



1 3D View 1



PROJECT NARRATIVE

CITY OF LOS ALTOS IS ONE OF MOST ARCHITECTURALLY DIVERSE CITIES IN THE BAY AREA. AT 120 CORONADO, THIS PROPOSED PROJECT IS LOCATED AMONGST A SUBTLE FABRIC OF CRAFTSMAN, MODERN, TRADITIONAL, AND SOME COLONIAL STYLE HOMES. PROPOSED HERE IS ONE OF THE MOST SOUGHT AFTER STYLES OF ARCHITECTURE CONSISTENT WITH THE NEIGHBORHOOD FABRIC OF THE FINE CITY OF LOS ALTOS. MODERN FARMHOUSE ARCHITECTURE IS ONE OF THE MOST POPULAR AND TIMELESS STYLES OF ARCHITECTURE DESIGNED TO UPLIFT THE NEIGHBORHOOD AND ADD A MUCH NEEDED UP GRADE TO THIS PROJECT SITE. PROPOSED PROJECT AT 120 CORONADO IS A TWO-STORY SINGLE FAMILY RESIDENCE WITH A DETACHED ADU AND A TWO CAR GARAGE HIGHLIGHTED WITH THE MOST HIGH END MATERIALS SUCH AS ALUMINUM CLAD WOOD WINDOWS WITH GRIDS EMPHASIZING THE MODERN FARMHOUSE STYLE. EXTERIOR OF THE HOME SHALL BE EQUIPPED WITH CEMENT BOARD AND/OR HARDYBACKER PANELS TOPPED WITH VERTICAL WOOD SIDING AND ROOFING MATERIAL SHALL BE BEST AND HIGHEST QUALITY AND PERFORMANCE MATERIAL, STANDING SEAM METAL.



Safaei Design Group
 www.safaeidesign.com
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Revision No. _____ Date _____

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of Safaei Design Group and may not be issued or reproduced in any manner without our express written consent.

SIGNATURES

Job Title
 120 CORONADO

Job Address
 120 Coronado Ave, Los Altos, CA 94022

Date
 09.28.2021

Issued For
 PLANNING

Job No.
 120

Drawn By: _____ Checked By: _____
 Author: _____ Checker: _____

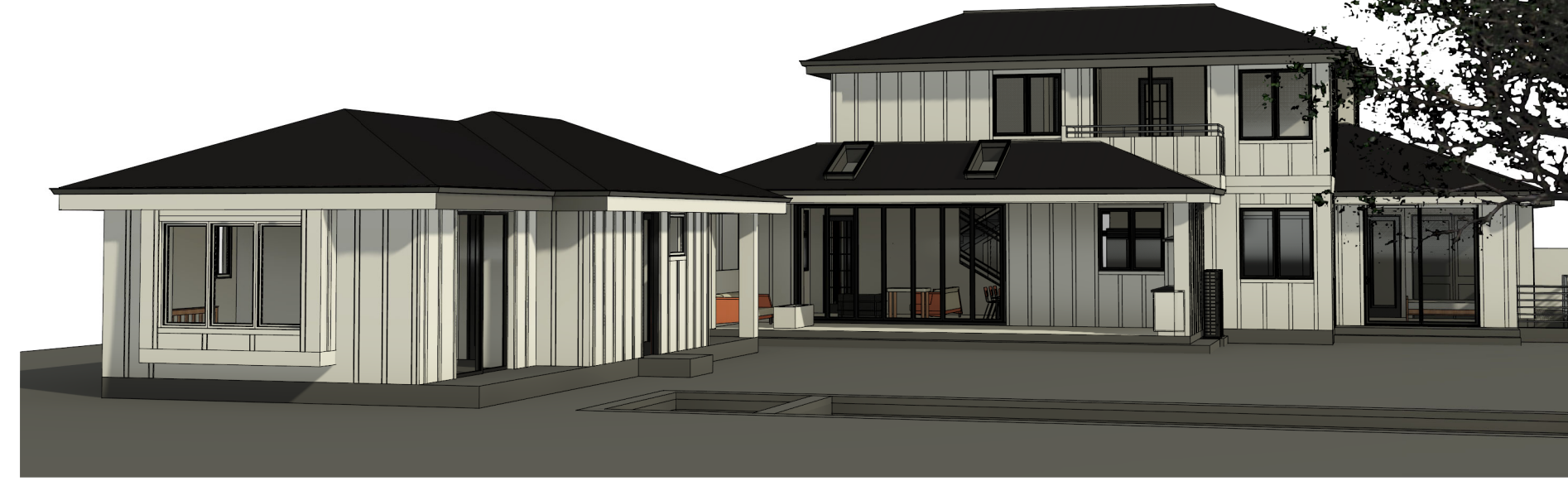
Scale

Sheet Title
COVERSHEET

Sheet No.

A0

NEW SINGLE FAMILY RESIDENCE

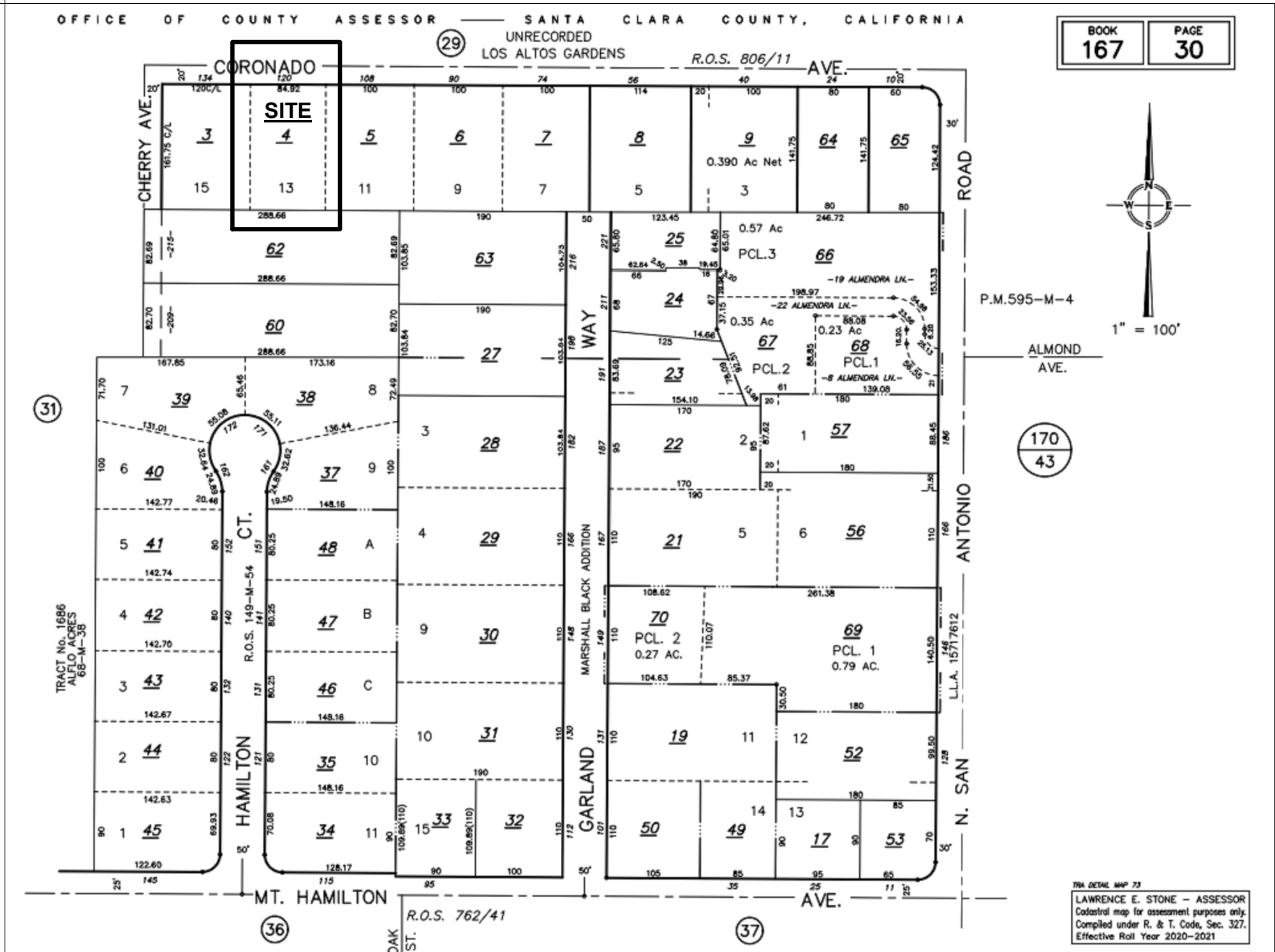


3 REAR PERSPECTIVE @ POOL AND REAR PORCH

VICINITY MAP



TRACT MAP

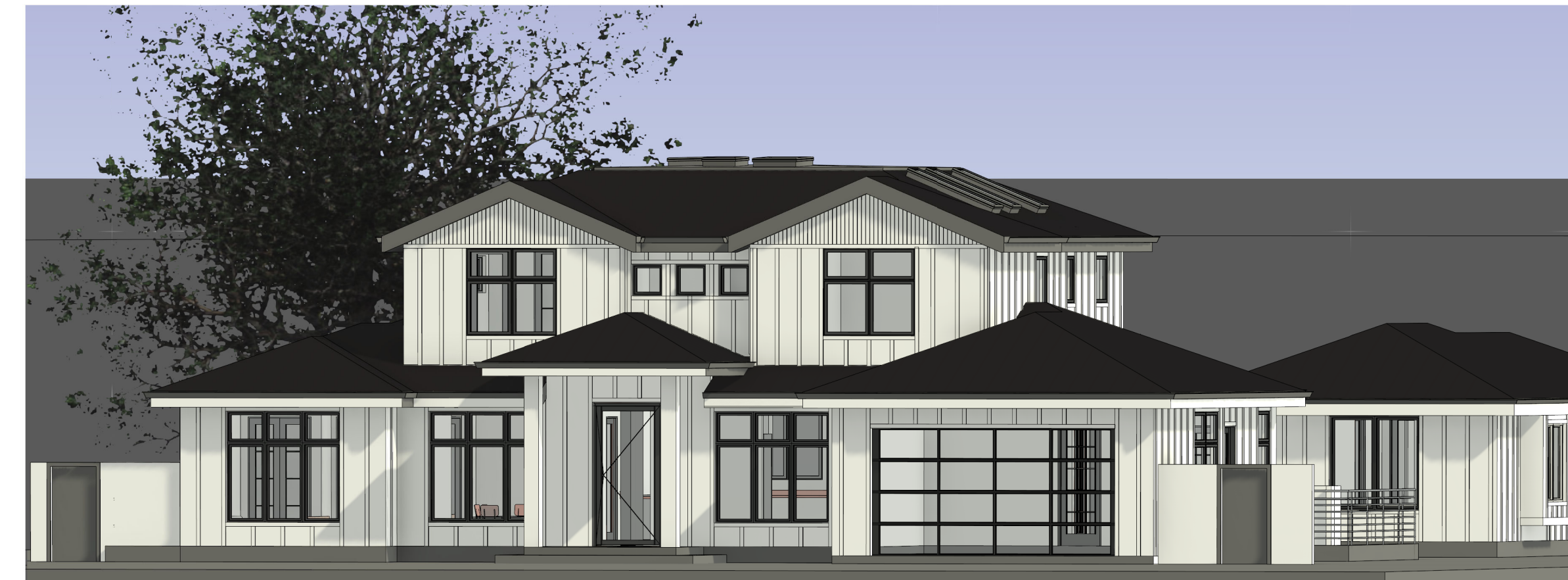


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1 FRONT ELEVATION (NORTH) RENDERED PROPOSED FRONT ELEVATION
3/16" = 1'-0"



2 FRONT PERSPECTIVE

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SIGNATURES

[Handwritten Signature]

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120 CORONADO

Job Address
120 Coronado Ave, Los Altos, CA 94022

Date
09.28.2021

Issued For
PLANNING

Job No.
120

Drawn By: _____ Checked By: _____
Author _____

Scale
3/16" = 1'-0"

Sheet Title
PROJECT DATA

Sheet No.

A0.0

NOTES:

- + HERS RATING VERIFICATION ITEMS:
 - HVAC COOLING MINIMUM AIRFLOW AND FAN EFFICIENCY
 - HVAC DISTRIBUTION SYSTEMS & DUCT SEALING
 - BUILDING IAQ MECHANICAL VENTILATION
- CONTRACTOR TO PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO BUILDING INSPECTOR PRIOR TO FINAL INSPECTION
- + GREEN BUILDING CODE VERIFICATION:
 - THIS PROJECT IS SUBJECT TO THE MANDATORY MEASURE REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE. SEE VERIFICATION CHECKLIST ON SHEET A10. THIRD PARTY VERIFICATION REQUIRED FOR IMPLEMENTATION OF ALL REQUIRED MEASURES. PRIOR TO FINAL INSPECTION.
- + CONSTRUCTION SITE FIRE SAFETY:
 - ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND SPECIFICATION SI-7

Consultants:

OWNER: LOS ALTOS LLC 120 CORONADO AVE. LOS ALTOS	SOILS ENGINEER: MEP ACES ENGINEERING 3371 CLOTT ST. SANTA CLARA, CA 95054 TEL: (408) 522-5255 CONTACTS: JOVAN, NAZAR, DIANA
DESIGNER: SAFAEI DESIGN GROUP 127 KELTON AVE. SAN CARLOS, CA 94070 T: 415-967-2527 EMAIL: SALAR@SAFAEI DESIGN GROUP	LANDSCAPE ARCHITECT: RUSSELL STRINGHAM LEED AP BC-C SAN JOSE, CA TEL: (408) 386-4089 EMAIL: STRINGHAMDESIGN@GMAIL.COM
STRUCTURAL ENGINEER: WESLEY LTD 7240 SHARON DR # O, SAN JOSE, CA 95129 T: 408-973-1839	TITLE 24
CIVIL ENGINEER & SURVEYOR: OSUNA ENGINEERING, INC. 117 BERNAL RD. STE. 70-336 SAN JOSE, CA 95119 TEL: (408) 772-4381 CONTACT: OSCAR OSUNA	ARBORIST:

PROJECT INFORMATION

LOT AREA:	12037 SF.
ALLOWABLE BUILT AREA :	3850 SF.
FIRST 11,000 SF:	103.7 SF.
REMAINING 1037 @ 10% =	3,953.7 SF.
MAX. BUILT AREA ALLOWABLE 3850 + 103.7 =	
PROPOSED BUILT AREA:	
MAIN LEVEL:	2,153.07 SF.
GARAGE:	400 SF.
SECOND LEVEL:	1400.22
TOTAL PROPOSED BUILT AREA	3,953.29 SF.
COUNTED AGAINST MAX FAR:	
FLOOR AREA EXCLUDED FROM FAR:	
LOWER LEVEL (BASEMENT):	2143.17 SF.
ADU:	800 SF.
TOTAL HABITABLE AREA:	6,496.42f SF.
TOTAL PROSPED BUILT AREA INCLUDING GARAGE & LOWER LEVEL:	6,896.42 SF
MAIN HOUSE REAR COVERED PORCH:	374.00 SF.
MAIN HOUSE FRONT PORCH:	66.67 SF.
ADU FRONT PORCH:	24.38 SF.
TOTAL COVERED AREA:	
MAIN HOUSE FIRST FLOOR + ADU FRONT PORCH + MAIN HOUSE FRONT PORCH + MAIN HOUSE REAR PORCH	
2553.08+24.38+66.67(-4SF. COLUMNS COUNTED IN FAR) +372 SF	3014.12 SF. TO TAL COVERAGE AREA

LEGAL INFORMATION

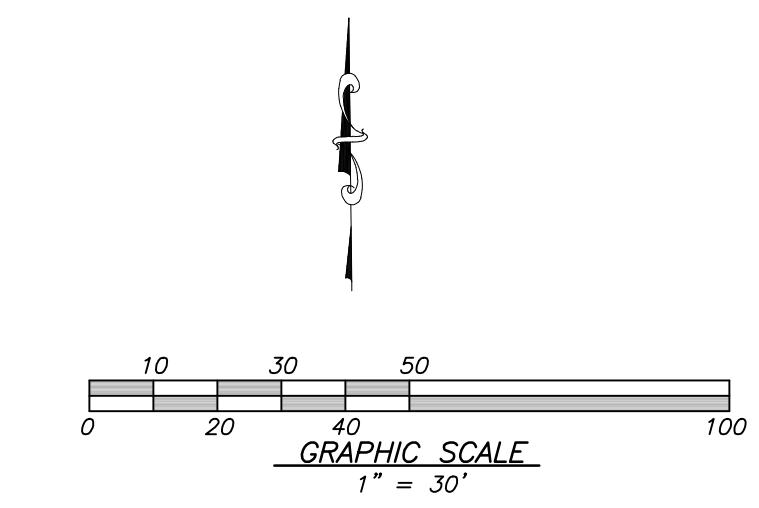
PARCEL NUMBER:	167-30-004
ZONING CODE:	R1-10 SINGLE-FAMILY
OCCUPANCY:	R-3/U
DESCRIPTION:	SINGLE FAMILY RESIDENTIAL HOME
APPLICABLE CODES 2019:	CBC, CFC, CPC, CMC CRC, CEC, CAL GREEN
CONSTRUCTION TYPE:	VB
PLANNING PERMIT NUMBER:	
UNDER SEPERATE DEFERRED SUBMITTAL PERMIT:	
AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM	
SUBMITTED DIRECTLY TO SANTA CLARA CO.	
FIRE DEPT. BY CALIFORNIA LICENSED (C-16)	
CONTRACTOR.	
PROJECT DESIGN DATA:	
2019 CALIFORNIA RESIDENTIAL CODE	
2019 CALIFORNIA BUILDING CODE	
2019 CALIFORNIA PLUMBING CODE	
2019 CALIFORNIA MECHANICAL CODE	
2019 CALIFORNIA GREEN BUILDING STANDARD CODE	
2019 CALIFORNIA ELECTRIC CODE	
2019 CALIFORNIA ENERGY CODE & STANDARDS	
2019 CALIFORNIA FIRE CODE	
LOS ALTOS MUNICIPAL CODE	
ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.	
SCOPE OF WORK	
1. DEMOLISH (E) SINGLE FAMILY HOUSE AND ACCESSORY STURCTURE	
2. CONSTRUCT NEW SINGLE FAMILY HOUSE WITH A BASEMENT AND A DETACHED SECONDARY DWELLING UNIT. WITH A POOL IN THE REAR OF THE PROPERTY	

DRAWING INDEX

ARCHITECTURAL: A0 COVERSHEET SURVEY: SU 1 SU 2	PRELIMINARY CIVIL: C0 GRADING & DRAINAGE COVERSHEET C1 PRELIMINARY GRADING & DRAINAGE C2 CONSTRUCTION DETAILS C3 EROSION CONTROL C4 BMP
A1 SITE PLAN (E) A2 SITE PLAN (P) A2.1 TREE PROTECTION / REMOVAL PLAN A2.2 TREE PROTECTION / REMOVAL PLAN A3 BASEMENT LEVEL FLOOR PLAN A3.1 MAIN LEVEL PLAN A3.2 SECOND LEVEL FLOOR PLAN A3.3 FLOOR AREA DIAGRAM A5 ROOF PLAN A5.1 ROOF PLAN - ENLARGED MAIN HOUSE A5.2 ROOF PLAN ADU A5.3 FRONT PORCH & DORMER DETAIL A6 ELEVATIONS A6.1 ELEVATIONS A7 ACCESSORY DWELLING UNIT (ADU) A8 SECTIONS A8.1 SECTIONS A9 3D PERSPECTIVES A10 NEIGHBORHOOD IMAGES A11 NEIGHBORHOOD CONTEXT EXISTING FRONT ELEVATION A12 MATERIAL BOARD + SPECS AD-1-7 DETAILS	LANDSCAPE: L1 PRELIMINARY LANDSCAPE PLAN

LEGEND

- 200--- EXISTING CONTOUR LINE
- 200--- NATURAL GRADE CONTOUR LINE
- FOUND CITY MONUMENT BOX, OR AS NOTED
- BOUNDARY OF PROPERTY SURVEYED
- () RECORD INFORMATION
- CENTERLINE
- △ CURB INLET
- CURB LINE
- DRIVEWAY APRON
- ELECTROLIER
- x-x-x- FENCE
- ⊕ FIRE HYDRANT
- FLAT GRATE INLET
- O.H. PWR OVERHEAD POWER LINE
- O.H. TEL OVERHEAD TELEPHONE LINE
- SS SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- ⊖ SIGN
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- ⊙ STORM DRAIN MANHOLE
- UTILITY BOX
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- W WATER LINE
- ⊕ WATER METER
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- ⊕ ELECTRIC METER
- ⊖ WATER HEATER
- ⊕ GAS



BASIS OF BEARINGS
 THE BEARING SOUTH 00°08'00" EAST OF THE CENTER LINE OF CORONADO AVE AS SHOWN ON THAT MAP OF TRACT NO 2936 FILED FOR RECORD IN BOOK 133 OF MAPS PAGE 2, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

- REFERENCES:**
- R1 RECORD OF SURVEY 116-M-25
 - R2 GRANT DEED DOC# 15204325
 - R3 TRACT NO.2936 133-M-2
 - R4 GRANT DEED DOC# 9680413

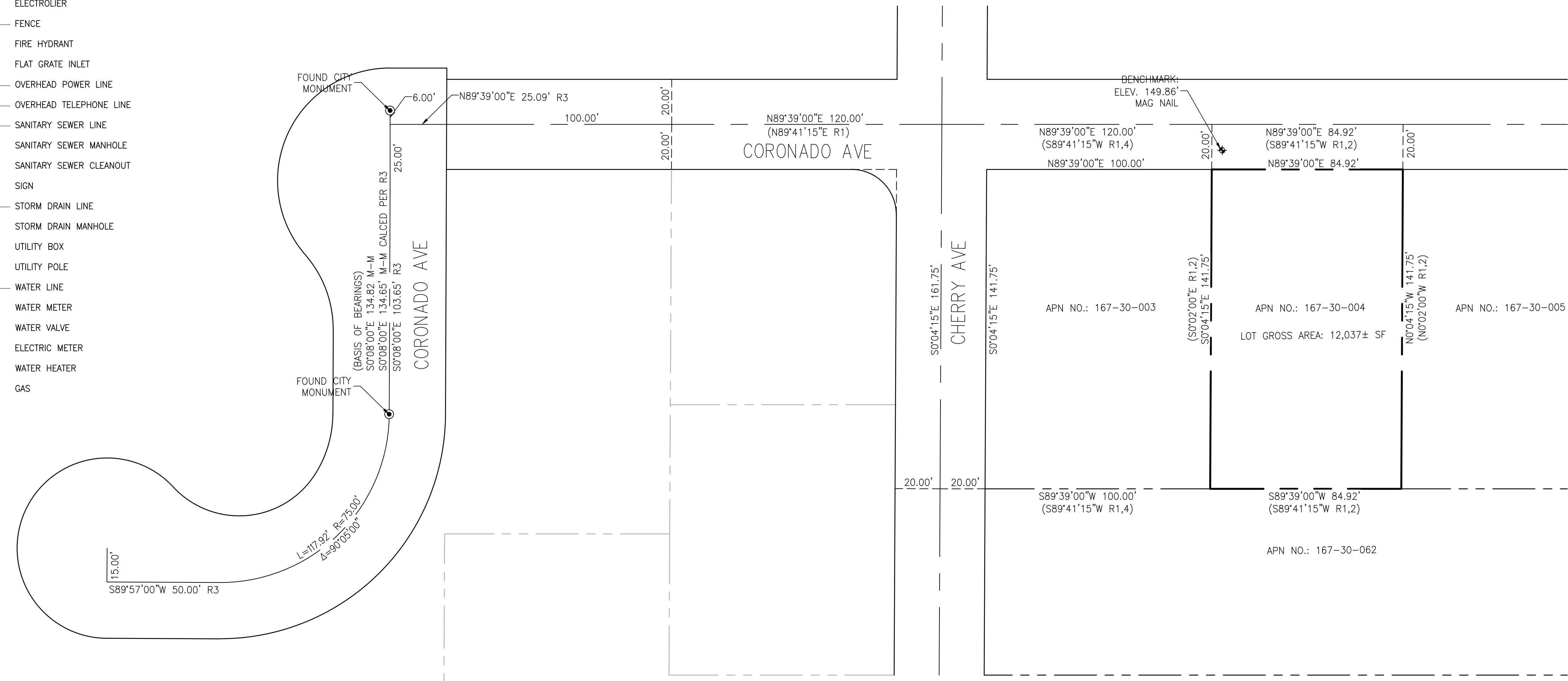
BENCH MARK
 DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE NORTH-WESTERLY CORNER OF LOT AS SHOWN:
 PROJECT BENCHMARK 149.86' (NAVD88 DATUM)

ABBREVIATIONS

- | | |
|----------|---------------------------|
| APN | ASSESSOR'S PARCEL NUMBER |
| BM | BENCH MARK |
| CATV | CABLE TELEVISION OVERHEAD |
| D | CURVE DELTA |
| DRWY | DRIVEWAY |
| DS | DOWNSPOUT |
| FF | FINISH FLOOR |
| FL | FLOW LINE ELEVATION |
| GFF | GARAGE FINISH FLOOR |
| IP | IRON PIPE |
| L | CURVE LENGTH |
| R# | REFERENCE DOCUMENT |
| M-M | MONUMENT TO MONUMENT |
| O.H. PWR | OVERHEAD POWER LINE |
| O.H. TEL | OVERHEAD TELEPHONE LINE |
| PCL | PARCEL |
| P.M. | PARCEL MAP |
| PTN | PORTION |
| R | RADIUS |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| TC | TOP OF CURB ELEVATION |
| TEMP. | TEMPORARY |
| PUE | PUBLIC UTILITY EASEMENT |
| WLE | WATER LINE EASEMENT |

NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
3. TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE, IT IS NOT BASED ON AN ARBORIST REPORT.
4. TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
5. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
8. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.



NO.	DATE	CITY	BY

PROFESSIONAL LAND SURVEYOR
 PORFIRIO OSCAR OSUNA
 No. 8921
 Exp. 9-30-22
 STATE OF CALIFORNIA

P. Oscar Osuna
 PORFIRIO OSCAR OSUNA
 PLS 8921 EXP. 9-30-22

OSUNA
 ENGINEERING INC.
 Planning | Surveying | Civil Engineering

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 TEL: (408) 772-4381
 info@osunaengineering.com

117 BERNAL RD. STE. 70-336
 SAN JOSE, CA 95119

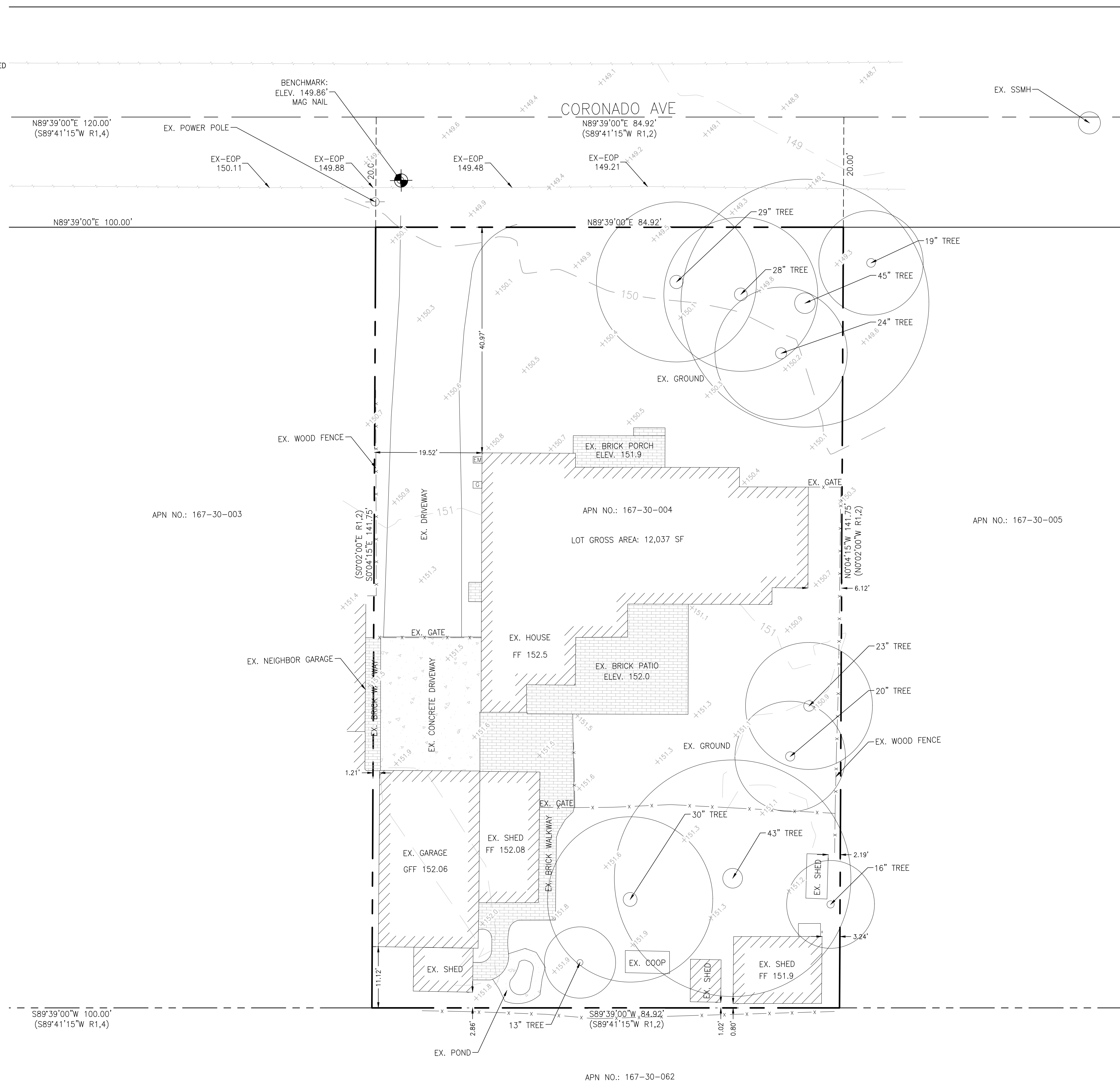
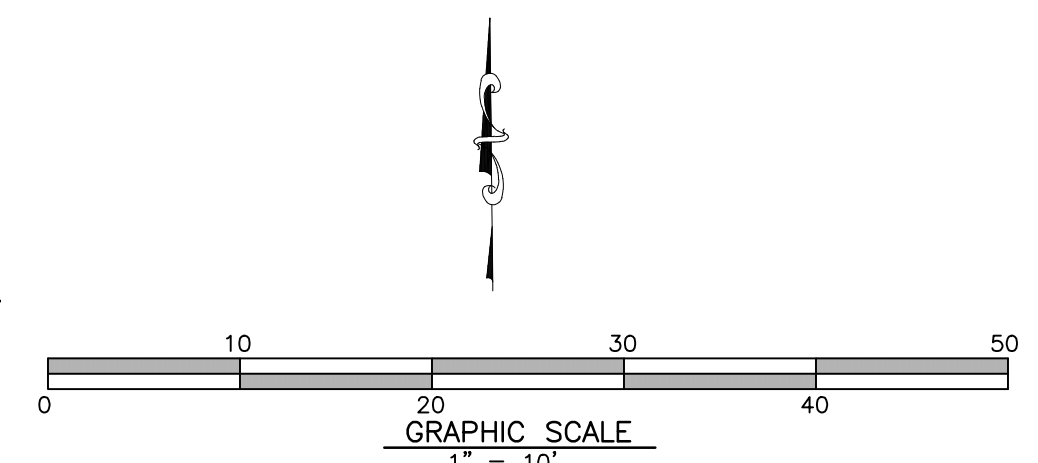
PRELIMINARY BOUNDARY
 & TOPOGRAPHIC SURVEY
 120 Coronado Ave
 167-30-004

LOS ALTO, CALIFORNIA
 Project No.: 2170 Drawn By: JM Checked: JO Date: 5-10-21

SHEET
BT1
 OF 2 SHEETS

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NO.	DATE	BY	CITY	REVISIONS

Porfirio Oscar Osuna
 PORFIRIO OSCAR OSUNA
 PLS 8921 EXP. 9-30-22

OSUNA ENGINEERING INC.
 Planning | Surveying | Civil Engineering
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
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 info@osunaengineering.com
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 SAN JOSE, CA 95119

PRELIMINARY BOUNDARY & TOPOGRAPHIC SURVEY
 120 Coronado Ave
 167-30-004
 CALIFORNIA
 Project No.: 2170 Drawn By: JM Checked: JO Date: 5-10-21

KEY NOTES:

- EXTERIOR LIGHTWELL SURFACE, WITH 7" STEP DOWN FROM INTERIOR FINISHED FLOOR, SLOPE TO OUTSIDE EDGE TO DRAIN, VERIFY FINISHED SURFACE, WATERPROOFING, ETC. PRIOR TO CONSTRUCTION.
- AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS & AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AND PATIO, FOR STORMWATER COLLECTION TO SUMP PUMP SYSTEM TO GRADE, PROVIDE ALARM PANEL SYSTEM FOR PUMP FAILURE ALERTS, SEE CIVIL PLANS FOR SYSTEM DETAILS.
- HOME THEATER SYSTEM, VERIFY ALL A-V COMPONENTS, PROJECTOR AND SCREEN, SEATING, ACOUSTICS, SELECTIONS, ETC. PER OWNER PRIOR TO CONSTRUCTION AT THE THEATER.
- BUILT-IN SHELVING & CABINETS, VERIFY DESIGN WITH OWNER & ARCHITECT.
- SUNKEN SUMP PUMP COLLECTION SYSTEM FOR EXTERIOR STORMWATER COLLECTION & DISCHARGE FROM LIGHTWELL SURFACE DRAINS UP TO SURFACE DRAINAGE AND RETENTION SYSTEM, SEE ALSO CIVIL PLANS.
- (N) BATHROOM FIXTURES & FINISHES, KOHLER OR EQUAL PLUMBING, CERAMIC TILE FLOORING & SHOWER ENCLOSURE, VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER.
- AT ALL SHOWERS AND TUBS WITH SHOWERS:
 - WALL COVERINGS SHALL BE PORTLAND CEMENT CONCRETE, CERAMIC OR STONE TILE, OR APPROVED EQUAL TO 80" ABOVE DRAIN, MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.
 - VERIFY FINISH MATERIALS, SEE INTERIOR DESIGN PLANS.
 - INSTALL HOT-MOP SHOWER PAN @ ALL SHOWERS (TYPICAL), BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN PER 2019 CPC 411.8. VERIFY DRAIN LOCATION W/ OWNER.
 - TEMPERED GLASS @ WINDOW AND SHOWER ENCLOSURE. SHOWER DOORS & ENCLOSURES SHALL BE FRAMELESS, TEMPERED, 3/8" GLASS, VERIFY W/ OWNER.
 - SHOWERS AND TUBS/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.
 - ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ. IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING OF 30 INCH CIRCLE.
- MECHANICAL ROOM, WITH HOUSE WATER HEATER, AND HVAC UNIT FOR BASEMENT AND FIRST FLOOR LEVELS. VERIFY LAYOUT OF UNITS, DUCTING MANIFOLDS, PANELS, PANELS, CLEARANCE ACCESS, ETC. FOR SPACE PRIOR TO CONSTRUCTION.
- LAUNDRY ROOM HOOK-UPS AND CONNECTIONS, CABINETRY & COUNTERTOPS, VERIFY SELECTIONS, APPLIANCES SPECS, ETC. PER OWNER.
- SUNKEN SEWAGE EJECTION SUMP PUMP SYSTEM FOR BASEMENT WASTE LINE COLLECTION & DISCHARGE UP TO FIRST FLOOR GRAVITY LINES. LOCATED IN EXTERIOR LIGHTWELL (ALTERNATE LOCATION IN MECH. ROOM, SEE ALSO CIVIL PLANS FOR TIE-IN TO STREET, THE DISCHARGE PIPING OF EACH EJECTOR OR PUMP TO HAVE A BACKWATER VALVE AND GATE VALVE, AND BE A MINIMUM OF 2-IN IN DIAMETER, THE SEWER EJECTOR/SEWAGE PUMP RECEIVING DISCHARGE OF WATER CLOSET SHALL BE CAPABLE OF PASSING A 1.5 INCH DIAMETER SOLID BALL.
- DEEP WELL SUMP PUMP SYSTEM FOR COLLECTION OF SUBSURFACE GROUND WATER AT BASEMENT PERIMETER AND UNDER-SLAB, FOR COLLECTION & DISCHARGE UP TO SURFACE DRAINAGE SYSTEM, SEE 9 (C5.0) FOR SUMP PUMP.
- LOWERED CEILING AT HALLWAY AND SECONDARY SPACES, FOR MECHANICAL DUCTING PATHWAYS, VERIFY FINAL FINISHED CEILING HEIGHTS TO COORDINATE WITH MECHANICAL DESIGN PRIOR TO CONSTRUCTION.
- AT SOFFIT OF USABLE SPACES BELOW STAIRS, PROVIDE 5/8" TYPE "X" GYP.BD. FOR ONE-HOUR FIRE PROTECTION.
- STAIR UP TO FIRST STORY, MAX. 7.75" RISE, MIN. 10" STAIR UP TO FIRST STORY, MAX. 7.75" RISE, MIN. 10" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.
- EXTERIOR STAIR DOWN TO BASEMENT LIGHTWELL, MAX. 7" RISE, MIN. 11" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.

CALIFORNIA ENERGY CODE REQUIREMENTS FOR NEW HOMES:
 PER CEC 1502(0), PROVIDE CONTINUOUS MECHANICAL WHOLE-HOUSE EXHAUST OR SUPPLY VENTILATION WITH OUTSIDE AIR PER MINIMUM LEVELS IN TABLE 4.1A OR EQUATION 4.1A, FOR COMPLIANCE WITH ASHRAE STANDARD 62.2 FOR INDOOR AIR QUALITY IN LOW RISE RESIDENTIAL, PER EQUATION 4.1A :
 (CONDITIONED AREA X 0.03) + [7.5 X (# BEDROOMS + 1)] = [6.417 X 1 X 0.03] + [7.5 X (6+1)] = 245 CFM
 INSTALL (4) PANASONIC WHISPER GREEN PICK-A-FLOW SPEED SELECTOR WITH TOP FLOW @ 110 CFM VENTILATION FAN AT FOUR LOCATIONS, SET SPEED AT 62 CFM EACH AND HAVE THEM FULL-TIME OPERATED AND TO PROVIDE A LABEL AT FAN CONTROL SWITCH READING: "FAN TO BE LEFT ON FOR INDOOR AIR QUALITY".

GENERAL NOTES:

VERIFY ALL HARDSCAPE AT LANDSCAPE LAYOUTS AND FINISHES WITH OWNER. EXTERIOR WALLS, PAINTED SMOOTH STUCCO FINISH, (VERIFY SELECTIONS/OPTIONS W/ OWNER) 2X6 WALL FRAMING AT EXTERIOR INSULATED WALLS FOR R-21 ENVELOPE. SEE STRUCTURAL PLANS FOR SHEAR WALL AND HOLD-DOWN LOCATIONS & NAILING.
 INTERIOR WALLS - 5/8" GYP. BD. ON 2X4 STUDS @ 16" O.C. U.N.O. SEE STRUCTURAL PLANS FOR SHEAR WALL AND HOLD-DOWN LOCATIONS & NAILING. (2X6 MIN AT PLUMBING WALLS). 5/8" TYPE "X" GYPSUM BOARD AT ALL GARAGE SEPARATION WALLS & CEILING IN ENCLOSED SPACE UNDER STAIRS.
 ALL WINDOWS & FRENCH DOORS TO BE WOOD FRAME, ALUMINUM CLAD, DUAL-PANE, W/ DIVIDED LIGHTS AS SHOWN ON ELEVATIONS. PROVIDE TEMPERED GLASS AT ALL GLAZED DOORS AND GLAZING WITHIN 24" OF A DOOR OR WITHIN 18" OF FINISHED FLOOR. PROVIDE TEMPERED GLAZING AT WINDOWS AT SHOWERS AND ABOVE BATHTUBS.
 FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND CONSIDER ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT CANS, PLUMBING, MINIMIZE HEADING OFF, CENTER FLOOR REGISTERS W/ DOORS, ALIGN CHUTES & CHASES, ETC.

SEE ALSO DIMENSION PLAN SHEETS. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF WINDOW/DOOR, TYP. U.N.O. VERIFY ALL CRITICAL DIMENSIONS AT EXISTING ELEMENTS IN FIELD PRIOR TO FRAMING. ANY CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FURTHER PROGRESS. VERIFY FINISH SELECTIONS, BASEBOARD, CEILING TRIM, AND DOOR & WINDOW CASINGS W/ OWNER IN FIELD. PROVIDE BLOCKING AS NECESSARY. VERIFY PAINT AND COLOR SECTIONS IN FIELD.
 MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOCATIONS, CONFIGURATIONS, ETC. WITH FRAMING CONTRACTOR DURING FOUNDATION WORK, PRIOR TO FRAMING. PLACE DUCTS OUT OF THE WAY IN ATTICS, CRAWLSPACES, ETC. ALL UNDERGROUND AND ABOVE-GROUND WATERPROOFING & FLASHING DETAILS PER WATERPROOFING SPECIALIST SUBCONTRACTOR.

- BUILDING ADDRESSES FOR MAIN BUILDING & ADU SHALL COMPLY WITH SECTION R319 CRC.
- REQUIRED FIRE BLOCKING TO BE INSTALLED IN LOCATIONS PER R302.11 CRC.
- ALL SHOWERS DOORS TO BE MINIMUM 22" WIDE, AND TO SWING OUT OF THE SHOWER STALL.
- PROVIDE 1/2 GYPSUM ON ALL WALLS AND CEILINGS FOR ENCLOSED USABLE SPACES UNDER-STAIRS.
- ALL GUARDRAILS TO HAVE A MINIMUM HEIGHT OF 42"
- TYVEK® HOMEWRAP® - PAPER TO BE USED UNDER ALL SIDING MATERIAL.
- THE MAXIMUM SPACING OF PICKETS IS 4" ON CENTER, THE SPACE BETWEEN THE BOTTOM RAIL OF THE GUARD SHALL NOT EXCEED 4".
- BASEMENT CONSTRUCTION: ALL WOOD IN CONTACT WITH BASEMENT WALLS ARE REQUIRED TO BE PRESSURE TREATED AND PROPERLY FIRE BLOCKED.

GENERAL NOTES CONTINUED

GENERAL NOTES:
 ALL GRADING, EARTHWORK, FOUNDATION PREPARATION, AND DRAINAGE SUBJECT TO RECOMMENDATIONS IN THE SOILS REPORT BY SILICON VALLEY SOILS ENGINEERING. (REPORT DATE: APRIL 2018)
 SOILS ENGINEER SHALL OBSERVE AND TEST GRADING INCLUDING SUB GRADE PREPARATION TO VERIFY THAT THE CONTRACTOR MEETS THE RECOMMENDED MATERIAL QUALITY, MOISTURE CONDITIONING, AND COMPACTION REQUIREMENTS. SOIL ENGINEER SHALL OBSERVE THE FOOTING EXCAVATIONS PRIOR TO THE PLACEMENT OF REINFORCING STEEL TO CONFIRM THAT THE FOUNDATIONS ARE FOUND IN UNDISTURBED, FIRM NATURAL SOILS AND AT THE MINIMUM DEPTH OR DEEPER.

SEE CIVIL DRAWINGS BY SMP ENGINEERING FOR ALL GRADING AND DRAINAGE WORK, UTILITY CONNECTIONS AND DETAILS. VERIFY ALL HARDSCAPE AND SITE FINISH MATERIALS AND SELECTION WITH OWNER PRIOR TO CONSTRUCTION. SEE LANDSCAPE PLANS FOR ALL NEW PANTING AND IRRIGATION SYSTEMS.
 MAINTAIN MINIMUM 5% SLOPE AWAY FROM FOUNDATION AT LANDSCAPE AREAS, MINIMUM 2% SLOPE AWAY AT PAVED AREAS WITHIN 5' OF STRUCTURE.
 SETBACK VERIFICATION WILL BE REQUIRED BY A LICENSED SURVEYOR OR CIVIL ENGINEER TO VERIFY THE LOCATION OF STRUCTURE ON THE PROPERTY AND DOCUMENTATION SHALL BE SUBMITTED TO THE CITY BUILDING DEPARTMENT PRIOR TO FOUNDATION INSPECTION. VERIFY SPERATE ENCRACHMENT PERIT APPROVALS PER CITY FOR ANY WORK WITHIN THE RIGHT OF WAY.

BEFORE EXCAVATION CALL U.S.A.
 CONTRACTOR IS RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION. THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOBSITE. LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HERON ARE APPROXIMATE AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURAL OBSERVATION AND/OR RECORDS OF THE CONTROLLING AGENCY. KAL DESIGN GROUP DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ETC.

2019 CALGREEN MANDATORY MEASURES:

- DEVELOP A PLAN TO MANAGE STORM WATER DRAINAGE CONSTRUCTION PER CALGREEN SECTION 4.106.2
- PLAN AND DEVELOP GRADING AND PAVING PLAN TO KEEP SURFACE WATER AWAY FROM BUILDING PER CALGREEN SECTION 4.106.3
- SUBMIT CONSTRUCTION WASTE MANAGEMENT PLAN PER CALGREEN SECTION (4.408.2) (OR IN ACCORDANCE WITH THE LOCAL ORDINANCE), DIVERT A MINIMUM OF 60% OF CONSTRUCTION WASTE TO CITY RECOLOGY CENTER OR SALVAGE PER SECTION (4.408.1)
- DUCT SYSTEMS ARE SIZED AND DESIGNED WITH EQUIPMENT SELECTED PER SECTION (4.507.2). HVAC SYSTEM INSTALLERS MUST BE TRAINED, AND CERTIFIED, AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
- AT PROJECT COMPLETION, PROVIDE A COPY OF THE OPERATIONS AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THROUGH 10 IN SECTION 4.410.1
- PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, & CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.408.1).
- COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENING DURING CONSTRUCTION (4.504.2.1).
- ADHESIVES, SEALANTS, CAULKS AND OTHER TOXIC COMPOUNDS USED DURING CONSTRUCTION SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.1).
- PAINTS, STAINS AND OTHER COATING SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2).
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND TOXIC COMPOUNDS (4.504.2.3).
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).
- MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS PER SECTION (4.504.4).
- PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5).
- INSTALL CAPILLARY BREAK VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS. (4.505.2)
- CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOORING BEFORE ENCLOSURE (4.505.3)

SEE SHEET A0.0 FOR ADDITIONAL GREEN BUILDING MEASURES.

GENERAL NOTES CONTINUED

EGRESS WINDOW & DOORS - CRC 310 NOTE:
 ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE:
 - THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR.
 - MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20"
 - MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (5.0 AT GRADE LEVEL)
 NOTE: IN ORDER TO MEET THE MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET, EITHER THE WIDTH OR HEIGHT, OR BOTH, MUST EXCEED THE MINIMUM DIMENSION (SEE FIGURE BELOW), THE NET CLEAR OPENING DIMENSIONS REQUIRED SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE.

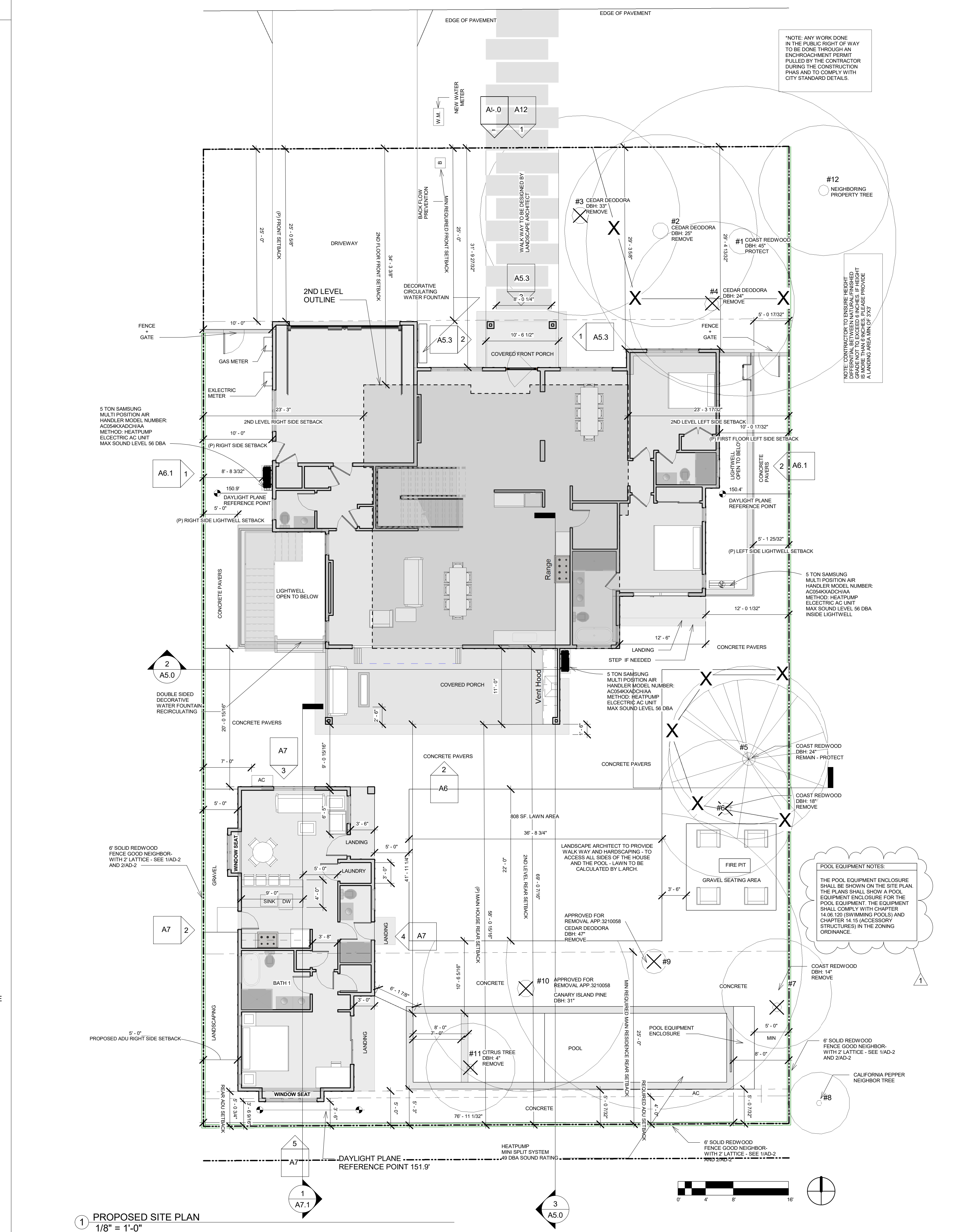
- SHOWER WALLS TO BE PROTECTED UP TO 72" PER SECTION R307 CRC.
 - SAFTY GLASS REQUIRED WINDOWS AND DOORS TO BE LABELED WITH SG.
R311.7.1 WIDTH. STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PER-MITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

R311.7.2 HEADROOM. THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

ALL HANDRAILS TO BE CONTINUOUS FOR ALL STAIRS OR STEPS WITH 4 OR MORE RISERS

R13 WALLS - WINTER DESING U VALUE 0.101, 1" AIR GAP BETWEEN 12" CONCRETE PARAMETER PROPERLY FIRE BLOCKED ANY WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

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



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Revision No.	Date
1	Revision 1

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of Safaei Design Group and may not be reused or reproduced in any manner without our express written consent.

SIGNATURES

[Signature]

Job Title
 120 CORONADO

Job Address
 120 Coronado Ave, Los Altos, CA 94022

Date
 09.28.2021

Issued For
 PLANNING

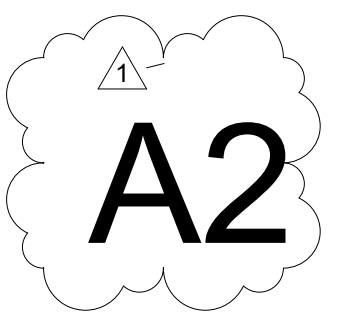
Job No.
 120

Drawn By: **Checked By:**
 Author Checker

Scale
 1/8" = 1'-0"

Sheet Title
 SITE PLAN (P)

Sheet No.



Kleinheinz Arborist Services LLC

Certified Arborist WE-7720A

821 Vista Lane, Ione, CA 94010 | 650-759-1081 | codyk@kheinze.com

July 3, 2021
Jerry Kwok
120 Coronado Ave
Los Altos CA 94022

Site Address: 120 Coronado Ave Los Altos Ca 94022

Dear Mr. Kwok,

As requested, a pre-construction arborist report of my findings on various trees located at 120 Sequoia has been compiled. The following information is site-specific and written for reporting purposes accordingly.

Tree ratings and condition will follow this scale:

- 1 - 29 Very Poor
- 30 - 49 Poor
- 50 - 60 Fair
- 70 - 89 Good
- 90 - 100 Excellent

Tree#	Species	DBH	HT/SP (ft.)	COND.	Notes
1	Coast Redwood	45"	90/50	65	recommend tree be protected
2	Cedar Deodora	25"	70/40	50	recommend removal
3	Cedar Deodora	33"	60/30	50	recommend removal
4	Cedar Deodora	24"	70/35	50	recommend removal
5	Coast Redwood	22"	60/30	55	Tree to remain
6	Coast Redwood	18"	80/50	55	
7	Coast Redwood	14"		10	recommend removal
8	California Pepper				recommend tree be protected
9	Cedar Deodora	47"	65/70	45	removal (Approved)
10	Canary Island Pine	31"	90/40	50	removal (Approved)
11	Citrus tree	4"	8/8'	50	Protect or remove

12 Coast Redwood 18" 50/30 60 No protection needed

Tree number one located in the front yard left side is a Coastal Redwood (*Sequoia sempervirens*). This tree stands approximately 90 feet in height and has a DBH of approximately 45 inches. This tree appears to be in fair health, tree does have a slight lean toward the street but then is corrected. Canopy of the tree does extend over the street and electrical wires also into the neighboring yard.

Suggestions: this tree should be protected throughout the duration of construction as listed in tree protection plan below.

Tree number two located in front yard is a Cedar Deodora (*Cedrus deodora*). This tree stands approximately 70 feet in height and has a DBH of approximately 25 inches. This tree appears to be in fair health. Tree is codominant at about 35 feet up by multiple leads then again an upper canopy creating poor form throughout the canopy of the tree. This tree appears to have recent limb failure in the upper canopy above wires where codominant tops are located. This tree appears to have been turned back heavily over the years from wires creating very poor form for the tree.

Suggestions: I do feel given a very poor form on this tree and being located over high-voltage wires and recent limb failure this tree is a hazard and should be removed prior to any construction. This tree will eventually cause significant damage to electrical lines causing outages for a very long period of time and will cause severe damage to house of tops fail.

Tree number three is a Cedar Deodora (*Cedrus deodora*) located in front yard to the right of tree number two. This tree stands approximately 60 feet in height and has a DBH of approximately 33 inches. This tree appears to be in fair health but has very poor form. This tree is codominant at about 20 feet up by multiple leads with very poor branch connection and laterals are located over high-voltage electrical wires. It does appear as though numerous limbs have been cut off overtime over wires but leaving the tree top-heavy in foliage. The canopy of this tree extends over the existing house and all the way out over electrical wires and to about the center of street.

Suggestions: I do feel given the very poor form on this tree and location being over high-voltage electrical wires this tree is a high risk for failure. If any of these limbs were to fall on electrical wires it would cause severe outage and significant damage. This tree should be removed prior to any construction.

Tree number four located in the front yard on the left side is a Cedar Deodora (*Cedrus deodora*). This tree stands about 70 feet in height and has a DBH of approximately 24 inches. Tree appears to be in fair health but does have poor form. Tree has a lean towards the existing

house and neighboring property. This tree is codominant at about 30 feet up by multiple leads with poor form.

Suggestions: if this tree is to remain, the tree should be protected throughout the duration of construction as listed in tree protection plan below. I do feel that this tree should be removed with its poor form and lean is a high candidate for removal. If either of the tops were to fail where form is poor, it would cause significant damage to either neighboring property or property of 120 Coronado.

Tree number five located in the backyard left side along the fence just beyond the existing house is a Coastal Redwood (*Sequoia sempervirens*). This tree stands approximately 60 feet in height and has a DBH of approximately 22 inches. This tree appears to be in fair health with fair form. The base of this tree is located approximately 3 feet from the existing fence. The canopy of this tree extends into the neighbors yard and some limbs are touching neighbors roof.

Suggestions: I feel once trees 9&10 are removed further in the backyard which are approved to be removed this tree will become an edge tree and will have lots of failure. This tree as it gets bigger will only be more problematic for both properties and will cause great damage. I feel this tree should be removed and a new species planted in a more suitable location, not over neighbors' houses and not in close proximity to fences. If this tree is to remain proper protection measures should be taken as listed in tree protection plan below throughout the duration of construction.

Tree number six is a Coastal Redwood (*Sequoia sempervirens*) located in the backyard on the left side. This tree stands approximately 50 feet in height and has a DBH of approximately 18 inches. This tree appears to be in poor health and has very poor form. This tree has a very large cavity that extends from about 5 feet up to about 12 feet up with heavy decay present.

Suggestions: I feel due to the very poor form of this tree and large cavity that this tree will be more prone to failure and should be removed prior to any construction. A new species could be planted in a more suitable location.

Tree number seven located in the backyard along the left side fence is a Coastal Redwood (*Sequoia sempervirens*). This tree is on neighboring property but has one lateral that extends through the fence, the DBH on this lateral is about 14 inches. This lateral appears to be completely dead along with the neighboring lateral on redwood.

Suggestions: I feel the lateral coming through the fence should be removed prior to any construction and the other lateral should be removed because it is completely dead as well. The second lateral is on neighbors property so removal would be determined by the neighbor but should be removed.

Note: there are some other smaller trees and shrubs located in the backyard but none are of significant size therefore do not require any tree protection plan. There are two large trees

located in the back of the property which have been approved to be removed, a pine tree and a cedar. When these trees are removed I do feel there will be some wind impact on redwoods number five and six therefore removal of trees 5,6 would be of higher importance.

Tree number eight located in the backyard left corner of the property is a California Pepper (*Schinus molle*). This tree is located in the neighbors property and is codominant at about 10 feet up by three leads with very poor form. The canopy of this tree does extend over property however I do not see this tree being impacted by construction therefore a tree protection plan I do not feel should be required.

Tree number 9 located in backyard is a Cedar Deodora (*Cedrus deodora*). This tree stands approximately 65 feet in height and has a DBH of approximately 47 inches. This tree is codominant about 12 feet up then again at 14 feet up. Tree has codominant tops throughout the canopy of the tree, all with signs of included bark present. About 12 feet up first lateral extends towards home and garage and is codominant at about 25 feet up and then again at about 30 feet up with signs of included bark present. This lateral has very poor form throughout this whole lateral, with long heavy limbs. Does appear as though this part of the tree was significantly headed back or topped, creating very poor form and making failure of limbs more of a high risk. The central lead also appears to have been top as well at around 30 feet creating very poor form, also making this area high risk for limb failure. This tree is located over a structure, fences and into neighboring yards. This tree is in fair health with very poor form overall.

Suggestion: I do feel this tree has significantly overgrown its area and with its very poor form throughout the canopy of the tree this tree should be removed. If any of these laterals were to fail it would cause significant damage not only to the house or structure and would also significantly damage the neighbor's house and any occupants.

Number 10 located just next to tree number one is the Canary Island Pine (*Pinus canariensis*). This tree stands approximately 90 feet in height as a DBH of approximately 31". This tree has a slight lean towards the back of the property, garage and neighboring properties. It appears this lean was caused by the cedar tree being the more dominant tree and suppressing this tree at a younger age, causing it to grow with this form. This tree is heavily one-sided in foliage due to being suppressed by cedar tree. This tree has codominant tops and this species is well known for limb failure. This tree is in full exposure to prevailing winds making tops and limbs more prone to failure. This tree appears to be in fair health with poor form. There are lots of large heavy pine cones throughout the canopy.

Suggestions: once tree number one is removed this tree will then become more of an edge tree. This tree is already one-sided in foliage and has poor form at tops, therefore will become more prone to failure. I feel this tree should be removed with tree number one.

Tree number 11 is located in the backyard this is a small citrus tree that is not a significant size it is under 6 inches.

Suggestions: this tree can either be protected or removed prior to construction.

Tree number 12 located in the front right side yard or neighbors property is a Coastal Redwood (*Sequoia sempervirens*). This tree appears to be in fair health and have fair form.

Suggestions: this tree is not located within the vicinity of construction therefore I do not feel needs and tree protection.

Suggestions: Tree Protection Plan:

Tree Protection Zones

Tree protection zone should be installed and maintained throughout the entire length of the project. Prior to the commencement of any development project, metal stakes with orange barrier fencing shall be installed at about the drip line (where possible) of any protected tree which will or will not be affected by the construction. The drip line shall not be altered in any way so as to increase the encroachment of the construction. 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. Excavation, grading, soil deposits, drainage and leveling are prohibited within the tree protection zones. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be placed outside of the tree protection zones.

Inspections

The site Arborist will install or contractor should install before the start of construction. The City of Los Altos usually requires a letter stating the fencing is in place before any permits are to be granted. The onsite Arborist must inspect the site anytime excavation work is to take place within 10 times the diameter of a protected tree on site. It is the contractor's responsibility to contact the site Arborist if excavation work is to take place within 10 times the diameter of the protected trees on site. Contact information: Cody Kleinheinz at 650-759-1081.

Root Pruning and Grading

If, for any reason roots are to be cut, they shall be monitored and documented. Large roots over 2 inches diameter or large masses of roots to be cut must be inspected by the site Arborist. The site Arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut

clean with a saw or a lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. This site Arborist must first give consent if roots over 2 inches in diameter are to be cut.

Landscape Barrier Zone

If for any reason a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of 6 inches with plywood or steel plates placed on top will be placed where tree protection fencing is required. The landscape buffer will help to reduce compaction to the unprotected root zone.

Trenching and Excavation

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the drip line of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Sincerely,
Cody Kleinheinz
Certified Arborist/TRAQ Qualified
WE-7720A
650-759-1081



TREE #	SIZE DBH	CONDITION	SPECIES	REMOVE / REMAIN / PROTECT
1	45"	65	COAST REDWOOD	REMAIN TO BE PROTECTED
2	25"	50	CEDAR DEODORA	REMAIN TO BE - TO BE PROTECTED
3	33"	50	CEDAR DEODORA	REMOVE
4	24"	50	CEDAR DEODORA	REMOVE
5	22"	55	COAST REDWOOD	REMAIN TO BE PROTECTED
6	18"	55	COAST REDWOOD	REMOVE
7	14"	10	COAST REDWOOD	REMOVE
8	NP		CALIFORNIA PEPPER	PROTECTED BY EXISTING NEIGHBOR FENCE
9	47"	45	CEDAR DEODORA	REMOVED PER REMOVAL PERMIT # TREE21-0058
10	31"	50	CANARY ISLAND PINE	REMOVED PER REMOVAL PERMIT # TREE21-0058
11	4"	50	CITRUS TREE	REMOVE
12	NP			REMAIN PROTECT NEIGHBOR'S TREE

NP: NEIGHBORING PROPERTY TREE

Kleinheinz Arborist Services LLC

Certified Arborist WE-7720A

821 Vista Lane
Ione, Ca. 94010
650-759-1081

k.arborist@yahoo.com

11/17/2021
120 Coronado Ave
Los Altos CA 94022

Site: 120 Coronado Ave

As per request to perform a follow up inspection on trees located close to the vicinity of where excavating will be done for basement area of house upon arrival these were my findings:

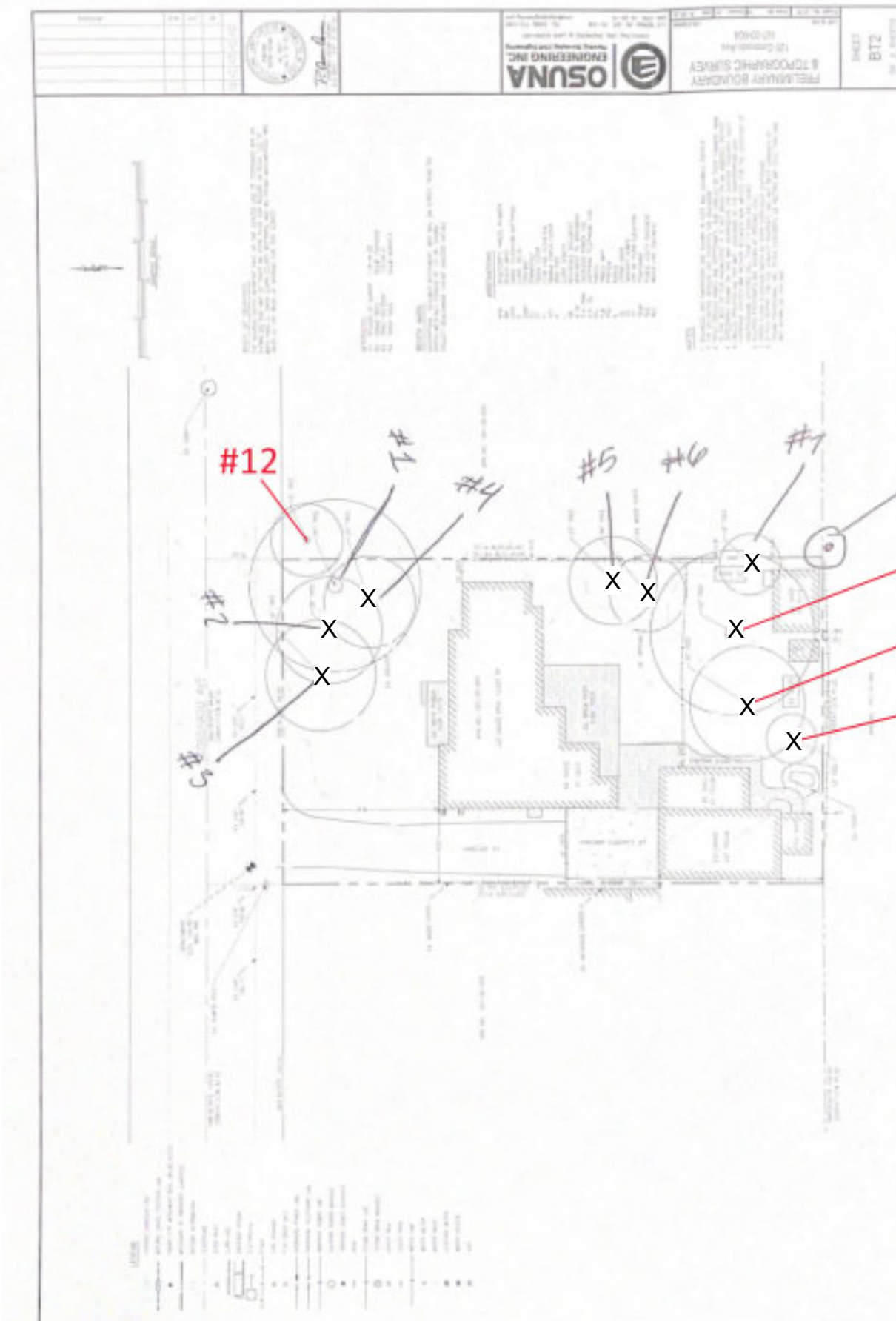
Note: inspection of the trees were done by a walk-through visual only.

Tree number four located as per previous pre-construction Arborist Report is the closest tree within question to excavating.

I do feel strongly that tree number four as requested in the previous report be removed. This tree has a lean towards the house because the tree was more than likely suppressed and pushed in that direction because of a neighboring large redwood tree. This tree has very poor structure with codominant tops. The root flare of this tree is approximately 6 to 7 feet from proposed excavation. I do feel even though no roots may be encountered on this tree this tree should be removed.

All of the other trees located in the front of the yard I do not feel will have a heavy impact on root structures. The proposed excavation is at a far enough distance from the root flare of trees. If any roots are encountered Arborist should be contacted to oversee any root pruning if necessary. If any roots have to be pruned on any of these trees trees should be pruned to compensate for root loss if necessary.

Cody Kleinheinz X
Certified Arborist/TRAQ Qualified
WE-7720A



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1 Revision 1 Date 1

Revision No. Date

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SIGNATURES

[Signature]

Job Title
120 CORONADO

Job Address
120 Coronado Ave, Los Altos, CA 94022

Date
09.28.2021

Issued For
PLANNING

Job No.
120

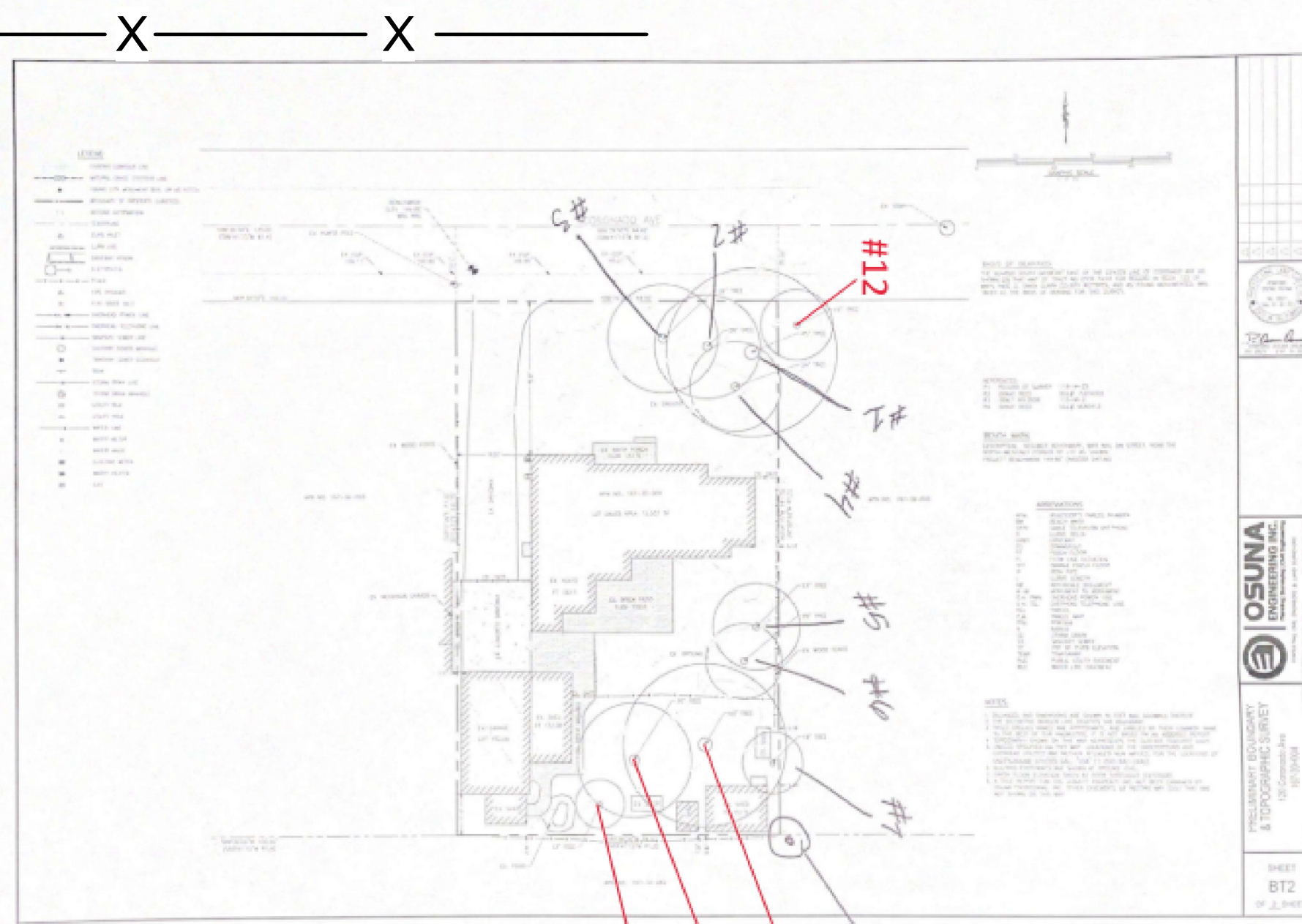
Drawn By: Checked By:
Author Checker

Scale

Sheet Title
TREE PROTECTION / REMOVAL PLAN

Sheet No.

A2.1



TREE #	SIZE DBH	CONDITION	SPECIES	REMOVE / REMAIN / PROTECT
1	45"	65	COAST REDWOOD	REMAIN TO BE PROTECTED
2	25"	50	CEDAR DEODORA	REMAIN TO BE - TO BE PROTECTED
3	33"	50	CEDAR DEODORA	REMOVE
4	24"	50	CEDAR DEODORA	REMOVE
5	22"	55	COAST REDWOOD	REMAIN TO BE PROTECTED
6	18"	55	COAST REDWOOD	REMOVE
7	14"	10	COAST REDWOOD	REMOVE
8	NP		CALIFORNIA PEPPER	PROTECTED BY EXISTING NEIGHBOR FENCE
9	47"	45	CEDAR DEODORA	REMOVED PER REMOVAL PERMIT # TREE21-0058
10	31"	50	CANARY ISLAND PINE	REMOVED PER REMOVAL PERMIT # TREE21-0058
11	4"	50	CITRUS TREE	REMOVE
12	NP			REMAIN PROTECT NEIGHBOR'S TREE

NP: NEIGHBORING PROPERTY TREE

TREE REMOVAL PERMIT

REMOVE ONE (1) DEODORA CEDAR AND ONE (1) CANARY ISLAND PINE LOCATED IN THE REAR YARD AT 120 CORONADO AVENUE

Date Approved: May 12, 2021

Date Posted: 5/13/2021

Applicant:

Jerry Kwok, 120 Coronado Avenue, Los Altos

Basis for Approval

- The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services.

Replacement Tree(s) & Required Conditions

- Yes - One (1) Category II Deciduous street tree, minimum 24-inch box or 15-gallon size, planted in the rear yard. The Replacement tree shall be planted within 90 days of the tree removal.

Project Planner

Asher Kohn, (650) 947-2697, akohn@losaltosca.gov

Guido Persicone, (650) 947-2633, gpersicone@losaltosca.gov

Appeals

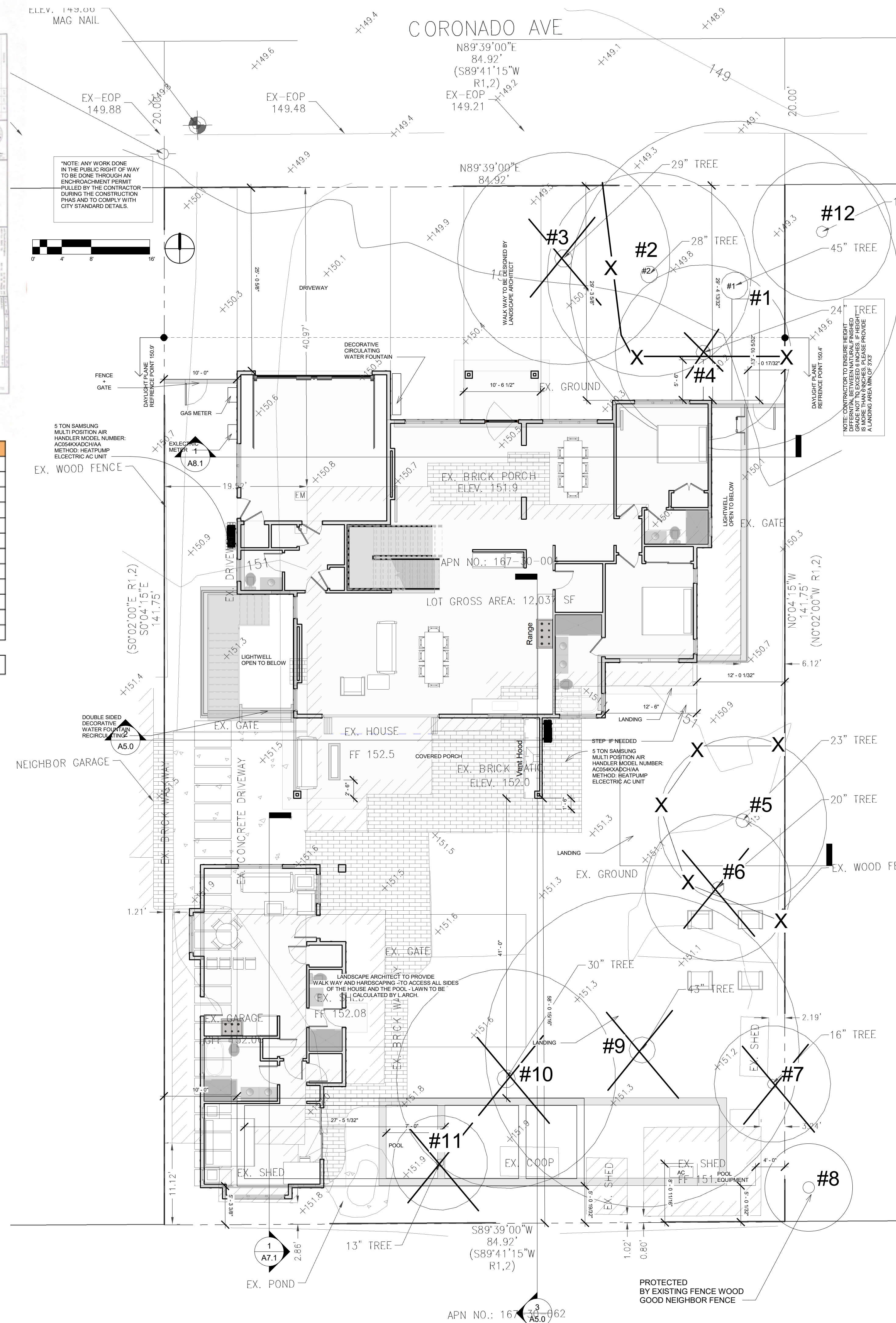
The findings or conditions of this tree removal permit may be appealed by the applicant or any interested party within 10 days of the date posted.

Permit must be present on job site during all tree removal activities and all work shall take place during the following hours:

Residential Properties: 7am - 5:30pm Mon. - Fri. / 9am - 3pm Sat.

Commercial Properties: 7am - 7pm Mon. - Fri. / 9am - 6pm Sat.

COMMUNITY DEVELOPMENT DEPARTMENT
One North San Antonio Road • Los Altos, California 94022
Telephone: (650) 947-2730



1 TREE PROTECTION/ REMOVAL
1/8" = 1'-0"



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1 Revision 1 Date 1

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120 CORONADO

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Scale
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Sheet Title
TREE PROTECTION /
REMOVAL

Sheet No.

A2.2

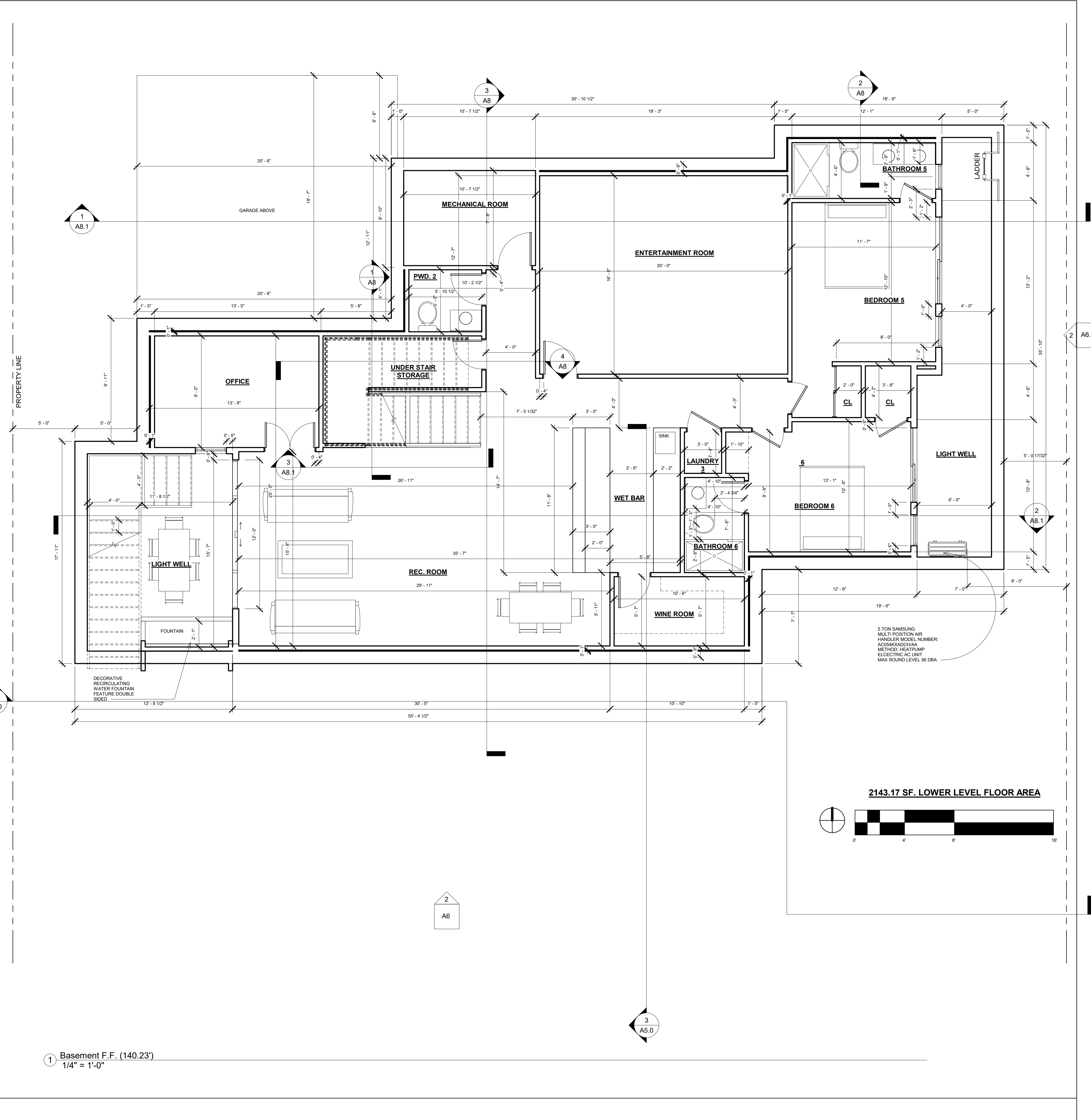
KEY NOTES:

1. EXTERIOR LIGHTWELL SURFACE, WITH 7" STEP DOWN FROM INTERIOR FINISHED FLOOR. SLOPE TO OUTSIDE EDGE TO DRAIN. VERIFY FINISHED SURFACE, WATERPROOFING, ETC. PRIOR TO CONSTRUCTION.
2. AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AND PATIO. FOR STORMWATER COLLECTION TO SUMP PUMP SYSTEM TO GRADE. PROVIDE ALARM PANEL SYSTEM FOR PUMP FAILURE ALERTS. SEE CIVIL PLANS FOR SYSTEM DETAILS.
3. HOME THEATER SYSTEM, VERIFY ALL A-V COMPONENTS, PROJECTOR AND SCREEN, SEATING, ACOUSTICS, SELECTIONS, ETC. PER OWNER PRIOR TO CONSTRUCTION AT THE THEATER.
4. BUILT-IN SHELVING & CABINETRY, VERIFY DESIGN WITH OWNER & ARCHITECT.
5. SUNKEN SUMP PUMP COLLECTION SYSTEM FOR EXTERIOR STORMWATER COLLECTION & DISCHARGE FROM LIGHTWELL SURFACE DRAINS UP TO SURFACE DRAINAGE AND RETENTION SYSTEM, SEE ALSO CIVIL PLANS.
6. (N) BATHROOM FIXTURES & FINISHES, KOHLER OR EQUAL PLUMBING. CERAMIC TILE FLOORING & SHOWER ENCLOSURE. VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER.
7. AT ALL SHOWERS AND TUBS WITH SHOWERS.
 - A. WALL COVERINGS SHALL BE PORTLAND CEMENT CONCRETE, CERAMIC OR STONE TILE, OR APPROVED EQUAL TO 80" ABOVE DRAIN. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.
 - B. VERIFY FINISH MATERIALS. SEE INTERIOR DESIGN PLANS.
 - C. INSTALL HOT-MOP SHOWER PAN @ ALL SHOWERS (TYPICAL). BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN PER 2019 CPC 411.8. VERIFY DRAIN LOCATION W/ OWNER.
 - D. TEMPERED GLASS @ WINDOW AND SHOWER ENCLOSURE. SHOWER DOORS & ENCLOSURES SHALL BE FRAMELESS, TEMPERED, 3/8" GLASS, VERIFY W/ OWNER.
 - E. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.
 - F. ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING OF 30 INCH CIRCLE.
8. MECHANICAL ROOM, WITH HOUSE WATER HEATER, AND HVAC UNIT FOR BASEMENT AND FIRST FLOOR LEVELS. VERIFY LAYOUT OF UNITS, DUCTING MANIFOLDS, PANELS, PANELS, CLEARANCE ACCESS, ETC. FOR SPACE PRIOR TO CONSTRUCTION.
9. LAUNDRY ROOM HOOK-UPS AND CONNECTIONS, CABINETRY & COUNTERTOPS, VERIFY SELECTIONS, APPLIANCES SPECS, ETC. PER OWNER.
10. SUNKEN SEWAGE EJECTION SUMP PUMP SYSTEM FOR BASEMENT WASTE LINE COLLECTION & DISCHARGE UP TO FIRST FLOOR GRAVITY LINES. LOCATED IN EXTERIOR LIGHTWELL (ALTERNATE LOCATION IN MECH. ROOM. SEE ALSO CIVIL PLANS FOR TIE-IN TO STREET. THE DISCHARGE PIPING OF EACH EJECTOR OR PUMP TO HAVE A BACKWATER VALVE AND GATE VALVE, AND BE A MINIMUM OF 2-IN IN DIAMETER. THE SEWER EJECTOR/SEWAGE PUMP RECEIVING DISCHARGE OF WATER CLOSET SHALL BE CAPABLE OF PASSING A 1.5 INCH DIAMETER SOLID BALL.
11. DEEP WELL SUMP PUMP SYSTEM FOR COLLECTION OF SUBSURFACE GROUND WATER AT BASEMENT PERIMETER AND UNDER-SLAB, FOR COLLECTION & DISCHARGE UP TO SURFACE DRAINAGE SYSTEM. SEE 9 (CS.0) FOR SUMP PUMP.
12. LOWERED CEILING AT HALLWAY AND SECONDARY SPACES, FOR MECHANICAL DUCTING PATHWAYS, VERIFY FINAL FINISHED CEILING HEIGHTS TO COORDINATE WITH MECHANICAL DESIGN PRIOR TO CONSTRUCTION.
13. AT SOFFIT OF USABLE SPACES BELOW STAIRS, PROVIDE 5/8" TYPE "X" GYP.BD. FOR ONE-HOUR FIRE PROTECTION.
14. STAIR UP TO FIRST STORY, MAX. 7.75" RISE, MIN. 10" STAIR UP TO FIRST STORY, MAX. 7.75" RISE, MIN. 10" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.
15. EXTERIOR STAIR DOWN TO BASEMENT LIGHTWELL, MAX. 7" RISE, MIN. 11" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.

GENERAL NOTES:

- CONFIRM BUILDING PAD LOCATION ON SITE WITH LAND SURVEY VERIFICATION TO ESTABLISH PERIMETER AND CONFORMANCE WITH TOWN REQUIRED SITE SETBACKS FOR ALL BUILDING ELEMENTS, INCLUDING ROOF EAVES AND GUTTERS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF STUD OR CENTERLINE OF WINDOWS, UNLESS OTHERWISE NOTED.
- FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND CONSIDER ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT CANS, PLUMBING, MINIMIZE HEADINGS OFF, CENTER FLOOR REGISTERS W/ WINDOWS, ALIGN CHUTES & CHASES, ETC.
- SEE DOOR & WINDOW SCHEDULE A1.1, VERIFY ROUGH OPENINGS OF ALL NEW UNITS PRIOR TO CONSTRUCTION. VERIFY ALL PLUMBING FIXTURES, APPLIANCES, LIGHTING SELECTIONS, DIMENSIONS, & REQUIREMENTS ETC. W/ OWNER PRIOR TO ROUGH FRAMING. COORDINATE WITH FRAMING CONTRACTOR.
- SEE ELECTRICAL PLANS FOR LIGHTS, SWITCHES, OUTLETS, TV, PHONE LOCATIONS, ETC. VERIFY W/ ELECTRICIAN, OWNER DURING FRAMING. COORDINATE ALIGNMENT W/ TILE FINISHES, HEIGHTS, WALL DEPTHS & FINISH, BLOCKING, ETC.
- MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOCATIONS, CONFIGURATIONS, ETC. W/ FRAMING CONTRACTOR DURING FOUNDATION WORK, PRIOR TO FRAMING. PLACE DUCTS OUT OF THE WAY IN ATTICS, CRAWLSPACE, ETC.

NOTE: R310.2.1 MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE.



2143.17 SF. LOWER LEVEL FLOOR AREA



1 Basement F.F. (140.23')
1/4" = 1'-0"



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Drawn By: _____ Checked By: _____
Author: _____ Checker: _____

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Sheet Title
BASEMENT FLOOR PLAN

Sheet No.

A3.0



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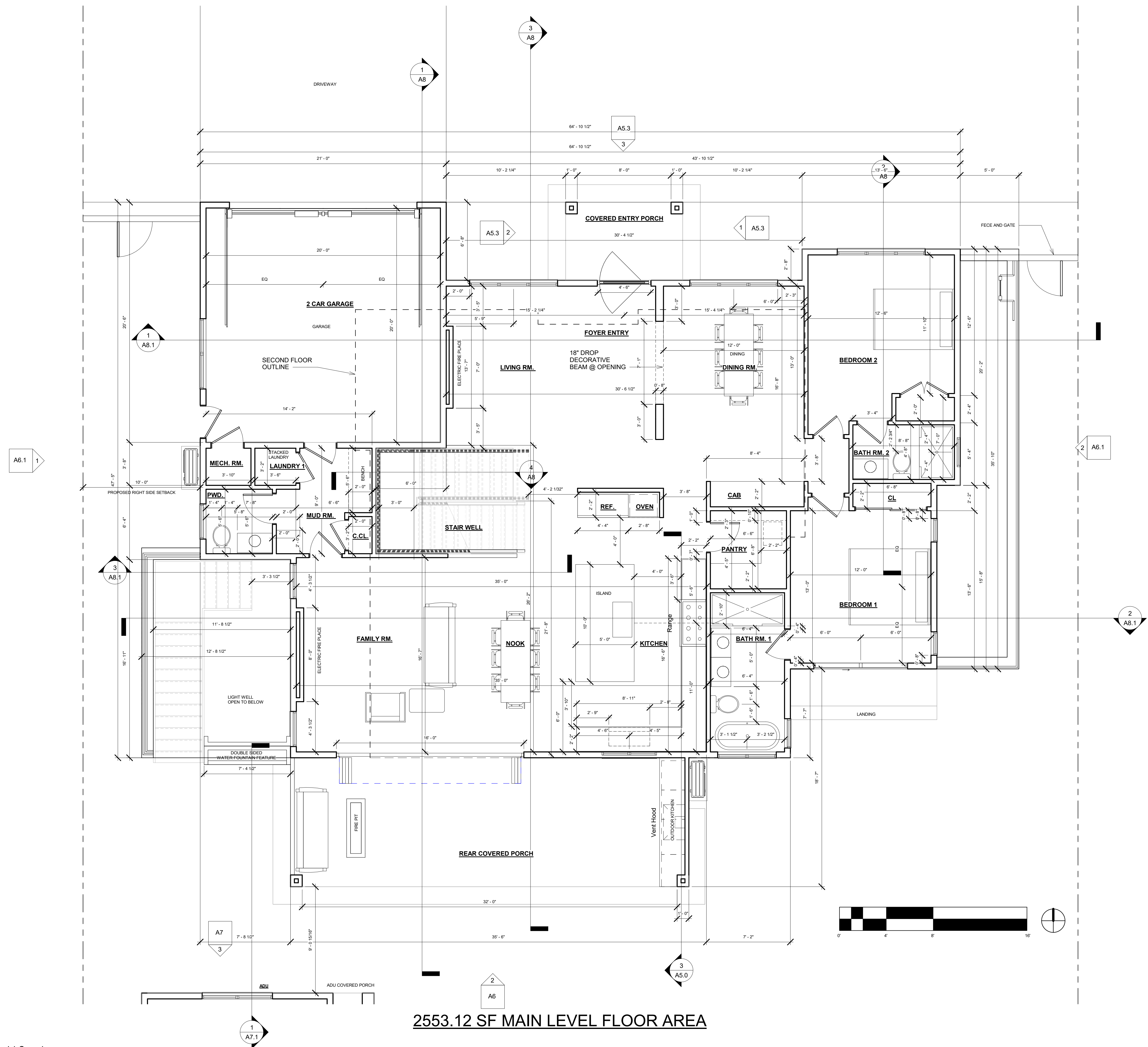
Drawn By: _____ Checked By: _____
Author _____ Checker _____

Scale
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Sheet Title
MAIN LEVEL FLOOR PLAN

Sheet No.

A3.1



2553.12 SF MAIN LEVEL FLOOR AREA



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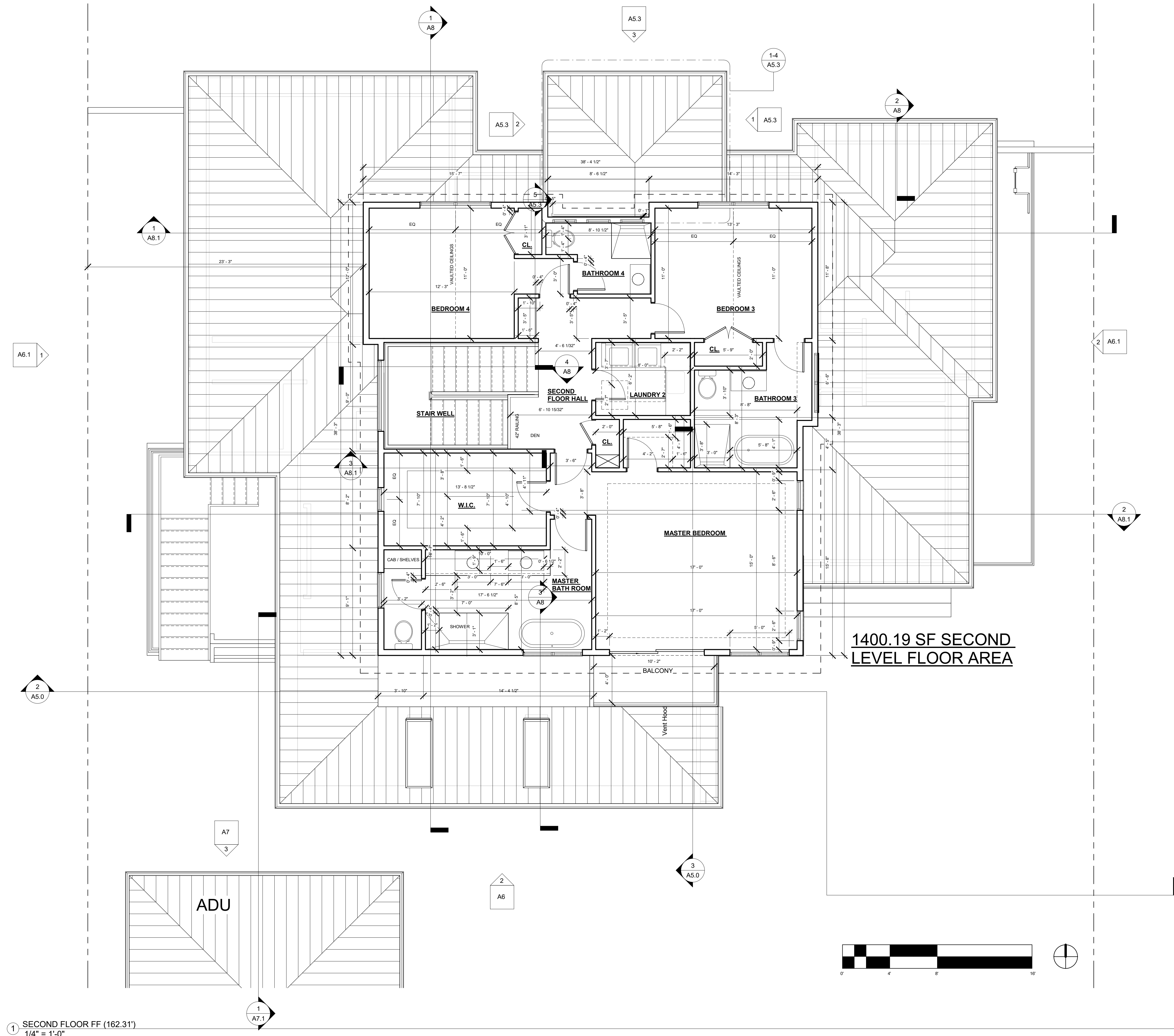
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Author _____ Checker _____

Scale
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Sheet Title
2ND LEVEL FLOOR PLAN

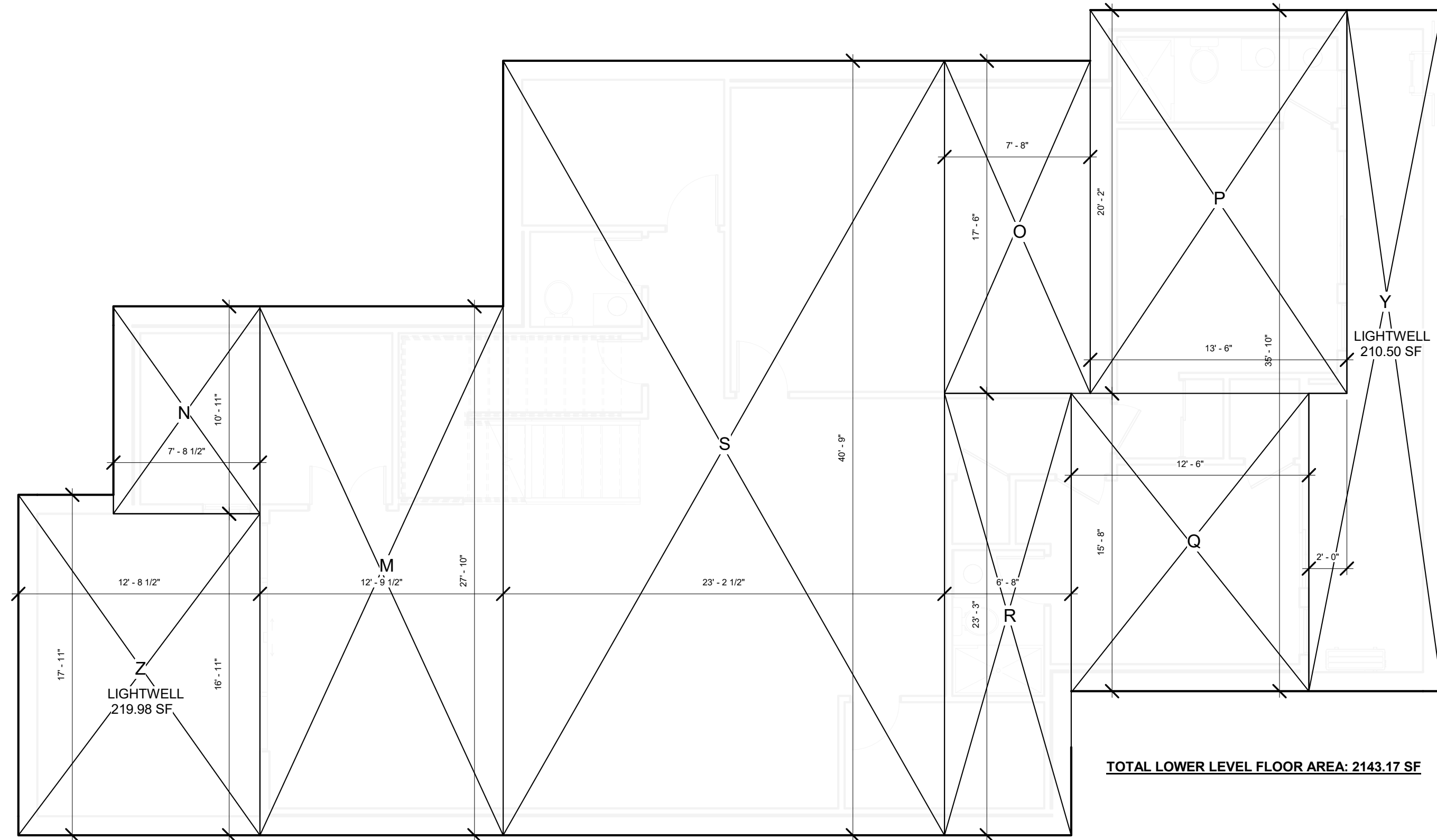
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A3.2

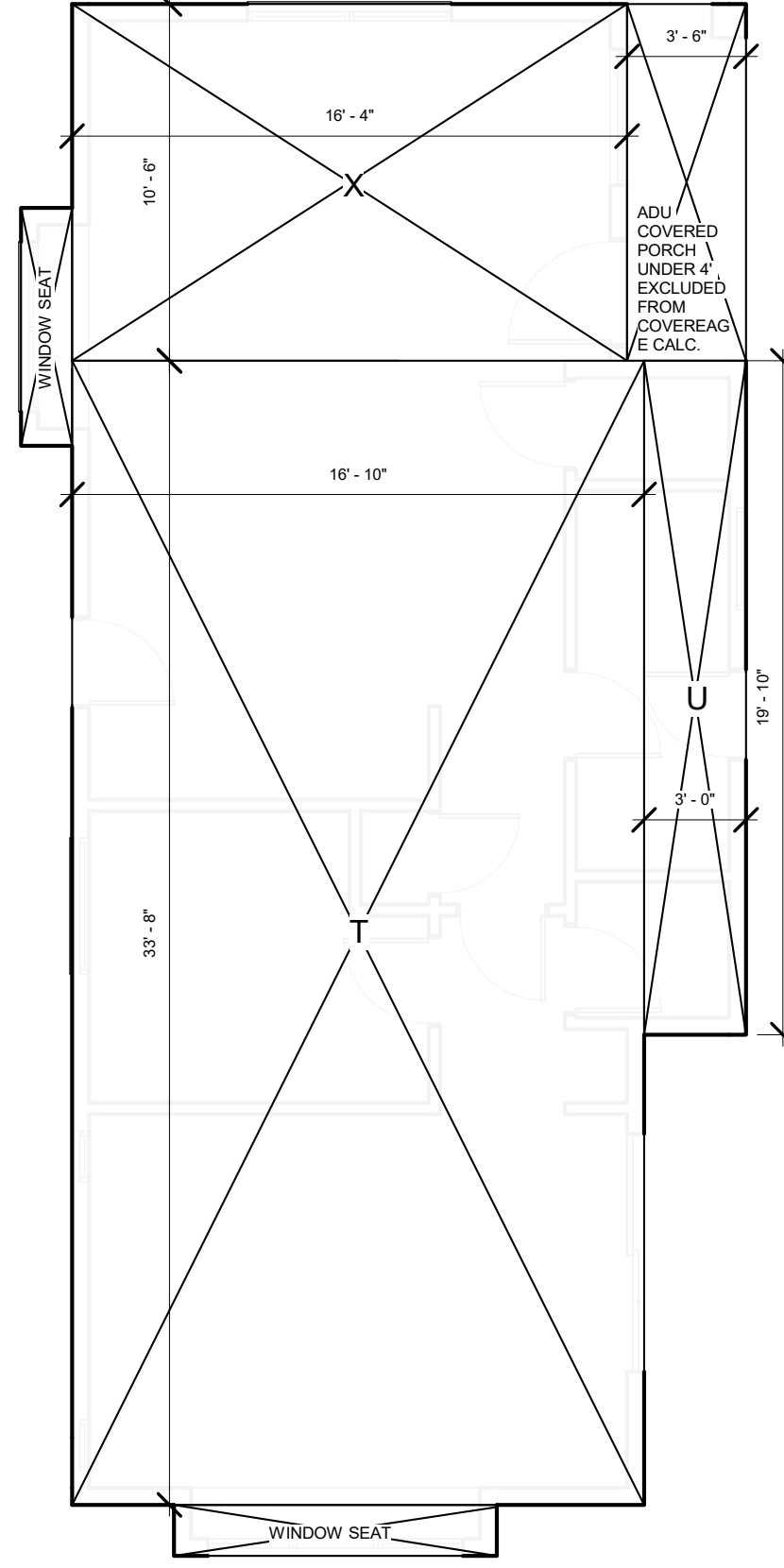




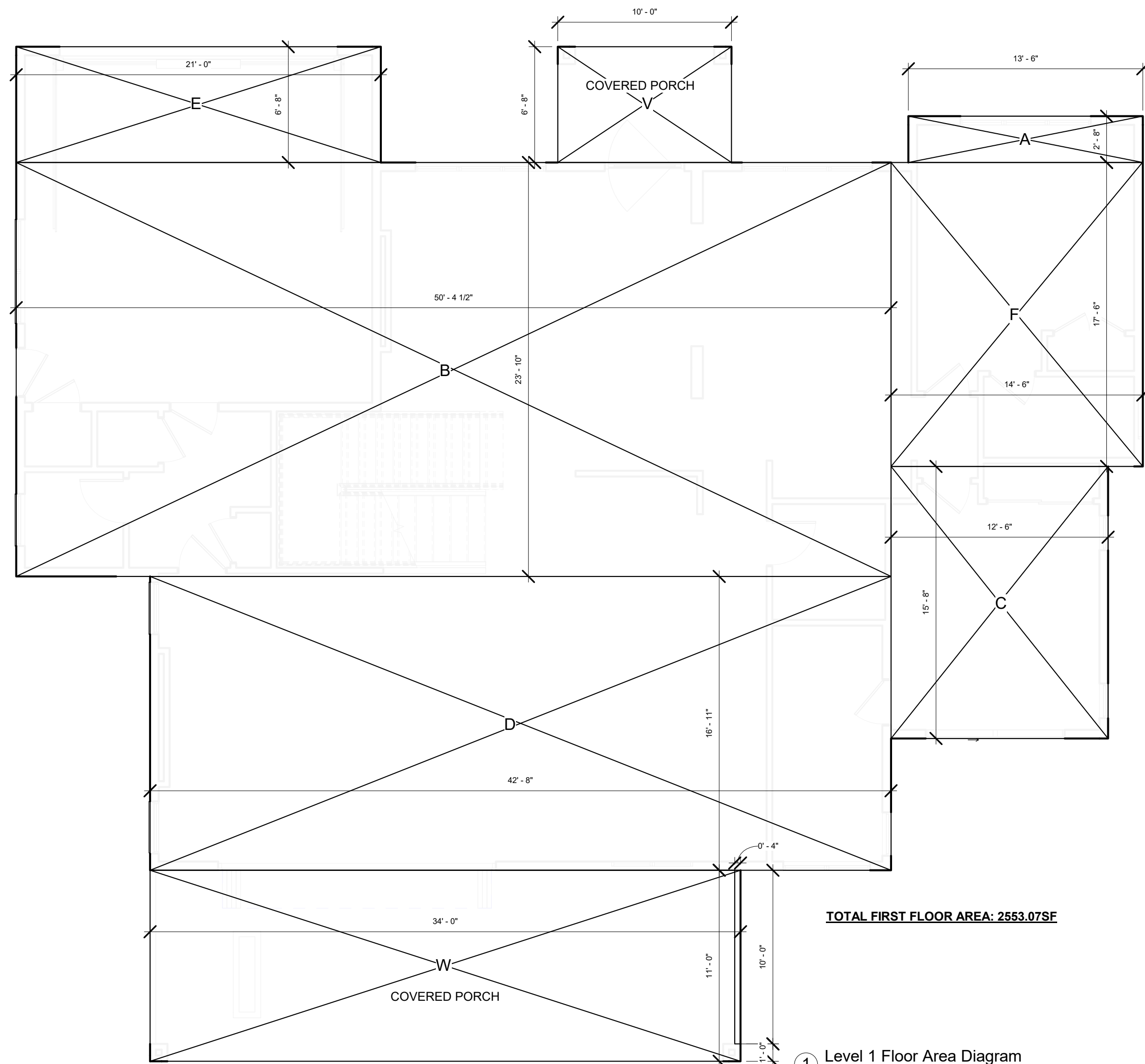
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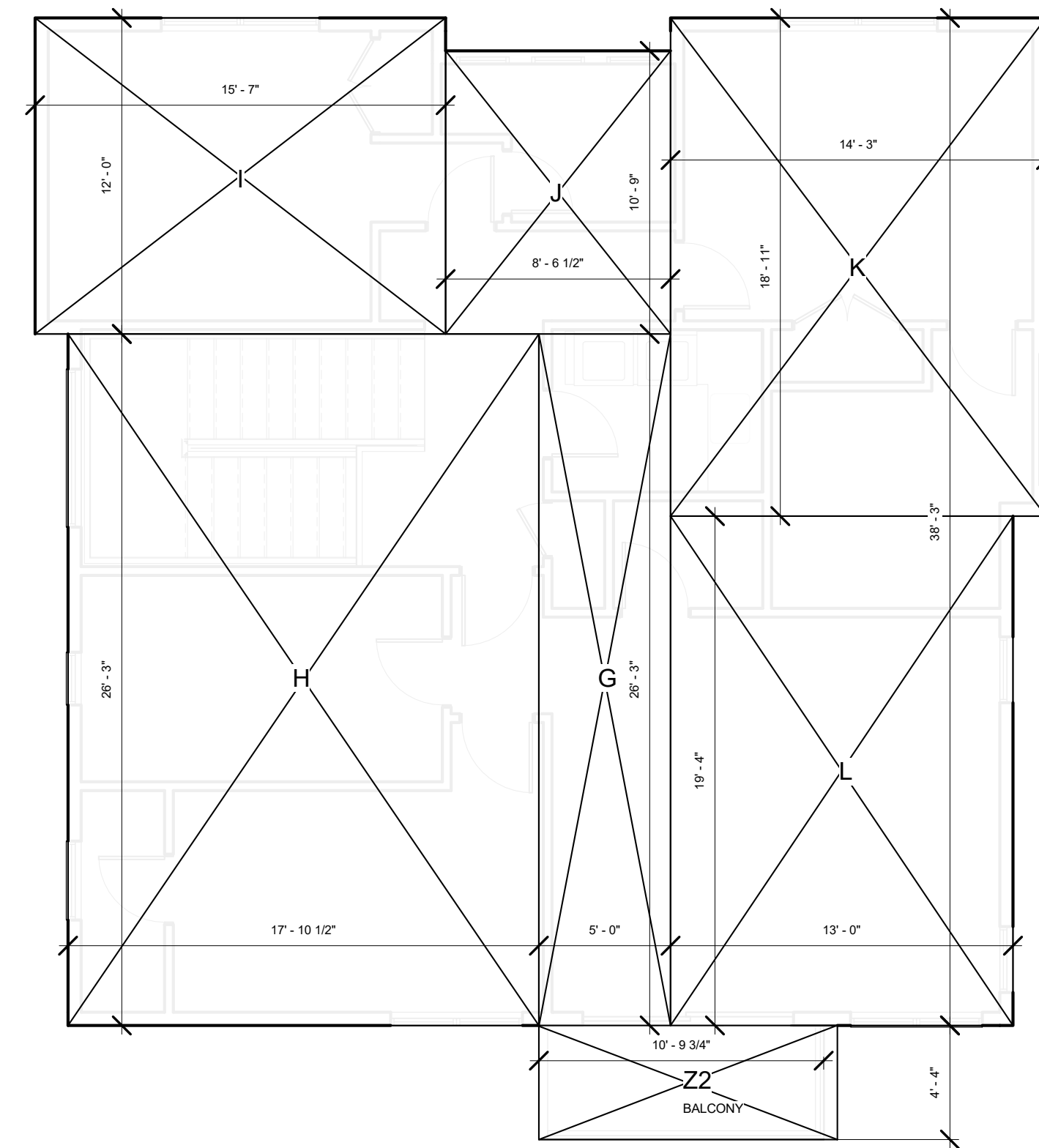
4 Lower Level Floor Area Diagram
3/16" = 1'-0"



2 Level 1 Floor Area Diagram ADU
3/16" = 1'-0"



1 Level 1 Floor Area Diagram
3/16" = 1'-0"



3 SECOND FLOOR FF Floor Area Diagram
3/16" = 1'-0"

AREA NAME	FAR EXEMPT	FLOOR AREA	COVERAGE	WIDTH	DEPTH	SQUARE FEET	FLOOR
A	NO	YES	YES	13'-6"	2'-8"	36	1ST
B	NO	YES	YES	50'-4.5"	23'-10"	1200.6	1ST
C	NO	YES	YES	12'-6"	15'-8"	195.83	1ST
D	NO	YES	YES	42'-8"	16'-11"	721.78	1ST
E	NO	YES	YES	21'-0"	6'-8"	140	1ST
F	NO	YES	YES	14'-6"	17'-6"	253.75	1ST
COLUMNS 1	NO	YES	YES	1'	1'	1	1ST
COLUMNS 2	NO	YES	YES	1'	1'	1	1ST
COLUMNS 3	NO	YES	YES	1'	1'	1	1ST
COLUMNS 4	NO	YES	YES	1'	1'	1	1ST
HOOD WALL @ REAR PROCH	NO	YES	YES	4'	3'-4"	1.11	1ST
1ST LEVEL SUBTOTAL						2553.07	
G	NO	YES	NO	5'-0"	26'-3"	131.25	2ND
H	NO	YES	NO	17'-10.5"	26'-3"	469.22	2ND
I	NO	YES	NO	15'-7"	12'-0"	187	2ND
J	NO	YES	NO	8'-6"	10'-9"	91.82	2ND
K	NO	YES	NO	14'-3"	18'-11"	269.6	2ND
L	NO	YES	NO	13'-0"	19'-4"	251.33	2ND
2ND LEVEL SUB TOTAL						1400.22	
TOTAL FLOOR AREA 1ST & 2ND LEVEL			MAX ALLOWED: 3953.7			3953.29	
M	YES (BASEMENT)	NO	NO	12'-9.5"	27'-10"	356.03	BASEMENT
N	YES (BASEMENT)	NO	NO	7'-8.5"	10'-11"	84.15	BASEMENT
O	YES (BASEMENT)	NO	NO	7'-8"	17'-6"	134.17	BASEMENT
P	YES (BASEMENT)	NO	NO	13'-6"	20'-2"	272.25	BASEMENT
Q	YES (BASEMENT)	NO	NO	12'-6"	15'-8"	195.83	BASEMENT
R	YES (BASEMENT)	NO	NO	6'-8"	23'-3"	155	BASEMENT
S	YES (BASEMENT)	NO	NO	22'-8.5"	40'-9"	945.74	BASEMENT
LOWER LEVEL TOTAL						2143.17	
T	YES (ADU)	NO	NO	15'-0"	40'-4"	566.72	1ST
U	YES (ADU)	NO	NO	3'-0"	19'-10"	59.5	1ST
X	YES (ADU)	NO	NO	16'-4"	10'-6"	171.5	1ST
COLUMN	YES (ADU)	NO	NO	1'-0"	1'-0"	1	
TOTAL ADU						798.72	800SF
V	YES (COVERAGE)	NO	YES	10'-0"	6'-8"	66.67	1ST
W	YES (COVERAGE)	NO	YES	34'-0"	11'-0"	374	1ST
TOTAL COVERED PORCHES						440.67	
Y	NO	NO	NO	5'-0"	37'-8"	210.5	LIGHTWELL
Z	NO	NO	NO	12'-8.5"	16'-11"/17'-11"	219.98	LIGHTWELL
Z2	NO	NO	NO	12'-9.75"	4'-4"	49.11	BALCONY
TOTAL PROPOSED BUILT AREA						6895.18	
TOTAL PROPOSED FLOOR AREA						3953.29	
TOTAL PROPOSED LIVABLE AREA						6495.18	
TOTAL PROPOSED COVERAGE						2989.74	

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Author _____ Checker _____

Scale
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Sheet Title
FLOOR AREA DIAGRAM

Sheet No.

A3.3



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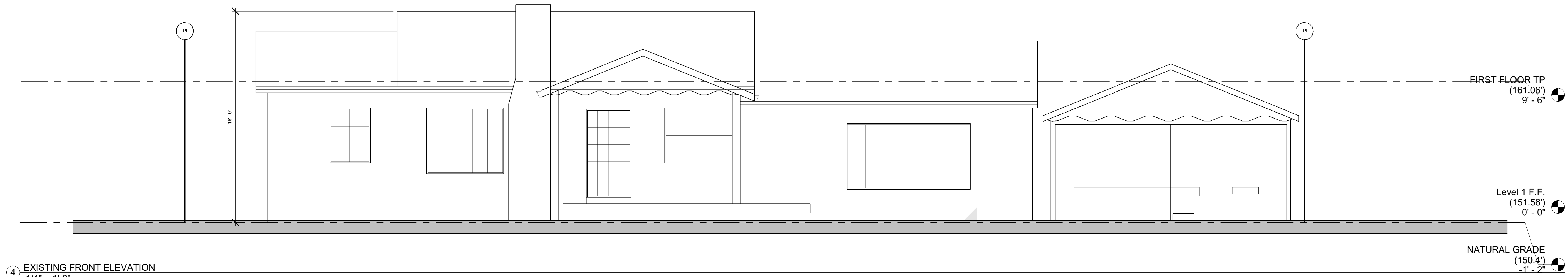
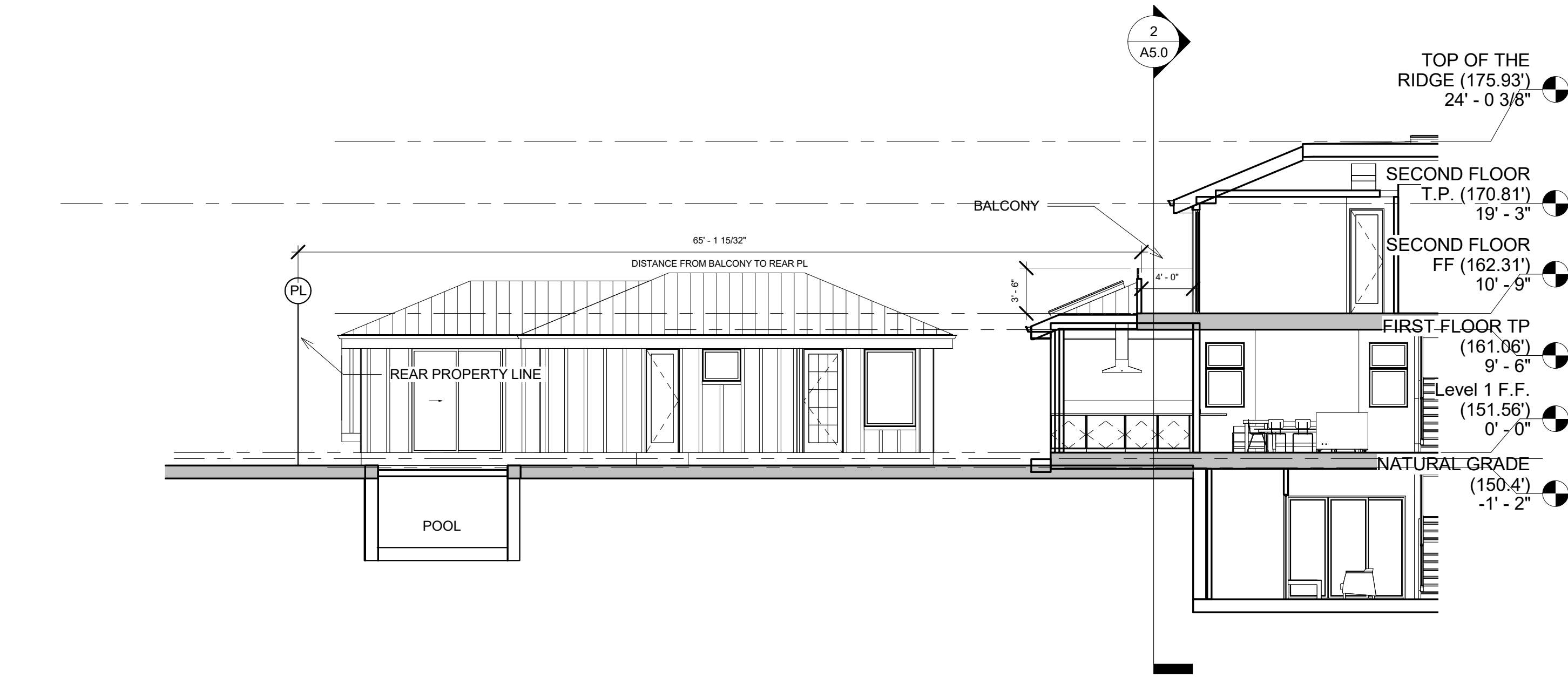
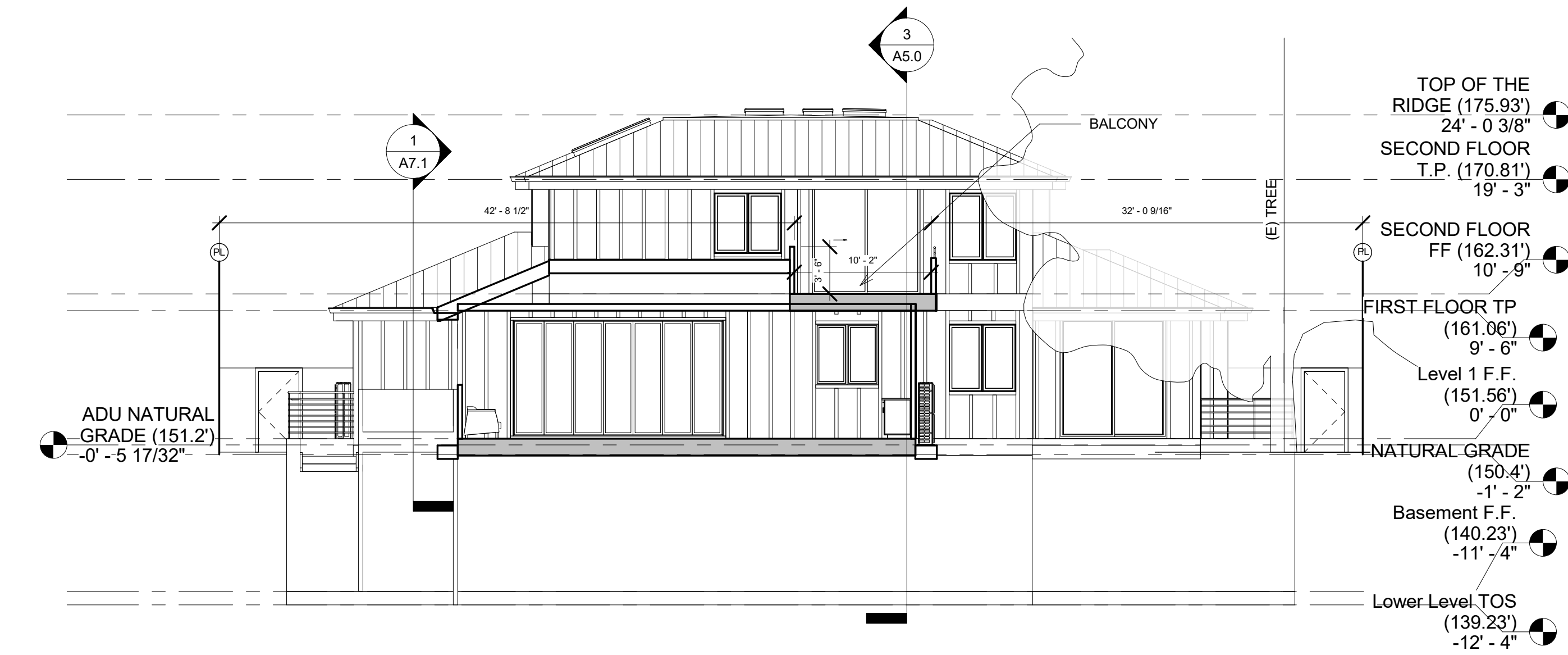
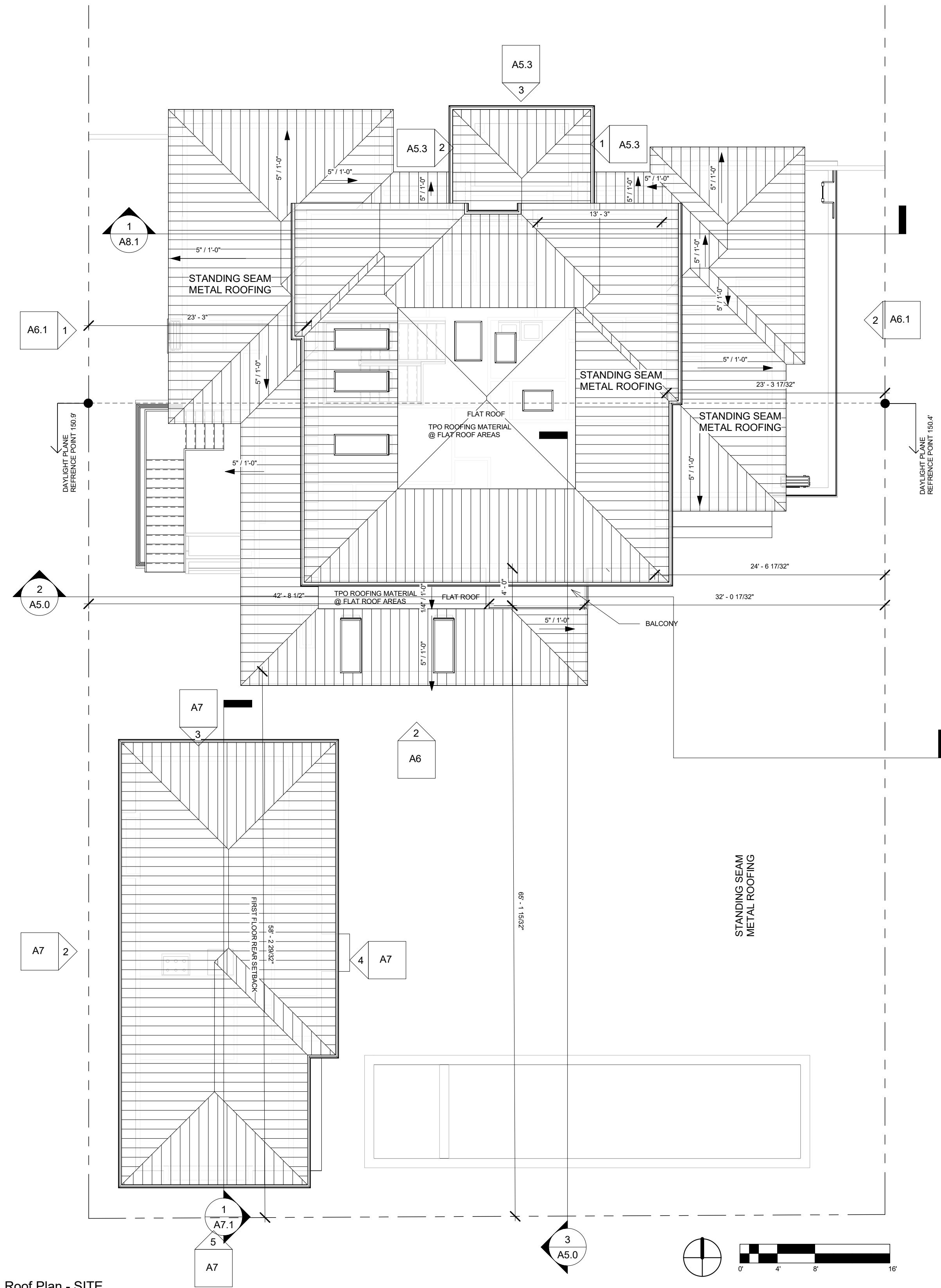
Drawn By: _____ Checked By: _____
Author _____ Checker _____

Scale
As indicated

Sheet Title
ROOF PLAN - MAIN HOUSE + ADU

Sheet No.

A5.0



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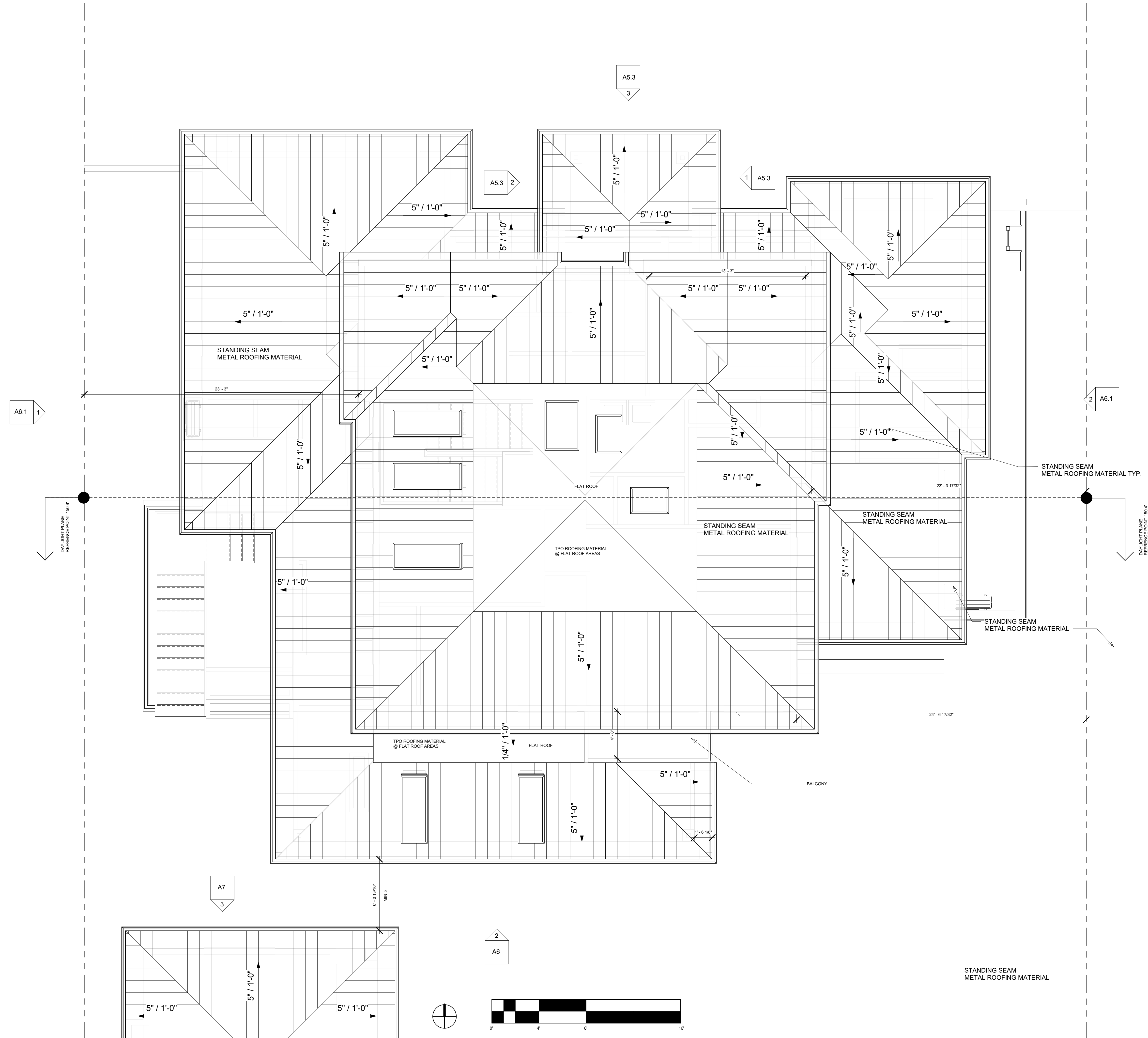
Drawn By: _____ Checked By: _____
Author _____ Checker _____

Scale
1/4" = 1'-0"

Sheet Title
ROOF PLAN - MAIN HOUSE

Sheet No.

A5.1



1 Roof Plan
1/4" = 1'-0"

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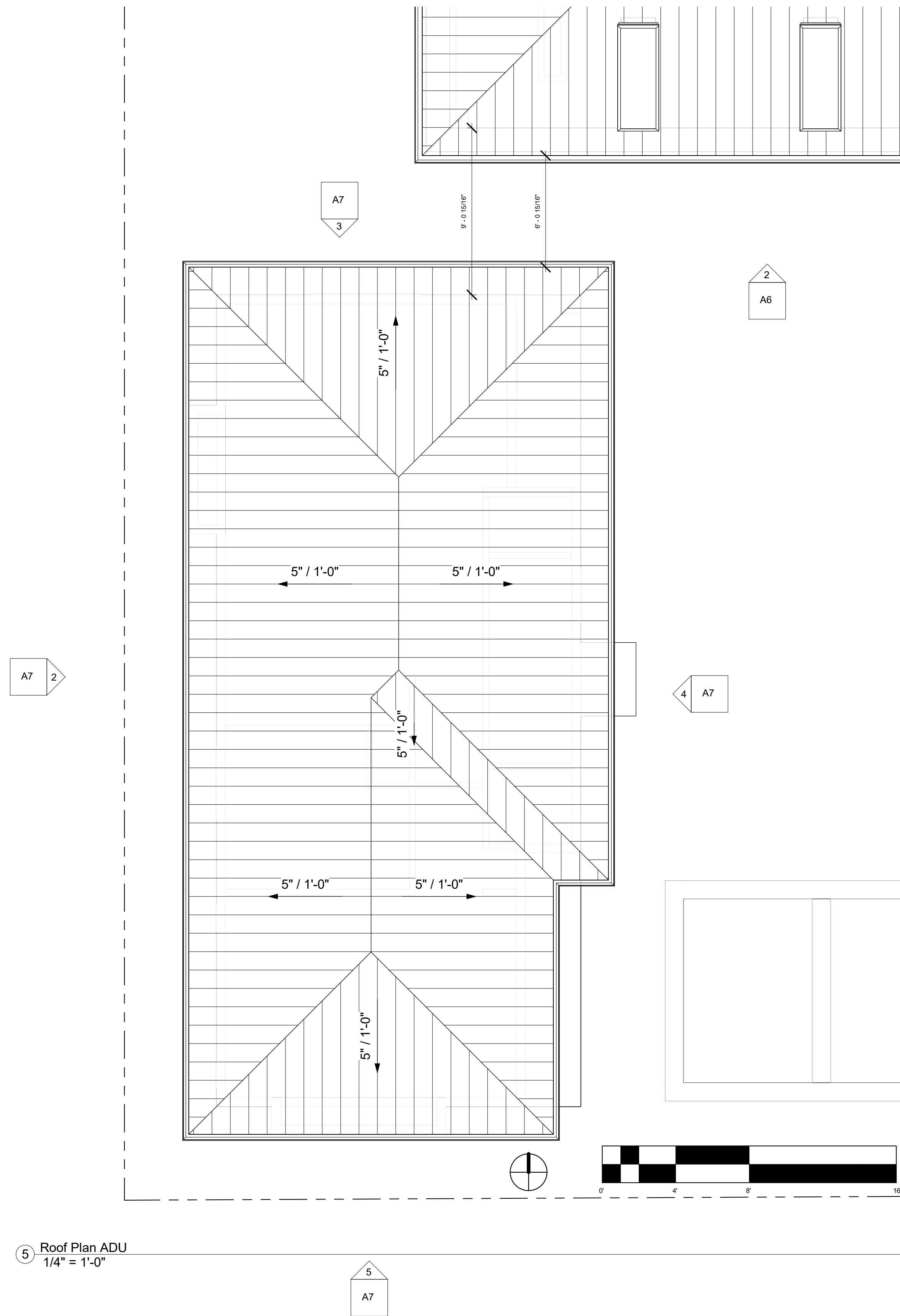
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120

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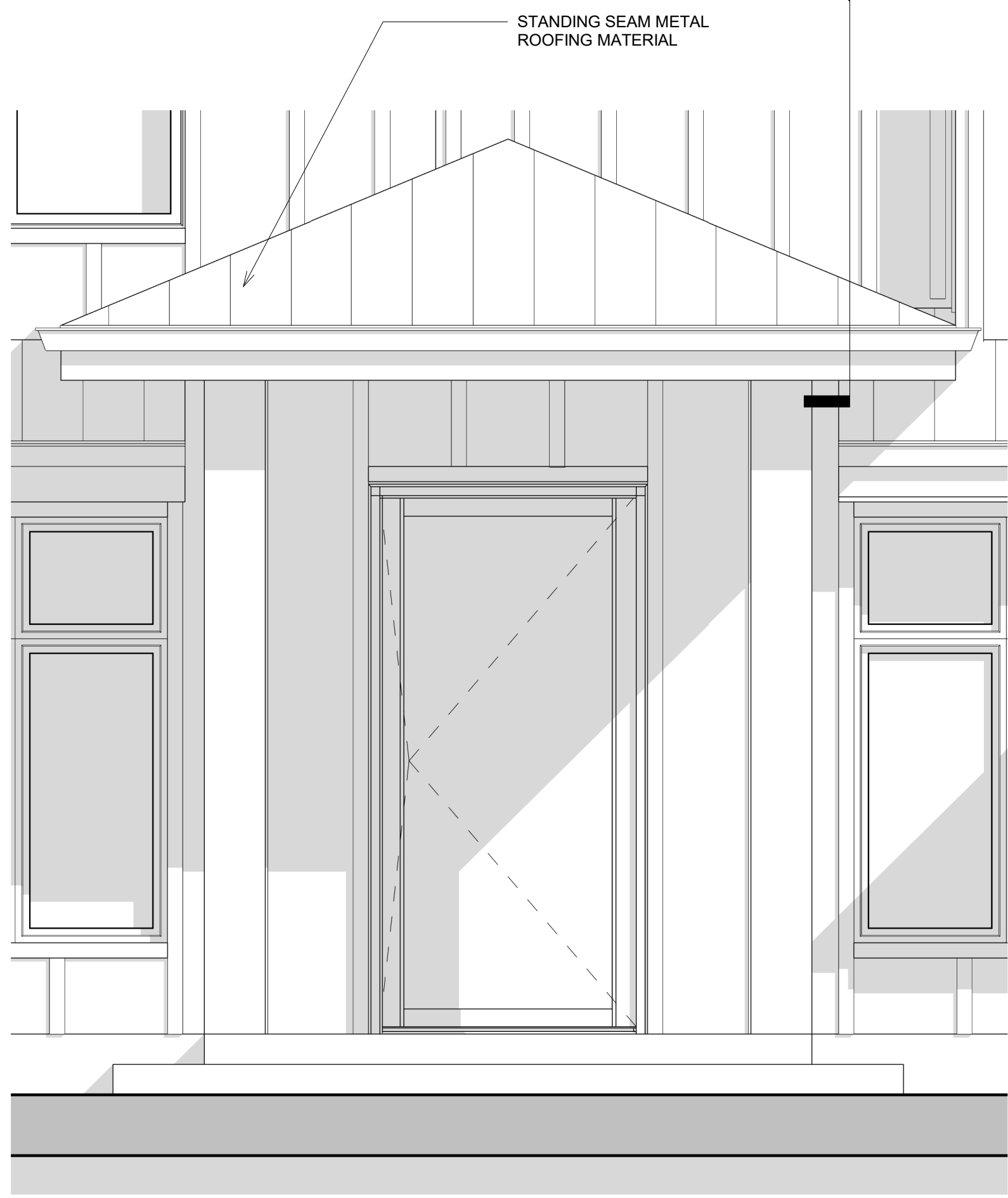
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Sheet Title
ROOF PLAN - ADU

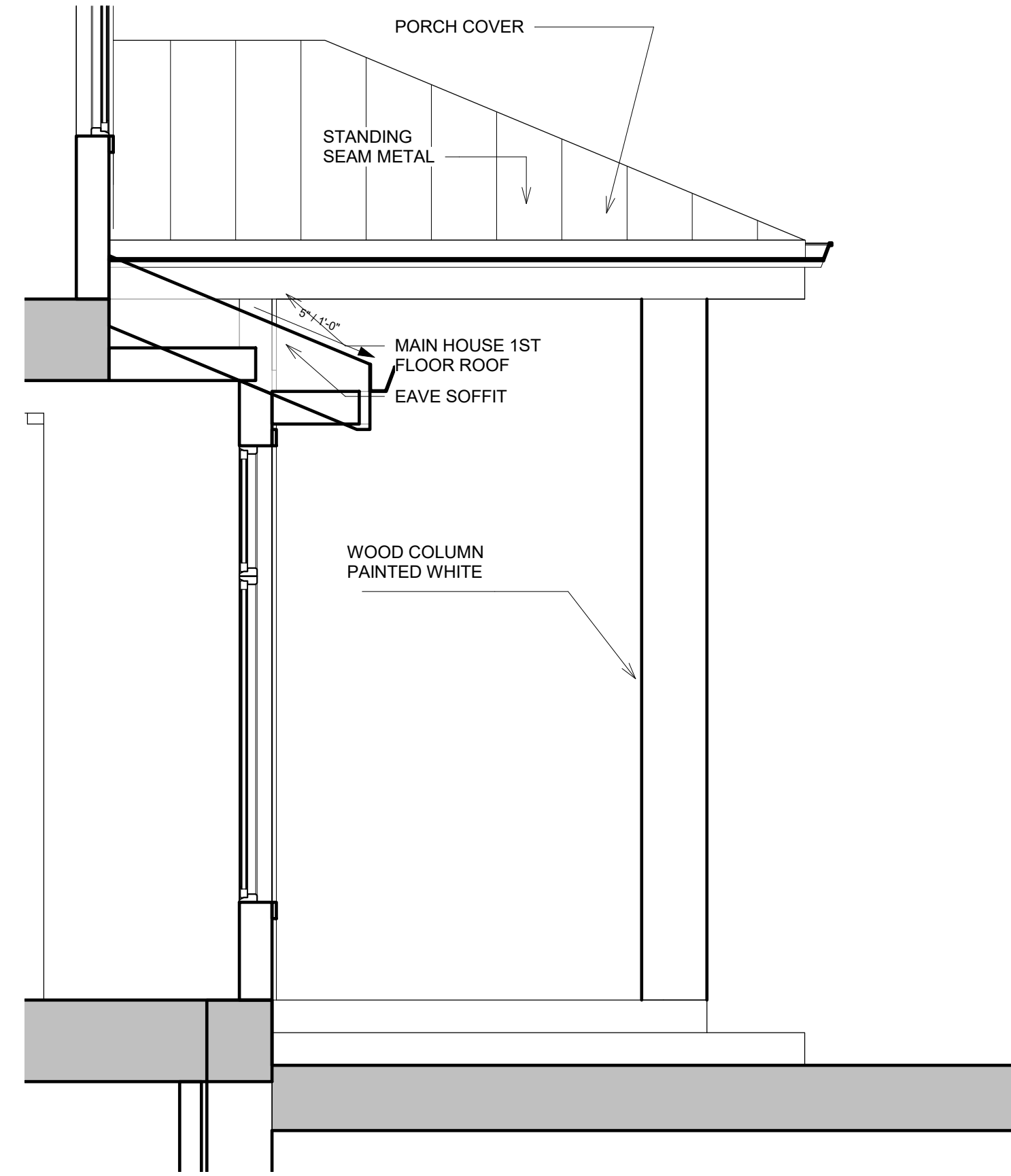
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A5.2



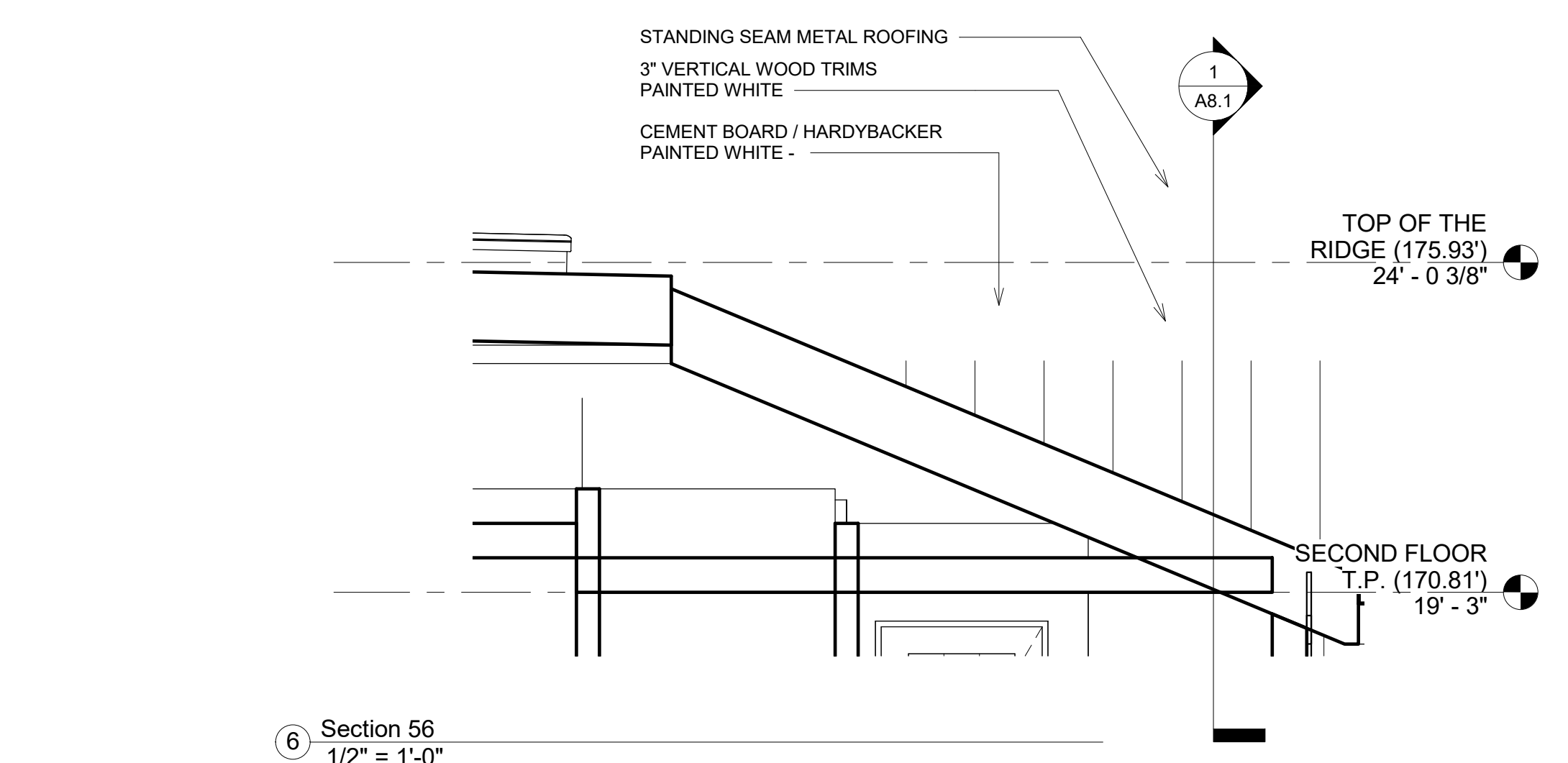
5 Roof Plan ADU
1/4" = 1'-0"



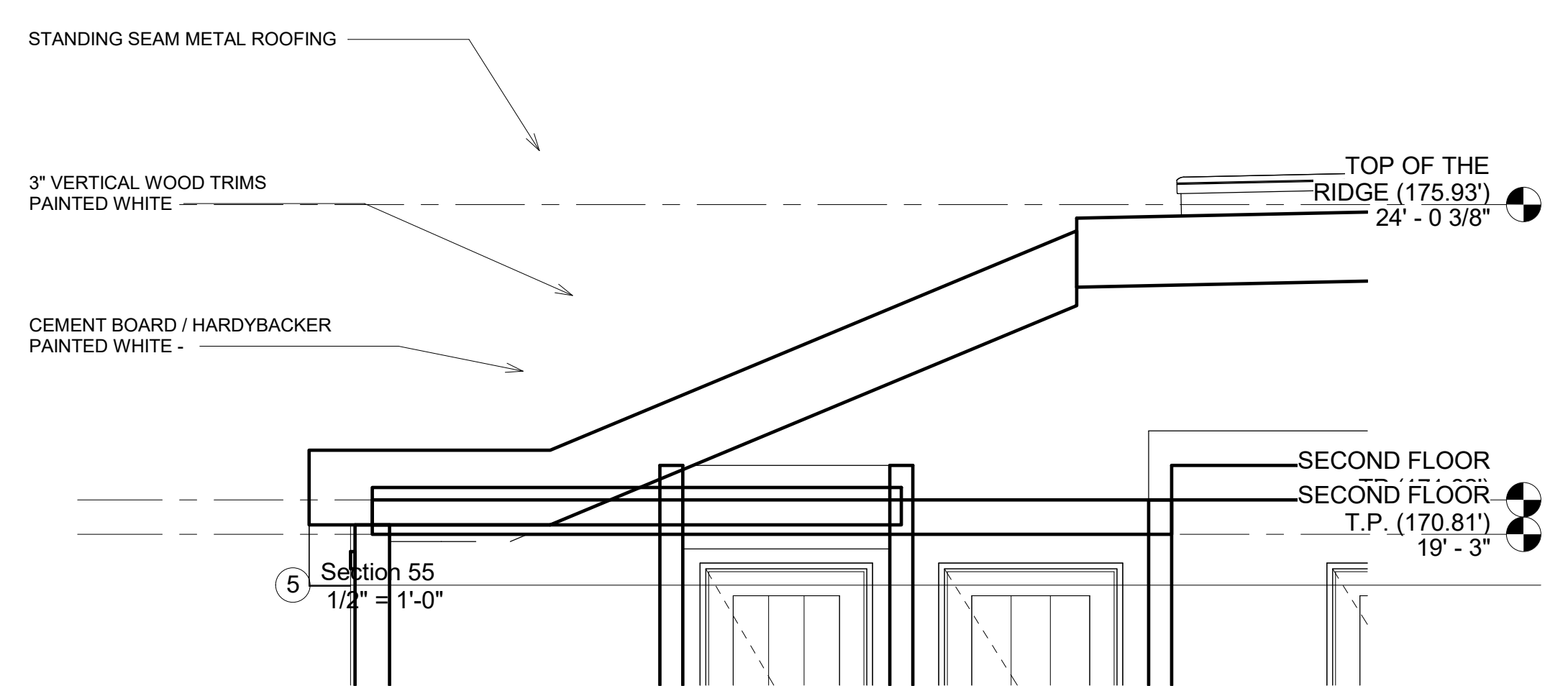
3 FRONT PORCH - FRONT ELEVATION
1/2" = 1'-0"



1 FRONT PORCH - LEFT ELEVATION
1/2" = 1'-0"



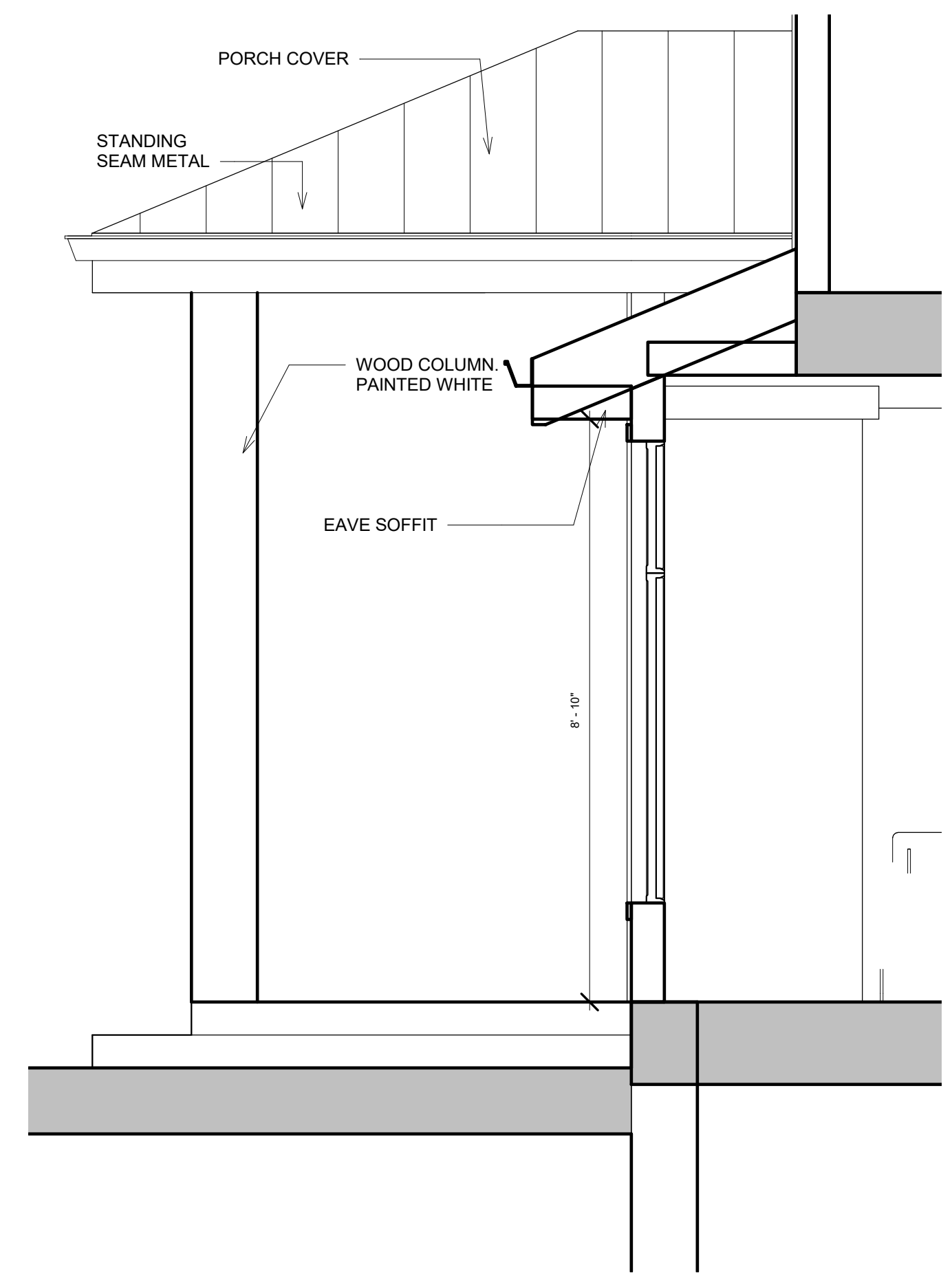
6 Section 56
1/2" = 1'-0"



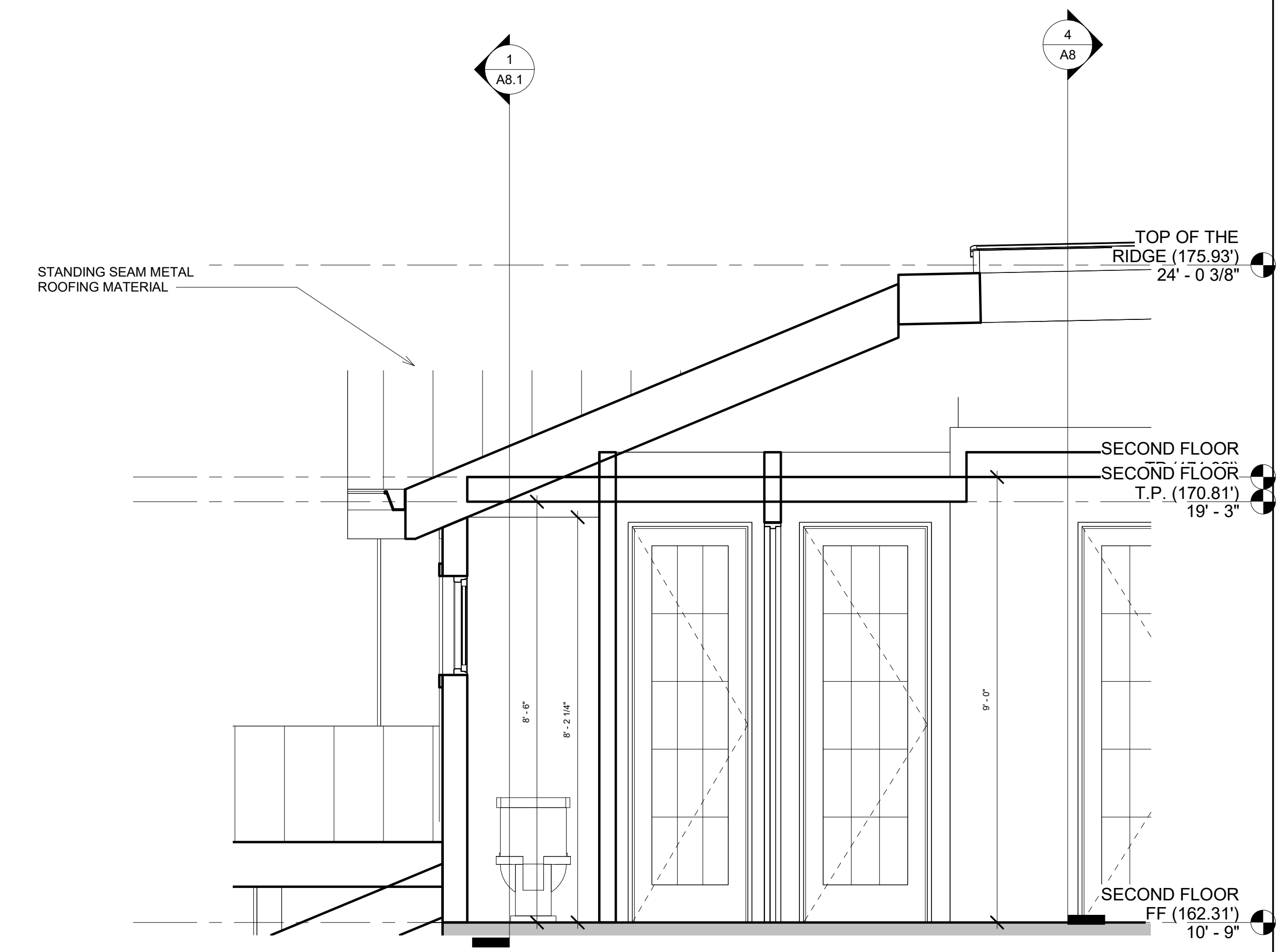
5 Section 55
1/2" = 1'-0"



4 FRONT PORCH PERSPECTIVE
1/2" = 1'-0"



2 FRONT PORCH - RIGHT ELEVATION
1/2" = 1'-0"



8 Section 58
1/2" = 1'-0"



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Sheet Title
**FRONT PORCH & TYP.
DORMER DETAIL**

Sheet No. _____

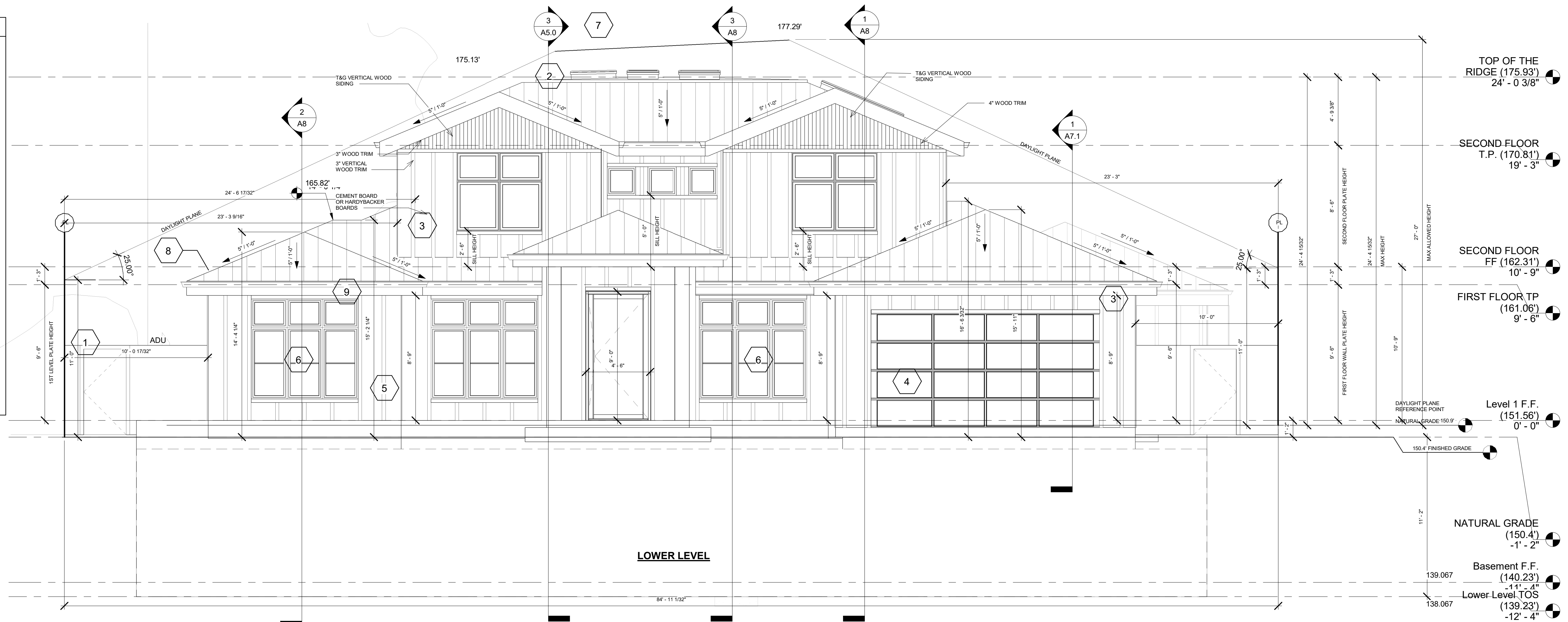
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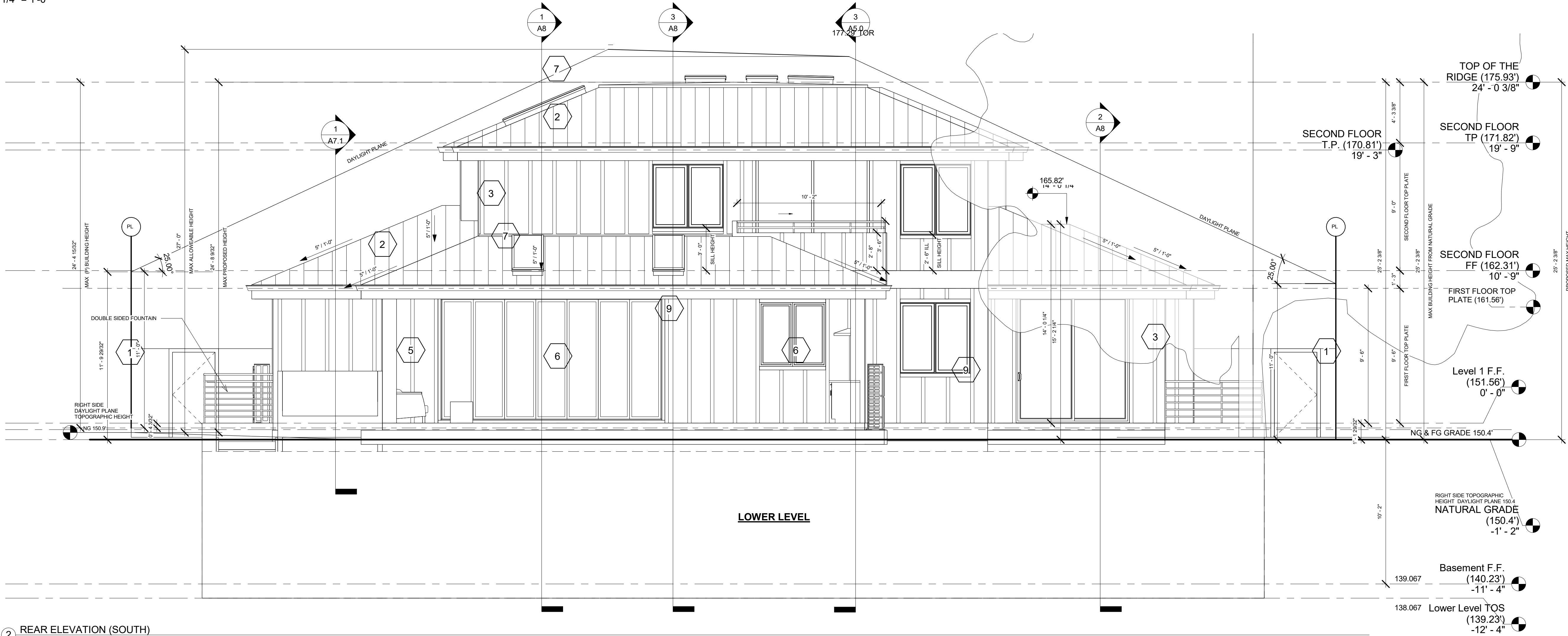


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MATERIAL LEGEND	
1	TYP. 6" TALL REDWOOD FENCE AND GATE
2	STANDING SEAM METAL ROOF - BLACK/DARK GRAY-
3	CEMENT BOARD / HARDY BACKER + PAINTED WHITE
4	ALUMINUM & GLASS GARAGE DOOR
5	VERTICAL 3" VERTICAL WOOD SIDING
6	BLACK ALUMINUM CLAD WOOD WINDOWS - WHITE INTERIOR
7	FIXED VELUX SKYLIGHTS
8	DARK GRAY GUTTERS
9	WHITE WINDOW TRIMS



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



2 REAR ELEVATION (SOUTH)
1/4" = 1'-0"

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Issued For
PLANNING

Job No.
120

Drawn By: _____ Checked By: _____
Author: _____ Checker: _____

Scale
1/4" = 1'-0"

Sheet Title
ELEVATIONS

Sheet No. _____

A6

11/22/2021 4:07:22 PM



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SIGNATURES

Job Title
120 CORONADO

Job Address
120 Coronado Ave, Los Altos, CA 94022

Date
09.28.2021

Issued For
PLANNING

Job No.
120

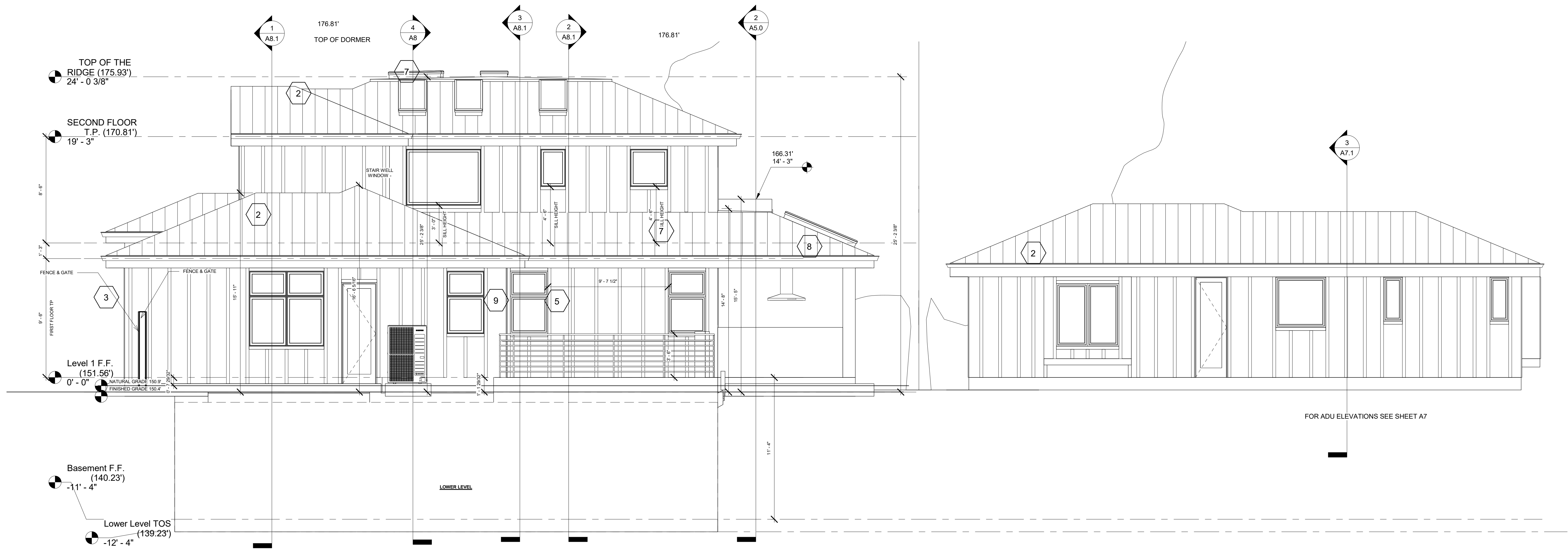
Drawn By: _____ Checked By: _____
Author _____ Checker _____

Scale
1/4" = 1'-0"

Sheet Title
ELEVATIONS

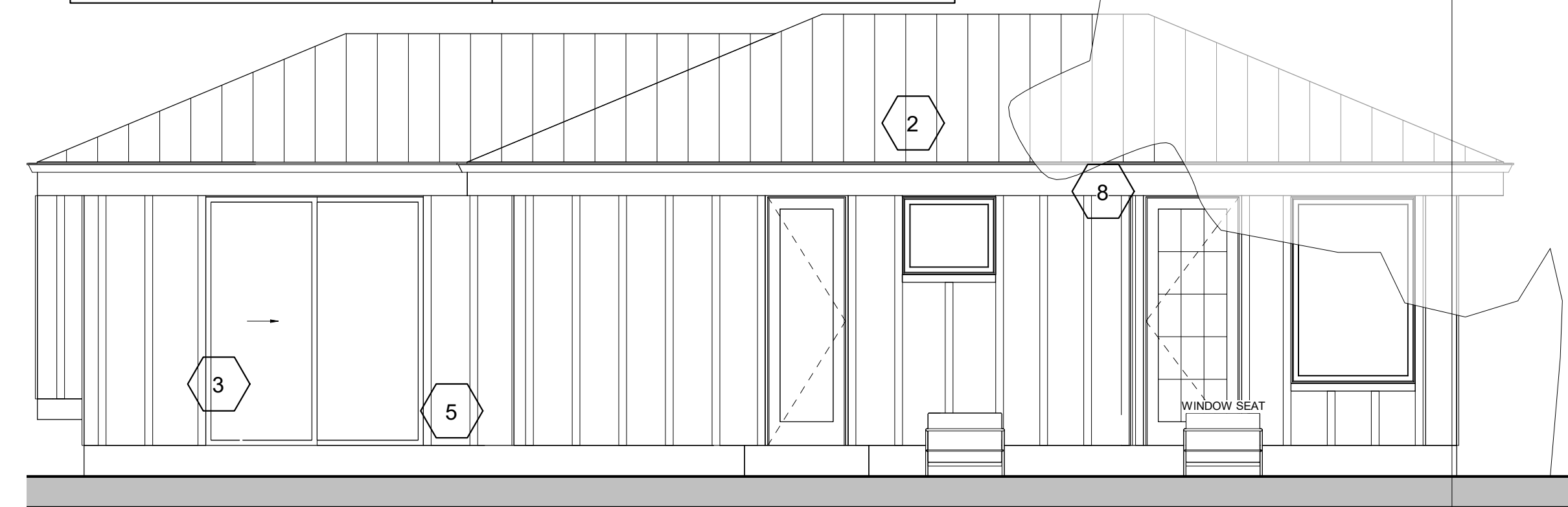
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A6.1

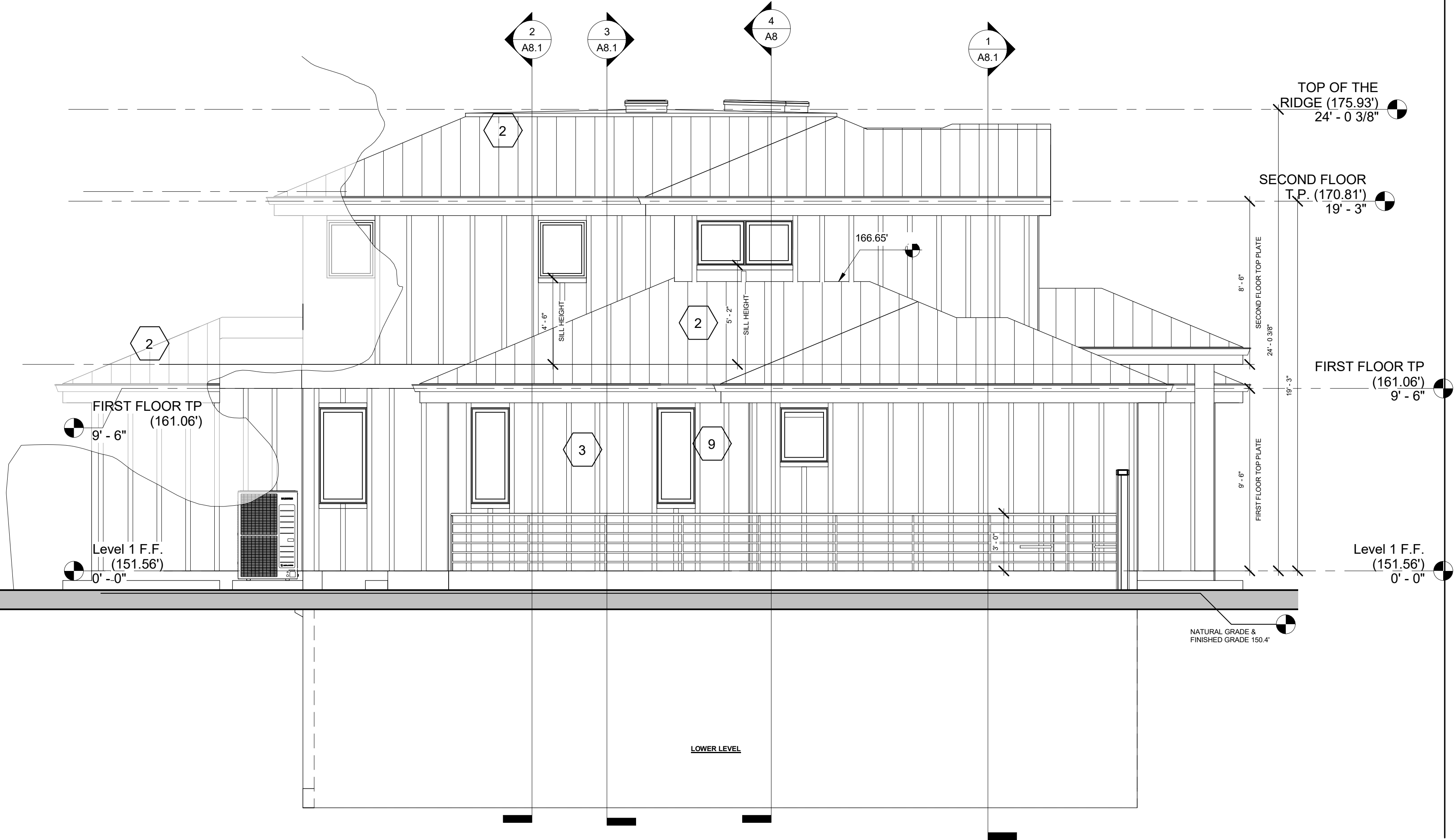


1 RIGHT SIDE ELEVATION (WEST)
1/4" = 1'-0"

MATERIAL LEGEND	
1	TYP. 6" TALL REDWOOD FENCE AND GATE
2	STANDING SEAM METAL ROOF - BLACK/DARK GRAY-
3	CEMENT BOARD / HARDY BACKER + PAINTED WHITE
4	ALUMINUM & GLASS GARAGE DOOR
5	VERTICAL 3" VERTICAL WOOD SIDING
6	BLACK ALUMINUM CLAD WOOD WINDOWS - WHITE INTERIOR
7	FIXED VELUX SKYLIGHTS
8	DARK GRAY GUTTERS
9	WHITE WINDOW TRIMS



2 LEFT SIDE ELEVATION (EAST)
1/4" = 1'-0"



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Job Title
120 CORONADO

Job Address
120 Coronado Ave, Los Altos, CA 94022

Date
09.28.2021

Issued For
PLANNING

Job No.
120

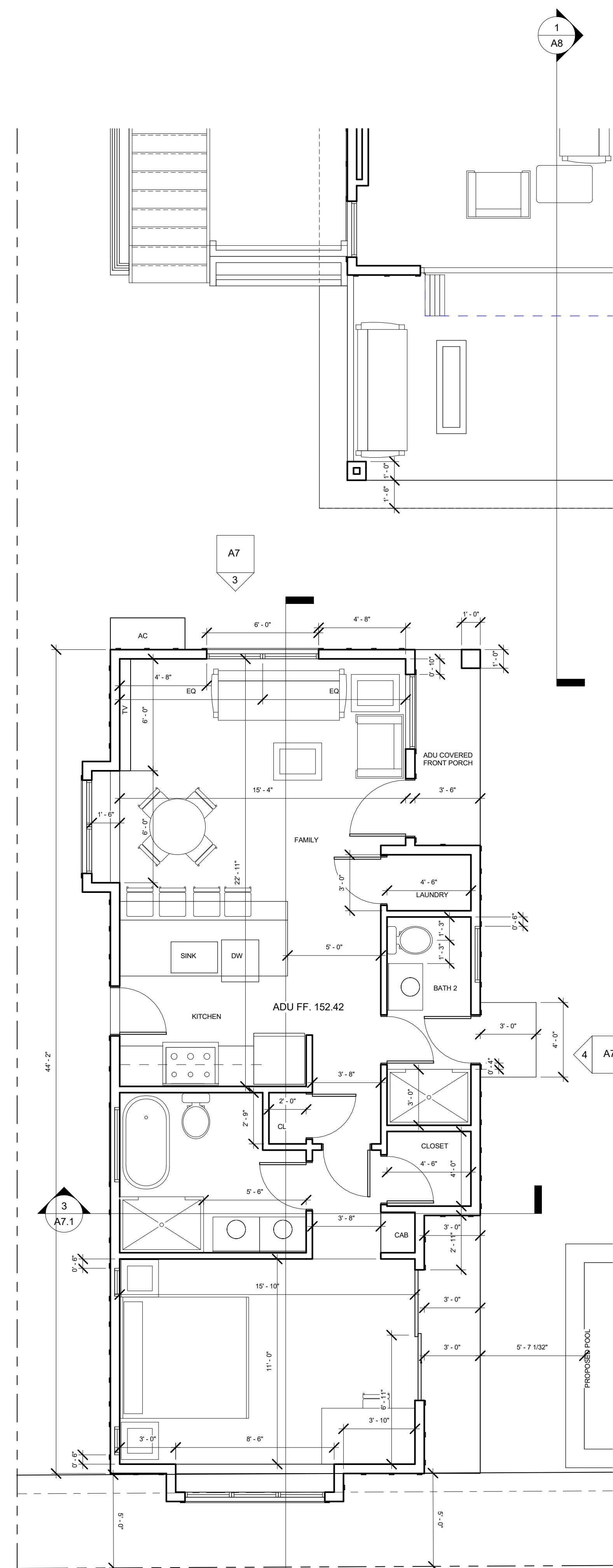
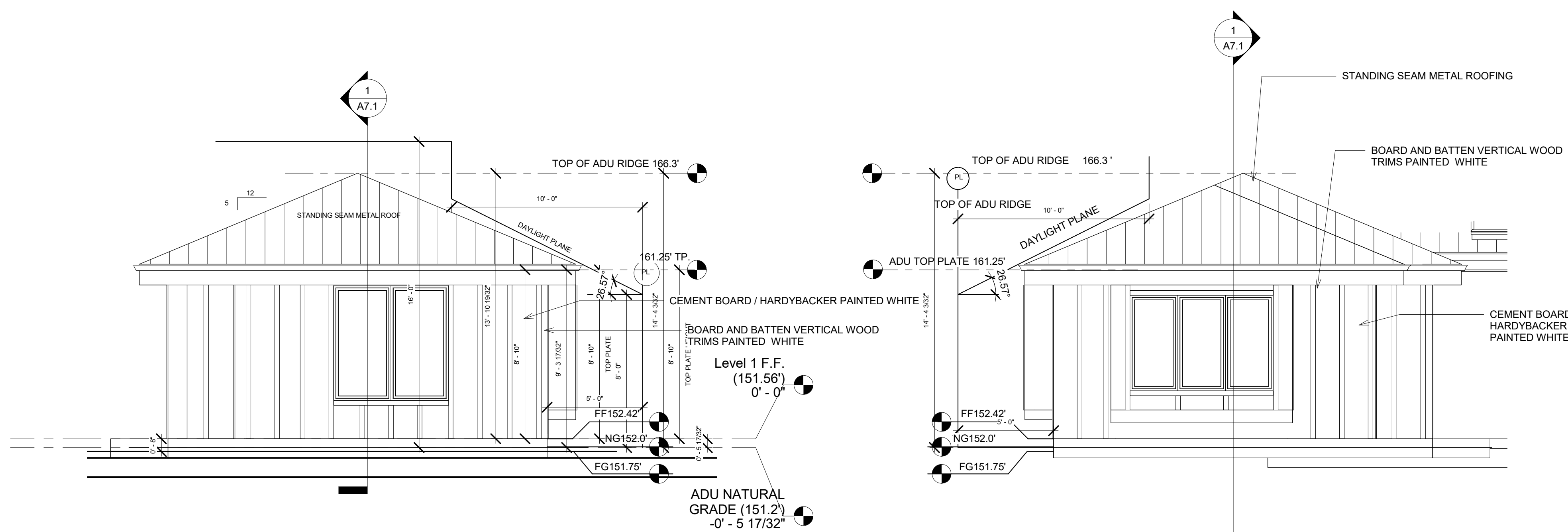
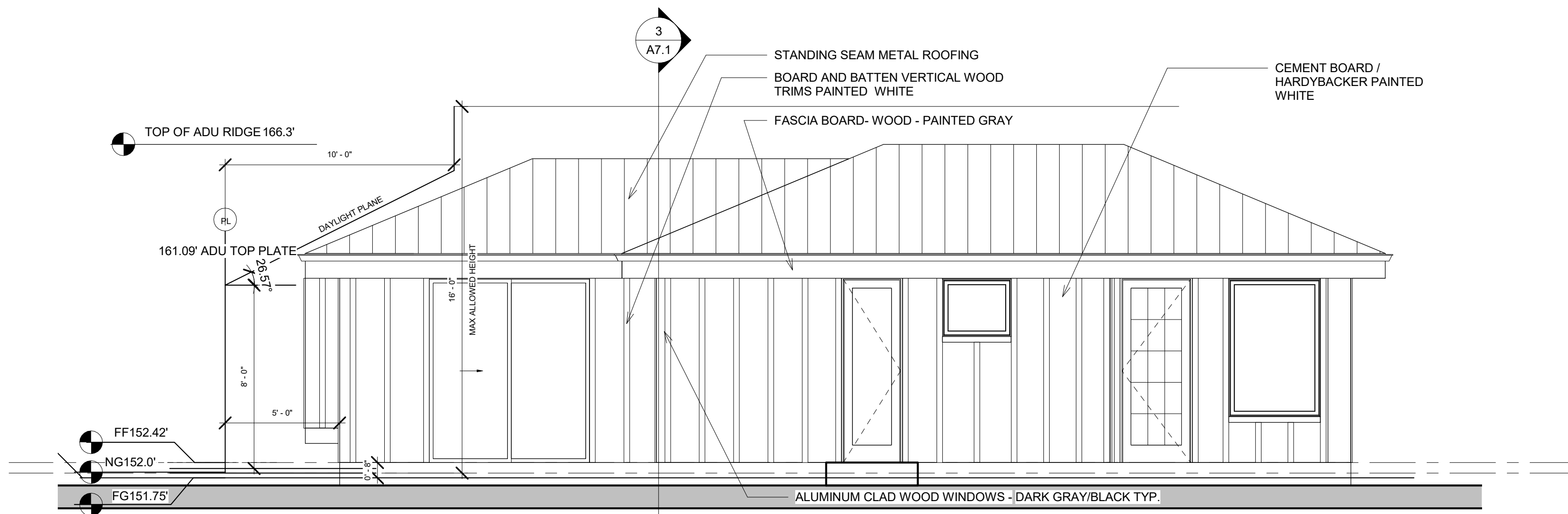
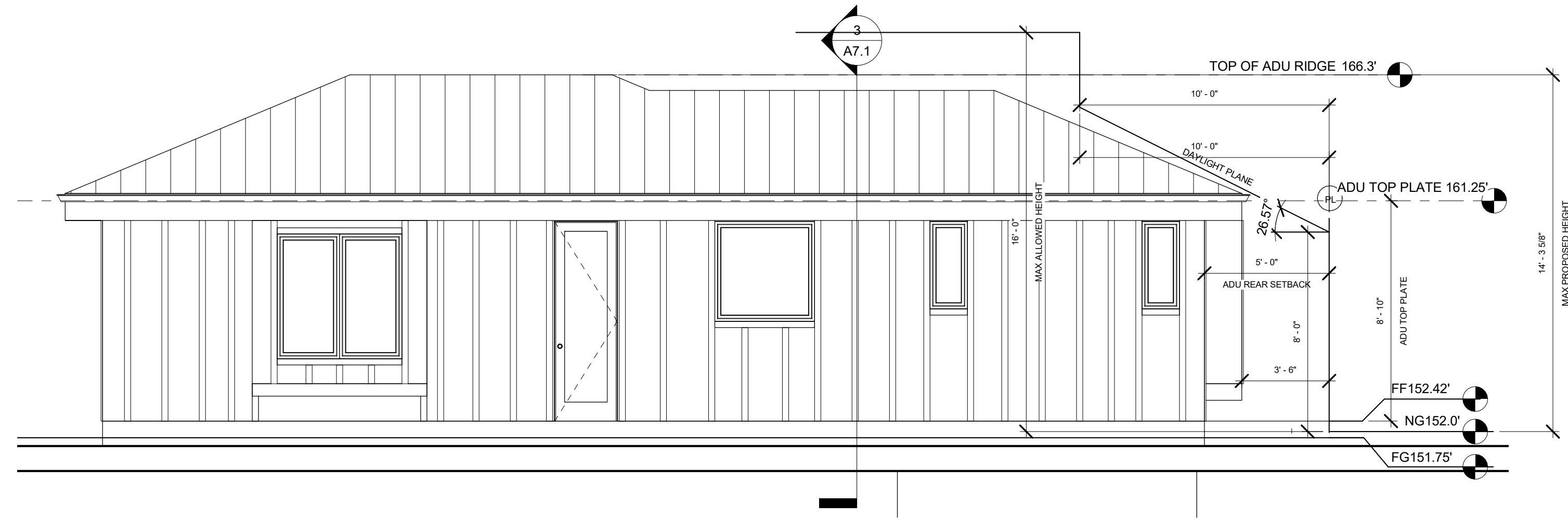
Drawn By: _____ Checked By: _____
Author _____ Checker _____

Scale
1/4" = 1'-0"

Sheet Title
ADU

Sheet No.

A7





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Job Title
120 CORONADO
Job Address
120 Coronado Ave, Los Altos, CA 94022

Date
09.28.2021

Issued For
PLANNING

Job No.
120

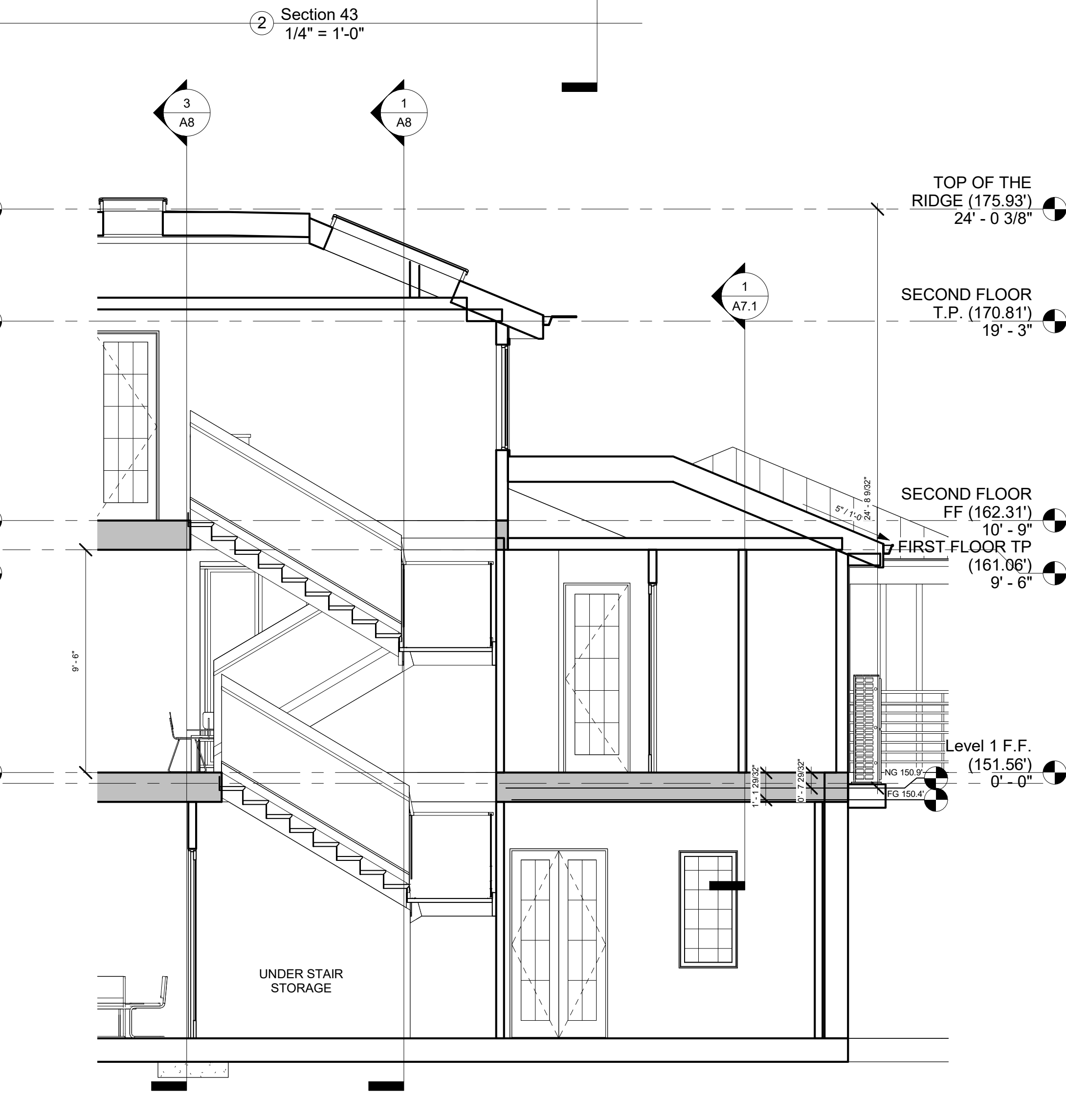
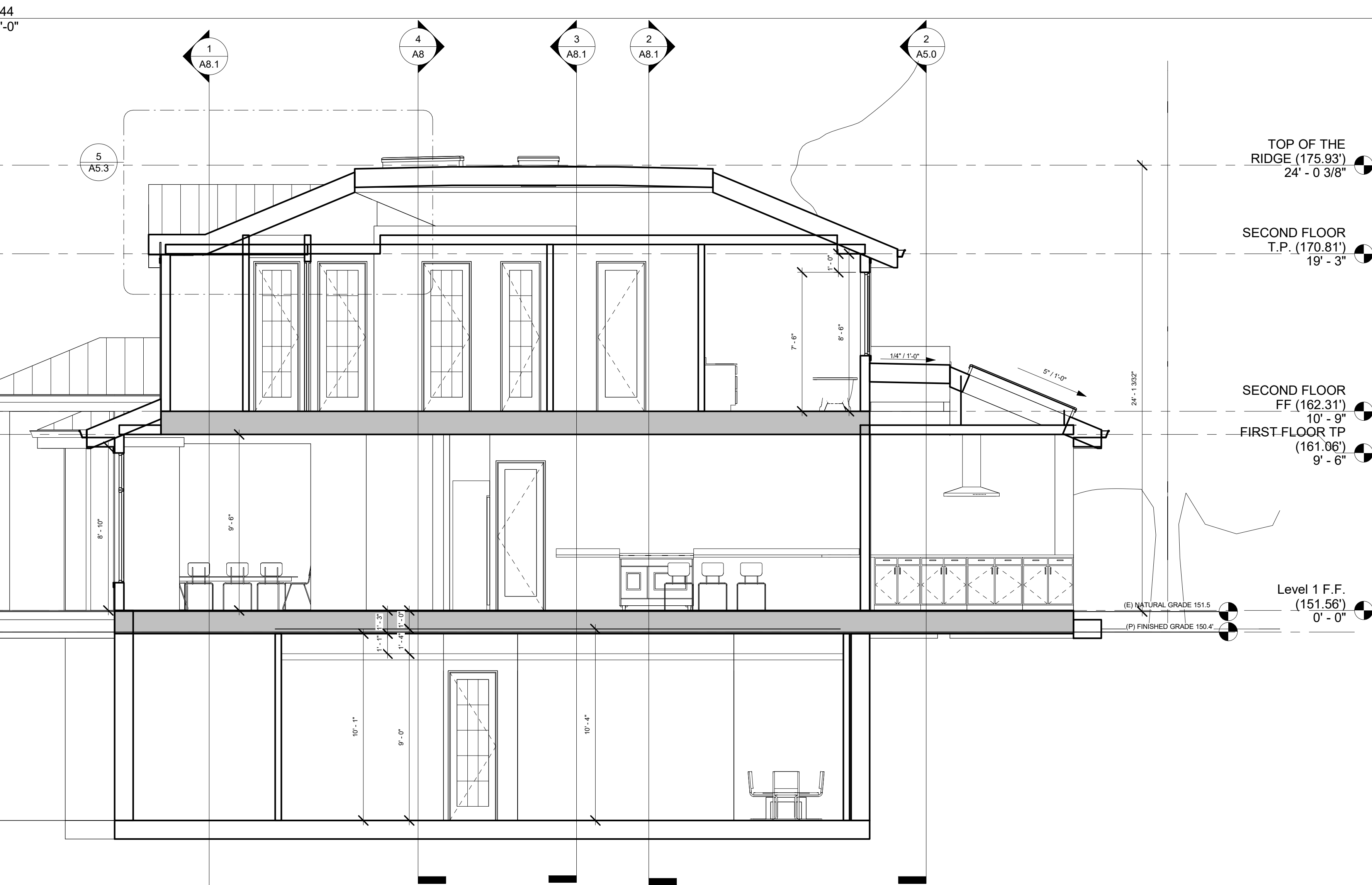
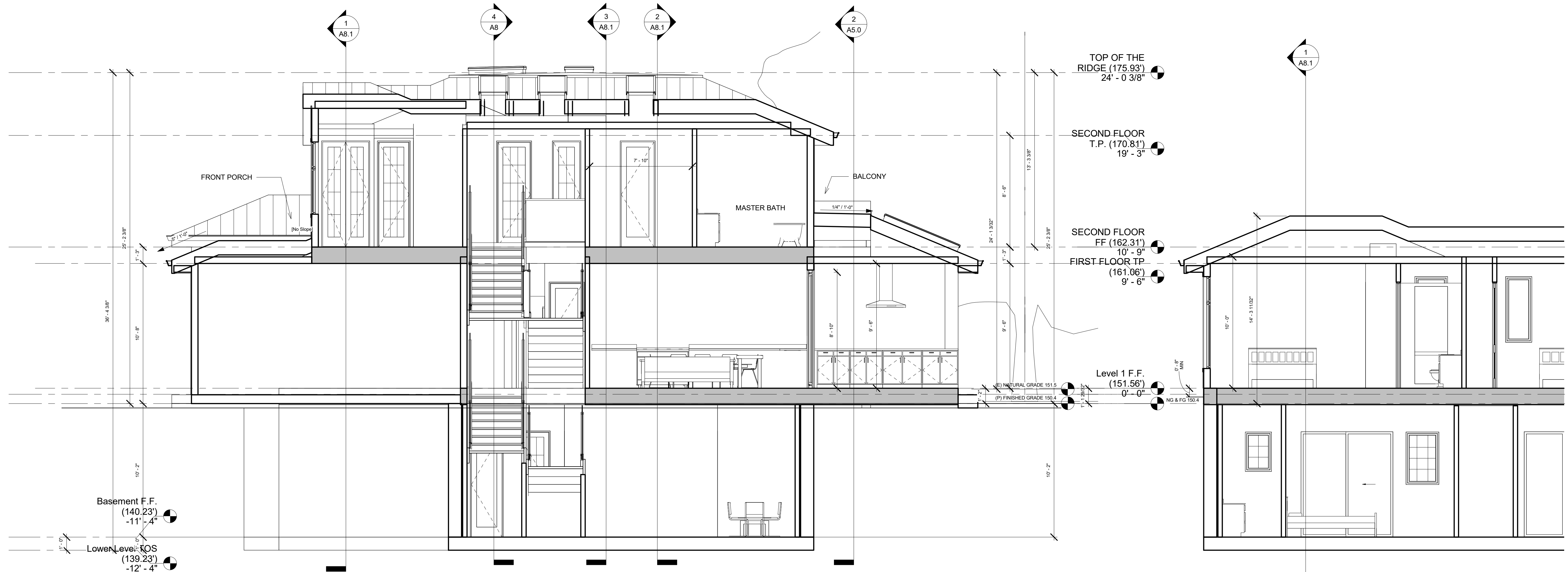
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Author _____ Checker _____

Scale
1/4" = 1'-0"

Sheet Title
SECTIONS

Sheet No. _____

A8



SECTION THROUGH STAIR WELL
1/4" = 1'-0"

Section 42
1/4" = 1'-0"

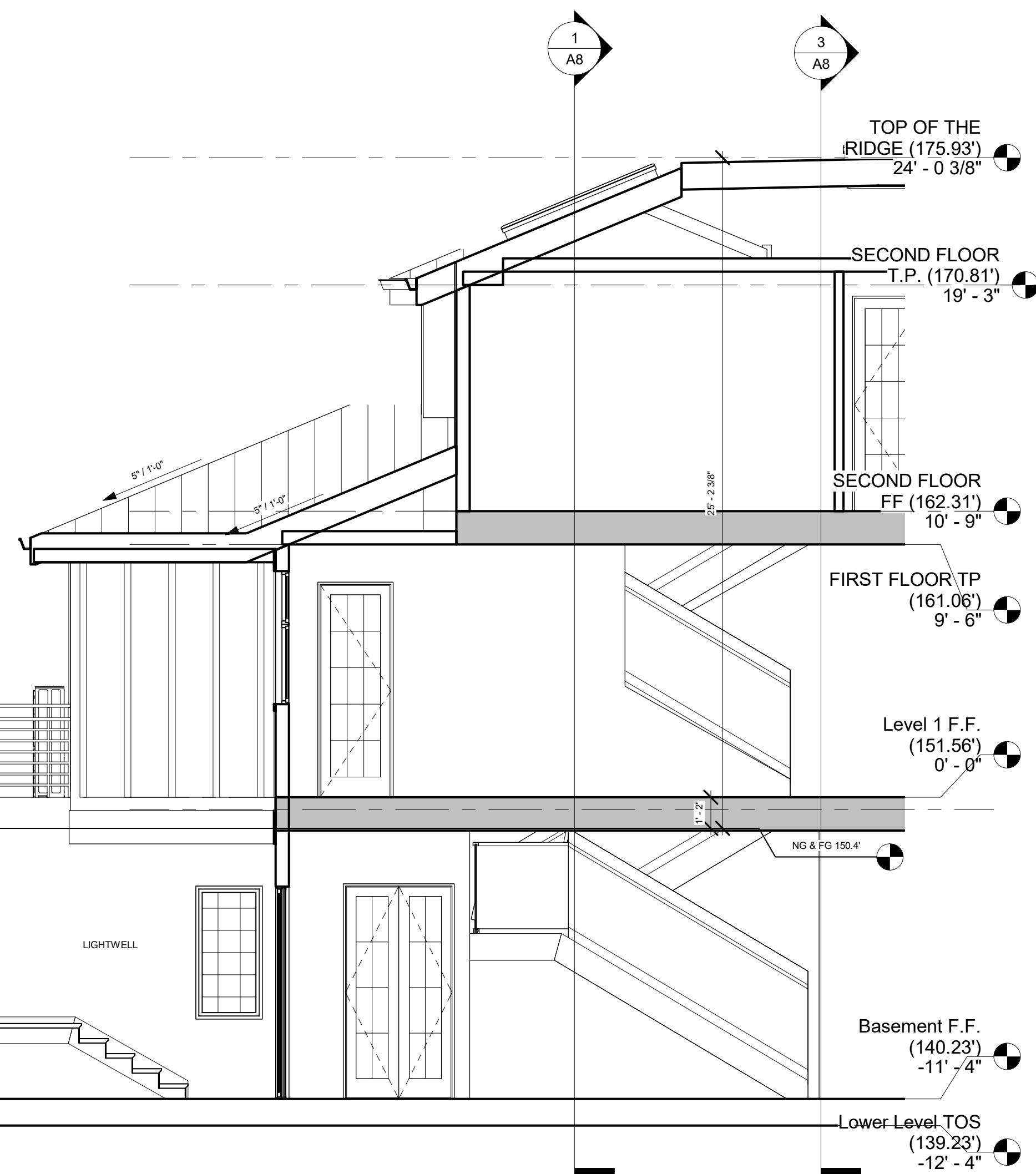
11/22/2021 4:27:28 PM



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① Section 53
1/4" = 1'-0"



③ Section 59
1/4" = 1'-0"



② Section 39
1/4" = 1'-0"

Revision No. _____ Date _____

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Job Title
120 CORONADO

Job Address
120 Coronado Ave, Los Altos, CA 94022

Date
09.28.2021

Issued For
PLANNING

Job No.
120

Drawn By: _____ Checked By: _____
Author: _____ Checker: _____

Scale
1/4" = 1'-0"

Sheet Title
SECTIONS

Sheet No. _____

A8.1

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PLANNING

Job No.
120

Drawn By: _____ Checked By: _____
Author Checker

Scale

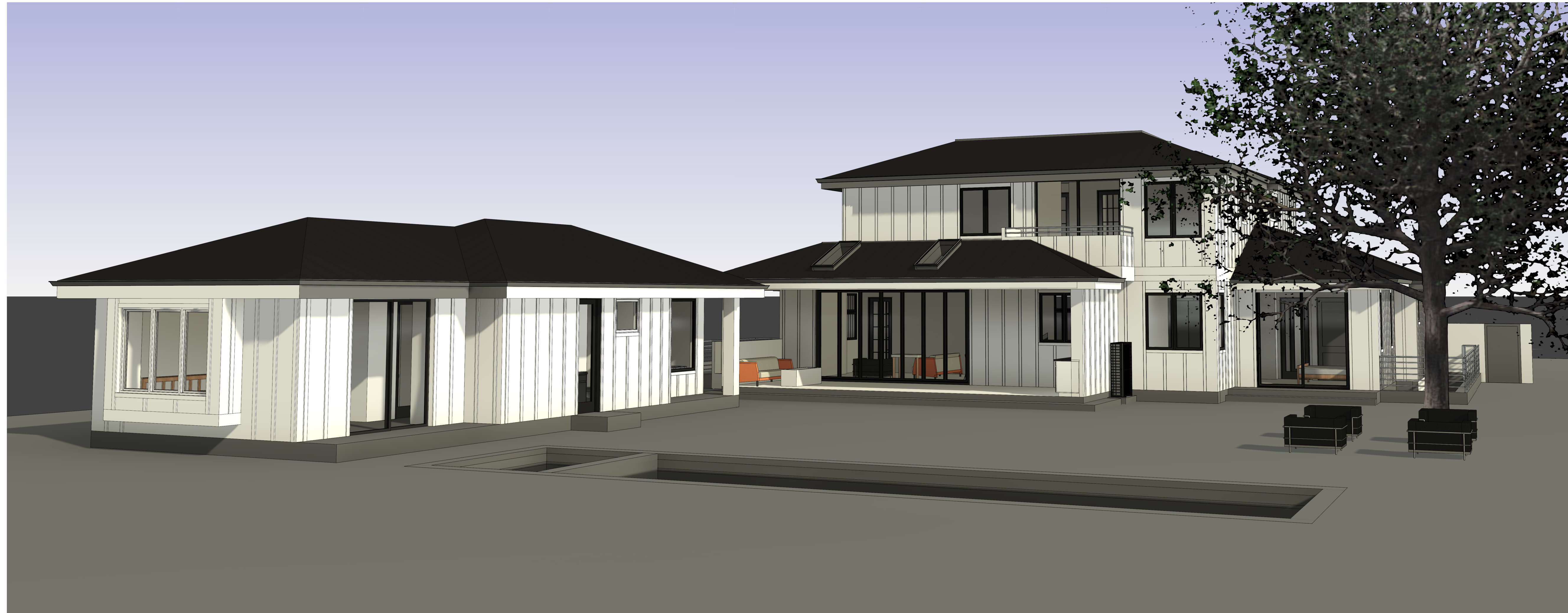
Sheet Title
3D PERSPECTIVES

Sheet No.

A9



① FRONT PERSPECTIVE 2



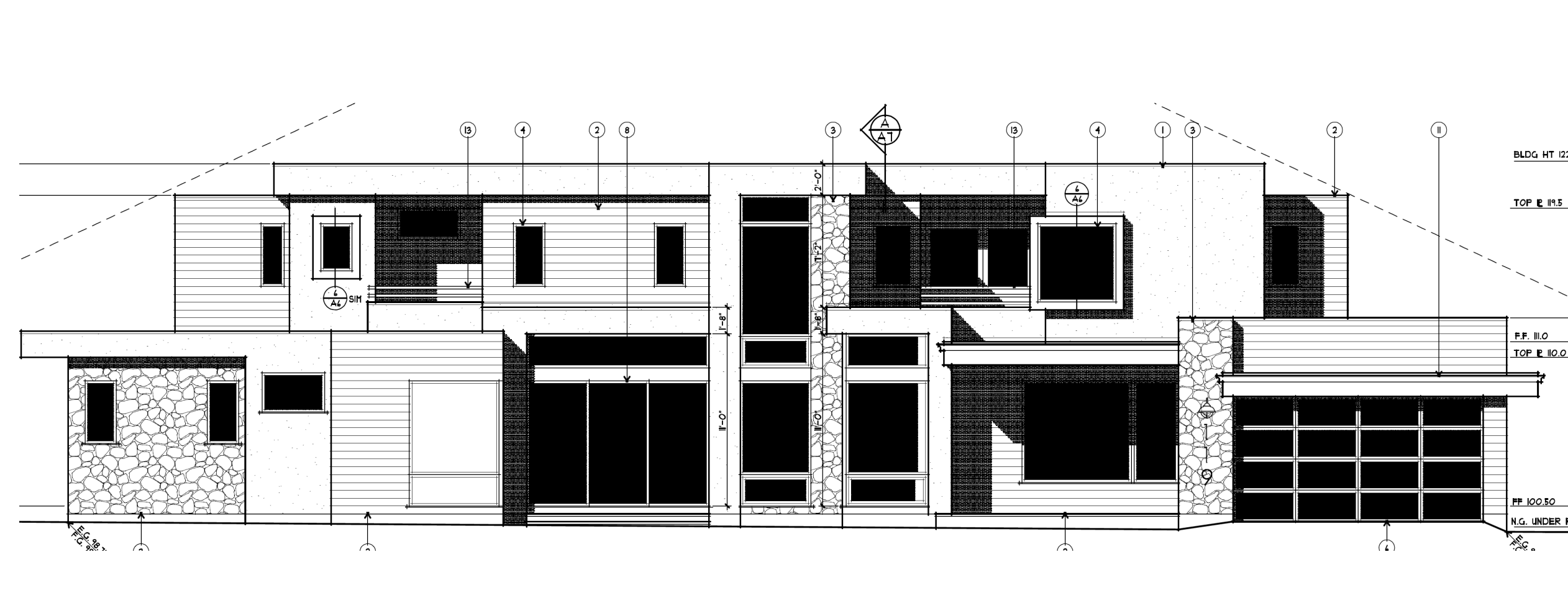
③ REAR PERSPECTIVE 2



134 CORONADO AVE.



135 CORONADO AVE.



119 CORONADO AVE. NEW CONSTRUCTION



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Job Title
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Job Address
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Date
09.28.2021

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PLANNING

Job No.
120

Drawn By: _____ Checked By: _____
Author _____ Checker _____

Scale _____

Sheet Title
**NEIGHBORHOOD
IMAGES**

Sheet No. _____

A10



215 CHERRY AVE



108 CORONADO AVE.



105 CORONADO AVE.



90 CORONADO AVE.



134 CORONADO AVE.



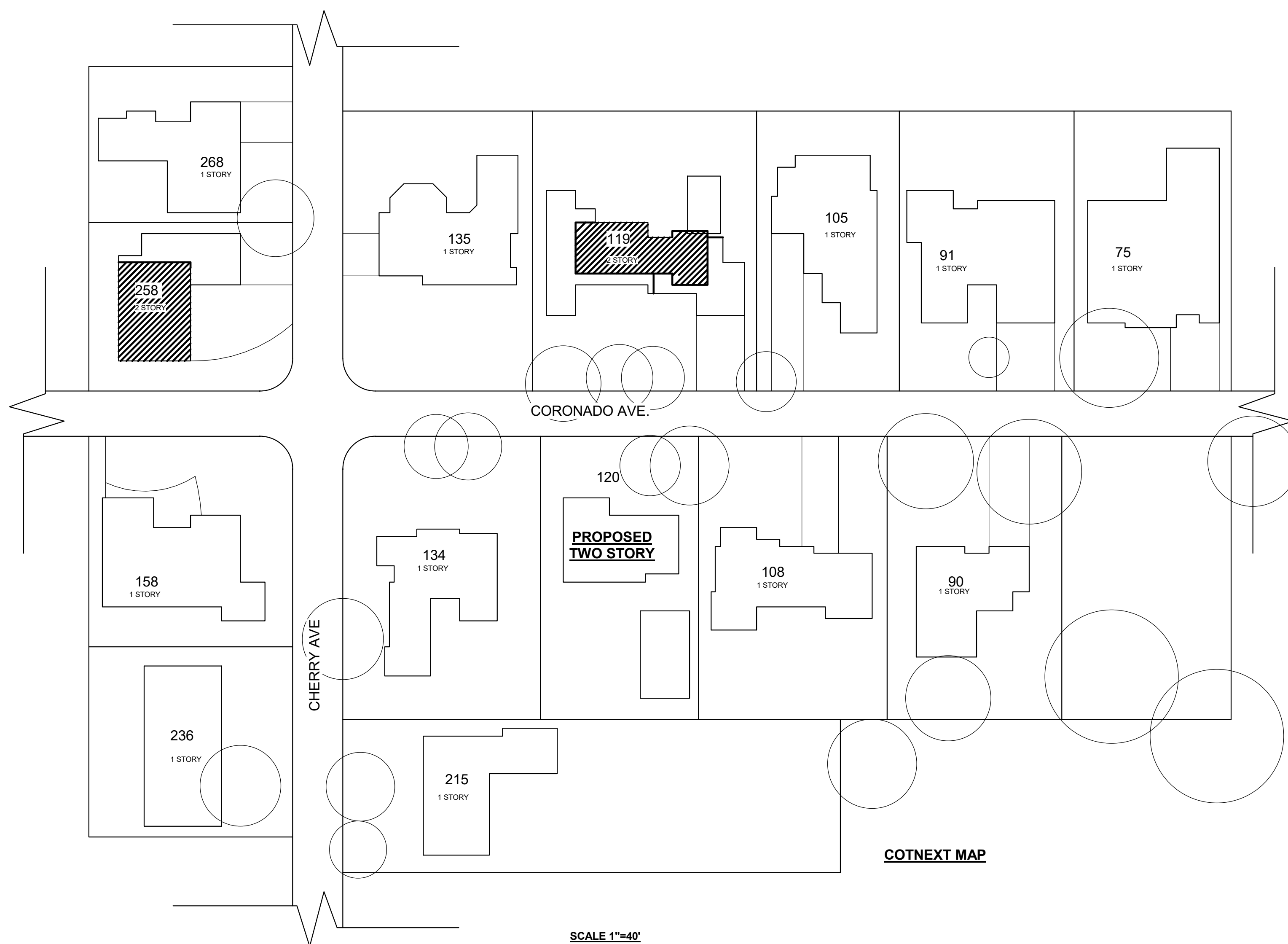
135 CORONADO AVE.



119 CORONADO AVE. NEW CONSTRUCTION



215 CHERRY AVE



108 CORONADO AVE.



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Job Address
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Date
09.28.2021

Issued For
PLANNING

Job No.
120

Drawn By: _____ Checked By: _____
Author _____ Checker _____

Scale _____

Sheet Title
**NEIGHBORHOOD
CONTEXT**

Sheet No.

A11



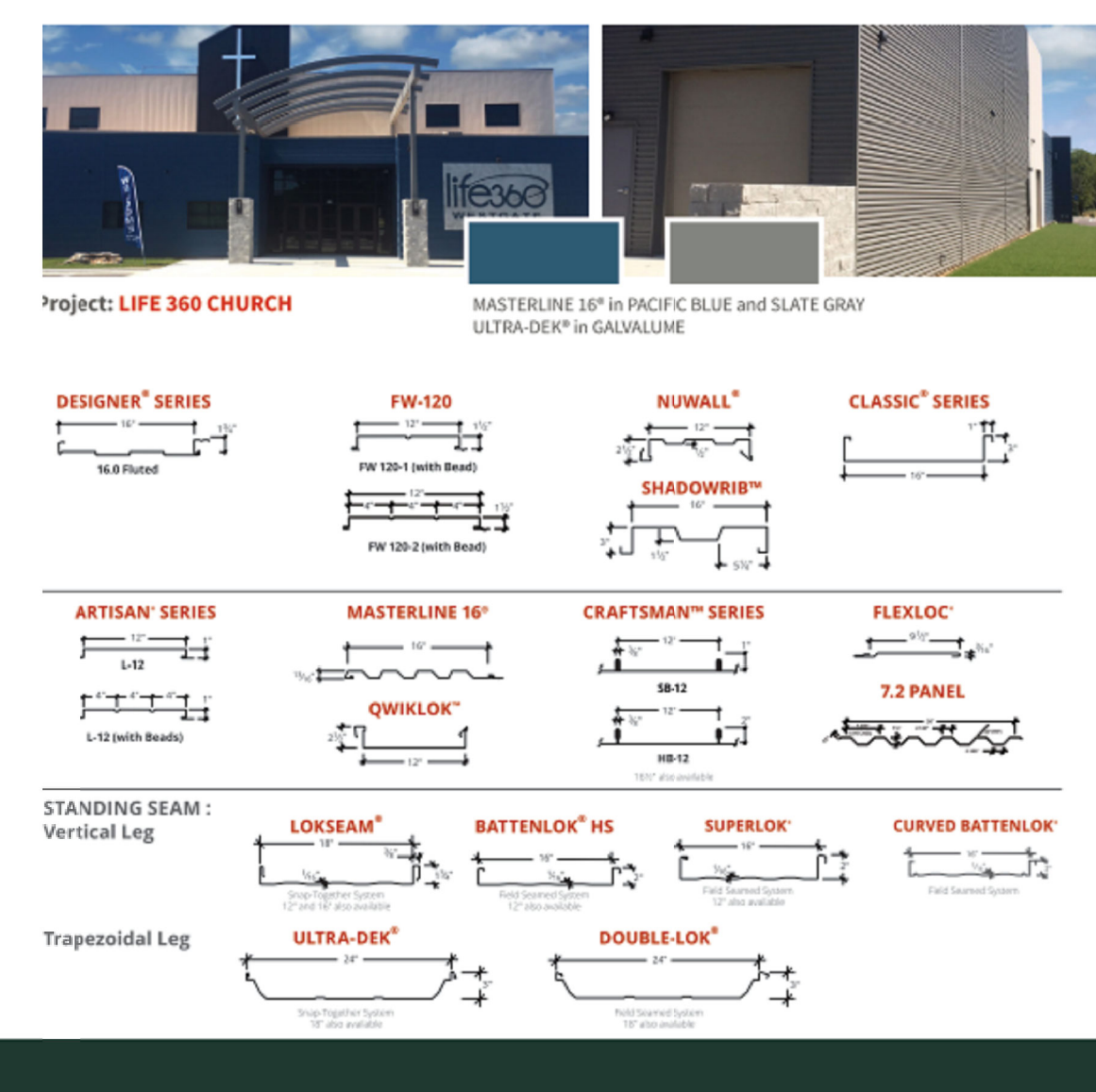
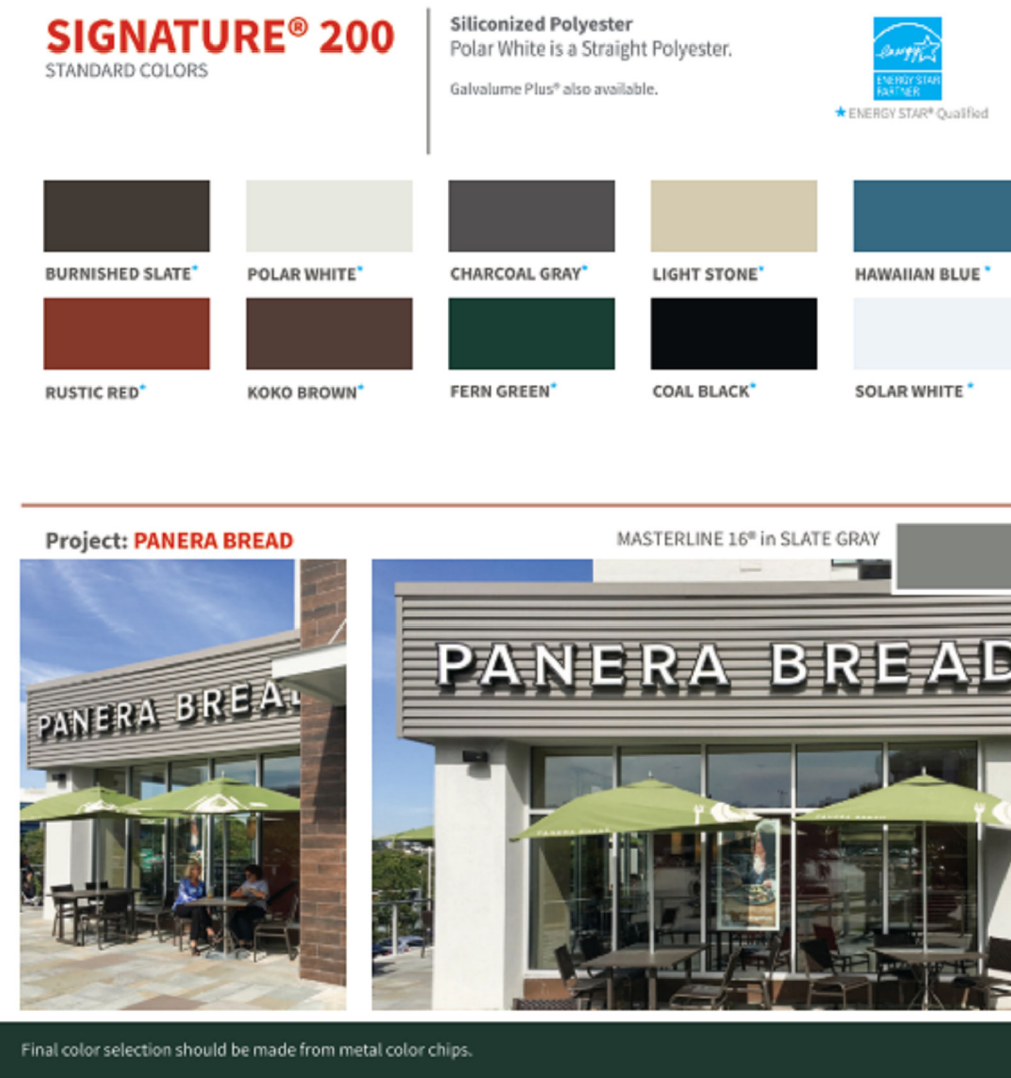
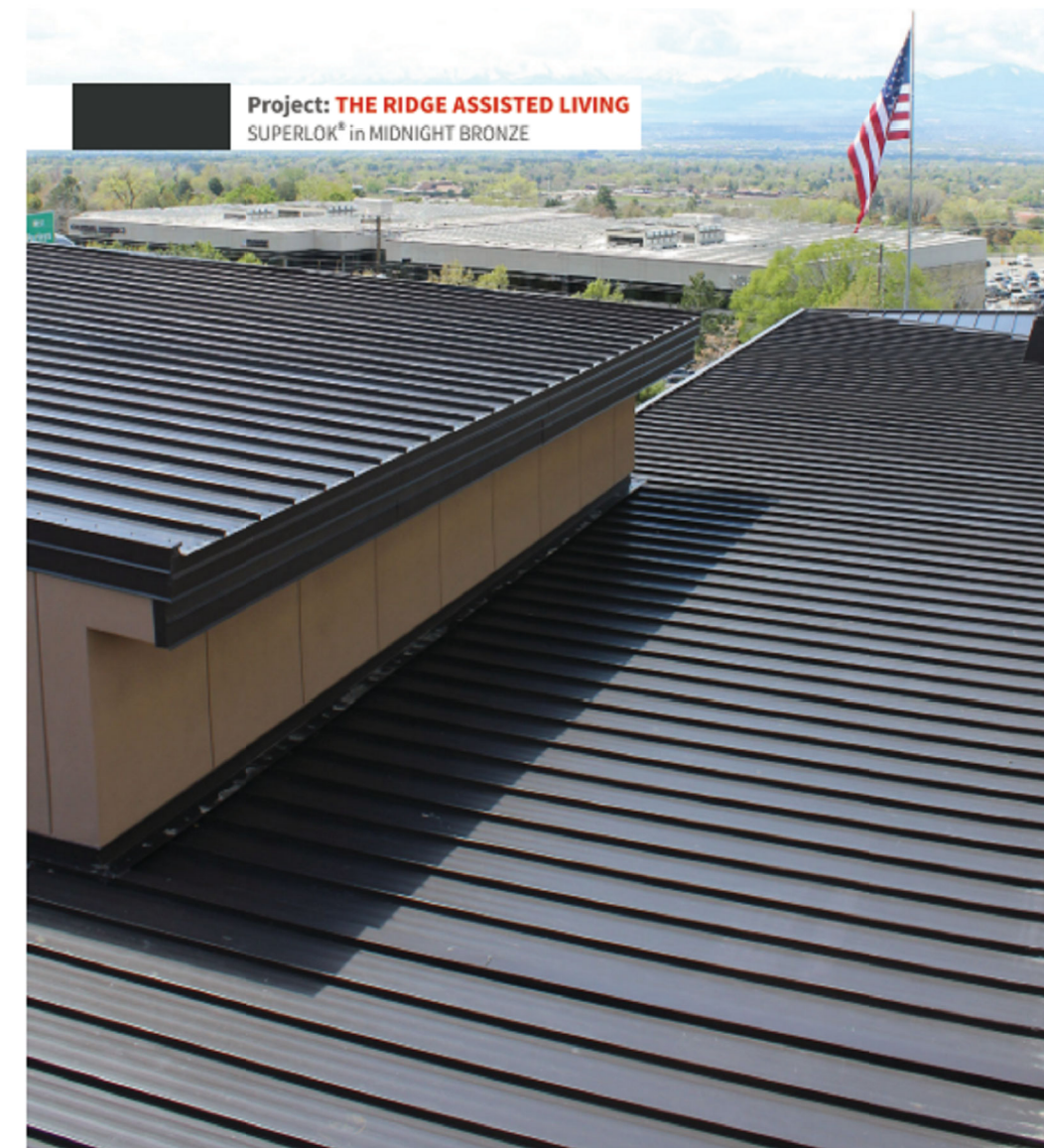
MATERIAL LEGEND

- 1 TYP. 6' TALL REDWOOD FENCE AND GATE
- 2 STANDING SEAM METAL ROOF - BLACK/DARK GRAY-
- 3 CEMENT BOARD / HARDY BACKER + PAINTED WHITE
- 4 ALUMINUM & GLASS GARAGE DOOR
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- 8 DARK GRAY GUTTERS
- 9 WHITE WINDOW TRIMS



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1 MATERIAL BOARD
1/4" = 1'-0"



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Safaei

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120 CORONADO

Job Address
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Date
09.28.2021

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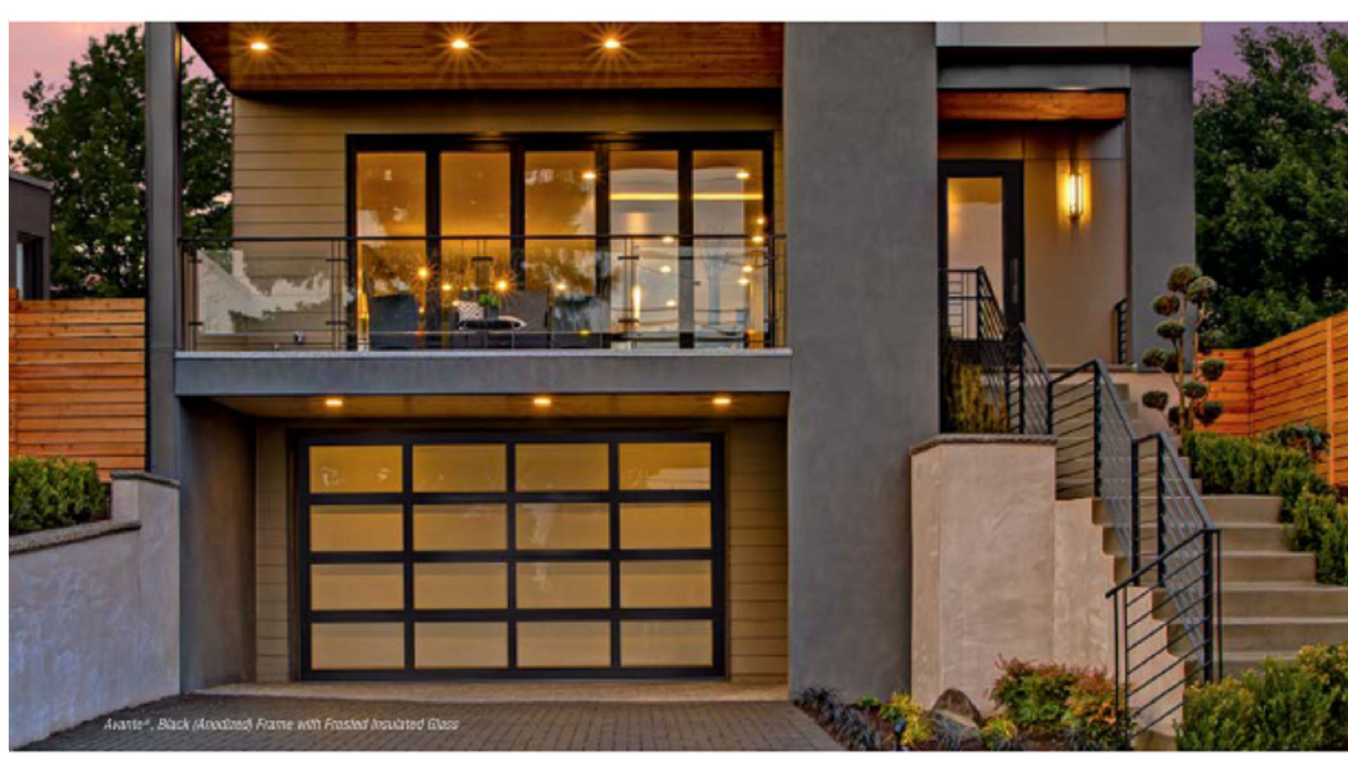
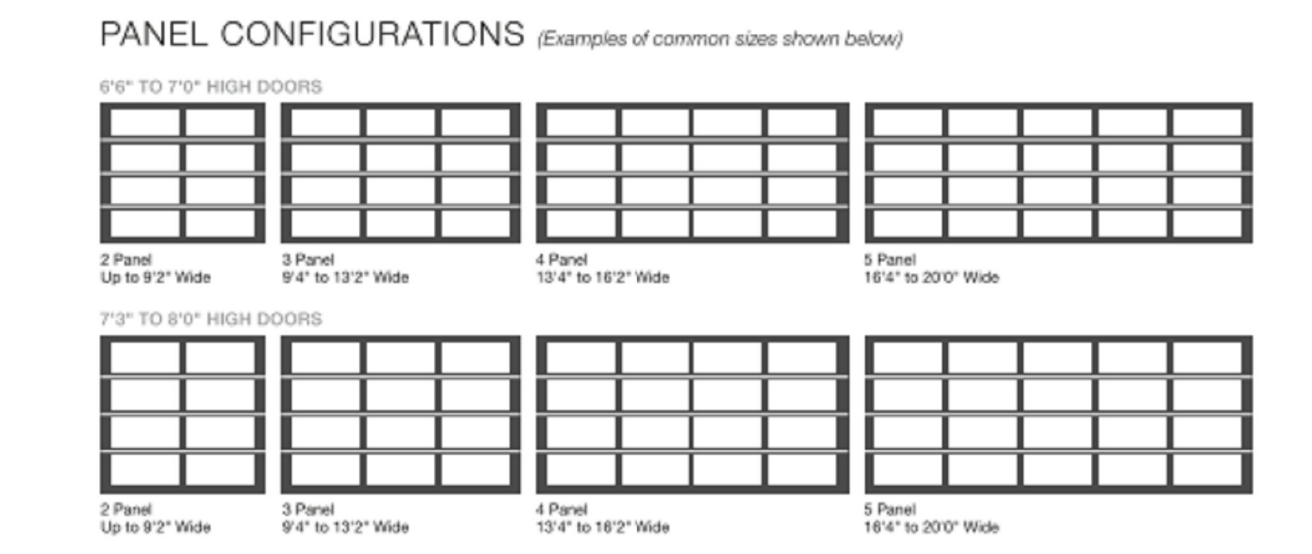
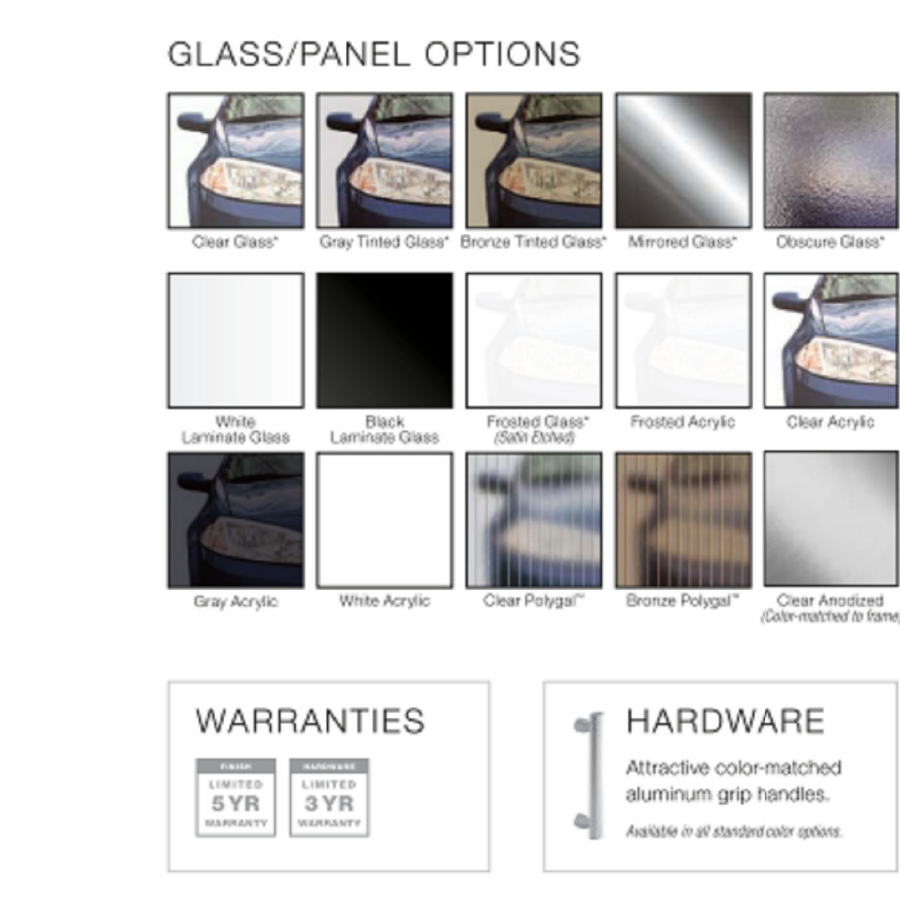
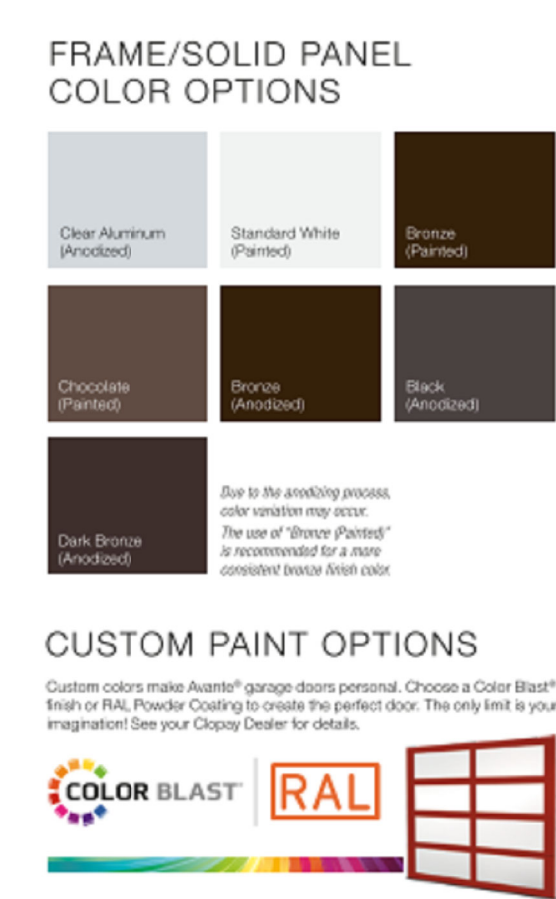
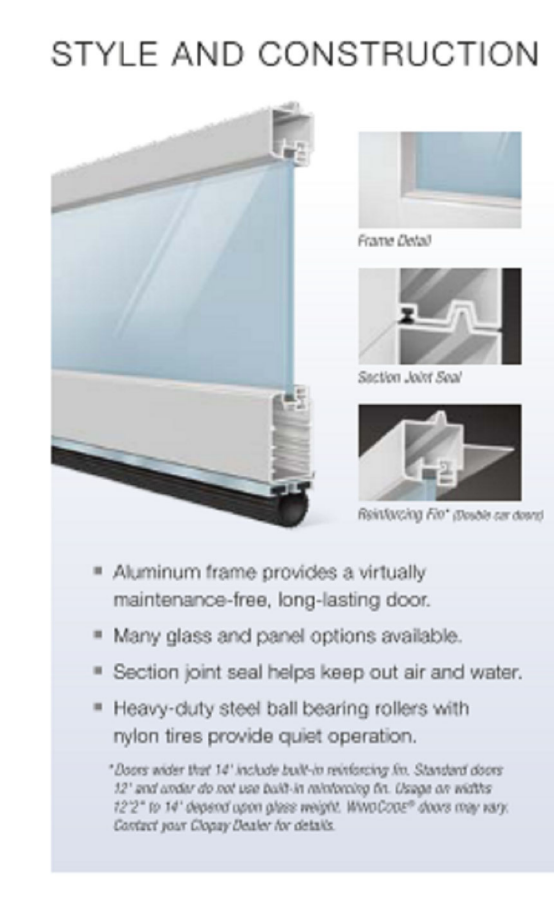
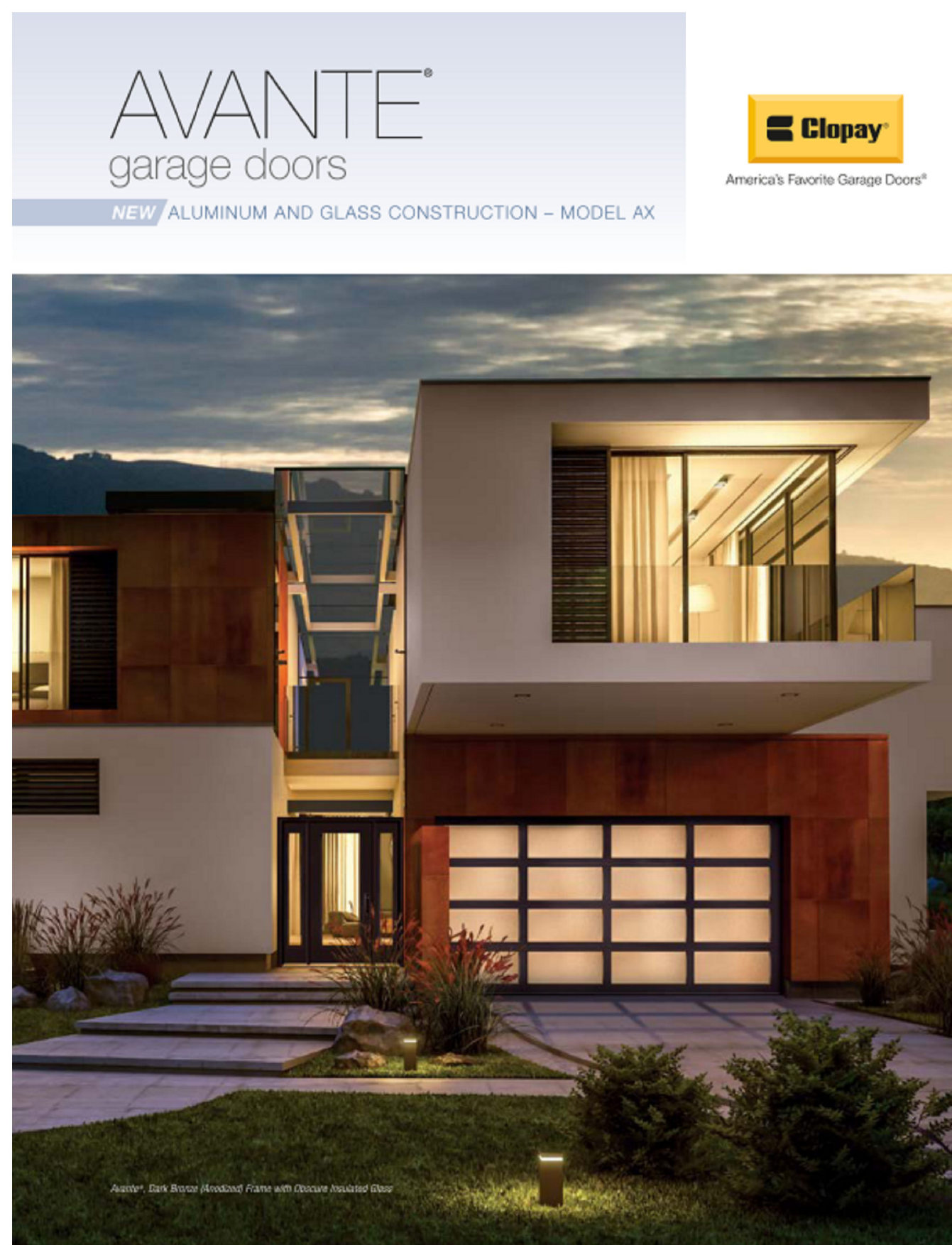
Job No.
120

Drawn By: SDG Checked By: SS

Scale
1/4" = 1'-0"

Sheet Title
MATERIAL BOARD

Sheet No.



A12

11/22/2021 4:07:59 PM

SAMSUNG SUBMITTAL AC054KNZDCH4AA Samsung Multi-position Air Handler, Single Zone, Split System

Job Name: SALAC Location: 5 Ton

Purchaser: _____ Engineer: _____

Submitted to: _____ Reference: Approval Construction

Unit Designation: _____ Schedule #: _____

Model	Indoor Unit Model Number	AC054KNZDCH4AA
Performance	SEER/EER	17.0/8.05
Capacity Range	Cooling (Btu/h)	21,000 - 35,000
SEER/EER	Heating (Btu/h)	21,000 - 35,000
COP	Heating	3.83
AHRI Certification Number		800075
Condensate (gpd)		12.05
Power (without optional heat kit)	Voltage	1/208-230/60
Operating Current (min. / max.)	110-240 VAC	10.1 / 28.7 / 35.8
Max. Breaker	Operating Current (min. / max.)	10.2 / 24.7 / 36.5
Min. Circuit Ampacity (A)	Max. Breaker	70
Dimensions	W x H x D	24 1/2" x 34 1/4" x 21 3/4"
Indoor Unit (in.)	Indoor Unit (in.)	37 x 58 x 13
Outdoor Unit (in.)	Outdoor Unit (in.)	21.8
Sound Pressure Level	Indoor Unit (dB(A))	39 / 42 / 45
Outdoor Unit (dB(A))	Cooling / Heating (dB(A))	59 / 66
Temperatures (°F)	Outdoor	23 ± 1.15
Heating	6 ± 1.15 White	
Cooling	61 ± 1.80	
Heating	1 ± 0.3	
Pipe Connections	Indoor & Outdoor	High side (flare) 3/8"
Low side (flare)	3/8"	
Maximum (ft.)	246	
Maximum Vertical Separation (ft.)	98	
Condensate Connection	Factory Charge (oz.)	3.87 @ 80°F
Refrigerant	Additional Refrigerant	119.93
Charged for	0.355 oz./ft. over 25 ft.	
Compressor	Type	Inverter Driven, Twin BLDC Rotary
PLA	28.5	
Evaporator Fan	Type	Double-Inlet, forward curve, centrifugal with ECM motor
CFM (LAH)	1,832 / 1,201 (at standard 35°F)	
Total CFM Range	370 - 2,000	
Motor Amps	A	2.59
External Start	Standard	0.28
Pressure (VAC)	(min. / max.)	0.1 / 1.0
Condenser Fan	Motor	BLDC With Axial Type Fan (D)
FLA (VAC) / CFM (max.)	0.68 / 2.2 / 10.9 / 2.1 / 10.0 CFM	
Optional Accessories	Wired Controller	<input type="checkbox"/> MWRS-SH0N
Wired Controller	Premium scheduling	<input type="checkbox"/> MWRS-WET1N
Wireless Signal	Wireless Signal Receiver	<input type="checkbox"/> MWRS-SH0N
Wireless Signal	Wireless Signal Receiver	<input type="checkbox"/> MM-A-02UN
External Temperature Sensor	Wireless Controller	<input type="checkbox"/> MWRS-A-01N
External Temperature Sensor	Wireless Controller	<input type="checkbox"/> MWRS-H-02UN
External Control Control	Wireless Controller	<input type="checkbox"/> MWRS-1A
External Control Control	Wireless Controller	<input type="checkbox"/> MM-B14
Control Control Interface Module for Connection to	MM-N01	
Filter Box (includes 1" MERV 8 filter)	UVES-1	
Supplemental SW	VIR-30SA	
Electric Heat Kit	VIR-31SA	
Wall Bracket (for outdoor unit)	CHN-25D	
Wind Baffles	Front	<input type="checkbox"/> WBB-6M
Wind Baffles	Back	<input type="checkbox"/> WBB-4M
Certifications	ETL (UL 1895)	
UL ETL		
UL ETL		
UL ETL		

888-699-6067 www.SamsungHVAC.com

SAMSUNG SUBMITTAL AC054KNZDCH4AA Samsung Multi-position Air Handler, Single Zone, Split System

AC054KNZDCH4AA Dimensional Drawing

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SAMSUNG SUBMITTAL AC054KNZDCH4AA Samsung Multi-position Air Handler, Single Zone, Split System

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Revision No. _____ Date _____

MAIN HOUSE HVAC HEAT PUMP SYSTEM

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SIGNATURES

Job Title
120 CORONADO

Job Address
120 Coronado Ave, Los Altos, CA 94022

Date
09.28.2021

Issued For
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Job No.
120

Drawn By: _____ Checked By: _____

Author: _____ Checker: _____

Scale

Sheet Title
Details 1

Sheet No.

VELUX SKYLIGHT DETAIL

11/22/2021 1:08:00 PM

O'HAGIN VENT SECTIONS

FOR COORDINATING WITH TILE MANUFACTURERS, INSTALLATION INSTRUCTIONS, TECHNICAL BULLETINS & SPECIFIC INFORMATION REGARDING RAIN, SNOW, HIGH-VELOCITY WIND, OR BILGUND URBAN INTERFERENCE (BU) APPLICATIONS, PLEASE CONTACT O'HAGIN TOLL FREE AT 877/324-0444 OR WWW.OHAGIN.COM

MODEL "FLAT" STYLE VENTS FOR CONCRETE TILE ROOFS

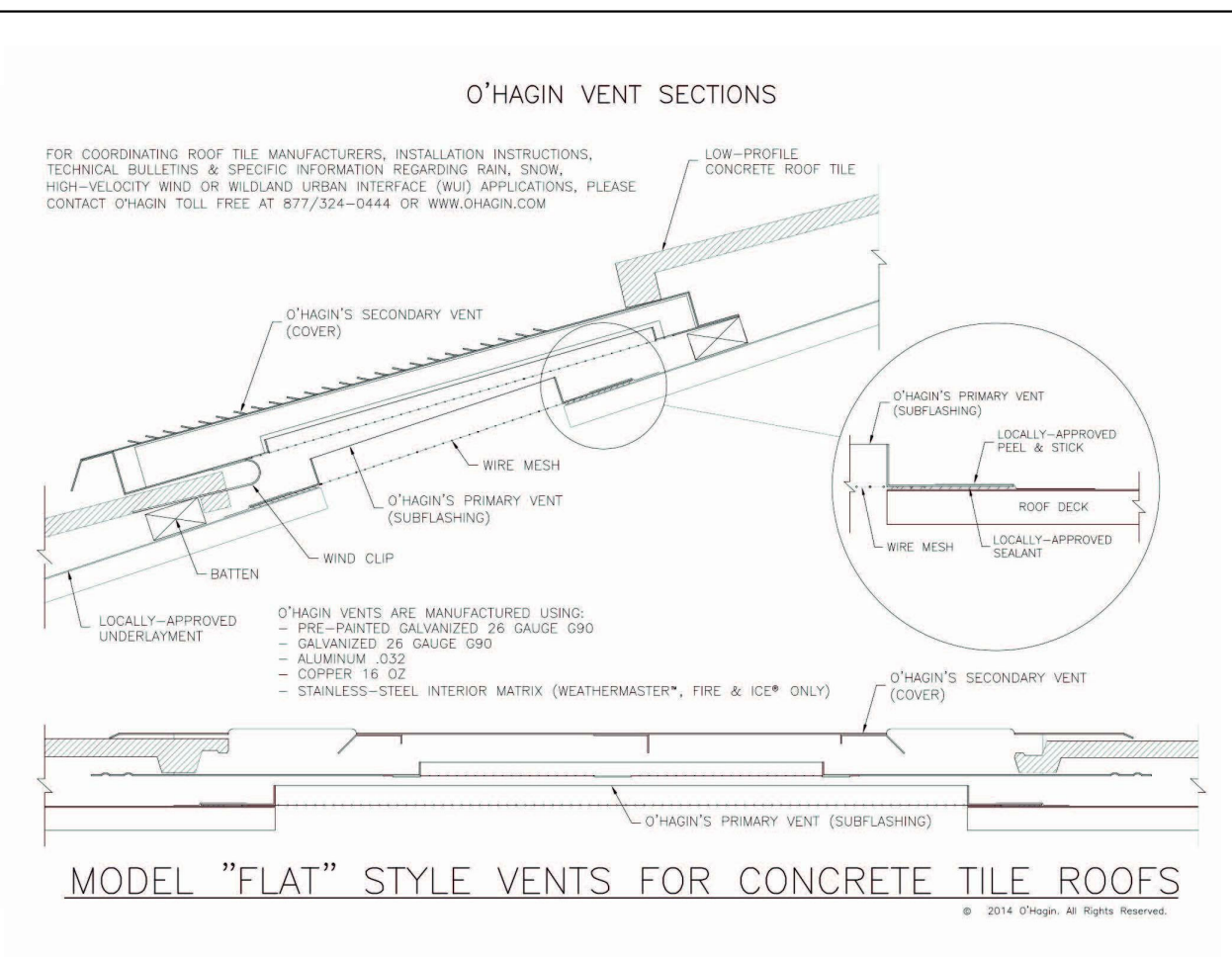
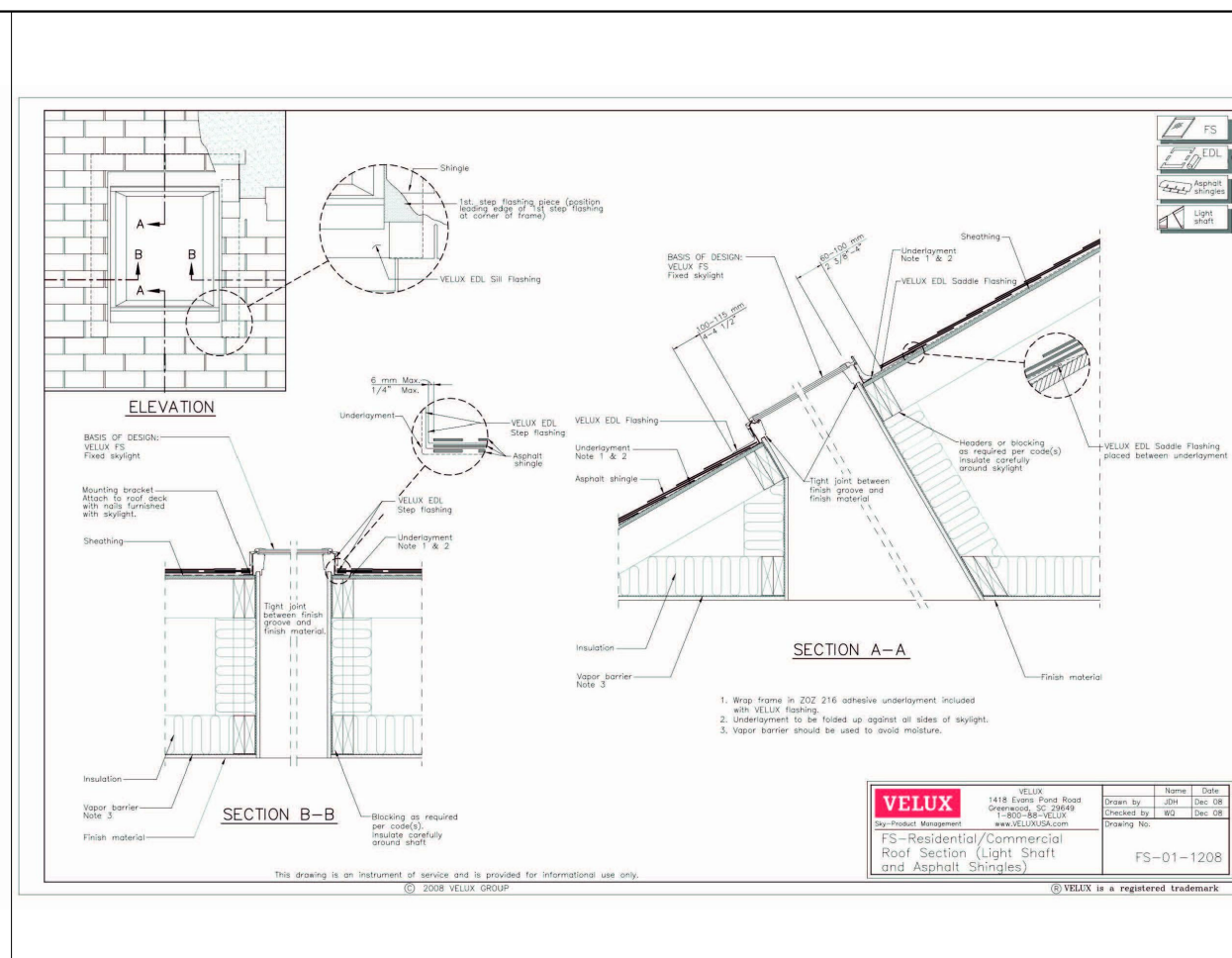
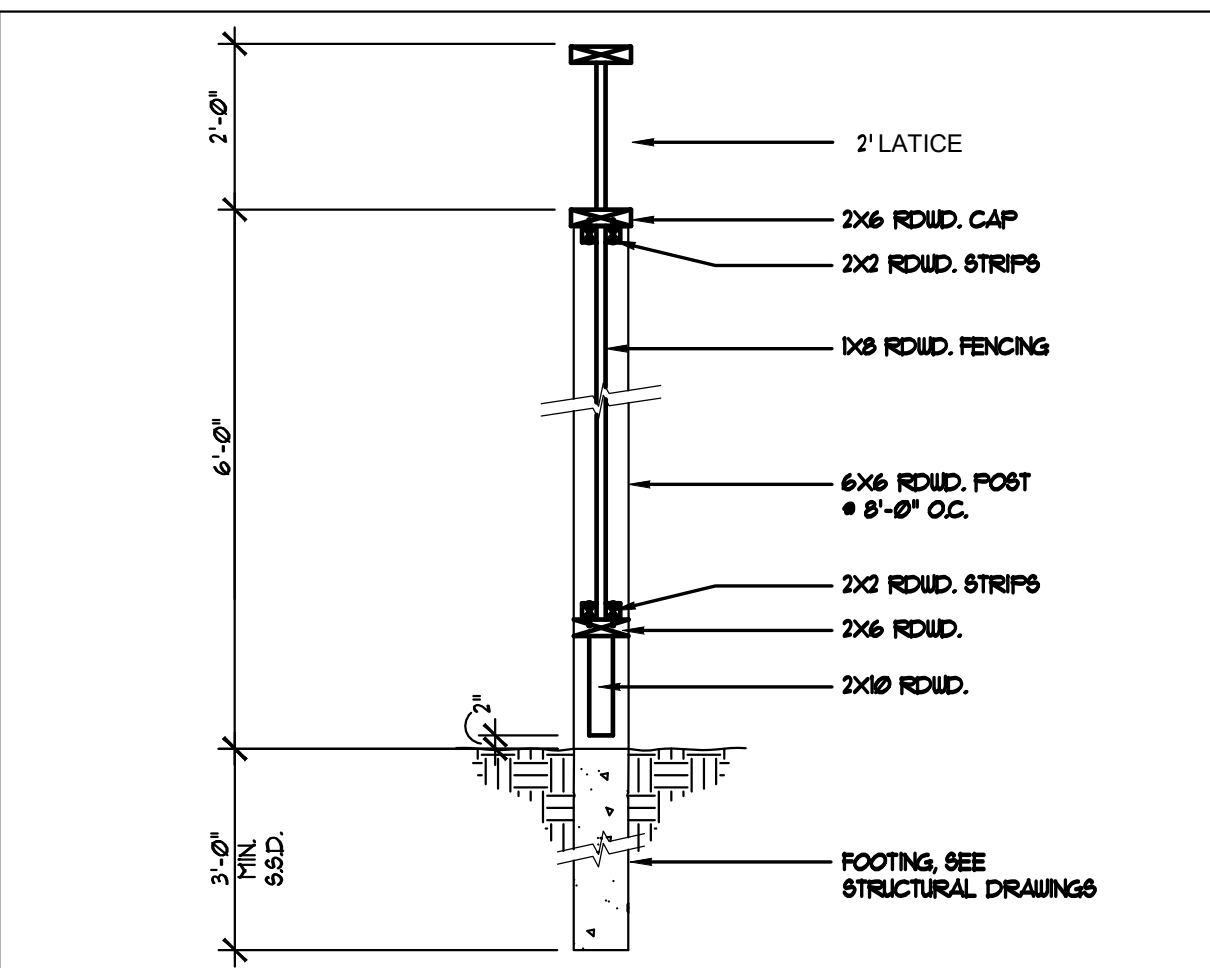
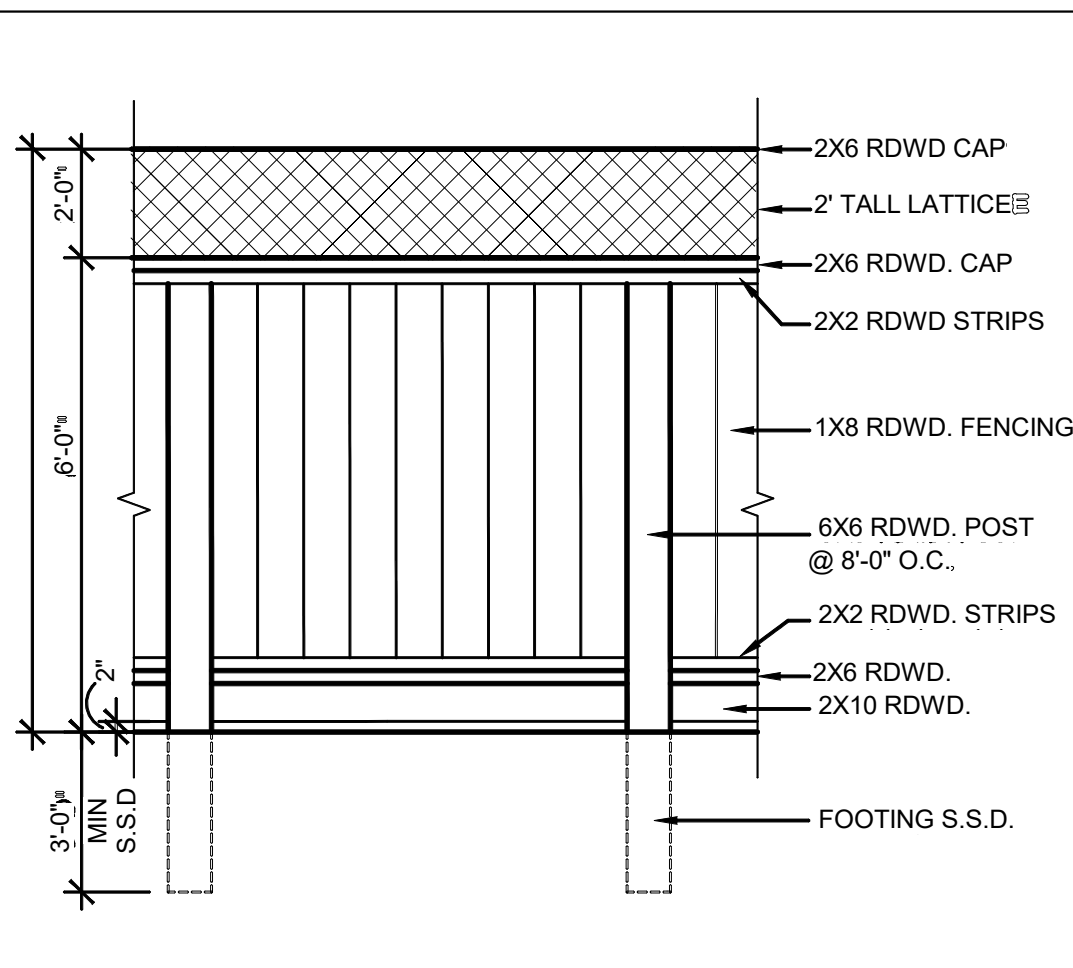
TREMCO LOWER LEVEL CONCRETE WALL WATERPROOFING DETAIL

11/22/2021 1:08:00 PM

TREMCO LOWER LEVEL CONCRETE FLOOR WATERPROOFING DETAIL

11/22/2021 1:08:00 PM

AD-1



STEGO DATA
STEGO® WRAP 20-MIL VAPOR BARRIER
 A STEGO INDUSTRIES, LLC INNOVATION | VAPOR RETARDERS 07.26.00, 03.30.00 | VERSION: DEC.10, 2018

1. PRODUCT NAME
 STEGO WRAP 20-MIL VAPOR BARRIER

2. MANUFACTURER
 Stego Industries, LLC
 216 Avenida Fabricante, Suite 101
 San Clemente, CA 92672 USA
 Sales, Technical Assistance
 Ph: (877) 464-7834
 contact@stegoindustries.com
 www.stegoindustries.com

3. PRODUCT DESCRIPTION
 USES: Stego Wrap 20-Mil Vapor Barrier is used as a below-slab vapor barrier.
 COMPOSITION: Stego Wrap 20-Mil Vapor Barrier is a multi-layer plastic extrusion manufactured with only the highest grade of prime, virgin, polyolefin resin.
 ENVIRONMENTAL FACTORS: Stego Wrap 20-Mil Vapor Barrier can be used in systems for the control of soil gases (radon, methane), soil poisons (oil by-products) and sulfates.

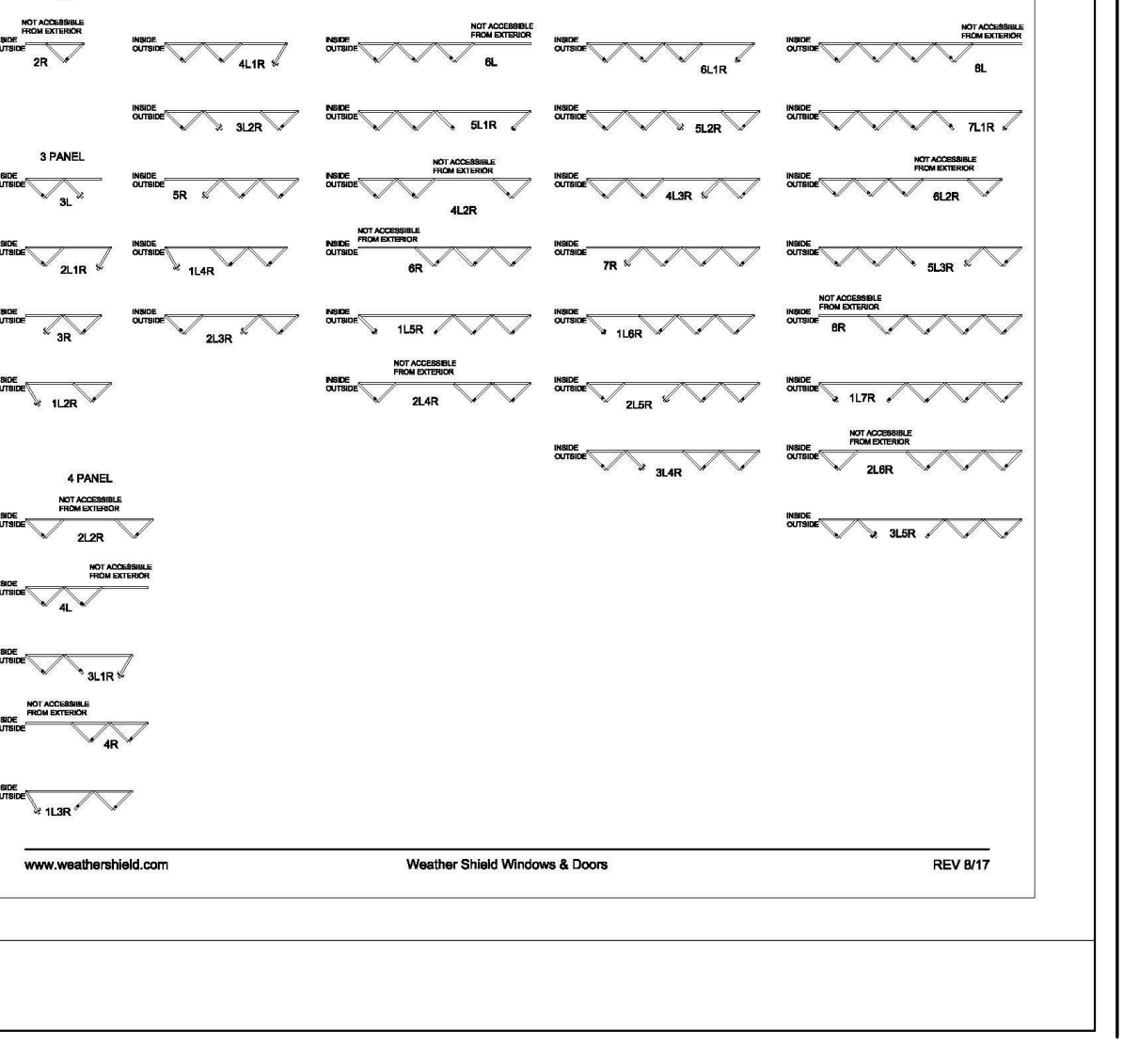
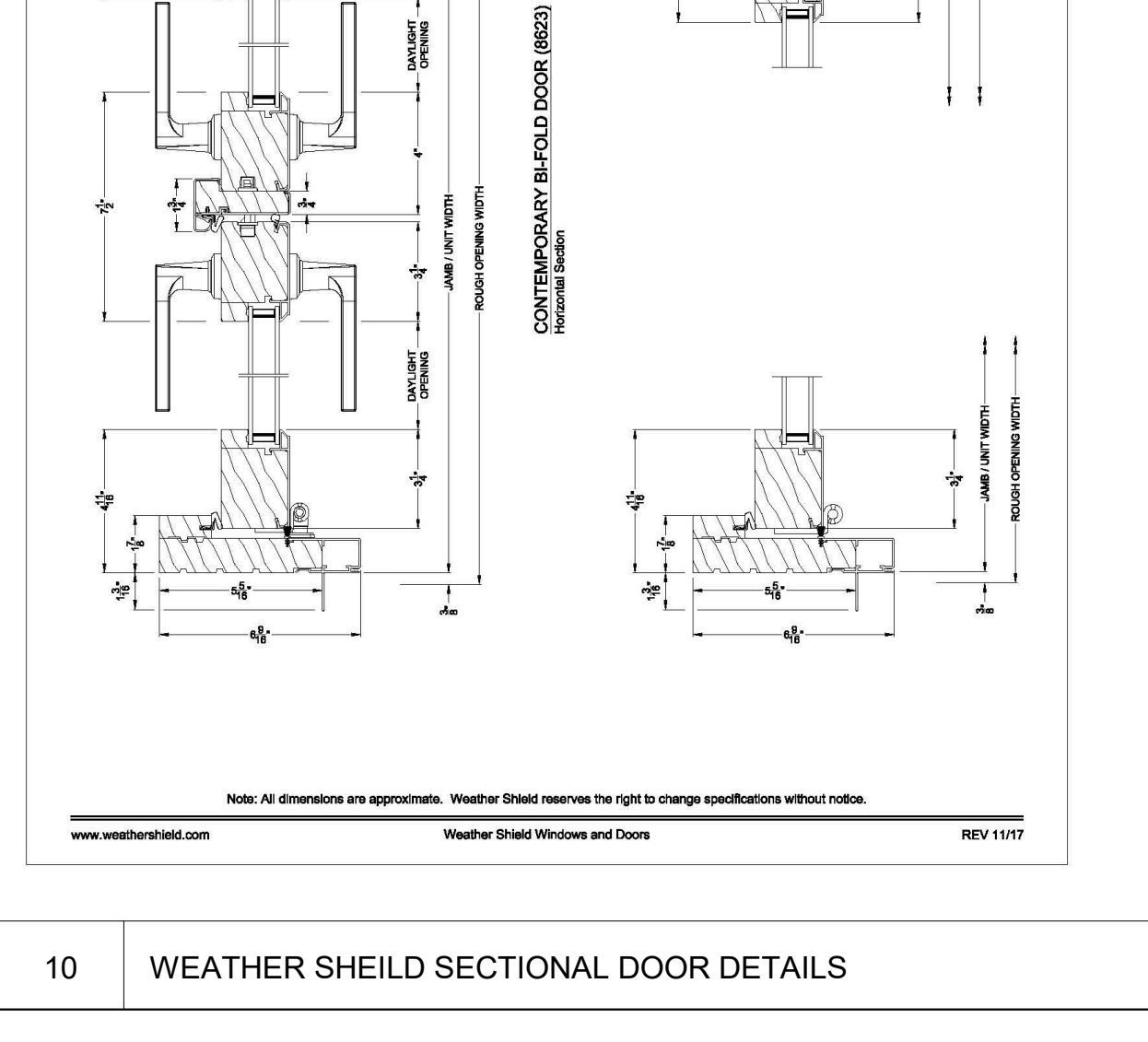
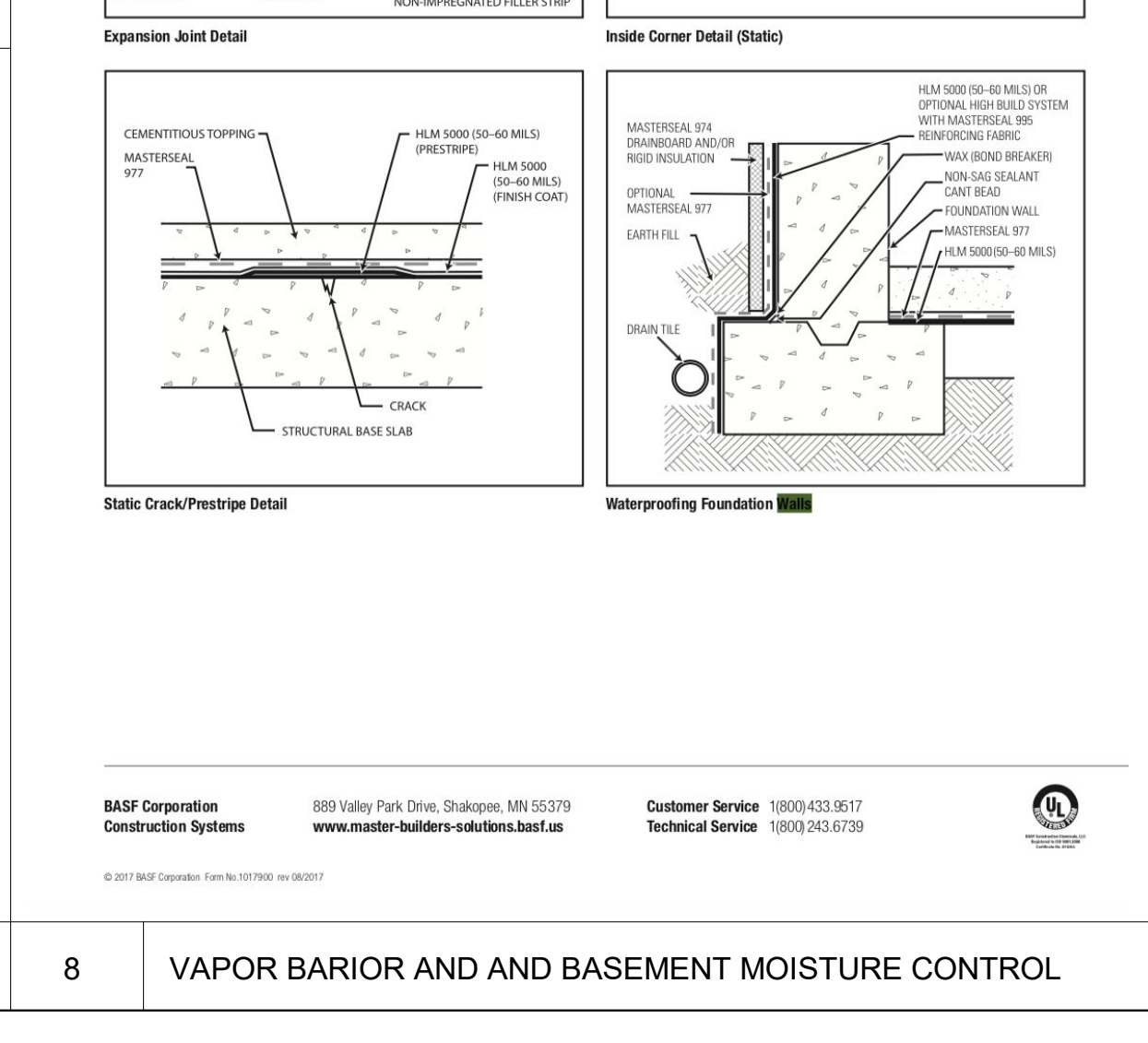
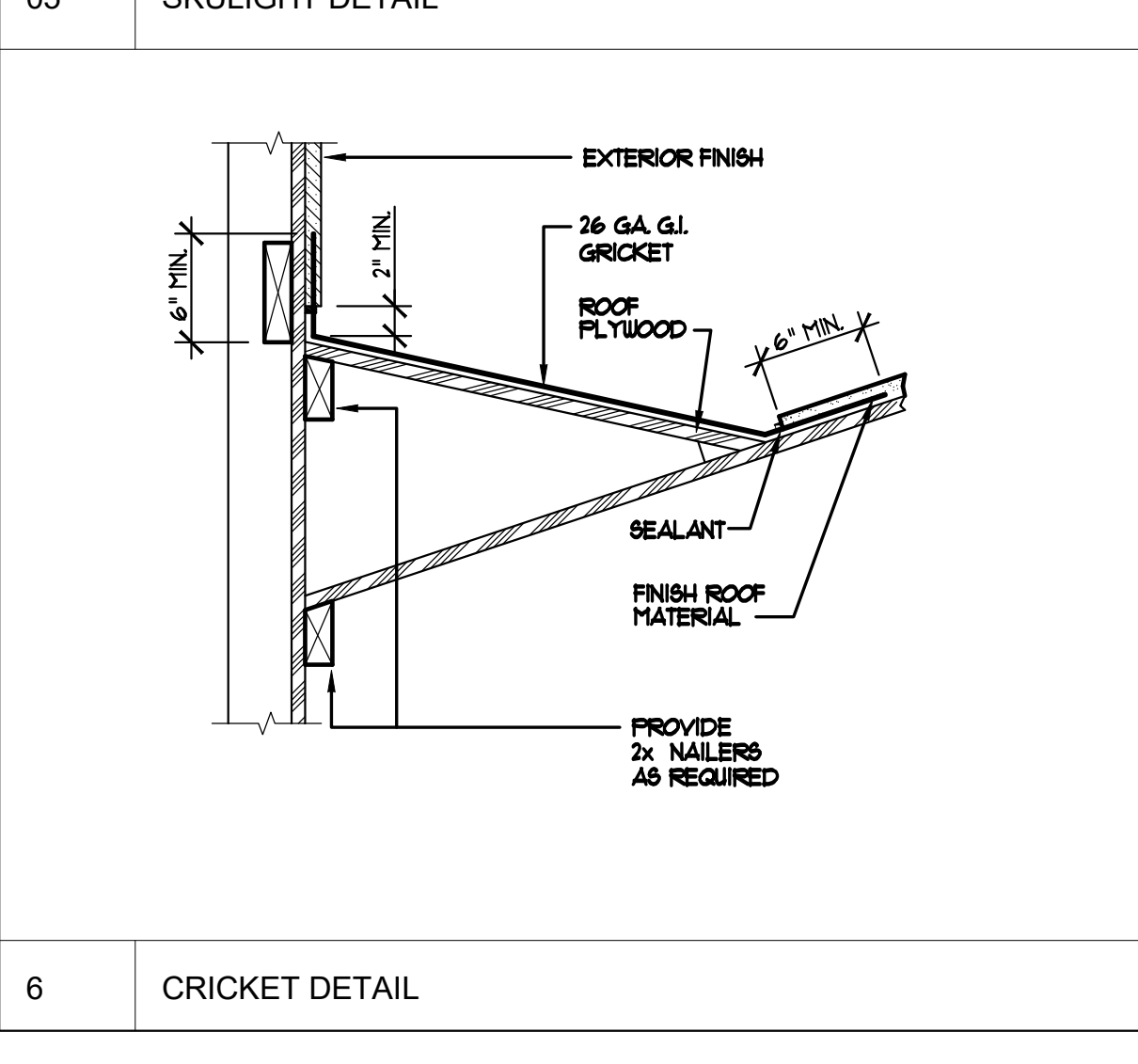
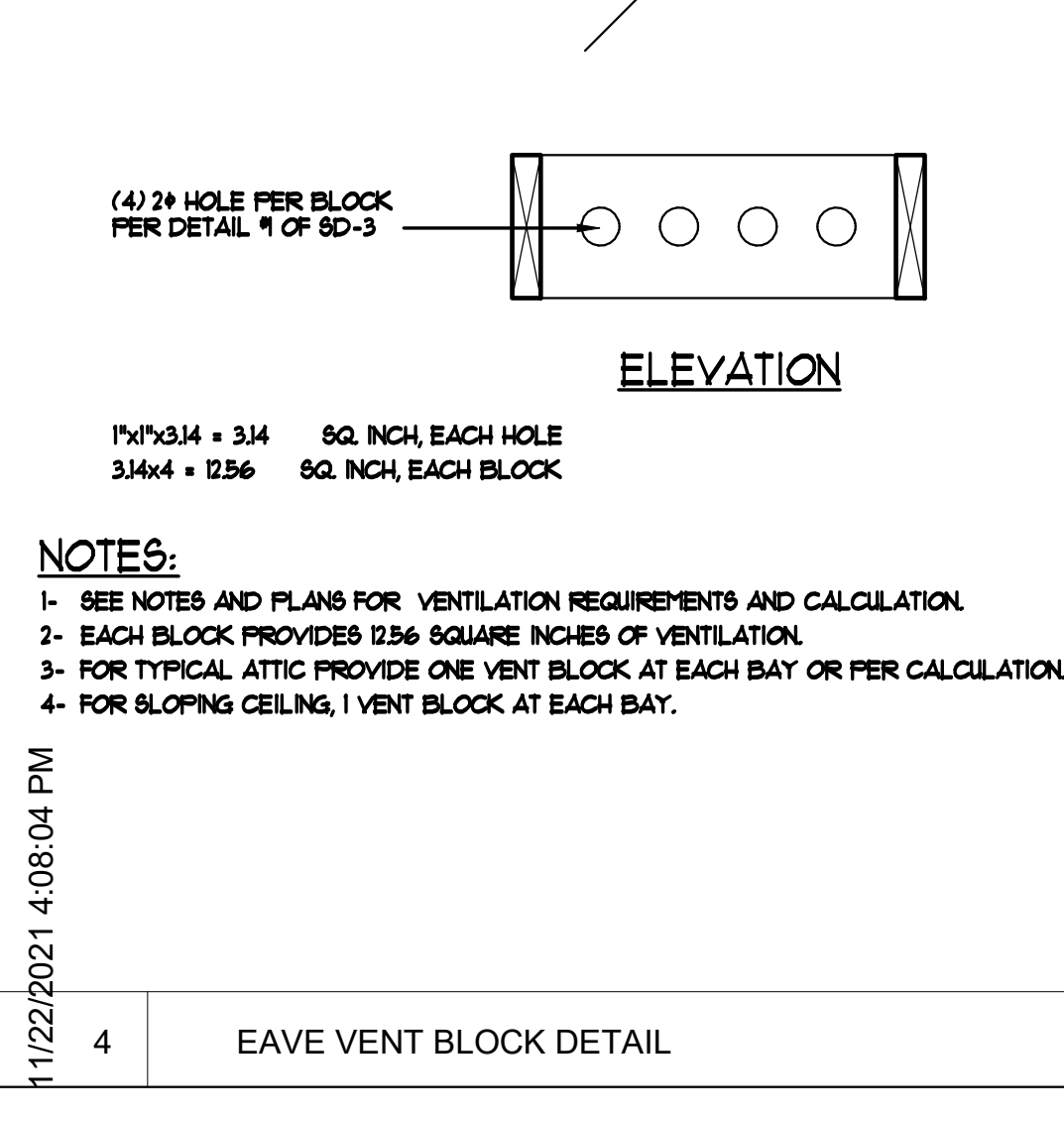
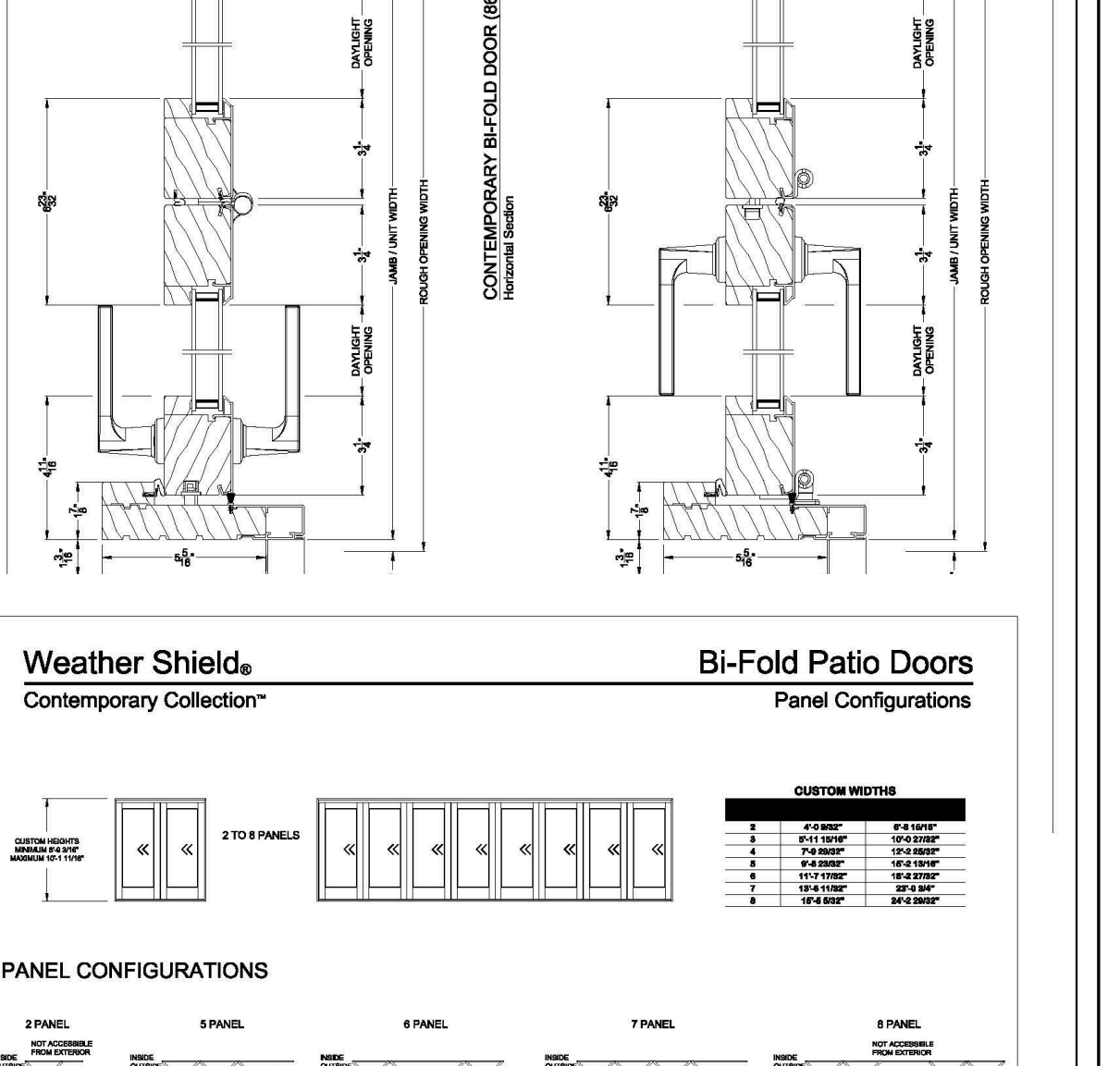
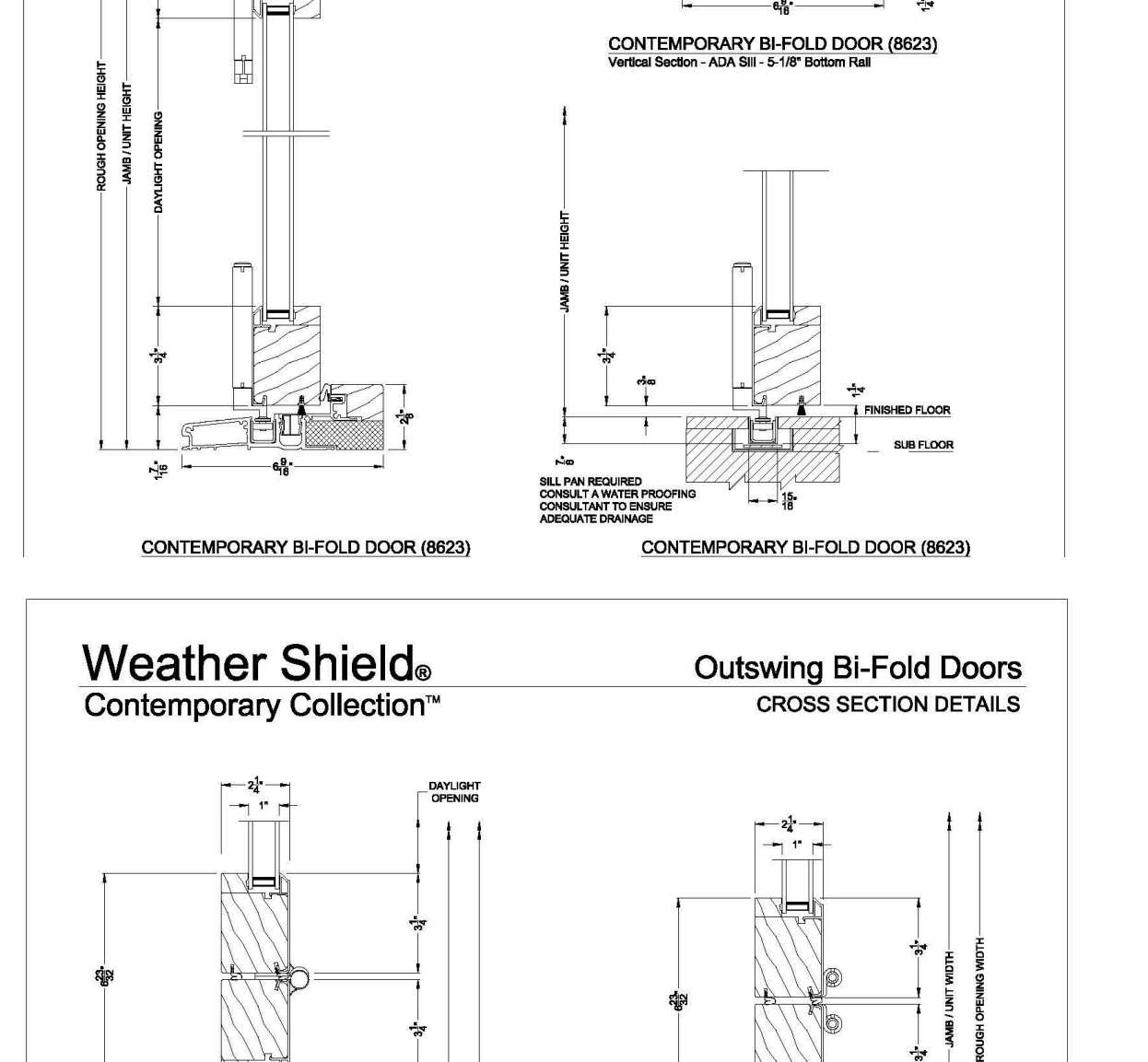
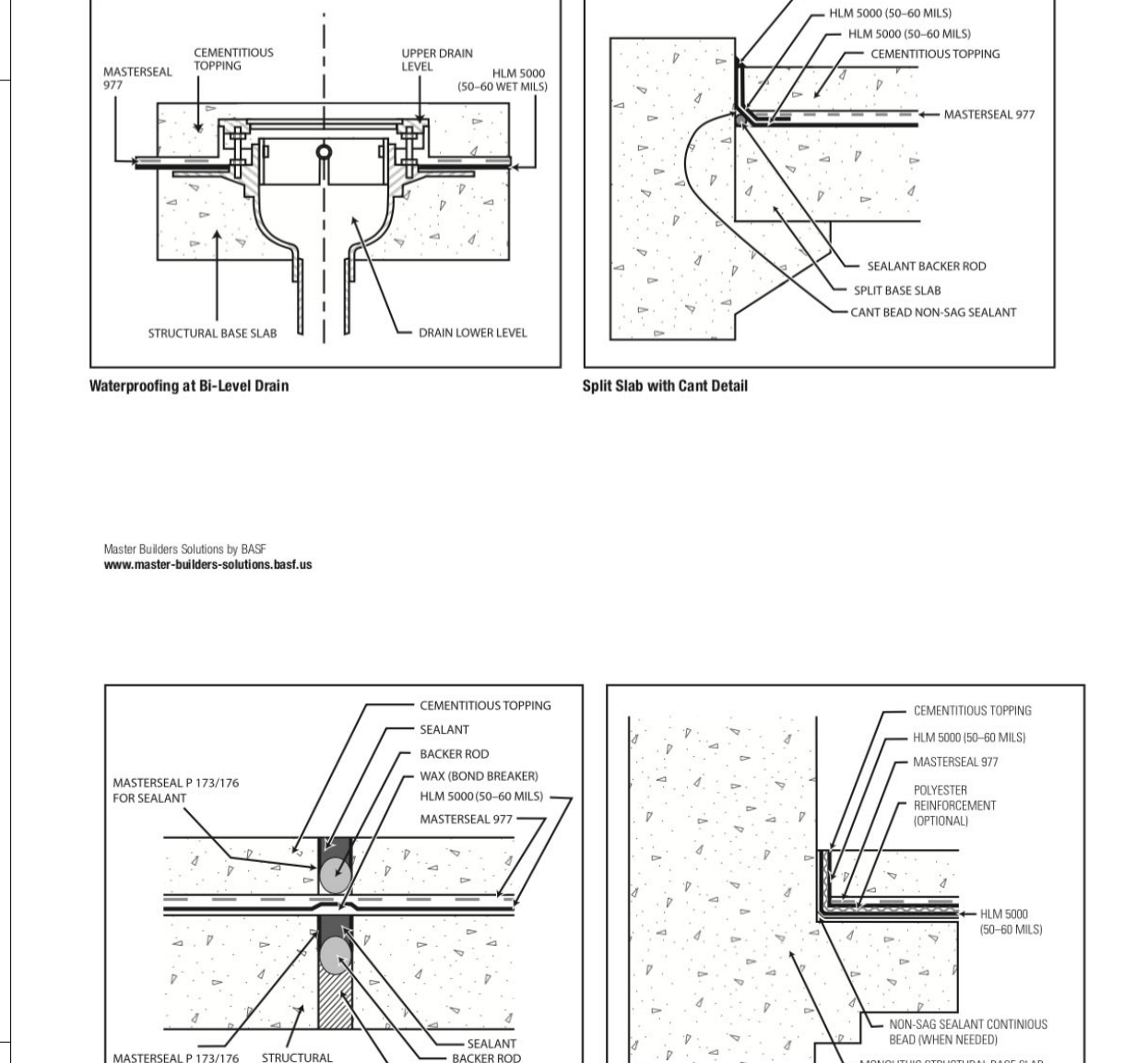
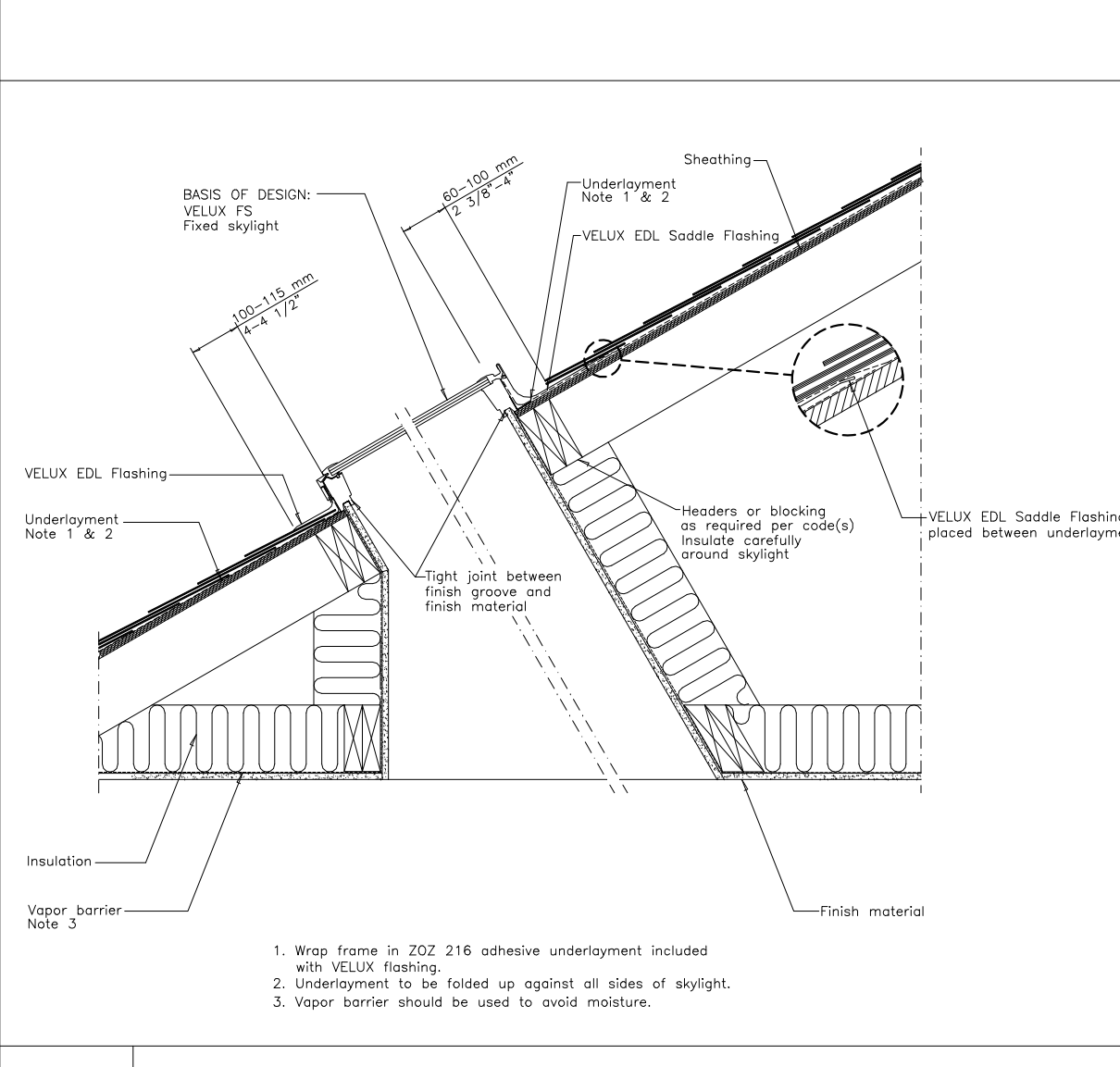
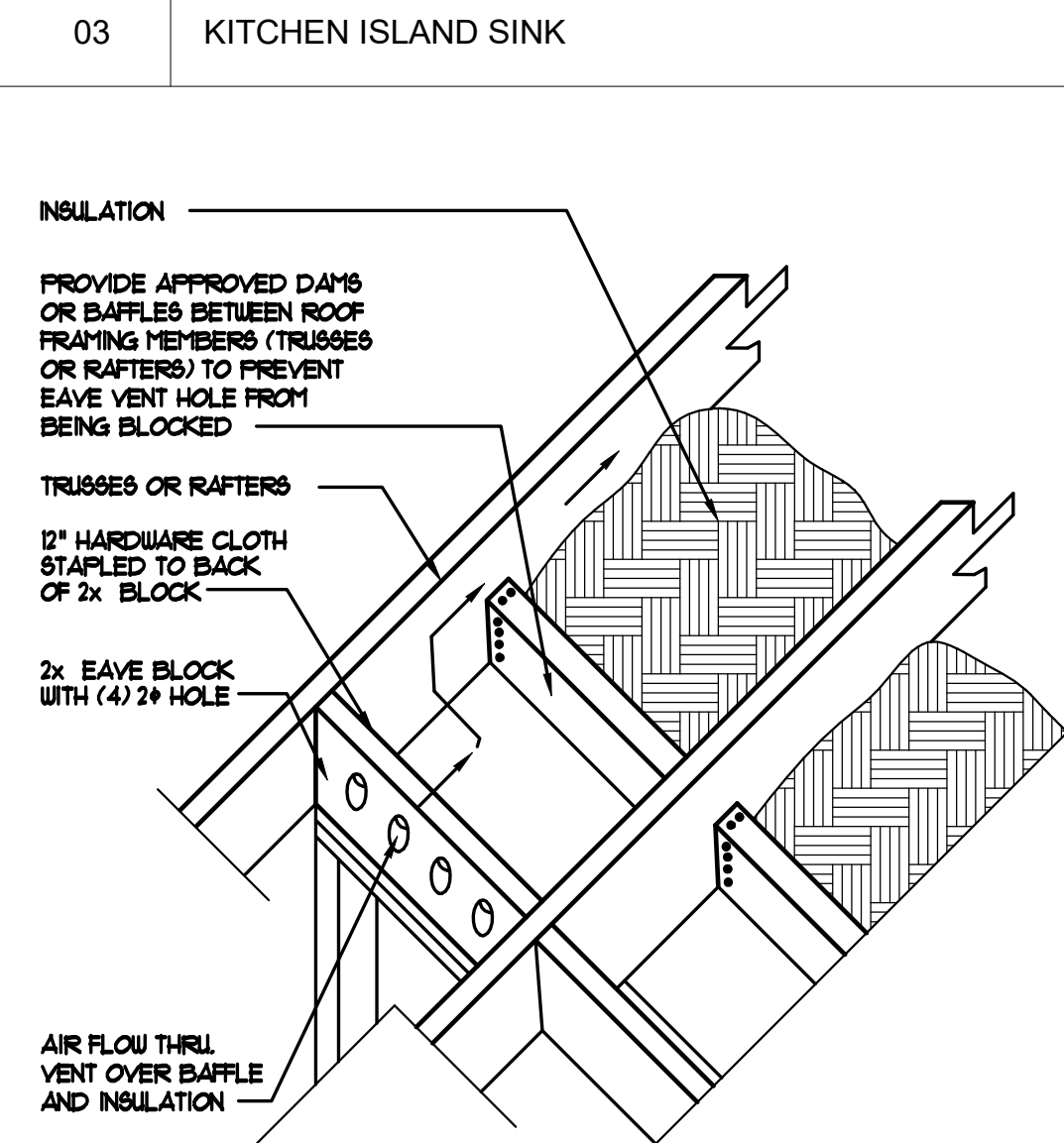
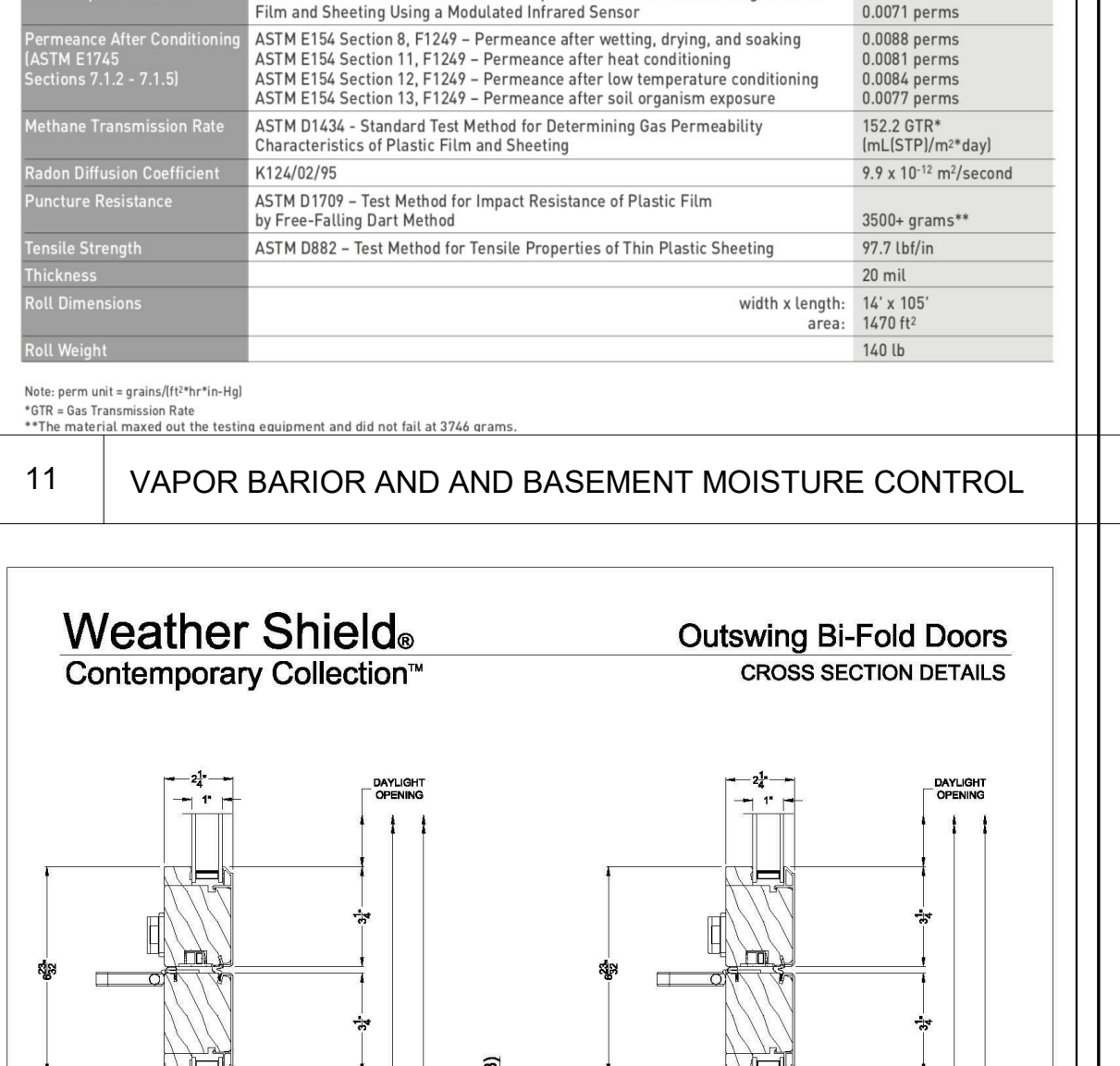
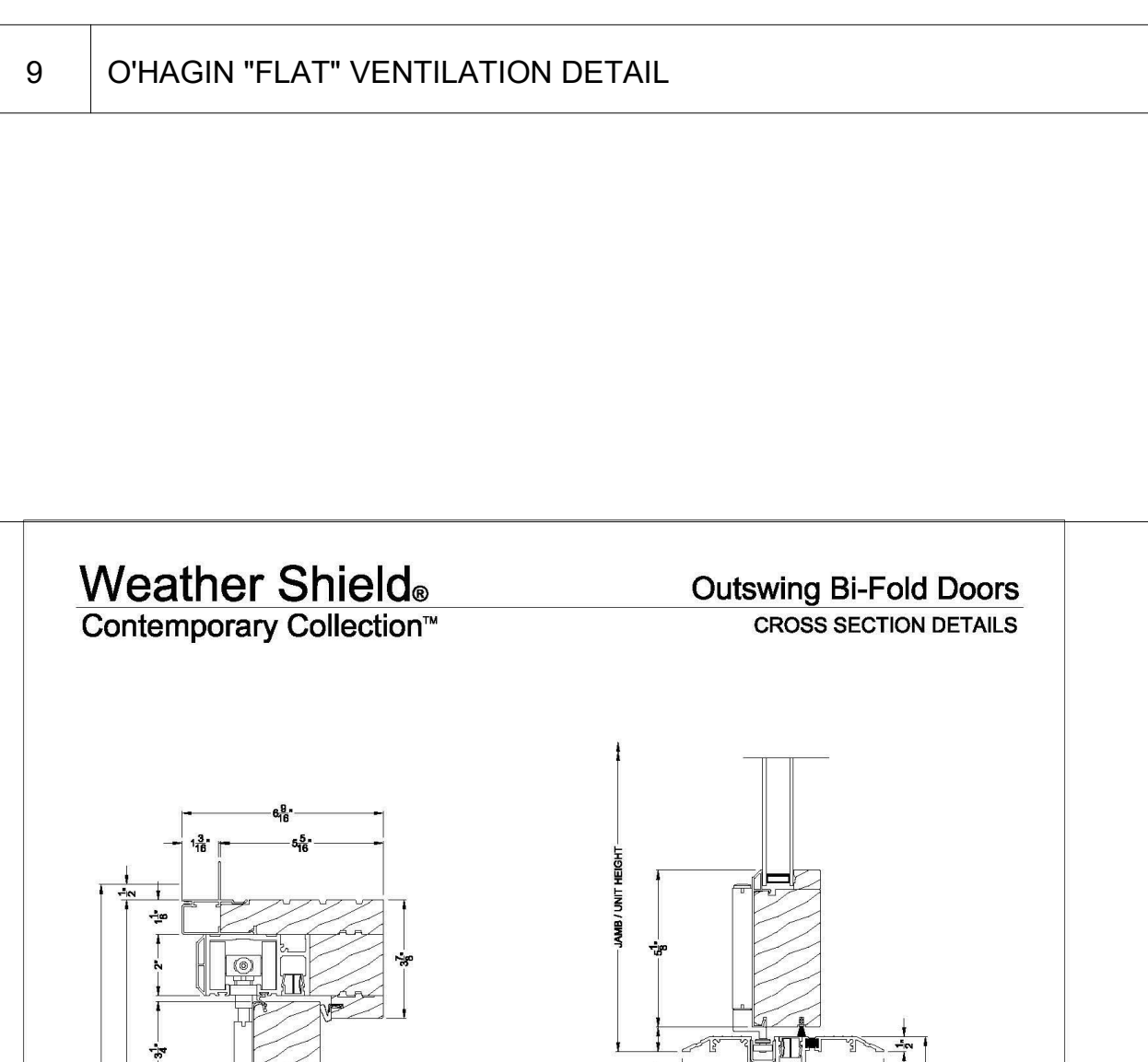
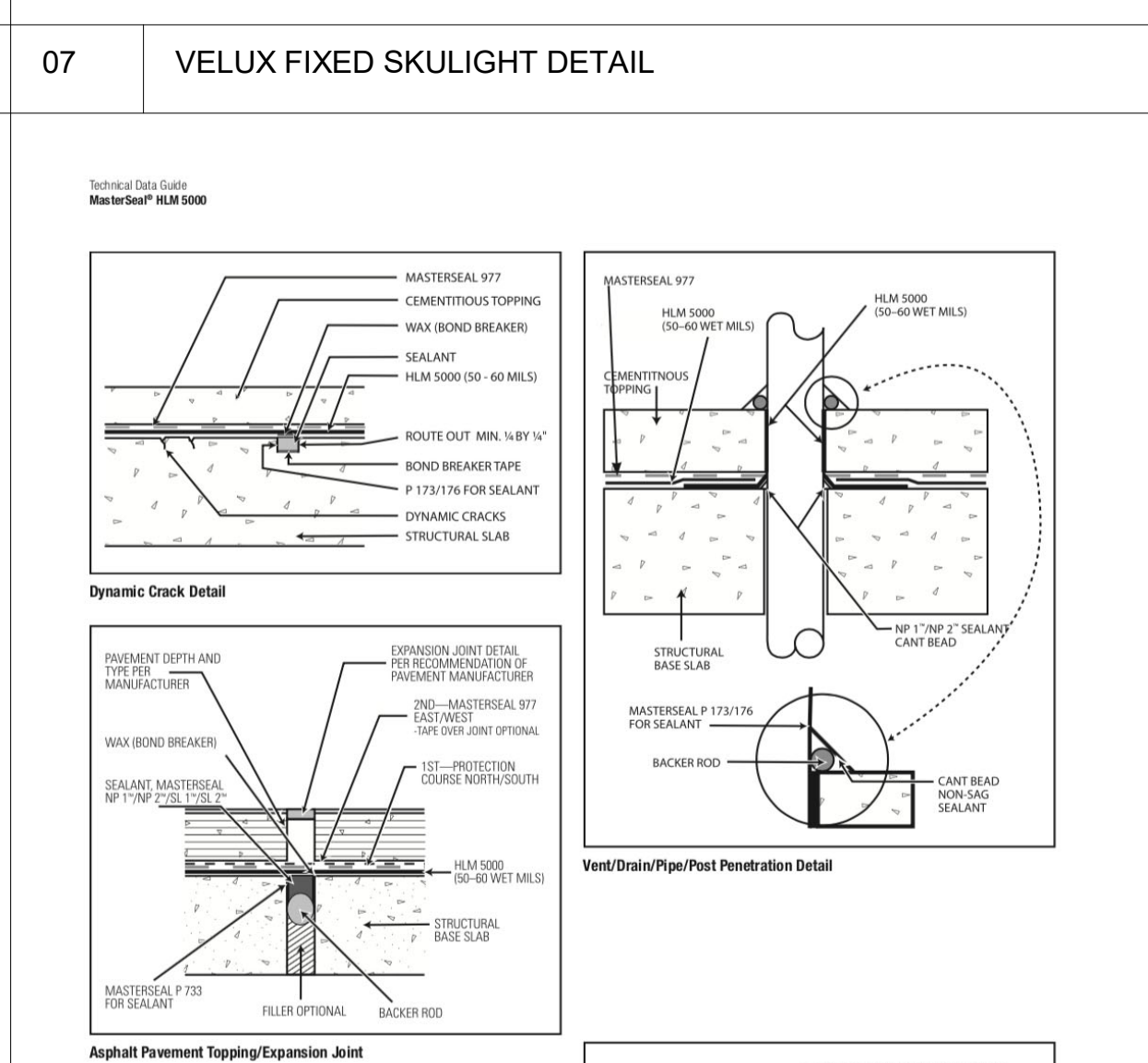
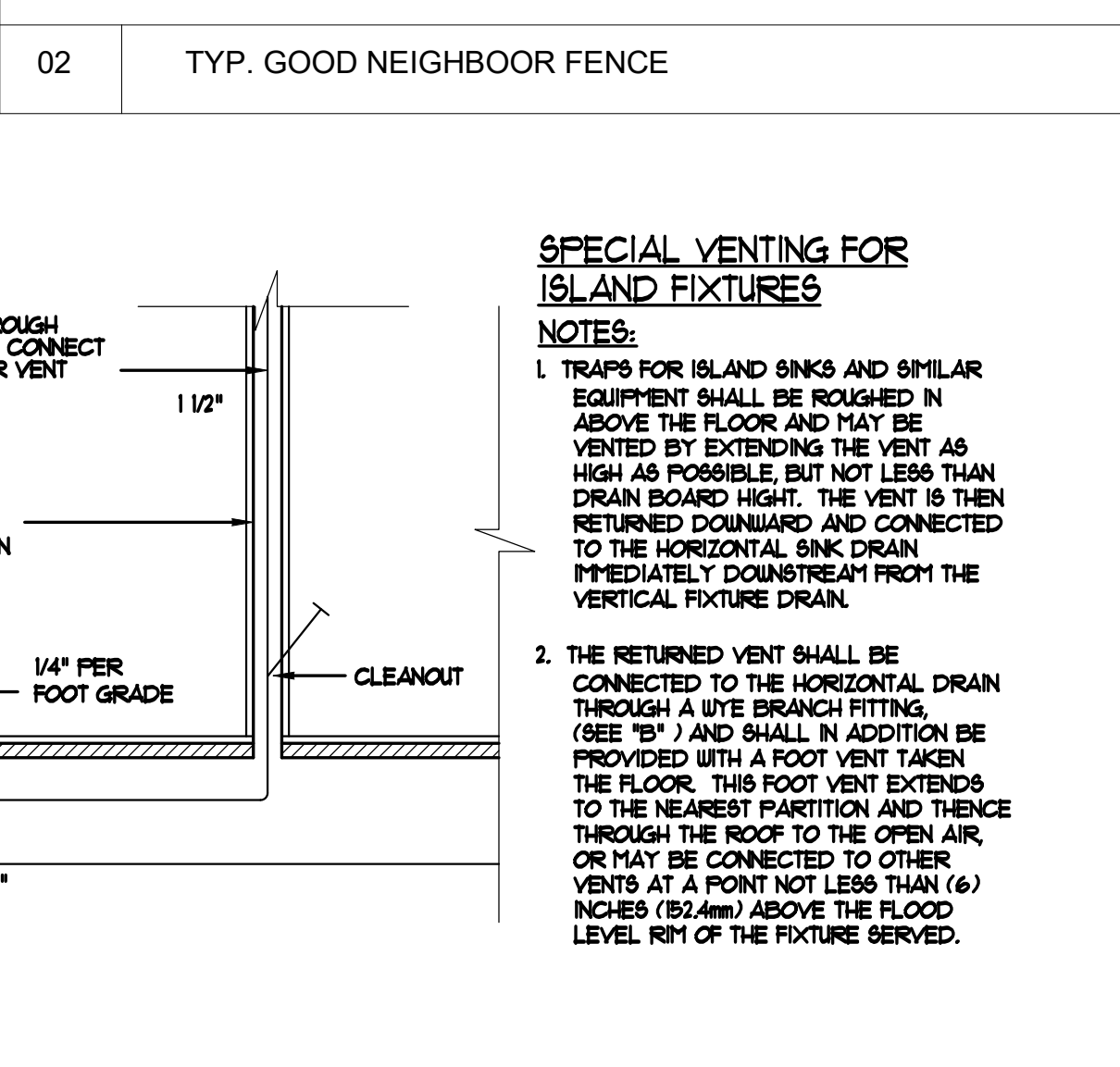
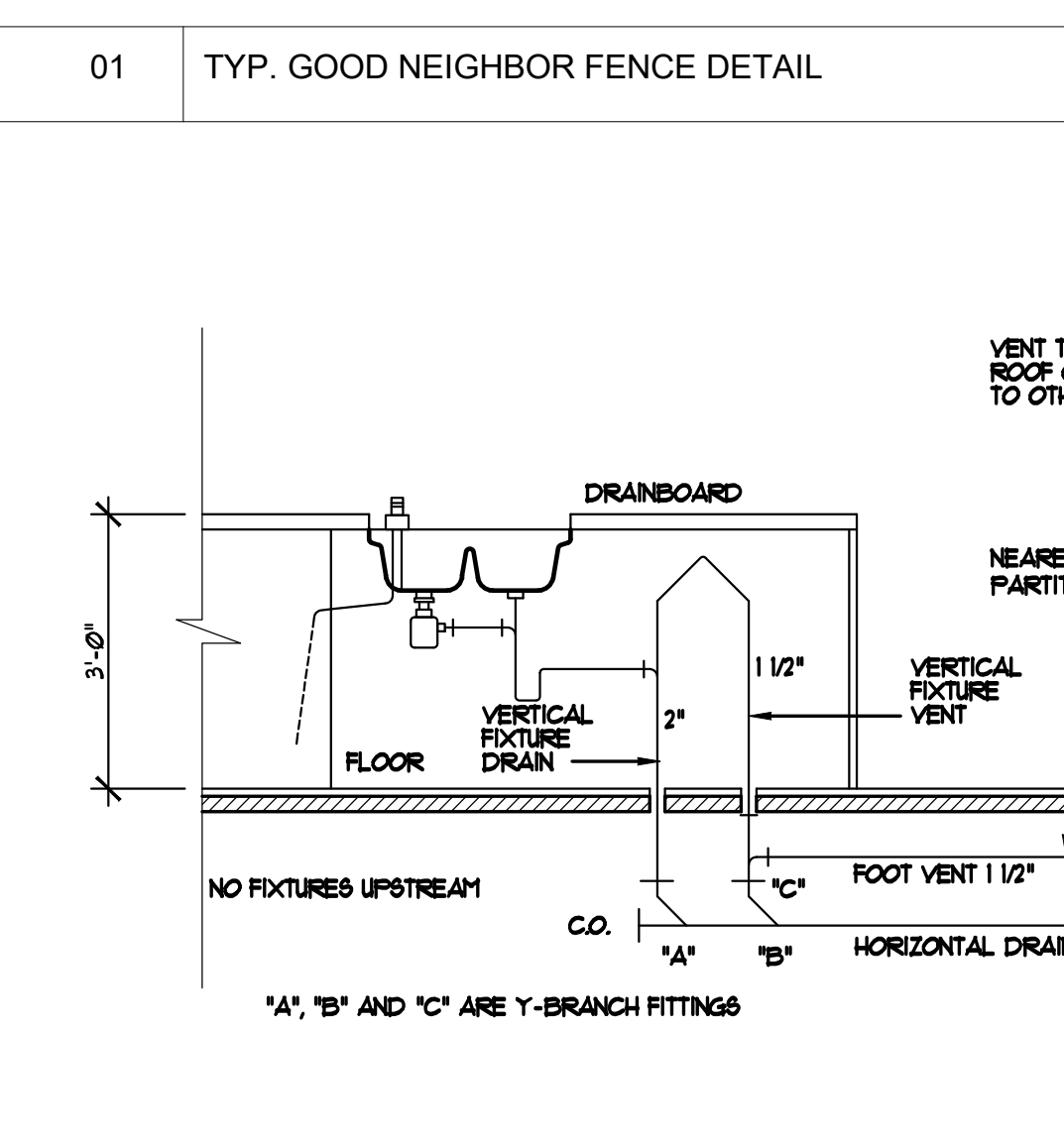
4. TECHNICAL DATA

PROPERTY	TEST	RESULTS
Under Slab Vapor Retarders	ASTM E1745 Class A, B & C - Standard Specification for Water Vapor Retarders Used in Contact with Soil or Granular Fill under Concrete Slabs	Exceeds Class A, B & C
Water Vapor Permeance	ASTM F1249 - Test Method for Water Vapor Transmission Rate Through Plastic Film and Sheeting Using a Modulated Infrared Sensor	0.0071 perms
Permeance After Conditioning	ASTM E154 Section 8, F1249 - Permeance after wetting, drying, and soaking	0.0088 perms
ASTM E1745 Section 7.1.2, 7.1.5	ASTM E154 Section 11, F1249 - Permeance after heat conditioning	0.0081 perms
	ASTM E154 Section 12, F1249 - Permeance after low temperature conditioning	0.0084 perms
	ASTM E154 Section 13, F1249 - Permeance after soil organism exposure	0.0077 perms
Methane Transmission Rate	ASTM D1434 - Standard Test Method for Determining Gas Permeability Characteristics of Plastic Film and Sheeting	152.2 cfm (mil. STP) (in ² day)
Radon Diffusion Coefficient	K124/02/95	9.9 x 10 ⁻¹⁷ m ² /second
Puncture Resistance	ASTM F1709 - Test Method for Impact Resistance of Plastic Film by Free-Falling Dart Method	3500+ grams**
Tensile Strength	ASTM D882 - Test Method for Tensile Properties of Thin Plastic Sheeting	97.7 lb/in
Thickness		20 mil
Roll Dimensions		width x length: 16' x 105'
Roll Weight		1470 lb

Note: perms unit = grams/100in²hr-ft²
 **200 gram Transmission Rate
 **The material passed out the testing equipment and did not fail at 3750 grams.

11 VAPOR BARIOR AND AND BASEMENT MOISTURE CONTROL

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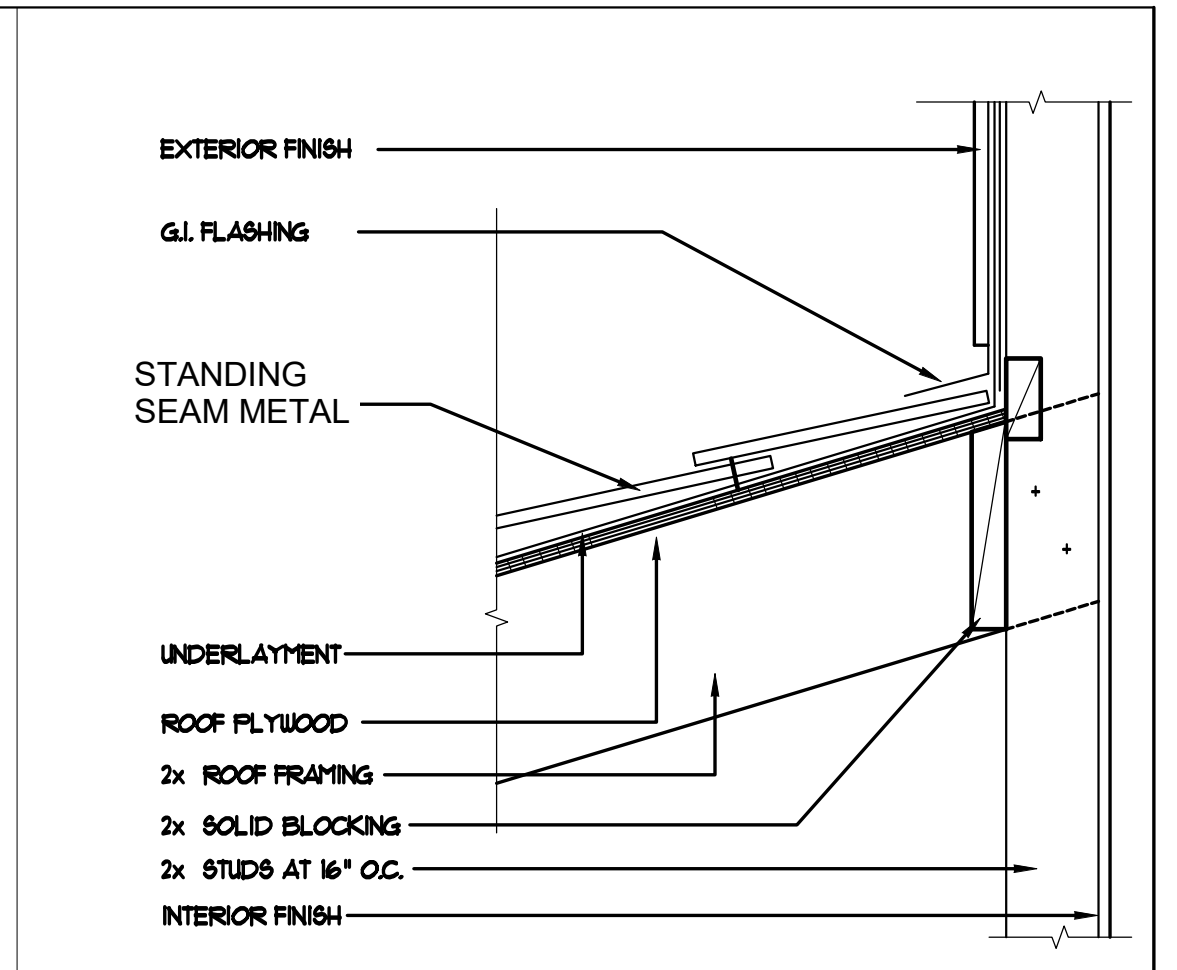
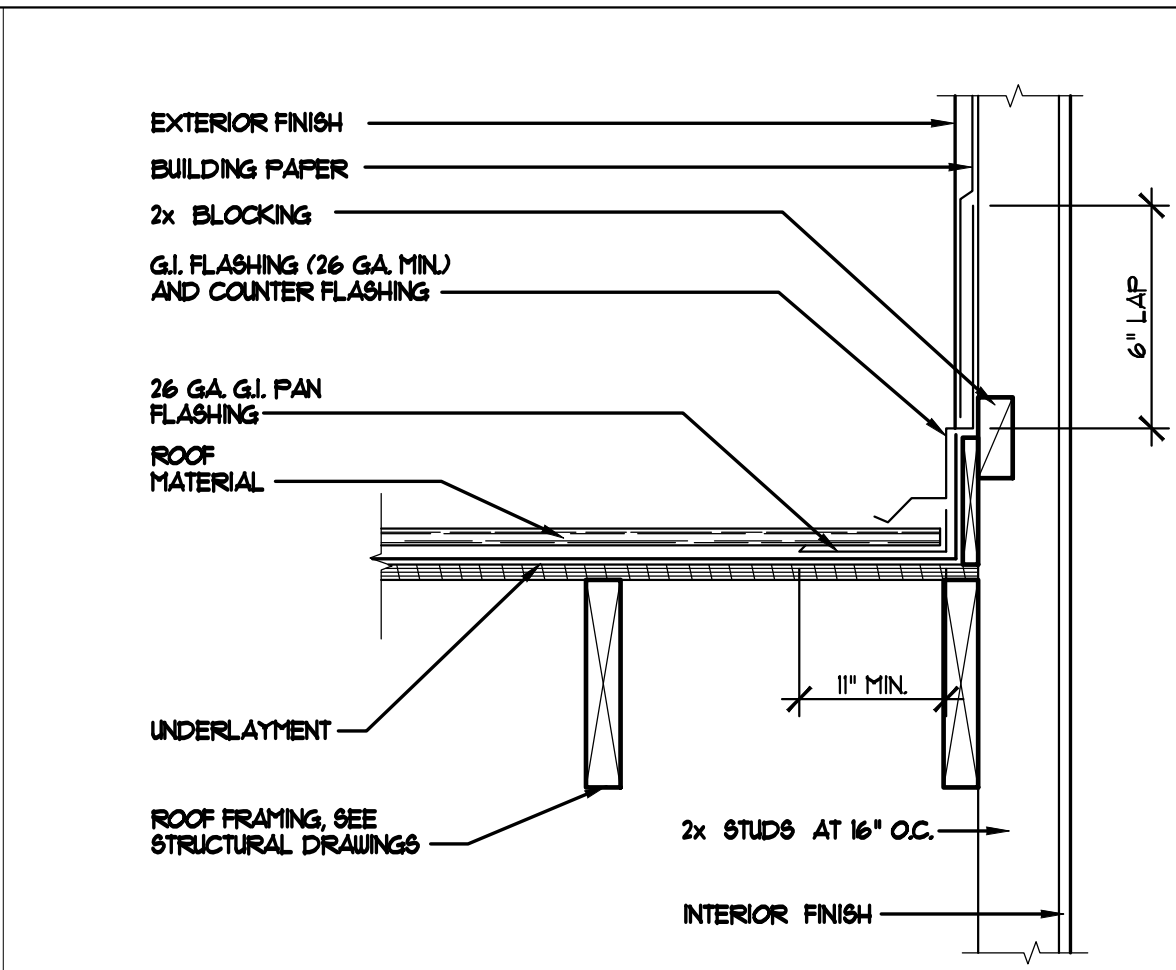
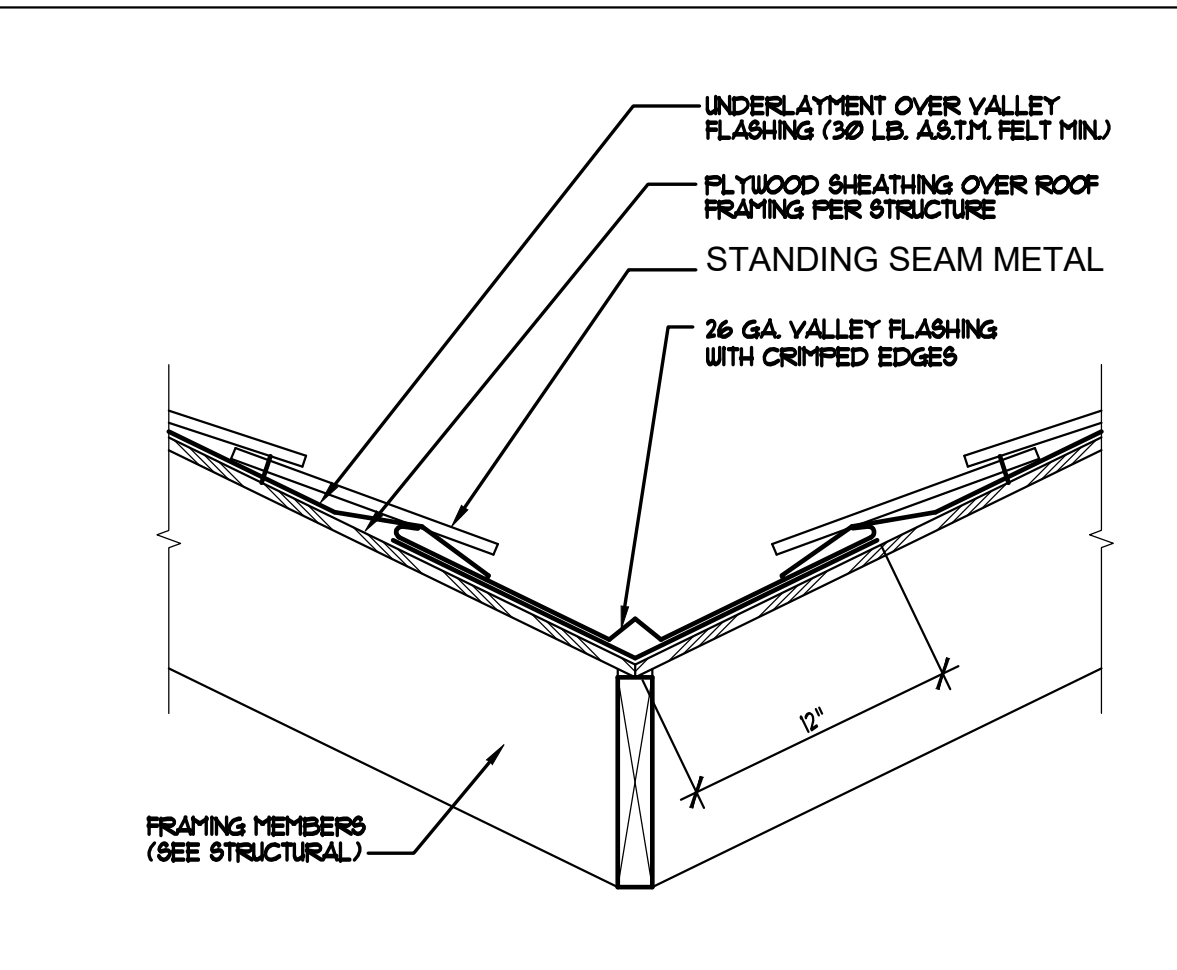
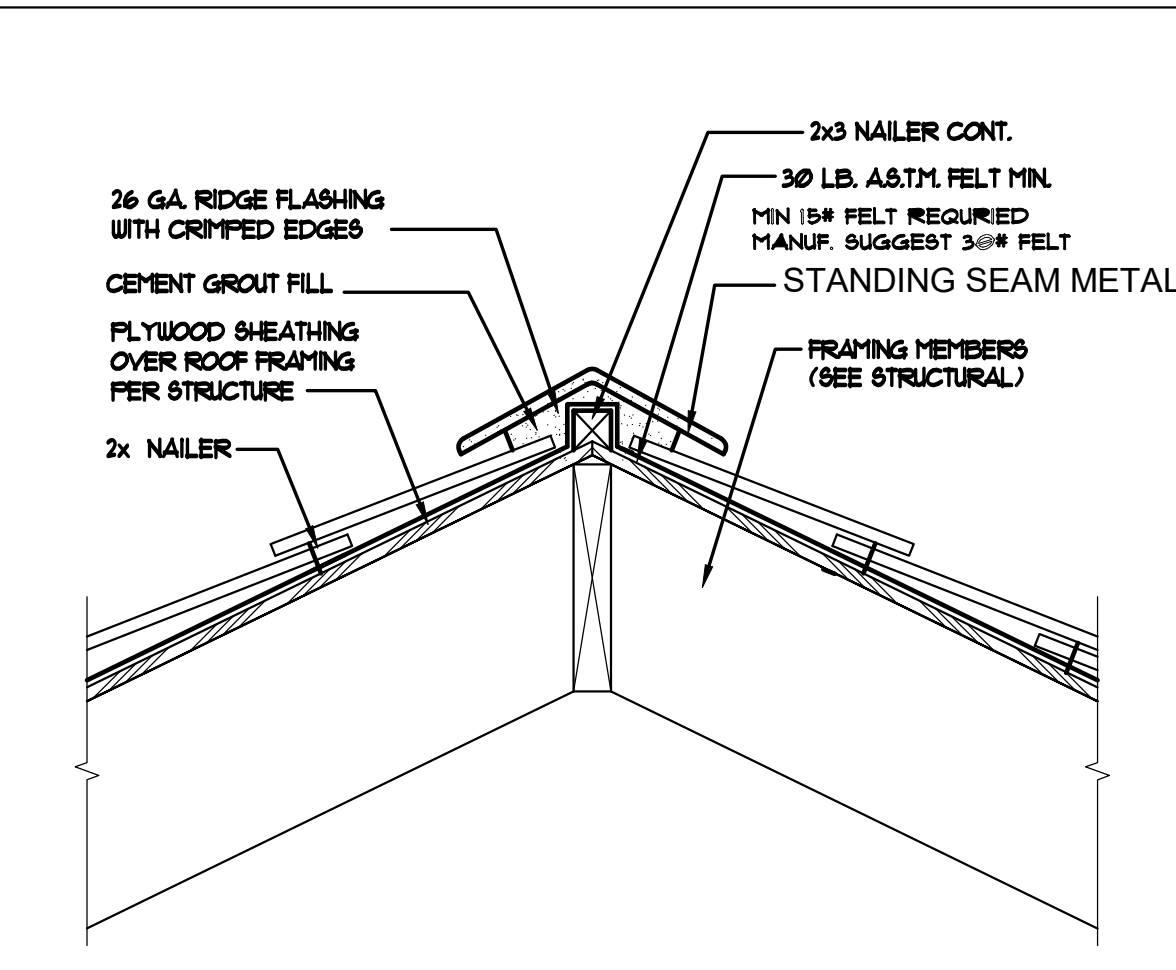
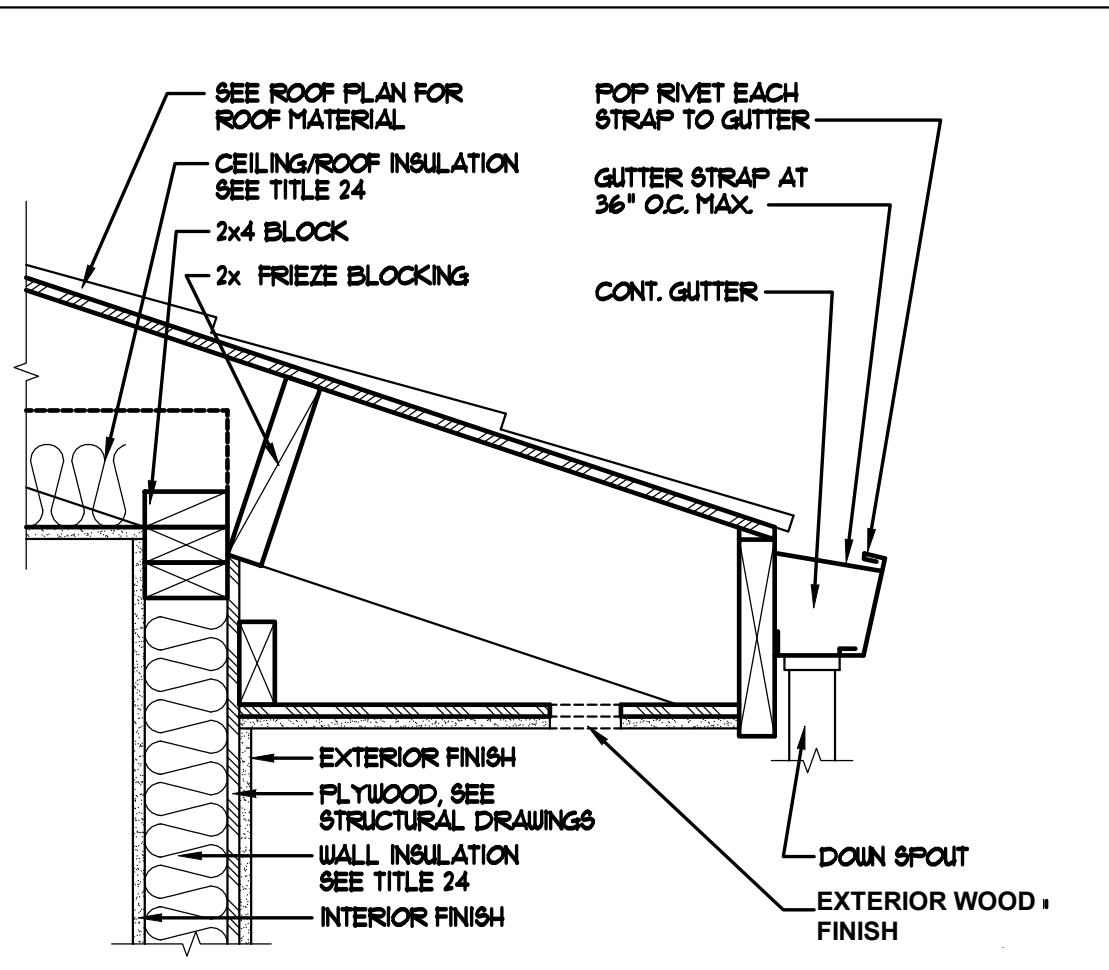
Revision No. _____ Date _____

SIGNATURES

Job Title: 120 CORONADO
 Job Address: 120 Coronado Ave, Los Altos, CA 94022
 Date: 09.28.2021
 Issued For: PLANNING
 Job No.: 120
 Drawn By: _____ Checked By: _____
 Author: _____ Checker: _____
 Scale: _____
 Sheet Title: Details 2
 Sheet No.: _____



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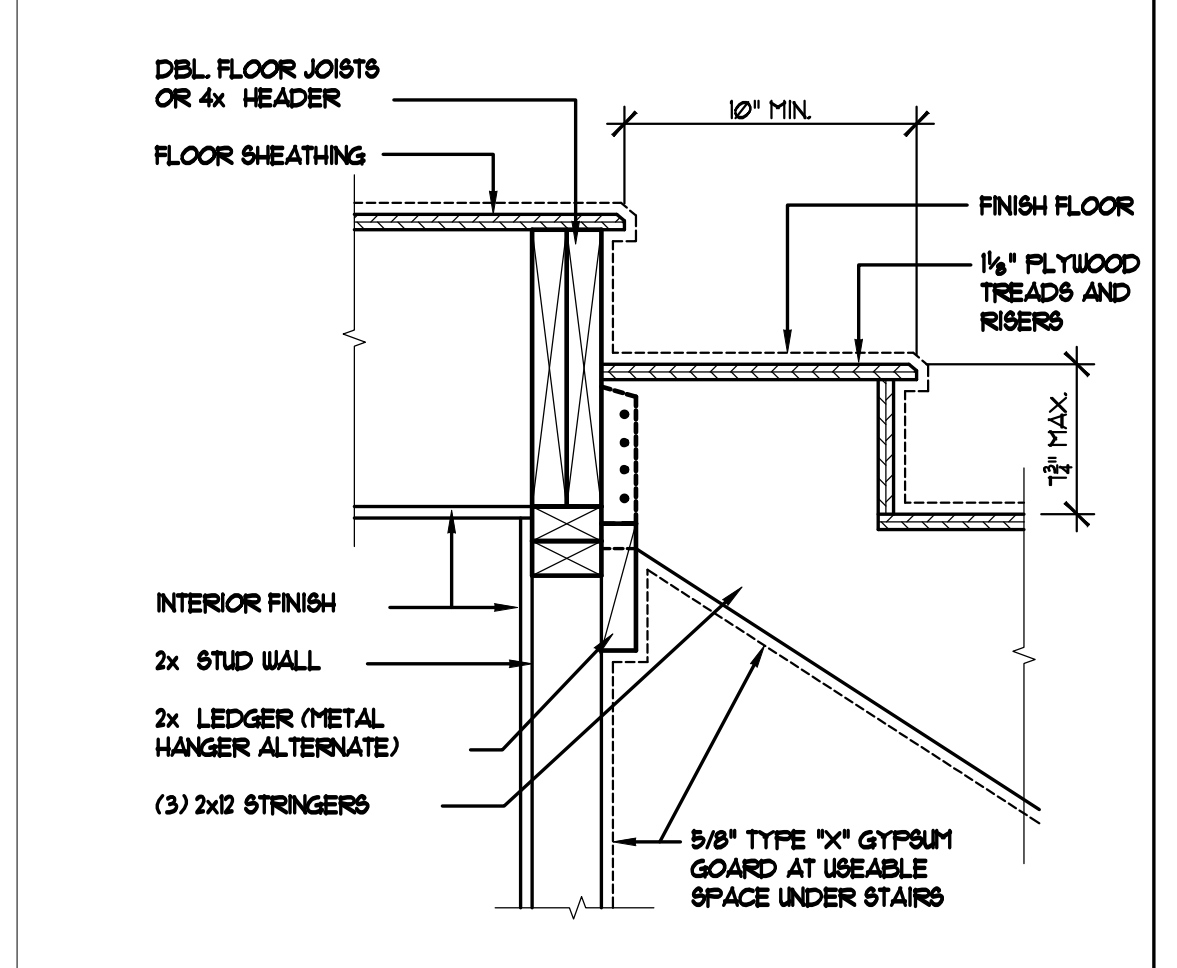
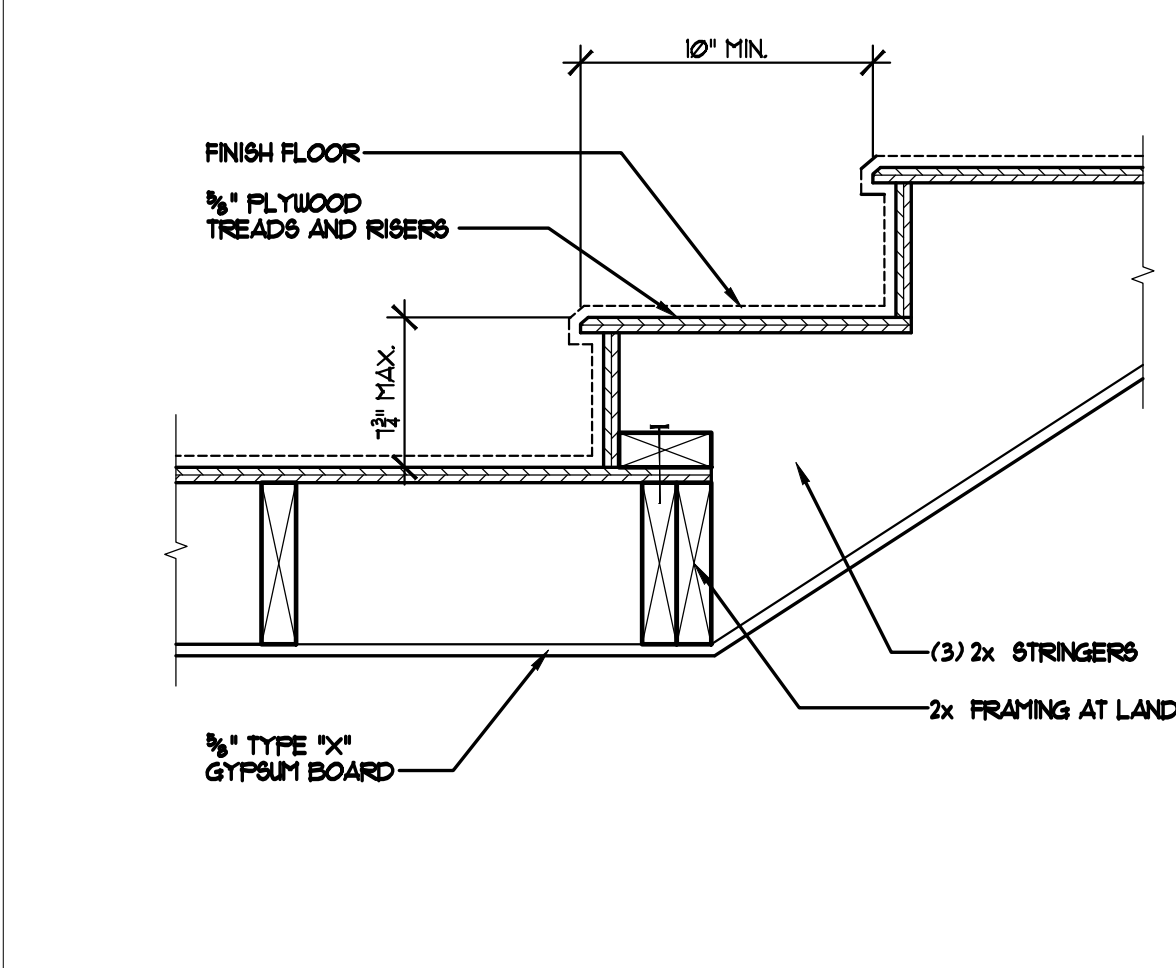
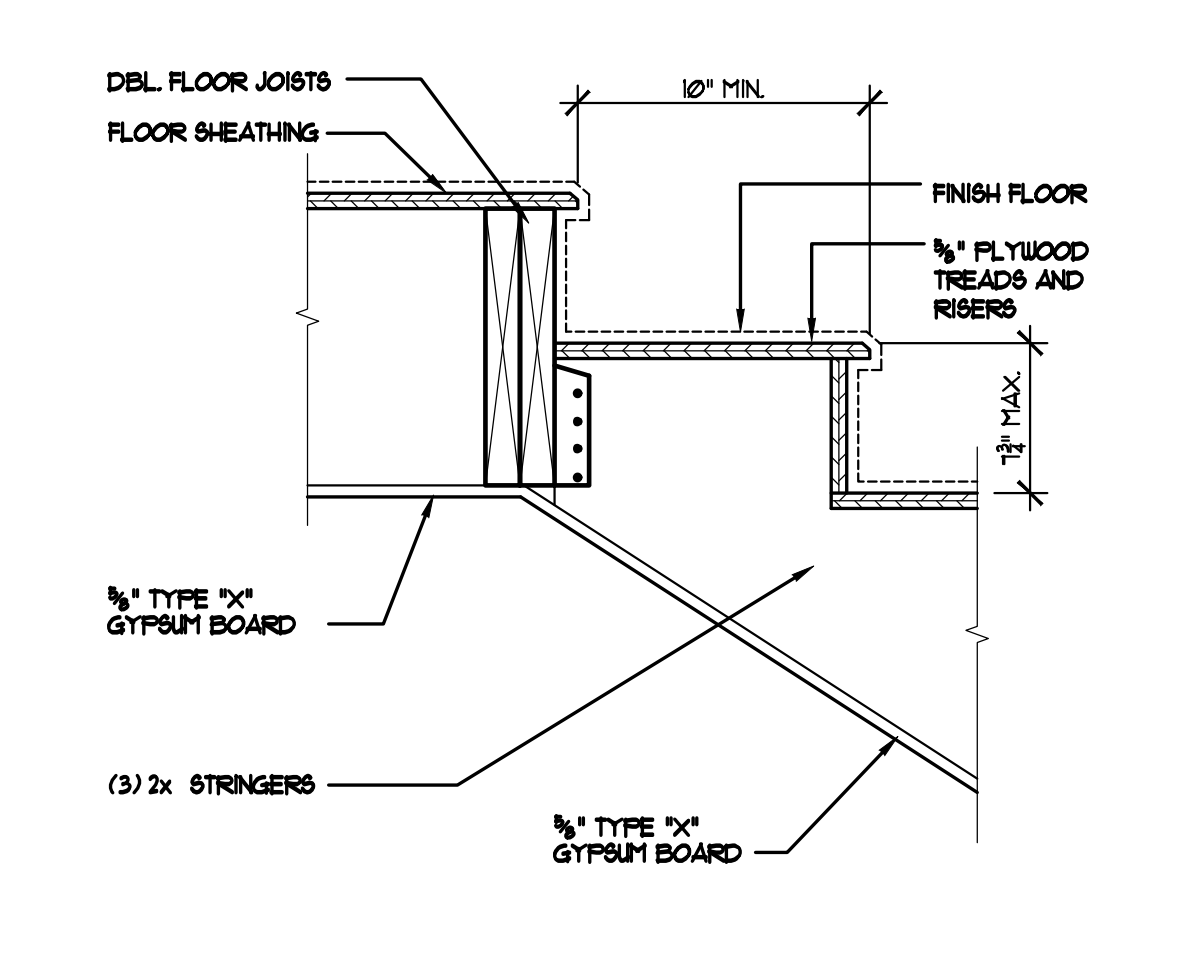
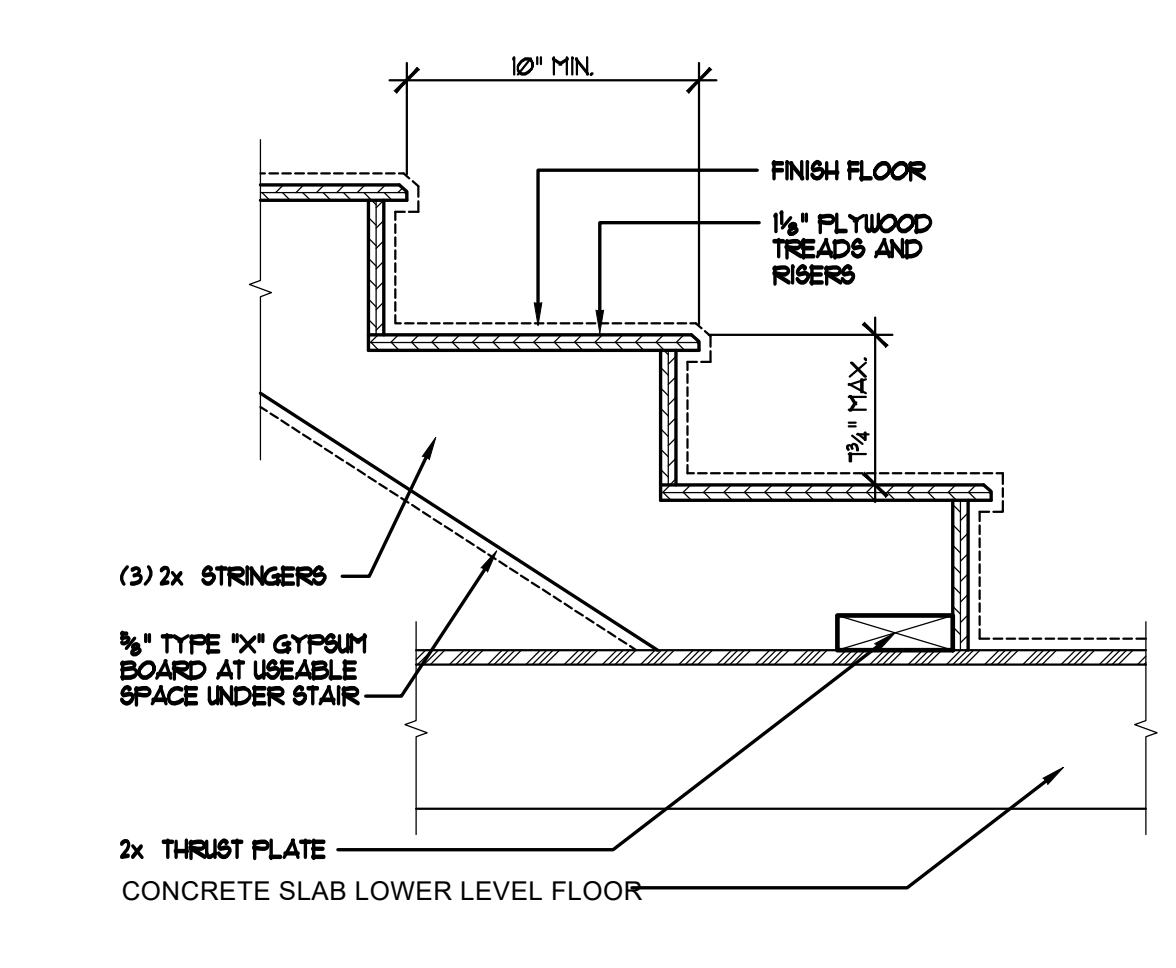
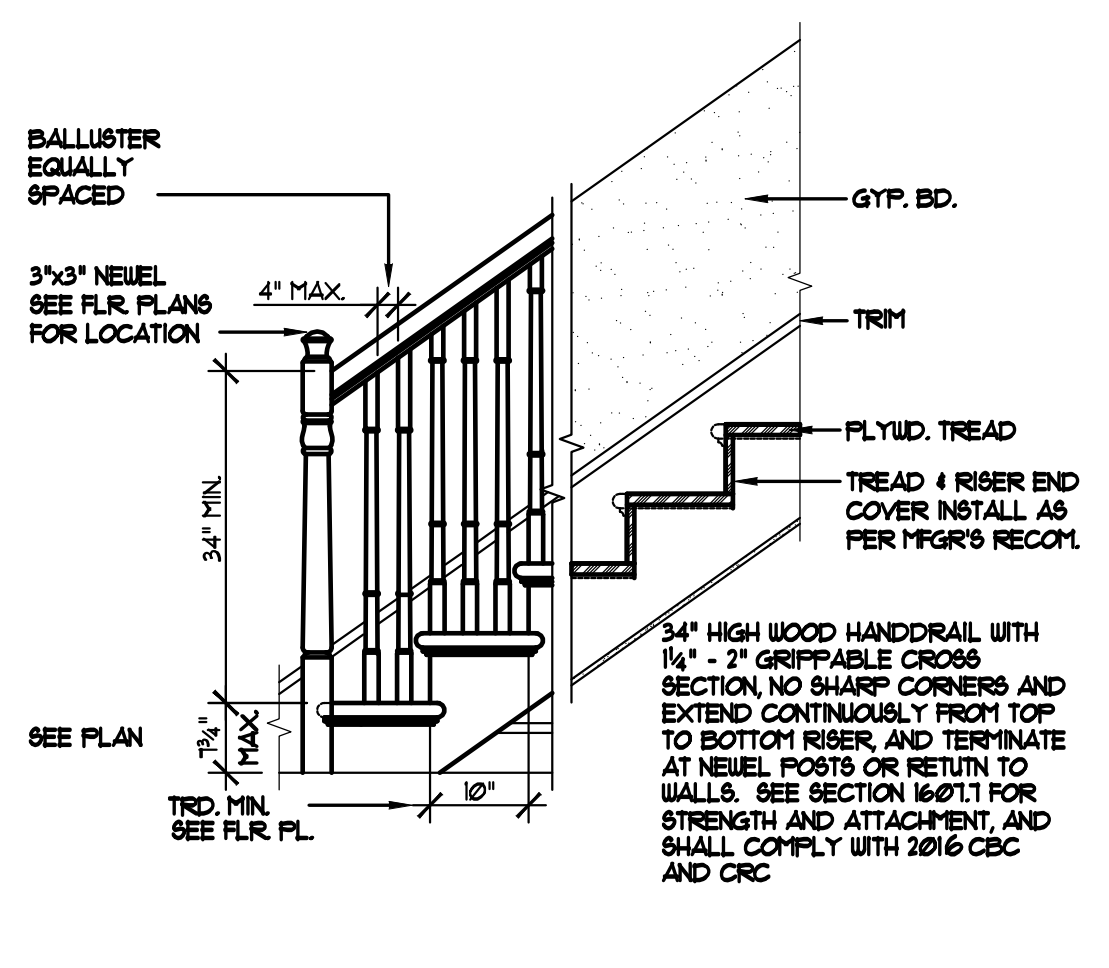
01 EAVE GUTTER DETAIL

02 RIDGE FLASHING SHINGLE DETAIL

03 VALLEY FLASHING SHINGLE DETAIL

04 ROOF TO WALL FLASHING (FLAT ROOF) - SHINGLE DETAIL

05 ROOF TO WALL FLASHING - SHINGLE DETAIL



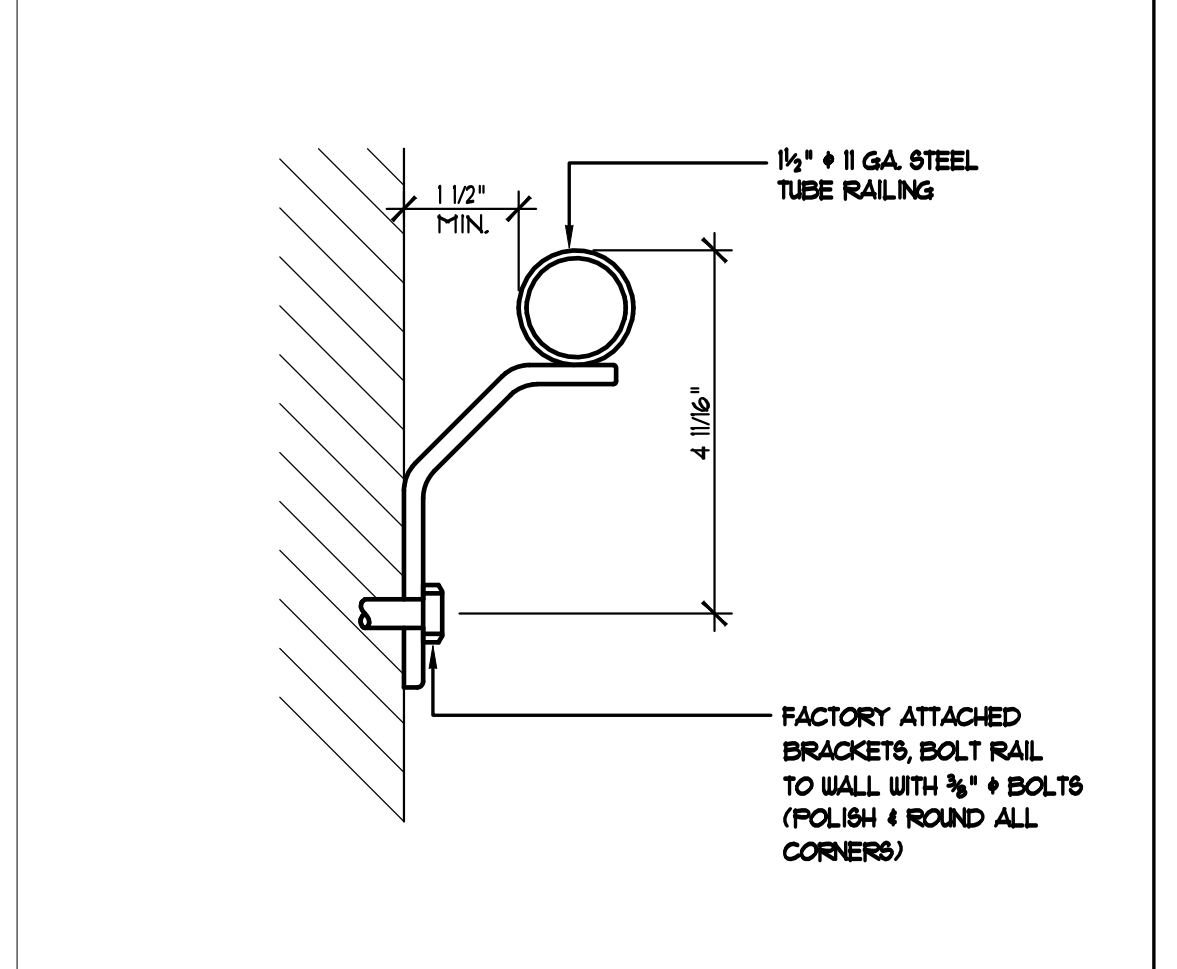
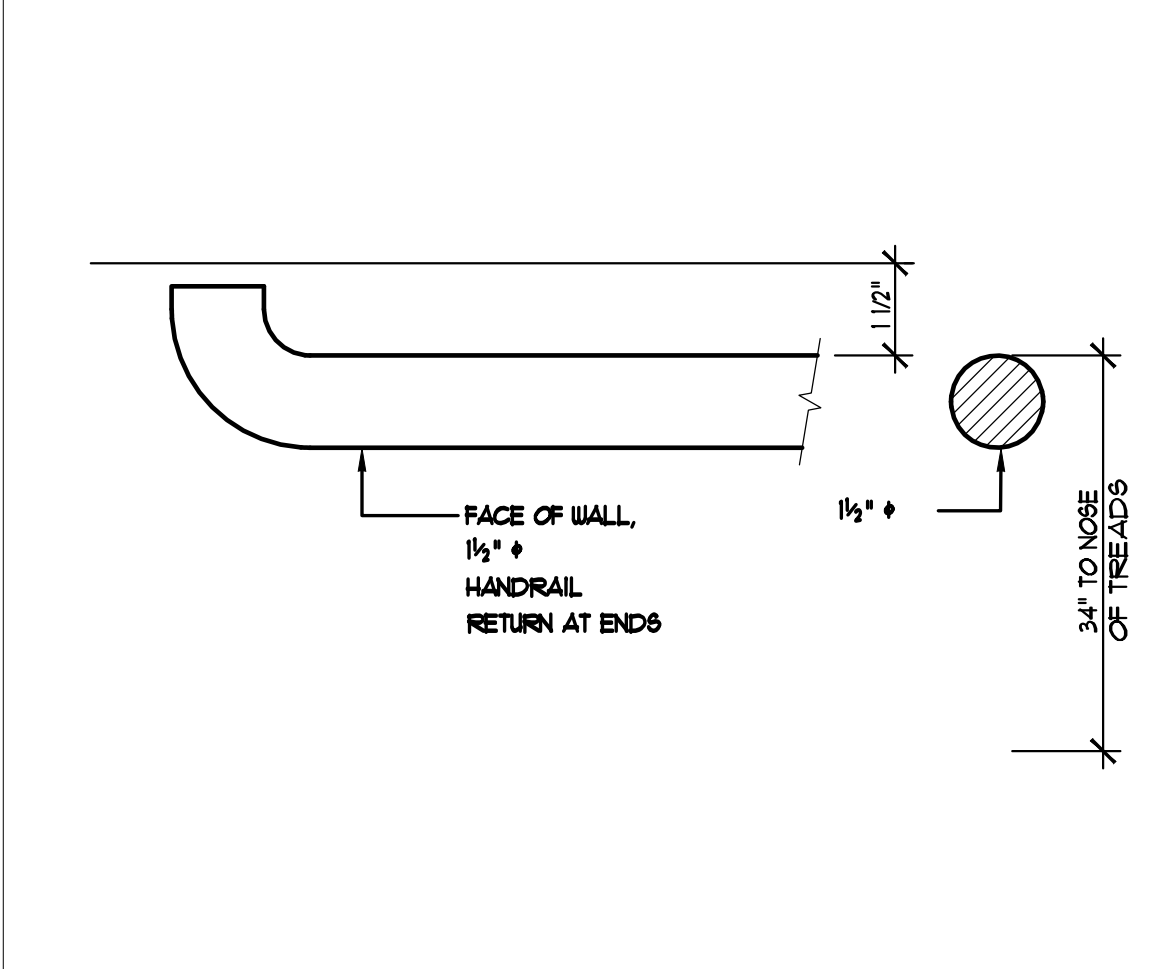
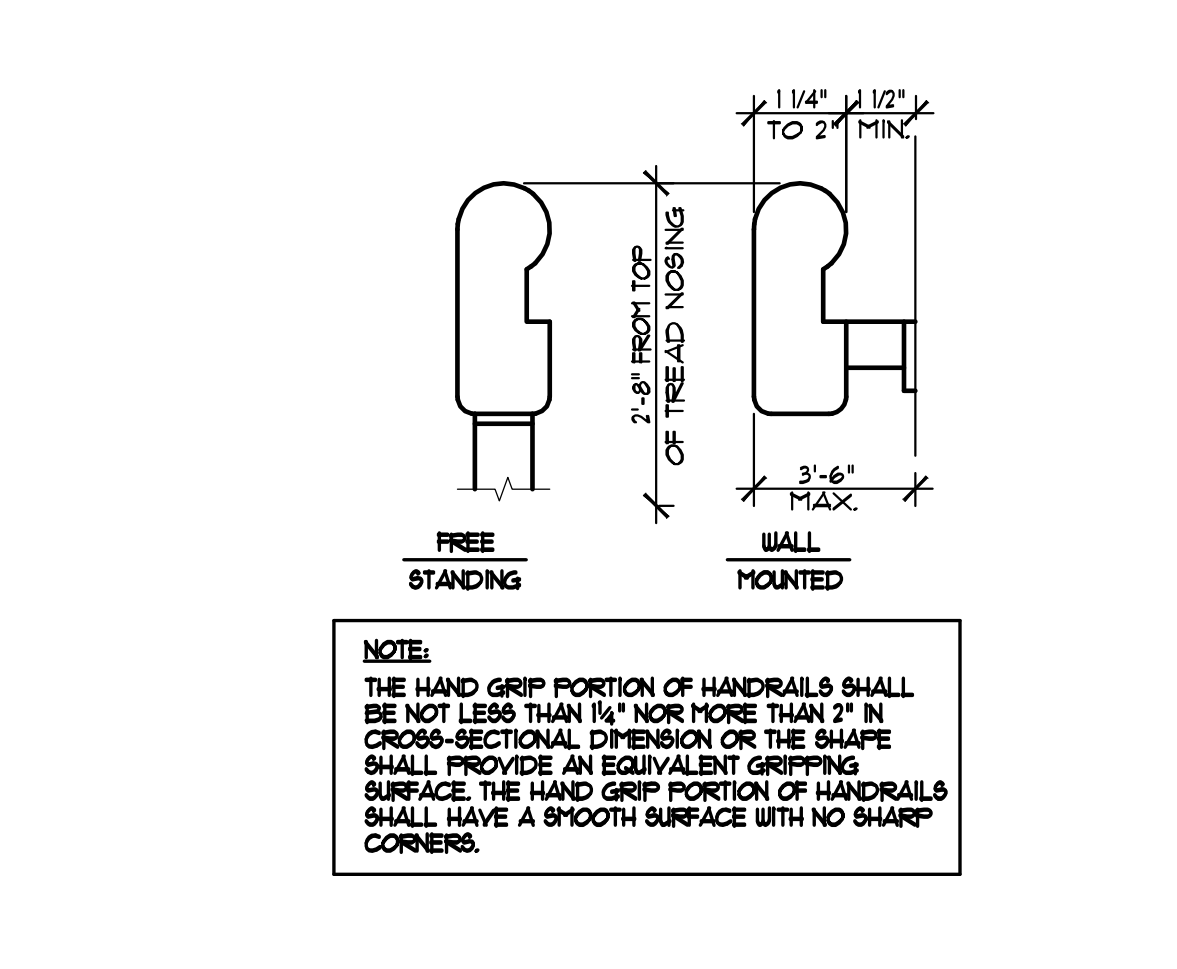
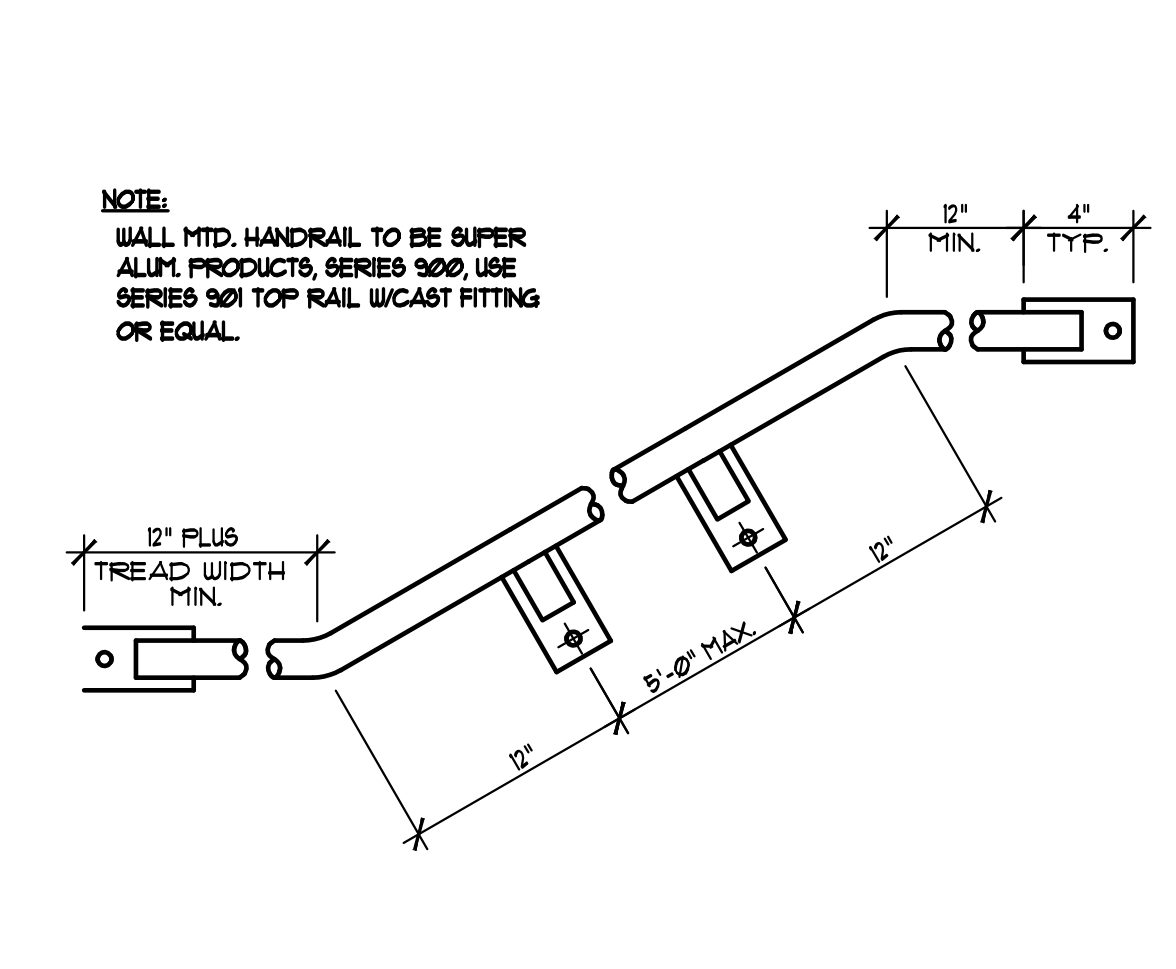
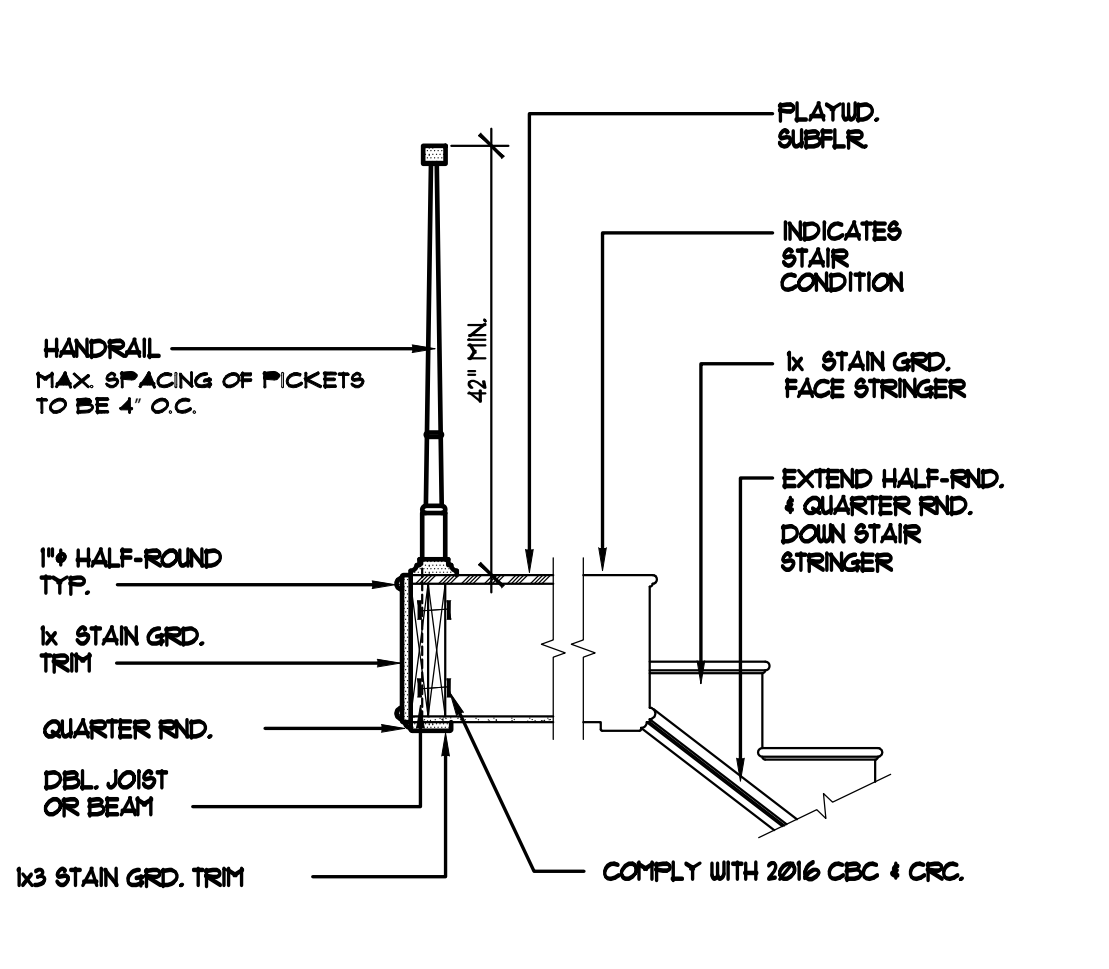
06 STAIR DETAIL

07 STRINGER AT FLOOR

08 STRINGER TO LANDING OR FLOOR

09 STRINGER FROM LANDING TO FLOOR

10 STRINGER AT HEADER



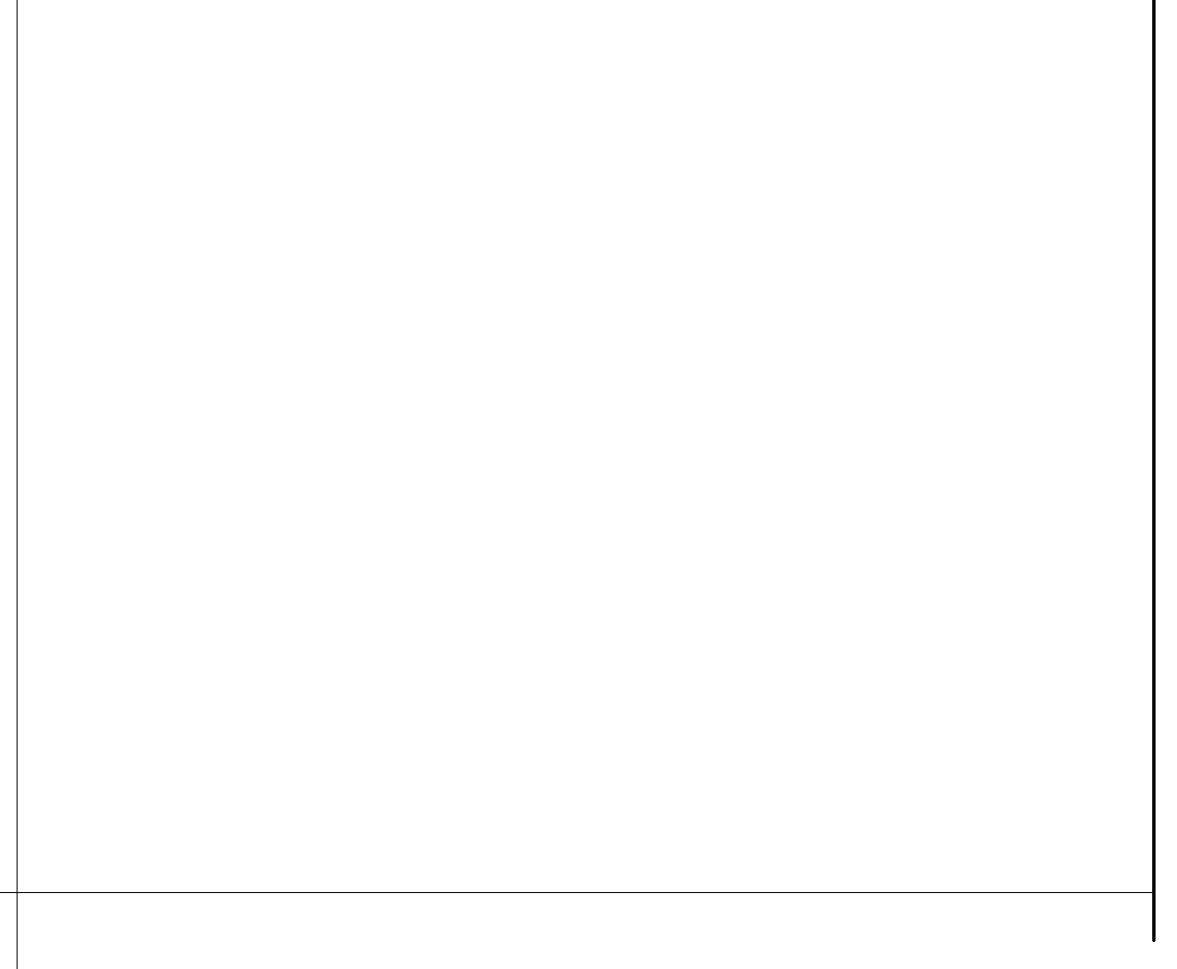
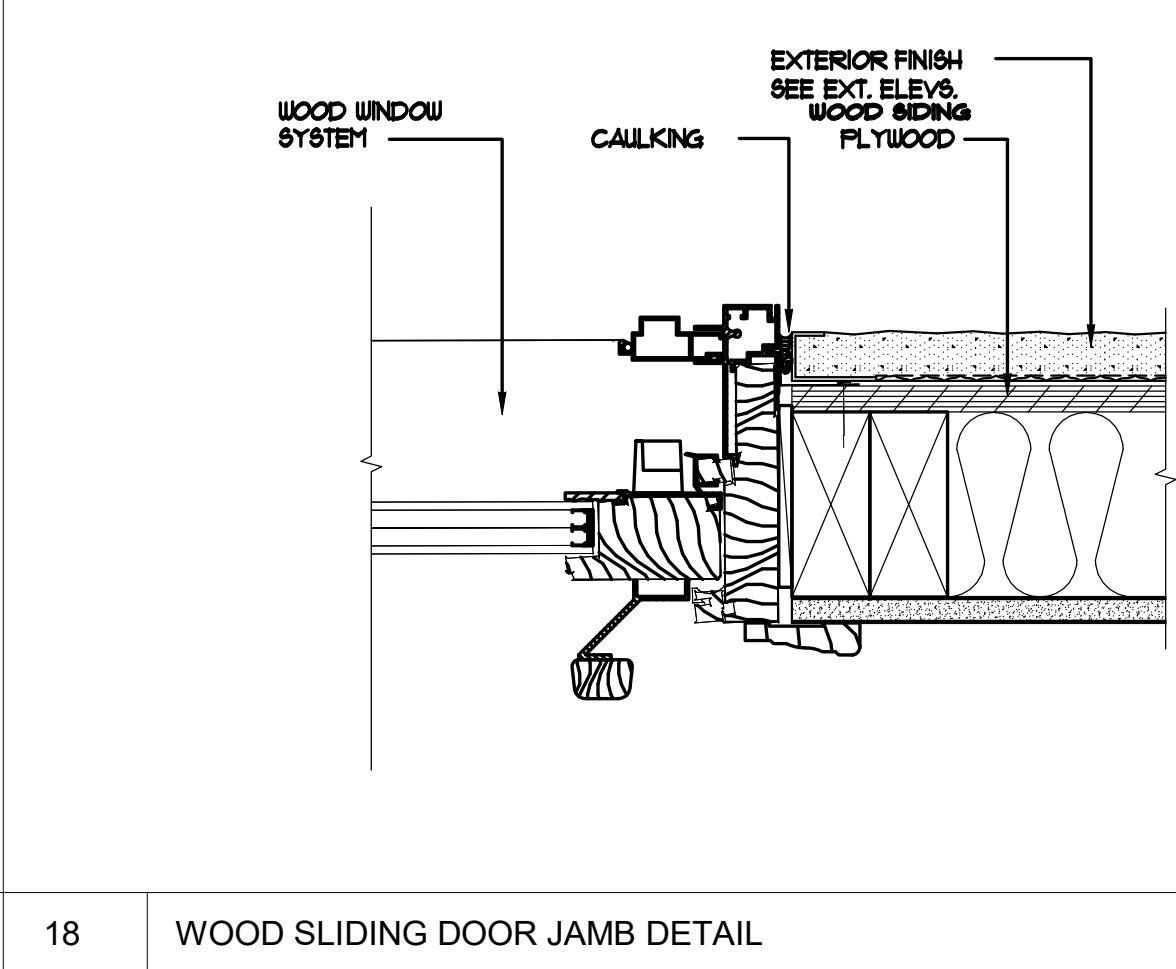
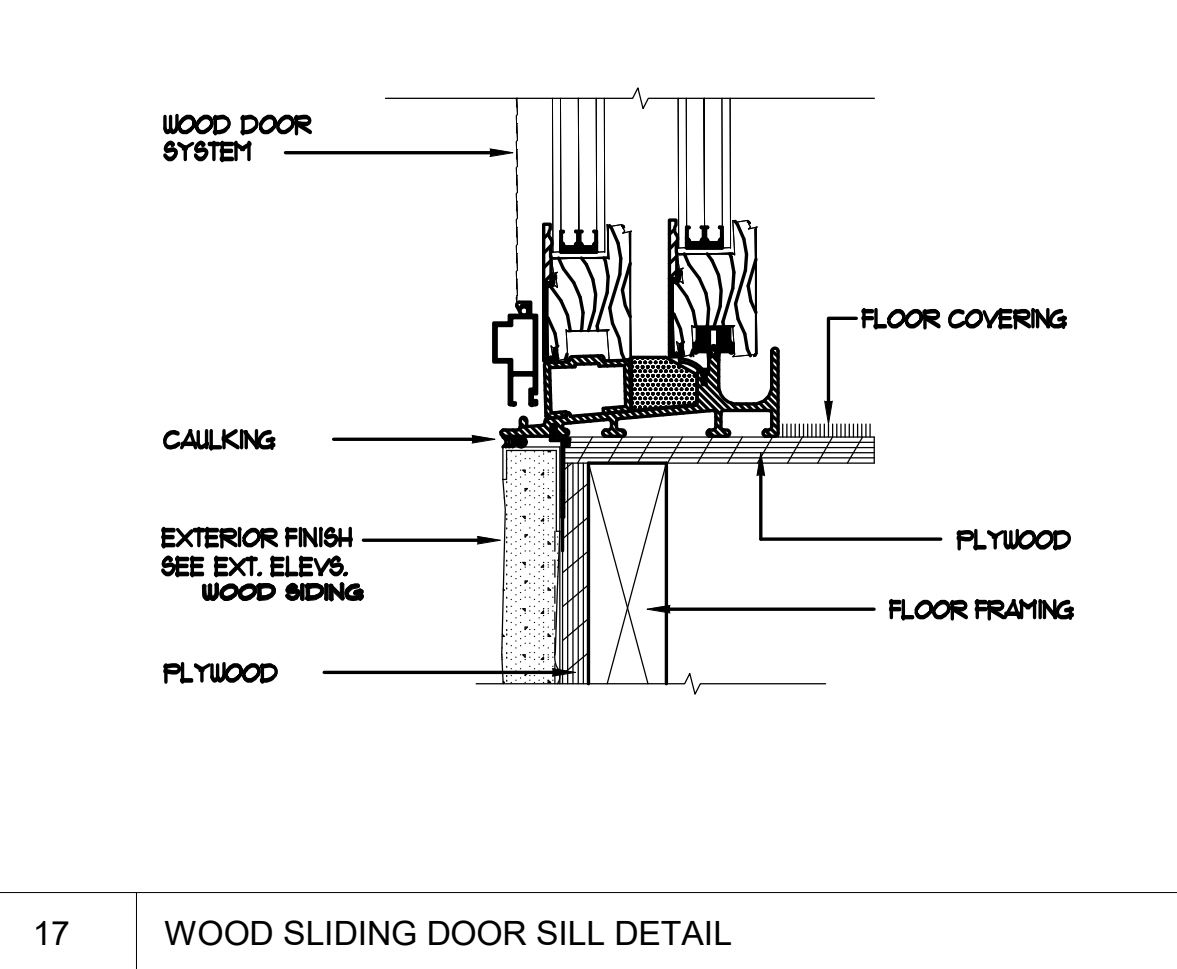
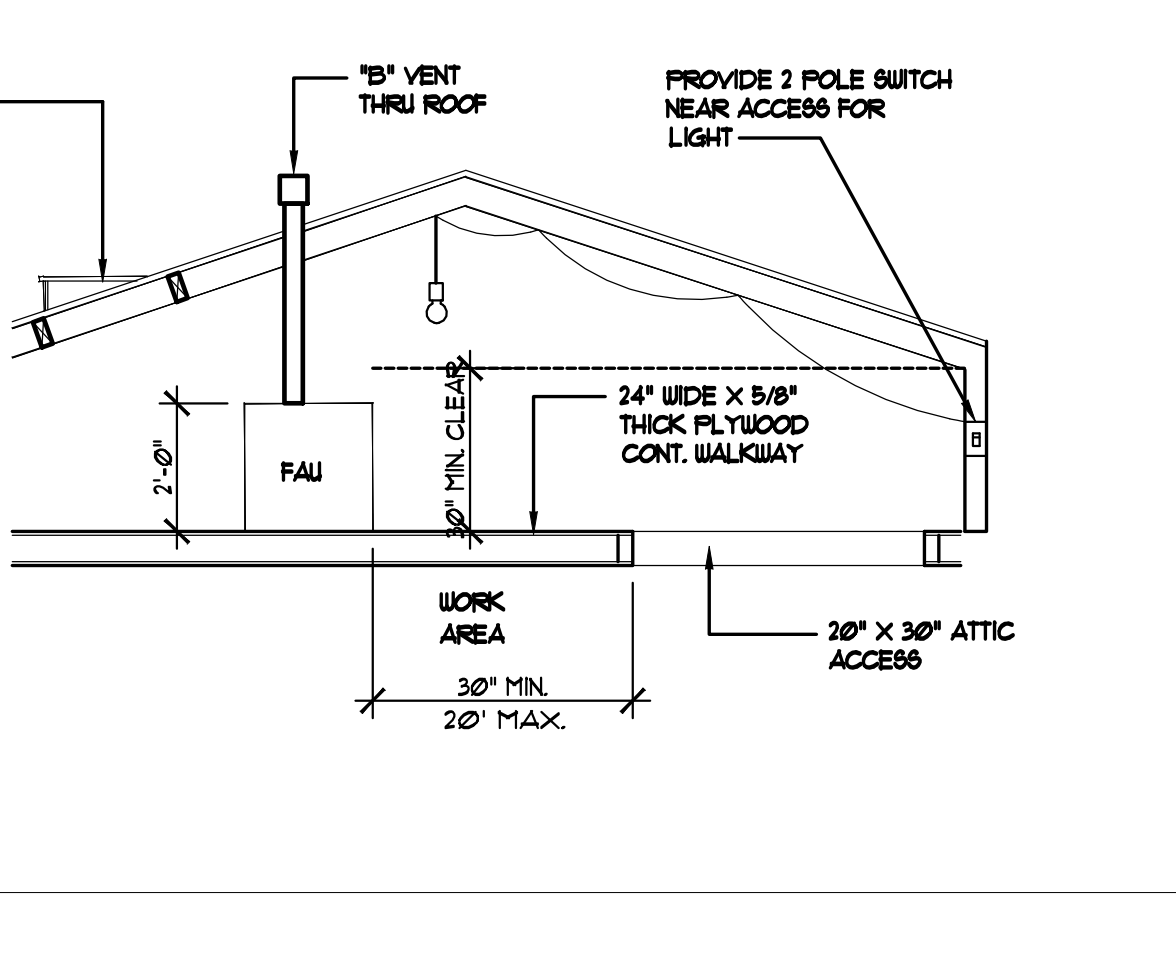
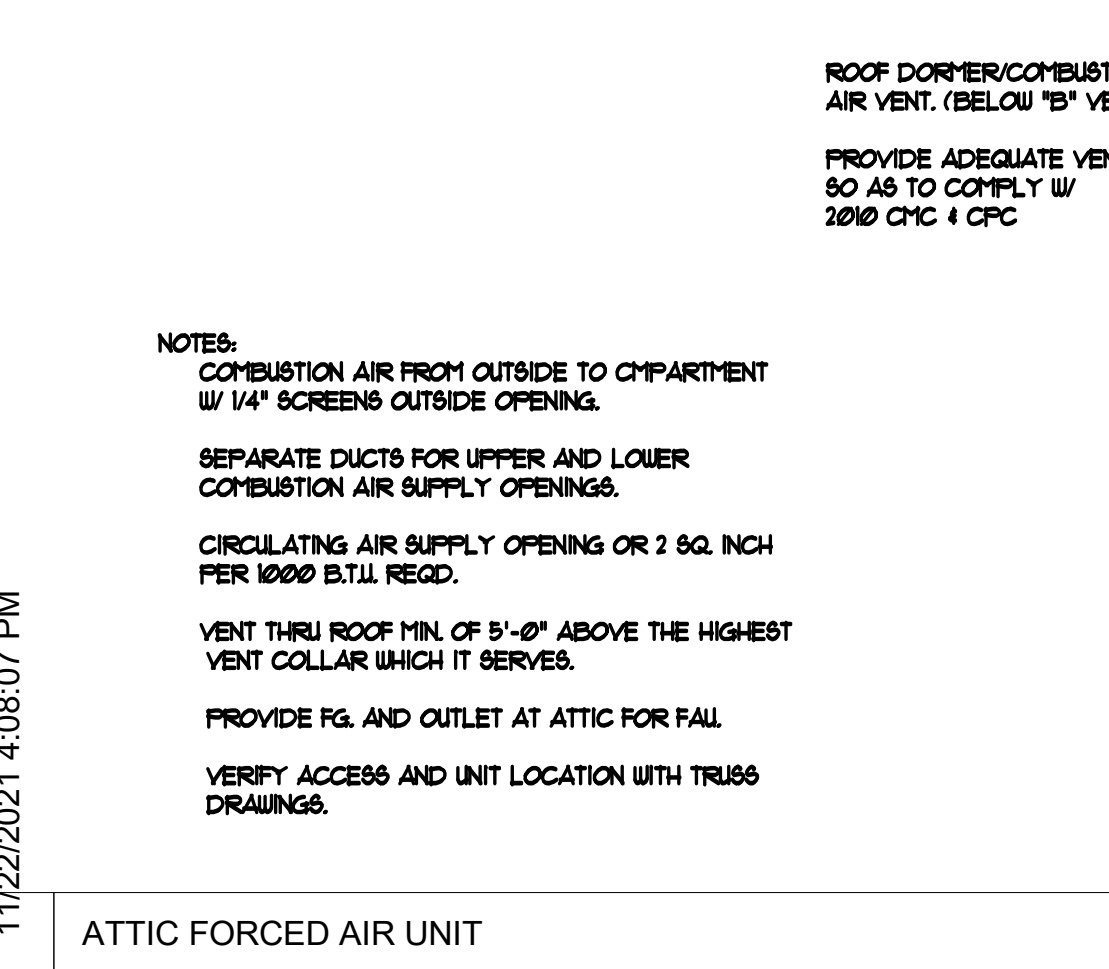
11 RAILING DETAIL

12 TYPICAL WALL RAILING

13 RAILING DETAIL

14 HANDRAIL DETAIL

15 TYPICAL RAILING SECTION



16 ATTIC FORCED AIR UNIT

17 WOOD SLIDING DOOR SILL DETAIL

18 WOOD SLIDING DOOR JAMB DETAIL

19 WOOD SLIDING DOOR JAMB DETAIL

20 WOOD SLIDING DOOR JAMB DETAIL

Revision No. _____ Date _____

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Job Title
120 CORONADO

Job Address
120 Coronado Ave, Los Altos, CA 94022

Date
09.28.2021

Issued For
PLANNING

Job No.
120

Drawn By: _____ Checked By: _____
Author: _____ Checker: _____

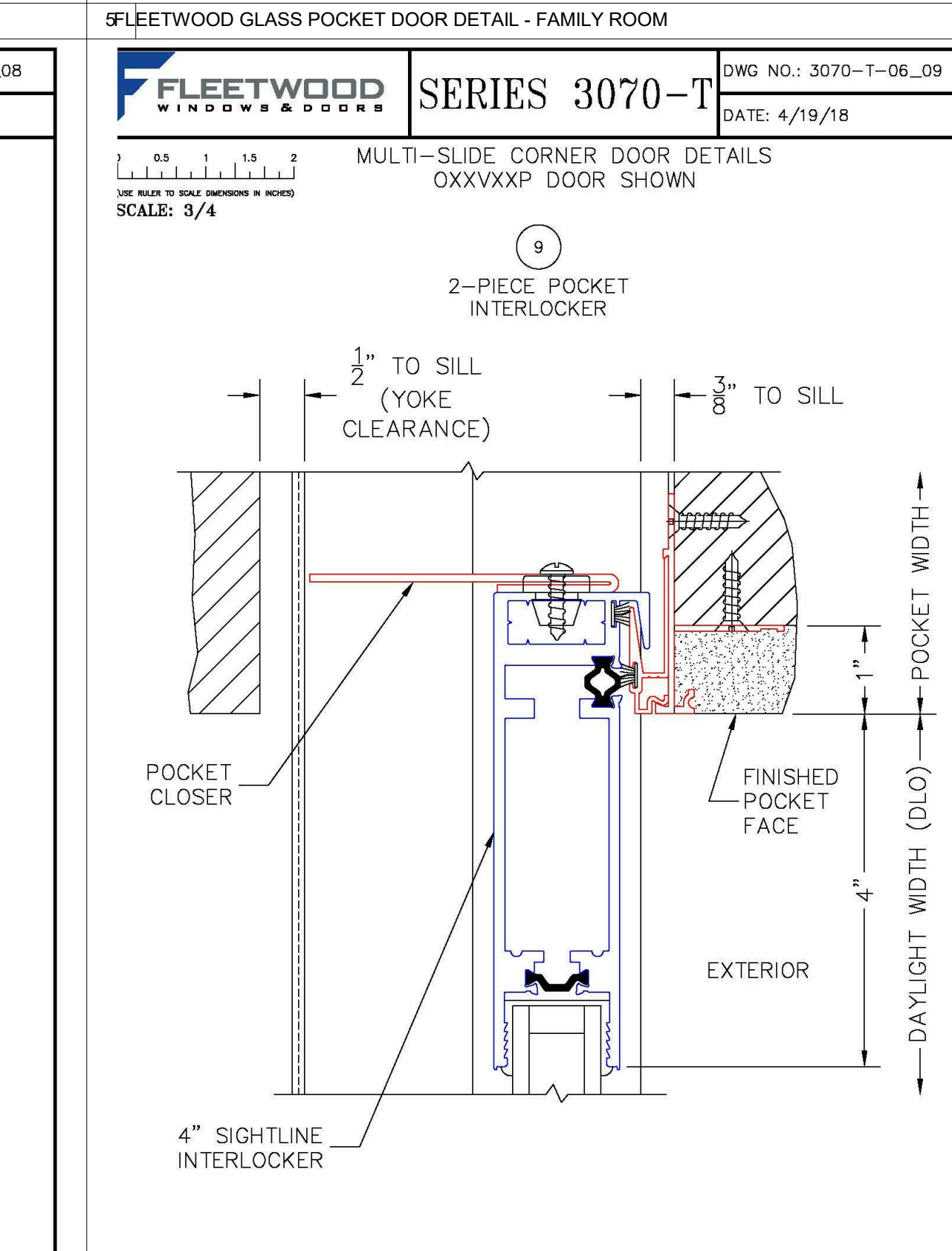
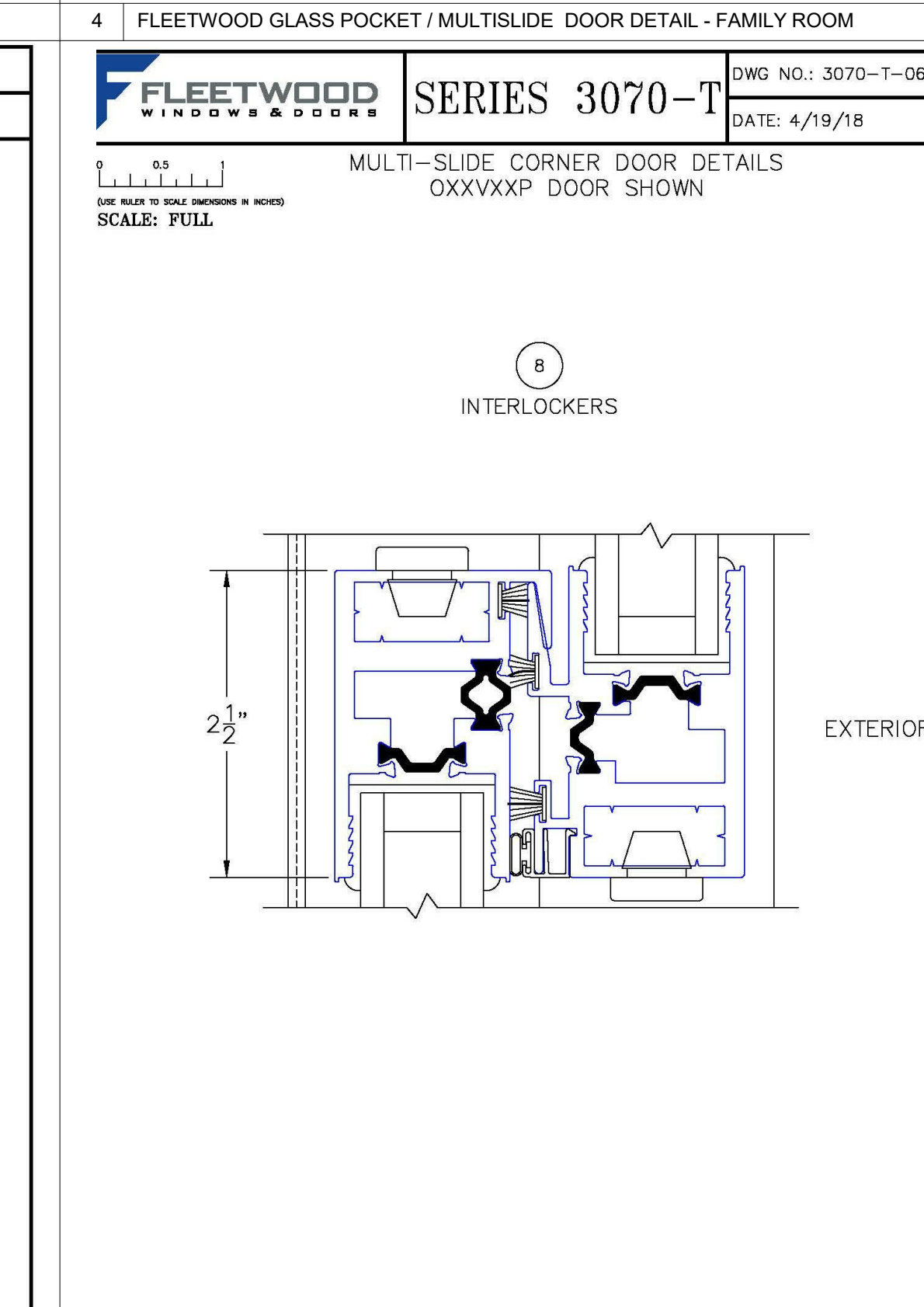
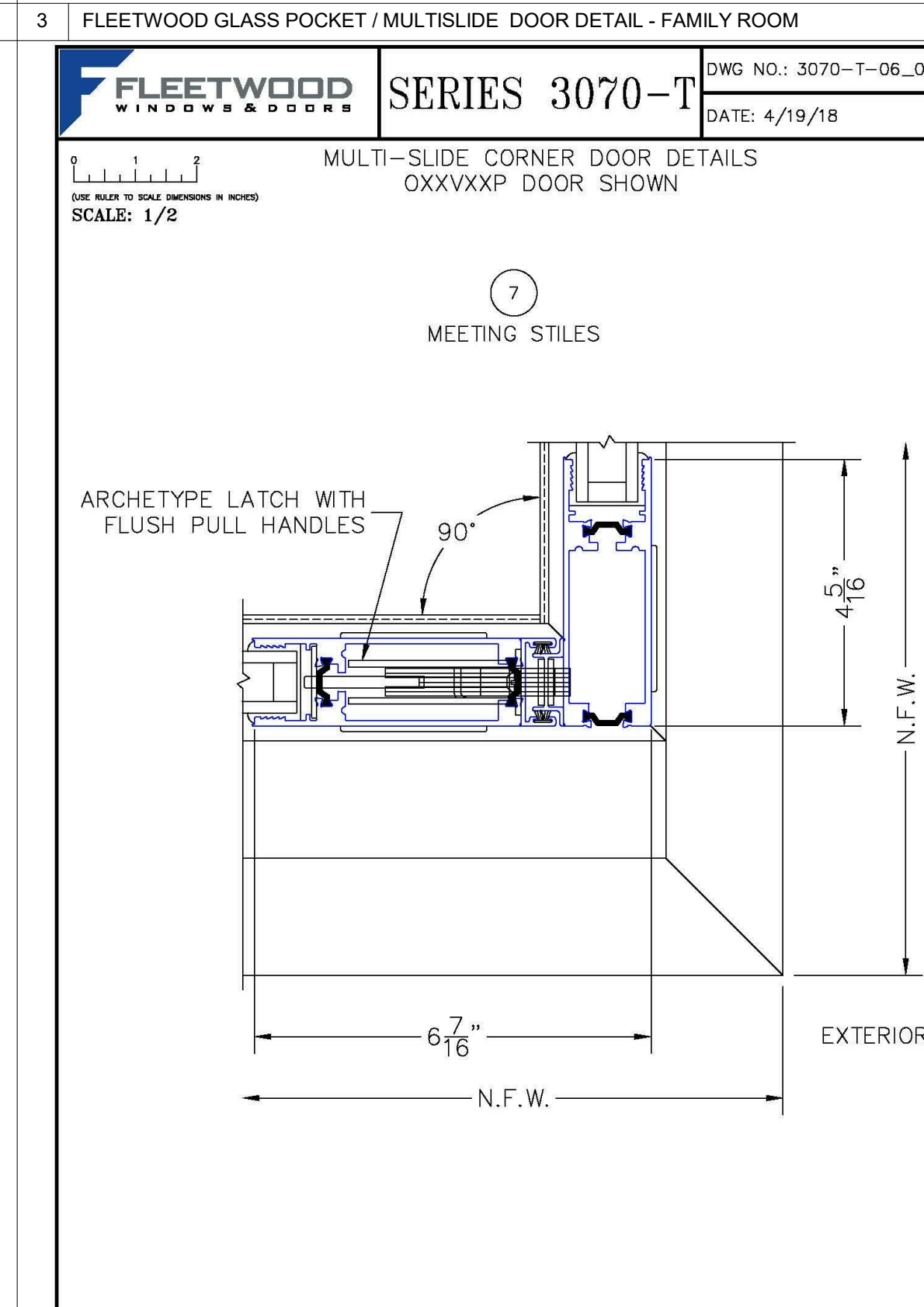
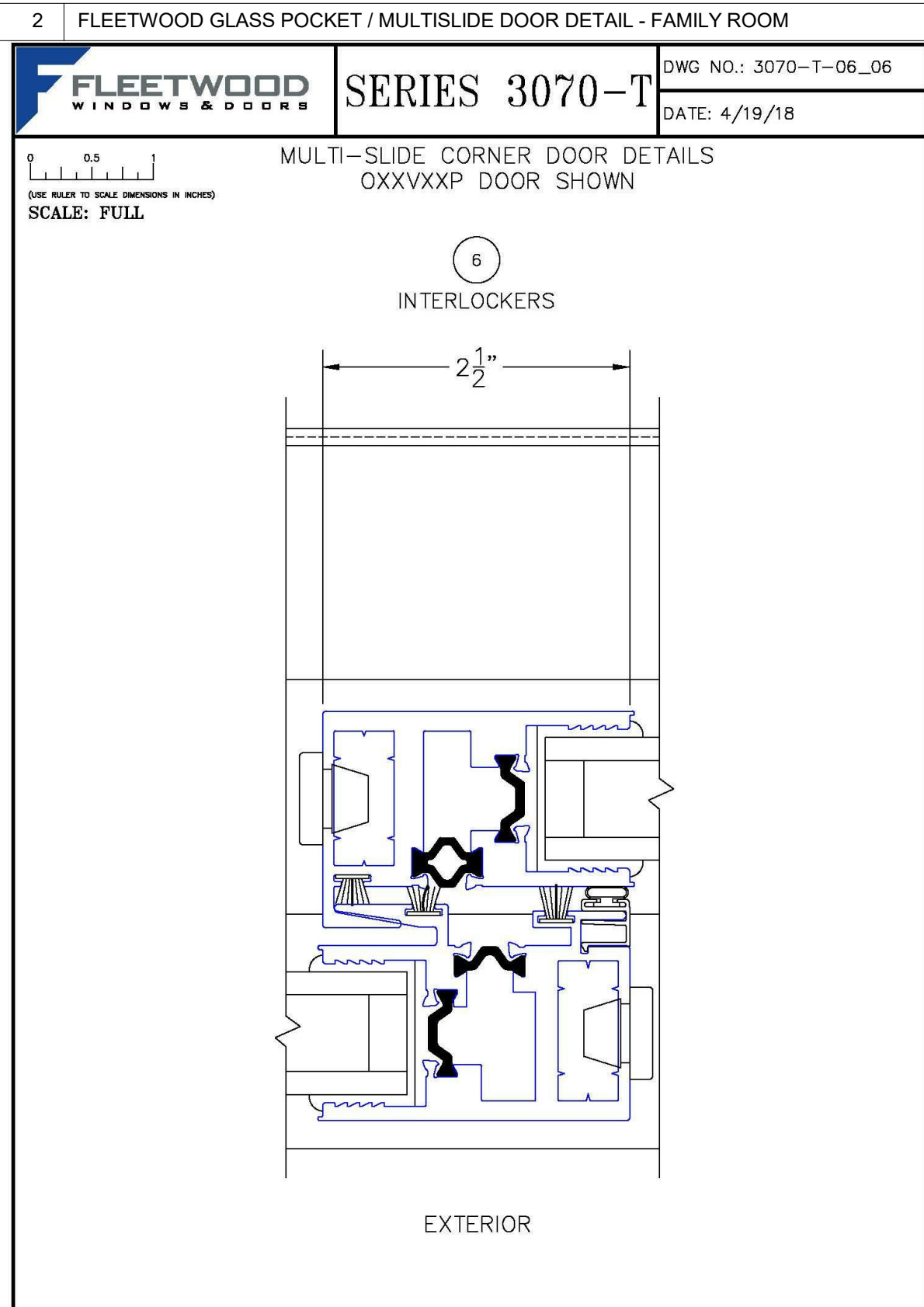
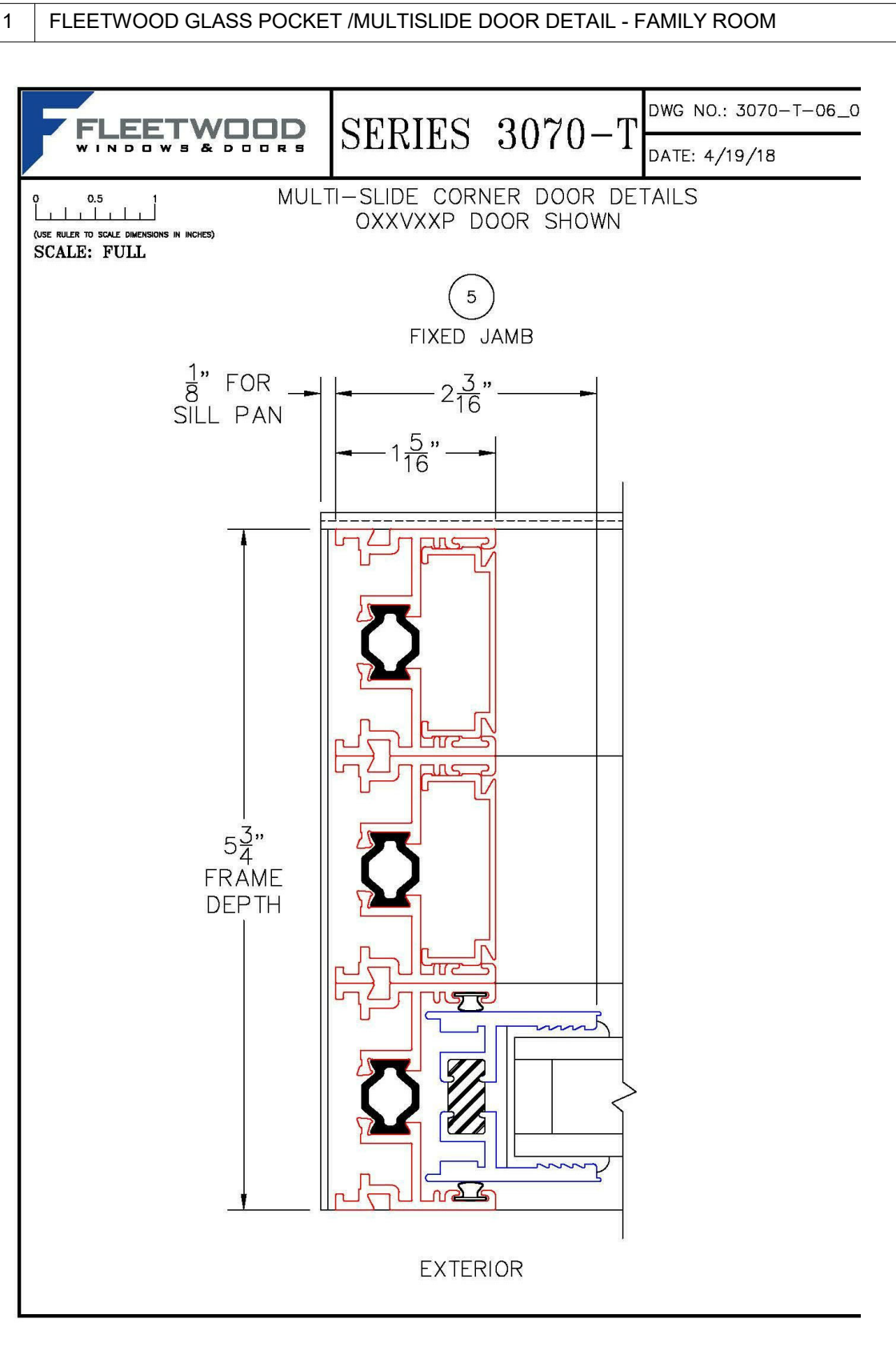
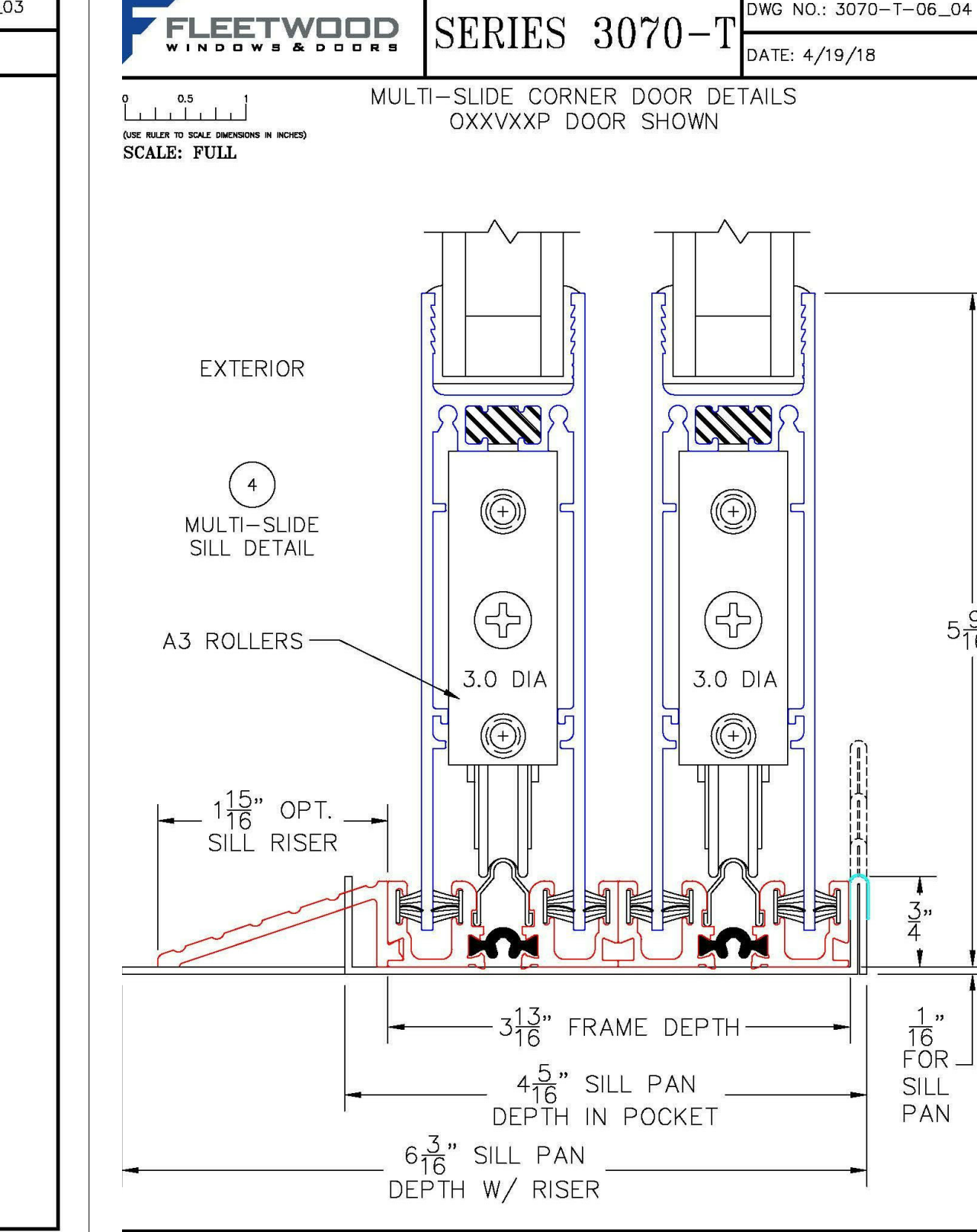
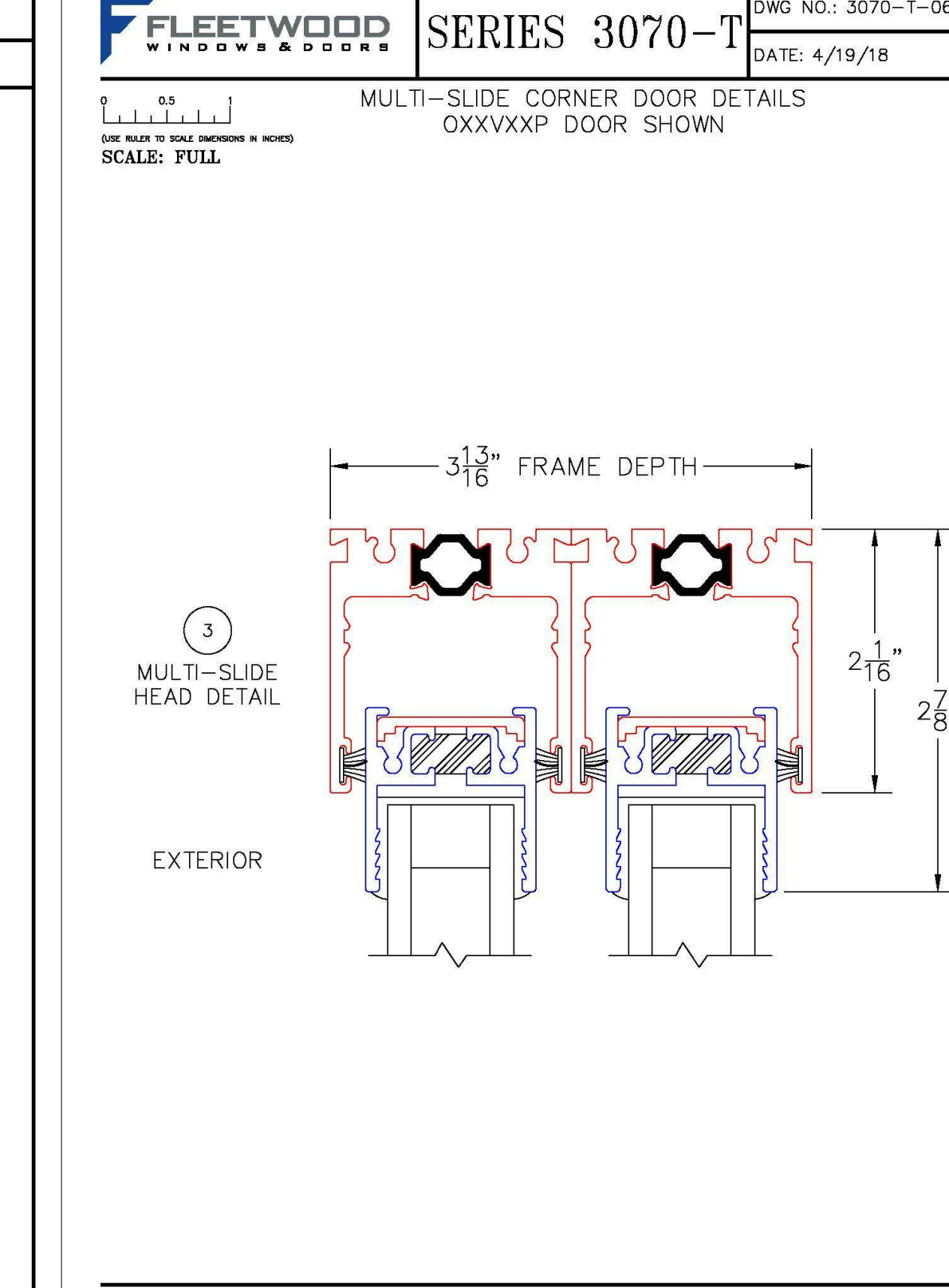
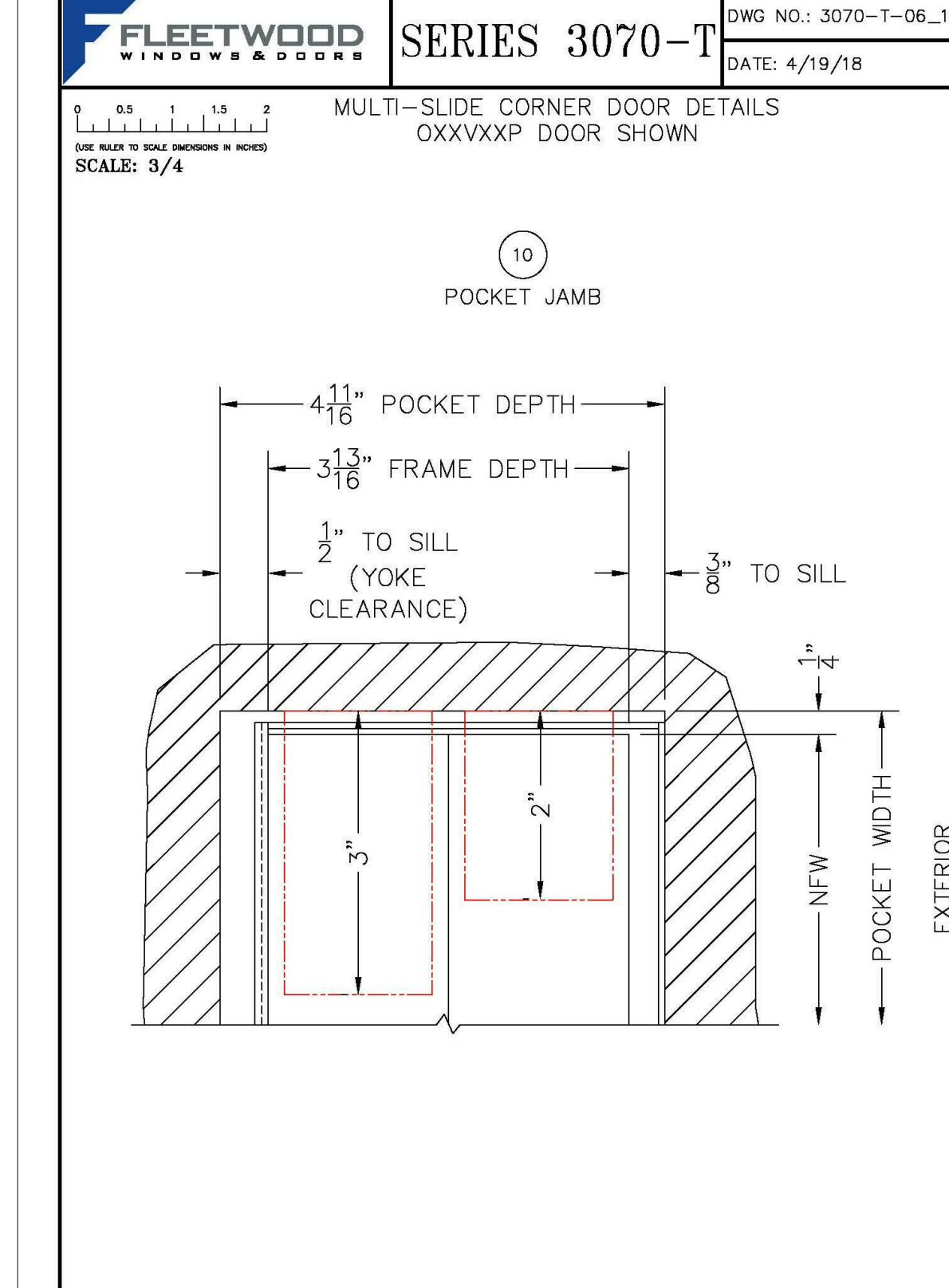
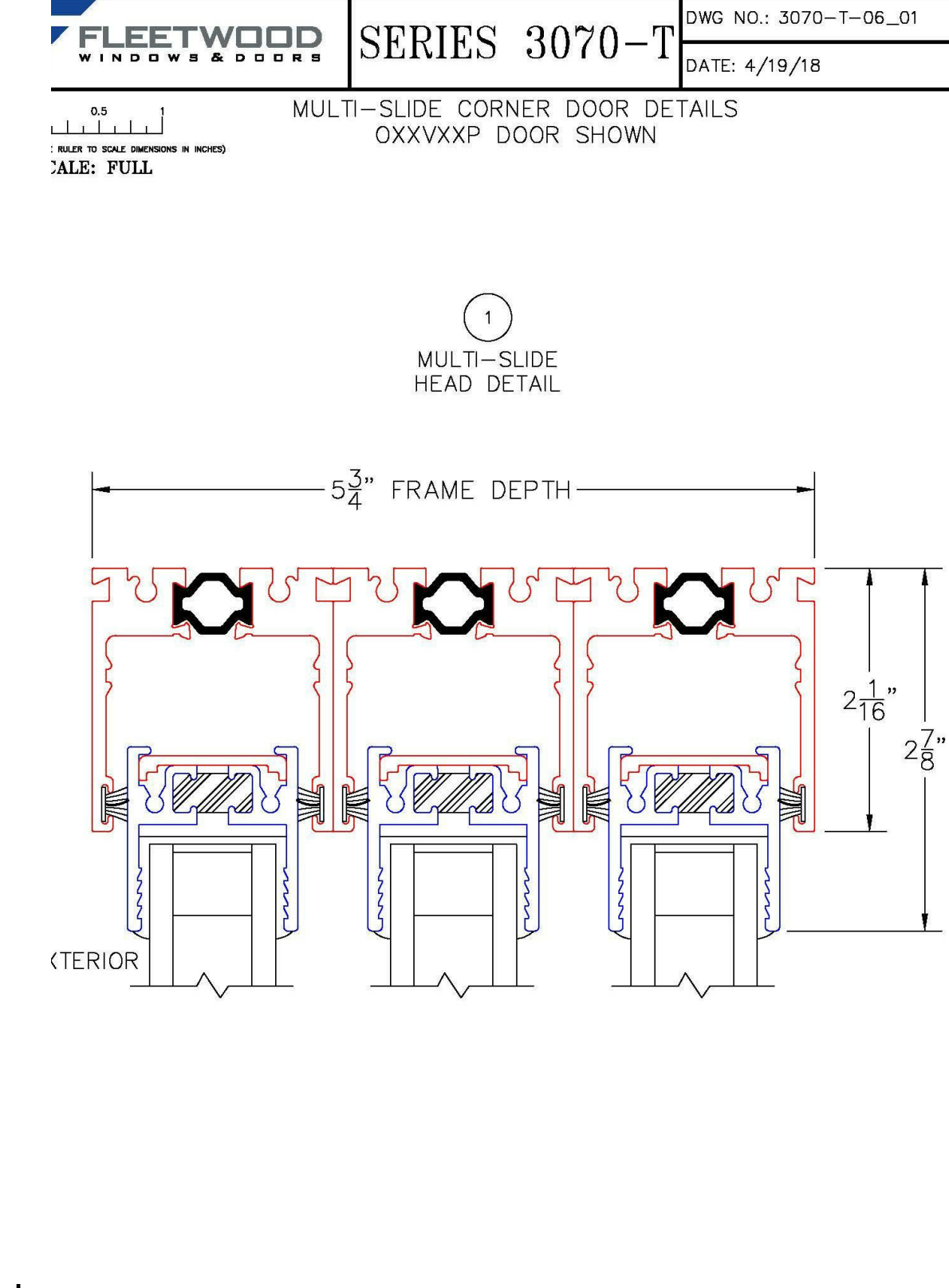
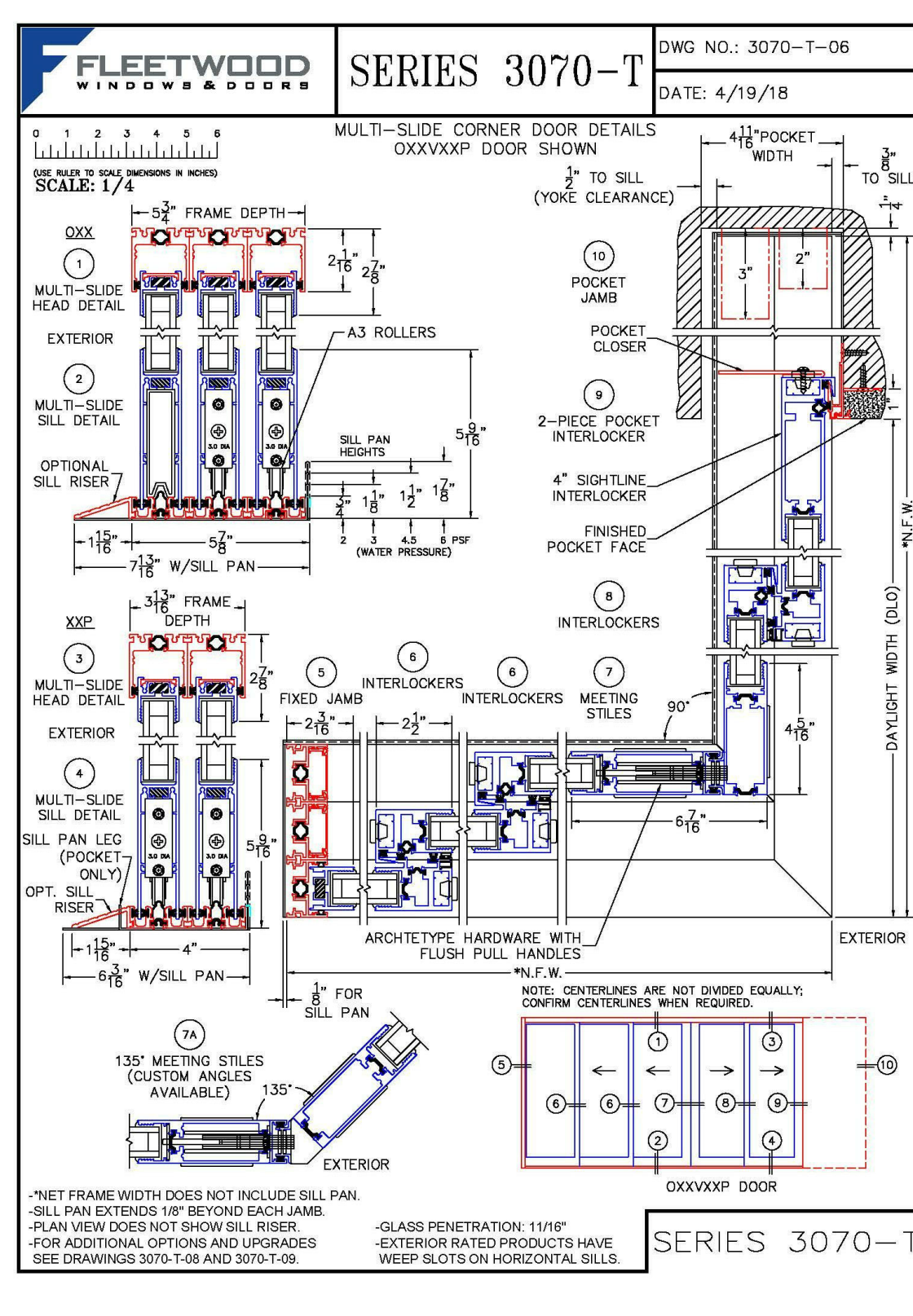
Scale

Sheet Title
Details 3

Sheet No.

AD-3

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Date
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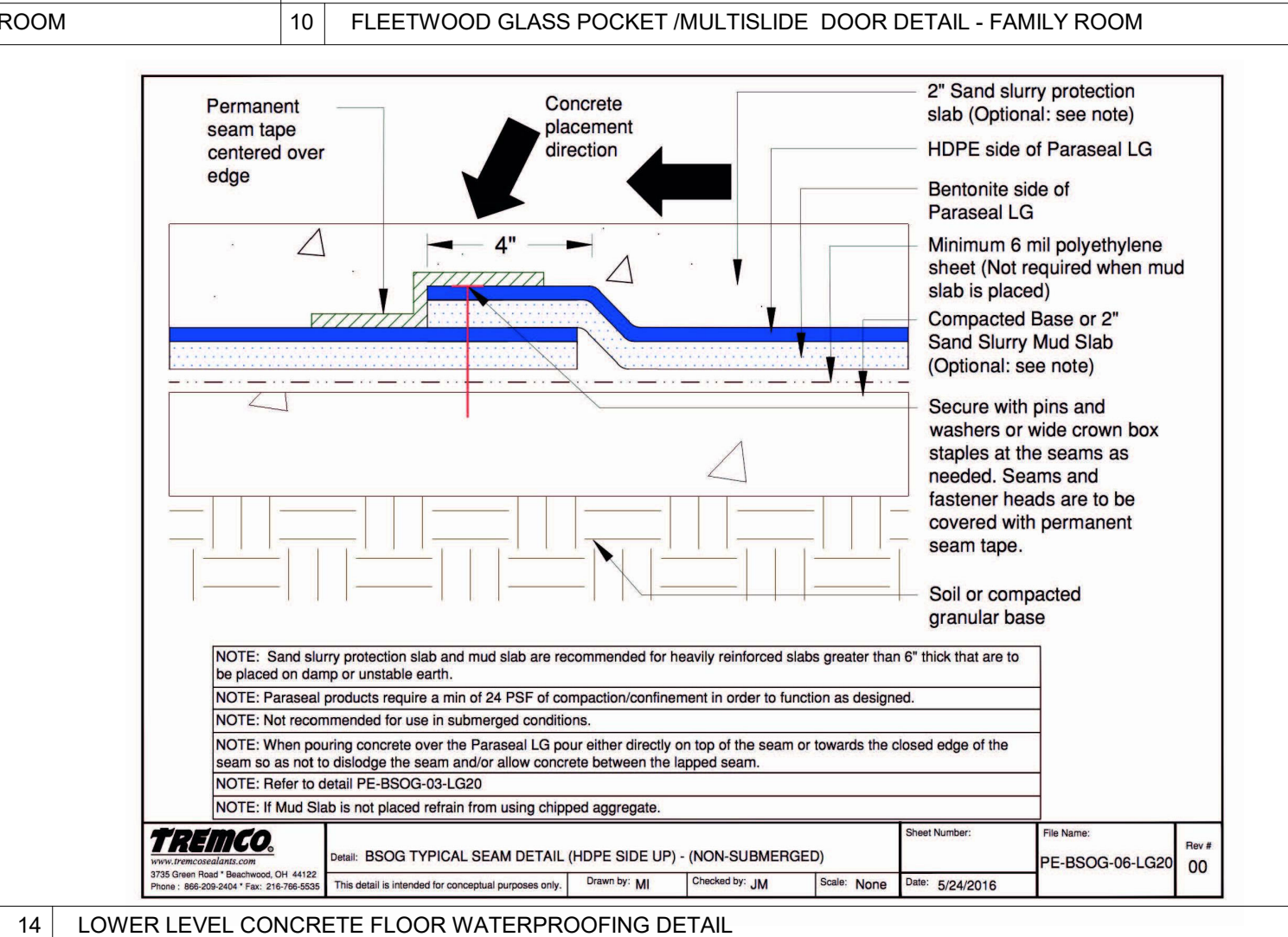
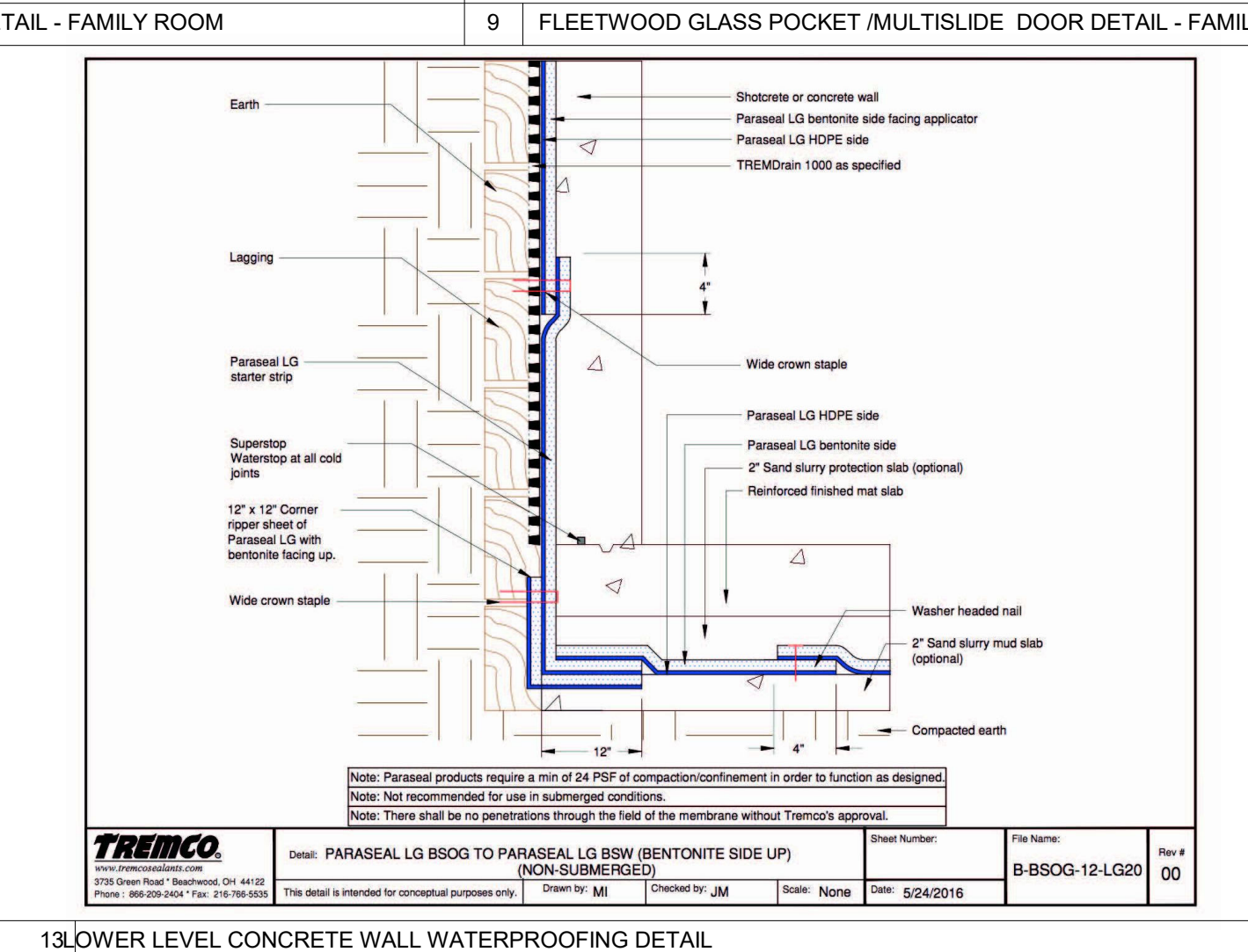
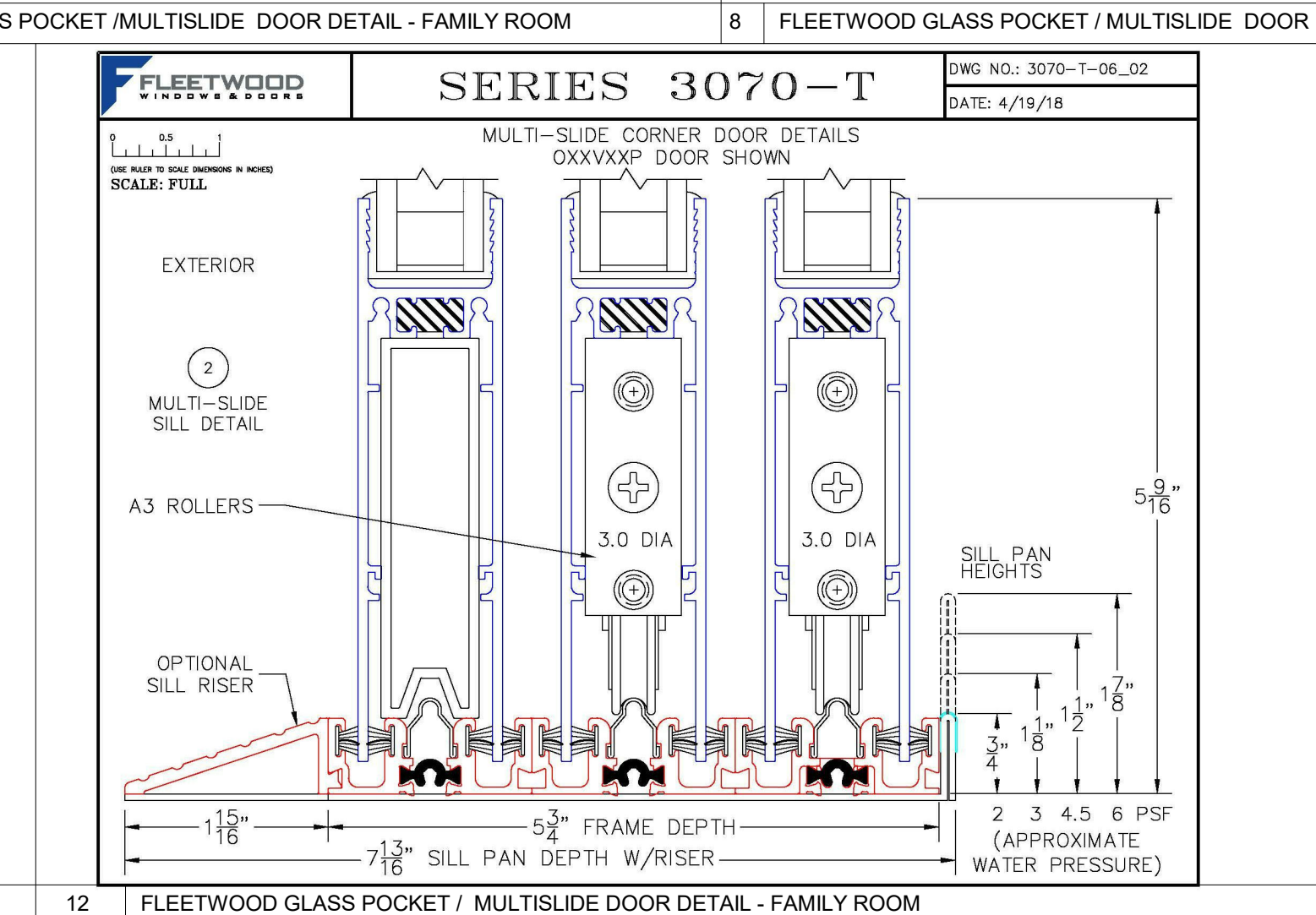
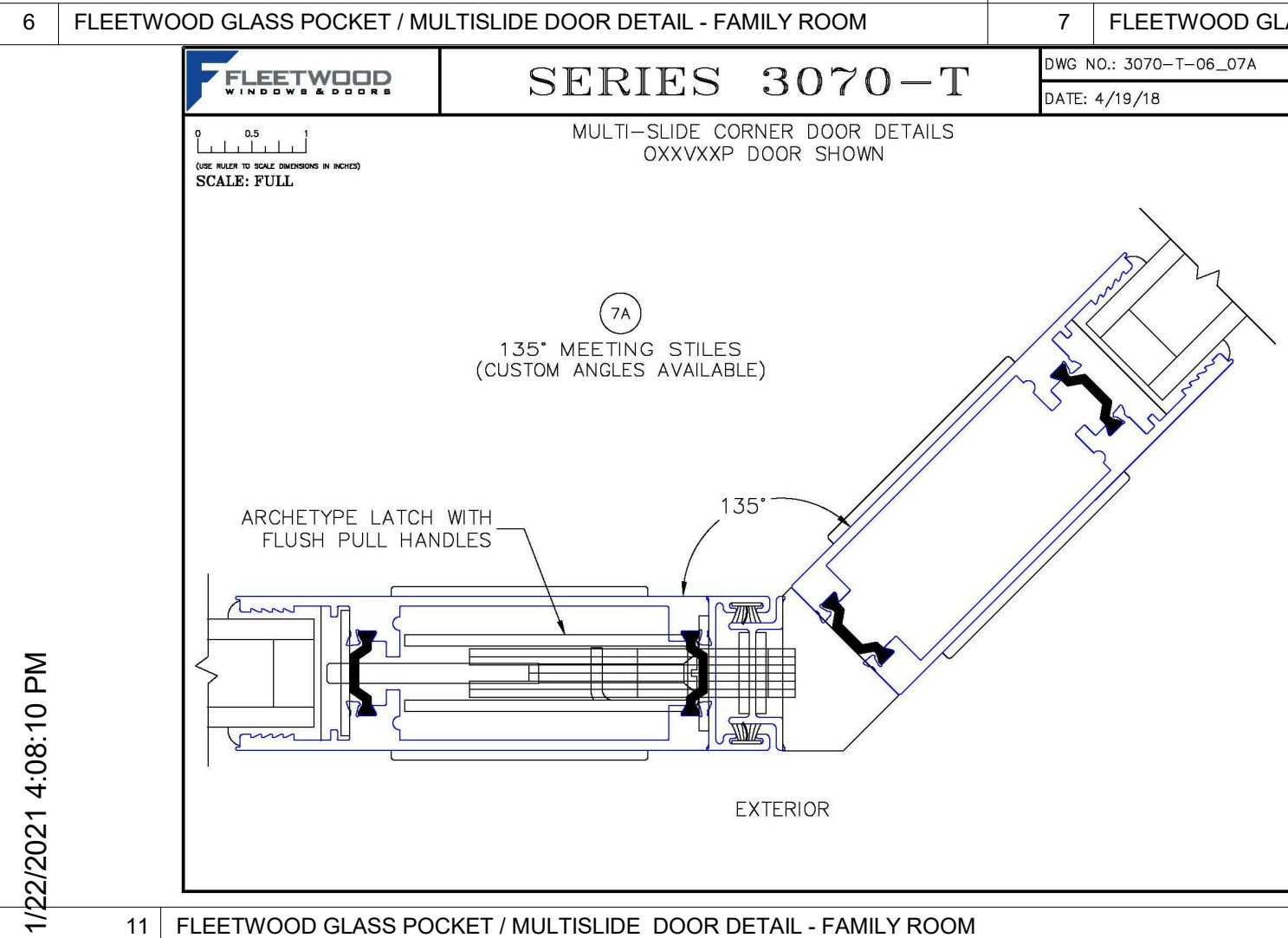
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Author Checker

Scale

Sheet Title
Details 4

Sheet No.



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AD-4



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Job Title
120 CORONADO

Job Address
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Date
09.28.2021

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PLANNING

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120

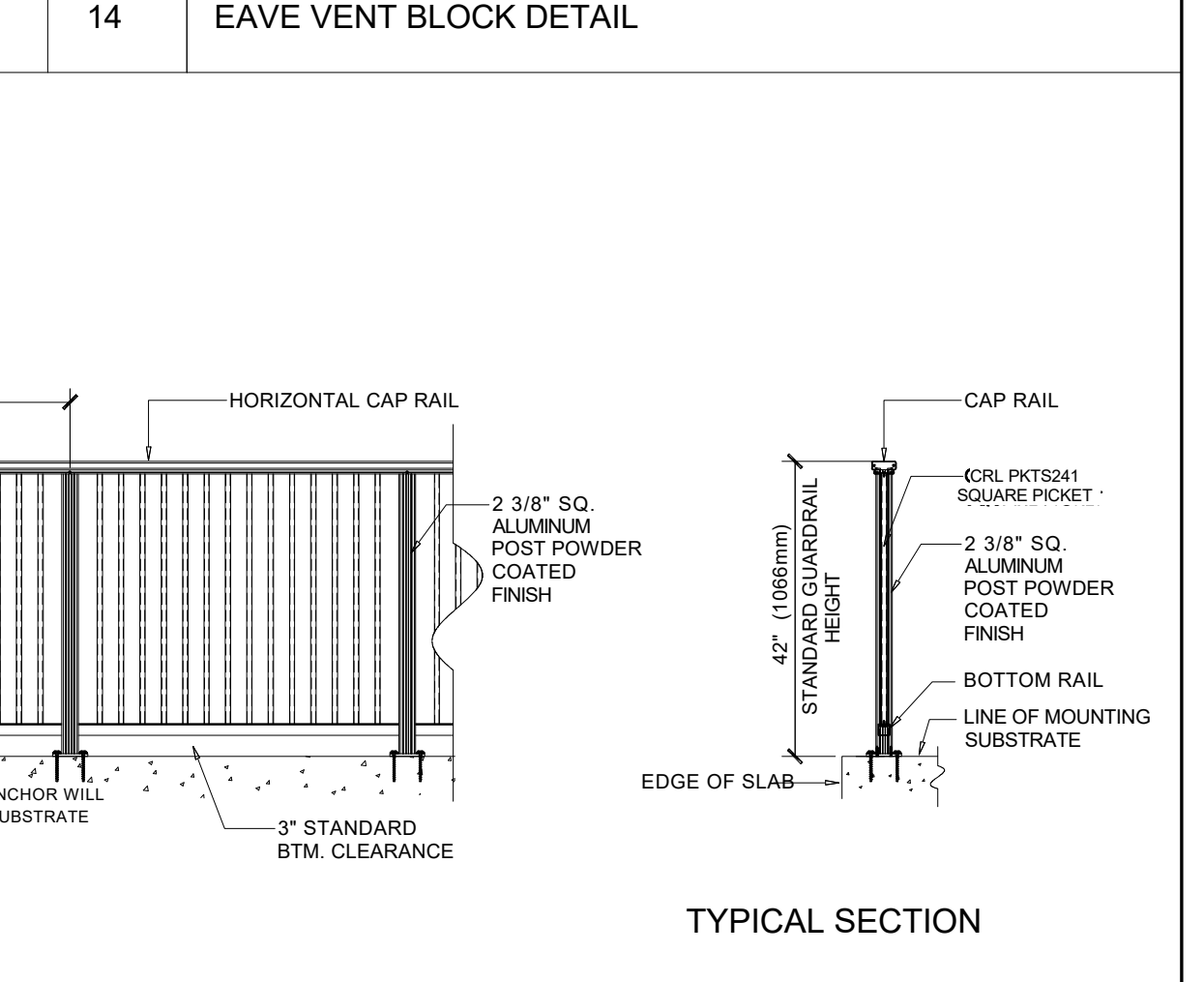
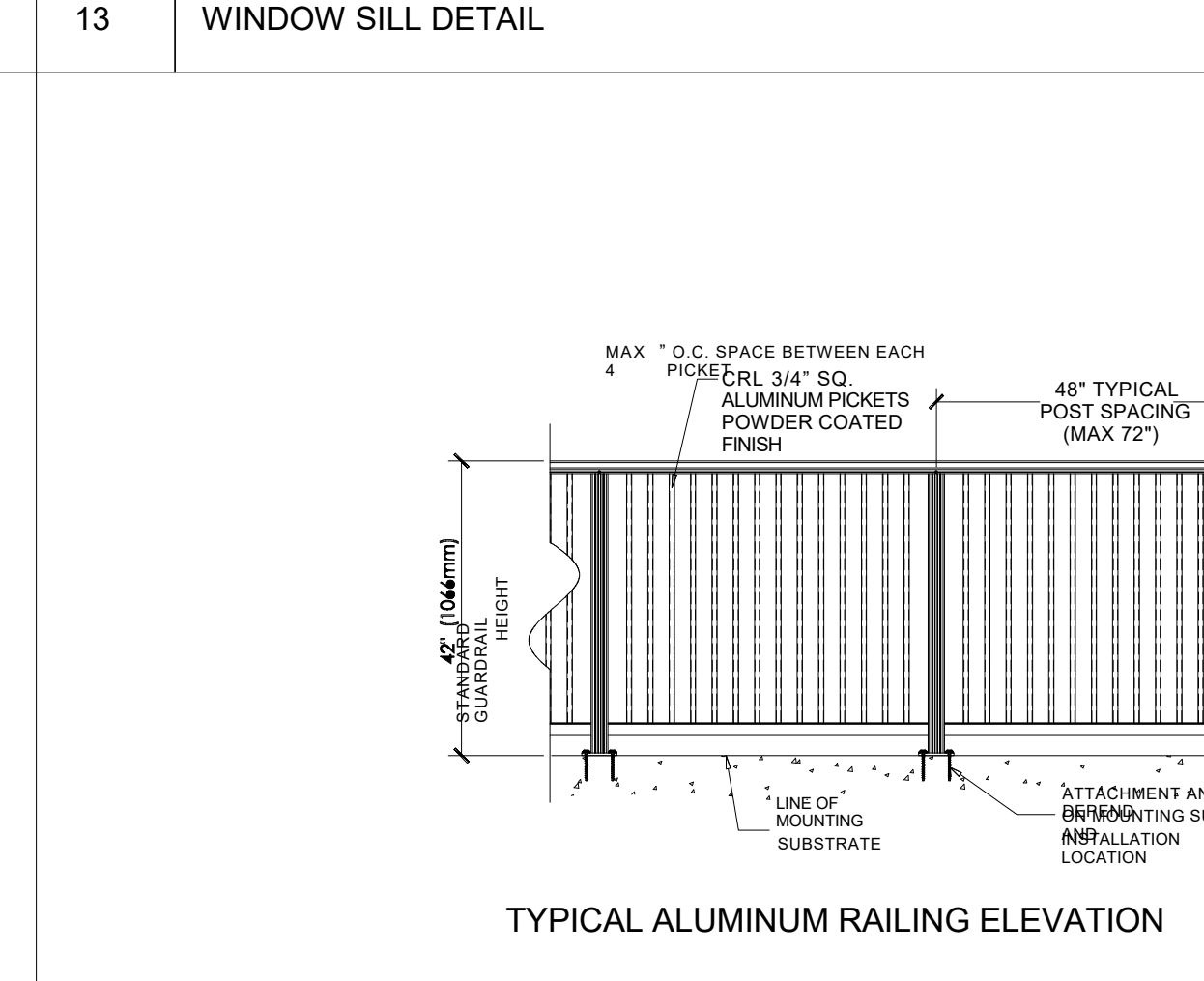
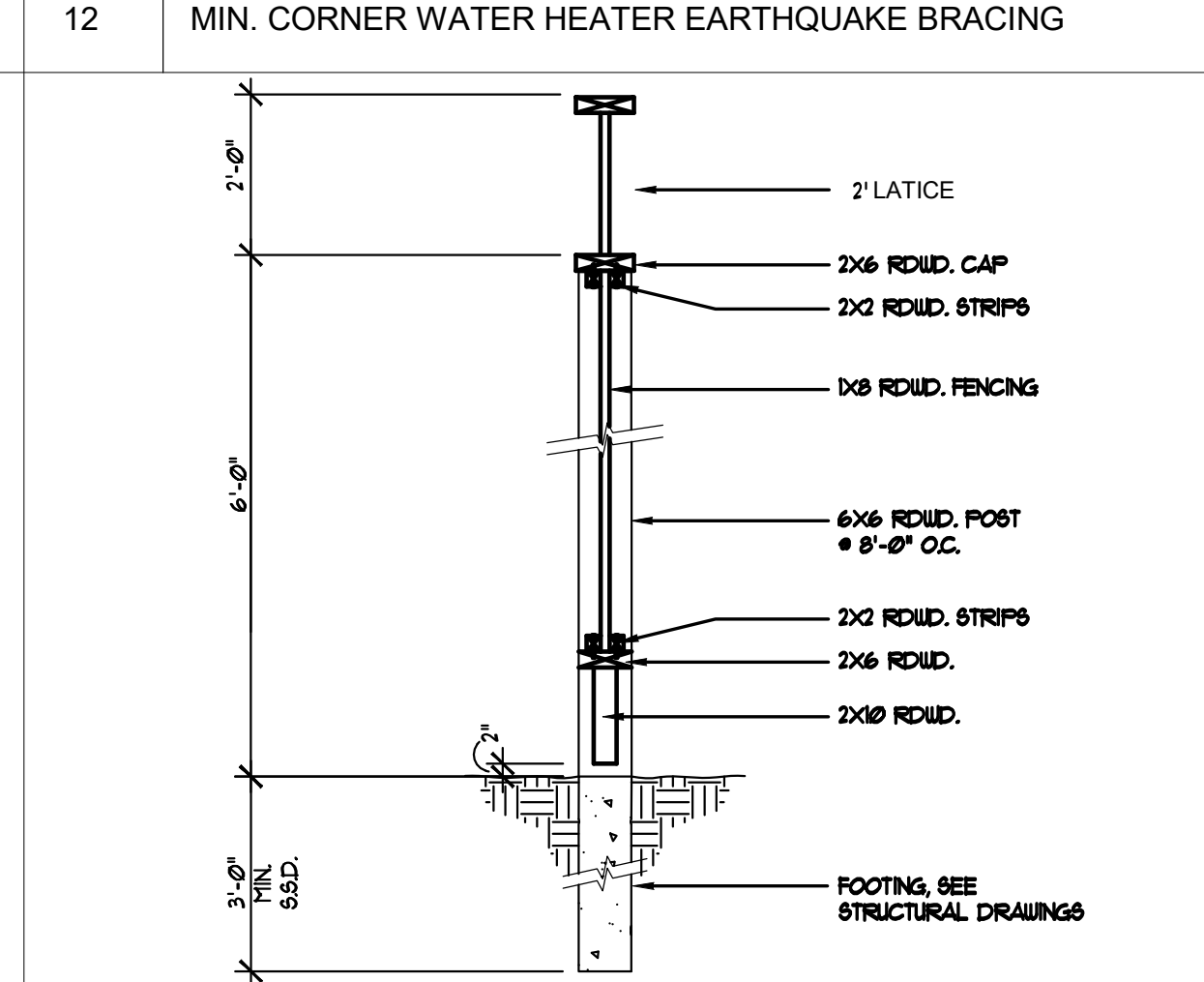
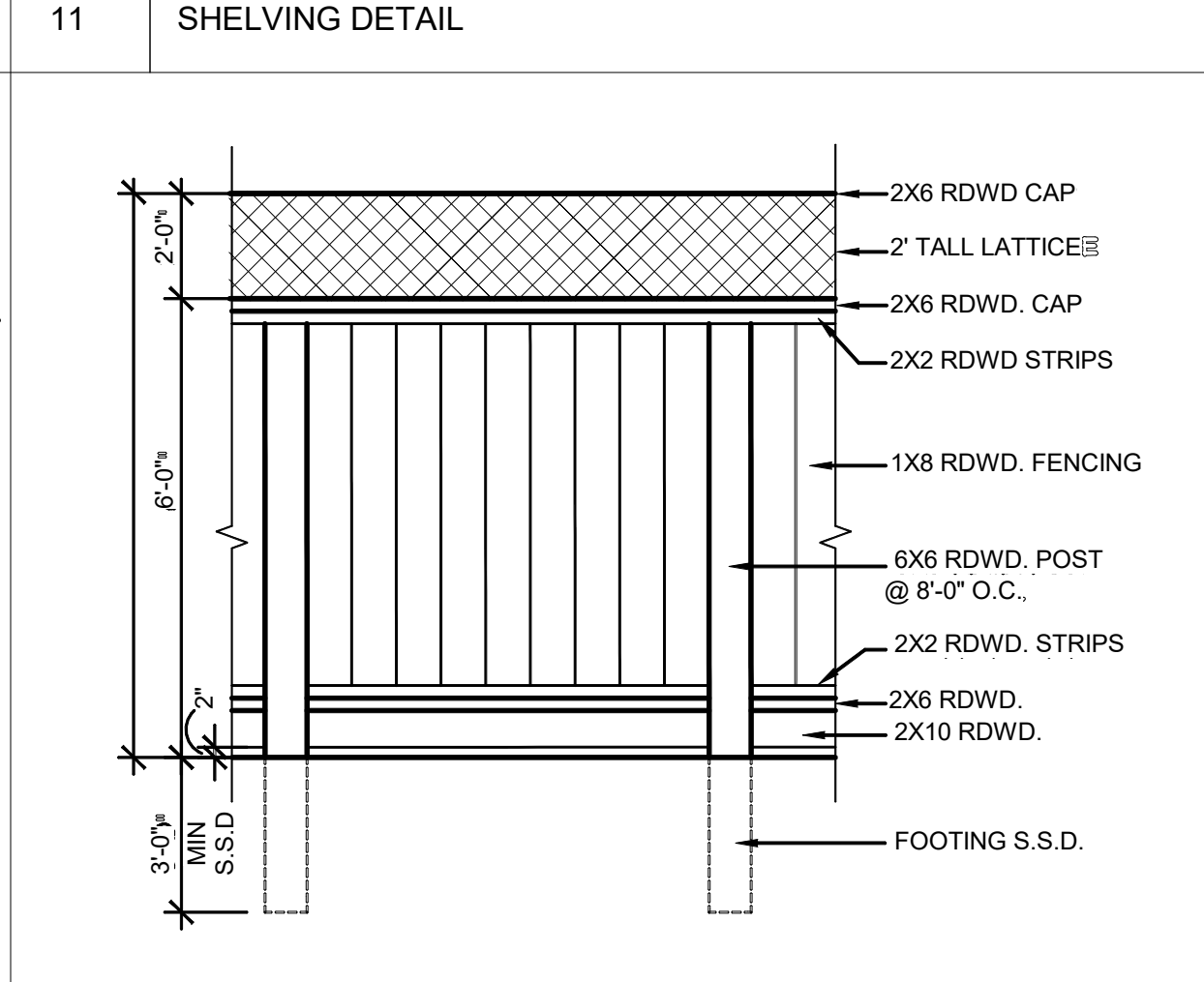
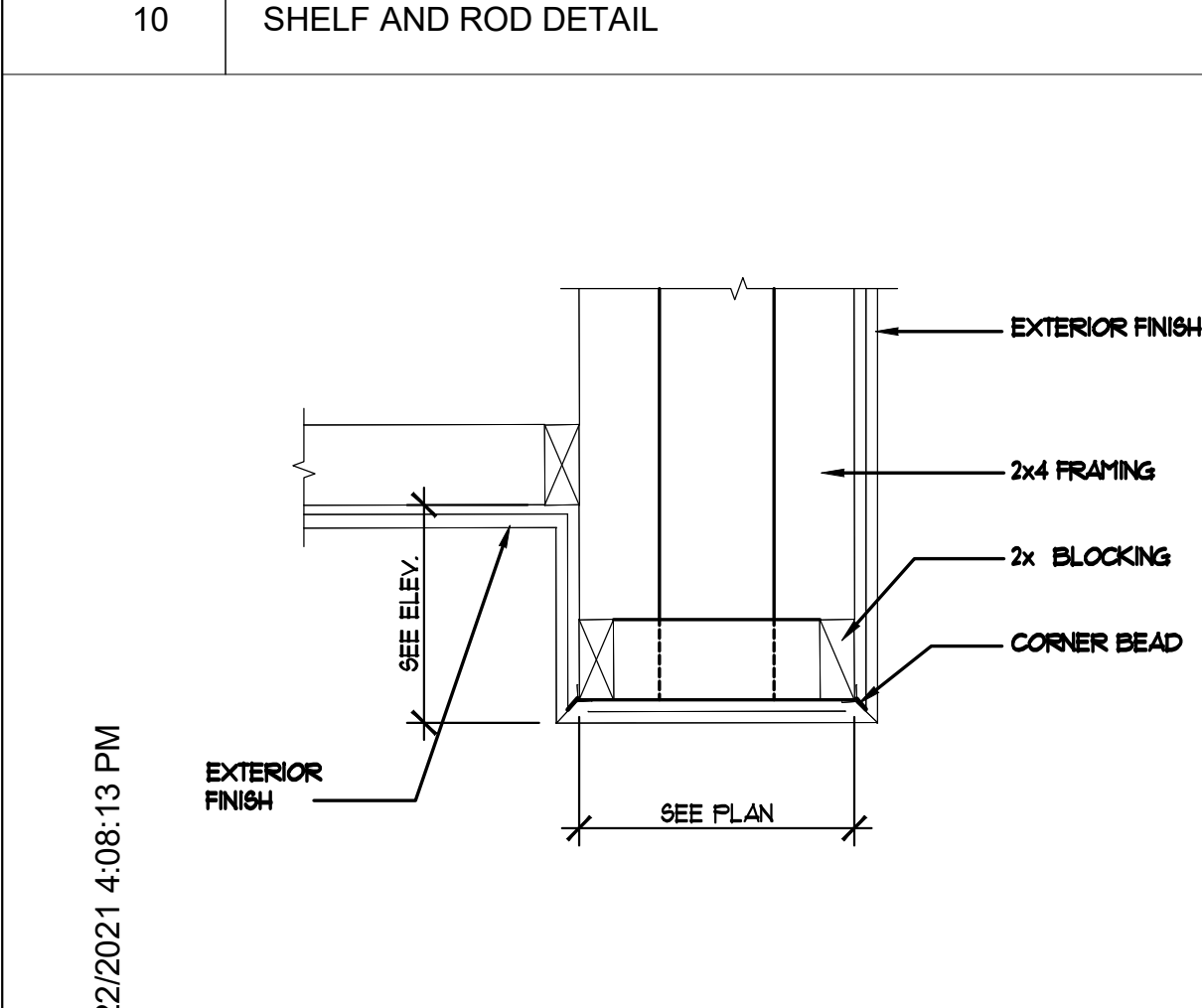
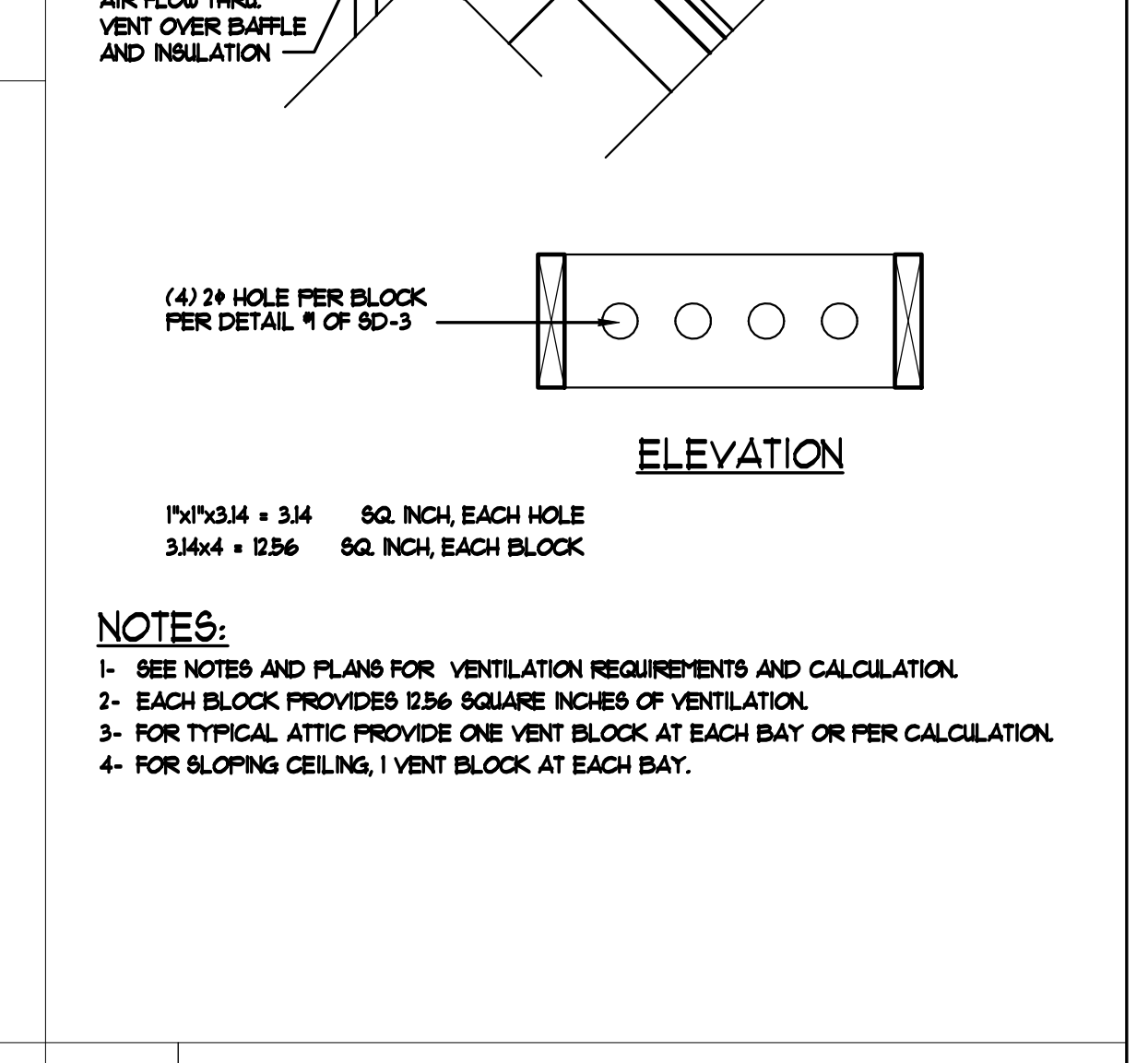
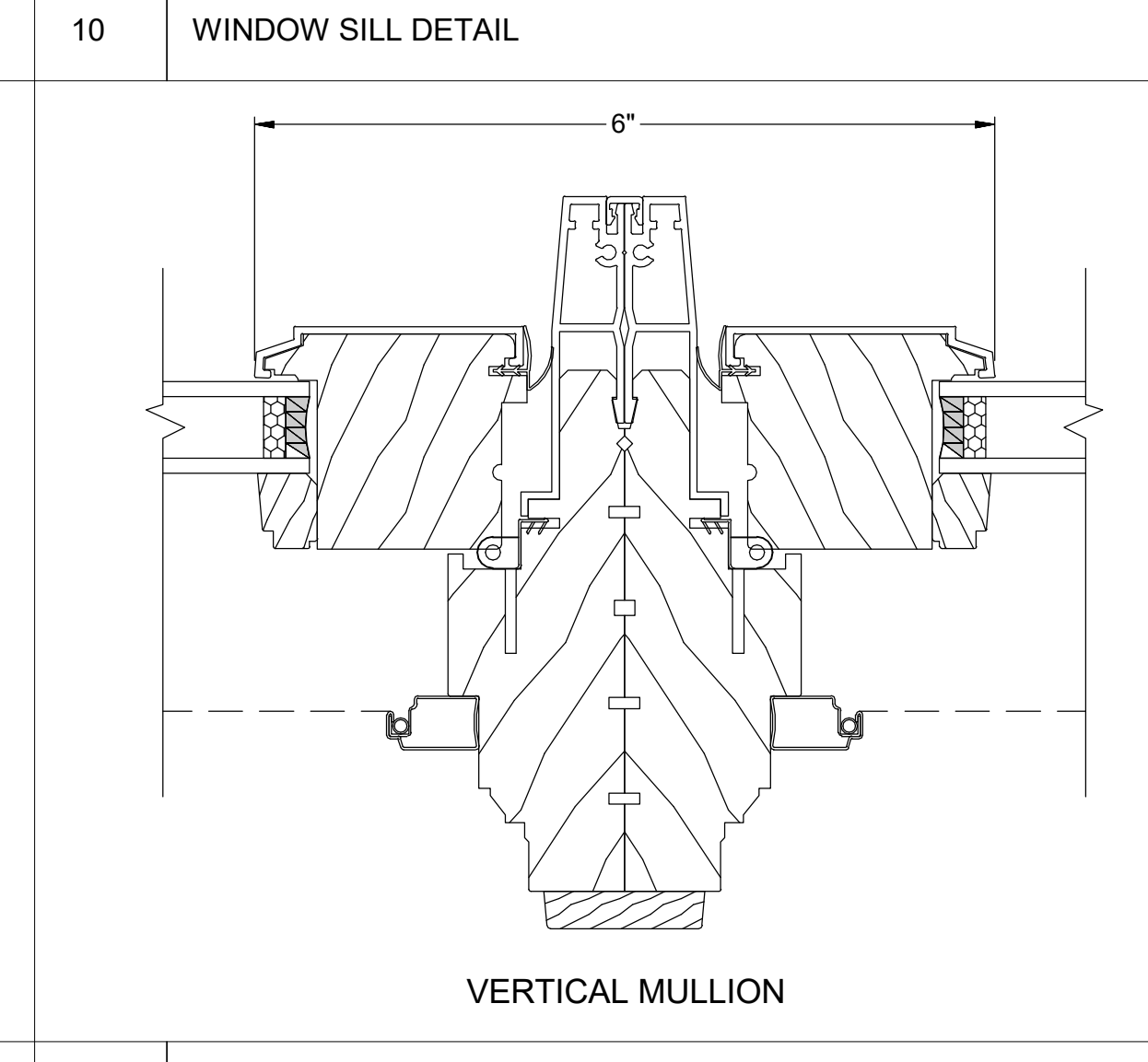
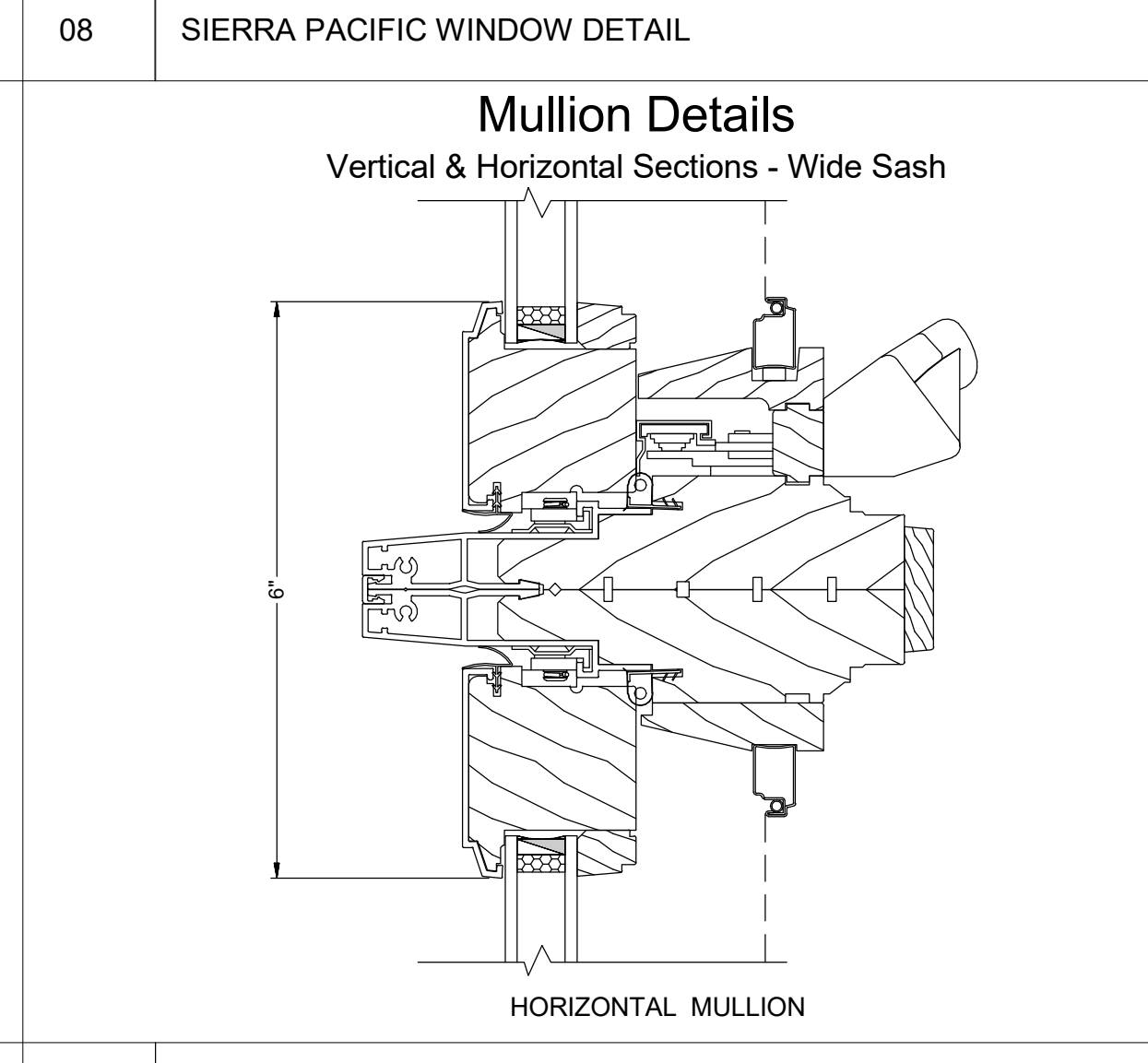
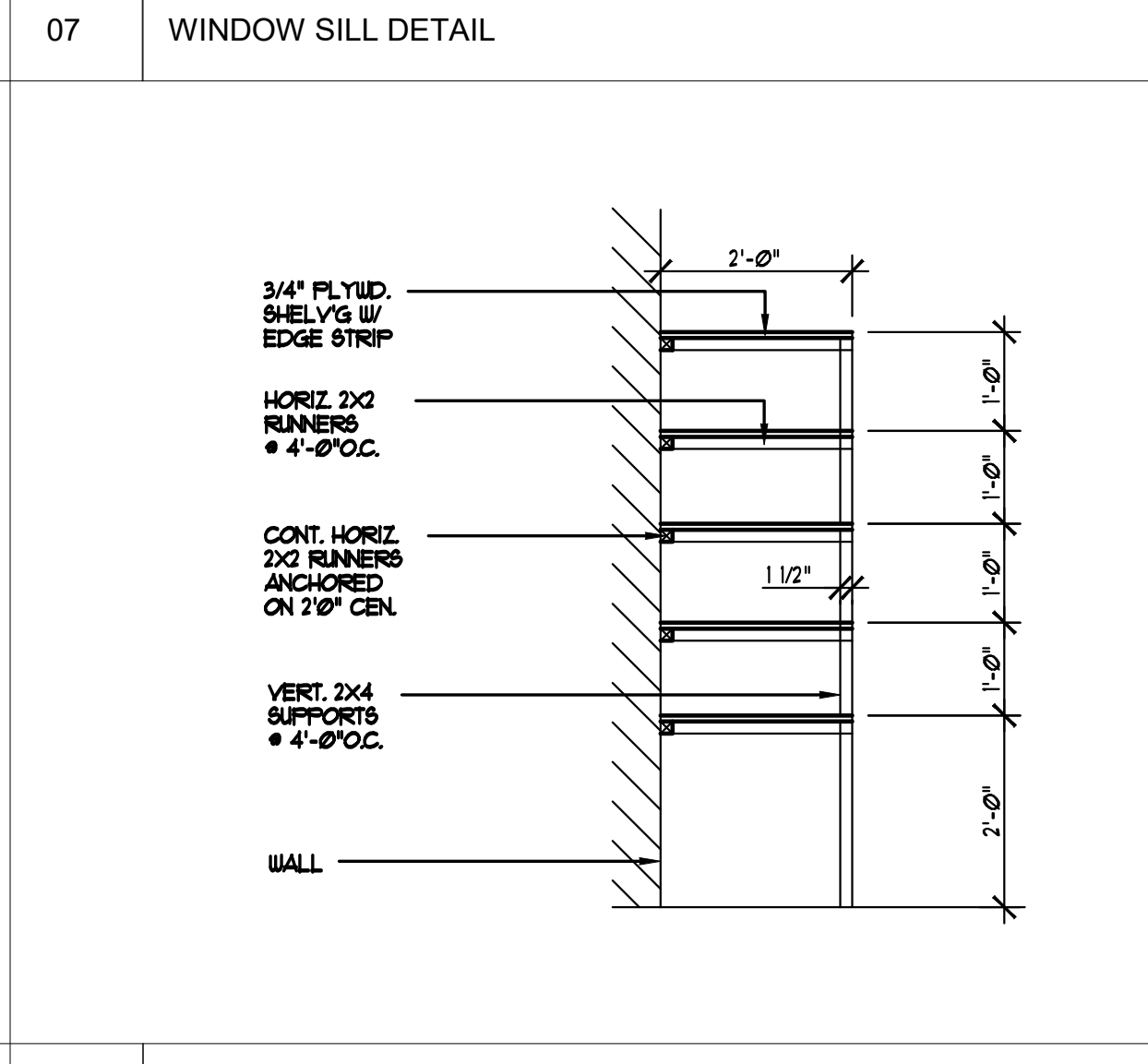
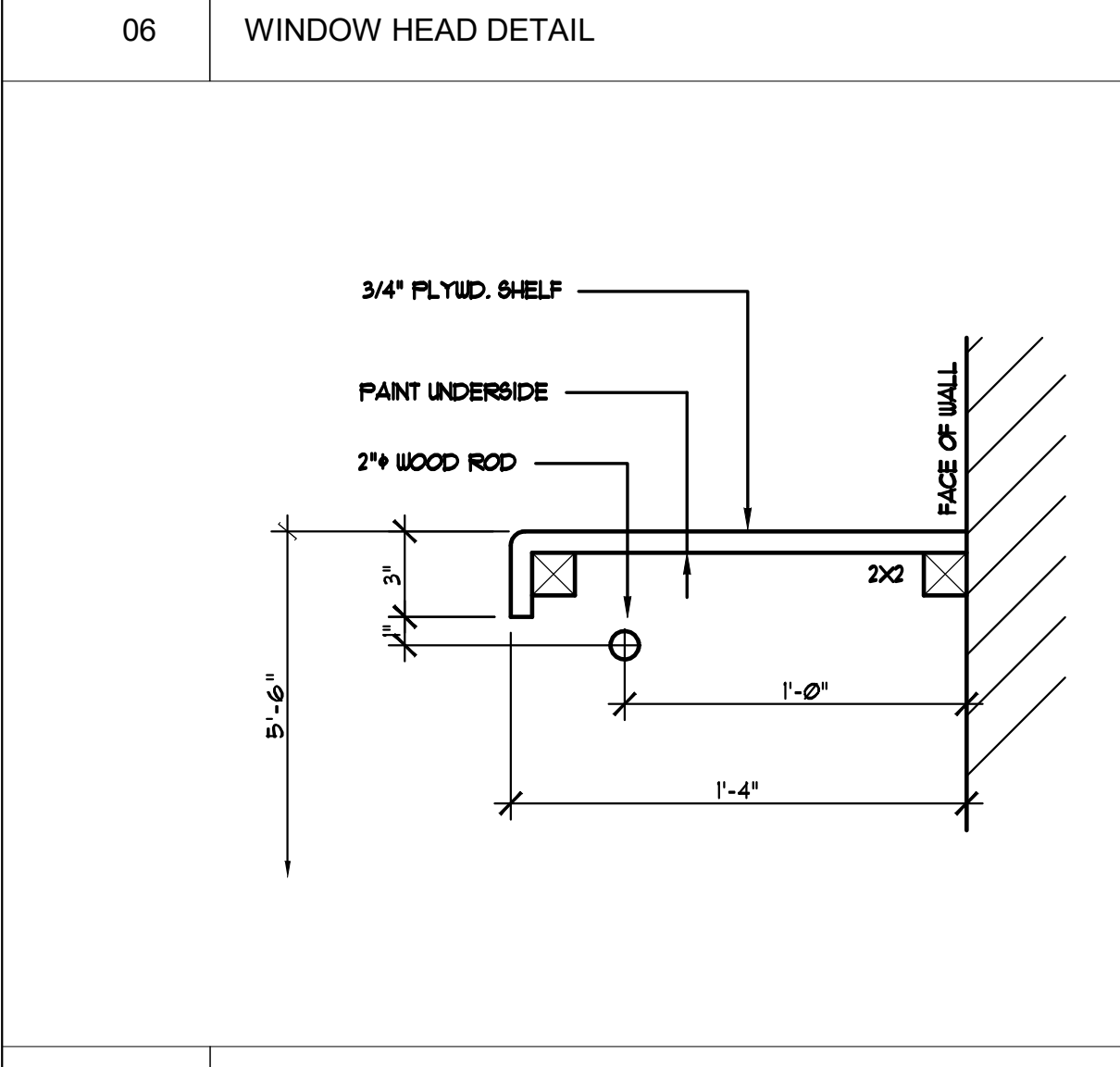
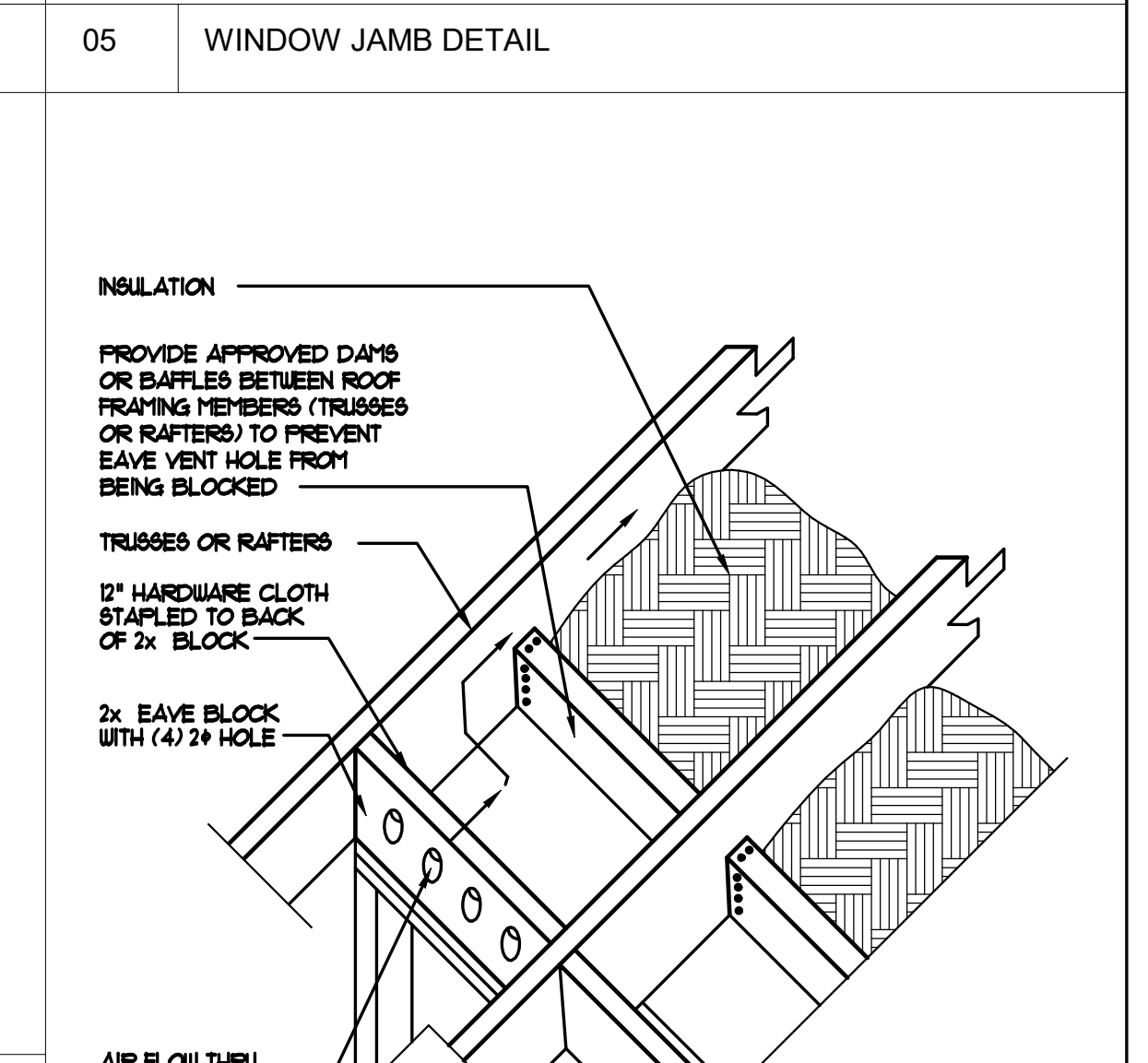
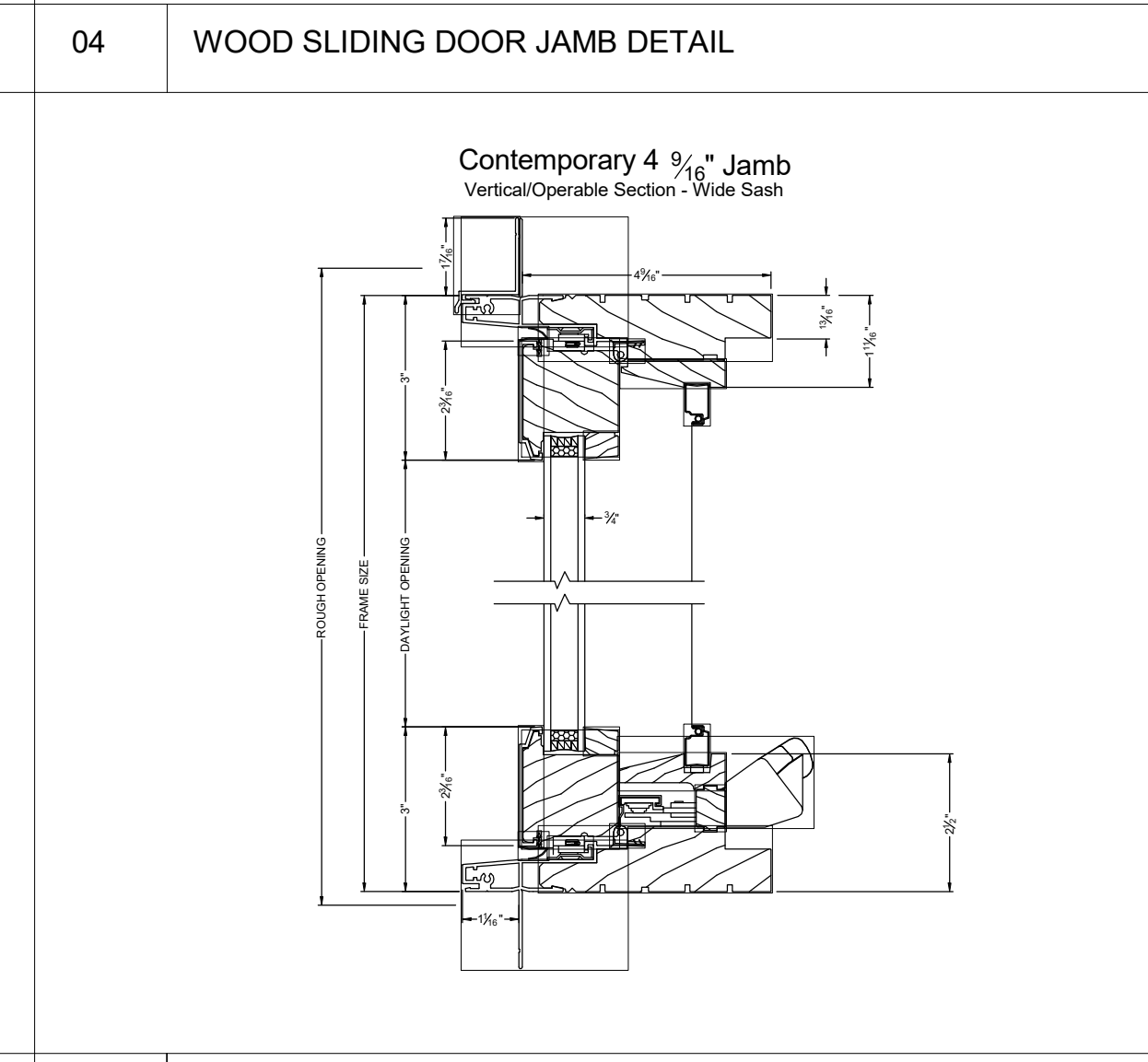
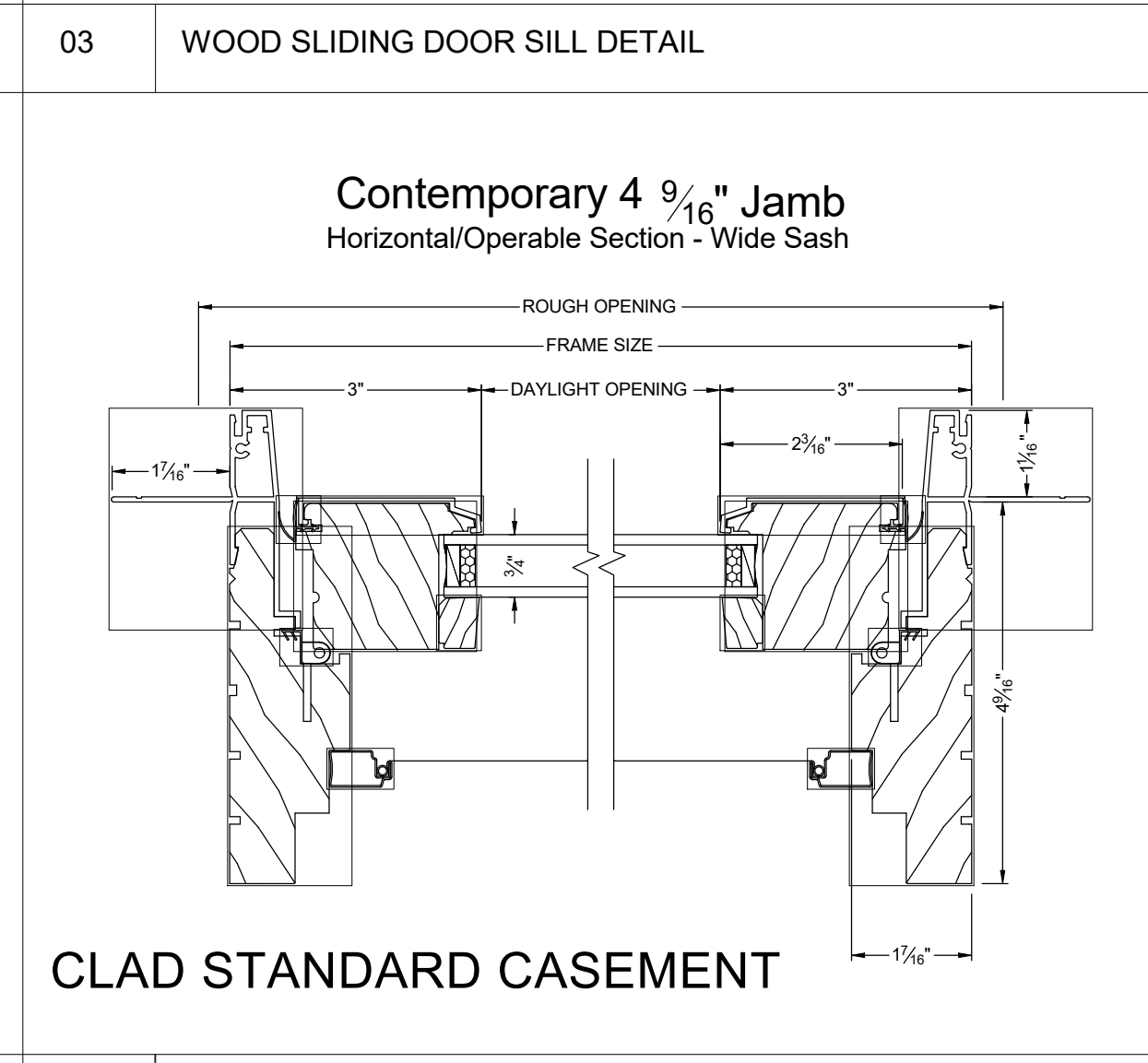
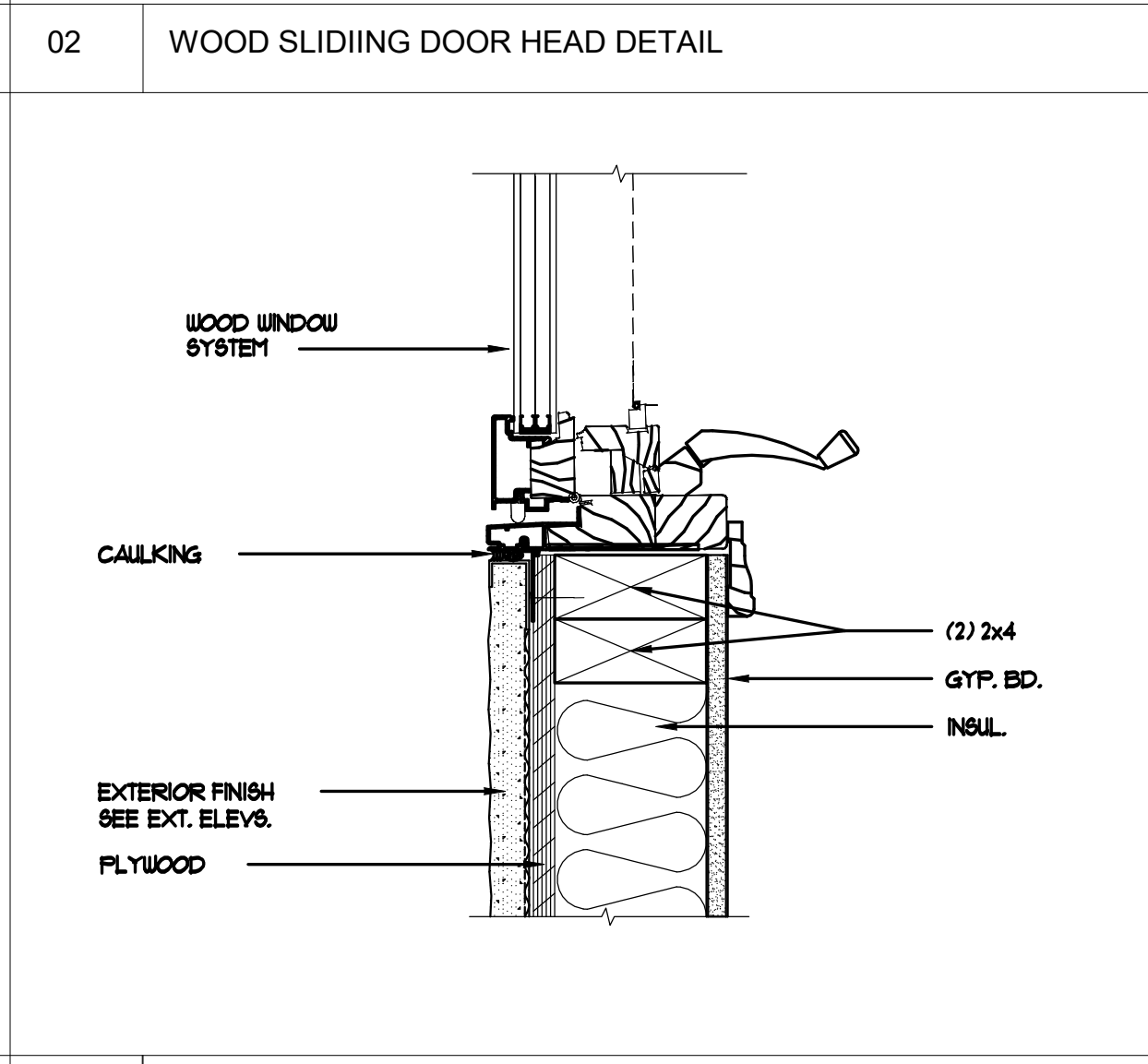
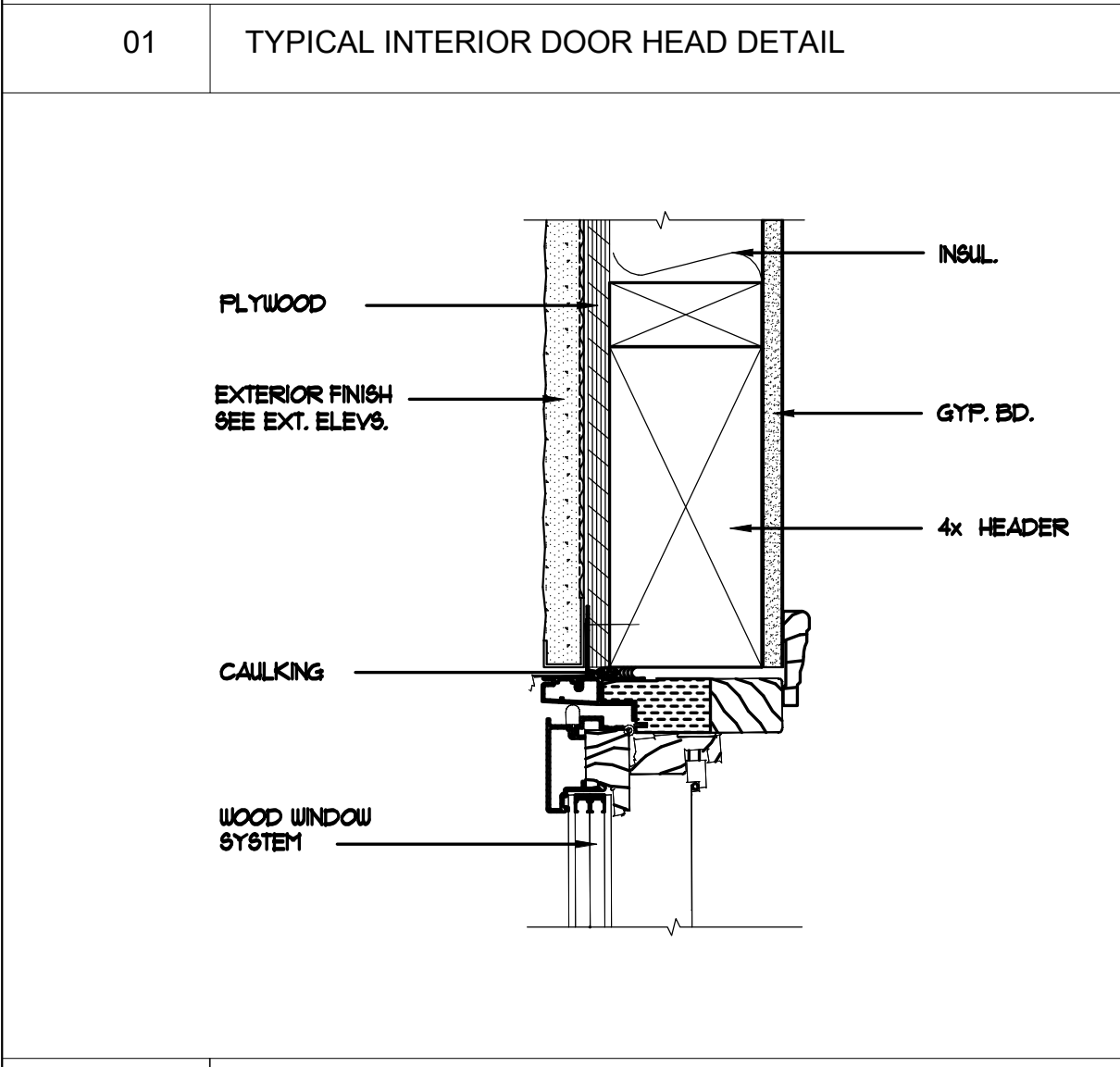
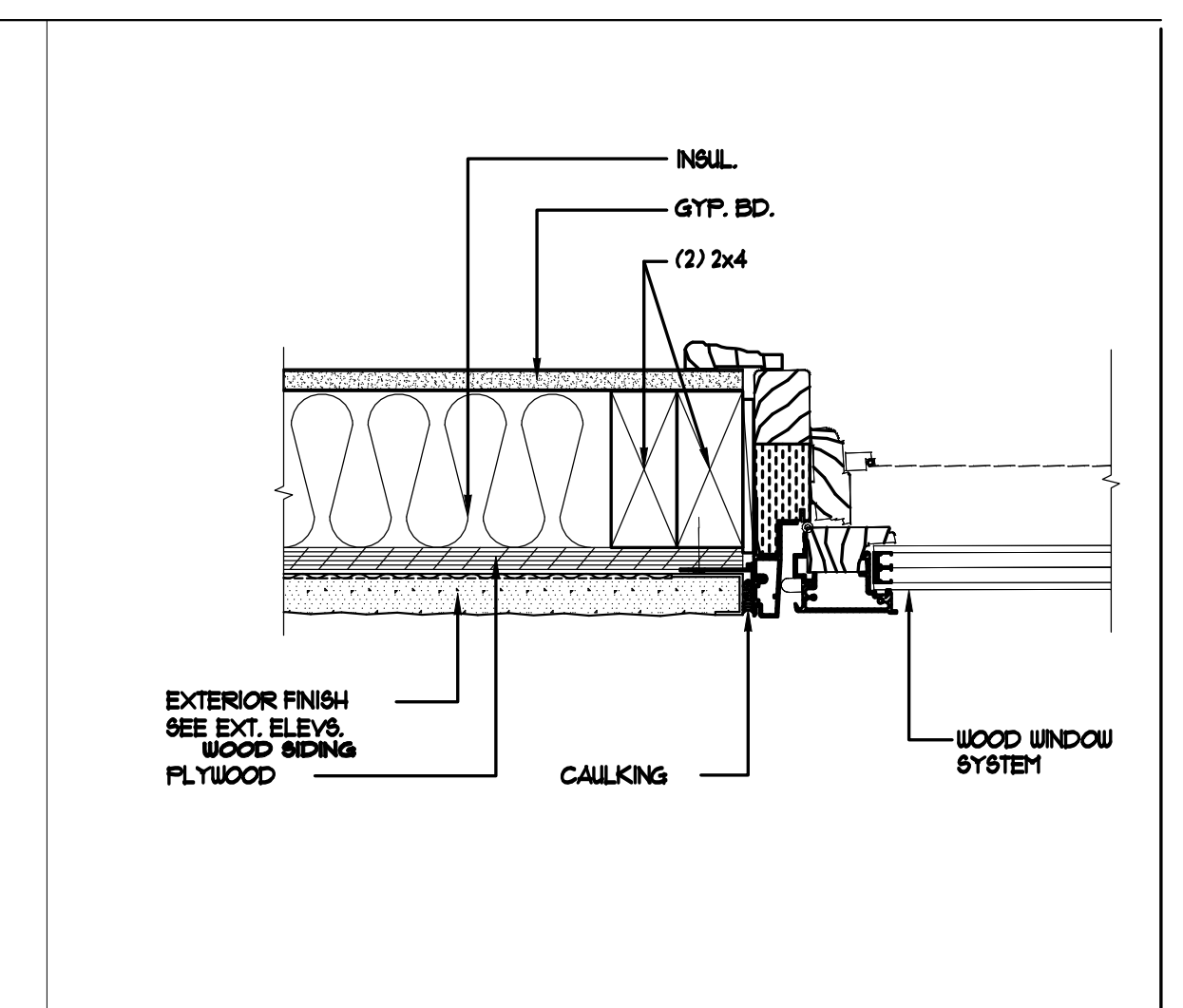
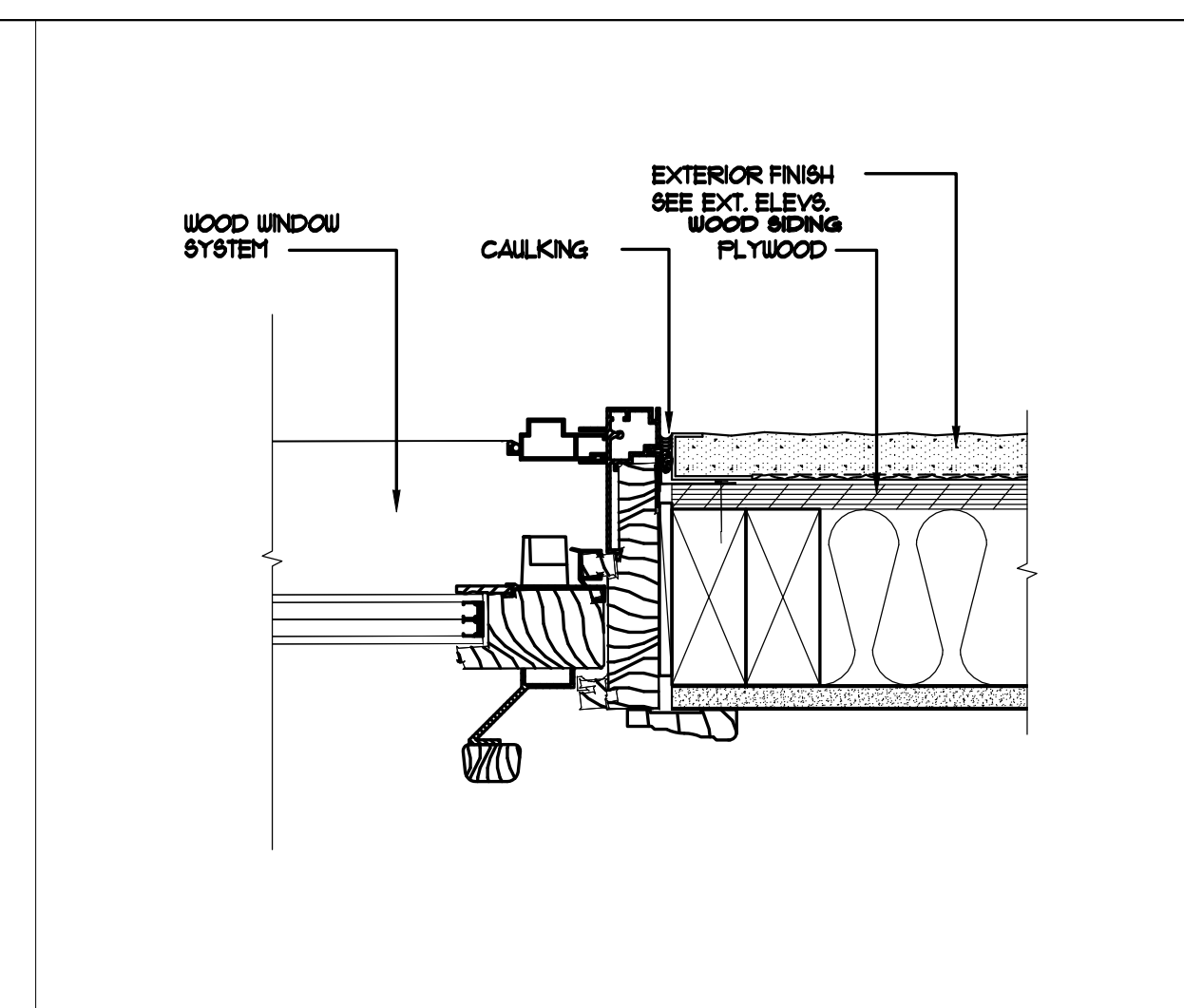
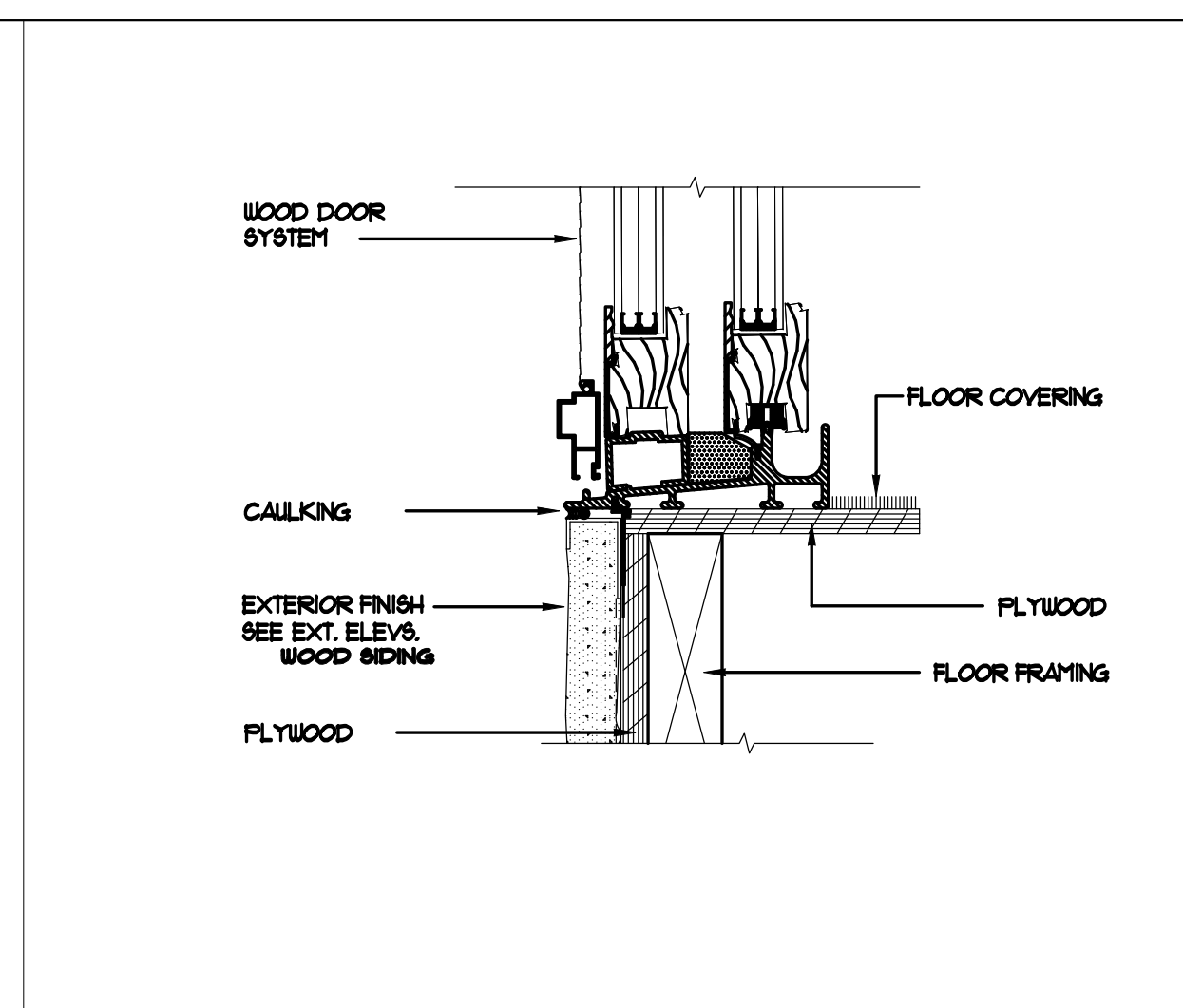
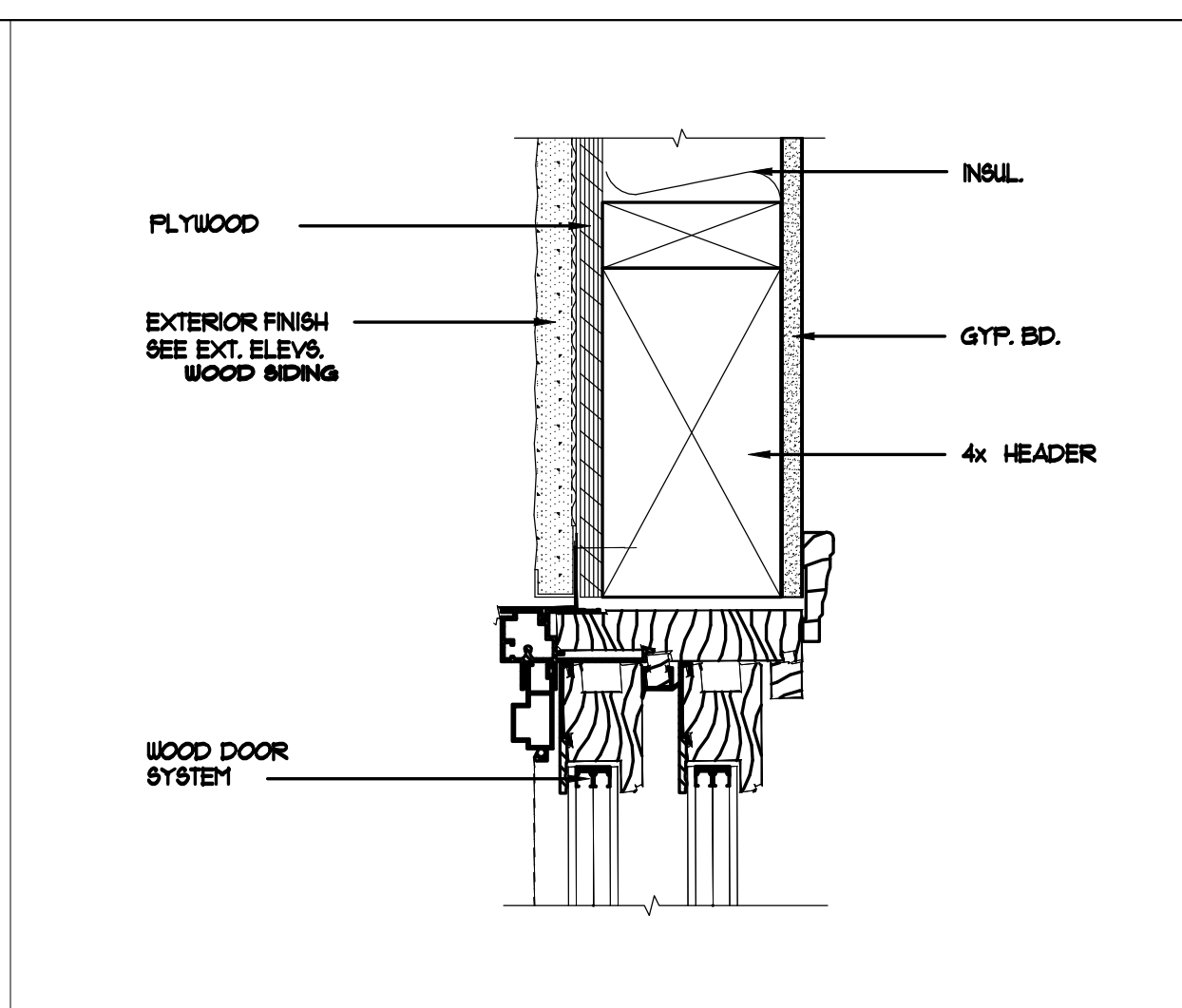
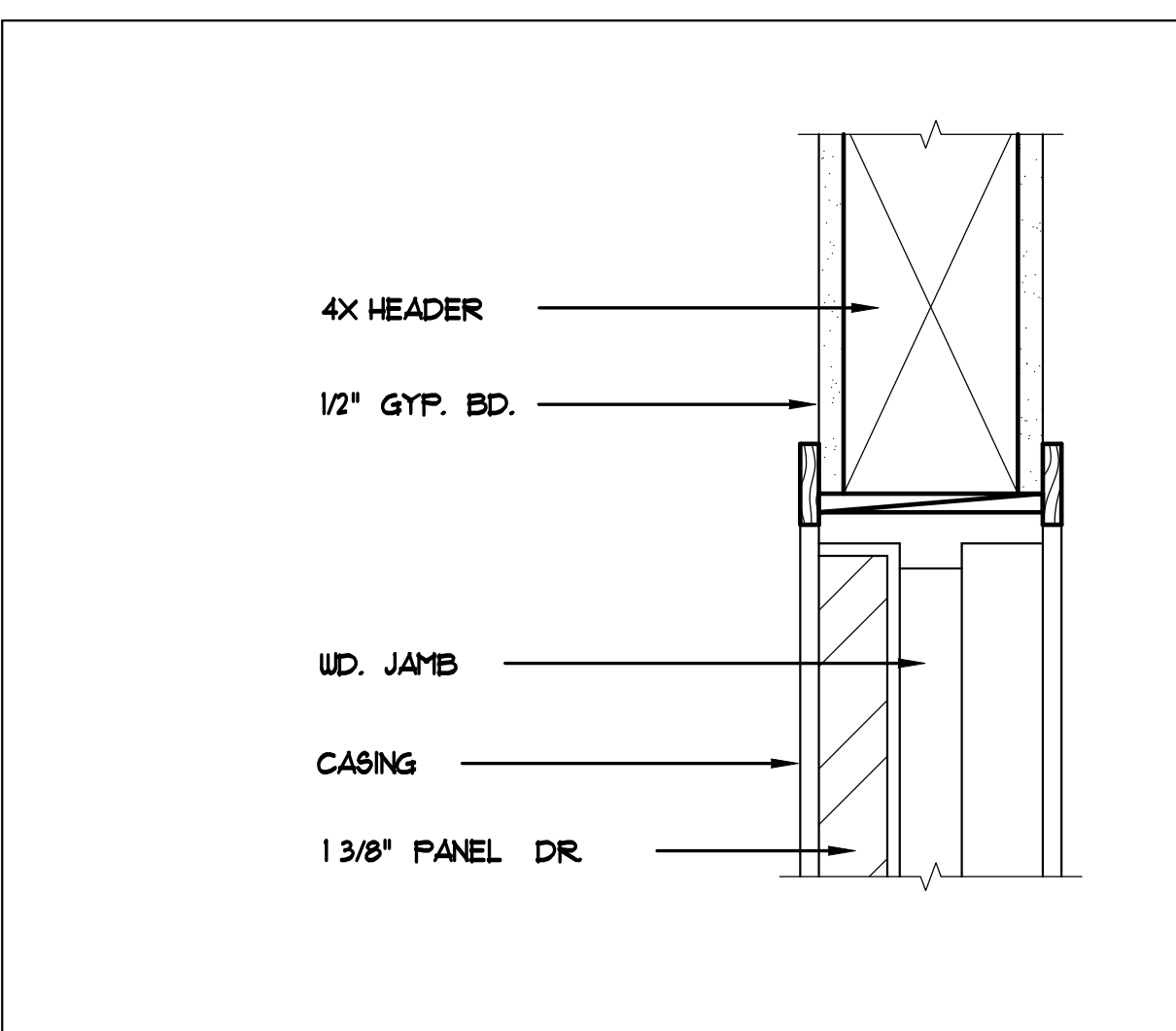
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SDG SS

Scale _____

Sheet Title
Details 5

Sheet No.

AD-5



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18"	24"	28"	30"	36"
14 5/16"	20 5/16"	24 5/16"	26 5/16"	32 5/16"
12 13/16"	18 13/16"	22 13/16"	24 13/16"	30 13/16"

60 3/4"	72 3/4"
60"	72"
56 5/16"	68 5/16"
54 13/16"	66 13/16"

60 3/4"	72 3/4"
60"	72"
56 5/16"	68 5/16"
54 13/16"	66 13/16"

60 3/4"	72 3/4"
60"	72"
56 5/16"	68 5/16"
54 13/16"	66 13/16"

18 3/4"	24 3/4"	28 3/4"	30 3/4"	36 3/4"
18"	24"	28"	30"	36"
14 5/16"	20 5/16"	24 5/16"	26 5/16"	32 5/16"
12 13/16"	18 13/16"	22 13/16"	24 13/16"	30 13/16"

60 3/4"	72 3/4"
60"	72"
56 5/16"	68 5/16"
54 13/16"	66 13/16"

60 3/4"	72 3/4"
60"	72"
56 5/16"	68 5/16"
54 13/16"	66 13/16"

60 3/4"	72 3/4"
60"	72"
56 5/16"	68 5/16"
54 13/16"	66 13/16"

36 3/4"	42 3/4"	48 3/4"
36"	42"	48"
32 5/16"	38 5/16"	44 5/16"
30 13/16"	36 13/16"	42 13/16"

48 3/4"	48"	44 5/16"	42 13/16"
54 3/4"	54"	50 5/16"	48 13/16"

60 3/4"	72 3/4"
60"	72"
56 5/16"	68 5/16"
54 13/16"	66 13/16"

48 3/4"	48"	44 5/16"	42 13/16"
54 3/4"	54"	50 5/16"	48 13/16"

36 3/4"	42 3/4"	48 3/4"
36"	42"	48"
32 5/16"	38 5/16"	44 5/16"
30 13/16"	36 13/16"	42 13/16"

60 3/4"	60"	56 5/16"	54 13/16"
66 3/4"	66"	62 5/16"	60 13/16"

* Review for Egress. Refer to the "Egress Information Chart" PDF file.

- Standard units shown. Custom sizes in 1/8" increments.
- Any unit shown can be operable or stationary - Left hand shown as viewed from exterior.
- Narrow Sash Shown. Wide Sash units also available.
- To obtain masonry openings on units with clad backmould, contact your Sierra Pacific Windows Architectural Specialist.

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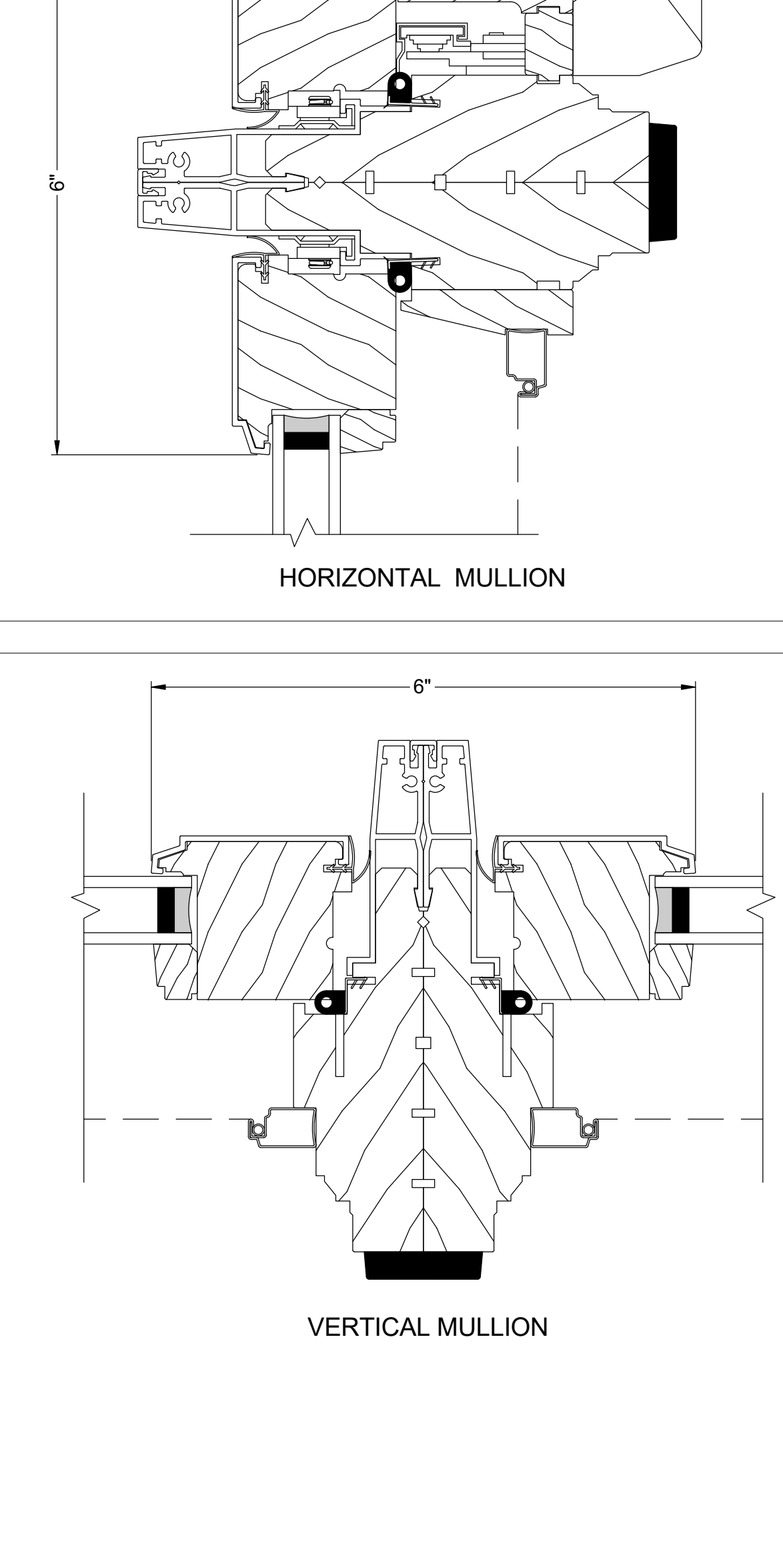
- Standard units shown. Custom sizes in 1/8" increments.
- Any unit shown can be operable or stationary - Left hand shown as viewed from exterior.
- Narrow Sash Shown. Wide Sash units also available.
- To obtain masonry openings on units with clad backmould, contact your Sierra Pacific Windows Architectural Specialist.

1 SIERRA PACIFIC WINDOWS ELEVATION AND SIZE SCHEDULE

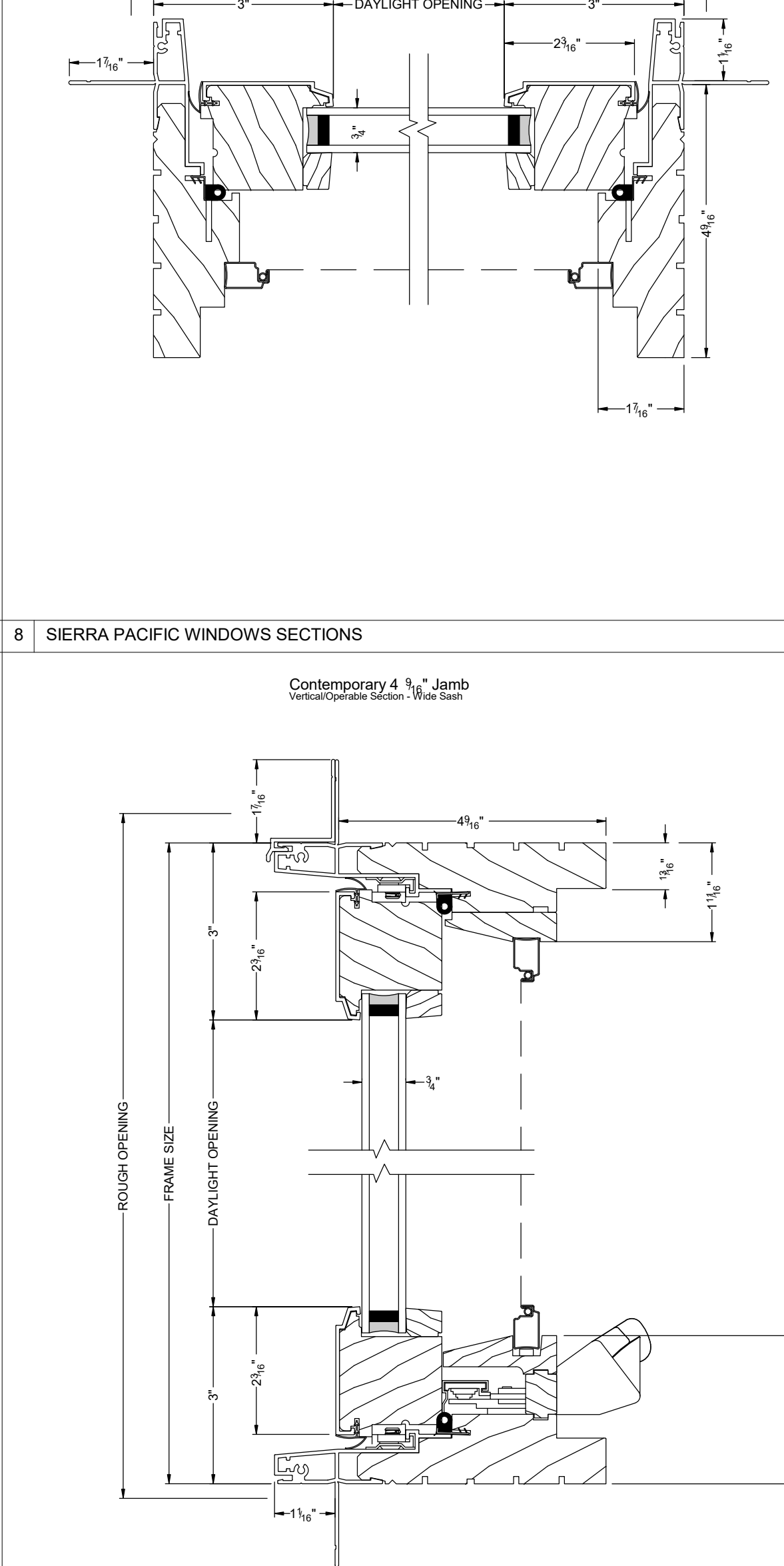
60 3/4"	72 3/4"
60"	72"
56 5/16"	68 5/16"
54 13/16"	66 13/16"

66 3/4"	66"	62 5/16"	60 13/16"
72 3/4"	72"	68 5/16"	66 13/16"

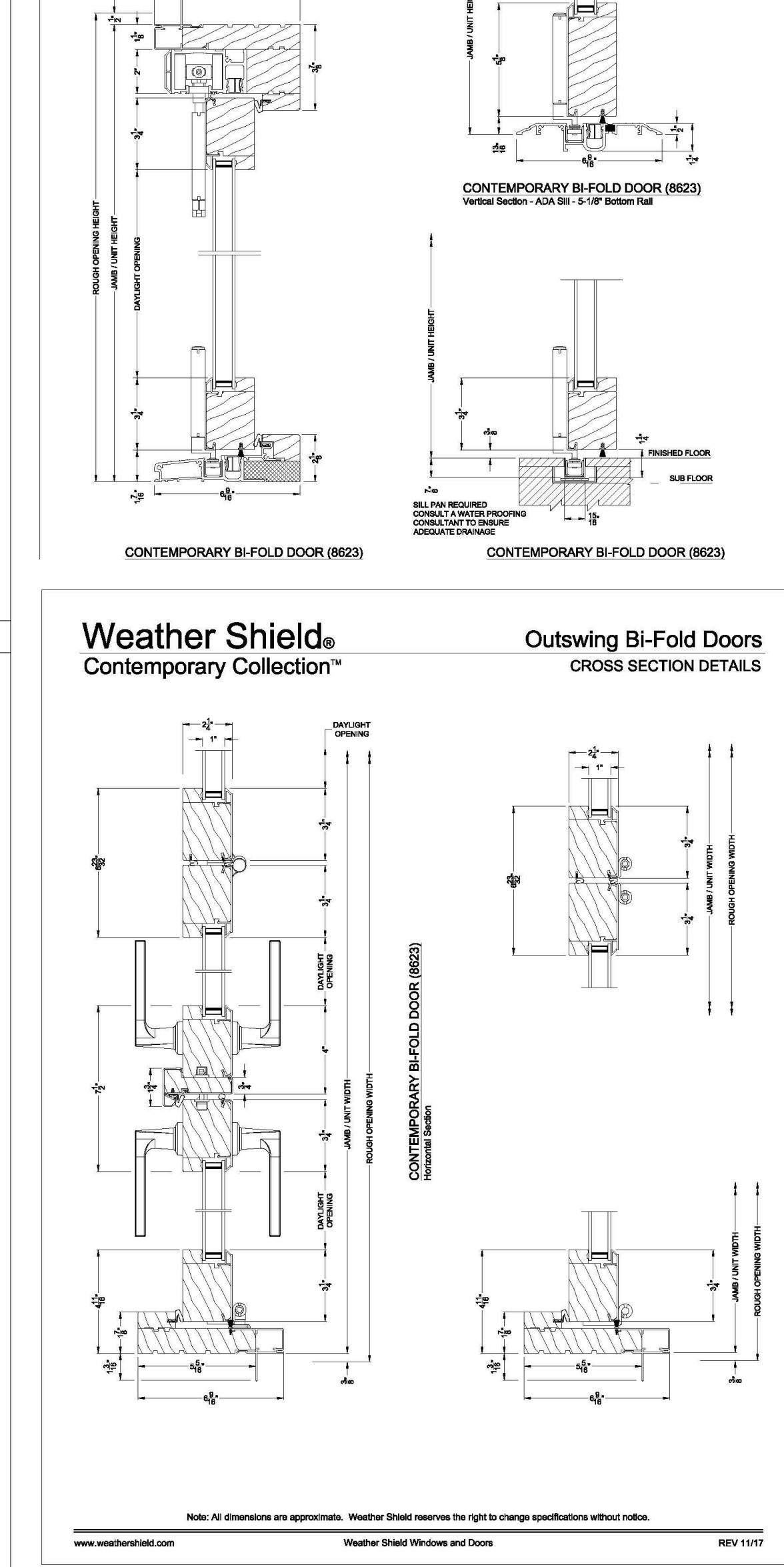
2 SIERRA PACIFIC WINDOWS ELEVATION AND SIZE SCHEDULE



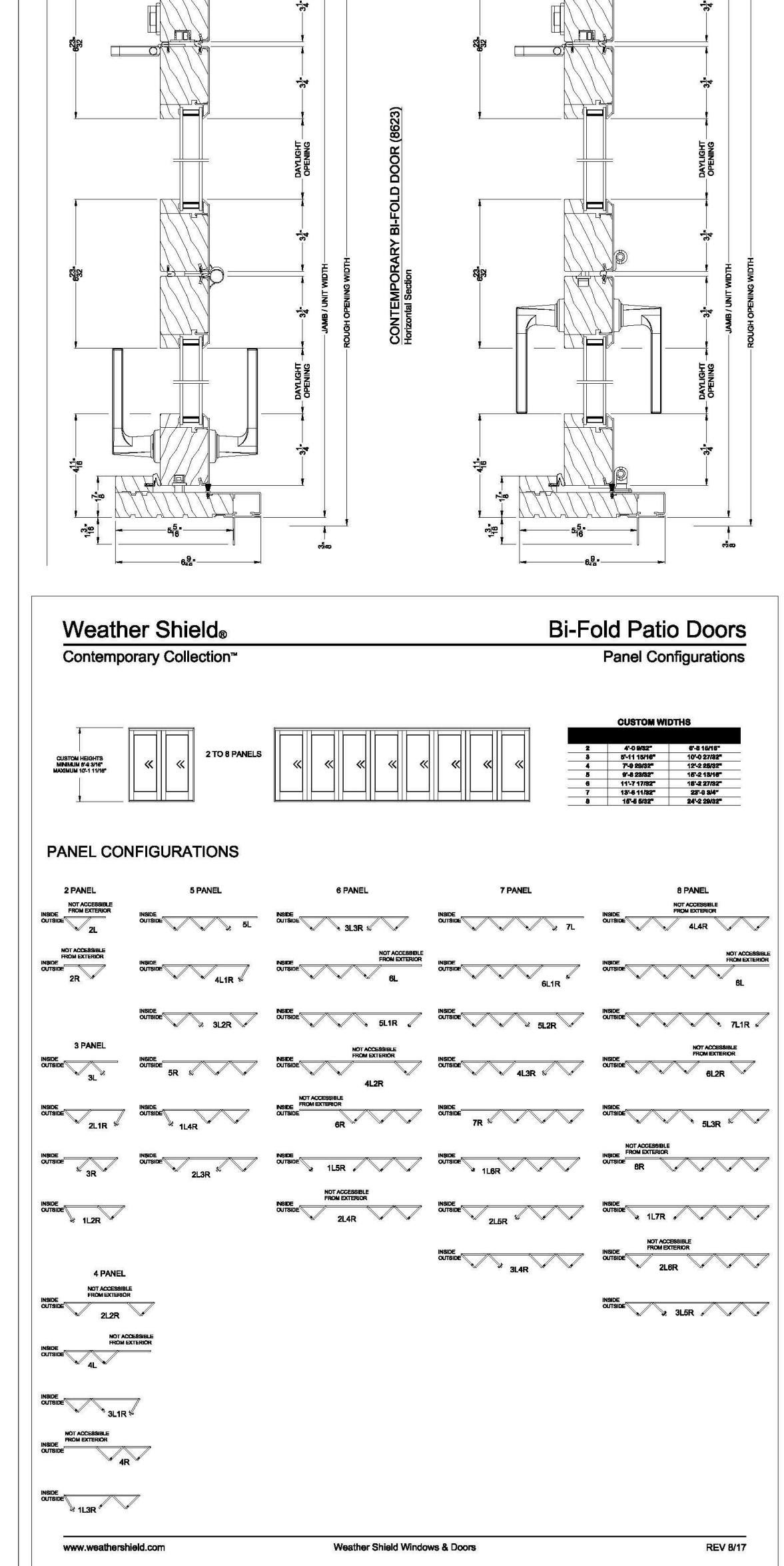
3 SIERRA PACIFIC WINDOWS ELEVATION AND SIZE SCHEDULE



4 SIERRA PACIFIC WINDOWS ELEVATION AND SIZE SCHEDULE



5 SIERRA PACIFIC WINDOWS ELEVATION AND SIZE SCHEDULE



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SIGNATURES

Safaei

Job Title
120 CORONADO

Job Address
120 Coronado Ave, Los Altos, CA 94022

Date
09.28.2021

Issued For
PLANNING

Job No.
120

Drawn By: _____ Checked By: _____
Author: _____ Checker: _____

Scale

Sheet Title
Details 6

Sheet No.

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6 SIERRA PACIFIC WINDOWS ELEVATION AND SIZE SCHEDULE

7 SIERRA PACIFIC WINDOWS SECTIONS

9 SIERRA PACIFIC WINDOWS SECTIONS

10 WEATHERSHIELD BIFOLD PATIO DOORS AT LOWER LEVEL



Safaei Design Group
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<p>INSULATION, SEE TITLE 24 2x WOOD STUDS PLYWOOD SHEATHING EXTERIOR FINISH WEEP SCREED FINISH GRADE FOUNDATION VENT BLOCK LOCATION, SEE STRUCTURAL DRAWINGS FOR REQUIREMENTS AND DRAWINGS FOR CALCULATION FOUNDATION, SEE STRUCTURAL</p> <p>1/2" GYP. BD. 3x P.T. SILL PLATE 1/4" PLYWOOD BLOCKING INSULATION, SEE TITLE 24 FLOOR JOIST GIRDER</p> <p>12" MIN. SEE STRUCTURAL 18" MIN. SEE STRUCTURAL</p> <p>NOTE: INSTALL FOUNDATION VENTS AS REQ'D BY UBC.</p>	<p>2x STUDS PLYWD. SH'T'G EXTERIOR FINISH FINISH GRADE FOUNDATION, SEE STRUCTURAL</p> <p>1/2" GYP. BD. 3x P.T. SILL PLATE 1/4" FELT JOINT CONCRETE SLAB</p> <p>12" MIN. SEE STRUCTURAL 18" MIN. SEE STRUCTURAL</p> <p>NOTE: SEE STRUCTURAL DRAWING FOR ALL STRUCTURAL MATERIALS, SIZE, AND QUANTITIES</p>	<p>INSULATION, SEE TITLE 24 2x WOOD STUDS PLYWOOD SHEATHING 1/4" GYP. BD. GARAGE CONCRETE SLAB, SEE STRUCTURAL FOUNDATION, SEE STRUCTURAL</p> <p>1/2" GYP. BD. 3x P.T. SILL PLATE 1/4" PLYWOOD BLOCKING INSULATION, SEE TITLE 24 FLOOR JOIST GIRDER</p> <p>12" MIN. SEE STRUCTURAL 18" MIN. SEE STRUCTURAL</p> <p>NOTE: SEE STRUCTURAL DRAWING FOR ALL STRUCTURAL MATERIALS, SIZE, AND QUANTITIES</p>	<p>EXTERIOR FINISH (SEE ELEV.) PLYWOOD AS OCCURS BUILDING PAPER "DAVIS-WALKER" HEAVY DUTY 47P KRAFT PAPER OR EQUAL 26 GA. G.I. SCREED WITH WEEP HOLES AT 9" O.C. LAPPED AT ALL CORNER CUTS FIN. GRADE SLOPE DN. 1/4" PER FT. MIN.</p> <p>INTERIOR FINISH 2x STUDS @ 16" O.C. WITH INSULATION</p> <p>SEE STRUCTURAL AND CIVIL DRAWINGS FOR MORE REQUIREMENTS</p>	<p>1/2" GYP. BD. TYPE "X" (TYP.) EXTERIOR FINISH BASE MOLDING T.M. COBB FINISH FLOOR 2x STUD 2x BOTTOM PLATE SUB FLOOR PLYWOOD FLOOR JOIST (2) 2x TOP PLATES WALL INSULATION, SEE TITLE 24 2x STUD</p>
<p>01 FOUNDATION DETAIL AT EXTERIOR WALL (HIGH GRADE)</p>	<p>02 FOUNDATION DETAIL AT EXTERIOR GARAGE WALL</p>	<p>03 FLOOR TRANSITION FOR HIGH LEVEL GARAGE SLAB</p>	<p>04 EXTERIOR STUCCO SCREED</p>	<p>05 FLOOR FRAME DETAIL</p>
<p>THRESHOLD W/ WEATHER-STRIPPING, TYP. 1/8" GALVANIZED FLASHING CONCRETE LANDING SEE STRUCTURAL</p> <p>FRONT DOOR SUBFLOOR PLYWOOD FINISHED FLOOR RIM JOIST TO BE PRESSURE TREATED 3x P.T. MUD SILL FLOOR JOIST</p>	<p>FOUNDATION GRADE REDWOOD (OR) PRESSURE TREATED SILL LET IN TO SLAB OR OTHER APPROVED PER 2010 CBC 4 CRC SEALANT EXPANSION STRIP CONC. STOOP CONC. SLAB</p>	<p>2x STUDS ELECTRICAL PANEL, SEE MANUFACTURER SPECIFICATION 2x BLOCKING AROUND ELECTRICAL PANEL WALL INSULATION, SEE TITLE 24 PLYWOOD, SEE STRUCTURAL</p>	<p>PERIMETER CONC. FOOTING CONCRETE SLAB INTERIOR TIE BEAM SET PIPE IN SLEEVE</p>	<p>GROUNDING CLAMP TO #4 REBAR 3" CLEARANCE 20'-0" MIN.</p>
<p>06 FLASHING AT FRONT DOOR</p>	<p>07 THRESHOLD AT WOOD DOOR</p>	<p>08 ELECTRICAL PANEL</p>	<p>09 PIPE THROUGH FOOTING</p>	<p>10 GROUNDING ELECTRODE</p>
<p>STUDS CORNER BEAD (TYP.) 2 LAYERS OF BUILDING PAPER AROUND CORNER 6" LEG EACH WALL EXTERIOR FINISH WALL INSULATION</p>	<p>EXTERIOR FINISH G.I. CORNER 2 LAYERS OF BUILDING PAPER AROUND CORNER 6" LEG EA. WALL WALL INSULATION 2x STUDS BEAD (TYP.)</p>	<p>STUCCO FLYWD. SH'T'G. (SEE STRUC. FOR SHEAR WALL) 3/4" GYPCRETE O/ 3/4" PLYUD. (# 2ND AND UPPER FLR.) FINISH FACE WATER RESISTANT 5/8" TYPE-X GYP. BD. (FACE LAYER TAFFERED) 2x WD. STUDS @ 16" O.C. R-13 BATT INSUL. SEALANT (TYP.) 2x P.T. SILL (TYP.)</p> <p>NOTE: WALL BOARD IN TOILET TO BE PER MANUFACTURER RECOMMENDATIONS FOR BACKING CAST-IRON TUB SURROUND.</p>	<p>1/2" TYPE-X GYP. BD. PLYWD. SH'T'G. (SEE STRUC. FOR SHEAR WALL) 2x P.T. SILL (TYP.) FLOOR FINISH</p> <p>CLG. NEED TO BE DOWROCK FOR TILE WITH MUD UNDER TILE 1/2" UR GYP. BD. TILE (TYP.) 2x WD. STUDS @ 16" O.C. SEAT WITH PLYWOOD & WATERPROOFING MUD THE FLOOR TO SLOPE BEFORE WATERPROOFING SEALANT (TYP.)</p>	<p>INSULATION, SEE TITLE 24 2x WOOD STUDS PLYWOOD SHEATHING 1/4" GYP. BD. 1/2" FELT JOINT FINISH GRADE FOUNDATION, SEE STRUCTURAL FOUNDATION WALL AT LOWER LEVEL</p> <p>1/2" GYP. BD. 3x P.T. SILL PLATE 1/4" PLYWOOD BLOCKING FLOOR JOIST LOWER LEVEL CEILING CONCRETE WALL 1/2"-1" AIR GAP SEE STRUCTURAL 2x WOOD STUDS INSULATION, SEE TITLE 24</p> <p>NOTE: SEE STRUCTURAL DRAWING FOR ALL STRUCTURAL MATERIALS, SIZE, AND QUANTITIES</p>
<p>11 OUTSIDE CORNER DETAIL</p>	<p>12 INSIDE CORNER DETAIL</p>	<p>13 WALL AT BATH TUB</p>	<p>14 WALL AT SHOWER</p>	<p>15 LOWER LEVEL FOUNDATION WALL AND MAIN LEVEL WALL ASSEMBLY</p>
<p>CEILING INSULATION SECURED TO PLYWOOD ACCESS PANEL ATTIC ACCESS PANEL WITH 1/2" GYP. BD. WITH 4 GRADE SIDE TO FINISH SPACE, PAINT TO MATCH CEILING WOOD TRIM ONE LAYER 1/2" GYP. BD.</p>	<p>EXTERIOR FINISH 26 GA. G.I. CRICKET ROOF PLYWOOD SEALANT FINISH ROOF MATERIAL PROVIDE 2x NAILERS AS REQUIRED</p>	<p>VENT CAP LEAD FLASHING HAND FORM TO TILE SHAPE CRIMP OVER FLASHING VENT ROOFING MATERIAL (SEE ROOF PLAN) GALV. PLUMBERS VENT PLUMBING WATER HEATER OR FURN. VENT (SEE PLUMBING FOR SIZE) LEAD COLLAR, SKIRT AND STEEL BOOT BY CONTRACTOR SEE PLUMBING SPEC'S.</p>	<p>1/2" GYP. BD. TYPE "X" PLYWOOD, SEE STRUCTURAL WALL INSULATION, SEE TITLE 24 2x STUD @ 16" O.C. SEAL BETWEEN OPENING AND BOX OUTLET BOX</p>	<p>2x CEILING JOINT HIGHER CEILING SMOKE DETECTOR HARD WIRE (UBC 310.9.1) LOWER CEILING</p>
<p>16 SECTION AT ATTIC ACCESS PANEL</p>	<p>17 CRICKET DETAIL</p>	<p>18 VENT THROUGH ROOF</p>	<p>19 OUTLET BOX DETAIL</p>	<p>20 TYP. SMOKE DETECTOR LOCATION AT CEILING</p>

Revision No. _____ Date _____

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SIGNATURES

Job Title
120 CORONADO

Job Address
120 Coronado Ave, Los Altos, CA 94022

Date
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120

Drawn By: _____ Checked By: _____
Author: _____ Checker: _____

Scale _____

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Details 7

Sheet No. _____

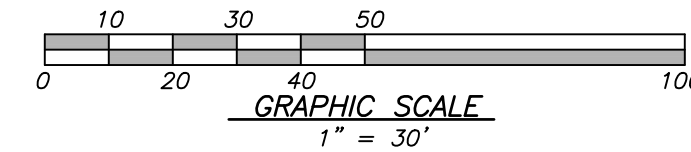
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GRADING & DRAINAGE NOTES:

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

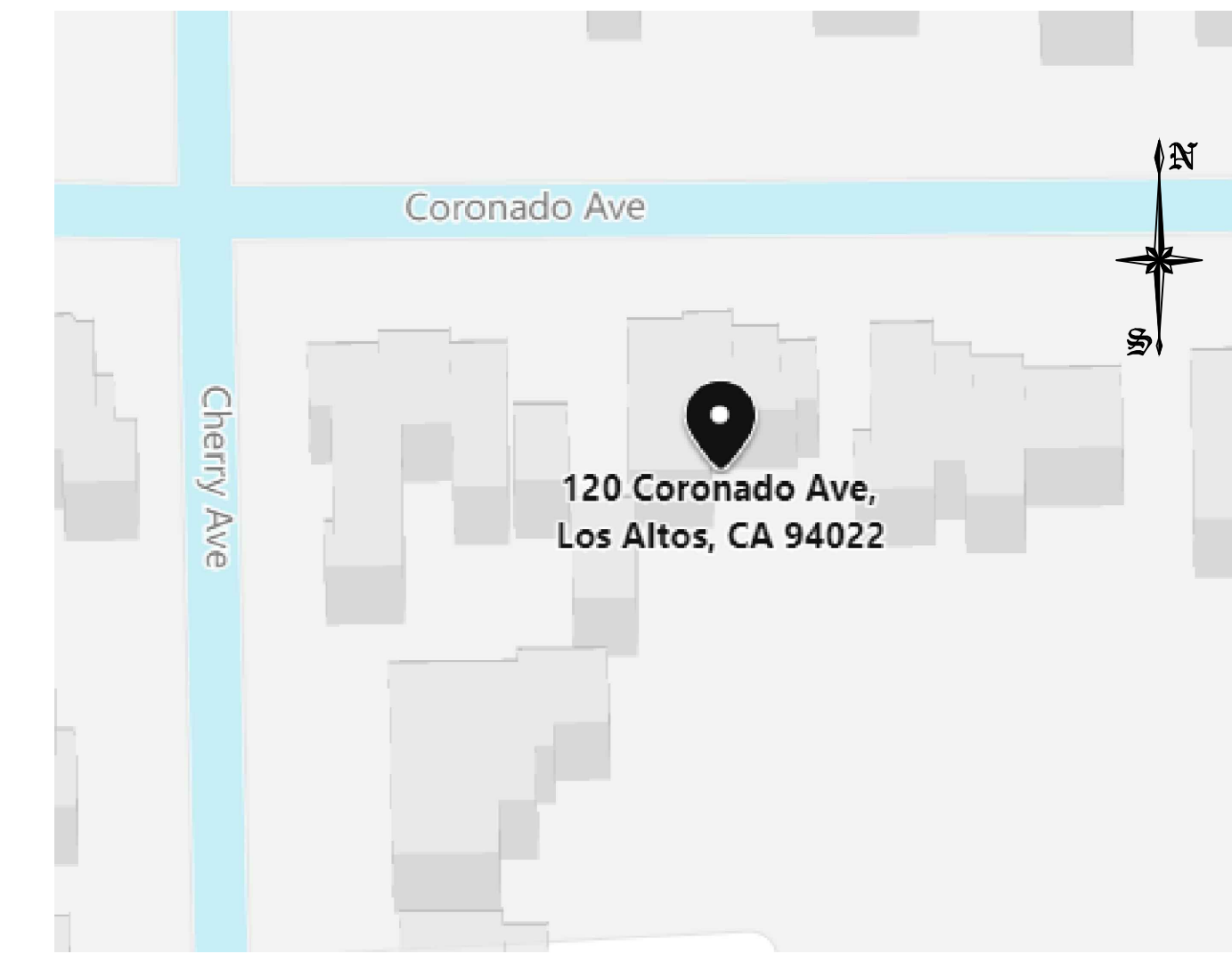
- ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF LOS ALTOS DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
- APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
- THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
- THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
- FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.
- ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER.
REPORT DATE:
REPORT NUMBER:
SOILS ENGINEERING COMPANY:
CONTACT INFORMATION:
- THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM
- ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.



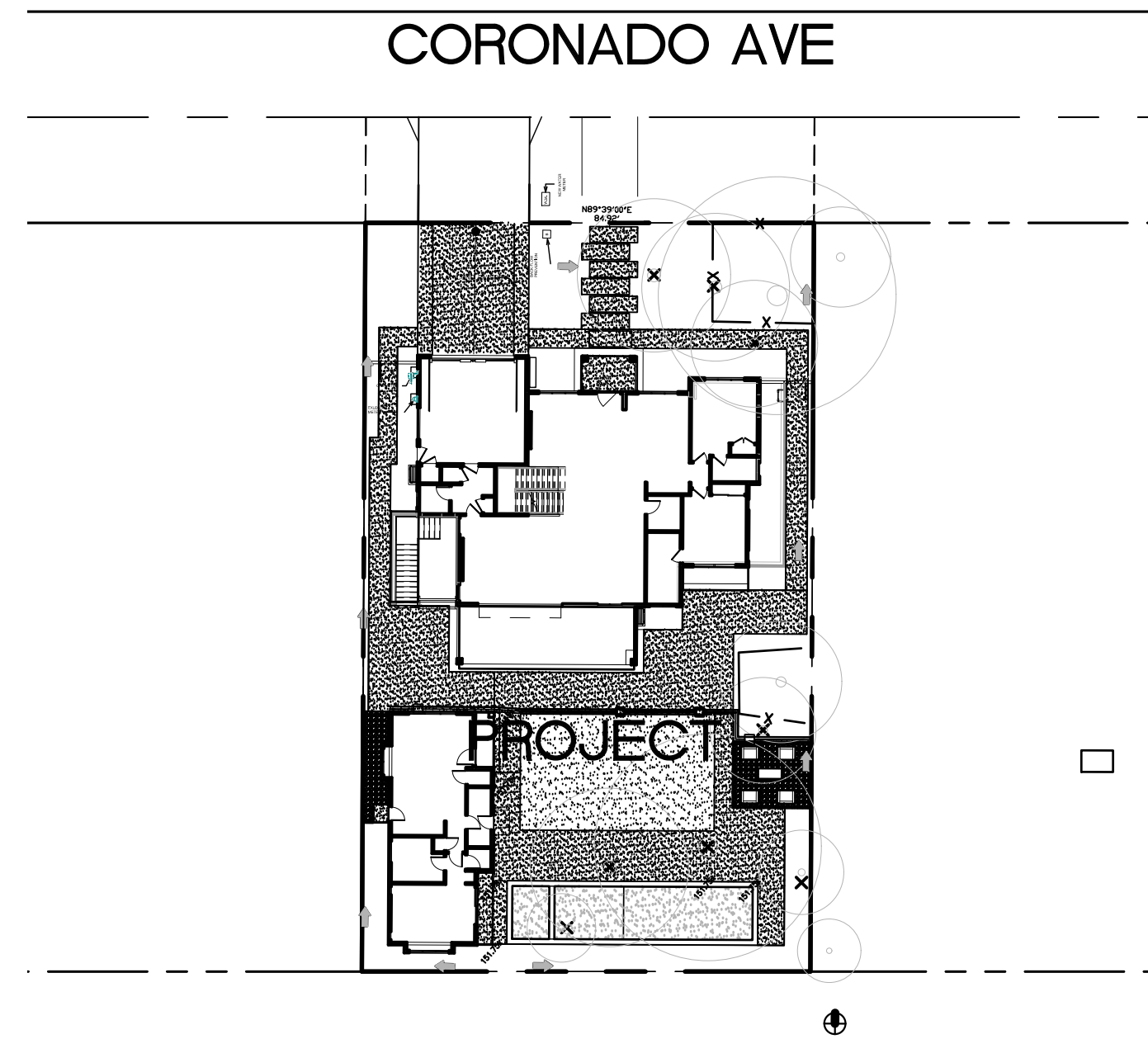
GRADING AND DRAINAGE PLAN

120 CORONADO AVE

APN: 167-30-004



LOCATION MAP



LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
SIDEWALK	---
WOOD FENCE	X X
CHAIN LINK FENCE	---
RETAINING WALL	---
DRIVEWAY DRAIN INLET	---
AREA DRAIN	---
DROP INLET	---
MONUMENT	---
FIRE HYDRANT	---
ELECTROLIER	---
WATER METER	---
AC UNIT	---
SANITARY SEWER LATERAL	---
STORM DRAIN	SD
SANITARY SEWER	SS
STREET LIGHT CONDUITS	SL
WATER	W
JOINT TRENCH	JT
HOUSE SERVICE	SVC
SLOPE ARROW	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
OVERLAND RELEASE	---
DIRECTION OF SURFACE DRAINAGE	---
SIX SLOPE AWAY FROM BUILDING	---
GAS LINE	---
OVERHEAD ELECTRICAL LINE	OE
UNDERGROUND ELECTRICAL LINE	UE
DOWNSPOUTS W/ SPLASH BOX	---
TREE TO BE REMOVED	X
ADJACENT GRADE	AG
AGGREGATE BASE (AB)	---
ASPHALT PAVEMENT (AC)	---

EARTH WORK QUANTITIES	
CUT:	352 CY
FILL:	5 CY
EXPORT:	347 CY
IMPORT:	0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE. THE PAD OF THE HOUSE IS NOT INCLUDED

ABBREVIATIONS

AC = ASPHALT CONCRETE	LP = LOW POINT
AD = AREA DRAIN	PAD = PAD ELEVATION
AG = ADJACENT GRADE AT FOUNDATION	PCC = PORTLAND CEMENT CONCRETE
BC = BEGIN CURVE	PL = PROPERTY LINE
BS = BOTTOM OF STAIR	PV = PAVEMENT GRADE
BU = BUBBLE UP	PVC = POLYVINYL CHLORIDE PIPE
BVC = BEGIN VERTICAL CURVE	PVI = POINT OF VERTICAL INTERSECTION
BRW = BOTTOM OF RETAINED GRADE AT WALL	RCP = REINFORCED CONCRETE PIPE
CB = CATCH BASIN	ROW = RIGHT OF WAY
CL = CENTERLINE	S=004> = SLOPE
CO = CLEANOUT	SD = STORM DRAIN
CS = DOWNSPOUT WITH SPLASH BOX	SDMH = STORM DRAIN MANHOLE
EC = END CURVE	SG = SUBGRADE ELEVATION
ELEV. = ELEVATION	SS = SANITARY SEWER
EVC = END VERTICAL CURVE	SSMH = SANITARY SEWER MANHOLE
EX. = EXISTING	STA = STATION
F/C = FACE OF CURB	TC = TOP OF CURB
FF = FINISHED FLOOR ELEVATION	TF = TOP OF FENCE
FH = FIRE HYDRANT	TRW = TOP OF RETAINED GRADE AT WALL
FL = FLOW LINE	TS = TOP OF STAIR
GB = GRADE BREAK	TW = TOP OF WALL
GF = GARAGE FINISH FLOOR	VCP = VITRIFIED CLAY PIPE
HP = HIGH POINT	WM = WATER METER
HC = HANDICAP UNIT	WV = WATER VALVE
INV = INVERT	

SHEET INDEX

COVER SHEET	C0
GRADING AND DRAINAGE PLAN	C1
CONSTRUCTION DETAILS	C2
EROSION AND SEDIMENT CONTROL PLAN	C3
BEST MANAGEMENT PRACTICES (BMP SHEET)	C4

PROFESSIONAL ENGINEER
REGULATED
PORTOFIRIO OSCAR OSUNA
 No. 70829
 Exp. 6-30-23
 CIVIL
 STATE OF CALIFORNIA

P. Oscar Osuna
PORTOFIRIO OSCAR OSUNA
 RCE 70829 EXP. 6-30-23

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 TEL: (408) 772-4381
 info@osunaeengineering.com

117 BERNAL RD. STE. 70-336
 SAN JOSE, CA 95119

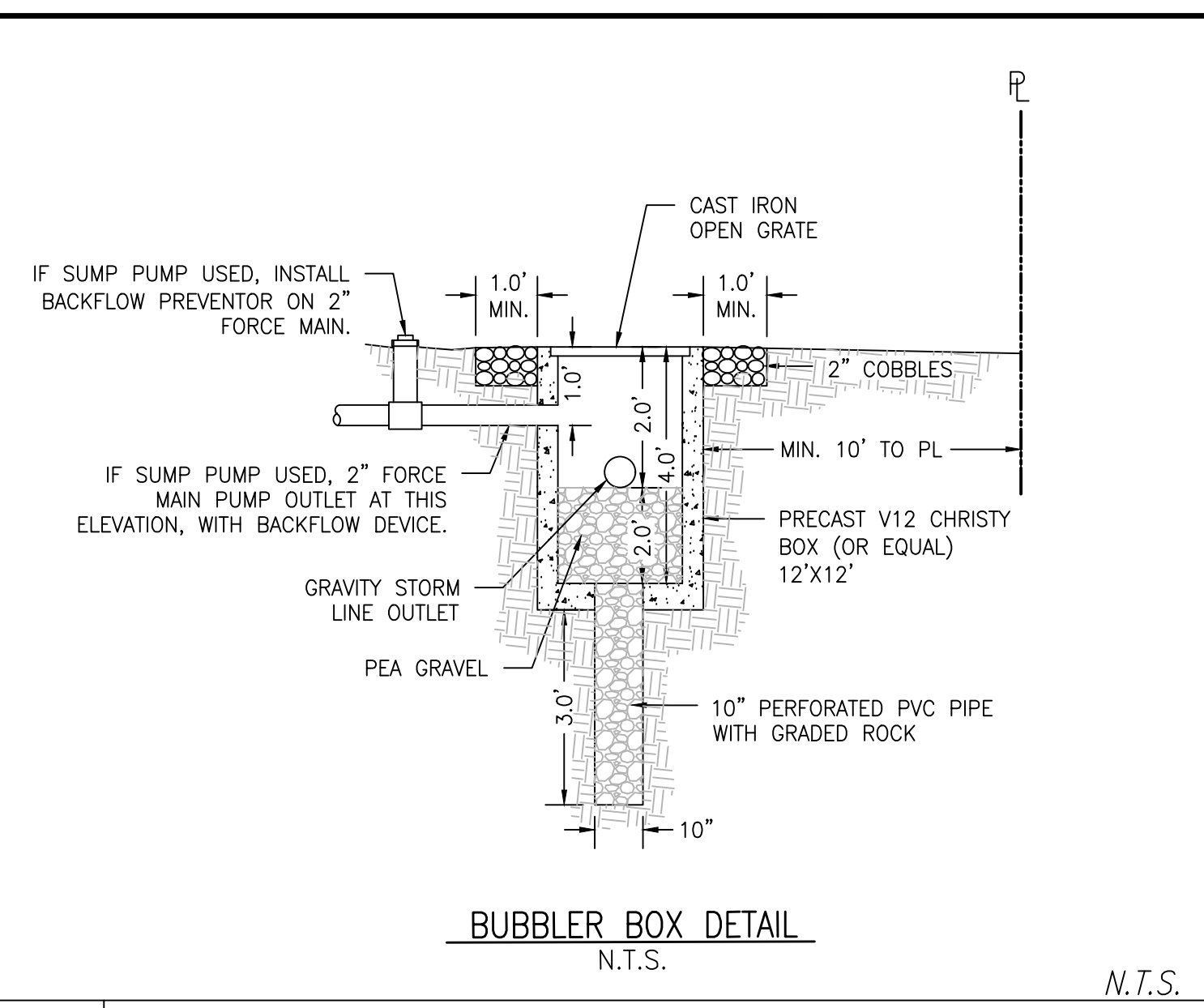
GRADING & DRAINAGE PLAN
 COVER SHEET
 120 CORONADO AVE

Project No.: 2170 | Design: 0.0 | Check: 0.0 | Date: 12/21/21

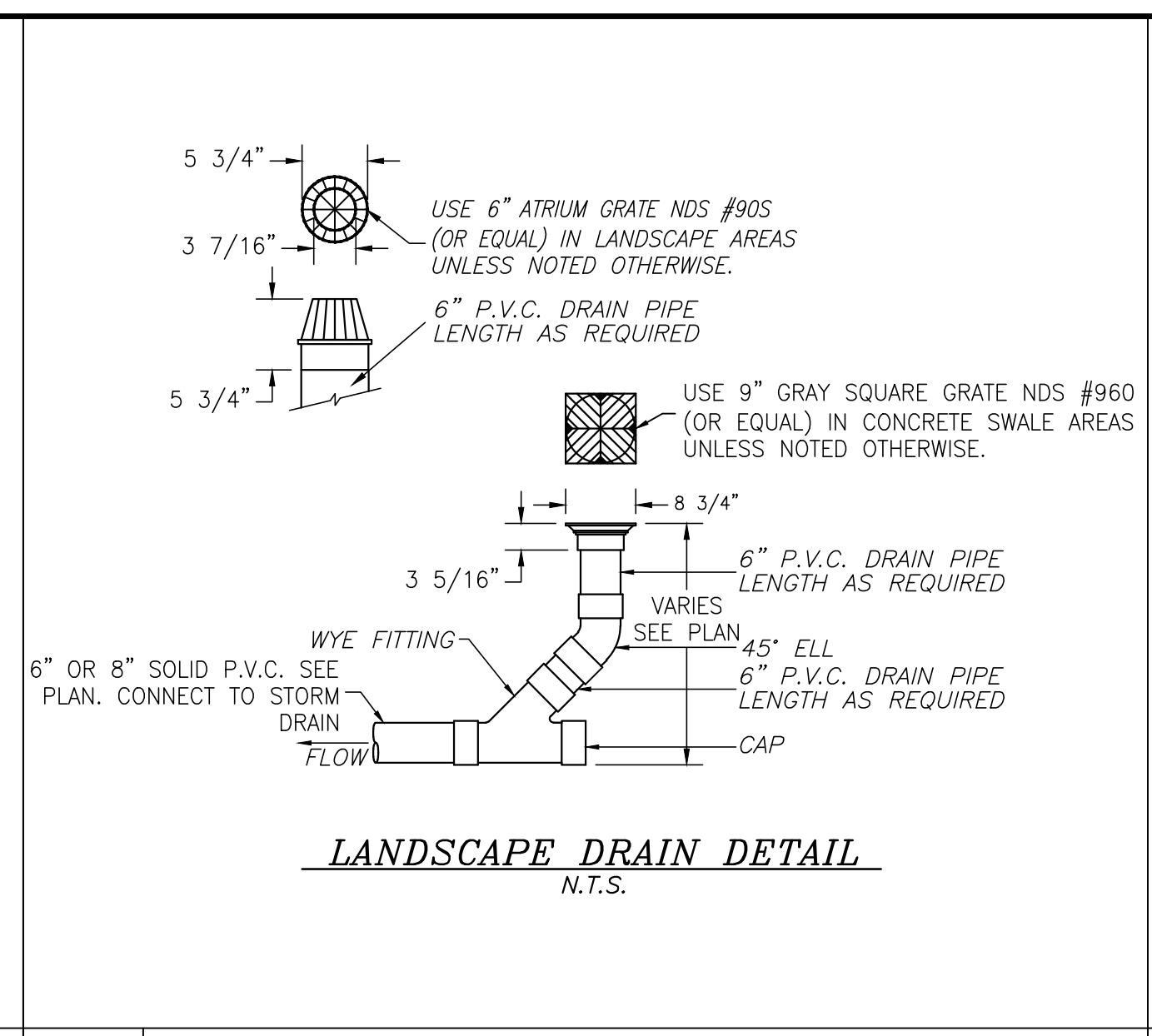
SHEET
C0
 OF 5 SHEETS

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

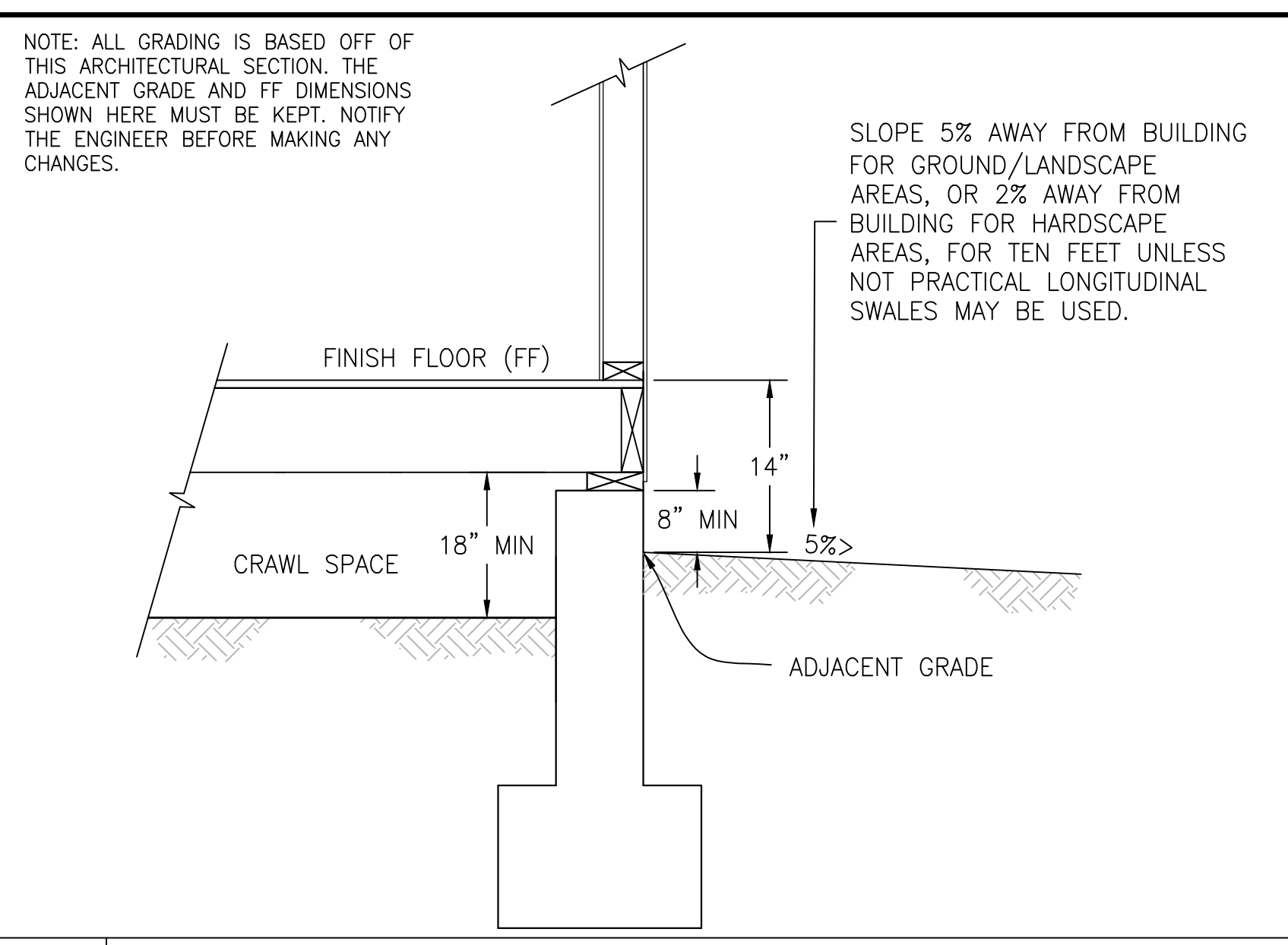
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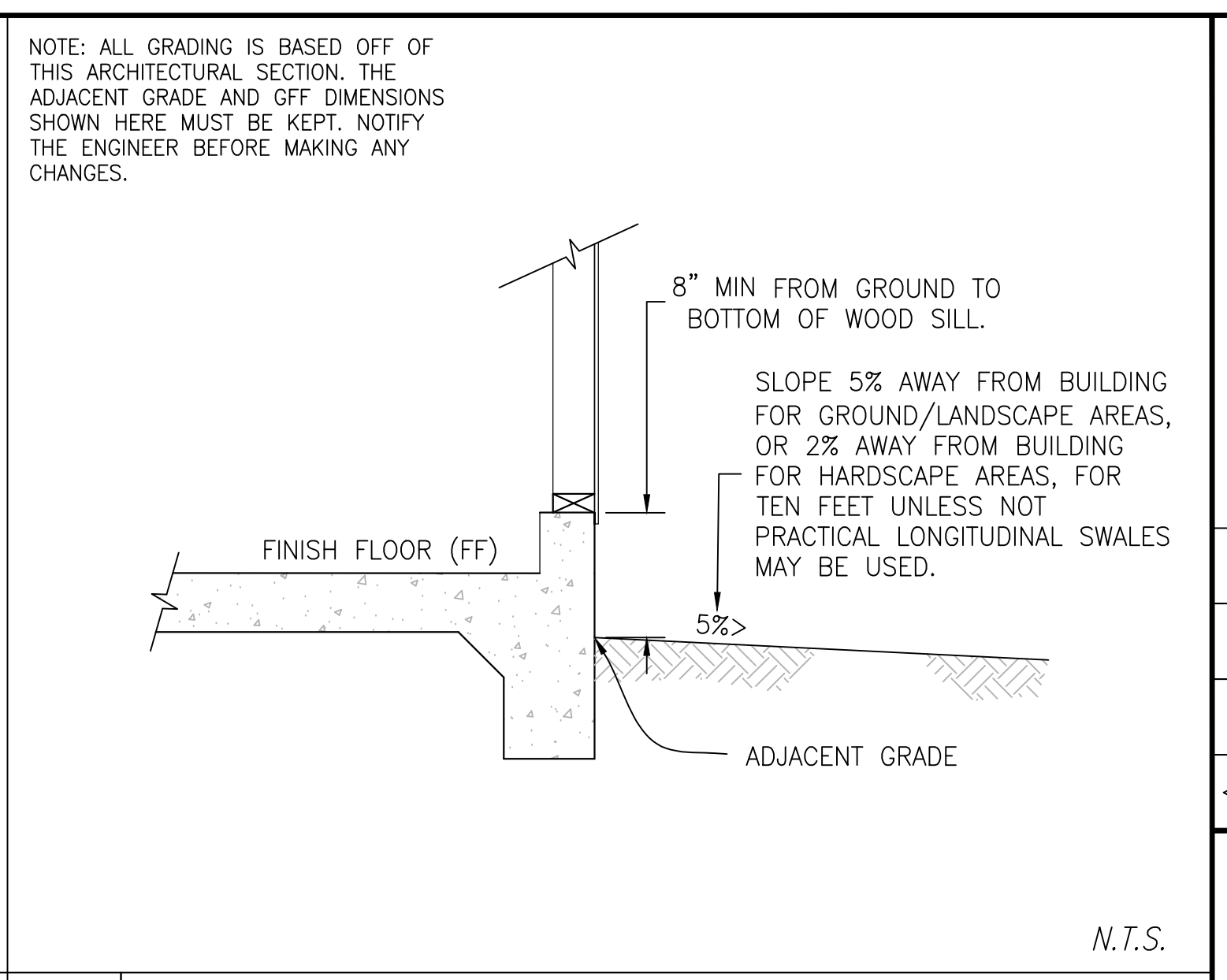
A BUBBLER BOX DETAIL



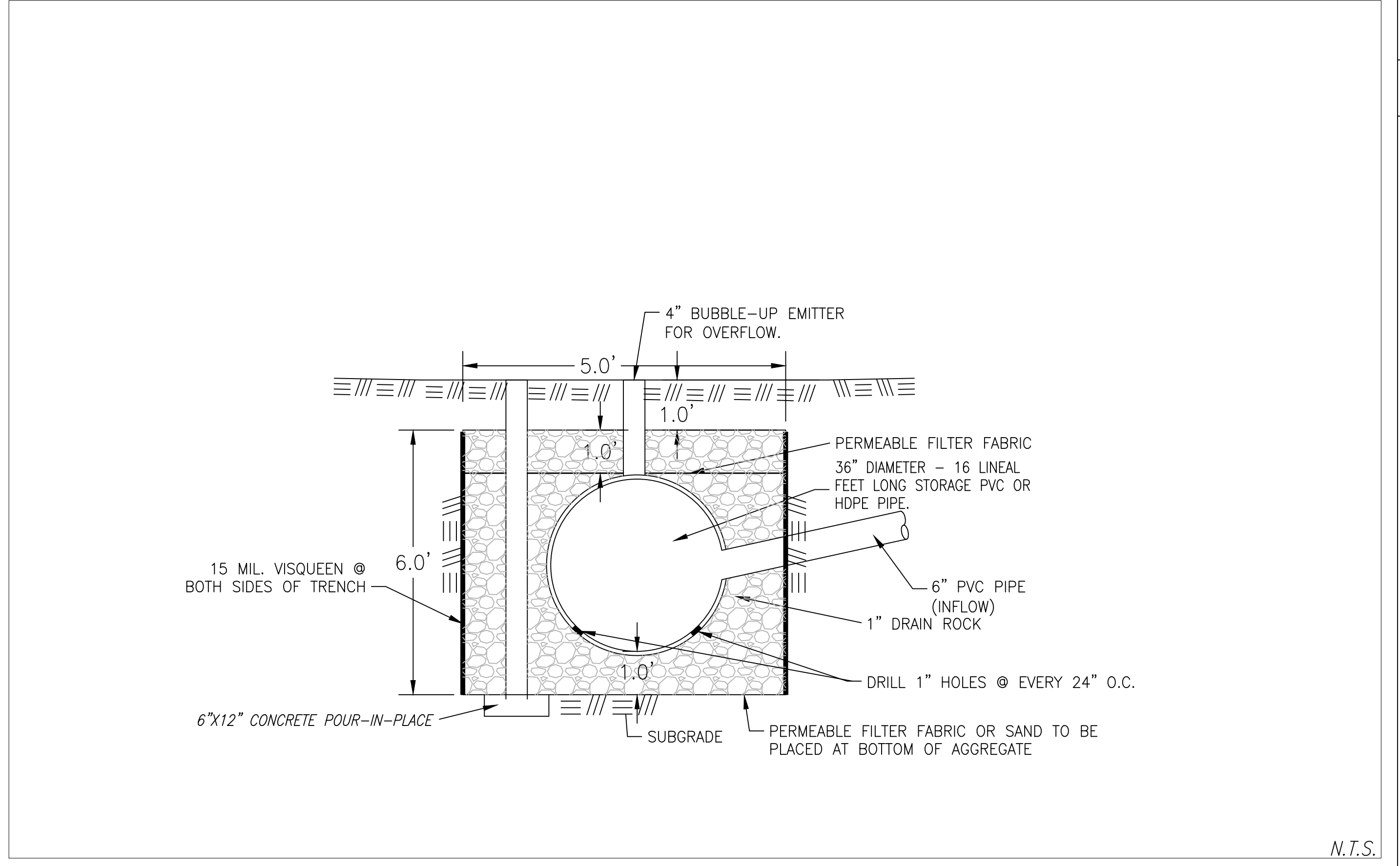
B AREA DRAIN DETAIL



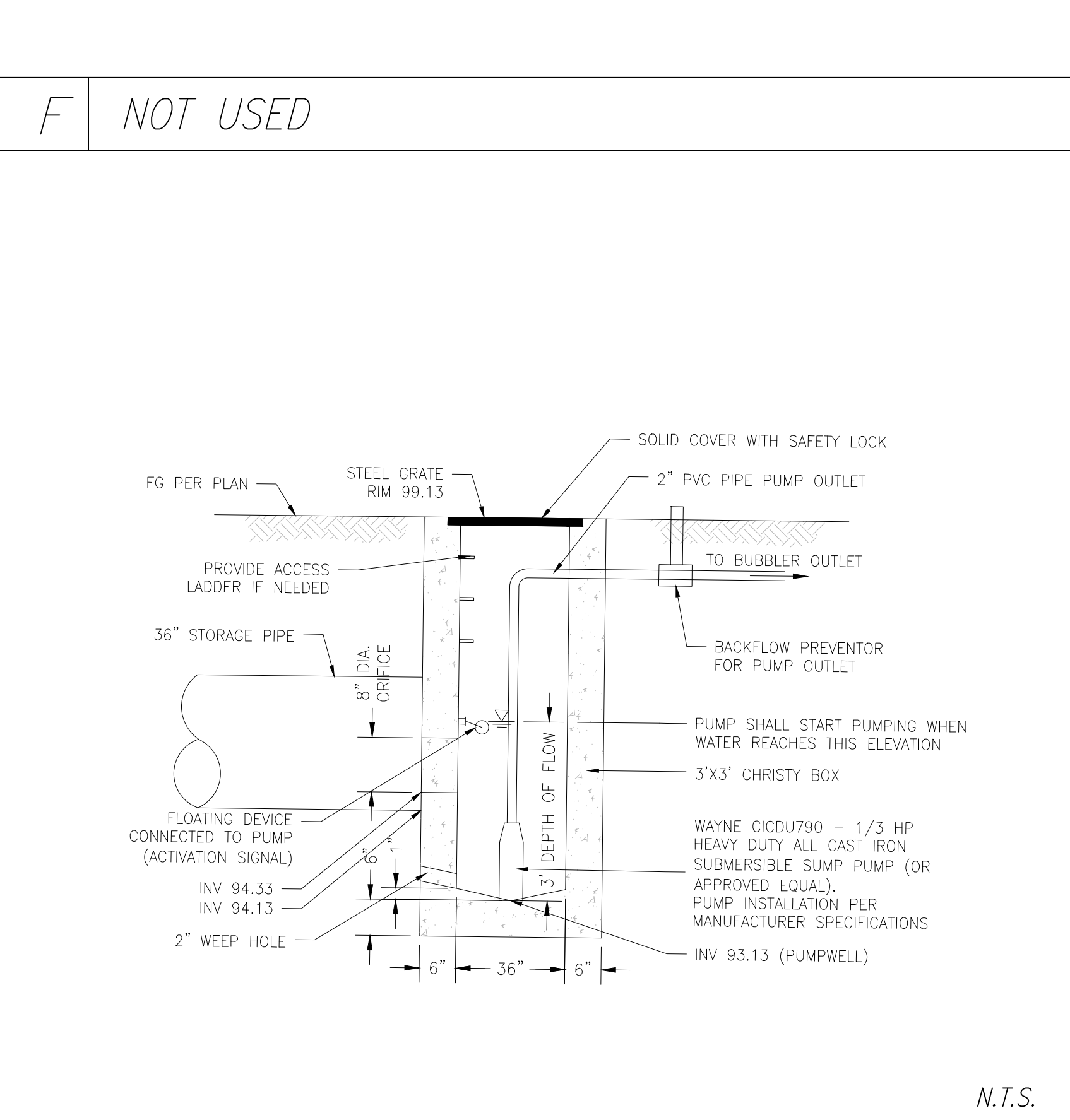
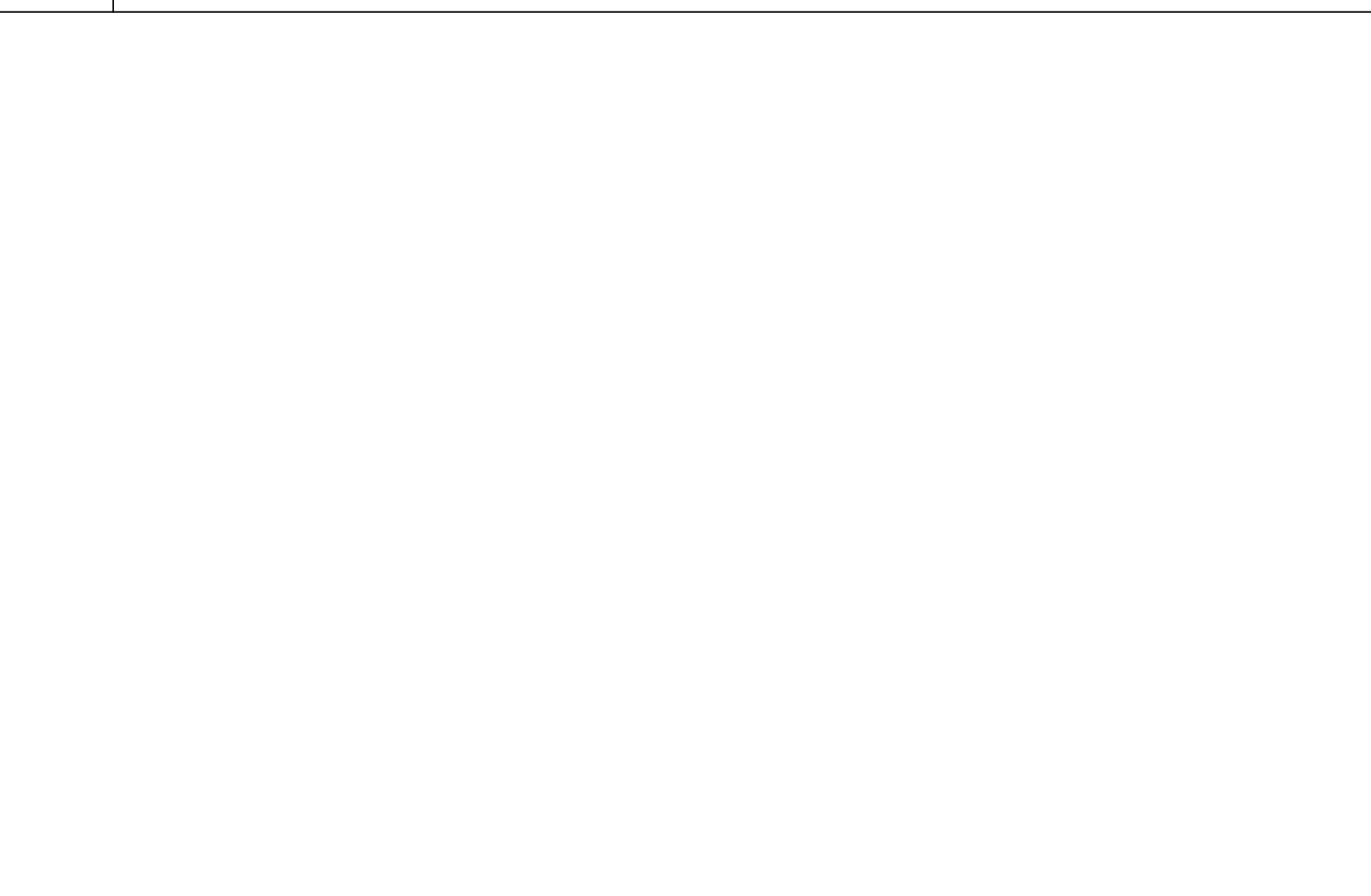
C TYPICAL FOUNDATION/FF/GROUND SECTION



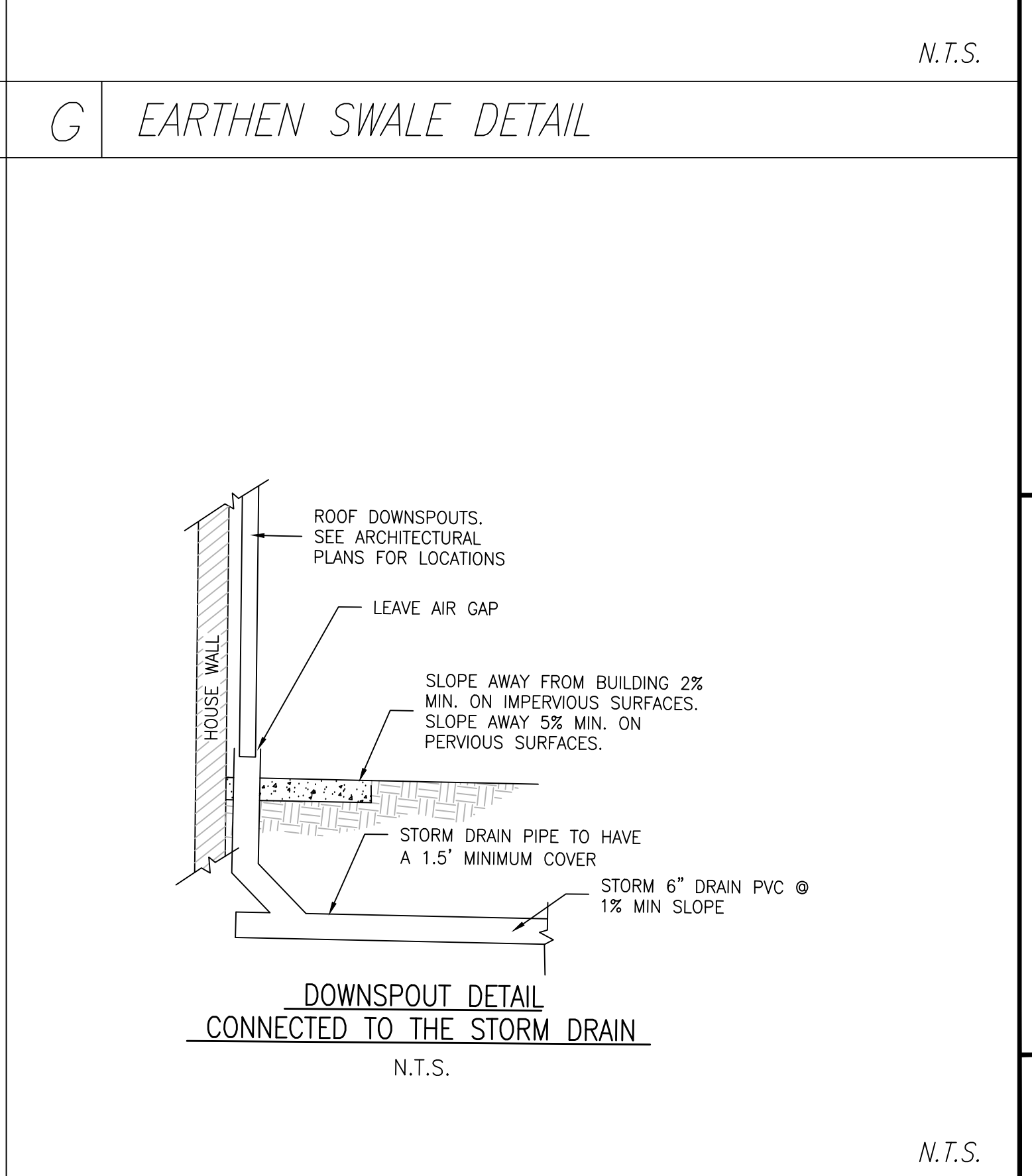
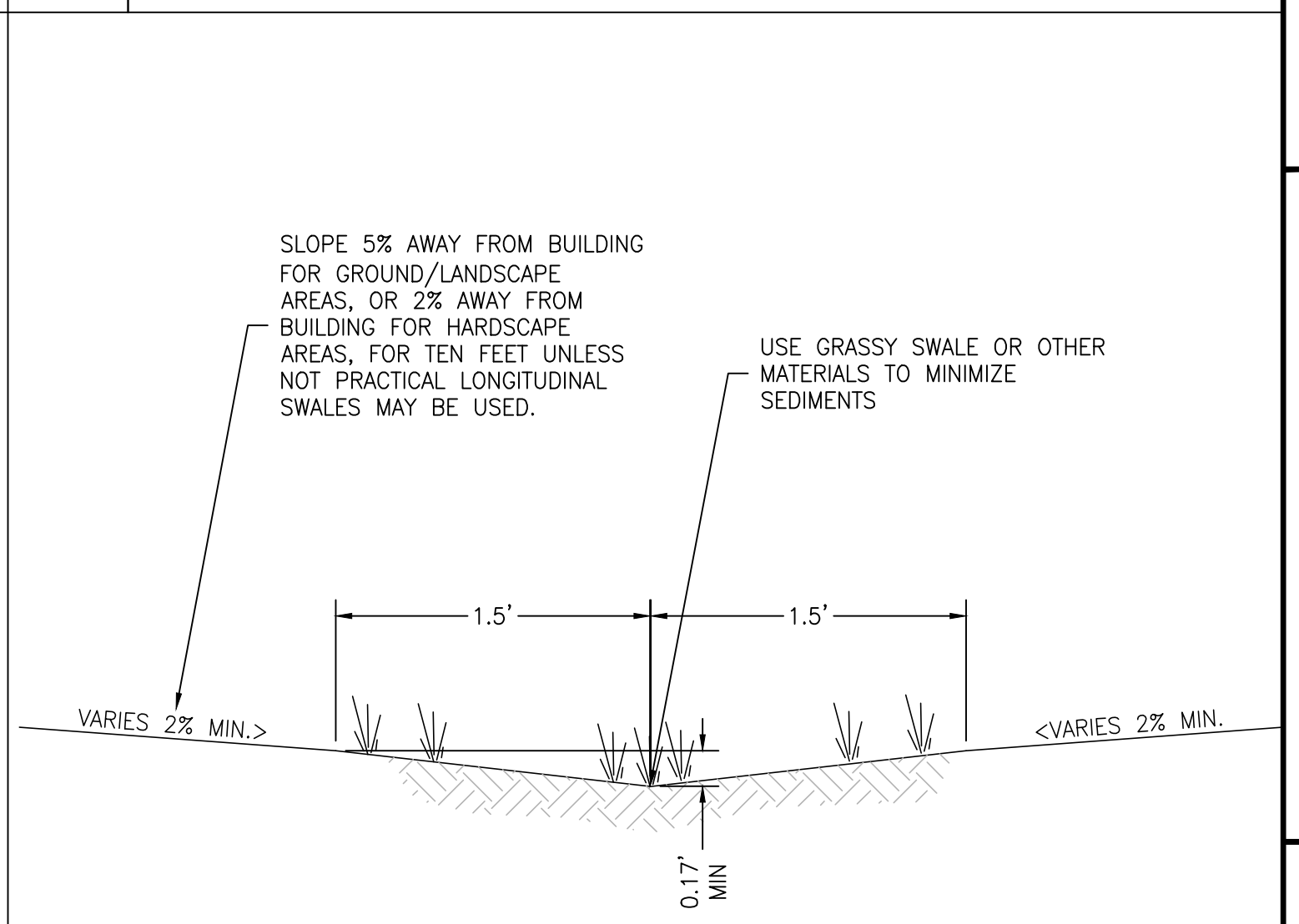
D TYPICAL FOUNDATION/GFF/GROUND SECTION



E STORM WATER INFILTRATION/DETENTION TRENCH DETAIL



H PUMPWELL DETAIL



I DOWNSPOUT CONNECTED TO SD DETAIL

NO.	REVISIONS	DATE	BY	CITY

REGISTERED PROFESSIONAL ENGINEER
 PORFIRIO OSCAR OSUNA
 No. 70829
 Exp. 6-30-23
 CIVIL
 STATE OF CALIFORNIA

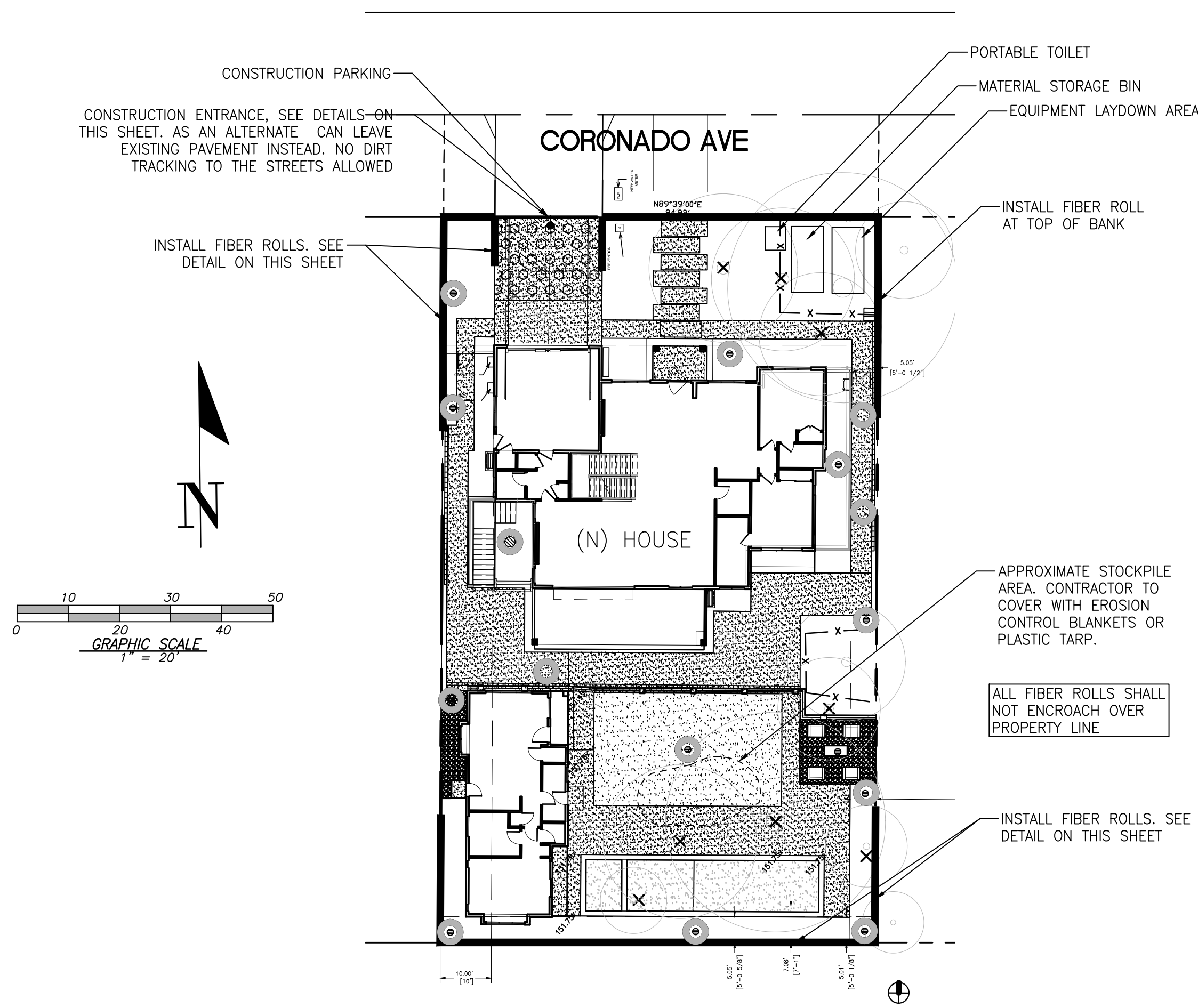
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GRADING & DRAINAGE PLAN
 CONSTRUCTION DETAILS
 120 CORONADO AVE
 LOS ALTOS, CALIFORNIA
 Project No.: 2170 Design: J.O. Date: 12/21/21

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS RESPONSIBILITY SHALL NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



NOTES:
 1. PROTECT ALL INLETS IN THE PUBLIC STREETS SURROUNDING THE SITE.
 2. ALL ON-SITE LANDSCAPE AREA DRAINS TO BE CAPPED OR PROTECTED UNTIL LANDSCAPING IS FINISHED.

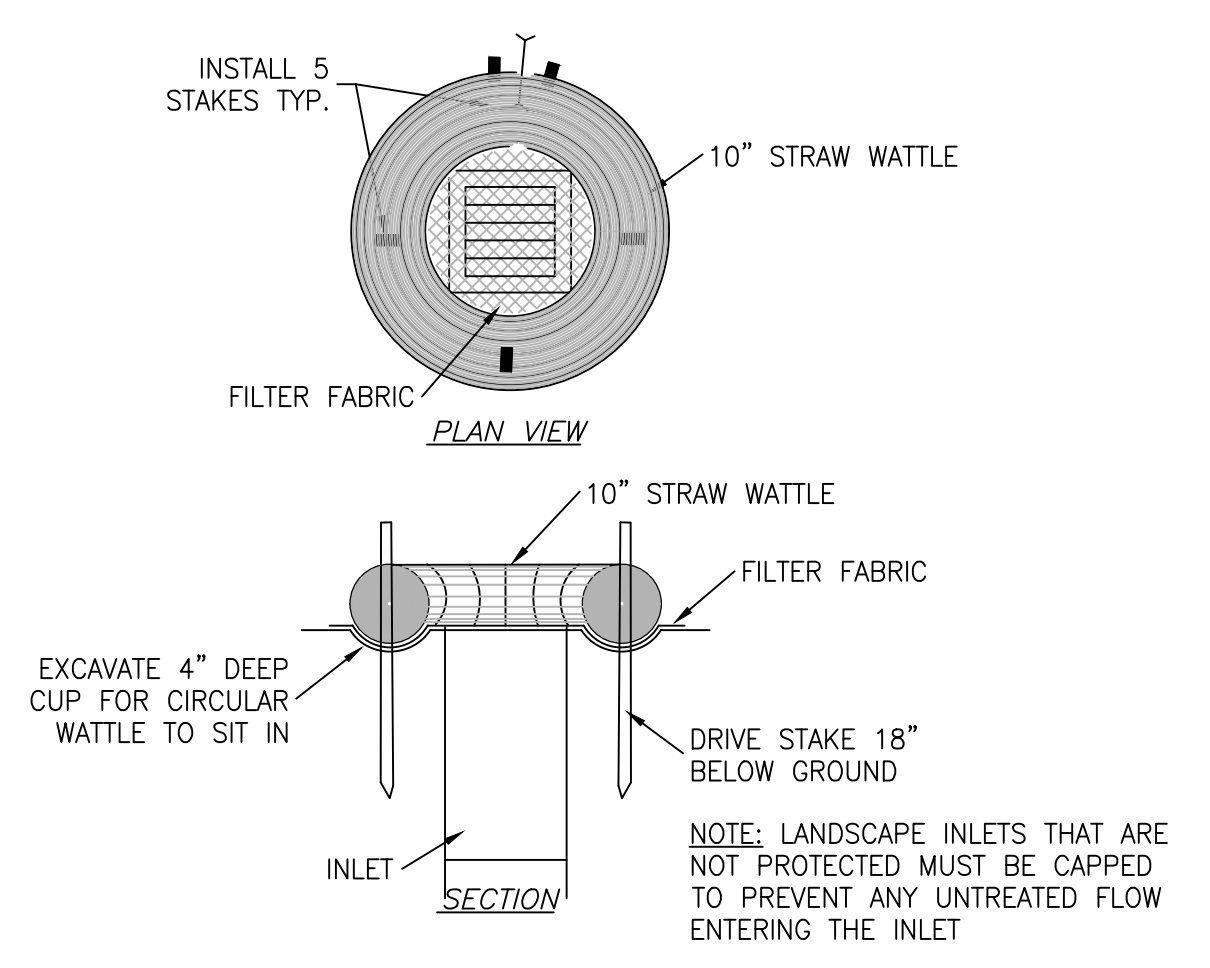
LEGEND

PROPOSED	DESCRIPTION
---	SITE BOUNDARY
○	STABILIZED CONSTRUCTION ENTRANCE 2"-3" ROCK (MIN)
—	FIBER ROLL
○	INLET PROTECTION

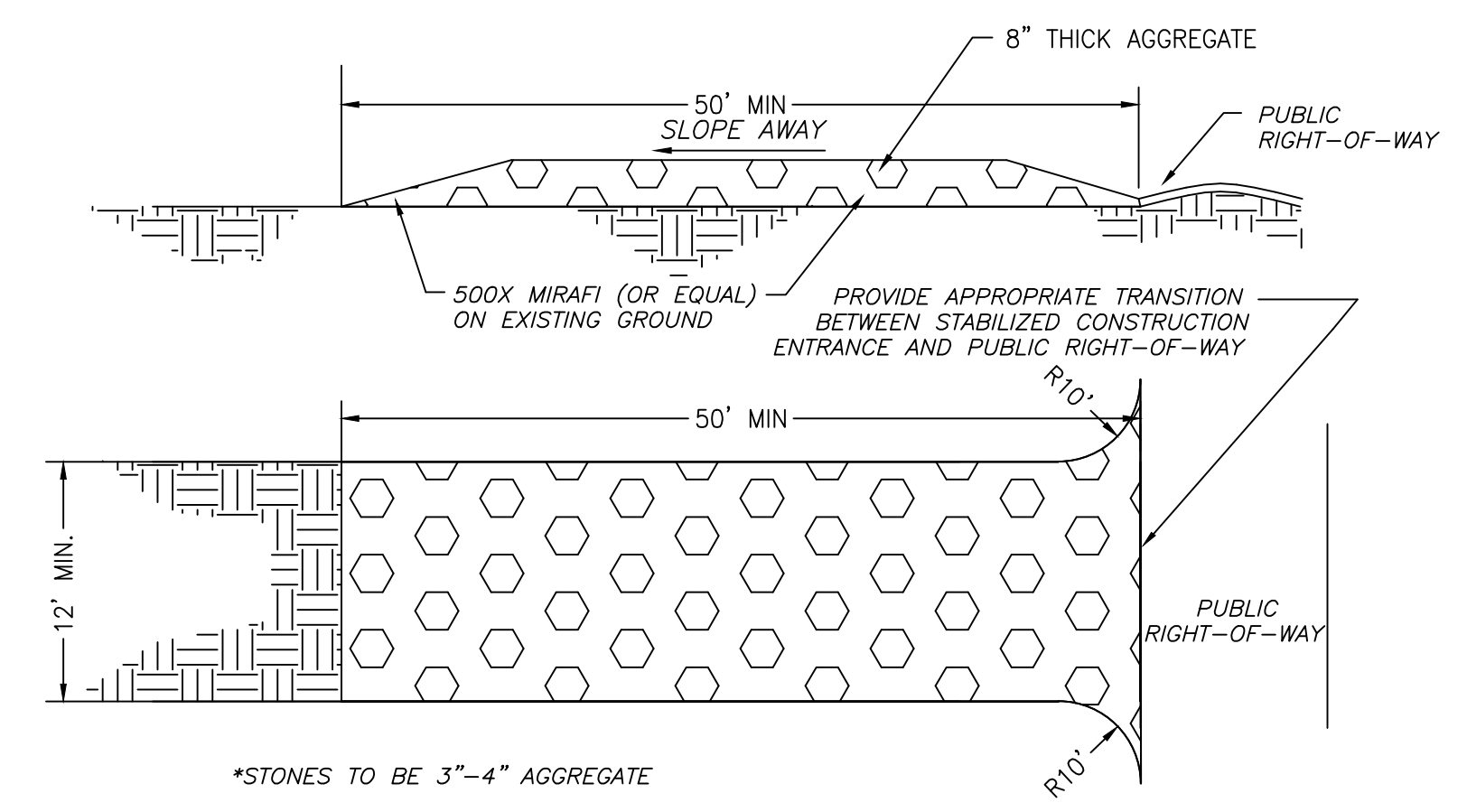
- MAINTENANCE NOTES**
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
- REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.

- EROSION & SEDIMENT CONTROL NOTES**
- NOT USED
 - THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
 - ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
 - THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
 - ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
 - IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
 - 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 DRAIN SYSTEM.
 - CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAI D WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
 - INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
 - BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
 - NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
 - ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

- SUPPLEMENTAL EROSION & SEDIMENT CONTROL NOTES**
- SEE STANDARD EROSION & SEDIMENT CONTROL NOTES ABOVE.
 - THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. 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.
 - CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
 - 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.
 - 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.
 - 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.

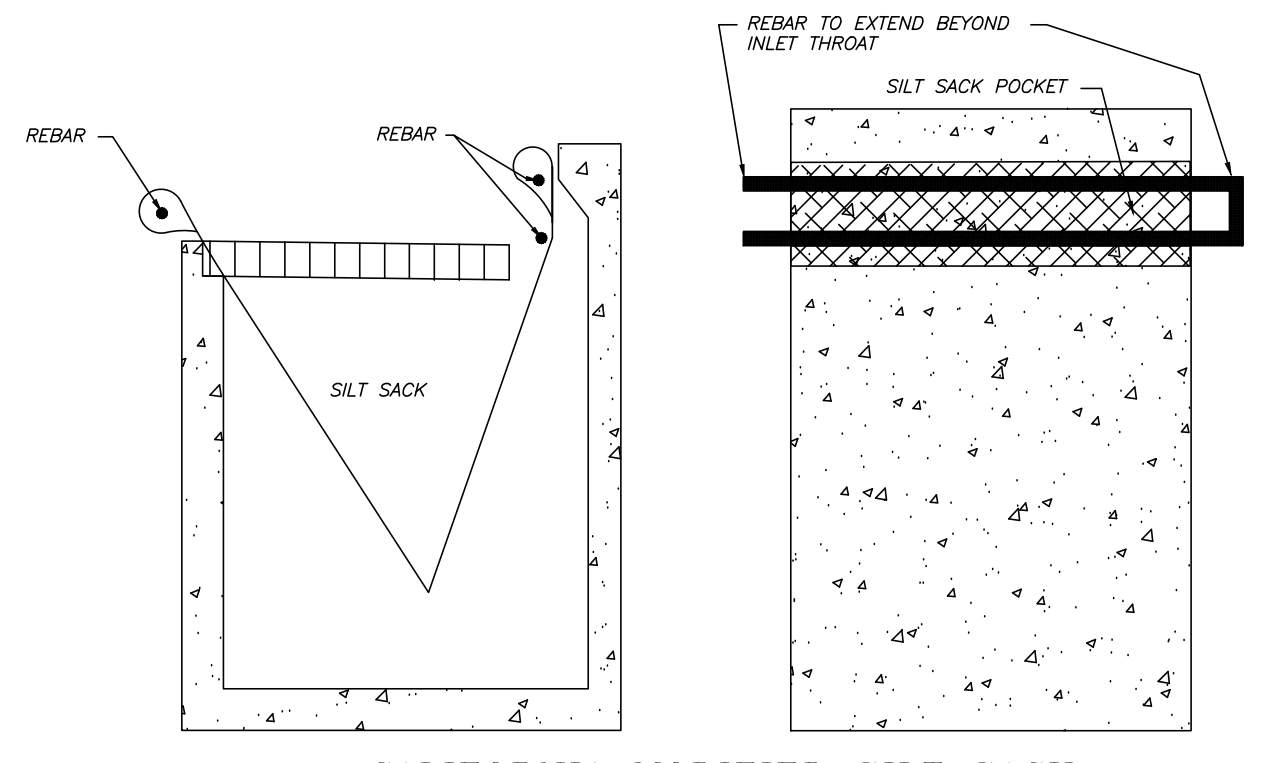


ALTERNATE FIBER ROLL INLET PROTECTION
 MAY BE USED IN LANDSCAPE AREA DRAINS
 N.T.S.

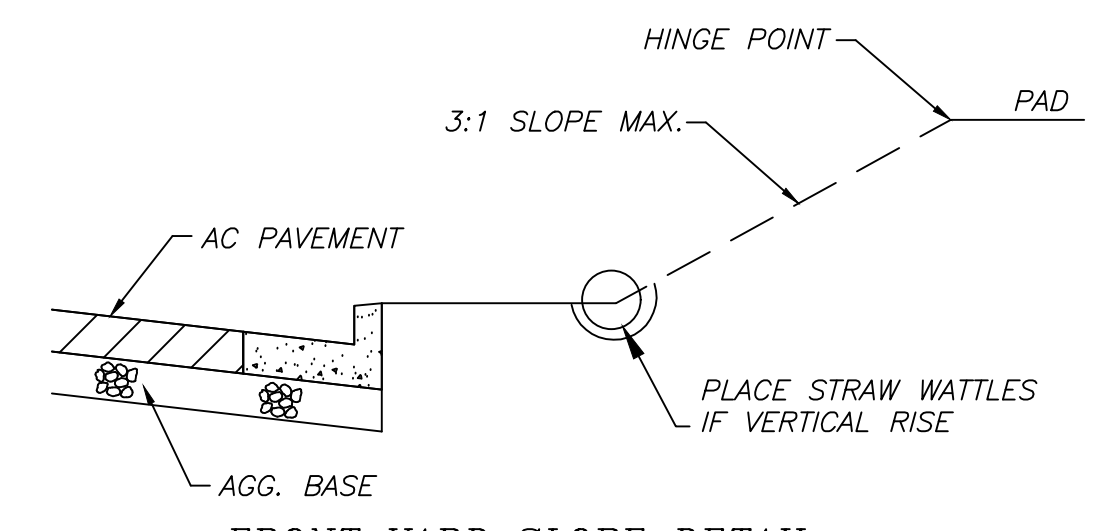


MAINTENANCE:
 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.
 ALL SEDIMENT SPILLED, 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.

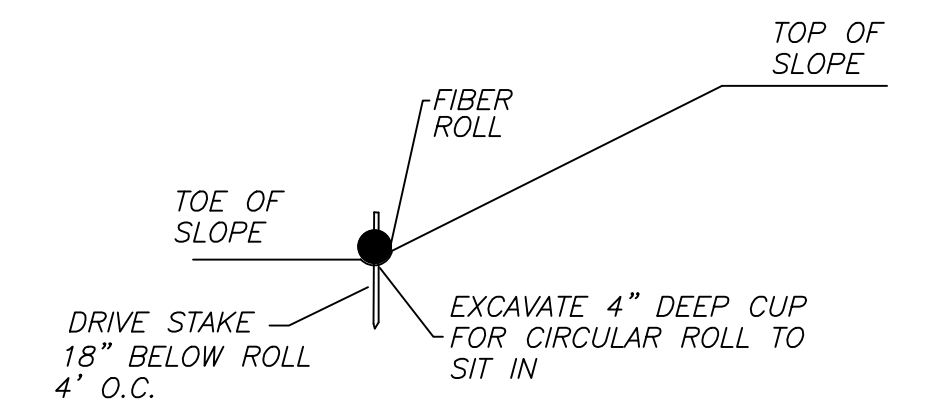
STABILIZED CONSTRUCTION ENTRANCE
 N.T.S.



CALIFORNIA MODIFIED SILT SACK
 REED & GRAHAM, INC. (OR EQUAL)
 BEFORE & AFTER STREETS ARE PAVED
 N.T.S.



FRONT YARD SLOPE DETAIL
 AFTER STREET ARE PAVED
 N.T.S.



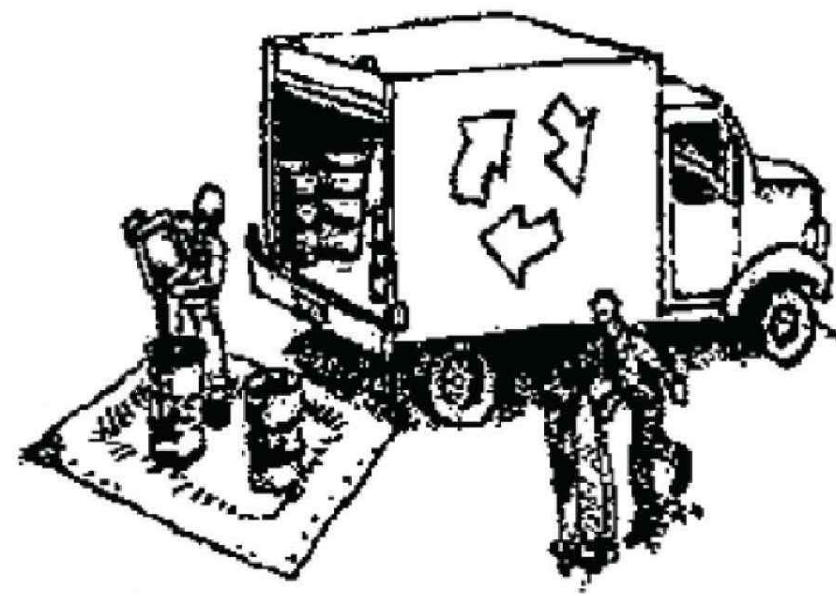
FIBER ROLL INSTALLATION DETAIL
 N.T.S.

<p>OSUNA ENGINEERING INC. Planning Surveying Civil Engineering</p> <p>CONSULTING CIVIL ENGINEERS & LAND SURVEYORS 117 BERNAL RD. STE. 70-336 SAN JOSE, CA 95119 TEL: (408) 772-4381 info@osunaengineering.com</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CITY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	CITY												
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<p>GRADING & DRAINAGE PLAN EROSION CONTROL 120 CORONADO AVE LOS ALTOS, CALIFORNIA Project No.: 2170 Design: T.M. Check: O.O. Date: 12/21/21</p>																	
<p>SHEET C3 OF 5 SHEETS</p>																	

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- 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. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

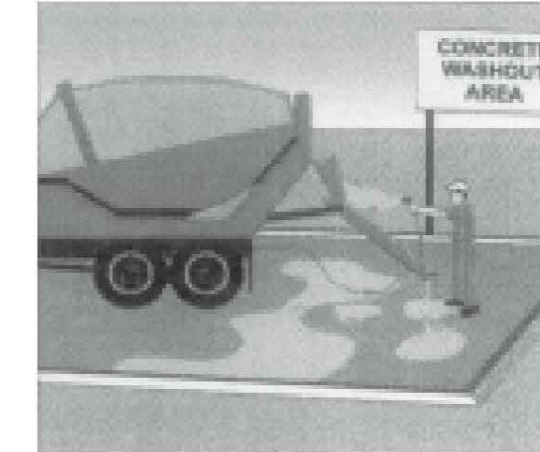
Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



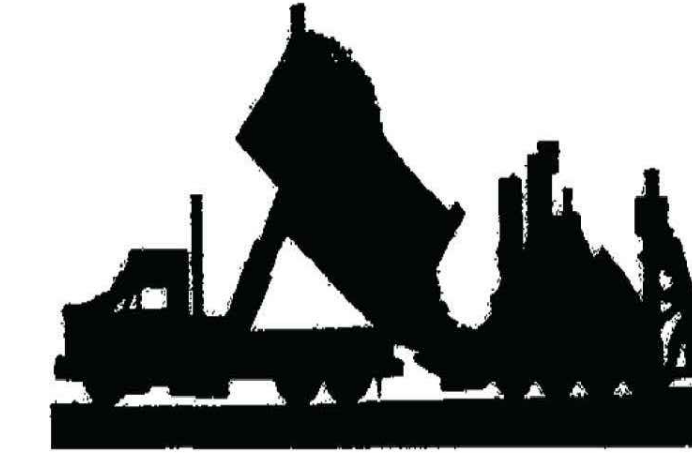
Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash out exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

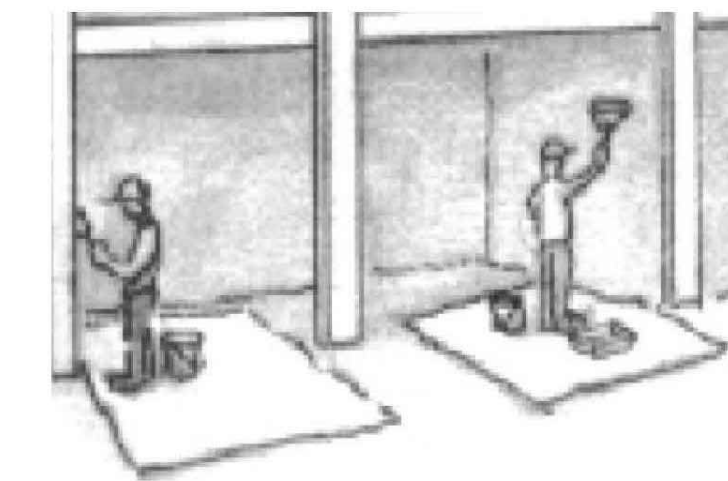
Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.



**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

Painting & Paint Removal

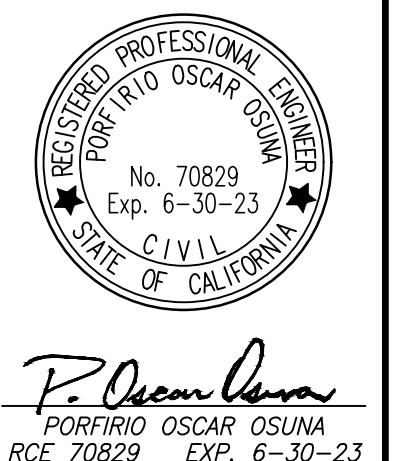


Painting Cleanup and Removal

- 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 into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS RESPONSIBILITY SHALL INCLUDE, BUT NOT BE LIMITED TO, NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY, COUNTY, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY, COUNTY, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY, COUNTY, STATE AND FEDERAL AGENCIES.

NO.	DATE	BY	REVISIONS



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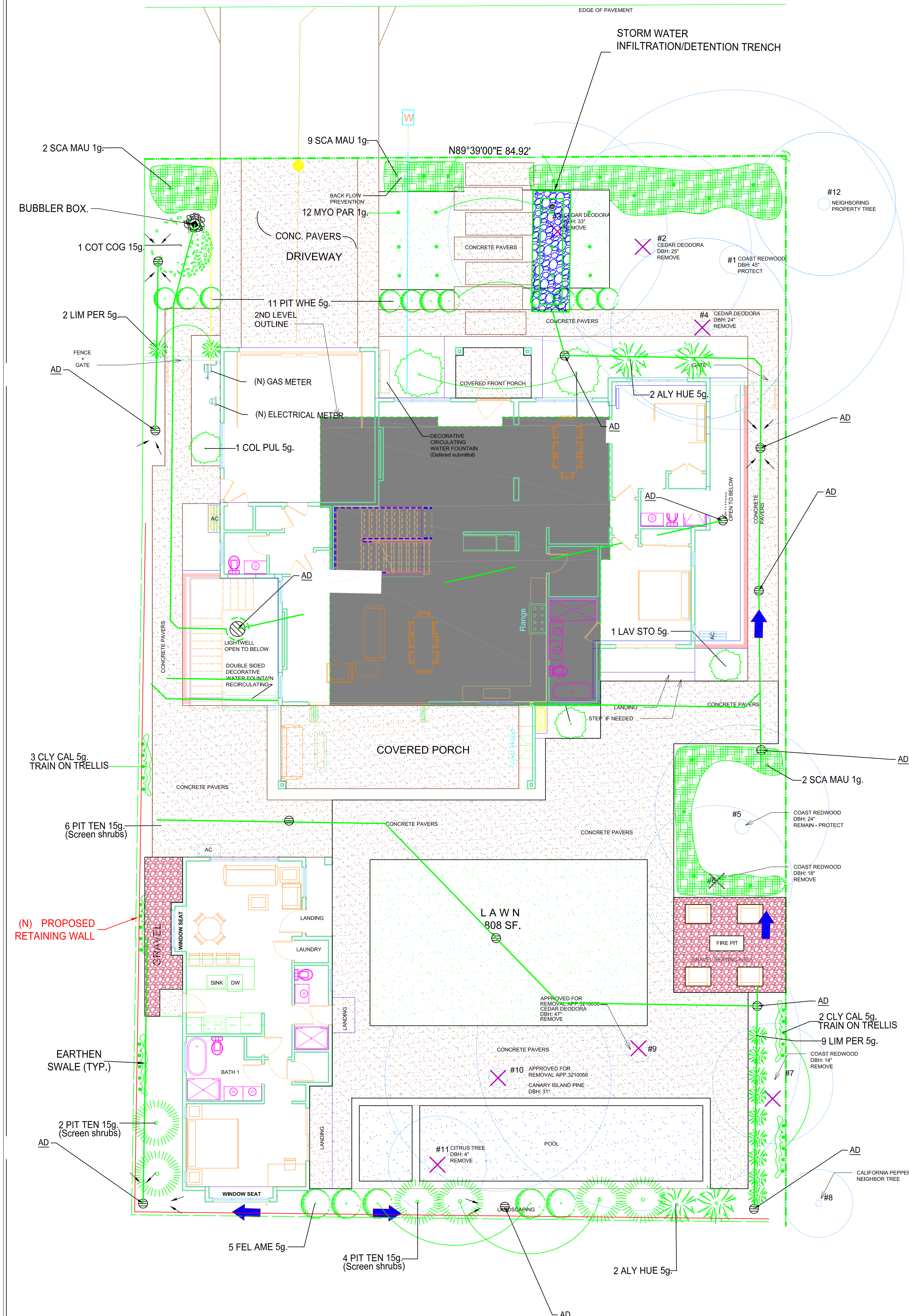
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GRADING & DRAINAGE PLAN
 BMP SHEET
 120 CORONADO AVE
 LOS ALTOS, CALIFORNIA
 Project No.: 2170 | Design: J.O. | Check: D.O. | Date: 12/21/21

Storm drain polluters may be liable for fines of up to \$10,000 per day!

SHEET
C4
 OF 5 SHEETS

CORONADO AVE



PROPOSED SCREEN TREE



PIT TEN - Pittosporum tenuifolium
Common name - Pittosporum
Height - 25' Spread - 6'
Growth Rate - Fast

PROPOSED TREE



LAG CAT - Lagerstroemia 'Catawba'
Common name - Crape Myrtle
Height - 10' Spread 6'
Growth Rate - Mod-Fast

PLANT LEGEND

KEY	TREES	COMMON NAME
LAG CAT	Lagerstroemia 'Catawba'	Crape Myrtle (Dark Purple)
KEY	SHRUBS	COMMON NAME
ALY HUE	Alyogyne Huegellii	Blue Hibiscus
COL PUL	Coleonema pulchrum	Pink Breath of H.
COT COG	Cotinus coggygia 'Royal Purple'	Smoke Bush
FEL AME	Felicia amelloides	Blue Marguerite
LAV STO	Lavandula stoechas	Spanish Lavender
LIM PER	Limonium perezii	Sea Lavender
PIT TEN	Pittosporum tenuifolium	Pittosporum Tree Form Variegated
PIT WHE	Pittosporum 'Wheeler Dwarf'	Dwarf Pittosporum
KEY	GROUND COVERS	COMMON NAME
MYO PAR	Myoporum parvifolium 'Prostratum'	Myoporum
SCA MAU	Scaevola 'Maue Clusters'	Scaevola
KEY	VINES	COMMON NAME
CLY CAL	Clytostoma callistegodes	Lavender Trumpet Vine

GENERAL NOTES

THE LANDSCAPE DESIGN FOR THIS PROJECT COMBINES BOTH DROUGHT TOLERANT PLANTINGS, AND A HIGHLY EFFICIENT DRIP IRRIGATION SYSTEM TO COMPLY WITH THE LOCAL WATER ORDINANCE, AND PROVIDE A LANDSCAPE THAT IS WATER WISE, SUSTAINABLE, AND LOW MAINTENANCE.

ALL OF THE PLANTINGS PROPOSED ARE DROUGHT TOLERANT WITH A MAJORITY HAVING THE WUCOLS CLASSIFICATION OF LOW WATER USE. THE SPACING OF THE PLANT MATERIALS ALLOW THE PLANTS TO MATURE TO THEIR ULTIMATE SIZE WITHOUT THE NEED FOR SHEERING, HEADING BACK, AND EXCESSIVE OFFHAULING OF CUTTINGS. THE SPACING OF THE PLANT MATERIALS ALSO ALLOW SOME NEGATIVE SPACE WHICH WILL PROVIDE A NON-OVER PLANTED LOOK, AND VISUAL INTEREST. ALL AREAS NOT PLANTED WILL HAVE A 2" MINIMUM LAYER OF MULCH FOR WEED PREVENTION, SOIL STABILIZATION, AND WATER RETENTION.

THE IRRIGATION SYSTEM IS ROBUST, TIME PROVEN, AND IS ALL DRIP IRRIGATED EXCEPT FOR TURF. THE IRRIGATION SYSTEM USES A CONTROLLER THAT HAS THE CAPABILITY OF BEING WEATHER BASED, RECEIVING DAILY WEATHER INPUT TO ADJUST THE IRRIGATION SCHEDULE BASED ON REAL TIME WEATHER INPUT. THIS WILL ELIMINATE WATERING DURING TIME OF HIGH HUMIDITY, RAIN, OR HIGH SOIL SATURATION. THE IRRIGATION SYSTEM WILL BE ALL HARD PIPE UNDERGROUND, WITH THREADED RISERS, AND A THREADED DISTRIBUTION HEAD, WITH NO POLY PIPE OR BARBED CONNECTIONS. Y-STRAINERS WILL BE USED AT EACH VALVE.

PLANTING NOTES

REFER TO CIVIL SHEETS FOR SITE GRADING AND DRAINAGE

THE EXACT LOCATIONS OF PROPOSED TREES AND LARGE SHRUBS SHALL BE COORDINATED WITH ALL UNDERGROUND UTILITIES.

THE PLANTING PLAN IS DIAGRAMMATIC ONLY. THE EXACT LOCATION OF PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD.

THE CONTRACTOR SHALL VERIFY THAT THE SOIL TO BE PLANTED IS NATIVE, AND FREE FROM ANY FOREIGN MATERIALS OR SUBSTANCES.

TILL ALL NEW PLANTING AREAS TO A DEPTH OF 8", AND REMOVE ALL WEEDS, STICKS, STONES OVER 1/2" DIAMETER, AND ANY OTHER MATERIAL WHICH WOULD BE HARMFUL TO PLANT GROWTH.

ALL NEW PLANTING AREAS SHALL RECEIVE A 2" LAYER OF NITROGEN FORTIFIED WOOD RESIDUAL. TILL IN TO A DEPTH OF 6" AND FINE GRADE.

ALL PLANT MATERIAL SHALL RECEIVE "AGRIFORM" FERTILIZER TABLETS AT THE TIME OF PLANTING. INSERTED IN THE BACKFILL MIX AT HALF THE DEPTH OF THE ROOTBALL. TABLET QUANTITIES AND SIZE AS INDICATED ON THE PLANTING DETAILS.

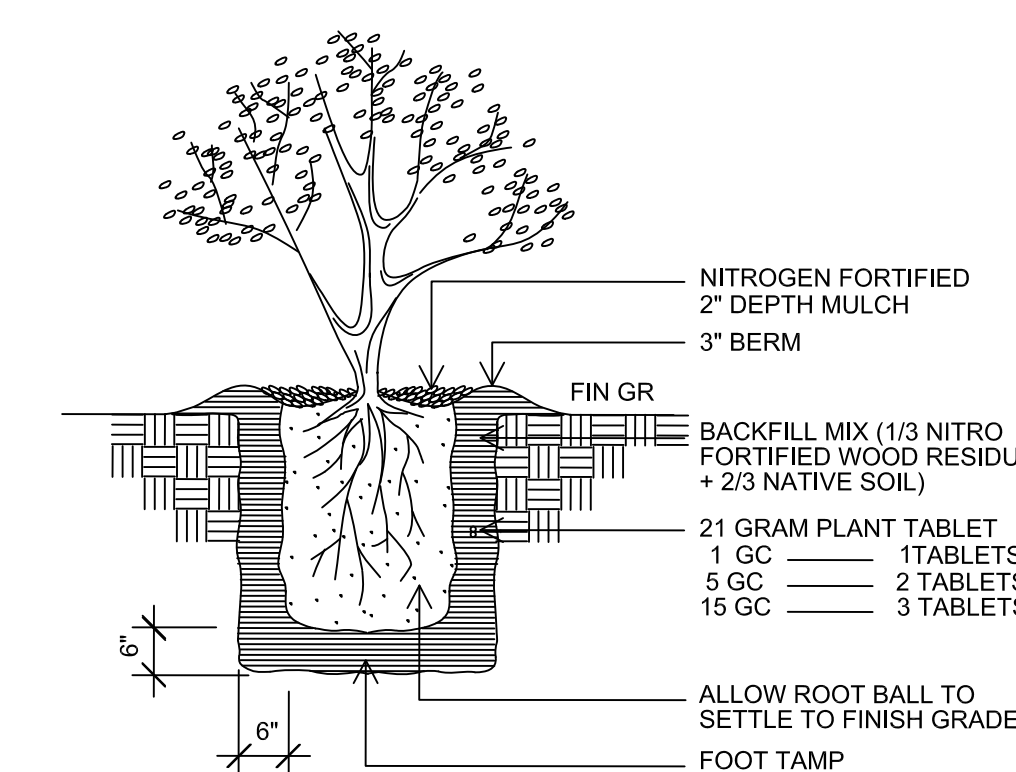
AFTER FINE GRADING, AND PLANTING, (PRIOR TO TOP DRESSING WITH MULCH) A PRE-EMERGENT HERBICIDE SHALL BE APPLIED AT A RATE AND METHOD RECOMMENDED BY THE PRODUCT MANUFACTURER. SPREAD AS A TOP DRESSING, A 2" LAYER OF NITROGEN FORTIFIED BARK (LARGE/BLACK), IN ALL PLANTING AREAS FOR ADDITIONAL WEED CONTROL, AND WATER RETENTION.

ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNERS OR THE LANDSCAPE ARCHITECT.

ALL PLANTING DETAILS SHALL BE CLOSELY FOLLOWED, AND ALL LOCAL GOVERNING CODES SHALL BE MET.

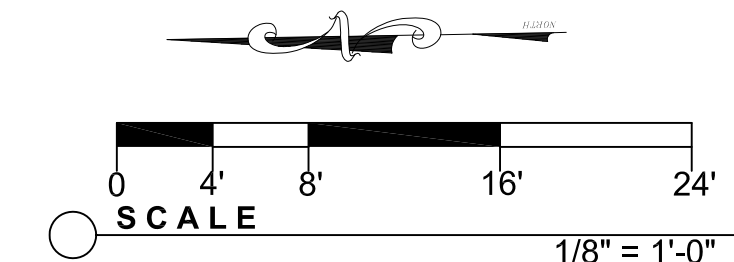
ALL PLANT MATERIALS SHALL BE IN A HEALTHY, VIGOROUS, AND DISEASE FREE CONDITION. THE PLANT SIZE SHALL BE PROPORTIONAL TO THE CONTAINER SIZE SPECIFIED. PLANTS NOT MEETING THESE REQUIREMENTS WILL BE REFUSED, EVEN IF PLANTED.

SEE ARBORIST REPORT FOR SPECIES, CONDITION, AND TREATMENT OF ALL EXISTING TREES.

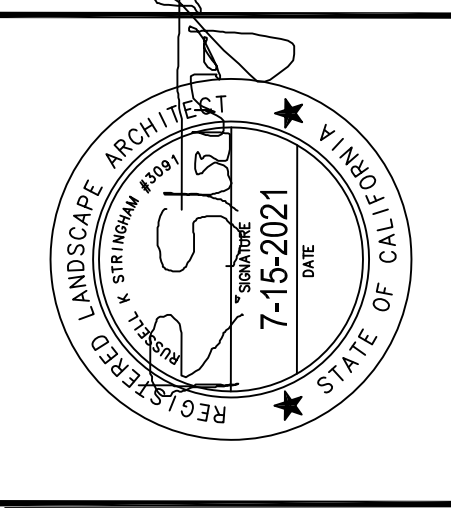


SHRUB PLANTING

N.T.S.



StringhamDesign
landscape architecture
RUSSELL STRINGHAM
5509 SE BUSH ST. PORTLAND OR 97206
PHONE 408-866-4089
CA LIC. # 3091
www.StringhamDesign.com



120 CORONADO AVE.
LOS ALTOS, CA
PLANTING PLAN

REVISION	REVISION DATE
	7-15-2021
	9-1-2021
	9-28-2021

JOB NUMBER

DATE 5-26-2021

DRAWN BY
RKS

SCALE
1/8"=1'-0"

SHEET

L-1