1 KITCHEN

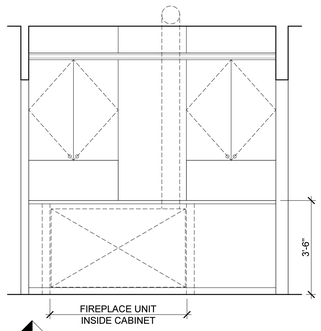
NOOK



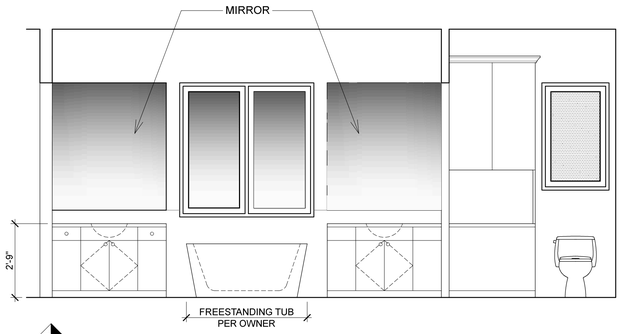
1 NOOK



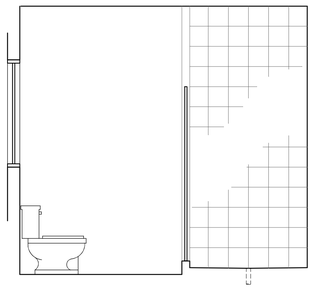
2 LAUNDRY



2 LAUNDRY



3 MASTER BATH



3 MASTER BATH

GENERAL NOTES

I	WALLS/ CEILING	½" GYPSUM BOARD U.O.N. WATER RESISTANT GYPSUM BOARD @ WATER SPLASH AREAS PER SECTION 2509, C.B.C. 2019
II	CORNER BEAD	ALUMINUM CORNER BEAD, U.O.N.
III	CASED OPENINGS	STANDARD CASINGS, U.O.N.
IV	WINDOW CASINGS	STANDARD CASINGS, U.O.N.
V	FINISHES	SEE "ROOM FINISH SCHEDULE" ON FLOOR PLAN(S)
VI	CABINETRY	CONTRACTOR & CABINET MAKER TO VERIFY ALL ROOM DIMENSIONS & ROUGH OPENINGS FOR APPLIANCES PRIOR TO FABRICATION
VII	APPLIANCES & FIXTURES	SEE SCHEDULE ON SHEET ___ FOR MANUFACTURER/MODEL # AND SPECIFICATIONS

INTERIOR NOTES

1 BATHTUB

2 TUB/ SHOWER

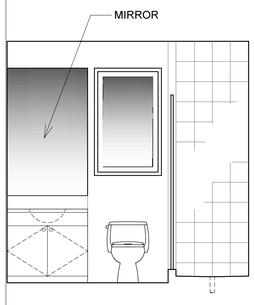
3 SHOWER

4 FIREPLACE

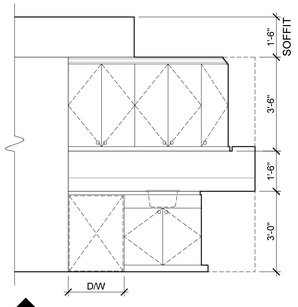
CABINETRY NOTES

COLORS & FINISHES PER OWNER'S SPECIFICATIONS

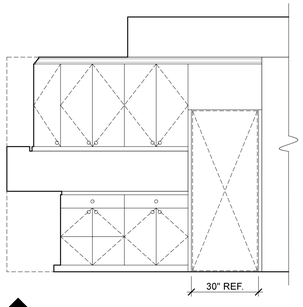
A	CABINET	TYPE	-
		DOOR(S)	-
		EXTERIOR	-
		INTERIOR	-
		HARDWARE	-
		PULLS	-
B	CABINET	TYPE	-
		DOOR(S)	-
		EXTERIOR	-
		INTERIOR	-
		HARDWARE	-
		PULLS	-
C	CABINET	TYPE	-
		DOOR(S)	-
		EXTERIOR	-
		INTERIOR	-
		HARDWARE	-
		PULLS	-



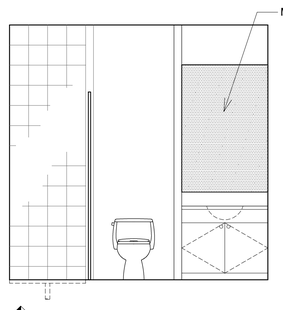
4 POWDER ROOM



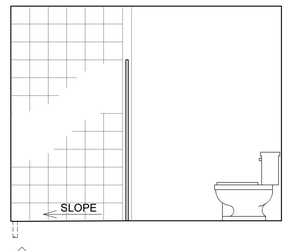
5 GAME ROOM



5 GAME ROOM



6 BATH #4



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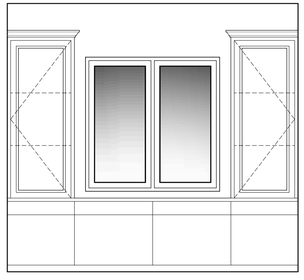
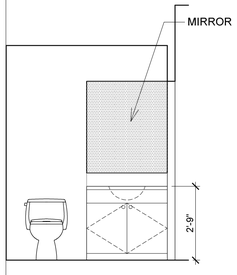
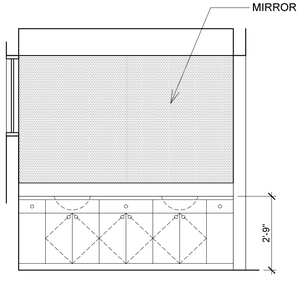


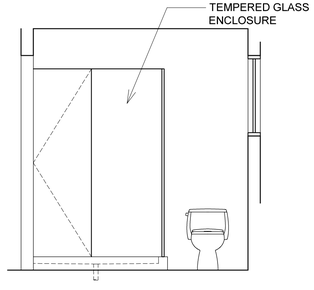
7A DINING ROOM



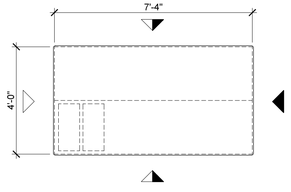
7 BATH #5



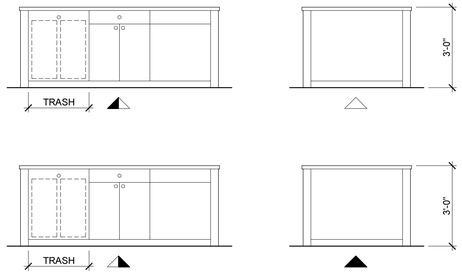
8 BATH #3



8 BATH #3



KITCHEN ISLAND



SURFACE MATERIALS

COLORS & FINISHES PER OWNER'S SPECIFICATIONS

F	TILE
G	GRANITE
H	MARBLE
J	CORIAN
K	FORMICA/ LAMINATE
L	WOOD TOP

NOTE: ALL CABINET MEASUREMENTS MUST BE FIELD VERIFIED PRIOR TO THE ORDERING OR BUILDING OF CABINETS

INTERIOR ELEVATIONS

3/8" = 1'-0"

* NOTE

-	-

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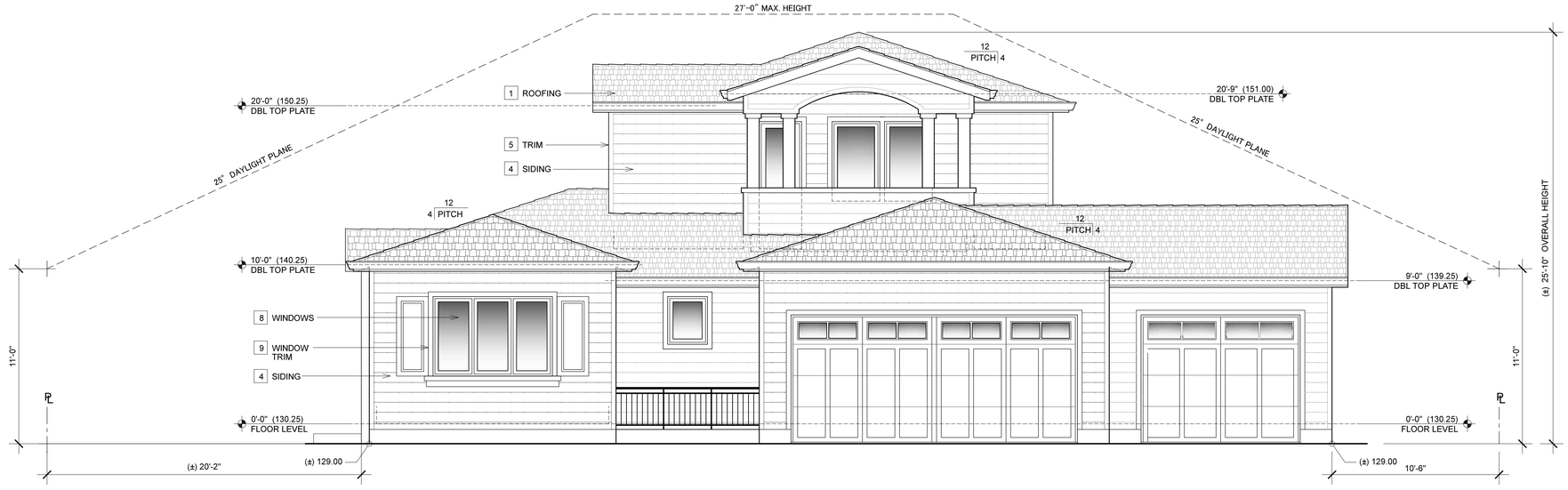
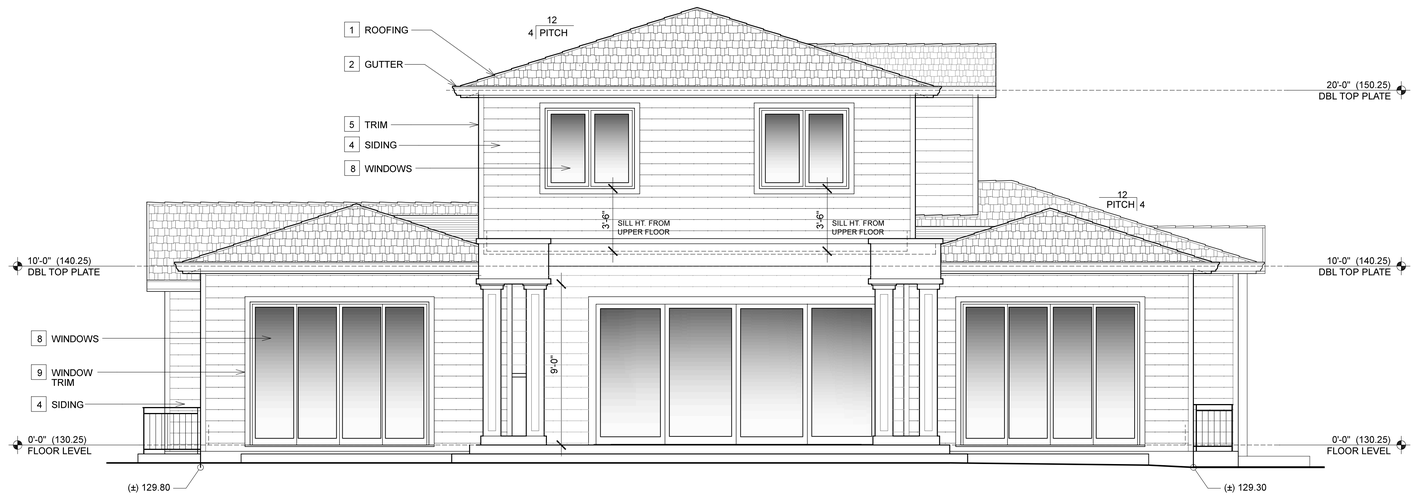
SHEET

A4.0



FRONT ELEVATION - (NORTH)

1/4" = 1'-0"



REAR ELEVATION - (SOUTH)

1/4" = 1'-0"

GENERAL NOTES

I	STUCCO	REQUIREMENTS: 1) 3-COAT & $\frac{7}{8}$" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2019
II	FLUE CLEARANCE	AS PER SECTION R1003.18 CRC 2019 .2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
III	CHIMNEY BRACING	AS PER CH. 10 CRC 2019
IV	SPARK ARRESTOR	PROVIDE AS PER SEC. R1003.4.1 CRC 2019
IV	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019

EXT. MATERIAL NOTES

1	ROOFING	COMPOSITION SHINGLE
2	GUTTER	OGEE GUTTER
3	DOWN SPOUTS	ROUND DOWNSPOUTS
4	SIDING	HARDI PLANK
5	TRIM	2x4 K.D. MATERIAL
6	STUCCO	N/A
7	VENEER	N/A
8	WINDOWS	DUAL GLAZED WOOD CASEMENTS AND AWNINGS
9	WINDOW TRIM	FRONT AND LEFT ELEVATIONS LOWER FLOOR TO HAVE SILL & APRON - UPPER FLOOR PICTURE FRAME
10	SKYLIGHTS	"VELUX", WDMA HALLMARK CERTIFICATION 426 (IAMPO UES 0199) OR EQUIVALENT
11	CHIMNEY	N/A

LEGEND

◇ #	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
⬡ #	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

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NOTE

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SHEET

A5.0

RIGHT SIDE ELEVATION - (EAST)

1/4" = 1'-0"

LEFT SIDE ELEVATION - (WEST)

1/4" = 1'-0"

GENERAL NOTES

I	STUCCO	REQUIREMENTS: 1) 3-COAT & $\frac{7}{8}$" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2019
II	FLUE CLEARANCE	AS PER SECTION R1003.18 CRC 2019 :2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
III	CHIMNEY BRACING	AS PER CH. 10 CRC 2019
IV	SPARK ARRESTOR	PROVIDE AS PER SEC. R1003.4.1 CRC 2019
IV	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019

EXT. MATERIAL NOTES

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2	GUTTER	OGEE GUTTER
3	DOWN SPOUTS	ROUND DOWNSPOUTS
4	SIDING	HARDI PLANK
5	TRIM	2x4 K.D. MATERIAL
6	STUCCO	N/A
7	VENEER	N/A
8	WINDOWS	DUAL GLAZED WOOD CASEMENTS AND AWNINGS
9	WINDOW TRIM	FRONT AND LEFT ELEVATIONS LOWER FLOOR TO HAVE SILL & APRON - UPPER FLOOR PICTURE FRAME
10	SKYLIGHTS	"VELUX", WDMA HALLMARK CERTIFICATION 426 (IAMPO UES 0199) OR EQUIVALENT
11	CHIMNEY	N/A

LEGEND

(#)	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
(#)	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

*

NOTE

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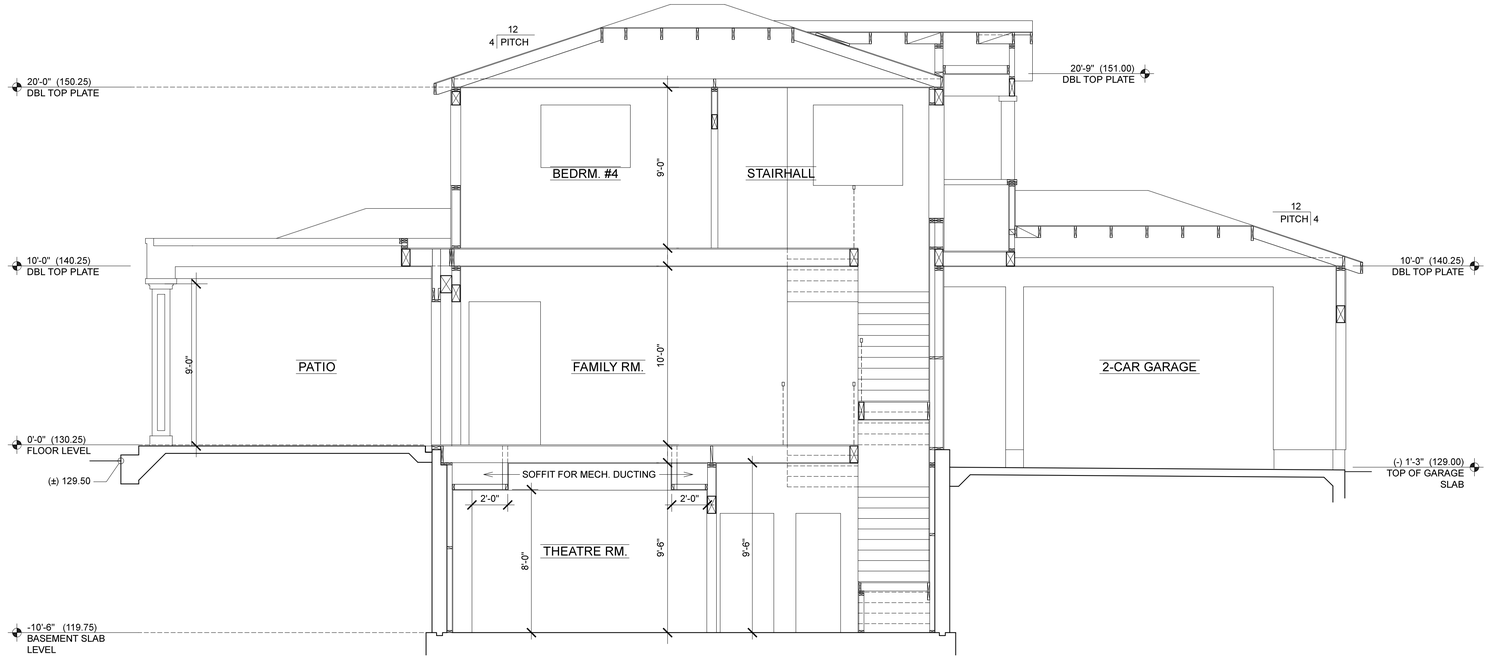
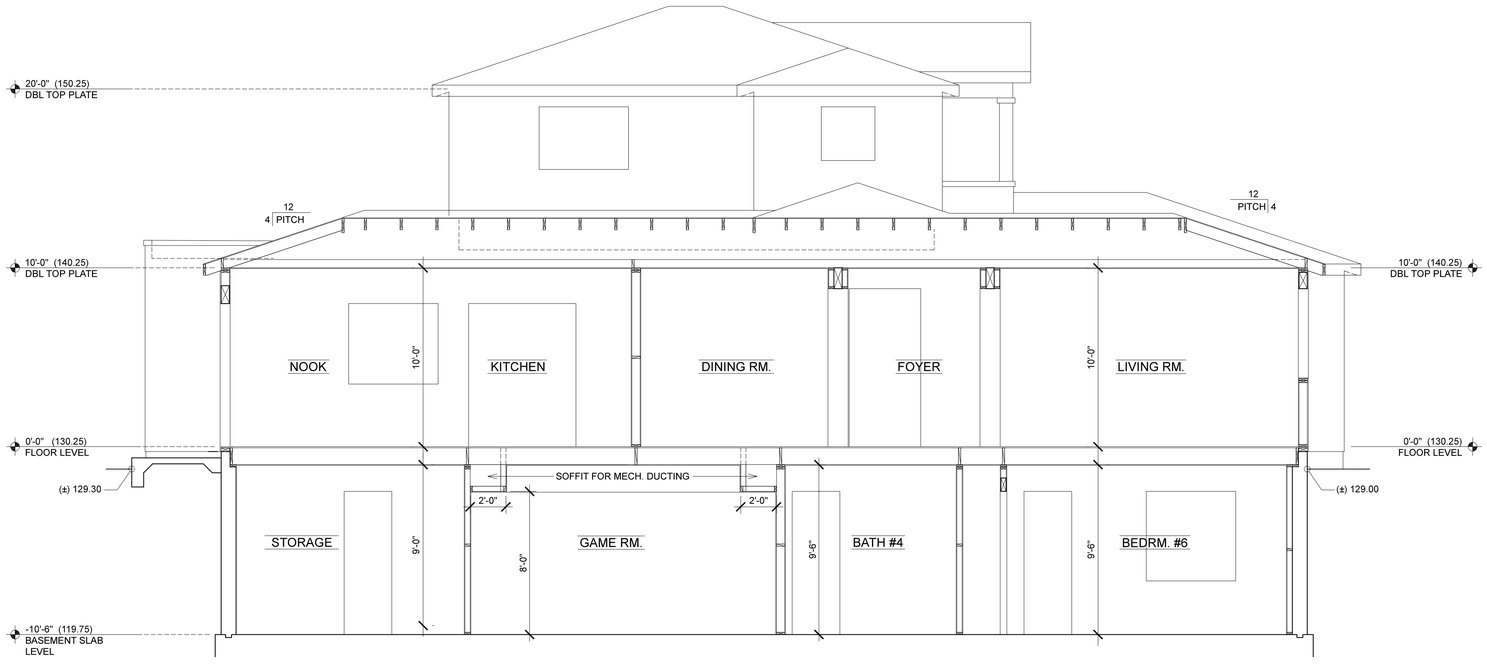
SHEET

A5.1



CROSS SECTION A-A

1/4" = 1'-0"



CROSS SECTION B-B

1/4" = 1'-0"

SECTION NOTES

1	ROOF	ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
2	CEILING @ ATTIC	CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ $\frac{5}{8}$" SHETROCK, TYPICAL U.O.N.
3	EXTERIOR WALL	EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ $\frac{5}{8}$" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
4	INTERIOR WALL	2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ $\frac{5}{8}$" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
5	FLOOR	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
6	FLOOR w/ CEILING	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ $\frac{5}{8}$" SHEET ROCK, TYPICAL U.O.N.
7	CRAWL SPACE SLAB	16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP o/ APPROVED WATER PROOF MEMBRANE o/ 4" CRUSHED ROCK
8	CONCRETE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 8" CLASS II CLEAN CRUSHED ROCK
9	GARAGE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 15 mil VISQ o/ 8" CLASS II CLEAN CRUSHED ROCK
10	INSULATION	ATTIC INSULATION R - EXTERIOR WALL INSULATION R - RAISED FLOOR INSULATION R -

NOTE

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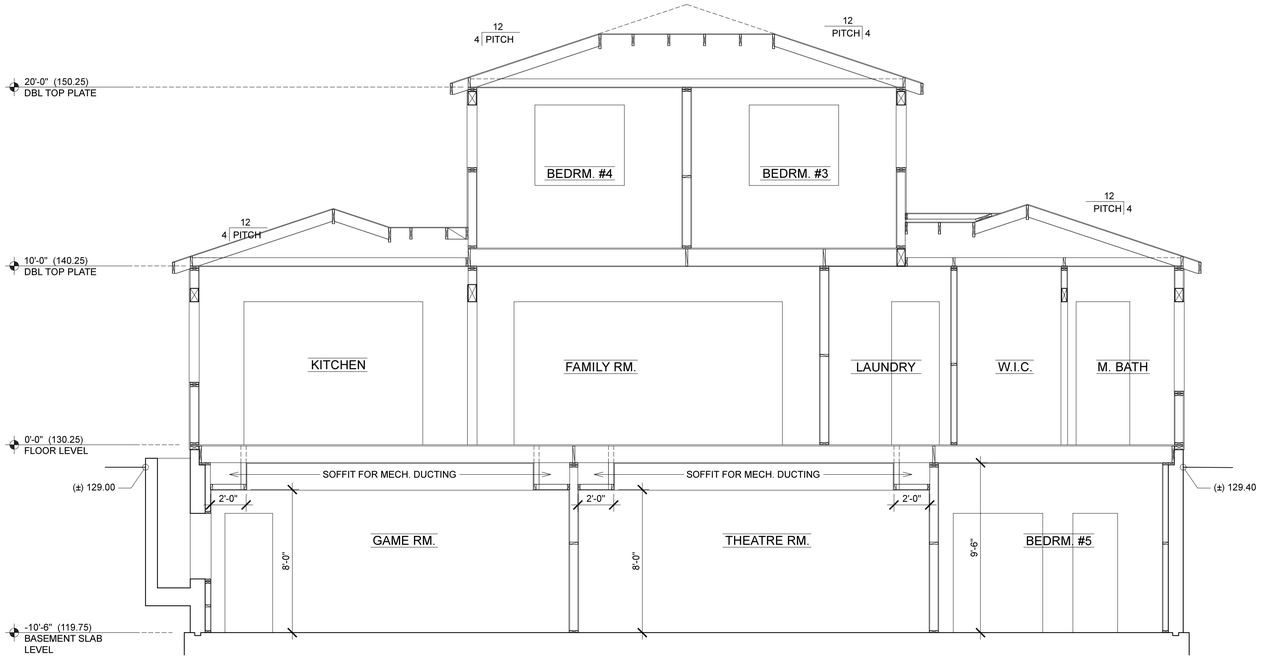
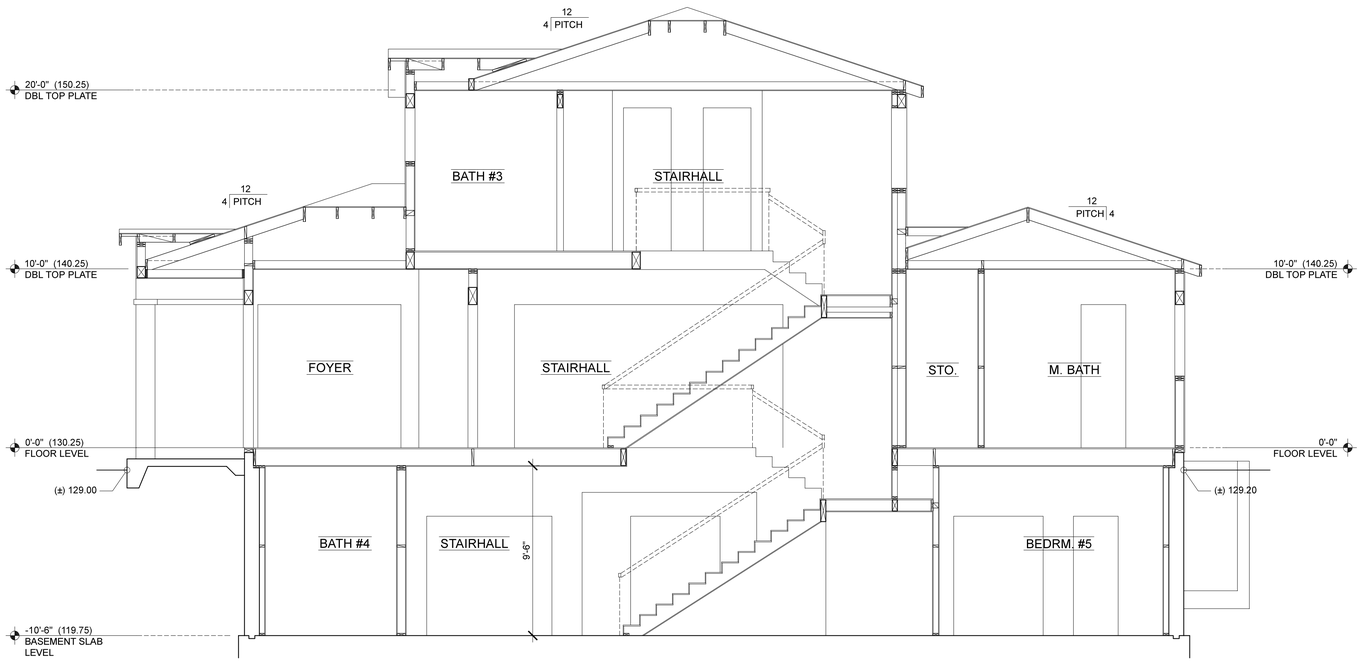
SHEET

A6.0



CROSS SECTION C-C

1/4" = 1'-0"



CROSS SECTION D-D

1/4" = 1'-0"

SECTION NOTES

1	ROOF	ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
2	CEILING @ ATTIC	CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ $\frac{5}{8}$" SHETROCK, TYPICAL U.O.N.
3	EXTERIOR WALL	EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ $\frac{5}{8}$" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
4	INTERIOR WALL	2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ $\frac{5}{8}$" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
5	FLOOR	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
6	FLOOR w/ CEILING	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ $\frac{5}{8}$" SHEET ROCK, TYPICAL U.O.N.
7	CRAWL SPACE SLAB	16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP o/ APPROVED WATER PROOF MEMBRANE o/ 4" CRUSHED ROCK
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10	INSULATION	ATTIC INSULATION R - EXTERIOR WALL INSULATION R - RAISED FLOOR INSULATION R -

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NOTE

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SHEET

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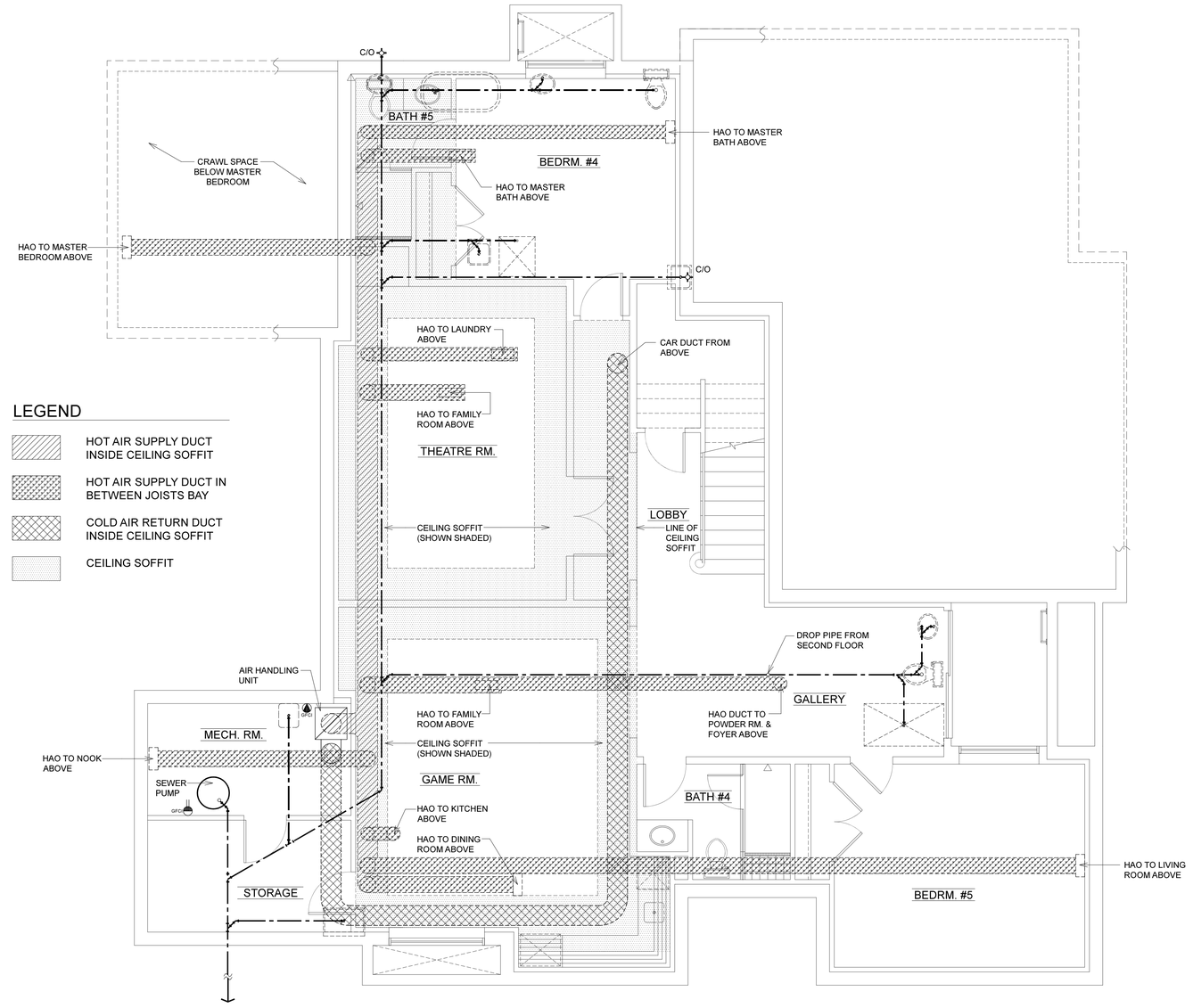

BASEMENT MECHANICAL & PLUMBING PLAN

1/4" = 1'-0"

MECHANICAL NOTES

A	CODES	2019 C.M.C.
B	COMBUSTION AIR	PROVIDE COMBUSTION AIR @ FURNACE(S) AND WATER HEATER(S) PER CH. 7, C.M.C. 2019
C	DRYER EXHAUST	PROVIDE DRYER EXHAUST VENT (4"Ø MIN. & WITH BACK DRAFT DAMPER) TO EXTERIOR. DRYER MOISTURE EXHAUST DUCT VENT SHALL HAVE A MAX. COMBINED HORIZONTAL & VERTICAL LENGTH OF 14'-0" INCLUDING TWO 90-DEGREE ELBOWS (CMC 504.3.1.2, 2019) OR PER MANUFACTURER'S SPECIFICATIONS
D	BATHROOM EXHAUST FAN	BATHROOM EXHAUST FANS SHALL BE "ENERGY STAR" COMPLIANT AND PROVIDED W/ HUMIDITY CONTROL. CMC SEC. 402.5 & CGBSC SEC.4.506.1
E	ELEC. DRYERS & RANGES	ELECTRIC CLOTHES DRYERS & RANGES SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET PER ARTICLE 250.140, C.E.C. 2019

NOTE : MAKEUP AIR SHALL BE PROVIDED FOR CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

F	F.A.U. IN ATTIC	ALL ATTIC FURNACES SHALL COMPLY w/ SECTION 904.11 & CH. 3, C.M.C. 2019. PROVIDE COMBUSTION AIR PER CH. 7, C.M.C. 2019

NOTES :
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. 3'-0" FROM ANY OPENINGS INTO THE BUILDING AND 3'-0" FROM PROPERTY LINE. 2019 CMC SECTION 504.5
- THE MINIMUM EXHAUST RATE OF THE KITCHEN FAN SHALL BE 100 cfm
- THE MINIMUM EXHAUST RATE OF THE BATHROOMS FANS SHALL BE 500 cfm
- DUCTS IN THE GARAGE & DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE GARAGE FROM THE DWELLING SHALL BE CONSTRUCTED OF MINIMUM 26-GAUGE SHEETS METAL & SHALL HAVE NO OPENINGS INTO THE GARAGE

NOTE : ALL DUCTS SHOWN ARE SCHEMATIC ONLY. ACTUAL LAYOUT TO BE DETERMINED BY HVAC CONTRACTOR. PROVIDE MINIMUM CLEARANCES AS REQUIRED BY CODE FOR CRAWL SPACE ACCESS

PLUMBING NOTES

G	CODES	2019 C.P.C.
H	WASTE & DRAIN PIPE	MINIMUM 4"Ø DRAINAGE PIPE SHALL BE REQUIRED FOR FOUR OR MORE WATER CLOSET FIXTURES ON THE SAME HORIZONTAL BRANCH OF DRAIN. CPC TABLE 703.2 footnote#4

SEWER CLEANOUTS SHALL BE INSTALLED PER SEC.707 & 719 CPC.
a. EVERY 100'-0" OF DEVELOPED DRAINAGE LINES and
b. AT EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING 135°

NOTE : THE GRADE OF ALL HORIZONTAL DRAINAGE PIPES SHALL NOT BE LESS THAN ¼" PER FOOT (SEC. 708.1, 2019 CPC)

J	VENT PIPE	ABS PIPE PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10'-0" FROM OR NOT LESS THAN 3'-0" ABOVE AN OPERABLE WINDOW, DOOR OPENING, AIR INTAKE OR VENT SHAFT OR NOT LESS THAN 3'-0" IN EVERY DIRECTION FROM A LOT LINE, ALLEY OR STREET (SEC. 906.2, 2019 CPC)
K	HOT & COLD WATER PIPE	COPPER - INSULATE HOT WATER LINES
L	CONTROL VALVES	PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING VALVE TYPE @ ALL SHOWER & TUB / SHOWERS PER SECTION 418.0, CPC 2019
M	HOSE BIBBS	PROVIDE NON-REMOVABLE BACK FLOW PREVENTER PER SECTION 603.2, C.P.C. 2019

ALL PLUMBING AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CALIFORNIA PLUMBING CODE. CGBSC SECTION 4.303.2

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE / BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS. CGBSC 4.406.1

NOTE : ALL PLUMBING SHOWN IS SCHEMATIC ONLY. ACTUAL LAYOUT TO BE DETERMINED BY PLUMBING CONTRACTOR

LEGEND

- HAO DUCTING
- CAR DUCTING
- HAO — HOT AIR OUTLET (FLOOR)
- HAO — HOT AIR OUTLET (CEILING)
- CAR — COLD AIR RETURN (CEILING)
- HAO — HOT AIR OUTLET (WALL)
- CAR — COLD AIR RETURN (WALL)
- ELECTRONIC SOLINOID DAMPER CONTROLLER
- GFCI — GROUND FAULT CIRCUIT INTERRUPTER
- 110 V. ELEC. DUPLEX OUTLET (WALL)
- 110 V. ELEC. DUPLEX OUTLET (WALL) +66"
- FUEL GAS

NOTE

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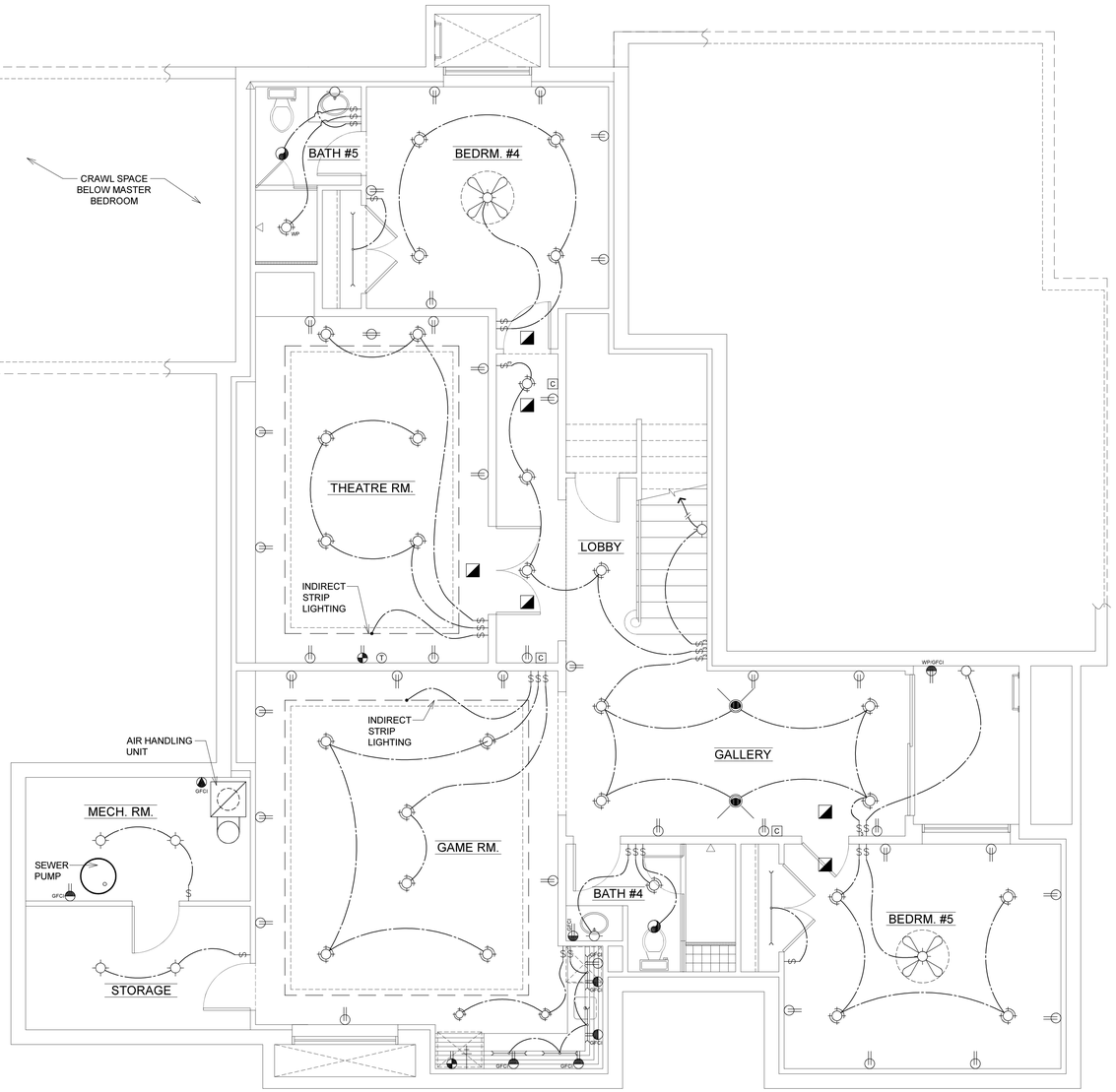

BASEMENT ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL NOTES

I	CODES	2019 C.E.C.
II	GROUND	THE INSTALLATION OF A PERMITTED GROUNDING ELECTRODE TYPE AS LISTED IN SEC. 250.52, 2019 CEC, IS REQUIRED
III	GFCI	INSTALL GROUND FAULT CIRCUIT INTERRUPTER OUTLETS @ ALL LOCATIONS AS SPECIFIED IN ARTICLE 210.8(A)(6) C.E.C. 2019
IV	SERVICE PANEL	ELECTRICAL CONTRACTOR TO VERIFY SIZE & LOAD OF EXISTING SERVICE PANEL - UPGRADE IF NECESSARY AND/OR REQUIRED
V	WIRING	ROMEX (OR EQUIVALENT) PER CODE
VI	SMOKE ALARM	INSTALL PER SECTION R314, C.R.C. 2019 - NEW SMOKE ALARMS SHALL BE INTERCONNECTED (SEC. R314.4), RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING (R314.6) AND SHALL BE EQUIPPED W/ BATTERY BACKUP. - THE SMOKE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 217 & INSTALLED ACCORDING TO THE PROVISION OF THE CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72
VII	ARC-FAULT CIRCUIT INTERRUPTER	ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS. OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER. CEC 210.12
VIII	DEDICATED BRANCH CIRCUIT	ALL NEW/REMODELED BATHROOMS AND LAUNDRY ROOMS TO HAVE A DEDICATED BRANCH CIRCUIT PER ARTICLE 550.12(E), C.E.C. 2019
IX	CARBON MONOXIDE ALARMS	INSTALL PER SECTION R315.1.2, CRC. 2019, NEW CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED W/ BATTERY BACKUP. - CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2034 & INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MFG'S INSTRUCTIONS (SEC. R315.1.1, 2019 CRC)
X	TAMPER RESISTANT RECEPT'S	PER ARTICLE 406.11, C.E.C. 2019, PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS SPECIFIED IN ARTICLE 210.52, C.E.C. 2019
XI	KITCHEN RECEPTACLES	AT WALL COUNTER SPACES, PROVIDE A GFCI RECEPTACLE EVERY 4'-0" SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET

NOTES:
1. AT LEAST TWO 20 amp SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED TO SERVE ALL OF THE WALL & FLOOR RECEPTACLE OUTLETS IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS OR OTHER SIMILAR AREAS
2. SMOKE ALARMS INSTALLED WITHIN 20 FT. OF A KITCHEN, BATHROOM OR ROOM CONTAINING A FIREPLACE OR WOOD BURNING STOVE SHALL BE OF THE PHOTOELECTRIC TYPE ONLY
3. SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, BE EQUIPPED WITH BATTERY BACKUP AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS
4. FOR PLACEMENT OF SMOKE ALARMS AND CARBON MONOXIDE DETECTORS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED, ETC.), REFER TO THE MANUFACTURERS GUIDELINES FOR PROPER PLACEMENT

LIGHTING REQUIREMENTS

XII	GENERAL LIGHTING	ALL LIGHTING AS HIGH EFFICACY (i.e. PIN-BASED CFL · PULSE- START MH, HPS, GU-24 SOCKETS OTHER THAN LEDs, LED LUMINAIRES WITH INTEGRAL SOURCE, etc.). CEC 150.0-A.
XIII	BATHROOM LIGHTING	PROVIDE AT LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY VACANCY SENSOR. CEC 150.0(K)2J
XIV	LAUNDRY & UTILITY ROOM LIGHTING	PROVIDE AT LEAST ONE FIXTURE IN EACH ROOM CONTROLLED BY VACANCY SENSOR. CEC 150.0(K)2J
XV	OUTDOOR LIGHTING	ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY & MEET THE REQ'S IN 1 BELOW & THE REQ'S IN EITHER a OR b BELOW 1. CONTROLLED BY A MANUAL ON & OFF SWITCH THAT DOES NOT OVERRIDE TO "ON" FROM ONE OF THE FOLLOWING a. CONTROLLED BY PHOTOCELL & MOTION SENSOR (CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS) OR b. CONTROLLED BY ONE OF THE FOLLOWING: i. PHOTOCONTROL & AUTOMATIC TIME SWITCH CONTROL ii. ASTRONOMICAL TIME CLOCK iii. ENERGY MANAGEMENT CONTROL SYSTEM - ALL EXTERIOR LUMINARIES SHALL BE LABELED "SUITABLE FOR WET LOCATIONS" (SEC. 410.10(A), 2019 CEC)

NOTE: ALL CAN LIGHTS TO BE IC / AT RATED

NOTE: ALL SMOKE & CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED

XVI	GARAGE & CARPORT LIGHTING	PROVIDE AT LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY VACANCY SENSOR. CEC 150.0(K)2J

NOTES:
1. RECESSED LUMINARIES - LUMINARIES/LIGHT SOURCES MUST BE MARKED "JA8-2016-E" COMPLIANT, BE LISTED AS IC & AT RATED, ACCESSIBLE FROM BELOW THE CEILING & CANNOT CONTAIN A SCREW BASED SOCKET (SEC. 150.0(k)1C, 2019 CA ENERGY CODE)
2. ADDITIONAL AREAS IN THE HOME (i.e. BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC.) SHALL HAVE HIGH EFFICACY LIGHTING, OR BE PROVIDED WITH A MANUAL-ON MOTION SENSOR OR DIMMER SWITCH. THE MANUAL-ON MOTION SENSOR MUST TURN OFF AUTOMATICALLY WHEN NO ONE IS PRESENT WITHIN THE ROOM AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH (EXCEPTION: CLOSETS SMALLER THAN 70 s.f. ARE EXEMPT)

LEGEND

ALL LIGHTING TO BE HIGH EFFICACY (SEE NOTES ABOVE)

- 110 V. ELEC. DUPLEX OUTLET (WALL)
- 110 V. ELEC. DUPLEX OUTLET (WALL) +36"
- 110 V. ELEC. DUPLEX OUTLET (WALL) +44"
- 110 V. ELEC. DUPLEX OUTLET (WALL) +66"
- 110 V. ELEC. DUPLEX OUTLET (1/2 HOT)
- 110 V. ELEC QUAD OUTLET (WALL)
- GROUND FAULT CIRCUIT INTERRUPTER
- ARC FAULT CIRCUIT INTERRUPTER
- WATER PROOF G.F.I. DUPLEX OUTLET
- OUTLET (FLOOR)
- 220 V. ELEC. OUTLET
- FAN, LIGHT COMBO
- WALL FIXTURE
- OVERHEAD FIXTURE
- EXISTING FIXTURE
- MINI CAN LIGHT
- STANDARD CAN LIGHT
- WATERPROOF CAN LIGHT
- RECESSED SPOT LIGHT
- SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- VACANCY SENSOR SWITCH
- HEAT LAMP
- HEAT LAMP
- THERMOSTAT
- AC/DC SMOKE ALARM
- ETHERNET
- TELEVISION
- TELEPHONE
- CARBON MONOXIDE
- FUEL GAS
- HOSE BIBB
- 70 CFM FAN w/ HUMIDISTAT
- FLUORESCENT FIXTURE
- MOTION SENSOR SWITCH w/ TEMP. OVERRIDE (6 HRS MAX)
- FLOODLIGHT
- HEAT LAMP FAN COMBO

NOTE

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SHEET

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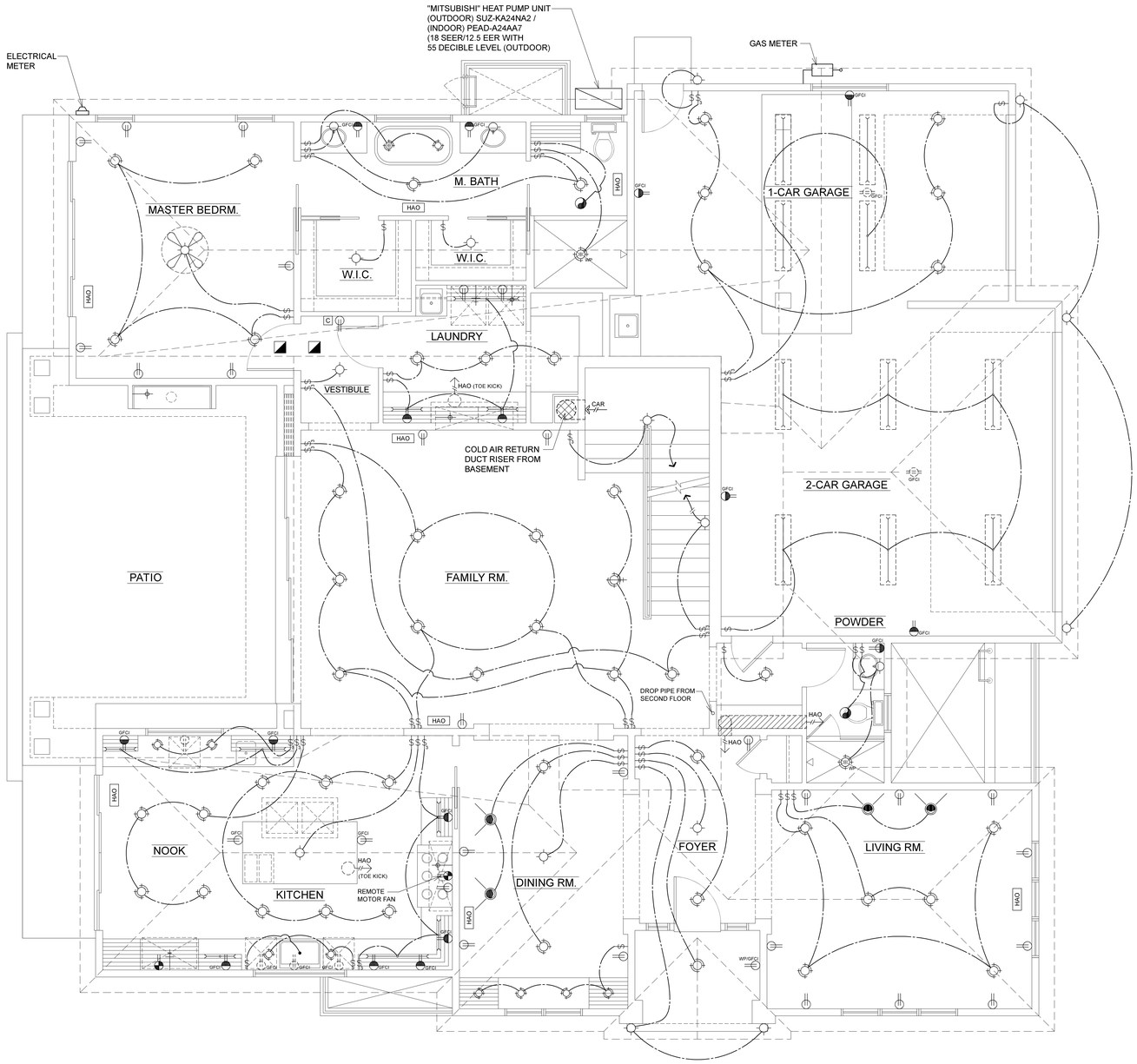

MAIN FLOOR ELECTRICAL / MECHANICAL PLAN

1/4" = 1'-0"

MECHANICAL NOTES

A	CODES	2019 C.M.C.
B	COMBUSTION AIR	PROVIDE COMBUSTION AIR @ FURNACE(S) AND WATER HEATER(S) PER CH. 7, C.M.C. 2019
C	DRYER EXHAUST	PROVIDE DRYER EXHAUST VENT (4"Ø MIN. & WITH BACK DRAFT DAMPER) TO EXTERIOR. DRYER MOISTURE EXHAUST DUCT VENT SHALL HAVE A MAX. COMBINED HORIZONTAL & VERTICAL LENGTH OF 14'-0" INCLUDING TWO 90-DEGREE ELBOWS (CMC 504.3.1.2, 2019) OR PER MANUFACTURER'S SPECIFICATIONS
D	BATHROOM EXHAUST FAN	BATHROOM EXHAUST FANS SHALL BE "ENERGY STAR" COMPLIANT AND PROVIDED W/ HUMIDITY CONTROL. CMC SEC. 402.5 & CGBSC SEC.4.506.1
E	ELEC. DRYERS & RANGES	ELECTRIC CLOTHES DRYERS & RANGES SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET PER ARTICLE 250.140, C.E.C. 2019
	NOTE :	MAKEUP AIR SHALL BE PROVIDED FOR CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS
F	F.A.U. IN ATTIC	ALL ATTIC FURNACES SHALL COMPLY w/ SECTION 904.11 & CH. 3, C.M.C. 2019. PROVIDE COMBUSTION AIR PER CH. 7, C.M.C. 2019

NOTES :
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. 3'-0" FROM ANY OPENINGS INTO THE BUILDING AND 3'-0" FROM PROPERTY LINE. 2019 CMC SECTION 504.5
- THE MINIMUM EXHAUST RATE OF THE KITCHEN FAN SHALL BE 100 cfm
- THE MINIMUM EXHAUST RATE OF THE BATHROOMS FANS SHALL BE 500 cfm
- DUCTS IN THE GARAGE & DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE GARAGE FROM THE DWELLING SHALL BE CONSTRUCTED OF MINIMUM 26-GAUGE SHEETS METAL & SHALL HAVE NO OPENINGS INTO THE GARAGE

NOTE : ALL DUCTS SHOWN ARE SCHEMATIC ONLY. ACTUAL LAYOUT TO BE DETERMINED BY HVAC CONTRACTOR. PROVIDE MINIMUM CLEARANCES AS REQUIRED BY CODE FOR CRAWL SPACE ACCESS

PLUMBING NOTES

G	CODES	2019 C.P.C.
H	WASTE & DRAIN PIPE	MINIMUM 4"Ø DRAINAGE PIPE SHALL BE REQUIRED FOR FOUR OR MORE WATER CLOSET FIXTURES ON THE SAME HORIZONTAL BRANCH OF DRAIN. CPC TABLE 703.2 footnote#4
		SEWER CLEANOUTS SHALL BE INSTALLED PER SEC.707 & 719 CPC. a. EVERY 100'-0" OF DEVELOPED DRAINAGE LINES and b. AT EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING 135°
	NOTE :	THE GRADE OF ALL HORIZONTAL DRAINAGE PIPES SHALL NOT BE LESS THAN ¼" PER FOOT (SEC. 708.1, 2019 CPC)
J	VENT PIPE	ABS PIPE PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10'-0" FROM OR NOT LESS THAN 3'-0" ABOVE AN OPERABLE WINDOW, DOOR OPENING, AIR INTAKE OR VENT SHAFT OR NOT LESS THAN 3'-0" IN EVERY DIRECTION FROM A LOT LINE, ALLEY OR STREET (SEC. 906.2, 2019 CPC)
K	HOT & COLD WATER PIPE	COPPER - INSULATE HOT WATER LINES
L	CONTROL VALVES	PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING VALVE TYPE @ ALL SHOWER & TUB / SHOWERS PER SECTION 418.0, CPC 2019
M	HOSE BIBBS	PROVIDE NON-REMOVABLE BACK FLOW PREVENTER PER SECTION 603.2, C.P.C. 2019

ALL PLUMBING AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CALIFORNIA PLUMBING CODE. CGBSC SECTION 4.303.2

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE / BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS. CGBSC 4.406.1

NOTE : ALL PLUMBING SHOWN IS SCHEMATIC ONLY. ACTUAL LAYOUT TO BE DETERMINED BY PLUMBING CONTRACTOR

MECHANICAL LEGEND

	HAO DUCTING
	CAR DUCTING
HAO	HOT AIR OUTLET (FLOOR)
HAO	HOT AIR OUTLET (CEILING)
CAR	COLD AIR RETURN (CEILING)
HAO	HOT AIR OUTLET (WALL)
CAR	COLD AIR RETURN (WALL)
	ELECTRONIC SOLINOID DAMPER CONTROLLER

ELECTRICAL LEGEND

ALL LIGHTING TO BE HIGH EFFICACY (SEE NOTES ABOVE)

	110 V. ELEC. DUPLEX OUTLET (WALL)		WALL FIXTURE
	110 V. ELEC. DUPLEX OUTLET (WALL) +36"		OVERHEAD FIXTURE
	110 V. ELEC. DUPLEX OUTLET (WALL) +44"	E	EXISTING FIXTURE
	110 V. ELEC. DUPLEX OUTLET (WALL) +66"		MINI CAN LIGHT
	110 V. ELEC. DUPLEX OUTLET (1/2 HOT)		STANDARD CAN LIGHT
G	110 V. ELEC. QUAD OUTLET (WALL)	WP	WATERPROOF CAN LIGHT
GFCI	GROUND FAULT CIRCUIT INTERRUPTER		RECESSED SPOT LIGHT
AFCI	ARC FAULT CIRCUIT INTERRUPTER		SWITCH
WP	WATER PROOF G.F.I. DUPLEX OUTLET	3	3-WAY SWITCH
FD	OUTLET (FLOOR)	D	DIMMER SWITCH
	220 V. ELEC. OUTLET	V	VACANCY SENSOR SWITCH
	FAN, LIGHT COMBO		HEAT LAMP
			HEAT LAMP

	THERMOSTAT
	AC/DC SMOKE ALARM
E	ETHERNET
T	TELEVISION
	TELEPHONE
C	CARBON MONOXIDE
	FUEL GAS
	HOSE BIBB
	70 CFM FAN w/ HUMIDISTAT
	FLUORESCENT FIXTURE
M	MOTION SENSOR SWITCH w/ TEMP. OVERRIDE (6 HRS MAX)
	FLOODLIGHT
	HEAT LAMP FAN COMBO

ELECTRICAL NOTES

I	CODES	2019 C.E.C.
II	GROUND	THE INSTALLATION OF A PERMITTED GROUNDING ELECTRODE TYPE AS LISTED IN SEC. 250.52, 2019 CEC, IS REQUIRED
III	GFCI	INSTALL GROUND FAULT CIRCUIT INTERRUPTER OUTLETS @ ALL LOCATIONS AS SPECIFIED IN ARTICLE 210.8(A)(6) C.E.C. 2019
IV	SERVICE PANEL	ELECTRICAL CONTRACTOR TO VERIFY SIZE & LOAD OF EXISTING SERVICE PANEL - UPGRADE IF NECESSARY AND/OR REQUIRED
V	WIRING	ROMEX (OR EQUIVALENT) PER CODE
VI	SMOKE ALARM	INSTALL PER SECTION R314, C.R.C. 2019 - NEW SMOKE ALARMS SHALL BE INTERCONNECTED (SEC. R314.4), RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING (R314.6) AND SHALL BE EQUIPPED W/ BATTERY BACKUP. - THE SMOKE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 217 & INSTALLED ACCORDING TO THE PROVISION OF THE CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72
VII	ARC-FAULT CIRCUIT INTERRUPTER	ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS. OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER. CEC 210.12
VIII	DEDICATED BRANCH CIRCUIT	ALL NEW/REMODELED BATHROOMS AND LAUNDRY ROOMS TO HAVE A DEDICATED BRANCH CIRCUIT PER ARTICLE 550.12(E), C.E.C. 2019
IX	CARBON MONOXIDE ALARMS	INSTALL PER SECTION R315.1.2, CRC. 2019, NEW CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED W/ BATTERY BACKUP. - CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2034 & INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MFG'S INSTRUCTIONS (SEC. R315.1.1, 2019 CRC)
X	TAMPER RESISTANT RECEPT'S	PER ARTICLE 406.11, C.E.C. 2019, PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS SPECIFIED IN ARTICLE 210.52, C.E.C. 2019
XI	KITCHEN RECEPTACLES	AT WALL COUNTER SPACES, PROVIDE A GFCI RECEPTACLE EVERY 4'-0" SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET

NOTES:
1. AT LEAST TWO 20 amp SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED TO SERVE ALL OF THE WALL & FLOOR RECEPTACLE OUTLETS IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS OR OTHER SIMILAR AREAS
2. SMOKE ALARMS INSTALLED WITHIN 20 FT. OF A KITCHEN, BATHROOM OR ROOM CONTAINING A FIREPLACE OR WOOD BURNING STOVE SHALL BE OF THE PHOTOELECTRIC TYPE ONLY
3. SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, BE EQUIPPED WITH BATTERY BACKUP AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS
4. FOR PLACEMENT OF SMOKE ALARMS AND CARBON MONOXIDE DETECTORS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED, ETC.), REFER TO THE MANUFACTURERS GUIDELINES FOR PROPER PLACEMENT

LIGHTING REQUIREMENTS

XII	GENERAL LIGHTING	ALL LIGHTING AS HIGH EFFICACY (i.e. PIN-BASED CFL' PULSE- START MH, HPS, GU-24 SOCKETS OTHER THAN LEDs, LED LUMINAIRES WITH INTEGRAL SOURCE, etc.). CEC 150.0-A.

NOTE: SCREW-BASED PERMANENTLYINSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JA8 (JOINT APPPENDIX 8) COMPLIANT LAMPS. JA8 COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JA8-2016" OR "JA8-2016-E" ("JA8-2016-E" LUMINAIRES ARE DEEMEDAPPROPRIATE FOR USE IN ENCLOSED LUMINAIRES) CEC 150.0(K)

NOTE: ALL JA8 COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPTION: CLOSETS LESS THAN 70 S.F. AND HALLWAYS). CEC 150.0(K)(2K):
i. CEILING RECESSED DOWNLIGHT LUMINAIRES,
ii. LED LUMINAIRES WITH INTEGRAL SOURCES,
iii. PIN-BASED LED LAMPS (i.e. MR16, AR-11, etc.)
iv. GU-24 BASED LED LIGHT SOURCES

XIII	BATHROOM LIGHTING	PROVIDE AT LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY VACANCY SENSOR. CEC 150.0(K)2J
XIV	LAUNDRY & UTILITY ROOM LIGHTING	PROVIDE AT LEAST ONE FIXTURE IN EACH ROOM CONTROLLED BY VACANCY SENSOR. CEC 150.0(K)2J
XV	OUTDOOR LIGHTING	ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY & MEET THE REQ'S IN 1 BELOW & THE REQ'S IN EITHER a OR b BELOW 1. CONTROLLED BY A MANUAL ON & OFF SWITCH THAT DOES NOT OVERRIDE TO "ON" FROM ONE OF THE FOLLOWING a. CONTROLLED BY PHOTOCELL & MOTION SENSOR (CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS) OR b. CONTROLLED BY ONE OF THE FOLLOWING: i. PHOTOCONTROL & AUTOMATIC TIME SWITCH CONTROL ii. ASTRONOMICAL TIME CLOCK iii. ENERGY MANAGEMENT CONTROL SYSTEM - ALL EXTERIOR LUMINARIES SHALL BE LABELED "SUITABLE FOR WET LOCATIONS" (SEC. 410.10(A), 2019 CEC)

NOTE: ALL CAN LIGHTS TO BE IC / AT RATED

NOTE: ALL SMOKE & CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED

XVI	GARAGE & CARPORT LIGHTING	PROVIDE AT LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY VACANCY SENSOR. CEC 150.0(K)2J

NOTES:
1. RECESSED LUMINARIES - LUMINARIES/LIGHT SOURCES MUST BE MARKED "JA8-2016-E" COMPLIANT, BE LISTED AS IC & AT RATED, ACCESSIBLE FROM BELOW THE CEILING & CANNOT CONTAIN A SCREW BASED SOCKET (SEC. 150.0(k)1C, 2019 CA ENERGY CODE)
2. ADDITIONAL AREAS IN THE HOME (i.e. BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC.) SHALL HAVE HIGH EFFICACY LIGHTING, OR BE PROVIDED WITH A MANUAL-ON MOTION SENSOR OR DIMMER SWITCH. THE MANUAL-ON MOTION SENSOR MUST TURN OFF AUTOMATICALLY WHEN NO ONE IS PRESENT WITHIN THE ROOM AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH (EXCEPTION: CLOSETS SMALLER THAN 70 s.f. ARE EXEMPT)

NOTE *

-	-

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SHEET

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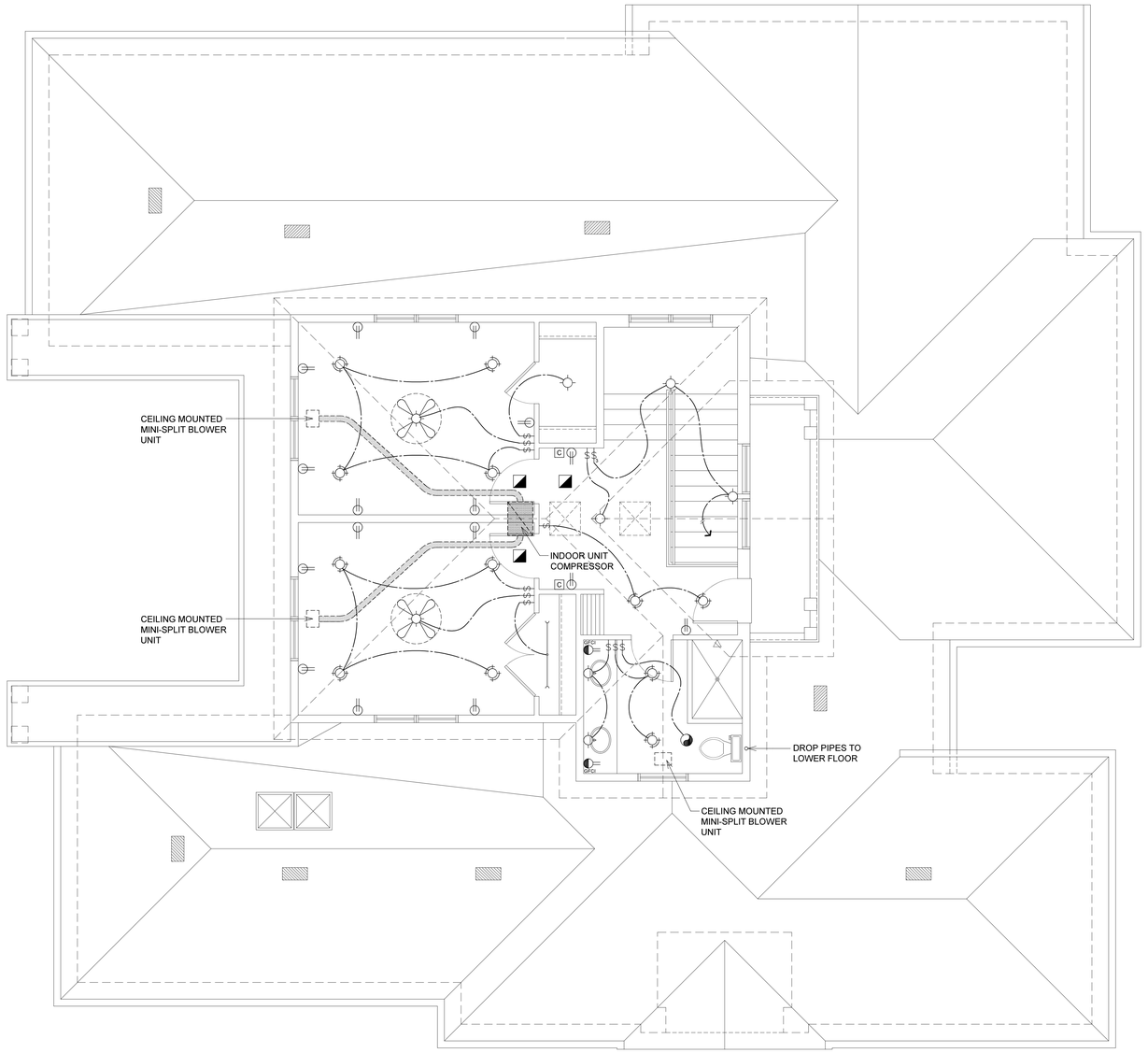

UPPER FLOOR ELECTRICAL & MECHANICAL PLAN

1/4" = 1'-0"

MECHANICAL NOTES

A	CODES	2019 C.M.C.
B	COMBUSTION AIR	PROVIDE COMBUSTION AIR @ FURNACE(S) AND WATER HEATER(S) PER CH. 7, C.M.C. 2019
C	DRYER EXHAUST	PROVIDE DRYER EXHAUST VENT (4"Ø MIN. & WITH BACK DRAFT DAMPER) TO EXTERIOR. DRYER MOISTURE EXHAUST DUCT VENT SHALL HAVE A MAX. COMBINED HORIZONTAL & VERTICAL LENGTH OF 14'-0" INCLUDING TWO 90-DEGREE ELBOWS (CMC 504.3.1.2, 2019) OR PER MANUFACTURER'S SPECIFICATIONS
D	BATHROOM EXHAUST FAN	BATHROOM EXHAUST FANS SHALL BE "ENERGY STAR" COMPLIANT AND PROVIDED W/ HUMIDITY CONTROL. CMC SEC. 402.5 & CGBSC SEC.4.506.1
E	ELEC. DRYERS & RANGES	ELECTRIC CLOTHES DRYERS & RANGES SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET PER ARTICLE 250.140, C.E.C. 2019

NOTE : MAKEUP AIR SHALL BE PROVIDED FOR CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

F	F.A.U. IN ATTIC	ALL ATTIC FURNACES SHALL COMPLY w/ SECTION 904.11 & CH. 3, C.M.C. 2019. PROVIDE COMBUSTION AIR PER CH. 7, C.M.C. 2019

NOTES :
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. 3'-0" FROM ANY OPENINGS INTO THE BUILDING AND 3'-0" FROM PROPERTY LINE. 2019 CMC SECTION 504.5
- THE MINIMUM EXHAUST RATE OF THE KITCHEN FAN SHALL BE 100 cfm
- THE MINIMUM EXHAUST RATE OF THE BATHROOMS FANS SHALL BE 500 cfm
- DUCTS IN THE GARAGE & DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE GARAGE FROM THE DWELLING SHALL BE CONSTRUCTED OF MINIMUM 26-GAUGE SHEETS METAL & SHALL HAVE NO OPENINGS INTO THE GARAGE

NOTE : ALL DUCTS SHOWN ARE SCHEMATIC ONLY. ACTUAL LAYOUT TO BE DETERMINED BY HVAC CONTRACTOR. PROVIDE MINIMUM CLEARANCES AS REQUIRED BY CODE FOR CRAWL SPACE ACCESS

PLUMBING NOTES

G	CODES	2019 C.P.C.
H	WASTE & DRAIN PIPE	MINIMUM 4"Ø DRAINAGE PIPE SHALL BE REQUIRED FOR FOUR OR MORE WATER CLOSET FIXTURES ON THE SAME HORIZONTAL BRANCH OF DRAIN. CPC TABLE 703.2 footnote#4

SEWER CLEANOUTS SHALL BE INSTALLED PER SEC.707 & 719 CPC.
a. EVERY 100'-0" OF DEVELOPED DRAINAGE LINES and
b. AT EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING 135°

NOTE : THE GRADE OF ALL HORIZONTAL DRAINAGE PIPES SHALL NOT BE LESS THAN ¼" PER FOOT (SEC. 708.1, 2019 CPC)

J	VENT PIPE	ABS PIPE PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10'-0" FROM OR NOT LESS THAN 3'-0" ABOVE AN OPERABLE WINDOW, DOOR OPENING, AIR INTAKE OR VENT SHAFT OR NOT LESS THAN 3'-0" IN EVERY DIRECTION FROM A LOT LINE, ALLEY OR STREET (SEC. 906.2, 2019 CPC)
K	HOT & COLD WATER PIPE	COPPER - INSULATE HOT WATER LINES
L	CONTROL VALVES	PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING VALVE TYPE @ ALL SHOWER & TUB / SHOWERS PER SECTION 418.0, CPC 2019
M	HOSE BIBBS	PROVIDE NON-REMOVABLE BACK FLOW PREVENTER PER SECTION 603.2, C.P.C. 2019

ALL PLUMBING AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CALIFORNIA PLUMBING CODE. CGBSC SECTION 4.303.2

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE / BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS. CGBSC 4.406.1

NOTE : ALL PLUMBING SHOWN IS SCHEMATIC ONLY. ACTUAL LAYOUT TO BE DETERMINED BY PLUMBING CONTRACTOR

MECHANICAL LEGEND

	HAO DUCTING
	CAR DUCTING
HAO	HOT AIR OUTLET (FLOOR)
HAO	HOT AIR OUTLET (CEILING)
CAR	COLD AIR RETURN (CEILING)
HAO	HOT AIR OUTLET (WALL)
CAR	COLD AIR RETURN (WALL)
	ELECTRONIC SOLINOID DAMPER CONTROLLER

ELECTRICAL LEGEND

ALL LIGHTING TO BE HIGH EFFICACY (SEE NOTES ABOVE)

	110 V. ELEC. DUPLEX OUTLET (WALL)		WALL FIXTURE
	110 V. ELEC. DUPLEX OUTLET (WALL) +36"		OVERHEAD FIXTURE
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	110 V. ELEC. DUPLEX OUTLET (WALL) +66"		MINI CAN LIGHT
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G	110 V. ELEC. QUAD OUTLET (WALL)	WP	WATERPROOF CAN LIGHT
GFCI	GROUND FAULT CIRCUIT INTERRUPTER		RECESSED SPOT LIGHT
AFCI	ARC FAULT CIRCUIT INTERRUPTER		SWITCH
WP	WATER PROOF G.F.I. DUPLEX OUTLET	3	3-WAY SWITCH
FD	OUTLET (FLOOR)	D	DIMMER SWITCH
	220 V. ELEC. OUTLET	V	VACANCY SENSOR SWITCH
	FAN, LIGHT COMBO		HEAT LAMP
			HEAT LAMP

	THERMOSTAT	
	AC/DC SMOKE ALARM	
E	ETHERNET	
T	TELEVISION	
	TELEPHONE	
C	CARBON MONOXIDE	
	FUEL GAS	
	HOSE BIBB	
	70 CFM FAN w/ HUMIDISTAT	
	FLUORESCENT FIXTURE	
M	MOTION SENSOR SWITCH w/ TEMP. OVERRIDE (6 HRS MAX)	
	FLOODLIGHT	
	HEAT LAMP FAN COMBO	

ELECTRICAL NOTES

I	CODES	2019 C.E.C.
II	GROUND	THE INSTALLATION OF A PERMITTED GROUNDING ELECTRODE TYPE AS LISTED IN SEC. 250.52, 2019 CEC, IS REQUIRED
III	GFCI	INSTALL GROUND FAULT CIRCUIT INTERRUPTER OUTLETS @ ALL LOCATIONS AS SPECIFIED IN ARTICLE 210.8(A)(6) C.E.C. 2019
IV	SERVICE PANEL	ELECTRICAL CONTRACTOR TO VERIFY SIZE & LOAD OF EXISTING SERVICE PANEL - UPGRADE IF NECESSARY AND/OR REQUIRED
V	WIRING	ROMEX (OR EQUIVALENT) PER CODE
VI	SMOKE ALARM	INSTALL PER SECTION R314, C.R.C. 2019 - NEW SMOKE ALARMS SHALL BE INTERCONNECTED (SEC. R314.4), RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING (R314.6) AND SHALL BE EQUIPPED W/ BATTERY BACKUP. - THE SMOKE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 217 & INSTALLED ACCORDING TO THE PROVISION OF THE CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72
VII	ARC-FAULT CIRCUIT INTERRUPTER	ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER. CEC 210.12
VIII	DEDICATED BRANCH CIRCUIT	ALL NEW/REMODELED BATHROOMS AND LAUNDRY ROOMS TO HAVE A DEDICATED BRANCH CIRCUIT PER ARTICLE 550.12(E), C.E.C. 2019
IX	CARBON MONOXIDE ALARMS	INSTALL PER SECTION R315.1.2, CRC. 2019, NEW CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED W/ BATTERY BACKUP. - CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2034 & INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MFG'S INSTRUCTIONS (SEC. R315.1.1, 2019 CRC)
X	TAMPER RESISTANT RECEPT'S	PER ARTICLE 406.11, C.E.C. 2019, PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS SPECIFIED IN ARTICLE 210.52, C.E.C. 2019
XI	KITCHEN RECEPTACLES	AT WALL COUNTER SPACES, PROVIDE A GFCI RECEPTACLE EVERY 4'-0" SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET

NOTES:
1. AT LEAST TWO 20 amp SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED TO SERVE ALL OF THE WALL & FLOOR RECEPTACLE OUTLETS IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS OR OTHER SIMILAR AREAS
2. SMOKE ALARMS INSTALLED WITHIN 20 FT. OF A KITCHEN, BATHROOM OR ROOM CONTAINING A FIREPLACE OR WOOD BURNING STOVE SHALL BE OF THE PHOTOELECTRIC TYPE ONLY
3. SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, BE EQUIPPED WITH BATTERY BACKUP AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS
4. FOR PLACEMENT OF SMOKE ALARMS AND CARBON MONOXIDE DETECTORS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED, ETC.), REFER TO THE MANUFACTURERS GUIDELINES FOR PROPER PLACEMENT

LIGHTING REQUIREMENTS

XII	GENERAL LIGHTING	ALL LIGHTING AS HIGH EFFICACY (i.e. PIN-BASED CFL; PULSE- START MH, HPS, GU-24 SOCKETS OTHER THAN LEDs, LED LUMINAIRES WITH INTEGRAL SOURCE, etc.). CEC 150.0-A.

NOTE: SCREW-BASED PERMANENTLYINSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JA8 (JOINT APPPENDIX 8) COMPLIANT LAMPS. JA8 COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JA8-2016" OR "JA8-2016-E" ("JA8-2016-E" LUMINAIRES ARE DEEMEDAPPROPRIATE FOR USE IN ENCLOSED LUMINAIRES) CEC 150.0(K)

NOTE: ALL JA8 COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPTION: CLOSETS LESS THAN 70 S.F. AND HALLWAYS). CEC 150.0(K)(2K):
i. CEILING RECESSED DOWNLIGHT LUMINAIRES,
ii. LED LUMINAIRES WITH INTEGRAL SOURCES,
iii. PIN-BASED LED LAMPS (i.e. MR16, AR-11, etc.)
iv. GU-24 BASED LED LIGHT SOURCES

XIII	BATHROOM LIGHTING	PROVIDE AT LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY VACANCY SENSOR. CEC 150.0(K)2J
XIV	LAUNDRY & UTILITY ROOM LIGHTING	PROVIDE AT LEAST ONE FIXTURE IN EACH ROOM CONTROLLED BY VACANCY SENSOR. CEC 150.0(K)2J
XV	OUTDOOR LIGHTING	ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY & MEET THE REQ'S IN 1 BELOW & THE REQ'S IN EITHER a OR b BELOW 1. CONTROLLED BY A MANUAL ON & OFF SWITCH THAT DOES NOT OVERRIDE TO "ON" FROM ONE OF THE FOLLOWING a. CONTROLLED BY PHOTOCELL & MOTION SENSOR (CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS) OR b. CONTROLLED BY ONE OF THE FOLLOWING: i. PHOTOCONTROL & AUTOMATIC TIME SWITCH CONTROL ii. ASTRONOMICAL TIME CLOCK iii. ENERGY MANAGEMENT CONTROL SYSTEM - ALL EXTERIOR LUMINARIES SHALL BE LABELED "SUITABLE FOR WET LOCATIONS" (SEC. 410.10(A), 2019 CEC)

NOTE: ALL CAN LIGHTS TO BE IC / AT RATED

NOTE: ALL SMOKE & CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED

XV	GARAGE & CARPORT LIGHTING	PROVIDE AT LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY VACANCY SENSOR. CEC 150.0(K)2J

NOTES:
1. RECESSED LUMINARIES - LUMINARIES/LIGHT SOURCES MUST BE MARKED "JA8-2016-E" COMPLIANT, BE LISTED AS IC & AT RATED, ACCESSIBLE FROM BELOW THE CEILING & CANNOT CONTAIN A SCREW BASED SOCKET (SEC. 150.0(k)1C, 2019 CA ENERGY CODE)
2. ADDITIONAL AREAS IN THE HOME (i.e. BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC.) SHALL HAVE HIGH EFFICACY LIGHTING, OR BE PROVIDED WITH A MANUAL-ON MOTION SENSOR OR DIMMER SWITCH. THE MANUAL-ON MOTION SENSOR MUST TURN OFF AUTOMATICALLY WHEN NO ONE IS PRESENT WITHIN THE ROOM AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH (EXCEPTION: CLOSETS SMALLER THAN 70 s.f. ARE EXEMPT)

*

NOTE

-	-

JOB SITE ADDRESS

632 LEAF COURT
LOS ALTOS, CA 94022

CLIENT (JOB No. 22124)

MUJICA RESIDENCE . . . . .

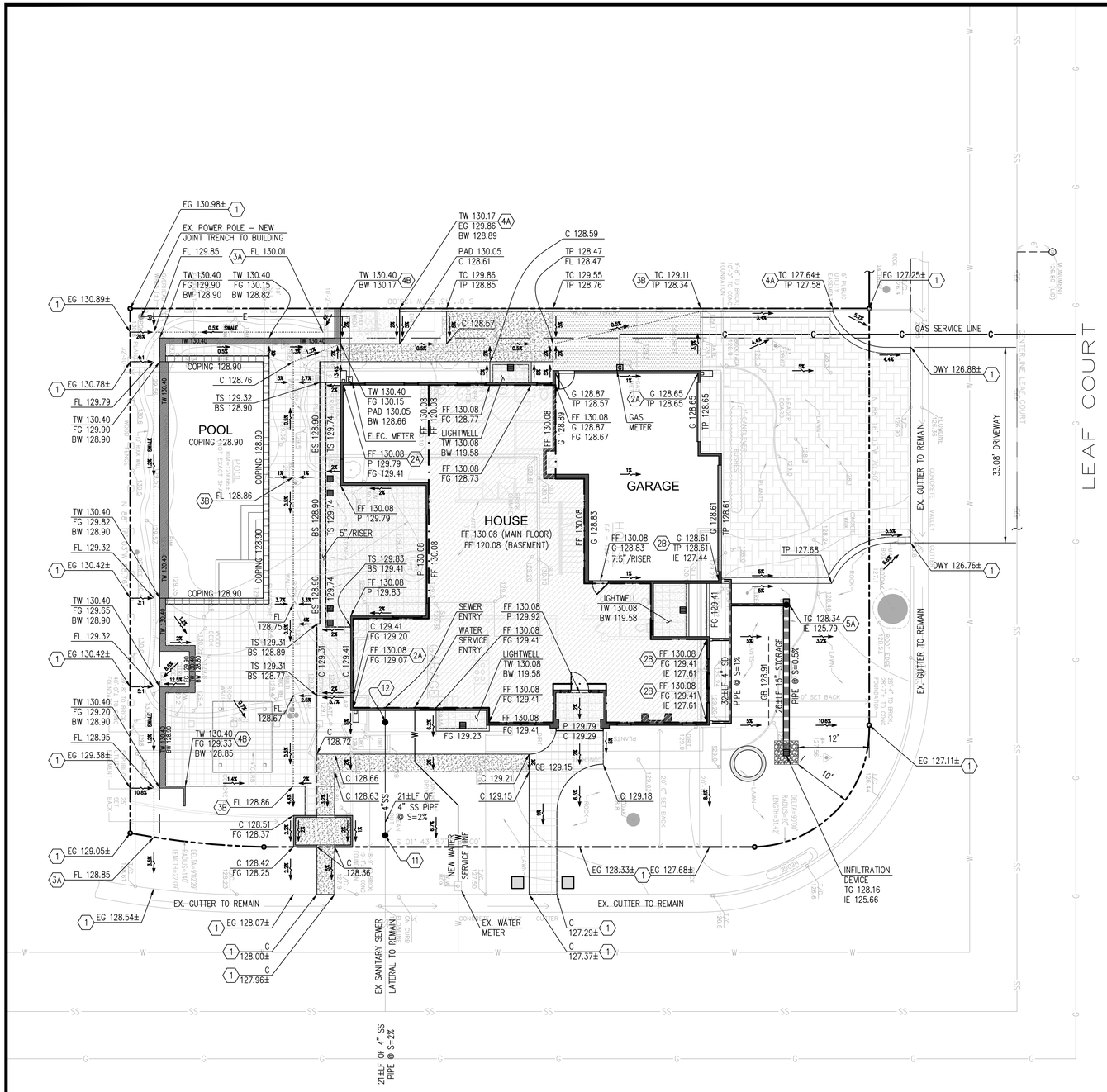
. . . . . MAILING ADDRESS . . . . .

632 LEAF COURT, LOS ALTOS, CA. 94022
PHONE No. (214) 726-6789

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

A7.3



GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

1 inch = 10 ft.

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	11,283 SF	11,283 SF
	0.259 ACRE	0.259 ACRE
HOUSE (ROOF)	2,921	3,929
EX SHED	32	0
PATIO/HARDSCAPE/PAVEMENT	2,511	2,119
DRIVEWAY	1,004	1,140
LIGHTWELL	N/A	58
TOTAL IMPERVIOUS AREA	6,468	7,246
NET IMPERVIOUS AREA INCREASED:		778
WOOD DECK	102	N/A
POOL	736	715
PERVIOUS AREA	3,977	3,322
TOTAL PERVIOUS AREA	4,815	4,037

* INCLUDES BUILDING ROOF OVERHANG AREA

EARTHWORK VOLUME:

(INCLUDES BUILDING PAD, BASEMENT & POOL)

EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)
FILL	20
COMPACTION RATE: 15%	20 x 0.15 = 3
TOTAL FILL	23
CUT	1,045
TOTAL EARTHWORK	1,022 (HAUL OFF)

CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT

STORM DRAIN VOLUME CALCULATION:

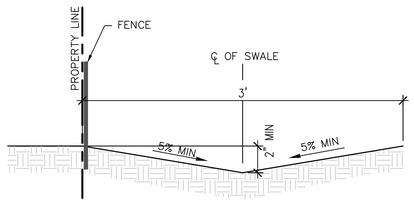
TIME OF CONCENTRATION = 5 MIN
INTENSITY = 10 YEAR = 2.57 IN/HR
IMPERVIOUS AREA INCREASED = 778 SF = 0.018 ACRE

PRE-CONDITION
Q=CIA C=0.35
Q=0.35 X 2.57 X 0.018
Q=0.016 CFS

VOLUME REQUIRED:
V=1.5(Q POST – Q PRE) X 10 MIN
Q=1.5(0.042 – 0.016) X 600
Q=23.4 CF

POST-CONDITION
Q=CIA
Q=0.90 X 2.57 X 0.018
Q=0.042 CFS

VOLUME PROVIDED:
V=26 LF X 15"ø STORAGE PIPE
V=32.0 CF (TOTAL)



SWALE @ UNPAVED AREA
SECTION A-A

GENERAL NOTES:

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

LEGEND

- = PROPERTY LINE
- = STREET CENTER LINE
- = EX. ROLLED CURB
- + 50.0 = EX. SPOT ELEVATION
- = FLOW DIRECTION
- = GRADE BREAK
- = FLOW LINE
- = INFILTRATION DEVICE
- = AREA INLET
- = LIGHTWELL SUMP PUMP
- = STORM DRAIN PIPE
- = CONCRETE SPLASH PAD
- 2"FM = STORM DRAIN PIPE
- = LIMIT OF BASEMENT
- 4"S = NEW 4" SEWER LATERAL
- = SANITARY SEWER CLAENOUT
- SS = EXISTING SEWER LINE
- W = NEW WATER SERVICE LINE
- W = EXISTING WATER LINE
- G = EXISTING GAS LINE
- E = NEW ELECTRICAL LINE / JOINT TRENCH

ABBREVIATIONS:

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

GRADING NOTES

1. MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
2A. DOWNSPOUT WITH CONCRETE SPLASH PAD
2B. RAINWATER LEADER
3A. BEGIN/END SWALE. SEE SECTION A-A
3B. BEGIN/END DEPRESSED/PAVEMENT SWALE @ MIN S=0.5%. PROVIDE POSITIVE SLOPE TO DRAIN INLET
4A. BEGIN/END DEEPENED CURB
4B. BEGIN/END SITE 18" HIGH SEAT WALL. SEE LANDSCAPE PLANS FOR DETAILS
5A. 12" END CAP WITH STORM DRAIN CLEANOUT
11. INSTALL SANITARY SEWER CLEANOUT PER CITY OF LOS ALTOS STANDARD DETAIL #SS-6. CLEANOUT PLACEMENT SHALL BE WITHIN 5' OF PROPERTY LINE. CONTRACTOR SHALL FIELD VERIFY THE EXACT SEWER LOCATION AND INVERT ELEVATION PRIOR TO INSTALLATION.
13. INSTALL SANITARY SEWER CLEANOUT WITH BACKFLOW PREVENTION DEVICE. PLACE CLEANOUT 2' OUTSIDE OF BUILDING FOUNDATION.

REV.	DATE	DESCRIPTION
1	-	-

GRADING AND DRAINAGE PLAN
MUJICA RESIDENCE
632 LEAF COURT
LOS ALTOS, CA 94022

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

REGISTERED PROFESSIONAL ENGINEER
HON-CHEONG LEE
No. 68629
Exp. 9/30/2023
CIVIL
STATE OF CALIFORNIA

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

DATE:	01/19/2022
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20210050

SHEET
C1
1 OF 5 SHEET

TOPOGRAPHY

OF LANDS OF

ALBERTO & GAYLE MUJICA

632 LEAF COURT - LOS ALTOS, CA. - 12-10-2020

ROGER E. DODGE, LS 3295
DODGE ASSOC. SURVEYING
20652 CHAPARRAL CIRCLE
PENN VALLEY, CA 95946
(530)432-5212

1/8"=1'-0"

LICENSED LAND SURVEYOR ROGER E. DODGE No. 3295 Exp. 6/30/2022 STATE OF CALIFORNIA

LEAF COURT

TWELVE ACRES DRIVE

MONUMENT BOX

MONUMENT BOX 126.80 BASIS OF ELEVATIONS

MONUMENT 126.80 (LID)

6'

CENTERLINE LEAF COURT

FLOWLINE 126.36

CONCRETE VALLEY GUTTER

T/C 126.86

T/C 126.90

T/C 126.8

T/C 126.65

T/C 126.4

ROCK

14"TREE

MAIL BOX

60"OAK 127.1

ROOT EDGE 128.5±

28'-4" TO BRICK; 28'-7"± TO CONC FOUNDATION

N 88° 16' 03"W 70.50'

T/C 126.44

5' PUBLIC UTILITY EASEMENT

CONCRETE WALK

ROCK

LAWN

25'-0" SET BACK

#4 127.56

T/C 126.6

HEDGE

DELTA=90°00'
RADIUS=20'
LENGTH=31.42'

#3 128.67

HEADER BOARD

TAN BARK

PLANTS

4"TREE

1' CANTILEVER BUSHES

9'-8" TO BRICK; 10'-0" TO CONC FOUNDATION

BRICK FACIA 128.8

DN.SPT.

STEP 129.22

CONCRETE

SILL 130.10

SILL 130.03

DIRT 129.0

20'-10"

ROCK

T/C 126.8

GATE 129.1

GATE 129.1

20'-0" SET BACK

CONCRETE

GAS METER

HOUSE

F.F = 130.10

27"OAK 128.8

ROCK

WOOD FENCE

1" TREES

DIRT

SILL 130.10

SILL 130.10

BRICK CHIMNEY

CONCRETE

HOT WATER HEATER

ARTIFICIAL TURF

S 01° 43' 57"W 125.00'

UNDER FLOOR ACCESS

SILL 130.10

SILL 129.36

GARAGE

FIRE PIT

4"TREE

CONCRETE DRIVEWAY

W.M BOX

T/C 127.50

S 01° 43' 57"W 83.00'

CONCRETE VALLEY GUTTER

5' ON CURB FLOWLINE 127.43

4"CURB

CLEAN OUT

DIRT

POOL MECH SHED

T/W 130.5

FLAGSTONE

A.C.

PILAR

18'-9" TO BRICK; 19'-1"± TO CONC FOUNDATION

T/C 127.9

#5 128.80

GATE 129.6

ELECTRIC SERVICE

DIRT 130.1

RIM 129.67

PLANTS

FLAGSTONE

10'-2"

1' ROCK WALL

RIM 129.66

#6 129.44

MULTI TRUCK TREE

10' SET BACK

#7 129.62

RIM 129.84

FLAGSTONE

WOOD FENCE

PLANTS

4"CURB

POOL
RIM=129.66±
(NOT EXACT SHAPE)

ROCK WALL

T/C 128.23

5' PUBLIC UTILITY EASEMENT

T/W 130.44

RIM 129.7

RIM 129.65

WOOD DECK 130.0±

CITRUS TREE

T/W 130.2

DELTA=9°02'29"
RADIUS=140'
LENGTH=22.09'

OVERHEAD WIRES (±)

T/W 130.7

FLAGSTONE

RIM 129.64

POLE 130.8

PLANTS

10" ROCK WALL

9"TREE 130.4

WOOD FENCE

N 88° 16' 03"W 88.76'

39'-8" TO BRICK; 40'-0"± TO CONC FOUNDATION

5' PUBLIC UTILITY EASEMENT

25' SET BACK

T/C 128.61

NOTE:
NOT ALL UNDERGROUND UTILITY LINES MAY BE SHOWN ON THIS MAP. U.S.A. MUST BE CONTACTED TO DETERMINE LOCATIONS OF ALL UTILITY LINES PRIOR TO ANY DIGGING.

NOTE:
EASEMENTS, PLAN LINES, SETBACK LINES AND GEOLOGIC CONDITIONS, IF ANY, AND UNLESS SHOWN, NOT SHOWN.

NOTE:
THIS IS A TOPOGRAPHIC MAP NOT A BOUNDARY SURVEY. LINES SHOWN ARE DERIVED FROM RECORD DATA, AND MAY VARY SOMEWHAT FROM ABLOLUTE BOUNDARY LOCATIONS.

NOTE:
SET BACKS SHOWN AS PROVIDED BY OWNER. FINAL REVIEW ADVISED BEFORE USAGE.

ELEVATION DATUM:
GOOGLE EARTH CRITERIA WAS USED TO PRODUCE ALL ELEVATIONS SHOWN ON THIS MAP. THE MONUMENT BOX LID (SHOWN) WAS TAKEN AS 126.00' IN ACCORDANCE. NOT EXACT SEA LEVEL ELEVATIONS.

LOT AREA:

LOT AREA = 11,214 SQ.FT.±
HOUSE AREA = 2,373 SQ.FT.±
GARAGE AREA = 547 SQ.FT.±

LEGEND

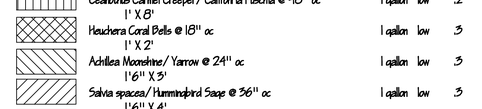
T/C = TOP OF CURB
T/W = TOP OF WALL
F.F. = FINISH FLOOR
SILL = F.F. ELEVATION

T-1

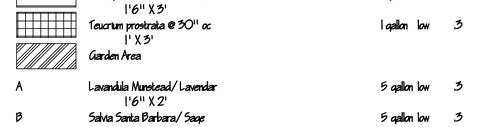
PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
	Sod lawn - 100% dwarf fescue		high	.7
	Ceanothus Carmel Creeper/ California Fuschia @ 48" oc 1' X 8'	1 gallon	low	.2
	Heuchera Coral Bells @ 18" oc 1' X 2'	1 gallon	low	.3
	Achillea Moonshine/ Yarrow @ 24" oc 1'6" X 3'	1 gallon	low	.3
	Salvia spacea/ Hummingbird Sage @ 36" oc 1'6" X 4'	1 gallon	low	.3
	Tulbaghia violacea @ 30" oc 1'6" X 3'	1 gallon	low	.3
	Teucrium prostrata @ 30" oc 1' X 3'	1 gallon	low	.3
	Garden Area			
A	Lavandula Munstead/ Lavendar 1'6" X 2'	5 gallon	low	.3
B	Salvia Santa Barbara/ Sage 3' X 5'	5 gallon	low	.3
C	Rosmarinus Tuscan Blue/ Rosemary 4' X 4'	5 gallon	low	.3
D	Loropetalum Suzanne 5' X 6'	5 gallon	low	.3
E	Sarcococca ruscifolia 3' X 3'	5 gallon	low	.3
F	Cotinus Golden Spirit 6' X 8'	15 gallon	low	.3
G	Polystichum munitum/ Sword Fern 2' x 3'	5 gallon	low	.3
H	Prunus caroliana dwarf/ Carolina Laurel 4' X 12'	5 gallon	low	.3
I	Lomandra Little Breeze 1' x 2'	1 gallon	low	.3
J	Dietes vegeta/ Fortnight Lily 2' x 3'	5 gallon	low	.3
T1	Lagerstroemmia Tuscorora/ Crape Myrtle 10' X 15'	24" box	low	.3
T2	Cotinus Royal Purple/ Smoke Tree 8' X 12'	15 gallon	low	.3
T3	Pistachia Keith Davey/ Chinese Pistache 20' x 20'	24" box	low	.3
T4	Fruit tree to be determined			

1) Protect existing trees to remain throughout construction. See arborist report for protection measures.
2) Soil to be thoroughly prepared prior to planting. This includes breaking up hardpan created by construction of the new home.
3) Incorporate 4 cy of compost per 1000 sf, 6" into native soil.
4) Verify layout of new planting in field.
5) Spread 3" of wood chip mulch (tbd) after planting.
6) I have complied with the criteria of the Water Efficient Landscape Ordinance and applied it to the design of the landscape.

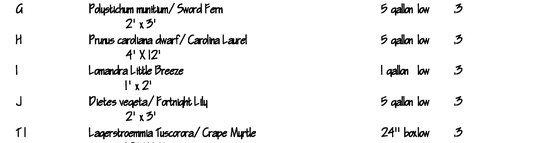


CEANOTHUS HEUCHERA ACHILLEA SALVIA

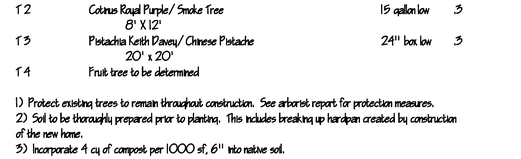


TULBAGHIA TEUCRIUM LAVANDULA SALVIA

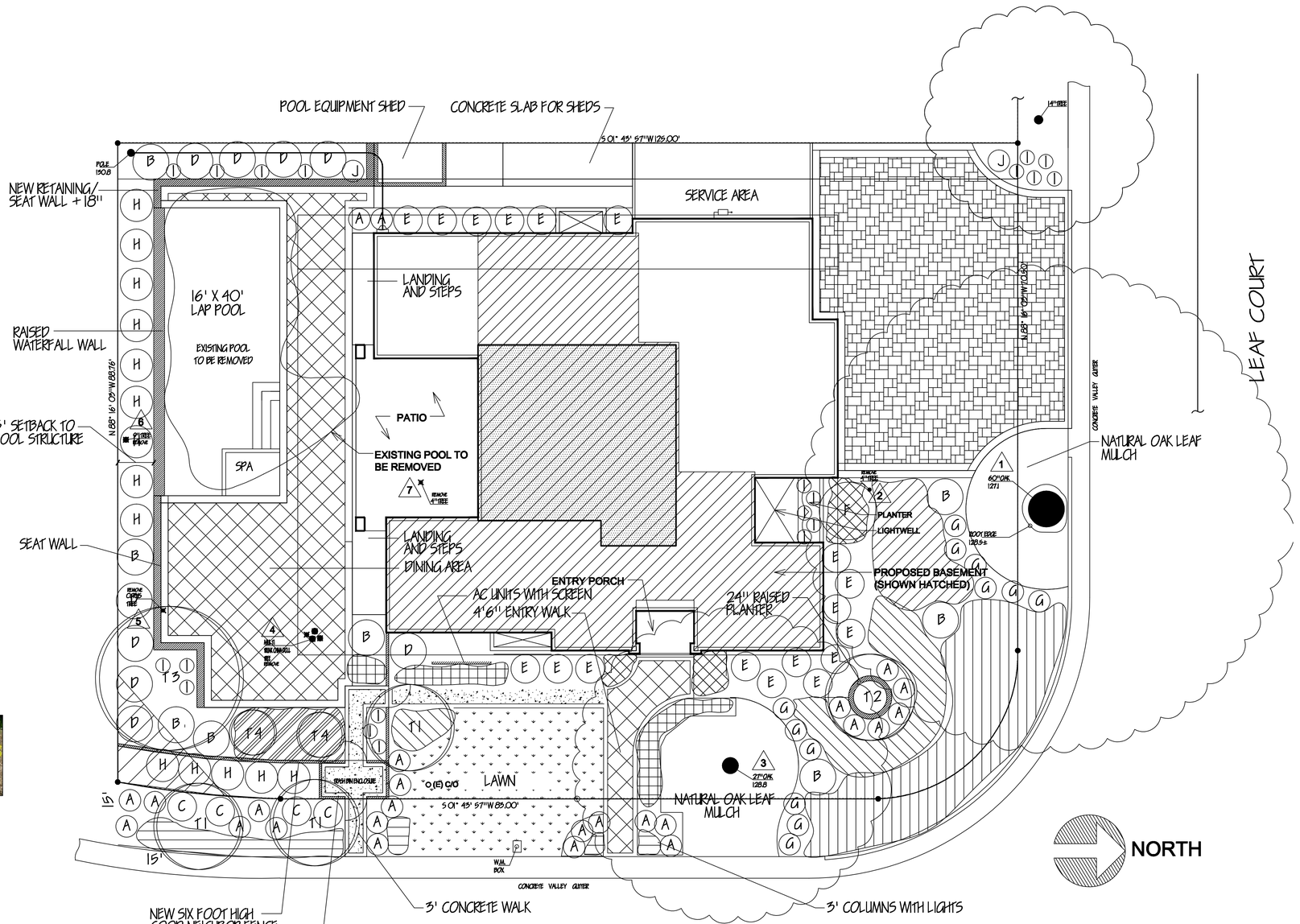
ROSMARINUS LOROPETALUM SARCOCOCCA COTINUS



POLYSTICHUM PRUNUS LOMANDRA DIETES



LAGERSTROEMIA COTINUS PISTACHIA



MASTER PLANTING PLAN

1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-5207
email wjheldasla@comcast.net

REVISED 12/ 29/ 21
REVISED 1/ 24/ 22
REVISED 1/ 27/ 22
REVISED 1/ 29/ 22
REVISED 2/ 11/ 22
REVISED 2/ 14/ 22
REVISED 2/ 17/ 22
REVISED 3/ 29/ 22
REVISED 3/ 31/ 22
REVISED 4/ 1/ 22
REVISED 4/ 14/ 22

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 08/30/2023
STATE OF CALIFORNIA

MUJICA RESIDENCE

for:
GAYLE AND FERNANDO MUJICA
632 LEAF CT.
LOS ALTOS, CA. 94022

MASTER PLANTING PLAN

date: 12/ 27/ 21
scale: NOTED
drawn by: WJH
job no. 202193
sheet
L 1
of shts

DRC Plans for 6/15/22

3D RENDERING (FACING TWELVE ACRES DR.)

3D RENDERING (FACING LEAF COURT)

PROPERTY DESCRIPTION

OWNER	FERNANDO & GAYLE MUJICA
ADDRESS	632 LEAF COURT LOS ALTOS, CA 94022
PARCEL	167-25-031
ACREAGE	0.259
ZONING	R1-10
OCCUPANCY	R-3/U
CONSTR. TYPE	V-B
PROJECT DESCRIPTION	

CONSULTANT DIRECTORY

SURVEYOR	DODGE ASSOCIATES, SURVEYING 20652 CHAPARRA CIRCLE PENN VALLEY, CA 95946 (530) 432-5212
SOILS ENGINEER	GEOFORENSICS INC. 303VINTAGE PARK DRIVE, STE. 220 FOSTER CITY, CA 94404 (650) 349-3369
CIVIL ENGINEER	GREEN CIVIL ENGINEERING 1905 S. NORFOLK ST., SUITE #350 SAN MATEO, CA 94403
STRUCTURAL ENGINEER	N/A
ENERGY CONSULTANT	N/A
LANDSCAPE ARCHITECT	W. JEFFREY HEID, LANDSCAPE ARCHITECT 617 ONELDA DRIVE SAN JOSE, CA 95123 (408) 691-5207

SHEET INDEX

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING

VICINITY MAP

NOTE

-	-

JOB SITE ADDRESS

632 LEAF COURT
LOS ALTOS, CA 94022

CLIENT (JOB No. 22124)

MUJICA RESIDENCE

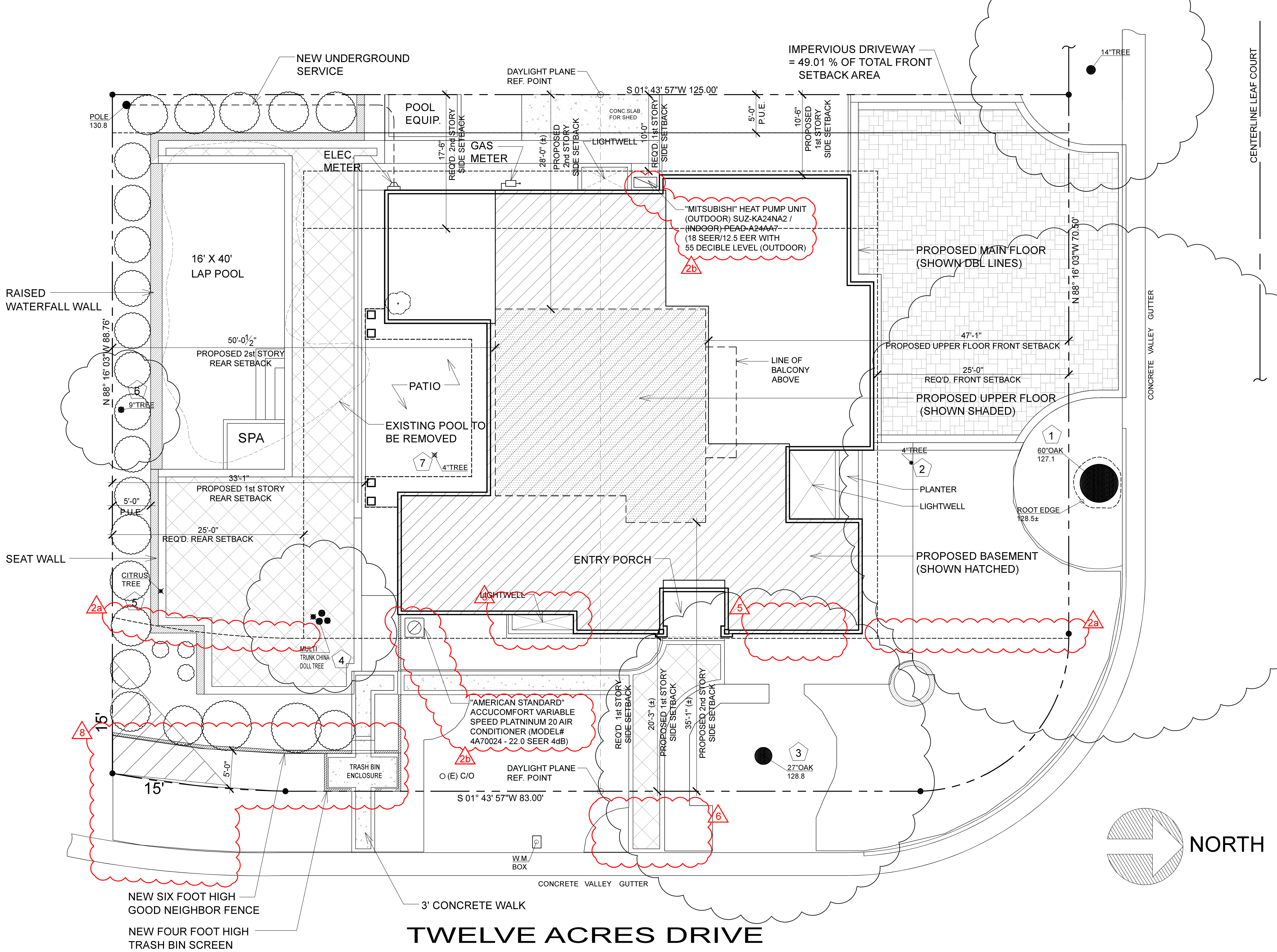
MAILING ADDRESS
632 LEAF COURT, LOS ALTOS, CA 94022
PHONE No. (214) 726-6789

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

A0.0

DRC Plans for 6/15/22



SITE PLAN

1/8 = 1'-0"

TREE SCHEDULE		REMOVE	
NO.	TYPE	YES	NO
1	60" Ø OAK TREE		✓
2	4" Ø TREE		✓
3	27" Ø OAK TREE		✓
4	MULTI TRUNK TREE	✓	
5	4" Ø CITRUS TREE	✓	
6	9" Ø TREE	✓	
7	4" Ø TREE	✓	

GENERAL NOTES

A	VERIFICATION	CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK
B	DIMENSIONS	DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS
C	DISCREPANCIES	MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF C.D.A. IMMEDIATELY
D	CONTRACT DOCUMENTS	CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH C.D.A. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY

SITE PLAN NOTES

1	DRIVEWAY	SEE LANDSCAPE PLAN BY OTHERS
2	FLATWORK	SEE LANDSCAPE PLAN BY OTHERS
3	GRADING	SEE GRADING & DRAINAGE PLAN BY OTHERS BY OTHERS
4	DRAINAGE	SEE GRADING & DRAINAGE PLAN BY OTHERS BY OTHERS
5	STORM DRAINAGE	SEE GRADING & DRAINAGE PLAN BY OTHERS BY OTHERS
6	SEWER LATERAL	CONNECT TO EXISTING CLEANOUT PROVIDE BACKFLOW PREVENTER
7	GAS & ELEC SERVICE	NEW 200 AMP ELEC. METER EXISTING GAS METER TO REMAIN
8	SETBACKS	AS PER PLAN
9	TREES	TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MIN. OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO GROUND.
10	FENCES	AS PER LAMDSCAPE PLAN
11	LANDSCAPE	SEE LANDSCAPE PLAN BY OTHERS

TABULATIONS

	EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: (land area covered by all structures that are over 6 feet in height)	2,948.63 s.f. (26.13 %)	3,332.11 s.f. (29.53 %)	3,384.80 (30.00%)
FLOOR AREA	2,948.63 s.f. (26.13 %)	3,878.06 s.f. (34.37 %)	3,878.26 s.f. (34.37%)
SETBACKS: Front / Rear / Right Side (1st / 2nd) / Left Side (1st / 2nd)	25.00 feet / N/A; 32.875 feet / N/A; 10.00 feet / N/A; 19.14 feet / N/A	25.00 feet / 47.08 feet; 33.08 feet / 50.04 feet; 10.50 feet / 28.00 feet; 20.25 feet / 35.08 feet	25.00 feet; 25.00 feet; 10.00 feet / 17.50 feet; 10.00 feet / 20.00 feet
HEIGHT:	(±) 12'-6"	1b (±) 25'-11"	27'-0"

SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: Includes habitable basement areas	2,447.08 sq.ft.	1c (+) 2,450.47 sq.ft.	4,897.55 sq.ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	501.55 sq.ft.	(+) 357.26 sq.ft.	858.81 sq.ft.
		TOTAL PROPOSED FLOOR AREA:	5,756.36 sq.ft.

LOT CALCULATIONS	
NET LOT AREA:	11,282.66 square feet
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%	1,0474.32 (49.01 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing & proposed): 4,787.89 sq. ft.; Existing softscape (undisturbed area): 0 sq. ft.; New softscape area: 3,162.66 sq. ft.; Building footprint w/ all porches: 3,332.11 sq. ft.; Total (Net size of lot) 11,282.66 sq. ft. (1d)

COVERAGE & F.A.R.

	SITE PLAN	11,282.66	SQ. FT. = 0.259 AC.
COV:	ALLOWABLE	3,384.80	SQ. FT. = 30.00 %
	EXISTING	2,948.63	SQ. FT. = 26.13 %
	PROPOSED	3,332.11	SQ. FT. = 29.53 %
FAR:	ALLOWABLE	3,878.26	SQ. FT. = 34.37 %
	EXISTING	2,948.63	SQ. FT. = 26.13 %
	PROPOSED	3,878.06	SQ. FT. = 34.37 %

NOTE *

-	-
# 3/30/2022	CITY PLAN CHECK COMMENTS

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LOS ALTOS, CA 94022

CLIENT (JOB No. 22124)

MUJICA RESIDENCE

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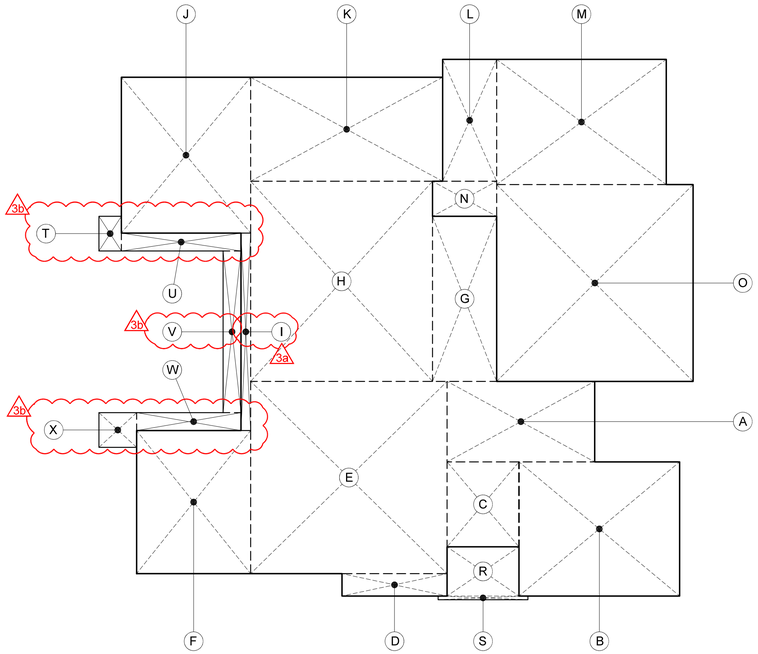
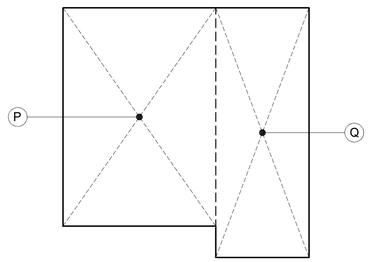
SHEET

A1.0

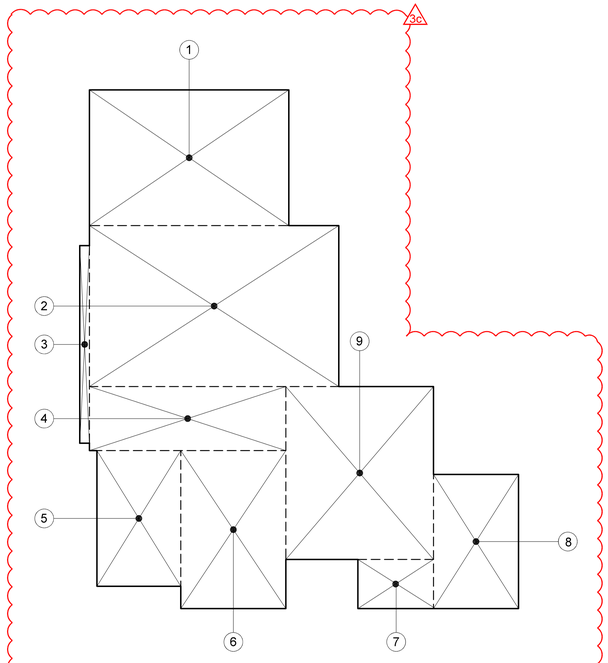
DRC Plans for 6/15/22



MAIN FLOOR AREA DIAGRAM



UPPER FLOOR AREA DIAGRAM



BASEMENT HABITABLE AREA DIAGRAM

FLOOR AREA CALCULATIONS

PROPOSED MAIN FLOOR

A	9.00'	X	16.50'	148.50	S.F.
B	15.00'	X	17.96'	269.40	S.F.
C	8.04'	X	9.50'	76.38	S.F.
D	2.50'	X	11.75'	29.37	S.F.
E	21.50'	X	21.96'	472.14	S.F.
F	12.75'	X	16.00'	204.00	S.F.
G	7.16'	X	18.46'	132.17	S.F.
H	20.33'	X	22.375'	454.88	S.F.
I	1.08'	X	22.08'	23.84	S.F.
J	14.46'	X	17.41'	251.75	S.F.
K	11.62'	X	21.46'	249.36	S.F.
				2,311.79	S.F.

GARAGE :

L	6.04'	X	13.62'	82.26	S.F.
M	14.00'	X	18.96'	265.44	S.F.
N	3.91'	X	7.16'	27.99	S.F.
O	22.00'	X	21.96'	483.12	S.F.
				858.81	S.F.

FLOOR AREA CALCULATIONS

PROPOSED UPPER FLOOR :

P	17.08'	X	24.41'	416.92	S.F.
Q	10.41'	X	27.91'	290.54	S.F.
				707.46	S.F.

TOTAL PROPOSED	3,878.06	S.F.

COVERAGE:

R	5.50	X	8.04	44.22	S.F.
S	0.41	X	10.04	4.11	S.F.
T	2.50	X	3.87	9.67	S.F.
U	2.00	X	13.37	27.74	S.F.
V	2.00	X	18.08	36.16	S.F.
W	2.00	X	11.66	23.32	S.F.
X	3.87	X	4.21	16.29	S.F.
				161.51	S.F.

TOTAL PROPOSED COVERAGE	3,332.11	S.F.

BASEMENT HABITABLE (NOT COUNTED AS F.A.R. OR COVERAGE)

1	15.16	X	22.29	337.91	S.F.
2	18.00	X	27.875	501.75	S.F.
3	1.08	X	22.08	23.84	S.F.
4	7.16	X	21.958	157.22	S.F.
5	9.375	X	15.16	142.12	S.F.
6	11.75	X	17.66	207.50	S.F.
7	5.50	X	8.458	46.52	S.F.
8	9.50	X	15.00	142.50	S.F.
9	16.50	X	19.33	318.94	S.F.
				1,878.30	S.F.

FLOOR DIAGRAM & AREA CALCULATIONS

1/8 = 1'-0"

NOTE *

-	-
1 3/15/22	CITY PLAN CHECK COMMENTS

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LOS ALTOS, CA 94022

CLIENT (JOB No. 22124)

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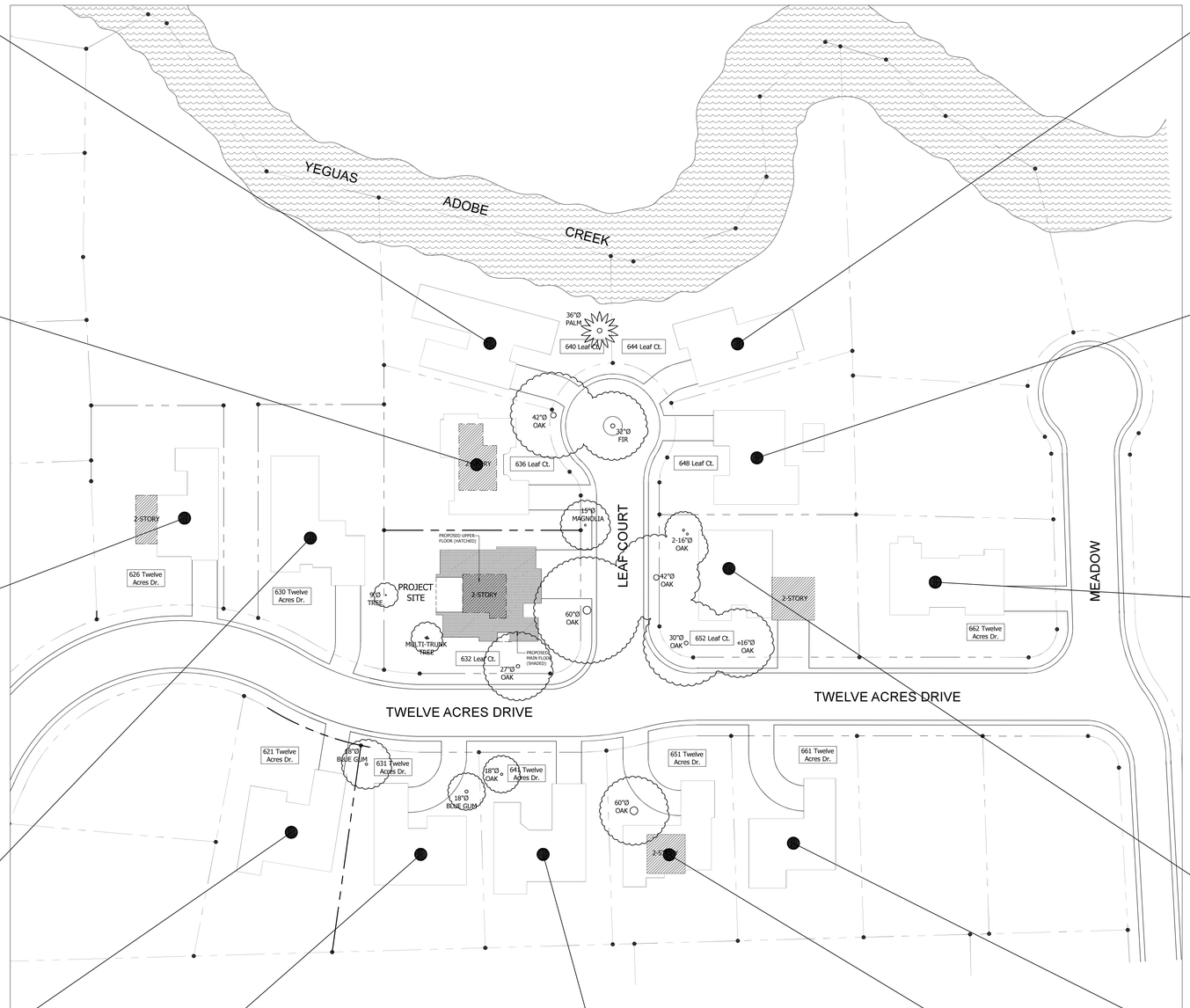
SHEET

A1.1

DRC Plans for 6/15/22

NEIGHBORHOOD CONTEXT MAP

1" = 40'-0"



640 LEAF COURT

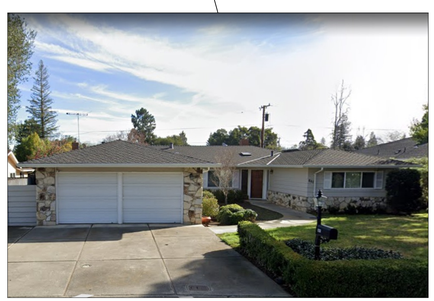
636 LEAF COURT

626 TWELVE ACRES DRIVE

630 TWELVE ACRES DRIVE

621 TWELVE ACRES DRIVE

631 TWELVE ACRES DRIVE



641 TWELVE ACRES DRIVE

651 TWELVE ACRES DRIVE

644 LEAF COURT

648 LEAF COURT

662 TWELVE ACRES DRIVE

652 LEAF COURT

661 TWELVE ACRES DRIVE

* NOTE

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-	-

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SHEET

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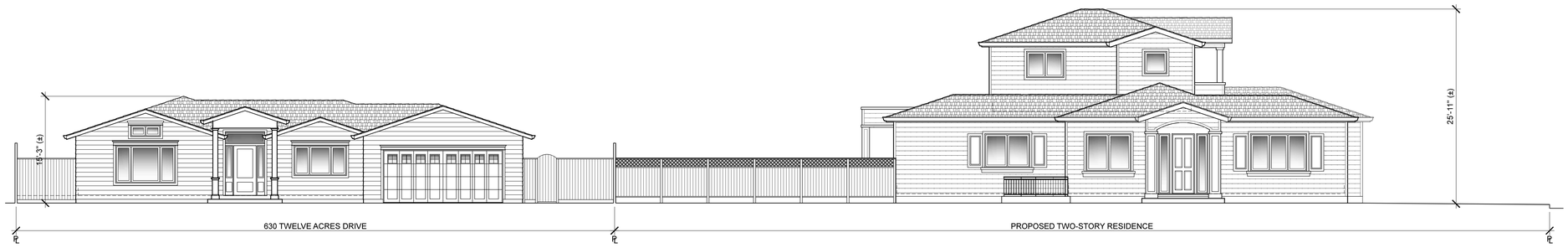
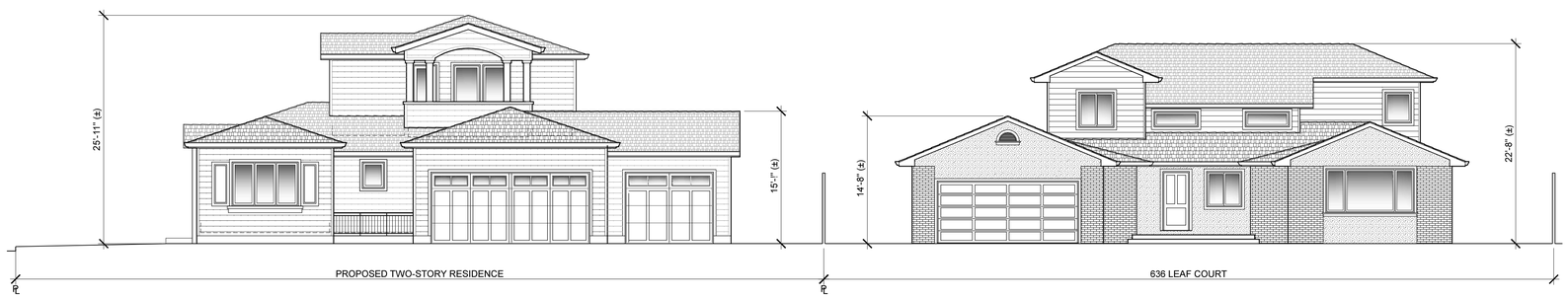
DRC Plans for 6/15/22



STREETSCAPE
(TWELVE ACRES DRIVE)



STREETSCAPE
(LEAF COURT)

STREETSCAPE

1/8 = 1'-0"

*

NOTE

–	–
1	CITY PLAN CHECK COMMENTS

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SHEET

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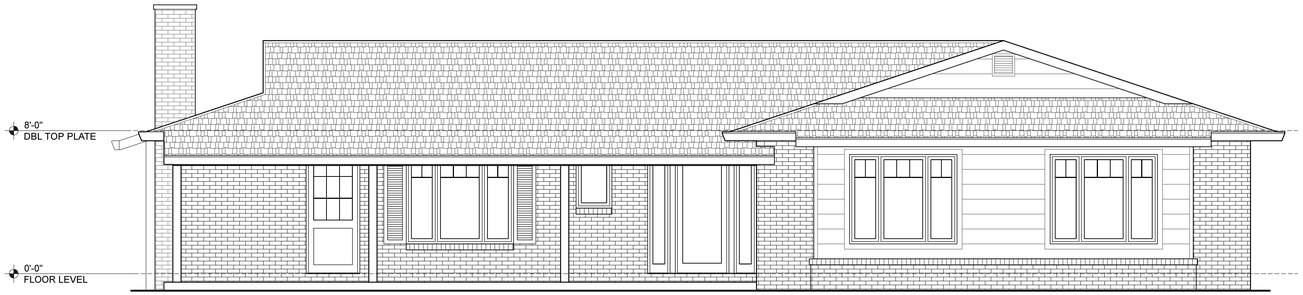
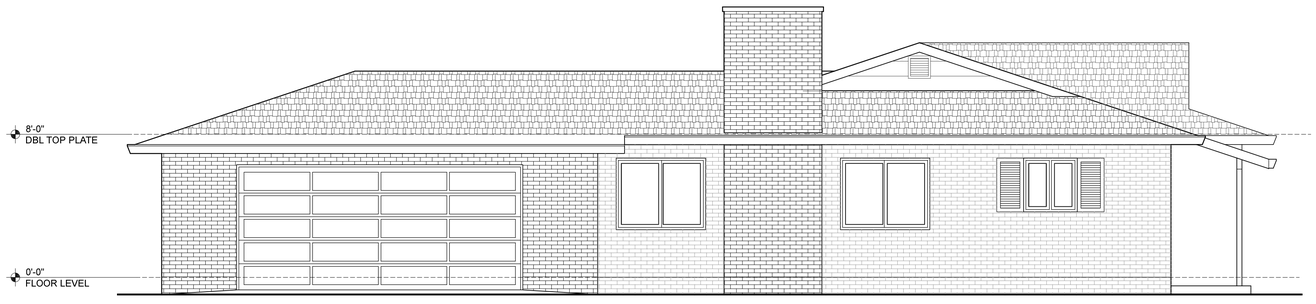
DRC Plans for 6/15/22



EXISTING (LEAF COURT) ELEVATION

1/4" = 1'-0"



EXISTING (TWELVE ACRES DR.) ELEVATION

1/4" = 1'-0"

*

NOTE

-	-

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SHEET

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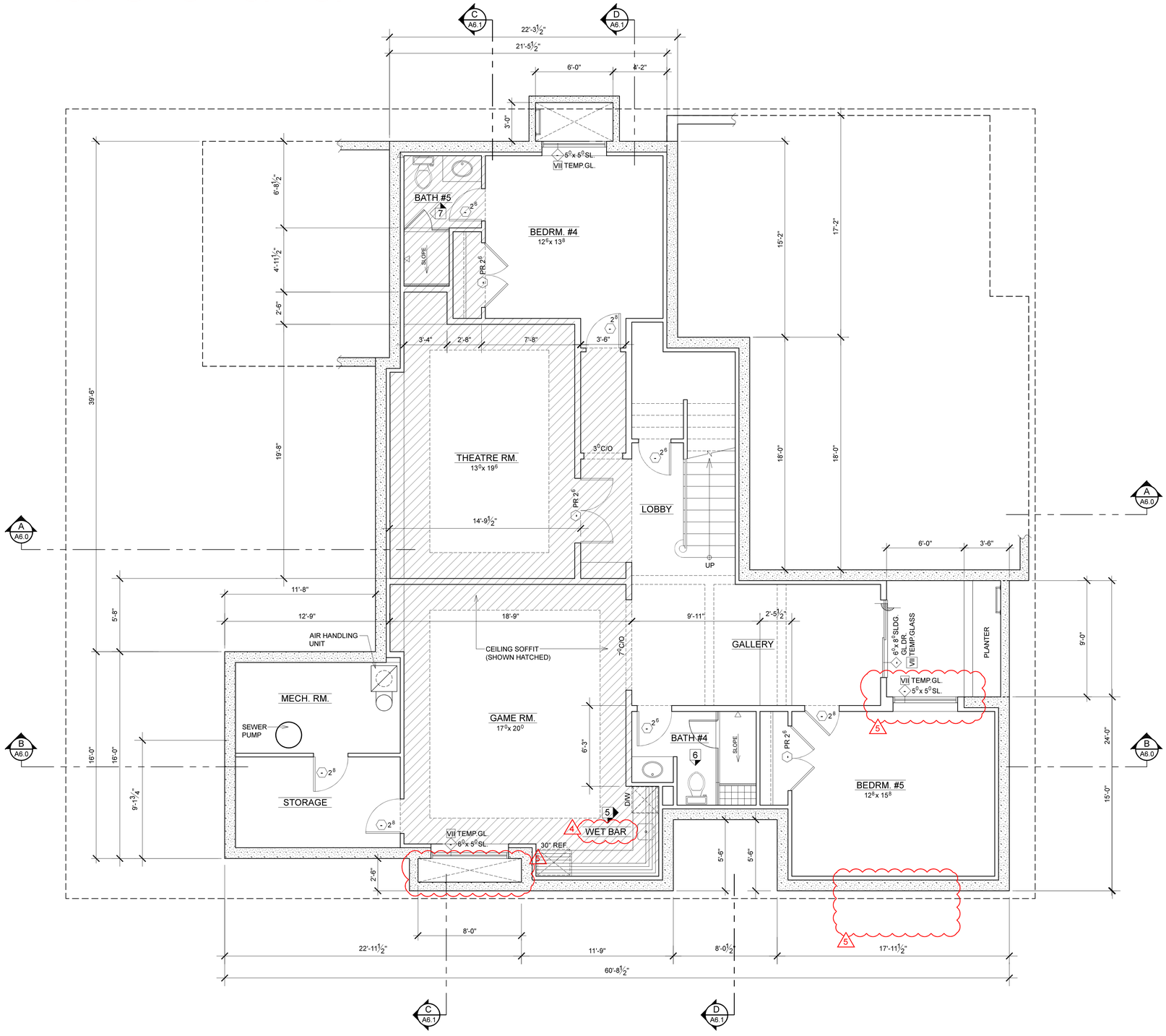
DRC Plans for 6/15/22



PROPOSED BASEMENT PLAN

1/4" = 1'-0"

GENERAL NOTES

I	EGRESS	ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2019 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F. - MIN. NET CLEAR OPENABLE WIDTH = 20" - MIN. NET CLEAR OPENABLE HEIGHT = 24"
II	GARAGE COMMON WALL	GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. ⅝" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.5&6. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1⅜" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
III	STAIRWAYS	DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2019. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS - 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
IV	GUARDRAILS	DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2019. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
V	STAIR & HANDRAILS	DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2019. STYLE AND FINISH PER OWNER SPECIFICATIONS
VI	FIREPLACE	DESIGN SHALL CONFORM TO CH. 10 CRC 2019, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2019 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
VII	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019
VIII	FIRE BLOCKS	PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2019
IX	WATER CLOSETS	PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2019 CPC)
X	SHOWERS	ALL SHOWERS SHALL CONFORM TO SECTION R307 2019 CRC - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2019 CPC 408.5)
XI	WATER CONSERVING FIXTURES	ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2019 CPC) SHALL CONFORM TO SEC. 402, 2019 CPC - WATER CLOSETS TO HAVE A MAXIMUM WATER USE OF 1.28 GPF - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi - BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 60 psi - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 60 psi

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

#	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
#	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
	EXISTING WALLS TO REMAIN
	NEW WALLS
(E)	EXISTING
(N)	NEW
R	RELOCATED

*

NOTE

–	–
1 6/15/22	CITY PLAN CHECK COMMENTS

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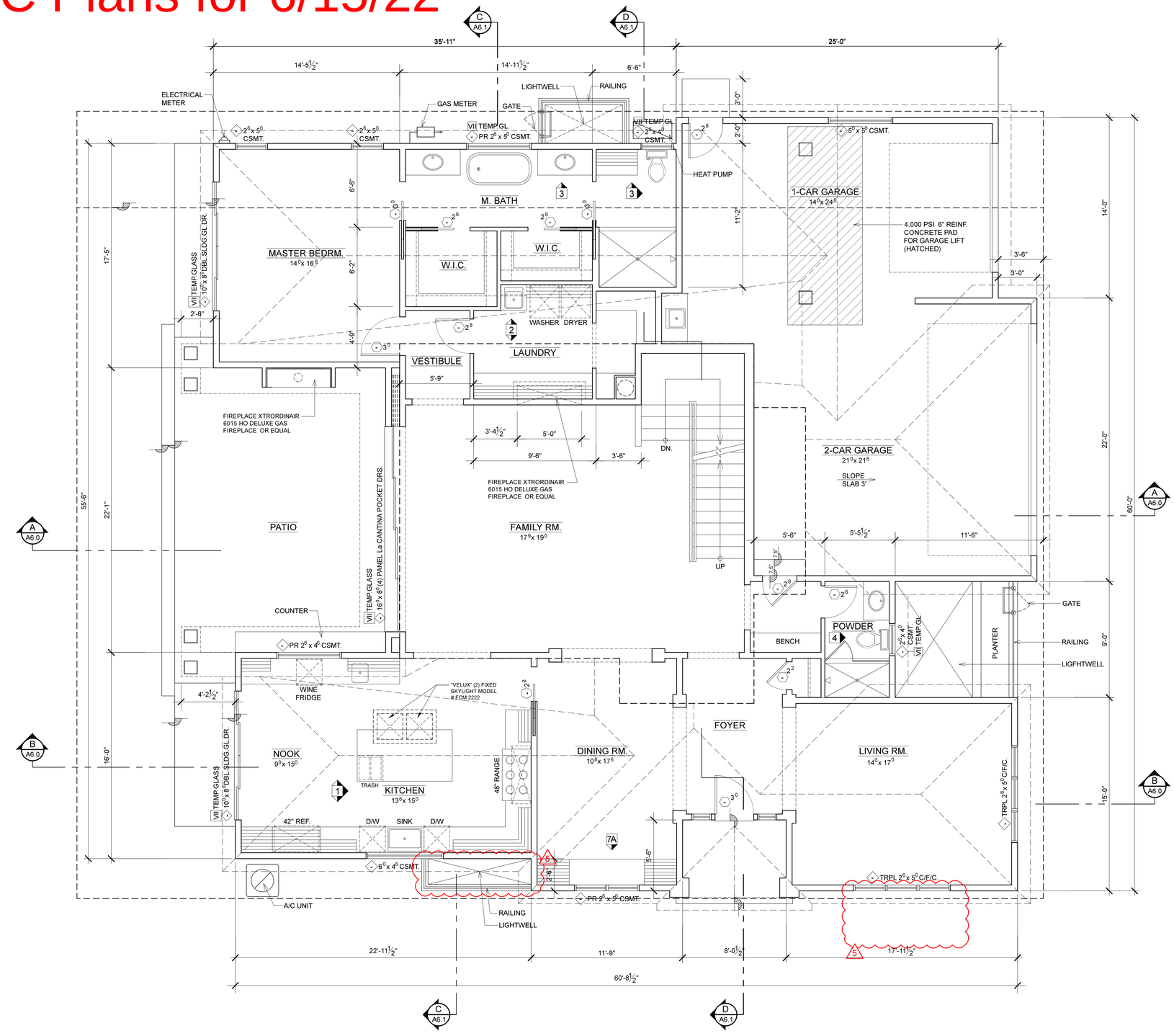
SHEET

A3.0

DRC Plans for 6/15/22



PROPOSED MAIN FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

I	EGRESS	ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2019 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F. - MIN. NET CLEAR OPENABLE WIDTH = 20" - MIN. NET CLEAR OPENABLE HEIGHT = 24"
II	GARAGE COMMON WALL	GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. ⅝" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.5&6. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1⅜" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
III	STAIRWAYS	DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2019. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS - 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
IV	GUARDRAILS	DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2019. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
V	STAIR & HANDRAILS	DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2019. STYLE AND FINISH PER OWNER SPECIFICATIONS
VI	FIREPLACE	DESIGN SHALL CONFORM TO CH. 10 CRC 2019, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2019 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
VII	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019
VIII	FIRE BLOCKS	PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2019
IX	WATER CLOSETS	PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2019 CPC)
X	SHOWERS	ALL SHOWERS SHALL CONFORM TO SECTION R307 2019 CRC - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2019 CPC 408.5)
XI	WATER CONSERVING FIXTURES	ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2019 CPC) SHALL CONFORM TO SEC. 402, 2019 CPC - WATER CLOSETS TO HAVE A MAXIMUM WATER USE OF 1.28 GPF - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi - BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 60 psi - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 60 psi

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

(#)	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
(#)	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
	EXISTING WALLS TO REMAIN
	NEW WALLS
(E)	EXISTING
(N)	NEW
(R)	RELOCATED

*

NOTE

–	–
1 APPROVED	CITY PLAN CHECK COMMENTS

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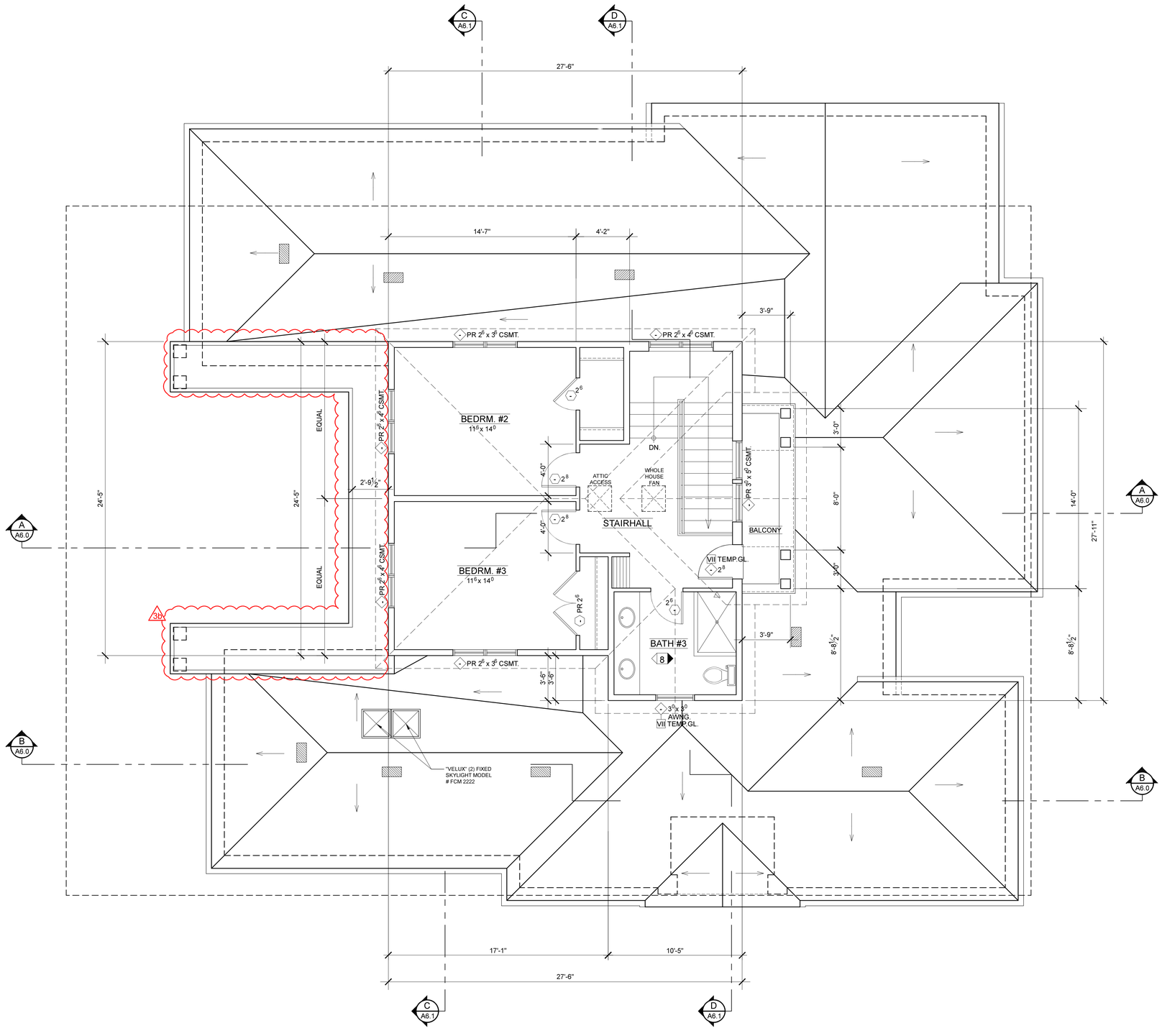
SHEET

A3.1

DRC Plans for 6/15/22



PROPOSED UPPER FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

I	EGRESS	ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2019 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F. - MIN. NET CLEAR OPENABLE WIDTH = 20" - MIN. NET CLEAR OPENABLE HEIGHT = 24"
II	GARAGE COMMON WALL	GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. ⅝" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.5&6. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1⅜" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
III	STAIRWAYS	DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2019. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS - 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
IV	GUARDRAILS	DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2019. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
V	STAIR & HANDRAILS	DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2019. STYLE AND FINISH PER OWNER SPECIFICATIONS
VI	FIREPLACE	DESIGN SHALL CONFORM TO CH. 10 CRC 2019, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2019 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
VII	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019
VIII	FIRE BLOCKS	PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2019
IX	WATER CLOSETS	PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2019 CPC)
X	SHOWERS	ALL SHOWERS SHALL CONFORM TO SECTION R307 2019 CRC - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2019 CPC 408.5)
XI	WATER CONSERVING FIXTURES	ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2019 CPC) SHALL CONFORM TO SEC. 402, 2019 CPC - WATER CLOSETS TO HAVE A MAXIMUM WATER USE OF 1.28 GPF - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi - BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 60 psi - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 60 psi

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

#	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
#	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
	EXISTING WALLS TO REMAIN
	NEW WALLS
(E)	EXISTING
(N)	NEW
R	RELOCATED

NOTE *

–	–
1 6/15/22	CITY PLAN CHECK COMMENTS

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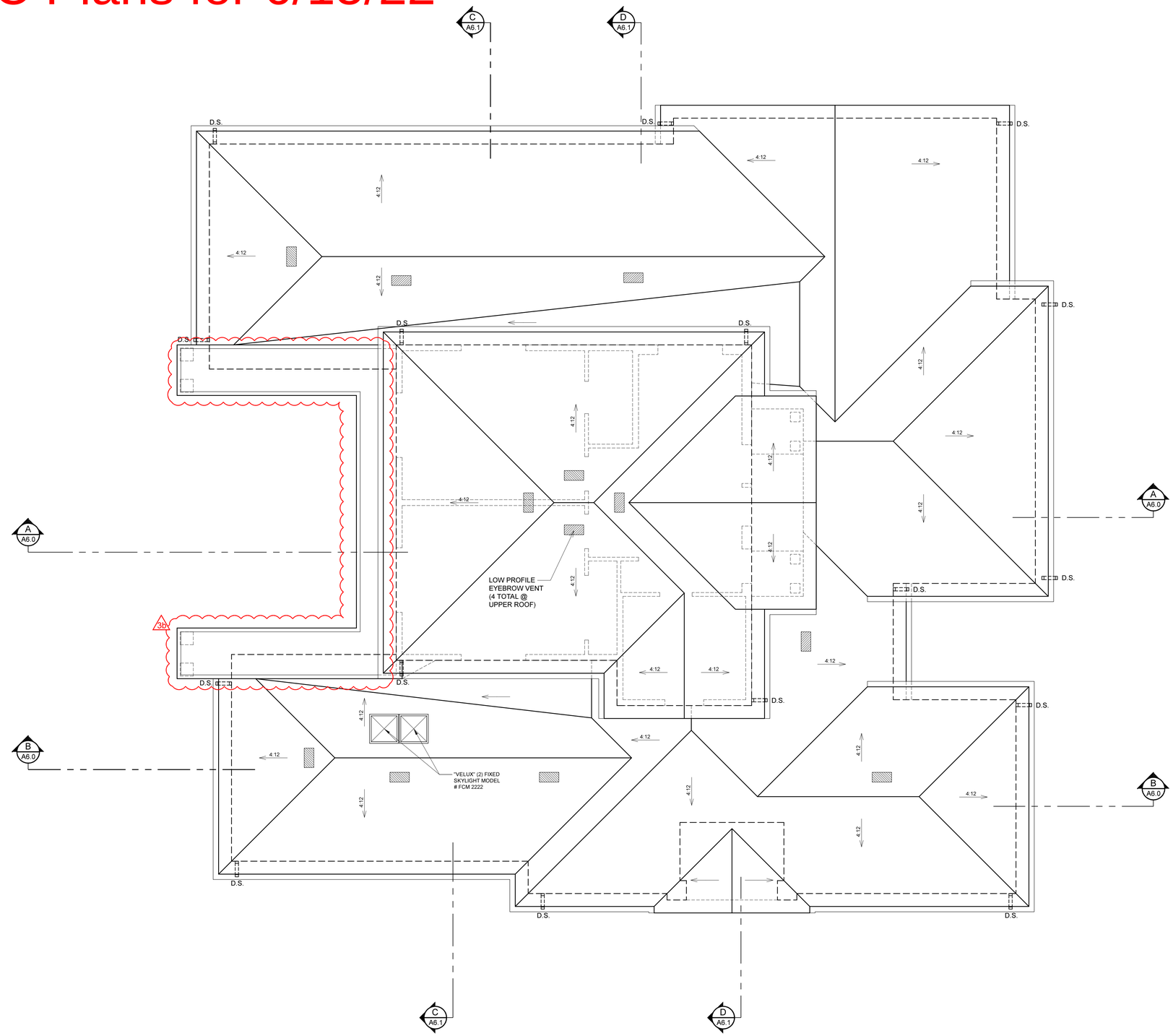
SHEET

A3.2

DRC Plans for 6/15/22



PROPOSED ROOF PLAN

1/4" = 1'-0"

GENERAL NOTES

I	ROOF JACKS	WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
II	VALLEY FLASHING	24 GA. G.I. "L" FLASHING @ ALL VALLEYS
III	CRICKET FLASHING	24 GA. G.I. OVER $\frac{15}{32}$" D.F. CDX PLYWOOD (OR BETTER) - $\frac{1}{4}$" MIN. SLOPE
IV	ATTIC VENTILATION	PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2019 CRC
V	FIREPLACE & CHIMNEY	DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2019 CRC

ROOF PLAN NOTES

1	ROOFING	COMPOSITION SHINGLE
2	GUTTERS	OGEE GUTTER
3	DOWN SPOUTS	ROUND DOWNSPOUTS
4	SKYLIGHTS	"VELUX", WDMA HALLMARK CERTIFICATION 426 (IAMPO UES 0199) OR EQUIVALENT

ATTIC VENT CALCULATIONS

AREA = 707.46 SQ. FT. (UPPER ROOF ATTIC SPACE)
150
= 4.71 SQ. FT. (REQ'D. VENTING AREA)

PROPOSED VENTING

= 0.73 SQ. FT. (LOW PROFILE RECT. EYEBROW VENT)
X 4 (NFVA = 0.73 S.F/ VENT)
= 2.92 SQ. FT.
= .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT)
X 6 (NFVA = 0.493 S.F/ VENT)
= 2.96 SQ. FT.
= 5.88 SQ. FT. (TOTAL PROPOSED VENTING AREA)

AREA = 558.20 SQ. FT. (LOWER ROOF ATTIC SPACE
150 OVER MASTER BEDRM & BATH)
= 3.72 SQ. FT. (REQ'D. VENTING AREA)

PROPOSED VENTING

= 0.73 SQ. FT. (LOW PROFILE RECT. EYEBROW VENT)
X 2 (NFVA = 0.73 S.F/ VENT)
= 1.46 SQ. FT.
= .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT)
X 5 (NFVA = 0.493 S.F/ VENT)
= 2.46 SQ. FT.
= 3.92 SQ. FT. (PROPOSED VENTING AREA)

AREA = 1,000.11 SQ. FT. (LOWER ROOF ATTIC SPACE OVER
150 LIVING,DINING, KITCHEN & POWDER)
= 6.67 SQ. FT. (REQ'D. VENTING AREA)

PROPOSED VENTING

= 0.73 SQ. FT. (LOW PROFILE RECT. EYEBROW VENT)
X 4 (NFVA = 0.73 S.F/ VENT)
= 2.92 SQ. FT.
= .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT)
X 8 (NFVA = 0.493 S.F/ VENT)
= 3.94 SQ. FT.
= 6.86 SQ. FT. (PROPOSED VENTING AREA)

*

NOTE

–	–
A 6/15/2022	CITY PLAN CHECK COMMENTS

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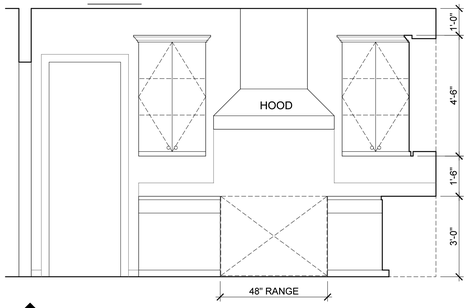
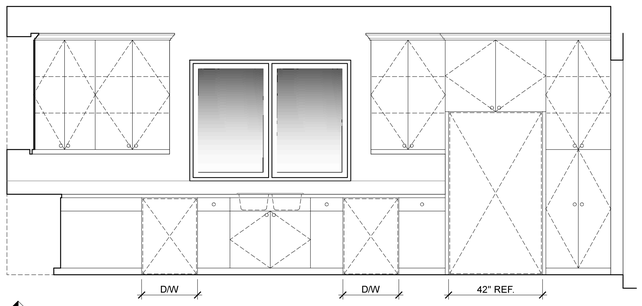
SHEET

A3.3

DRC Plans for 6/15/22

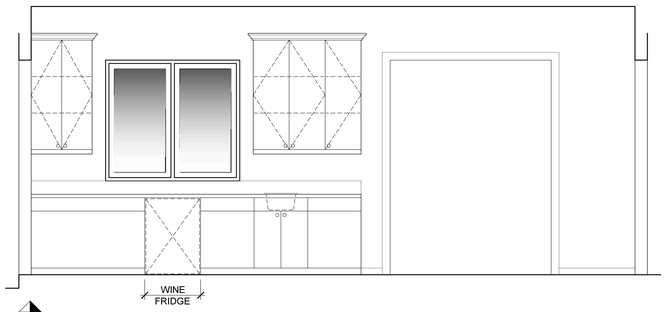


1 KITCHEN

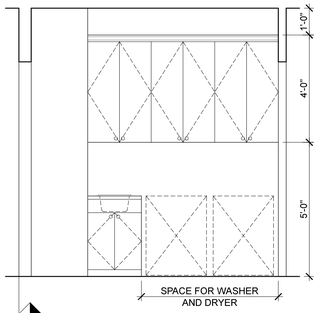


1 KITCHEN

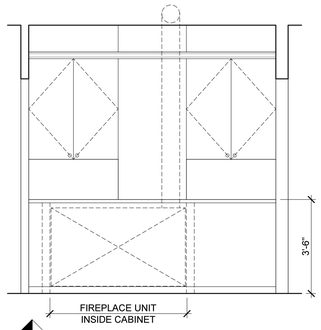
NOOK



1 NOOK



2 LAUNDRY



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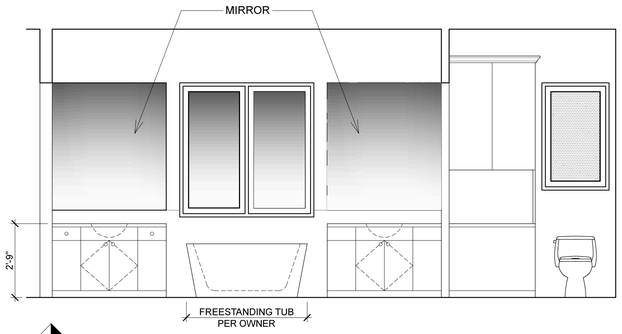
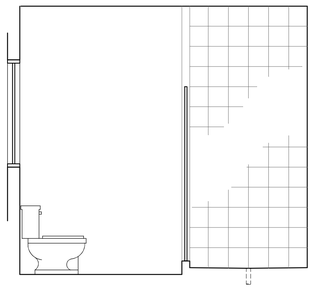


3 MASTER BATH



3 MASTER BATH

GENERAL NOTES

I	WALLS/ CEILING	½" GYPSUM BOARD U.O.N. WATER RESISTANT GYPSUM BOARD @ WATER SPLASH AREAS PER SECTION 2509, C.B.C. 2019
II	CORNER BEAD	ALUMINUM CORNER BEAD, U.O.N.
III	CASED OPENINGS	STANDARD CASINGS, U.O.N.
IV	WINDOW CASINGS	STANDARD CASINGS, U.O.N.
V	FINISHES	SEE "ROOM FINISH SCHEDULE" ON FLOOR PLAN(S)
VI	CABINETRY	CONTRACTOR & CABINET MAKER TO VERIFY ALL ROOM DIMENSIONS & ROUGH OPENINGS FOR APPLIANCES PRIOR TO FABRICATION
VII	APPLIANCES & FIXTURES	SEE SCHEDULE ON SHEET ___ FOR MANUFACTURER/MODEL # AND SPECIFICATIONS

INTERIOR NOTES

1 BATHTUB

2 TUB/ SHOWER

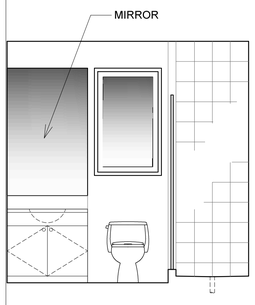
3 SHOWER

4 FIREPLACE

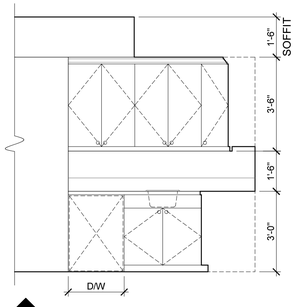
CABINETRY NOTES

COLORS & FINISHES PER OWNER'S SPECIFICATIONS

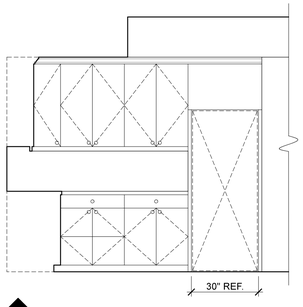
A	CABINET	TYPE	-
		DOOR(S)	-
		EXTERIOR	-
		INTERIOR	-
		HARDWARE	-
		PULLS	-
B	CABINET	TYPE	-
		DOOR(S)	-
		EXTERIOR	-
		INTERIOR	-
		HARDWARE	-
		PULLS	-
C	CABINET	TYPE	-
		DOOR(S)	-
		EXTERIOR	-
		INTERIOR	-
		HARDWARE	-
		PULLS	-



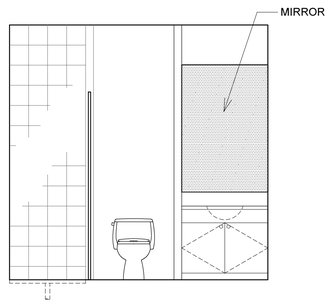
4 POWDER ROOM



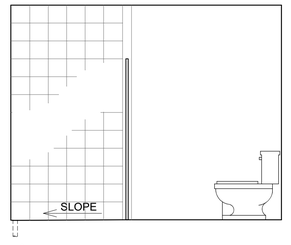
5 GAME ROOM



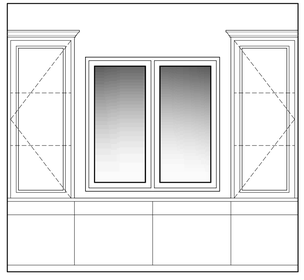
5 GAME ROOM



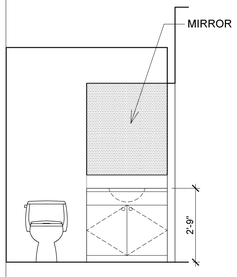
6 BATH #4



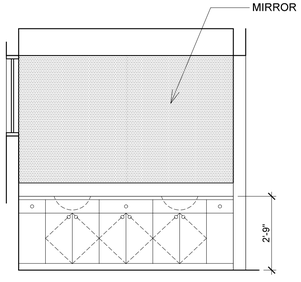
7 BATH #5



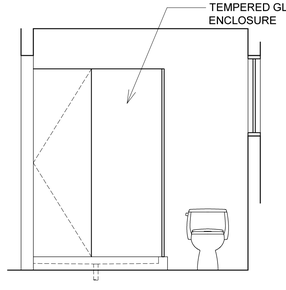
7A DINING ROOM



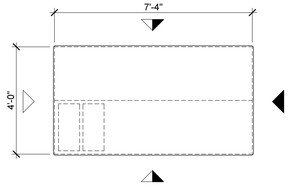
7 BATH #5



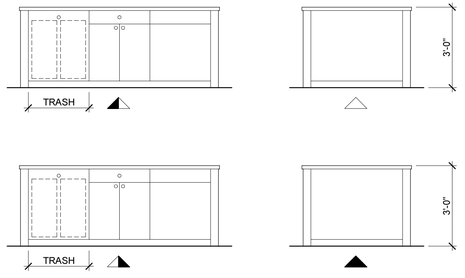
8 BATH #3



8 BATH #3



KITCHEN ISLAND



SURFACE MATERIALS

COLORS & FINISHES PER OWNER'S SPECIFICATIONS

F	TILE
G	GRANITE
H	MARBLE
J	CORIAN
K	FORMICA/ LAMINATE
L	WOOD TOP

NOTE: ALL CABINET MEASUREMENTS MUST BE FIELD VERIFIED PRIOR TO THE ORDERING OR BUILDING OF CABINETS

INTERIOR ELEVATIONS

3/8" = 1'-0"

* NOTE

-	-

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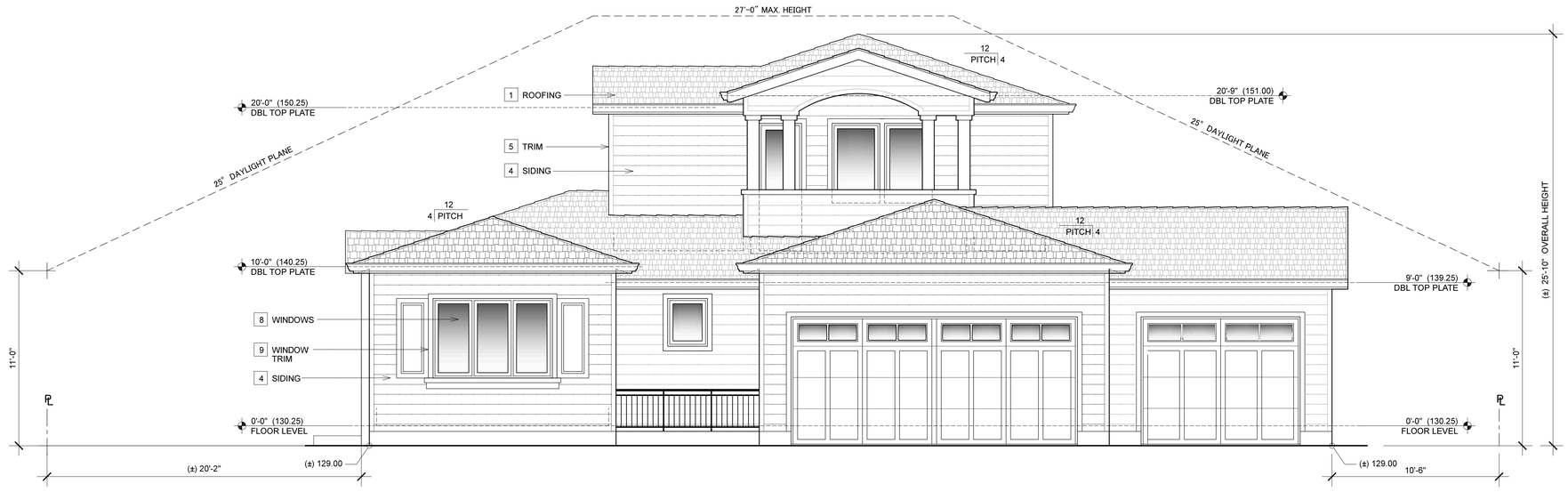
SHEET

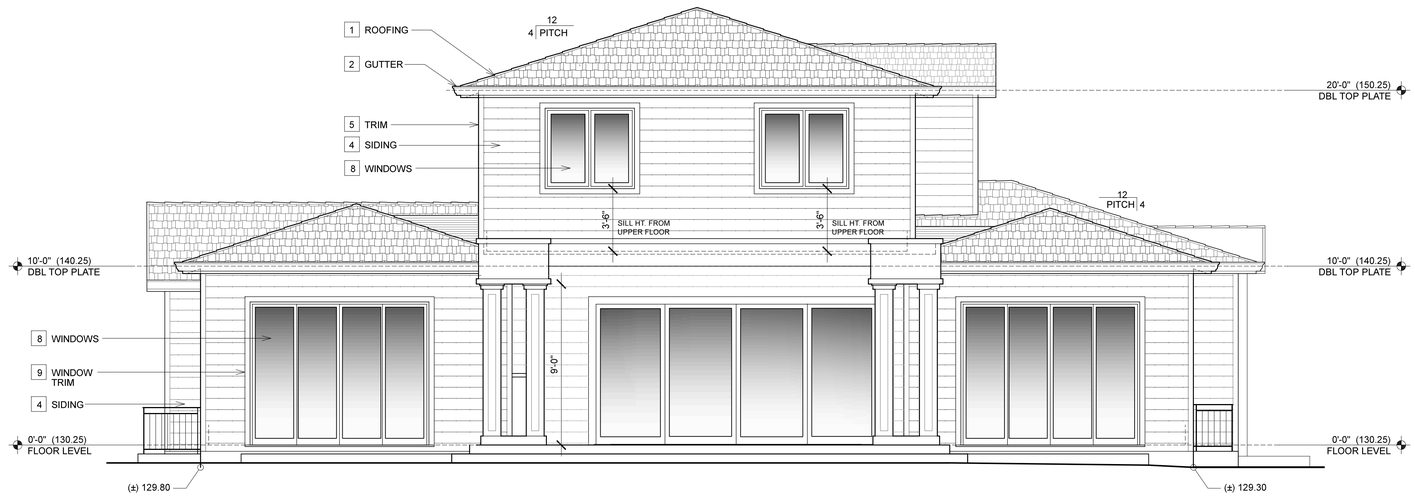
A4.0

DRC Plans for 6/15/22



FRONT ELEVATION - (NORTH)

1/4" = 1'-0"



REAR ELEVATION - (SOUTH)

1/4" = 1'-0"

GENERAL NOTES

I	STUCCO	REQUIREMENTS: 1) 3-COAT & $\frac{7}{8}$" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2019
II	FLUE CLEARANCE	AS PER SECTION R1003.18 CRC 2019 :2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
III	CHIMNEY BRACING	AS PER CH. 10 CRC 2019
IV	SPARK ARRESTOR	PROVIDE AS PER SEC. R1003.4.1 CRC 2019
IV	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019

EXT. MATERIAL NOTES

1	ROOFING	COMPOSITION SHINGLE
2	GUTTER	OGEE GUTTER
3	DOWN SPOUTS	ROUND DOWNSPOUTS
4	SIDING	HARDI PLANK
5	TRIM	2x4 K.D. MATERIAL
6	STUCCO	N/A
7	VENEER	N/A
8	WINDOWS	DUAL GLAZED WOOD CASEMENTS AND AWNINGS
9	WINDOW TRIM	FRONT AND LEFT ELEVATIONS LOWER FLOOR TO HAVE SILL & APRON - UPPER FLOOR PICTURE FRAME
10	SKYLIGHTS	"VELUX", WDMA HALLMARK CERTIFICATION 426 (IAMPO UES 0199) OR EQUIVALENT
11	CHIMNEY	N/A

LEGEND

◇ #	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
⬡ #	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

*

NOTE

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SHEET

A5.0

DRC Plans for 6/15/22

RIGHT SIDE ELEVATION - (EAST)

1/4" = 1'-0"

LEFT SIDE ELEVATION - (WEST)

1/4" = 1'-0"

GENERAL NOTES

I	STUCCO	REQUIREMENTS: 1) 3-COAT & $\frac{7}{8}$" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2019
II	FLUE CLEARANCE	AS PER SECTION R1003.18 CRC 2019 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
III	CHIMNEY BRACING	AS PER CH. 10 CRC 2019
IV	SPARK ARRESTOR	PROVIDE AS PER SEC. R1003.4.1 CRC 2019
IV	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019

EXT. MATERIAL NOTES

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2	GUTTER	OGEE GUTTER
3	DOWN SPOUTS	ROUND DOWNSPOUTS
4	SIDING	HARDI PLANK
5	TRIM	2x4 K.D. MATERIAL
6	STUCCO	N/A
7	VENEER	N/A
8	WINDOWS	DUAL GLAZED WOOD CASEMENTS AND AWNINGS
9	WINDOW TRIM	FRONT AND LEFT ELEVATIONS LOWER FLOOR TO HAVE SILL & APRON - UPPER FLOOR PICTURE FRAME
10	SKYLIGHTS	"VELUX", WDMA HALLMARK CERTIFICATION 426 (IAMPO UES 0199) OR EQUIVALENT
11	CHIMNEY	N/A

LEGEND

(#)	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
(#)	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

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A5.1

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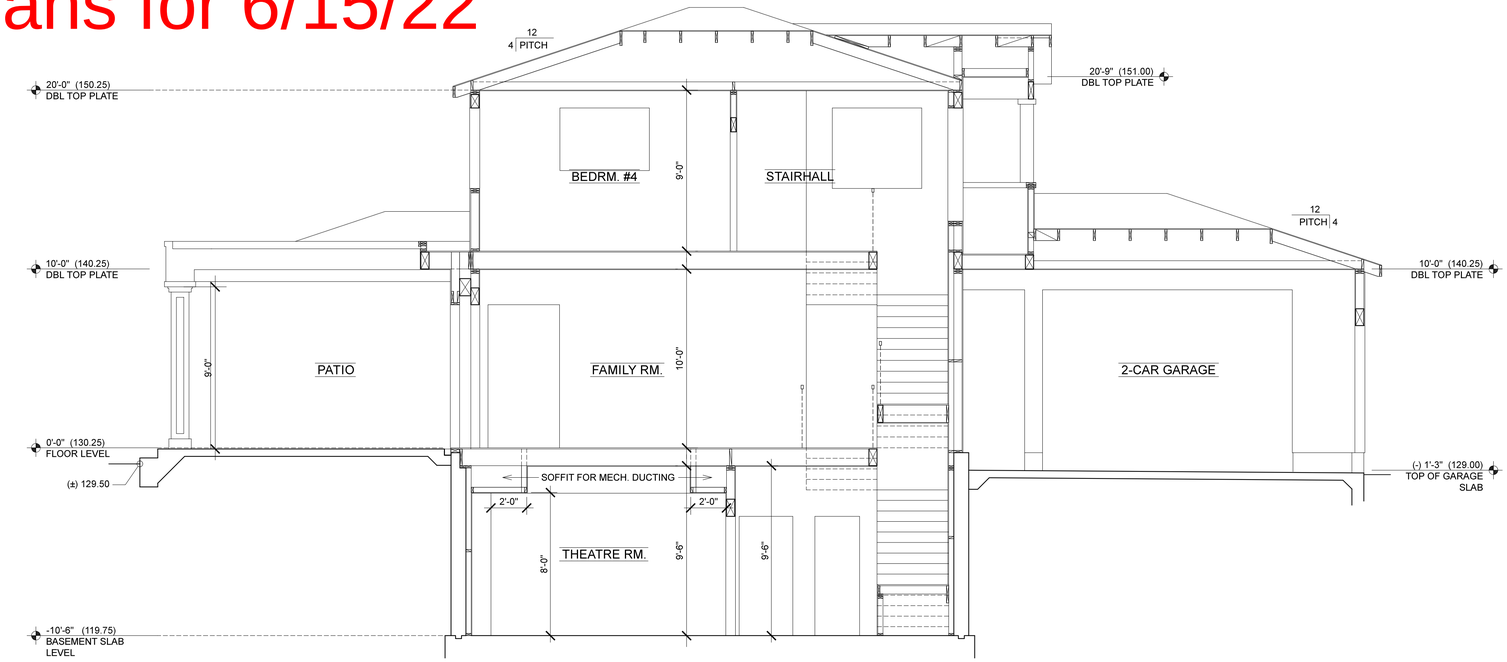
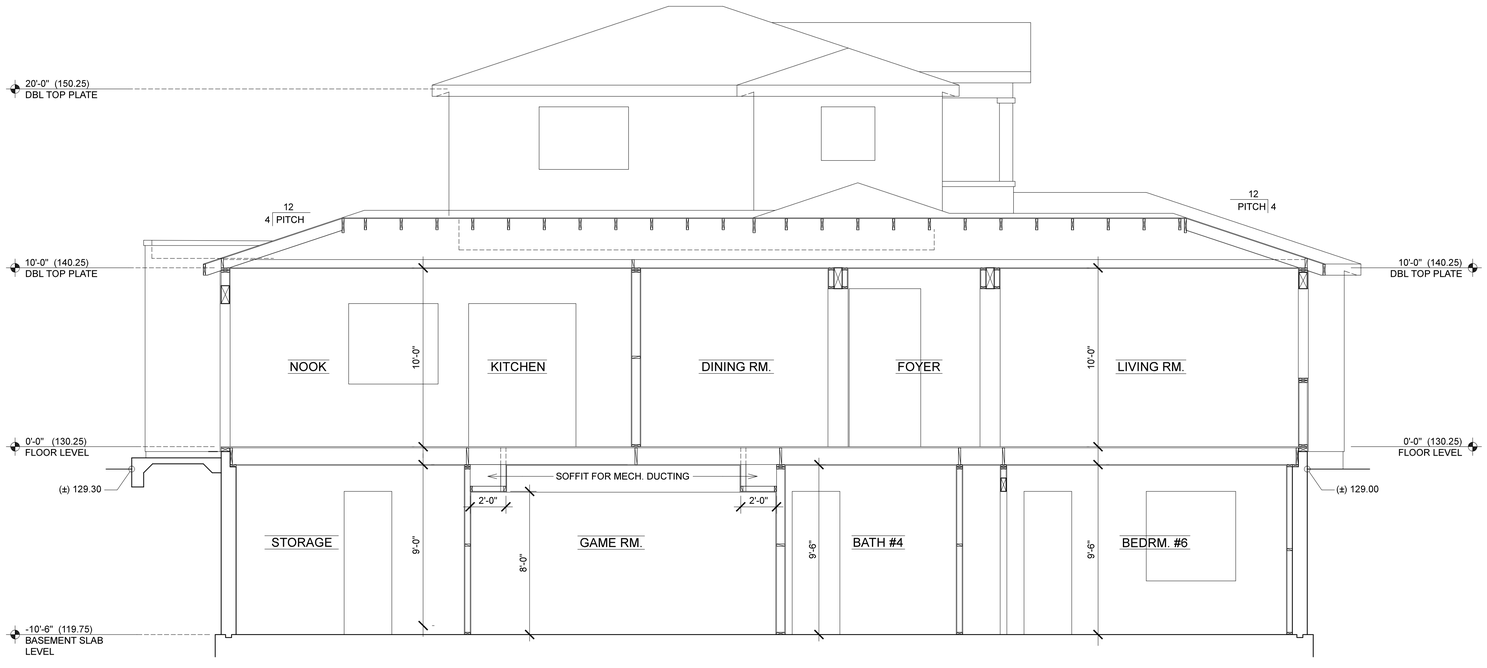


CROSS SECTION A-A

1/4" = 1'-0"



CROSS SECTION B-B

1/4" = 1'-0"

SECTION NOTES

1	ROOF	ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
2	CEILING @ ATTIC	CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ $\frac{5}{8}$" SHETROCK, TYPICAL U.O.N.
3	EXTERIOR WALL	EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ $\frac{5}{8}$" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
4	INTERIOR WALL	2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ $\frac{5}{8}$" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
5	FLOOR	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
6	FLOOR w/ CEILING	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ $\frac{5}{8}$" SHEET ROCK, TYPICAL U.O.N.
7	CRAWL SPACE SLAB	16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP o/ APPROVED WATER PROOF MEMBRANE o/ 4" CRUSHED ROCK
8	CONCRETE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 8" CLASS II CLEAN CRUSHED ROCK
9	GARAGE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 15 mil VISQ o/ 8" CLASS II CLEAN CRUSHED ROCK
10	INSULATION	ATTIC INSULATION R - EXTERIOR WALL INSULATION R - RAISED FLOOR INSULATION R -

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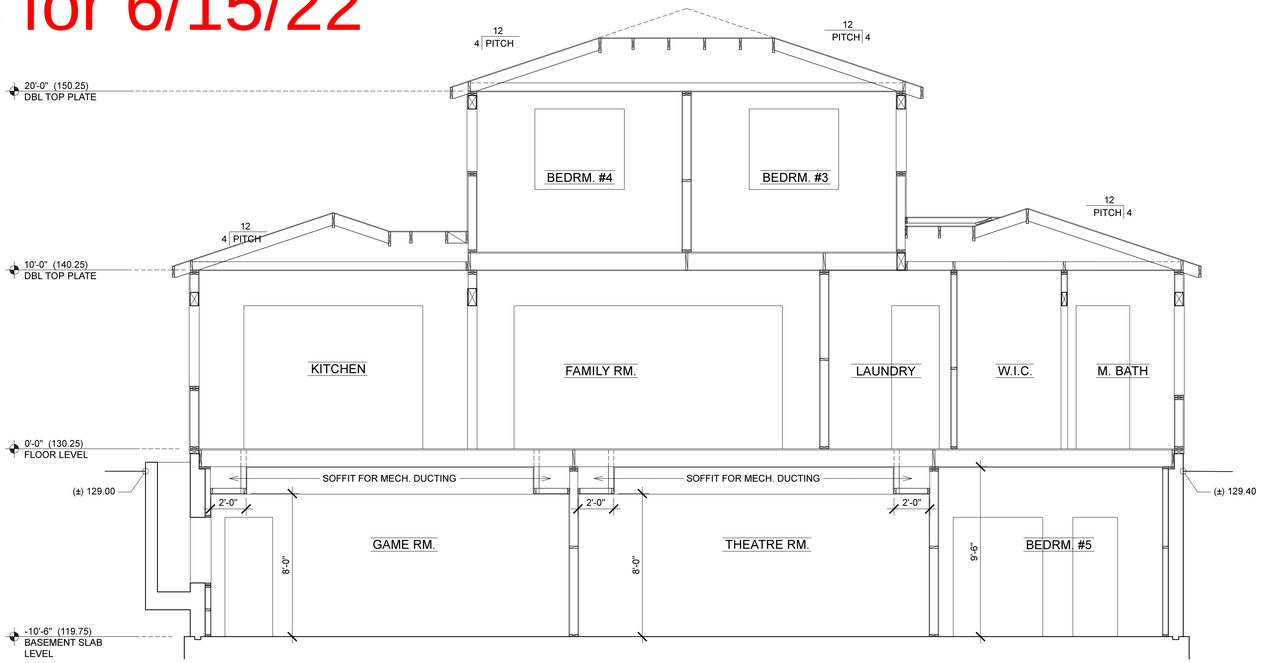
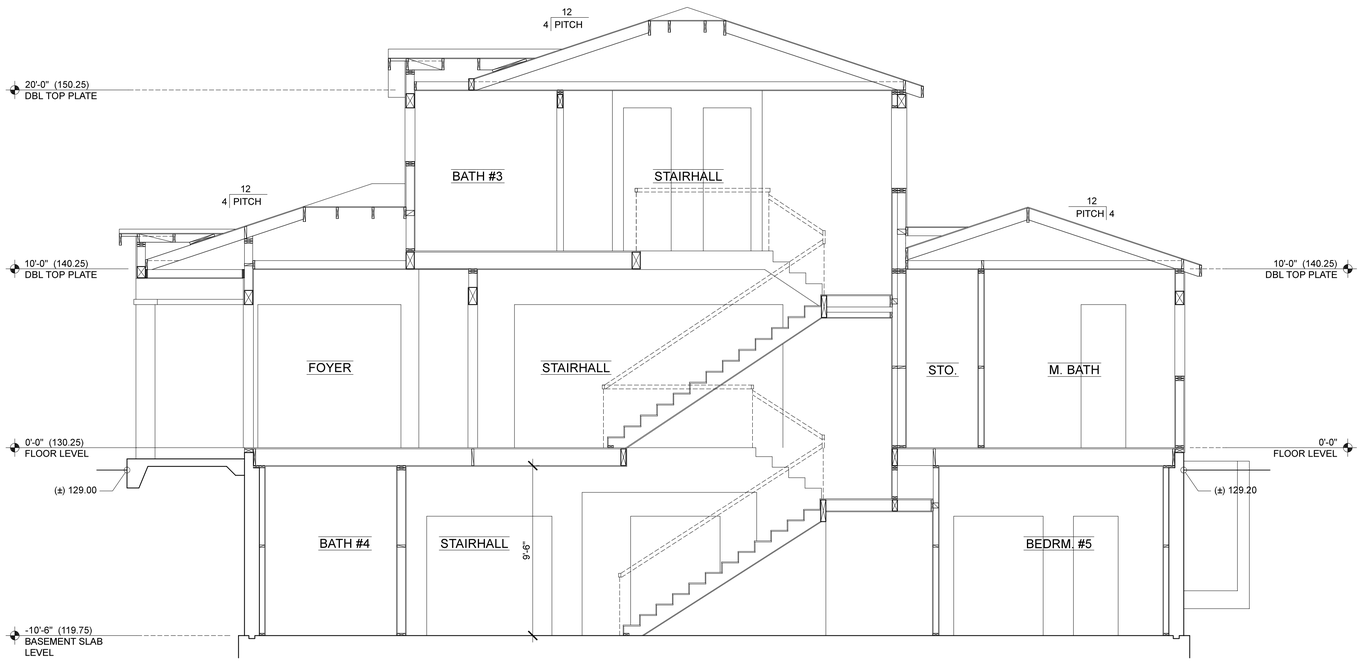
DRC Plans for 6/15/22



CROSS SECTION C-C

1/4" = 1'-0"



CROSS SECTION D-D

1/4" = 1'-0"

SECTION NOTES

1	ROOF	ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
2	CEILING @ ATTIC	CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ $\frac{5}{8}$" SHETROCK, TYPICAL U.O.N.
3	EXTERIOR WALL	EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ $\frac{5}{8}$" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
4	INTERIOR WALL	2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ $\frac{5}{8}$" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
5	FLOOR	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
6	FLOOR w/ CEILING	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ $\frac{5}{8}$" SHEET ROCK, TYPICAL U.O.N.
7	CRAWL SPACE SLAB	16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP o/ APPROVED WATER PROOF MEMBRANE o/ 4" CRUSHED ROCK
8	CONCRETE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 8" CLASS II CLEAN CRUSHED ROCK
9	GARAGE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 15 mil VISQ o/ 8" CLASS II CLEAN CRUSHED ROCK
10	INSULATION	ATTIC INSULATION R - EXTERIOR WALL INSULATION R - RAISED FLOOR INSULATION R -

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NOTE

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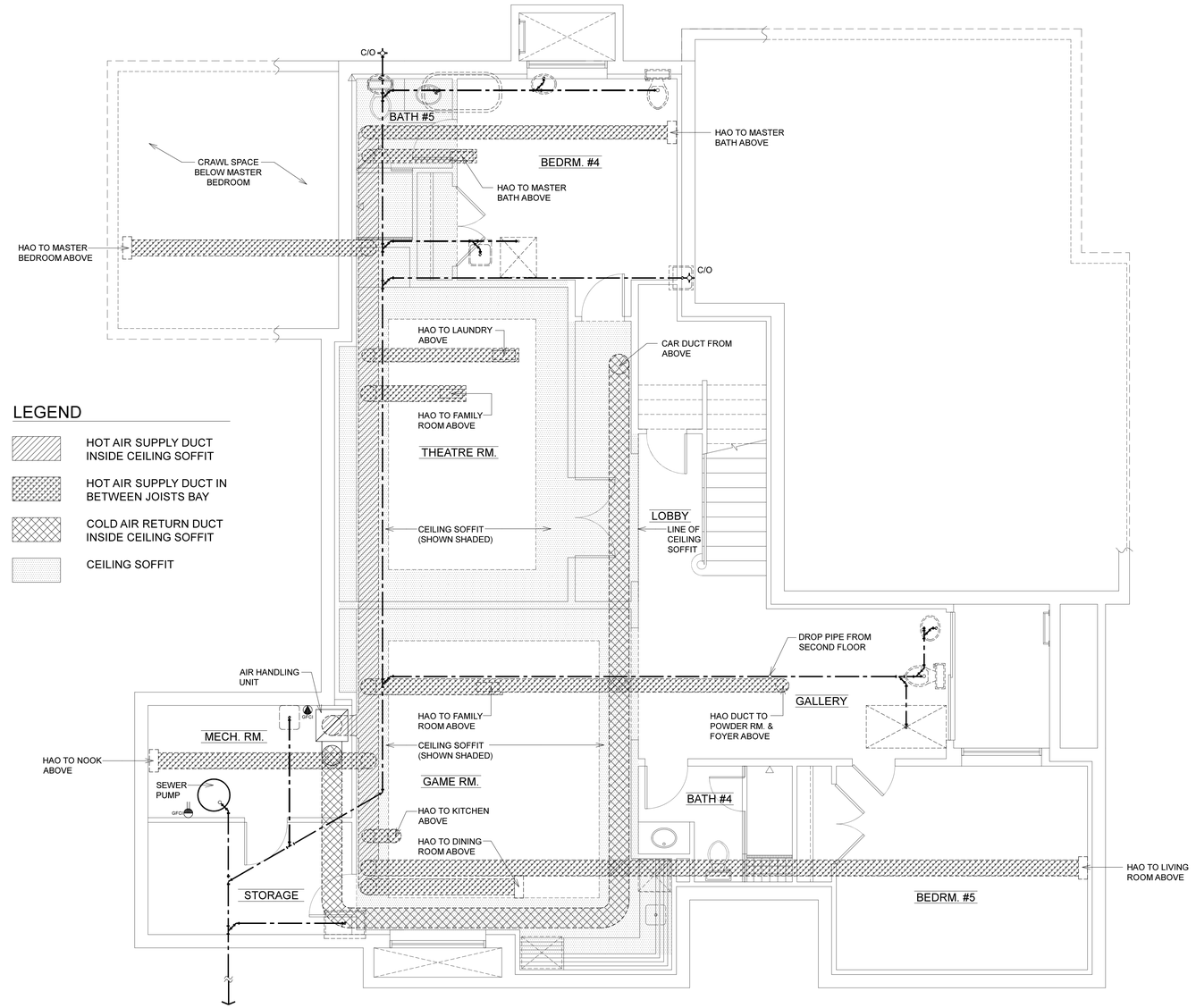

BASEMENT MECHANICAL & PLUMBING PLAN

1/4" = 1'-0"

MECHANICAL NOTES

A	CODES	2019 C.M.C.
B	COMBUSTION AIR	PROVIDE COMBUSTION AIR @ FURNACE(S) AND WATER HEATER(S) PER CH. 7, C.M.C. 2019
C	DRYER EXHAUST	PROVIDE DRYER EXHAUST VENT (4"Ø MIN. & WITH BACK DRAFT DAMPER) TO EXTERIOR. DRYER MOISTURE EXHAUST DUCT VENT SHALL HAVE A MAX. COMBINED HORIZONTAL & VERTICAL LENGTH OF 14'-0" INCLUDING TWO 90-DEGREE ELBOWS (CMC 504.3.1.2, 2019) OR PER MANUFACTURER'S SPECIFICATIONS
D	BATHROOM EXHAUST FAN	BATHROOM EXHAUST FANS SHALL BE "ENERGY STAR" COMPLIANT AND PROVIDED W/ HUMIDITY CONTROL. CMC SEC. 402.5 & CGBSC SEC.4.506.1
E	ELEC. DRYERS & RANGES	ELECTRIC CLOTHES DRYERS & RANGES SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET PER ARTICLE 250.140, C.E.C. 2019

NOTE : MAKEUP AIR SHALL BE PROVIDED FOR CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

F	F.A.U. IN ATTIC	ALL ATTIC FURNACES SHALL COMPLY w/ SECTION 904.11 & CH. 3, C.M.C. 2019. PROVIDE COMBUSTION AIR PER CH. 7, C.M.C. 2019

NOTES :
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. 3'-0" FROM ANY OPENINGS INTO THE BUILDING AND 3'-0" FROM PROPERTY LINE. 2019 CMC SECTION 504.5
- THE MINIMUM EXHAUST RATE OF THE KITCHEN FAN SHALL BE 100 cfm
- THE MINIMUM EXHAUST RATE OF THE BATHROOMS FANS SHALL BE 500 cfm
- DUCTS IN THE GARAGE & DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE GARAGE FROM THE DWELLING SHALL BE CONSTRUCTED OF MINIMUM 26-GAUGE SHEETS METAL & SHALL HAVE NO OPENINGS INTO THE GARAGE

NOTE : ALL DUCTS SHOWN ARE SCHEMATIC ONLY. ACTUAL LAYOUT TO BE DETERMINED BY HVAC CONTRACTOR. PROVIDE MINIMUM CLEARANCES AS REQUIRED BY CODE FOR CRAWL SPACE ACCESS

PLUMBING NOTES

G	CODES	2019 C.P.C.
H	WASTE & DRAIN PIPE	MINIMUM 4"Ø DRAINAGE PIPE SHALL BE REQUIRED FOR FOUR OR MORE WATER CLOSET FIXTURES ON THE SAME HORIZONTAL BRANCH OF DRAIN. CPC TABLE 703.2 footnote#4

SEWER CLEANOUTS SHALL BE INSTALLED PER SEC.707 & 719 CPC.
a. EVERY 100'-0" OF DEVELOPED DRAINAGE LINES and
b. AT EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING 135°

NOTE : THE GRADE OF ALL HORIZONTAL DRAINAGE PIPES SHALL NOT BE LESS THAN ¼" PER FOOT (SEC. 708.1, 2019 CPC)

J	VENT PIPE	ABS PIPE PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10'-0" FROM OR NOT LESS THAN 3'-0" ABOVE AN OPERABLE WINDOW, DOOR OPENING, AIR INTAKE OR VENT SHAFT OR NOT LESS THAN 3'-0" IN EVERY DIRECTION FROM A LOT LINE, ALLEY OR STREET (SEC. 906.2, 2019 CPC)
K	HOT & COLD WATER PIPE	COPPER - INSULATE HOT WATER LINES
L	CONTROL VALVES	PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING VALVE TYPE @ ALL SHOWER & TUB / SHOWERS PER SECTION 418.0, CPC 2019
M	HOSE BIBBS	PROVIDE NON-REMOVABLE BACK FLOW PREVENTER PER SECTION 603.2, C.P.C. 2019

ALL PLUMBING AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CALIFORNIA PLUMBING CODE. CGBSC SECTION 4.303.2

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE / BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS. CGBSC 4.406.1

NOTE : ALL PLUMBING SHOWN IS SCHEMATIC ONLY. ACTUAL LAYOUT TO BE DETERMINED BY PLUMBING CONTRACTOR

LEGEND

- HAO DUCTING
- CAR DUCTING
- HAO — HOT AIR OUTLET (FLOOR)
- HAO — HOT AIR OUTLET (CEILING)
- CAR — COLD AIR RETURN (CEILING)
- HAO — HOT AIR OUTLET (WALL)
- CAR — COLD AIR RETURN (WALL)
- ELECTRONIC SOLINOID DAMPER CONTROLLER
- GFCI — GROUND FAULT CIRCUIT INTERRUPTER
- 110 V. ELEC. DUPLEX OUTLET (WALL)
- 110 V. ELEC. DUPLEX OUTLET (WALL) +66"
- FUEL GAS

NOTE

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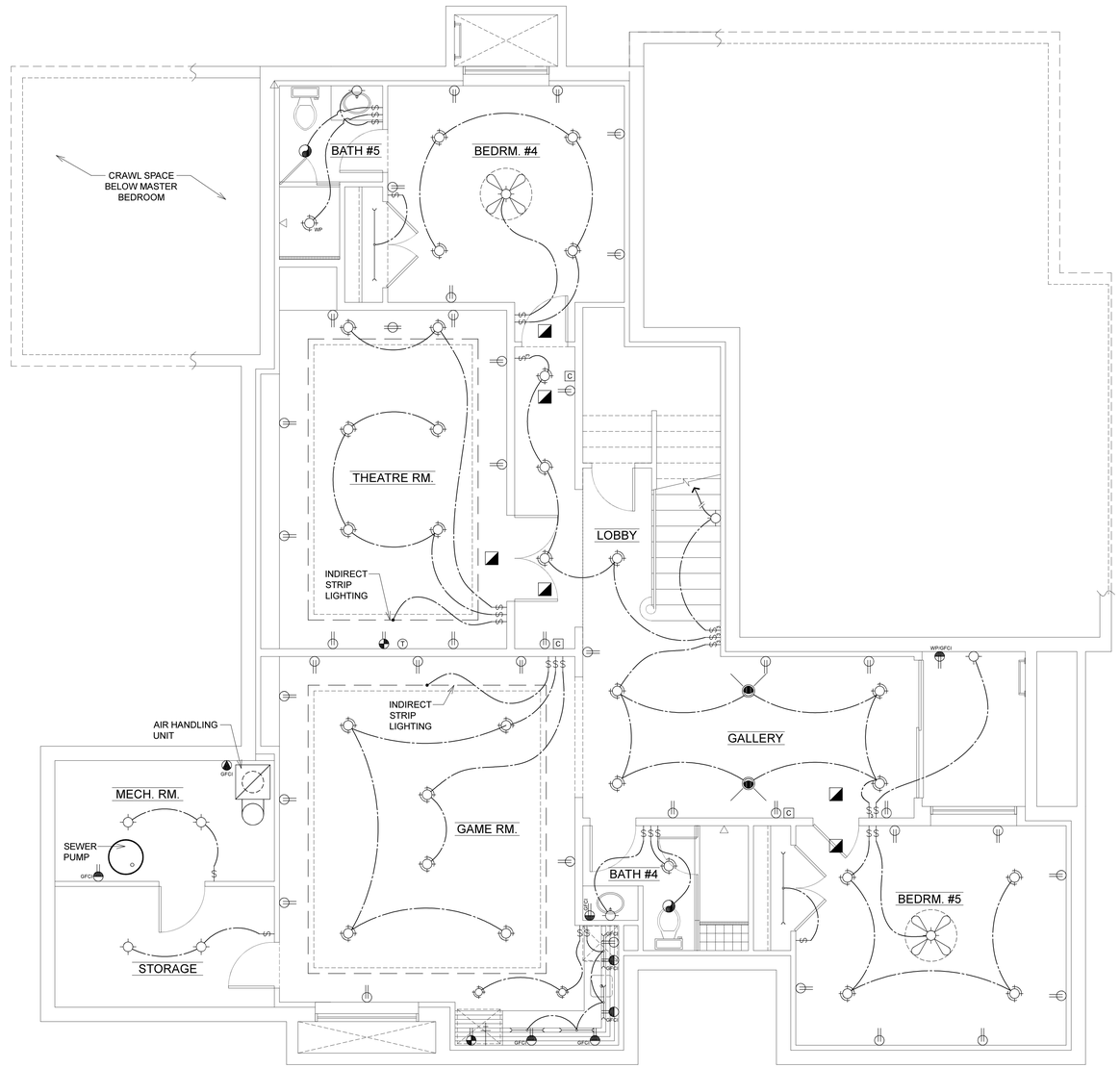
DRC Plans for 6/15/22



BASEMENT ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL NOTES

I	CODES	2019 C.E.C.
II	GROUND	THE INSTALLATION OF A PERMITTED GROUNDING ELECTRODE TYPE AS LISTED IN SEC. 250.52, 2019 CEC, IS REQUIRED
III	GFCI	INSTALL GROUND FAULT CIRCUIT INTERRUPTER OUTLETS @ ALL LOCATIONS AS SPECIFIED IN ARTICLE 210.8(A)(6) C.E.C. 2019
IV	SERVICE PANEL	ELECTRICAL CONTRACTOR TO VERIFY SIZE & LOAD OF EXISTING SERVICE PANEL - UPGRADE IF NECESSARY AND/OR REQUIRED
V	WIRING	ROMEX (OR EQUIVALENT) PER CODE
VI	SMOKE ALARM	INSTALL PER SECTION R314, C.R.C. 2019 - NEW SMOKE ALARMS SHALL BE INTERCONNECTED (SEC. R314.4), RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING (R314.6) AND SHALL BE EQUIPPED W/ BATTERY BACKUP. - THE SMOKE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 217 & INSTALLED ACCORDING TO THE PROVISION OF THE CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72
VII	ARC-FAULT CIRCUIT INTERRUPTER	ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS. OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER. CEC 210.12
VIII	DEDICATED BRANCH CIRCUIT	ALL NEW/REMODELED BATHROOMS AND LAUNDRY ROOMS TO HAVE A DEDICATED BRANCH CIRCUIT PER ARTICLE 550.12(E), C.E.C. 2019
IX	CARBON MONOXIDE ALARMS	INSTALL PER SECTION R315.1.2, CRC. 2019, NEW CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED W/ BATTERY BACKUP. - CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2034 & INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MFG'S INSTRUCTIONS (SEC. R315.1.1, 2019 CRC)
X	TAMPER RESISTANT RECEPT'S	PER ARTICLE 406.11, C.E.C. 2019, PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS SPECIFIED IN ARTICLE 210.52, C.E.C. 2019
XI	KITCHEN RECEPTACLES	AT WALL COUNTER SPACES, PROVIDE A GFCI RECEPTACLE EVERY 4'-0" SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET

NOTES:
1. AT LEAST TWO 20 amp SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED TO SERVE ALL OF THE WALL & FLOOR RECEPTACLE OUTLETS IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS OR OTHER SIMILAR AREAS
2. SMOKE ALARMS INSTALLED WITHIN 20 FT. OF A KITCHEN, BATHROOM OR ROOM CONTAINING A FIREPLACE OR WOOD BURNING STOVE SHALL BE OF THE PHOTOELECTRIC TYPE ONLY
3. SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, BE EQUIPPED WITH BATTERY BACKUP AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS
4. FOR PLACEMENT OF SMOKE ALARMS AND CARBON MONOXIDE DETECTORS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED, ETC.), REFER TO THE MANUFACTURERS GUIDELINES FOR PROPER PLACEMENT

LIGHTING REQUIREMENTS

XII	GENERAL LIGHTING	ALL LIGHTING AS HIGH EFFICACY (i.e. PIN-BASED CFL - PULSE- START MH, HPS, GU-24 SOCKETS OTHER THAN LEDs, LED LUMINAIRES WITH INTEGRAL SOURCE, etc.). CEC 150.0-A.
XIII	BATHROOM LIGHTING	PROVIDE AT LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY VACANCY SENSOR. CEC 150.0(K)2J
XIV	LAUNDRY & UTILITY ROOM LIGHTING	PROVIDE AT LEAST ONE FIXTURE IN EACH ROOM CONTROLLED BY VACANCY SENSOR. CEC 150.0(K)2J
XV	OUTDOOR LIGHTING	ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY & MEET THE REQ'S IN 1 BELOW & THE REQ'S IN EITHER a OR b BELOW 1. CONTROLLED BY A MANUAL ON & OFF SWITCH THAT DOES NOT OVERRIDE TO "ON" FROM ONE OF THE FOLLOWING a. CONTROLLED BY PHOTOCELL & MOTION SENSOR (CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS) OR b. CONTROLLED BY ONE OF THE FOLLOWING: i. PHOTOCONTROL & AUTOMATIC TIME SWITCH CONTROL ii. ASTRONOMICAL TIME CLOCK iii. ENERGY MANAGEMENT CONTROL SYSTEM - ALL EXTERIOR LUMINARIES SHALL BE LABELED "SUITABLE FOR WET LOCATIONS" (SEC. 410.10(A), 2019 CEC)

NOTE: ALL CAN LIGHTS TO BE IC / AT RATED

NOTE: ALL SMOKE & CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED

XVI	GARAGE & CARPORT LIGHTING	PROVIDE AT LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY VACANCY SENSOR. CEC 150.0(K)2J

NOTES:
1. RECESSED LUMINARIES - LUMINARIES/LIGHT SOURCES MUST BE MARKED "JA8-2016-E" COMPLIANT, BE LISTED AS IC & AT RATED, ACCESSIBLE FROM BELOW THE CEILING & CANNOT CONTAIN A SCREW BASED SOCKET (SEC. 150.0(k)1C, 2019 CA ENERGY CODE)
2. ADDITIONAL AREAS IN THE HOME (i.e. BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC.) SHALL HAVE HIGH EFFICACY LIGHTING, OR BE PROVIDED WITH A MANUAL-ON MOTION SENSOR OR DIMMER SWITCH. THE MANUAL-ON MOTION SENSOR MUST TURN OFF AUTOMATICALLY WHEN NO ONE IS PRESENT WITHIN THE ROOM AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH (EXCEPTION: CLOSETS SMALLER THAN 70 s.f. ARE EXEMPT)

LEGEND

ALL LIGHTING TO BE HIGH EFFICACY (SEE NOTES ABOVE)

- 110 V. ELEC. DUPLEX OUTLET (WALL)
- 110 V. ELEC. DUPLEX OUTLET (WALL) +36"
- 110 V. ELEC. DUPLEX OUTLET (WALL) +44"
- 110 V. ELEC. DUPLEX OUTLET (WALL) +66"
- 110 V. ELEC. DUPLEX OUTLET (1/2 HOT)
- 110 V. ELEC QUAD OUTLET (WALL)
- GROUND FAULT CIRCUIT INTERRUPTER
- ARC FAULT CIRCUIT INTERRUPTER
- WATER PROOF G.F.I. DUPLEX OUTLET
- OUTLET (FLOOR)
- 220 V. ELEC. OUTLET
- FAN, LIGHT COMBO
- WALL FIXTURE
- OVERHEAD FIXTURE
- EXISTING FIXTURE
- MINI CAN LIGHT
- STANDARD CAN LIGHT
- WATERPROOF CAN LIGHT
- RECESSED SPOT LIGHT
- SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- VACANCY SENSOR SWITCH
- HEAT LAMP
- HEAT LAMP
- THERMOSTAT
- AC/DC SMOKE ALARM
- ETHERNET
- TELEVISION
- TELEPHONE
- CARBON MONOXIDE
- FUEL GAS
- HOSE BIBB
- 70 CFM FAN w/ HUMIDISTAT
- FLUORESCENT FIXTURE
- MOTION SENSOR SWITCH w/ TEMP. OVERRIDE (6 HRS MAX)
- FLOODLIGHT
- HEAT LAMP FAN COMBO

NOTE

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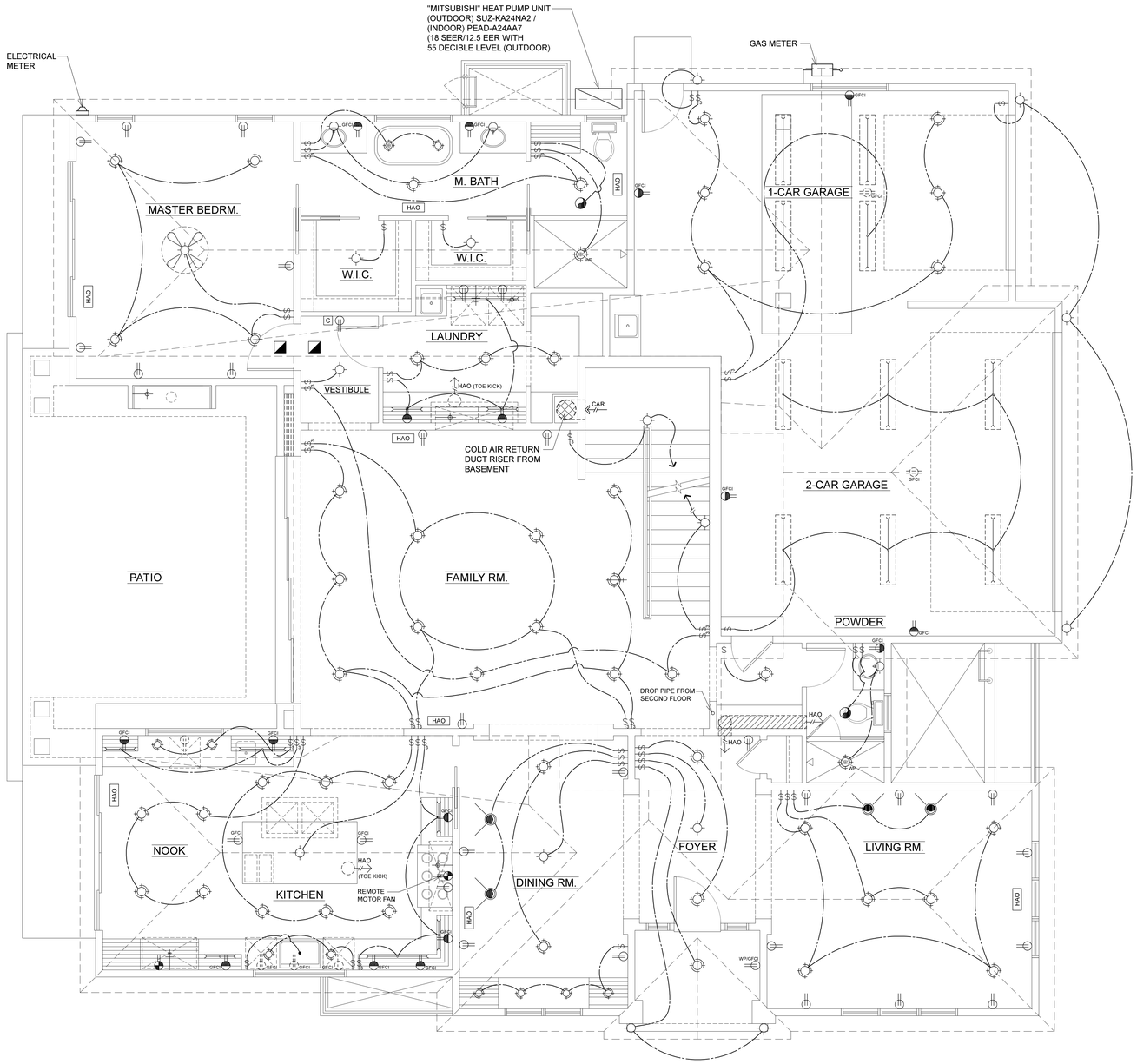

MAIN FLOOR ELECTRICAL / MECHANICAL PLAN

1/4" = 1'-0"

MECHANICAL NOTES

A	CODES	2019 C.M.C.
B	COMBUSTION AIR	PROVIDE COMBUSTION AIR @ FURNACE(S) AND WATER HEATER(S) PER CH. 7, C.M.C. 2019
C	DRYER EXHAUST	PROVIDE DRYER EXHAUST VENT (4"Ø MIN. & WITH BACK DRAFT DAMPER) TO EXTERIOR. DRYER MOISTURE EXHAUST DUCT VENT SHALL HAVE A MAX. COMBINED HORIZONTAL & VERTICAL LENGTH OF 14'-0" INCLUDING TWO 90-DEGREE ELBOWS (CMC 504.3.1.2, 2019) OR PER MANUFACTURER'S SPECIFICATIONS
D	BATHROOM EXHAUST FAN	BATHROOM EXHAUST FANS SHALL BE "ENERGY STAR" COMPLIANT AND PROVIDED W/ HUMIDITY CONTROL. CMC SEC. 402.5 & CGBSC SEC.4.506.1
E	ELEC. DRYERS & RANGES	ELECTRIC CLOTHES DRYERS & RANGES SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET PER ARTICLE 250.140, C.E.C. 2019

NOTE : MAKEUP AIR SHALL BE PROVIDED FOR CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

F	F.A.U. IN ATTIC	ALL ATTIC FURNACES SHALL COMPLY w/ SECTION 904.11 & CH. 3, C.M.C. 2019. PROVIDE COMBUSTION AIR PER CH. 7, C.M.C. 2019

NOTES :
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. 3'-0" FROM ANY OPENINGS INTO THE BUILDING AND 3'-0" FROM PROPERTY LINE. 2019 CMC SECTION 504.5
- THE MINIMUM EXHAUST RATE OF THE KITCHEN FAN SHALL BE 100 cfm
- THE MINIMUM EXHAUST RATE OF THE BATHROOMS FANS SHALL BE 500 cfm
- DUCTS IN THE GARAGE & DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE GARAGE FROM THE DWELLING SHALL BE CONSTRUCTED OF MINIMUM 26-GAUGE SHEETS METAL & SHALL HAVE NO OPENINGS INTO THE GARAGE

NOTE : ALL DUCTS SHOWN ARE SCHEMATIC ONLY. ACTUAL LAYOUT TO BE DETERMINED BY HVAC CONTRACTOR. PROVIDE MINIMUM CLEARANCES AS REQUIRED BY CODE FOR CRAWL SPACE ACCESS

PLUMBING NOTES

G	CODES	2019 C.P.C.
H	WASTE & DRAIN PIPE	MINIMUM 4"Ø DRAINAGE PIPE SHALL BE REQUIRED FOR FOUR OR MORE WATER CLOSET FIXTURES ON THE SAME HORIZONTAL BRANCH OF DRAIN. CPC TABLE 703.2 footnote#4

SEWER CLEANOUTS SHALL BE INSTALLED PER SEC.707 & 719 CPC.
a. EVERY 100'-0" OF DEVELOPED DRAINAGE LINES and
b. AT EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING 135°

NOTE : THE GRADE OF ALL HORIZONTAL DRAINAGE PIPES SHALL NOT BE LESS THAN ¼" PER FOOT (SEC. 708.1, 2019 CPC)

J	VENT PIPE	ABS PIPE PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10'-0" FROM OR NOT LESS THAN 3'-0" ABOVE AN OPERABLE WINDOW, DOOR OPENING, AIR INTAKE OR VENT SHAFT OR NOT LESS THAN 3'-0" IN EVERY DIRECTION FROM A LOT LINE, ALLEY OR STREET (SEC. 906.2, 2019 CPC)
K	HOT & COLD WATER PIPE	COPPER - INSULATE HOT WATER LINES
L	CONTROL VALVES	PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING VALVE TYPE @ ALL SHOWER & TUB / SHOWERS PER SECTION 418.0, CPC 2019
M	HOSE BIBBS	PROVIDE NON-REMOVABLE BACK FLOW PREVENTER PER SECTION 603.2, C.P.C. 2019

ALL PLUMBING AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CALIFORNIA PLUMBING CODE. CGBSC SECTION 4.303.2

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE / BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS. CGBSC 4.406.1

NOTE : ALL PLUMBING SHOWN IS SCHEMATIC ONLY. ACTUAL LAYOUT TO BE DETERMINED BY PLUMBING CONTRACTOR

MECHANICAL LEGEND

- HAO DUCTING
- CAR DUCTING
- HAO — HOT AIR OUTLET (FLOOR)
- HAO — HOT AIR OUTLET (CEILING)
- CAR — COLD AIR RETURN (CEILING)
- HAO — HOT AIR OUTLET (WALL)
- CAR — COLD AIR RETURN (WALL)
- ELECTRONIC SOLINOID DAMPER CONTROLLER

ELECTRICAL LEGEND

ALL LIGHTING TO BE HIGH EFFICACY (SEE NOTES ABOVE)

- 110 V. ELEC. DUPLEX OUTLET (WALL)
- 110 V. ELEC. DUPLEX OUTLET (WALL) +36"
- 110 V. ELEC. DUPLEX OUTLET (WALL) +44"
- 110 V. ELEC. DUPLEX OUTLET (WALL) +66"
- 110 V. ELEC. DUPLEX OUTLET (1/2 HOT)
- 110 V. ELEC. QUAD OUTLET (WALL)
- GFCI — GROUND FAULT CIRCUIT INTERRUPTER
- AFCI — ARC FAULT CIRCUIT INTERRUPTER
- WP — WATER PROOF G.F.I. DUPLEX OUTLET
- OUTLET (FLOOR)
- 220 V. ELEC. OUTLET
- FAN, LIGHT COMBO
- WALL FIXTURE
- OVERHEAD FIXTURE
- E — EXISTING FIXTURE
- MINI CAN LIGHT
- STANDARD CAN LIGHT
- WP — WATERPROOF CAN LIGHT
- RECESSED SPOT LIGHT
- SWITCH
- 3 — 3-WAY SWITCH
- D — DIMMER SWITCH
- V — VACANCY SENSOR SWITCH
- HEAT LAMP
- HEAT LAMP
- THERMOSTAT
- AC/DC SMOKE ALARM
- E — ETHERNET
- T — TELEVISION
- TELEPHONE
- C — CARBON MONOXIDE
- FUEL GAS
- HOSE BIBB
- 70 CFM FAN w/ HUMIDISTAT
- FLUORESCENT FIXTURE
- M — MOTION SENSOR SWITCH w/ TEMP. OVERRIDE (6 HRS MAX)
- FLOODLIGHT
- HEAT LAMP FAN COMBO

ELECTRICAL NOTES

I	CODES	2019 C.E.C.
II	GROUND	THE INSTALLATION OF A PERMITTED GROUNDING ELECTRODE TYPE AS LISTED IN SEC. 250.52, 2019 CEC, IS REQUIRED
III	GFCI	INSTALL GROUND FAULT CIRCUIT INTERRUPTER OUTLETS @ ALL LOCATIONS AS SPECIFIED IN ARTICLE 210.8(A)(6) C.E.C. 2019
IV	SERVICE PANEL	ELECTRICAL CONTRACTOR TO VERIFY SIZE & LOAD OF EXISTING SERVICE PANEL - UPGRADE IF NECESSARY AND/OR REQUIRED
V	WIRING	ROMEX (OR EQUIVALENT) PER CODE
VI	SMOKE ALARM	INSTALL PER SECTION R314, C.R.C. 2019 - NEW SMOKE ALARMS SHALL BE INTERCONNECTED (SEC. R314.4), RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING (R314.6) AND SHALL BE EQUIPPED W/ BATTERY BACKUP. - THE SMOKE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 217 & INSTALLED ACCORDING TO THE PROVISION OF THE CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72
VII	ARC-FAULT CIRCUIT INTERRUPTER	ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER. CEC 210.12
VIII	DEDICATED BRANCH CIRCUIT	ALL NEW/REMODELED BATHROOMS AND LAUNDRY ROOMS TO HAVE A DEDICATED BRANCH CIRCUIT PER ARTICLE 550.12(E), C.E.C. 2019
IX	CARBON MONOXIDE ALARMS	INSTALL PER SECTION R315.1.2, CRC. 2019, NEW CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED W/ BATTERY BACKUP. - CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2034 & INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MFG'S INSTRUCTIONS (SEC. R315.1.1, 2019 CRC)
X	TAMPER RESISTANT RECEPT'S	PER ARTICLE 406.11, C.E.C. 2019, PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS SPECIFIED IN ARTICLE 210.52, C.E.C. 2019
XI	KITCHEN RECEPTACLES	AT WALL COUNTER SPACES, PROVIDE A GFCI RECEPTACLE EVERY 4'-0" SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET

NOTES:
1. AT LEAST TWO 20 amp SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED TO SERVE ALL OF THE WALL & FLOOR RECEPTACLE OUTLETS IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS OR OTHER SIMILAR AREAS
2. SMOKE ALARMS INSTALLED WITHIN 20 FT. OF A KITCHEN, BATHROOM OR ROOM CONTAINING A FIREPLACE OR WOOD BURNING STOVE SHALL BE OF THE PHOTOELECTRIC TYPE ONLY
3. SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, BE EQUIPPED WITH BATTERY BACKUP AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS
4. FOR PLACEMENT OF SMOKE ALARMS AND CARBON MONOXIDE DETECTORS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED, ETC.), REFER TO THE MANUFACTURERS GUIDELINES FOR PROPER PLACEMENT

LIGHTING REQUIREMENTS

XII	GENERAL LIGHTING	ALL LIGHTING AS HIGH EFFICACY (i.e. PIN-BASED CFL' PULSE- START MH, HPS, GU-24 SOCKETS OTHER THAN LEDs, LED LUMINAIRES WITH INTEGRAL SOURCE, etc.). CEC 150.0-A.

NOTE: SCREW-BASED PERMANENTLYINSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JA8 (JOINT APPPENDIX 8) COMPLIANT LAMPS. JA8 COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JA8-2016" OR "JA8-2016-E" ("JA8-2016-E" LUMINAIRES ARE DEEMEDAPPROPRIATE FOR USE IN ENCLOSED LUMINAIRES) CEC 150.0(K)

NOTE: ALL JA8 COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPTION: CLOSETS LESS THAN 70 S.F. AND HALLWAYS). CEC 150.0(K)(2K):
i. CEILING RECESSED DOWNLIGHT LUMINAIRES,
ii. LED LUMINAIRES WITH INTEGRAL SOURCES,
iii. PIN-BASED LED LAMPS (i.e. MR16, AR-11, etc.)
iv. GU-24 BASED LED LIGHT SOURCES

XIII	BATHROOM LIGHTING	PROVIDE AT LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY VACANCY SENSOR. CEC 150.0(K)2J
XIV	LAUNDRY & UTILITY ROOM LIGHTING	PROVIDE AT LEAST ONE FIXTURE IN EACH ROOM CONTROLLED BY VACANCY SENSOR. CEC 150.0(K)2J
XV	OUTDOOR LIGHTING	ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY & MEET THE REQ'S IN 1 BELOW & THE REQ'S IN EITHER a OR b BELOW 1. CONTROLLED BY A MANUAL ON & OFF SWITCH THAT DOES NOT OVERRIDE TO "ON" FROM ONE OF THE FOLLOWING a. CONTROLLED BY PHOTOCELL & MOTION SENSOR (CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS) OR b. CONTROLLED BY ONE OF THE FOLLOWING: i. PHOTOCONTROL & AUTOMATIC TIME SWITCH CONTROL ii. ASTRONOMICAL TIME CLOCK iii. ENERGY MANAGEMENT CONTROL SYSTEM - ALL EXTERIOR LUMINARIES SHALL BE LABELED "SUITABLE FOR WET LOCATIONS" (SEC. 410.10(A), 2019 CEC)

NOTE: ALL CAN LIGHTS TO BE IC / AT RATED

NOTE: ALL SMOKE & CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED

XVI	GARAGE & CARPORT LIGHTING	PROVIDE AT LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY VACANCY SENSOR. CEC 150.0(K)2J

NOTES:
1. RECESSED LUMINARIES - LUMINARIES/LIGHT SOURCES MUST BE MARKED "JA8-2016-E" COMPLIANT, BE LISTED AS IC & AT RATED, ACCESSIBLE FROM BELOW THE CEILING & CANNOT CONTAIN A SCREW BASED SOCKET (SEC. 150.0(k)1C, 2019 CA ENERGY CODE)
2. ADDITIONAL AREAS IN THE HOME (i.e. BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC.) SHALL HAVE HIGH EFFICACY LIGHTING, OR BE PROVIDED WITH A MANUAL-ON MOTION SENSOR OR DIMMER SWITCH. THE MANUAL-ON MOTION SENSOR MUST TURN OFF AUTOMATICALLY WHEN NO ONE IS PRESENT WITHIN THE ROOM AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH (EXCEPTION: CLOSETS SMALLER THAN 70 s.f. ARE EXEMPT)

* NOTE

-	-

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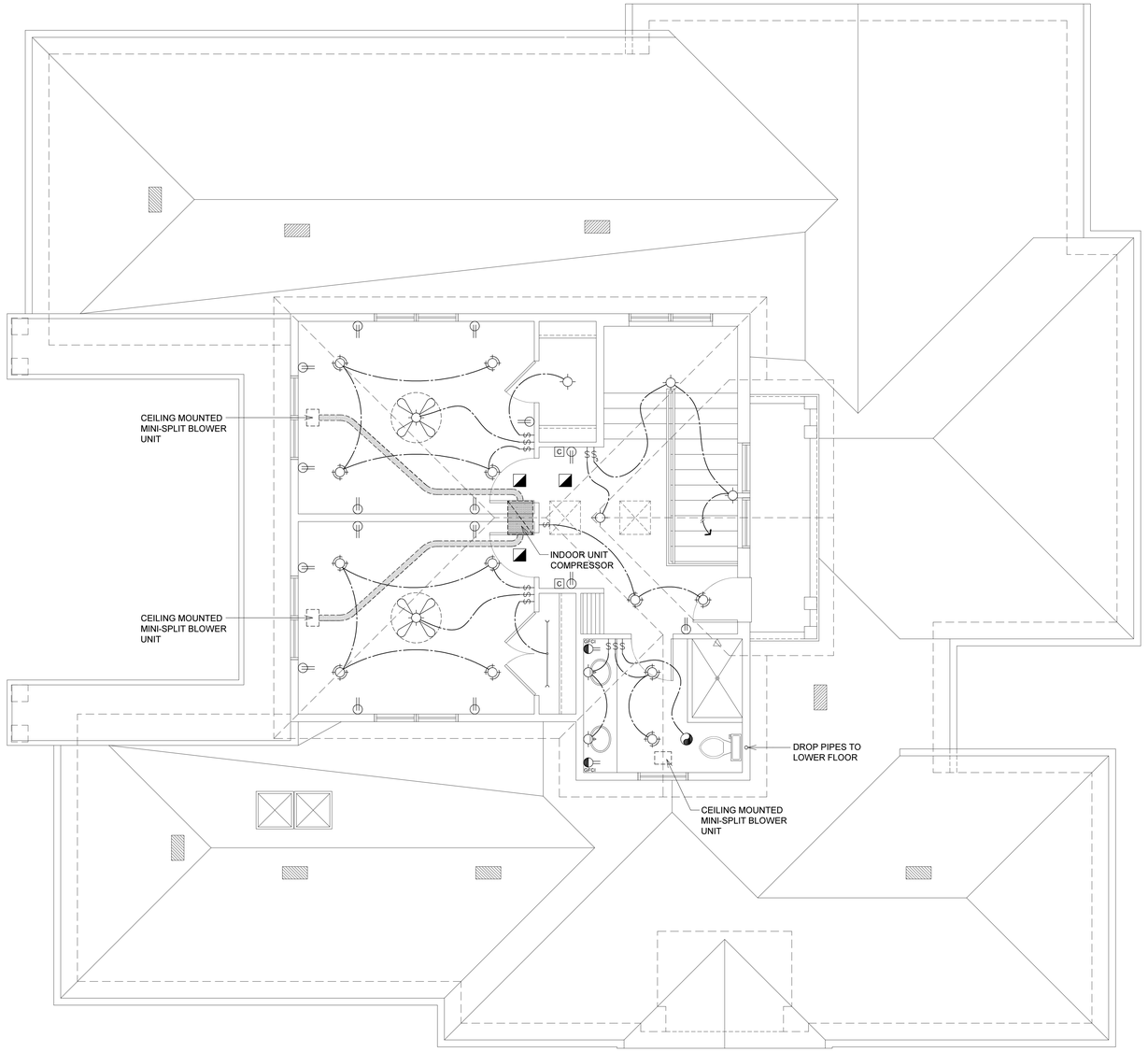
SHEET

A7.2

DRC Plans for 6/15/22



UPPER FLOOR ELECTRICAL & MECHANICAL PLAN

1/4" = 1'-0"

MECHANICAL NOTES

A	CODES	2019 C.M.C.
B	COMBUSTION AIR	PROVIDE COMBUSTION AIR @ FURNACE(S) AND WATER HEATER(S) PER CH. 7, C.M.C. 2019
C	DRYER EXHAUST	PROVIDE DRYER EXHAUST VENT (4"Ø MIN. & WITH BACK DRAFT DAMPER) TO EXTERIOR. DRYER MOISTURE EXHAUST DUCT VENT SHALL HAVE A MAX. COMBINED HORIZONTAL & VERTICAL LENGTH OF 14'-0" INCLUDING TWO 90-DEGREE ELBOWS (CMC 504.3.1.2, 2019) OR PER MANUFACTURER'S SPECIFICATIONS
D	BATHROOM EXHAUST FAN	BATHROOM EXHAUST FANS SHALL BE "ENERGY STAR" COMPLIANT AND PROVIDED W/ HUMIDITY CONTROL. CMC SEC. 402.5 & CGBSC SEC.4.506.1
E	ELEC. DRYERS & RANGES	ELECTRIC CLOTHES DRYERS & RANGES SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET PER ARTICLE 250.140, C.E.C. 2019

NOTE : MAKEUP AIR SHALL BE PROVIDED FOR CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

F	F.A.U. IN ATTIC	ALL ATTIC FURNACES SHALL COMPLY w/ SECTION 904.11 & CH. 3, C.M.C. 2019. PROVIDE COMBUSTION AIR PER CH. 7, C.M.C. 2019

NOTES :
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. 3'-0" FROM ANY OPENINGS INTO THE BUILDING AND 3'-0" FROM PROPERTY LINE. 2019 CMC SECTION 504.5
- THE MINIMUM EXHAUST RATE OF THE KITCHEN FAN SHALL BE 100 cfm
- THE MINIMUM EXHAUST RATE OF THE BATHROOMS FANS SHALL BE 500 cfm
- DUCTS IN THE GARAGE & DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE GARAGE FROM THE DWELLING SHALL BE CONSTRUCTED OF MINIMUM 26-GAUGE SHEETS METAL & SHALL HAVE NO OPENINGS INTO THE GARAGE

NOTE : ALL DUCTS SHOWN ARE SCHEMATIC ONLY. ACTUAL LAYOUT TO BE DETERMINED BY HVAC CONTRACTOR. PROVIDE MINIMUM CLEARANCES AS REQUIRED BY CODE FOR CRAWL SPACE ACCESS

PLUMBING NOTES

G	CODES	2019 C.P.C.
H	WASTE & DRAIN PIPE	MINIMUM 4"Ø DRAINAGE PIPE SHALL BE REQUIRED FOR FOUR OR MORE WATER CLOSET FIXTURES ON THE SAME HORIZONTAL BRANCH OF DRAIN. CPC TABLE 703.2 footnote#4

SEWER CLEANOUTS SHALL BE INSTALLED PER SEC.707 & 719 CPC.
a. EVERY 100'-0" OF DEVELOPED DRAINAGE LINES and
b. AT EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING 135°

NOTE : THE GRADE OF ALL HORIZONTAL DRAINAGE PIPES SHALL NOT BE LESS THAN ¼" PER FOOT (SEC. 708.1, 2019 CPC)

J	VENT PIPE	ABS PIPE PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10'-0" FROM OR NOT LESS THAN 3'-0" ABOVE AN OPERABLE WINDOW, DOOR OPENING, AIR INTAKE OR VENT SHAFT OR NOT LESS THAN 3'-0" IN EVERY DIRECTION FROM A LOT LINE, ALLEY OR STREET (SEC. 906.2, 2019 CPC)
K	HOT & COLD WATER PIPE	COPPER - INSULATE HOT WATER LINES
L	CONTROL VALVES	PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING VALVE TYPE @ ALL SHOWER & TUB / SHOWERS PER SECTION 418.0, CPC 2019
M	HOSE BIBBS	PROVIDE NON-REMOVABLE BACK FLOW PREVENTER PER SECTION 603.2, C.P.C. 2019

ALL PLUMBING AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CALIFORNIA PLUMBING CODE. CGBSC SECTION 4.303.2

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE / BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS. CGBSC 4.406.1

NOTE : ALL PLUMBING SHOWN IS SCHEMATIC ONLY. ACTUAL LAYOUT TO BE DETERMINED BY PLUMBING CONTRACTOR

MECHANICAL LEGEND

	HAO DUCTING
	CAR DUCTING
HAO	HOT AIR OUTLET (FLOOR)
HAO	HOT AIR OUTLET (CEILING)
CAR	COLD AIR RETURN (CEILING)
HAO	HOT AIR OUTLET (WALL)
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- FAN, LIGHT COMBO
- WALL FIXTURE
- OVERHEAD FIXTURE
- EXISTING FIXTURE
- MINI CAN LIGHT
- STANDARD CAN LIGHT
- WATERPROOF CAN LIGHT
- RECESSED SPOT LIGHT
- SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- VACANCY SENSOR SWITCH
- HEAT LAMP
- HEAT LAMP
- THERMOSTAT
- AC/DC SMOKE ALARM
- ETHERNET
- TELEVISION
- TELEPHONE
- CARBON MONOXIDE
- FUEL GAS
- HOSE BIBB
- 70 CFM FAN w/ HUMIDISTAT
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NOTE: ALL CAN LIGHTS TO BE IC / AT RATED

NOTE: ALL SMOKE & CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED

XV	GARAGE & CARPORT LIGHTING	PROVIDE AT LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY VACANCY SENSOR. CEC 150.0(K)2J

NOTES:
1. RECESSED LUMINARIES - LUMINARIES/LIGHT SOURCES MUST BE MARKED "JA8-2016-E" COMPLIANT, BE LISTED AS IC & AT RATED, ACCESSIBLE FROM BELOW THE CEILING & CANNOT CONTAIN A SCREW BASED SOCKET (SEC. 150.0(k)1C, 2019 CA ENERGY CODE)
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NOTE

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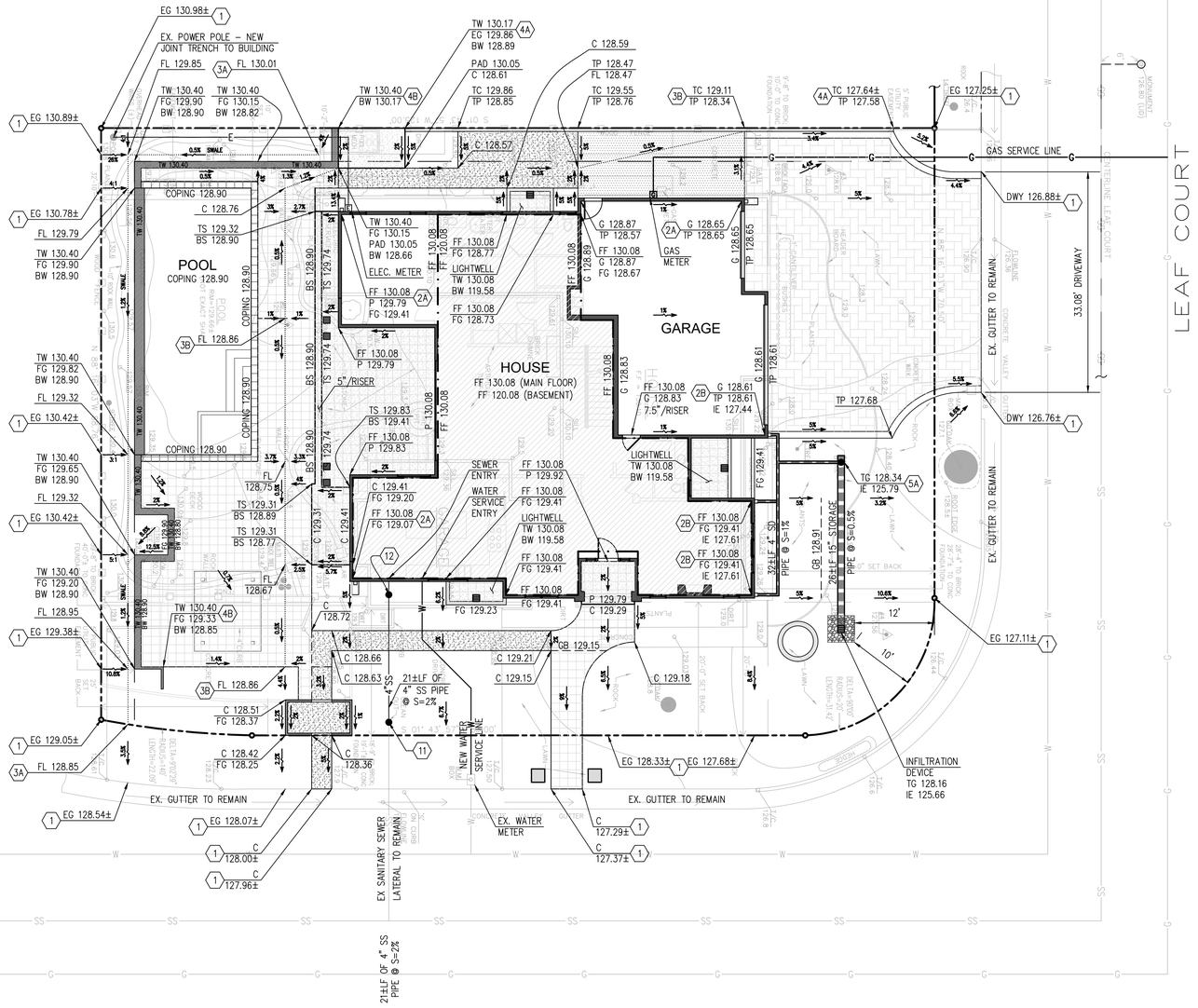
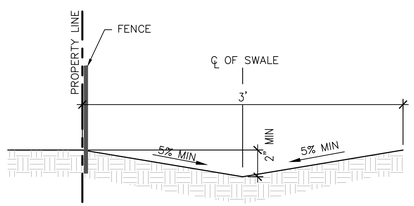
SHEET

A7.3

DRC Plans for 6/15/22





SWALE @ UNPAVED AREA
SECTION A–A

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	11,283 SF	11,283 SF
	0.259 ACRE	0.259 ACRE
HOUSE (ROOF)	2,921	3,929
EX SHED	32	0
PATIO/HARDSCAPE/PAVEMENT	2,511	2,119
DRIVEWAY	1,004	1,140
LIGHTWELL	N/A	58
TOTAL IMPERVIOUS AREA	6,468	7,246
NET IMPERVIOUS AREA INCREASED:		778
WOOD DECK	102	N/A
POOL	736	715
PERVIOUS AREA	3,977	3,322
TOTAL PERVIOUS AREA	4,815	4,037

* INCLUDES BUILDING ROOF OVERHANG AREA

EARTHWORK VOLUME:

(INCLUDES BUILDING PAD, BASEMENT & POOL)

EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)
FILL	20
COMPACTION RACTE: 15%	20 x 0.15 = 3
TOTAL FILL	23
CUT	1,045
TOTAL EARTHWORK	1,022 (HAUL OFF)

CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT

STORM DRAIN VOLUME CALCULATION:

TIME OF CONCENTRATION = 5 MIN
INTENSITY = 10 YEAR = 2.57 IN/HR
IMPERVIOUS AREA INCREASED = 778 SF = 0.018 ACRE

PRE–CONDITION
Q=CIA C=0.35
Q=0.35 X 2.57 X 0.018
Q=0.016 CFS

VOLUME REQUIRED:
V=1.5(Q POST – Q PRE) X 10 MIN
Q=1.5(0.042 – 0.016) X 600
Q=23.4 CF

POST–CONDITION
Q=CIA
Q=0.90 X 2.57 X 0.018
Q=0.042 CFS

VOLUME PROVIDED:
V=26 LF X 15"ø STORAGE PIPE
V=32.0 CF (TOTAL)

GENERAL NOTES:

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

LEGEND

- = PROPERTY LINE
- = STREET CENTER LINE
- = EX. ROLLED CURB
- 50.0 = EX. SPOT ELEVATION
- = FLOW DIRECTION
- = GRADE BREAK
- = FLOW LINE
- = INFILTRATION DEVICE
- = AREA INLET
- = LIGHTWELL SUMP PUMP
- = STORM DRAIN PIPE
- = CONCRETE SPLASH PAD
- 2"FM = STORM DRAIN PIPE
- = LIMIT OF BASEMENT
- 4"S = NEW 4" SEWER LATERAL
- = SANITARY SEWER CLAENOUT
- SS = EXISTING SEWER LINE
- W = NEW WATER SERVICE LINE
- W = EXISTING WATER LINE
- G = EXISTING GAS LINE
- E = NEW ELECTRICAL LINE / JOINT TRENCH

ABBREVIATIONS:

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

GRADING NOTES

1. MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
2A. DOWNSPOUT WITH CONCRETE SPLASH PAD
2B. RAINWATER LEADER
3A. BEGIN/END SWALE. SEE SECTION A–A
3B. BEGIN/END DEPRESSED/PAVEMENT SWALE @ MIN S=0.5%. PROVIDE POSITIVE SLOPE TO DRAIN INLET
4A. BEGIN/END DEEPENED CURB
4B. BEGIN/END SITE 18" HIGH SEAT WALL. SEE LANDSCAPE PLANS FOR DETAILS
5A. 12" END CAP WITH STORM DRAIN CLEANOUT
11. INSTALL SANITARY SEWER CLEANOUT PER CITY OF LOS ALTOS STANDARD DETAIL #SS–6. CLEANOUT PLACEMENT SHALL BE WITHIN 5' OF PROPERTY LINE. CONTRACTOR SHALL FIELD VERIFY THE EXACT SEWER LOCATION AND INVERT ELEVATION PRIOR TO INSTALLATION.
13. INSTALL SANITARY SEWER CLEANOUT WITH BACKFLOW PREVENTION DEVICE. PLACE CLEANOUT 2' OUTSIDE OF BUILDING FOUNDATION.

REV.	DATE	DESCRIPTION
1	-	-

GRADING AND DRAINAGE PLAN
MUJICA RESIDENCE
632 LEAF COURT
LOS ALTOS, CA 94022

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

REGISTERED PROFESSIONAL ENGINEER
HON–CHEONG LEE
No. 68629
Exp. 9/30/2023
CIVIL
STATE OF CALIFORNIA

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

DATE:	01/19/2022
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20210050

SHEET
C1
1 OF 5 SHEET

TOPOGRAPHY

OF LANDS OF

ALBERTO & GAYLE MUJICA

632 LEAF COURT - LOS ALTOS, CA. - 12-10-2020

ROGER E. DODGE, LS 3295
DODGE ASSOC. SURVEYING
20652 CHAPARRAL CIRCLE
PENN VALLEY, CA 95946
(530)432-5212

1/8"=1'-0"

DRC Plans for 6/15/22

RECEIVED

JUN 15 2022

PLANNING DIVISION

LEAF COURT

MONUMENT
126.80 (LID)

6'

CENTERLINE LEAF COURT

MONUMENT BOX

MONUMENT BOX
126.80
BASIS OF ELEVATIONS

FLOWLINE 126.36
CONCRETE VALLEY GUTTER
T/C 126.86
T/C 126.90
T/C 126.8
T/C 126.65
T/C 126.4
ROCK
14"TREE
MAIL BOX
60"OAK 127.1
ROOT EDGE 128.5±
28'-4" TO BRICK;
28'-7"± TO CONC FOUNDATION
T/C 126.44
N 88° 16' 03"W 70.50'
5' PUBLIC UTILITY EASEMENT
CONCRETE WALK
ROCK
128.1
128.3
LAWN
128.24
128.3
#4 127.56
T/C 126.6
HEDGE
#3 128.67
HEADER BOARD
129.0
TAN BARK
128.9
25'-0" SET BACK
DELTA=90°00'
RADIUS=20'
LENGTH=31.42'
128.6
129.0
PLANTS
4"TREE
PLANTS
LAWN
9'-8" TO BRICK;
10'-0" TO CONC FOUNDATION
BRICK FACIA 128.8
1' CANTILEVER
BUSHES
128.0
DN.SPT.
STEP 129.22
129.22
CONCRETE
129.24
129.26
129.0
T/C 126.8
129.1
GATE 129.1
SILL 130.10
SILL 130.03
20'-10"
DIRT 129.0
ROCK
CONCRETE
20'-0" SET BACK
129.2
GAS METER
129.03
PLANTS
27"OAK 128.8
HOUSE
F.F = 130.10
WOOD FENCE
1" TREES
DIRT
SILL 130.10
SILL 130.10
129.61
129.20
BRICK CHIMNEY
129.5
CONCRETE
HOT WATER HEATER
ARTIFICIAL TURF
S 01° 43' 57"W 125.00'
129.40
UNDER FLOOR ACCESS
SILL 130.10
SILL 129.36
GARAGE
129.3
FIRE PIT
129.5
4"TREE
DIRT
T/W 130.5
129.7
A.C.
DIRT
POOL MECH SHED
GATE 129.6
ELECTRIC SERVICE
DIRT 130.1
RIM 129.67
FLAGSTONE
PLANTS
PILAR
129.1
GATE 129.1
10'-2"
DIRT 130.2
PLANTS
FLAGSTONE
129.3
PILAR
129.8
#7 129.62
1' ROCK WALL
RIM 129.66
#6 129.45
1' ROCK WALL
129.4
MULTI TRUCK TREE
10' SET BACK
RIM 129.84
FLAGSTONE 129.4
129.4
WOOD FENCE
PLANTS
129.61
POOL
RIM=129.66±
(NOT EXACT SHAPE)
4"CURB
T/W 130.44
RIM 129.7
ROCK WALL
CONCRETE
T/C 128.23
WOOD DECK
130.0±
129.8
129.4
5' PUBLIC UTILITY EASEMENT
RIM 129.65
DELTA=9°02'29"
RADIUS=140'
LENGTH=22.09'
T/W 130.2
CITRUS TREE
129.5
129.6
T/W 130.7
OVERHEAD WIRES (±)
FLAGSTONE
RIM 129.64
129.35
129.56
129.57
129.57
POLE 130.8
PLANTS
130.6
10" ROCK WALL
130.5
9"TREE
130.4
130.0
130.2
129.8
129.03
32'-10"
WOOD FENCE
N 88° 16' 03"W 88.76'
39'-8" TO BRICK;
40'-0"± TO CONC FOUNDATION
5' PUBLIC UTILITY EASEMENT
25' SET BACK
T/C 128.61
128.90
T/C 127.50
W.M BOX
S 01° 43' 57"W 83.00'
CONCRETE DRIVEWAY
129.15
CONCRETE VALLEY GUTTER
½' ON CURB
FLOWLINE 127.43
4"CURB
CLEAN OUT
DIRT
DIRT 129.3
129.0
18'-9" TO BRICK;
19'-1"± TO CONC FOUNDATION
T/C 127.9
#5 128.80
128.53
129.0

NOTE:
NOT ALL UNDERGROUND UTILITY LINES MAY BE SHOWN ON THIS MAP. U.S.A. MUST BE CONTACTED TO DETERMINE LOCATIONS OF ALL UTILITY LINES PRIOR TO ANY DIGGING.

NOTE:
EASEMENTS, PLAN LINES, SETBACK LINES AND GEOLOGIC CONDITIONS, IF ANY, AND UNLESS SHOWN, NOT SHOWN.

NOTE:
THIS IS A TOPOGRAPHIC MAP NOT A BOUNDARY SURVEY. LINES SHOWN ARE DERIVED FROM RECORD DATA, AND MAY VARY SOMEWHAT FROM ABLOLUTE BOUNDARY LOCATIONS.

NOTE:
SET BACKS SHOWN AS PROVIDED BY OWNER. FINAL REVIEW ADVISED BEFORE USAGE.

ELEVATION DATUM:
GOOGLE EARTH CRITERIA WAS USED TO PRODUCE ALL ELEVATIONS SHOWN ON THIS MAP. THE MONUMENT BOX LID (SHOWN) WAS TAKEN AS 126.00' IN ACCORDANCE. NOT EXACT SEA LEVEL ELEVATIONS.

LOT AREA:

LOT AREA = 11,214 SQ.FT.±
HOUSE AREA = 2,373 SQ.FT.±
GARAGE AREA = 547 SQ.FT.±

LEGEND

T/C = TOP OF CURB
T/W = TOP OF WALL
F.F. = FINISH FLOOR
SILL = F.F. ELEVATION

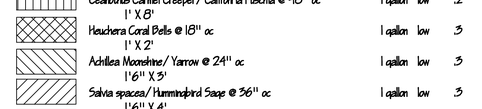
LICENSED LAND SURVEYOR
ROGER E. DODGE
No. 3295
Exp. 6/30/2022
STATE OF CALIFORNIA

T-1

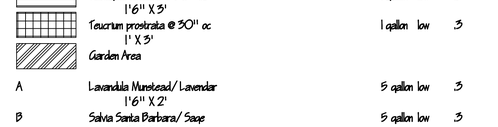
PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	Wildlife
	Sod lawn - 100% dwarf fescue		high	.1
	Ceanothus Carmel Creeper/ California Fuschia @ 48" oc 1' X 8'	1 gallon	low	.2
	Heuchera Coral Bells @ 18" oc 1' X 2'	1 gallon	low	.3
	Achillea Moonshine/ Yarrow @ 24" oc 1'6" X 3'	1 gallon	low	.3
	Salvia spacea/ Hummingbird Sage @ 36" oc 1'6" X 4'	1 gallon	low	.3
	Tulbaghia violacea @ 30" oc 1'6" X 3'	1 gallon	low	.3
	Teucrium prostrata @ 30" oc 1' X 3'	1 gallon	low	.3
	Garden Area			
A	Lavandula Munstead/ Lavendar 1'6" X 2'	5 gallon	low	.3
B	Salvia Santa Barbara/ Sage 3' X 5'	5 gallon	low	.3
C	Rosmarinus Tuscan Blue/ Rosemary 4' X 4'	5 gallon	low	.3
D	Loropetalum Suzanne 5' X 6'	5 gallon	low	.3
E	Sarcococca ruscifolia 3' X 3'	5 gallon	low	.3
F	Cotinus Golden Spirit 6' X 8'	15 gallon	low	.3
G	Polystichum munitum/ Sword Fern 2' x 3'	5 gallon	low	.3
H	Prunus caroliana dwarf/ Carolina Laurel 4' X 12'	5 gallon	low	.3
I	Lomandra Little Breeze 1' x 2'	1 gallon	low	.3
J	Dietes vegeta/ Fortnight Lily 2' x 3'	5 gallon	low	.3
T1	Lagerstroemmia Tuscarora/ Crape Myrtle 10' X 15'	24" box	low	.3
T2	Cotinus Royal Purple/ Smoke Tree 8' X 12'	15 gallon	low	.3
T3	Pistachia Keith Davey/ Chinese Pistache 20' x 20'	24" box	low	.3
T4	Fruit tree to be determined			

1) Protect existing trees to remain throughout construction. See arborist report for protection measures.
2) Soil to be thoroughly prepared prior to planting. This includes breaking up hardpan created by construction of the new home.
3) Incorporate 4 cy of compost per 1000 sf, 6" into native soil.
4) Verify layout of new planting in field.
5) Spread 3" of wood chip mulch (tbd) after planting.
6) I have complied with the criteria of the Water Efficient Landscape Ordinance and applied it to the design of the landscape.

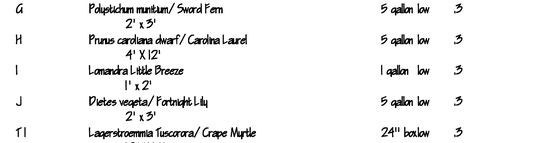


CEANOTHUS HEUCHERA ACHILLEA SALVIA

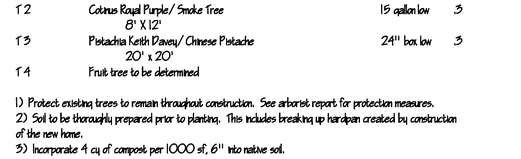


TULBAGHIA TEUCRIUM LAVANDULA SALVIA

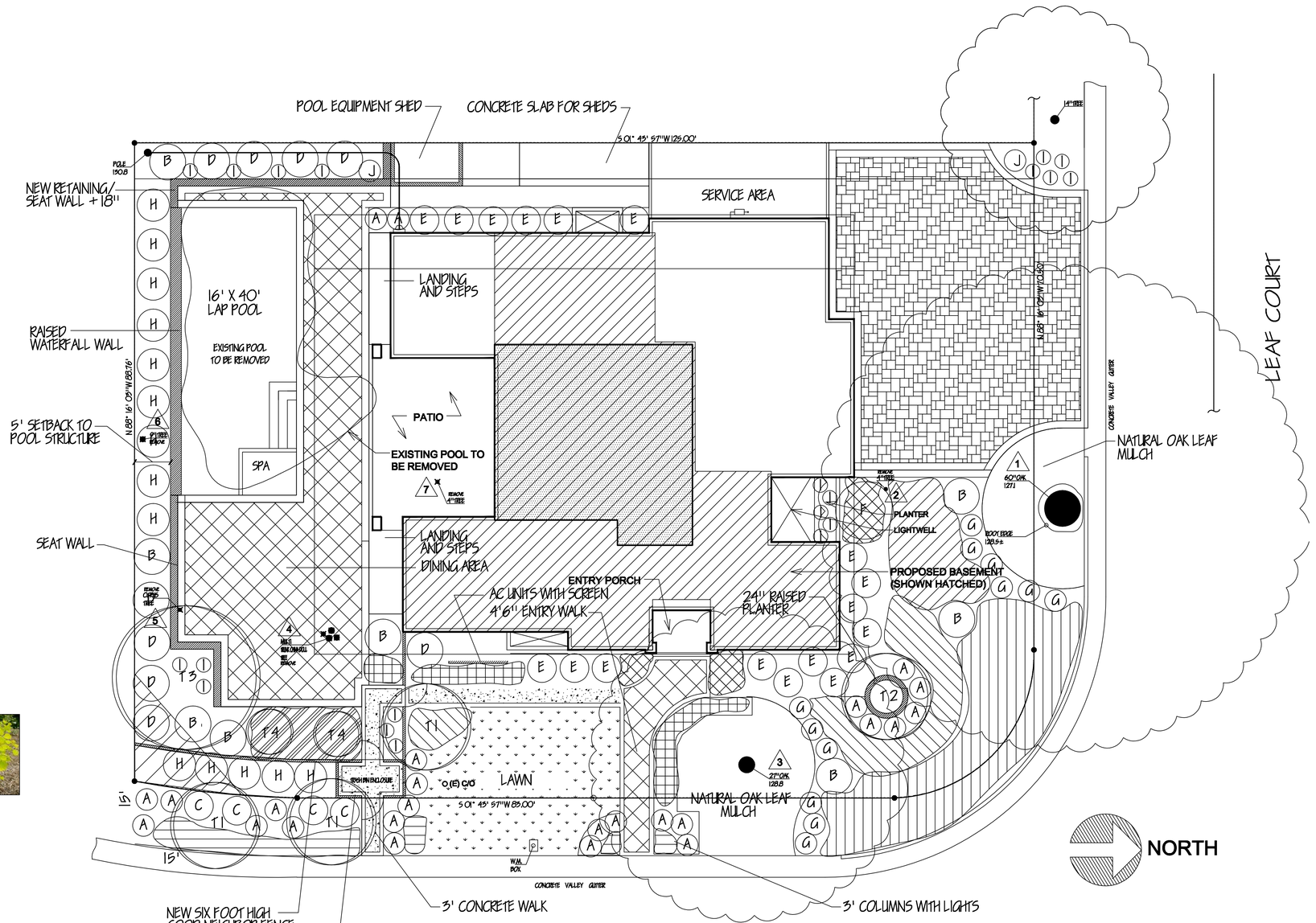
ROSMARINUS LOROPETALUM SARCOCOCCA COTINUS



POLYSTICHUM PRUNUS LOMANDRA DIETES



LAGERSTROEMIA COTINUS PISTACHIA



MASTER PLANTING PLAN

1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-5207
email wjheldasla@comcast.net

REVISED 12/ 29/ 21
REVISED 1/ 24/ 22
REVISED 1/ 27/ 22
REVISED 1/ 29/ 22
REVISED 2/ 11/ 22
REVISED 2/ 14/ 22
REVISED 2/ 17/ 22
REVISED 3/ 29/ 22
REVISED 3/ 31/ 22
REVISED 4/ 1/ 22
REVISED 4/ 14/ 22

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 08/30/2023
STATE OF CALIFORNIA

MUJICA RESIDENCE

for:
GAYLE AND FERNANDO MUJICA
632 LEAF CT.
LOS ALTOS, CA. 94022

MASTER PLANTING PLAN

date: 12/ 27/ 21
scale: NOTED
drawn by: WJH
job no. 202193
sheet
L 1
of shts

CHAPMAN
DESIGN
ASSOCIATES
RESIDENTIAL DESIGN

ATTACHMENT D

July 11, 2022

City of Los Altos
No One North San Antonio Rd
Los Altos CA 94022

Planning Division
Attn: Sean Gallegos

RE: 632 Leaf Court
Design Review Comments

Dear Sean,

I am addressing this response letter to you as our planner is currently away on maternity leave, and I know you were present during the DRC hearing on June 15th. We understand there are four items of concern as listed below. I have provided commentary on each of them.

1. Plate heights of structure/residence:

The design was originally submitted and presented with a 10' plate height on the main floor and a 9' plate height on the upper floor. Per the Commission's recommendation we have lower the main floor to 9'-6" and the upper floor to 8-6" with the exception of the dormer over the front porch which was lowered from 9'-6" to 9'-0".

This exception is due to the architectural feature of an arch in the gable over the porch. It requires more space to match architecturally with the arch over the entry porch. We have revised the front and rear elevations for your review.

2. Arborist Report:

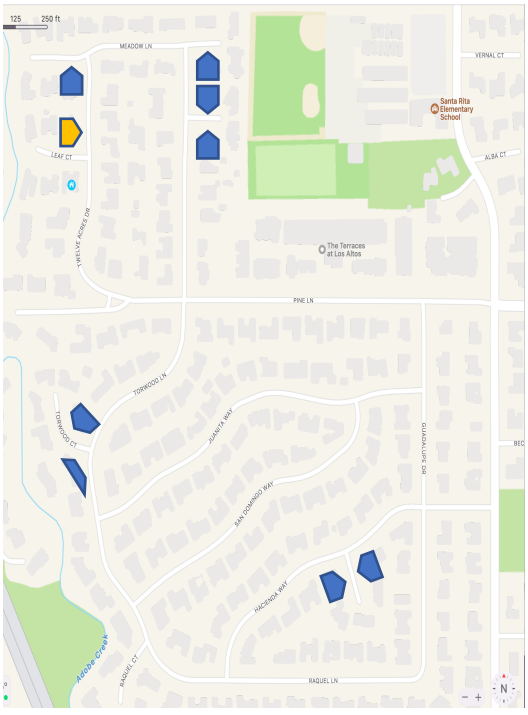
An arborist report has been obtained that addresses the three trees of concern;
The 15" Magnolia tree in the street easement in front of the neighbor's property on Leaf Court, the 62.7" Oak in the street easement in front of the Mujica's residence on leaf Court and the 32.1" Oak on the Mujica's property.

The report is extensive in regard to describing the techniques required to ensure the heath of the trees, with special attention given to the basement and driveway construction.
The arborist concluded that the trees are not in danger from construction or from planned basement or driveway. The following is a summary of the recommended measures (the full report has been provided to the DRC):

- Stitch piers will be used for construction of the basement. No OSHA cut was ever planned for construction of the basement.
- Tree roots in basement excavation should be minimal due to placement of foundation of current home. Any of these roots fall well within the industry standard of less than 25% of total tree root system that can be impacted in any one year.
- There are minimal oak tree roots that extend under the planned driveway. Most are small enough to be cut with no issue. The few that should not be cut are spaced out enough and deep enough that the driveway can easily be situated on top of these few roots, without any impact to those roots and should not cause driveway issues.
- In general, oak trees are very resilient from construction as has been proven time and again in Los Altos with oaks surviving and thriving on other properties which have had construction.

3. Driveway Placement

There is no mention in the city design guidelines re: driveway placement on a corner lot. We will present a power point presentation at the DRC that includes documentation of all corner lots in the greater vicinity. The objective of the presentation is to demonstrate that the proposed design is consistent with the development pattern of the community. See adjoining diagram.



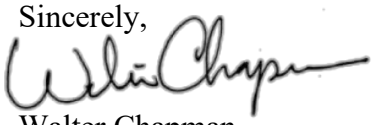
4. Driveway Size:

The driveway size is subjective. The owner is willing to reduce the size/width to be more consistent with the neighborhood context on Leaf Court however there is the concern that the objective that the owner is trying to accomplish, for the benefit of the neighbors, will be jeopardized by an arbitrary dimension. The objective is providing the means to remove vehicles off the driveway and into the garage. This will be more difficult if the driveway is reduced to a width that does not provide proper access from the street to the garage itself.

We are proposing a reduction from the original width of 33' down to 26' of width. We will provide a power point presentation that includes a study of driveways on Leaf Court and in the general vicinity which demonstrates that a width of 26' is appropriate. See revised site plan.

Hopefully this response letter and the supporting documents will allow this project to move forward to the next available DRC hearing.

Sincerely,



Walter Chapman

ATTACHMENT E

Advanced Tree Care
965 East San Carlos Ave, San Carlos

632 Leaf Ct., Los Altos
June 23, 2022

Gayle Mujica
632 Leaf Ct.,
Los Altos, CA 94022

Site: 632 Leaf Ct., Los Altos

Dear Gayle,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A new home is proposed for this property, prompting the need for this tree protection report.

Method:
Los Altos protects all trees with a trunk diameter at 4 feet above ground level greater than 15 inches. Los Altos requests that all trees within the property or within 8 feet of the property lines be included on the report if the trunk diameter at standard height is greater than 4 inches.

The location of the regulated trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 48 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call.

Sincerely

Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Peach *Prunus persica*	4.3”	10/12	65	Good health and condition **Not Regulated**
2	China doll *Radermachera sinica*	9 @ 4” to 6”diameter	25/20	65	Good health and condition, **Regulated**
3	Plum *Prunus species*	4.5”/4.2”/3.2”	14/8	60	Fair health and condition, multi stem at grade, **Not Regulated**
4	Coast live oak *Quercus agrifolia*	32.1”	30/25	60	Good health, fair condition, cavity at 6’, leaning, street tree, **Regulated**
5	Coast live oak *Quercus agrifolia*	62.7”@1’above grade	40/50	55	Good health, fair condition, cabled, decay, street tree, decay on root flare Cavities filled with concrete, **Regulated**
6	Southern magnolia *Magnolia grandiflora*	15.0”	25/15	45	Fair health and condition, drought stressed, thin canopy, street tree, **Regulated**

Summary:

There are 6 trees on this property with trunk diameters greater than 4 inches. .

Tree # 2 is a china doll and is more commonly seen as a small indoor house plant. The tree is multi stemmed at grade and has at least 9 trunks greater than 4” in diameter making this tree a protected tree. The tree is requested for removal.

Tree # 4 is a coast live oak, street tree in good health and fair condition. The tree leans towards the house and has a cavity at 6 feet above grade. The tree should be protected during construction.

Tree # 5 is a coast live oak, street tree in good health and fair condition. The tree has many cavities in the scaffold limbs that have been filled with concrete. The main scaffold limbs are all cabled together to allow them to move together. There is a large pocket of decay on the root flare of the tree. The tree should be protected during construction.

Tree # 6 is a young southern magnolia. Southern magnolia have a high water requirement and this tree is drought stressed, evident from a thinning canopy and an accumulation of dead wood. The magnolia is a street tree and should be protected during construction.

Tree #s 1 and 3 can be removed if desired.

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1½" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree # 4: TPZ should be at 26 feet radius from the trunk closing on the concrete valley gutter in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). This is shown as a thin red line.

The proposed home and basement will stand in the same location as the existing home. Stitch piers should be installed to prevent excess basement over dig into the TPZ. The stitch piers will sit 4 feet back from the basement excavation.

The TPZ fencing can be reduced to edge of stitch piers. Shown as a thick red line.

The pathway from the street through the TPZ should be excavated by hand and no roots greater than 2" in diameter cut without arborist supervision.

Tree # 5: TPZ should be at 51 feet radius from the trunk closing on the concrete valley gutter in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). This is shown as a thin red line and encompasses the entire north side of the property.

The proposed home and basement will stand in the same location as the existing home. Stitch piers should be installed to prevent excess basement over dig into the TPZ. The stitch piers will sit 4 feet back from the basement excavation.

The proposed new driveway is entirely within the TPZ of this tree. There should be minimal grading no deeper than 12 inches below grade. The driveway material should be constructed of a permeable surface such as pavers to allow both rain and oxygen to percolate down into the root zone.

The driveway should be no closer than 10 feet radius from the face of the trunk of the tree. The edge for the driveway should be hand dug and no roots greater than 2" in diameter should be cut. It may be necessary to excavate an exploratory trench prior to construction to determine the extent of shallow roots from this tree. See Addendum.
The TPZ fencing can be reduced to edge of stitch piers and edge of proposed driveway when necessary. Shown as a thick red line.

If machinery is to track through the TPZ, a buffer zone of plywood laid over chips should be placed, to prevent compaction of the roots.

Tree # 6: TPZ should be at 12 feet radius from the trunk closing on the concrete valley gutter in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). This is shown as a thick red line.

IMAGE 2.15-1
Tree Protection Fence at the Dripline

IMAGE 2.15-2
Tree Protection Fence at the Dripline

• **Type I Tree Protection**
The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (*see Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

2. Any pruning and maintenance of the trees shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel**. No limbs greater than 4" in diameter shall be removed.

3. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.[(2)]

4. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.[(2)]

5. **Do Not**:.[(4)]
   a. Allow run off or spillage of damaging materials into the area below any tree canopy.
   b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
   c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
   d. Allow fires under any adjacent trees.
   e. Discharge exhaust into foliage.
   f. Secure cable, chain or rope to trees or shrubs.
   g. Apply soil sterilants under pavement near existing trees.

6. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.(4)

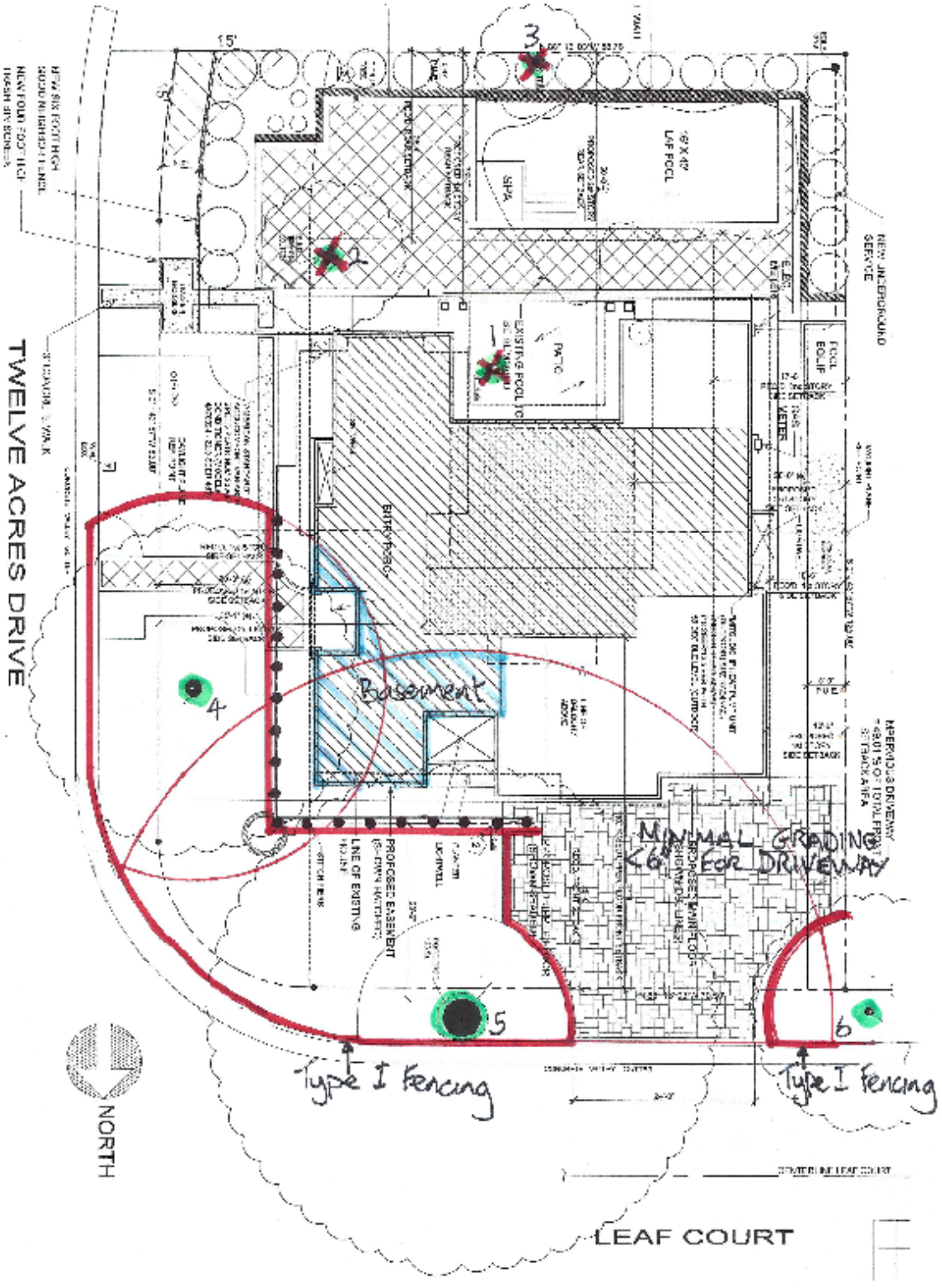
7. Route pipes into alternate locations to avoid conflict with roots.(4)

8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering “feeder” roots.(4)

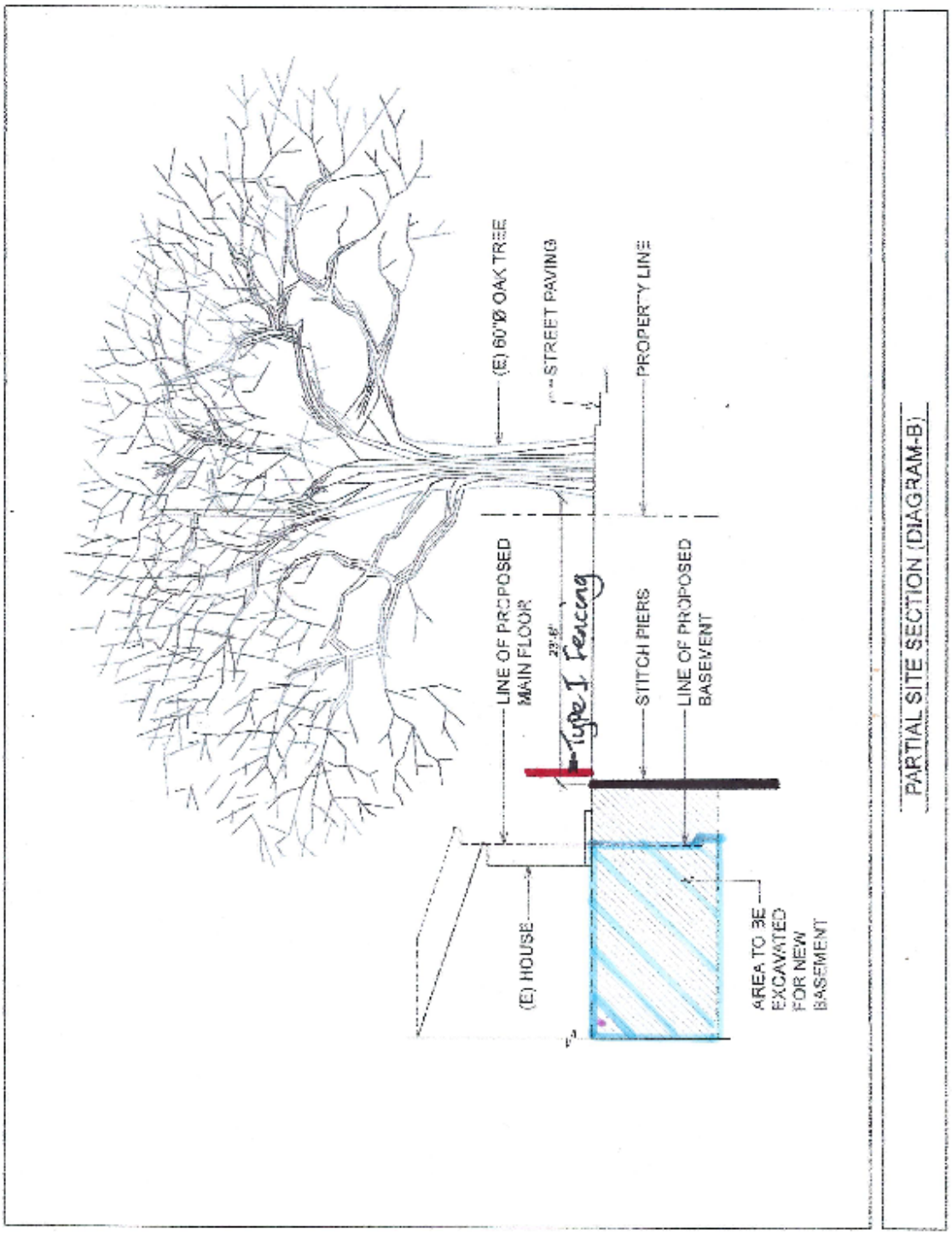
9. Compaction of the soil within the dripline shall be kept to a minimum.(2) If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4” of wood chip overlayed with plywood.

10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.

11. Ensure upon completion of the project that the original ground level is restored



Location of proposed new home, protected trees and Tree Protection Zones



Cross section showing stitch piers, Type 1 fencing and basement excavation

Glossary

Buffer zone	Area within the TPZ not protected by TPZ fencing, consists of 1" thick plywood laid on a 4" layer of wood chip mulch.
Canopy	The part of the crown composed of leaves and small twigs.(2)
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow.(1)
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin(1)
Dripline	The width of the crown as measured by the lateral extent of the foliage.(1)
Genus	A classification of plants showing similar characteristics.
Root crown	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture,1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

Certification of Performance [3]

I, Robert Weatherill 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 appraisal is stated in the attached report and the Terms and Conditions;

* 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, and are based on current scientific procedures and facts;

* 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 subsequent events;

* 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.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed

Robert Weatherill
Certified Arborist WE 1936a
Date: 6/23/22

Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.

Addendum

Exploratory trenching along edge of proposed driveway close to Tree # 5

An exploratory trench was excavated along the edge of the proposed driveway at a radius of 10 feet from the trunk of Tree # 5. The purpose of the exploratory excavation was to determine the extent of roots that might be impacted in the depth of construction for the proposed driveway.

The trench was excavated to a depth of 18". There were approximately 10 roots in the 1 to 2" diameter range that were in the top 6 to 12" below grade. There were also 4 larger roots greater than 2" diameter below 12" below grade. See photos. Coast live oaks typically have a deep root system and particularly an old oak such as this which was in existence long before the development of this area. The shallow smaller roots are adventitious roots that have developed because of the surrounding landscape and lawn.

The smaller roots, less than 2" in diameter, can be cut without jeopardizing the health or stability of the tree. The larger roots, greater than 2" in diameter, should be maintained and worked around. The depth of construction of the driveway might be 12", consisting of base rock and then sand before laying the pavers on top to reach grade. The larger roots should be worked around, by reducing the depth of base rock to accommodate the roots. Compaction of the base rock should be minimal. Drain rock or single sized stone would be ideal base rock material since it can reach 80 % compaction when placed without compaction equipment, still allowing for both air and moisture exchange. If a more stable surface is required, a biaxial geogrid can be laid on top of the base rock to achieve further stability without compaction.

Excavation for the proposed driveway should be done with hand tools only, under Arborist supervision.

Prior to excavation, the tree should be fertilized in the area of the proposed driveway with 200 gallons of Essential Maxx and Companion Plus organic fertilizer and fungicide to ensure that the deeper roots maintain moisture and nutrition through the construction period.

Location of exploratory trenching around Tree # 5

Larger and smaller roots in exploratory trench

Larger and smaller roots in exploratory trench