Deferred Approvals

DEFERRED APPROVALS ARE SUBJECT TO CITY'S APPROVAL

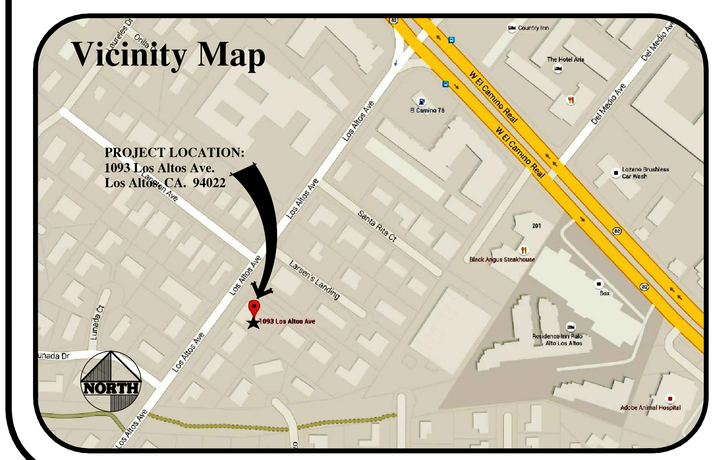
- FIRE SPRINKLER SYSTEM TO BE SUBMITTED AND APPROVED UNDER A SEPARATE PERMIT.
- ELECTRICAL FEEDER SCHEDULE SHALL BE PROVIDED PRIOR TO INSTALLATION.
- STAIR & RAILING MFGR. TO PROVIDE DESIGN & CALCS. FOR APPROVAL PRIOR TO INSTALLATION.
- PLUMBING CONTRACTOR TO PROVIDE NATURAL GAS LINE DIAGRAM AND GAS DEMAND FOR ALL GAS APPLIANCES, INCLUDING LINE SIZES AND LENGTH OF EACH LINE BEING PROVIDED TO THE DWELLING TO CITY FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO SUBMIT U.L. LISTED TANKLESS HOT WATER HEATER SPECS FOR APPROVAL PRIOR TO INSTALLATION.

Special Inspections

- THE ENGINEER OF RECORD WILL PERFORM THE SPECIAL INSPECTIONS.

Conditions of Approval

Vicinity Map



Basis of Design

- ALL WORK TO BE IN CONFORMANCE WITH:
  CALIFORNIA BUILDING CODE - 2013 EDITION,
  CALIFORNIA RESIDENTIAL CODE - 2013 EDITION
  CALIFORNIA FIRE CODE - 2013 EDITION,
  CALIFORNIA PLUMING CODE - 2013 EDITION,
  CALIFORNIA ELECTRICAL CODE - 2013 EDITION,
  CALIFORNIA MECHANICAL CODE - 2013 EDITION,
  CALIFORNIA ENERGY CODE - 2013 EDITION,
  CALIFORNIA GREEN BUILDING CODE - 2013 EDITION,
  AND ALL PERTINENT STATE AND LOCAL CODES AND ORDINANCES.

General Notes

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF STOTLER DESIGN GROUP PRIOR TO COMMENCING.
- VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.
- CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.
- CRC R401.3. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'.
- SEPARATE PERMITS ARE REQUIRED FOR OCCUPANCY AND ALL FUTURE TENANT IMPROVEMENTS. SEPARATE PERMITS ARE REQUIRED FOR MECHANICAL, ELECTRICAL & PLUMBING WORK.
- ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.
- THE BUILDER SHALL PROVIDE THE BUILDING OWNER, MANAGER, AND THE ORIGINAL OCCUPANTS A LIST OF THE ENERGY-SAVING CONSERVATION FEATURES DEVICES, MATERIALS, AND COMPONENTS INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY, SUCH FEATURES INCLUDE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS, AS WELL AS INSULATION, WEATHERSTRIPPING WINDOW SHADES, AND THERMAL MASS MATERIALS, THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR.
- THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER, WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Fire Department Notes

- THE PROPERTY SHALL BE IN A COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN THE CALIFORNIA BUILDING CODE CBC SECTION 701A.3.2.4, FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R327.1.5.R.
- AN APPROVED AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE AND TWO STORY FAMILY DWELLINGS, AND SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313 OR NFPA 13D.
- THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED.
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 14 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7.
- PREMISES IDENTIFICATION: APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5". NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. CFC SEC. 505.
- SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED, RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING OR SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN SWELLING UNITS THAT HAVE AN ATTACHED GARAGE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF A DWELLINGS UNIT INCLUDING BASEMENTS.
- COVERED PORCHES, PATIOS, BALCONIES, AND ATTIC SPACES MAY REQUIRE FIRE SPRINKLER COVERAGE. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK, SECTION R313.2 AS ADOPTED AND AMENDED BY LAHT.

Consultants

CIVIL ENGINEER
SMP Engineers
1534 Carob Lane
Los Altos, CA 94024
(650) 941-8055
smpengineers@yahoo.com

TITLE 24 / GREENPOINT DOCUMENTATION
Yarmila Kennett & Associates
15231 Perry Lane
Morgan Hill, CA 95037
(408) 779-5402
yarmilavera@netscape.net

Drawing Index

T1 Title Sheet
T1.1 Floor Area Diagram / Conditions of Approval
T1.2 Neighborhood Context Map
T1.3 Arborist Report

CIVIL
C-1 Cover Sheet / Notes / Details
C-2 Grading and Drainage Plan
C-3 Erosion Control Plan
C-4 Best Management Practices

ARCHITECTURAL
A1 Architectural Site Plan
A2 Entry Level Floor Plan
A3 Upper Level Floor Plan
A4 Basement Level Floor Plan
A5 Exterior Elevations
A6 Exterior Elevations
A7 Cross Sections
A8 Roof Plan

ENERGY COMPLIANCE
GPC GreenPoint Checklist

LANDSCAPE
L1.1 Landscape Layout / Lighting Plan
L1.2 Landscape Planting Plan

Project Data - Los Altos

OWNER INFORMATION:	Willie Lee & Cyndie Wang 1149 Woodland Avenue, San Carlos, Ca. 94070
PROJECT ADDRESS:	1093 Los Altos Avenue, Los Altos, Ca. 94022
A P N:	167-11-025
ZONE DISTRICT:	R1-10
OCCUPANCY:	R3/U
CONSTRUCTION TYPE:	VB
NET LOT AREA:	10,320 S.F.

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
Lot Coverage: *Land area covered by all structures that are over 6' in height*	2774 sq.ft. 26.9%	3,055 sq.ft. 29.6%	3096 sq.ft. 30.0%
Floor Area: *Measured to the outside surfaces of exterior walls*	2774 sq.ft. 26.9%	3,602 sq.ft. 34.9%	3,612 sq.ft. 35.0%
Setbacks:			
Front	15 feet	25 feet	25 feet
Rear	63.3 feet	50.6 feet	25 feet
Right side (1st / 2nd)	4' / 0 feet	12' / 18 feet	10' / 17'-6" feet
Left side (1st / 2nd)	13' / 0 feet	10' / 18.6 feet	10' / 17'-6" feet
Height:	17 feet	24 feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
Habitable Living Area: *Includes habitable basement areas*	1951 sq.ft.	3,135 sq.ft.	5,086 sq.ft.
Non-Habitable Area: *Does not Include covered porches or open structure areas*	823 sq.ft.	-338 sq.ft.	485 sq.ft.

LOT CALCULATIONS

Net Lot Area:	10,320 sq.ft.	
Front Yard Hardscape Area: *Hardscape area in the front yard setback shall not exceed 50%*	964 sq.ft.	48.2%
Landscape Breakdown:		
Total hardscape area (existing and proposed):		6,725 sq.ft.
Existing softscape area (undisturbed):		0 sq.ft.
New softscape area (new or replaced landscape): *The sum of all three should equal the site's net lot area*		3,595 sq.ft.

SCOPE OF WORK:
DEMO EXISTING RESIDENCE AND CONSTRUCT A NEW 2-STORY SINGLE FAMILY RESIDENCE WITH A BASEMENT AND AN 2-CAR GARAGE.

Private Residence

New Single Family Residence

1093 Los Altos Avenue **Los Altos, California 94022**

stotler design group
349 FIRST STREET, SUITE A
LOS ALTOS, CALIFORNIA 94022
PHONE: (650) 559-0438
FAX : (650) 559-0458
E-MAIL: info@stotlerdesigngroup.com

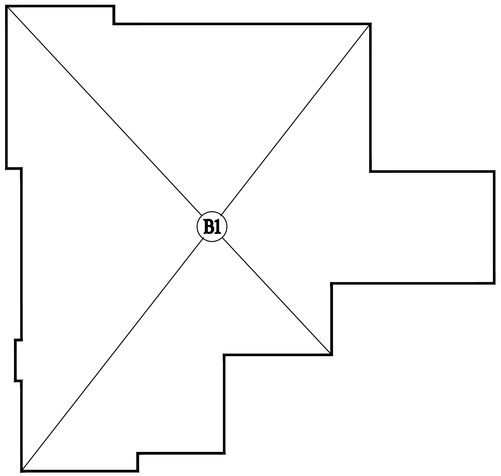
WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. IN CASE OF DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION THE DESIGNER. THE USE OF THESE SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND TO BE RETURNED UPON REQUEST OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

REVISIONS

SUBMIT FOR PLANNING	05-13-16
SUBMIT FOR PLANNING	10-03-16

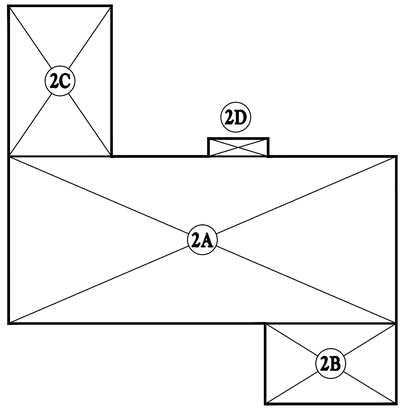
DRAWING TITLE: Title Sheet
JOB TITLE: Cyndie Residence
JOB ADDRESS: 1093 Los Altos Ave. Los Altos, CA. 94022

DATE: Oct 03, 2016
SCALE: None
PROJECT MANAGER: S. Stotler
DRAWN: SDG
JOB NO.: 1407
SHEET: T1



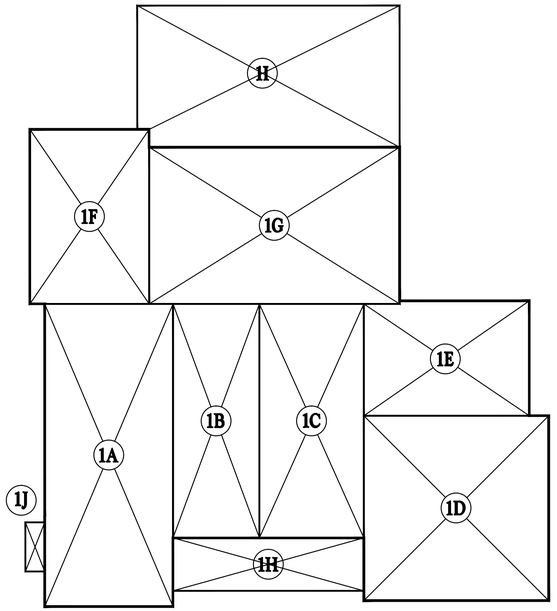
Basement Level 1911 sq.ft.

scale: 1/8"=1'-0"



2nd Level

scale: 1/8"=1'-0"



Entry Level

scale: 1/8"=1'-0"

Floor Area and Coverage Calculations

Section	Dimensions	Area (sf.ft.)
1st Level		
1A	14'-4" x 33-10"	485
1B	9'-8" x 26-2"	252
1C	11'-8" x 26'-2"	305
1D (Garage-non hab)	20'-8" x 20'-8"	427
1E	18'-6" x 12'-6"	236
1F	13'-4" x 19'-6"	260
1G	28'-0" x 17'-6"	490
1H (see coverage)	-	0
1I (see coverage)	-	0
1J (see coverage)	-	0
1st Level Sub-Total		**2455**
2nd Level		
2A	43'-4" x 18'-8"	808
2B	14'-8" x 9'-0"	132
2C	11'-6" x 16'-10"	194
2D	6'-2" x 2'-0"	13
-	-	0
2nd Level Sub-Total		**1147**

Total Floor Area	**3,602**
Allowed FAR	**3,612**

Structure Coverage Areas

Sub Total 1st Level		2455
1H (Front Porch)	21'-4" x 5'-11"	126
1I (Loggia)	29'-4" x 15'-10"	462
1J (Chimney)	2'-2" x 5'-6"	12
-	-	0
-	-	0
Structure Coverage sub Total		**3,055**
Accessory Structure (none)		0
Sub-Total		**0**

Total Structure Coverage	**3,055**
Allowed Structure Coverage	**3,096**

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REVISIONS

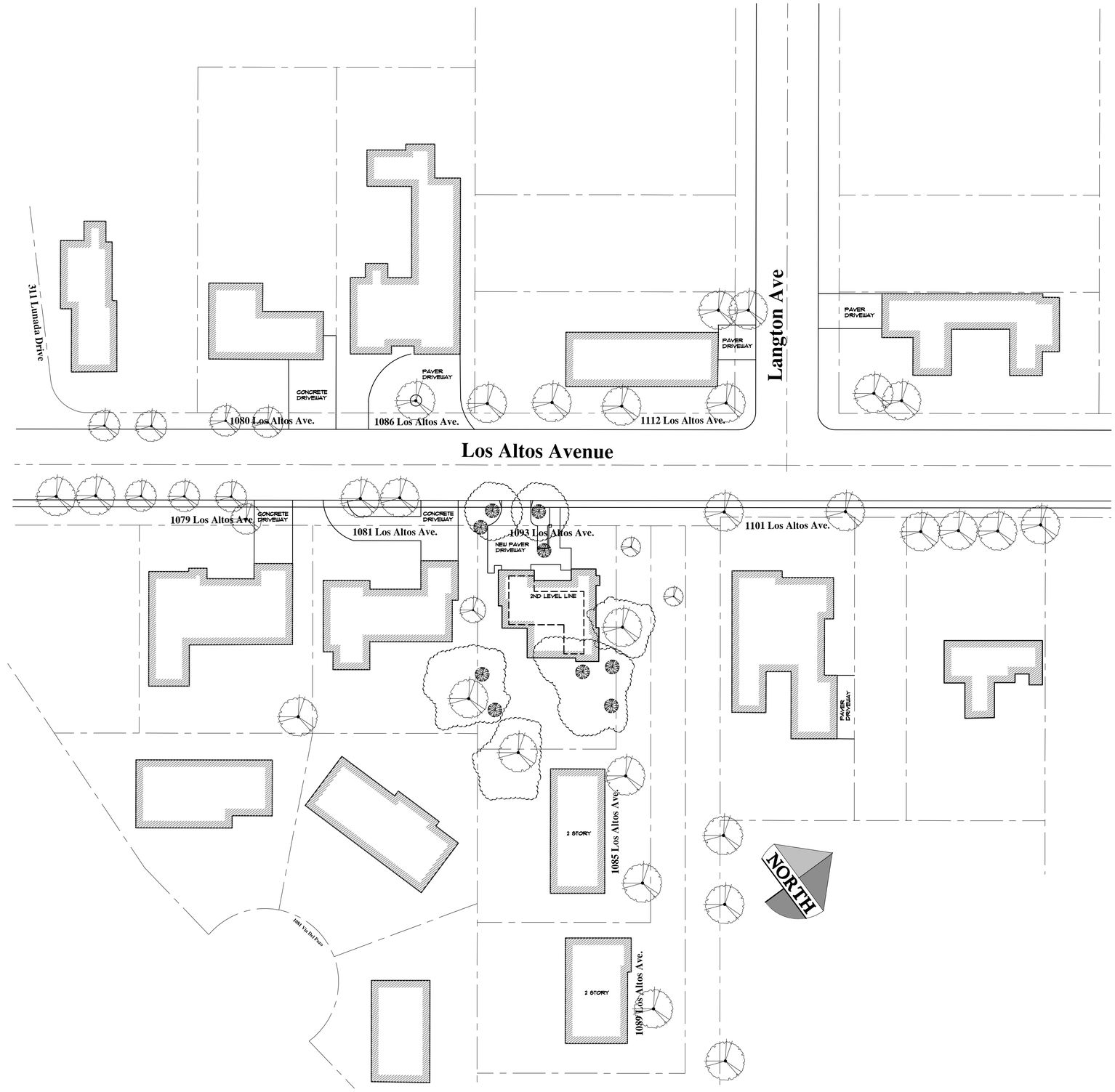
SUBMIT FOR PLANNING	05-13-16
SUBMIT FOR PLANNING	10-03-16

DRAWING TITLE
Floor Area & Coverage Calculation Diagram

JOB TITLE
Cyndie Residence

JOB ADDRESS
1093 Los Altos Ave.
Los Altos, CA. 94022

DATE	Oct 03, 2016
SCALE	As Noted
PROJECT MANAGER	S. Stotler
DRAWN	MAW
JOB NO.	1407
SHEET	T1.1



Neighborhood Context Map

scale: 1"=30'

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349 FIRST STREET, SUITE A
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REVISIONS

SUBMIT FOR PLANNING	05-13-16
SUBMIT FOR PLANNING	10-03-16

DRAWING TITLE: Neighborhood Context Map

JOB TITLE: Cyndie Residence

JOB ADDRESS: 1093 Los Altos Ave.
Los Altos, CA. 94022

DATE	Oct 03, 2016
SCALE	As Noted
PROJECT MANAGER	S. Stotler
DRAWN	MAW
JOB NO.	1407
SHEET	T1.2

1093 Los Altos Ave /8/22/16 (6)

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. The native oak tree on site will need no irrigation as this tree survives off the annual rainfall. Irrigating native oak tree will encourage root rot and will eventually kill the tree. Oak trees shall only be irrigated if their root zones are traumatized.

An inspection of the tree protection fencing may be required. Other inspections will be on an as needed basis.

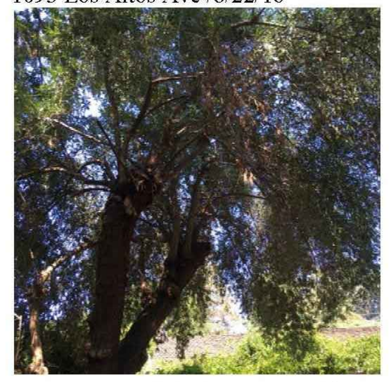
This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A

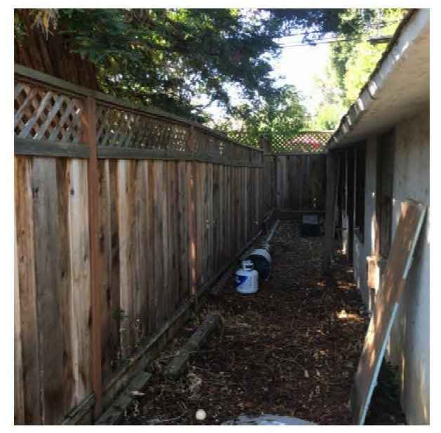
1093 Los Altos Ave /8/22/16 (4)



Protected olive tree #4 is in poor condition. This tree has been severely topped in the past. New growth consist of watersprout growth. Watersprouts do not develop proper branch to trunk unions and as a result tend to fail in normal weather conditions. Neighbors oak tree #7 is heavily suppressing this tree and has not allowed for much vertical height. This olive tree is the fruiting variety and has created a mess beneath the trees canopy. This tree is recommended for removal as it has received poor maintenance in the past that has compromised the structural integrity of the tree.

Showing topped limbs on olive tree

Redwood tree #5 is in poor condition. This tree is a small non protected tree. The tree is codominant at its base and has grown in suppressed conditions underneath neighbors tree #6 and #7. This tree does not have a sufficient amount of space to grow under the large canopies of trees #6 and #7 and should be removed.



Showing area to be fenced off

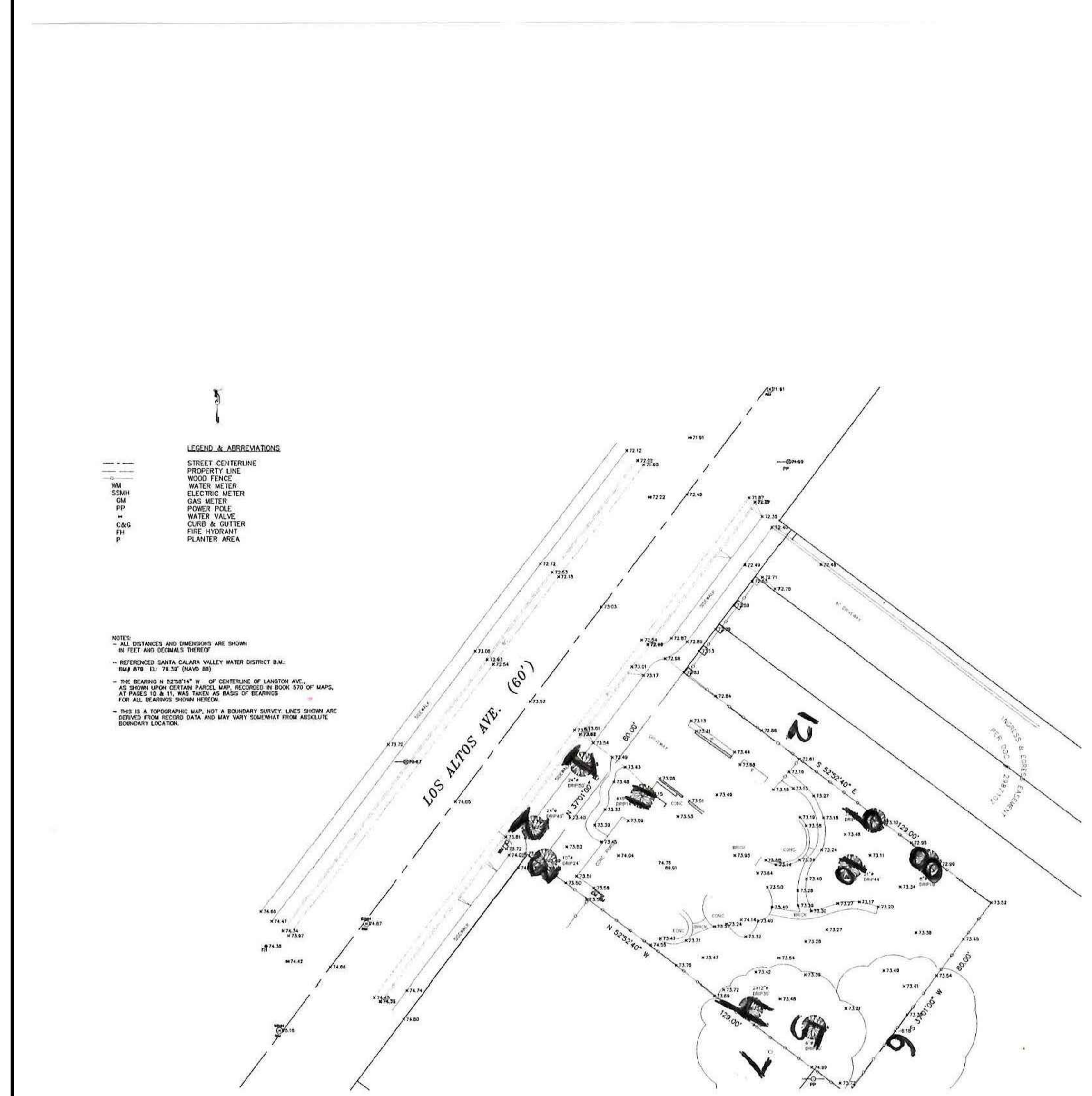
Neighbor's redwood tree #6 is in fair condition. This tree is a very large mature tree with an estimated diameter of 50 inches. The tree is located at an estimated 3 feet from the property line. The tree is exhibiting some drought stressed symptoms and the top of the tree looks poor when compared to the rest of the tree. The tree is located 8 feet away from an existing accessory structure located on the property. When this structure is to be removed great care must be taken in order to reduce impacts to the neighbor's redwood tree as much as possible. It is recommended that tree protection fencing extend out from the property line fence near the tree and out to the foundation of the existing accessory structure. The width of the fencing should encompass the entire dripline of the tree. Before demolition of this structure takes place a landscape barrier should be placed at a distance of 10 feet from the structure in all directions, this will reduce the risk of compaction in this area from heavy machinery. The foundation of the accessory structure must be removed carefully, in order to not damage any roots that have grown against the foundation or underneath the foundation. All equipment must work away from the tree. The site arborist will need to be on site during the demolition of this structure in order to inspect, document and to offer mitigation measures as seen fit. Impacts to the neighbor's redwood tree are expected to be minor to nonexistent if the above recommendations are carried out with care.

1093 Los Altos Ave /8/22/16 (2)

-Indicates neighbors tree.* **P- *Indicates protected tree per city ordinance.*
R-*Indicates protected tree proposed for removal.*

Survey:

Tree#	Species	DBH	Class	HT/SP	Comments
1**P**	Deodar cedar *(Cedrus deodara)*	27.6	A	50/40	Good vigor, good form, street tree, damaging sidewalk.
2**P/R**	Deodar cedar *(Cedrus deodara)*	31.5	F	55/40	Poor vigor, fair to poor form, history of limb loss, in decline, poor live crown ratio.
3	Coast live oak *(Quercus agrifolia)*	13.1	C	25/20	Good vigor, fair form, codominant at 12 feet, located under utility lines but not high voltage lines, suppressed by tree#2, could be an asset if tree #2 was removed.
4**P/R**	Fruiting olive tree *(Olea europaea)*	35.6	D	20/20	Fair vigor, poor form, topped at 12 feet, suppressed by neighbor tree #7.
5**R**	Redwood *(Sequoia sempervirens)*	7.1-4.8	D	25/12	Good vigor, poor form, codominant at base, suppressed by #6 and #7, no room to grow.
6***P**	Redwood *(Sequoia sempervirens)*	50est	C	85/40	Fair to poor vigor, fair form, drought stressed, top of tree in decline, codominant near top, 3 feet from property line, structure on property 8 feet from tree.
7***P**	Coast live oak *(Quercus agrifolia)*	20est	C	45/45	Good vigor, fair to poor form, codominant at 12 feet, some limbs have been topped but not all, pruned on property side in past, 1 foot from property line.
8**R**	Pittosporum *(Pittosporum tobira)*	10.0	D	12/12	Fair vigor, poor form, multi leader at base, over grown shrub, suppressed by #10.
9**R**	Pittosporum *(Pittosporum tobira)*	8.3	D	10/10	Poor vigor, poor form, multi leader at base, suppressed by #10.
10**P/R**	Pin oak *(Quercus palustris)*	23.3	C	45/50	Good vigor, fair to poor form, multi leader at 8 feet with fair to poor crotch formations, heavy lateral limbs, heavily pruned in past at 8 feet to develop strong leaders, on south west side of tree is a poor crotch with seam present.



1093 Los Altos Ave /8/22/16 (6)

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. The native oak tree on site will need no irrigation as this tree survives off the annual rainfall. Irrigating native oak tree will encourage root rot and will eventually kill the tree. Oak trees shall only be irrigated if their root zones are traumatized.

An inspection of the tree protection fencing may be required. Other inspections will be on an as needed basis.

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A

1093 Los Altos Ave /8/22/16 (5)

Neighbor's coast live oak tree #7 is in fair condition. This tree's canopy is heavy into the property. The tree has been pruned on the property side in the past. This tree will need to be protected by tree protection fencing covering the dripline of the tree into the site. Tree protection fencing should extend at least 20 feet into the property.

Pittosporum trees #8 and #9 are in poor condition. None of these trees are protected in Los Altos. Both of these trees have grown in suppressed conditions. These trees were likely planted as a hedge that was not maintained.

Pin oak tree #10 is in fair condition. The tree is multi leader at a height of 8 feet with fair to poor crotch formations. This tree was heavily pruned in the past to develop strong lateral leaders. On the south west side of the tree is a poor crotch with a seam present. These seams can often represent a structural problem within the tree. This tree is proposed for removal as the tree is poorly located in the property. It is necessary to remove this tree in order to facilitate construction.

Pittosporum tree #11 is in poor condition from growing in suppressed conditions. This tree is 1 foot away from the home and will likely be removed in order to facilitate demolition of the existing home.

English walnut tree #12 is located on the neighbor's property at a distance of 8 feet from the property line. At this time there is no impact expected to this tree. The following tree protection plan will help to insure the future health of the retained trees on site.

Tree Protection Plan:
Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6-foot-tall metal chain link type supported my 2-inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones.

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend fertilizing or irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

1093 Los Altos Ave /8/22/16 (3)

Survey:

Tree#	Species	DBH	Class	HT/SP	Comments
11**R**	Pittosporum *(Pittosporum tobira)*	3x4	D	10/8	Fair vigor, poor form, suppressed, multi leader at 2 feet, 1 foot from home.
12*	English walnut *(Juglans regia)*	8est	C	15/20	Good vigor, fair form, 8 feet from property line, minor decay in limbs.

-Indicates neighbors tree.* **P- *Indicates protected tree per city ordinance.*
R-*Indicates protected tree proposed for removal.*

Site observations:
The landscape at 1093 Los Altos has not been maintained for an unknown length of time. The grade on the property appears to be flat with no obvious grade changes. Only 3 trees on site are of a protected size in the city of Los Altos. No irrigation has been supplied to the imported trees for an unknown length of time.

Summary:
The trees surveyed on site are a mix of imported and native trees. Deodar cedar trees #1 and #2 are both located close to the sidewalk and are considered street trees. Deodar cedar tree #1 is in excellent condition and should be preserved throughout the construction processes. This tree will need to be protected by tree protection fencing. Deodar cedar tree #2 is nearly dead and has a history of large limb loss. It is recommended that this tree be removed as it is past mitigation measures working to improve its health.

Showing trees #1 and #2

Coast live oak tree #3 is located near the property line at the corner of the property. This tree is not of a protected size in the city of Los Altos. The tree offers a good amount of screening between the adjacent property and the site. This tree will look visually pleasing after a thorough pruning to clean the trees crown. Also, with the removal of tree #2, the oak tree is expected to improve as light quality would improve.

Kielty Arborist Services
Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650- 515-9783

August 22, 2016

Stotler Design Group
Attn: Mr. Scott Stotler
349 First Street #A
Los Altos, CA 94022

Site: 1093 Los Altos, Los Altos, CA

Dear Mr. Stotler,

As requested on Monday, July 25, 2016, I visited the above site to inspect and comment on the trees. A new home and landscape is proposed for this site and your concern as to the future health and safety of the trees on site has prompted this visit.

Method:
The significant trees on this site were located on a boundary and topographic survey provided by you. Each tree was given an identification number. This number was inscribed on a metal foil tag and nailed to the trees at eye level. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). Each tree was put into a health class using the following rating system:

F- Very Poor
D- Poor
C- Fair
B- Good
A- Excellent

The height of each tree was estimated and the spread was paced off. Lastly, a comments section is provided.

stotler design group
349 FIRST STREET, SUITE A
LOS ALTOS, CALIFORNIA 94022
PHONE: (650) 559-0438
FAX : (650) 559-0458
E-MAIL: info@stotlerdesigngroup.com

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER. WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.
WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

REVISIONS	
SUBMIT FOR PLANNING	05-13-16
SUBMIT FOR PLANNING	10-03-16

DRAWING TITLE: Arborist Report
JOB TITLE: Cyndie Residence
JOB ADDRESS: 1093 Los Altos Ave. Los Altos, CA. 94022

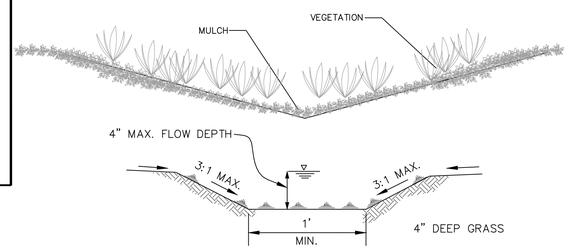
DATE	Oct 03, 2016
SCALE	None
PROJECT MANAGER	S. Stotler
DRAWN	MAW
JOB NO.	1407
SHEET	T1.3

CONSETUAL GRADING AND DRAINAGE PLANS

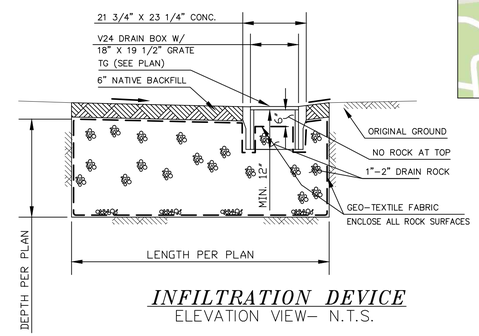
NEW, SINGLE FAMILY RESIDENTIAL
1093 LOS ALTOS AVE. LOS ALTOS, CA 94022
APN: 167-11-025

ABBREVIATIONS

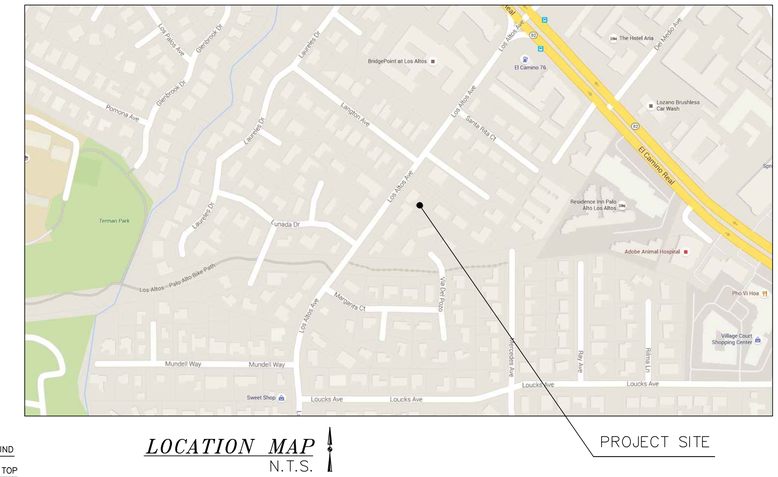
	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE (CLASS AS NOTED)	JP	JOINT POLE
AC	ASPHALT CONCRETE	MON.	MONUMENT
AD	AREA DRAIN	OG	ORIGINAL GROUND
BC	BEGIN OF CURVE	PB	PULL BOX
BO	BLOW OFF	PGEV	PG&E VAULT
BW	BACK OF WALK	P_PL	PROPERTY LINE
BWAL	BLACK WALNUT TREE	PP	POWER POLE
CFF	GARAGE FINISH FLOOR (BACK)	PPP	PLASTIC PERFORATED PIPE
℄,CL	CENTERLINE	PSE	PUBLIC SERVICE EASEMENT
CLSW	CENTERLINE SWALE	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	R/W	RIGHT OF WAY
CP	CONTROL POINT	RCP	REINFORCED CONCRETE PIPE
DDW	DIRT DRIVEWAY	SD	STORM DRAIN
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
DETAIL	DAYLIGHT	SS	SANITARY SEWER LINE
ELCT	ELECTROLIER	SSMH	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT ELEVATION	SW	SIDEWALK
EUC	EUCALYPTUS TREE	TC	TOP OF CURB
EX	EXISTING	TOB	TOP OF BANK
FF	FINISHED FLOOR	TOE	TOE OF SLOPE
FG	FINISH GRADE	TF	TOP OF FOUNDATION
FH	FIRE HYDRANT	TP	TOP OF PIPE
FL	FLOW LINE	UG	UNDERGROUND GAS
FNC	FENCE	USS	UNDERGROUND SANITARY SEWER
FOG	FOG LINE	UST	UNDERGROUND STORM DRAIN
GB	GRADE BREAK	UT	UNDERGROUND TELEPHONE
GFF	GARAGE FINISHED FLOOR (FRONT)	UW	UNDERGROUND WATER
GUY	GUY WIRE	VCP	VITRIFIED CLAY PIPE
HP	HIGH POINT	WL	WHITE LINE STRIPE
IP	IRON PIPE	WM	WATER METER
LP	LIP OF PAVEMENT	WV	WATER VALVE
C&G	CURB AND GUTTER	YL	YELLOW LINE STRIPE



BIO SWALE DETAIL
N.T.S.



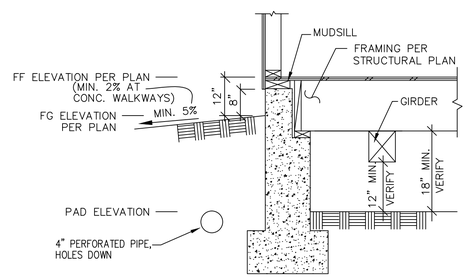
INFILTRATION DEVICE
ELEVATION VIEW- N.T.S.



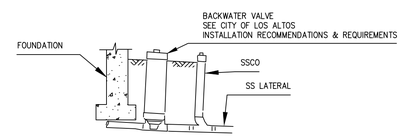
LOCATION MAP
N.T.S.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUB	SUB	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
WM	WM	WATER METER
		TREE WITH TRUNK
x x	x x	6' WOODEN FENCE
102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
		SWALE
		DIRECTION OF FLOW IN PIPE
		AREA DRAIN/ INLET
		GRADING DIRECTION
		DOWN-SPOUT
		POP-UP EMITTER



RAISED FOUNDATION CONCEPTUAL DETAIL
N.T.S.



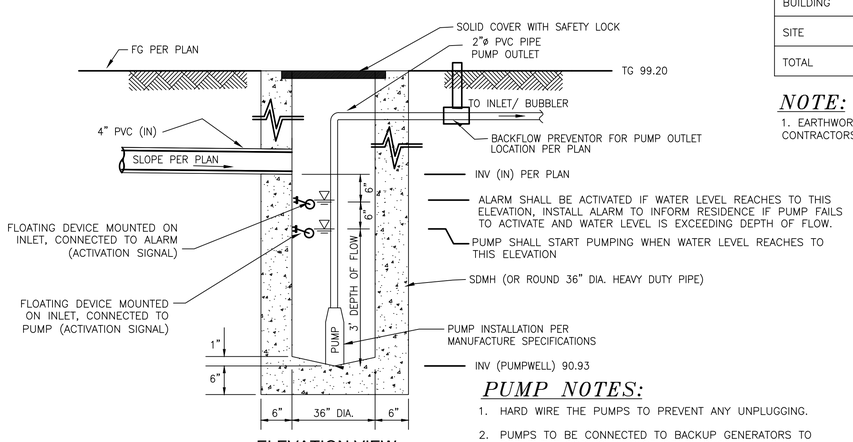
SANITARY SEWER BACKFLOW PREVENTOR DETAIL
N.T.S.

EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
BUILDING	0	892		
SITE	25	101		
TOTAL	25	993	0	968

NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

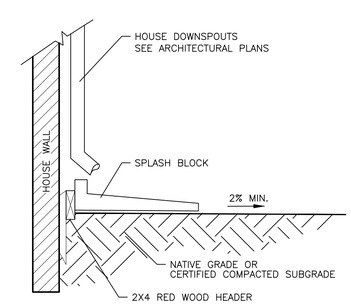


ELEVATION VIEW

PUMPWELL DETAIL
N.T.S.

PUMP NOTES:

1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
2. PUMPS TO BE CONNECTED TO BACKUP GENERATORS TO PREVENT FLOODING IN CASE OF BLACKOUT.
3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
4. PROVIDE RESERVE PUMP FOR EACH PUMP WELL.
5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.



SPLASH BLOCK
N.T.S.

SHEET INDEX:

C-1	COVER SHEET/ NOTES/ DETAILS
C-2	GRADING AND DRAINAGE PLAN
C-3	EROSION CONTROL PLAN
C-4	BEST MANAGEMENT PRACTICES

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. All roof down spouts shall discharge onto splash blocks and directed away from building.
3. On site storm drain lines shall consist of PVC-SCH 40 minimum or better.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

BASIS OF BEARINGS:

THE BEARING N 52°58'14" W OF CENTERLINE OF LANGTON AVE., AS SHOWN UPON CERTAIN PARCEL MAP, RECORDED IN BOOK 570 OF MAPS, AT PAGES 10 & 11, WAS TAKEN AS BASIS OF BEARINGS FOR ALL BEARINGS SHOWN HEREON.

REFERENCED BENCHMARK:

REFERENCED SANTA CALARA VALLEY WATER DISTRICT B.M.
BM# 879 EL: 79.39' (NAVD 88)

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT

PREPARED BY _____ DATED _____

ENGINEER : _____ BY R.C.E. # _____

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDER-GROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

1-800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

SMP ENGINEERS
CIVIL ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:

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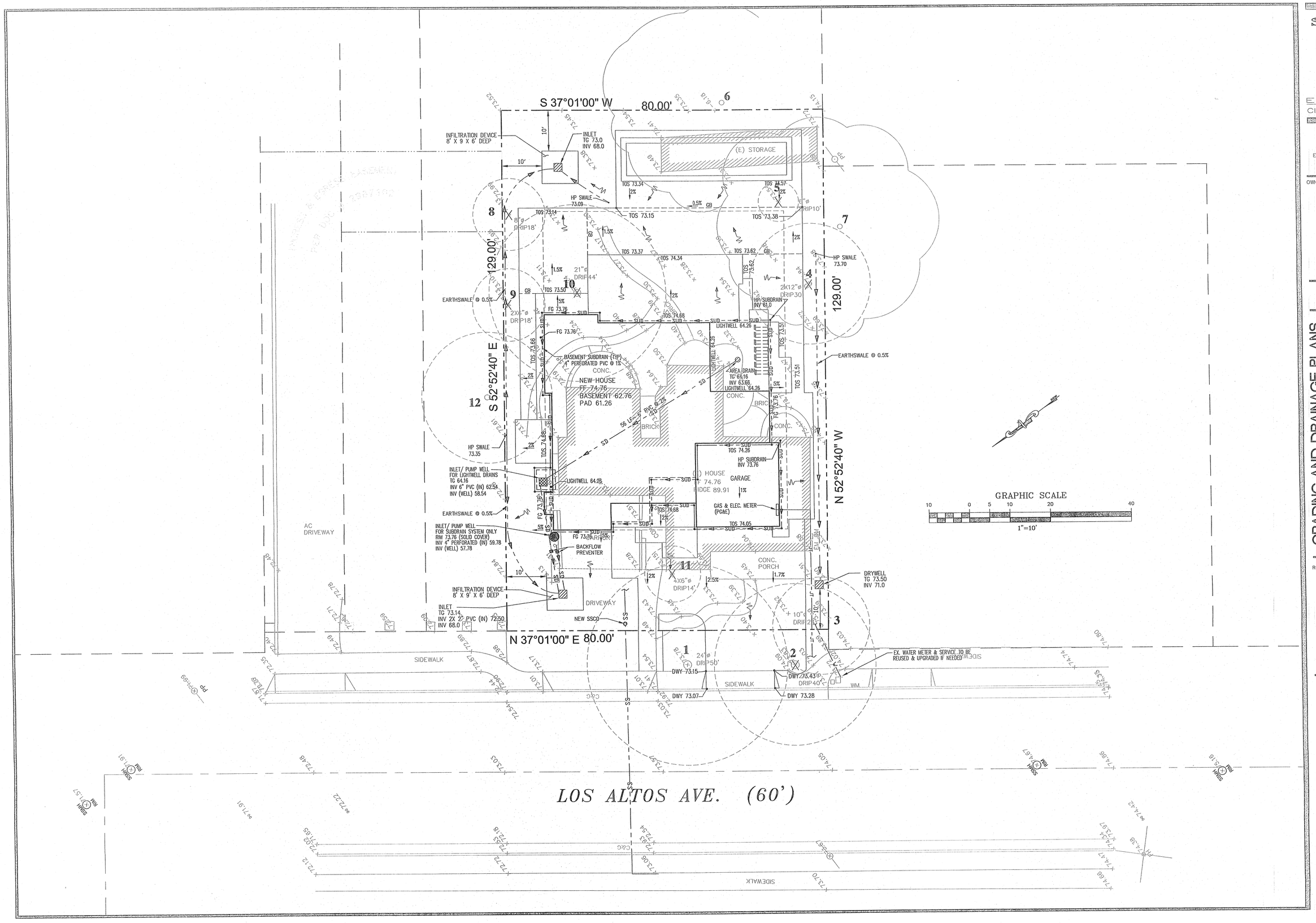
GRADING AND DRAINAGE PLANS
NEW, SINGLE FAMILY RESIDENTIAL
1093 LOS ALTOS AVE. LOS ALTOS, CA
APN: 167-11-025
COVER SHEET

Revisions:

Date: 05/06/2016
Scale: NTS
Prepared by: S.P.
Checked by: S.R.
Job #: 214119
Sheet: 1 OF 4
C-1



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GRADING AND DRAINAGE PLANS

NEW, SINGLE FAMILY RESIDENTIAL

1093 LOS ALTOS AVE. LOS ALTOS, CA

APN: 167-11-025

GRADING AND DRAINAGE PLAN

Revisions:

Date: 05/06/2016

Scale: 1"=10'

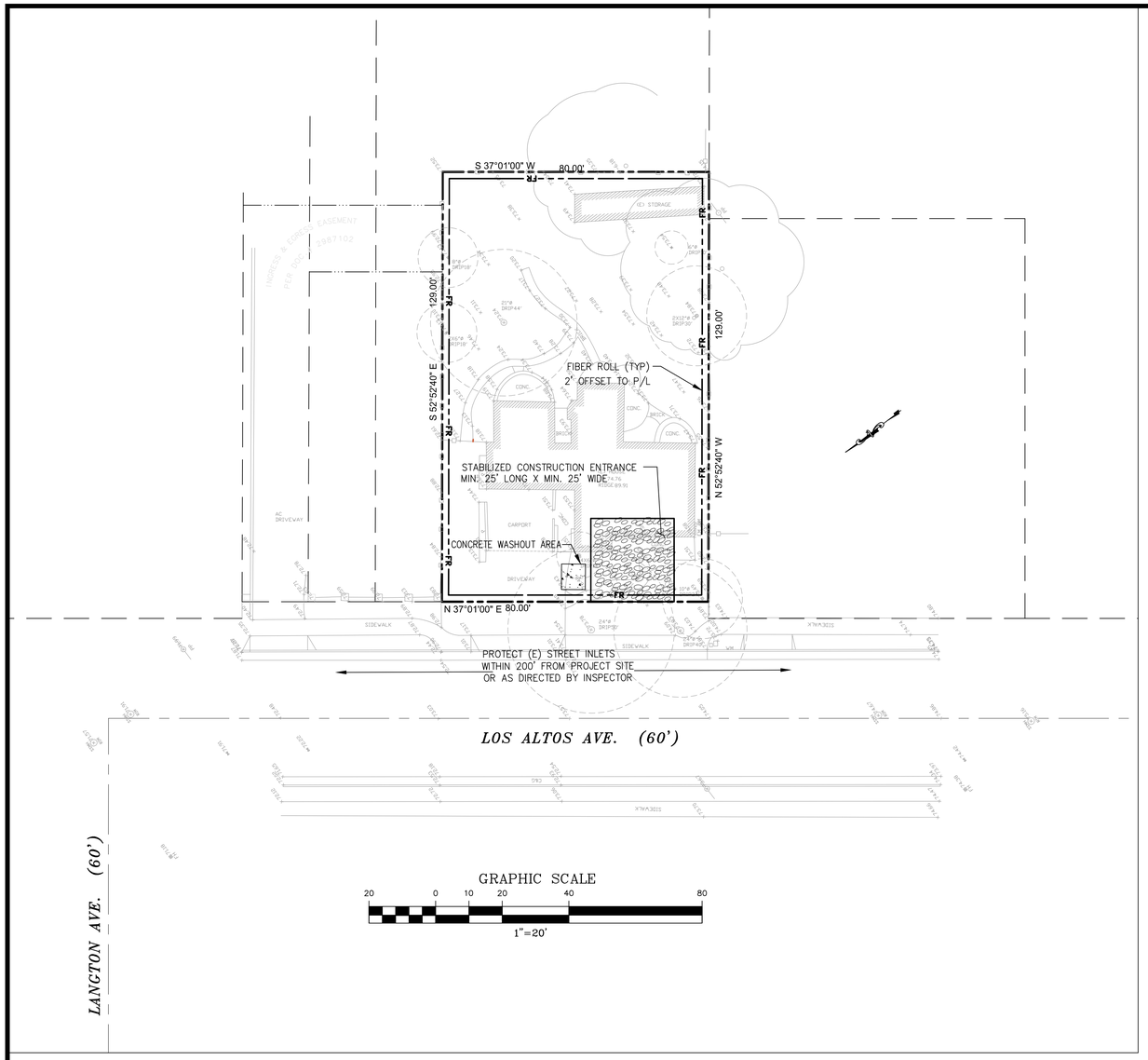
Prepared by: S.P.

Checked by: S.R.

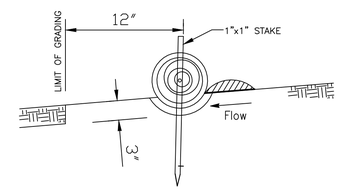
Job #: 214119

Sheet: 2OF 4

C-2



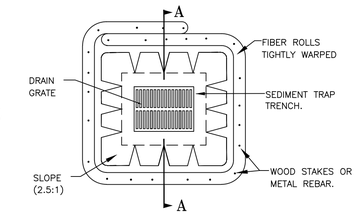
SITE PLAN



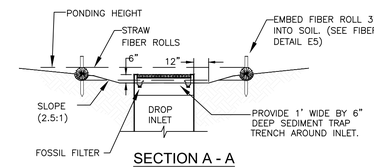
FIBER ROLL
N.T.S.

FIBER ROLL NOTES

1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading



PLAN VIEW



SECTION A - A

STORM INLET SEDIMENT TRAP-FIBER ROLLS
N.T.S.

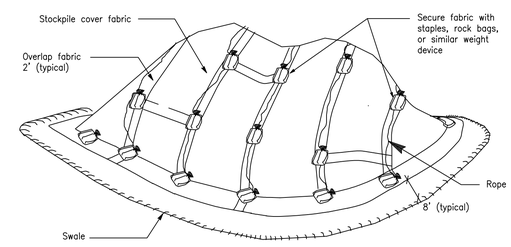
NOTES:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.

2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

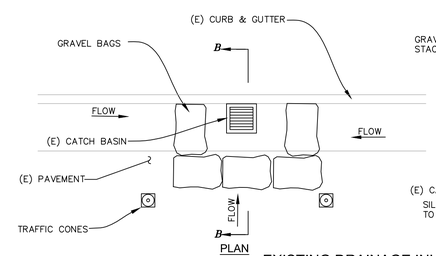
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.

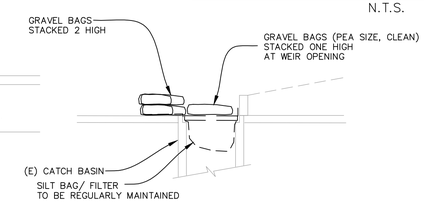


PERSPECTIVE

TEMPORARY COVER ON STOCK PILE
N.T.S.

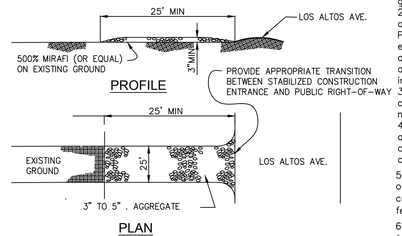


PLAN



SECTION B-B

EXISTING DRAINAGE INLET PROTECTION
N.T.S.



PROFILE

PLAN

M

– The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
– All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
– When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

STABILI ED CONSTRUCTION ENTRANCE
TO BE MAINTAINED

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30th. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.

5. If hydroseeding is not used or or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.

6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.

9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.

10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.

12. Sanitary facilities shall be maintained on the site.

10. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.

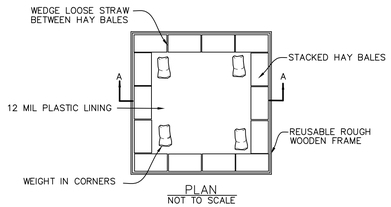
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.

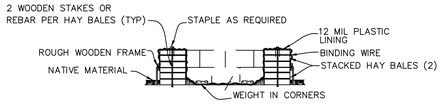
13. With the approval of the city inspector, erosion and sediment controls maybe removed after areas above them have been stabilized.

MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
   A. Repair damages caused by soil erosion or construction at the end of each working day.
   B. Swales shall be inspected periodically and maintained as needed.
   C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
   D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
   E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
   F. Rills and gullies must be repaired.
2. All existing drainage inlets on St. George Lane within the limit of the project , shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.



PLAN
NOT TO SCALE



SECTION A-A
NOT TO SCALE

CONCRETE WASHOUT AREA
N.T.S.

SMP
ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:

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GRADING AND DRAINAGE PLANS
NEW, SINGLE FAMILY RESIDENTIAL
1093 LOS ALTOS AVE. LOS ALTOS, CA
APN: 167-11-025
EROSION CONTROL PLAN

Revisions:

Date: 05/06/2016
Scale: AS NOTED
Prepared by: S.P.
Checked by: S.R.
Job #: 214119

Sheet: 3 OF 4
C-3

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR

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

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.
- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

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 strom drains or creeks causes serious problems and is prohibited by law.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.

OR

- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- 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 recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.
- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
- 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.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water 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.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE:

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

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 hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. 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 vacum) building cleaning water and dispose to the sanitary sewer.

PAINTING CLEANUP

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of: grading equipment paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

GENERAL BUSINESS PRACTICES

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.
- When refueling or 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 or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over application by water trucks for dust control.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

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

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

MATERIALS/WASTE/HANDLING

- Practice Source Reduction-minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; 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 cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

Note: The property owner and the contractor share ultimate responsibility for the activities that occure on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

Spill Response Agencies

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

Santa Clara County Office of Toxics and Solid Waste Management
(408) 441-1195

Santa Clara Valley Water District
(408) 927-0710

San Jose/Santa Clara Water Pollution Control Plant
(408) 945-5300
Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga

Sunnyvale Water Pollution Control Plant
(408) 730-7270

Palo Alto Regional Water Quality Control Plant
(415) 329-2598
Serving East Palo Alto, Los Altos, Los Altos Hills, Montain View, Palo Alto, and Stanford

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

A. **Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed $1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

B. **Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed $1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

C. **Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.

D. **Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

SMP
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OWNER:

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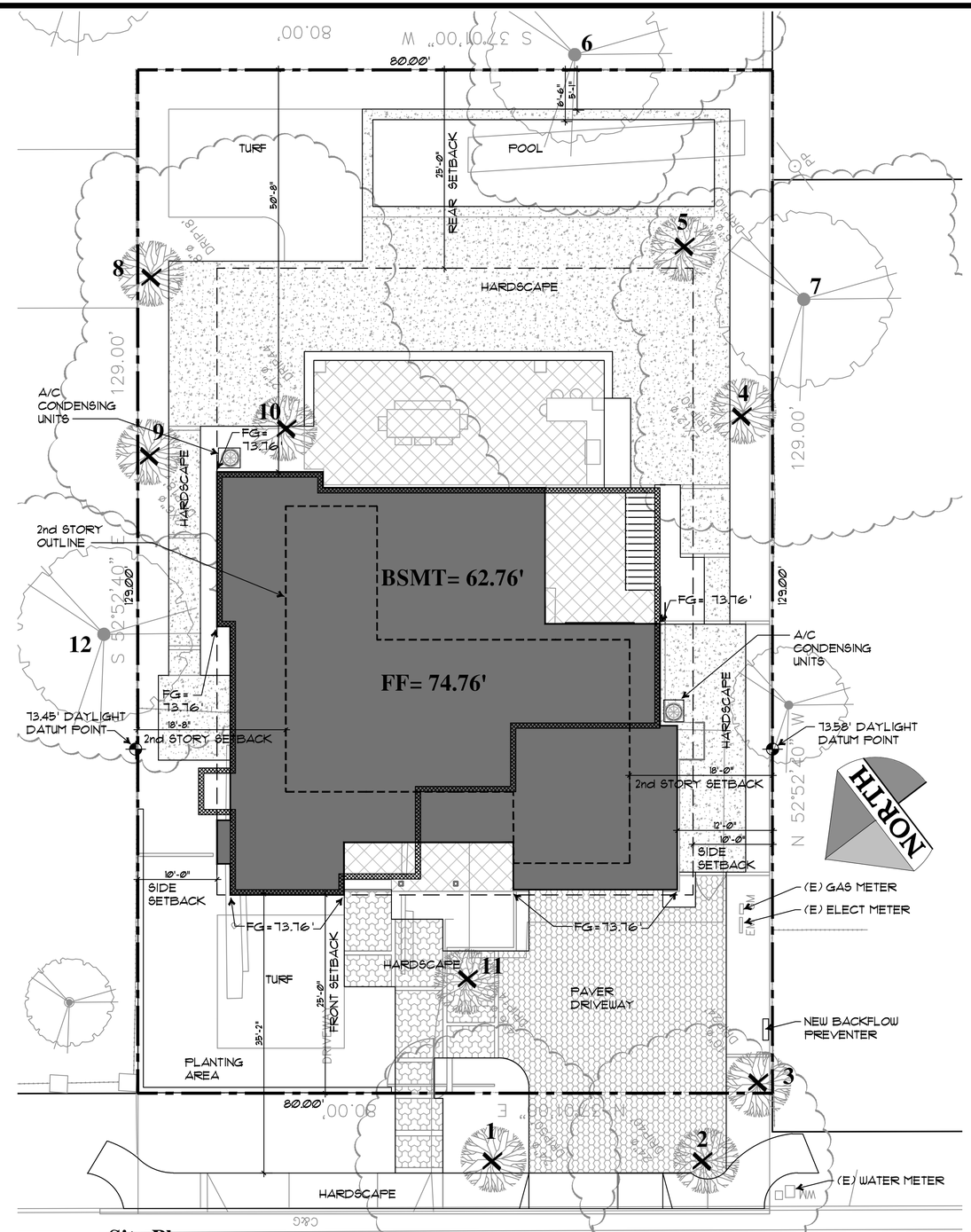
GRADING AND DRAINAGE PLANS
NEW, SINGLE FAMILY RESIDENTIAL
1093 LOS ALTOS AVE. LOS ALTOS, CA
APN: 167-11-025
BEST MANAGEMENT PRACTICES

Revisions:

Date: 05/06/2016
Scale: 1"=12'
Prepared by: S.P.
Checked by: S.R.
Job #: 214119



Site Plan

scale: 1/8"=1'-0"

GENERAL SITE PLAN NOTES:

CONTRACTOR ASSUMES FULL RESPONSIBLITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.

CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS & LOCATIONS OF EXISTING UTILITIES AND DIMENSIONS, @ JOB SITE PRIOR TO BID, ORDERING OF MATERIALS AND CONSTRUCTION.

GRADES TO BE SLOPED A MINIMUM OF 2% AWAY FROM THE STRUCTURES FOR HORIZONTAL DISTANCE OF AT LEAST 10'-0".

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

CONNECT ALL DOWNSPOUTS TO 3" SOLID DRAIN LINE AROUND PERIMETER OF HOUSE-DRAIN TO CURB, OR APPROVED DRAINAGE SYSTEM.

ALL CONCRETE "FLATWORK" (DRIVEWAY, WALKS, ETC.) SHALL BE CONSTRUCTED IN ACCORDANCE W/ THE SOILS REPORT.

POOL, HOT TUB AND EXTERIOR TERRACES ARE UNDER SEPARATE CONTRACT/PERMIT AND SHALL INCLUDE MEASURES FOR A SURROUNDING POOL BARRIERS PER SECTION AG105, SEE SHEET A2 FOR NOTES PER SECTION AG105.92.

ALL RETAINING WALLS SHALL BE POURED IN PLACE CONCRETE WITH STUCCO FINISH TO MATCH TEXTURE AND COLOR OF THE HOME, TOP OF WALL SHALL BE FLAT TOP TYPE.

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349 FIRST STREET, SUITE A
LOS ALTOS, CALIFORNIA 94022
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FAX : (650) 559-0458
E-MAIL: info@stotlerdesigngroup.com

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REVISIONS

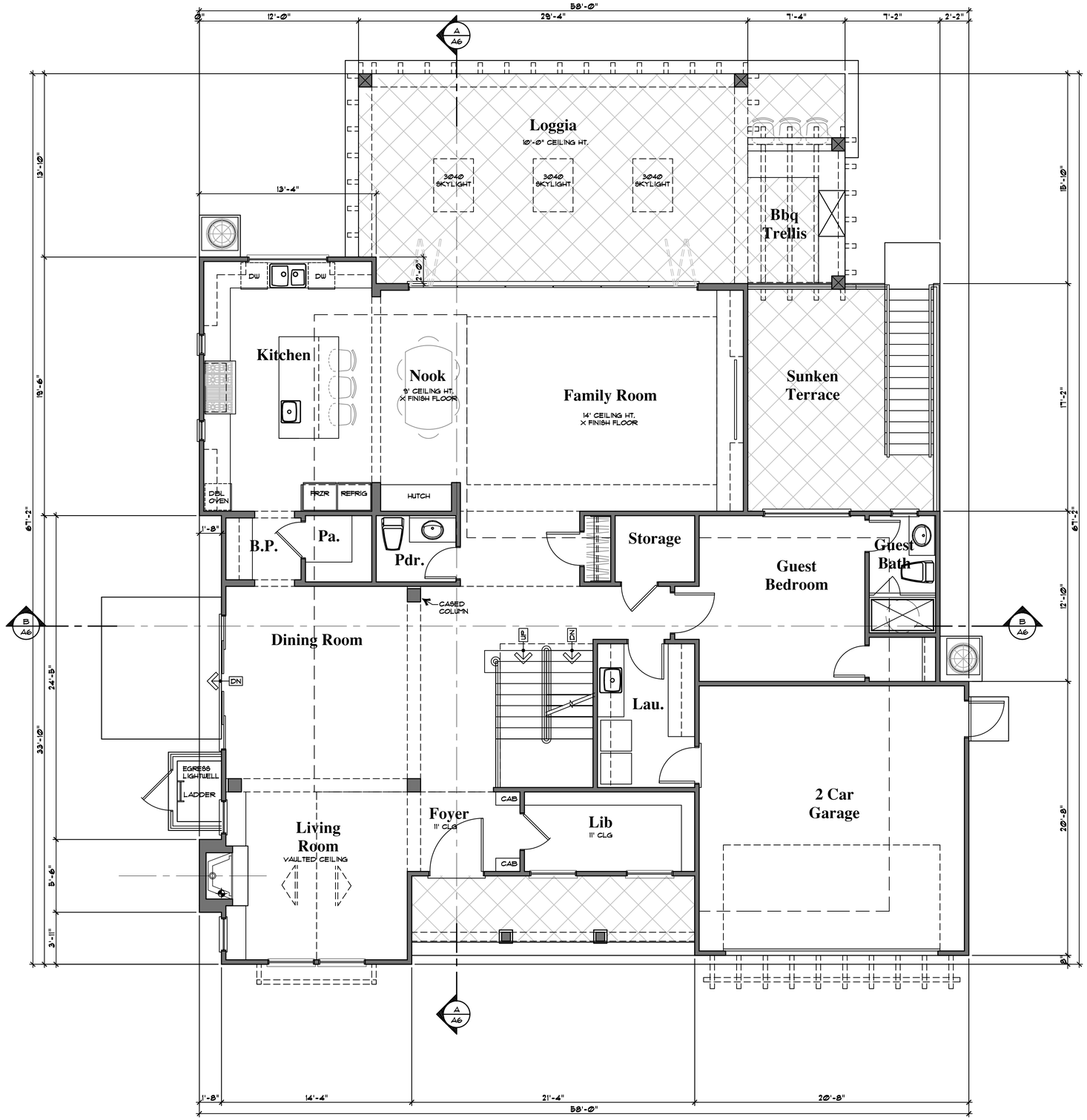
SUBMIT FOR PLANNING	09-13-16
SUBMIT FOR PLANNING	10-03-16

DRAWING TITLE: Site Plan

JOB TITLE: Cyndie Residence

JOB ADDRESS: 1093 Los Altos Ave. Los Altos, CA. 94022

DATE	Oct 03, 2016
SCALE	1/8" = 1'-0"
PROJECT MANAGER	S. Stotler
DRAWN	MAW
JOB NO.	1407
SHEET	A1



Entry Level Floor Plan

scale: 1/4"=1'-0"

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REVISIONS

SUBMIT FOR PLANNING	05-13-16
SUBMIT FOR PLANNING	10-03-16

DRAWING TITLE: Entry Level Floor Plan

JOB TITLE: Cyndie Residence

JOB ADDRESS: 1093 Los Altos Ave. Los Altos, CA. 94022

DATE: Oct 03, 2016

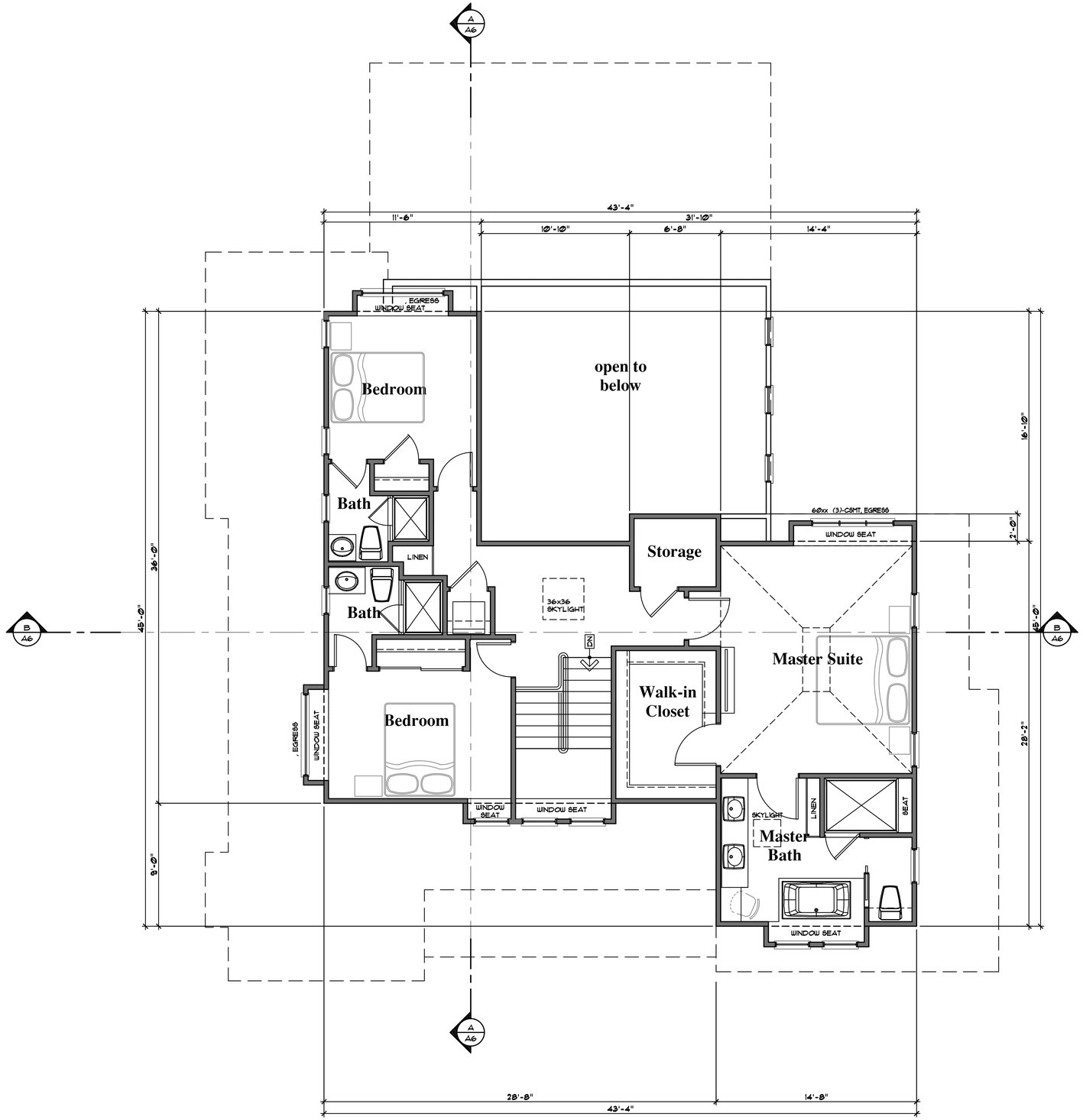
SCALE: 1/4" = 1'-0"

PROJECT MANAGER: S. Stotler

DRAWN: MAW / YK

JOB NO.: 1407

SHEET: A2



2nd Level Floor Plan

scale: 1/4"=1'-0"

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REVISIONS

SUBMIT FOR PLANNING	05-13-16
SUBMIT FOR PLANNING	10-03-16

DRAWING TITLE: 2nd Level Floor Plan

JOB TITLE: Cyndie Residence

JOB ADDRESS: 1093 Los Altos Ave. Los Altos, CA. 94022

DATE: Oct 03, 2016

SCALE: As Noted

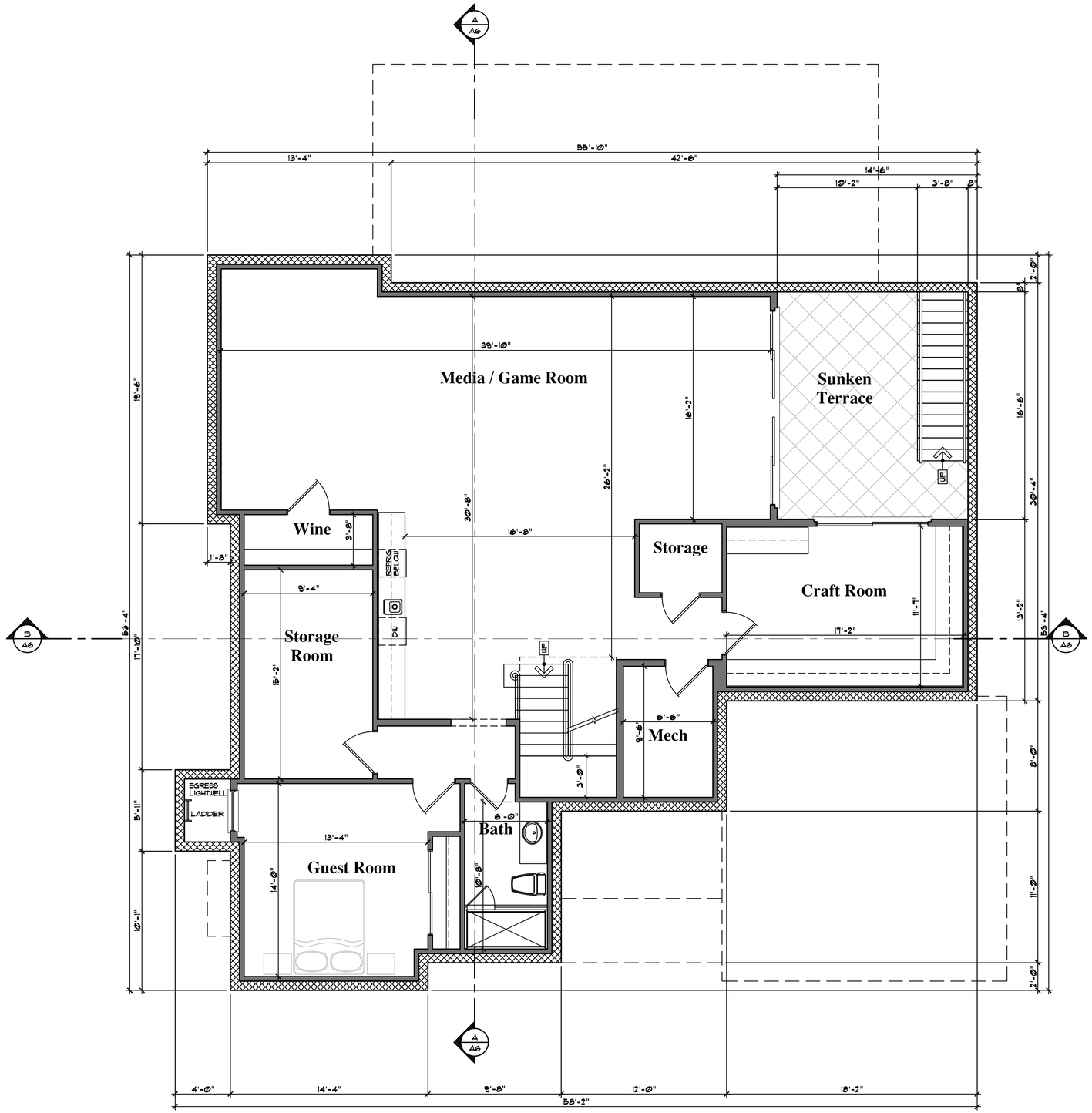
PROJECT MANAGER: S. Stotler

DRAWN: MAW

JOB NO. 1407

SHEET

A3



Basement Level Floor Plan

scale: 1/4"=1'-0"

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REVISIONS

SUBMIT FOR PLANNING	05-13-16
SUBMIT FOR PLANNING	10-03-16

DRAWING TITLE: **Basement Level Floor Plan**

JOB TITLE: **Cyndie Residence**

JOB ADDRESS: **1093 Los Altos Ave. Los Altos, CA. 94022**

DATE: Oct 03, 2016

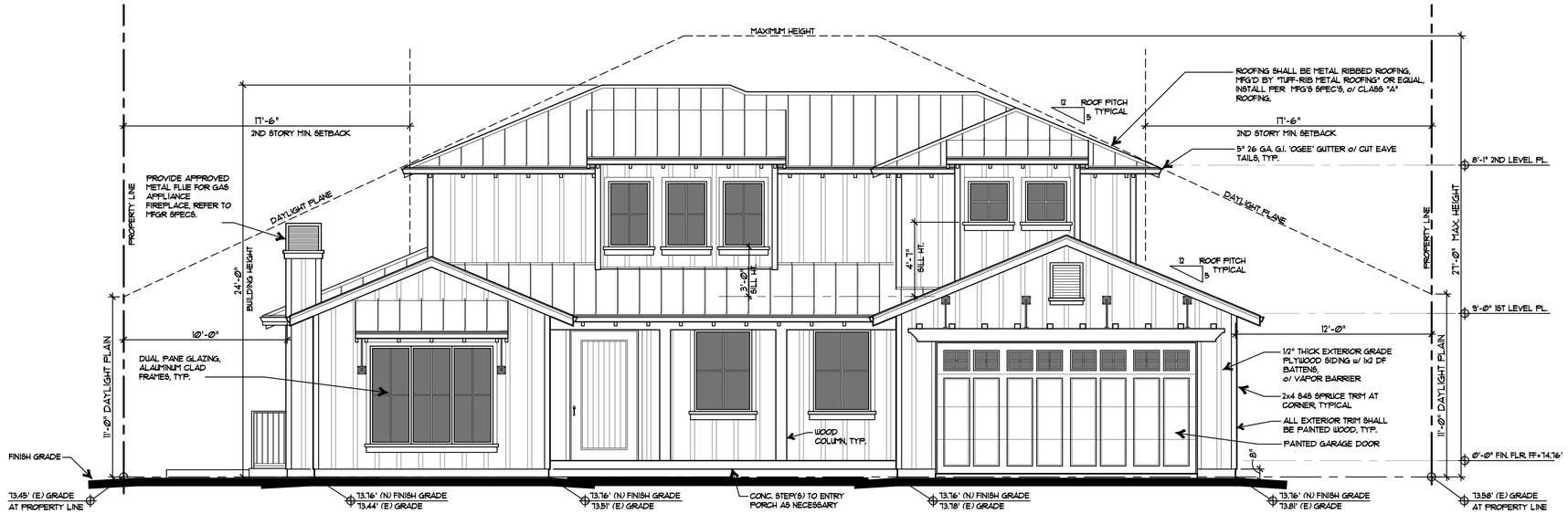
SCALE: As Noted

PROJECT MANAGER: S. Stotler

DRAWN: MAW

JOB NO.: 1407

SHEET: **A4**



Front - Exterior Elevation

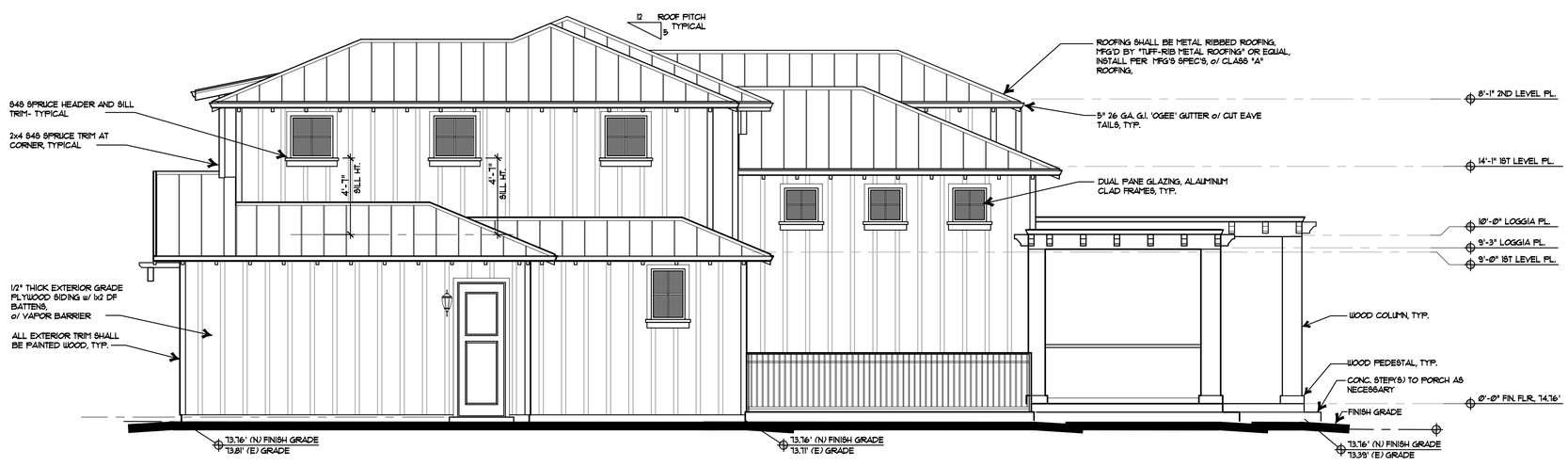
scale: 1/4"=1'-0"

EXTERIOR ELEVATION GENERAL NOTES :

ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE.

ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POSTS AND CORBELS TO BE "RESAWN", AND SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION / ASSEMBLY.

ALL EXPOSED POST TO BEAM HARDWARE TO HAVE HIDDEN INSTALLATION OR STRUCTURALLY APPROVED "ORNAMENTAL" CONNECTORS WITH A POWDER-COAT FINISH.



Right Side - Exterior Elevation

scale: 1/4"=1'-0"

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REVISIONS

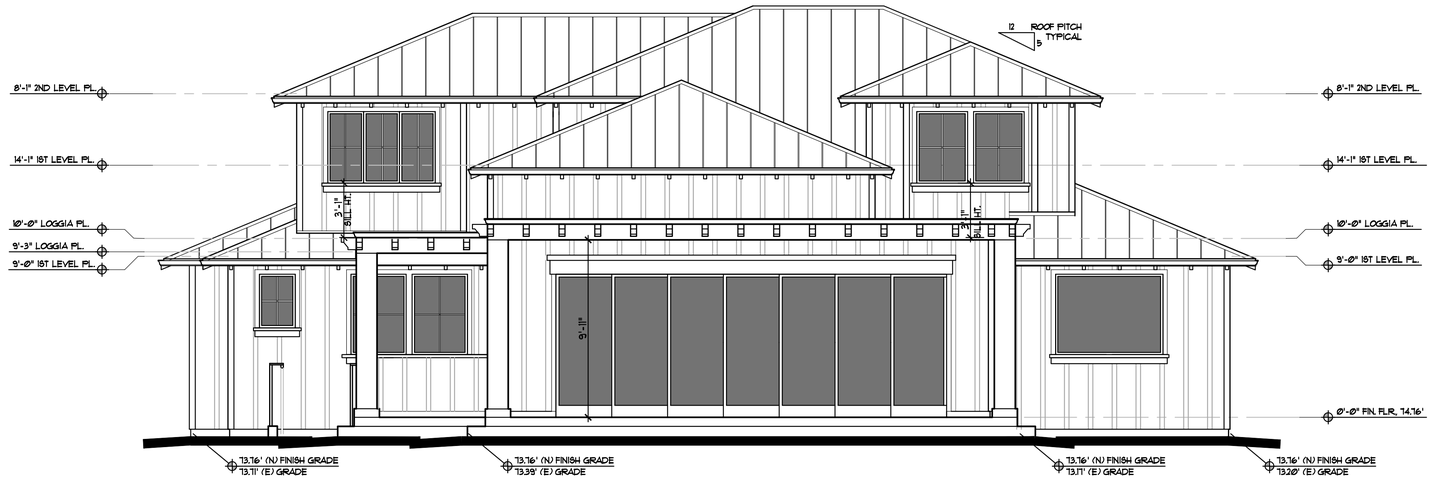
SUBMIT FOR PLANNING	09-13-16
SUBMIT FOR PLANNING	10-03-16

DRAWING TITLE: Exterior Elevations

JOB TITLE: Cyndie Residence

JOB ADDRESS: 1093 Los Altos Ave. Los Altos, CA. 94022

DATE	Oct 03, 2016
SCALE	1/4" = 1'-0"
PROJECT MANAGER	S. Stotler
DRAWN	MAW
JOB NO.	1407
SHEET	A5



Rear - Exterior Elevation

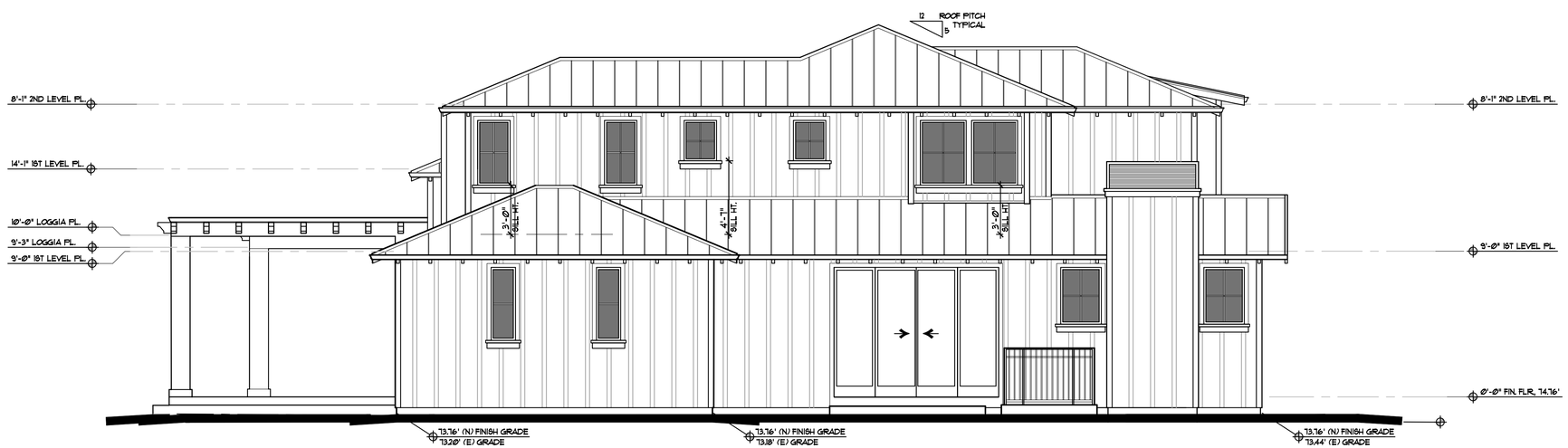
scale: 1/4"=1'-0"

EXTERIOR ELEVATION GENERAL NOTES :

ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE.

ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POSTS AND CORBELS TO BE "RESAWN". AND SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION / ASSEMBLY.

ALL EXPOSED POST TO BEAM HARDWARE TO HAVE HIDDEN INSTALLATION OR STRUCTURALLY APPROVED "ORNAMENTAL" CONNECTORS WITH A POWDER-COAT FINISH.



Left Side - Exterior Elevation

scale: 1/4"=1'-0"

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PHONE: (650) 559-0438
FAX : (650) 559-0458
E-MAIL: info@stotlerdesigngroup.com

WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION THE ARCHITECT. ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AND SPECIFICATIONS SHALL BE PARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD OR MEANS IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

REVISIONS

SUBMIT FOR PLANNING	05-13-16
SUBMIT FOR PLANNING	10-03-16

DRAWING TITLE: Exterior Elevations

JOB TITLE: Cyndie Residence

JOB ADDRESS: 1093 Los Altos Ave. Los Altos, CA. 94022

DATE: Oct 03, 2016

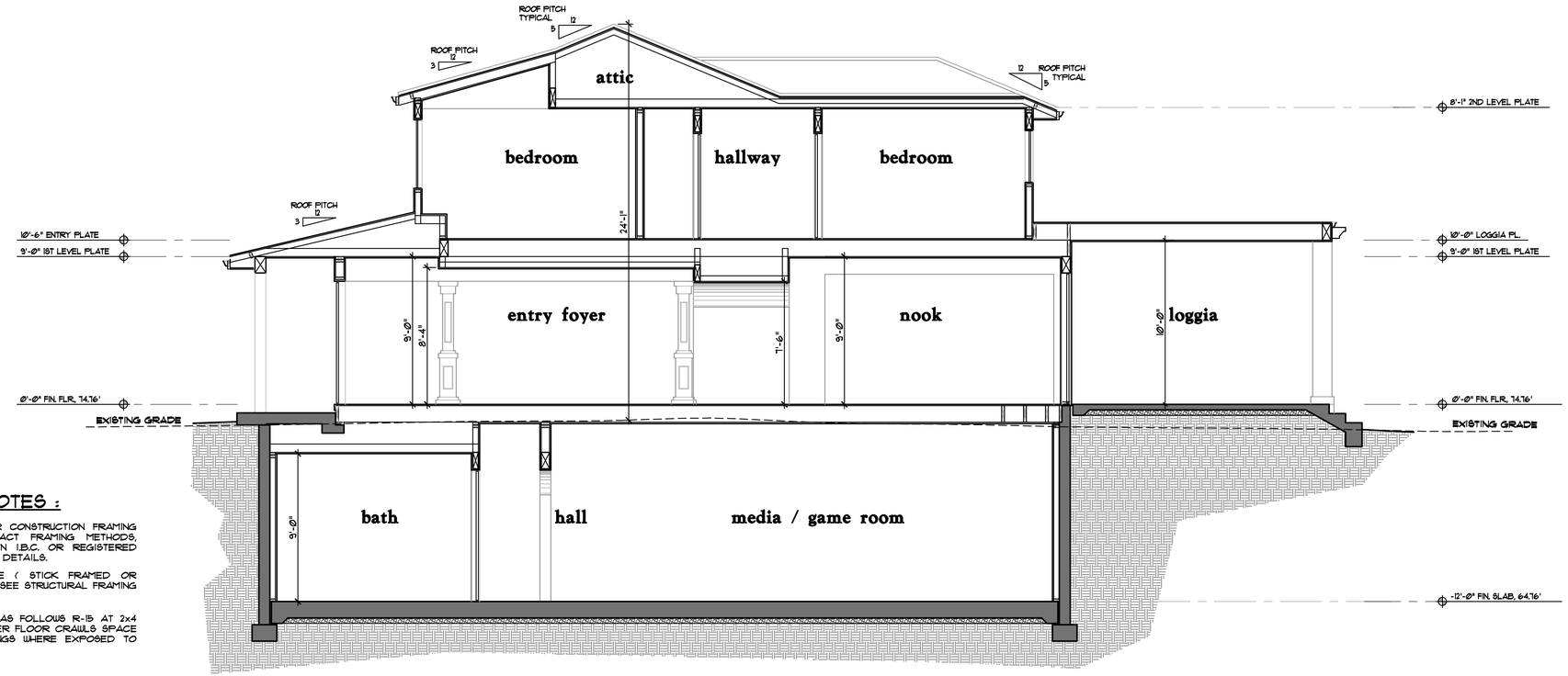
SCALE: As Noted

PROJECT MANAGER: S. Stotler

DRAWN: MAW

JOB NO.: 1407

SHEET: A6



Cross Section - A

scale: 1/4"=1'-0"

CROSS SECTION GENERAL NOTES :

CROSS SECTIONS ARE DIAGRAMATIC AND USED FOR CONSTRUCTION FRAMING PURPOSES ONLY AND MAY NOT REPRESENT EXACT FRAMING METHODS, CONTRACTOR TO USE FRAMING METHOD OUTLINED IN I.B.C. OR REGISTERED ENGINEERS FRAMING DETAILS, SEE STRUCTURAL FRAMING DETAILS.

ROOF FRAMING SHOWN IS FOR SITE FRAMED TYPE (STICK FRAMED OR CONVETIONAL FRAMED), IF TRUSSES ARE TO BE USED SEE STRUCTURAL FRAMING DRAWINGS AND/OR TRUSS MFGR DRAWINGS.

PROVIDE INSULATION AT EXTERIOR EXPOSED WALLS AS FOLLOWS R-15 AT 2x4 THICK WALL, R-19 AT 2x6 THICK WALLS & AT ALL UNDER FLOOR CRAWLS SPACE OPEN TO EXTERIOR ELEMENTS, R-30 AT ALL CEILINGS WHERE EXPOSED TO EXTERIOR ELEMENTS.

EXTERIOR ELEVATION GENERAL NOTES :

ALL EXPOSED PLYWOOD TO BE EXTERIOR GRADE.

ALL EXPOSED WOOD TRIM, PLYWOOD, SHUTTERS, POSTS AND CORBELS TO BE "RESAWN", AND SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION / ASSEMBLY.

ALL EXPOSED POST TO BEAM HARDWARE TO HAVE HIDDEN INSTALLATION OR STRUCTURALLY APPROVED "ORNAMENTAL" CONNECTORS WITH A POWDER-COAT FINISH.

FIRE BLOCKS & DRAFT STOPS:

FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CFC & CRC R302.11.

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS :
1.) VERTICALLY AT THE CEILING AND FLOOR LEVELS.
1.2) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

2.) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

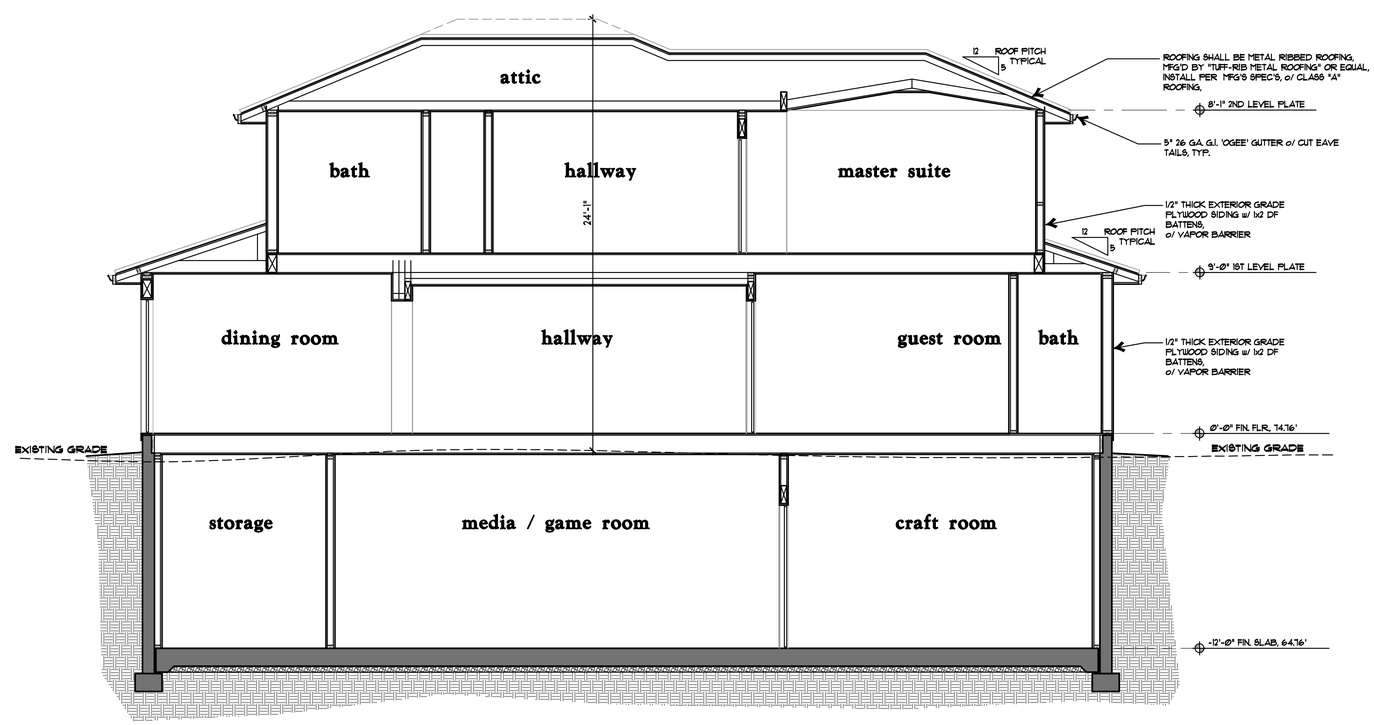
3.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.

4.) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND 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 E 136 REQUIREMENTS.

5.) FIRE BLOCKING OF CHIMNEYS AND FIREPLACES, SECTION R1003.19 STATES:
ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIRE BLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS SHALL BE SELF-SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY.

6.) FIRE BLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

7.) ALL MECHANICAL, PLUMBING, & ELECTRICAL, AND SIMILAR PENETRATIONS OF THE FLOOR OR TOP PLATES SHALL BE CAULKED WITH A RESIDENTIAL RATED FIRE CAULK WITH AN ASTM E136, OR E814 RATING.



Cross Section - B

scale: 1/4"=1'-0"

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REVISIONS

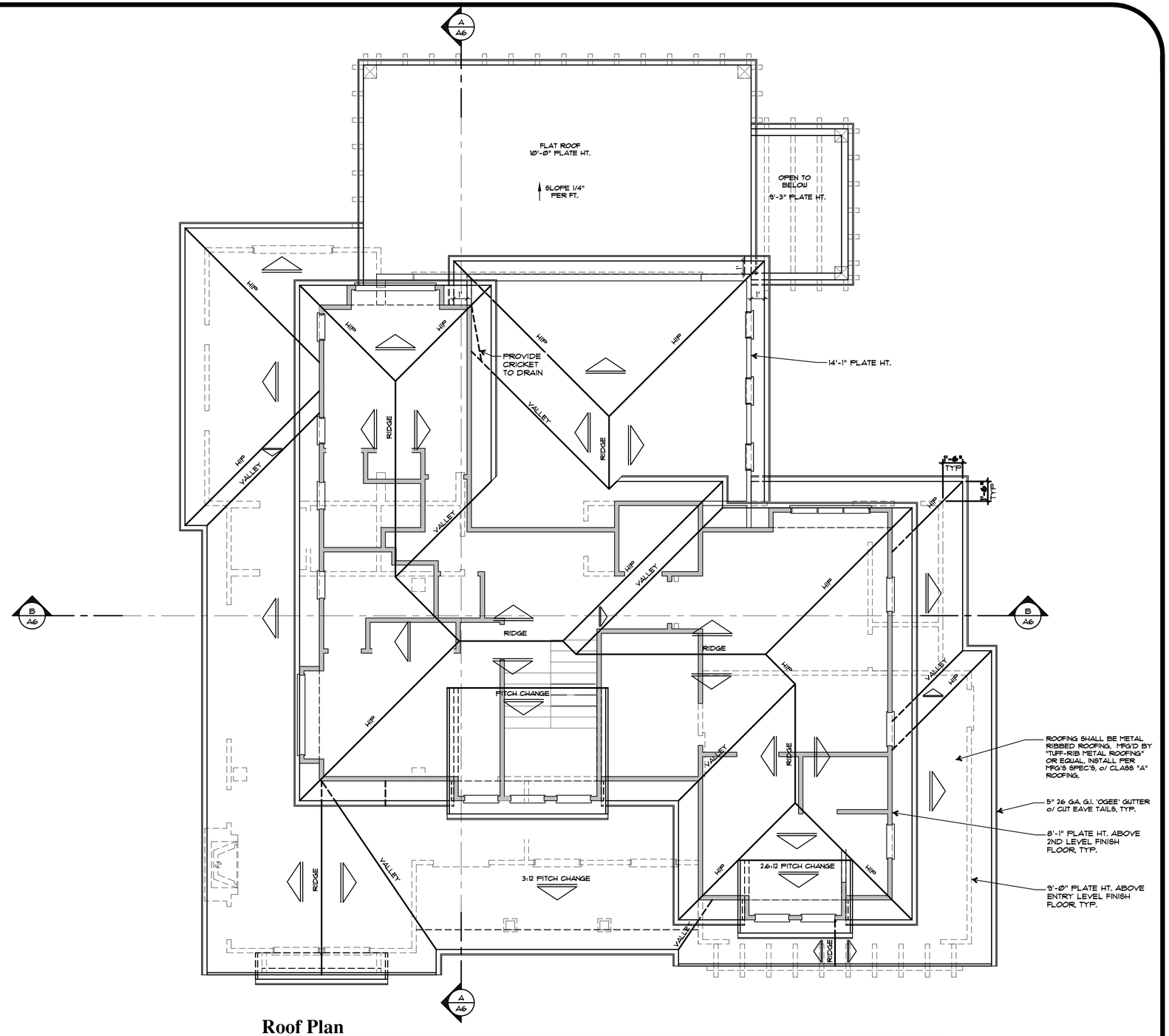
SUBMIT FOR PLANNING	05-13-16
SUBMIT FOR PLANNING	10-03-16

DRAWING TITLE: Cross Sections

JOB TITLE: Cyndie Residence

JOB ADDRESS: 1093 Los Altos Ave. Los Altos, CA. 94022

DATE	Oct 03, 2016
SCALE	1/4"=1'-0"
PROJECT MANAGER	S. Stotler
DRAWN	MAW
JOB NO.	1407
SHEET	A7



Roof Plan

scale: 1/4"=1'-0"

GENERAL ROOF PLAN NOTES:

1ST LEVEL PLATE HEIGHT TO BE 9'-0", U.N.O.
2ND LEVEL PLATE HEIGHT TO BE 8'-1", U.N.O.

ROOF SLOPE IS TO BE 5:12, U.N.O.

OVERHANGS ARE TO BE 18" AT EAVES & 18" AT RAKES, U.N.O.

ARROWS INDICATE DIRECTION OF ROOF SLOPE.

PROVIDE 26 GA. MIN. GALV. SHT. MTL. FLASHING AS NECESSARY, AT EAVES, & AND ALL POINT TO PROTECT FROM WEATHERING, TYP.

VALLEY FLASHING FOR : ASPHALT & METAL SHINGLES SHALL BE MINIMUM 28 GA. GALV. SHT. MTL., AND SHALL EXTEND AT LEAST 8" MIN. FROM CENTERLINE EA. WAY, AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 3/4" HIGH AT THE FLOW LINE, AND 4" MIN. END OVERLAP. FOR 7:12 PITCH AND LESS FLASHING SHALL HAVE 36" WIDE TYPE-15 FELT UNDERLAYMENT RUNNING FULL LENGTH.

INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC.

INSTALL 5", 26 GAUGE "OGEE" GUTTER W/ DOWNSPOUTS, AS NECESSARY.PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE, TYP.

PROVIDE EAVE VENTS FOR ATTIC VENTILATION, SEE VENT CALCS. THIS SHEET, SECTION - 1505.3.
PROVIDE BAFFLES TO HOLD INSULATION FROM EAVE VENTS, TYP.
PROVIDE 1/4" x 1/4" MAX. GALV. BUG SCREEN ATTCHED TO BACK SIDE OF FRIEZE BLOCKING, TYP.

FLAT ROOF MATERIAL SHALL BE SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL BE PER ASTM D 1970, AND PER C.R.C. R905.2.3, o/30# FELT o/ 1/2" CDX PLYWOOD SHEATHING -TYP.

PROVIDE RADIANT BARRIER SURFACED PLYWOOD AT ROOF FRAMING PER TITLE 24 REQUIREMENTS & CALCULATIONS.

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FAX : (650) 559-0458
E-MAIL: info@stotlerdesigngroup.com

WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PROOF OF ACCEPTANCE OF THESE RESTRICTIONS. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE PARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD OR MEANS WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER. RESTRICTED TO THE SITE FOR WHICH THEY WERE PREPARED, AND PAID FOR BY THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

REVISIONS

SUBMIT FOR PLANNING	05-13-16
SUBMIT FOR PLANNING	10-03-16

DRAWING TITLE: Roof Plan

JOB TITLE: Cyndie Residence

JOB ADDRESS: 1093 Los Altos Ave. Los Altos, CA. 94022

DATE: Oct 03, 2016

SCALE: 1/4" = 1'-0"

PROJECT MANAGER: S. Stotler

DRAWN: MAW

JOB NO.: 1407

SHEET: A8

2013 CALGREEN RESIDENTIAL CHECKLIST

MANDATORY ITEMS

COMMUNITY DEVELOPMENT DEPARTMENT – BUILDING DIVISION
KIRK BALLARD, BUILDING OFFICIAL
ONE NORTH SAN ANTONIO ROAD • LOS ALTOS, CA 94022-3088
(650) 947-2752 • FAX (650) 947-2734 • WWW.LOSALTOSCA.GOV

PURPOSE:

The 2013 CALGreen Code applies to all newly constructed hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing and other types of dwellings with sleeping accommodations and new accessory buildings associated with such uses. This section also applies to additions and alterations where there is an increase in conditioned space and specifies that these requirements only apply to the specific area of the addition or alteration. Existing site and landscaping improvements that are not otherwise disturbed are not subject to the requirements of CALgreen.

Project Name: CYNDIE RESIDENCE

Project Address: 1093 LOS ALTOS AVE, LOS ALTOS, CA 94022

Project Description: NEW SINGLE-FAMILY, 2-STORY RESIDENCE w/ BASEMENT & 2-CAR GARAGE

Instructions:

1. The owner or owner's agent shall employ a licensed qualified green building professional experienced with the 2013 California Green Building Standards Codes to verify and assure that all required work described herein is properly planned and implemented in the project.
2. The licensed professional, in collaboration with the owner and the design professional shall review **Column 2** of this checklist, sign and date **Section 1 –Design Verification** at the end of this checklist., and have the checklist printed on the approved plans for the project.
3. **PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT**, the licensed professional shall complete Column 3 and sign and Date **Section 2 – Implementation Verification** at the end of this checklist and submit the completed form to the Building Department.

MANDATORY FEATURE OR MEASURE	COLUMN 2 Project Requirements	COLUMN 3 Verification
Planning and Design		
Site Development		
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	X	☐
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	X	☐
General		
4.201.1 Building meets or exceeds the requirements of the *California Building Energy Efficiency Standards*[3].	X	☐
Water Efficiency and Conservation		
Indoor Water Use		
4.303.1. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.	X	☐
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable referenced standards.	X	☐
Outdoor Water Use		
4.304.1 Automatic irrigation systems controllers installed at the time of final inspection shall be weather or soil moisture-based.	X	☐
Material Conservation and Resource Efficiency		
Enhanced Durability and Reduced Maintenance		
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	X	☐
Construction Waste Reduction, Disposal and Recycling		
4.408.1 Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan per Section 4.408.2; or 3. A waste management company per Section 4.408.3; or 4. The waste stream reduction alternative per Section 4.408.4.	X	☐
Building Maintenance and Operation		
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	X	☐
ENVIRONMENTAL QUALITY		
Fireplaces		
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits where applicable. Woodstoves, pellet stoves, fireplaces shall also comply with applicable local ordinances.	X	☐
Pollutant Control		
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	X	☐
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	X	☐
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	X	☐
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.	X	☐
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	X	☐
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	X	☐
4.504.4 80 percent of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; or meet California Dept. 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.)	X	☐
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	X	☐
Interior Moisture Control		
4.505.2 Vapor retarder and capillary break is installed at slab on-grade foundations.	X	☐
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	X	☐
Environmental Comfort		
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2004 or equivalent. 2. Size duct systems according to ANSI/ACCA 1Manual D-2009 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent.	X	☐
Installer and Special Inspector Qualifications		
Qualifications		
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	X	☐
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	X	☐
Verifications		
703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance	X	☐

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

CALGREEN SIGNATURE DECLARATIONS

Project Name: CYNDIE RESIDENCE

Project Address: 1093 LOS ALTOS AVE, LOS ALTOS, CA 94022

Project Description: NEW 2-STORY SINGLE FAMILY RESIDENCE w/ BASEMENT & 2 CAR GARAGE

SECTION 1 – DESIGN VERIFICATION

Complete all lines of Section 1 – "Design Verification" and submit the entire checklist (Columns 2 and 3) with the plans and building permit application to the Building Department.

The owner and design professional responsible for compliance with CalGreen Standards have reviewed the plans and certify that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2013 California Green Building Standards Code as adopted by the City of Los Altos.

Owner's Signature — Date: 5/11/16

Owner's Name (Please Print): CYNDIE WANG

Design Professional's Signature — Date: 5/11/16

Design Professional's Name (Please Print): Scott Stotler

Signature of Licensed Professional responsible for CalGreen compliance — Date: 5/5/2016

Name of Licensed Professional responsible for CalGreen compliance (Please Print): YARMILA KENNETT — Phone No.: 408-621-3740

Email Address for Licensed Professional responsible for CalGreen compliance: YARMILAVERA@NETSCAPE.NET — BIG 2009-245

SECTION 2 – IMPLEMENTATION VERIFICATION

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

I have inspected the work and have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements of the 2013 California Green Building Standards Code as adopted by the City of Los Altos.

Signature of Licensed Professional responsible for CalGreen Compliance ______ Date ______

Name of Licensed Professional responsible for CalGreen compliance (Please Print) ______ Phone No. ______

Email address for Licensed Professional responsible for CalGreen compliance ______

** This form must be completed and returned to the City of Los Altos prior to your final inspection**

15231 PERRY LN
MORGAN HILL
CALIFORNIA 95037
(408) 621-3740

CERTIFIED ENERGY ANALYST
CERTIFIED ENERGY PLANS EXAMINER
CERTIFIED GREENPOINT RATER
CERTIFIED BUILD IT GREEN PROFESSIONAL

YARMILA VERA KENNETT & ASSOC.

REVISIONS	
SUBMIT FOR PLANNING	05-13-16
SUBMIT FOR PLANNING	10-03-16

DRAWING TITLE: GreenPoint Checklist

JOB TITLE: Cyndie Residence

JOB ADDRESS: 1093 Los Altos Ave. Los Altos, CA. 94022

Oct 03, 2016

SCALE: NA

PROJECT MANAGER: S. Stotler

DRAWN: YVK

JOB NO.: 1407

SHEET: GPC

LANDSCAPE CONCEPT PLAN 1/8" = 1' | 1

NOTE: *"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape and irrigation design plan"*, signed by the licensed landscape professional:

NOTE: *"I agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a complete Landscape Documentation Package"*, signed by the applicant and/or owner:

NOTE: ***LANDSCAPE PLAN COMPLIES WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE***

SQUARE FOOTAGE OF FRONT SETBACK:

SQUARE FOOTAGE OF HARDSCAPE: 908 SF (46.6%)

SQUARE FOOTAGE OF LANDSCAPE: 1042 SF (53.4 %)

SQUARE FOOTAGE OF FRONT SETBACK (TOTAL): 1950 SF

PLAN NOTES | 4

REAR MAIN PATIO AND SIDE WALKWAYS:
COLORED SANDBLASTED CONCRETE

FRONT ENTRY WALKWAYS:
COLORED SANDBLASTED CONCRETE

DRIVEWAY:
CONCRETE PAVERS

PIP CONCRETE WALLS:
COLORED CONCRETE WITH SANDBLAST FINISH

OUTDOOR KITCHEN/SERVING COUNTER:
STAINED CEDAR FACE WITH GRANITE OR NEOLITH COUNTER. APPLIANCES/ ACCESSORIES BY OWNER.

6' SIDE RETURN FENCES AND 3' FRONT SWING GATE:
STAINED CEDAR HORIZONTAL. SIDE GATES TO SWING OUTWARD AND HAVE AUTO CLOSE HINGES

PROPERTY LINE FENCES:
7' REDWOOD CON HEART BOARD ON BOARD FENCE AND GATES TO BE REPLACED AS NECESSARY

SYNTHETIC TURF PUTTING GREEN:
ONE LAWN BRAND PUTTING SURFACE

POOL EQUIPMENT SHED:
FINISH AND PAINT TO MATCH HOUSE

FRONT LAWN:
NO MOW SOD

PLANTING AREAS:
2" LAYER OF BARK MULCH

SUGGESTED MATERIALS LIST | 3

PATHLIGHTS (18):
HINKLEY ATLANTIS 1518 TI-LED

TREE UPLIGHTS (15):
FX LUMINAIRE PB 3LED IN BZ

TREE DOWN LIGHTS (0):
FX LUMINAIRE PS 3LED IN BZ

WALL AND STEP LIGHTS (0):
FX LUMINAIRE UN 1LED IN BZ

LV LIGHTING LEGEND | 2

ELEMENTS LANDSCAPE
design construction garden care

PO Box 7543
Menlo Park, CA 94026
Tel: 650.847.1252
jim@elements-landscape.com

Stamp:

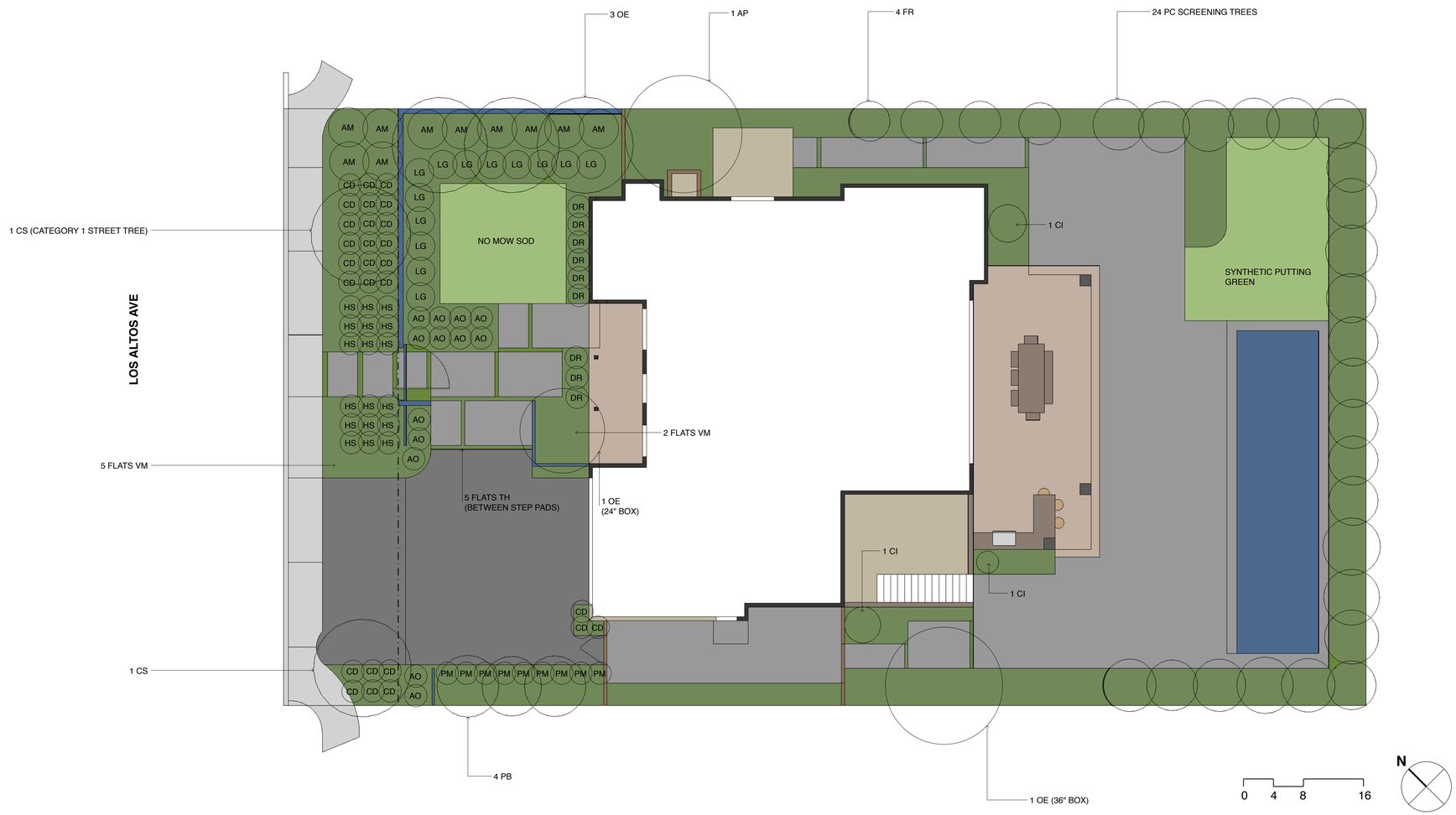
REGISTERED LANDSCAPE ARCHITECT
JAMES REDMAN
No. 5549
Exp. 02-28-17
STATE OF CALIFORNIA

Wang Residence
1093 Los Altos Ave
Los Altos, CA

Landscape Layout/Lighting Plan

Rev 9/20/16
By: JGR
Scale: NOTED

L1.1



LANDSCAPE PLANTING PLAN 1/8" = 1'

1

SIZE	SYM	BOTANICAL NAME	COMMON NAME
36"/24"	OE	OLEA ' SWAN HILL'	OLIVE
24" box	CM	LAGERSTROEMIA INDICA	CREPE MYRTLE
24" box	AP	ACER PALMATUM 'BLOODGOOD	JAPANESE MAPLE
24" box	CS	CELTIS SINENSIS	CHINESE HACKBERRY
15G	PC	PRUNUS CAROLINIANA COMP	LAUREL CHERRY STD
15G	CI	CITRUS SPP	DWARF CISTRUS STD
15G	FR	FRUIT VAR	DWARF FRUIT SPP
15G	PB	PODOCARPUS ICEE BLUE	PODOCARPUS
1G	AM	ACANTHUS MOLLIS	BEARS BREACH
1G	AO	ANIGOZANTHOS ORANGE	KANGAROO PAW
5G	AM	ASPARAGUS MEYERII	ASPARAGUS FERN
5G	BV	BOUGAINVILLEA VINE	BOUGAINVILLEA
1G	CD	CAREX DIVULSA	BERKELEY SEDGE
1G	CB	CALIBROCHOA "MILLION BELLS'	CALIBROCHOA
5G	CT	CHOYSIA TERNATA	MEXICAN ORANGE
1G	DT	DIANELLA TASMANICA	DIANELLA
1G	DR	DIANELLA REVOLUTA	FLAX LILY
5G	FS	FEIJOA SELLOWIANA	PINEAPPLE GUAVA
1G	HS	HEMEROCALLIS	DAYLILY

SIZE	SYM	BOTANICAL NAME	COMMON NAME
1G	LB	LOMANDRA LONGIFOLIA BREEZE	LOMANDRA
5G	HQ	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA
5G	JP	JASMINUM POLYANTHUM	JASMINE VINE
5G	LO	LOROPETALUM RAZZLEBERRY	FRINGE FLOWER
5G	MC	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
1G	PM	PENSTEMON MIDNIGHT	BEARD TONGUE
1G	PH	PHORMIUM YELLOW WAVE	NZ FLAX
5G	LG	LAVANDULA GROSSO	PROVENCE LAVENDER
5G	RH	RHODODENDRON 'UNIQUE'	RHODODENDRON
5G	HS	HELICTOTRICHON SEMP	BLUE OAT GRASS
2G	VC	VACCINIUM CORYMBOSUM	BOUNTIFUL BLUEBERRY
1G	WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN
FLAT	VM	VINCA MINOR	DWARF PERIWINKLE
FLAT	TH	THYMUS	CREEPING THYME

PLANTING LEGEND

4

1. The contractor shall locate and verify existence of of all utilities prior to starting work.

2. All plant material shall conform to the guidelines established by the current American Standard of Nursery Stock, published by the American Association of Nurserymen

3. The plant material locations are diagrammatic and subject to change in the field as directed by the Landscape Architect.

4. The plant count is for the contractor's convenience. In case of discrepancy the plan shall govern.

5. All trees to be staked plumb with two 2" lodge poles and tree ties.

6. All planted areas shall be free from rocks and debris greater than 2" in diameter.

7. Apply a minimum two inch layer of Mocha Chip bark mulch in all planting areas.

8. A minimum of 8" of non-compacted soil blend shall be available in planted areas.

9. Soil amendments, such as compost or fertilizer, shall be appropriately added according to the soil conditions at the project site and based on what is appropriate for the selected plants.

LANDSCAPE PLANTING NOTES

3

2

ELEMENTS LANDSCAPE
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Stamp:

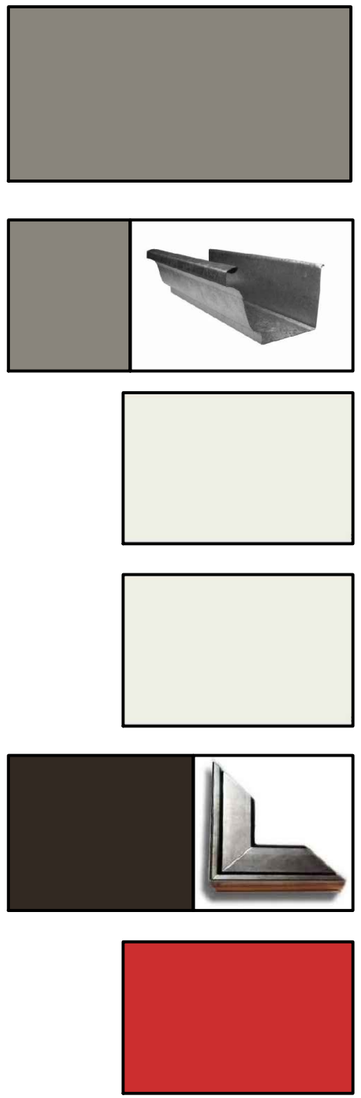
REGISTERED LANDSCAPE ARCHITECT
JAMES REDMAN
No. 5549
Exp. 02-28-17
STATE OF CALIFORNIA

Wang Residence
1093 Los Altos Ave
Los Altos, CA

Landscape Planting Plan

Rev 9/20/16
By: JGR
Scale: NOTED

L1.2



1 **ROOF**, TAYLOR METAL PRODUCTS MFG. MS-150 STANDING SEAM METAL ROOF, COLOR - ZINC GREY (SRI-39), OR EQUAL

2 **GUTTER**, 5" 26 GA. G.I. "OGEE" GUTTER & ROUND DOWN SPOUTS - PAINTED - TO MATCH ROOF COLOR

3 **TRIM**, EAVE TAILS, WINDOW / DOOR TRIM PAINTED - TO MATCH BODY COLOR

4 **BODY COLOR : BENJAMIN MOORE** "ICICLE" #2142-70

5 **WINDOWS & DOORS**, KOLBE WINDOWS OR EQUAL - ALUMINUM CLAD EXTERIORS - TRUFFLE COLOR

6 **ENTRANCE DOOR**, CANTERA MFG. SOLID WOOD ENTRY DOOR, PAINT BENJAMIN MOORE "RED" #2000-10 COLOR

Color Board

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