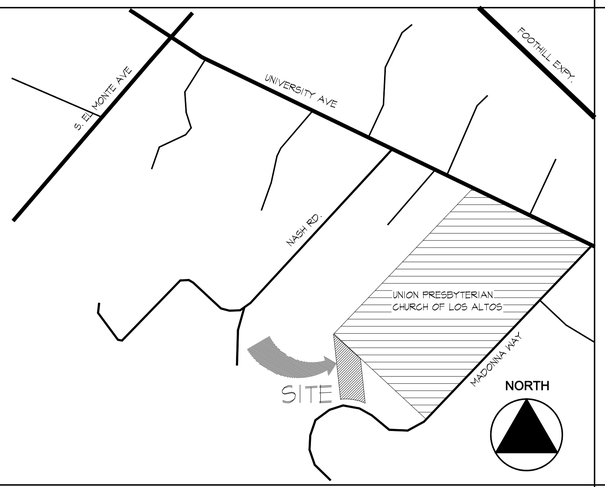
IQBAL RESIDENCE

NEW SINGLE FAMILY RESIDENCE + ACCESSORY DWELLING UNIT

899 MADONNA WAY
LOS ALTOS, CA 94024

LOCATION MAP



PROJECT CONTACT

PROJECT DESIGNER/ ENGINEER
CIOBATTI ENGINEERING
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(408) 464-8410
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EMAIL: richardyyang@yahoo.com

DRAWING INDEX

ARCHITECTURAL

A1	TITLE SHEET
A1.1	SITE CONTEXT
A1.2	NEIGHBORHOOD PHOTOS
A1.3	COLOR SITE PLAN & RENDERING
A2	PROPOSED SITE PLAN
A2.1	SITE PHOTOS
A2.2	CONSTRUCTION STAGING & OPERATION PLAN
A3	PROPOSED MAIN LEVEL FLOOR PLAN
A4	PROPOSED LOWER LEVEL FLOOR PLAN
A5	PROPOSED ROOF PLAN
A6	FLOOR & COVERAGE AREA CALCULATIONS
A7	PROPOSED EXTERIOR ELEVATION
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A10	BUILDING SECTION
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GREEN BUILDING

CG	2019 CALGREEN NOTE
CG2	2019 CALGREEN CHECKLIST

CIVIL

C.0	TOPOGRAPHIC SURVEY
C.1	GRADING AND DRAINAGE PLAN
C.2	EROSION CONTROL PLAN
C.3	DETAILS

LANDSCAPE

L1	PLANTING PLAN

PROJECT SUMMARY TABLE

ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED/ REQUIRED
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT	0 (0%)	3530.6 S.F. (27.7%)	3,822.9 S.F. (30.0%)
FLOOR AREA : MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	0 (0%)	4,023.0 S.F. (31.6%)	4,024.3 S.F. (31.6%)
SETBACKS: FRONT / REAR / RIGHT SIDE / LEFT SIDE	N/A	MAIN FLR/ LOWER FLR 25'-0" 34'-6" 7'-7" / 15'-1 1/4" 7'-7" / 15'-2 3/4"	MAIN FLR/ LOWER FLR 25'-0" 25'-0" 7'-7 1/4" / 15'-1 1/4" 7'-7 1/4" / 15'-1 1/4"
HEIGHT:	0	27'-0"	27'-0"
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	N/A	3,587.2 S.F.	3,587.2 S.F.
NON-HABITABLE AREA: (DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES)	N/A	435.8 S.F.	435.8 S.F.
LOT CALCULATION			
NET LOT AREA		12,743 S.F.	
FRONT YARD HARDSCAPE AREA HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%		164.0 S.F. (8.3%)	
LANDSCAPING BREAKDOWN	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): 5620.8 S.F. EXISTING SOFTSCAPE (UNDISTURBED) AREA: 6,842.0 S.F. NEW SOFTSCAPE AREA: 430.1 S.F. SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA		

PROJECT SUMMARY

APN:	336-03-030
USE:	SINGLE FAMILY RESIDENCE
ZONING DISTRICT:	R1-10
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	R3/ U
SIZE OF LOT:	+/-12,743 S.F. (0.29 ACRE)
ALLOWABLE LOT COVERAGE	3,822.9 S.F.
PROPOSED LOT COVERAGE:	3530.6 S.F.
ADDITIONAL LOT COVERAGE FROM ADU:	444.2 S.F.
MAX. ALLOWABLE FLOOR AREA: (11,000 S.F. X 35%+ 1,743 S.F. X 10%)	4,024.3 S.F.
FLOOR AREAS OF STRUCTURE	
ATTACHED GARAGE	435.8 S.F.
MAIN LEVEL FLOOR AREA	2,042.2 S.F.
LOWER LEVEL FLOOR AREA:	1,445.0 S.F.
TOTAL FLOOR AREA:	4,023.0 S.F.
ATTACHED ACCESSORY DWELLING UNIT (ADU):	848.9 S.F.
MAXIMUM BUILDING HEIGHT:	27'-0"
PROPOSED BUILDING HEIGHT:	27'-0"
REQUIRED PARKING:	2
PARKING PROVIDED:	2

PROJECT SCOPE

NEW CONSTRUCTION OF A TWO-STORY, SINGLE STORY HOUSE (INCLUDING AN ATTACHED 2-CAR GARAGE) AND ATTACHED 848 S.F. ADU.

PRIMARY EXTERIOR BUILDING MATERIALS ARE CEMENT PLASTER AND HARDIE PLANK SIDING.

APPLICABLE CODES

2019 CRC, CBC (FOR STRUCTURAL), CPC, CMC, CEC, CALIFORNIA ENERGY CODE AND CITY OF LOS ALTOS ORDINANCES

ALL CONSTRUCTION TO COMPLY WITH 2019 CALIFORNIA GREEN BUILDING CODE.

REVISIONS

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IQBAL RESIDENCE
NEW SINGLE FAMILY HOUSE & ADU
899 MADONNA WAY
LOS ALTOS, CA 94024

TITLE SHEET

DATE JUNE 20, 2022
SCALE
DRAWN
APN# 336-03-030
SHEET A1
OF SHEETS

1 SITE CONTEXT

1/30"=1'-0"

PROPERTY LINE

(E) SINGLE STORY HOUSE

(E) 2-STORY HOUSE

PROPOSED 2-STORY HOUSE

LEGEND

NORTH

REFERENCE NORTH

0 15' 30' 60'

REVISIONS

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LOS ALTOS, CA 94024

CONTEXTUAL MAP

DATE JUNE 20, 2022

SCALE

DRAWN

APN# 336-03-030

SHEET A1.1

OF SHEETS

④ 899 MADONNA– VIEW FROM UPPER STREET

③ 899 MADONNA– VIEW FROM LOWER STREET

② 901 MADONNA– STREET VIEW TO REAR YARD

① 901 MADONNA– FRONT

⑧ 900 MADONNA– FRONT

⑦ 890 MADONNA

⑥ 893 MADONNA

⑤ 897 MADONNA

⑫ 908 MADONNA (VIEW FROM PRIVATE RD.)

⑪ 906 MADONNA (VIEW FROM PRIVATE RD.)

⑩ 904 MADONNA (VIEW FROM PRIVATE RD.)

⑨ 900 MADONNA– SIDE STREET

REVISIONS

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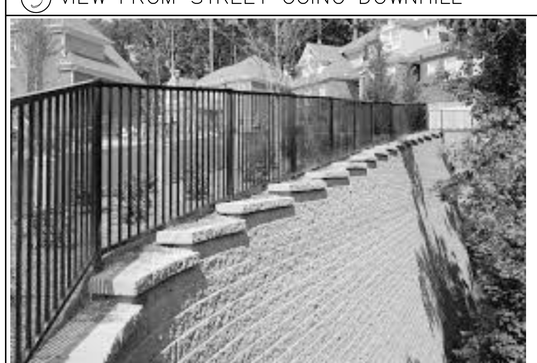
NEIGHBORHOOD PHOTOS

DATE JUNE 20, 2022
SCALE
DRAWN
APN# 336–03–030
SHEET A1.2
OF SHEETS

② VIEW FROM STREET GOING UPHILL

③ VIEW FROM STREET GOING DOWNHILL



④ METAL GUARDRAIL AT FRONT YARD / DRIVEWAY

① COLOR SITE PLAN w/ TREES & LANSCAPING

REVISIONS

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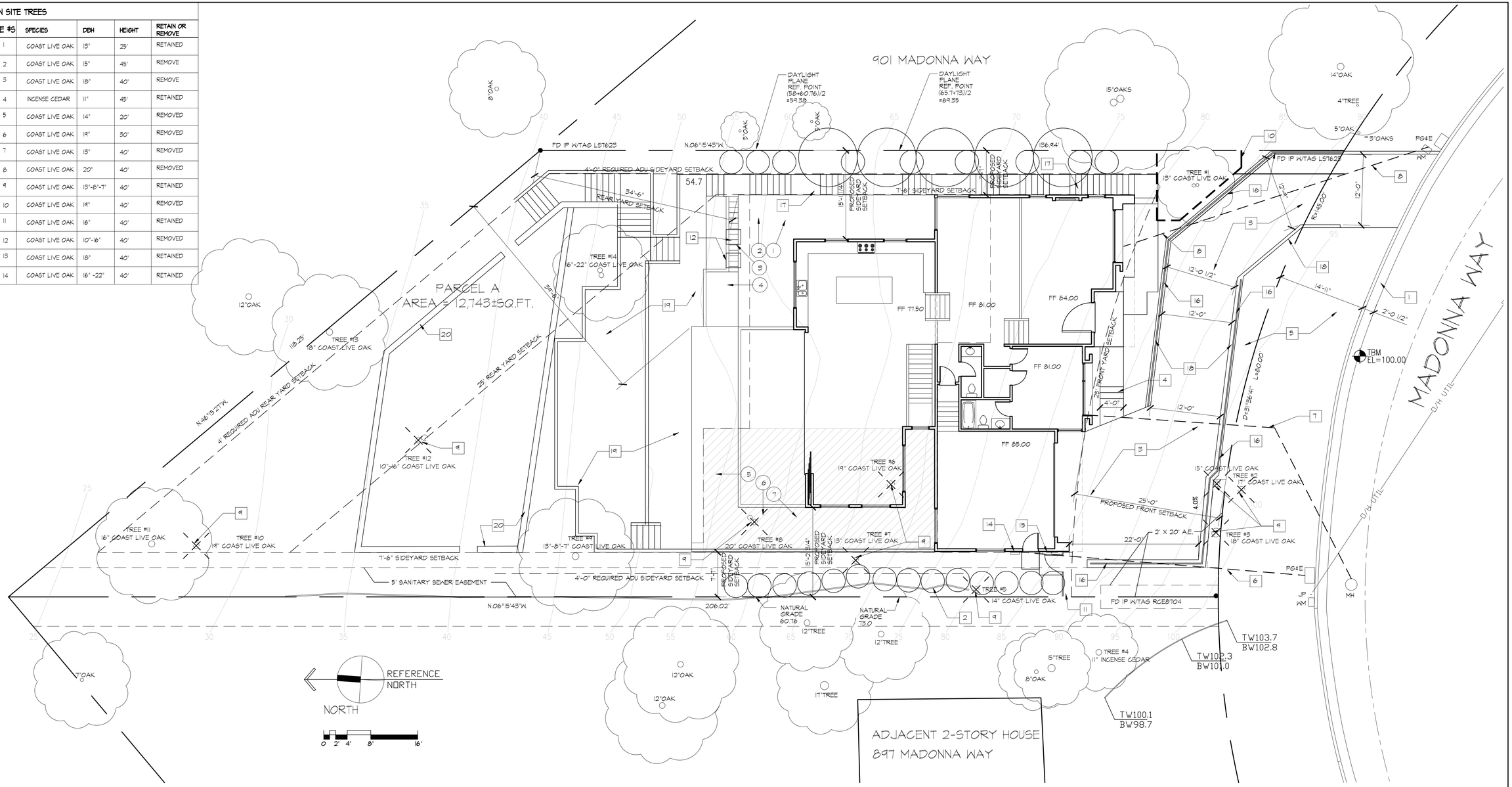
COLOR SITE PLAN & RENDERING

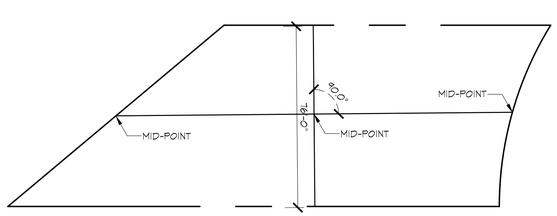
DATE JUNE 20, 2022
SCALE
DRAWN
APN# 336-03-030
SHEET A1.3
OF SHEETS

ON SITE TREES

TREE #S	SPECIES	DBH	HEIGHT	RETAIN OR REMOVE
1	COAST LIVE OAK	13"	25'	RETAINED
2	COAST LIVE OAK	15"	45'	REMOVE
3	COAST LIVE OAK	18"	40'	REMOVE
4	INCENSE CEDAR	11"	45'	RETAINED
5	COAST LIVE OAK	14"	20'	REMOVED
6	COAST LIVE OAK	19"	30'	REMOVED
7	COAST LIVE OAK	13"	40'	REMOVED
8	COAST LIVE OAK	20"	40'	REMOVED
9	COAST LIVE OAK	13"-8"-7"	40'	RETAINED
10	COAST LIVE OAK	19"	40'	REMOVED
11	COAST LIVE OAK	16"	40'	RETAINED
12	COAST LIVE OAK	10"-16"	40'	REMOVED
13	COAST LIVE OAK	18"	40'	RETAINED
14	COAST LIVE OAK	16" -22"	40'	RETAINED



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



2 LOT WIDTH DIAGRAM 1/30"=1'-0"

GENERAL NOTES

A. BUILDING SETBACK VERIFICATION: PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE LLS OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS ARE PER THE APPROVED PLANS.

B. ALL REMAINING EXISTING LANDSCAPE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, TYPICAL.

C. REMOVE EXISTING LANDSCAPE WHERE NEW CONSTRUCTION OCCURRED, VERIFY WITH OWNER FOR ITEM TO BE SAVED AND REUSED

D. REMOVE EXISTING FENCE WHERE NEW CONSTRUCTION OCCURRED

E. PREPARE SITE FOR NEW CONSTRUCTION WHERE OCCURRED, SEE NEW FLOOR PLAN

F. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF WORK." APPLY FOR THIS PERMIT AT THE PUBLIC WORKS ENGINEERING (PWE) DIVISION. **THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY."**

G. REFER TO CIVIL ENGINEERING DRAWINGS FOR DOWNSPOUT/ SPLASH BLOCK LOCATIONS.

H. SEE SOIL REPORT FOR SITE & FOUNDATION COMPACTION & GRADING REQUIREMENTS.

KEYNOTES

1. (E) STREET CURB & GUTTER
2. (E) WD. FENCE TO REMAIN.
3. NEW PERMEABLE PAVER DRIVEWAY.
4. NEW PERMEABLE PAVER WALKWAY
5. (N) LANDSCAPING. SEE LANDSCAPING PLANS.
6. JOINT TRENCH FOR UNDERGROUND ELECTRICAL & GAS LINES.
7. NEW 4" SEWER LINE
8. NEW 2" WATER LINE WITH NEW WATER METER. COORDINATE WITH WATER COMPANY.
9. REMOVE (E) TREE.
10. PROTECTION TREE PROTECTION FENCING PER CITY'S STANDARDS.
11. 6' TALL WD. GATE & FENCE.
12. HEAT PUMP UNITS UNDER STAIRWAY ON CONC. PAD. UNITS SHALL MEET LOS ALTOS AC NOISE REQUIREMENTS.
13. DECOMPOSED GRAINTE (D.G.) WALKWAY
14. ELEC. PANEL & METER (400 AMP)
15. GAS METER (FOR COOKING APPLIANCE)
16. NEW METAL RAILING ON RETAINING WALL. 42" MIN. HT. ABOVE ADJACENT GRADE.
17. CONCRETE STEPS & WALKWAY
18. CONC. RETAINING WALL
19. LANDSCAPING WOOD DECK. SEE CIVIL ENGINEERING AND LANDSCAPE DRAWINGS.
20. LANDSCAPING RETAINING WALL. SEE CIVIL ENGINEERING AND LANDSCAPE DRAWINGS.

LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCING (MIN. 5 FT. TALL W/ POSTS DRIVEN TO GROUND) SEE ARBORIST REPORT
- ATTACHED ADU AT LOWER FLOOR
- (E) TREE TO REMAIN
- NEW TREE/ SHRUBS SEE LANDSCAPE PLAN L1
- (E) TREE TO BE REMOVED
- PHOTO KEY (SEE PHOTOS ON A2.1)

REVISIONS

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LOS ALTOS, CA 94024

PROPOSED SITE PLAN

DATE	JUNE 20, 2022
SCALE	
DRAWN	
APN#	336-03-030
SHEET	A2
OF	SHEETS

④ VIEW FROM BALCONY TO NORTHWEST

③ VIEW FROM BALCONY TO NORTH

② VIEW FROM BALCONY TO EAST

① VIEW FROM BALCONY TO SOUTHEAST

⑦ VIEW FROM BALCONY TO WEST

⑥ VIEW FROM BALCONY TO NORTHWEST

⑤ VIEW FROM BALCONY TO NORTH

REVISIONS

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SITE PHOTOS

DATE JUNE 20, 2022

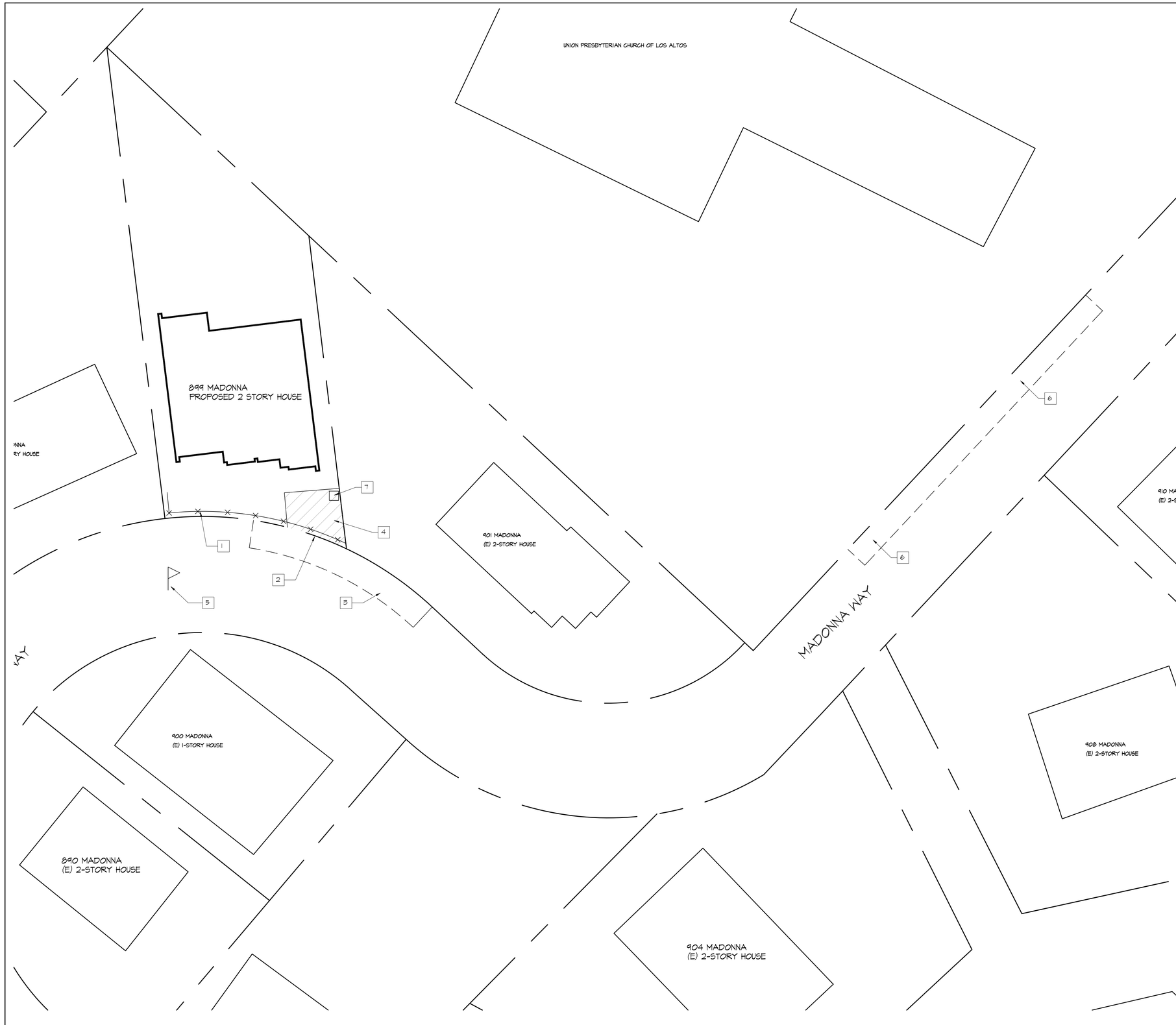
SCALE

DRAWN

APN# 336-03-030

SHEET A2.1

OF SHEETS



PROPERTY LINE

6' TALL CHAINLINK CONSTRUCTION FENCE

HOUSE

CONSTRUCTION MATERIAL STAGING AREA

LEGEND

1. 6' TALL CHAINLINK FENCE
2. SITE ENTRANCE
3. AREA FOR ACTIVE DELIVERY, CONCRETE, & HAULING TRUCK
4. CONSTRUCTION MATERIAL STAGING AREA
5. TRAFFIC CONTROL WORKER W/ FLAG DURING DELIVERY OR CONCRETE POUR
6. TRUCK STAGING & PARKING AREA
7. TEMPORARY TOILET

KEYNOTES

1. POST A SIGN AT FENCE W/ CONTRACTOR'S NAME AND PHONE NUMBER
2. NOTIFY NEIGHBORS BEFORE EXCAVATION WORK, CONCRETE POUR, HAULING, OR OTHER ACTIVITIES THAT MAY IMPACT THE STREET TRAFFIC

GENERAL NOTES

1 CONSTRUCTION STAGING & OPERATION PLAN

1/20"=1'-0"

REVISIONS

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CONSTRUCTION STAGING & OPERATION PLAN

DATE JUNE 20, 2022

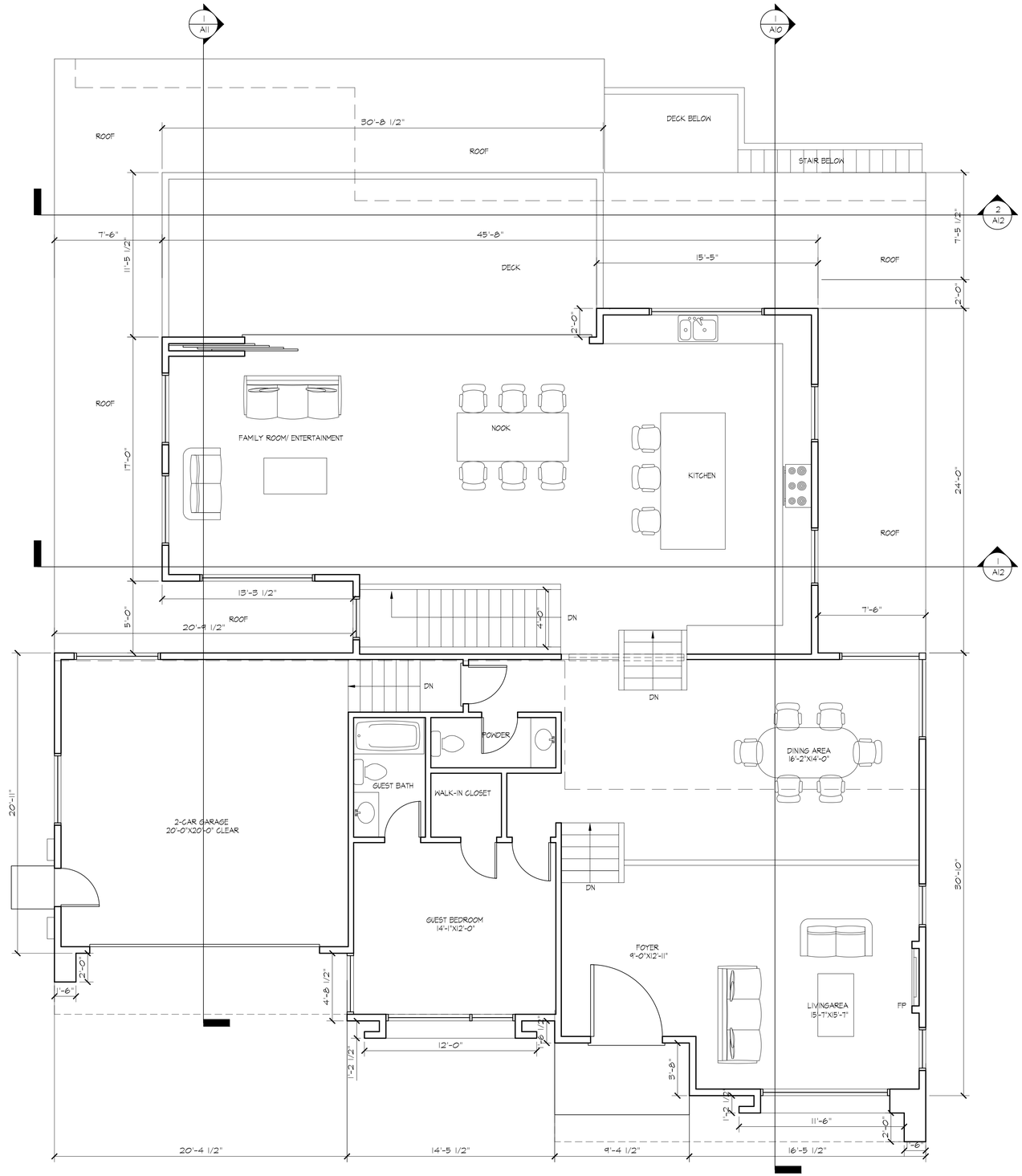
SCALE

DRAWN

APN# 336-03-030

SHEET A2.2

OF SHEETS



1 MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

REVISIONS

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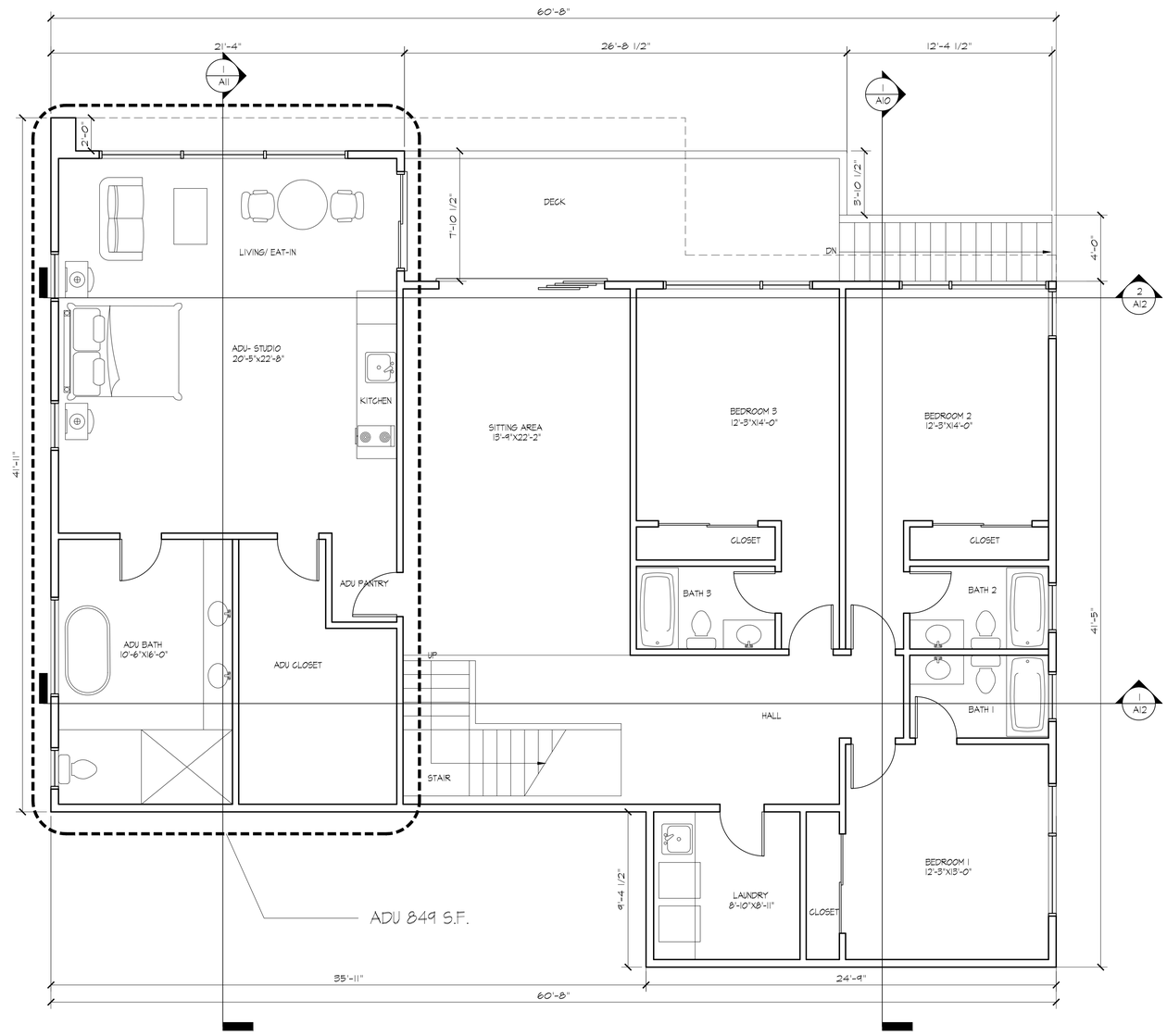
MAIN LEVEL FLOOR PLAN

DATE	JUNE 20, 2022
SCALE	
DRAWN	
APN#	336-03-030
SHEET	A3
OF	SHEETS



1 LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

REVISIONS

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IQBAL RESIDENCE
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LOS ALTOS, CA. 94024

LOWER LEVEL FLOOR PLAN

DATE JUNE 20, 2022

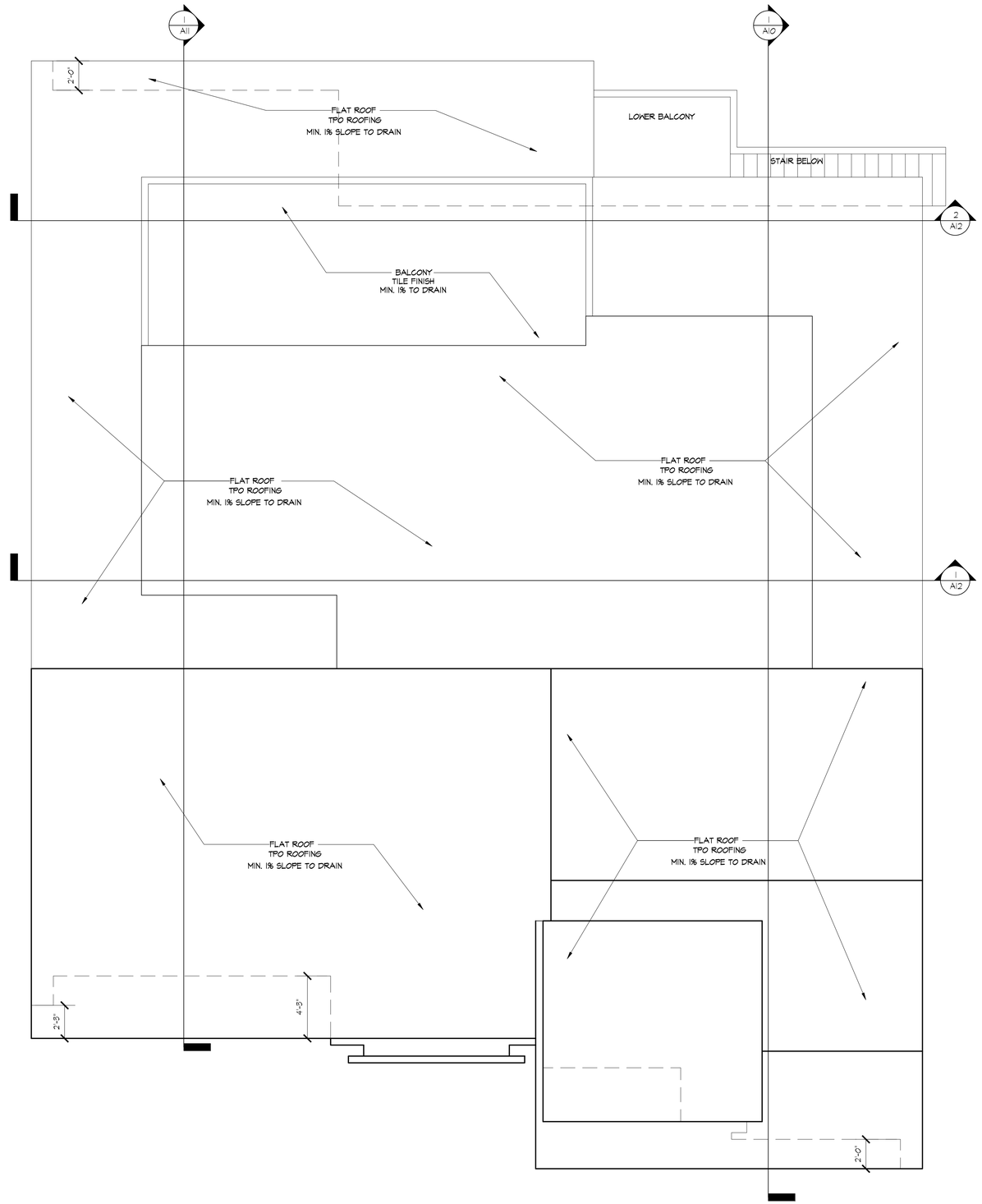
SCALE

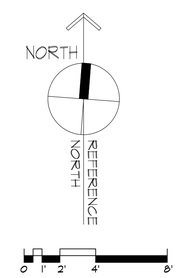
DRAWN

APN# 336-03-030

SHEET A4

OF SHEETS





1 PROPOSED ROOF PLAN

1/4" = 1'-0"

REVISIONS	

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12935 ALCOSTA BLVD. #2025
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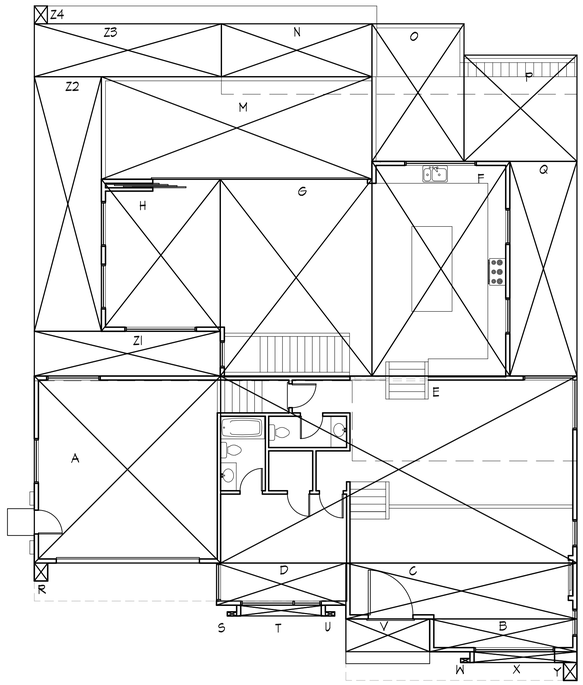
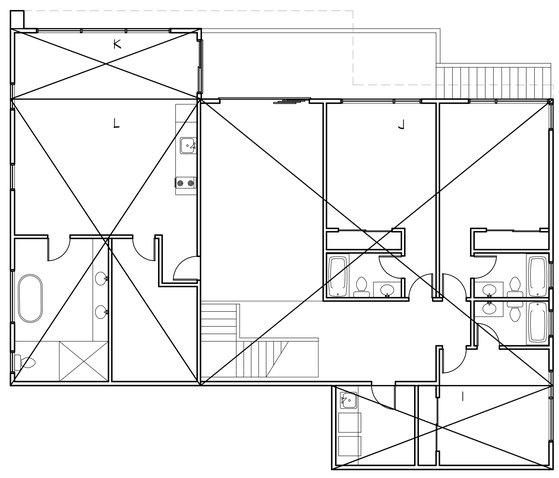
PROPOSED ROOF PLAN

DATE	JUNE 20, 2022
SCALE	
DRAWN	
APN#	336-03-030
SHEET	A5
OF	SHEETS



1 MAIN LEVEL FLOOR AREA CALCULATION

1/8"=1'-0"



2 LOWER LEVEL FLOOR AREA CALCULATION

1/8"=1'-0"

FLOOR AREA CALCULATION

MAIN LEVEL FLOOR

SECTION	DIMENSIONS	AREA
A	20'-10" X 20'-11"	435.8
B	16'-5 1/2" X 3'-8"	60.3
C	25'-10" X 6'-3"	161.5
D	14'-5 1/2" X 4'-8 1/2"	68.1
E	39'-10" X 20'-11"	833.2
F	15'-5" X 24'-0"	370.0
G	16'-11 1/2" X 22'-0	373.1
H	13'-3 1/2" X 17'-0"	226.0
SUBTOTAL		2528.0

LOWER LEVEL FLOOR

SECTION	DIMENSIONS	
I	24'-9" X 9'-4 1/2"	232.0
J	39'-5" X 32'-0 1/2"	1263.0
SUBTOTAL		1495.0

TOTAL FLOOR AREA FOR MAIN HOUSE	4023 SF < 4024 SF

ATTACHED ACCESSORY DWELLING UNIT (ADU)

SECTION	DIMENSIONS	
K	21'-4" X 7'-10 1/2"	168.0
L	21'-3" X 32'-0 1/2"	680.9
SUBTOTAL		848.9

TOTAL FLOOR AREA FOR ADU	848.9 SF < 850 SF

FLOOR COVERAGE CALCULATION

SECTION	DIMENSIONS	AREA
A	20'-10" X 20'-11"	435.8
B	16'-5 1/2" X 3'-8"	60.3
C	25'-10" X 6'-3"	161.5
D	14'-5 1/2" X 4'-8 1/2"	68.1
E	39'-10" X 20'-11"	833.2
F	15'-5" X 24'-0"	370.0
G	16'-11 1/2" X 22'-0	373.1
H	13'-3 1/2" X 17'-0"	226.0
M	30'-3" X 11'-5 1/2"	346.6
N	16'-10" X 5'-11"	99.6
O	10'-3 1/2" X 15'-4 1/2"	158.2
P	12'-7 1/2" X 11'-10 1/2"	149.9
Q	7'-6" X 24'-0"	180.0
R	1'-6" X 2'-0"	3.0
S	1'-0 1/2" X 0'-5 1/2"	0.5
T	9'-11" X 1'-2 1/2"	12.0
U	1'-0 1/2" X 0'-5 1/2"	0.5
V	9'-4 1/2" X 3'-8"	34.4
W	1'-0 1/2" X 0'-5 1/2"	0.5
X	11'-11 1/2" X 1'-2 1/2"	14.4
Y	1'-6" X 2'-0"	3.0
TOTAL		3530.6

TOTAL COVERAGE	3530.6 SF < 3822.9 SF

ADDITIONAL COVERAGE FROM ADU

SECTION	DIMENSIONS	AREA
Z1	20'-9 1/2" X 5'-0"	104.0
Z2	7'-6" X 28'- 5 1/2"	213.4
Z3	20'-11" X 5'-11"	123.8
Z4	1'-6" X 2'-0"	3.0
TOTAL		444.2

REVISIONS

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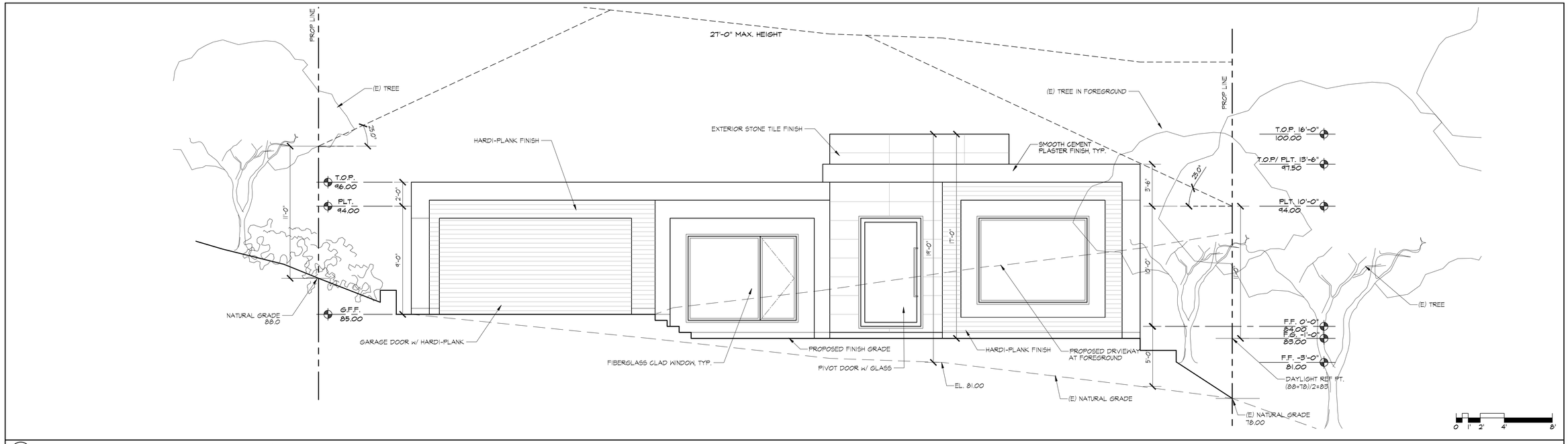
LOS ALTOS, CA 94024

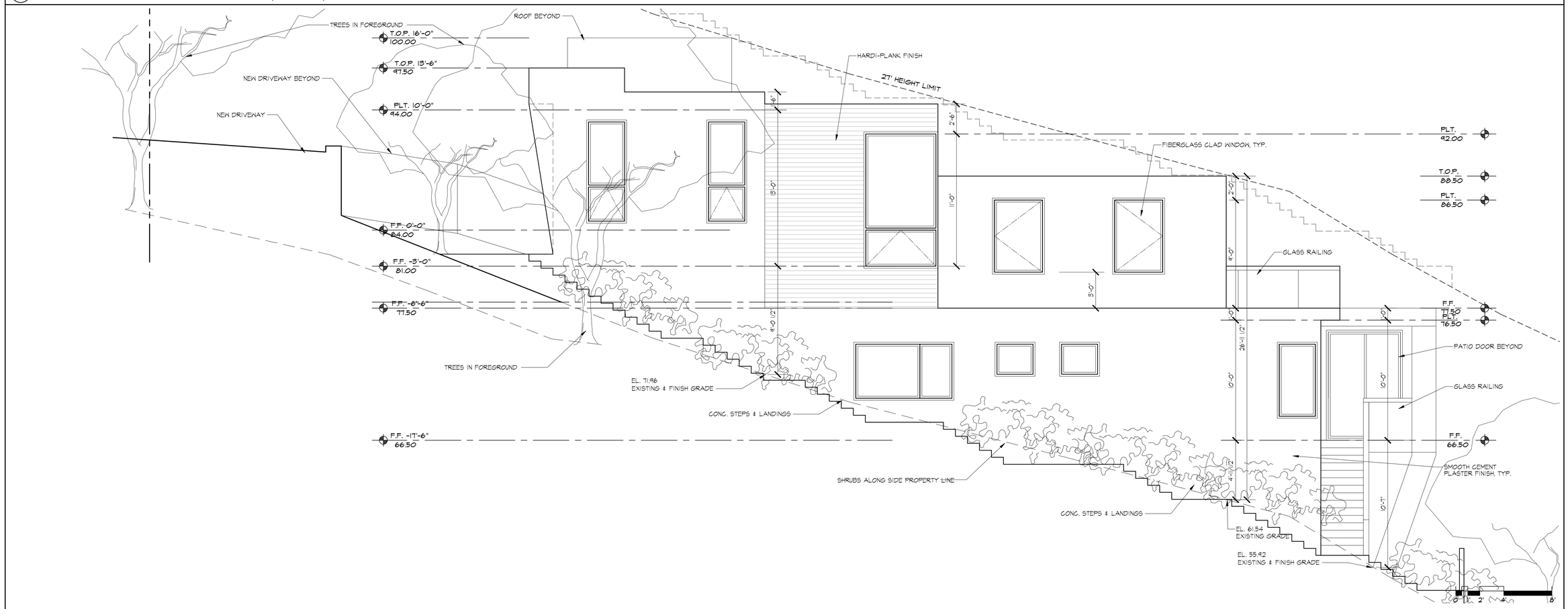
FLOOR & COVERAGE AREA CALCULATIONS

DATE JUNE 20, 2022
SCALE
DRAWN
APN# 336-03-030
SHEET A6
OF SHEETS



1 PROPOSED STREET ELEVATION (SOUTH)

1/4" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION (EAST)

1/4" = 1'-0"

REVISIONS

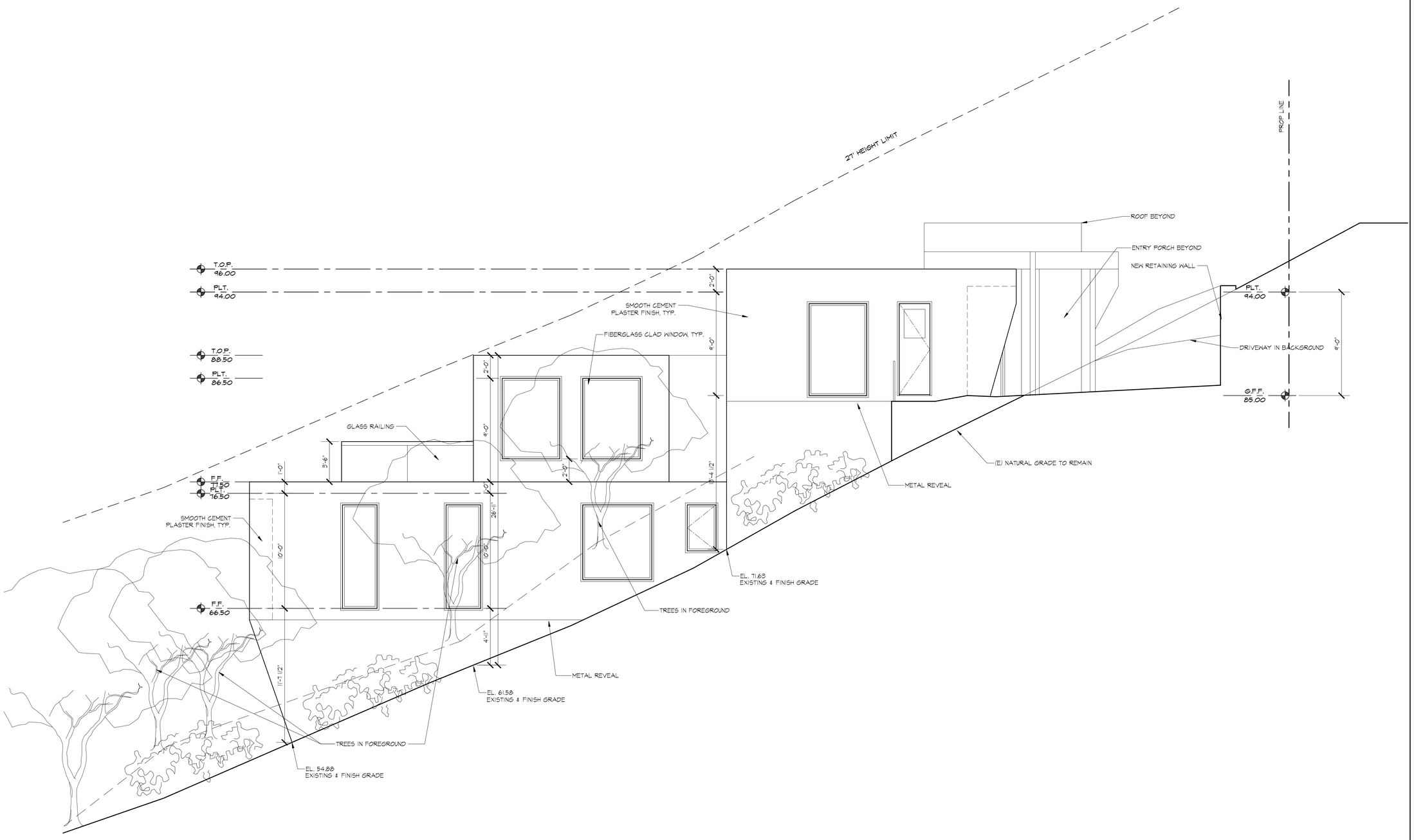
CIBOTTI ENGINEERING
12935 ALCOSTA BLVD. #2025
SAN RAMON, CA 94583
BUS: (925) 829-0920
EMAIL: SCOTT@CIBOTTI.COM

IQBAL RESIDENCE
NEW SINGLE FAMILY HOUSE & ADU

899 MADONNA WAY
LOS ALTOS, CA 94024

PROPOSED EXTERIOR ELEVATIONS

DATE	JUNE 20, 2022
SCALE	
DRAWN	
APN#	336-03-030
SHEET	A7
OF	SHEETS



1 PROPOSED LEFT SIDE ELEVATION (WEST)

1/4" = 1'-0"

REVISIONS	

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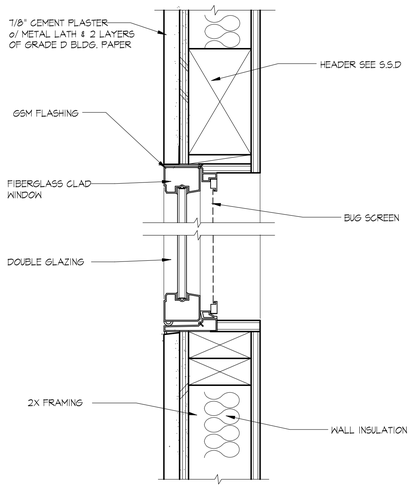
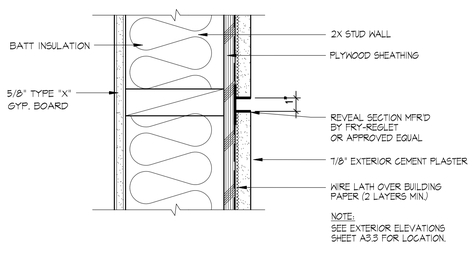
PROPOSED EXTERIOR ELEVATION

DATE	JUNE 20, 2022
SCALE	
DRAWN	
APN#	336-03-030
SHEET	A8
OF	SHEETS

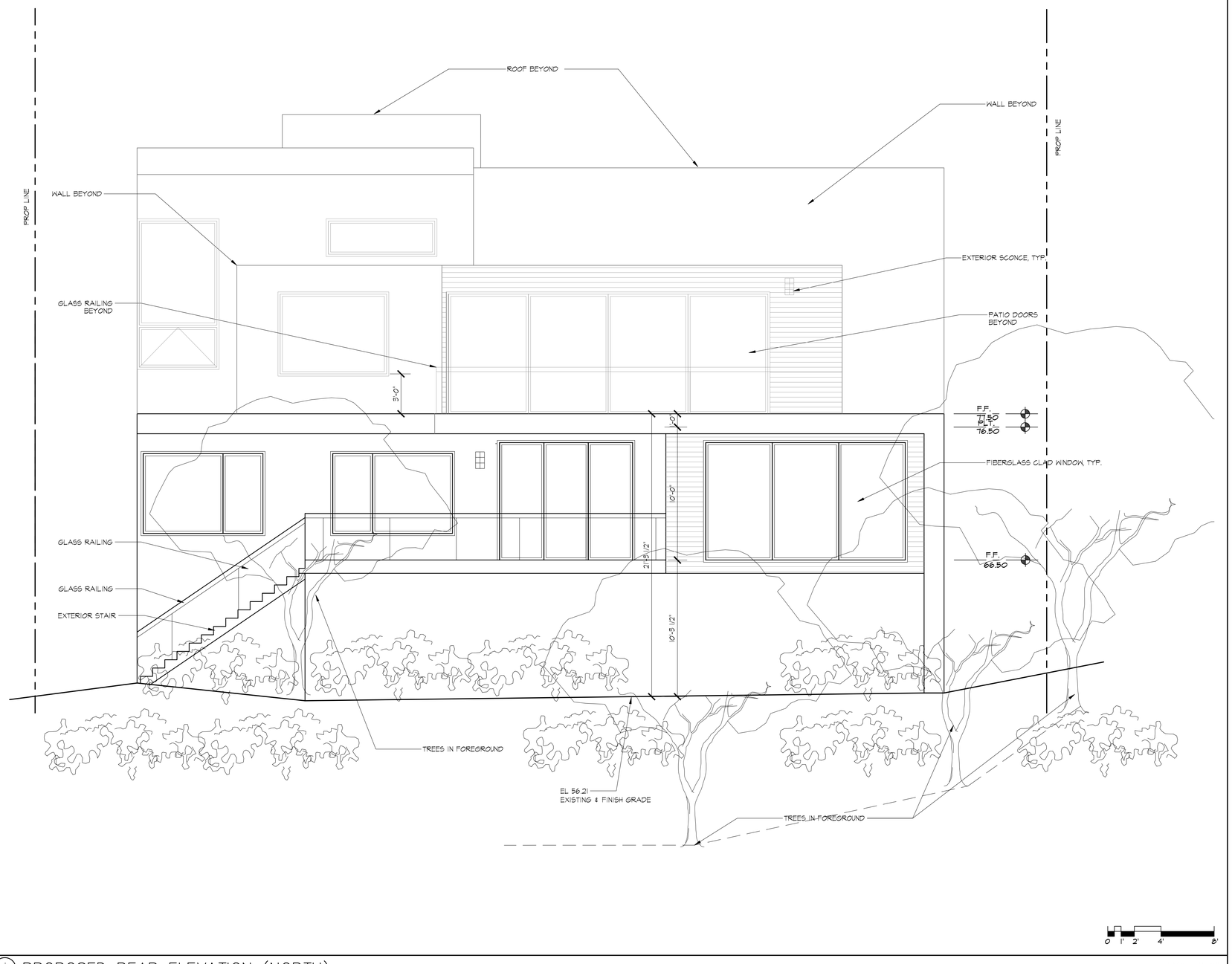


2 TYPICAL WINDOW DETAIL 3" = 1'-0"



3 STUCCO REVEAL DETAIL 3" = 1'-0"

4 GLASS RAILING



1 PROPOSED REAR ELEVATION (NORTH) 1/4" = 1'-0"

REVISIONS	

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PROPOSED EXTERIOR ELEVATION

DATE	JUNE 20, 2022
SCALE	
DRAWN	
APN#	336-03-030
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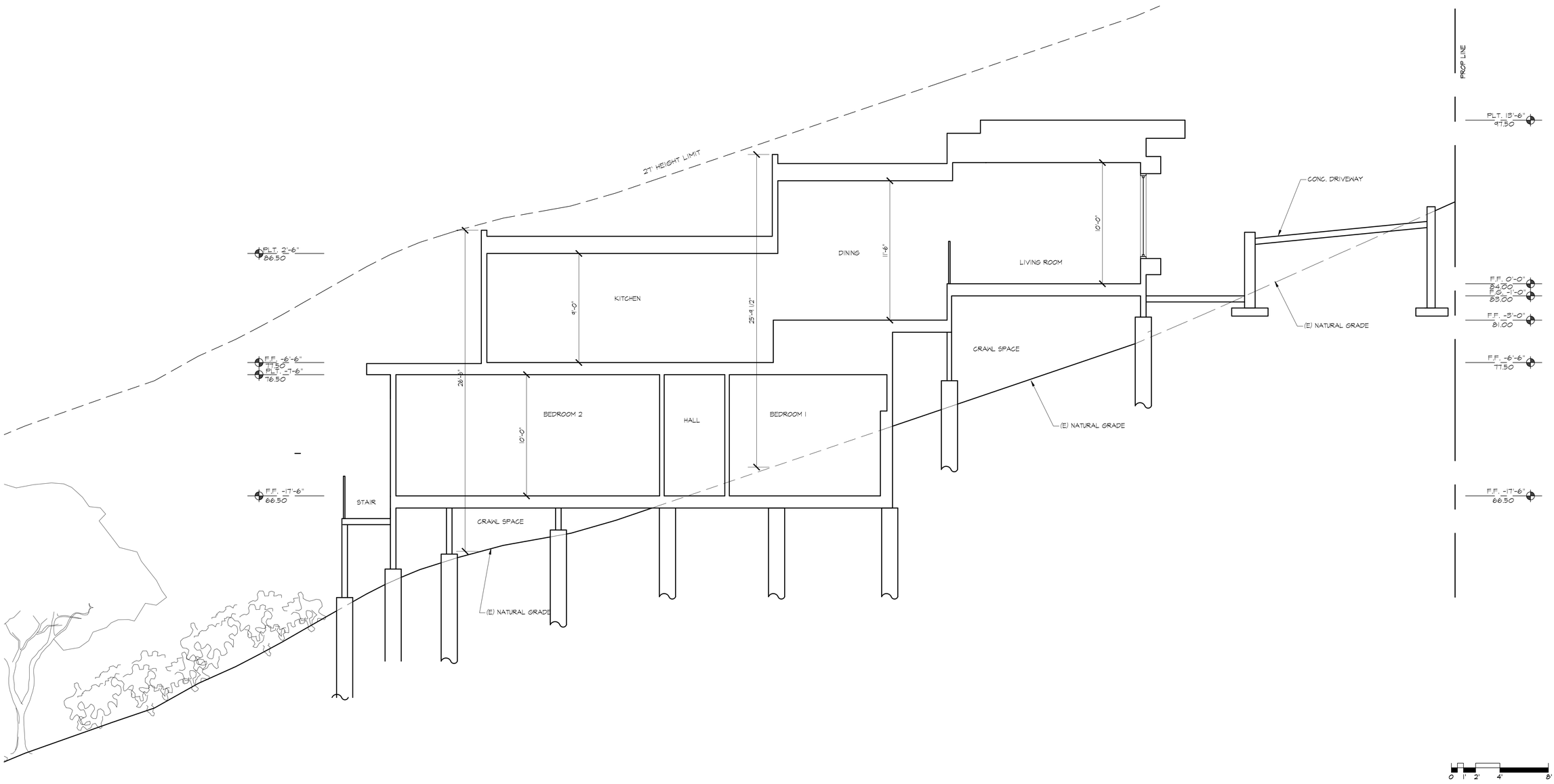
OF	SHEETS



1 BUILDING SECTION

1/4" = 1'-0"

REVISIONS

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IQBAL RESIDENCE
NEW SINGLE FAMILY HOUSE & ADU

899 MADONNA WAY
LOS ALTOS, CA 94024

BUILDING SECTION

DATE JUNE 20, 2022

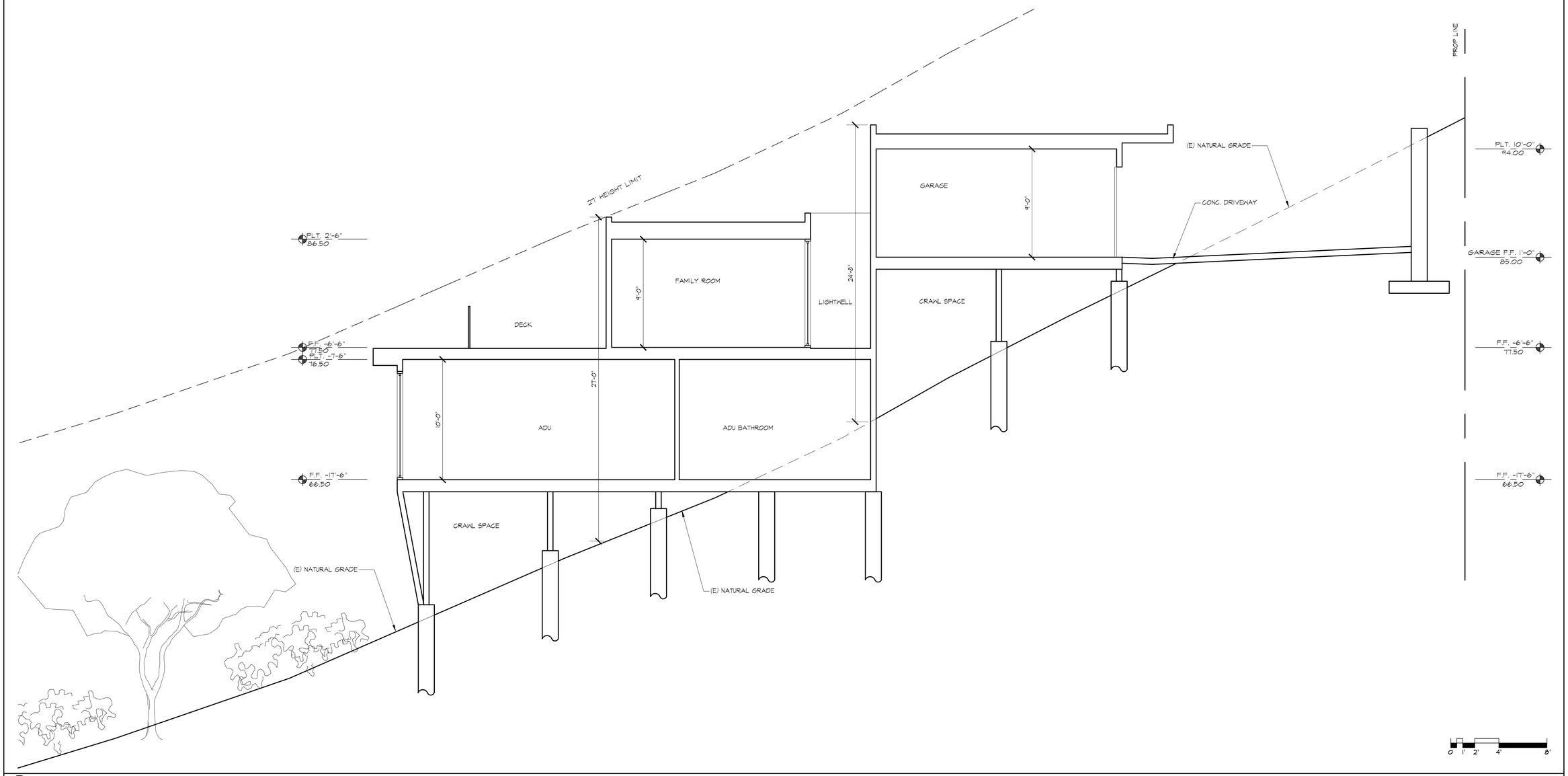
SCALE

DRAWN

APN# 336-03-030

SHEET A10

OF SHEETS



1 BUILDING SECTION

1/4" = 1'-0"

REVISIONS	

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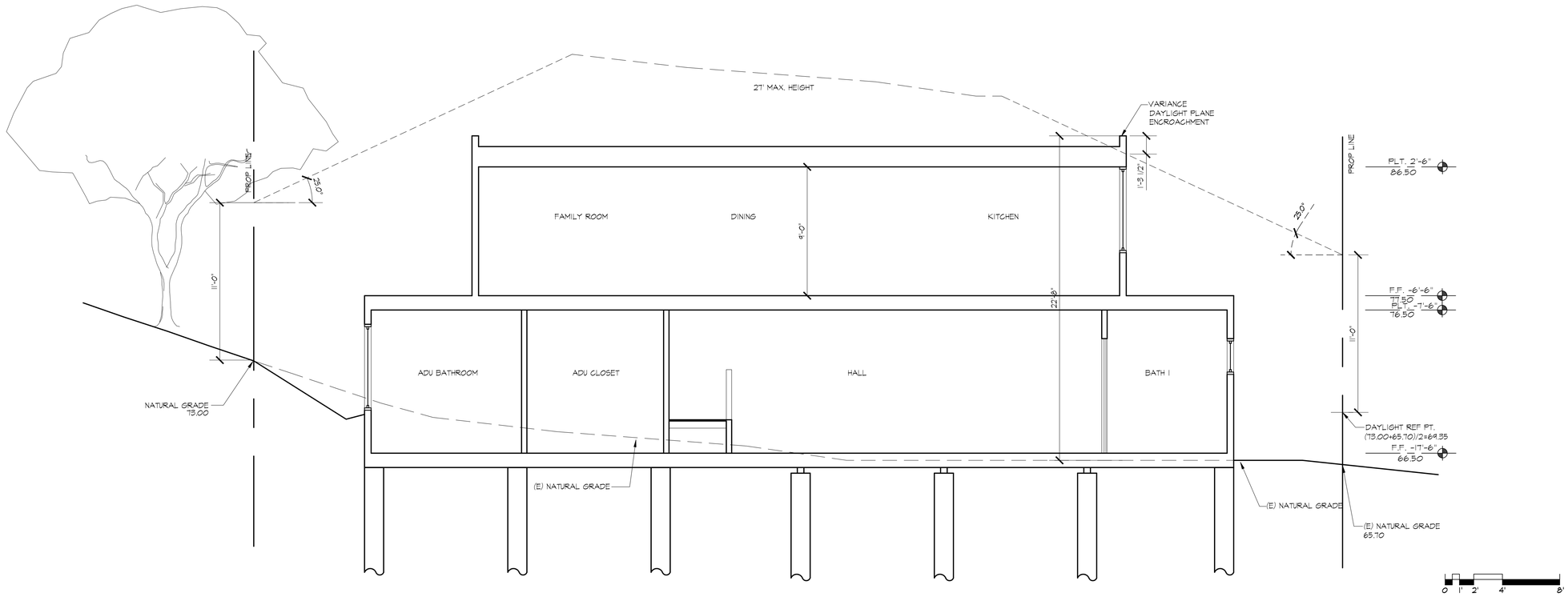
IQBAL RESIDENCE
NEW SINGLE FAMILY HOUSE & ADU

899 MADONNA WAY
LOS ALTOS, CA. 94024

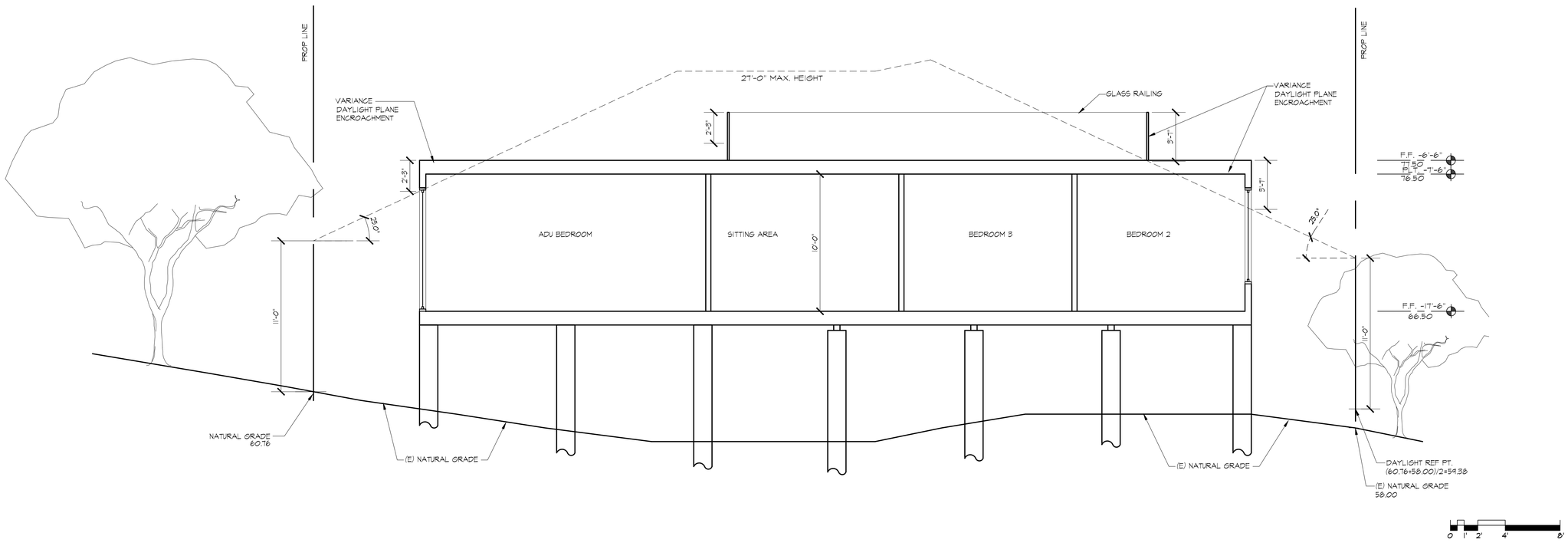
BUILDING SECTION

DATE	JUNE 20, 2022
SCALE	
DRAWN	
APN#	336-03-030
SHEET	A11
OF	SHEETS



1 BUILDING SECTION

1/4" = 1'-0"



2 BUILDING SECTION

1/4" = 1'-0"

REVISIONS

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IQBAL RESIDENCE
NEW SINGLE FAMILY HOUSE & ADU

899 MADONNA WAY
LOS ALTOS, CA 94024

BUILDING SECTIONS

DATE	JUNE 20, 2022
SCALE	
DRAWN	
APN#	336-03-030
SHEET	A12
OF	SHEETS

2019 CALIFORNIA GREEN BUILDING RESIDENTIAL STANDARD CODE MADATORY MESURES

CALGREEN BUILDING NOTE

4.106.2 Storm water drainage and retention during construction. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterbaords.ca.gov/water_issues/programs/storwater/construction.html)

4.106.3. Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4.1 New one- and two-family dwellings and town- houses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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

4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

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

4.303.1.3 Showerheads.
4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead

4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

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

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

4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.
Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code.

4.304.1 Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
Notes:

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

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

4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 Construction waste management plan. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 Waste management company. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

4.408.4 Waste stream reduction alternative. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65 percent construction waste reduction requirement in Section 4.408.1.

4.408.5 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.
Note:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at http://www.hcd.ca.gov/building-standard/calgreen/cal-green-form.html may be used to assist in documentation compliance with this section.
2. Mixed construction and demolition debris (C&D) processors can be located at California Department of Resources Recycling and Recovery (CalRecycle).

4.410.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

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

4.410.2 Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.
Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

4.503.1 Fireplace. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.
4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

Table 4.504.1 Adhesive VOC Limit [1, 2]
(Less Water and Less Exempt Compounds in Grams per Liter)

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

4.504.2 Finish material pollutant control. Finish materials shall comply with this section.
4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet therequirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

Table 4.504.3 VOC Content Limits For Architectural Coatings [2, 3]
(Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)

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

4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

4.504.3 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.)
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor AdvantageTM Gold.

4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following:

1. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products compliant with CHPS criteria certified under the Greenguard Children & Schools program.
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.)

4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.

Table 4.504.5 Formaldehyde Limits[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

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

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of ½ inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

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

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507.2 Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J—2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D—2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S—2016 (Residential Equipment Selection) or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.

702.1 Installer training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems, including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include, but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 Special inspection. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or the duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector.

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

703.1 Documentation. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified in the application checklist.

Richard Yang
GreenPoint Rater
Rater ID 2009-301
Expire: 1/14/2022

CERTIFIED GreenPoint RATER

PROJECT: 899 Madonna Way, Los Altos, CA 94024
APN: 336-03-030

SHEET NO.

CG

2019 CALGREEN NOTES

CALGREEN SIGNATURE DECLARATIONS

Project Name: Iqbal Residence - New Single Family House & ADU

Project Address: 899 Madonna Way, Los Altos, CA 94024

Project Description: New Single Family House with attached ADU

SECTION 1 – DESIGN VERIFICATION

Complete all lines of Section 1 – "Design Verification" and **SUBMIT THE ENTIRE CHECKLIST (COLUMNS 2 AND 3) WITH THE PLANS AND BUILDING PERMIT APPLICATION TO THE BUILDING DEPARTMENT.**

The design professional responsible for compliance with CalGreen Standards has reviewed the plans and certifies that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the **2019 California Green Building Standards Code** as adopted by the City of Los Altos.

Kevin Huang	11/1/2021
Design Professional's Signature	Date
Kevin Huang	
Design Professional's Name (Please Print)	
	11/1/2021
Signature of Green Point Rater/Certified ICC CalGreen Special Inspector/Consulting Group	Date
Richard Yang	(408) 677-6588
Name of Green Point Rater/Inspector (Please Print)	Phone No.
richard@jbrcyllc.com	GPR2009-301,ICC8786778
Email Address	License No.

SECTION 2 – IMPLEMENTATION VERIFICATION

Complete, sign and submit the completed checklist, including column 3, together with all original signatures on Section 2 to the Building Department **PRIOR TO BUILDING DEPARTMENT FINAL INSPECTION**.

I have inspected the work and have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements of the **2019 California Green Building Standards Code** as adopted by the City of Los Altos.

Signature of Licensed Green Point Rater/Certified ICC CalGreen Special Inspector/ Consulting Group	Date
Name of Green Point Rater/Inspector (Please Print)	Phone No.
Email address	License No.

ENVIRONMENTAL QUALITY

Fireplaces		
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.		
Pollutant Control		
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.		
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.		
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.		
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.		
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.		
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.		
4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.		
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.		
Interior Moisture Control		
4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.		
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.		
Indoor Air Quality and Exhaust		
4506.1 Each bathroom shall be provided with the following: 1. ENERGY STAR fans ducted to terminate outside of the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent		
Environmental Comfort		
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.		
Installer and Special Inspector Qualifications		
Qualifications		
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.		
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.		
Verifications		
703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.		

1. Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7
2. Required prerequisite for this Tier.
3. These measures are currently required elsewhere in statute or in regulation

2019 CALGREEN RESIDENTIAL CHECKLIST
MANDATORY ITEMS - Version 1.01.20

COMMUNITY DEVELOPMENT DEPARTMENT – BUILDING DIVISION
KIRK BALLARD, BUILDING OFFICIAL
ONE NORTH SAN ANTONIO ROAD • LOS ALTOS, CA 94022-3088
(650) 947-2752 • FAX/EMAIL- BUILDING@LOSALTOSCA.GOV • WWW.LOSALTOSCA.GOV

PURPOSE:

The 2019 CALGreen Code applies to all newly constructed hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing and other types of dwellings with sleeping accommodations and new accessory buildings associated with such uses. This section also applies to additions and alterations where there is an increase in conditioned space and specifies that these requirements only apply to the specific area of the addition or alteration. Existing site and landscaping improvements that are not otherwise disturbed are not subject to the requirements of CALGreen.

Project Name: Iqbal Residence - New Single Family House & ADU

Project Address: 899 Madonna Way, Los Altos, CA 94024

Project Description: New Single Family House with attached ADU

Instructions (for projects of 300 sq. ft. or more):

1. The owner or owner's agent shall employ a licensed qualified green-point rater (www.buildgreen.org) experienced with the 2019 California Green Building Standards Codes to verify and assure that all required work described herein is properly planned and implemented in the project.
2. The green-point rater, in collaboration with the design professional shall review **Column 2** of this checklist, and initial all applicable measures, sign and date **Section 1 –Design Verification** at the end of this checklist., prior to submittal. Applicant to include these pages into the construction plans as well as provide (2) separate 8-1/2" x 11" signed copies.
3. **PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT**, the Green-Point Rater shall complete Column 3 and sign and Date **Section 2 – Implementation Verification** at the end of this checklist and submit the completed form to the Building Department.

MANDATORY FEATURE OR MEASURE	COLUMN 2 **Project Requirements** Rater to initial applicable measures prior to submitting forms	COLUMN 3 **Verification** Rater to verify during construction as applicable to project
Planning and Design – Site Development		
4.106.2 A plan is developed and implemented to manage storm water drainage during construction		
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.		
4.106.4 Provide capability for electric vehicle charging for one- and two-family dwellings: townhouses with attached private garages; multifamily dwellings; and hotels/motels in accordance with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 as applicable.		
Energy Efficiency – General		
4.201.1 Building meets or exceeds the requirements of the *California Building Energy Efficiency Standards*[3].		
Water Efficiency and Conservation – Indoor Water Use		
4.303.1. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.		
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable referenced standards.		
4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.		
Outdoor Water Use		
4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.		
Material Conservation and Resource Efficiency – Enhanced Durability and Reduced Maintenance		
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.		
Construction Waste Reduction, Disposal and Recycling		
4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan per Section 4.408.2; or 3. A waste management company per Section 4.408.3; or 4. The waste stream reduction alternative per Section 4.408.4.		
Building Maintenance and Operation		
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.		
4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. See exception for rural jurisdictions	N/A	

REVISIONS

CIBOTTI ENGINEERING
12935 ALCOSTA BLVD. #2025
SAN RAMON, CA 94583
BUS:(925) 829-0920
EMAIL:SCOTT@CIBOTTI.COM

IQBAL RESIDENCE
NEW SINGLE FAMILY HOUSE & ADU
899 MADONNA WAY
LOS ALTOS, CA 94024

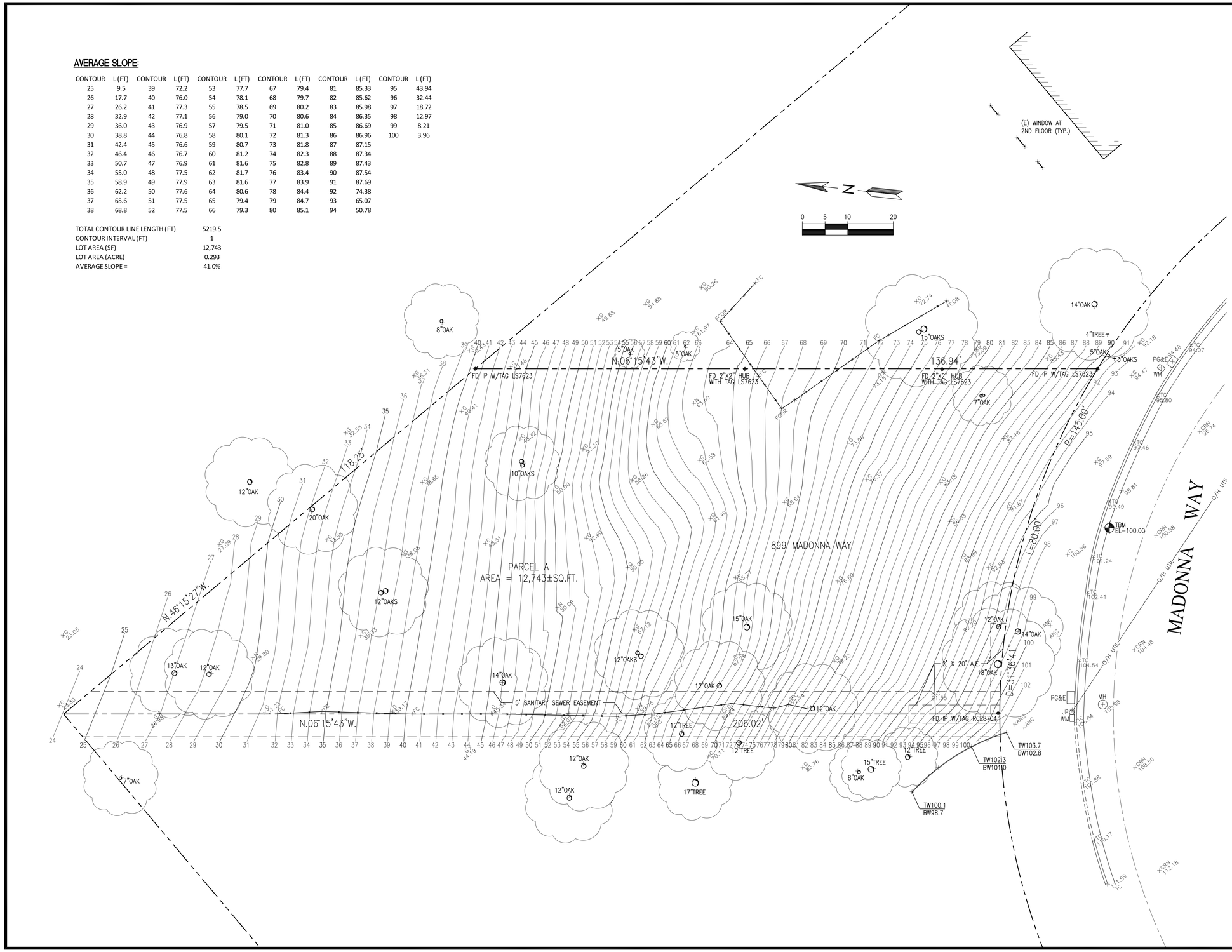
2019 CALGREEN CHECKLIST

DATE NOVEMBER 2, 2021
SCALE
DRAWN
APN# 336-03-030
SHEET CG2
OF SHEETS

AVERAGE SLOPE:

CONTOUR	L (FT)	CONTOUR	L (FT)	CONTOUR	L (FT)	CONTOUR	L (FT)	CONTOUR	L (FT)	CONTOUR	L (FT)
25	9.5	39	72.2	53	77.7	67	79.4	81	85.33	95	43.94
26	17.7	40	76.0	54	78.1	68	79.7	82	85.62	96	32.44
27	26.2	41	77.3	55	78.5	69	80.2	83	85.98	97	18.72
28	32.9	42	77.1	56	79.0	70	80.6	84	86.35	98	12.97
29	36.0	43	76.9	57	79.5	71	81.0	85	86.69	99	8.21
30	38.8	44	76.8	58	80.1	72	81.3	86	86.96	100	3.96
31	42.4	45	76.6	59	80.7	73	81.8	87	87.15		
32	46.4	46	76.7	60	81.2	74	82.3	88	87.34		
33	50.7	47	76.9	61	81.6	75	82.8	89	87.43		
34	55.0	48	77.5	62	81.7	76	83.4	90	87.54		
35	58.9	49	77.9	63	81.6	77	83.9	91	87.69		
36	62.2	50	77.6	64	80.6	78	84.4	92	74.38		
37	65.6	51	77.5	65	79.4	79	84.7	93	65.07		
38	68.8	52	77.5	66	79.3	80	85.1	94	50.78		

TOTAL CONTOUR LINE LENGTH (FT)	5219.5
CONTOUR INTERVAL (FT)	1
LOT AREA (SF)	12,743
LOT AREA (ACRE)	0.293
AVERAGE SLOPE =	41.0%



LEGEND:

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

BASIS OF BEARINGS:

THE BEARING, N47°15'00"W, OF THE CENTER LINE OF MADONNA WAY, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 151 OF MAPS AT PAGE 49, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:

TBM ELEV=100.00 (ASSUMED)

UTILITY NOTE:

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

NOTE:

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

NEW RESIDENCE

899 MADONNA WAY
LOS ALTOS, CA
APN: 336-03-030

WEC & ASSOCIATES
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

LICENSED LAND SURVEYOR YI-RAN WU EXP. 12/31/21 L. 8235 STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE:	JUNE 30, 2021
SCALE:	1"=10'
DRAWN:	BG
JOB:	10078

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.0

© WEC

GRADING AND DRAINAGE NOTES:

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

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

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

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

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

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

GENERAL NOTES | 4

AB	AGGREGATE BASE	GB	GRADE BREAK
AC	ASPHALT CONCRETE	GM	GAS METER
AD	AREA DRAIN	GR	GRATE ELEVATION
BW	BOTTOM OF WALL	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CIP	CAST IRON PIPE	JT	JOINT TRENCH
CL	CENTER LINE	JP	JOINT POLE
CONC	CONCRETE	LD	LANDSCAPE DRAIN
CS	CRAWL SPACE ELEV.	LF	LINEAR FEET
DD	DECK DRAIN	(N)	NEW
DIP	DUCT IRON PIPE	RIM	RIM ELEVATION
DS	DOWNSPOUT	S	SLOPE
DWY	DRIVEWAY	SD	STORM DRAIN LINE
(E)	EXISTING	SDCO	STORM DRAIN CLEANOUT
EG	EXISTING GRADING	SDFM	STORM DRAIN FORCED MAIN
EM	ELECTRICAL METER	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
FF	FINISH FLOOR ELEVATION	TW	TOP OF WALL ELEVATION
FG	FINISHED GROUND ELEV.	TYP	TYPICAL
FP	FINISHED PAVEMENT	W	DOMESTIC WATER LINE
FS	FINISH SURFACE ELEV	WM	WATER METER

ABBREVIATION | 3

SS	SANITARY SEWER	SL	STREET LIGHT
E	ELECTRIC	IRR	IRRIGATION
TV	TV/CABLE TV	X	FENCE
FS	FIRE SERVICE	JT	JOINT TRENCH
W	DOMESTIC WATER	O/H	OVERHEAD WIRES
T	TELEPHONE	×16.07	(E) SPOT ELEVATION
G	NATURAL GAS	×16.07 FS	(N) SPOT ELEVATION
FM	FORCE MAIN		

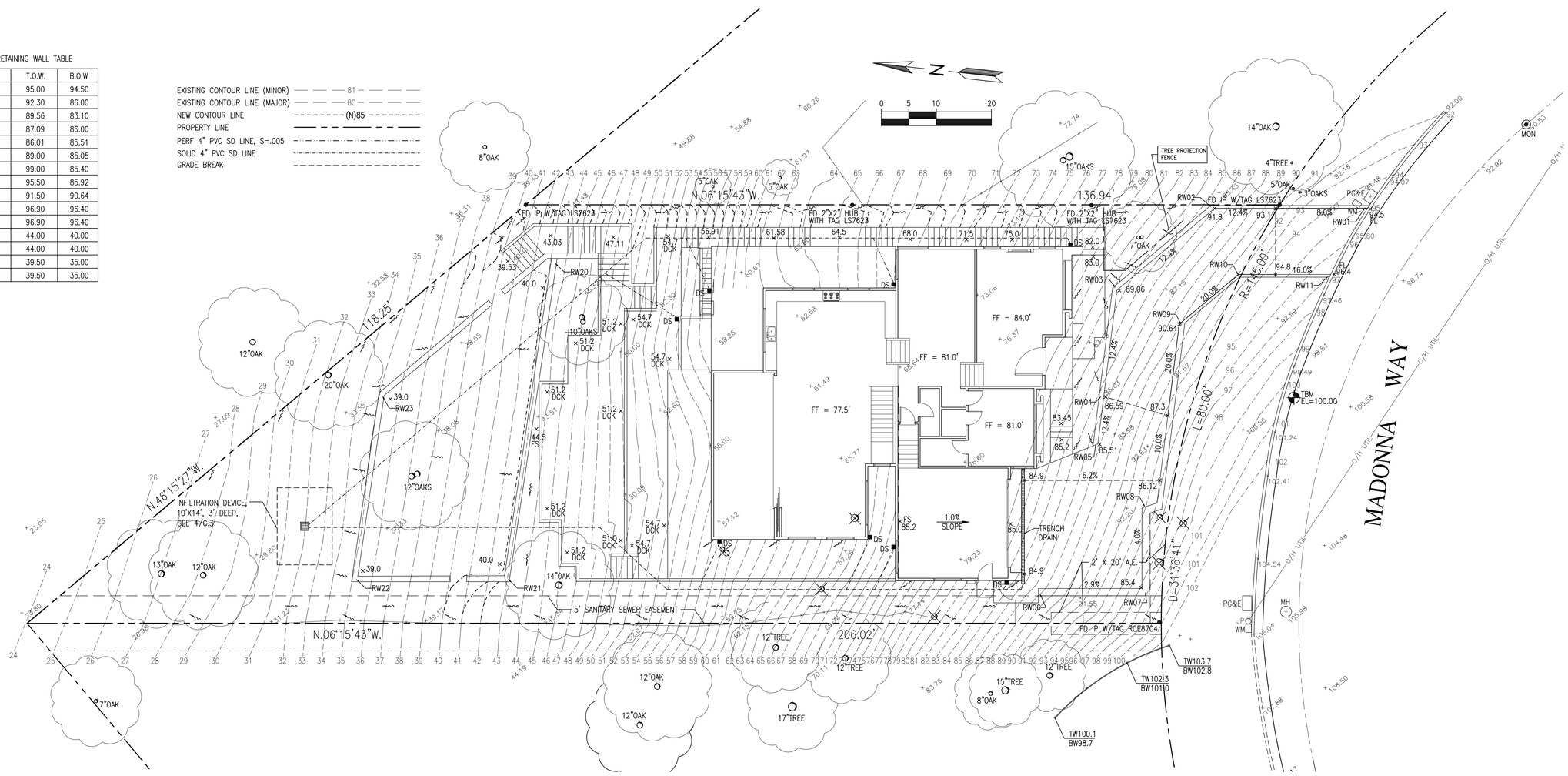
DS — SPLASH BLOCK, MIN. 2 FEET LONG DEFLECT THE WATER AWAY FROM BOTH BLDG.
— DOWNSPOUT

LEGEND | 2

RETAINING WALL TABLE

	T.O.W.	B.O.W
RW01	95.00	94.50
RW02	92.30	86.00
RW03	89.56	83.10
RW04	87.09	86.00
RW05	86.01	85.51
RW06	89.00	85.05
RW07	99.00	85.40
RW08	95.50	85.92
RW09	91.50	90.64
RW10	96.90	96.40
RW11	96.90	96.40
RW20	44.00	40.00
RW21	44.00	40.00
RW22	39.50	35.00
RW23	39.50	35.00

EXISTING CONTOUR LINE (MINOR) — 81
EXISTING CONTOUR LINE (MAJOR) — 80
NEW CONTOUR LINE — (N)85
PROPERTY LINE
PERF 4" PVC SD LINE, S=.005
SOLID 4" PVC SD LINE
GRADE BREAK



GRADING AND DRAINAGE PLAN SCALE: 1"=10' | 1

NEW RESIDENCE

899 MADONNA WAY
LOS ALTOS, CA
APN: 336-03-030

WEC & ASSOCIATES
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
YI-RAN WU
C59334
Exp. 6/30/23
CIVIL
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: JULY 1, 2022
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

PRELIMINARY GRADING & DRAINAGE PLAN

SHEET NO.

C.1

© WEC

EROSION CONTROL AND BEST MANAGEMENT PRACTICE:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN/NOTES, IF PROVIDED, ARE MINIMUM REQUIREMENTS, THE FULL EXTENTS OF WHICH ARE TO BE DETERMINED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.

2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED AS REQUIRED AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.

3. THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS FOLLOWING EACH STORM AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.

4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.

5. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTER, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.

6. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE PUBLIC RIGHT-OF WAY IS PERMITTED.

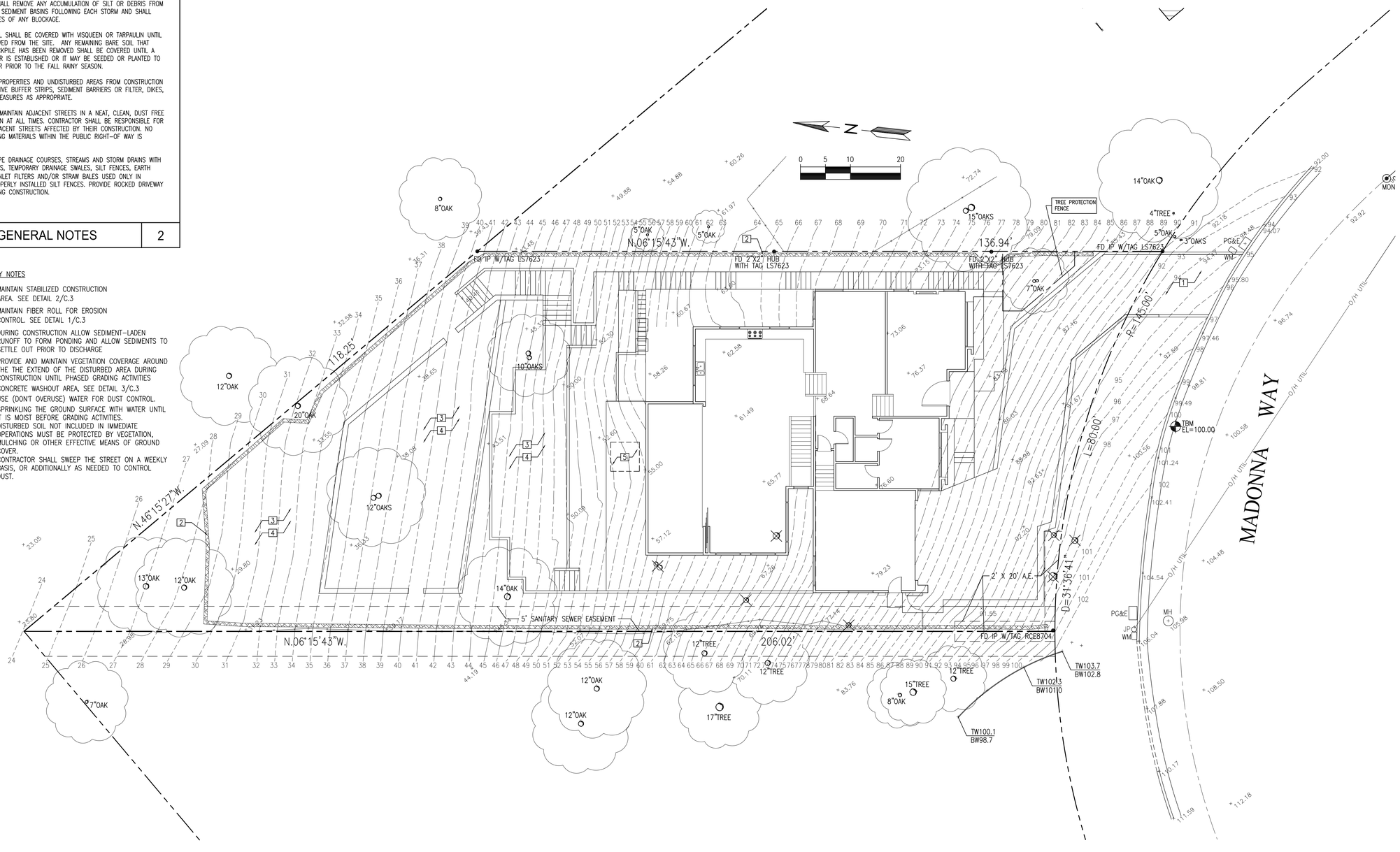
7. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES. PROVIDE ROCKED DRIVEWAY FOR SITE ACCESS DURING CONSTRUCTION.

GENERAL NOTES | 2

KEY NOTES

1. MAINTAIN STABILIZED CONSTRUCTION AREA. SEE DETAIL 2/C.3
2. MAINTAIN FIBER ROLL FOR EROSION CONTROL. SEE DETAIL 1/C.3
3. DURING CONSTRUCTION ALLOW SEDIMENT-LADEN RUNOFF TO FORM PONDING AND ALLOW SEDIMENTS TO SETTLE OUT PRIOR TO DISCHARGE
4. PROVIDE AND MAINTAIN VEGETATION COVERAGE AROUND THE THE EXTEND OF THE DISTURBED AREA DURING CONSTRUCTION UNTIL PHASED GRADING ACTIVITIES
5. CONCRETE WASHOUT AREA, SEE DETAIL 3/C.3
6. USE (DON'T OVERUSE) WATER FOR DUST CONTROL.
7. SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOIST BEFORE GRADING ACTIVITIES.
8. DISTURBED SOIL NOT INCLUDED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY VEGETATION, MULCHING OR OTHER EFFECTIVE MEANS OF GROUND COVER.

CONTRACTOR SHALL SWEEP THE STREET ON A WEEKLY BASIS, OR ADDITIONALLY AS NEEDED TO CONTROL DUST.



EROSION CONTROL PLAN SCALE: 1"=10' | 1

NEW RESIDENCE

899 MADONNA WAY
LOS ALTOS, CA
APN: 336-03-030

WEC & ASSOCIATES
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
YI-RAN WU
C59334
Exp. 6/30/23
CIVIL
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: JULY 1, 2022
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

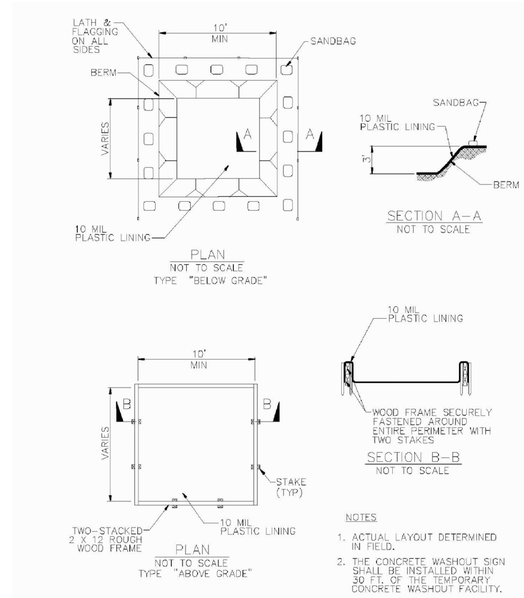
SHEET TITLE:

EROSION CONTROL PLAN

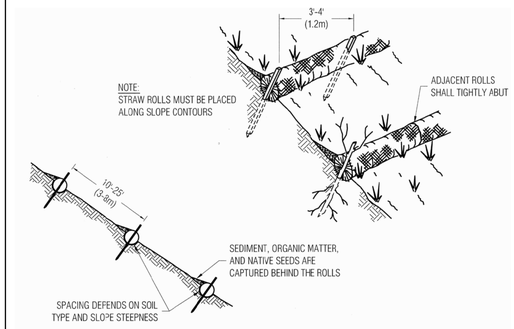
SHEET NO.

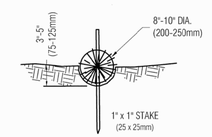
C.2

© WEC



CONCRETE WASHOUT AREA | 3



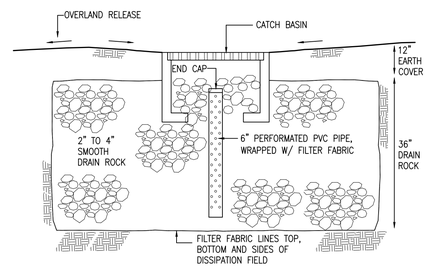


NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
   1:1 SLOPES = 10 FEET APART
   2:1 SLOPES = 20 FEET APART
 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

Approved: 1/4/10
City Engineer Date

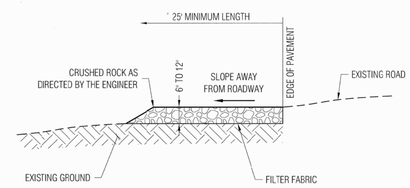
REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

FIBER ROLL DETAIL | 1



SEE PLAN FOR DIMENSIONS

INFILTRATION DEVICE N.T.S. | 4



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

Approved: 1/4/10
City Engineer Date

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

STABILIZED CONTRUCTION ENTRANCE | 2

NEW RESIDENCE

899 MADONNA WAY
LOS ALTOS, CA
APN: 336-03-030

WEC & ASSOCIATES
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
YI-RAN WU
C59334
Exp. 6/30/23
CIVIL
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: JULY 1, 2022
SCALE: AS SHOWN
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SHEET TITLE:

DETAILS

SHEET NO.

C.3

© WEC

Planting Notes

1 LESS THAN 25% OF PLANTING AREA IS TURF (THERE IS NO LIVE TURF IN FRONT YARD)

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

3 AT LEAST4 CUBIC YARDS OF COMPOST (BFI SUPER HUMUS) AND 16 POUNDS OF 12-12-12 FERTILIZER PER 1000 SF OF PLANTING AREA SHALL BE THOUROUGHLY TILLED INTO THE TOP 8 INCHES OF SOIL (EXCEPT UNDER CANOPY OF EXISTING TREES TO BE SAVED) OR FOLLOW THE AMENDMENT AND FERTILIZER RECOMMENDATIONS OF A SOIL FERTILITY TEST AND ANALYSIS FROM A SOIL LAB (HIGHLY RECOMMENDED)

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

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

6 SEE SHEETS L4 AND L5 FOR PLANTING AND IRRIGATION DETAILS AND SPECIFICATIONS IN FINAL CONSTRUCTION DRAWINGS FOR BUILDING PERMIT

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

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

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

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

Landscape Site Legend

1 Driveway - Permeable Pavers - Manuf., series, pattern, and color to be determined by owner

2 Front walkways - Permeable Pavers - Manuf., series, pattern, and color to be determined by owner

3 Consider 4 foot wide "front path" that has permeable pavers that have a little different color or pattern than driveway

4 6 foot tall x 3 foot wide gate

5 6 foot tall solid wood fence

6 Paving and other improvements in Right of Way to be as per City of Los Altos specifications

7 4 foot wide side yard conc. path with steps and railings

8 Rear yard deck with railing

9 Landscape Walls - stacked conc. block gravity walls

Plant Legend

KEY	QTY	SIZE GALLONS	SPACING	WUCOLS RATING	BOTANICAL NAME	COMMON NAME	MATURE SIZE Height x Width
LANDSCAPE SCREENING							
PG	-	15	10'	MED	Podocarpus gracilior	Fern Pine	20' - 60' x 10'-20'
growth rate 12" to 36" per year							
GROUND COVERS							
LP	-	1	3' - 5'	LOW	Lomandra Platinum		
RP	-	1	3' - 5'	LOW	Rosmarinus prostratus	Prostrate Rosemary	
PP	-	1	3' - 5'	LOW	Pelargonium peltatum white	Ivy Geranium	
DV	-	1	3' - 5'	LOW	Dietes irridioides	Fortnight Lily	
SL	-	1	3' - 5'	LOW	Salvia leucantha	Mexican Sage	
POTTED PLANTS - DRIP IRRIGATED							
P	-	1	3' - 5'	LOW	Pelargonium peltatum white	Ivy Geranium	

Ask owners if they want to upsize some of 1 gal plants to 5 gal plants

Plant quantities are for planning purposes only. Contractor to do own plant count and install all plants on plan

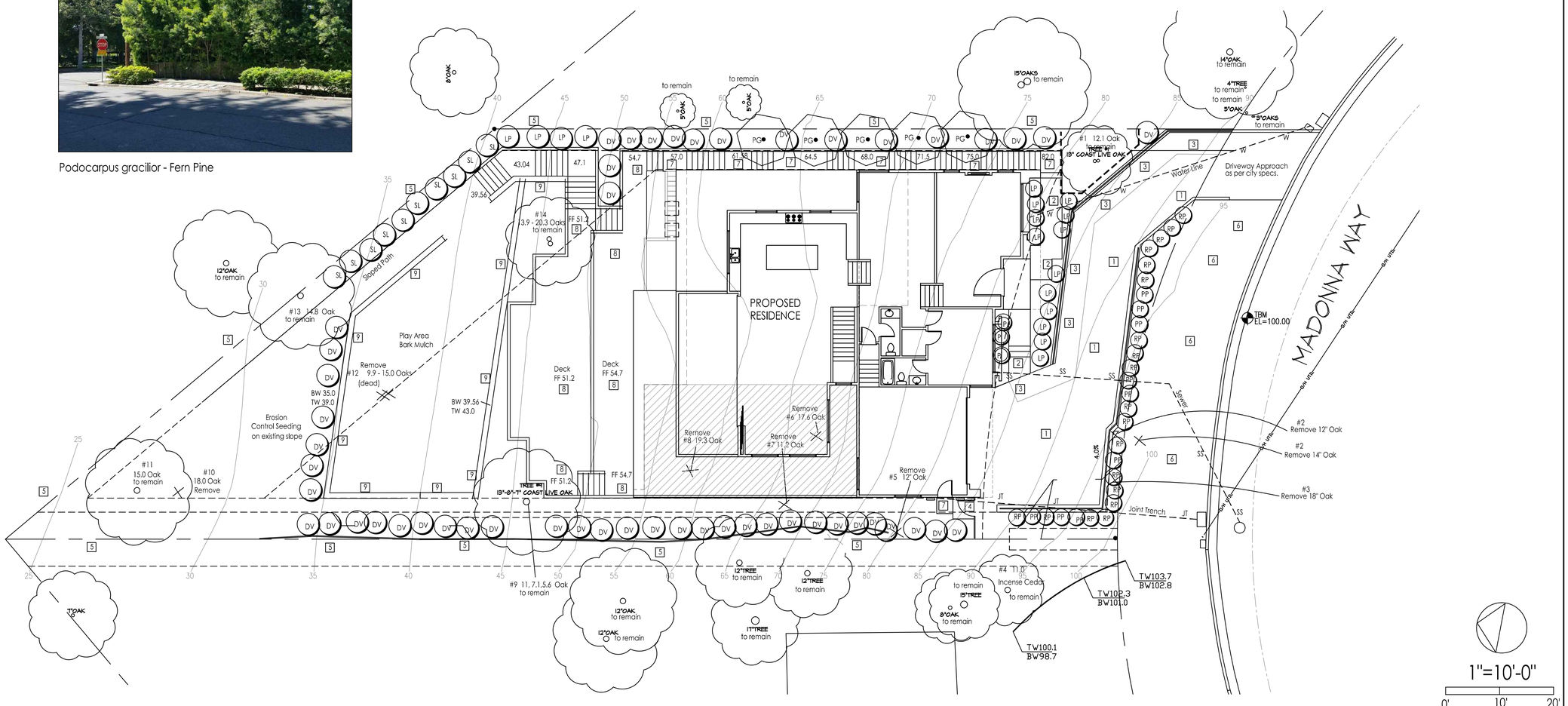
"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the landscape design plan"

Greg Lewis

Gregory Lewis - Landscape Architect Lic. #2176 6/24/22

THERE IS A TOTAL OF 753 sf of PROPOSED PLANTING AREA IN THE FRONT YARD AND SIDE YARD NOT INCLUDING THE ROW

Podocarpus gracilior - Fern Pine



Revision

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
736 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbcglobal.net

LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 Greg Lewis 4/30/2024 6/20/22 STATE OF CALIFORNIA

New Residence

899 Madonna Way, Los Altos, CA

PLANTING PLAN

Date	6/24/22
Scale	As Noted
Drawn	Greg
Job	
Sheet	L1
of	1