APPLICABLE CODES

ALL WORK SHLL COMPLY TO: 2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA RESIDENTIAL CODE

2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL & PLUMBING CODE

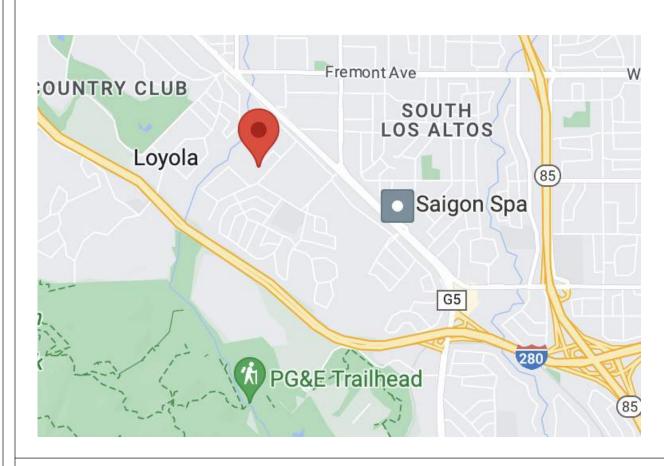
2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA GREEN BUILDING CODE

2022 FIRE CODE

LOS ALTOS MUNICIPAL CODE

VICINITY MAP



SCOPE OF WORK

FIRST FLOOR ADDITION TO THE SIDE NEW FRONT GABLE DESIGN

REMOVE EXISTING FIREPLACE

KITCHEN REMODEL

LAUNDRY REMODEL

NEW STAIRCASE

SECOND FLOOR ADDITION

NEW BATHROOMS

NEW WINDOWS AND DOORS

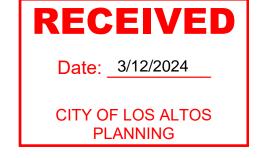
NEW ELECTRICAL/MECHANICAL

& PLUMBING IN NEW ADDITION AND REMODEL

DEMOLITION OF SHED

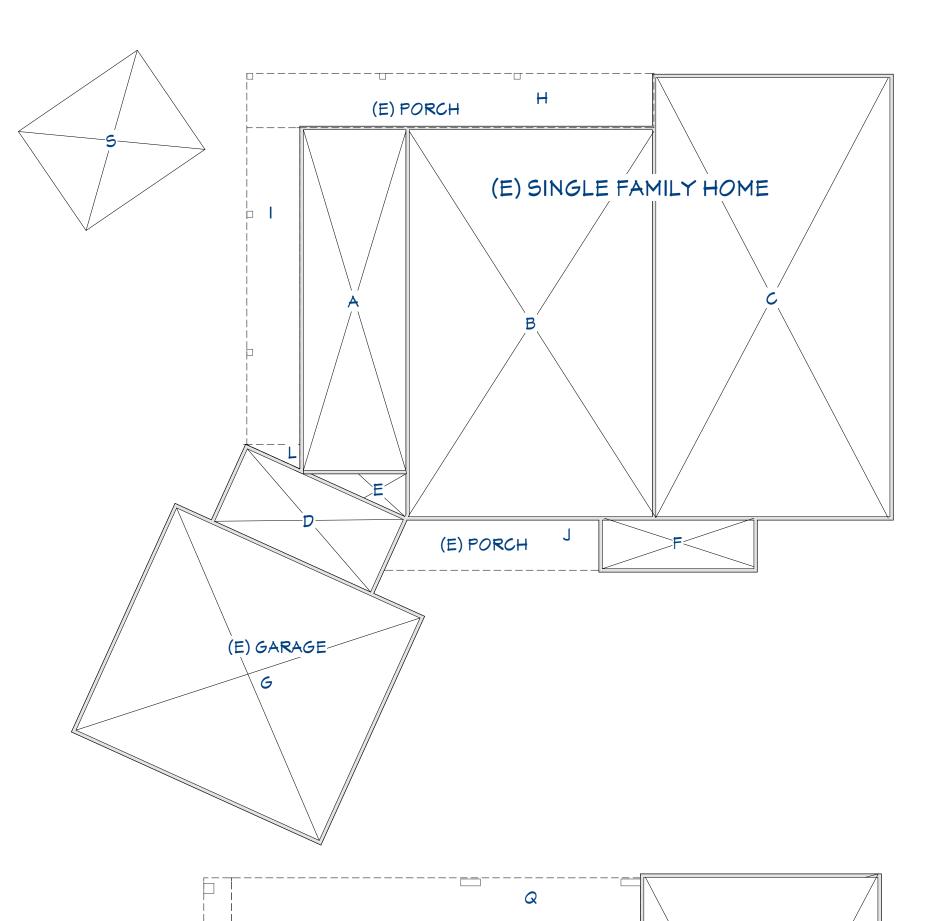
NO TREES WILL BE AFFECTED BY THIS ADDITION.

FOR OFFICIAL CITY USE ONLY



NEW ADDITION

1358 MONCLAIRE WAY, LOS ALTOS 94024



(E) PORCH

(E) GARAGE

(E) SINGLE FAMILY HOME

SANTA CLARA COUNTY FIRE DEPARTMENT

EXISTING (A TO L): 2706 SQ FT

NEW ADDEDED: 744 SQ FT.

PROPOSSED (A TO R): 3450 SQ FT.

(DOES NOT EXCEED 750 SQ. FT.)

STRUCTURE DOES NOT REQUIRED SPRINKLES

ADDITION IS 39%, (DOES NOT EXCEED FIFTY

PERCENT OF THE EXISTING BUILDING)

EXISTING FLOOR AREA

& LOT COVERAGE

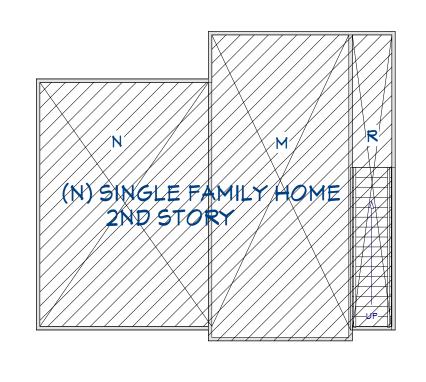
SCALE 1/8"=1'-0"

FLOOR	AREA AND COVERAGE	CALCU	LATION
LOT SIZE		15,246	Sq ft.
SECTION	DIMENSIONS	AREA	
Α	9' x 29'	261	Sq ft.
В	20'9" x 33'	685	Sq ft.
С	20'1" x 37'6"	750	Sq ft.
D	7' x 15'	105	Sq ft.
E	9' x 4' / 2	18	Sq ft.
F	13'6" x 4'6"	61	Sq ft.
G	21' x 23'	483	Sq ft.
EXISTING T	OTAL FLOOR AREA	2,363	Sq ft.
FAR:		15%	
Н	4'5" x 34'	150	Sq ft.
1	4'5" x 26'4"	117	Sq ft.
J	4'2" x 17'	71	Sq ft.
L	4'5" x 2'/2	5	Sq ft.
S	10' x 12'	120	Sq ft.
EXISTING T	OTAL LOT COVERAGE	2,826	Sq ft.

NEW FLOOR AREA &

LOT COVERAGE

SCALE 1/8"=1'-0"



LOT SIZE		15,246	Sq ft.
SECTION	DIMENSIONS	AREA	
Α	9' x 29'	261	Sq ft.
В	20'9" x 33'	685	Sq ft.
С	20'1" x 37'6"	750	Sq ft.
D	7' x 15'	105	Sq ft.
E	9' x 4' / 2	18	Sq ft.
F	13'6" x 4'6"	61	Sq ft.
G	21' x 23'	483	Sq ft.
L	4'5" x 2'/2	5	Sq ft.
0	4'5" x 5'10"	25	Sq ft.
FIRST STOR	RY SUBTOTAL :	2393	
М	3'11" x 24'10"	98	Sq ft.
N	14'4" x 20'11	300	Sq ft.
R	11'8" x 25'10"	302	Sq ft.
SECOND ST	TORY SUBTOTAL :	700	Sq ft.
PROPOSSE	D TOTAL FLOOR AREA	3093	Sq ft.
FAR:		20%	
Р	4'5" x 20'11"	92	Sq ft.
Q	4' x 34'	136	Sq ft.
K	24'11" x 2'4"	58	Sq ft.
J	4'2" x 17'	71	Sq ft.
PROPOSSE	D TOTAL LOT COVERA	2750	Sq ft.
PROPPOSE	D LOT COVERAGE	18%	

FLOOR AREA AND COVERAGE CALCULATION

ATTACHMENT A

PROJECT SUMMARY TABLE TEMPLATE

		Existin	_	Dro	posed		Allowed/	Doguiros
LOT COVERAGE:		111/2/2016/2019	Sq ft.	Pro	2,750	Sa #	2017/12/2017	Sq ft.
Land area covered by all structures		19			-	%		%
that are over 6 feet in height.		19	70		10	70	30	70
FLOOR AREA:	1st floor	2363	Sq ft.	1st floor	2,393	Sq ft		
Measured to the outside surface of	2nd Floor	0	Sq ft.	2nd Floor	700	Sq ft		
exterior walls.	Total	2363	Sq ft.	Total	3,093	Sq ft	4275	Sq ft.
		15	%		20	%		
SETBACKS:								
Front		41	Feet		41	Feet	25	Feet
Rear		32	Feet		32	Feet	25	Feet
Right Side (1st/2nd)		10	Feet	10/	29	Feet	10/17.5	Feet
Left Side (1st/2nd)		10	Feet	10/	38	Feet	10/17.5	Feet
HEIGHT:		17	Feet		26	Feet	27	Feet
				SQUARE	FOOT	AGE BF	EAKDOW	N
	Ex	isting		Cha	nge in		Total pr	roposed
HABITABLE LIVING AREA:								
Includes habitable basement area:		1880	Sq ft.		730	Sq ft	2610	Sq ft
NON-HABITABLE AREA:								
Does not include covered patches or open structures.		483	Sq ft.		0	Sq ft	483	Sq ft
				LOT CAL	CULA	TIONS		
NET LOT AREA				15,246	Square	e feet		
FRONT YARD LANDSCAPE AREA:								
Hardscape Area in the front yard setback shall not exceed 50%				300 20	Square %	e feet		
LANDSCAPING BREAKDOWN:								
Total hardscape area	Existing and	Proposed	l		300	Square	e feet	
Existing softcape	Undisturbed	area			1212	Square	e feet	
New softscape						1112		

PROJECT DATA

PROJECT ADDRESS:

1358 MONTCLAIRE WAY, LOS ALTOS, CA 94024

ONE STORY HOUSE

APN #: 342-09-031

BUILT IN 1956

FEMA FLOOD HAZARD: ZONE X

ZONING: R1 OCCUPANCY: R-3/U

CONSTRUCTION: V-B

NO SPRINKLER IN (E) HOME

LOT SIZE: 0.35 ACRES :15,246 SQ FT

EXISTING LIVING AREA: 1,880 SQ FT EXISTING GARAGE: 483 SQ FT

NEW ADDITION LIVING AREA: 730 SQ FT

TOTAL NEW LIVING AREA: 2,610 SQ FT

OWNER:

Aditya Pal, Jaya Kawale

aditya.pal@gmail.com, jaya.kawale@gmail.com

DESIGN: CAL DESIGN STUDIO INC MARTA ANDERSSON

caldesignstudiollc@gmail.com (408)221 1792

STRUCTURAL ENGINEERING:

JPL STRUCTURES, John Langeloh

jplstructures@gmail.com (916)220 0080

SHEET INDEX

COVER SEET: PROJECT DATA, SHEET INDEX

-2 EXTERIOR MATERIALS ANS COLOR PLAN

P-3 BLUE PRINT FOR A CLEAN BAY

s-1 SITE PLAN

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A-3 PROPOSED FLOOPR PLAN 1ST FLOOR

A-4 PROPOSED FLOOPR PLAN 2ND FLOOR

A-5 ROOF PLAN,
A-6 EXISTING ELEVANTIONS,

A-7 PROPOSED EXTERIOR ELEVATIONS,

4-8 PROPOSED EXTERIOR SIDE ELEVATIONS
4-9 PROPOSED CROSS SECTIONS & DETAILS

A-10 COLOR 3D RENDERING, PERSPECTIVES



4,LOS ALTOS, CA

358 940

DATE:

2/28/24

SCALE:

Marta G Inaehora

Ingeborg

Andersson

SHEET:

P-1

ROOF: ASFALT SHINGLES BRAND: MATCHING EXISTING COLOR: MATCHING EXISTING



MALLS: STUCCO BRAND: TBD COLOR: GRAY





MINDOM: GLIDING
MINDOM

1:2:1 SASH RATIO
BRAND: MILGRAD
MATERIAL: VINYL
COLOR: WHITE



WALL: QUICK STACK
BRAND: CORONADO
STONE PRODUCTS
SIZE: 2"-4" X UP TO 20"
COLOR: ANTIQUE CREAM



DOORS: SLIDING
GLASS DOORS
BRAND: MILGRAD
CONFIGURATION:
3 AND 4 PANELS
MATERIAL: VINYL
COLOR: WHITE

FOR OFFICIAL CITY USE ONLY

REVISION TABLE
NUMBER DATE REVISED BY DESCRIPTIO

EXTERIOR MATERIALS AND COLOR PLAN

1358 MONTCLAIRE WAY, 94024,LOS ALTOS, CA

DATE:

2/28/24

SCALE:



Marta G Ingeborg

Andersson

SHEET:

P-2



Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors General contractors

Landscaping,

Construction Industry

Gardening, and

Pool Maintenance

Best Management Practices for the

Best Management Practices for the

Swimming pool/spa service and repair

Landscapers

General contractors

Home builders

Developers

Homeowners

Gardeners

 Home builders Developers

Storm water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

Maintain all vehicles and heavy equipment.

Inspect frequently for and repair leaks.

- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Spill Cleanup

Clean up spills immediately when they

- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly discose of absorbent materials.
- Sweep up spilled dry materials immediately. Never attempt to 'wash them away" with water, or bury them.
- Use as little water as possible for dust. control. Ensure water used doesn't leave silt or discharge to storm drains
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local split response agencies immediately.
- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency

Roadwork

Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

Driveway/sidewalk/parking lot construction

- - Seal coat contractors
 - Operators of grading equipment, paving machines, dump trucks, concrete mixers
 - Construction inspectors General contractors

Home builders

Developers

Road crews

Doing The Job Right

General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments. Schedule excavation and grading work during
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ☐ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment

Recycle used oil, concrete, broken asphalt, etc.

whenever possible, or dispose of properly. **During Construction**

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay

☐ Never wash excess material from exposed- aggregate concrete or similar freatments into a street or storm drain. Collect and recycle, or dispose to dirt

- ☐ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or
- plastic sheets and berms. Park paving machines over drip pans or Construction Industry absorbent material (cloth, rags, etc.) to
- catch drips when not in use. Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or

Avoid over-application by water trucks

- Asphalt/Concrete Removal Avoid creating excess dust when
- breaking asphalt or concrete. After breaking up old pavement, be sure to remove all chunks and pieces. Make
 - sure broken pavement does not come in contact with rainfall or runoff. When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and
 - properly dispose of, all residues. Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump

☐ Never clean brushes or rinse paint

drain, French drain, or stream.

For water-based paints, paint out

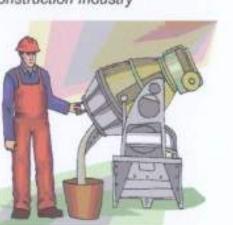
containers into a street, gutter, storm

brushes to the extent possible, and rinse

vacuumed liquor in storm drains.

Fresh Concrete and Mortar Application

Best Management Practices for the



Best Management Practices for the

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

Doing The Job Right

General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage.
- pumping back into mixers for reuse. Wash out chutes onto dirt areas at site that do

Whenever possible, recycle washout by

- not flow to streets or drains. Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and

Storm Drain Pollution from Fresh

Concrete and Mortar Applications

Fresh concrete and cement-related mortars that

wash into lakes, streams, or estuaries are toxic to

fish and the aquatic environment. Disposing of these

materials to the storm drains or creeks can block

storm drains, causes serious problems, and is

prohibited by law.

Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

- Don't mix up more fresh concrete or cement than you will use in a two-hour
- Set up and operate small mixers on tarps or heavy plastic drop cloths:

During Construction

When cleaning up after driveway or sidewalk construction, wash fines onto

dirt areas, not down the driveway or into

- the street or storm drain. ☐ Protect applications of fresh concrete and mortar from rainfall and runoff until
- the material has dried. ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a permed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created

by blocking a storm drain inlet. If

autters or storm drains.

ecessary, divert runoff with temporary

berms. Make sure runoff does not reach

- When breaking up payement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of
- broken concrete at a landfill. Never bury waste material. Dispose of small amounts of excess dry concrete,

grout, and mortar in the trash.

Never dispose of washout into the street, storm drains, drainage ditches, or

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described this drawing sheet.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): 800-852-7550

Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control

County of Santa Clara Pollution Prevention

County of Santa Clara Integrated Waste Management Program: (408) 441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline:

(408) 299-TIPS

Santa Clara Valley Water (408) 265-2600

Hotline: 1-888-510-5151

Control Plant: (650) 329-2598 Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

(650) 947-2752 Engineering Department: (650) 947-2780

General Construction And Site Supervision

For Construction



General contractor

- Site supervisors
- Home builders

Storm Drain Pollution from Construction Activities Construction sites are common sources of storm

wash into a storm drain, gutter, or street have a firect impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

water pollution. Materials and wastes that blow o

- General Business Practices Protect stockpiles and landscaping materials
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage
- Schedule grading and excavation projects
- runoff away from storm drains. Protect storm drains with sandbags or other sediment controls.
- containers, and use rinse water as product Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as

instructions on the label. Rinse empty

 Collect lawn and garden dippings, pruning and compost In communities with curbside pick-up of yard waste, place dippings and pruning waste at the

Storm Drain Pollution From Landscaping and

commercial properties.

Doing The Job Right

Maintain equipment property.

and drainage channels

discharge to storm drains.

Keep an orderly site and ensure good

housekeeping practices are used.

Cover materials when they are not in use.

Keep materials away from streets, storm drains.

Ensure dust control water doesn't leave site or

Advance Planning To Prevent Poliution

Schedule excavation and grading activities for

dry weather periods. To reduce soil erosion

erosion controls before rain begins. Use the

Control the amount of runoff crossing your site

check dams or berms where appropriate.

Make these best management practices

available to everyone who works on the

Good Housekeeping Practices

construction site. Inform subcontractors about

the storm water requirements and their own

Designate one area of the site for auto parking.

maintenance. The designated area should be

well away from streams or storm drain inlets.

bermed if necessary. Make major repairs off

Keep materials out of the rain – prevent runoff

contamination at the source. Cover exposed

sheeting or temporary roofs. Before it rains,

drain to storm drains, creeks, or channels.

Place trashcans and recycling receptacles

Keep pollutants off exposed surfaces.

around the site to minimize litter

piles of soil or construction materials with plastic

sweep and remove materials from surfaces that

vehicle refueling, and routine equipment

Train your employees and subcontractors

(especially during excavation!) by using berms

divert water flow around the site. Reduce storm

water runoff velocities by constructing temporary

or temporary or permanent drainage ditches to

Erosion and Sediment Control Manual, available

from the Regional Water Quality Control Board.

plant temporary vegetation or place other

Swimming Pool Maintenance Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during rrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These

Doing The Right Job

- from wind and rain by storing them under tarps or secured plastic sheeting.
- Use temporary check dams or ditches to divert
- Re-vegetation is an excellent form of erosion
- control for any site Landscaping/Garden Maintenance Use pesticides sparingly, according to
- hazardous waste.
- curb in approved bags or containers. Or, take to a landfill that composts yard waste. No

curbside pickup of yard waste is available for

chemicals are toxic to aquatic life.

Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or or dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on

In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

- Draining Pools Or Spas When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.
- □ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout. If possible, when emptying a pool or spi let chlorine dissipate for a few days and

then recycle/reuse water by draining it

gradually onto a landscaped area.

- Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.
- Filter Cleaning Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomeceous earth filters onto a dirt area. and spade filter residue into soil. Dispose
- of spent diatomaceous earth in the If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Clean up leaks, drips and other spills

immediately so they do not contaminate

soil or groundwater or leave residue on

paved surfaces. Use dry cleanup methods

whenever possible. If you must use water,

use just enough to keep the dust down.

frequently for leaks. Place dumpsters under

roofs or cover with tarps or plastic sheeting

dumpster. Never clean out a dumpster by

hosing it down on the construction site.

Set portable toilets away from storm drains.

Make sure portable toilets are in good

waste when you order materials. Order

only the amount you need to finish the job.

possible. Arrange for pick-up of recyclable

materials such as concrete, asphalt, scrap

□ Practice Source Reduction - minimize

Use recyclable materials whenever

metal, solvents, degreasers, degred

vegetation, paper, rock, and vehicle

antifreeze, batteries, and tires.

Dispose of all wastes properly. Many

construction materials and wastes,

including solvents, water-based paints.

wood, and cleared vegetation can be

vehicle fluids, broken asphalt and concrete

recycled. Materials that cannot be recycled

must be taken to an appropriate landfill or

disposed of as hazardous waste. Never

street or near a creek or stream bed

In addition to local building permits, you

will need to obtain coverage under the

State's General Construction Activity

Storm water Permit if your construction

site disturbs one acre or more. Obtain

information from the Regional Water

Quality Control Board.

bury waste materials or leave them in the

maintenance materials such as used oil,

Materials/Waste Handling

working order. Check frequently for leaks.

Cover and maintain dumpsters. Check

secured around the outside of the

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Home builders

* Developers

Best Management Practices for the

 Paperhangers Graphic artists Dry wall crews



- Homeowners Painters
- Floor covering installers General contractors

Earth-Moving

Dewatering

Best Management Practices for the

Best Management Practices for the

Dump truck drivers

General contractors

Site supervisors

Home builders

Bulldozer, back hoe, and grading machine

Activities

Construction Industry

Doing The Job Right

Handling Paint Products Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners.

solvents, glues, and cleaning fluids are

a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure). When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill.

Empty, dry paint cans also may be recycled as

hazardous wastes and must be disposed of at

☐ Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow

Check with the wastewater treatment plant to determine whether you may discharge water to he sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from

Pages for a state-certified laboratory.

If there is loose paint on the building, or if the

aint tests positive for lead, block storm drains

Paints, Solvents, and Adhesives All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or regs. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Schedule excavation and grading work during

☐ When refueling or vehicle/equipment

location away from storm drains.

parts, or clean equipment

roughened ground surfaces.

Practices During Construction

Do not use diesel oil to lubricate equipment

Remove existing vegetation only when

absolutely necessary. Plant temporary

proper erosion and sediment control

vegetation for erosion control on slopes or

Protect down slope drainage courses, streams,

where construction is not immediately planned.

Perform major equipment repairs away from the

maintenance must be done on site, designate a

Doing The Job Right

dry weather

General Business Practices

into a drain that goes to the sanitary sewer. Never pour paint down a storm

Painting Cleanup

the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous Paint Removal Paint chips and dust from non-hazardous

dry stripping and sand blasting may be

For oil-based paints, paint out brushes to

- swept up or collected in plastic drop cloths and disposed of as trash. Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes Lead based paint removal requires a
- ☐ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may

be required to assist the wastewater treatment authority in making its decision. Recycle/Reuse Leftover Paints Whenever Possible

Recycle or donate excess water-based (latex) paint, or return to supplier. Reuse leftover oil-based paint, Dispose of non-recyclable thinners, sludge and

unwanted paint, as hazardous waste. Unopened cans of paint may be able to be returned to the paint vendor. Check with

the vendor regarding its "buy-back" policy.

- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.
- Call your local wastewater treatment agency and ask whether the groundwater must be tested. If contamination is suspected, have the water tested by a certified laboratory. Depending on the test results, you may be

for filtering include:

to discharge.

- Storm Drain Pollution from Earth-Moving Activities and Dewatering
- the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Dewatering Operations . Check for Toxic Pollutants

allowed to discharge pumped groundwater

and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to If the water is clear, the pumping time is the Regional Water Quality Control Board's less than 24 hours, and the flow rate is Erosion and Sediment Control Field Manual to less than 20 gallons per minute, you may

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or

Contaminated groundwater is a common problem in

Check for odors, discoloration, or an oily sheen on groundwater

- to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and hauf pumped groundwater offsite for treatment and disposal at an appropriate treatment Check for Sediment Levels
- If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance. If the water is not clear, solids must be filtered or settled out by pumping to a

pump water to the street or storm drain

sunk part way into a small pit filled Pumping from a bucket placed below. water level using a submersible pump; Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction

When discharging to a storm drain, protect

the inlet using a barrier of burlap bags

filled with drain rock, or cover inlet with

filter fabric anchored under the grate. OR

pump water through a grassy swale prior

settling tank prior to discharge. Options

Pumping through a perforated pipe

Los Altos Municipal Code Requirements

- Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industria processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but no
- limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be

threatened discharges unless they are actively being cleaned up.

- Los Altos Municipal Code Section 10.08.430 Requirements for construction operations A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation
- of the plan shall be in accordance with guidelines published by the city engineer. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer. C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storn drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provide

that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.

No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall an

construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643) Criminal and judicial penalties can be assessed for non-compliance.

Agencies

Program: (408) 441-1195

Santa Clara County 1-800-533-8414 Recycling Hotline:

Santa Clara Valley Water District Pollution

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300 Palo Alto Regional Water Quality

City of Los Altos Building Department:

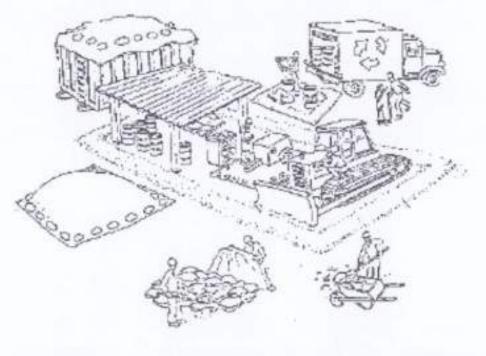
Blueprint for a Clean Bay Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage

Best Management Practices for the Construction Industry

caused by your subcontractors or employees



Santa Clara **Urban Runoff Pollution Prevention Program**



DESIGNED BY: LARRY LIND	APPROVED BY:	CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	48056 RCE	SCALH: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET (OF SHEETS	DRAWING NO:

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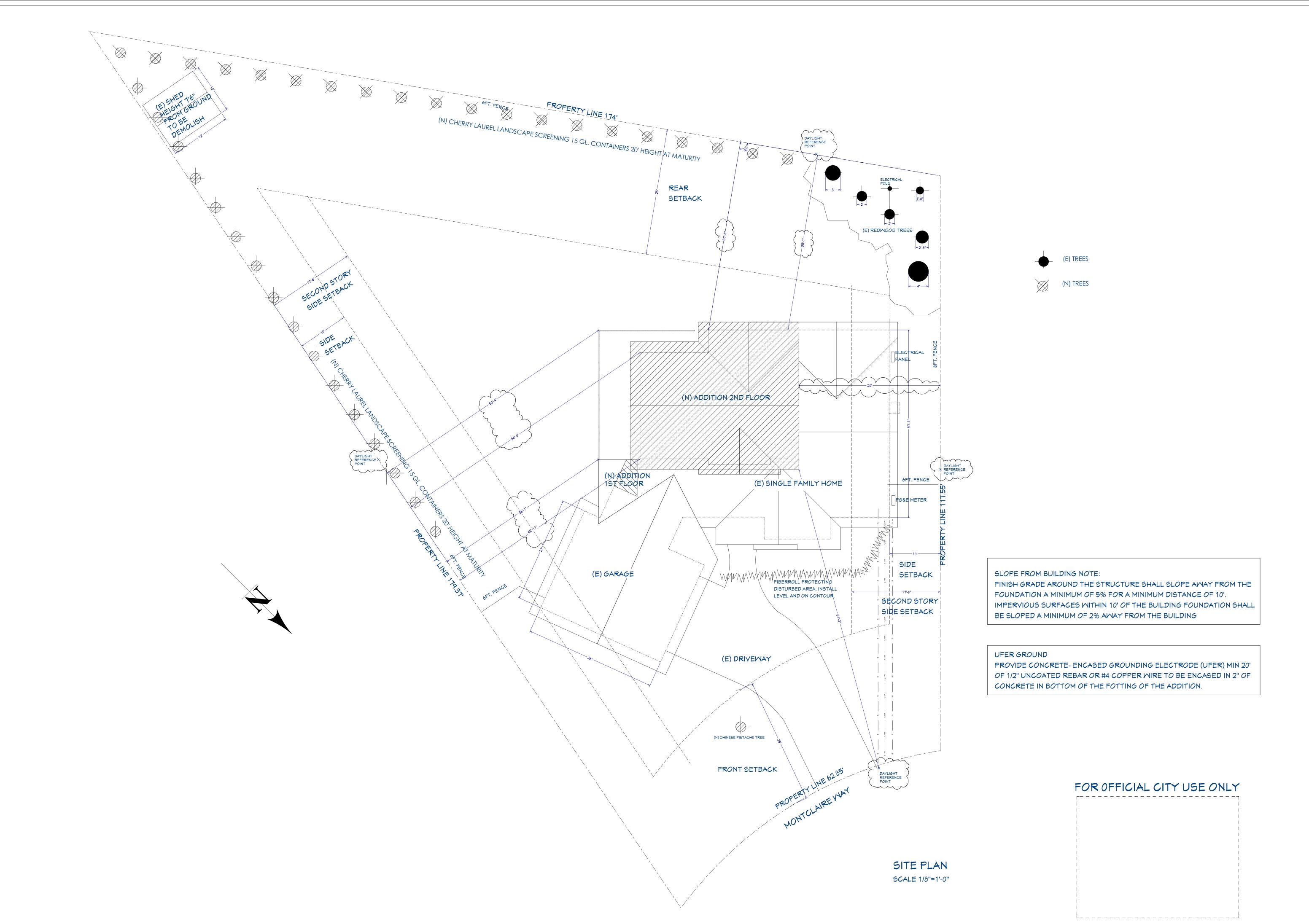
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SITE PLAN

1358 MONTCLAIRE WAY, 94024,LOS ALTOS, CA

DATE:

3/12/24

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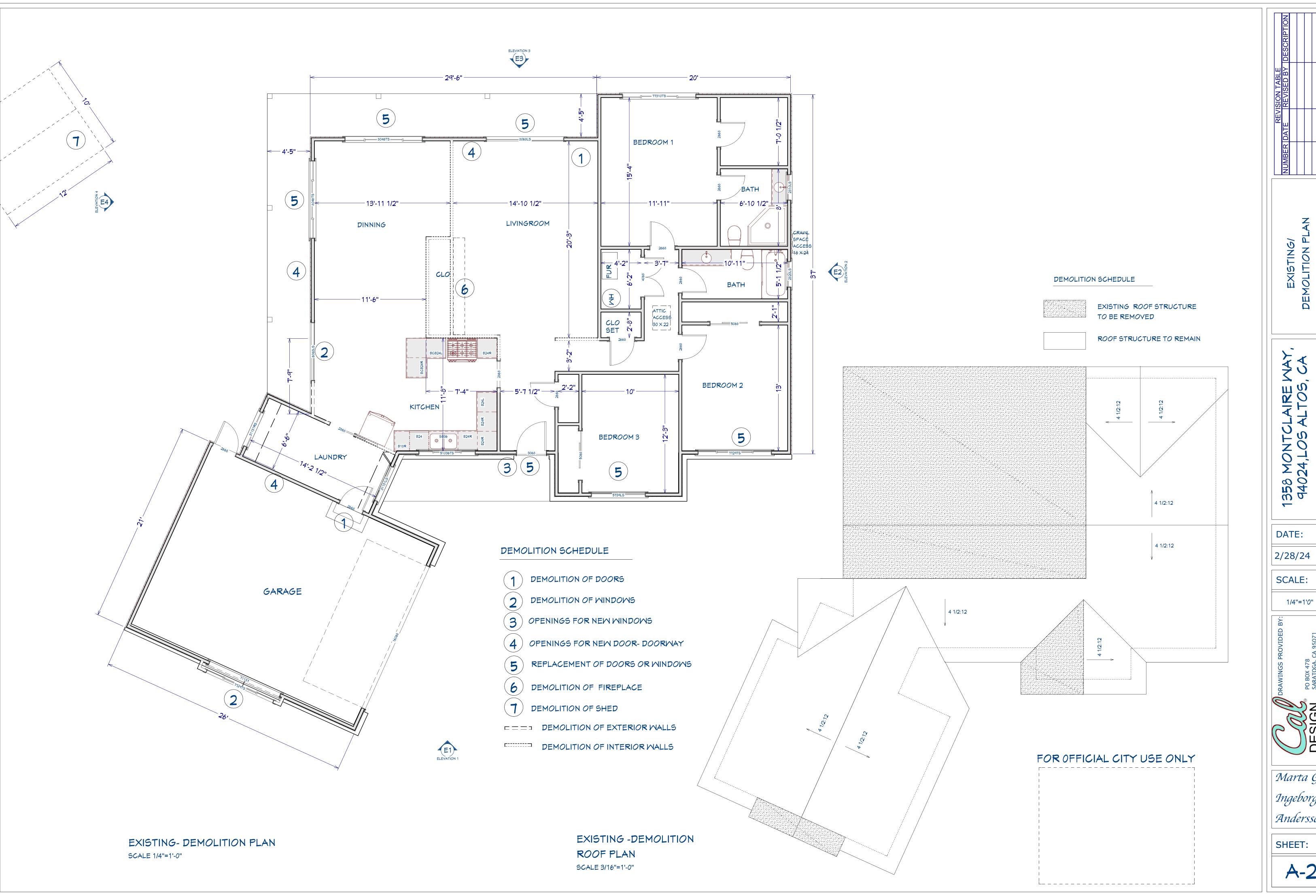
PO BOX 478 SARATOGA, CA 95071 (408) 998 3200

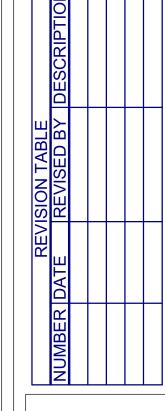


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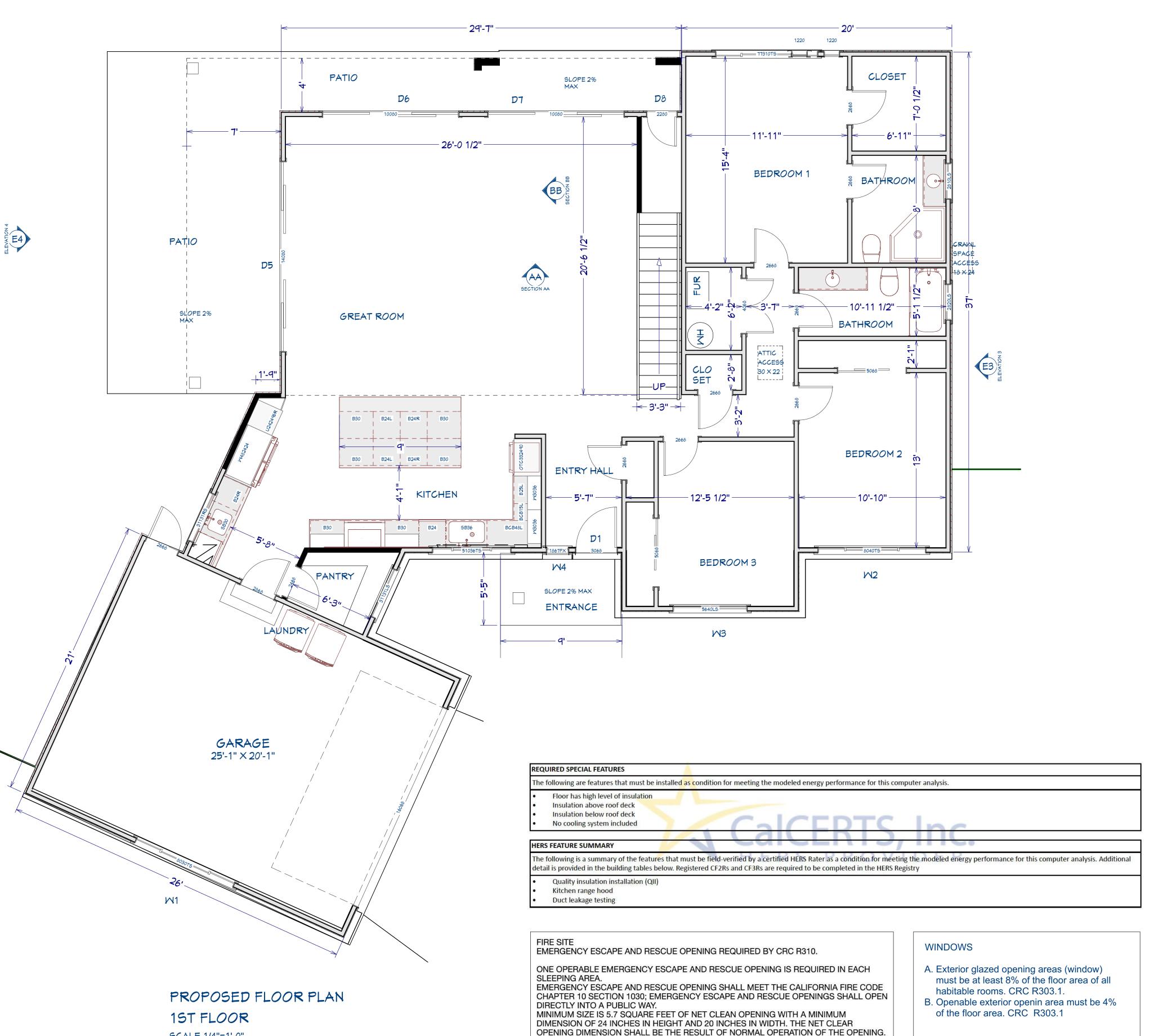


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THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES

MEASURED FROM THE FLOOR.

SCALE 1/4"=1'-0"

MINDOW AND DOOR SCHEDULE

	W	INDOW AN	D DOOR SCHE	DULE		
	SIZE	MATERIAL	TYPE	TEMPERED	EGRESS	NOTES
W1	8'0" X 3'0"	VINYL	SLIDING 3P	NO	NO	
W2	8'0" X 4'0"	VINYL	SLIDING 3P	NO	YES	EMERGENCY ESCAPE/RESCUE OPENING
W3	5'5" X 4'0"	VINYL	SLIDING	NO	YES	EMERGENCY ESCAPE/RESCUE OPENING
W4	1'8" X 6'8"	VINYL	FIXED	YES	NO	
W5	8'0" X 4'0"	VINYL	SLIDING 3P	NO	YES	EMERGENCY ESCAPE/RESCUE OPENING
W6	2'6" X 4'0"	VINYL	S. CASEMENT	YES	NO	
W7	2'0" X 4'0"	VINYL	S. CASEMENT	YES	NO	
W8	2'0" X 4'0"	VINYL	S. CASEMENT	YES	NO	
W9	6'0" X 4'0"	VINYL	SLIDING 3P	NO	NO	
W10	2'0" X 2'6"	VINYL	S. CASEMENT	YES	NO	
W11	5'0" X 4'6"	VINYL	SLIDING 2P	NO	NO	
D1	3'6" X 6'8"	MDF	HINGED	NO	NO	EGRESS HOUSE DOOR
D2	2'6" X 6'8"	MDF	HINGED	NO	NO	FIRE RATED GARAGE DOOR -
						SELF CLOSING DOOR
D3	2'8" X 6'8"	MDF	POCKET	NO	NO	
D4	2'6" X 6'8"	MDF	HINGED	NO	NO	
D5	14'0" X 8'0"	VINYL	SLIDING 4P	YES	YES	
D6	10'0 X 8'0"	VINYL	SLIDING 3P	YES	YES	
D7	10'0 X 8'0"	VINYL	SLIDING 3P	YES	YES	
D8	2'4" X 8'0"	VINYL	HINGED	NO	NO	
D9	2'6" X 7'0"	VINYL	HINGED	YES	YES	
D10	6'0" X 7'0"	MDF	SLIDING	NO	NO	CLOSET DOOR
D11	2'6" X 7'0"	MDF	HINGED	NO	NO	PRIVACY LOCK
D12	2'6" X 7'0"	MDF	HINGED	NO	NO	
D13	2'6" X 7'0"	MDF	HINGED	NO	NO	
D14	2'6" X 7'0"	MDF	POCKET	NO	NO	
D15	2'6" X 7'0"	MDF	POCKET	NO	NO	PRIVACY LOCK
D16	10'0 X 7'0"	VINYL	SLIDING	YES	YES	EMERGENCY ESCAPE/RESCUE OPENING
SL1	4'0 X 2'0'	METAL	OPERABLE	YES	NO	

M2 T <i>O</i> M11	D5-D7	D1 AND D8
U-FACTOR: 0.3	U-FACTOR: 0.3	U-FACTOR: 0.2

WINDOW & GLAZING NOTES

WINDOWS

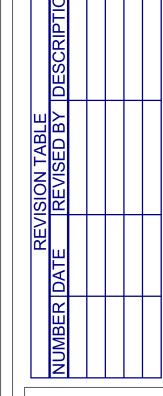
- 1. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS.BATHROOMS SHALL BE PROVIDED WITH WINDOW GLAZING AREA NOT LESS THATN 3 SQ FT. ONE HALF OF WHICH MUST BE OPERABLE.
- 2. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NO LESS THAN 1/20TH OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OF 5 SQ OR MECHANICAL SYSTEM.

GLAZING

- 3. ALL GLASS AND GLAZING SHALL COMPLY WITH THE US SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS AND FEDERAL SPECIFICATIONS.
- 4. ALL WINDOWS AND SLIDING DOORS MUST BEAR A PERMANENT OF TEMPORARY LABEL SUBSTANTIATING COMPLIANCE WITH: TITLE 24 REPORT FOR THIS PROJECT SEE SHEET T24-A & B
- 5. GLAZING AT DOOR WITHIN 24" OF A DOOR AND OVER TUBS OR SHOWERS SHALL BE TEMPERED GLASS.
- 6. GLASS ENCLOSURES FOR SHOWER AND TUB SHALL BE TEMPERED GLASS.
- 7. GLAZING CLOSER TO FINISHED FLOOR THAN 18" SHALL BE TEMPERED GLASS.

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DATE:

2/28/24

SCALE: 1/4"=1'0"



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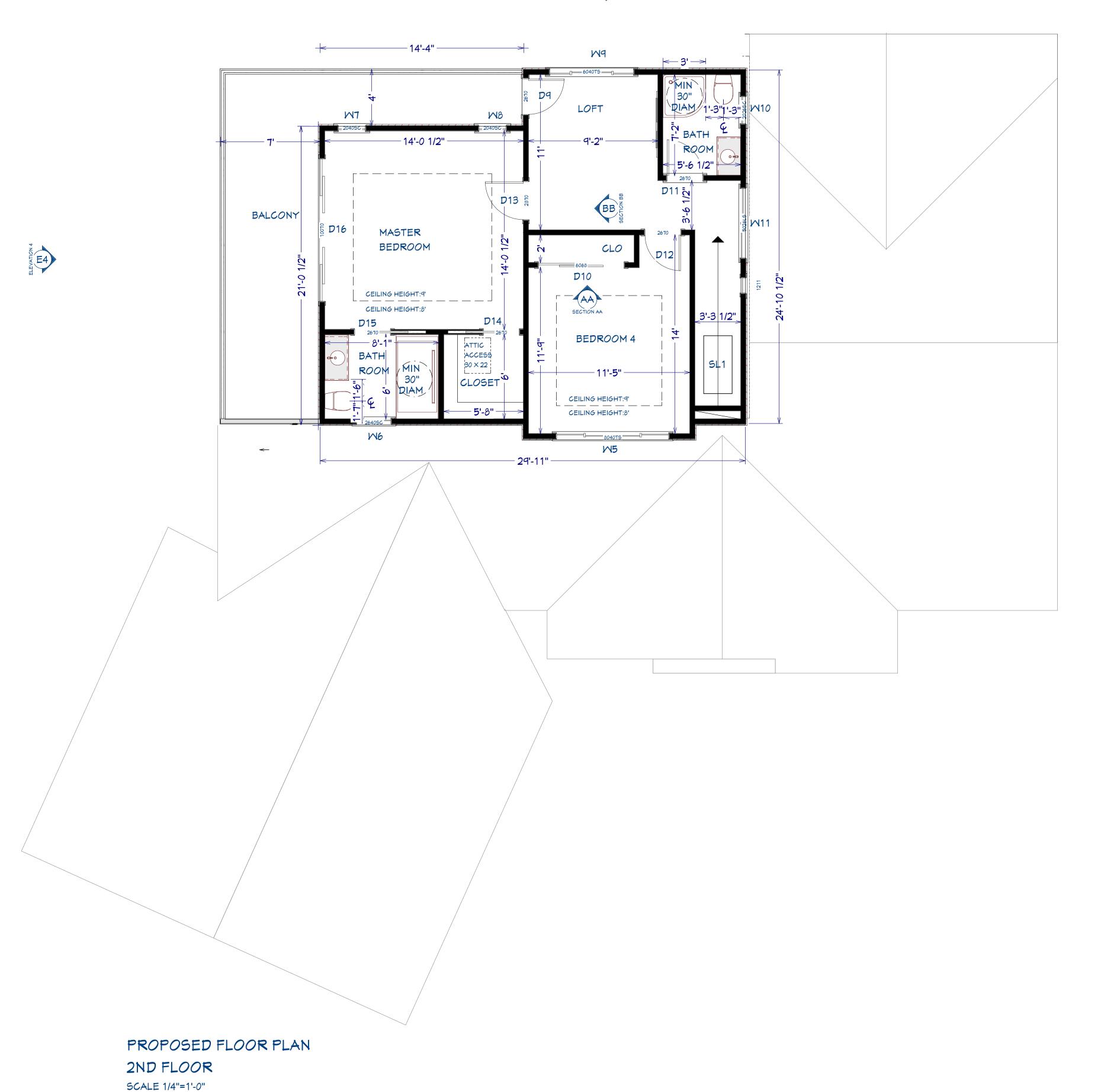
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ELEVATION 2



GENERAL NOTES

- 1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH REQUIREMENTS TO THE 2022 CBC, 2022 CRC, 2022 CEC, 2022CMC.
- NOTES ND DETAILS ON DRAWING SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
- 3. DIMENSIONS INDICATED ARE THE DIMENSIONS TO BE USED. DO NOT SCALE THE DRAWINGS.
- 4. NO CHANGES ARE TO BE MADE TO THE PLANS WITHOUT THE KNOWLEDGE OF THE ENGINEER WHOSE SIGNATURE APPEARS HEREIN.
- 5. THE DESIGN ADEQUACY AND THE SAFETY OF THE ERECTION, BRACING, SHORING AND THE TEMPORARY SUPPORTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF SHEAR WALLS, ROOFS AND DIAPHRAGMS AND FINISH MATERIAL.HE SHLL PROVIDE ALL NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO APPLICATION OF THE AFOREMENTIONED COMPONENTS.
- 6. THE GENERAL CONTRACTOR SHALL INSURE THAT THERE IS A FULL TILE SUPERINTENDENT AT THE JOB SITE AT ALL TIMES.
- 7. PROVIDE SPECIAL INSPECTION FOR ALL TIMES AS REQUESTED BY UBCAND LOCAL CODE AUTHORITY.
- 8. OWNER'S BUILDER/GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS DIMENSIONS, BUILDING SETBACK, ELECTRICAL, MECHANICAL AND PLUMBING CONDITIONS PRIOR TO START ANY WORK.

PENETRATION THROUGHT WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE:

A Ducts in the garage or penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimun 26 gage sheet or other approved material and shall have no openings into the garage. CRC R302.5.2 B. At openings around vents, pipes, ducts, cables and wires at ceiling or floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 requirement. CRC R302.5.3

LANDING NOTE:

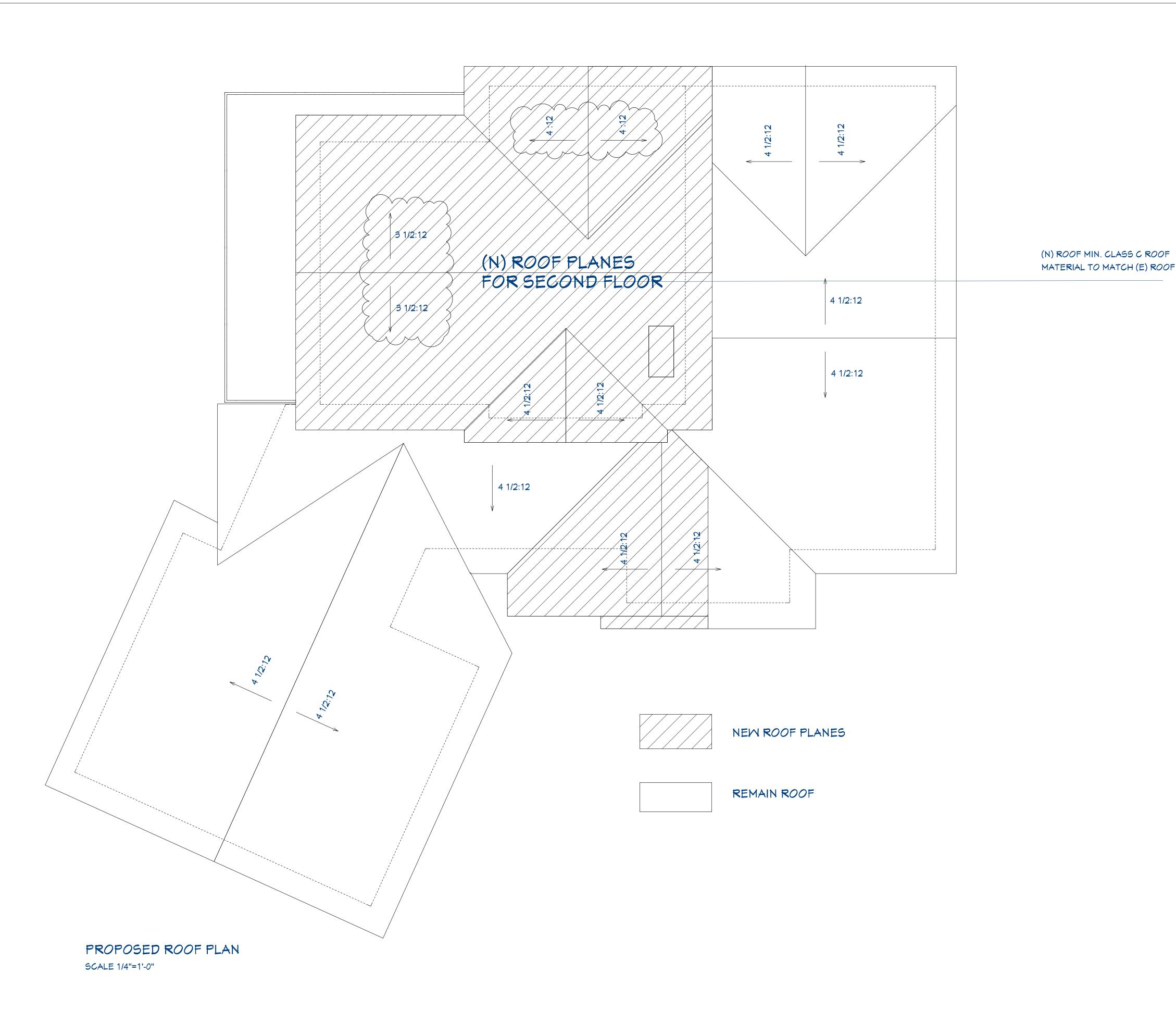
There shall be a landing or floor at all new exterior doors.
The width of each landing shall be not less than the door served.
The slope at exterior landings shall not exceed 2 percent.
Landings or finished floors at the required egress door shall be not more than 1 1/2 inches lower than the top of the threshold.
Exception: The landing or floor on the exterior side shall be not more than 7 3/4 inches below the top of the threshold provided that the door does not swing over the landing or floor.
Doors other than the required egress door shall be provided with landings or floors not more than 7 3/4 inches below the top of the threshold. CRC 311.3

CEILING HEIGHT:

Minimun 7ft. height for the additions CRC R305.1
Bathrooms and toilet rooms shall have a ceiling height of not less than 6'8" CRC 305.1

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MOOD & FRAMING NOTES

- 1. ALL FRAMING LUMBER DOUGLAS FIR LARCH MANUFACTURED AND GRADED PER WCLIB OR WWPA GRADING RULES, LATEST EDITIONS UNLESS OTHERWISE NOTED ON THE PLANS. ALL FRAMING LUMBER SHALL BE D.F NO.1 GRADE EXCEPT THAT PLATES STUDS AND BLOCKS MAY BE NO.2 GRADE OR BETTER. ALL FRAMING SHALL CONFORM TO CHAPTER 23 OF THE 2022 CBC.
- 2. ALL PLYWOOD SHEATHINGS DFPA-INT.CDS STD. WITH EXTERIOR GLUE GROUP 1.2 OR 3 SPECIES.
- NAILING SHALL BE PER CBC 2022 EXCEPT WHERE DESIGNATED OTHERWISE, SUCH AS SHEAR WALL NAILING ETC. ALL NAILS AND HARDWARE EXPOSED TO WEATHER SHALL BE GALVANIZED.
 - JOIST TO SILL OR GIRDER, TOENAIL 3-8D
 - BRIDGING TO JOIST, TOENAIL EACH ND 2-8D
 - CEILING JOISTS TO PLATE, TOENAILS 3-8D
 CONTINUOUS HEADER TO STUD TOENAIL
 - CONTINUOUS HEADER TO STUD, TOENAIL 4-8D
 CELLING TOESE LARGE OVER PARTITIONS. FACE NAME
 - CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL 3-16D
 CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 16D
 - RAFTER TO PLATE, TOENAIL 3-8D
- 4. REFER TO PLANS AND DETAILS FOR LATERAL BRACING METHODS. BRACING OR SHEAR PANELING SHALL CONFORM TO (CBC 2022) (CONVENTIONAL CONSTRUCTION)
- 5. PROVIDE DOUBLE JOISTS OR BLOCKING BELOW NEW WALLS.
- 6. LOCATION OF FOUNDATION VENTS TO CONFORM TO (CBC 2022)
- PROVIDE UNDER ROOF CROSS VENTILATION AT THE RATE OF 1/150 OF THE ATTIC AREA (CBC 2022)
- 8. PROVIDE 22" MIN BY 30" MIN ACCESS TO ALL ATTIC SPACES W/30" CLEAR HEIGHT OR MORE. (CBC 2022)
- PROVIDE 18" MIN BY 24" MIN ACCESS TO FOUNDATION SPACES. PROVIDE 1
 ACCESS WITHIN 20' OF BATHROOM & KITCHEN PLUMBING TO CONFORM TO
 (CBC 2022)
- 10.NAILS SHALL BE COMMON TYPE UNLESS OTHERWISE NOTED.
- 11.BOLTS FOR WOOD CONNECTIONS SHALL CONFORM TO ASTM A307 HEX HEAD. STEEL WASHERS SHALL BE USED AT ALL PLACES WHERE THE BOLT HEAD OR NUT WOULD OTHERWISE BEAR OR BE IN CONTACT WITH THE WOOD SURFACE. BOLT HOLES IN MEMBERS SHALL BE DRILLED NOT MORE THAN .125 LARGER THATN THE BOLT HOLE DIAMETER.
- 12. PROVIDE LATERAL SUPPORT AT ALL ENDS OF JOISTS & RAFTERS BY BLOCKING. RIM JOISTS OR HANGERS BLOCK BETWEEN JOISTS AND RAFTERS OVER ALL SUPPORTS.
- 13. PROVIDE AT LEAST A DOUBLE STUD AT ALL BEARING POINTS UNDER BEAMS.
- 14. LAP TOP PLATES 48", NAIL TOGETHER W 16D@8" OR AS INSTRUCTED PER
- 15. STAGGER ALL PLYWOOD JOINTS IN FLOORS & ROOF SHEATHING & LAY FACE GRAIN PERPENDICULAR TO SUPPORTS. ALL FLOOR SHEATHING TO BE GLUED AT ALL PANEL JOINTS (TOUNGE& GROOVE) & TO ALL JOISTS AND BLOCKING. CONSTRUCTION ADHESIVE TO ICBO APPROVED FOR THE SPECIFIC APPLICATION. PROVIDE APPROXIMATELY 1/8" SPACING AT PANEL JOINTS AND FOLLOW ALL MANUFACTURERS INSTALLATION RECOMMENDATIONS.
- 16. VERTICAL SHEATHING SHALL BE BLOCKED AT ALL PANEL EDGED & SHALL BE CONTINUOUS THE ENTIRE HEIGHT OF WALLS & EXTEND TO FRAMING MEMBERS BETOND(BLOCKING, RIM JOISTS, WALL PLATES, RAFTERS...) AS CONDITIONS WARRANT. SEE ALSO DETAILS FOR SHEAR TRANSFER WHERE PROVIDED. HORIZONTAL & VERTICAL EDGES OF ADJACENT PANELS SHALL BE NAILED TO SAME FRAMING MEMBER. PROVIDE APPROXIMATELY 1/8" SPACING AT ALL PANEL JOINTS.
- 17. ALL LUMBER HEADERS AND BEAMS TO BE DOUGLAS FIR NO1 UNLESS OTHERWISE NOTED.
- 18. ALL ENGINEERED WOOD HEADERS AND BEAMS TO BE TRUSS JOIST 2.OE PARALLAMS OR 1.8 MICROLLAMS AS SPECIFIES ON THE PLANS.
- 19. ALL MUDSILL TO BE DOUGLAS FIR PRESSURE TREATED.
- 20. ALL ANCHOR BOLTS TO BE PROVIDED WITH 3"X3"X0.229" MIN. PLATE WASHERS.(CBC 2022)
- 21. ALL HARDWARE TO BE SIMPSON OR APPROVED EQUAL.
- 22. MIN GYP.BD. NAILING IS 5D PARKERHEAD NAILS(6D FOR 5/8" BOARD) AT 7" EDGES AND FIELD.



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NUMBER DATE REVISED BY DESCRIPTION TABLE

NUMBER DATE REVISED BY DESCRIPTION TABLE

OOF PLAN

358 MONTCLAIRE WAY 44024, LOS ALTOS, CA

DATE:

2/28/24

SCALE:

1/4"=1'-0" 3/16"=1'-0"

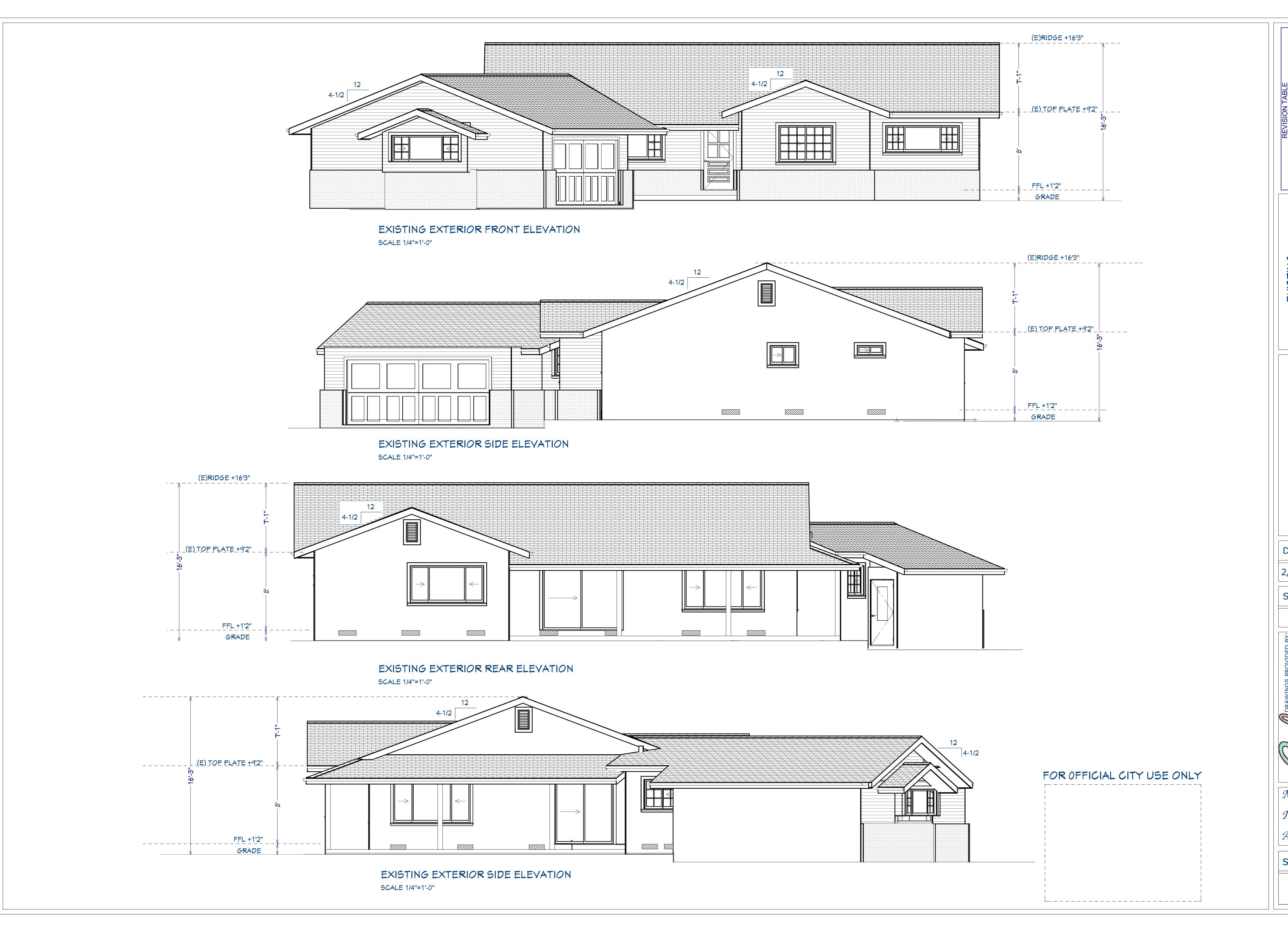


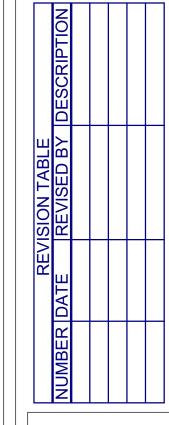


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EXTERIOR LEVATIONS

1358 MONTCLAIRE WAY, 94024,LOS ALTOS, CA

DATE:

2/28/24

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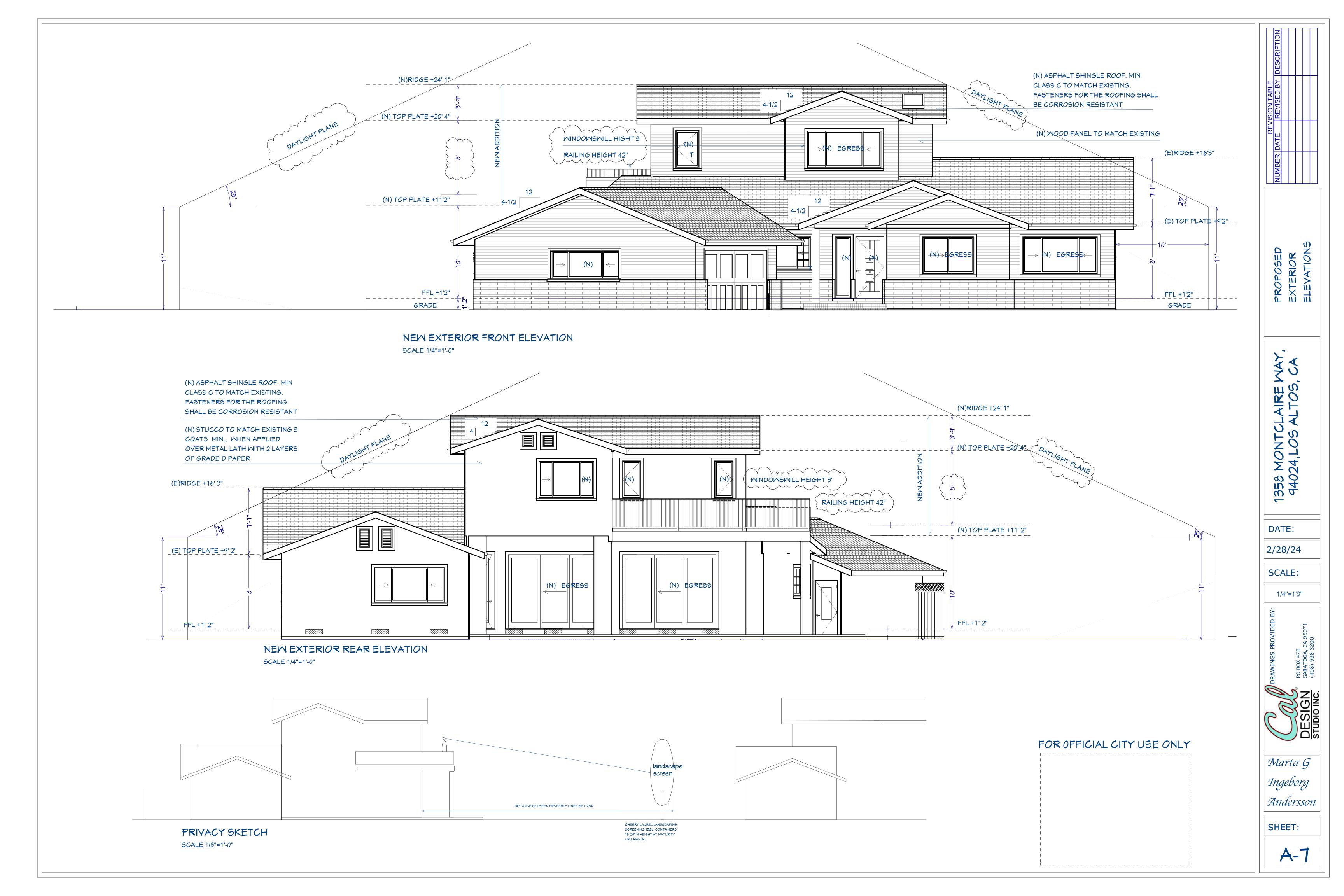
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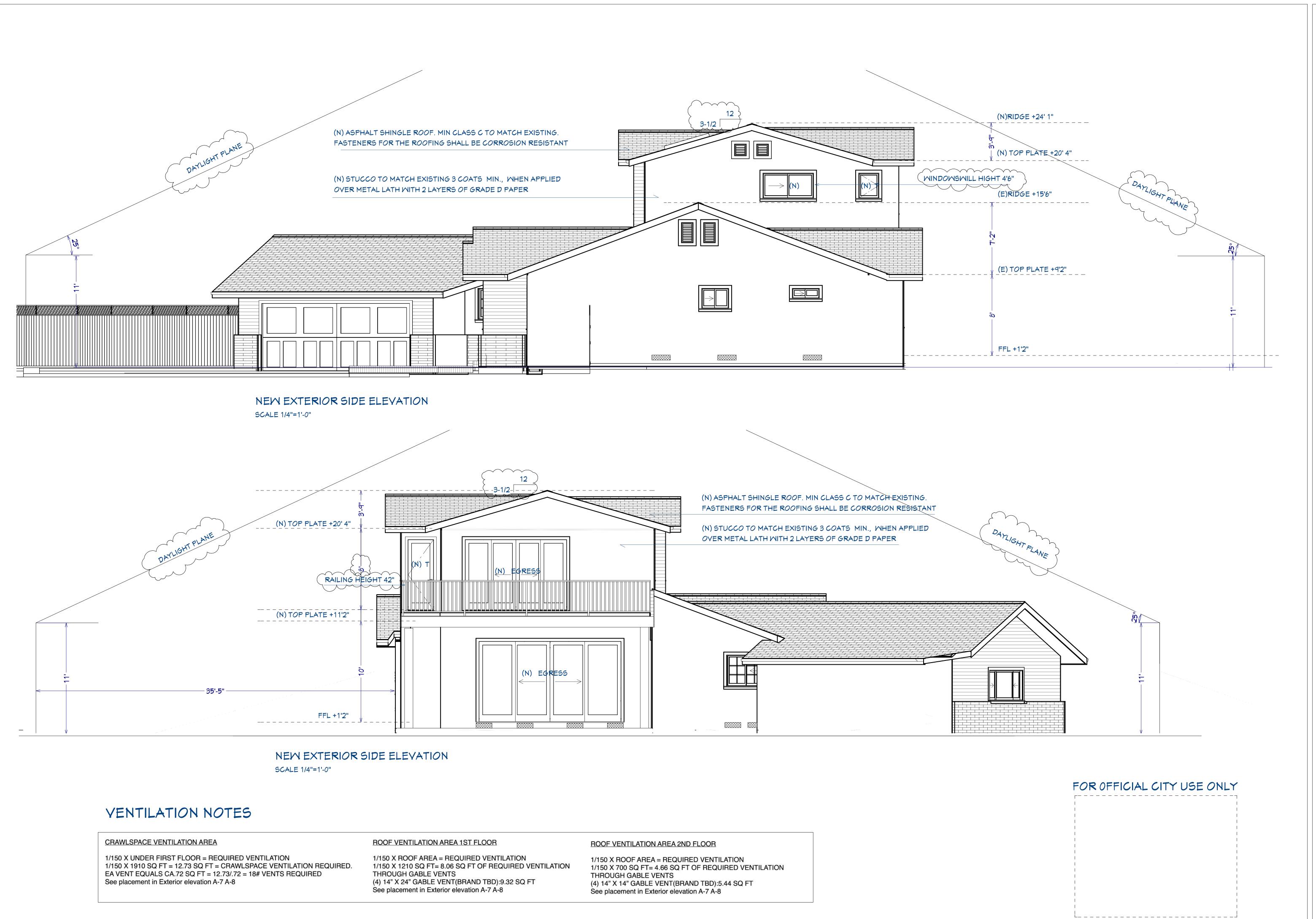
DESIGN SARATOGA, (408) 998 (408) 998

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NUMBER DATE REVISED BY DESCRIPTION

TROPOSED EXTERIOR SIDE

1358 MONTCLAIRE WAY, 94024,LOS ALTOS, CA

DATE:

2/28/24

1/4"=1'-0"

PO BOX 478 SARATOGA, CA 95071 (408) 998 3200

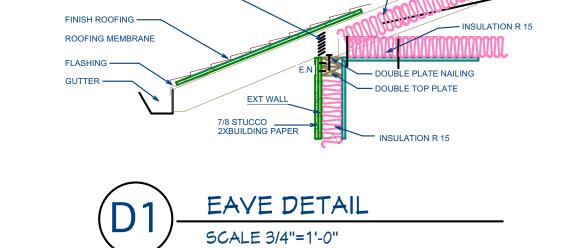


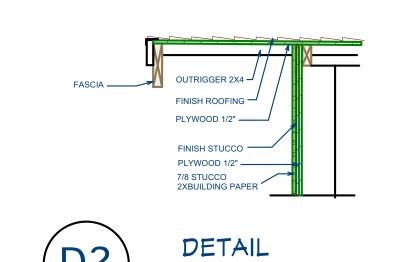
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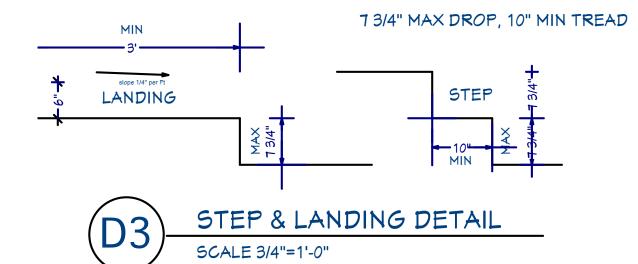
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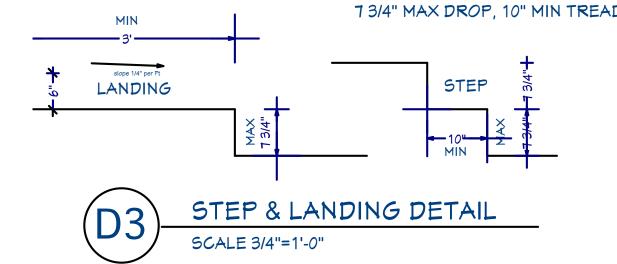






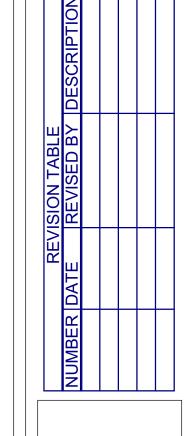
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CFROSS SECTIONS AND DETAILS

1358 MONTCLAIRE MAY, 94024,LOS ALTOS, CA

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2/28/24

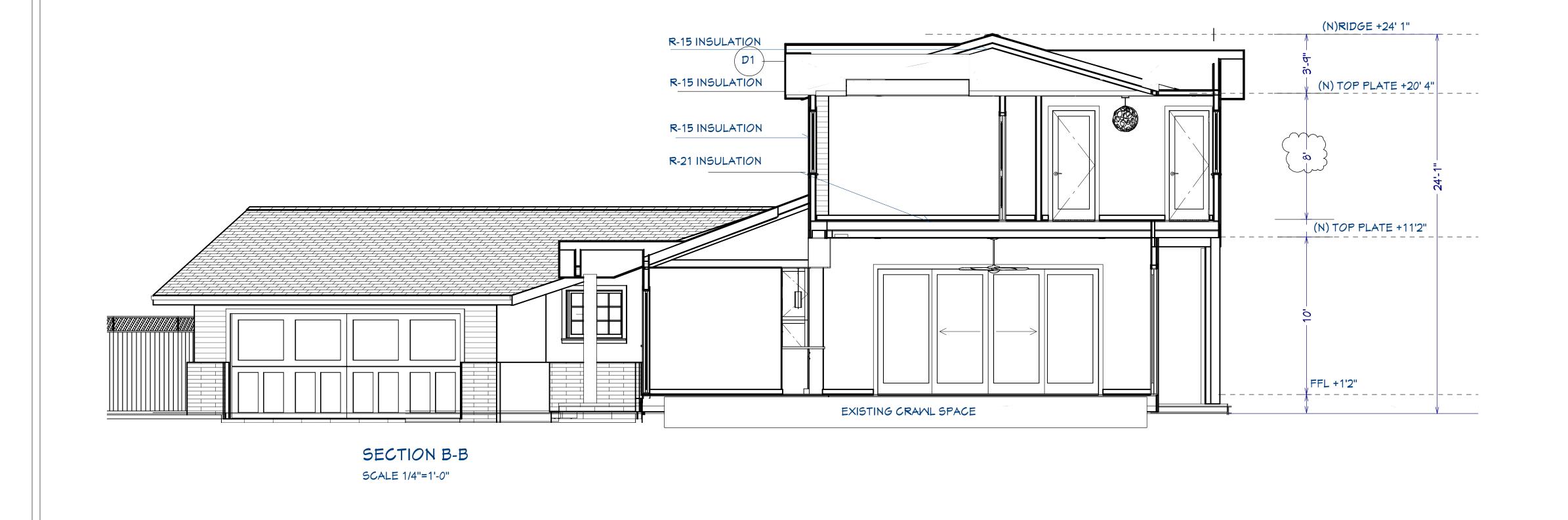
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REVISION TABLE
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JR 3D RENDERING FRSPECTIVES

1358 MONTCLAIRE W. 94024,LOS ALTOS, C

DATE:

2/28/24

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