

ZONING ADMINISTRATOR MEETING AGENDA

4:00 PM - Wednesday, July 05, 2023

*Community Meeting Chambers, Los Altos City Hall
1 North San Antonio Road, Los Altos, CA*

Members of the Public may call **(253) 215-8782** to participate in the conference call (**Webinar ID: 837 8166 2443**) or via the web at **<https://tinyurl.com/v7uk4nfb>** with **Passcode: 312128**). Members of the Public may only comment during times allotted for public comments and public testimony will be taken at the direction of the Zoning Administrator. Members of the public are also encouraged to submit written testimony prior to the meeting at **ZAPublicComment@losaltosca.gov**. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Commission's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to the Staff Liaison. Speakers are generally given two or three minutes, at the discretion of the Chair. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "the Brown Act") items must first be noticed on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

These items will be considered by one motion unless any member of the Commission or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Chair.

1. Zoning Administrator Meeting Minutes

Approval of the FINAL minutes of the regular meeting of June 7, 2023.

PUBLIC HEARING

2. SC22-0034 – Han Ren and Yanhua Ren – 239 Marich Way

Design Review for a new 3,896 square-foot two-story single-family residence. This project is categorically exempt from environmental review under Section 15303 ("New Construction or Conversion of Small Structures") of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

ADJOURNMENTSPECIAL NOTICES TO PUBLIC

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Agendas, Staff Reports and some associated documents for Design Review Commission items may be viewed on the Internet at <http://losaltosca.gov/meetings>.

If you wish to provide written materials, please provide the Commission Staff Liaison with 10 copies of any document that you would like to submit to the Commissioners in order for it to become part of the public record.

For other questions regarding the meeting proceedings, please contact the City Clerk at (650) 947-2720.



ZONING ADMINISTRATOR MEETING AGENDA

4:00 PM - Wednesday, June 7, 2023

*Community Meeting Chambers, Los Altos City Hall
1 North San Antonio Road, Los Altos, CA*

CALL MEETING TO ORDER

At 4:00 p.m. the Zoning Administrator called the meeting to order.

ESTABLISH QUORUM

PRESENT: Zoning Administrator Zornes

STAFF: Senior Planner Gallegos

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR.

1. **Zoning Administrator Meeting Minutes**
Approval of the FINAL minutes of the regular meeting of May 17, 2023.

Action: Zoning Administrator Zornes approved meeting minutes for regular meeting of May 17, 2023.

The motion was approved (1-0) by the following vote:

AYES: Zornes

NOES: None

PUBLIC HEARING

2. **SC22-0001 - Anat Sokul - 1000 Crooked Creek Drive**
Design Review for a new 4,906 square-foot two-story single-family residence. This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review application SC22-0001 subject to the listed findings and conditions.

PUBLIC COMMENT

A neighbor provided public comment via zoom.

Architect Anat Sokul of 1000 Crooked Creek Drive made herself available to answer any questions.

Zoning Administrator Zornes closed the public comment period.

Action: Zoning Administrator Zornes approved design review application SC22-0001 per the staff report findings and conditions.

The motion was approved (1-0) by the following vote:

AYES: Zornes

NOES: None

POTENTIAL FUTURE AGENDA ITEMS

The next meeting on June 21, 2023 is cancelled.

ADJOURNMENT

Zoning Administrator Zornes adjourned the meeting at 4:11 PM.

Nick Zornes
Zoning Administrator



TO: Nick Zornes, Zoning Administrator
FROM: Sean Gallegos, Senior Planner
SUBJECT: SC22-0034 – 239 Marich Way

RECOMMENDATION

Approve design review application SC22-0034 for the construction of a new 3,896 square foot, two-story house subject to the listed findings and conditions of approval and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (“New Construction or Conversion of Small Structures”).

BACKGROUND

Project Description

- Project Location: 239 Marich Way, on the north side of Marich Way, between Jordan Avenue and Panchita Way
- Lot Size: 11,475 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes the demolition of an existing one-story house and replacement with a new two-story house with 2,753 square feet on the first story and 1,142 square feet on the second story (see Attachment A – Project Plans). The design of the new residence adopts a neo-eclectic architectural style that combines various decorative techniques from different house styles. It incorporates elements of a ranch house, including simple massing, roof forms, and a practical aesthetic. Additionally, contemporary architectural features such as simplified forms, open floor plans, and minimalistic details are integrated. This fusion of styles results in a cohesive design that balances tradition and modernity. For the exterior, the materials selected include a concrete shingle roof, flat stucco siding, stone wainscoting, and vinyl-framed windows and doors.

The proposed design maintains the front facade facing Parma Way and the house and driveway will be located similarly to the original house. The new house expands towards the rear property line while ensuring the driveway does not exceed 50% of the required front yard area. It also increases the left interior side setback, eliminating the nonconforming setback of the previous house.

The subject property has a total of 11 trees, with six of them classified as protected trees under the city's Tree Protection Regulations. Among the protected trees, T11 to T15 will be retained, while T10 will be removed. An arborist's report determined that T10, a Coast Redwood tree, is in fair health but

highly affected by the new house. The decision to remove T10 aligns with the Tree Protection Regulations' criteria No. 2, which allows for the removal for economic or aesthetic reasons related to the property. Considering the property layout, preserving T10 is not feasible as it would hinder the new house expansion towards the rear, given the presence of another redwood tree (T10) on the opposite side. Overall, the preservation of the other protected trees and the removal of T10 comply with the Tree Protection Regulations, striking a balance between landscape aesthetics and safety concerns.

ANALYSIS

Design Review

The proposed house complies with the R1-10 district development standards found in Los Altos Municipal Code (LAMC) Chapter 14.06, as demonstrated by the following table:

	Existing	Proposed	Allowed/Required
COVERAGE:	1,311 square feet	2,582 square feet	3,442 square feet
FLOOR AREA:			
1st Floor	1,311 square feet	2,753 square feet	
2nd Floor	-	1,142 square feet	
Total	1,311 square feet	3,896 square feet	3,897 square feet
SETBACKS:			
Front	35 feet	35 feet	25 feet
Rear	132.6 feet	95 feet	25 feet
Right side(1 st /2 nd)	9.5 feet/-	5 feet/10 feet	5 feet/10.2 feet
Left side (1 st /2 nd)	5 feet/-	5.7 feet/10.5 feet	5 feet/10.2 feet
HEIGHT:	14.6 feet	23 feet	27 feet

The lot, being 51 feet wide, falls under the category of a narrow lot due to its width being less than 80 feet. As per Section 14.06.08.E.2, narrow lots are subject to specific setback requirements. The interior side yard setback for narrow lots should be ten percent of the average lot width, with a minimum of five feet. Additionally, if a thirty-five-foot front yard setback is provided, the second-story setback can be reduced to five feet. Consequently, the project is permitted to have a first-story side yard setback of five feet, two inches, and a second-story side yard setback of ten feet, two inches.

As per Chapter 14.76 of the LAMC, new two-story residences must comply with the Single-Family Residential Design Guidelines. The design guidelines suggest that designs in a Diverse Character neighborhood should incorporate some design elements, materials, and scale that are present in the neighborhood while maintaining its own unique design integrity. The proposed design follows this recommendation and will be compatible with the surrounding properties.

The neighborhood context map on Sheet A1.3 provides an overview of the neighborhood's physical characteristics, including boundaries, streets, buildings, and natural features. The streetscape elevations show how the proposed residence's architectural style, massing, and bulk relate to the surrounding

residences. These visuals aid in assessing the proposed residence's integration and compatibility with the neighborhood's existing aesthetics.

The design guidelines and review findings emphasize the importance of minimizing the structure's bulk. In line with these requirements, the proposed design utilizes stucco and stone veneer on the first story to visually break down the massing and create a more dynamic appearance. The application of stucco on the second story serves to soften and reduce the perceived bulkiness. By strategically incorporating these materials on the exterior, the design effectively breaks down the massing and enhances the visual interest of the facade.

The proposed wall plate heights of 9.5 feet for the first story and 8.5 feet for the second story align with the scale of the neighboring residences, which typically have plate heights ranging from 8 to 9 feet. This design choice ensures that the building maintains a harmonious appearance and doesn't stand out as disproportionate when viewed from the street. The concealed eight-foot, six-inch second-floor wall plate height within the existing roof elevation further preserves the overall scale of the structure and ensures its seamless integration with the surrounding properties.

The low-pitched roof and roof form play a crucial role in reducing the perceived bulk of the structure. The first-story roof form and horizontal eave line create visual breaks in the wall plane, while the articulation and roof forms of the second story further break down the massing into smaller sections, resulting in an aesthetically appealing and less bulky appearance.

Moreover, the proposed height of the 23-foot-tall house aligns with the scale of neighboring houses in the area. Considering that the neighborhood consists of one-story houses ranging from 14 to 17 feet in height, as well as two-story houses ranging from 22 to 26 feet, the proposed height falls within the acceptable range and is lower than the maximum permitted 27-foot height limit. This ensures that the building blends in harmoniously with the overall character of the neighborhood, avoiding any visual discrepancies or disruptions to the character of the neighborhood.

As part of the landscaping plan for the property, new trees will be planted to enhance privacy. This includes the addition of a Maidenhair tree along the right rear corner of the site and 15 Pittosporum Tenuifolium screening trees along the right property line. The existing protected trees (Nos. T10 to T15) will be preserved. The landscaping plan will adhere to the Water Efficient Landscape Ordinance, ensuring that the design incorporates water-efficient landscaping practices, as mandated for new residences with landscaping areas exceeding 500 square feet.

The proposed project aligns with the development standards of the R1-10 zoning district and adheres to the Single-Family Residential Design Guidelines. It successfully achieves compatibility with the neighborhood's character by establishing appropriate relationships with adjacent structures, minimizing bulk, and making efforts to preserve existing trees to the best extent possible.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone.

PUBLIC NOTIFICATION AND CORRESPONDENCE

A public meeting notice was posted on the property, mailed to property owners within 300 feet of the subject site, and published in the Town Crier. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements.

The applicant sent out emails to immediately adjacent neighbors in the immediate area inviting them to review the project plans in November 2022. No comments from neighbors have been received by City staff as of the writing of this report.

Attachment:

A. Project Plans

Cc: Loc V, LH Design, Applicant
Tri Hong, TDH Design, Designer
Han and Yanhua Ren, Property Owner

FINDINGS

SC22-0034 239 Marich Way

With regard to the proposed new two-story residence, the Zoning Administrator finds the following in accordance with Section 14.76.060 of the Municipal Code:

- A. The proposed residence complies with all provision of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed house maintains a comparable finished floor elevation and lot orientation to the existing house, ensuring consistency with the property's layout. It also adheres to the allowable floor area, lot coverage, and maximum height limits, as well as meets the daylight plane requirement outlined in LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because there will be minimal grade changes and no substantial soil removal during the construction of the residence. The proposed landscaping plan, which includes new trees, shrubs, and ground cover, will be designed in a manner that aligns with the aesthetics of the surrounding neighborhood.
- D. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize excessive bulk because the proposed structure includes a low scale, horizontal eave lines, the use of stone veneer and stucco siding, building articulation, and carefully designed roof forms. By implementing these elements, the massing is broken up and excessive bulk is successfully minimized.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings on the same project because the design incorporates durable, high-quality materials, including a visually integrated concrete shingle roof, flat stucco siding, stone veneer, and vinyl-framed windows and doors. These elements contribute to the overall architectural coherence of the structure. Additionally, the size and scale of the building are well-suited to the neighborhood, as evidenced by the low 9.5-foot first story and 8.5-foot second story plate heights, along with a building height of 23 feet, ensuring a harmonious fit within the surrounding context.
- F. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the site is relatively flat and the design incorporates a well-balanced combination of softscape and hardscape surfaces, ensuring a seamless integration into the plan. Additionally, a comprehensive drainage plan has been proposed to minimize off-site stormwater drainage and mitigate any potential impact.

CONDITIONS OF APPROVAL

SC22-0034 239 Marich Way

GENERAL

1. Expiration

The Design Review Approval will expire on July 5, 2025 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on June 15, 2023 except as may be modified by these conditions.

3. Encroachment Permit

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

4. Protected Trees

Tree Nos. T11 to T15 as shown on Sheet A-1.1 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director. The tree protection plan outlined in the arborist report (Kurt Fouts Arborist Consultant, dated 9/20/22) shall be incorporated into the building permit plans and implemented before and during construction.

5. New Fireplaces

Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

6. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code if over 500 square feet or more of new landscape area, including irrigated planting areas, turf areas, and water features is proposed.

7. Underground Utility and Fire Sprinkler Requirements

New residences and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

8. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for

failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

9. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can found.

10. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

11. Tree Protection Note

On the grading plan and/or the site plan, show all tree/landscape protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

12. Reach Codes

Building Permit Applications submitted on or after January 1, 2023 shall comply with specific amendments to the 2022 California Green Building Standards for Electric Vehicle Infrastructure and the 2022 California Energy Code as provided in Ordinances No 2022-487 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

13. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

14. Outdoor Condensing Units

The plans shall show the location of any outdoor condensing unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. The Applicant shall provide the manufacturer's specifications showing the sound rating for each unit. The condensing units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

15. Storm Water Management

The Plans shall show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

16. California Water Service Upgrades

The Applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting

with California Water Service Company as early as possible to avoid construction or inspection delays.

17. Underground Utility Location

The Plans shall show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

18. Tree Protection

Tree protection shall be installed around the dripline(s) of the trees as shown on the site plan approved with the building permit plans. Fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

19. School Fee Payment

In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

PRIOR TO FINAL INSPECTION

20. Landscaping Installation and Verification

All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project’s landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package.

21. Green Building Verification

Submit verification that the house was built in compliance with the City’s Green Building Ordinance (Chapter 12.26 of the Municipal Code).

FIRE DEPARTMENT NOTES:

- REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS AND WATER SUPPLY AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.
- FIRE SPRINKLERS REQUIRED:** AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SQUARE FEET. EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT INCREASE THE BUILDING AREA TO MORE THAN 1,000 SQUARE FEET OF BUILDING AREA. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SUPPLY IS REQUIRED. NOTE: COVERED PORCHES, PATIOS, BALCONIES, AND ATTIC SPACES MAY REQUIRE FIRE SPRINKLER COVERAGE. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED WATER AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CFC SEC. 313.7. ADOPTED AND AMENDED BY CUPMC.
- WATER SUPPLY REQUIREMENTS:** POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEMS UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.
- ADDRESS IDENTIFICATION:** NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM), WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD. AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SEC. 529.1.
- CONSTRUCTION SITE FIRE SAFETY:** ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

LOS ALTOS BUILDING NOTES:

- CLEANOUTS PER SECTIONS 707 & 719 CPC.
- CLEANOUT TO BE INSTALLED AT THE KITCHEN SINK.
- CONTRACTOR TO VERIFY AND PROVIDE CLEAN-OUT WITHIN 2' OF THE BUILDING ON THE EXT. OF THE BUILDING.
- PROVIDE 1" WATER METER AND 1-1/2" MAIN WATER SUPPLY LINE BASED ON TABLES 610.3 & 610.4 CPC w/ 45-60PSI COLUMN FOR TOTAL OF 64 FT. THE FIRE SPRINKLER SYSTEM MAY REQUIRE A LARGER METER AND WATER SUPPLY.

LOS ALTOS PLUMBING NOTES:

- ALL CLEAN-OUTS TO BE EXTENDED TO THE EXTERIOR WHEN LOCATED MORE THAN 5' FROM THE CRAWL HOLE.
- WATER PIPING AND COOLING SYSTEM LINE INSULATION THICKNESS AND CONDUCTIVITY PIPING SHALL BE INSULATED TO THE THICKNESSES AS FOLLOWS PER 150.0 (J) CEC:
 - ALL DOMESTIC HOT WATER SYSTEM PIPING CONDITIONS LISTED BELOW, WHETHER BURIED OR UNBURIED, MUST BE INSULATED AND THE INSULATION THICKNESS SHALL BE SELECTED BASED ON THE CONDUCTIVITY RANGE IN TABLE 120.3-A AND THE INSULATION LEVEL SHALL BE SELECTED FROM THE FLUID TEMPERATURE RANGE BASED ON THE THICKNESS REQUIREMENTS IN TABLE 120.3-A.
 - THE FIRST 5 FEET OF HOT AND COLD-WATER PIPES FROM THE STORAGE TANK.
 - ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH (19 MILLIMETER) OR LARGER.
 - ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM REGARDLESS OF THE PIPE DIAMETER.
 - ALL HOT WATER PIPING FROM THE HEAT SOURCE TO THE KITCHEN FIXTURES.
- WATER HEATERS INSTALLED ON WOOD FLOOR FRAMING SHALL BE INSTALLED WITH A PAN AND SEPARATE DRAIN PER SECTION 507.5 CPC.

HEAT PUMP NOTES:

- SPLIT HEAT PUMPS & ACS: PIONEER MODEL YN020GMF22M20 27,000 BTU (2.0 TON) 22 SEER THREE ZONE DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM 63 DBA.
- HEAT PUMP UNIT: CARRIER 4 TON UP TO 18 SEER SINGLE ZONE DUCTLESS HEAT PUMP CONDENSER (208/230-1/60) MFR: 38MR048A-3, 64 DBA.

SITE PLAN NOTES

A. GENERAL:

- SEE OWNER FOR UP-GRADE HARDSCAPE FINISH FOR DRIVEWAY, WALKWAY & PATIO.
- ALL METAL ANCHORS, FASTENERS, CONNECTORS, ETC. THAT WILL BE IN CONTACT WITH PRESSURE TREATED LUMBER MUST BE HOT-DIPPED GALVANIZED OR OTHER APPROVED CORROSION RESISTANT MATERIAL.

B. BUILDING SETBACK:

- CONTRACTOR TO VERIFY BUILDING SETBACK AND ADJUST WALL TO MEET MINIMUM SETBACK.
- PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE LICENSED LAND SURVEYOR OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS COMPLY WITH THE APPROVED PLANS, WHICH NOTE SHALL REPRESENT A CONDITION WHICH MUST BE SATISFIED TO REMAIN IN COMPLIANCE WITH THIS DESIGN REVIEW APPROVAL.

C. GRADING & DRAINAGE:

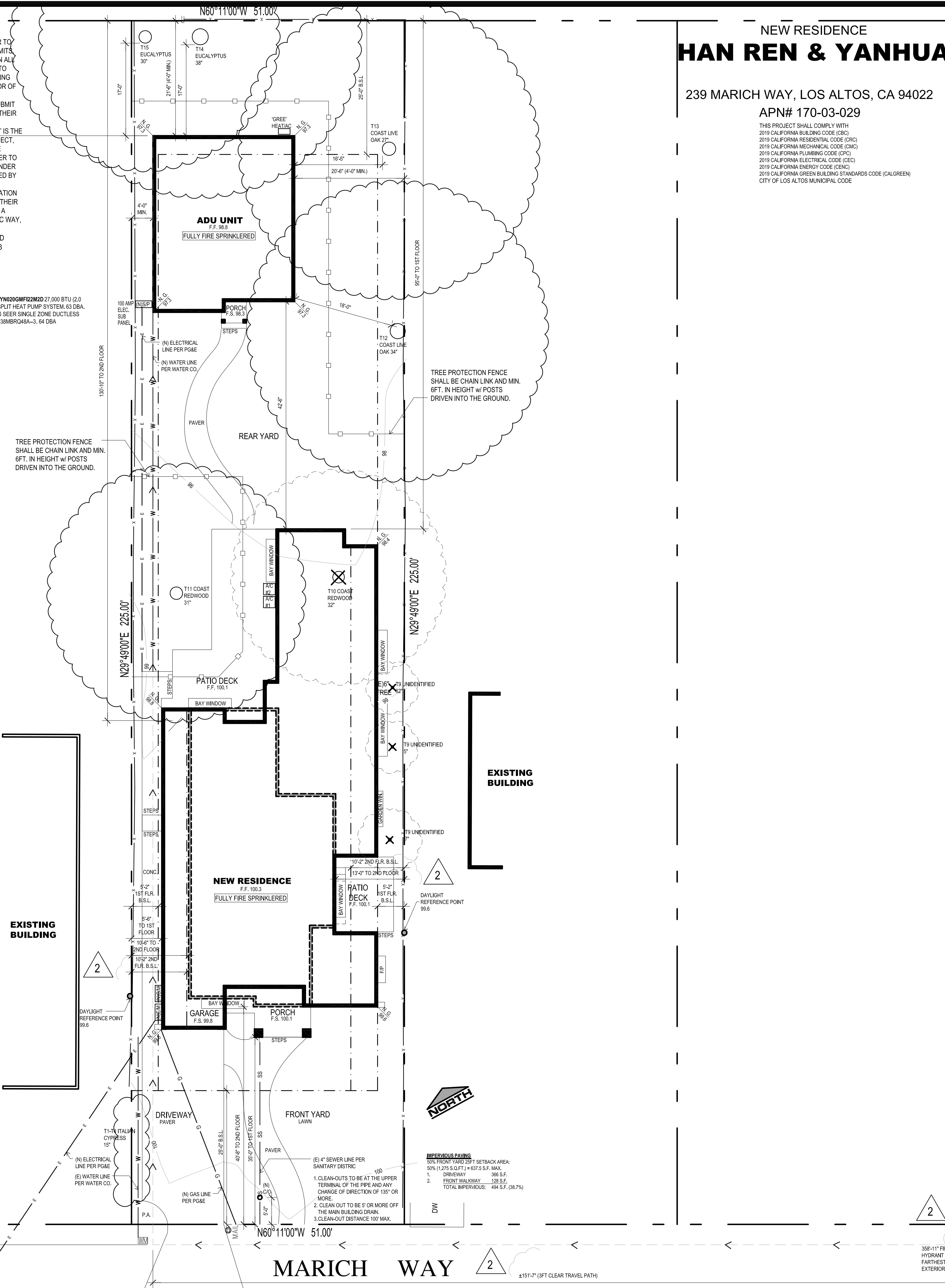
- ARROWS INDICATE DIRECTION OF SURFACE DRAINAGE.
- GROUND IS TO SLOPE AWAY FROM FOUNDATION 5% FOR A DISTANCE OF 10 FT AWAY FROM THE BUILDING; IF 10 FT, CANNOT BE MET, PROVIDE SWALES. PROVIDE 2% SLOPE IF IMPERVIOUS SURFACE IS USED. CFC 8401.3. NO CONCENTRATED FLOW ACROSS THE RIGHT-OF-WAY. NO DRAINAGE ONTO NEIGHBORING PROPERTIES. ALL DRAINAGE TO LANDSCAPE.
- DIRECT ROOF RUNOFF SHALL BE:
 - DIRECT ROOF RUNOFF ONTO VEGETATED AREAS.
 - DIRECT RUNOFF FROM SEERVALS, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS.
 - DIRECT RUNOFF FROM DRIVEWAYS AND/OR UNCOVERED PARKING LOTS ONTO VEGETATED AREAS.
 - CONSTRUCT SIDEWALKS, WALKWAYS AND/OR PATIOS WITH PERMEABLE SURFACES.
- CONNECT ALL DOWNSPOUTS TO 2" SOLID DRAIN LINE AROUND PERIMETER OF HOUSE DRAIN TO CURB OR PROVIDE CONCRETE SPLASH BLOCK AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE.

D. UTILITIES:

- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES @ JOB SITE.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE INSTALLATION OF FACILITIES BY PG & E, PACIFIC BELL, & CABLE TV INSTALLATION AS REQUIRED. VALVE BOXES & MANHOLES, & STRUCTURES TO BE SET TO GRADE IN CONCRETE AFTER PAVING.

E. SITE MANAGEMENT:

- CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.
- NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
- A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.
- ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PALED WITHIN THE PROPERTY LINES OR THE PROJECT IN A NEAT AND SAFE MANNER.
- THE PROJECT SHALL HAVE A SIGNAGE VISIBLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI FROM 7:30 AM TO 5 PM, SATURDAYS FROM 9AM TO 5PM.



NEW RESIDENCE
HAN REN & YANHUA
 239 MARICH WAY, LOS ALTOS, CA 94022
 APN# 170-03-029

THIS PROJECT SHALL COMPLY WITH:
 2019 CALIFORNIA BUILDING CODE (CBC)
 2019 CALIFORNIA MECHANICAL CODE (CMC)
 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 2019 CALIFORNIA PLUMBING CODE (CPC)
 2019 CALIFORNIA FIRE CODE (FC)
 2019 CALIFORNIA ENERGY CODE (CEC)
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
 CITY OF LOS ALTOS MUNICIPAL CODE

PROJECT DATA

ASSESSOR'S PARCEL #:	170-03-029
PROJECT ADDRESS:	239 MARICH WAY, LOS ALTOS, CA 94022
PROPERTY OWNER:	HAN REN & YANHUA (650)293-7225 hanren@icloud.com
PROJECT CONTACT PERSON:	TRI HONG (408)229-6083 thdesign@hotmail.com
PROJECT SCOPE OF WORK:	DEMOLITION EXISTING SINGLE STORY HOUSE OF ± 1,089 S.F. w/ 225 S.F. DETACHED GARAGE. PROPOSED TO CONSTRUCT A NEW TWO STORY HOME WITH ATTACHED 2 CAR GARAGE & DETACHED ADU.
OCCUPANCY:	R3-U
TYPE OF CONSTRUCTION:	V-8 FULLY FIRE SPRINKLERED
ZONING:	R1-10
EXISTING USE:	ONE STORY SINGLE FAMILY RESIDENCE
PROPOSED USE:	TWO STORY SINGLE FAMILY RESIDENCE

PROJECT SUMMARY TABLE

MAIN HOUSE ZONING COMPLIANCE	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE:	1,311 S.F. (11.42%)	2,852.33 S.F. (24.86%)	3,442 S.F. (30%)
FLOOR AREA:	1,311 S.F. (11.42%)	3,896.02 S.F. (33.95%)	3,897.5 S.F. (0.35(11,000) + .10(475))

SETBACKS:

	1ST FLOOR	1ST/2ND FLR.	1ST/2ND FLR.
FRONT	35'-0" (11'-0" MIN.)	35'-0"	25'-0"
REAR	132'-7"	95'-0" (130'-0" MIN.)	25'-0"
RIGHT SIDE (1st/2nd)	9'-6"	5'-0" (13'-0" MIN.)	5'-2" (10'-2" MIN.)
LEFT SIDE (1st/2nd)	5'-0"	5'-8" (10'-6" MIN.)	5'-2" (10'-2" MIN.)
HEIGHT:	14'-7"	25'-3"	27'-0"

SQUARE FOOTAGE BREAKDOWN:

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA	1,086 S.F.	3,450.43 S.F.	2,364.43 S.F.
INCLUDING HABITABLE BASEMENT AREAS:	225 S.F.	444 S.F.	219 S.F.
NON-HABITABLE AREA:			
LOT CALCULATIONS			
NET LOT AREA	11,475 S.F.		
FRONT YARD HARDSCAPE AREA:	426 S.F. (3.74%)		
LANDSCAPING BREAKDOWN:			
TOTAL HARDSCAPE AREA (EXISTING & PROPOSED):			6,057 S.F.
EXISTING SOFTSCAPE (UNDISTURBED) AREA:			0 S.F.
NEW SOFTSCAPE AREA:			5,418 S.F.
NET LOT AREA:			11,475 S.F.

ADU 850 S.F. OR LESS ZONING COMPLIANCE:

	PROPOSED ADU	ALLOWED/REQUIRED
FLOOR AREA:	848.8 S.F.	1,200 S.F.

SETBACKS:

	FRONT	REAR	RIGHT SIDE (1st/2nd)	LEFT SIDE (1st/2nd)	HEIGHT
FRONT	170'-0"	5'-0"	4'-0"	4'-0"	16'-0"
REAR	21'-6"	4'-0"	4'-0"	4'-0"	16'-0"
RIGHT SIDE (1st/2nd)	20'-6"	4'-0"	4'-0"	4'-0"	16'-0"
LEFT SIDE (1st/2nd)	4'-0"	4'-0"	4'-0"	4'-0"	16'-0"

ROOF OVERHANG AREA:
 NO ROOF OVERHANGS ARE EXTENDED FOUR FEET OR GREATER

CONSULTANTS LIST

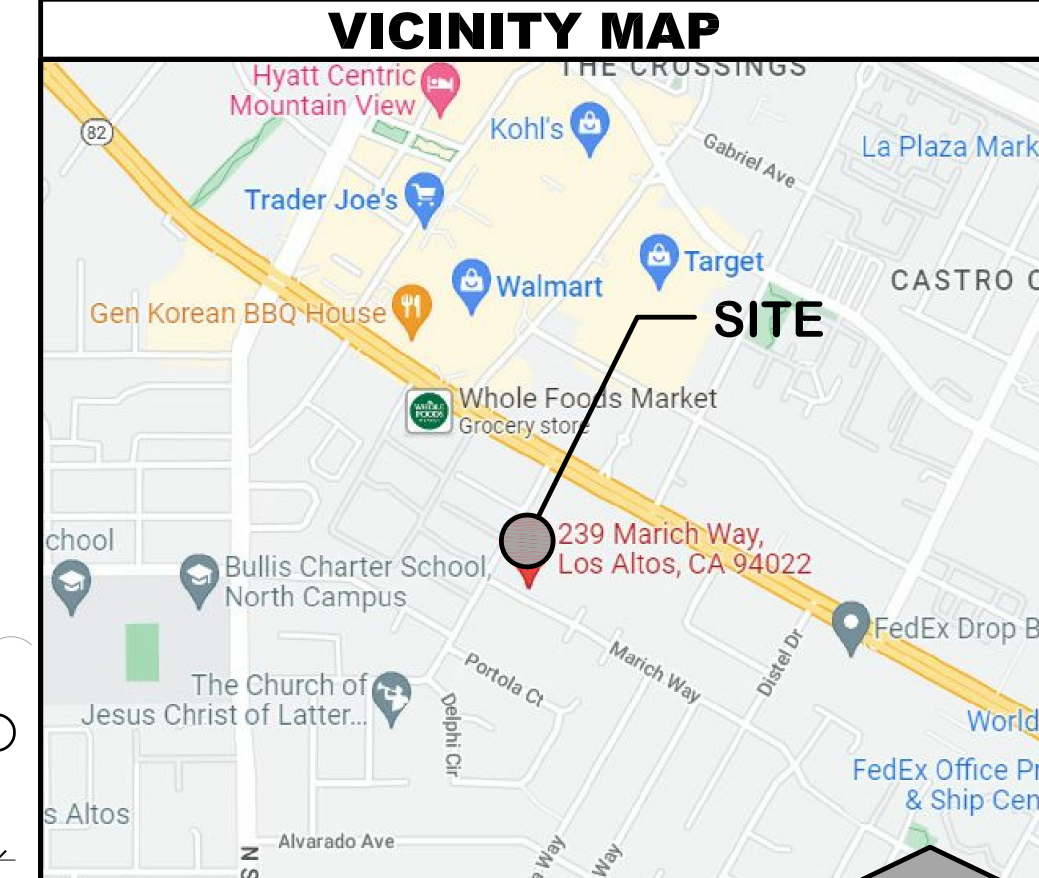
DESIGNER	STRUCTURAL ENGINEER	MANUFACTURER CONTACT
TDH DESIGN 19034 BONNET WAY SARATOGA, CA 95070 408.628.6283 thdesign@hotmail.com	WESLEY LIU ENGINEERING 7246 SHARON DRIVE #0 SAN JOSE, CA 95129 408.373.1828 wesleyliu@yahoo.com	<ul style="list-style-type: none"> 'Eagle Roofing': (800) 998-3245 www.eagleroofting.com 'Velux Skylight': (800) 888-3589 www.veluxusa.com 'Grace Construction Flashing': (866) 333-3726 www.gcpat.com
CIVIL ENGINEER FIRE ENGINEERING, INC. 505 ALTAMONT DRIVE MILPITAS, CA 95035 408-420-6283 fireengineering@gmail.com	ENERGY CONSULTANT CARSTAIRS ENERGY CALC. 904 EVERT COURT PASO ROBLES, CA 93446 805.904.9048 limmycarstairs@yahoo.com	

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF TDH DESIGN PRIOR TO COMMENCING.
- LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE TO BE VERIFIED PRIOR TO CONSTRUCTION BEGINS.
- ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.
- THE TITLE 24 ENERGY REPORT QUALITY INSULATION IS REQUIRED PER SUBMITTED ENERGY CALCULATIONS, AND EVIDENCE OF THIRD-PARTY VERIFICATION (HERS) MUST BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.
- BUILDER CONTRACTOR:**
 - RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.
 - SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR METHOD & MANNER OF ALL WATERPROOFING. BUILDER/CONTRACTOR SHALL REFER TO SOIL REPORT, GRADING & DRAINAGE PLAN, AND ALL WATERPROOFING WORK TO BE PERFORMED BY NHQ CERTIFIED WATERPROOFING COMPANY.
 - SHALL PROVIDE THE BUILDING OWNER, MANAGER, AND THE ORIGINAL OCCUPANTS A LIST OF THE ENERGY-SAVING CONSERVATION FEATURES, DEVICES, MATERIALS, AND COMPONENTS INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. SUCH FEATURES INCLUDE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS, AS WELL AS INSULATION, WEATHER STRIPPING WINDOW SHADES, AND THERMAL MASS MATERIALS. THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS BUT FORTH BY THE EXECUTIVE DIRECTOR.
 - SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED BY TITLE 24 CALIFORNIA CODE OF REGULATIONS PART 1.516.10(B)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES.
- ITEMS TO BE DEFERRED: GAS LINE SIZING CALCULATIONS
- FIRE SPRINKLERS TO BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT.

SHEET INDEX

ARCHITECTURAL	DESCRIPTION
A-1.1	SITE PLAN
A-1.2	(E) SITE PLAN w/ DEMOL. & FLOOR AREA CALC.
A-1.3	NEIGHBORHOOD CONTEXT MAP & STREETScape
T-1	TREE PROTECTION PLAN
A-2	FLOOR PLANS
A-3.1	ELEVATIONS
A-3.2	ELEVATIONS
A-4	ROOF PLAN
A-5	DETACHED ADU PLANS
C-0	SURVEY
C-1	GRADING & DRAINAGE PLAN
C-2	EROSION CONTROL PLAN
C-3	STANDARD DETAILS
BCB	BLUEPRINT FOR A CLEAN BAY
L-1	LANDSCAPE PLAN



REVISIONS

NO.	DATE	BY
1	02.13.23	PC#1
2	04.02.23	PC#2

SITE PLAN

HAN REN & YANHUA

239 MARICH WAY, LOS ALTOS, CA 94022
 APN# 170-03-029

DESIGN

FINE CUSTOM HOME

(408) 829-6003

19034 BONNET WAY SARATOGA, CA 95070

DRAWN
 LOC HUA

CHECKED
 TRI HONG

SIGNATURE

DATE
 AUGUST 2022

SCALE
 AS SHOWN

JOB
 1922

SHEET
A-1.1

REVISIONS	BY

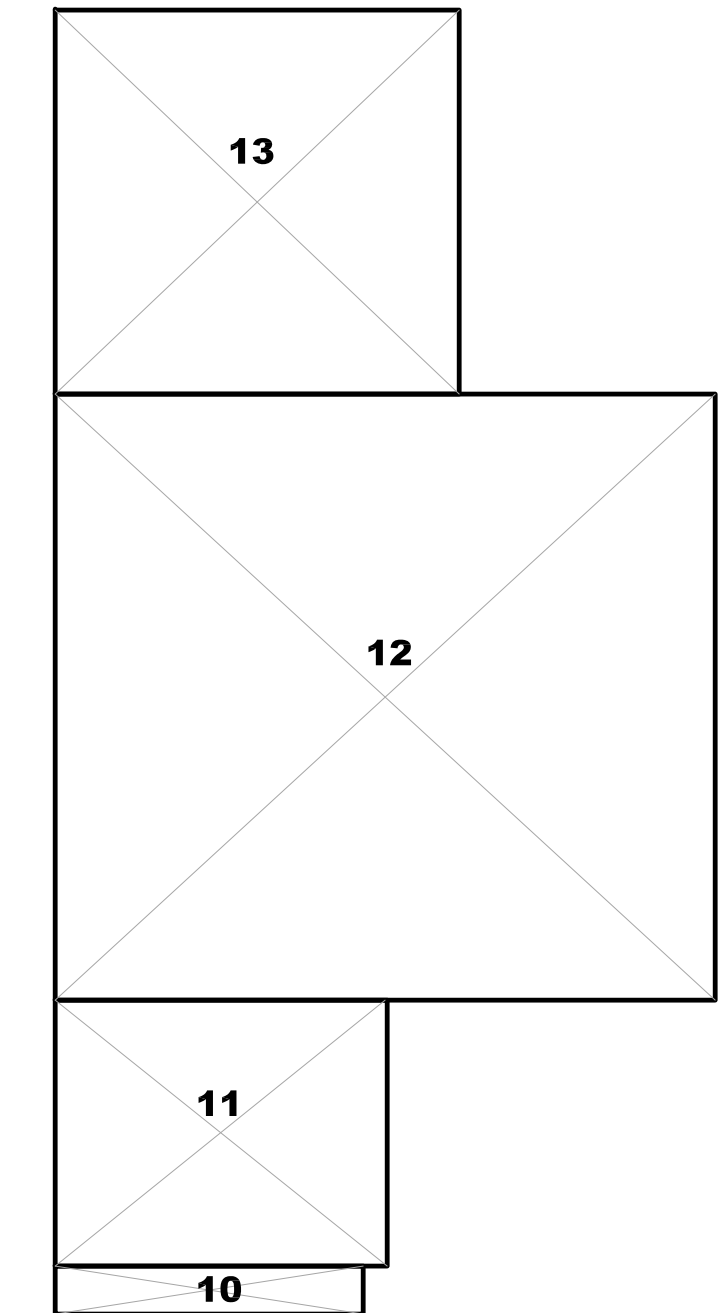
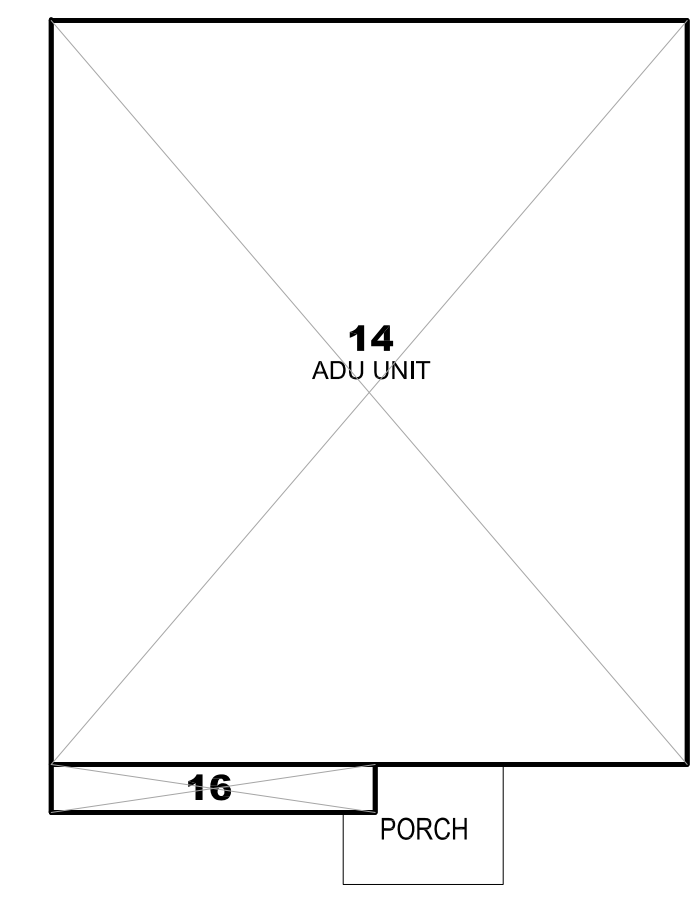
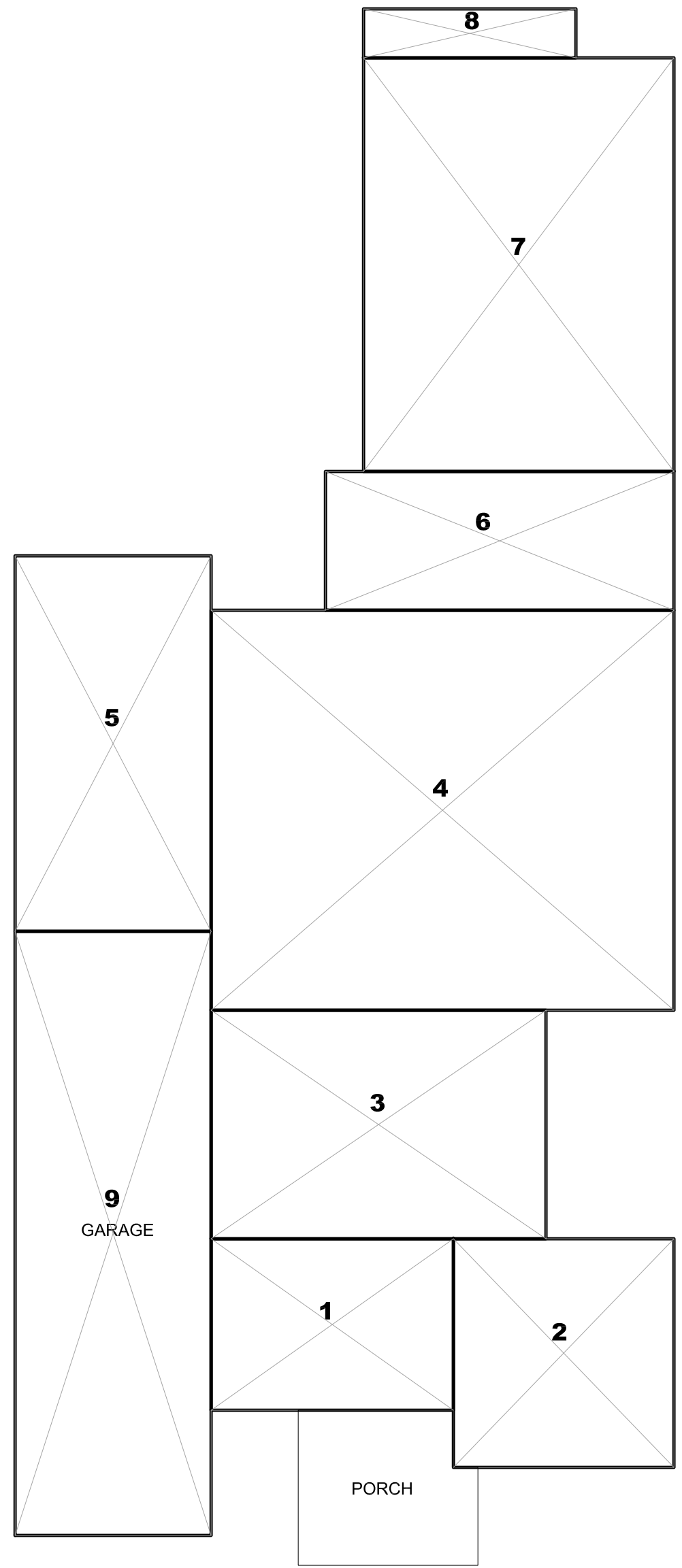
**EXISTING SITE PLAN
w/ DEMO. & FLOOR
AREA CALC. DIAGRAM**

NEW RESIDENCE
HAN REN & YANHUA
239 MARCH WAY LOS ALTOS, CA 94022
APN# 170-03-029

FINE CUSTOM HOME
TDH DESIGN
(408) 829-6033
19034 BONNET WAY SARATOGA, CA 95070

DRAWN
LOC HUA
CHECKED
TRI HONG
SIGNATURE
DATE
AUGUST 2022
SCALE
AS SHOWN
JOB
1922
SHEET

A-1.2



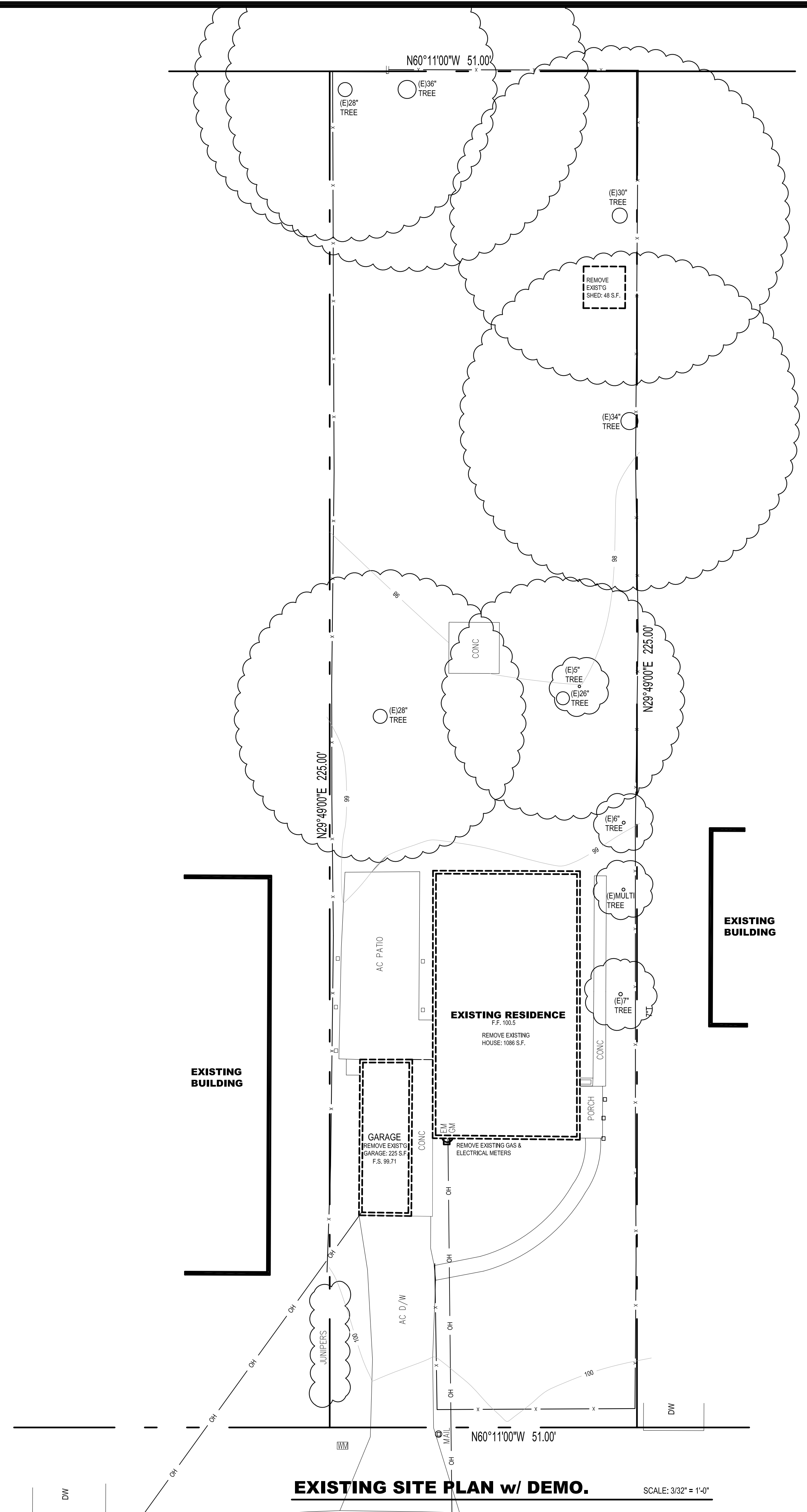
GROSSNET LOT SIZE: ±11,475 S.F.
35% MAX. FLOOR AREA: 0.35(11,000) + .10(475) = 3,897.5 S.F.
30% MAX. LOT COVERAGE: 0.30(11,475) = 3,442 S.F.

FLOOR AREA RATIO CALCULATION:		
1.	14'-10" x 10'-6"	155.5
2.	13'-6" x 14'-0"	190
3.	20'-6" x 14'-0"	287
4.	26'-4" x 24'-6"	694.17
5.	12'-0" x 23'-0"	282
6.	21'-4" x 8'-0"	181.33
7.	19'-0" x 25'-4"	481.33
8.	13'-0" x 3'-0"	39
9.	12'-0" x 37'-0"	444
10.	12'-10" x 22'-0"	25.67
11.	13'-10" x 11'-1"	153.31
12.	27'-6" x 25'-3"	694.38
13.	16'-10" x 16'-0"	269.33
FIRST FLOOR:		2,309.33 S.F.
GARAGE:		444 S.F.
SECOND FLOOR:		1,142.69 S.F.
PROPOSED FAR:		3,896.02 S.F. (3,897.5 MAX.)

BUILDING COVERAGE CALCULATION:		
LIVING AREA & GARAGE:		2,753.33 S.F.
PORCH:		99 S.F.
TOTAL LOT COVERAGE:		2,852.33 S.F. (3,442 MAX.)

14.	26'-6" x 31'-0"	821.5	ADU UNIT:	848.5 S.F. (850 MAX.)
15.	13'-6" x 2'-0"	27	PORCH:	31 S.F.

FLOOR AREA CALC. DIAGRAM SCALE: 1/8" = 1'-0"



EXISTING SITE PLAN w/ DEMO. SCALE: 3/32" = 1'-0"

REVISIONS	BY
△ 04.02.23	PC#2



NEIGHBORHOOD CONTEXT MAP SCALE: N/A



STREETSCAPE SCALE: N/A

**NEIGHBORHOOD
CONTEXT MAP &
STREETSCAPE**

NEW RESIDENCE
HAN REN & YANHUA
239 MARICH WAY, LOS ALTOS, CA 94022
APN# 170-03-029

FINE CUSTOM HOME

19034 BONNET WAY ○ SARATOGA, CA 95070
(408) 829-6083

DRAWN
LOC HUA

CHECKED
TRI HONG

SIGNATURE

DATE
AUGUST 2022

SCALE
AS SHOWN

JOB
1922

SHEET

A-1.3

Tree Protection Plan

239 Marich Way, Los Altos

239 Marich Way, Los Altos Tree Assessment Chart - Appendix A

Suitability for Preservation Ratings:
Good: Trees in good health and structural condition with potential for longevity on the site.
Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures.
Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment.

Retention or Removal Codes:
RT: Retain Tree
R: Remove Due to Construction Impacts
I.M: Impacts Can Be Mitigated With Pre-Construction Treatments
R.C: Remove Due to Condition
Protected Tree City of Los Altos: Any tree 15 inches or greater in diameter measured at 4 feet above grade.

Tree #	Species	Trunk Diameter @ 48 inches a.g.	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Tree Disposition Code	Comments
T1	Italian cypress (<i>Cupressus sempervirens</i>)	15" (estimated)	Yes	50'x5'	Good	Good	Good	10'	Moderate (Root loss, excavation)	R.T., I.M.	May be "boundary tree". Trunk on property line.
T2	Italian cypress	15" (estimated)	Yes	50'x5'	Good	Good	Good	10'	Moderate (Root loss, excavation)	R.T., I.M.	May be "boundary tree". Trunk on property line.

Page 1 of 3
9/20/2022

239 Marich Way, Los Altos Tree Assessment Chart - Appendix A

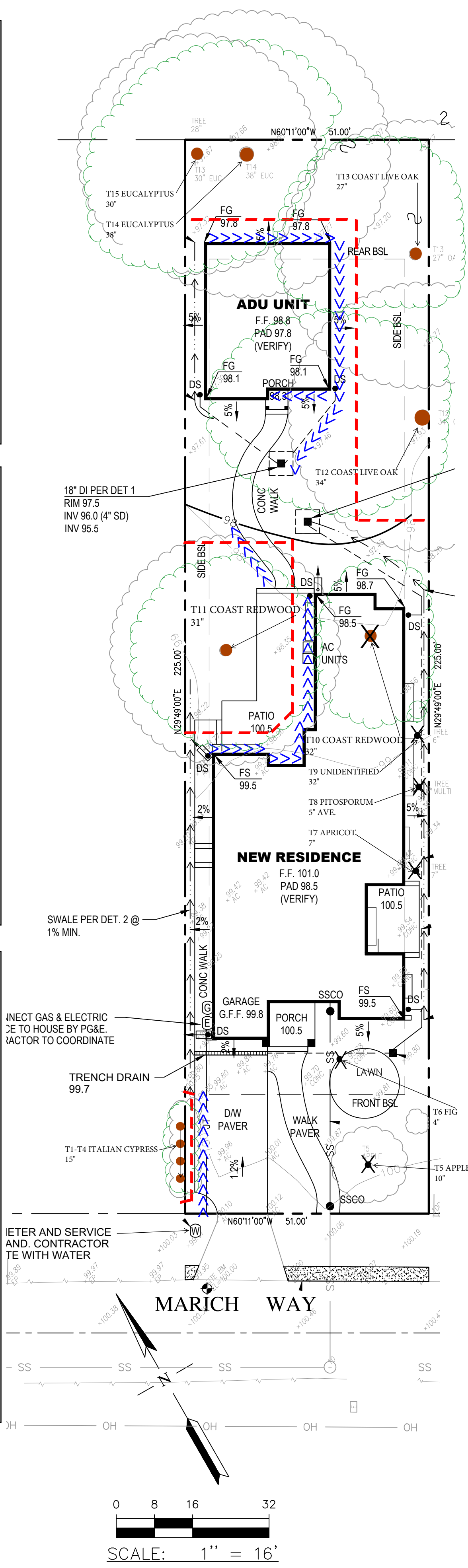
Tree #	Species	Trunk Diameter @ 48 inches a.g.	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Tree Disposition Code	Comments
T3	Italian cypress	15" (estimated)	Yes	50'x5'	Good	Good	Good	10'	Moderate (Root loss, excavation)	R.T., I.M.	May be "boundary tree". Trunk on property line.
T4	Italian cypress	15" (estimated)	Yes	50'x5'	Good	Good	Good	10'	Moderate (Root loss, excavation)	R.T., I.M.	May be "boundary tree". Trunk on property line.
T5	apple (<i>Malus spp.</i>)	10"	No	10'x10'	Good	Good	Good	10'	Moderate (Root loss, excavation)	R.T., I.M.	Undesirable tree applicant to remove.
T6	fig (<i>Ficus carica</i>)	4"	No	10'x10'	Good	Good	Good	10'	Moderate (Root loss, excavation)	R.T., I.M.	Undesirable tree applicant to remove.
T7	apricot (<i>Prunus spp.</i>)	7"	No	15'x10'	Fair	Poor	Fair	10'	High (Near building footprint)	R.I.	
T8	pittosporum (<i>Pittosporum crossifolium</i>)	5" (multi ave.)	No	20'x10'	Good	Fair	Good	10'	High (Near building footprint)	R.I.	
T9	unidentified species	5"	No	15'x5'	Poor	Poor	Poor	N/A	High (Near building footprint)	R.I.	Nearly dead.

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9/20/2022

239 Marich Way, Los Altos Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 48 inches a.g.	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Tree Disposition Code	Comments
T10	coast redwood (<i>Sequoia sempervirens</i>)	32"	Yes	65'x25'	Fair	Fair	Fair	20'	High (Within building footprint)	R.I.	Water deficit symptoms. Thin canopy density.
T11	coast redwood	31"	Yes	65'x25'	Fair	Fair	Fair	20'	Moderate (Root loss, excavation)	R.T., I.M.	Water deficit symptoms. Thin canopy density.
T12	coast live oak (<i>Quercus agrifolia</i>)	34"	Yes	50'x45'	Good	Fair	Fair	25'	Moderate (Root loss, excavation)	R.T., I.M.	Unbalanced canopy with weight bias over backyard.
T13	coast live oak	27"	Yes	50'x35'	Good	Fair	Fair	25'	Moderate (Root loss, excavation)	R.T., I.M.	Unbalanced canopy with weight bias over backyard. 10 degree trunk lean towards backyard.
T14	Nichol's willowleafed peppermint (<i>Eucalyptus nicholii</i>)	38"	Yes	90'x35'	Fair	Fair	Fair	25'	Moderate (Root loss, excavation)	R.T., I.M.	
T15	Nichol's willowleafed peppermint	30"	Yes	70'x25'	Fair	Fair	Fair	25'	Moderate (Root loss, excavation)	R.T., I.M.	Trunk bows towards neighboring property. Unbalanced canopy with weight bias towards neighboring property.

Page 3 of 3
9/20/2022



Legend

- Protected Tree Location:
- Non-Protected Tree Location:
- Tree Protection Fencing:
- Tree Canopy Extents:
- Hand Trenching & Root Pruning:
- Remove Tree:

Tree Protection Specifications & Recommended Sequence

Demolition Phase:

- Clearance Pruning** - Clearance pruning of trees T11, coast redwood and T12 and T13, coast live oak, to achieve adequate clearance from home and ADU roofs, shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA), and the American National Standards Institute, Safety Requirements in Arboriculture Operations ANSI Z133-2017. Contractor licensing and insurance coverage shall be verified. Pruning should be done to achieve a minimum of 3 feet clearance from the ADU roof. *No limbs greater than 2" in diameter shall be removed.*
- Tree Removal** - Remove tree T10 coast redwood, using methods to ensure adjacent trees are not damaged. The tree should be chipped onsite, and the wood chips placed under the dripline canopy of redwood tree T11, to help reduce soil water evaporation. Use Best Management Practices of the International Society of Arboriculture (ISA), and the American National Standards Institute, Safety Requirements in Arboriculture Operations ANSI Z133-2017.
- Tree Protection Fencing** - Install Tree Protection Fencing, in location indicated on Tree Protection Plan Sheet T1, prior to beginning of demolition.

Construction Phase:

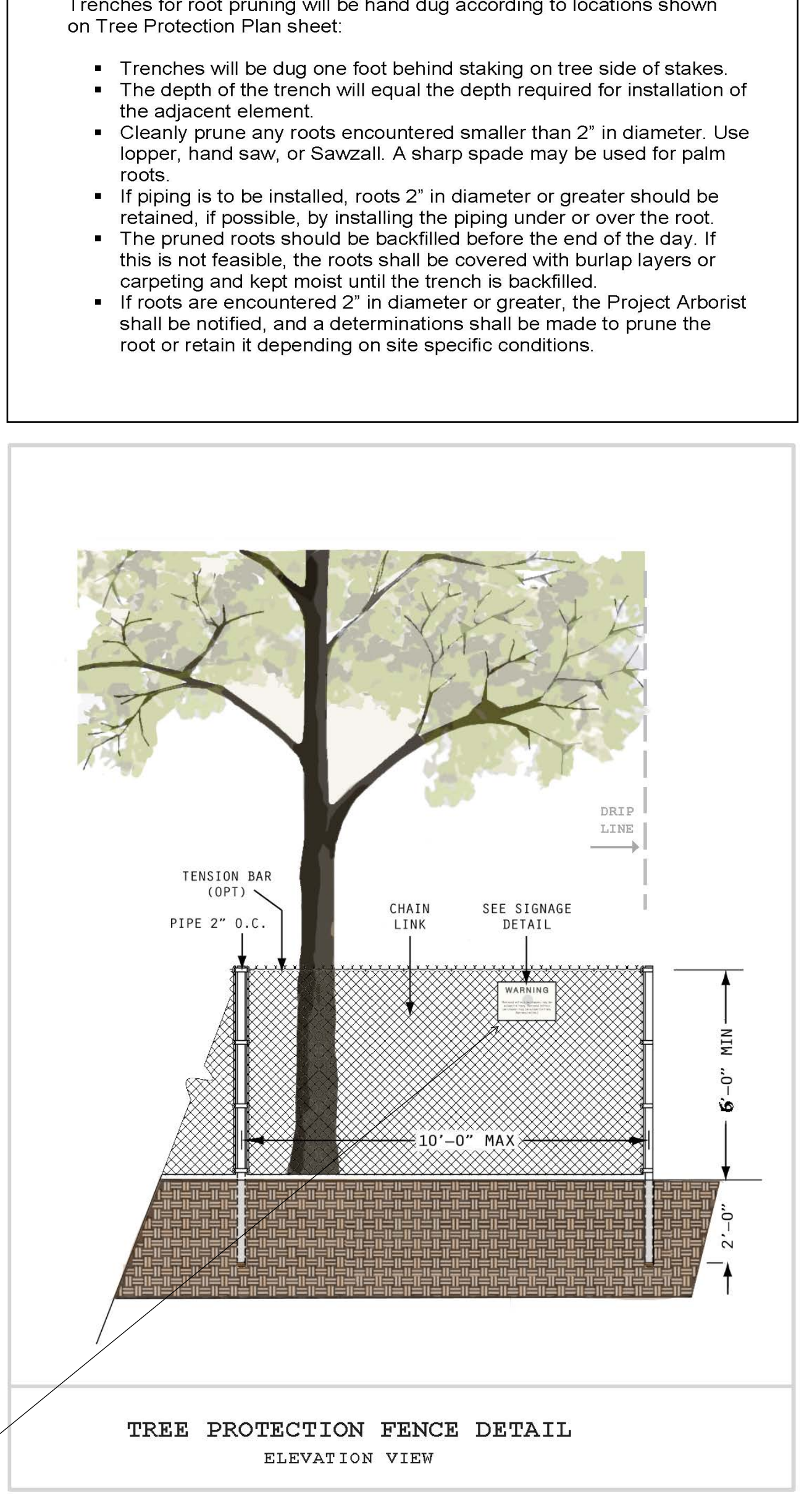
- Home Foundation** - Excavation for home foundation adjacent to tree T11 coast redwood oak shall be by hand methods. Use of a ditch witch trencher is permissible if roots are cut after trenching. See Tree Protection Plan, sheet T1 for location. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T1, **Pre-Construction Root Pruning**.
- ADU Foundation** - Excavation for ADU foundation adjacent to trees T12 and T13 coast live oak and trees T14 and T15 eucalyptus shall be by hand methods. Use of a ditch witch trencher is permissible if roots are cut after trenching. See Tree Protection Plan, sheet T1 for location. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T1, **Pre-Construction Root Pruning**.
- Patio Deck** - Relocate tree protection fencing to allow access for patio construction. Excavation for patio deck posts adjacent to tree T11 coast redwood, shall be by hand methods. If roots 2" in diameter or larger are encountered the post location shall be adjusted to retain the root. See Tree Protection Plan, sheet T1 for location. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T1, **Pre-Construction Root Pruning**. No use of machinery is permitted.
- ADU Access Walkway** - Relocate tree protection fencing to allow access for walkway construction. Excavation for walkway edge adjacent to tree T11 coast redwood, shall be by hand methods. See Tree Protection Plan, sheet T1 for location. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T1, **Pre-Construction Root Pruning**.
- Drain Line** - Excavation for drain line adjacent to tree T12 coast live oak, shall be by hand methods. See Tree Protection Plan, sheet T1 for location. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T1, **Pre-Construction Root Pruning**.
- Water Service Line** - Excavation for water service line adjacent to cypress trees T1-T4 shall be by hand methods. See Tree Protection Plan, sheet T1 for location. Use of a ditch witch trencher is permissible if roots are cut after trenching. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, the piping should be routed over or under the root. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T1, **Pre-Construction Root Pruning**.
- Paver Driveway** - Excavation for paver driveway edge adjacent to cypress trees T1-T4 shall be by hand methods. Use of a ditch witch trencher is permissible if roots are cut after trenching. See Tree Protection Plan, sheet T1 for location. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T1, **Pre-Construction Root Pruning**.
- Swale** - All work for drainage swales to be by hand methods.

PRE-CONSTRUCTION ROOT PRUNING

Excavation shall only occur within the TPZ (Tree Protection Zone), of retained trees, when designated by the Project Arborist. Excavations within (or outside of the TPZ, as designated), the Tree Protection Zone, will be performed by hand in order to preserve roots. Pruning of roots 2" in diameter or greater shall be conducted under the supervision of the Project Arborist. These activities will be documented, and a monitoring report will be provided to the City Arborist.

Trenches for root pruning will be hand dug according to locations shown on Tree Protection Plan sheet:

- Trenches will be dug one foot behind staking on tree side of stakes.
- The depth of the trench will equal the depth required for installation of the adjacent element.
- Cleanly prune any roots encountered smaller than 2" in diameter. Use lopper, hand saw, or Sawzall. A sharp spade may be used for palm roots.
- If piping is to be installed, roots 2" in diameter or greater should be retained, if possible, by installing the piping under or over the root.
- The pruned roots should be backfilled before the end of the day. If this is not feasible, the roots shall be covered with burlap layers or carpeting and kept moist until the trench is backfilled.
- If roots are encountered 2" in diameter or greater, the Project Arborist shall be notified, and a determination shall be made to prune the root or retain it depending on site specific conditions.



Warning

Tree Protection Zone

Keep Out

NOTICE: PROTECTIVE FENCING IS REQUIRED ON THIS JOB SITE. REMOVAL OR DAMAGE OF THIS FENCING MAY RESULT IN A FINE

This sign must be prominently displayed. Fencing may not be moved or removed without permission of the Project Arborist.

During demolition and construction, all reasonable steps necessary to prevent damage, or the destruction of protected trees is required. Failure to comply with all precautions may result in a STOP WORK order being issued by the regulating agency.

No Entry without Project Arborist Authorization
Kurt Fouts - Arboreal Consultant - 831 - 359 - 3607

REVISIONS	BY
2	04.02.23
	PC#2

FLOOR PLANS

NEW RESIDENCE
HAN REN & YANHUA
239 MARCH WAY, LOS ALTOS, CA 94022
APN# 174-03-029

FINE CUSTOM HOME
TDH DESIGN
(408) 829-6083
19034 BONNET WAY SARATOGA, CA 95070

DRAWN
LOC HUA

CHECKED
TRI HONG

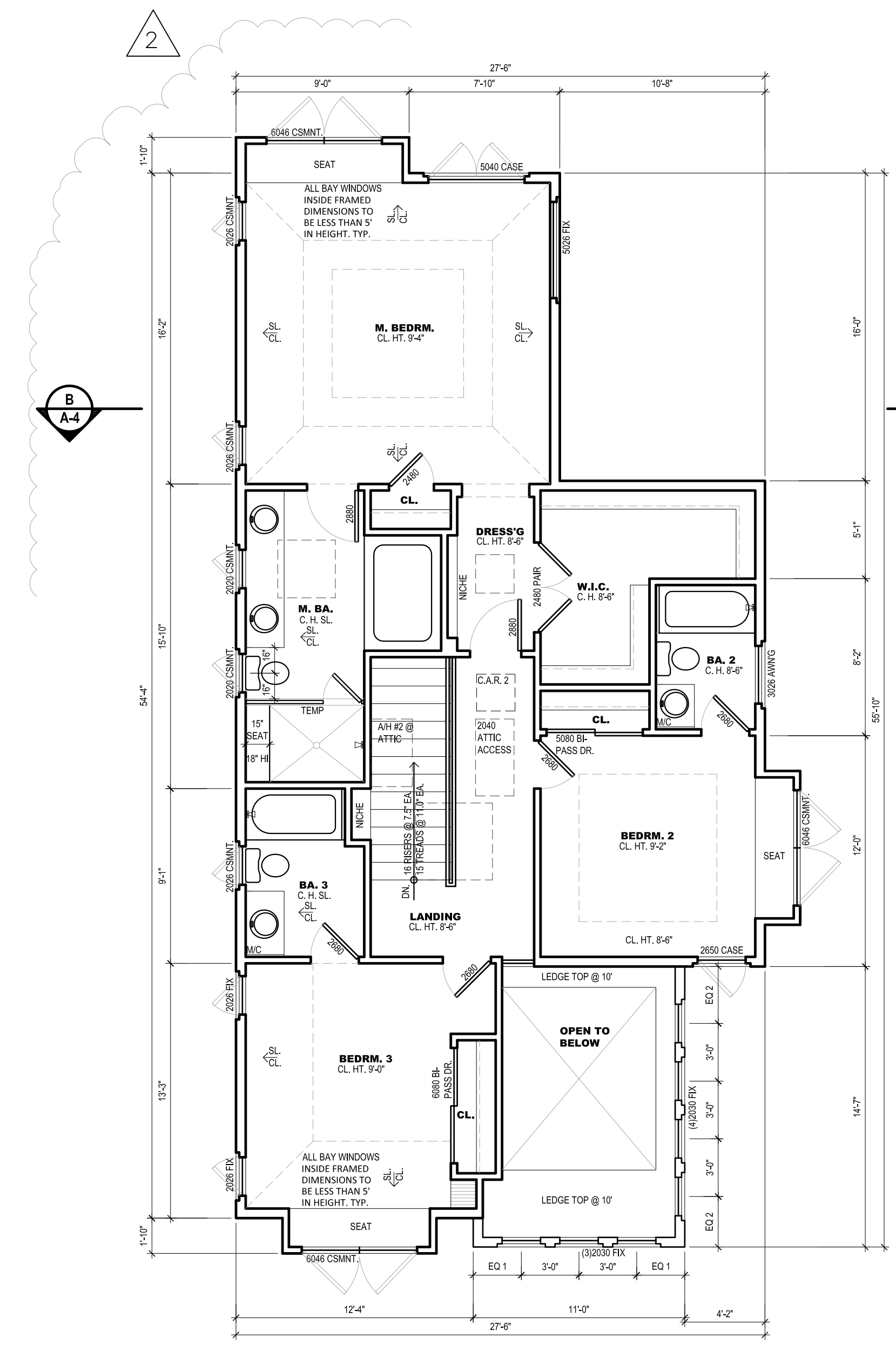
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[Signature]

DATE
AUGUST 2022

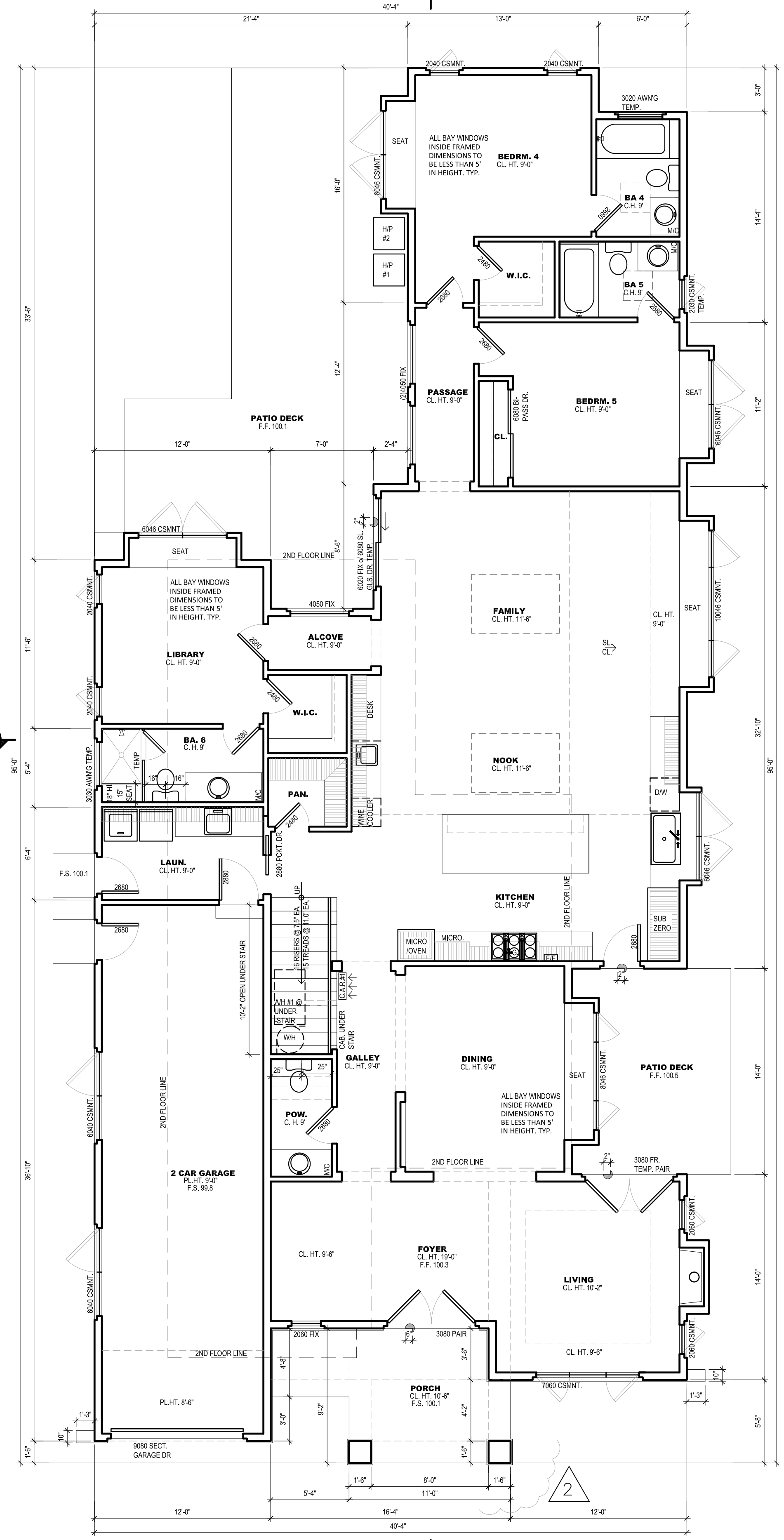
SCALE
AS SHOWN

JOB
1922

SHEET
A-2



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

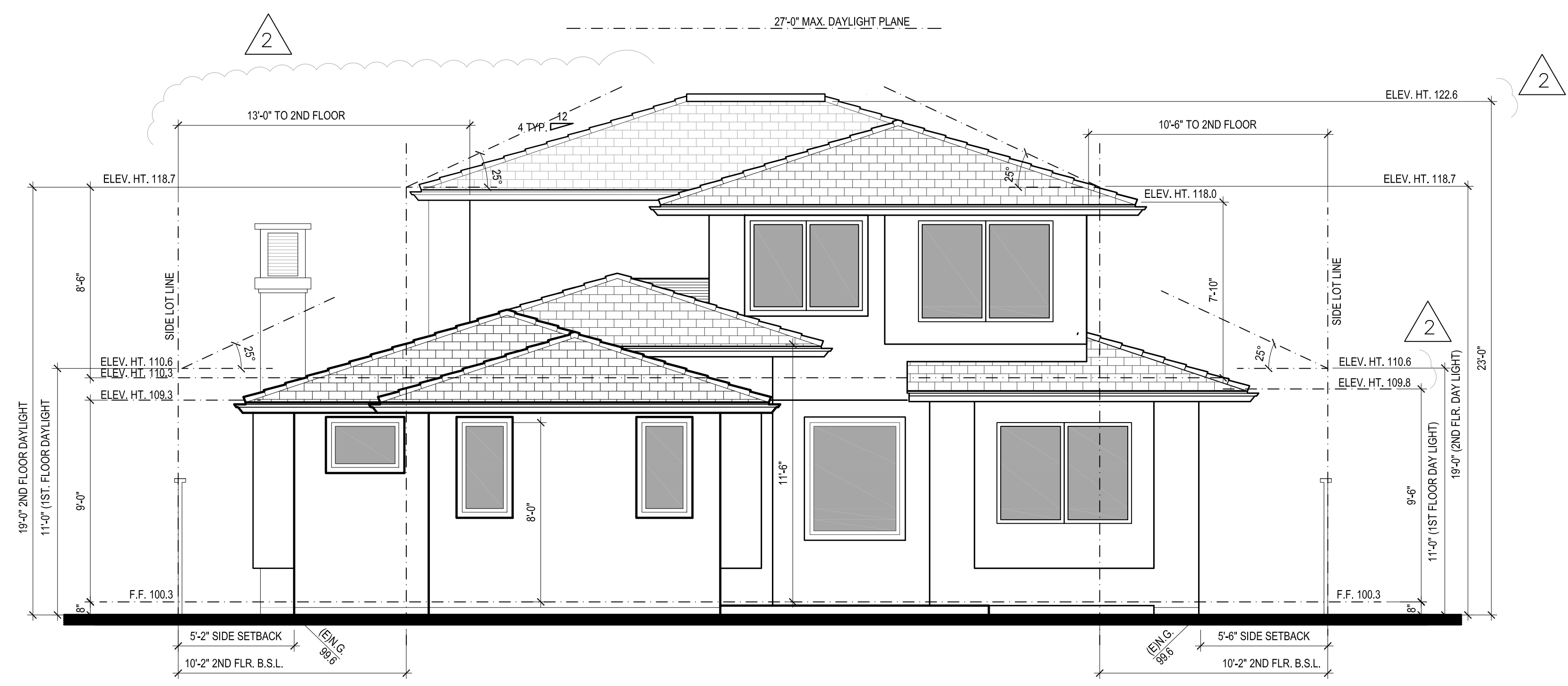


FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

HEAT PUMP & AIR HANDLER

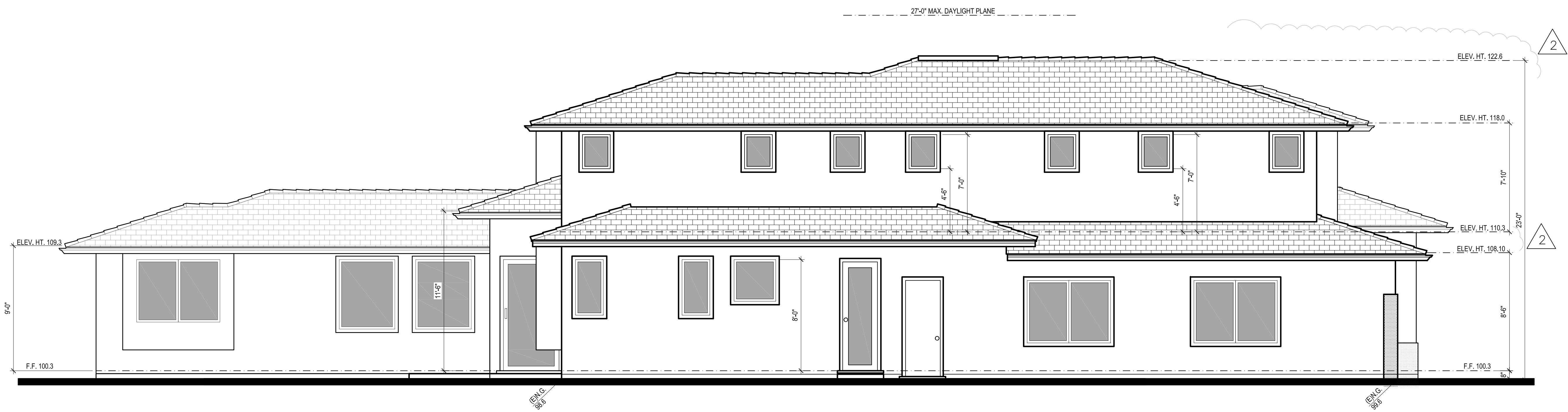
- INTERIOR AIR HANDLER UNIT: CARRIER'S PERFORMANCE FAN COIL F24A**
 - LOCATED GARAGE: PROVIDE 18" HIGH PLATFORM & 4" MIN. HIGH PROTECTIVE BOLLARS.
 - LOCATED UNDER STAIRWAYS FULLY INSULATION @ WALLS, LANDING AND STAIR STRINGER, DOOR SHALL BE SOLID CORE W/ WEATHERSTRIPS.
 - PROVIDE A DEDICATED CIRCUIT.
 - PROVIDE A 120-VOLT SERVICE RECEPTACLE WITHIN 25 FEET OF THE EQUIPMENT FOR MAINTENANCE.
 - COMBUSTION AIR MUST BE MAINTAINED AS REQUIRED BY CMC.
 - PROVIDE SEISMIC SWAY BRACES OR ANCHOR UNIT TO PLATFORM.
- INTERIOR AIR HANDLER UNIT @ ATTIC: CARRIER'S PERFORMANCE FAN COIL F24A**
 - PROVIDE 22"x30" MIN. ACCESS OPENING WITHIN 20'-0" OF FURNACE.
 - PROVIDE MINIMUM 24" WIDE SOLID FLOORING FROM ACCESS OPENING TO FURNACE WORKING PLATFORM.
 - MINIMUM 2" DEEP WORKING PLATFORM. NOT REQUIRED IF FURNACE CAN BE SERVICED AT ACCESS OPENING.
 - PROVIDE LIGHT, SWITCH & OUTLET @ UNIT.
 - PROVIDE A DEDICATED CIRCUIT.
 - PROVIDE A 120-VOLT SERVICE RECEPTACLE WITHIN 25 FEET OF THE EQUIPMENT FOR MAINTENANCE.
 - COMBUSTION AIR MUST BE MAINTAINED AS REQUIRED BY CMC.
 - CONVENTIONALLY FRAMED, CEILING JOISTS UNDER THE LOCATION OF THE FAU UNIT SHALL BE DOUBLED W/ MIN. 2X8 JOISTS.
- SPLIT HEAT PUMPS & A/C: PIONEER MODEL TWB090R24M2Z(7)00 BTU (3.5 TON) Z2 SEER THREE ZONE DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM-63 DBA**
- HEAT PUMP UNIT: CARRIER'S 4 TON UP TO 18 SEER SINGLE ZONE DUCTLESS HEAT PUMP CONDENSER (20X23X56) MFR: 30MR04A-3-64 DBA**
 - CONDENSER UNIT SHALL BE LOCATED AND SECURED TO A MINIMUM 3 INCH THICK SLAB OR APPROVED PLATFORM.
 - PROVIDE A 15 OR 20 AMP GFCI PROTECTED, WATER RESISTANT, AND IN A WEATHERPROOF COVER (BUBBLE COVER) RECEPTACLE.
 - CONDENSATE LINE SHALL DRAIN TO A LANDSCAPED AREA OR TO THE TAIL PIECE OF A SANITARY SEWER LINE.
 - CONDENSING UNIT SHALL BE A MINIMUM OF FIVE FEET FROM THE TERMINATION OF A CLOTHES DRYER VENT.

REVISIONS	BY
△ 02.13.23	PC#1
△ 04.02.23	PC#2



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

ELEVATIONS

NEW RESIDENCE
HAN REN & YANHUA
 239 MARCH WAY, LOS ALTOS, CA 94022
 APN# 170-03-029

FINE CUSTOM HOME
JOHN DESIGN
 (408) 829-6083
 19034 BONNET WAY SARATOGA, CA 95070

DRAWN LOC HUA
CHECKED TRI HONG
SIGNATURE <i>[Signature]</i>
DATE AUGUST 2022
SCALE AS SHOWN
JOB 1922
SHEET

A-3.2

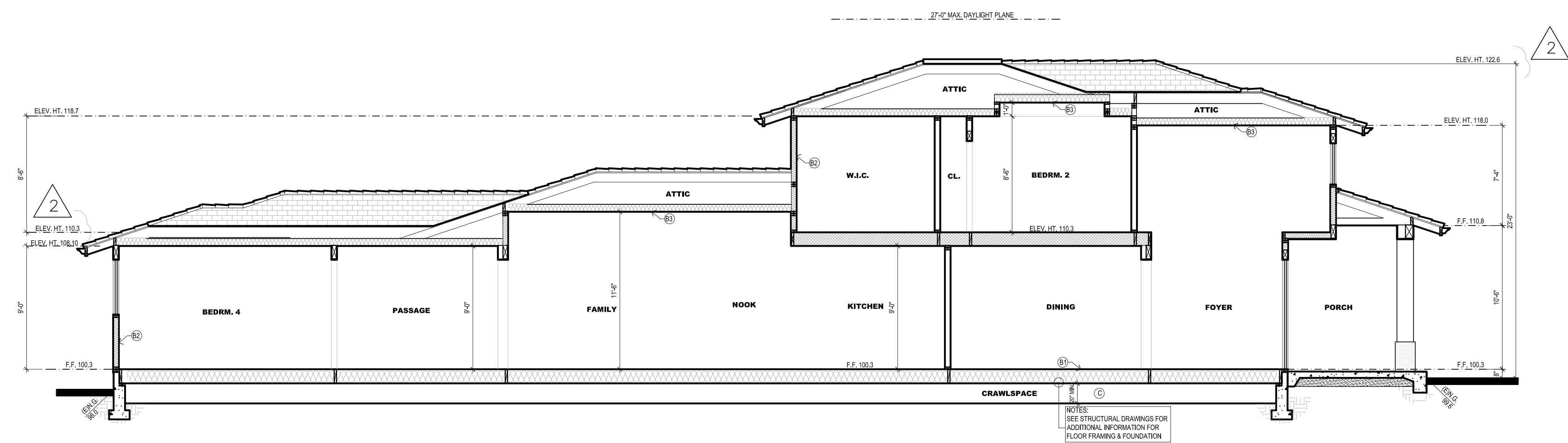
REVISIONS	BY
1	02.13.23 PC#1
2	04.02.23 PC#2

ROOF PLAN

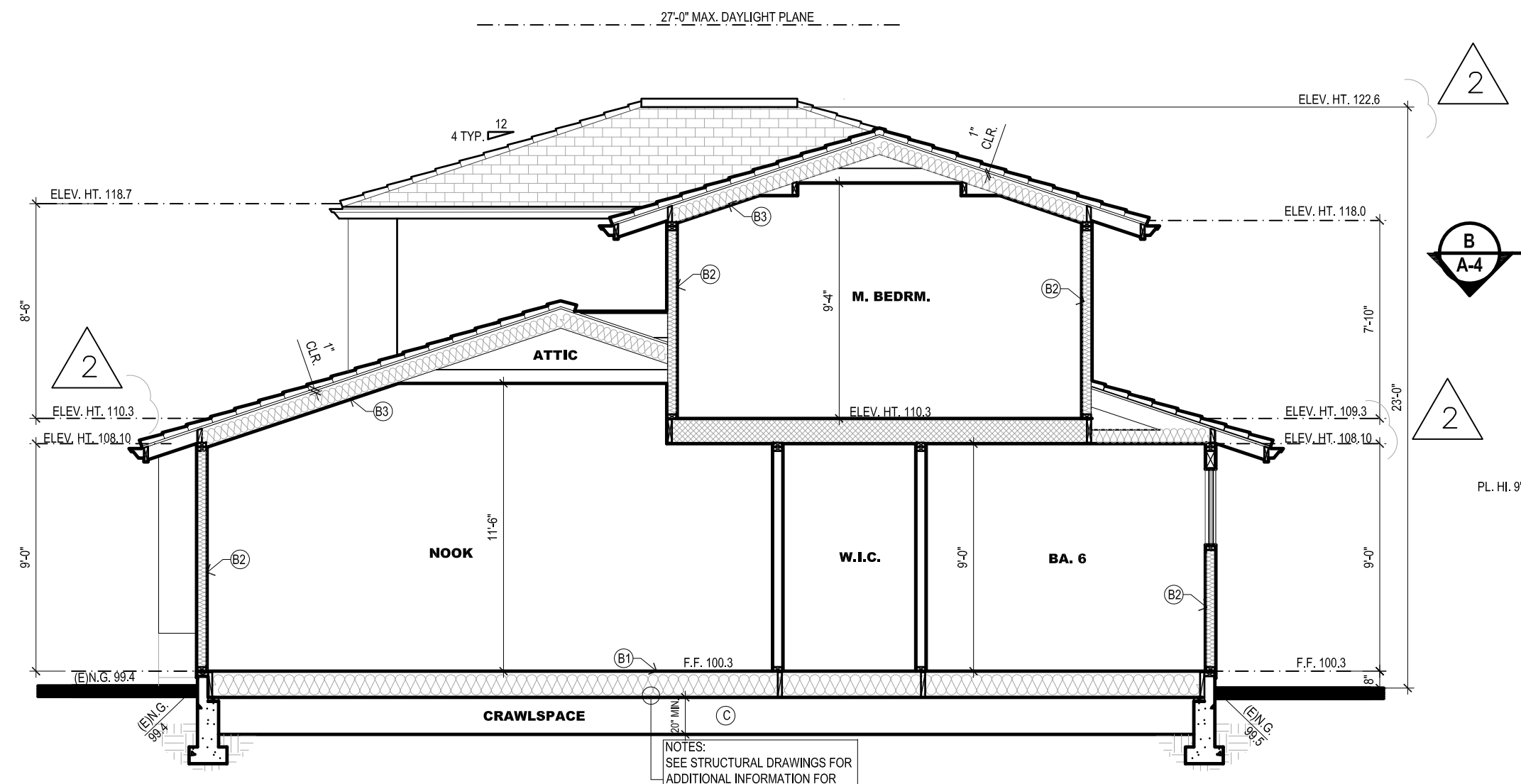
NEW RESIDENCE
HAN REN & YANHUA
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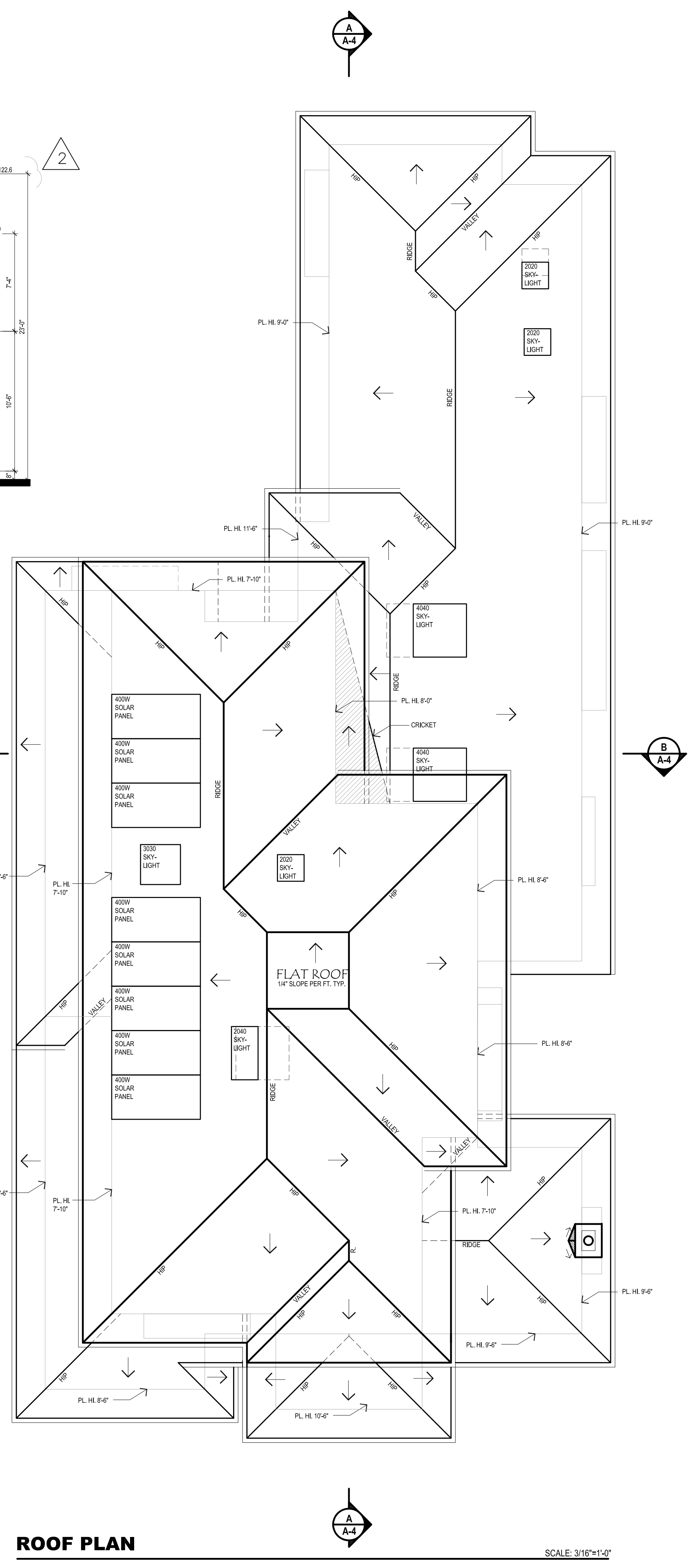
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CHECKED TRI HONG
SIGNATURE <i>[Signature]</i>
DATE AUGUST 2022
SCALE AS SHOWN
JOB 1922
SHEET A-4



SECTION A SCALE: 3/16"=1'-0"



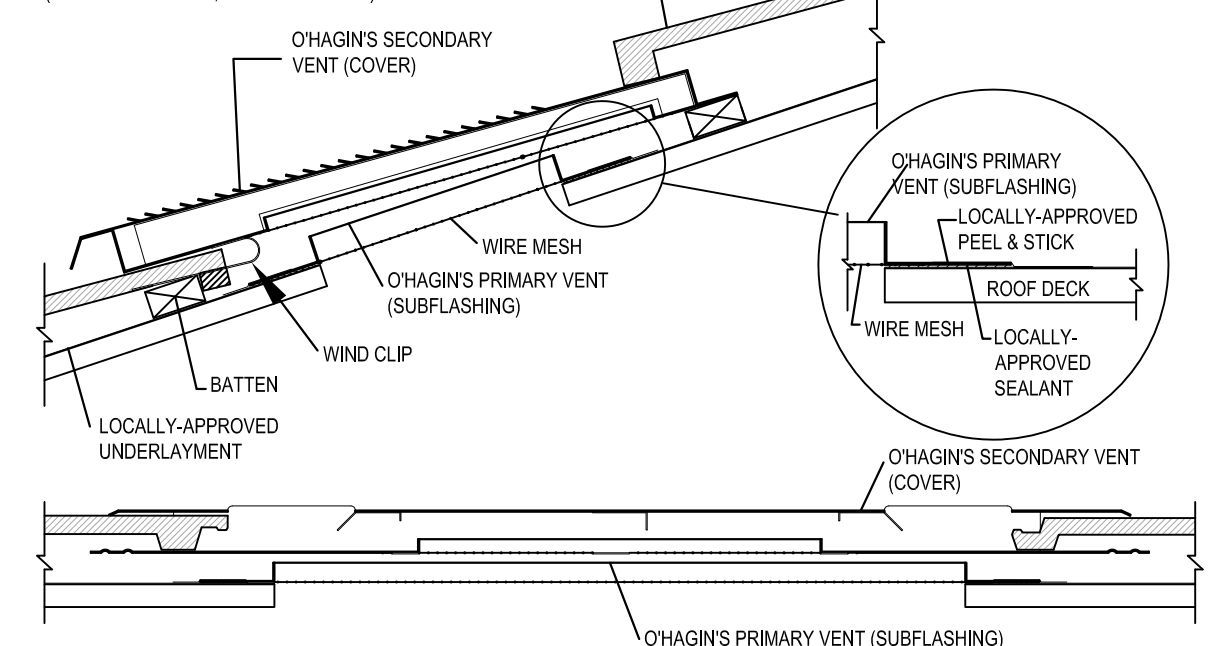
SECTION B SCALE: 3/16"=1'-0"



ROOF PLAN SCALE: 3/16"=1'-0"

FOR COORDINATING ROOF TILE MANUFACTURERS, INSTALLATION INSTRUCTIONS, TECHNICAL BULLETINS & SPECIFIC INFORMATION REGARDING RAIN, SNOW, HIGH-VELOCITY WIND OR WILDLAND URBSAN INTERFACE (WUI) APPLICATIONS, PLEASE CONTACT OHAGIN TOLL FREE AT 877-924-0444 OR WWW.OHAGIN.COM

- OHAGIN VENTS ARE MANUFACTURED USING:
 - PRE-PAINTED GALVANIZED 26 GAUGE G90
 - GALVANIZED 26 GAUGE G90
 - ALUMINUM .032
 - COPPER 16 OZ
 - STAINLESS-STEEL INTERIOR MATRIX (WEATHERMASTER, FIRE & ICE ONLY)



ROOF PLAN NOTES

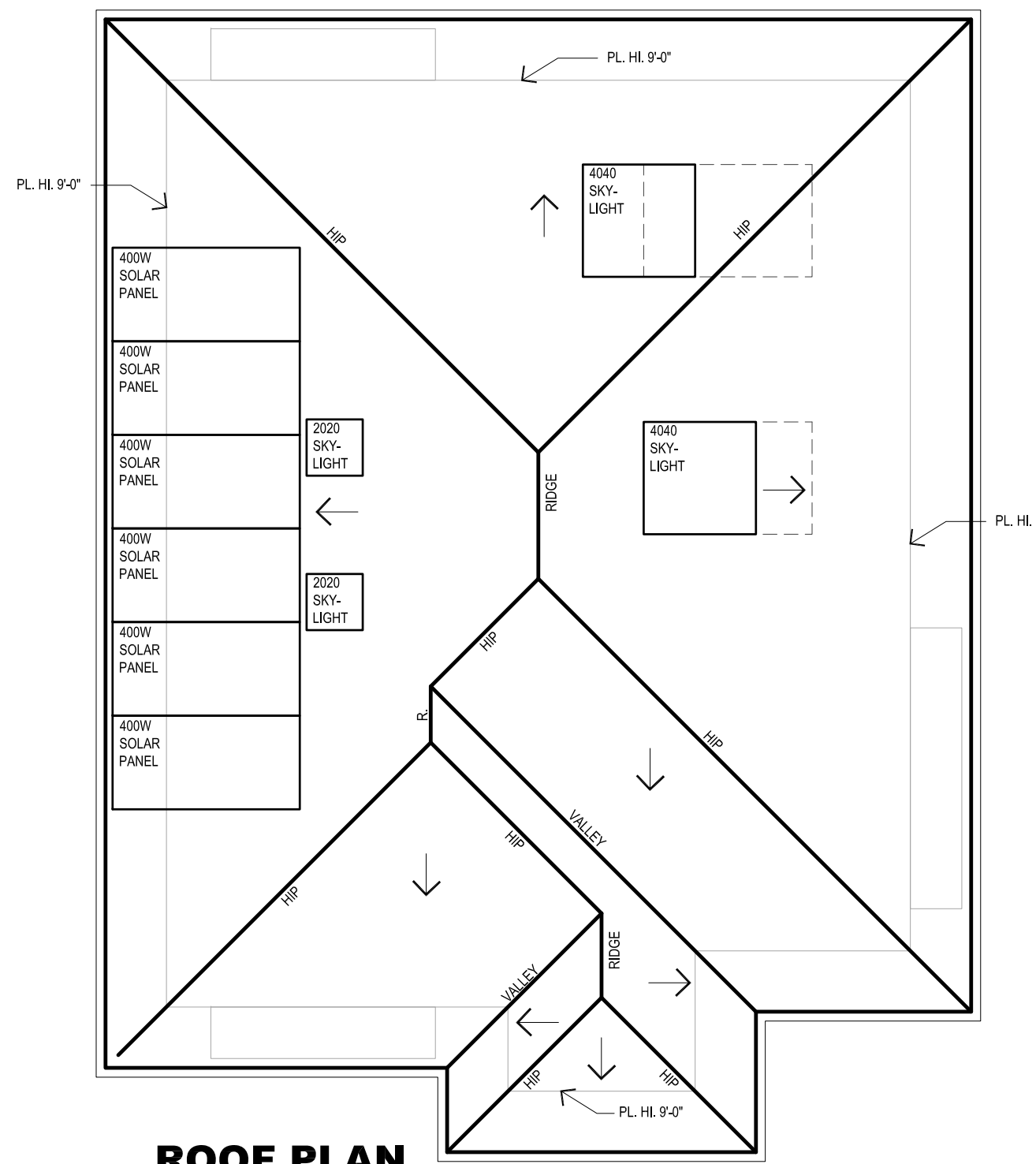
- GENERAL:**
 - CLASS A FIRE RATING
 - MANUFACTURER'S INSTALLATION SPEC. SHALL BE PROVIDED AT THE JOB SITE FOR THE BUILDING INSPECTOR.
 - ROOF SLOPE IS TO BE 4:12 TYP. UNL.O.
 - ARROWS INDICATE DIRECTION OF ROOF SLOPE
 - SEE ROOF PLAN FOR PLATE HEIGHT
 - OVERHANGS ARE TO BE 26" AT EAVES 12" AT RAKES.
 - PROVIDE CROSS VENTILATION AT ALL ATTIC AND ENCLOSED RAFTER SPACES. THE NET FREE VENTILATION SHALL BE A MINIMUM RATIO OF 1:150 OF THE AREA OR SPACE VENTILATED.
 - INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED
 - PROVIDE TWO LAYERS OF UNDERLAYMENT FOR ROOF SLOPES BETWEEN 2:12 AND 4:12. A MINIMUM OF 19 INCH WIDE STRIP OF UNDERLAYMENT FELT SHALL BE APPLIED PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE.
 - ROOFS THAT EXCEED A TOTAL WEIGHT OF 7.5 LBS/SF (INCLUDING SHEATHING AND ROOFING MATERIAL) MAY REQUIRE ADDITIONAL ROOF FRAMING AND SUPPORT.
 - PROVIDE RADIANT BARRIER SHEATHING; RADIANT BARRIER REQUIRES FULL VENTILATION.
- ROOFING:** SHAKE FLAT CONCRETE TILE BY 'EAGLE ROOFING' PONDEROSA #5687 BROWN GRAY RANGE of MIN. 30# FELT. ER-1900. SIZE: 17x12 3/8. 9.7 PSF.
- FASCIA GUTTER w/ DOWNSPOUTS:** 5". 26 GA. GALV. AS REQUIRED. FIELD VERIFY DOWNSPOUT TO BE CLEAR FROM WINDOW, DOOR, GAS METER, ELECTRICAL METER, WATER HEATER & A.C.
- FLASHING AT ROOF TO WALL CONNECTIONS:** PROVIDE ROOF FLASHING AT ALL WALL AND ROOF INTERSECTIONS, GUTTERS, AND WHERE THERE IS A CHANGE IN THE ROOF SLOPE OR DIRECTION AROUND ROOF OPENINGS. FLASHING SHALL BE A MINIMUM 26 GAUGE CORROSION-RESISTANT GALVANIZED METAL.
- SKYLIGHT:**
 - VELUX TESTED & LABELED w/ AMAMWDMAICSA 1011S.21440 SEE ROOF PLAN FOR SIZE.
 - OPERABLE SKYLIGHTS SHALL BE TEN (10) FEET FROM ALL PLUMBING VENTS OR THE VENT SHALL TERMINATE THREE FEET ABOVE THE SKYLIGHT (CMC 802.8 AND CPC 506.2).
- SUN TUNNEL:** 14" VELUX. (ER_0199)
- CRICKET:** 26 GA. GALV. FLASHING

ROOF PLAN NOTES

- A. GENERAL:
 - CLASS A FIRE RATING
 - MANUFACTURER'S INSTALLATION SPEC. SHALL BE PROVIDED AT THE JOB SITE FOR THE BUILDING INSPECTOR.
 - ROOF SLOPE IS TO BE 4:12 TYP. U.N.C.
 - ARROWS INDICATE DIRECTION OF ROOF SLOPE
 - SEE ROOF PLAN FOR PLATE HEIGHT
 - OVERHANGS ARE TO BE 26" AT EAVES 12" AT RAKES.
 - PROVIDE CROSS VENTILATION AT ALL ATTIC AND ENCLOSED RAFTER SPACES. THE NET FREE VENTILATION SHALL BE A MINIMUM RATIO OF 1:150 OF THE AREA OR SPACE VENTILATED
 - INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED
 - PROVIDE TWO LAYERS OF UNDERLAYMENT FOR ROOF SLOPES BETWEEN 2:12 AND 4:12. A MINIMUM OF 19 INCH WIDE STRIP OF UNDERLAYMENT FELT SHALL BE APPLIED PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE.
 - ROOFS THAT EXCEED A TOTAL WEIGHT OF 7.5 LBS/SF (INCLUDING SHEATHING AND ROOFING MATERIAL) MAY REQUIRE ADDITIONAL ROOF FRAMING AND SUPPORT.
 - PROVIDE RADIANT BARRIER SHEATHING. RADIANT BARRIER REQUIRES FULL VENTILATION.
- B. ROOFING: SHAKE FLAT CONCRETE TILE BY 'EAGLE ROOFING' PONDEROSA #5687 BROWN GRAY RANGE of MIN. 30W FELT. (ER-1900, SIZE: 17x12.38, 9.7 PSF.
- C. FASCIA GUTTER w/ DOWNSPOUTS: 5", 26 GA. GALV. AS REQUIRED. FIELD VERIFY DOWNSPOUT TO BE CLEAR FROM WINDOW, DOOR, GAS METER, ELECTRICAL METER, WATER HEATER & A.C.
- D. FLASHING AT ROOF TO WALL CONNECTIONS: PROVIDE ROOF FLASHING AT ALL WALL AND ROOF INTERSECTIONS, GUTTERS, AND WHERE THERE IS A CHANGE IN THE ROOF SLOPE OR DIRECTION AROUND ROOF OPENINGS. FLASHING SHALL BE A MINIMUM 26 GAUGE CORROSION-RESISTANT GALVANIZED METAL.
- E. SKYLIGHT:
 - VELUX TESTED & LABELED w/ AMMAWDMNCSA 10115.S21M40. SEE ROOF PLAN FOR SIZE.
 - OPERABLE SKYLIGHTS SHALL BE TEN (10) FEET FROM ALL PLUMBING VENTS OR THE VENT SHALL TERMINATE THREE FEET ABOVE THE SKYLIGHT (CMC 802.8 AND CPC 906.2).
- F. SUN TUNNEL: 14" VELUX. (ER_0199)
- G. CRICKET: 26 GA. GALV. FLASHING

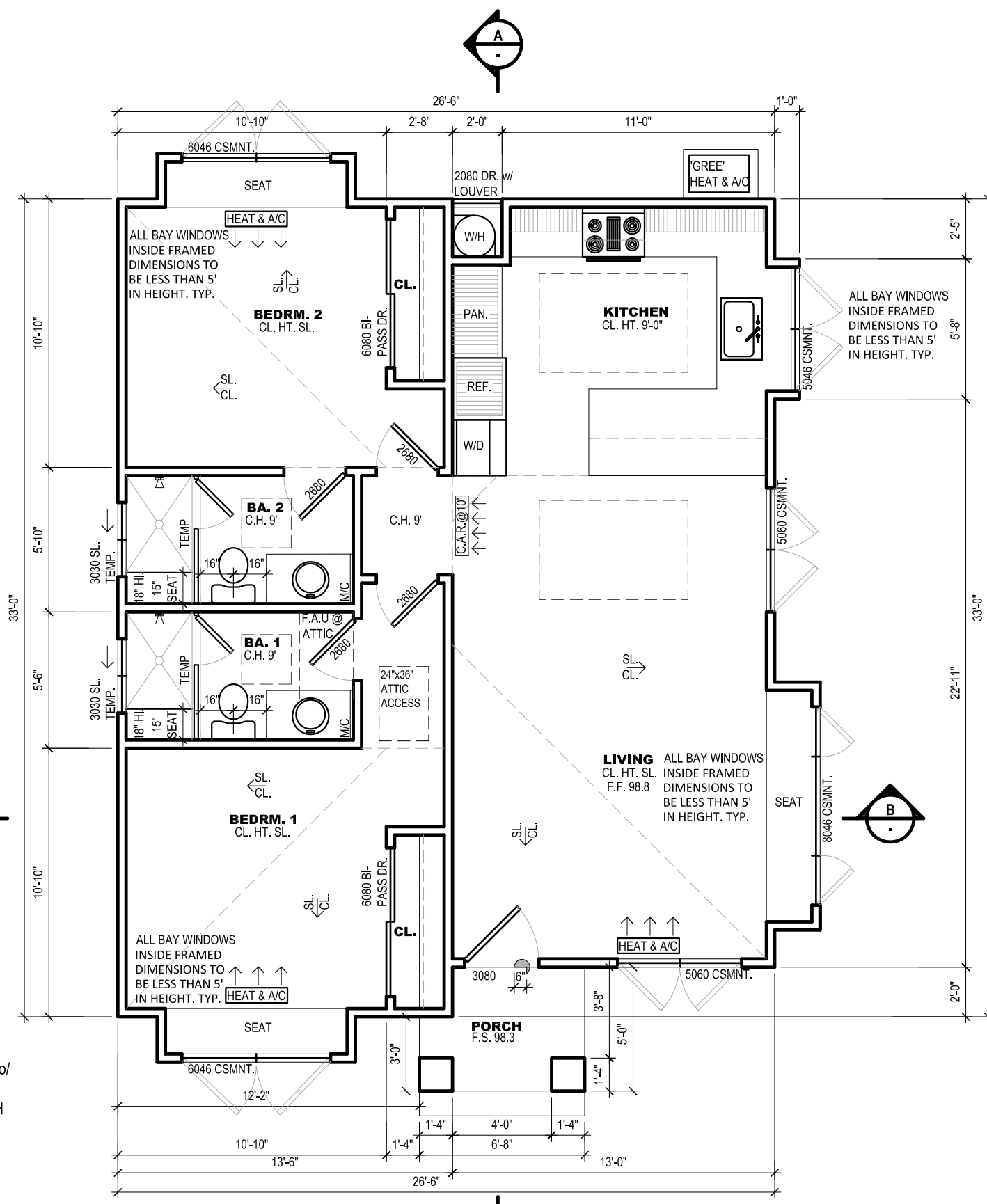
EXTERIOR MATERIALS & COLOR

- A. GENERAL:
 - SEE OWNER FOR UP-GRADE WATERPROOFING SYSTEM
 - ALL ADHERED MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 - SEE OWNER FOR UP-GRADE STONE FINISH FOR ALL COLUMN, TRIM & SILL
- B. ROOFING: SHAKE FLAT CONCRETE TILE BY 'EAGLE ROOFING' PONDEROSA #5687 BROWN GRAY RANGE of MIN. 30W FELT. (ER-1900, SIZE: 17x12.38, 9.7 PSF.
- C. EXTERIOR WALL (BODY): 7/8" MIN. THICK, 3 COAT CEMENT PLASTER FINISH w/ PAPER BACKED WIRE MESH of 2-LAYERS GRADE 'D' BUILDING PAPER.
- D. EXTERIOR WALL (BASE): 7/8" MIN. THICK, 3 COAT CEMENT PLASTER FINISH of 2x FURRED OUT W/ANSICOTING w/ 1" GALV. METAL CHANNEL & 3x FOAM CAP
- E. ENTRY DOOR: DECORATIVE WROUGHT IRON
- F. DOORS TYPICAL: 'MILGARD' VINYL
- G. WINDOWS TYPICAL: 'MILGARD' VINYL
- H. GUTTER & DOWNSPOUT: 26 GA. GALV. METAL
- I. ILLUMINATED HOUSE NUMBER: SHALL CONTRAST WITH THEIR BACKGROUND. STRUCTURE LESS THAN 36 FT. FROM THE STREET PROVIDE MINIMUM 4" HIGH WITH 1/2" STRIKE
- J. EXTERIOR COLOR
 1. ROOFING: SHAKE FLAT CONCRETE TILE BY 'EAGLE ROOFING' PONDEROSA #5687 BROWN GRAY RANGE
 2. EXTERIOR WALL: BEHR MARQUEE SANDSTONE CLIFF #750C-3
 3. WOOD ENTRY DOORS - STAIN WOOD
 4. DOORS AND WINDOWS - BLACK VINYL
 5. METAL GUTTERS & DOWNSPOUTS - BEHR PURE EARTH SATIN #PPU7-05
 6. WALKWAY - CALSTONE QUARRY STONE CHACO CANYON PAVERS



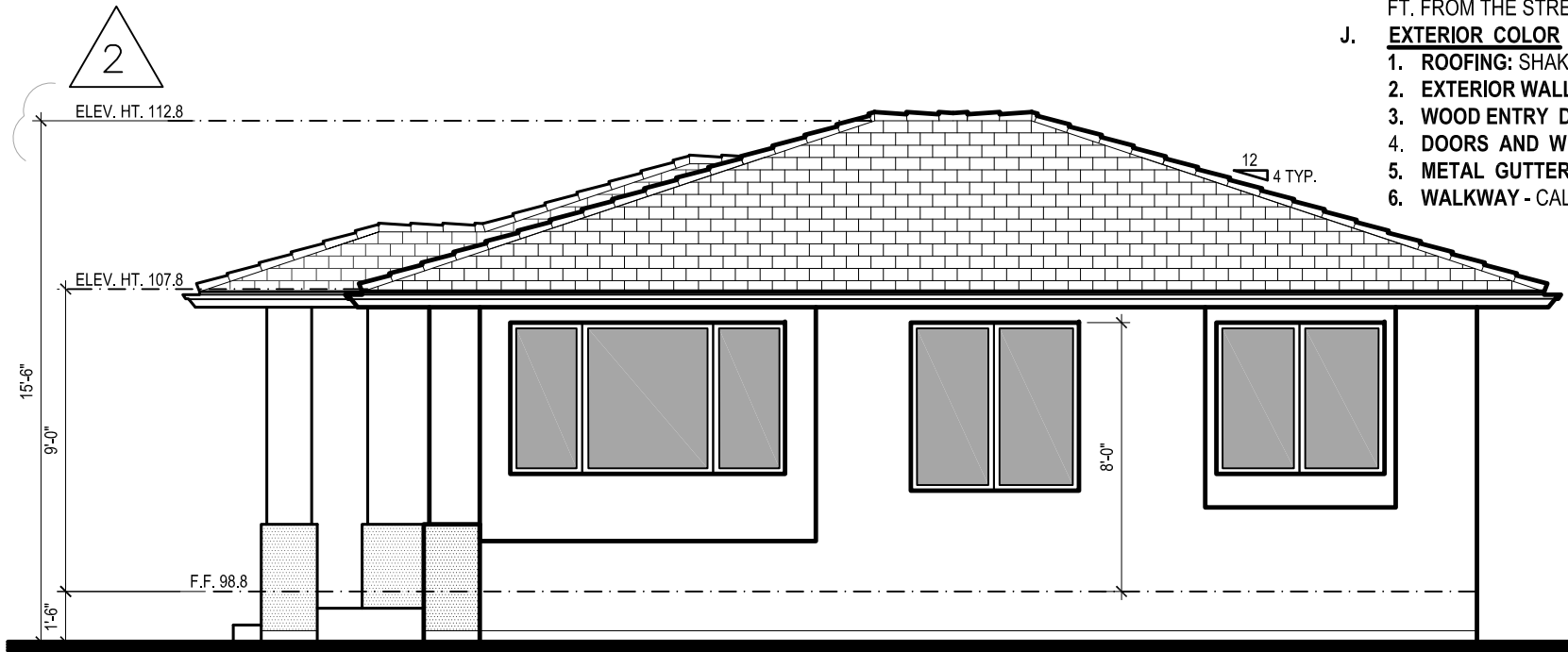
ROOF PLAN

SCALE: 3/16"=1'-0"



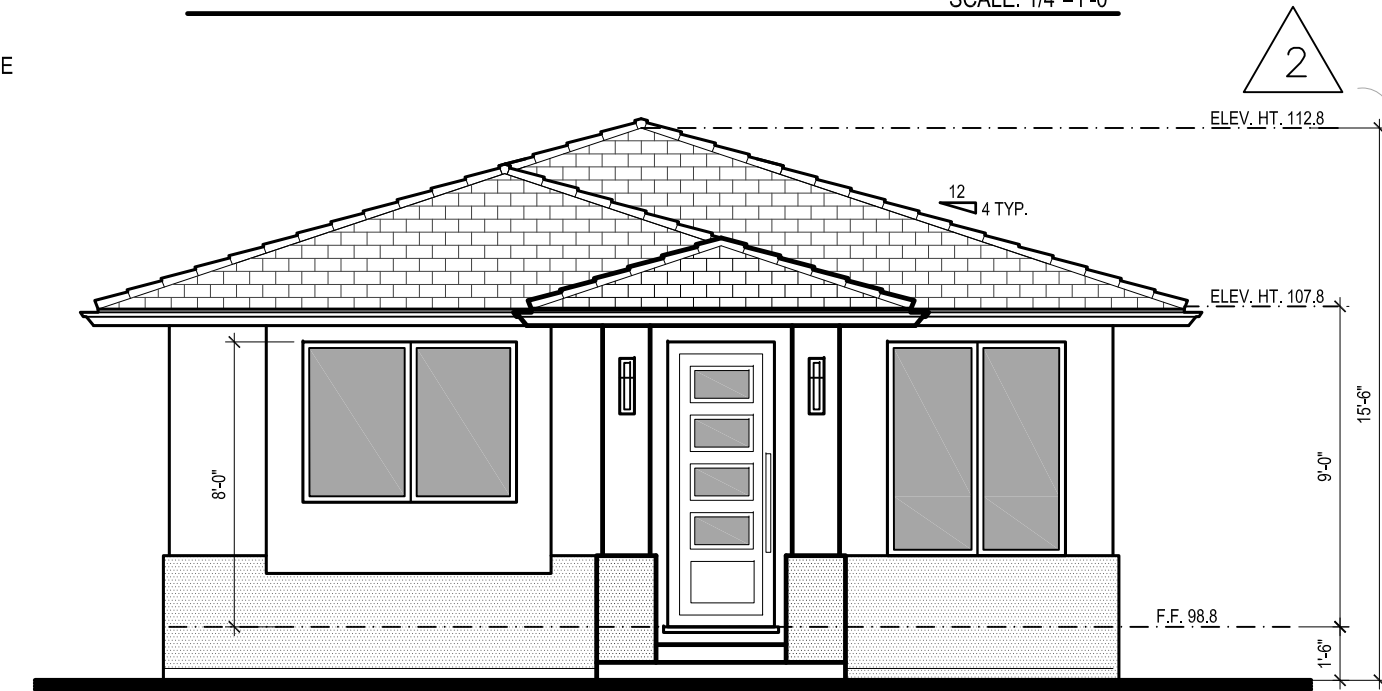
FLOOR PLAN

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



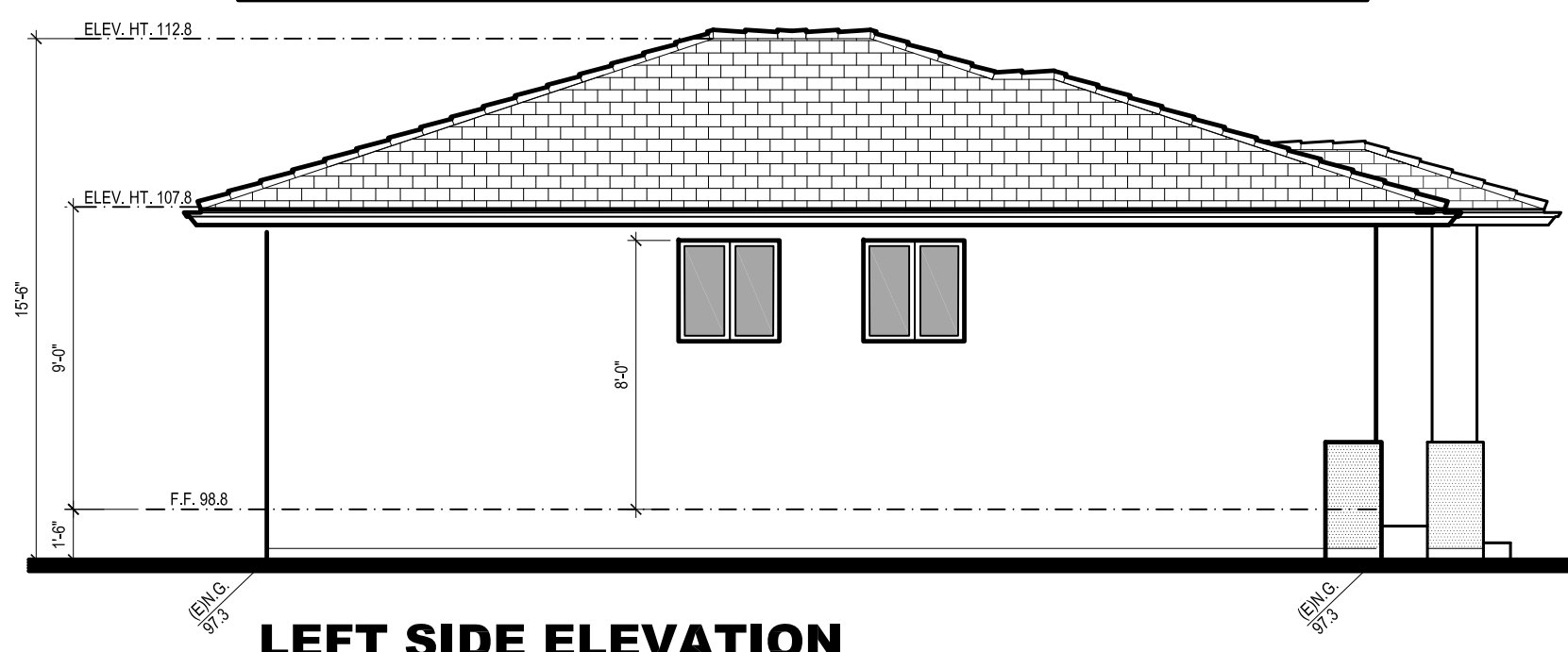
RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"



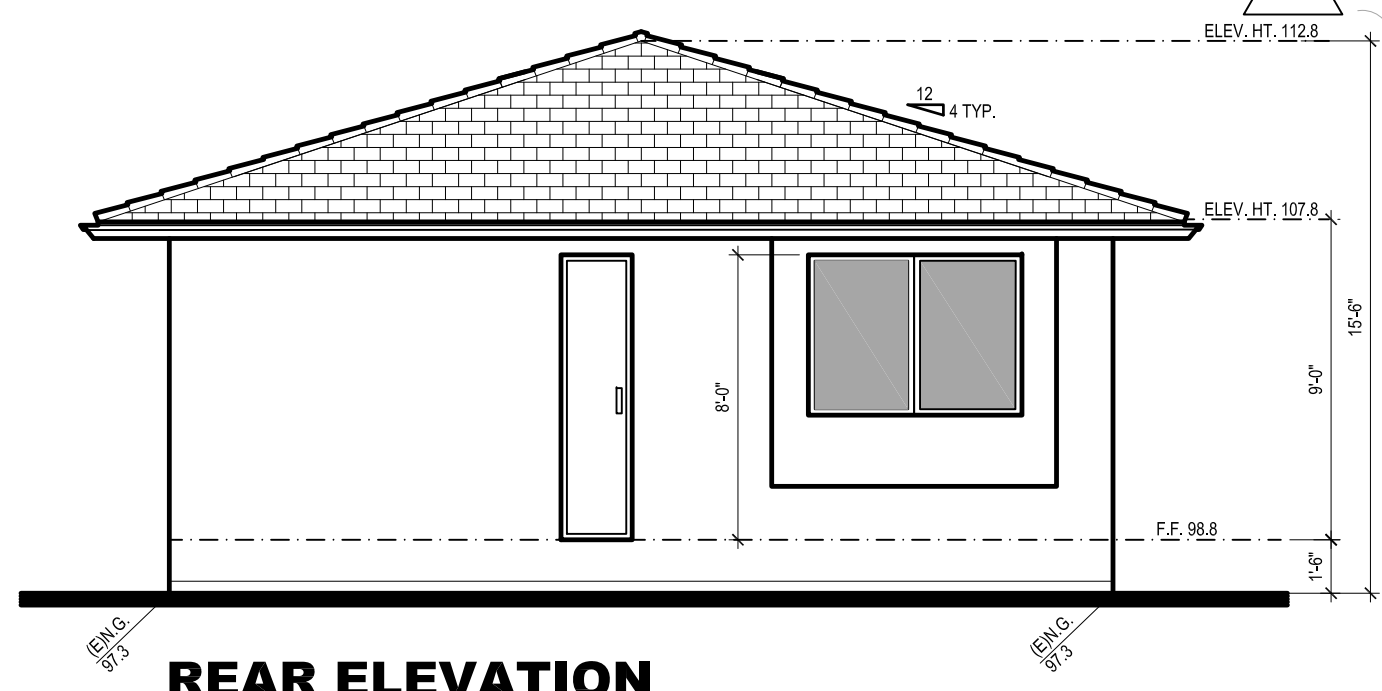
FRONT ELEVATION

SCALE: 3/16"=1'-0"



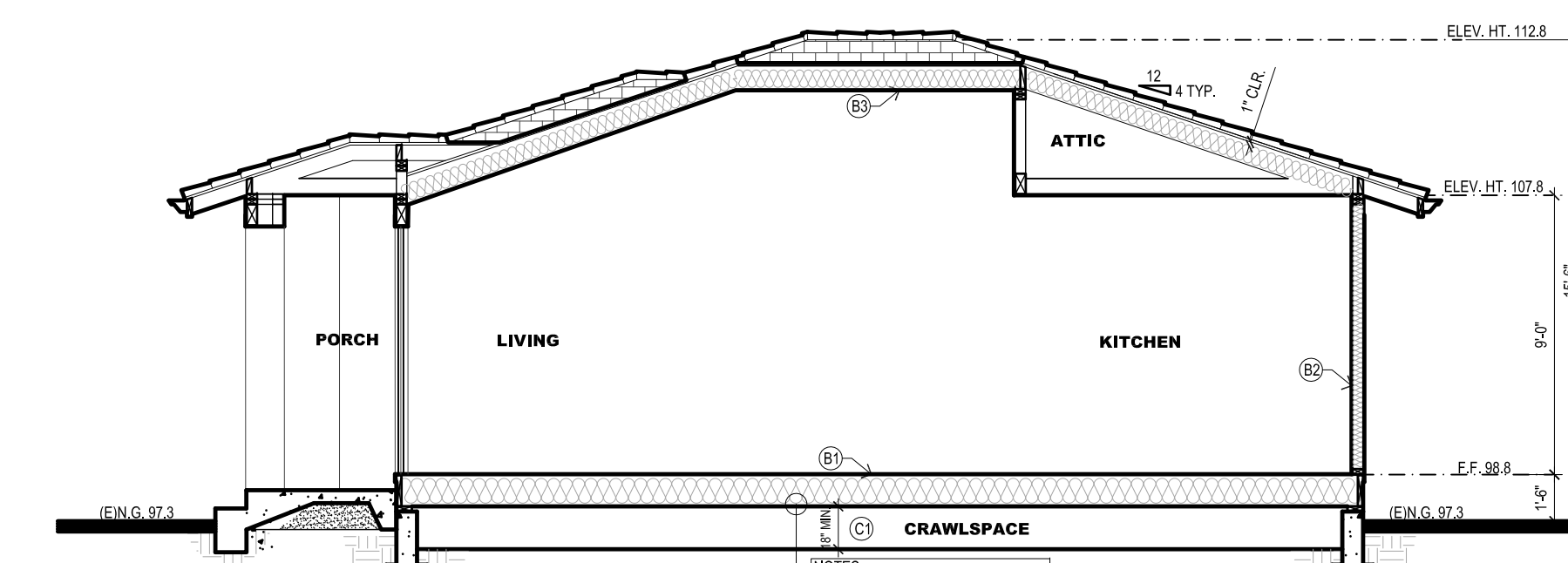
LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"



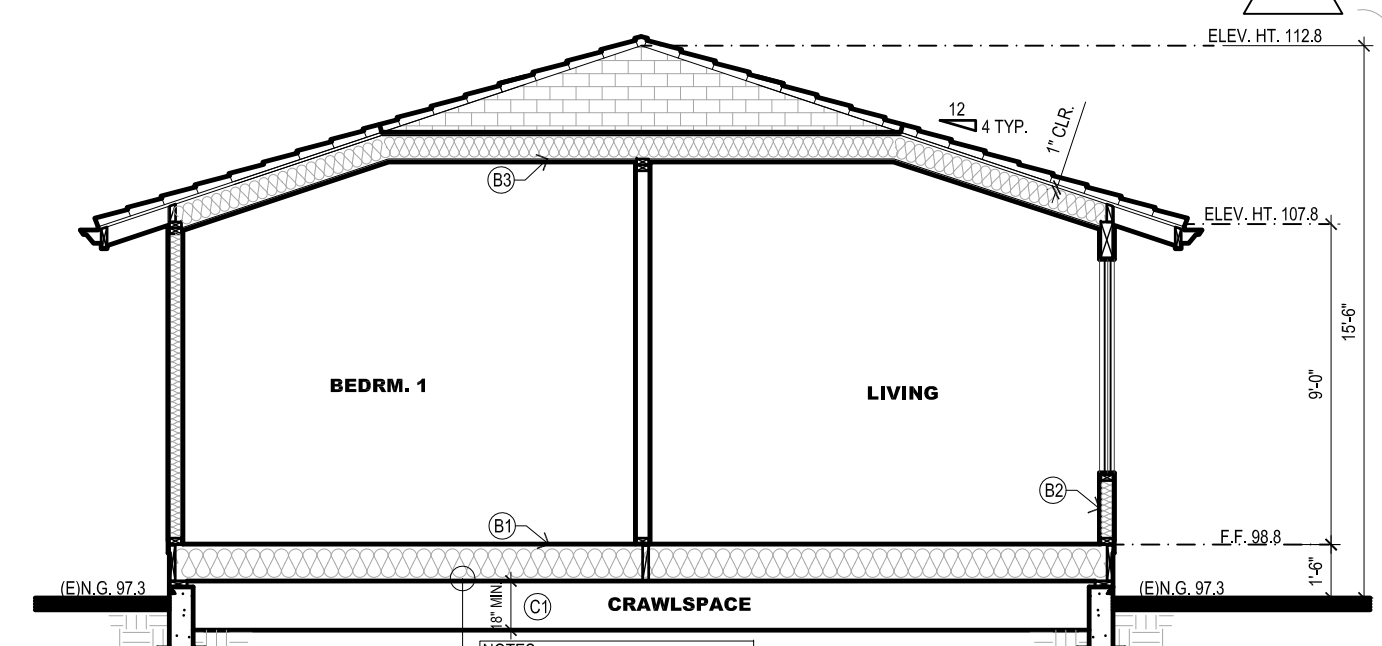
REAR ELEVATION

SCALE: 3/16"=1'-0"



SECTION B

SCALE: 3/16"=1'-0"



SECTION A

SCALE: 3/16"=1'-0"

REVISIONS	BY
02.13.23	OWNER
02.13.23	PC#1
04.02.23	PC#2

ADU PLANS

NEW RESIDENCE
HAN REN & YANHUA

239 MARCH WAY, LOS ALTOS, CA 94022
APN# 170-03-029

FINE CUSTOM HOME

TDH DESIGN

(408) 829-6083
19034 BONNET WAY SARATOGA, CA 95070

DRAWN	LOC HUA
CHECKED	TRI HONG
SIGNATURE	<i>[Signature]</i>
DATE	AUGUST 2022
SCALE	AS SHOWN
JOB	1922
SHEET	

A-5

ENVIRONMENTAL QUALITY		
Fireplaces		
4.502.1 Any installed gas fireplace shall be a direct vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.		
Pollutant Control		
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	T.C.	
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	T.C.	
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	T.C.	
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for VOC and other toxic compounds.	T.C.	
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	T.C.	
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	T.C.	
4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.	T.C.	
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	T.C.	
Interior Moisture Control		
4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.	T.C.	
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	T.C.	
Indoor Air Quality and Exhaust		
4.506.1 Each bathroom shall be provided with the following: 1. ENERGY STAR fans ducted to terminate outside of the building. 2. Fans must be controlled by a humidity control (separate or built-in), OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 60 percent.	T.C.	

Environmental Comfort		
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2018 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2016 or equivalent.	T.C.	
Installer and Special Inspector Qualifications		
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	T.C.	
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	T.C.	
Verifications		
703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance. 1. Certain building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7. 2. Required prerequisite for this Tier. 3. These measures are currently required elsewhere in statute or in regulation.	T.C.	

 **CALGREEN SIGNATURE DECLARATIONS**


Project Name: HANREN & YANHUA RESIDENCE

Project Address: 239 MARICH WAY, LOS ALTOS, CA 94022


Project Description: A NEW TWO STORY HOME WITH ATTACHED 2 CAR GARAGE & DETACHED ADU.

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

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

Design Professional's Signature:  Date: 08.05.22

Design Professional's Name (Please Print): T4 Hong

Signature of Green Point Rater:  Date: 08.05.22

Name of Green Point Rater (Please Print): Timothy Carstairs Phone No.: 805-904-8048

Email Address for Green Point Rater: title24@ahq.com License No.: 13585

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

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

Signature of Licensed Green Point Rater/Certified ICC CalGreen Special Inspector/ Consulting Group: _____ Date: _____

Name of Green Point Rater/Inspector (Please Print): _____ Phone No.: _____

Email address: _____ License No.: _____



2019 CALGREEN RESIDENTIAL CHECKLIST
MANDATORY ITEMS - Version 1.01.20
COMMUNITY DEVELOPMENT DEPARTMENT - BUILDING DIVISION
KIRK BALLARD, BUILDING OFFICIAL
ONE NORTH SAN ANTONIO ROAD • LOS ALTOS, CA 94022-3688
(650) 947-2752 • FAX/EMAIL: BUILDING@LOSALTOSCA.GOV • WWW.LOSALTOSCA.GOV

PURPOSE: _____

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

Project Name: HANREN & YANHUA RESIDENCE

Project Address: 239 MARICH WAY, LOS ALTOS, CA 94022

Project Description: A NEW TWO STORY HOME WITH ATTACHED 2 CAR GARAGE & DETACHED ADU.

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

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

MANDATORY FEATURE OR MEASURE	COLUMN 2 Project Requirements Refer to initial applicable measures prior to submitting forms	COLUMN 3 Verification Refer to verify during construction as applicable to project
Planning and Design - Site Development		
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	T.C.	
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	T.C.	
4.106.4 Provide capability for electric vehicle charging for one- and two-family dwellings, townhouses with attached private garages, multifamily dwellings, and hotels/motels in accordance with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 as applicable.		

Energy Efficiency - General		
4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards ¹ .	T.C.	
Water Efficiency and Conservation - Indoor Water Use		
4.301.1 Plumbing fixtures (water closets and urinals) and fittings (bucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.301.1.1 through 4.301.1.4.	T.C.	
4.301.2 Plumbing fixtures and fittings required in Section 4.301.1 shall be installed in accordance with the California Plumbing Code and shall meet the applicable referenced standards.	T.C.	
4.301.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.	T.C.	
Outdoor Water Use		
4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.	T.C.	
Material Conservation and Resource Efficiency - Enhanced Durability and Reduced Maintenance		
4.401.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	T.C.	
Construction Waste Reduction, Disposal and Recycling		
4.401.1 Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance, or 2. A construction waste management plan per Section 4.401.2, or 3. A waste management company per Section 4.401.3, or 4. The waste stream reduction alternative per Section 4.401.4.	T.C.	
Building Maintenance and Operation		
4.416.1 An operation and maintenance manual shall be provided to the building occupant or owner.		
4.416.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve the entire building and are identified for the deposting, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. See exception for rural jurisdictions.		

REVISIONS	BY


CALGREEN & A/C SPEC.

NEW RESIDENCE
HAN REN & YANHUA
239 MARICH WAY, LOS ALTOS, CA 94022
APN# 1704-03-029

FINE CUSTOM HOME
TDH DESIGN
19034 BONNETT WAY • SARATOGA, CA 95070
(408) 829-6083

DRAWN
LOC HUA

CHECKED
TRI HONG

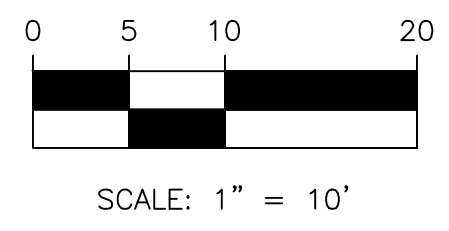
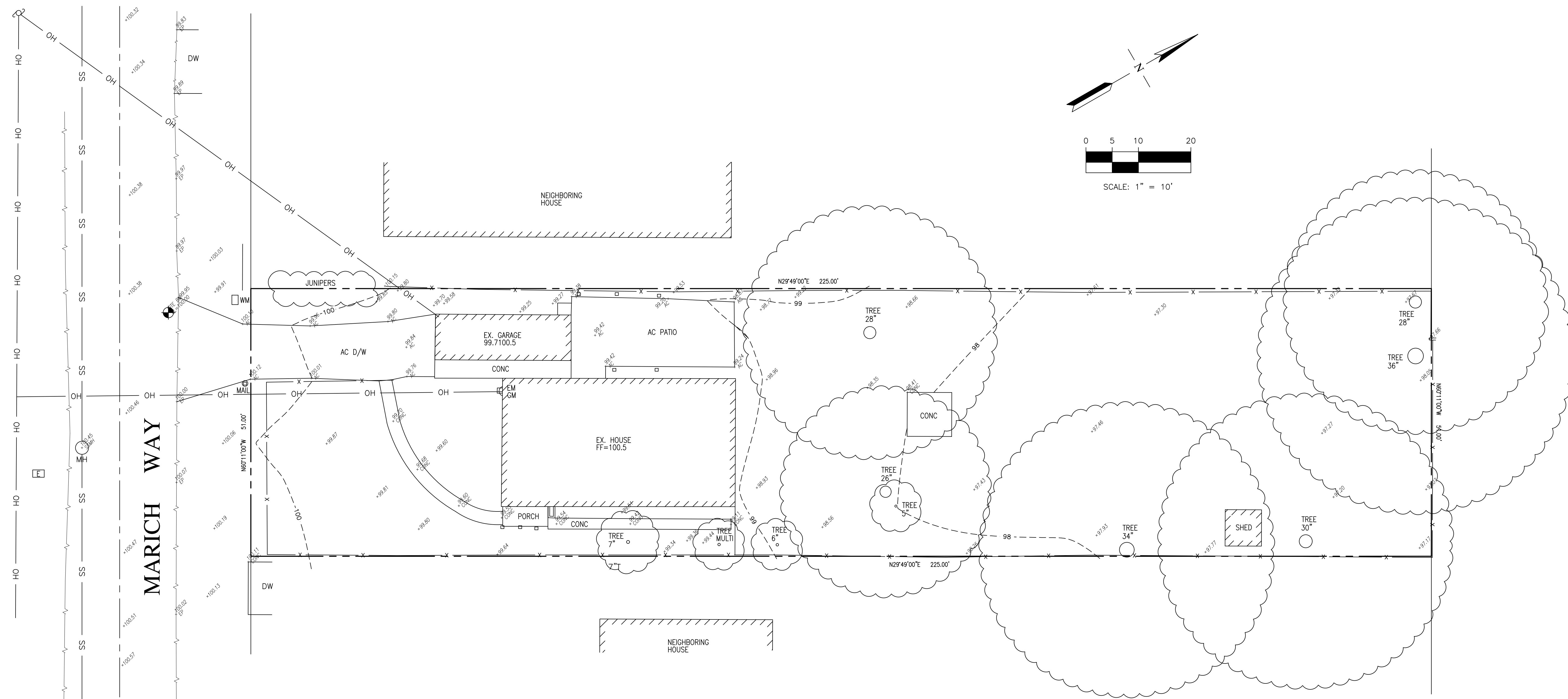
SIGNATURE


DATE
AUGUST 2022

SCALE
AS SHOWN

JOB
1922

SHEET
G-1



SITE BENCHMARK:

SET NAIL
ELEVATION=100.00' (ASSUMED DATUM)

BASIS OF BEARINGS:

THE BEARING S60°11'00"E OF THE CENTERLINE OF MARICH WAY (FORMERLY JORDAN COURT) AS SHOWN ON TRACT MAP NO. 189, FILED FOR RECORD IN BOOK 7 OF MAPS AT PAGE 3, SANTA CLARA COUNTY RECORDS.

SITE DATA:

239 MARICH WAY
LOS ALTOS, CA
LOT 5 TRACT 189
APN: 170-03-029
AREA=11,475 S.F.±

NOTES:

- THIS ELECTRONIC FILE IS SOLELY FOR THE USE OF THE ARCHITECT FOR THE DEVELOPMENT OF HIS/HER ARCHITECTURAL DRAWINGS TO OBTAIN BUILDING PERMITS.
- THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. RW ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.
- THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY AT THE TIME THE SURVEY WORK WAS COMPLETED.
- 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).
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
- FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
- A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY RW ENGINEERING, INC.. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

NO.	REVISION	DATE	BY

RW ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 505 ALAMONT DRIVE
 MILPITAS, CA 95035
 (P) (408) 262-1899
 (FAX) (408) 824-5556
 rweengineering@gmail.com

**239 MARICH WAY
LOS ALTOS, CA**
 SANTA CLARA COUNTY
 APN: 170-03-029

TOPOGRAPHIC MAP

DATE: 12/3/2021
 SCALE: AS NOTED
 DESIGNED BY: RW
 DRAWN BY: RW
 SHEET NO.

SU-1
 OF 1 SHEETS

GRADING NOTES:

- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENT OF THE CITY OF LOS ALTOS.
- THE OWNER AND THE ENGINEER OF WORK WILL NOT BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAW AND REGULATIONS.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL JOINT/CROSSING LOCATIONS, ELEVATIONS, CURB, GUTTER, SIDEWALK, FLOW LINES, PAVEMENT, STREETS, AND ALL GRADE JOINTS. IF DISCREPANCY IS FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH ANY CONSTRUCTION UNTIL VERIFICATION AND REVISION (IF NECESSARY) IS COMPLETED BY THE SAID ENGINEER.
- CONTRACTOR TO EXPOSE EXISTING SEWERS AND CHECK INVERTS BEFORE CONSTRUCTING NEW SEWERS. NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXPOSING SEWERS.
- THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF SAID INFORMATION. THE CONTRACTOR MUST ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
- THE SOIL REPORTS PREPARED FOR THE PROJECT IS A PART OF THIS PLAN. THE MOST STRINGENT REQUIREMENTS BY SOIL ENGINEER OR GOVERNING AGENCIES SHALL PREVAIL.
- GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR THIS SITE TOGETHER WITH ANY SUPPLEMENTS THERETO. ALL EXTERIOR HARD SURFACING AREAS (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 2% MINIMUM GRADIENT, AND SHALL DRAIN AWAY FROM THE BUILDING. FINISHED GRADE DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1%. MAXIMUM GRADED SLOPE IS 3:1 (3 HORIZONTAL TO 1 VERTICAL). SPOT ELEVATIONS SHOWN ON THE PLAN SHALL DICTATE ACTUAL GRADES. SURFACE SLOPE GRADES NOTED ON THE PLAN ARE APPROXIMATE.
- PRIOR TO START OF ANY WORK, CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN INCONSISTENCIES AND TYPOS SUCH AS ELEVATIONS, CURB HEIGHT, DIMENSIONS, SLOPES, ETC. IF INCONSISTENCIES OR OBVIOUS TYPOS ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF WORK FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.
- THE LANDSCAPE FINISHED GRADES WITHIN FIVE FEET (TEN FEET IF BUILDING SETBACK ALLOWS) OF THE BUILDING OR STRUCTURE SHALL SLOPE AT A 2% MINIMUM FROM THE FOUNDATION. ALL EXTERIOR HARD SURFACING AREAS (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 2% MINIMUM GRADIENT, AND SHALL DRAIN AWAY FROM THE BUILDING. FINISHED GRADE DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1%. MAXIMUM GRADED SLOPE IS 3:1 (3 HORIZONTAL TO 1 VERTICAL). SPOT ELEVATIONS SHOWN ON THE PLAN SHALL DICTATE ACTUAL GRADES. SURFACE SLOPE GRADES NOTED ON THE PLAN ARE APPROXIMATE.
- FOR ALL UTILITY NOTES MARKED "VERIFY", CONTRACTOR SHALL VERIFY LOCATION, SIZE, MATERIAL, ETC. OF EXISTING UTILITIES, SUCH AS WATER, GAS SEWER, ETC., PRIOR TO STARTING CONSTRUCTION.
- SEE ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN FOR SITE INFORMATION AND NOTES NOT SHOWN HEREIN.

EARTHWORK TABLE

LOCATION	CUT (CY)	FILL (CY)	EXPORT (CY)
DRIVEWAY & SITE	5	10	
HOUSE	45	10	
TOTAL	50	20	30

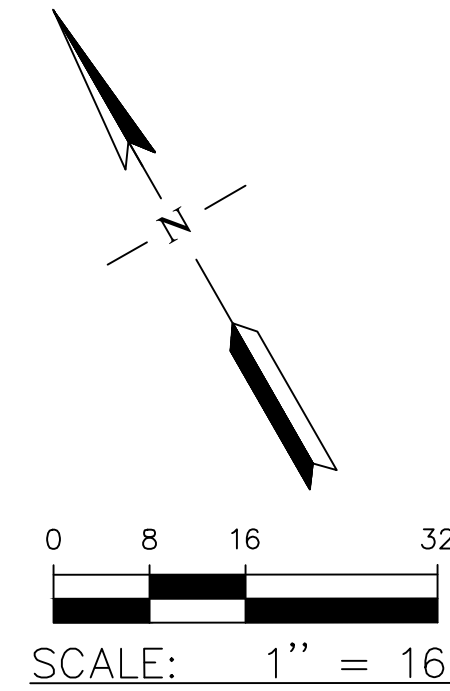
NOTE: EARTHWORK QUANTITIES SHOWN ON THIS TABLE ARE APPROXIMATE AND FOR INFORMATION ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

ABBREVIATION

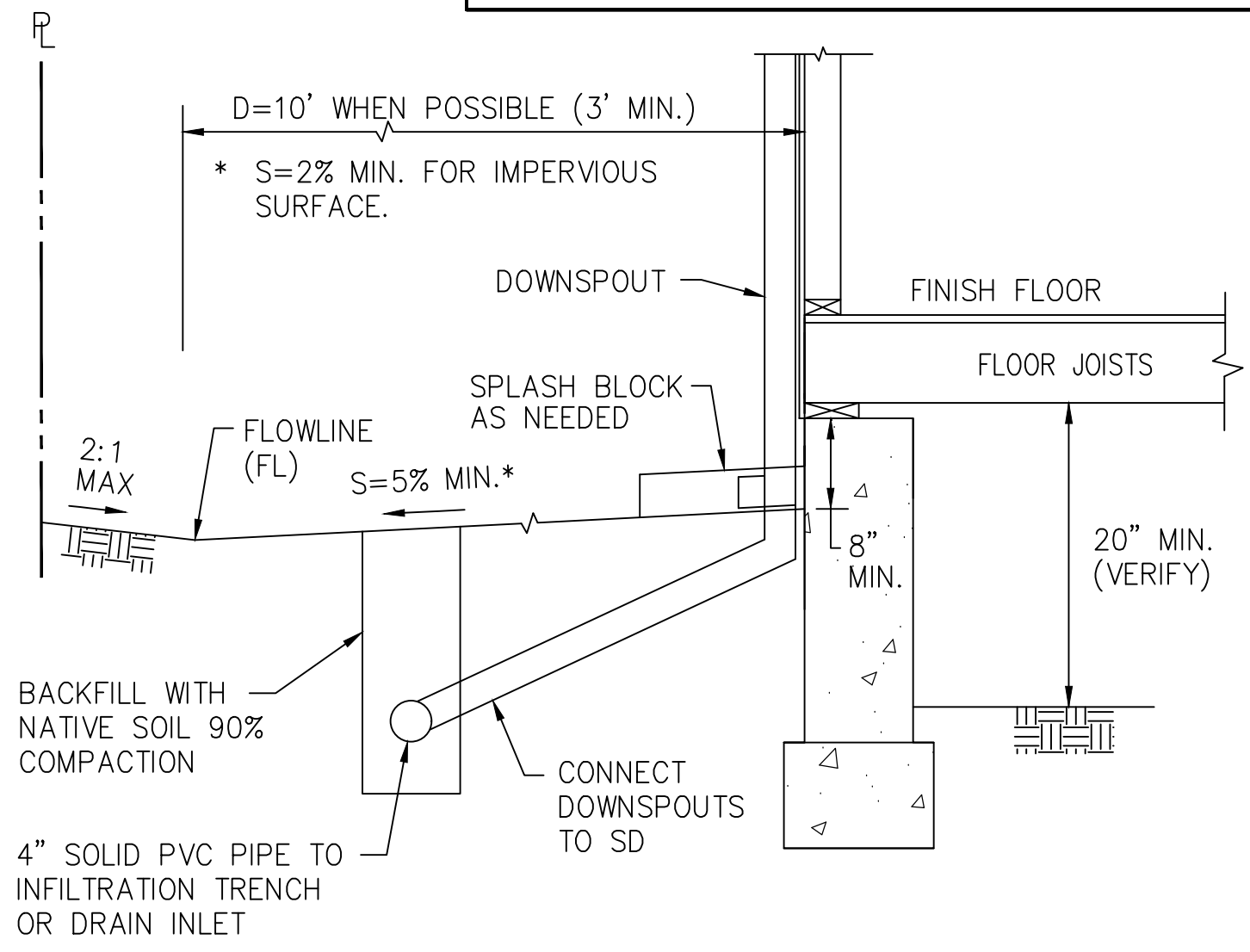
- AC ASPHALT CONCRETE
- AD AREA DRAIN
- BB BOTTOM OF BASIN
- CONC CONCRETE
- C/G CURB & GUTTER
- DI DRAIN INLET
- DS DOWNSPOUT
- EX EXISTING
- GFF GARAGE FINISH GRADE
- FF FINISH FLOOR GRADE
- FL FLOW LINE GRADE
- PUE PUBLIC UTILITY EASEMENT
- PVC POLYVINYL CHLORIDE
- SW SIDEWALK
- TB TOP OF BASIN
- TC TOP OF CURB

LEGEND

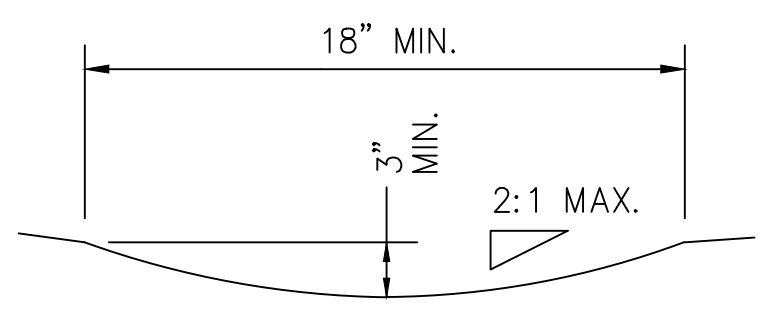
- PROPERTY LINE
- CENTERLINE
- SS UTILITY LINE-TYPE AS NOTED
- STREET LIGHT
- UTILITY BOX-TYPE AS NOTED
- ELEC WATER METER
- WM WATER VALVE
- WV CURB CATCH BASIN
- FIRE HYDRANT
- MH MANHOLE-TYPE AS NOTED
- CO SANITARY SEWER CLEANOUT
- OH POWER POLE W/ OVERHEAD WIRE
- BENCHMARK
- MON MONUMENT
- 200 CONTOUR LINE
- SWALE @ 1% MIN. (U.O.N.)
- SURFACE FLOW DIRECTION
- DS DOWNSPOUT WITH SPLASH-BLOCK
- 12" TREE-TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN



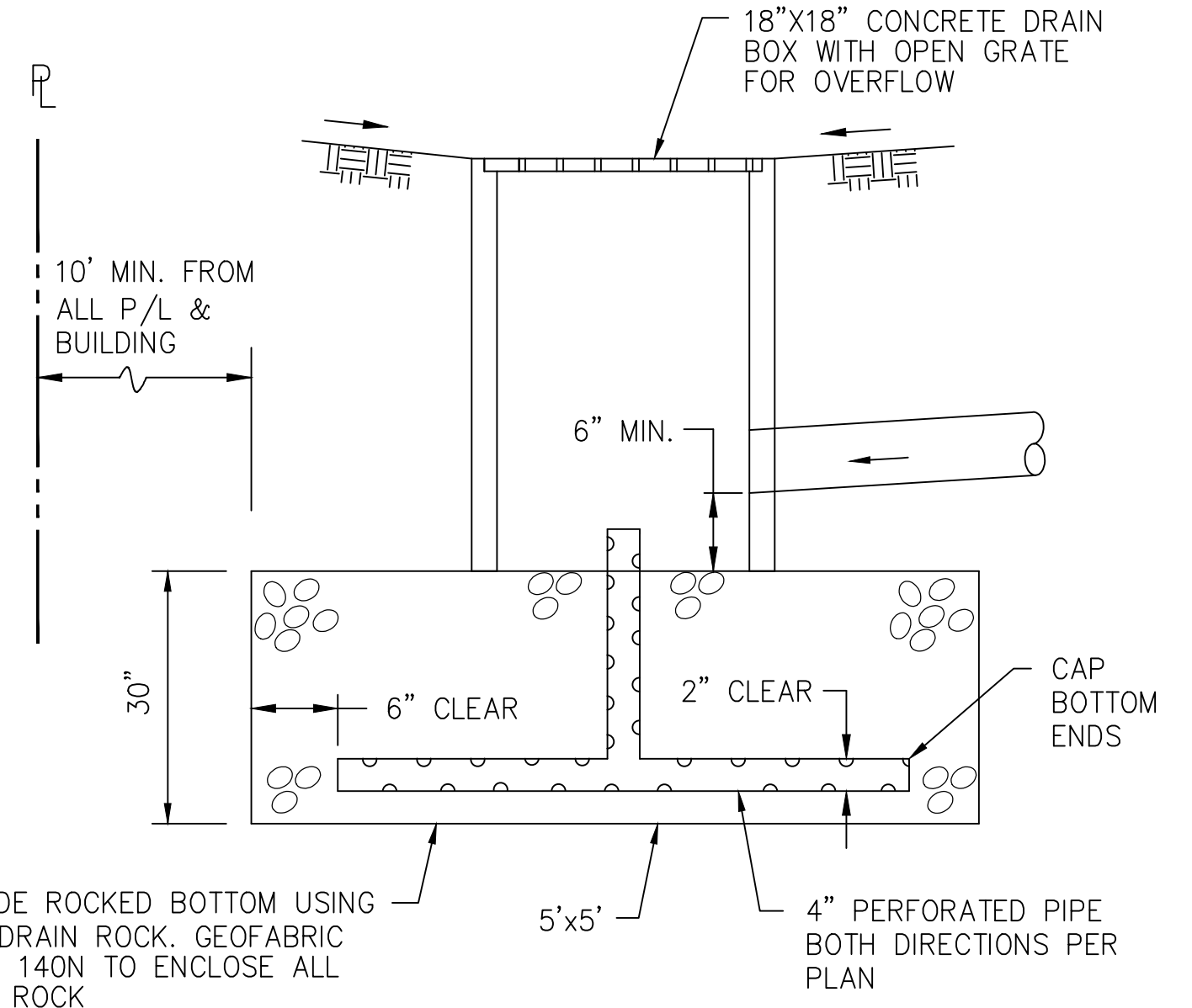
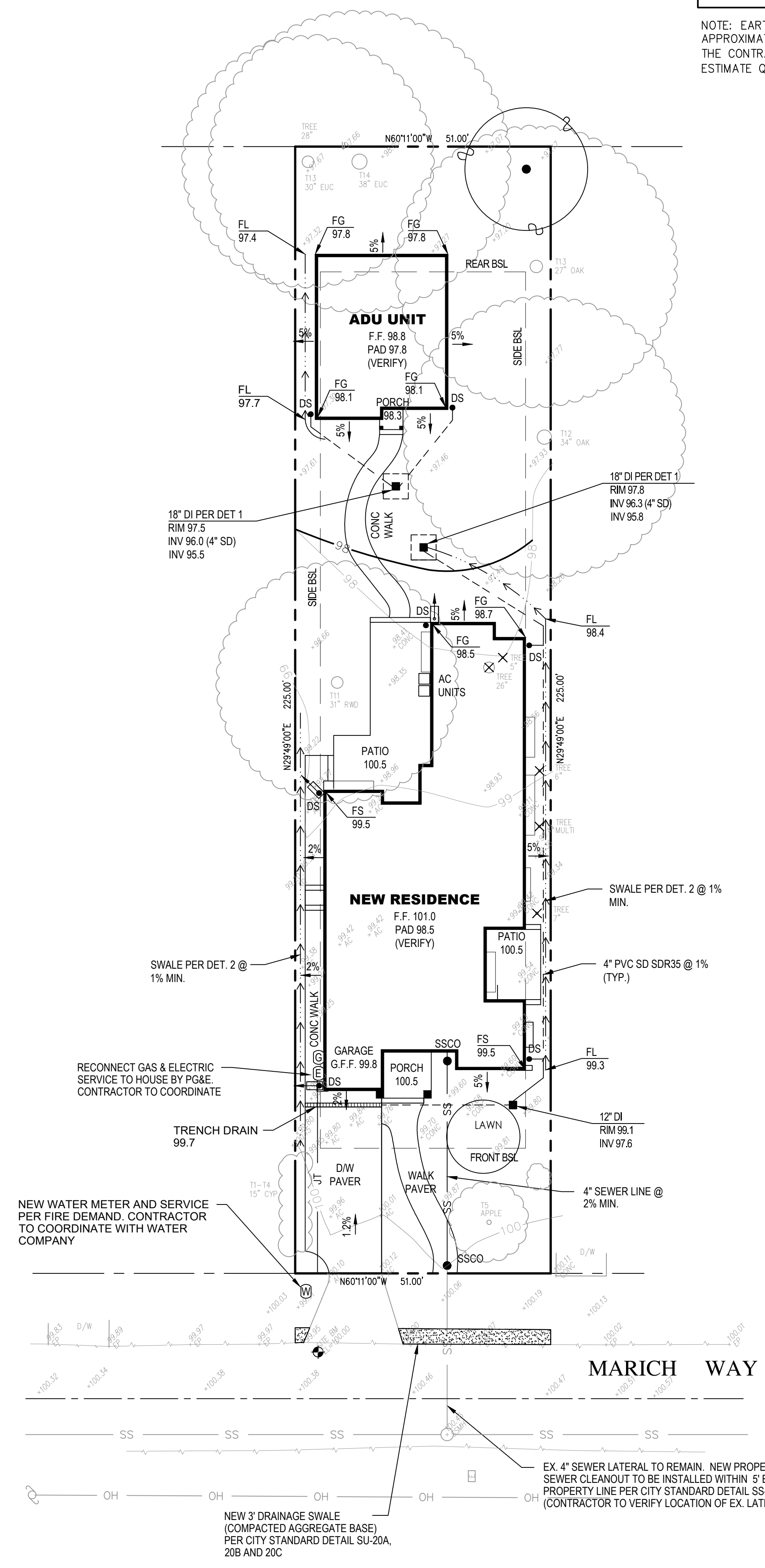
NOTE: CONTRACTOR SHALL VERIFY ALL FINISH FLOOR, GARAGE FLOOR, AND PAD ELEVATIONS WITH STRUCTURAL PLAN PRIOR TO CONSTRUCTION.



3 TYPICAL GRADING AROUND FOUNDATION
C-1 NOT TO SCALE



2 SWALE
C-1 NOT TO SCALE



1 DETENTION BASIN
C-1 NOT TO SCALE

TREE PROTECTION NOTES:

- ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. THE TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED.

NOTE TO CONTRACTOR:

- CONTRACTOR SHALL MANAGE AND CONTROL STORMWATER DURING CONSTRUCTION. INTERIM GRADING AND DRAINAGE IMPROVEMENTS SHALL BE PROVIDED TO ENSURE NO STORMWATER WILL FLOW ONTO ADJACENT PROPERTIES AND TO RETAIN AS MUCH STORMWATER AS FEASIBLE ON-SITE UNTIL FINAL GRADING AND DRAINAGE IMPROVEMENTS ARE IN PLACE.
- LOCATION OF DOWNSPOUTS TO BE VERIFIED IN THE FIELD.
- CONTRACTOR SHALL VERIFY FINISH FLOOR AND PAD ELEVATIONS WITH ARCHITECTURAL & STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ADJUST ELEVATIONS AS NECESSARY.

CITY RIGHT-OF-WAY NOTES:

- ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER AND/OR PARKING STRIP SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT.
- PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

SITE BENCHMARK: SET NAIL
ELEVATION=100.00' (ASSUMED DATUM)

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**NEW RESIDENCE
239 MARICH WAY
LOS ALTOS, CA**
SANTA CLARA COUNTY
APN: 170-03-029

**GRADING AND
DRAINAGE PLAN**

DATE: 10/25/2022
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.
C-1

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
2. OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY AND COUNTY.
3. 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. (ALSO INCLUDE THIS NOTE ON GRADING PLANS.)
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY AND COUNTY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.
2. ROCK BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE ROCK BAG.

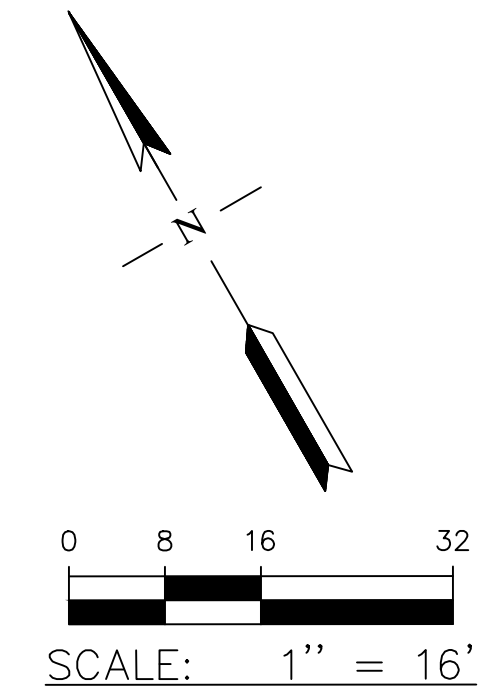
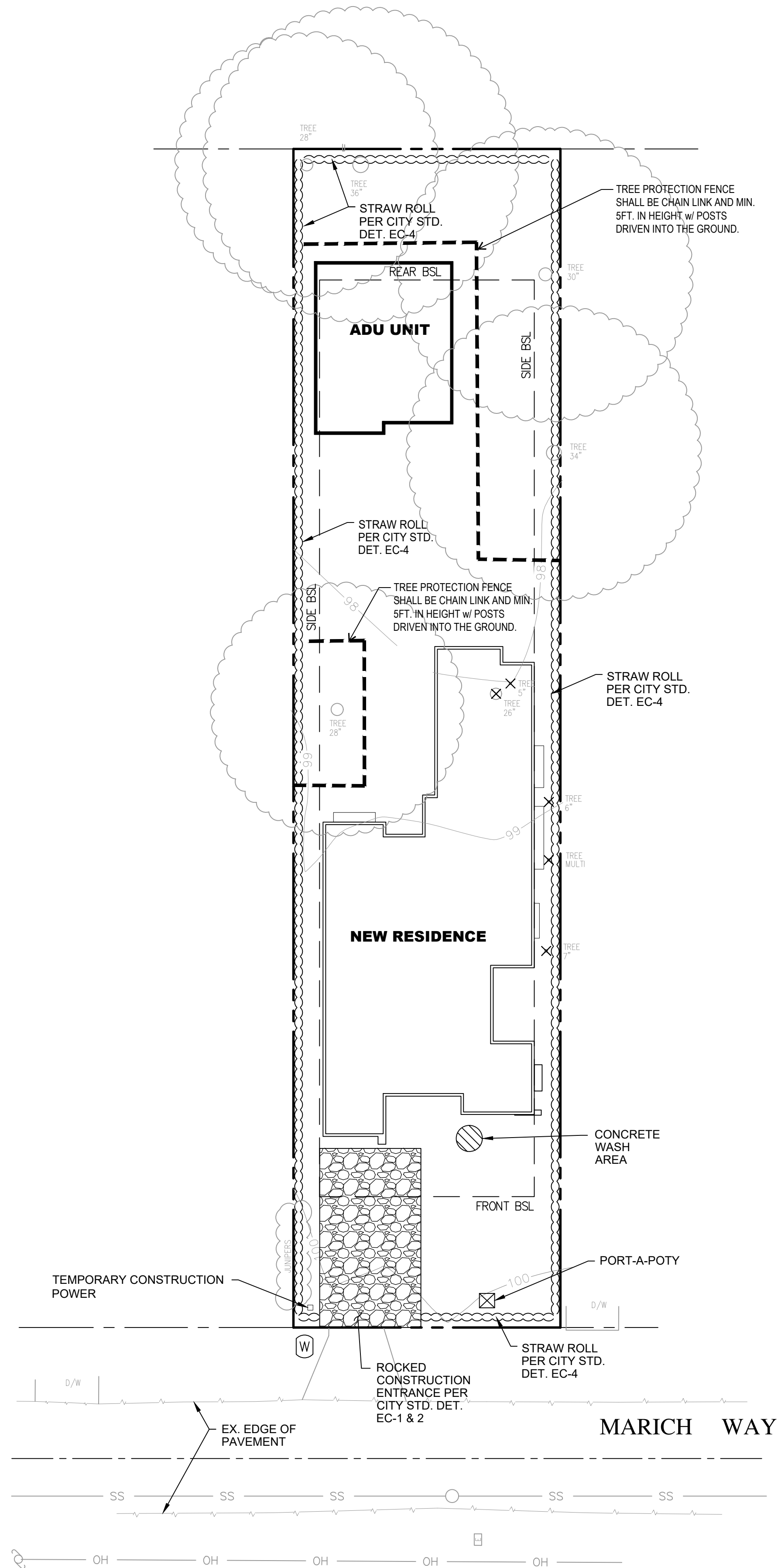
HYDROSEEDING:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, CALTRANS STANDARD SPECIFICATIONS, AND UNDER THE DIRECTION OF THE SOIL ENGINEER IN THE FIELD.
2. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS AVAILABLE FROM PACIFIC COAST SEED, LIVERMORE (925) 373-4417:


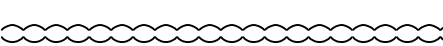

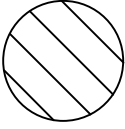


FIBER (HYDROSTRAW AND TACK MULCH)	2500 LBS/ACRE
COLOR (GREEN TO GOLD)	55 LBS/ACRE
FERTILIZER (16-20-0)	350 LBS/ACRE
M-BINDER	125 LB/ACRE
WATER, AS REQUIRED FOR APPLICATION	

ADDITIONAL NOTES:

1. STABILIZE ALL DENUDED AREAS AND INSTALL AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROLS CONTINUOUSLY BETWEEN OCTOBER 15TH AND APRIL 15TH OF EACH YEAR, UNTIL PERMANENT EROSION CONTROL HAVE BEEN ESTABLISHED.
2. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTE PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
3. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING, WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
4. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DETWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.
5. AVOID CLEANING, FUELING, OR MAINTENING VEHICLE ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
6. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DRAINAGE COURSES.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
8. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.
9. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
10. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
11. AVOID TRACKING DIRT OR OTHER MATERIAL OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
12. THE CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE CONSTRUCTION BMPs.



LEGEND

-  ROCKED CONSTRUCTION ENTRANCE
-  FIBER ROLL
-  PORT-A-POTY
-  CONCRETE WASH AREA
-  TEMPORARY CONSTRUCTION POWER
-  INLET SEDIMENTATION BARRIER

STOCKPILE NOTE:

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

ENCROACHMENT PERMIT:

1. PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, AN ENCROACHMENT PERMIT WILL BE REQUIRED.

TREE PROTECTION FENCING NOTE:

ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. THE TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED.

RW ENGINEERING, INC.
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 (FAX) (408) 824-5556
 rweengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER
 ROBERT Y. WANG
 50541
 RENEWAL DATE:
 06-30-23
 CIVIL
 STATE OF CALIFORNIA

NEW RESIDENCE
239 MARICH WAY
LOS ALTOS, CA
 SANTA CLARA COUNTY
 APN: 170-03-029

EROSION CONTROL PLAN

DATE: 9/3/2022
 SCALE: AS NOTED
 DESIGNED BY: RW
 DRAWN BY: RW
 SHEET NO.

C-2

GENERIC CONSTRUCTION SITE PLAN

APPROVED: [Signature] 1/4/10
City Engineer

REVISION		ENGINEERING DIVISION	
Description	Date		
		TYPICAL EROSION AND SEDIMENT CONTROL AT SINGLE FAMILY CONSTRUCTION SITE	EC-1

STANDARD DETAILS MAY 2010

STABILIZED CONSTRUCTION SITE ENTRANCE

APPROVED: [Signature] 1/4/10
City Engineer

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

STANDARD DETAILS MAY 2010

STRAW ROLLS

APPROVED: [Signature] 1/4/10
City Engineer

REVISION		ENGINEERING DIVISION	
Description	Date		
		STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010

STANDARD SEWER LATERAL CLEAN-OUT

APPROVED: [Signature] 1/4/10
City Engineer

REVISION		ENGINEERING DIVISION	
Description	Date		
		SEWER LATERAL CLEAN-OUT	SS-6

STANDARD DETAILS MAY 2010

STREET SHOULDER IMPROVEMENT POLICY (SHEET 1 OF 3)

APPROVED: [Signature] 1/10/18
City Engineer

REVISION		ENGINEERING DIVISION	
Description	Date		
		STREET SHOULDER IMPROVEMENT POLICY (SHEET 1 OF 3)	SU-20A

STANDARD DETAILS MAY 2010

STREET SHOULDER IMPROVEMENT POLICY (SHEET 2 OF 3)

APPROVED: [Signature] 1/10/18
City Engineer

REVISION		ENGINEERING DIVISION	
Description	Date		
		STREET SHOULDER IMPROVEMENT POLICY (SHEET 2 OF 3)	SU-20B

STANDARD DETAILS MAY 2010

PERMEABLE DRAINAGE SWALE

APPROVED: [Signature] 12/12/18
City Engineer

REVISION		ENGINEERING DIVISION	
Description	Date		
		PERMEABLE DRAINAGE SWALE	SU-20C

STANDARD DETAILS MAY 2010

SEWER LATERAL AND SEWER RISER

APPROVED: [Signature] 1/4/10
City Engineer

REVISION		ENGINEERING DIVISION	
Description	Date		
		SEWER LATERAL AND SEWER RISER	SS-5

STANDARD DETAILS MAY 2010

RW ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS

505 ALTAMONT DRIVE
MILPITAS, CA 95035
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(FAX) (408) 824-5556
rweengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER
PROPERTY Y. WANG
50541
RENEWAL DATE: 06-30-23
CIVIL
STATE OF CALIFORNIA

NO. 1
REVISION
DATE 5/27/21
CITY COMMENTS 05/19/21

NEW RESIDENCE
239 MARCH WAY
LOS ALTOS, CA

SANTA CLARA COUNTY
APN: 170-03-029

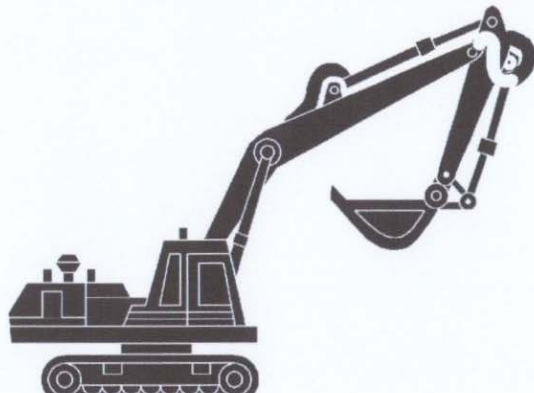
STANDARD DETAILS

DATE: 9/3/2022
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.

C-3

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing the Right Job

General Business Practices

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

Landscaping/Garden Maintenance

- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

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

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

- General contractors
- Site supervisors
- Inspectors
- Home builders
- Developers

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

Doing The Job Right

General Principals

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance needs to be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

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

Storm Drain Pollution from Roadwork

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete until the material has dried.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

DIAL 9-1-1
 State Office of Emergency Services Warning Center (24 hours): **800-852-7550**
 Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195
 County of Santa Clara Integrated Waste Management Program: (408) 441-1198
 County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS
 Santa Clara County Recycling Hotline: 1-800-533-8414
 Santa Clara Valley Water District: (408) 265-2600
 Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151
 Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300
 Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford
City of Los Altos
 Building Department: (650) 947-2752
 Engineering Department: (650) 947-2780



Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

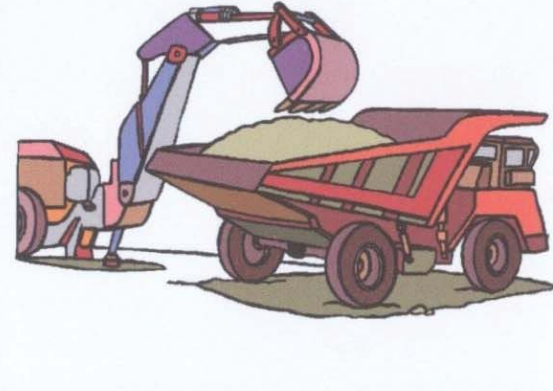
Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

- A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

Criminal and judicial penalties can be assessed for non-compliance.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

- Bulldozer, back hoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

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

Practices During Construction

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

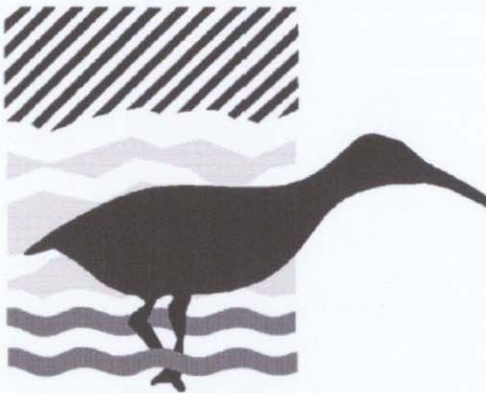
Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces. Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

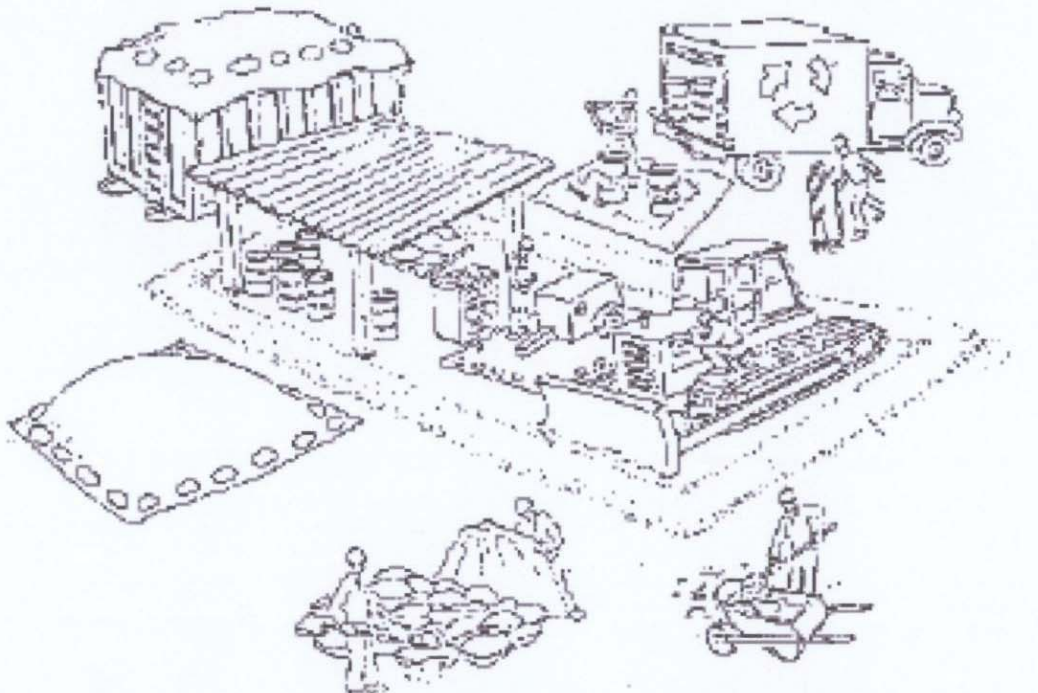
Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



DESIGNED BY: LARRY LIND	APPROVED BY: 	CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN		48056 R.C.E.	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET	OF SHEETS	DRAWING NO.: 27

Plant Legend

KEY	QTY	SIZE	SPACING	WUCOLS	BOTANICAL NAME	COMMON NAME	Mature High x Width
REPLACEMENT TREE - CLASS 1							
GB	-	24" box		MED	Ginkgo biloba "Fairmont"	Maidenhair Tree	75' x 12-25'
TALL SCREENING SHRUBS							
PS	-	5' 6"		MED	Pittosporum tenuifolium	Silver Sheen	15' x 6-15'
growth rate 24" per year							
SHRUBS							
HY	-	5' 4'-6'		MED	Hydrangea macrophylla	(to be selected by owner)	
CJ	-	5' 4'-6'		MED	Camellia japonica		
CE	-	2' 4'-6'		LOW	Cordyline Electric Pink		
SO	-	5' 4'-6'		LOW	Solanum rantonnetii	Blue Potato Shrub	
RT	-	5' 4'-6'		LOW	Tree Roses selected by owner		
RO	-	5' 4'-6"		LOW	Rosmarinus Tuscan Blue	Rosemary for seasoning	
GROUND COVERS							
IR	-	1' 2'-5'		LOW	Iris douglasiana	Native Iris	
O	-	1' 2'-4'		LOW	Osteospermum fruticosum	- mixed colors selected by owner	
LC	-	1' 4'-8"		LOW	Loropetalum	- maroon leaves	
DV	-	1' 4'-6'		LOW	Dietes iridioides	Fortnight Lily	
LO	-	1' 3'-6'		LOW	Lantana Spreading Sunset	Orange Lantana	
LP	-	1' 3'-5'		LOW	Limonium perezii	Sea Statice	
LA	-	1' 3'-6'		LOW	Lavandula - selected by owner	Lavender	
EK	-	1' 2'-4'		LOW	Erigeron karvinskianus	Santa Barbara Daisy	
LAWN sod							
				HIGH	Fescue blend sod lawn with header board of steel landscape edging or 2x4 rough RWD		

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

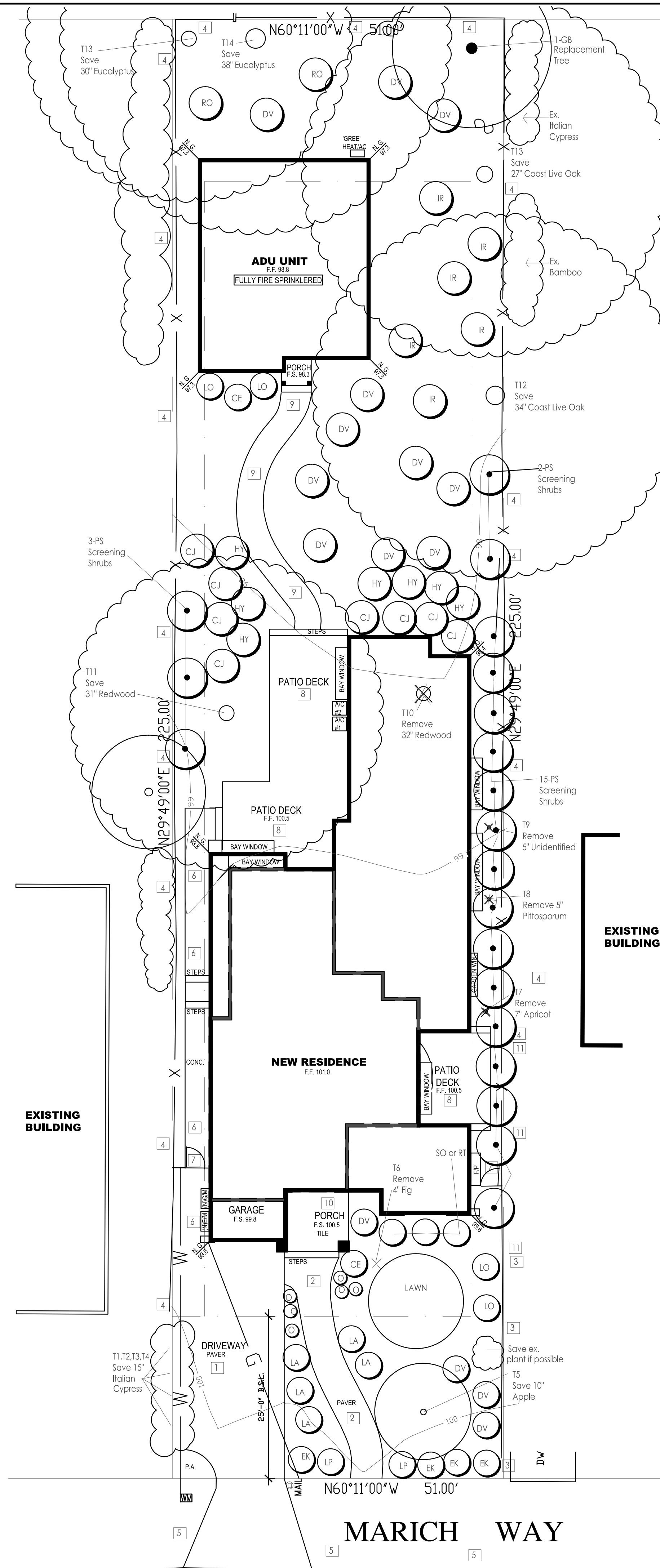
Plant quantities are for planning purposes only. Contractor to do own plant count and install all plants on plan

Planting Notes

- LESS THAN 25% OF PLANTING AREA IS TURF
- PLANTS WITH SIMILAR WATER NEEDS ARE GROUPED WITHIN HYDROZONES. EACH HYDROZONE SHALL BE CONTROLLED BY A SEPARATE GROUP OF VALVES
- AT LEAST 4 CUBIC YARDS OF COMPOST (BFI SUPER HUMUS) AND 16 POUNDS OF 12-12-12 FERTILIZER PER 1000 SF OF PLANTING AREA SHALL BE THOROUGHLY TILLED INTO THE TOP 8 INCHES OF SOIL (EXCEPT UNDER CANOPY OF EXISTING TREES TO BE SAVED) OR FOLLOW THE AMENDMENT AND FERTILIZER RECOMMENDATIONS OF A SOIL FERTILITY TEST AND ANALYSIS FROM A SOIL LAB (HIGHLY RECOMMENDED)
- INSTALL 3 INCH DEEP LAYER OF TOP DRESS MULCH ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN AREAS OF DIRECT SEEDING APPLICATION OR SOD LAWN. USE WOOD CHIP TYPE MULCH TO BE SELECTED BY OWNERS. PROVIDE SAMPLES AND PRICES PRIOR TO FINALIZING BID
- GRADING SHALL BE DESIGNED TO MINIMIZE SOIL EROSION, RUN-OFF AND WATER WASTE ADDITIONAL NOTES
- FINAL CONSTRUCTION DRAWINGS TO INCLUDE PLANTING AND IRRIGATION DETAILS AND SPECIFICATIONS
- DON'T TRENCH TOO CLOSE TO STRUCTURES WITHOUT THE APPROVAL OF THE BUILDING ARCHITECT, CIVIL, OR STRUCTURAL ENGINEER
- PRIOR TO ORDERING PLANTS OR SIGNING FINAL CONTRACT FOR WORK MAKE SURE YOU HAVE THE MOST CURRENT SET OF APPROVED PLANS AND MAKE SURE THERE ARE NO CHANGES TO THE PLANT CHOICES
- ADJUST FINAL LOCATIONS OF PLANTS TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, AND IRRIGATION COMPONENTS. SCREEN VALVES AND UTILITIES WITH PLANTS. DON'T PUT PLANTS TOO CLOSE TO PAVING OR BUILDINGS
- GRADING AND DRAINAGE TO BE DONE ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLANS DONE BY



Landscape Screening
Pittosporum tenuifolium
"Silver Sheen" has silver colored leaves and is less dense



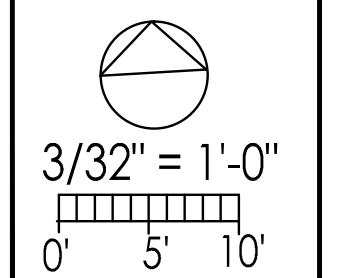
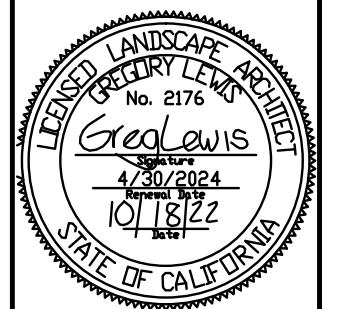
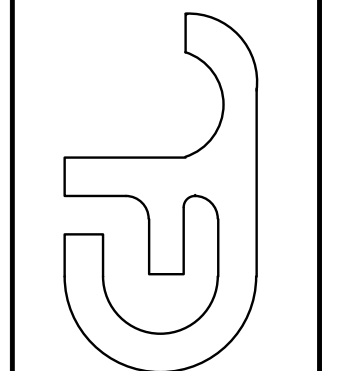
Landscape Site Legend

- Driveway - Interlocking pavers - Brand, series, pattern, and color to be selected by owner
- Front path - 5 foot wide - Interlocking pavers - to be selected by owner
- Existing 3 foot high picket fence to remain
- Existing 6 foot high solid wood fence to remain
- Compacted baserock and gravel in ROW for parking
- 3 foot wide conc. or paver path in side yard
- 3 foot wide by 6 foot high solid wood gate
- Trex or Redwood Deck with wood steps down to grade
- 5 foot wide interlocking paver path - to be selected by owner - curve it to avoid detention basins (see civil plans)
- Tile over concrete or plain concrete landings
- 6 foot high solid wood fence extended to front of proposed house

Hydrozone Summary -

HYDROZONE -	DESCRIPTION	SQ.FT.	% OF TOTAL VALVES
HYD 1 --	DRIP, LOW WATER SHRUBS	3595	66%
HYD 2 --	DRIP, MED WATER SHRUBS	1343	25%
HYD 3--	DRIP, HIGH WATER LAWN	168	3%
HYD 4--	DRIP, MED WATER TREES	312	6%
TOTALS		5418	100%

There is 5418 sf of planting area



"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the landscape design plan"
Gregory Lewis
Gregory Lewis - Landscape Architect Lic. #2176 10/18/22