

# ATTACHMENT A



DATE: May 4, 2022

AGENDA ITEM #3

**TO:** Design Review Commission  
**FROM:** Jia Liu, Associate Planner  
**SUBJECT:** SC21-0046 – 628 Cuesta Drive

## RECOMMENDATION:

Approve design review application SC21-0046 subject to the listed findings

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## PROJECT DESCRIPTION

This is a design review application for residential additions to an existing two-story single-family residence. The project includes a 26 square-foot addition at the first floor and a 542 square-foot addition at the second floor. The project is categorically exempt from further environmental review under Section 15301 of the California Environmental Quality Act. The following table summarizes the project's technical details:

<b>GENERAL PLAN DESIGNATION:</b>	Single-Family, Residential
<b>ZONING:</b>	R1-10
<b>PARCEL SIZE:</b>	11,850 square feet
<b>MATERIALS:</b>	Composite shingles, fiber cement siding, fiberglass window frame with fiber cement trims

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,039 square feet	2,113 square feet	3,555 square feet
<b>FLOOR AREA:</b>			
First floor	2,039 square feet	2,065 square feet	3,935 square feet
Second floor	578 square feet	1,120 square feet	
Total	2,617 square feet	3,185 square feet	
<b>SETBACKS:</b>			
Front	25.83 feet	25.83 feet	25 feet
Rear	43.75 feet	43.75 feet	25 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet/10 feet	10 feet/18.96 feet	10 feet/17.5 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	20.17 feet/65.42 feet	20.17 feet/57.3 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	19.67 feet	21.25 feet	27 feet

It should be noted that the applicant did not include the new porch into the proposed site coverage. As a condition of approval, the applicant shall include the proposed porch into the lot coverage in the construction drawings.

## **BACKGROUND**

On March 2, 2022, the Design Review Commission held a public meeting to consider the proposed project. Following a presentation by staff and input from the applicant and public comments, the Commission discussed the proposed project and voted unanimously (3-0), with Commissioner Blockhus recusal and Commissioner Harding absent, to continue the project with the following direction:

- Provide documentation of conversations with the neighbors at the rear showing they have reviewed the plans, their concerns about privacy impacts have been addressed, and are in agreement with the proposed design;
- There are discrepancies between the depicted existing elevations and the actual building elevations. Applicant shall revise the existing elevation plans to reflect the actual conditions;
- A better materials board shall be prepared to present the exterior materials upgrades;
- Applicant shall review Section 5.4 of the Residential Design Guidelines and use appropriate design mitigations including but not limited to roof eave lines, distinct exterior materials, and incorporation of a projected covered porch to reduce the perception of the bulk and massing;
- Applicant shall reconsider the rear facing windows to reduce the visual impact as well as light impact to the rear neighbors fronting Arboleda Drive; and
- A full landscaping plan shall be provided and included.

## **DISCUSSION**

### **Design Revisions**

According to the Design Review Commissioner's direction, the following revisions and efforts have been completed by the applicant and incorporated into the package as presented in the meeting package.

1. The applicant communicated with the adjacent neighbors and provided a support letter and email responses from the adjacent neighbors to document the agreement of the current design.
2. The existing front elevation was updated to reflect the real conditions.
3. The materials board on Sheet A-6 was updated with more details.
4. Following the Section 5.4 of the Residential Design Guidelines, the applicant made the following modifications to mitigate the bulk and massing:
  - Added architectural elements including a porch to the existing entrance and roof projections between the first story and existing second story;
  - Applied distinct exterior materials including horizontal siding at the first floor with stone veneer wainscoting at the garage and vertical siding at the second floor; and
  - Centered the garage door and made the existing garage and second-story element symmetric.

5. The master bedroom window at the second story was changed from six feet in width by five feet in height with two-foot, six-inch windowsill height to five feet in width by four feet in height with three-foot, six-inch sill height to reduce the privacy and light impact.
6. A full landscaping plan was updated and included in the plan set.

The applicant's revised plan (Attachment H) includes the revisions and items addressed above. The applicant's response letter is also provided as Attachment C.

### **Environmental Review**

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family dwelling in a residential zone.

### **Public Notification and Community Outreach**

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Cuesta Drive and Arboleda Drive. The applicant has also updated the Notice of Development Proposal (Attachment D) with the current design to avoid confusion. The latest design and plans for clarifying the privacy mitigation have also been presented to the adjacent neighbors by the applicant as directed by the Design Review Commission. Upon the communications, adjacent neighbors provided support letter or positive email correspondences (Attachment E) showing no objections with the current design.

Cc: Yun Li, Property Owner and Applicant  
Jenny Zhao, Designer

### Attachments:

- A. Design Review Commission Minutes, March 2, 2021
- B. Design Review Commission Agenda Report, March 2, 2021
- C. Applicant Response Letter
- D. Proof of Public Notice
- E. Public Correspondence
- F. Material Boards
- G. Design Review Commission Project Plans, March 2, 2022
- H. Design Review Commission Project Plans, May 4, 2022

## FINDINGS

SC21-0046 – 628 Cuesta Drive

With regard to design review for the two-story addition to an existing two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed addition complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, 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 addition in relation to the immediate neighborhood will minimize the perception of excessive bulk;
- 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

SC21-0046 – 628 Cuesta Drive

### **GENERAL**

**1. Expiration**

The Design Review Approval will expire on May 4, 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 21, 2022, except as may be modified by these conditions.

**3. Plan Revisions**

Update the construction drawing on Sheet A-1, the “Proposed Lot Coverage” shall be revised from 2,066 square feet to 2,113 square feet to include the proposed porch.

**4. Protected Trees**

Trees Nos. 1-8, 16-21, and 25 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

**5. 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 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City’s Model Water Efficient Landscape Ordinance.

**6. Wainscoting Return**

The proposed wainscoting with stone veneer at the exterior wall of the garage shall have the left (east)-side return along the left (east)-side elevation that end at least where the fence will be installed.

**7. 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.

**8. 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**

**9. Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans.

**10. Applicant Acknowledgement of Conditions of Approval**

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

**11. Tree Protection Note**

On the grading plan and/or the site plan, show all tree protection fencing 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.”

**12. Reach Codes**

Building Permit Applications submitted on or after January 26, 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.

**13. California Water Service Upgrades**

You are 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.

**14. 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.

**15. Underground Utility Location**

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.

**16. Air Conditioner Sound Rating**

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. 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.

**17. Storm Water Management**

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.).

**PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT**

**18. Tree Protection**

Tree protection fencing shall be installed around the driplines of trees Nos. 1-8, 16-21, and 25 as shown on the Tree Protection Plan. Tree protection 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.

**PRIOR TO FINAL INSPECTION**

**19. Landscaping Installation**

All front yard landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

**20. 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.

**21. 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).



- A-1 COVER SHEET
- A-1.1 EXISTING / PROPOSED SITE PLAN
- A-1.2 SITE CONTEXT
- A-1.3 TREE PROTECTION PLAN
- A-2.1 EXISTING + DEMO FLOOR PLAN - LEVEL 1
- A-2.2 PROPOSED FLOOR PLAN - LEVEL 1
- A-2.3 EXISTING + DEMO FLOOR PLAN - LEVEL 2
- A-2.4 PROPOSED FLOOR PLAN - LEVEL 2
- A-2.5 EXISTING + DEMO / PROPOSED FLOOR PLAN - ROOF
- A-3.1 EXISTING / PROPOSED ELEVATIONS
- A-3.2 EXISTING / PROPOSED ELEVATIONS
- A-3.3 EXISTING / PROPOSED ELEVATIONS
- A-3.4 EXISTING / PROPOSED ELEVATIONS
- A-4.1 BUILDING SECTIONS
- A-4.2 BUILDING SECTIONS
- A-4.3 MATERIAL BOARD
- A-6.1 RENDERING

**INDEX**

1. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED FOR THE FULL PERFORMANCE OF THE WORK HEREIN, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL WORK SHALL BE PERFORMED IN A GOOD AND WORKMAN-LIKE MANNER AND CONFORM TO ALL PERTINENT REGULATIONS AND INSTRUCTIONS.
2. BEFORE STARTING ANY PORTION OF WORK, THE CONTRACTOR SHALL VERIFY ANY AND ALL EXISTING CONDITIONS AS SHOWN ON THE DRAWINGS AGAINST THE ACTUAL EXISTING CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT VERIFYING EXISTING CONDITIONS AND DISCOVERS AFTER THE WORK HAS STARTED ANY DISCREPANCIES, HE SHALL PROCEED TO PERFORM WHATEVER WORK IS REQUIRED TO CORRECT THE DISCREPANCIES AND BRING ABOUT THE PROPER EXECUTION OF THE PROJECT TO THE SATISFACTION OF THE DESIGNER, AT NO EXTRA COST TO THE OWNER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, FITTING AND PATCHING AS REQUIRED TO MAKE THE SEVERAL PARTS FIT TOGETHER PROPERLY.
4. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL OR STATE CODES AND REGULATIONS.
5. ALL MATERIAL, EQUIPMENT AND PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S LATEST PRINTED INSTRUCTIONS.
6. ALL DIMENSIONS ARE ROUGH UNLESS OTHERWISE NOTED. ALL CABINETS, TILE AND THE LIKE NEED TO BE FIELD VERIFIED PRIOR TO INSTALLATION.
7. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONAL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AS SOON AS THEY ARE DISCOVERED.
8. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA WORK RESULTING FROM LACK OF COORDINATION BETWEEN TRADES OR FAILURE OF THE CONTRACTOR TO VERIFY LOCATIONS AND MEASUREMENTS ON THE JOB.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SEPARATE PERMITS FOR ELECTRICAL, MECHANICAL, PLUMBING, GRADING, OR OTHER PERMITS AS MAY BE REQUIRED BY THE LOCAL AUTHORITIES. ISSUANCE OF A BUILDING PERMIT BASED ON THESE DRAWINGS DOES NOT CONSTITUTE GRANTING OF THESE SEPARATE PERMITS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE STRUCTURAL ENGINEER FOR ANY SITE VISITS OR SPECIAL TESTING AS NEEDED TO COMPLETE ALL STRUCTURAL WORK AS DIRECTED BY THE STRUCTURAL ENGINEER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FORWARDING ALL SHOP DRAWINGS TO THE DESIGNER FOR REVIEW AND APPROVAL. NO FABRICATION SHALL COMMENCE UNTIL BOTH DESIGNER AND OWNER HAVE REVIEWED AND APPROVED BY SIGNATURE ALL SHOP DRAWINGS.

**GENERAL NOTES**

1. INDOOR WATER USE: 1.28 GAL/FLUSH AT WATER CLOSETS, 1.8 GPM AT SHOWER HEAD @ 80PSI, 1.2 GPM AT LAVATORY FAUCET @ 60PSI, AND 1.8 GPM AT KITCHEN FAUCET @ 60PSI.
2. SHOWERHEADS: SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI. (4.303.1.4)
3. FAUCETS: RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI. LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GPM AT 60 PSI. METERING FAUCETS INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI. (4.303.1.4)
4. STANDARDS FOR PLUMBING FIXTURES AND FITTINGS: PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED PER THE CALIFORNIA PLUMBING CODE. (4.303.2)
5. 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). (4.304.1)
6. RECYCLED WATER SUPPLY SYSTEMS: NEWLY CONSTRUCTED RESIDENTIAL DEVELOPMENTS, WHERE RECYCLED WATER IS AVAILABLE FROM A MUNICIPAL SOURCE MAY BE REQUIRED TO HAVE RECYCLED WATER SUPPLY SYSTEMS INSTALLED. (4.305.1)
7. 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. (4.406.1)
8. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)
9. MOISTURE CONTENT OF BUILDING MATERIALS: MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. (4.503.3)
10. COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION: DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. (4.504.1)
11. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.1)
12. FINISH MATERIAL POLLUTANT CONTROL.
  - ADHESIVES, SEALANTS AND CAULKS: ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
  - PAINTS AND COATINGS: PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
  - AEROSOL PAINTS AND COATINGS: AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. VERIFICATION: DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. (4.504.2)
13. CARPET SYSTEMS: ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
  - CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
  - 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).
  - NSF ANSI 140 AT THE GOLD LEVEL.
  - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD.
  - CARPET CUSHION: ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.
14. RESILIENT FLOORING SYSTEMS: WHERE RESILIENT FLOORING IS STALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
  - PRODUCTS COMPLIANT WITH 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), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
  - PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM).
  - CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM.
  - 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). (4.504.4)
15. 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 CONT. ROL MEASURE FOR COMPOSITE WOOD (17 CFR 93.20 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTION S, AS SHOWN IN TABLE 4.504.5. (4.504.5)
16. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2)
17. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3)
18. HEATING AND AIR-CONDITIONING SYSTEM DESIGN: DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
  - ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 OR EQUIVALENT.
  - SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D-2014 OR EQUIVALENT.
  - SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL 5-2014 OR EQUIVALENT. (4.507.2)
19. INSTALLER TRAINING: HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. (702.1)
20. INSPECTOR SHALL VERIFY THE DUCT SYSTEM ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY ENFORCING AGENCY MUST BE QUALIFIED.
21. SPECIAL INSPECTION: SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING (702.2)
22. DOCUMENTATION: 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. (703.1)
23. SCOPE: FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY STANDARDS. (4.201.1)
24. PROVIDE A COPY OF THE OPERATION AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THROUGH 10 IN SECTION 4.410.1.

**CALGREEN RESIDENTIAL MANDATORY NOTES**

**LI RESIDENCE ADDITION PROJECT**

628 CUESTA DR, LOS ALTOS, CA 94024

**PROJECT ADDRESS=** 628 CUESTA DR, LOS ALTOS, CA 94024  
**A.P.N.=** 189-39-052  
**LOT AREA** 11850 SF  
**ZONING =** R1-10  
**CONSTRUCTION TYPE=** V-B

**SETBACKS:** **MAIN HOUSE**  
**FRONT:** 25'  
**SIDE:** 10'(FIRST LEVEL), 17.5'(SECOND LEVEL)  
**REAR:** 25'

HOME FACTS:	EXISTING	PROPOSED
BEDROOMS:	5	5
BATHROOMS:	2	3.5
STORIES:	2	2

**PROJECT DATA**

**SCOPE OF WORKS:**

1. Redesign living room / kitchen / family room layout.
2. Add a new addition on level 2. Redesign level 2 layout to add a new master bedroom suite.
3. Change two one-car garage doors to a two-car garage door.
4. Convert existing flat roof on level 1 to truss roof system.
4. Upgrade existing 100A electric panel to 200A.
5. Install a new AC unit. Replace the existing furnace.

**CODES USED:**

- The following codes are currently in effect:
- 2019 California Building Code
  - 2019 California Residential Code
  - 2019 California Plumbing Code
  - 2019 California Mechanical Code
  - 2019 California Electrical Code
  - 2019 California Energy Code
  - 2019 California Fire Code
  - 2019 California Existing Building Code
  - 2018 International Existing Building Code
  - Calif. Building Energy Efficiency Standards

**DIZIGN Studio**

DRAFTER: JENNY ZHAO  
 1050 KIELY #3571, SANTA CLARA, CA 95055  
 JENNYLI7945@GMAIL.COM  
 408-669-7945

NOT FOR CONSTRUCTION

**LI RESIDENCE ADDITION- 628 CUESTA DR**

OWNER : Yun Li

628 Cuesta Dr, Los Altos, CA 94024

FOR CITY APPROVAL STAMP

**ZONING COMPLIANCE**

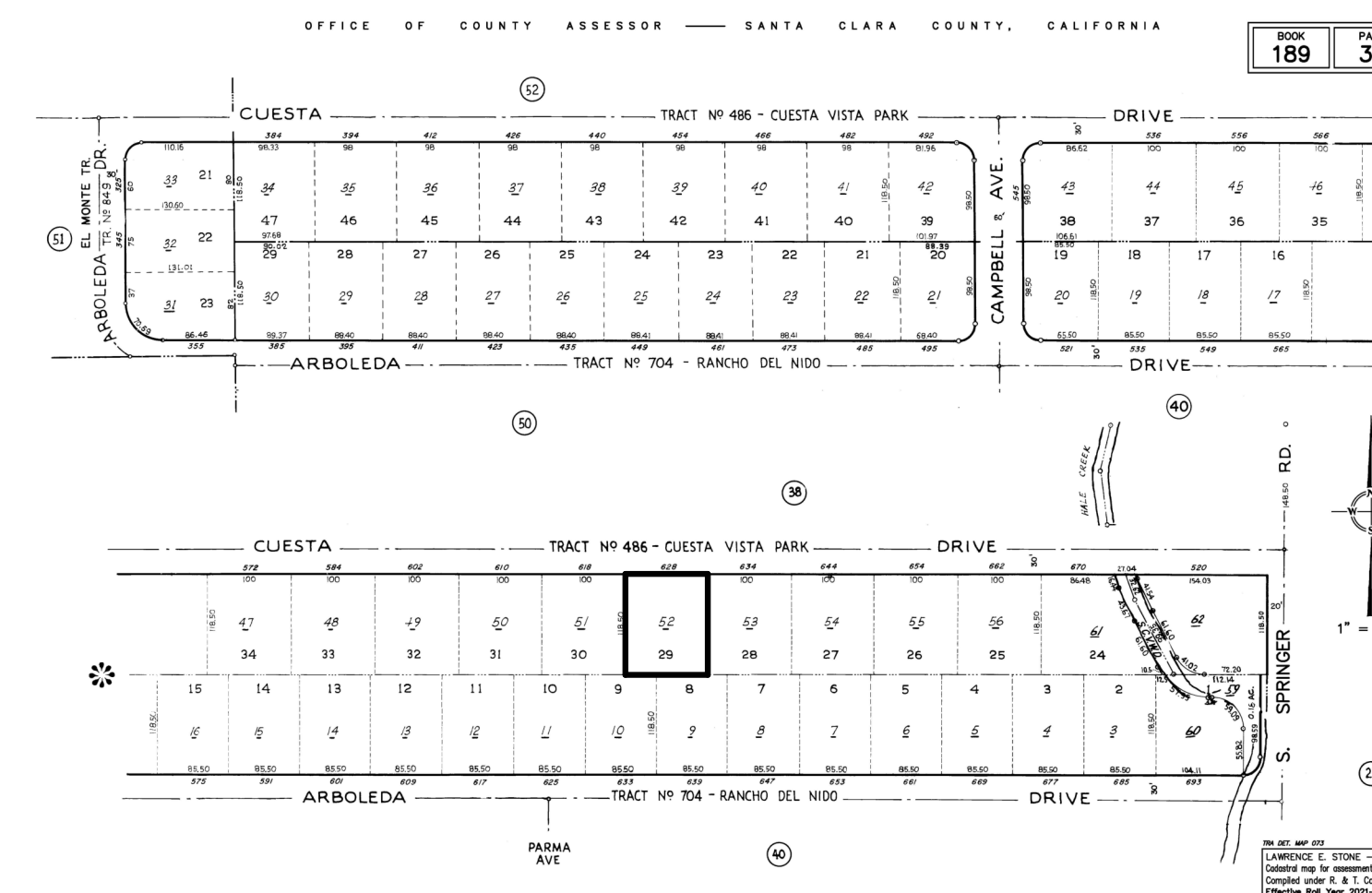
	Existing	Proposed	Allowed/Required
<b>LOT COVERAGE:</b> <i>Land area covered by all structures that are over 6 feet in height</i>	2,039 square feet (17 %)	2,065 square feet (17 %)	3,555 square feet (30 %)
<b>FLOOR AREA:</b> <i>Measured to the outside surfaces of exterior walls</i>	1st Flr. 2,039 sq ft 2nd Flr. 578 sq ft <b>Total: 2,617 sq ft</b> (22 %)	1st Flr. 2,065 sq ft 2nd Flr. 1,120 sq ft <b>Total: 3,185 sq ft</b> (26.8 %)	3,935 square feet (33 %)
<b>SETBACKS:</b>			
Front	25' 10" feet	25' 10" feet	25 feet
Rear	43' 9" feet	43' 9" feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	21' 2" feet/65' 5" feet	21' 2" feet/57' 3.5" feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	10' feet/14' 5.5" feet	10' feet/18' 11.5" feet	10 feet/17.5 feet
<b>HEIGHT:</b>	19'-8" feet	21'-3" feet	27 feet

**SQUARE FOOTAGE BREAKDOWN**

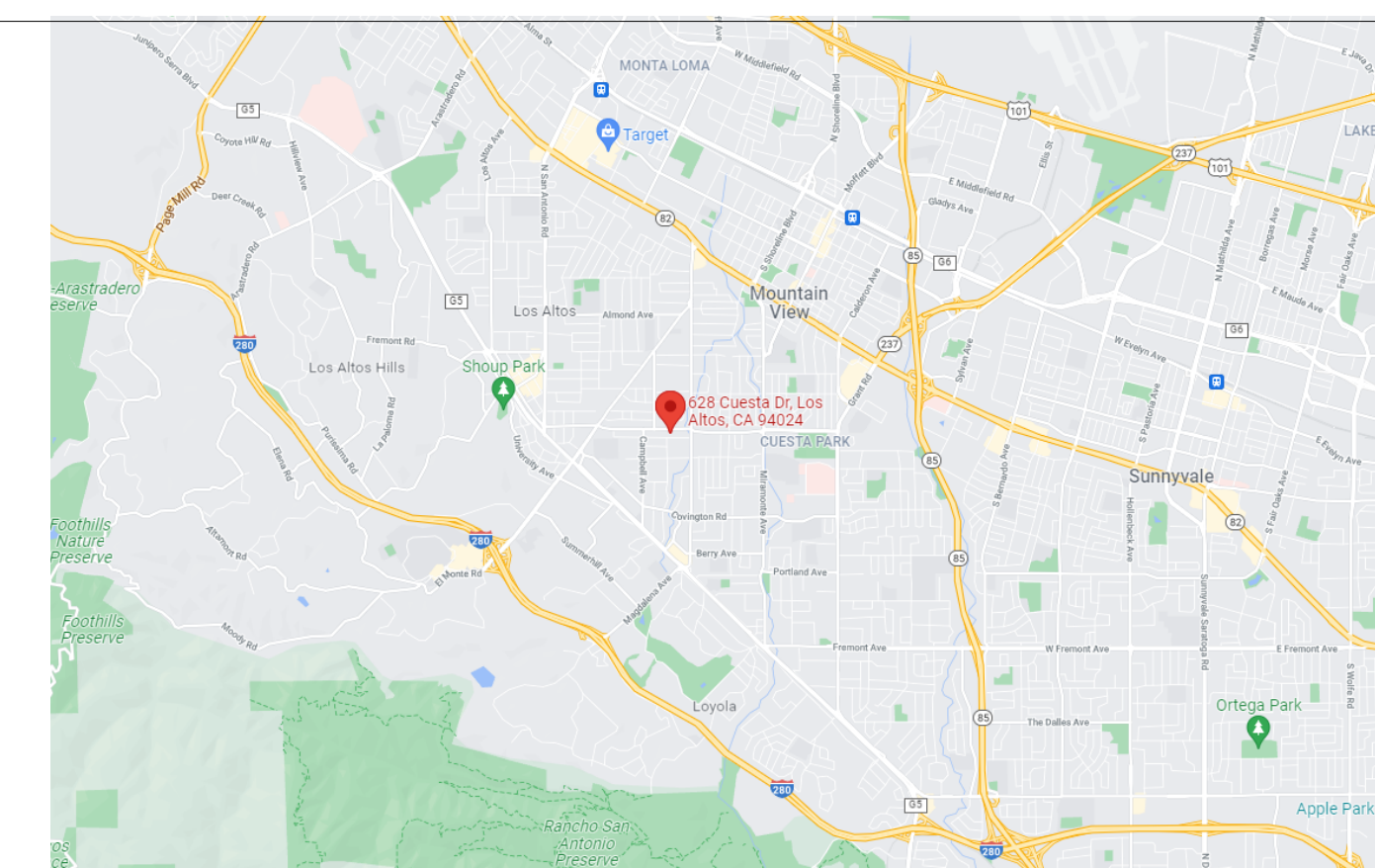
	Existing	Change in	Total Proposed
<b>HABITABLE LIVING AREA:</b> <i>Includes habitable basement areas</i>	2,104 square feet	568 square feet	2,672 square feet
<b>NON-HABITABLE AREA:</b> <i>Does not include covered porches or open structures</i>	513 square feet	0 square feet	513 square feet

**LOT CALCULATIONS**

<b>NET LOT AREA:</b>	11,850 square feet
<b>FRONT YARD HARDSCAPE AREA:</b> <i>Hardscape area in the front yard setback shall not exceed 50%</i>	734 square feet (29 %)
<b>LANDSCAPING BREAKDOWN:</b>	
Total hardscape area (existing and proposed):	4,686 sq ft
Existing softscape (undisturbed) area:	7,164 sq ft
New softscape (new or replaced landscaping) area:	0 sq ft
<i>Sum of all three should equal the site's net lot area</i>	



**PARCEL MAP**



**VICINITY MAP**

**PROJECT SUMMARY TABLES**

1" = 40'-0" 1

No.	Description	Date
	PLANNING PERMIT	10/6/2021
A	PLANNING PERMIT RESUBMITTAL	12/16/2021
B	PLANNING PERMIT RESUBMITTAL #2	2/2/2022
C	PLANNING PERMIT RESUBMITTAL #3	2/20/2022
D	PLANNING PERMIT RESUBMITTAL #4	3/15/2022

**COVER SHEET**

Project Number 12125  
 Date 4/5/2022

**A-1**

Scale As indicated



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 1050 KIELY #3571, SANTA CLARA, CA 95055  
 JENNYLI7945@GMAIL.COM  
 408-669-7945

NOT FOR CONSTRUCTION

LI RESIDENCE  
 ADDITION- 628  
 CUESTA DR

OWNER : Yun Li  
 628 Cuesta Dr, Los Altos, CA 94024

FOR CITY APPROVAL STAMP

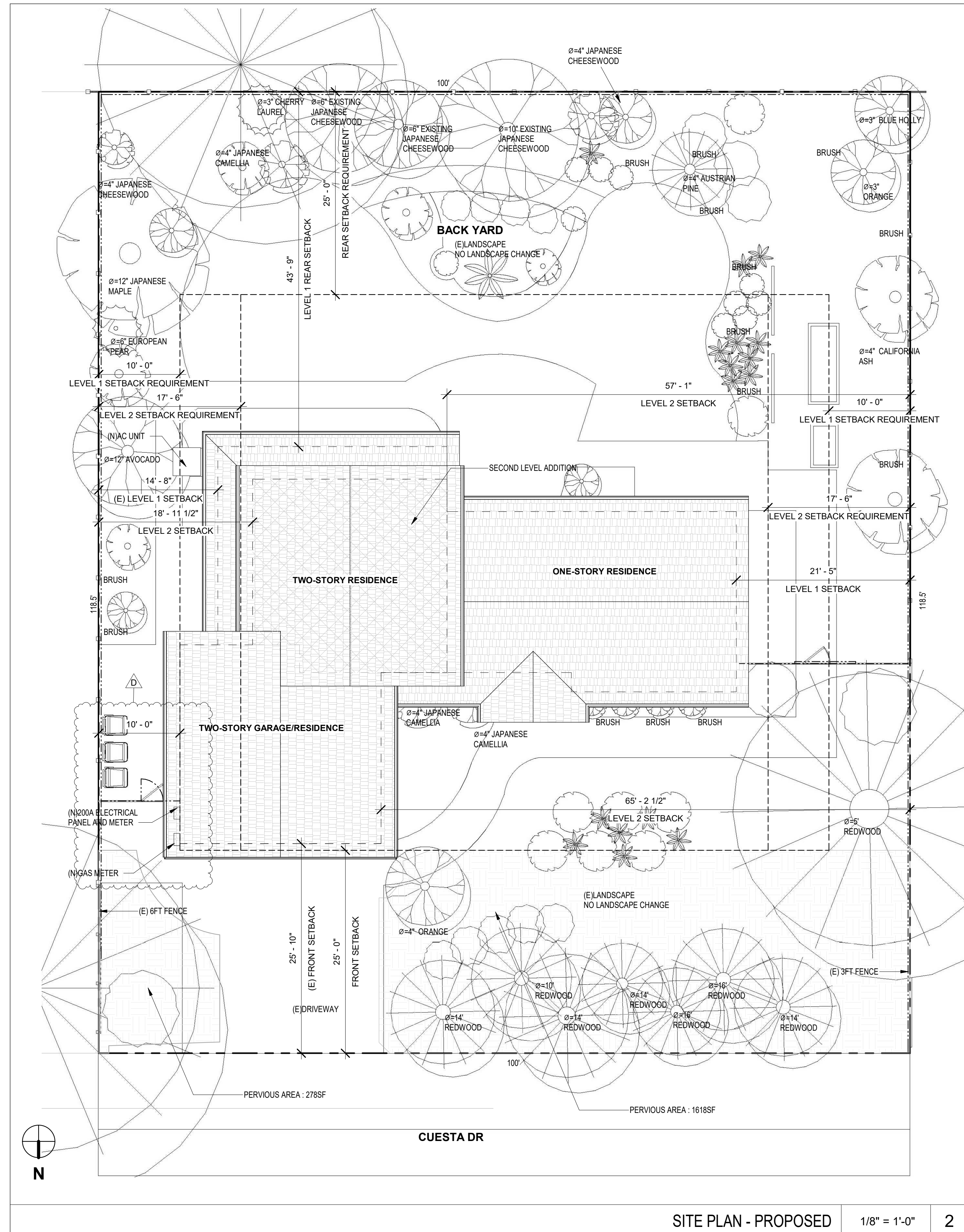
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D	PLANNING PERMIT RESUBMITTAL #4	3/15/2022

EXISTING /  
 PROPOSED  
 SITE PLAN

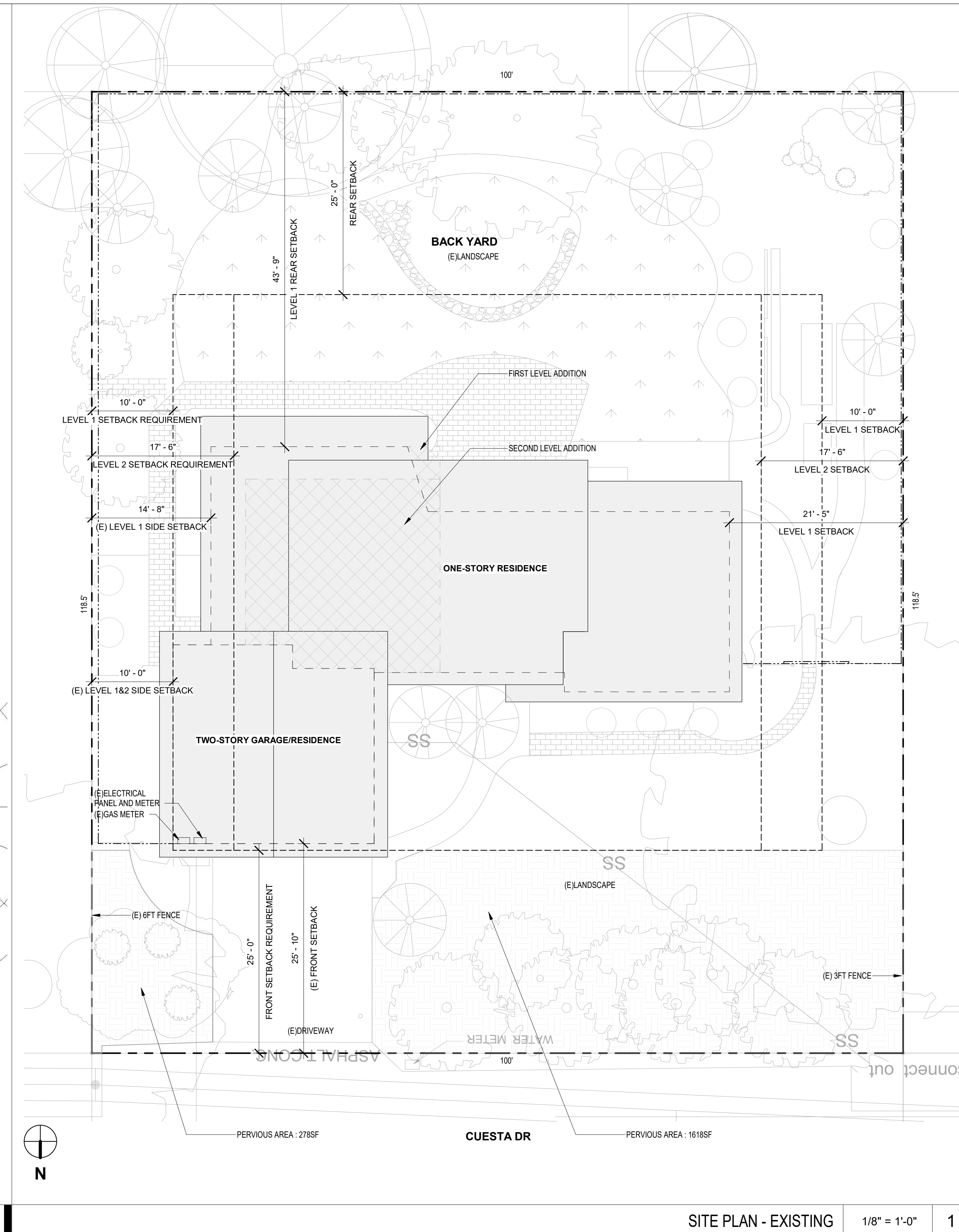
Project Number 12125  
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A-1.1

Scale As indicated



SITE PLAN - PROPOSED 1/8" = 1'-0" 2



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

SITE PLAN NOTES:

1. THE SITE IS BASICALLY FLAT. EXISTING TOPOGRAPHY, SITE FEATURES, & PROPERTY LINE BOUNDARY INFORMATION IS BASED ON INFORMATION FROM LAND SURVEYS
2. PROJECT REQUIRES MINIMAL GRADING
3. UNNECESSARY GRADING AND DISTURBING OF THE SOIL SHALL BE AVOIDED.
4. FULL ROOF GUTTERS SHALL BE PLACED AROUND ALL NEW EAVES. DOWNSPOUTS TO GO TO NEW OR EXISTING DRAINS.
5. PROJECT TO MAINTAIN EXISTING DRAINAGE PATTERNS.
6. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.
7. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
8. TREE PROTECTION SHALL BE NO LESS THAN 5'-0" HIGH CHAIN LINK FENCE FOR DURATION OF PROJECT AS REQ'D.
9. CONTRACTOR TO INSTALL A STREET NUMBER @ ROADSIDE IN FRONT OF PROJECT.
10. THE LANDING SHALL NOT BE MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL AT DOORS SWINGING AWAY FROM THE LANDING AND NOT MORE THAN 1-1/2" AT DOORS SWINGING OVER THE LANDING.
11. LANDING LENGTH NEED NOT EXCEED 36" CBC 1008.1.6, WITH A WIDTH EQUAL THAT OF THE ADJACENT OPENING.

12. ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. NUMBERS SHALL CONTRAST BACKGROUND COLOR, BE ARABIC NUMBERS ALPHABETICAL LETTERS, MIN. 4-INCHES HIGH, 1/2-INCH WIDE, WHEN ACCESS IS BY MEANS OF PRIVATE ROAD AND BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE PER CFC SEC 505.1
13. ALL DOWNSPOUTS SHALL BE DIRECTED TO LANDSCAPED AREAS, MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREAS, ETC.
14. CGBSC 4.408.1 RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
15. CGBSC 4.304.1 AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.



A



D



B



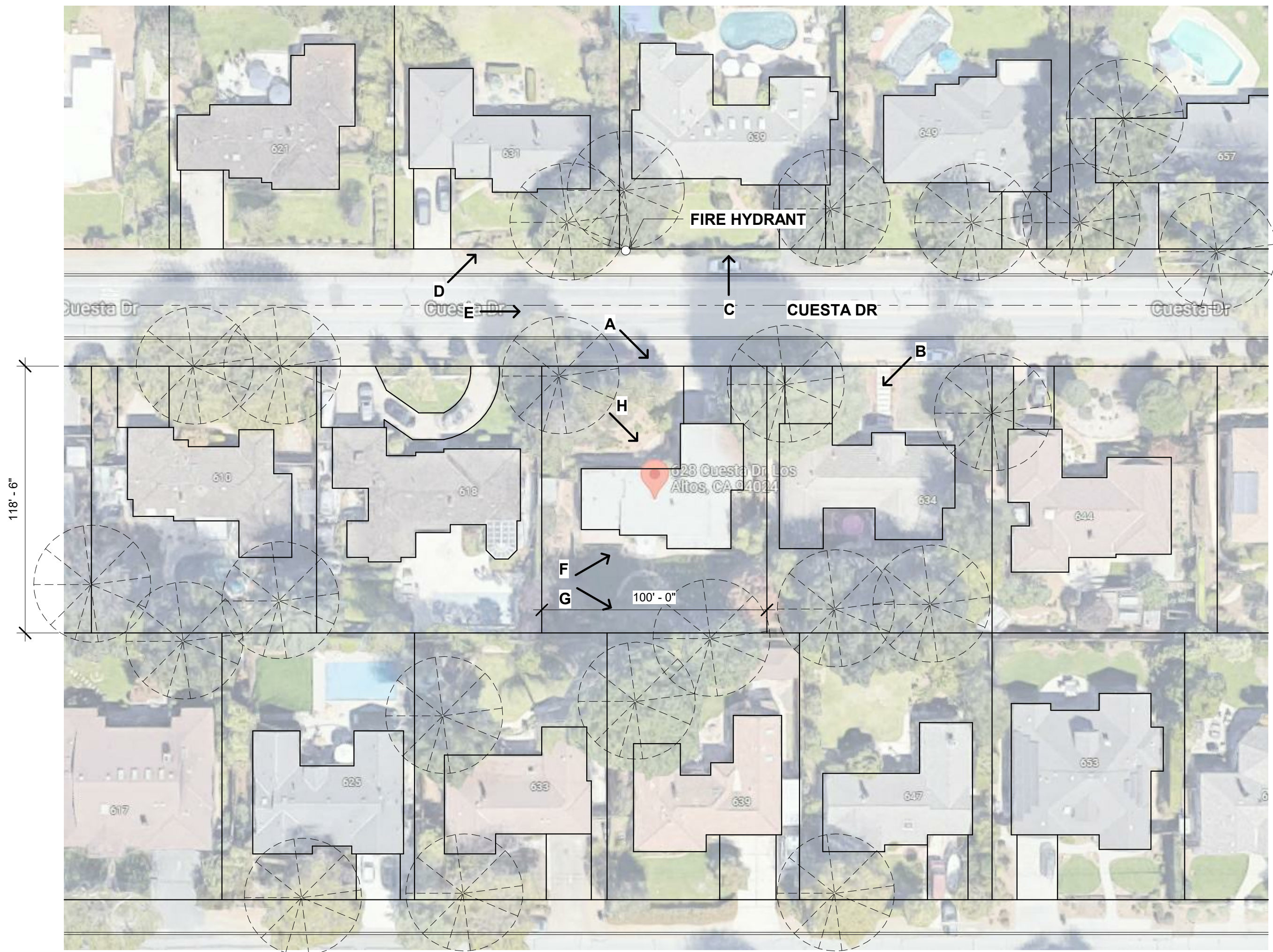
E



C



F



HEIGHBORHOOD CONTEXT MAP

1" = 40'-0"

1



G



H



LANDSCAPE PLAN

1

STREET SCAPE

3/32" = 1'-0"

2

DIZIGN Studio

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A	PLANNING PERMIT RESUBMITTAL	12/16/2021

SITE CONTEXT

Project Number 12125  
Date 4/5/2022

A-1.2

Scale As indicated

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TREE  
PROTECTION  
PLAN

Project Number 12125  
Date 4/5/2022

A-1.3

Scale










GENERAL LEGEND

- 1 NEW DRIVEWAY PAVERS TO MATCH EXISTING LIVING ROOM PAVES STYLE.
- 2 NEW WALKWAY PAVERS AND FAMILY ROOM PAVERS TO MATCH EXISTING LIVING ROOM PAVES STYLE.
- 3 EXISTING FENCE AND GATES TO REMAIN.
- 4 MULCH TO COVER PLANTING AREA.
- (E) EXISTING LANDSCAPING FEATURES.

LANDSCAPE SCOPE OF WORK

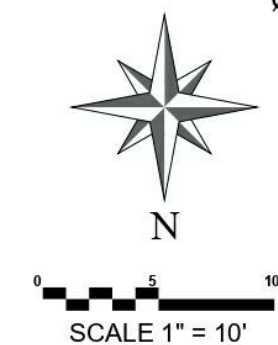
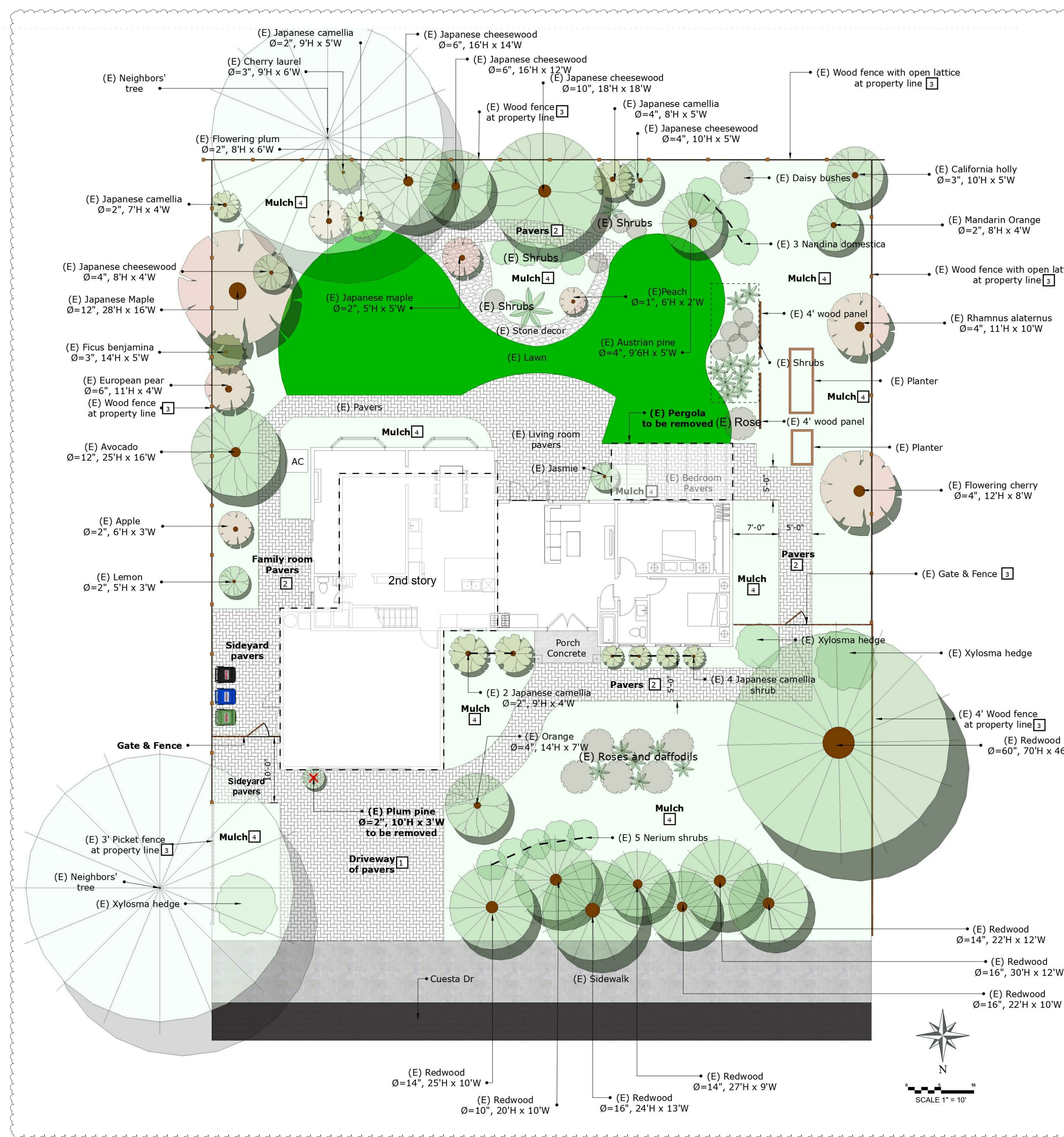
1. NO CHANGE TO EXISTING LAWN AND TREES EXCEPT THE PLUM PINE TREE TO BE REMOVED IN FRONTYARD.
2. NO CHANGE TO EXISTING IRRIGATION SYSTEM.
3. NO CHANGE TO EXISTING ROSES AND SHRUBS.
4. HARDSCAPE WORK INCLUDING NEW DRIVEWAY PAVERS, NEW FAMILY ROOM PAVERS AND NEW WALKWAY PAVERS TO MATCH EXISTING LIVING ROOM PAVERS STYLE.
5. REMOVE EXISTING BACKYARD PERGOLA.
6. REPAIR BROKEN FENCES AND GATES.

EXISTING SCREENING TREES DETAILS

		
<b>Redwood</b>	<b>Japanese cheesewood</b>	<b>Austrian pine</b>
8 in frontyard to remain	5 in backyard to remain 20'H x 18'W at maturity Growth rate: 1-2'/year	1 in backyard to remain 50'H x 30'W at maturity Growth rate: 1-1.5'/year
		
<b>Cherry laurel</b>	<b>Avocado</b>	<b>Ficus benjamina</b>
1 in backyard to remain 20'H x 18'W at maturity Growth rate: 2'/year	1 in backyard to remain 25'H x 18'W at maturity Growth rate: 2'/year	1 in backyard to remain 30'H x 16'W at maturity Growth rate: 2'/year
		
<b>Japanese camellia</b>	<b>Orange</b>	<b>California holly</b>
2 in frontyard and 3 in backyard to remain 12'H x 8'W at maturity Growth rate: 1'/year	1 in frontyard and 1 in backyard to remain 25'H x 18'W at maturity Growth rate: 1'/year	1 in backyard to remain 12'H x 8'W at maturity Growth rate: 1'6'/year

SURFACE CHART

FRONTYARD HARDSCAPE (PAVERS, PORCH)	1,114 + 48 = 1,162 SF
FRONTYARD PLANTING AREA	2,859 SF
LAWN	1,264 SF
BACKYARD HARDSCAPE AREA (PAVERS, STONE DECOR)	1,229 + 120 = 1,349 SF
BACKYARD PLANTING AREA	3,041 SF



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EXISTING +  
 DEMO FLOOR  
 PLAN - LEVEL 1

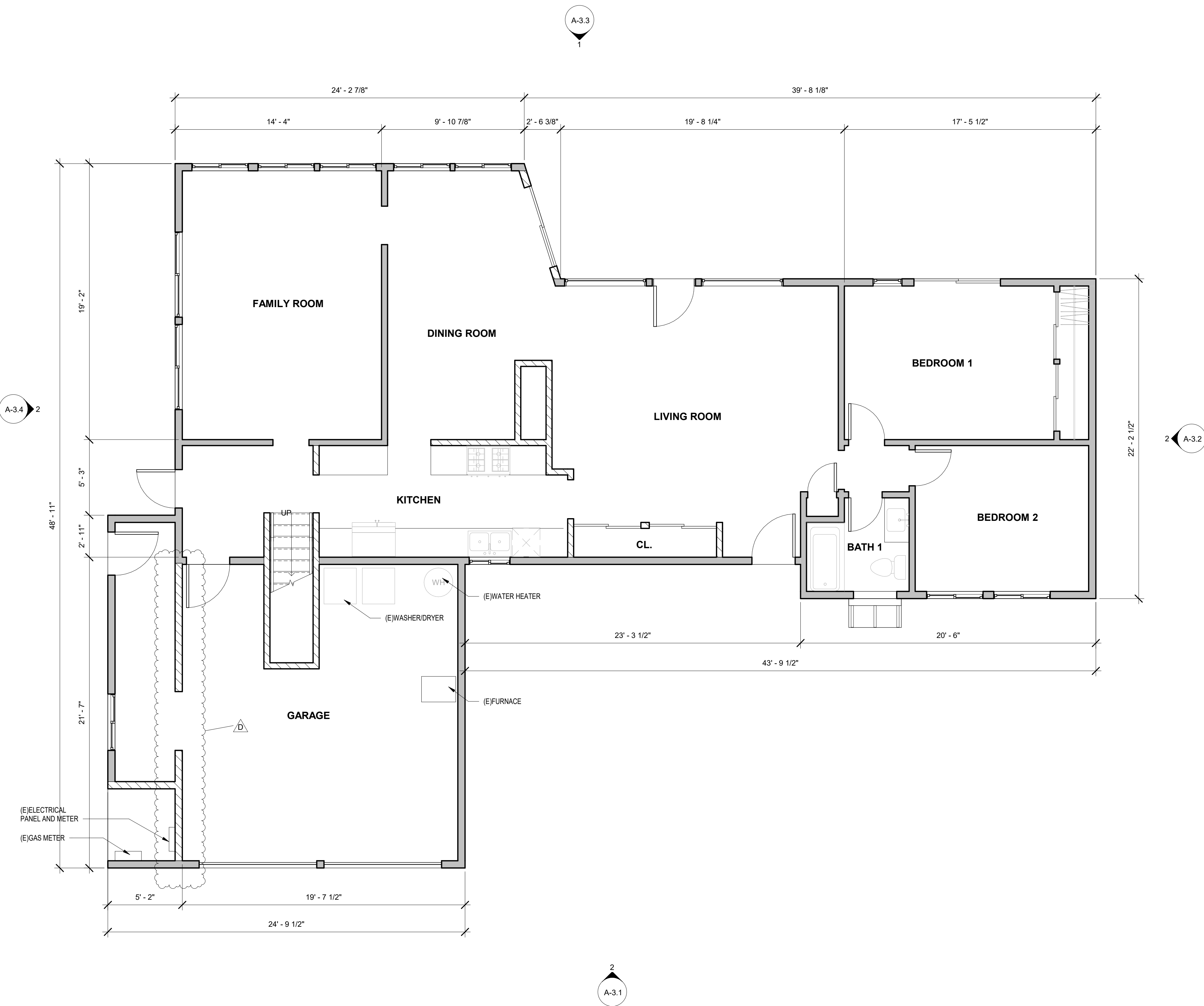
Project Number 12125  
 Date 4/5/2022

A-2.1

Scale 1/4" = 1'-0"

DEMOLITION NOTES:

1. SEE WINDOW AND DOOR SCHEDULES FOR NEW WINDOW AND DOOR TYPES AND LOCATIONS. VERIFY ROUGH OPENINGS IN FIELD.
2. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS PRIOR TO MODIFICATION OR REMOVAL OF ROOF.
3. REFER TO STRUCTURAL PLANS PRIOR TO REMOVAL OF ANY WALL OR STRUCTURAL MEMBER. SOME STRUCTURAL BEAMS AND POST TO REMAIN AT DEMOLISHED WALLS. VERIFY WITH ARCHITECT ANY QUESTIONS PERTAINING TO ANY STRUCTURAL MEMBERS TO REMAIN OR TO BE REMOVED.
4. REFER TO FLOOR PLAN FOR LOCATION OF WALLS TO BE REMOVED. DEMOLITION INCLUDES ALL ELEMENTS WITHIN AND CONNECTED TO THE WALL. TERMINATE ALL ASSOCIATED ITEMS (I.E. ELECTRICAL, GAS, CABLE, ETC.) AS NECESSARY. ALL PIPING, CONDUIT, ETC. SHALL BE TERMINATED AND CAPPED IN A LOCATION THAT WILL NOT BE VISIBLE WHEN CONSTRUCTION IS COMPLETE.
5. PROTECT ALL SURFACES ADJACENT TO AREAS OF DEMOLITION. CONTRACTOR TO BE RESPONSIBLE FOR ALL ITEMS DAMAGED DURING DEMOLITION.
6. ITEMS TO BE SALVAGED SHALL BE CAREFULLY REMOVED IN A MANNER TO ENSURE MINIMUM DAMAGE AND SHALL BE STORED IN A STAGING AREA DESIGNATED BY THE OWNER. ALL MATERIALS, EQUIPMENT, AND OTHER ITEMS NOT TO BE RETAINED FOR FUTURE USE SHALL BE REMOVED FROM SITE.
7. REMOVE ALL EXISTING BRANCH CIRCUIT FEEDERS AND CONDUITS BACK TO ELECTRICAL PANEL.
8. SEE ELECTRICAL PLANS FOR LOCATION OF NEW LIGHT FIXTURES AND THEIR ASSOCIATED SWITCHING, SUPPORTS, CONDUITS AND CONDUCTORS.
9. ERECT TEMPORARY, TIGHT FITTING DUSTPROOF PARTITION/BARRIERS AT THE PERIMETER OF THE AREA OF WORK PRIOR TO COMMENCEMENT OF DEMOLITION. DUSTPROOF PARTITIONS/BARRIERS SHALL REMAIN IN PLACE UNTIL COMPLETION OF ALL CONSTRUCTION WORK.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL THE EXISTING EQUIPMENT THAT IS TO REMAIN IS IN PROPER WORKING ORDER.
11. VERIFICATION OF REPLACEMENT OF ALL EXISTING TO REMAIN NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES AS SPECIFIED IN CIVIL CODE SECTION 1101.1-1101.8 SHALL BE PROVIDED TO THE TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. THIS REQUIREMENTS APPLIES TO ALL EXISTING TO REMAIN PLUMBING FIXTURES LOCATED WITHIN THE STRUCTURE UNDER THE SCOPE OF THIS PERMIT.
- 1.6 GALLONS PER FLUSH FOR TOILETS
- 1.0 GALLONS PER FLUSH FOR SHOWERHEAD
- 2.5 GPM FOR SHOWERHEAD
- 2.2 GPM FOR ANY INTERIOR FAUCETS



**LEGEND:**  
 ——— WALLS TO REMAIN  
 - - - - - WALLS TO BE REMOVED  
 ▨ ▨ ▨ ▨ ▨ WALLS TO BE ADDED

No.	Description	Date
	PLANNING PERMIT	10/6/2021
A	PLANNING PERMIT RESUBMITTAL	12/16/2021
D	PLANNING PERMIT RESUBMITTAL #4	3/15/2022

PROPOSED FLOOR PLAN - LEVEL 1

Project Number 12125

Date 4/5/2022

A-2.2

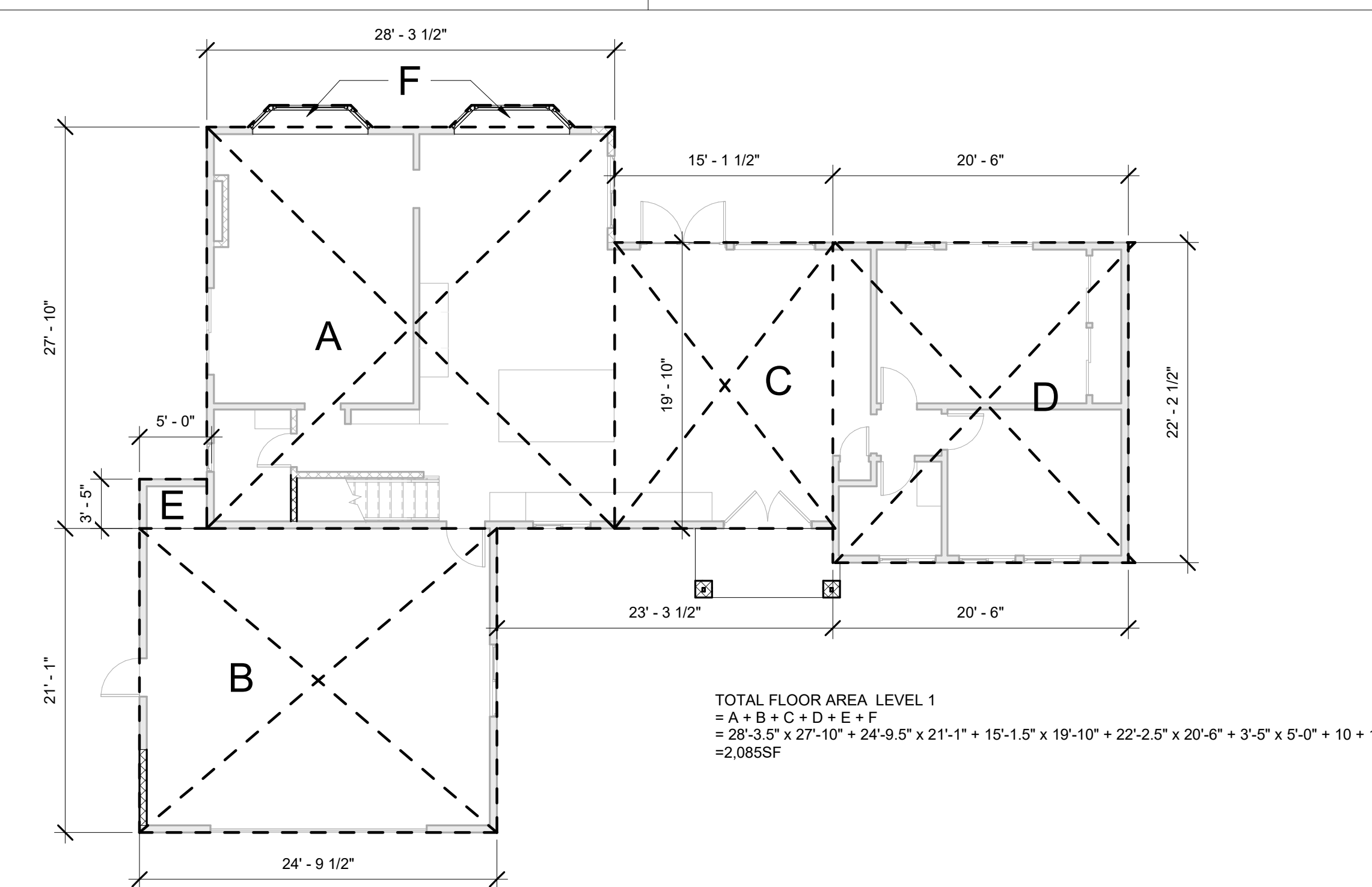
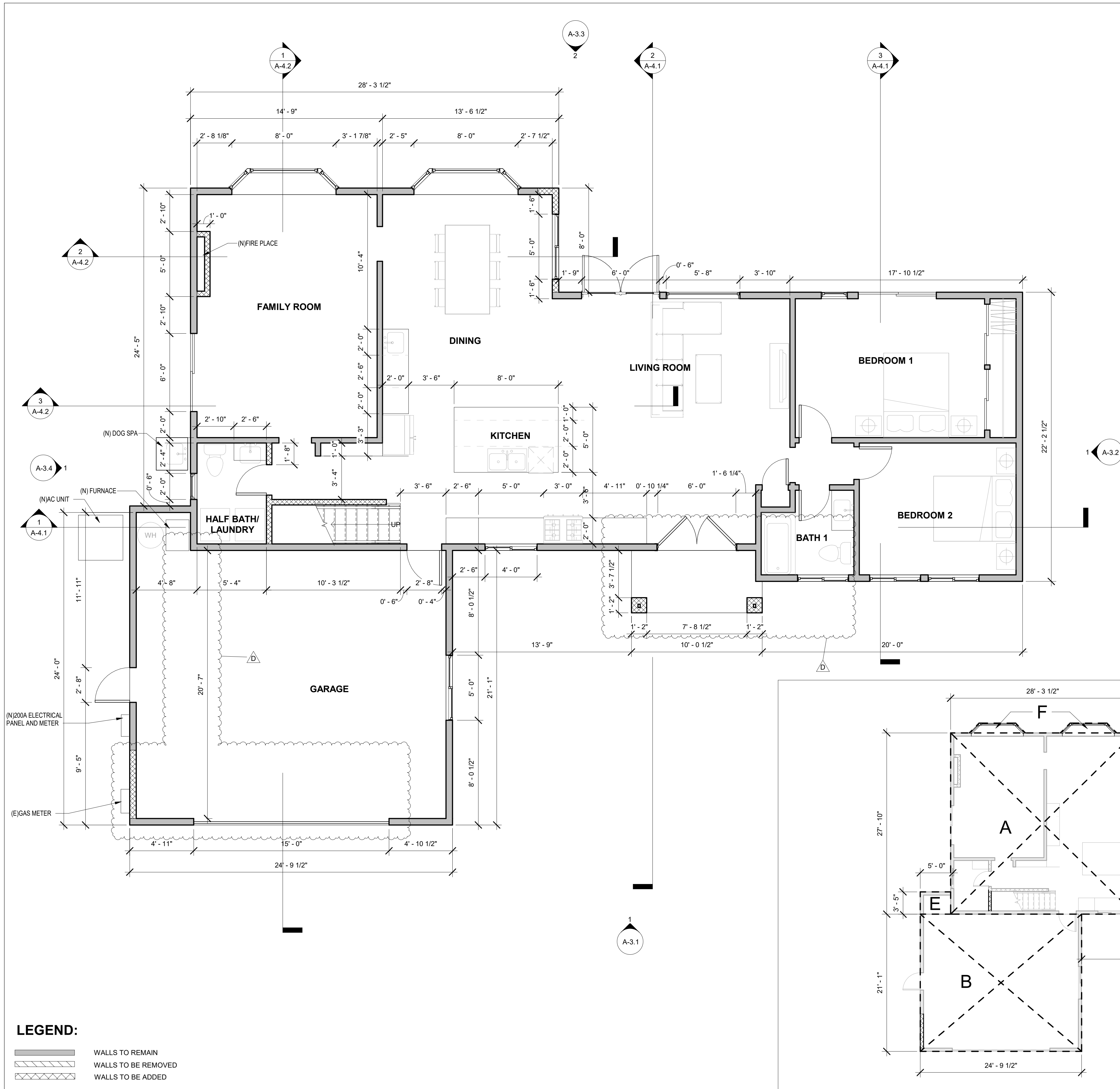
Scale As indicated

PROPOSED FLOOR PLAN GENERAL NOTES:

1. THE LANDING SHALL NOT BE MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL AT DOORS SWINGING AWAY FROM THE LANDING AND NOT MORE THAN 1-1/2" AT DOORS SWINGING OVER THE LANDING.
2. FOR SHOWERS AND TUB/SHOWER WALLS A SMOOTH, HARD, NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. PLEASE NOTE: WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATH/TUB COMPARTMENTS. CRC SECTIONS R307.2 AND R702.3.8
3. ALL SHOWER ENCLOSURES TO BE TEMPERED GLASS WITH MIN. 22" TEMPERED DOOR
4. FOR ISLAND SINKS AND SIMILAR EQUIPMENT SHALL BE ROUGHED IN ABOVE THE FLOOR AND SHALL BE PERMITTED TO BE VENTED BY EXTENDING THE VENT AS HIGH AS POSSIBLE, BUT NOT LESS THAN THE DRAIN BOARD AND THEN RETURNING IT DOWNWARD AND CONNECTING IT TO THE HORIZONTAL SINK DRAIN IMMEDIATELY DOWNSTREAM FROM THE VERTICAL FIXTURE DRAIN. THE RETURN VENT SHALL BE CONNECTED TO THE HORIZONTAL DRAIN THROUGH A WYE-BRANCH FITTING AND SHALL IN ADDITION, BE PROVIDED WITH A FOOT VENT TAKEN OFF THE VERTICAL FIXTURE VENT BY MEANS OF A WYE BRANCH IMMEDIATELY BELOW THE FLOOR AND EXTENDING TO THE NEAREST PARTITION AND THEN THROUGH THE ROOF TO THE OPEN AIR OR SHALL BE PERMITTED TO BE CONNECTED TO OTHER VENTS AT A POINT NOT LESS THAN 6 INCHES (152 MM) ABOVE THE FLOOR-LEVEL RIM OF THE FIXTURES SERVED. DRAINAGE FITTINGS SHALL BE USED ON THE VENT BELOW THE FLOOR LEVEL, AND A SLOPE OF NOT LESS THAN 1/4 INCH PER FOOT. CPC SECTION 909
5. FIREPLACE SURROUND TO BE NON-COMBUSTIBLE MATERIAL AT LEAST 1" AROUND OPENING @ TOP + SIDES, AND PROTRUDING AT LEAST 2" OUT FROM WALL OR PER MANUFACTURER SPECIFICATIONS.
6. GAS FIREPLACE (IF ANY) SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND LISTING.
7. U-FACTOR AND S.H.G.C. VARY FOR EACH WINDOW AND GLASS DOOR, SEE SHEET T-24 FOR SPECIFIC U-FACTOR AND S.H.G.C. INFORMATION
8. A PERMANENT LABEL PER SECTION R308.1 SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING.
9. ALL EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 S.F.. THE MINIMUM NET CLEAR OPERABLE WIDTH SHALL BE 20". THE MINIMUM NET CLEAR OPERABLE HEIGHT SHALL BE 24". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR PER CRC R310
10. CONTRACTOR TO ENSURE ALL APPROPRIATE WATER HEATER STRAPPING ARE INSTALLED PER CPC 508.2 AND INSULATION WITHIN THE FIRST 5-FEET, AND REQUIRED INSULATION ARE INSTALLED
11. AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGBSC SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING.

DOOR & WINDOW NOTES:

1. ALL WINDOWS AND DOORS TO BE LOW 'E' DUAL GLAZED, INTERIOR GLAZING TO BE TEMPERED U.N.O.
2. ALL SLEEPING ROOMS TO BE PROVIDED WITH ONE EMERGENCY EGRESS WINDOW (OR DOOR) WITH A MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET, WITH A 20" MINIMUM WIDTH, 24" MINIMUM HEIGHT, AND 44" MAXIMUM FROM FINISH FLOOR TO TOP OF FINISH SILL. SEE PROPOSED PLANS FOR WINDOW AND DOOR SIZES AND EGRESS WINDOW LOCATIONS
3. PROVIDE TEMPERED GLASS IN THE FOLLOWING AREAS AS REQ'D PER CRC:
  - A. ALL INGRESS AND EGRESS DOORS.
  - B. ALL SHOWERS AND BATHTUB ENCLOSURE DOORS AND WINDOWS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE
  - C. GLAZING WITHIN 12" OF ANY DOOR'S VERTICAL EDGE WHERE THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
  - D. ANY GLAZING WHERE THE EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR WHERE ONE OR MORE WALKING SURFACE IS WITHIN 36" HORIZONTAL
  - E. GLAZING WITHIN A 24" ARC EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION.
  - F. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZ. OF THE BOTTOM TREAD IN ANY DIRECTION WHERE THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.
4. PROVIDE ALL EXTERIOR DOORS WITH FULL WEATHER-STRIPPING. PROVIDE ALL EXTERIOR DOORS (EXCEPT GARAGE O.H.) WITH METAL THRESHOLD IN BED OF SEALANT.
5. UNDERCUT ALL DOORS TO CLOSETS AND LAUNDRY ROOMS TO FACILITATE VENTILATION.
6. VERIFY ALL DOOR IN-, OUT-, RIGHT-HAND, LEFT-HAND SWINGS AND WINDOW OPERATIONS AT FLOOR PLANS AND BUILDING ELEVATIONS.
7. VERIFY ALL OUTSIDE FRAME AND ROUGH OPENING DIMENSIONS WITH MANUFACTURE'S SPECIFICATIONS.
8. SEE TITLE-24 REPORT FOR ADDITIONAL DOOR & WINDOW INFORMATION INCLUDING, BUT NOT LIMITED TO, SHADING COEFFICIENTS, U-FACTORS, ETC...
9. TEMPORARY LABEL MUST SHOW THE U-FACTOR AND SHGC, FOR EACH RATED WINDOW. THE LABEL MUST ALSO SHOW THAT THE WINDOW MEETS THE AIR INFILTRATION CRITERIA. THE TEMPORARY LABEL MUST NOT BE REMOVED BEFORE INSTALLATION & INSPECTION BY THE CITY INSPECTOR.
10. THE PERMANENT LABEL MUST AS A MINIMUM IDENTIFY THE CERTIFYING ORGANIZATION AND HAVE A NUMBER OR A CODE TO ALLOW TRACKING BACK TO THE ORIGINAL INFORMATION ON FILE WITH THE CERTIFYING ORGANIZATION. THE PERMANENT LABEL CAN BE INSCRIBED ON THE SPACE, ETCHED ON THE GLASS, ENGRAVED ON FRAME, OR LOCATED SO AS NOT TO AFFECT AESTHETICS.
11. ALL OPERABLE WINDOWS TO HAVE BUG SCREENS.



**LEGEND:**

	WALLS TO REMAIN
	WALLS TO BE REMOVED
	WALLS TO BE ADDED

NOT FOR CONSTRUCTION

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D	PLANNING PERMIT RESUBMITTAL #4	3/15/2022

EXISTING +  
DEMO FLOOR  
PLAN - LEVEL 2

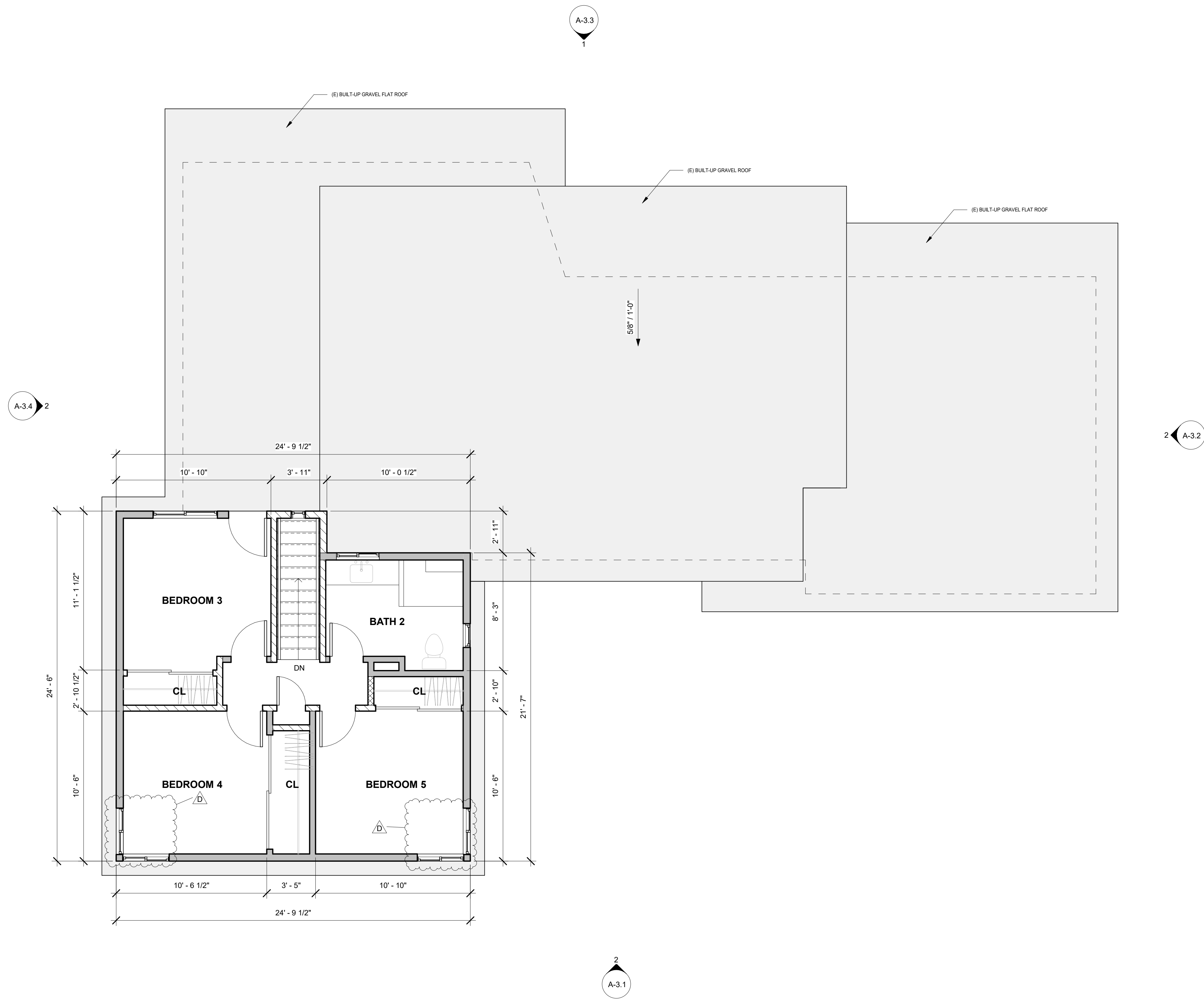
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A-2.3

Scale 1/4" = 1'-0"

DEMOLITION NOTES:

1. SEE WINDOW AND DOOR SCHEDULES FOR NEW WINDOW AND DOOR TYPES AND LOCATIONS. VERIFY ROUGH OPENINGS IN FIELD.
2. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS PRIOR TO MODIFICATION OR REMOVAL OF ROOF.
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7. REMOVE ALL EXISTING BRANCH CIRCUIT FEEDERS AND CONDUITS BACK TO ELECTRICAL PANEL.
8. SEE ELECTRICAL PLANS FOR LOCATION OF NEW LIGHT FIXTURES AND THEIR ASSOCIATED SWITCHING, SUPPORTS, CONDUITS AND CONDUCTORS.
9. ERECT TEMPORARY, TIGHT FITTING DUSTPROOF PARTITION/BARRIERS AT THE PERIMETER OF THE AREA OF WORK PRIOR TO COMMENCEMENT OF DEMOLITION. DUSTPROOF PARTITIONS/BARRIERS SHALL REMAIN IN PLACE UNTIL COMPLETION OF ALL CONSTRUCTION WORK.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL THE EXISTING EQUIPMENT THAT IS TO REMAIN IS IN PROPER WORKING ORDER.
11. VERIFICATION OF REPLACEMENT OF ALL EXISTING TO REMAIN NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES AS SPECIFIED IN CIVIL CODE SECTION 1101.1-1101.8 SHALL BE PROVIDED TO THE TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. THIS REQUIREMENTS APPLIES TO ALL EXISTING TO REMAIN PLUMBING FIXTURES LOCATED WITHIN THE STRUCTURE UNDER THE SCOPE OF THIS PERMIT.
- 1.6 GALLONS PER FLUSH FOR TOILETS
- 1.0 GALLONS PER FLUSH FOR URINALS
- 2.5 GPM FOR SHOWERHEAD
- 2.2 GPM FOR ANY INTERIOR FAUCETS



**LEGEND:**  

 WALLS TO REMAIN  
 WALLS TO BE REMOVED  
 WALLS TO BE ADDED

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PROPOSED  
FLOOR PLAN -  
LEVEL 2

Project Number 12125  
Date 4/5/2022

A-2.4

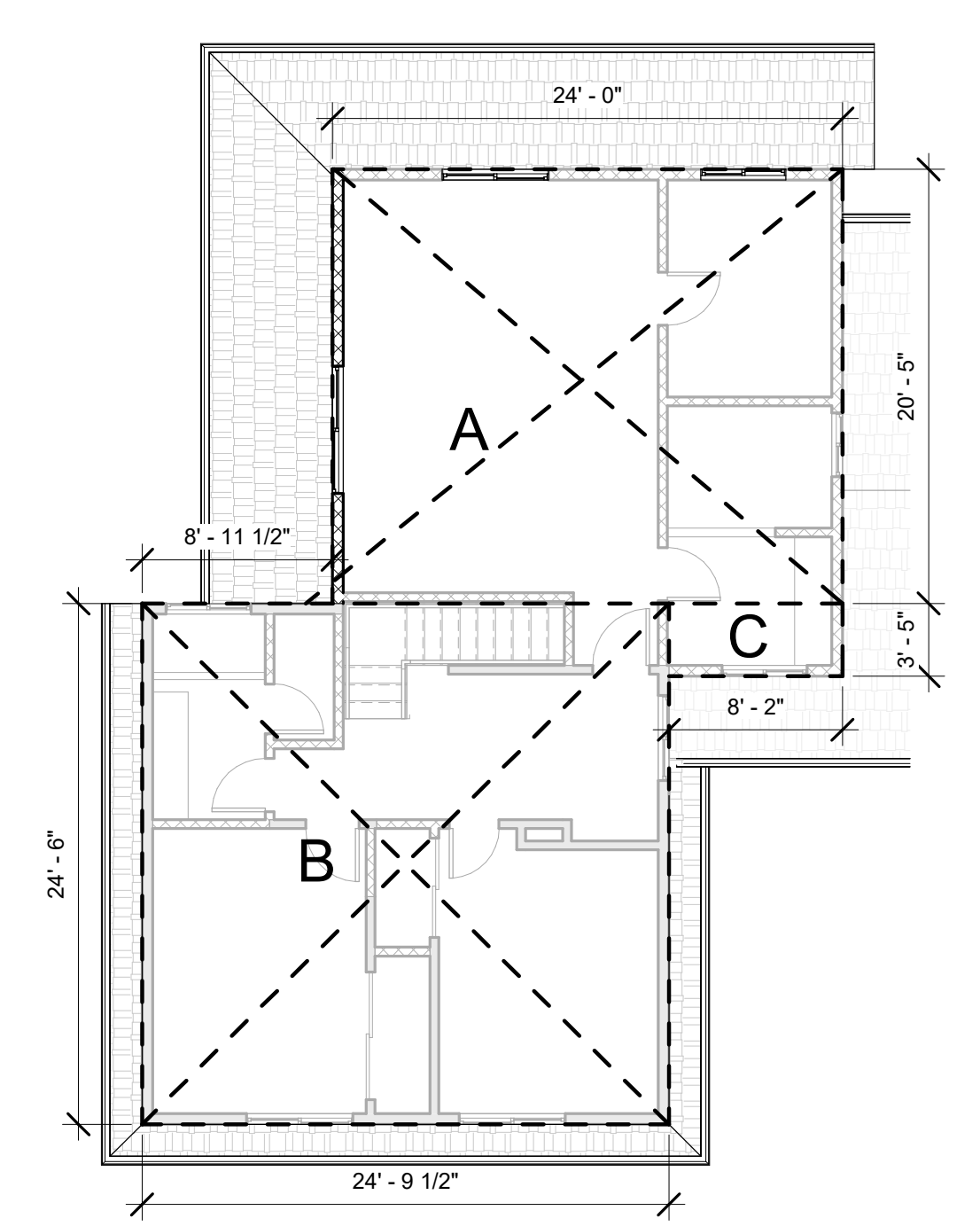
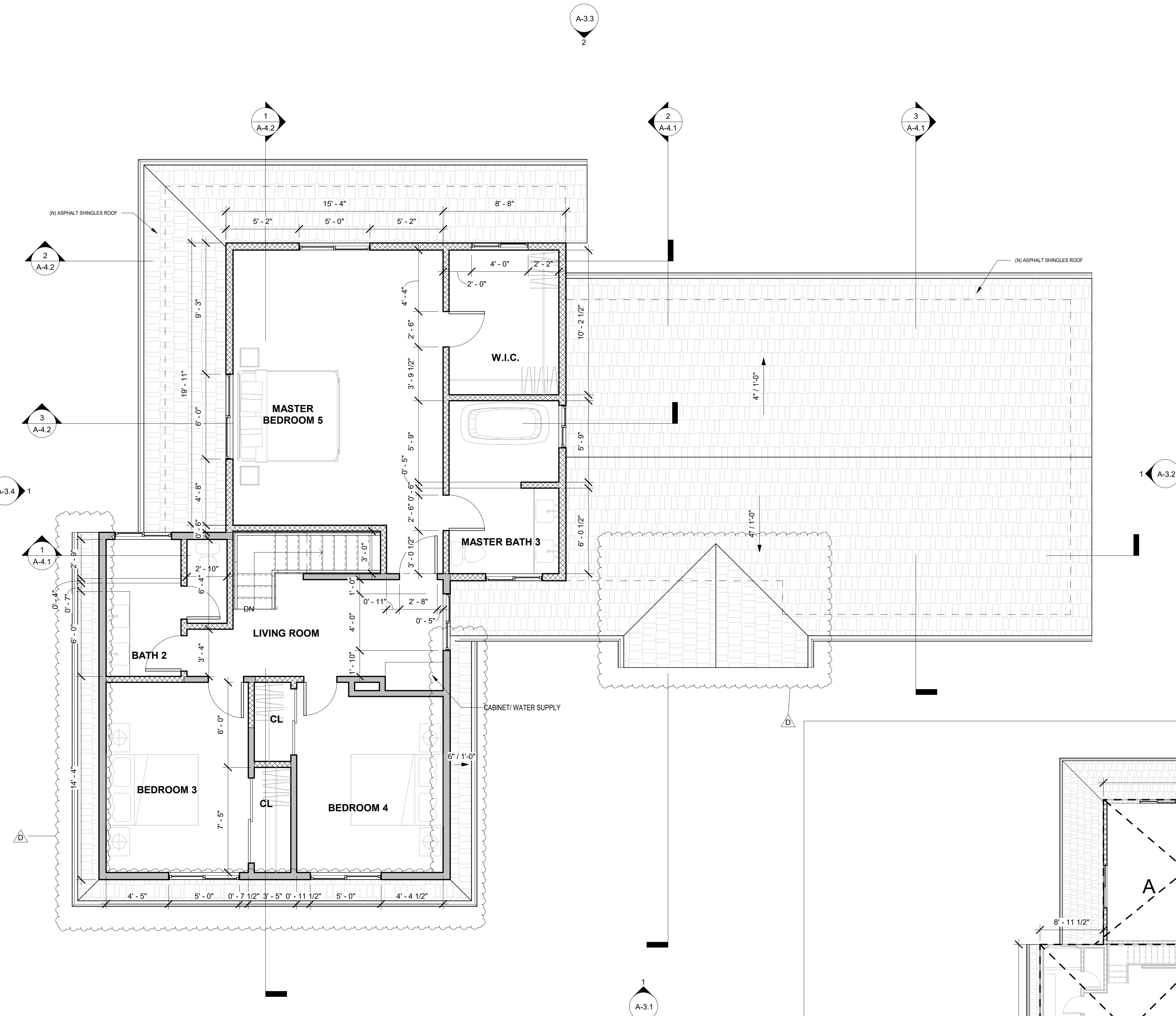
Scale As indicated

PROPOSED FLOOR PLAN GENERAL NOTES:

1. THE LANDING SHALL NOT BE MORE THAN 7'-3/4" LOWER THAN THE FLOOR LEVEL AT DOORS SWINGING AWAY FROM THE LANDING AND NOT MORE THAN 1'-1/2" AT DOORS SWINGING OVER THE LANDING.
2. FOR SHOWERS AND TUB/SHOWER WALLS A SMOOTH, HARD, NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. PLEASE NOTE: WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. CRC SECTIONS R307.2 AND R702.3.8
3. ALL SHOWER ENCLOSURES TO BE TEMPERED GLASS WITH MIN. 22" TEMPERED DOOR
4. FOR ISLAND SINKS AND SIMILAR EQUIPMENT SHALL BE ROUGHED IN ABOVE THE FLOOR AND SHALL BE PERMITTED TO BE VENTED BY EXTENDING THE VENT AS HIGH AS POSSIBLE, BUT NOT LESS THAN THE DRAIN BOARD AND THEN RETURNING IT DOWNWARD AND CONNECTING IT TO THE HORIZONTAL SINK DRAIN IMMEDIATELY DOWNSTREAM FROM THE VERTICAL FIXTURE DRAIN. THE RETURN VENT SHALL BE CONNECTED TO THE HORIZONTAL DRAIN THROUGH A WYE-BRANCH FITTING AND SHALL IN ADDITION, BE PROVIDED WITH A FOOT VENT TAKEN OFF THE VERTICAL FIXTURE VENT BY MEANS OF A WYE BRANCH IMMEDIATELY BELOW THE FLOOR AND EXTENDING TO THE NEAREST PARTITION AND THEN THROUGH THE ROOF TO THE OPEN AIR OR SHALL BE PERMITTED TO BE CONNECTED TO OTHER VENTS AT A POINT NOT LESS THAN 6 INCHES (152 MM) ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURE SERVED. DRAINAGE FITTINGS SHALL BE USED ON THE VENT BELOW THE FLOOR LEVEL, AND A SLOPE OF NOT LESS THAN 1/4 INCH PER FOOT. CPC SECTION 909
5. FIREPLACE SURROUND TO BE NON-COMBUSTIBLE MATERIAL AT LEAST 1' AROUND OPENING @ TOP + SIDES, AND PROTRUDING AT LEAST 2" OUT FROM WALL OR PER MANUFACTURER SPECIFICATIONS.
6. GAS FIREPLACE (IF ANY) SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND LISTINGS.
7. U-FACTOR AND S.H.G.C. VARY FOR EACH WINDOW AND GLASS DOOR, SEE SHEET T-24 FOR SPECIFIC U-FACTOR AND S.H.G.C. INFORMATION
8. A PERMANENT LABEL PER SECTION R308.1 SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING.
9. ALL EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 S.F. THE MINIMUM NET CLEAR OPERABLE WIDTH SHALL BE 20". THE MINIMUM NET CLEAR OPERABLE HEIGHT SHALL BE 24". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR PER CRC R310
10. CONTRACTOR TO ENSURE ALL APPROPRIATE WATER HEATER STRAPPING ARE INSTALLED PER CPC 508.2 AND INSULATION WITHIN THE FIRST 5-FEET, AND REQUIRED INSULATION ARE INSTALLED
11. AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGBCS SECTION 4.4.10.1 SHALL BE PLACED IN THE BUILDING.

DOOR & WINDOW NOTES:

1. ALL WINDOWS AND DOORS TO BE LOW 'E' DUAL GLAZED. INTERIOR GLAZING TO BE TEMPERED U.N.O.
2. ALL SLEEPING ROOMS TO BE PROVIDED WITH ONE EMERGENCY EGRESS WINDOW (OR DOOR) WITH A MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET, WITH A 20" MINIMUM WIDTH, 24" MINIMUM HEIGHT, AND 44" MAXIMUM FROM FINISH FLOOR TO TOP OF FINISH SILL. SEE PROPOSED PLANS FOR WINDOW AND DOOR SIZES AND EGRESS WINDOW LOCATIONS
3. PROVIDE TEMPERED GLASS IN THE FOLLOWING AREAS AS REQUIRED PER CRC:
  - A. ALL INGRESS AND EGRESS DOORS
  - B. ALL SHOWERS AND BATHTUB ENCLOSURE DOORS AND WINDOWS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE
  - C. GLAZING WITHIN 12" OF ANY DOOR'S VERTICAL EDGE WHERE THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE
  - D. ANY GLAZING WHERE THE EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR WHERE ONE OR MORE WALKING SURFACE IS WITHIN 36" HORIZONTAL
  - E. GLAZING WITHIN A 24" ARC EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION.
  - F. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZ. OF THE BOTTOM TREAD IN ANY DIRECTION WHERE THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.
4. PROVIDE ALL EXTERIOR DOORS WITH FULL WEATHER-STRIPPING. PROVIDE ALL EXTERIOR DOORS (EXCEPT GARAGE O.H.) WITH METAL THRESHOLD IN BED OF SEALANT.
5. UNDERCUT ALL DOORS TO CLOSETS AND LAUNDRY ROOMS TO FACILITATE VENTILATION.
6. VERIFY ALL DOOR IN-, OUT-, RIGHT-HAND, LEFT-HAND SWINGS AND WINDOW OPERATIONS AT FLOOR PLANS AND BUILDING ELEVATIONS.
7. VERIFY ALL OUTSIDE FRAME AND ROUGH OPENING DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.
8. SEE TITLE-24 REPORT FOR ADDITIONAL DOOR & WINDOW INFORMATION INCLUDING, BUT NOT LIMITED TO, SHADING COEFFICIENTS, U-FACTORS, ETC...
9. TEMPORARY LABEL MUST SHOW THE U-FACTOR AND SHGC, FOR EACH RATED WINDOW. THE LABEL MUST ALSO SHOW THAT THE WINDOW MEETS THE AIR INFILTRATION CRITERIA. THE TEMPORARY LABEL MUST NOT BE REMOVED BEFORE INSTALLATION & INSPECTION BY THE CITY INSPECTOR.
10. THE PERMANENT LABEL MUST AS A MINIMUM IDENTIFY THE CERTIFYING ORGANIZATION AND HAVE A NUMBER OR A CODE TO ALLOW TRACKING BACK TO THE ORIGINAL INFORMATION ON FILE WITH THE CERTIFYING ORGANIZATION. THE PERMANENT LABEL CAN BE INSCRIBED ON THE SPACE, ETCHED ON THE GLASS, ENGRAVED ON FRAME, OR LOCATED SO AS NOT TO AFFECT AESTHETICS.
11. ALL OPERABLE WINDOWS TO HAVE BUG SCREENS.



TOTAL FLOOR AREA LEVEL 2  
= A + B + C  
= 24' x 20'-5" + 24'-9.5" x 24'-6" + 3'-5" x 8'-2"  
= 1,120SF

**LEGEND:**

	WALLS TO REMAIN
	WALLS TO BE REMOVED
	WALLS TO BE ADDED

No.	Description	Date
	PLANNING PERMIT	10/6/2021
B	PLANNING PERMIT RESUBMITTAL #2	2/2/2022

EXISTING +  
DEMO /  
PROPOSED  
FLOOR PLAN -  
ROOF

Project Number 12125  
Date 4/5/2022

A-2.5

Scale 1/4" = 1'-0"

DEMOLITION NOTES:

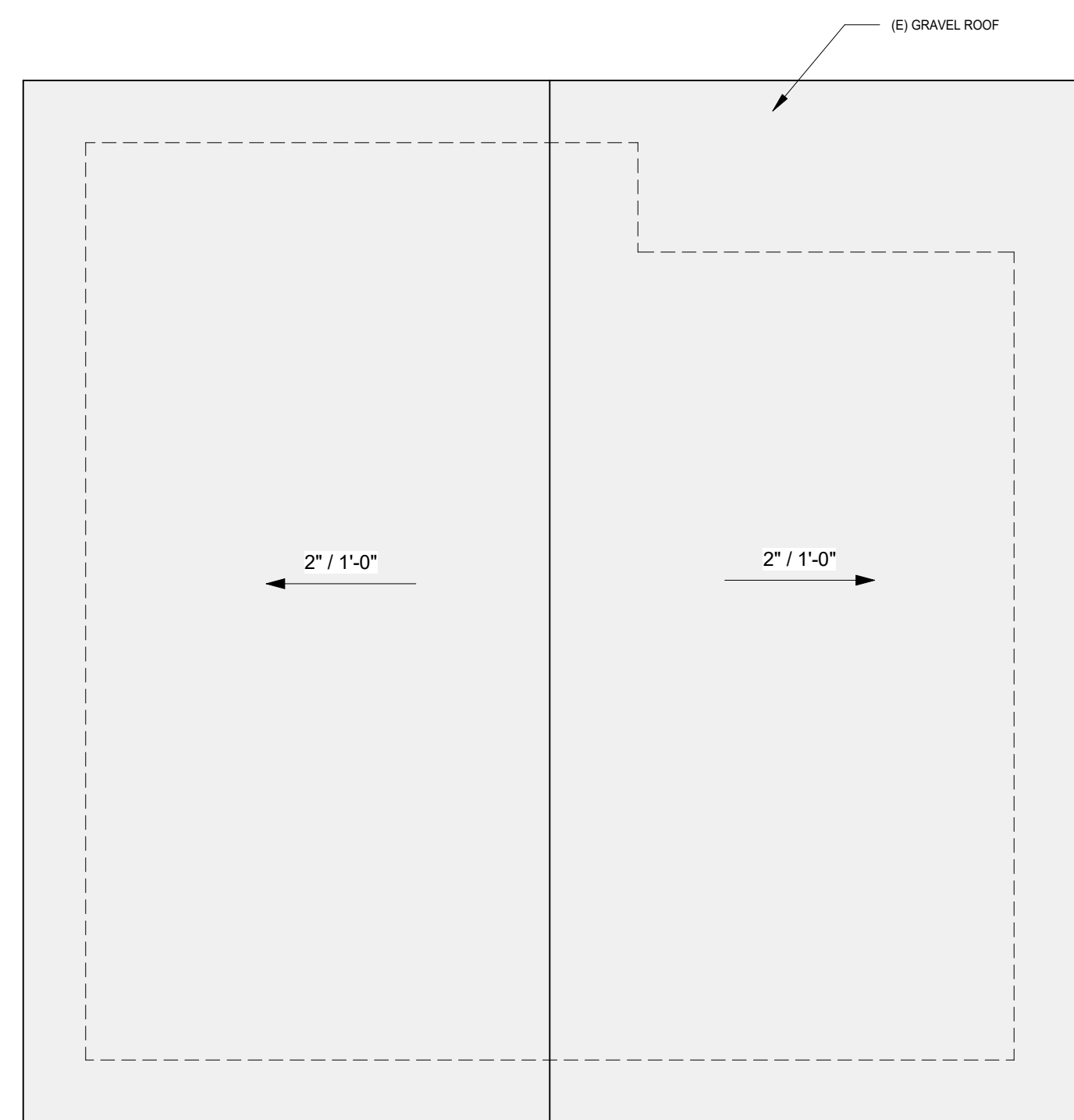
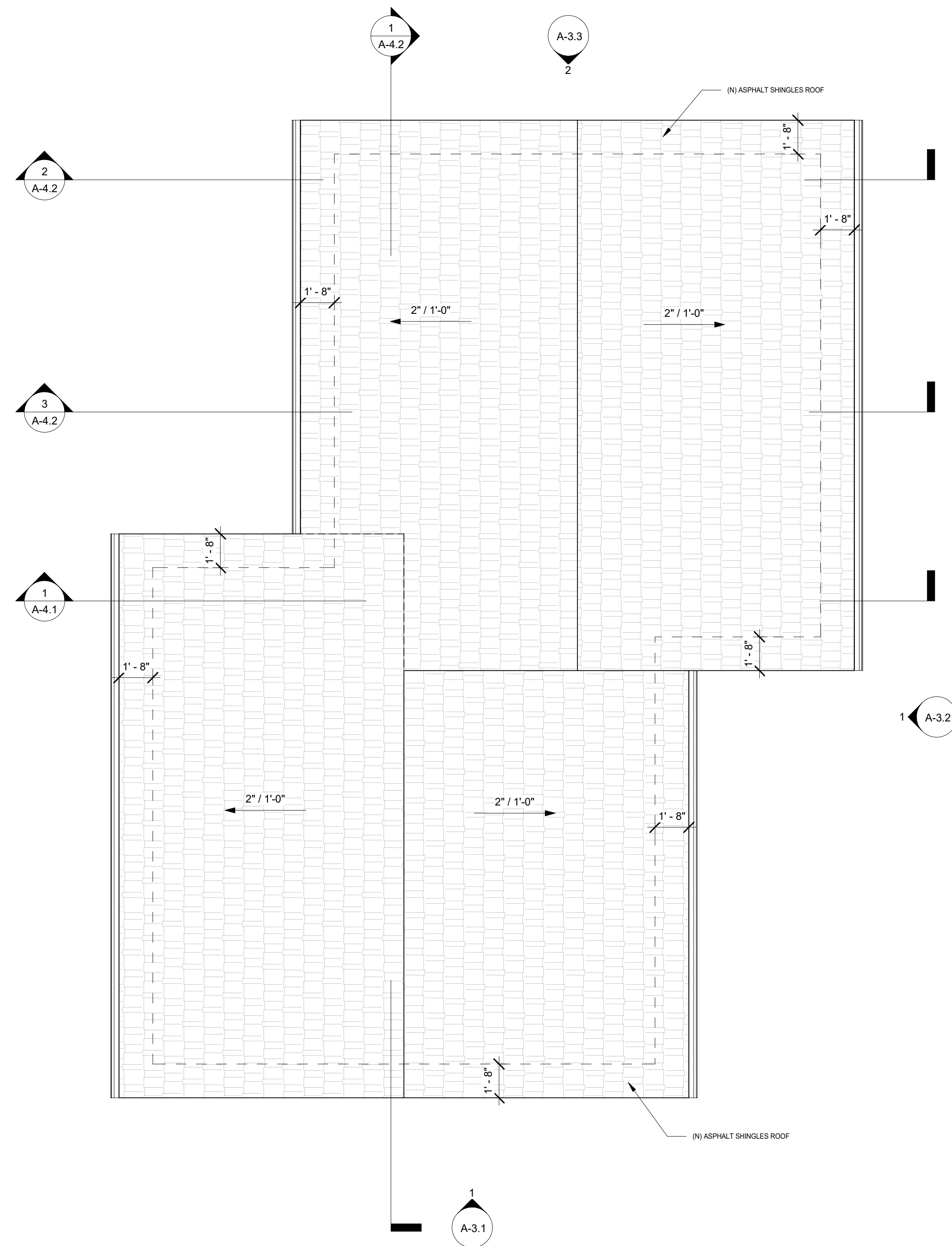
- SEE WINDOW AND DOOR SCHEDULES FOR NEW WINDOW AND DOOR TYPES AND LOCATIONS. VERIFY ROUGH OPENINGS IN FIELD.
- REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS PRIOR TO MODIFICATION OR REMOVAL OF ROOF.
- REFER TO STRUCTURAL PLANS PRIOR TO REMOVAL OF ANY WALL OR STRUCTURAL MEMBER. SOME STRUCTURAL BEAMS AND POST TO REMAIN AT DEMOLISHED WALLS. VERIFY WITH ARCHITECT ANY QUESTIONS PERTAINING TO ANY STRUCTURAL MEMBERS TO REMAIN OR TO BE REMOVED.
- REFER TO FLOOR PLAN FOR LOCATION OF WALLS TO BE REMOVED. DEMOLITION INCLUDES ALL ELEMENTS WITHIN AND CONNECTED TO THE WALL. TERMINATE ALL ASSOCIATED ITEMS (I.E. ELECTRICAL, GAS, CABLE, ETC.) AS NECESSARY. ALL PIPING, CONDUIT, ETC. SHALL BE TERMINATED AND CAPPED IN A LOCATION THAT WILL NOT BE VISIBLE WHEN CONSTRUCTION IS COMPLETE.
- PROTECT ALL SURFACES ADJACENT TO AREAS OF DEMOLITION. CONTRACTOR TO BE RESPONSIBLE FOR ALL ITEMS DAMAGED DURING DEMOLITION.
- ITEMS TO BE SALVAGED SHALL BE CAREFULLY REMOVED IN A MANNER TO ENSURE MINIMUM DAMAGE AND SHALL BE STORED IN A STAGING AREA DESIGNATED BY THE OWNER. ALL MATERIALS, EQUIPMENT, AND OTHER ITEMS NOT TO BE RETAINED FOR FUTURE USE SHALL BE REMOVED FROM SITE.
- REMOVE ALL EXISTING BRANCH CIRCUIT FEEDERS AND CONDUITS BACK TO ELECTRICAL PANEL.
- SEE ELECTRICAL PLANS FOR LOCATION OF NEW LIGHT FIXTURES AND THEIR ASSOCIATED SWITCHING, SUPPORTS, CONDUITS AND CONDUCTORS.
- ERECT TEMPORARY, TIGHT FITTING DUSTPROOF PARTITION/BARRIERS AT THE PERIMETER OF THE AREA OF WORK PRIOR TO COMMENCEMENT OF DEMOLITION. DUSTPROOF PARTITIONS/BARRIERS SHALL REMAIN IN PLACE UNTIL COMPLETION OF ALL CONSTRUCTION WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL THE EXISTING EQUIPMENT THAT IS TO REMAIN IS IN PROPER WORKING ORDER.
- VERIFICATION OF REPLACEMENT OF ALL EXISTING TO REMAIN NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES AS SPECIFIED IN CIVIL CODE SECTION 1101.1-1101.8 SHALL BE PROVIDED TO THE TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. THIS REQUIREMENT APPLIES TO ALL EXISTING TO REMAIN PLUMBING FIXTURES LOCATED WITHIN THE STRUCTURE UNDER THE SCOPE OF THIS PERMIT.
- 1.6 GALLONS PER FLUSH FOR TOILETS  
1.0 GALLONS PER FLUSH FOR URINALS  
2.5 GPM FOR SHOWERHEAD  
2.2 GPM FOR ANY INTERIOR FAUCETS

PROPOSED FLOOR PLAN GENERAL NOTES:

- THE LANDING SHALL NOT BE MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL AT DOORS SWINGING AWAY FROM THE LANDING AND NOT MORE THAN 1-1/2" AT DOORS SWINGING OVER THE LANDING.
- FOR SHOWERS AND TUB/SHOWER WALLS A SMOOTH, HARD, NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. PLEASE NOTE: WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. CRC SECTIONS R307.2 AND R702.3.8
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- FIREPLACE SURROUND TO BE NON-COMBUSTIBLE MATERIAL AT LEAST 1" AROUND OPENING @ TOP + SIDES, AND PROTRUDING AT LEAST 2" OUT FROM WALL OR PER MANUFACTURER SPECIFICATIONS.
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  - GLAZING WITHIN 12" OF ANY DOOR'S VERTICAL EDGE WHERE THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
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  - GLAZING WITHIN A 24" ARC EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION
  - GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZ OF THE BOTTOM TREAD IN ANY DIRECTION WHERE THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.
- PROVIDE ALL EXTERIOR DOORS WITH FULL WEATHER-STRIPPING. PROVIDE ALL EXTERIOR DOORS (EXCEPT GARAGE O.H.) WITH METAL THRESHOLD IN BED OF SEALANT.
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- VERIFY ALL DOOR IN-, OUT-, RIGHT-HAND, LEFT-HAND SWINGS AND WINDOW OPERATIONS AT FLOOR PLANS AND BUILDING ELEVATIONS.
- VERIFY ALL OUTSIDE FRAME AND ROUGH OPENING DIMENSIONS WITH MANUFACTURE'S SPECIFICATIONS.
- SEE TITLE-24 REPORT FOR ADDITIONAL DOOR & WINDOW INFORMATION INCLUDING, BUT NOT LIMITED TO, SHADING COEFFICIENTS, U-FACTORS, ETC..
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- ALL OPERABLE WINDOWS TO HAVE BUG SCREENS.



EXISTING FLOOR PLAN - ROOF

1/4" = 1'-0"

1

PROPOSED FLOOR PLAN - ROOF

1/4" = 1'-0"

2



DRAFTER: JENNY ZHAO  
1050 KIELY #3571, SANTA CLARA, CA 95055  
JENNYLI7945@GMAIL.COM  
408-669-7945

NOT FOR CONSTRUCTION

## LI RESIDENCE ADDITION- 628 CUESTA DR

OWNER : Yun Li

628 Cuesta Dr, Los Altos, CA 94024

FOR CITY APPROVAL STAMP

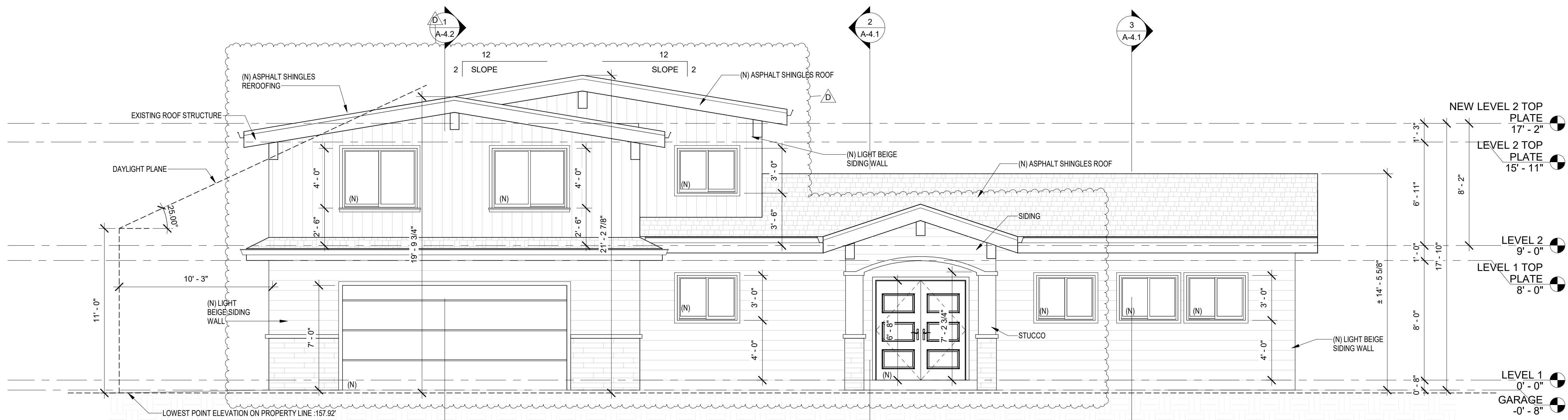
No.	Description	Date
	PLANNING PERMIT	10/6/2021
A	PLANNING PERMIT RESUBMITTAL	12/16/2021
B	PLANNING PERMIT RESUBMITTAL #2	2/2/2022
D	PLANNING PERMIT RESUBMITTAL #4	3/15/2022

## EXISTING / PROPOSED ELEVATIONS

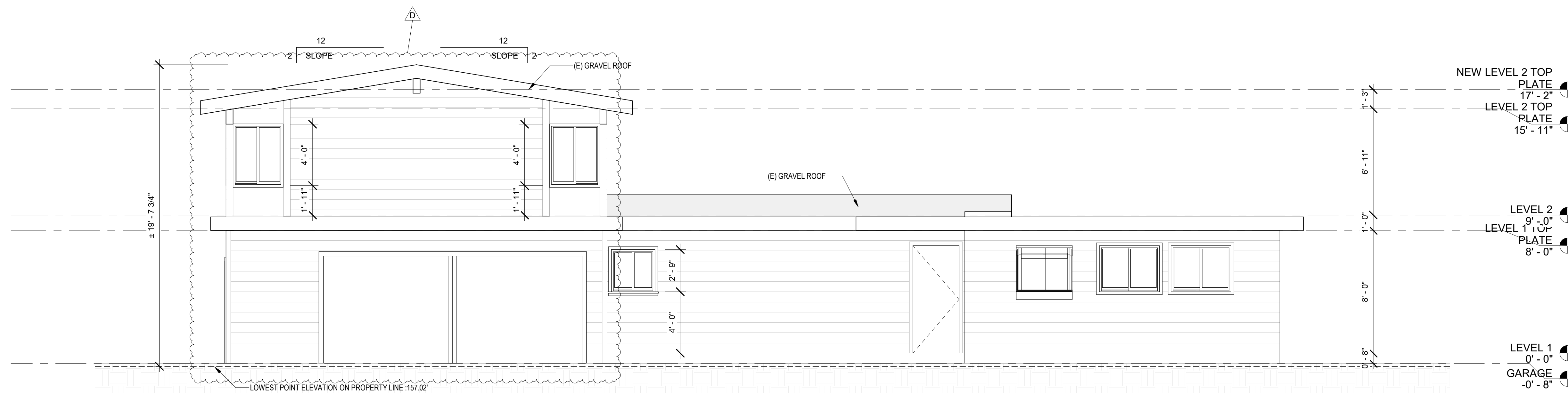
Project Number 12125  
Date 4/5/2022

# A-3.1

Scale 1/4" = 1'-0"



PROPOSED ELEVATION- NORTH 1/4" = 1'-0" 1



EXISTING ELEVATION- NORTH 1/4" = 1'-0" 2

### GENERAL NOTES:

1. ROOFING MATERIAL TO BE CLASS "A"
2. FOUNDATION VENT CALCS. OPENINGS FOR UNDER-FLOOR VENTILATION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.67 M2 FOR EACH 100 M2) OF CRAWL-SPACE AREA. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH, PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6 MM). CBC 1203.3.1
3. OPENINGS FOR UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1 1/2 SQUARE FEET (0.135 M2) FOR EACH 25 LINEAR FEET (7620 LINEAR MM) OF EXTERIOR WALL. THEY SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS NOT LESS THAN 1/4 INCH (6.4 MM) NOR MORE THAN 1/2 INCH (13 MM) IN ANY DIMENSION. CBC 1203.3.1.1 (SPCB)
4. PREFAB GSM ATTIC VENTS TO BE EVENLY DISTRIBUTED
5. ALL FLASHING TO BE 26 GAUGE W/MIN. 10-INCH LAP WALL SEAMS SOLDERED TO BE WEATHERPROOF AND PAINTED TO MATCH ROOFING MATERIAL
6. WHEN POSSIBLE LOCATE ALL PLUMBING, HVAC VENTS, ETC. AT REAR ROOF SIDE (OPPOSITE ENTRY)
7. ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
8. A PERMANENT LABEL PER SECTION R308.1 SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING.
9. U-FACTOR AND S.H.G.C. VARY FOR EACH WINDOW AND GLASS DOOR, SEE SHEET T-24 FOR SPECIFIC U-FACTOR AND S.H.G.C. INFORMATION
10. ALL DOWNSPOUTS SHALL BE DIRECTED TO LANDSCAPED AREAS. MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREAS, ETC.
11. ALL VENTS TO BE PAINTED TO MATCH ADJACENT MATERIALS.
12. WATER-RESISTIVE BARRIER: 2 LAYERS GRADE "D" BLDG. PAPER OVER WOOD SHEATHING OF ALL EXTERIOR WALLS
13. LOCATIONS/ SIZES OF STRUCTURE ELEMENTS LIKE FOOTING, BEAM, COLUMN, PLEASE REFER TO STRUCTURE DRAWINGS.

### ELEVATION NOTES:

1. ROOFING TO BE HIGH DEFINITION COMPOSITION SHINGLES. MINIMUM FIRE RATED CLASS A
2. ALL FLASHING TO BE 22 GAUGE W/MIN. 10-INCH LAP WALL SEAMS SOLDERED TO BE WEATHERPROOF AND PAINTED TO MATCH ROOFING MATERIAL
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5. UNDERCUT ALL DOORS TO CLOSETS AND LAUNDRY ROOMS TO FACILITATE VENTILATION.
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NOT FOR CONSTRUCTION

LI RESIDENCE  
ADDITION- 628  
CUESTA DR

OWNER : Yun Li

628 Cuesta Dr, Los Altos, CA 94024

FOR CITY APPROVAL STAMP

No.	Description	Date
	PLANNING PERMIT	10/6/2021
A	PLANNING PERMIT RESUBMITTAL	12/16/2021
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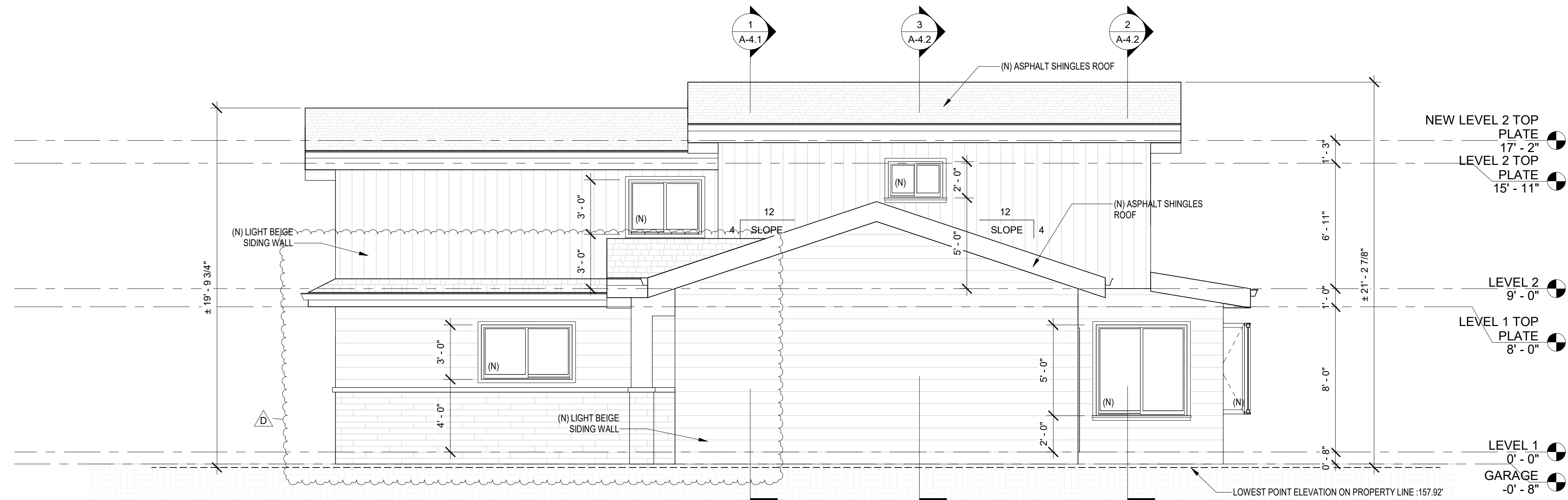
EXISTING /  
PROPOSED  
ELEVATIONS

Project Number 12125

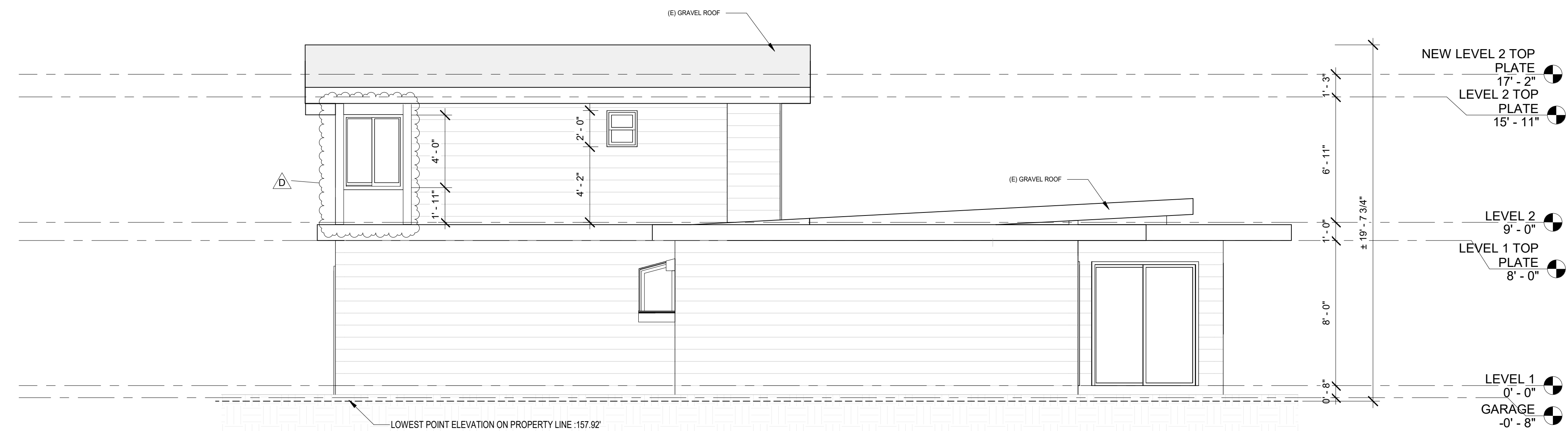
Date 4/5/2022

A-3.2

Scale 1/4" = 1'-0"



PROPOSED ELEVATION- WEST 1/4" = 1'-0" 1



EXISTING ELEVATION- WEST 1/4" = 1'-0" 2

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7. ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
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4. ANY GLAZING WHERE THE EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR WHERE ONE OR MORE WALKING SURFACE IS WITHIN 36" HORIZONTAL
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6. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZ OF THE BOTTOM TREAD IN ANY DIRECTION WHERE THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.
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NOT FOR CONSTRUCTION

LI RESIDENCE  
ADDITION- 628  
CUESTA DR

OWNER : Yun Li

628 Cuesta Dr, Los Altos, CA 94024

FOR CITY APPROVAL STAMP

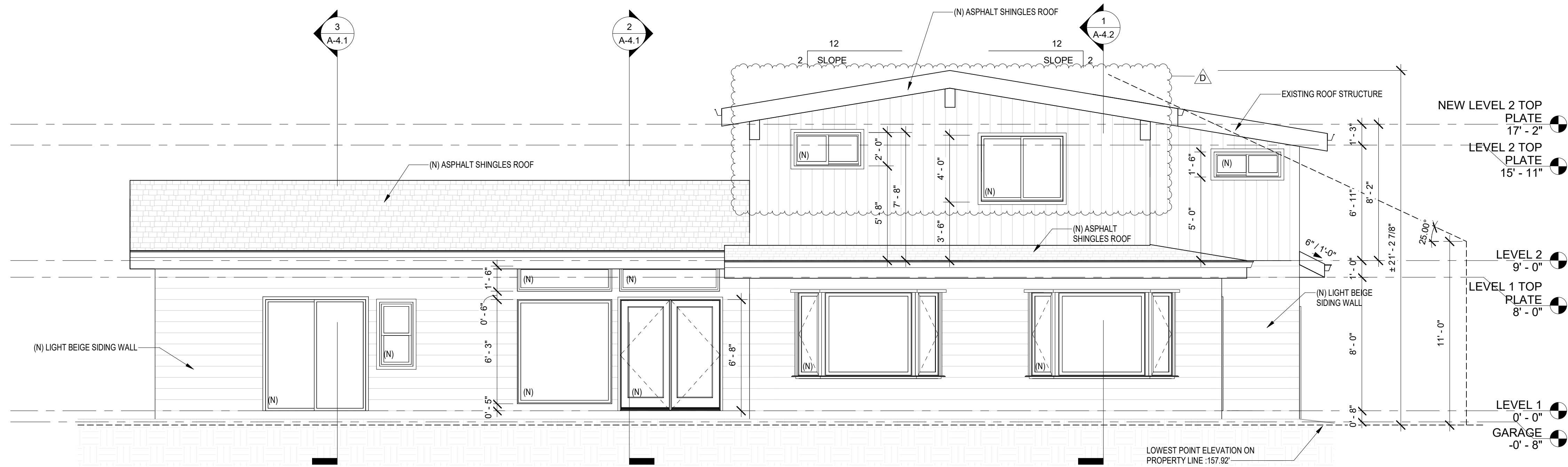
No.	Description	Date
	PLANNING PERMIT	10/6/2021
A	PLANNING PERMIT RESUBMITTAL	12/16/2021
B	PLANNING PERMIT RESUBMITTAL #2	2/2/2022
D	PLANNING PERMIT RESUBMITTAL #4	3/15/2022

EXISTING /  
PROPOSED  
ELEVATIONS

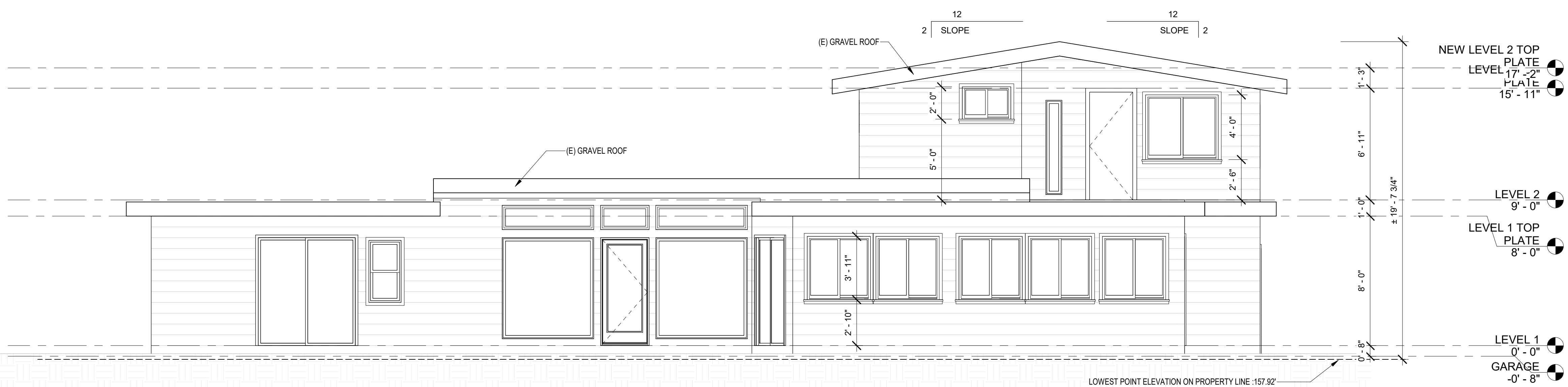
Project Number	12125
Date	4/5/2022

A-3.3

Scale	1/4" = 1'-0"
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PROPOSED ELEVATION- SOUTH 1/4" = 1'-0" 2



EXISTING ELEVATION- SOUTH 1/4" = 1'-0" 1

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NOT FOR CONSTRUCTION

LI RESIDENCE  
ADDITION- 628  
CUESTA DR

OWNER : Yun Li

628 Cuesta Dr, Los Altos, CA 94024

FOR CITY APPROVAL STAMP

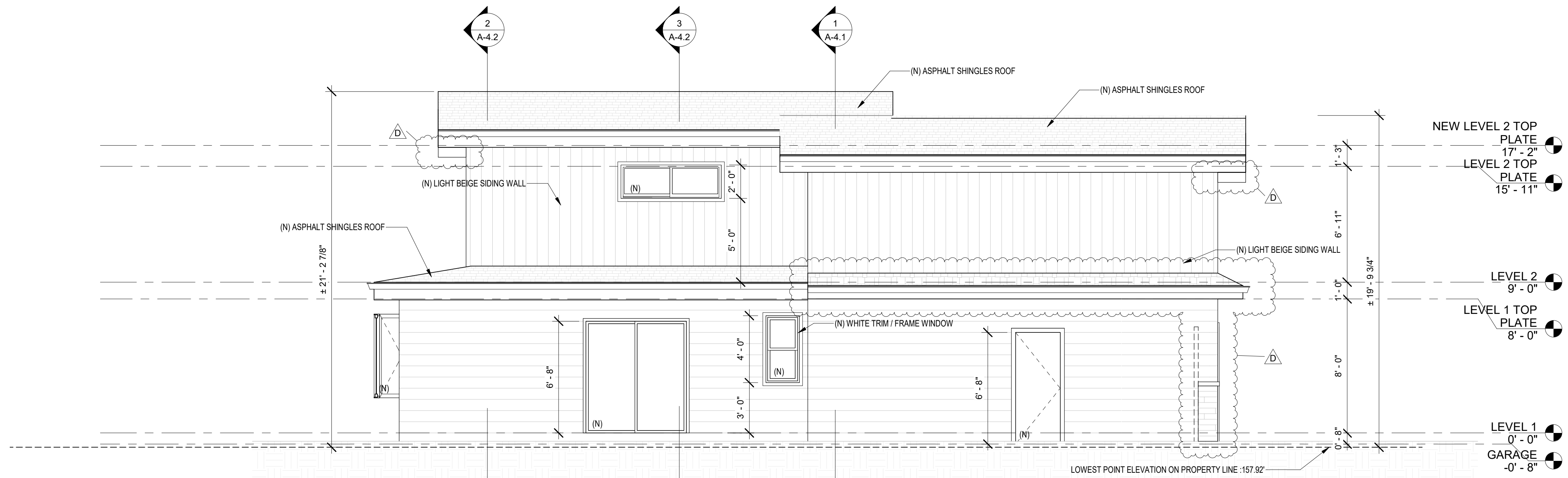
No.	Description	Date
	PLANNING PERMIT	10/6/2021
A	PLANNING PERMIT RESUBMITTAL	12/16/2021
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D	PLANNING PERMIT RESUBMITTAL #4	3/15/2022

EXISTING /  
PROPOSED  
ELEVATIONS

Project Number 12125  
Date 4/5/2022

A-3.4

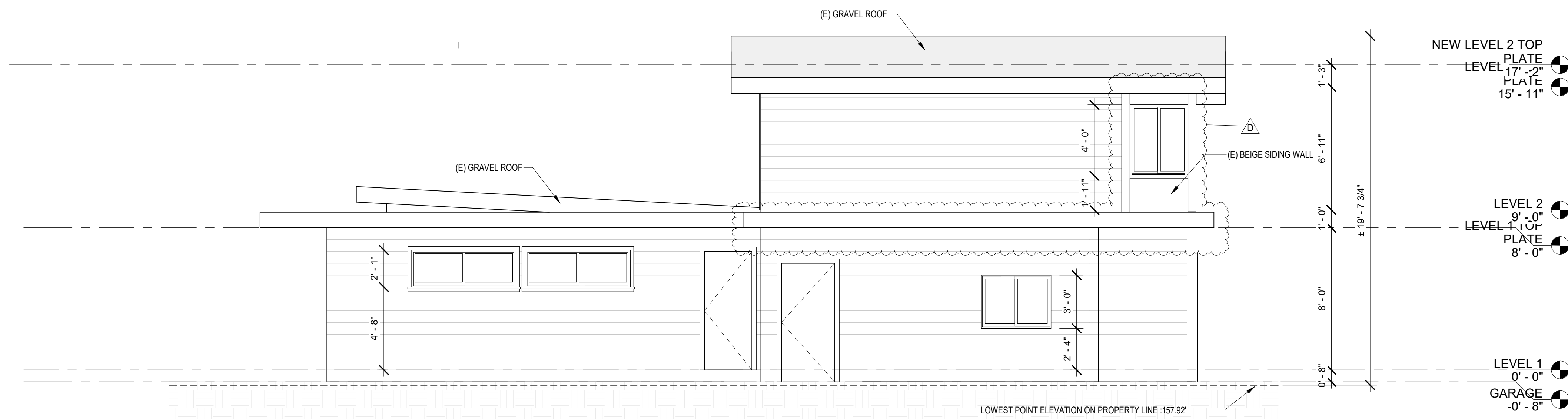
Scale 1/4" = 1'-0"



PROPOSED ELEVATION- EAST

1/4" = 1'-0"

1



EXISTING ELEVATION- EAST

1/4" = 1'-0"

2

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NOT FOR CONSTRUCTION

LI RESIDENCE  
ADDITION- 628  
CUESTA DR

OWNER : Yun Li  
628 Cuesta Dr, Los Altos, CA 94024

FOR CITY APPROVAL STAMP

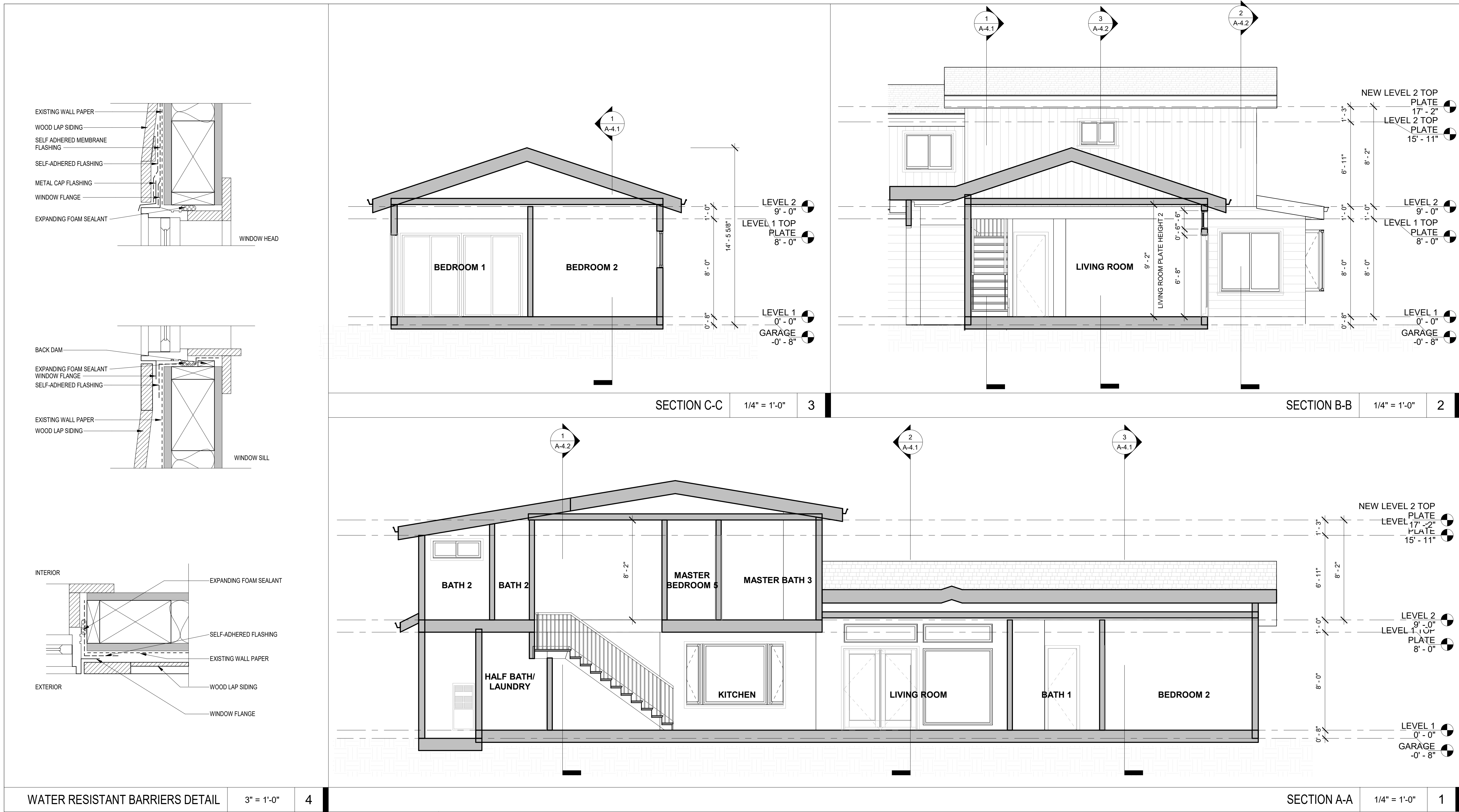
No.	Description	Date
	PLANNING PERMIT	10/6/2021
A	PLANNING PERMIT RESUBMITTAL	12/16/2021
B	PLANNING PERMIT RESUBMITTAL #2	2/2/2022

BUILDING SECTIONS

Project Number 12125  
Date 4/5/2022

A-4.1

Scale As indicated



NOT FOR CONSTRUCTION

LI RESIDENCE  
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OWNER : Yun Li  
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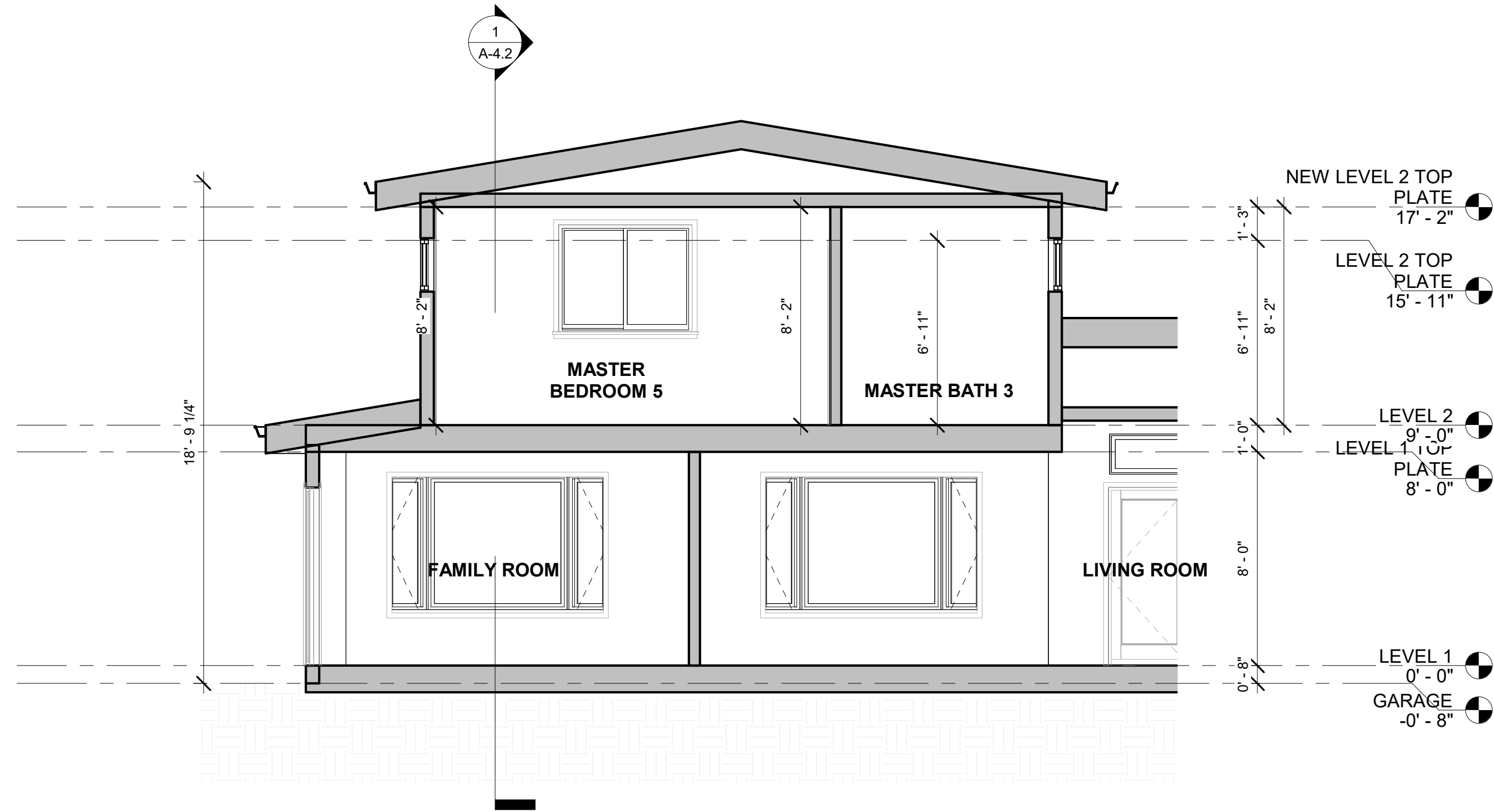
No.	Description	Date
	PLANNING PERMIT	10/6/2021

BUILDING  
SECTIONS

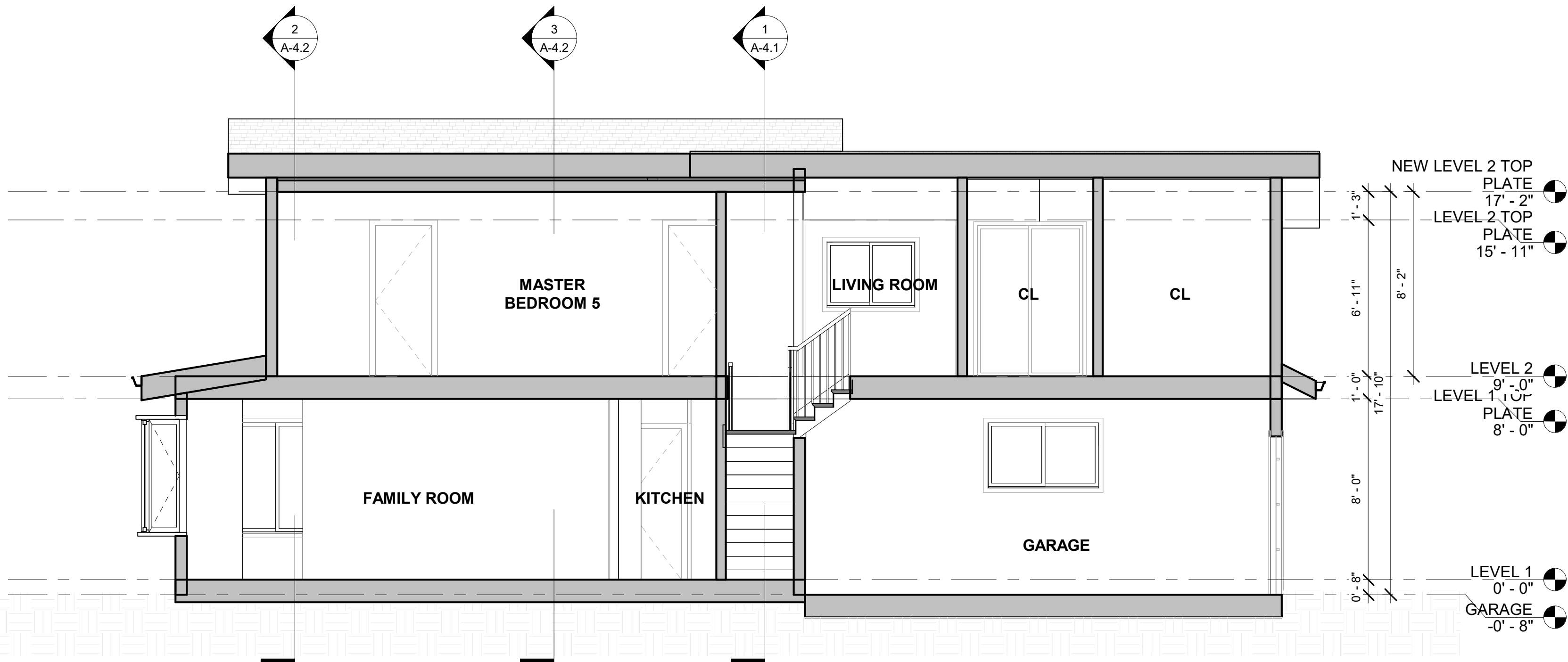
Project Number 12125  
Date 4/5/2022

A-4.2

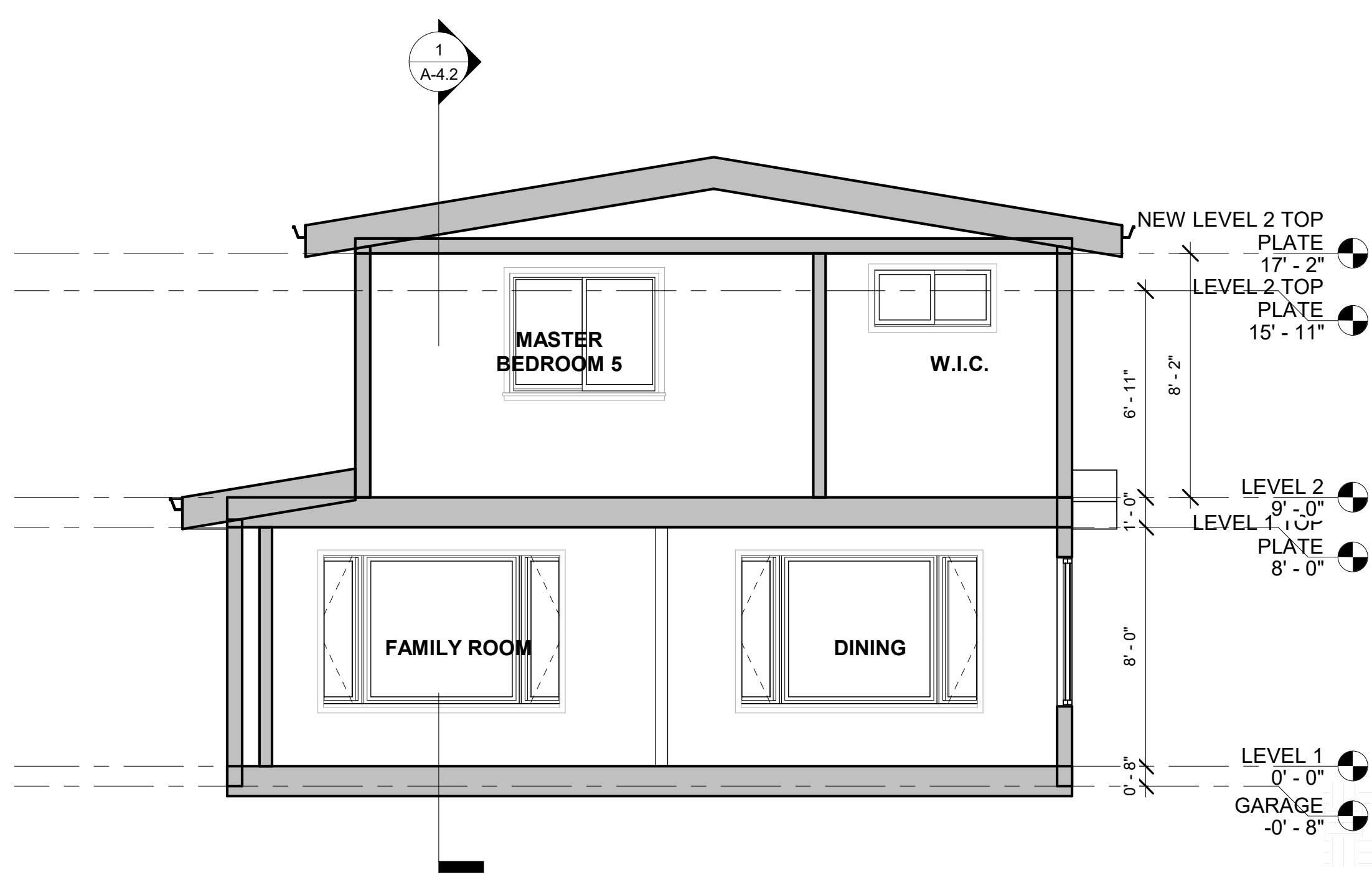
Scale 1/4" = 1'-0"



SECTION F-F 1/4" = 1'-0" 3



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



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

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DRAFTER: JENNY ZHAO  
 1050 KIELY #3571, SANTA CLARA, CA  
 95055  
 JENNYLI7945@GMAIL.COM  
 408-669-7945

NOT FOR CONSTRUCTION

## LI RESIDENCE ADDITION- 628 CUESTA DR

OWNER : Yun Li  
 628 Cuesta Dr, Los Altos, CA 94024

FOR CITY APPROVAL STAMP

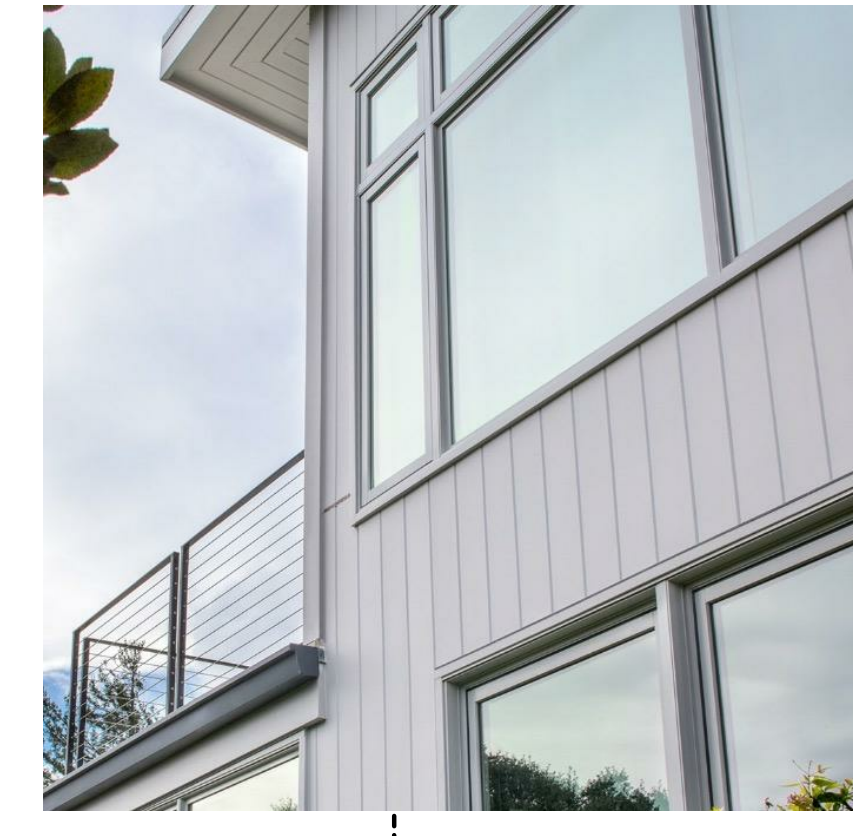
No.	Description	Date
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A	PLANNING PERMIT RESUBMITTAL	12/16/2021
D	PLANNING PERMIT RESUBMITTAL #4	3/15/2022

## MATERIAL BOARD

Project Number 12125  
 Date 4/5/2022

# A-6

Scale

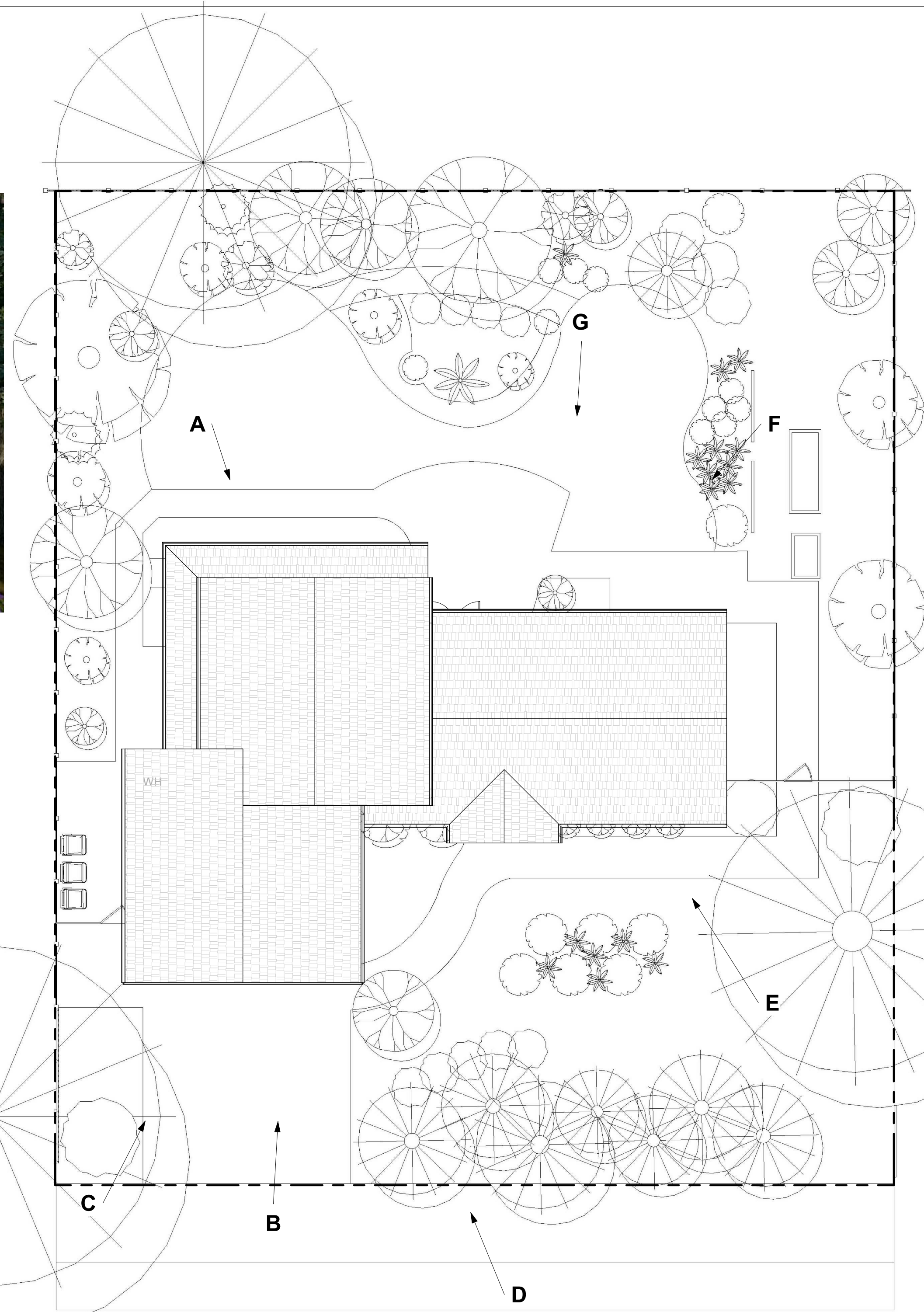


Location	Exterior Wall Siding	Exterior Wall Trim	Roof	Window
Material	Fiber cement	Fiber cement	Fiberglass <a href="#">Asphalt Shingles</a>	Fiberglass
Color code	Spun silk or similar	White	Charcoal	White
Manufacturer / Brand	James Hardie Artisan V-Groove siding	James Hardie	G.A.F Timberline HDZ Shingles	Milgard Ultra™ Series C650
Product specifications	8.25-inch width, 7-inch exposure	3.5-inch/4.6-inch width		
Color board				

Location	Exterior door	Window/Door Trim	Entry door	Garage door
Material	Fiberglass	Fiber cement	Steel	Steel
Color code	White	White	White	White
Manufacturer / Brand	MP Doors	James Hardie	MIMI Doors	Amarr Heritage
Product specifications	Low-E Blinds Between Glass White Right-Hand Inswing	2.5-inch width	72 in. x 80 in. Grace Right-Hand Inswing 2-Lite 2-Panel Decorative Primed Steel <a href="#">Prehung</a> Front Door on 6-9/16 in. Frame	Long bead board design with <a href="#">Moonlite</a> windows
Color board				



A



B



G



F



C



D



E

DIZIGN Studio

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NOT FOR CONSTRUCTION

LI RESIDENCE  
ADDITION- 628  
CUESTA DR

OWNER : Yun Li  
628 Cuesta Dr, Los Altos, CA 94024

FOR CITY APPROVAL STAMP

No.	Description	Date
D	PLANNING PERMIT RESUBMITTAL #4	3/15/2022

RENDERING

Project Number 12125  
Date 4/5/2022

A-6.1

Scale 1" = 10'-0"