DESIGN REVIEW COMMISSION
MEETING AGENDA

7:00 PM - Wednesday, January 04, 2023

Telephone/Video Conference Only

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (253) 215-8782 to participate in the conference call (Meeting ID: 841 1423 1135 or via the web at https://tinyurl.com/52fzsjy7 with Passcode: 868380). Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DRCPublicComment@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. **Design Review Commission Minutes**
   Approve the minutes of the regular meeting of November 2, 2022.

DISCUSSION

2. **SC22-0024 – Kyle Chan – 905 Leonello Avenue**
   Design Review for a new two-story single-family house. The project includes a 2,518 square-foot first story and 1,269 square-foot second story. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

3. **SC22-0027 – Varada Malavika Rao– 363 W. Edith Avenue**
   Design Review for a two-story addition to a one-story single-family house. The project includes a 49 square-foot one-story addition and 805 square-foot two-story addition. This project is

categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

4. **2023 Meeting Schedule - Agenda Report**

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

ADJOURNMENT

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act and California Law, it is the policy of the City of Los Altos to offer its programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact department staff. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City ADA Coordinator can be reached at (650) 947-2607 or by email: *ada@losaltosca.gov*.

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.

DESIGN REVIEW COMMISSION MEETING MINUTES

7:00 PM - Wednesday, November 2, 2022

Telephone/Video Conference Only[1]

CALL MEETING TO ORDER

At 7:00 p.m. Chair Blockhus called the meeting to order.

ESTABLISH QUORUM

PRESENT:	Chair Harding, Vice-Chair Ma, Commissioners Blockhus and Mantica
ABSENT:	Commissioner Klein
STAFF:	Planning Services Manager Williams, Senior Planner Gallegos, and Associate Planner Liu

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**
   Approve minutes of the regular meeting of October 19, 2022.

Action: Upon a motion by Commissioner Blockhus, seconded by Vice-Chair Ma, the Commission approved the minutes of the regular meeting of October 19, 2022 as written.
The motion was approved (4-0) by the following vote:
AYES: Harding, Ma, Blockhus, and Mantica
NOES: None

PUBLIC HEARING

2. **V21-0003 & DR22-0067 – California Water Service – 10900 Beechwood Lane**
   Request for a Variance for a 10-foot front yard setback, where a 25-foot setback is required in the R1-10 Zoning District and design review applications for an emergency generator in a sound attenuating accessory structure for a pre-existing community facility, an existing potable water pump station at 10900 Beechwood Lane. No other improvements are proposed for the site. The project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines, as amended because it involves an existing facility of a public utility service. The project was continued from July 6, 2022 DRC meeting. *Project Planner: Gallegos*

[1] Due to technical issues, a video recording is not available for the Design Review Commission meeting of November 2, 2022.

STAFF PRESENTATION
Senior Planner Gallegos presented the staff report recommending approval of variance and design review applications V21-0003 and DR22-0067 subject to the listed findings and conditions and answered questions from Commissioner Blockhus and Vice-Chair Ma.

APPLICANT PRESENTATION
California Water Service representative Cindy Bertsch presented the project and answered a question from Commissioners Blockhus.

PUBLIC COMMENT
None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Blockhus, seconded by Commissioner Mantica, the Commission approved variance and design review applications V21-0003 and DR22-0067subject to the listed findings and conditions.
The motion was approved (4-0) by the following vote:
AYES: Harding, Ma, Blockhus, and Mantica
NOES: None

3. V22-0003 & SC22-0019 – John Aldrich – 562 University Avenue
Request for a Variance for an 18.3-foot-tall pergola, where a 12-foot height is permitted in the R1-10 Zoning District and design review application for a new second story deck with pergola at 562 University Avenue. The project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines, as amended because it involves an addition to an existing single-family house. *Project Planner: Gallegos*

STAFF PRESENTATION
Senior Planner Gallegos presented the staff report recommending approval of variance and design review applications V22-0003 and SC22-0019 subject to the listed findings and conditions and answered a question from Vice-Chair Ma regarding the spa equipment.

APPLICANT PRESENTATION
Project applicant John Aldrich presented the project.

PUBLIC COMMENT
None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Klein, the Commission approved variance and design review applications V22-0003 and SC22-0019 subject to the listed findings and conditions.
The motion was approved (4-0) by the following vote:

AYES: Harding, Ma, Blockhus, and Mantica
NOES: None

DISCUSSION

4. SC22-0014 – Joseph Xu – 1074 Riverside Drive
Design Review for a new two-story house. The project includes 2,005 square feet at the first story and 1,692 square feet at the second story. A 779 square foot attached accessory dwelling unit (ADU) is also proposed, but not subject to design review. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Liu*

STAFF PRESENTATION
Associate Planner Liu presented the staff report recommending approval of design review application SC22-0014 subject to the listed findings and conditions and answered clarifying questions from Vice-Chair Ma and Commissioner Blockhus.

APPLICANT PRESENTATION
Project applicant, Joseph Xu, presented the project and answered questions from Commissioners Blockhus and Vice Chair Ma.

PUBLIC COMMENT
None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Blockhus, seconded by Commissioner Mantica, the Commission approved design review application SC22-0014 subject to the listed findings and conditions, with the following change:

- Modify condition No. 5 for the applicant to work with staff and the neighboring property owners to coordinate the evergreen screening vegetation along the rear property line.

The motion was approved (4-0) by the following vote:
AYES: Harding, Ma, Blockhus and Mantica
NOES: None

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS
Senior Planner Gallegos stated that the next meeting would be on January 4, 2023 and there are two items on the agenda.

ADJOURNMENT

Chair Harding adjourned the meeting at 8:40 PM.

_____
Sean Gallegos
Senior Planner

DATE: January 4, 2023

AGENDA ITEM # 2

TO: Design Review Commission

FROM: Sean K. Gallegos, Senior Planner

SUBJECT: SC22-0024 – 905 Leonello Avenue

RECOMMENDATION:

Approve design review application SC22-0024 subject to the findings and conditions

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PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,884 square feet on the first story and 1,202 square feet on the second story. The project also includes a 660 square-foot, one-story attached Accessory Dwelling Unit (ADU); but it is not part of this design review application. This project should be categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	10,825 square feet
MATERIALS:	Standing seam metal roof, cement plaster siding, stone veneer, cement fiber window trim and details and wood windows.

	Existing	**Proposed**	**Allowed/Required**
LOT COVERAGE:	2,600 square feet	3,787 square feet	3,247 square feet
FLOOR AREA:			
First floor	2,600 square feet	2,518 square feet	
Second floor		1,269 square feet	
Total	2,600 square feet	3,787 square feet	3,789 square feet
SETBACKS:			
Front	24.75 feet	25 feet	25 feet
Rear	55.1 feet	45.1 feet	25 feet
Right side (1st/2nd)	12.2 feet	7.8 feet/21.4 feet	7.8 feet/15.3 feet
Left side (1st/2nd)	11.75 feet	7.8 feet/22.6 feet	7.8 feet/15.3 feet
HEIGHT:	14 feet	25 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The subject site is located on south the side of a dead-end street on Leonello Avenue, with the nearest cross-street at Covington Road. The houses in this neighborhood are primarily a combination of one-story and two-story homes with simple forms and rustic materials. However, 906 Leonello Drive is a two-story house that represents a larger scale, while maintaining simple forms and horizontal emphasis consistent with the neighborhood. The landscape along Leonello Avenue is varied with a variety of large mature trees, but no distinct street tree pattern.

Zoning Compliance

The subject property is considered a narrow corner lot, which is defined as a lot that is less than 80-feet in width. For narrow lots, the interior side yard setback is reduced from 10 feet to 10 percent of the width of the lot, with an additional 7.5 feet added for the second story setback. Since the lot is 77.97 feet in width, the required interior side yard setback is 7 feet, 9.5 inches, with a second story side yard setback of 15 feet, 3.5 inches.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that "fit in" and lessen abrupt changes.

The proposed project uses a more contemporary architectural style and materials than those found in the surrounding neighborhood but is designed to relate to the houses in the immediate vicinity. The project incorporates design elements that are found in the neighborhood such hipped roof, articulated massing, low-pitched roof, and high-quality materials that are compatible with the neighborhood. The detailing and materials of the structure reflect a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials, which include cement plaster, stone veneer, cement fiber window trim, wood windows and standing seam metal roof, are integral to the design. Overall, the design incorporates a contemporary style with simple elements and quality materials that produce a thoughtful and integrated appearance that is compatible with the character of the area.

According to the Residential Design Guidelines, a house should be designed to fit the lot and should not result in a home that stands out in the neighborhood. The proposed project is sensitive to the scale of the neighborhood and incorporates similar massing found within the neighborhood context. The proposed nine-foot, six-inch tall first floor wall plate is consistent with the eight-foot to nine-foot plate heights of existing residences in the neighborhood. The eight-foot, six-inch second floor wall plate height along the front,

right and rear elevation is partially concealed within the roof, which minimizes the perception of bulk.

The City's Residential Design Guidelines suggest various ways to minimize bulk, which includes using more than one material on an elevation, incorporating architectural elements to soften the elevation, minimizing the use of two-story high design elements, and keeping second floor exterior wall heights low. The front elevation massing is broken up with multiple hipped roof forms, a defined recessed entry, and low eave lines that emphasize the horizontal profile of the first story. The second floor is centered over the first story and visually softened by being recessed within the roofline of the structure. The low-pitched roof provides variation of the eave line facing the street, limits the height of the building in comparison to adjacent houses and diminishes the overall scale of the structure. The design does not create an abrupt change and is well proportioned and articulated to reduce the effect of bulk and mass.

Privacy

On the left (north) side elevation of the second story, there are six windows with six-foot sill heights. Due to their placements and tall sill heights, the proposed windows do not create unreasonable privacy impacts.

On the right (south) side elevation of the second story, there are six windows with six-foot sill heights. Due to their placements and tall sill heights, the proposed windows do not create unreasonable privacy impacts.

On the rear (east) second story elevation, there is one window for the primary bathroom with a three-foot sill height, and French doors with side lights exiting from the primary bedroom to a balcony. The rear-facing balcony has a depth of four feet and a width of 14 feet. The balcony size does comply with the four-foot maximum balcony depth recommended in the Residential Design Guidelines, and it is considered passive in nature due to its depth and it being off a bedroom. The rear balcony presents an integrated appearance and the privacy wall along the right side of the balcony diminishes privacy impacts. The landscape plan includes retaining existing mature on-site trees and adding Podocarpus Gracilior along the side and rear property lines to further minimize privacy impacts. With the existing and proposed screening trees and the passive nature of the balcony, the window at the rear of the structure and the balcony would not result in unreasonable privacy impacts.

In general, the Design Review Commission has previously considered second story windows with a minimum four-foot six-inch windowsill heights acceptable to minimize direct views into neighboring properties. When there are perceived privacy impacts, installation of screening vegetation is another common practice to mitigate the interference with privacy. As discussed above, with the proposed design of second story windowsill heights, placement of windows, setbacks to the property lines, and new and existing vegetation, staff considers the subject project is designed to avoid unreasonable potential privacy impacts to the adjacent residential neighbors.

Landscaping
The application includes an arborist report (Attachment F) that provides an inventory of the 15 on-site trees and six trees on adjacent properties. The applicant proposes the removal of one protected argyle apple tree (No. 9) due to being diseased. The applicant proposes the removal of four additional trees (nos. 7, 8, 18 and 21, but they are not protected under the City's Tree Protection Ordinance.

A comprehensive landscaping plan has been provided, which includes street trees and screening trees. The landscaping plan includes maintaining the existing redwood, oak, Monterey pine and loquat trees in the side and rear yards. The project meets the City's landscaping regulations and street tree guidelines with the new landscaping and hardscape. Since the new landscaping area exceeds 500 square feet, the project requires a landscape plan that complies with the City's Water Efficient Landscape Regulations.

Environmental Review
This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a new single-family dwelling in a residential zone.

Public Correspondence
A public meeting notice was posted on the property and mailed to 11 nearby property owners on Holly Avenue and Oakhurst Avenue.

Cc: Kyle Chan, Applicant and Architect
Zhang Daiua and Song Peiran, Property Owners

Attachments
A. Public Notification Map
B. Neighborhood Combability Worksheet
C. Public Notice Poster
D. Materials Board
E. Applicant Outreach
F. Arborist Report, October 6, 2022
G. Design Plans

FINDINGS

SC22-0024 – 705 Leonello Avenue

With regard to the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

a. The proposed structure complies with all provisions of this chapter;

b. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;

e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS OF APPROVAL

SC22-0024 – 705 Leonello Avenue

GENERAL

1. **Expiration**
   The Design Review Approval will expire on January 4, 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 December 5, 2022, except as may be modified by these conditions.

3. **Protected Trees**
   The existing trees to be retained that are identified on the site plan shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director. Tree No. 9 shall be removed as part of this design review permit application.

4. **Tree Removal Approved**
   Tree No. 9 shown to be removed on the site plan of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

5. **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.

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

8. **Indemnity and Hold Harmless**

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

9. **Conditions of Approval**
   Incorporate the conditions of approval into the title page of the plans.

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

11. **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.

12. **Reach Codes**
    Building Permit Applications submitted on or after January 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

13. **California Water Service Upgrades**
    You are responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

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

15. **Underground Utility Location**

Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

16. **Outdoor Condensing Unit Sound Rating**
Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

18. **Tree Protection**
Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of the existing trees to be retained as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

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.

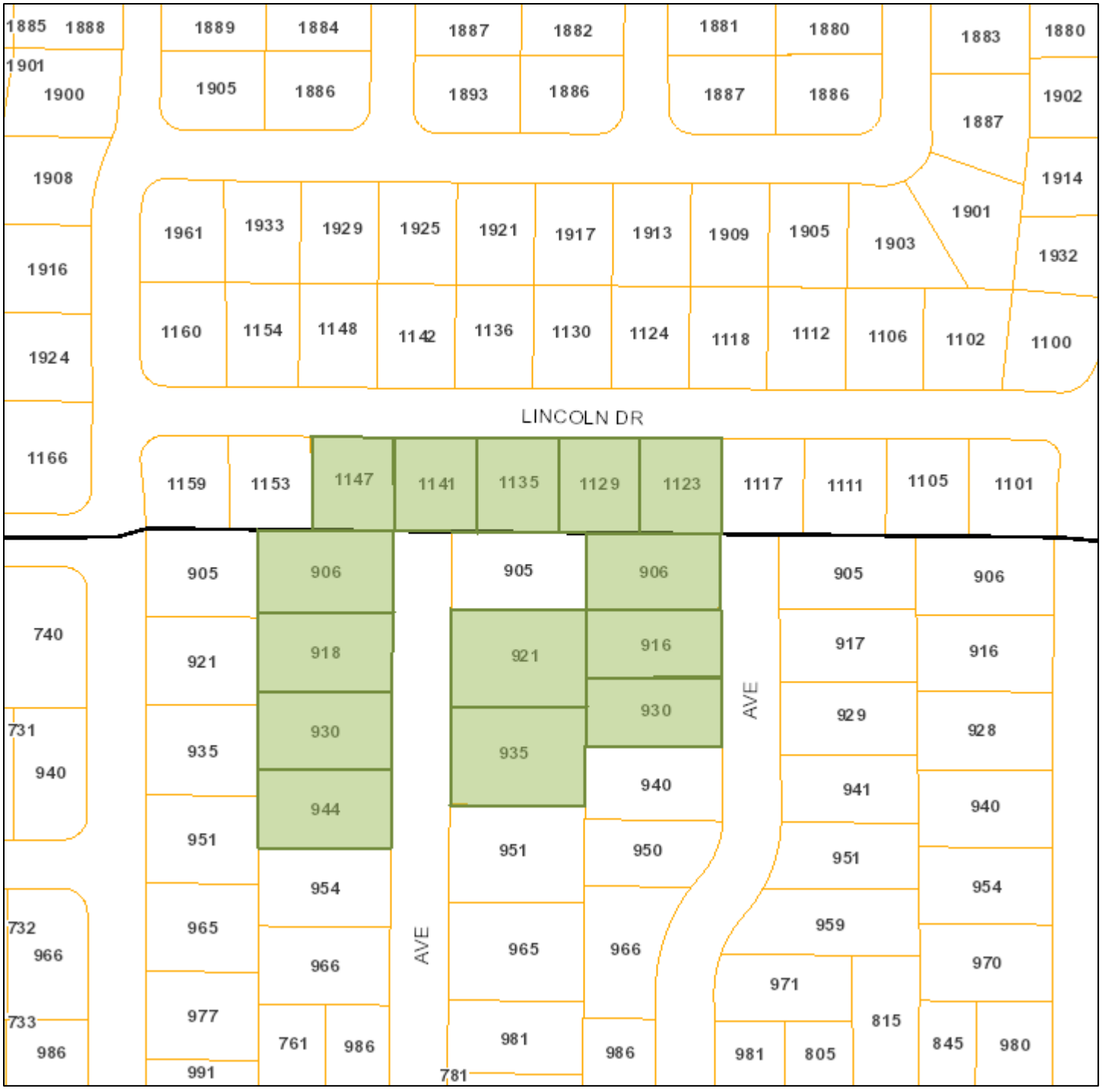
PRIOR TO FINAL INSPECTION

20. **Landscaping Installation and Verification**
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. *(Note: only include if project exceeds the 500/2,500 sq ft threshold.)*

21. **Landscape Privacy Screening**
The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties. *(Should be applied to all two-story projects and one-story projects as needed).*

22. **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).

Notification Map



Print Date: August 31, 2022

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- Schools
- Park and Recreation Areas
- City Limit
- Road Names
- Waterways
- Situs Label
- TaxParcel

City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos**. *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 905 Leonello Ave, Los Alto, CA 94024
Scope of Project: Addition or Remodel ☐ **or New Home** ☑
Age of existing home if this project is to be an addition or remodel? _____
Is the existing house listed on the City's Historic Resources Inventory? No

* See "What constitutes your neighborhood" on page 2.

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: 13,800 square feet
Lot dimensions: Length 138 feet
Width 100 feet
If your lot is significantly different than those in your neighborhood, then note its: area 10,825, length 138.88, and width 78.1.

2. Setback of homes to front property line: *(Pgs. 8-11 Design Guidelines)*

Existing front setback if home is a remodel?_____
What % of the front facing walls of the neighborhood homes are at the front setback 90 %
Existing front setback for house on left N/A ft./on right 25 ft.
Do the front setbacks of adjacent houses line up? Yes

3. Garage Location Pattern: *(Pg. 19 Design Guidelines)*

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 2
Garage facing front recessed from front of house face 5
Garage in back yard 3
Garage facing the side ___
Number of 1-car garages__; 2-car garages 10; 3-car garages __

* See "What constitutes your neighborhood", (page 2).

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 80
Two-story 20

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? No
Are there mostly hip ☐, gable style ☑, or other style ☐ roofs*?
Do the roof forms appear simple ☐ or complex ☑?
Do the houses share generally the same eave height No?

6. Exterior Materials: *(Pg. 22 Design Guidelines)*

What siding materials are frequently used in your neighborhood*?

✔ wood shingle ✔ stucco __ board & batten __ clapboard
__ tile __ stone ✔ brick __ combination of one or more materials
(if so, describe) AND STONE

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
ASPHALT SHINGLE
If no consistency then explain:_____
_____

7. Architectural Style: *(Appendix C, Design Guidelines)*

Does your neighborhood* have a consistent identifiable architectural style?
☐ YES ☒ NO

Type? ☑ Ranch ☐ Shingle ☐ Tudor ☐ Mediterranean/Spanish
☐ Contemporary ☐ Colonial ☐ Bungalow ☐ Other

* See "What constitutes your neighborhood", (page 2).

8. Lot Slope: *(Pg. 25 Design Guidelines)*

Does your property have a noticeable slope? No

What is the direction of your slope? (relative to the street)

Is your slope higher ☐ lower ☐ same ☑ in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

GRAVEL PARKING STRIP

How visible are your house and other houses from the street or back neighbor's property?

PARTIALLY VISIBLE, BLOCKED BY TREES

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

GRAVEL

10. Width of Street:

What is the width of the roadway paving on your street in feet? 25
Is there a parking area on the street or in the shoulder area? Yes
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? GRAVEL

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:
GABLE ROOF, SOME HIPS ROOF. MIXED OF SIDING OR STUCCO
MOSTLY 25FT FRONT SETBACKS

General Study

A. Have major visible streetscape changes occurred in your neighborhood?
☐ YES ☒ NO

B. Do you think that most (~ 80%) of the homes were originally built at the same time? ☐ YES ☒ NO

C. Do the lots in your neighborhood appear to be the same size?
☐ YES ☒ NO

D. Do the lot widths appear to be consistent in the neighborhood?
☐ YES ☒ NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)? ☒ YES ☐ NO

F. Do you have active CCR's in your neighborhood? *(p.36 Building Guide)*
☐ YES ☒ NO

G. Do the houses appear to be of similar size as viewed from the street?
☐ YES ☒ NO

H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
☒ YES ☐ NO

* See "What constitutes your neighborhood", (page 2).

Address: 905 Leonello Ave
Date: 4/1/2022

Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
921 Leonello Ave	25	30	FRONT	1	15	SIDING	SIMPLE
906 Leonello Ave	25	29	FRONT	2	25	STONE/STUCCO/	COMPLEX
918 Leonello Ave	40	18	BACK	1	15	SIDING	SIMPLE
930 Leonello Ave	25	37	FRONT	1	15	SIDING	SIMPLE
944 Leonello Ave	25	37	BACK	1	15	STUCCO	SIMPLE
906 Seena Ave	25	30	BACK	2	22	STUCCO	SIMPLE
1129 Lincoln Dr	25	20	FRONT	1	15	SIDING	SIMPLE
1135 Lincoln Dr	25	20	FRONT	1	15	SIDING	SIMPLE
1141 Lincoln Dr	25	20	FRONT	1	15	SIDING	SIMPLE
1147 Lincoln Dr	25	20	FRONT	1	15	STUCCO	SIMPLE

Sean Gallegos

From: Daihua Zhang [redacted]
Sent: Thursday, December 22, 2022 11:06 AM
To: Kyle Chan; Ann Song; Sean Gallegos; Yvonne Dupont
Subject: Property posting 905 Leonello

Hi Sean and Kyle,
I picked up the notice from the city hall today and added it onto our post board. Please find pictures attached and let us know if Everything's ok.

Happy holidays BTW.

Thanks.
Rick (Daihua)


NOTICE OF
PR


ACURA
TL

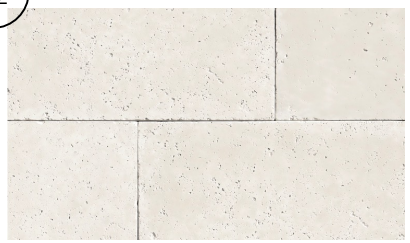
Sent from my iPhone

EXTERIOR FINISH SCHEDULE

SYMBOL	MATERIAL	COLOR
R1	STANDING SEAM METAL ROOF	METALLIC GRAY
S2	MARQUEE LIMESTONE VENEER	BEIGE
CP1	SMOOTH CEMENT PLASTER	
P1	BENJAMIN MOORE	BEIGE
P2	BENJAMIN MOORE	GRAPHITE
G1	GUTTER / METAL PANEL	GRAPHITE
W1	PARKLEX NATURAL SIDING	MUSTARD
	WINDOW W/ GRAPHITE TRIM BY MARVIN OR SIM.	
	GARAGE: FIBERGLASS PANEL SIDING FINISH W/ LIGHT BY OVERHEAD DOOR COMPANY OR SIM.	

CP1
P1

S2



R1

W1

G1

P2
WINDOW

DOOR

905 LEONELLO AVE

TWO-STORY RESIDENTIAL DESIGN
9.21.2022
MATERIAL BOARD

GARAGE

905 Leonello Ave,
Los Altos, CA 94024

July, 2022

To: Los Altos Design Review Commission

Dear Design Review Commission,

This letter is to provide a summary of the communications with our neighbors regarding the new 2-story house design.

We were able to meet most of the inner circle neighbors in person to show the design, discuss and address feedbacks. We received many genuine congratulations from the neighbors and in general no objections to the overall design. The adjacent neighbors care about the privacy impact. Visiting the neighbors also gave us new perspectives of neighbors' views to our yard and house. Based on our evaluation and the neighbors' feedbacks, we made a few changes:

- Increased the ADU setback by 1 feet.
- Added screening trees on the north, east and south sides
- Raised 2-floor balcony side wall to 6 feet with wood boards
- Reduced three 2-floor windows to half of the original size

We have received written and verbal consent from most of the neighbors. The south side neighbor acknowledged the changes which are in respond to their privacy concerns, while have not signed the consent letter. Similarly, there is no change request from the east side neighbor while no consent letter either.

For neighbors on Leonello Ave, not in the inner circle, we also tried to talk in person. For neighbors who are not available at the time we visited, we left the design in the mailbox.

The neighborhood response is largely positive. It was also a great opportunity for us to know every neighbor around us. We are grateful to have kind and pleasant neighbors. We are also very thankful to our Architect who support us for iterations of changes.

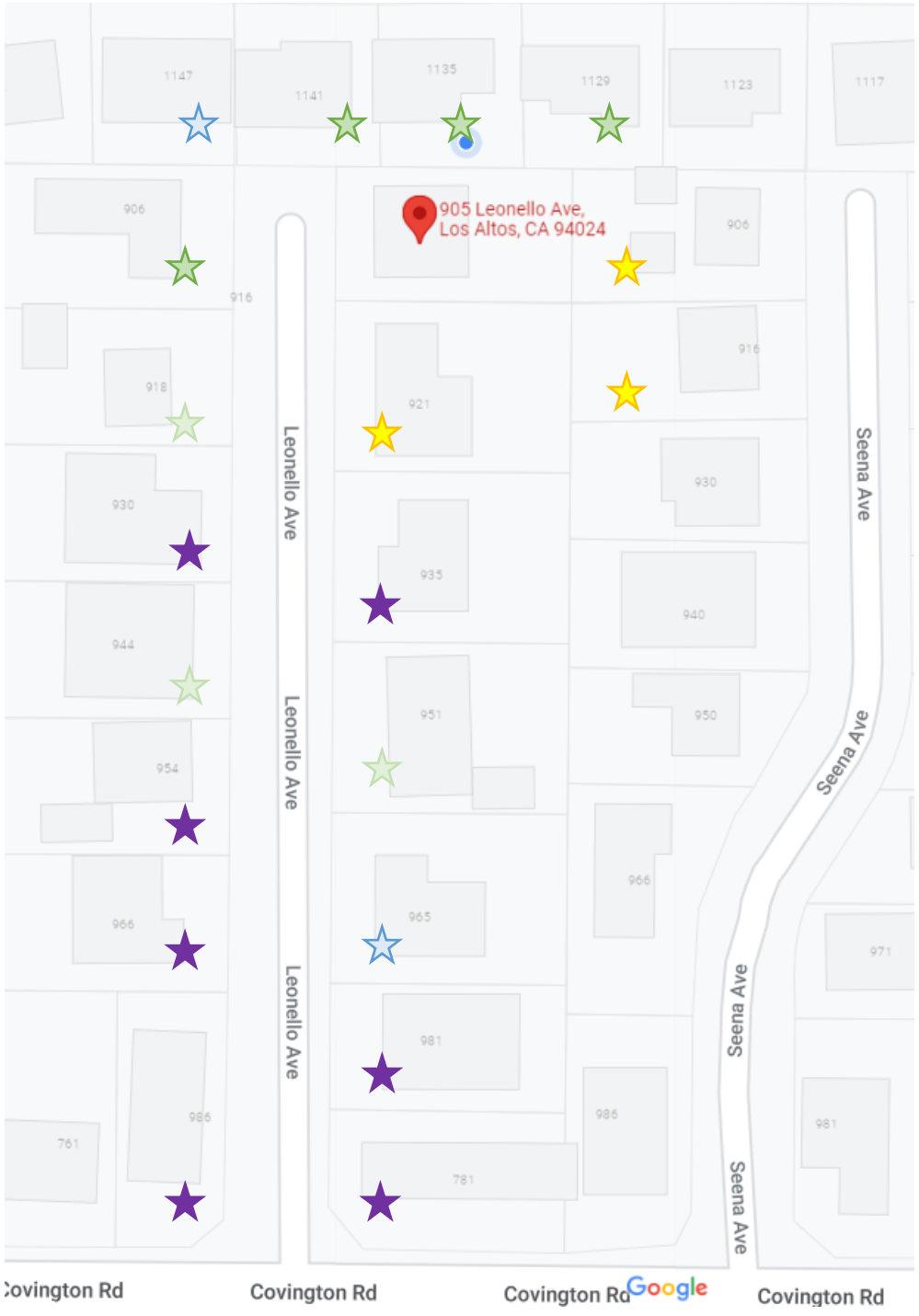
We have lived in this house for 4 years and expanded the family with 2 more kids here. We enjoy and appreciate this quiet neighborhood and the wonderful town of Los Altos. We are excited to stay here while have a bigger and newer house to raise the three kids.

Thank you very much for your time to read this letter and review the design packet. We are looking forward to working with the City, following design and building guidelines, and having a new house here.

Warm regards,

Daihua Zhang
Peiran Song
The Zhang Family

NEIGHBOR OUTREACH STATUS



- ★ Written acknowledgement/consent letter received
- ☆ Email consent received
- ☆ Verbal consent received
- ★ Shared printed elevation and landscape designs. Discussed in person. Consent not received.
- ★ Shared elevation and landscape designs. No comments received.

906 Leonello Ave,
Los Altos, CA 94024

June, 2022

To: Los Altos Design Review Commission
Re: Zhang Residence
905 Leonello Ave
Los Altos, CA 94024
Request for 2-story Design Review

Dear Sir/Madam,

I'm writing to show my support for the approval of the new building plan set forth by my neighbor, Mr. and Mrs. Zhang, to build a new 2-story home on 905 Leonello Ave in Los Altos.

I have reviewed and discussed the design plan with Mr. and Mrs. Zhang.

I believe that the proposed design plan is a positive addition to our neighborhood. Thank you.

Yours Truly,

Joyce Werner
906 Leonello Ave.

Gmail 965 LEONELLO

Agenda Item 2.

Daihua Zhang <zhangdaihua@gmail.com>

905 Leonello home rebuild

3 messages

Daihua Zhang <zhangdaihua@gmail.com> Mon, Jul 18, 2022 at 10:57 PM
To: Bruce Currivan <bcurrivan@gmail.com>

Hi Bruce,
This is Rick. We are your neighbor at the north end of the road, on the east side. My wife (Peiran) and I stopped by your house with 3 kids last weekend but you and Ani were not home. We mentioned to Ani about the plan of rebuilding our home before, but now it's getting more formal. Our architect has pretty much finished the design and is about to submit the package for design review at the city.

We would like to share the evaluation design with you (see attached) and check if you have any concerns and/or suggestions. This way we can address them ahead of time. Since it's a two story home it's going to take a longer process than 1-story ones (of course you know all this better than we do), but I think if we can get support from our neighbors things can move more smoothly. We've been talking to neighbors all around us and hope to get your understanding and support. We do have a strong need for bigger space as we grow our family (we added two boys since we moved to our street in 2018). Since we love this neighborhood so much and don't want to move to another place. Rebuilding the house looks to be the best option for us.

Thank you very much in advance. Let me know if you have any questions or concerns. My phone number is 650-305-8691.

Best,
Rick

2 attachments

2112 A3.2.pdf
45K

2112 A3.1.pdf
43K

Bruce Currivan <bcurrivan@gmail.com> Wed, Jul 20, 2022 at 9:26 PM
To: Daihua Zhang <zhangdaihua@gmail.com>

Hi Rick and Peiran,

The house looks wonderful. Best of luck with the building process.

Sorry we missed you. Please text us to visit anytime. We would be happy to share any experiences we had building with you.

Regards,

Bruce and Ani Currivan
965 Leonello
949-400-1560 cell

[Quoted text hidden]

Daihua Zhang <zhangdaihua@gmail.com> Thu, Jul 21, 2022 at 9:42 PM
To: Bruce Currivan <bcurrivan@gmail.com>

Hi Bruce,
Thank you and Ani for your support and blessings!

Rick

[Quoted text hidden]

July 25, 2022

To: Los Altos Design Review Commission
Re: Zhang Residence
905 Leonello Ave
Los Altos, CA 94024
Request for 2-story Design Review

I'm writing this letter to advise that Mr. and Mrs. Zhang located at 905 Leonello Avenue, Los Altos, CA have shared their plans for building a two story house on their property.

The couple have taken great care in introducing themselves to not only us but other neighbors as well. The house plans have taken privacy issues into consideration as much as possible in both the areas of construction and landscaping. With that said, our primary concern is the planned addition of the second story balcony facing our home's master bedroom's sliding glass doors facing their property. While we can appreciate their desire to enjoy the balcony's view of their backyard, unfortunately it may also include a view into our home.

To mitigate this issue, the landscaping plans do include Podocarpus trees along our shared back fence. While these trees may screen the balcony view into our yard and bedroom, we just needed to share this concern during the planning process.

Overall, Mr. and Mrs. Zhang have taken great care in taking the neighbors' concerns into consideration in their current design plans. We look forward to continued communication as design plans are finalized, invitation(s) to Commission-sponsored neighborhood review meetings and receiving updates on changes impacting our above-expressed concern as construction begins.

Thank you,

Mr. and Mrs. B. Jonzzon

Mr. and Mrs. B. Jonzzon
1129 Lincoln Drive
Mountain View, CA 94040

1135 Lincoln Dr,
Mountain View, CA 94040

June, 2022

To: Los Altos Design Review Commission
Re: Zhang Residence
905 Leonello Ave
Los Altos, CA 94024
Request for 2-story Design Review

Dear Sir/Madam,

I'm writing to show my support for the approval of the new building plan set forth by my neighbor, Mr. and Mrs. Zhang, to build a new 2-story home on 905 Leonello Ave in Los Altos.

I have reviewed and discussed the design plan with Mr. and Mrs. Zhang.

I believe that the proposed design plan is a positive addition to our neighborhood. Thank you.

Yours Truly,

Lan & Joseph LaRocca

1141 Lincoln Dr,
Mountain View, CA 94040

June, 2022

To: Los Altos Design Review Commission
Re: Zhang Residence
905 Leonello Ave
Los Altos, CA 94024
Request for 2-story Design Review

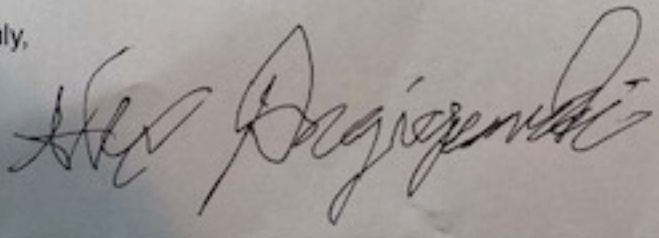
Dear Sir/Madam,

I'm writing to show my support for the approval of the new building plan set forth by my neighbor, Mr. and Mrs. Zhang, to build a new 2-story home on 905 Leonello Ave in Los Altos.

I have reviewed and discussed the design plan with Mr. and Mrs. Zhang.

I believe that the proposed design plan is a positive addition to our neighborhood. Thank you.

Yours Truly,



1147 LINCOLN

Agenda Item 2.

Gmail

Daihua Zhang <zhangdaihua@gmail.com>

From Rick - 905 Leonello Reconstruction

3 messages

Daihua Zhang <zhangdaihua@gmail.com> Sun, Jul 17, 2022 at 10:31 PM
To: "plsteffen@comcast.net" <plsteffen@comcast.net>

Hi Paul,
Nice to know you through Bernt! It's so nice of him to introduce me and my family to you. We were visiting him and Kathy before we made the stop to your house.
Ann (Peiran) and I moved here together with our daughter Serena in 2018. Since then we've added two new members into the family - Aaron and Alvin. We have no plan to add more:).
Our current home is 3b/2b of ~1900sf. It's becoming a bit too small for our family size, especially when we have parents visiting us. So we decided to rebuild this house. There's going to be a long process and a lot of work, but we think eventually it will be worth it.

Please find the elevation plan our architect made for us in the attachment. We decided to make it 2-story because we can make a good backyard space for the kids this way. It will be the kid's bedrooms on the second floor on the west side.

We are about to submit the designs to the city for review, but before that we would like to hear inputs from all neighbors around us. If you have any concerns please let us know so that we can address them ahead of time. After the city's design review there will be detailed structural designs and construction drawings, and a final round of building permit approval. If everything goes smoothly, we will be able to start the project within a year from now. The construction will take another 1.5-2 years.

Please check our designs when you get time and let us know if they look fine. Thank you!

Regards,
Rick

2 attachments

2112 A3.1.pdf
43K

2112 A3.2.pdf
45K

PAUL STEFFEN <plsteffen@comcast.net> Wed, Jul 20, 2022 at 8:21 AM
To: Daihua Zhang <zhangdaihua@gmail.com>

Hello Rick,

It was a pleasure meeting you and Ann and your family the other night.

Thank you for sending the elevation plan. Looks good. Best of luck with the rebuild of your home.

Best regards,

Paul Steffen
[Quoted text hidden]

Daihua Zhang <zhangdaihua@gmail.com> Wed, Jul 20, 2022 at 5:22 PM
To: PAUL STEFFEN <plsteffen@comcast.net>

37

Thank you so much Paul!
We'll go ahead to submit our designs then. Will keep you posted.

Rick
[Quoted text hidden]

ARBORIST REPORT

TREE PROTECTION PLAN

REV. OCTOBER 6, 2022

PREPARED FOR: ANN SONG

PROJECT: **905 LEONELLO AVE, LOS ALTOS, CA 94022**

BO FIRESTONE TREES & GARDENS
BUSARA FIRESTONE, CERTIFIED ARBORIST #WE-8525A
2150 LACEY DR., MILPITAS, CA 95035
E: BUSARA@BOFIRESTONE.COM C: (408) 497-7158
WWW.BOFIRESTONE.COM

Registered Consulting Arborist®

CONTENTS

Introduction

ASSIGNMENT

On April 20, 2022, I visited the project site at 905 Leonello Avenue, Los Altos. I had accepted the assignment of Project Arborist, agreeing to write an industry-standard tree protection plan for their building permit application. The scope of the assignment, as specified by the City of Los Altos, was to include all trees of four inches and larger (4" DBH +) on and overhanging the property. After review of project plans, it was my understanding that the existing one-story house and would be demolished, and a new two-story home with attached garage would be built in its place. The existing hardscaping would be removed and replaced with new pavers. Recommendations in this report are based off review of the following:

- Proposed Site Plan A0.5 by Kyle Chan Architect (2.18.2022)
- Topographic Survey C.0 by WEC Associates (8.25.2021
- Landscape Site Plan L1 by Gregory Lewis Landscape Architects (7.18.2022)

I identified 21 trees for inclusion in this report including five (5) Protected trees on the neighboring properties or on the public right-of-way. One (1) Protected tree in very poor condition was requested for removal. Four (4) trees without special status were also slated for removal. All other trees in the area were either sub-size (< 4" DBH) or sufficiently distant from the work.

USES OF THIS REPORT

This report was written by Busara Firestone, Project Arborist, to serve as a resource for the property owner, designer, and builder. It provides instructions for retaining, protecting and working around trees during construction, as well as information on City requirements. **I recommend that all tree protection measures in this report be shown on the final grading, construction, and landscape plans, and adhered to during construction.**

LIMITATIONS

Trees assessed were limited to the scope of work identified in the assignment. I have estimated the trunk diameters of trees with barriers to access or visibility (such as those on neighboring parcels or behind debris).

Although general structure and health were assessed, formal Tree Risk Assessments were not conducted unless specified. Disease diagnostic work was not conducted unless specified. All assessments were the result of ground-based, visual inspections. No excavation or aerial inspections were performed. Recommendations beyond those related to the proposed construction were not within the scope of work. Full tree risk assessments were not within the scope of work, although assessments of health and structure factored into my condition ratings for each tree.

My tree impact and preservation assessments were based on information provided in the plans I have reviewed to date, and conversations with the involved parties. I assumed that the guidelines and setbacks recommended in this report would be followed. Assessments, conclusions, and opinions shared in this report are not a guarantee of any specific outcome. If additional information (such as engineering or landscape plans) is provided for my review, these assessments would be subject to change.

How Construction Can Damage Trees

Damage to Roots

Where are the Roots?

The most common types of injury to trees that occur during property improvements are related to root cutting or damage. **Tree roots extend farther out than people realize, and the majority are located within the upper 24 inches of soil.** The thickest roots are found close to the trunk, and taper and branch into ropey roots. These ropey roots taper and branch into an intricate system of fine fibrous roots, which are connected to an even finer system of fungal filaments. This vast below-ground network is tasked with absorbing water and nutrients, as well as anchoring the tree in the ground, storage, and communication.

Damage from Excavation

Any type of excavation will impact adjacent trees by severing roots and thus cutting off the attached network. Severing larger roots, or trenching across the root plate, destroys large networks. Even work that appears to be far from a tree (like on the far side of the yard), will impact the fibrous root system where excavation is taking place. Placing impervious surface over the ground, or installing below ground structures, such as a pool, or basement wall, will remove rooting area permanently from a site.

Damage from Fill

Adding fill can smother roots, making it difficult for them to access air and water. The roots and other soil life need time to colonize the new upper layers of soil.

Changes to Drainage and Available Water

Changes to the hydrology of the site, caused for instance by new septic fields, changes to grade, and drainage systems, can also cause big changes in available water for trees. Trees can die from lack of water or disease if their water supply dries up or gets much wetter than they are used to.

Soil Compaction and Contamination

In addition, compaction of soil, or contamination of soil with wash-water, paint, fuel, or other chemicals used in the building process, can cause damage to the rooting environment that can last many years. Tree protection fencing creates a barrier to protect as many roots as possible from this damage. Potential causes may include travelling vehicles, equipment storage, and washing out concrete.

Mechanical Injury

Injury from the impact of vehicles or equipment can occur to the root crown, trunk, and lower branches of a tree. The bark protects a tree – creating a skin-like barrier from disease-causing organisms. The stem tissues support the weight of the plant, and conducting the flow of water, sugars, and other important compounds throughout the tree. When the bark and wood is injured, the structure and health of the tree is compromised.

Tree Impact Assessment

SITE DESCRIPTION

The parcel was on a rectangular residential lot typical of the neighborhood. The property was without notable topography (no slopes). There was an Idaho locust (*Robinia idahoensis*) and persimmon (*Diospyros kaki*) in front of the property in the public right-of-way. In the back yard were some small ornamental and fruit trees, screening trees along the back property line, and a large *Eucalyptus.* There were also several neighboring trees bordering the property including two (2) mature coast live oak (*Quercus agrifolia*).

DESCRIPTION OF PROPOSED WORK

It was my understanding that the existing one-story house would be demolished, and a new two-story home with attached garage would be built in its place. The existing hardscaping would be removed and replaced with new pavers.

TREE INVENTORY

This tree preservation plan includes an attached inventory of all trees four inches and larger (4"DBH+) on or overhanging the property as well as adjacent Street Trees as necessary. According to the City of Los Altos a "Protected Tree" was any tree that was 48-inches or greater in circumference when measured at 48-inches above the ground.

The Inventory included each tree's number (as shown on the TPZ map), measurements, condition, level of impact (due to proximity to work), tolerance to construction, overall suitability for conservation, and prescription (remove/retain).

IMPACTS TO PROTECTED TREES

I identified 21 trees for inclusion in this report including five (5) Protected trees on the neighboring properties and two (2) in the public right-of-way. All other trees in the area were either sub-size (< 4" DBH) or sufficiently distant from the work. **Please see next section for a list of proposed tree removals. Anticipated impacts to trees to be retained with Protected status are as follows:**

Tree #1 (Locust, Street Trees): This tree would be expected to sustain a moderate (acceptable) impact of 10 – 25% roots loss from the proposed installation of the new driveway and front walkway. **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**

Tree #2 (persimmon, Street Tree): would incur a "low" impact (no more than 10% root loss) from the proposed installation of the front walkway.

Trees #3 and #4 (neighboring oak and blue gum eucalyptus): These trees would be expected to sustain a moderate (acceptable) impact of 10 – 25% roots loss from the proposed excavation of the new foundation which would be no closer than the original. **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**

Tree #20 (neighboring oak): assuming the existing mow strip would be demolished, and new landscaping installed in the back yard, this tree would be expected to sustain a moderate (acceptable) impact of 10 – 25% roots loss from the proposed excavation of the new foundation as long as guidelines are followed. **Please see "Special Tree Protection Measures" section of this report for guidelines.**

The evaluation of anticipated project impacts to the woodland was summarized in the Tree Inventory under the heading "Impact Assessment." These included impacts of grading, excavation for utility installation, retaining walls, drainage or any other aspect of the project that could impact the service life of the tree. The anticipated impact due to proximity to work was provided using a rating system. General species tolerance to construction, and condition of the trees (health and structural integrity), was also provided. These factors, as well as tree age, soil characteristics, and species desirability, all factored into an individual tree's suitability

rating, as summarized on the Inventory. Suitability of trees to be retained was rated as "high," "moderate," or "low."

REQUESTED TREE REMOVALS

One (1) Protected tree in very poor condition was requested for removal:

- **Tree #9 (Argyle apple, *Eucalyptus cinerea*)**: Although the client valued this tree and wished to preserve it, they are requesting removal at my recommendation. I observed that the lower trunk had a sunken look, and upon investigation, found that more than 50% of its circumference was rotten, with the outer wood coming apart easily in my hands. Ann had reported that another *Eucalyptus* had failed at trunk in years prior and it was my assessment that whole-tree failure of this one was probable within the next two years. Recent reduction pruning of its canopy has reduced the loading on the defect and will buy some time. However, with the house located within the fall zone, I recommended removal as soon as the City provides approval and before the next storm season if possible. Based on its very poor and potentially dangerous condition, removal of Tree #9 may be justified by City code chapter 11.08.090 Clause A.1 "the condition of the tree with respect to disease." **Please see photos at the end of this report.**

- **Four (4) trees without special status were also slated for removal; Trees #7, #8, #18, and #21.** I recommended these for removal based on poor condition and/or severe project impacts. Please see the Tree Inventory table for condition and impact ratings for these trees.

Tree Preservation & Mitigation Measures

PRE-CONSTRUCTION

Establish Tree Protection Zones (TPZ):

The Tree Protection Zone (TPZ) shall be a fenced-off area where work and material storage is not allowed. This barrier protects the critical root zone and trunk from compaction, mechanical damage, and chemical spills.

TPZ SPECIFICATIONS:

From "Tree Protection During Construction" (Ord. 07-314 § 2 (part); prior code § 10.2.26513):

Protected trees designated for preservation shall be protected during development of a property by compliance with the following, which may be modified by the planning director:

a. *Protective fencing* shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. The fence shall be a minimum of four feet in height and shall be set securely in place. The fence shall be of a sturdy but open material (i.e., chain-link), to allow visibility to the trunk for inspections and safety. There shall be no storage of any kind within the protective fencing.*

*** To best meet the City fencing requirements, specifically recommend using five-foot (5') chain link fence as standard tree protection. The fence is most secure when mounted on 2-inch diameter galvanized posts and driven into the ground to a depth of at least 2 feet at no more than 10-foot spacing. In lieu of a diagram provided by the City, I have attached a diagram TPZ fencing diagram published by the County of Santa Clara to serve as an example of a standard, best-practice TPZ**

b. *The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the planning director.*

c. *Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a tree (the root system generally extends to the outermost edges of the branches).*

d. *Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.*

e. *No signs, wires, or any other object shall be attached to the tree.*

Since protecting out to the dripline may not be practical given site restrictions, I recommend the following locations for TPZ fencing:

- **Trees #1 and #2 (City Street Trees):** Establish standard TPZ fencing to drip line (extent of canopy) or the greatest extent as possible, as limited by the property line, street, and location of work. **See attached "TPZ Map" for recommended fencing locations**

- **Trees #3 and #4 (neighboring oak and blue gum eucalyptus):** These trees may be protected as a group within the same perimeter. Establish standard TPZ fencing radius to the greatest extent possible as limited by the property lines. Leave the minimum necessary workspace around the proposed structure and access around the house (usually 4' - 5'). **Please see recommended fencing location on attached "TPZ Map."**

- **Tree #20 (neighboring oak):** Establish standard TPZ fencing to drip line (extent of canopy) or the greatest extent as possible, as limited by the property line and location of work. **See attached "TPZ Map" for recommended fencing locations**

Preventing Soil Disturbance & Root Damage

I recommend that anywhere workers and vehicles will be traveling over bare ground within fifteen feet of a tree's dripline should have material applied over the ground to disperse the load. This may be done by applying a six to 12-inch layer of wood chip mulch to the area. With this method, mulch in excess of four inches would have to be removed after work is completed. As an alternative method that would not require mulch removal, the contractor could place plywood (>3/4-inch-thick) or road mats over a four-inch layer of mulch. Mulch should be spread manually so as not cause compaction or damage.

Pruning Branches

I recommend that each tree that is designated to remain shall be pruned as necessary to provide clearance for development, while maintaining a natural appearance. Branches must be pruned to allow clearance for proposed structures and the passage of workers, vehicles and machines. Any large dead branches should be pruned out for the safety of people working on the site.

Pruning should be specified in writing adhering to ANSI A300 Pruning Standards and performed according to Best Management Practices endorsed by the International Society of Arboriculture. Any pruning (trimming) of branches should be supervised by an ISA-certified arborist.

Pre-Construction Inspection

Prior to Issuance of a Building Permit (including Grading or Demolition Permits), it is common for municipal Planning and Building Departments to request a pre-construction site inspection and report, to verify that all required tree protection and erosion control measures are in place. Inquire with your Planning Department contact for requirements.

DURING CONSTRUCTION

Special Tree Protection Measures

1. **Trees #1 (Locust, Street Tree), #3 (neighboring coast live oak), #4 (neighboring eucalyptus, and #20 (neighboring coast live oak)**

a. **Demolition of existing hardscape** (**ex: original foundation and hardscaping)** should be performed in a manner that avoids tearing roots: Using the smallest effective machinery, break up pieces of the concrete and lift pieces up and away from trees. Cut roots embedded in paving rather than tearing them (see instructions on "Root Pruning").

b. **Hardscaping (walkways, driveways, patios):** When excavating within:
- Six feet (6') of Tree #1's trunk...
- 20 feet of Trees #3's trunk...
- 13 feet of Tree #4's trunk...
- 10 feet of Tree #20's trunk...

Use hand tools. Leave roots encountered undisturbed if possible. Excavation depth for installation of new landscape materials within the above distances of these trees should be no more than four inches (4") into original grade. Minimize compaction of subgrade under pavers. If roots must be cut, please see section titled "Root Pruning."

2. Trees #3 and #4 (neighboring oak and eucalyptus)

c. **Excavation guidelines for installation of new foundation:** When excavating underneath the canopy, or within 20 feet of these large neighboring trees, use hand tools within top 36 inches of soil depth. If roots over one inch (1") must be cut, see instructions on "Root Pruning."

3. Tree #20 (neighboring oak)

a. **Demolition of existing mow strip** should be performed in a manner that avoids tearing roots: Using the smallest effective machinery, break up pieces of the concrete and lift

pieces up and away from trees. Cut roots embedded in paving rather than tearing them (see instructions on "Root Pruning").

b. **Regarding new landscaping, no grading or excavation of a depth greater than 4 inches should be planned within 10 feet of the trunk.**

c. **I recommend against an irrigated turf lawn within 15 feet of the tree, as year-round watering encourages oak root fungus and may shorten the lifespan of the tree. Consider native or Mediterranean plants under the canopy of this tree that require little water once established.**

Project Arborist Supervision

If arborist monitoring is required during the project, I recommend the following monitoring schedule:

- Pre-construction site inspection, to verify that all required tree protection and erosion control measures are in place.
- Demolition or deconstruction, grading, and excavation, and/or trenching activities where grade changes exceed 4" within the drip line of a protected tree. Boring for pier installation.
- Monthly TPZ compliance inspections.
- Any pruning or root pruning activities detailed in the pruning specifications provided herein.
- Final compliance report

Adjusting established TPZ locations may be necessary for specific phases of the project and would require approval by the consulting arborist and the City.

Irrigation

Maintain normal irrigation; as a rule of thumb, provide 1- 2 inches per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. However, native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

Root Pruning

Roots often extend farther beyond the tree than people realize. Even outside of the fencing protecting the critical root zone, there are roots that are important to the wellbeing of the tree. Builders may notice torn roots after digging or trenching. If this happens, exposed ends should be cut cleanly. The cut should be made perpendicular to the growth of the root (i.e. a "square cut") at a location where bark is undamaged and intact.

However, the best way to cut roots is to cut them cleanly *before* they are torn by excavating equipment. Roots may be exposed by gentle excavation methods and then cut selectively. Alternatively, a tool specifically designed to cut roots may be used to cut through the soil on the tree-side of the excavation line prior to digging so that roots are not torn.

I recommend that root pruning of any root over one inch (1") be supervised by the Town Arborist (or Project Arborist).

POST-CONSTRUCTION

Ensure any mitigation measures to ensure long-term survival including but not limited to:

Continued Tree Care

Provide adequate and appropriate irrigation. As a rule of thumb, provide 1- 2 inches of water per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. Native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

Mulch insulates the soil, reduces weeds, reduces compaction, and promotes myriad benefits to soil life and tree health. Apply four inches of wood chips (or other mulch) to the surface of the soil around trees, extending at least to the dripline when possible. Take care not to pile mulch against the trunk.

Do not fertilize unless a specific nutrient deficiency has been identified and a specific plan prescribed by the project arborist (or a consulting arborist).

Post-Construction Monitoring

Monitor trees for changes in condition. Check trees at least once per month for the first year post-construction. Expert monitoring should be done at least every 6 months or if trees show signs of stress. Signs stress include unseasonably sparse canopy, leaf drop, early fall color, browning of needles, and shoot die-back. Stressed trees are also more vulnerable to certain disease and pest infestations. Call the Project Arborist, or a consulting arborist if these, or other concerning changes occur in tree health.

Conclusion

The proposed building project appeared to be a valuable upgrade to the property and neighborhood. If the recommendations and protection measures in this report are followed, all protected trees identified for preservation are expected to survive.

If any of the parties involved have questions on this report, or require Project Arborist supervision or technical support, please do not hesitate to contact me at (408) 497-7158 or busara@bofirestone.com.

Signed,

Bo Firestone | ISA Certified Arborist WE-#8525A | ASCA Registered Consulting Arborist RCA #758 | ISA Qualified Tree Risk Assessor | ASCA Tree and Plant Appraisal Qualification | Member – American Society of Consulting Arborists | Wildlife-Trained Arborist

Supporting Documents

Glossary

DBH / DSH: "Diameter at Breast/Standard Height," measured at 4.5' above grade.

CIRCUMFERENCE (CIRC.): Combined trunk circumference at 4.5' above grade.

SPREAD: Diameter of canopy between farthest branch tips.

PROTECTED TREE: According to Los Altos City Code,

- Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.
- Any tree designated by the Historical Commission as a Heritage Tree or any tree under official consideration for a Heritage Tree designation. (All Canary Island Palm trees on Rinconada Court are designated as Heritage Trees.)
- Any tree which was required to be either saved or planted in conjunction with a development review approval (i.e. new two-story house).
- Any tree located within a public right-of-way.
- Any tree, regardless of size, located on property zoned other than single-family (R1).

CONDITION-Ground based visual assessment of structural and physiological well-being:

"Excellent" = 81 - 100%; Good health and structure with significant size, location or quality.

"Good" = 61-80%; Normal vigor, full canopy, no observable significant structural defects, many years of service life remaining.

"Fair" = 41-60%; Reduced vigor, significant structural defect(s), and/or other significant signs of stress

"Poor" = 21- 40%; In potentially irreversible decline, structure and aesthetics severely compromised

"Very Poor" = 6-20%; Nearly dead, or high risk of failure, negative contribution to the landscape

"Dead/Unstable" = 0 - 5%; No live canopy/buds or failure imminent

IDEAL TPZ RADIUS: Recommended tree protection radius to ensure healthy, sound trees. Based on species tolerance, age, and size (total combined stem area). Compromising the radius in a specific area may be acceptable as per arborist approval.

AGE: Relative to tree lifespan; “Young” <1/3; “Mature" 1/3 - 2/3; "Overmature" >2/3

IMPACT: Anticipated impact to an individual tree including……

SEVERE - In direct conflict, removal necessary if plans proceed (distance to root cuts/fill within 3X DBH or root loss of > 30% anticipated).

HIGH – Work planned within 6X DBH and/or anticipated root loss of 20% – 30%. Redesign to reduce impact should be explored and may be required by municipal reviewer. Retainment may be possible with monitoring or alternative building methods. Health and structure may worsen **even if** conditions for retainment are met.

MODERATE - Ideal TPZ encroached upon in limited areas. No work or very limited work within 6X TPZ. Anticipated root loss of 10% - 25%. Special building guidelines may be provided by Project Arborist. Although some symptoms of stress are possible, tree is not likely to decline due to construction related activities.

LOW - Anticipated root loss of less than 10%. Minor or no encroachment on ideal TPZ. Longevity uncompromised with standard protection.

VERY LOW - Ideal TPZ well exceeded. Potential impact only by ingress/egress. Anticipated root loss of 0% - 5%. Longevity uncompromised.

NONE - No anticipated impact to roots, soil environment, or above-ground parts

TOLERANCE: General species tolerance to construction (GOOD, MODERATE, or POOR) as given in Managing Trees During Construction, Second Edition, by International Society of Arboriculture

SUITABILITY ASSESSMENT: An individual tree's suitability for preservation considering impacts, condition, maturity, species tolerance, site characteristics, and species desirability. (HIGH, MODERATE, or LOW)

PRESCRIPTION: Preserve (retain with protection measures) or Remove

Sources

Fite, Kelby, and E. Thomas Smiley. *Managing trees during construction,* second edition. Champaign, IL: International Society of Arboriculture, 2016. Print.

ISA. *Guide for Plant Appraisal,* 10th edition, second printing. Atlanta, GA: International Society of Arboriculture, 2019. Print.

ISA. Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement. Western Chapter ISA.

Smiley, E. Thomas, Nelda Matheny, and Sharon Lilly. *Best Management Practices: Tree Risk Assessmen*t: International Society of Arboriculture, 2011. Print.

PHOTOS (A – C)

PHOTO A –Tree #9 (*Eucalyptus cinerea)*. Tree was recently pruned.

Photo taken 4/20/22 by B. Firestone

PHOTO B – Lower trunk of Tree #9 (*Eucalyptus cinerea)*. Note sunken tissue where trunk "flare" should be. Condition was similar on back side of tree.

Photo taken 4/20/22 by B. Firestone

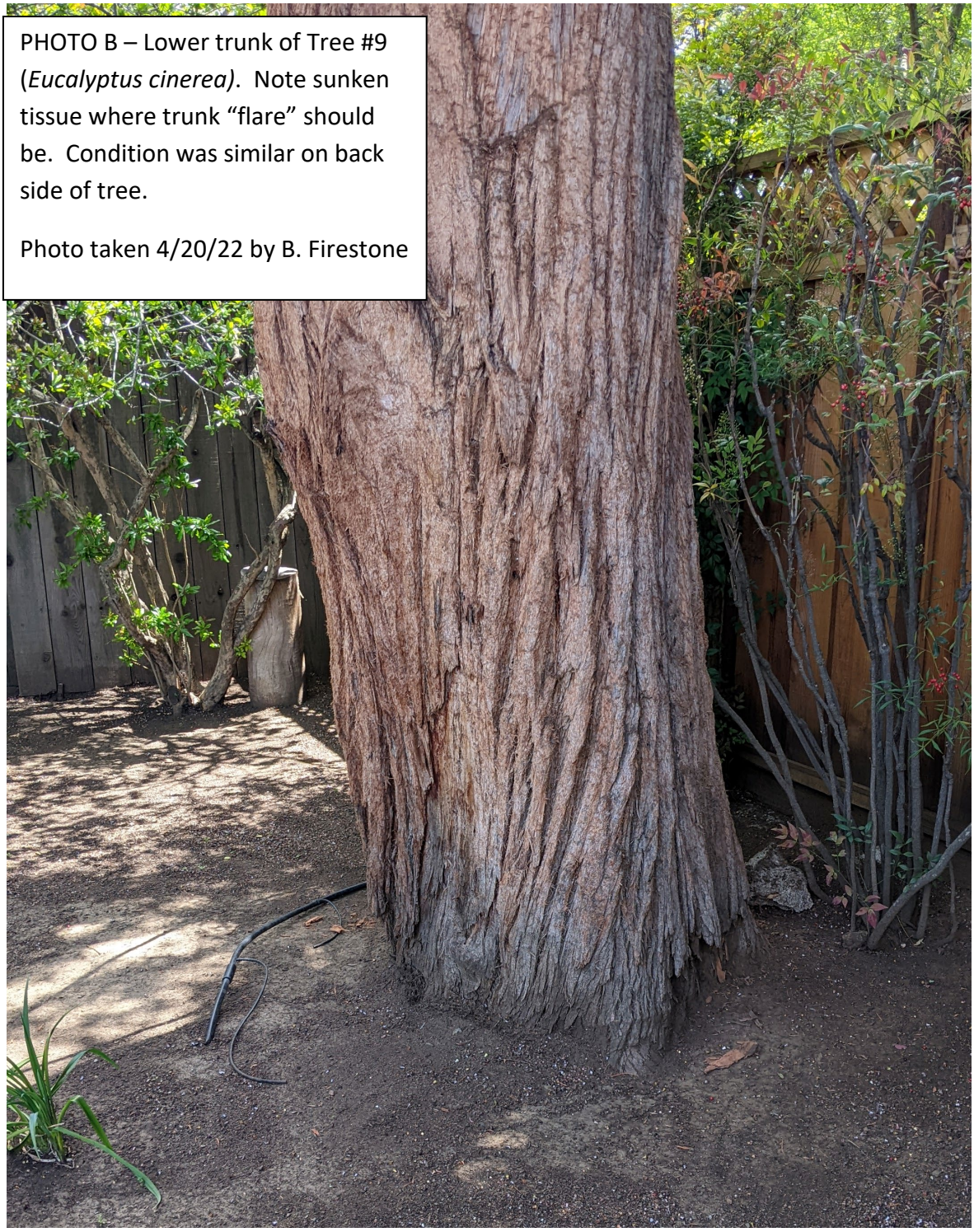
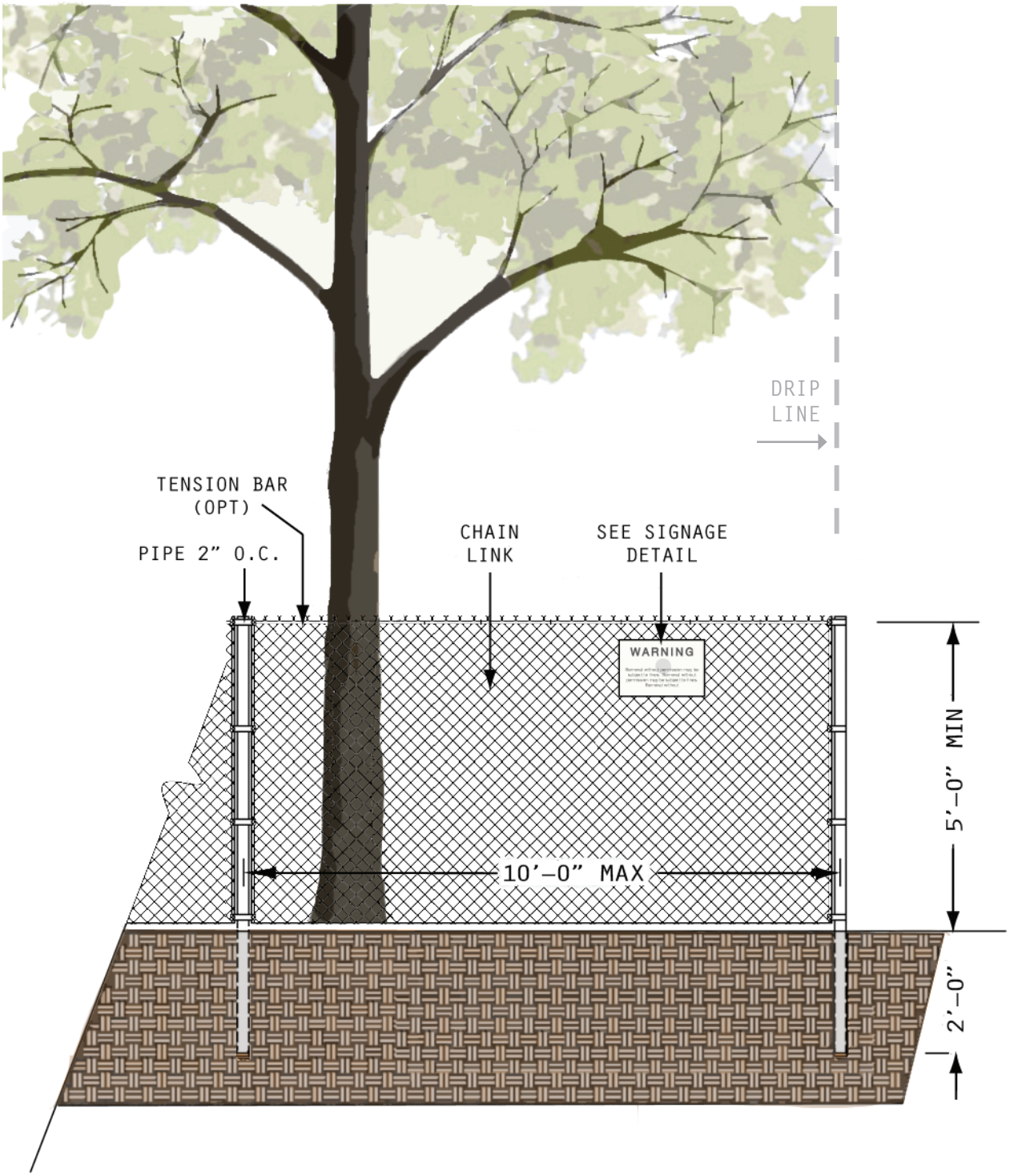


PHOTO C – Closeup of rot at base of trunk of Tree #9 (*Eucalyptus cinerea)*

Photo taken 4/20/22 by B. Firestone



TREE PROTECTION FENCE DETAIL

ELEVATION VIEW

TREE INVENTORY - 905 Leonello Ave, Los Altos 94025

Date: 4/29/2022

ALL TREES 4" AND OVER ON OR OVERHANGING THE PROPERTY

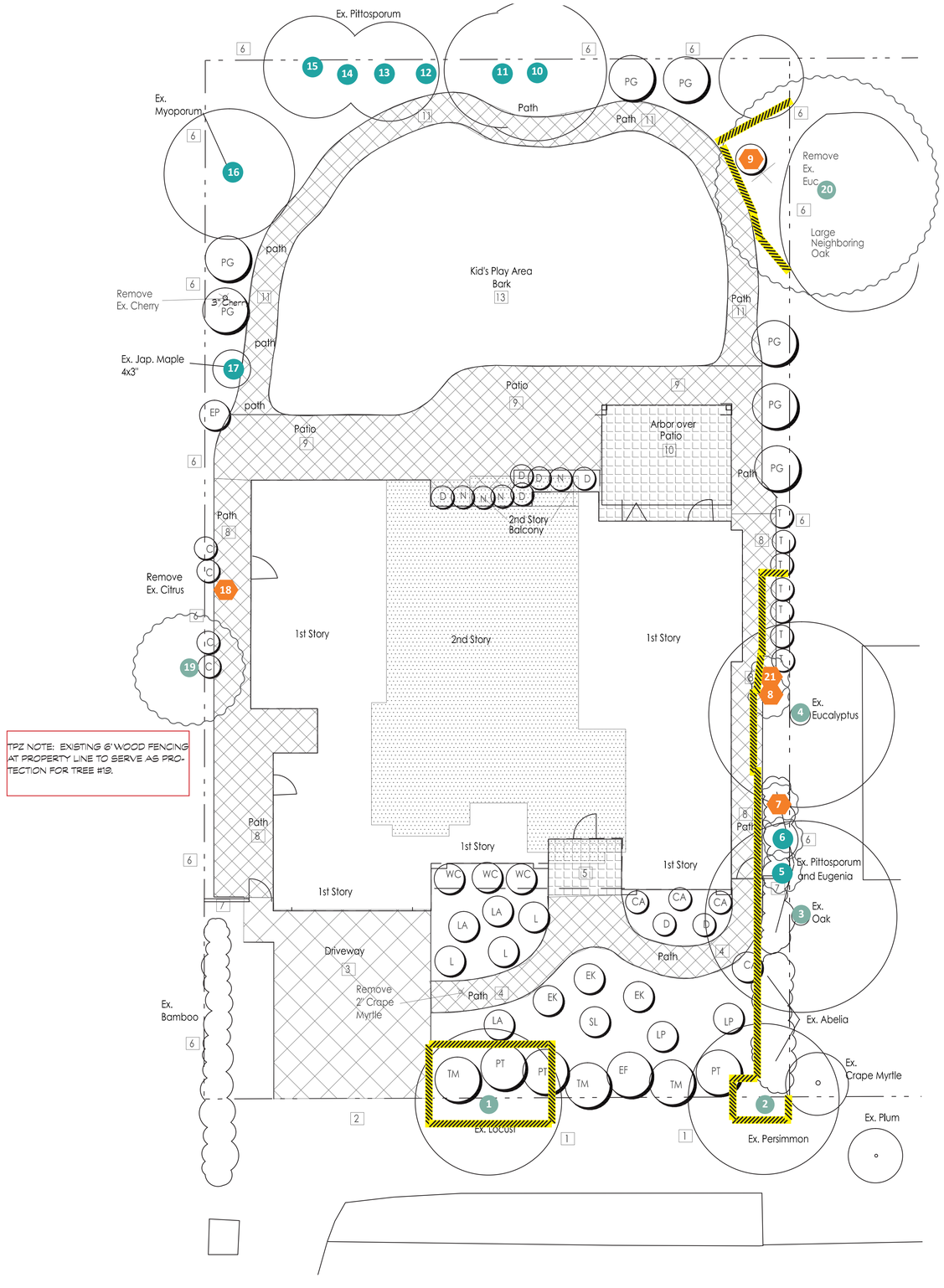
								TREE IMPACT ASSESSMENT							
Number	Common Name	Botanical Name	DBH (inches)	math. DBH (inches)	Height (feet)	Spread (feet)	Status	Condition	Age	Species Tolerance	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level **	Suitability Rating	Prescription
1	Idaho Locust	*Robinia Idahoensis*	11	11	30	15	**PROTECTED**	FAIR	MATURE	MODERATE	12	11	MODERATE**	MODERATE	PRESERVE
2	Persimmon	*Diospyros kaki*	8	8	25	12	**PROTECTED**	FAIR	MATURE	HIGH	8	5	LOW	MODERATE	PRESERVE
3	Coast Live Oak	*Quercus agrifolia*	est. 40	40	50	30	**PROTECTED**	FAIR	MATURE	HIGH	8	27	MODERATE	MODERATE	PRESERVE
4	Blue Gum	*Eucalyptus globulus*	est. 25	25	55	20	**PROTECTED**	FAIR	MATURE	MODERATE	12	25	MODERATE	MODERATE	PRESERVE
5	Surinam Cherry	*Eugenia uniflora*	6	6	15	5	(not protected)	FAIR	OVERMATURE	MODERATE	15	8	MODERATE	MODERATE	PRESERVE
6	Surinam Cherry	*Eugenia uniflora*	6	6	15	5	(not protected)	FAIR	OVERMATURE	MODERATE	15	8	MODERATE	MODERATE	PRESERVE
7	Surinam Cherry	*Eugenia uniflora*	7	7	15	5	(not protected)	VERY POOR	OVERMATURE	MODERATE	15	9	MODERATE	LOW	REMOVE (X)
8	Yucca	*Yucca spp.*	10	10	10	5	(not protected)	FAIR	MATURE	MODERATE	12	10	SEVERE	MODERATE	REMOVE (X)
9	Argyle Apple	*Eucalyptus cinerea*	32	32	55	20	**PROTECTED**	VERY POOR	MATURE	MODERATE	12	32	MODERATE	LOW	REMOVE (X)
10	Limewood	*Piitosporum eugenioides*	8, 7.5, 7	13	30	20	(not protected)	FAIR	OVERMATURE	MODERATE	15	16	MODERATE	MODERATE	PRESERVE
11	Limewood	*Piitosporum eugenioides*	8, 5.5	10	30	15	(not protected)	FAIR	OVERMATURE	MODERATE	15	13	MODERATE	MODERATE	PRESERVE
12	Limewood	*Piitosporum eugenioides*	8	8	30	10	(not protected)	FAIR	OVERMATURE	MODERATE	15	10	MODERATE	MODERATE	PRESERVE
13	Limewood	*Piitosporum eugenioides*	8, 7	11	30	15	(not protected)	FAIR	OVERMATURE	MODERATE	15	14	MODERATE	MODERATE	PRESERVE
14	Limewood	*Piitosporum eugenioides*	14	14	30	15	(not protected)	FAIR	OVERMATURE	MODERATE	15	18	MODERATE	MODERATE	PRESERVE
15	Limewood	*Piitosporum eugenioides*	13	13	25	20	(not protected)	FAIR	OVERMATURE	MODERATE	15	16	MODERATE	MODERATE	PRESERVE
16	Myoporum	*Myoporum laetum*	9	9	20	20	(not protected)	FAIR	MATURE	MODERATE	12	9	MODERATE	LOW	PRESERVE
17	Japanese Maple	*Acer palmatum*	4	4	10	10	(not protected)	FAIR	MATURE	MODERATE	12	4	MODERATE	MODERATE	PRESERVE
18	Lemon	*Citrus limon*	4	4	10	10	(not protected)	FAIR	MATURE	MODERATE	12	4	SEVERE	LOW	REMOVE (X)
19	Holly	*Ilex spp.*	est. 6, (2) 4	8	15	15	(not protected)	FAIR	MATURE	HIGH	8	5	MODERATE	MODERATE	PRESERVE
20	Coast Live Oak	*Quercus agrifolia*	est. 18	18	40	30	**PROTECTED**	FAIR	MATURE	HIGH	8	12	MODERATE	MODERATE	PRESERVE
21	Yucca	*Yucca spp.*	4	4	10	5	(not protected)	FAIR	MATURE	MODERATE	12	4	SEVERE	LOW	REMOVE (X)
KEY:															
#	**Neighboring tree (overhanging property) / public right-of-way**														
	Tree Removal														

SEE GLOSSARY FOR DEFINITION OF TERMS

****ASSUMES STANDARD AND SPECIAL TREE PROTECTION MEASURES ARE FOLLOWED.**

TREE PROTECTION ZONE MAP

905 LEONELLO AVE, LOS ALTOS, CA



TPZ NOTE: EXISTING 6' WOOD FENCING AT PROPERTY LINE TO SERVE AS PROTECTION FOR TREE #19.

TPZ MAP LEGEND:

- TREE TO REMOVE
- TREE TO REMAIN
- TREE ON NEIGHBORS' PROPERTY /PUBLIC RIGHT-OF-WAY
- TREE PROTECTION FENCING (SEE REPORT FOR SPEC.)
- TRUNK WRAP (SEE ATTACHED SPEC. IF APPLICABLE)

NOTE: TREES #19 & #20 WERE PLACED BY PROJECT ARBORIST AND LOCATIONS ARE APPROXIMATE.

DATE:
rev. 10/06/22

TPZ ELEMENTS DRAWN:
B. FIRESTONE
ISA-CERTIFIED ARBORIST
#WE-8525A

BASE MAP: SITE PLAN L1
by GREGORY LEWIS LANDSCAPE ARCHITECT
(07/18/2022)

ARBORIST REPORT
pg. 24

905 LEONELLO AVE

LOS ALTOS CA 94024

NEW 2-STORY SINGLE FAMILY HOUSE

PERMIT SUBMISSION SET:

ATTACHMENT G

PROJECT TEAM

OWNER
DAIHUA ZHANG & PEIRAN SONG
905 LEONELLO AVE
LOS ALTOS, CA 94024
650-304-6833
zhangdaihua@gmail.com

ARCHITECT
KYLE CHAN, ARCHITECT
3561 HOMESTEAD ROAD #222
SANTA CLARA, CA 95051
PH: 408-780-8030
CELL: 669-244-3111
kyle@kylechan.com

SURVEYOR / CIVIL ENGINEER
WEC & ASSOCIATES
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
650.823.6466 PH
650.887.0321 FAX
CONTACT: ED WU
ed@weceng.com

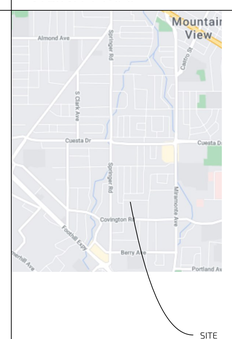
LANDSCAPE ARCHITECT
GREG LEWIS
736 PARK WAY,
SANTA CRUZ, CA 95065
LEWISLANDSCAPE@SBCGLOBAL.NET
(831) 359-0960

TITLE-24 ENERGY CONSULTANT
CARSTAIRS ENERGY CALCULATIONS
PO BOX 4736
SAN LUIS OBISPO, CA 93403
PH:805-904-9048
title24@yahoo.com

GENERAL CONTRACTOR
T.B.D.

ARBORIST
BO FIRESTONE CONSULTING & DESIGN
2150 LACEY DRIVE,
MILPITAS CA 95035
408-497-7158
BUSARA@BOFIRESTONE.COM

VICINITY MAP



N.T.S.

ZONING INFORMATION (ADU)

For ADUS of 850 Square Feet or Less

ADU ZONING COMPLIANCE TABLE

	Proposed ADU	Allowed/Required
FLOOR AREA: (including basement and attic)	660 square feet	850 square feet
SETBACKS:		
Front	52.1' feet	25 feet
Rear	56 feet	4 feet
Right side(1st/2nd)	4'7.1 feet / N/A feet	4 feet / 4 feet
Left side (1st/2nd)	6'1.7/8" feet / N/A feet	4 feet / 4 feet
To the primary dwelling	0 feet	0 feet (ATTACHED)
~~**ROOF OVERHANG AREA:**~~ (Applicable where roof overhangs are extended four feet or greater)		
Size	N/A square feet	N/A square feet
~~Lot Coverage:~~	N/A %	N/A %
HEIGHT:	15'1.7/8" feet	16 feet

LOT CALCULATIONS

NET LOT AREA:	10,825 square feet	
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	759 square feet (38.9 %)	
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed):	6,073 sq ft
	Existing softscape (undisturbed) area:	1,591 sq ft
	New softscape (new or replaced landscaping) area:	3,161 sq ft
	Sum of all three should equal the site's net lot area	

ZONING INFORMATION (MAIN HOUSE)

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	2,662 square feet (24.5%)	3,146 square feet (29 %)	3,247 square feet (30 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	2,600 square feet (24.0 %)	3,787 square feet (34.98%)	3,789 square feet (35 %)
SETBACKS:			
Front	24'9 feet	25' feet	25' feet
Rear	55'1 feet	46'2 feet	25' feet
Right side (1st/2nd)	12'2 feet/NA feet	7'9.5 feet/21'3.5 feet	7'9.5 feet/15'3.5 feet
Left side (1st/2nd)	11'9 feet/NA feet	9'2.3 feet/22'6.5 feet	7'9.5 feet/15'3.5 feet (10% LOT WIDTH 74')
HEIGHT:	12'10" feet	24'4" feet	27' feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	2,198 square feet	1,589 square feet	3,787 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	402 square feet	43 square feet	445 square feet

LOT CALCULATIONS

NET LOT AREA:	10,825 square feet	
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	759 square feet (38.9%)	
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed):	6,073 sq ft
	Existing softscape (undisturbed) area:	1,591 sq ft
	New softscape area:	3,161 sq ft
	Sum of all three should equal the site's net lot area	

PROJECT INFORMATION

PROJECT DESCRIPTION:	1. DEMOLISH EXISTING RESIDENCE 2. PROPOSE NEW 2-STORY SINGLE FAMILY RESIDENCE 3. PROPOSE NEW ATTACHED ADU (660 SF)
APN:	189-20-014
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 / U
BUILDING CODES:	2019 CBC (BASED ON 2018 IBC) 2019 CRC (BASED ON 2018 IRC) 2019 CEC (BASED ON 2017 NEC) 2019 CMC (BASED ON 2018 UMC) 2019 CPC (BASED ON 2018 UPC) 2019 CALIFORNIA ENERGY CODE 2019 CFC (BASED ON 2018 IFC) 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) CITY MUNICIPAL CODE ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS
NO GAS POLICY:	FOR THE NEW SINGLEFAMILY HOME, NO GAS IS ALLOWED PER CITY REACH CODES.
FIRE SPRINKLER:	A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS FIRE SPRINKLER SYSTEM TO BE APPROVED UNDER A SEPARATE PERMIT.
SOLAR PANEL:	SOLAR PANEL REQUIRED PER TITLE-24 UNDER A SEPARATE PERMIT.

DRAWING INDEX

kylechan ARCHITECT
3561 HOMESTEAD ROAD
SUITE 222,
SANTA CLARA, CA 95051
669-244-3111
www.kylechan.com
kyle@kylechan.com

PROGRESS SET
7.28.2022

Sheet Revisions:
1 PLAN CHECK COMMENTS 10.10.2022
2 PLAN CHECK COMMENTS 12.5.2022

ELECTRONIC PLAN REVIEW

ZHANG RESIDENCE
NEW RESIDENCE
905 LEONELLO AVE
LOS ALTOS, CA 94024

PROGRESS SET
NOT FOR CONSTRUCTION

COVER SHEET

CITY STAMP:

A0.1

PROJECT NUMBER: 2112
905 LEONELLO AVE

906 LEONELLO AVE.
2-STORY HOUSE

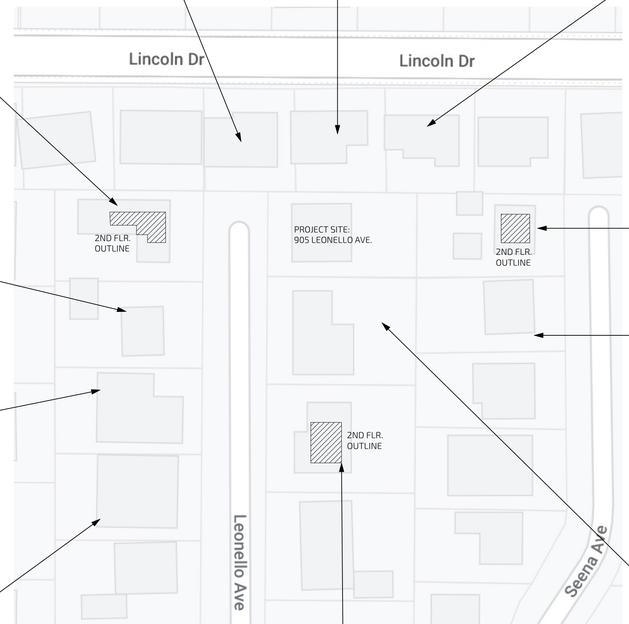
1147 LINCOLN DR.
1-STORY HOUSE

1141 LINCOLN DR.
1-STORY HOUSE

1135 LINCOLN DR.
1-STORY HOUSE

918 LEONELLO AVE.
1-STORY HOUSE

906 SEENA AVE
2-STORY HOUSE



930 LEONELLO AVE.
1-STORY HOUSE

916 SEENA AVE
1-STORY HOUSE

944 LEONELLO AVE.
1-STORY HOUSE

935 LEONELLO AVE.
2-STORY HOUSE

921 LEONELLO AVE.
1-STORY HOUSE

kylechan
ARCHITECT
3561 HOMESTEAD ROAD
SUITE 222,
SANTA CLARA, CA 95051
669-244-3111
www.kylechan.com
kyle@kylechan.com

PROGRESS SET
7.28.2022

Sheet Revisions:
1 PLAN CHECK COMMENTS 10.10.2022
2 PLAN CHECK COMMENTS 12.5.2022

ELECTRONIC PLAN REVIEW

ZHANG RESIDENCE
NEW RESIDENCE
905 LEONELLO AVE
LOS ALTOS, CA 94024

PROGRESS SET
NOT FOR CONSTRUCTION

STREETSCAPE
DIAGRAM

CITY STAMP:

A0.2

PROJECT NUMBER: 2112
905 LEONELLO AVE

Date: 12/5/22
File name: 2112 A0.2.vwx

ARBORIST REPORT

TREE PROTECTION PLAN

REV. OCTOBER 6, 2022

PREPARED FOR: ANN SONG

PROJECT: **905 LEONELLO AVE, LOS ALTOS, CA 94022**

BO FIRESTONE TREES & GARDENS
BUSARA FIRESTONE, CERTIFIED ARBORIST #WE-8525A
2158 LACEY DR., MENTRYAL, CA 95935
E: BUSARA@BOFIRESTONE.COM C: (408) 497-7158
WWW.BOFIRESTONE.COM

ASCA Registered Consulting Arborist®

CONTENTS

Introduction

ASSIGNMENT

On April 20, 2022, I visited the project site at 905 Leonello Avenue, Los Altos. I had accepted the assignment of Project Arborist, agreeing to write an industry-standard tree protection plan for their building permit application. The scope of the assignment, as specified by the City of Los Altos, was to include all trees of four inches and larger (4" DBH+) on and overhanging the property. After review of project plans, it was my understanding that the existing one-story house and would be demolished, and a new two-story home with attached garage would be built in its place. The existing hardscaping would be removed and replaced with new pavers. Recommendations in this report are based off review of the following:

- Proposed Site Plan A0.5 by Kyle Chan Architect (2.18.2022)
- Topographic Survey C-2 by WFC Associates (8.25.2021)
- Landscape Site Plan L1 by Gregory Lewis Landscape Architects (7.18.2022)

I identified 21 trees for inclusion in this report including five (5) Protected trees on the neighboring properties or on the public right-of-way. One (1) Protected tree in very poor condition was requested for removal. Four (4) trees without special status were also slated for removal. All other trees in the area were either sub-size (< 4" DBH) or sufficiently distant from the work.

USES OF THIS REPORT

This report was written by Busara Firestone, Project Arborist, to serve as a resource for the property owner, designer, and builder. It provides instructions for retaining, protecting and working around trees during construction, as well as information on City requirements. **I recommend that all tree protection measures in this report be shown on the final grading, construction, and landscape plans, and adhered to during construction.**

LIMITATIONS

Trees assessed were limited to the scope of work identified in the assignment. I have estimated the trunk diameters of trees with barriers to access or visibility (such as those on neighboring parcels or behind debris).

Although general structure and health were assessed, formal Tree Risk Assessments were not conducted unless specified. Disease diagnostic work was not conducted unless specified. All assessments were the result of ground-based, visual inspections. No excavation or aerial inspections were performed. Recommendations beyond those related to the proposed construction were not within the scope of work. Full tree risk assessments were not within the scope of work, although assessments of health and structure factored into my condition ratings for each tree.

My tree impact and preservation assessments were based on information provided in the plans I have reviewed to date, and conversations with the involved parties. I assumed that the guidelines and setbacks recommended in this report would be followed. Assessments, conclusions, and opinions shared in this report are not a guarantee of any specific outcome. If additional information (such as engineering or landscape plans) is provided for my review, these assessments would be subject to change.

How Construction Can Damage Trees

Damage to Roots

Where are the Roots?
The most common types of injury to trees that occur during property improvements are related to root cutting or damage. **Tree roots extend farther out than people realize, and the majority are located within the upper 24 inches of soil.** The thickest roots are found close to the trunk, and taper and branch into ropey roots. These ropey roots taper and branch into an intricate system of fine fibrous roots, which are connected to an even finer system of fungal filaments. This vast below-ground network is tasked with absorbing water and nutrients, as well as anchoring the tree in the ground, storage, and communication.

Damage from Excavation
Any type of excavation will impact adjacent trees by severing roots and thus cutting off the attached network. Severing larger roots, or trenching across the root plate, destroys large networks. Even work that appears to be far from a tree (like on the far side of the yard), will impact the fibrous root system where excavation is taking place. Placing impervious surface over the ground, or installing below ground structures, such as a pool, or basement wall, will remove rooting area permanently from a site.

Damage from Fill
Adding fill can smother roots, making it difficult for them to access air and water. The roots and other soil life need time to colonize the new upper layers of soil.

Changes to Drainage and Available Water
Changes to the hydrology of the site, caused for instance by new septic fields, changes to grade, and drainage systems, can also cause big changes in available water for trees. Trees can die from lack of water or disease if their water supply dries up or gets much wetter than they are used to.

Soil Compaction and Contamination
In addition, compaction of soil, or contamination of soil with wash-water, paint, fuel, or other chemicals used in the building process, can cause damage to the rooting environment that can last many years. Tree protection fencing creates a barrier to protect as many roots as possible from this damage. Potential causes may include travelling vehicles, equipment storage, and washing out concrete.

Mechanical Injury

Injury from the impact of vehicles or equipment can occur to the root crown, trunk, and lower branches of a tree. The bark protects a tree – creating a skin-like barrier from disease-causing organisms. The stem tissues support the weight of the plant, and conducting the flow of water, sugars, and other important compounds throughout the tree. When the bark and wood is injured, the structure and health of the tree is compromised.

Tree Impact Assessment

SITE DESCRIPTION

The parcel was on a rectangular residential lot typical of the neighborhood. The property was without notable topography (no slopes). There was an Idaho locust (*Robinia idahoensis*) and persimmon (*Diospyros kaki*) in front of the property in the public right-of-way. In the back yard were some small ornamental and fruit trees, screening trees along the back property line, and a large *Eucalyptus*. There were also several neighboring trees bordering the property including two (2) mature coast live oak (*Quercus agrifolia*).

DESCRIPTION OF PROPOSED WORK

It was my understanding that the existing one-story house would be demolished, and a new two-story home with attached garage would be built in its place. The existing hardscaping would be removed and replaced with new pavers.

TREE INVENTORY

This tree preservation plan includes an attached inventory of all trees four inches and larger (4"DBH+) on or overhanging the property as well as adjacent Street Trees as necessary. According to the City of Los Altos a "Protected Tree" was any tree that was 48-inches or greater in circumference when measured at 48-inches above the ground.

The Inventory included each tree's number (as shown on the TPZ map), measurements, condition, level of impact (due to proximity to work), tolerance to construction, overall suitability for conservation, and prescription (remove/retain).

IMPACTS TO PROTECTED TREES

I identified 21 trees for inclusion in this report including five (5) Protected trees on the neighboring properties and two (2) in the public right-of-way. All other trees in the area were either sub-size (< 4" DBH) or sufficiently distant from the work. **Please see next section for a list of proposed tree removals. Anticipated impacts to trees to be retained with Protected status are as follows:**

Tree #1 (Locust, Street Tree): This tree would be expected to sustain a moderate (acceptable) impact of 10 – 25% roots loss from the proposed installation of the new driveway and front walkway. **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**

Tree #2 (persimmon, Street Tree): would incur a "low" impact (no more than 10% root loss) from the proposed installation of the front walkway.

Trees #3 and #4 (neighboring oak and blue gum eucalyptus): These trees would be expected to sustain a moderate (acceptable) impact of 10 – 25% roots loss from the proposed excavation of the new foundation which would be no closer than the original. **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**

Tree #20 (neighboring oak): assuming the existing mow strip would be demolished, and new landscaping installed in the back yard, this tree would be expected to sustain a moderate (acceptable) impact of 10 – 25% roots loss from the proposed excavation of the new foundation as long as guidelines are followed. **Please see "Special Tree Protection Measures" section of this report for guidelines.**

The evaluation of anticipated project impacts to the woodland was summarized in the Tree Inventory under the heading "Impact Assessment." These included impacts of grading, excavation for utility installation, retaining walls, drainage or any other aspect of the project that could impact the service life of the tree. The anticipated impact due to proximity to work was provided using a rating system. General species tolerance to construction, and condition of the trees (health and structural integrity), was also provided. These factors, as well as tree age, soil characteristics, and species desirability, all factored into an individual tree's suitability

rating, as summarized on the Inventory. Suitability of trees to be retained was rated as "high," "moderate," or "low."

REQUESTED TREE REMOVALS

One (1) Protected tree in very poor condition was requested for removal:

- **Tree #9 (Argyle apple, *Eucalyptus cinerea*):** Although the client valued this tree and wished to preserve it, they are requesting removal at my recommendation. I observed that the lower trunk had a sunken look, and upon investigation, found that more than 50% of its circumference was rotten, with the outer wood coming apart easily in my hands. Arn had reported that another *Eucalyptus* had failed at trunk in years prior and it was my assessment that whole-tree failure of this one was probable within the next two years. Recent reduction pruning of its canopy has reduced the loading on the defect and will buy some time. However, with the house located within the fall zone, I recommended removal as soon as the City provides approval and before the next storm season if possible. Based on its very poor and potentially dangerous condition, removal of Tree #9 may be justified by City code chapter 11.08.090 Clause A.1 "the condition of the tree with respect to disease." **Please see photos at the end of this report.**

- **Four (4) trees without special status were also slated for removal; Trees #7, #8, #18, and #21.** I recommended these for removal based on poor condition and/or severe project impacts. Please see the Tree Inventory table for condition and impact ratings for these trees.

Tree Preservation & Mitigation Measures

PRE-CONSTRUCTION

Establish Tree Protection Zones (TPZ):

The Tree Protection Zone (TPZ) shall be a fenced-off area where work and material storage is not allowed. This barrier protects the critical root zone and trunk from compaction, mechanical damage, and chemical spills.

TPZ SPECIFICATIONS:

From "Tree Protection During Construction" (Ord. 07-314 § 2 (part): prior code § 10.2.2651(3):

Protected trees designated for preservation shall be protected during development of a property by compliance with the following, which may be modified by the planning director:

a. *Protective fencing* shall be installed as closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. The fence shall be a minimum of four feet in height and shall be set securely in place. The fence shall be of a sturdy but open material (i.e., chain link), to allow visibility to the trunk for inspections and safety. There shall be no storage of any kind within the protective fencing.*

*** To best meet the City fencing requirements, specifically recommend using five-foot (5') chain link fence as standard tree protection. The fence is most secure when mounted on 2-inch diameter galvanized posts and driven into the ground to a depth of at least 2 feet at no more than 10-foot spacing. In lieu of a diagram provided by the City, I have attached a diagram TPZ fencing diagram published by the County of Santa Clara to serve as an example of a standard, best-practice TPZ**

b. *The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the planning director.*

c. *Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a tree (the root system generally extends to the outermost edges of the branches).*

d. *Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.*

e. *No signs, wires, or any other object shall be attached to the tree.*

Since protecting out to the dripline may not be practical given site restrictions, I recommend the following locations for TPZ fencing:

- **Trees #1 and #2 (City Street Trees):** Establish standard TPZ fencing to drip line (extent of canopy) or the greatest extent as possible, as limited by the property line, street, and location of work. **See attached "TPZ Map" for recommended fencing locations**

- **Trees #3 and #4 (neighboring oak and blue gum eucalyptus):** These trees may be protected as a group within the same perimeter. Establish standard TPZ fencing radius to the greatest extent possible as limited by the property lines. Leave the minimum necessary workspace around the proposed structure and access around the house (usually 4' - 5'). **Please see recommended fencing location on attached "TPZ Map."**

- **Tree #20 (neighboring oak):** Establish standard TPZ fencing to drip line (extent of canopy) or the greatest extent as possible, as limited by the property line and location of work. **See attached "TPZ Map" for recommended fencing locations**

Preventing Soil Disturbance & Root Damage

I recommend that anywhere workers and vehicles will be traveling over bare ground within fifteen feet of a tree's dripline should have material applied over the ground to disperse the load. This may be done by applying a six to 12-inch layer of wood chip mulch to the area. With this method, mulch in excess of four inches would have to be removed after work is completed. As an alternative method that would not require mulch removal, the contractor could place plywood (>3/4-inch-thick) or road mats over a four-inch layer of mulch. Mulch should be spread manually so as not cause compaction or damage.

Pruning Branches

I recommend that each tree that is designated to remain shall be pruned as necessary to provide clearance for development, while maintaining a natural appearance. Branches must be pruned to allow clearance for proposed structures and the passage of workers, vehicles and machines. Any large dead branches should be pruned out for the safety of people working on the site.

Pruning should be specified in writing adhering to ANSI A300 Pruning Standards and performed according to Best Management Practices endorsed by the International Society of Arboriculture. Any pruning (trimming) of branches should be supervised by an ISA-certified arborist.

Pre-Construction Inspection

Prior to issuance of a Building Permit (including Grading or Demolition Permits), it is common for municipal Planning and Building Departments to request a pre-construction site inspection and report, to verify that all required tree protection and erosion control measures are in place. Inquire with your Planning Department contact for requirements.

DURING CONSTRUCTION

Special Tree Protection Measures

1. **Trees #1 (Locust, Street Tree), #3 (neighboring coast live oak), #4 (neighboring eucalyptus), and #20 (neighboring coast live oak)**

a. **Demolition of existing hardscape (ex: original foundation and hardscaping)** should be performed in a manner that avoids tearing roots. Using the smallest effective machinery, break up pieces of the concrete and lift pieces up and away from trees. Cut roots embedded in paving rather than tearing them (see instructions on "Root Pruning").

b. **Hardscaping (walkways, driveways, patios):** When excavating within:
- Six feet (6') of Tree #1's trunk…
- 20 feet (of Trees #3's trunk…
- 13 feet of Tree #4's trunk…
- 10 feet of Tree #20's trunk…

Use hand tools. Leave roots encountered undisturbed if possible. Excavation depth for installation of new landscape materials within the above distances of these trees should be no more than four inches (4") into original grade. Minimize compaction of subgrade under pavers. If roots must be cut, please see section titled "Root Pruning."

2. Trees #3 and #4 (neighboring oak and eucalyptus)

c. **Excavation guidelines for installation of new foundation:** When excavating underneath the canopy, or within 20 feet of these large neighboring trees, use hand tools within top 36 inches of soil depth. If roots over one inch (1") must be cut, see instructions on "Root Pruning."

3. Tree #20 (neighboring oak)

a. **Demolition of existing mow strip** should be performed in a manner that avoids tearing roots: Using the smallest effective machinery, break up pieces of the concrete and lift

pieces up and away from trees. Cut roots embedded in paving rather than tearing them (see instructions on "Root Pruning").

b. **Regarding new landscaping, no grading or excavation of a depth greater than 4 inches should be planned within 10 feet of the trunk.**

c. **I recommend against an irrigated turf lawn within 15 feet of the tree, as year-round watering encourages oak root fungus and may shorten the lifespan of the tree. Consider native or Mediterranean plants under the canopy of this tree that require little water once established.**

Project Arborist Supervision

If arborist monitoring is required during the project, I recommend the following monitoring schedule:

- Pre-construction site inspection, to verify that all required tree protection and erosion control measures are in place.
- Demolition or deconstruction, grading, and excavation, and/or trenching activities where grade changes exceed 4" within the drip line of a protected tree. Boring for pier installation.
- Monthly TPZ compliance inspections.
- Any pruning or root pruning activities detailed in the pruning specifications provided herein.
- Final compliance report

Adjusting established TPZ locations may be necessary for specific phases of the project and would require approval by the consulting arborist and the City.

Irrigation

Maintain normal irrigation; as a rule of thumb, provide 1- 2 inches per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. However, native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

Root Pruning

Roots often extend farther beyond the tree than people realize. Even outside of the fencing protecting the critical root zone, there are roots that are important to the wellbeing of the tree. Builders may notice torn roots after digging or trenching. If this happens, exposed ends should be cut cleanly. The cut should be made perpendicular to the growth of the root (i.e. a "square cut") at a location where bark is undamaged and intact.

However, the best way to cut roots is to cut them cleanly *before* they are torn by excavating equipment. Roots may be exposed by gentle excavation methods and then cut selectively. Alternatively, a tool specifically designed to cut roots may be used to cut through the soil on the tree-side of the excavation line prior to digging so that roots are not torn.

I recommend that root pruning of any root over one inch (1") be supervised by the Town Arborist (or Project Arborist).

POST-CONSTRUCTION

Ensure any mitigation measures to ensure long-term survival including but not limited to:

Continued Tree Care

Provide adequate and appropriate irrigation. As a rule of thumb, provide 1- 2 inches of water per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. Native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

Mulch insulates the soil, reduces weeds, reduces compaction, and promotes myriad benefits to soil life and tree health. Apply four inches of wood chips (or other mulch) to the surface of the soil around trees, extending at least to the dripline when possible. Take care not to pile mulch against the trunk.

Do not fertilize unless a specific nutrient deficiency has been identified and a specific plan prescribed by the project arborist (or a consulting arborist).

Post-Construction Monitoring

Monitor trees for changes in condition. Check trees at least once per month for the first year post-construction. Expert monitoring should be done at least every 6 months or if trees show signs of stress. Signs stress include unseasonable canopy, leaf drop, early fall color, browning of needles, and shoot die-back. Stressed trees are also more vulnerable to certain disease and pest infestations. Call the Project Arborist, or a consulting arborist if these, or other concerning changes occur in tree health.

Conclusion

The proposed building project appeared to be a valuable upgrade to the property and neighborhood. If the recommendations and protection measures in this report are followed, all protected trees identified for preservation are expected to survive.

If any of the parties involved have questions on this report, or require Project Arborist supervision or technical support, please do not hesitate to contact me at (408) 497-7158 or busara@bofirestone.com.

Signed,

Bo Firestone | ISA Certified Arborist WE-#8525A | ASCA Registered Consulting Arborist RCA #758 | ISA Qualified Tree Risk Assessor | ASCA Tree and Plant Appraisal Qualification | Member – American Society of Consulting Arborists | Wildlife-Trained Arborist

Supporting Documents

Glossary

DBH / DSH: "Diameter at Breast/Standard Height," measured at 4.5' above grade.

CIRCUMFERENCE (CIRC.): Combined trunk circumference at 4.5' above grade.

SPREAD: Diameter of canopy between farthest branch tips.

PROTECTED TREE: According to Los Altos City Code,

- Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.
- Any tree designated by the Historical Commission as a Heritage Tree or any tree under official consideration for a Heritage Tree designation. (All Canary Island Palm trees on Rinconada Court are designated as Heritage Trees.)
- Any tree which was required to be either saved or planted in conjunction with a development review approval (i.e. new two-story house).
- Any tree located within a public right-of-way.
- Any tree, regardless of size, located on property zoned other than single-family (R1).

CONDITION: Ground based visual assessment of structural and physiological well-being:

"Excellent" = 81 - 100%; Good health and structure with significant size, location or quality.

"Good" = 61-80%; Normal vigor, full canopy, no observable significant structural defects, many years of service life remaining.

"Fair" = 41-60%; Reduced vigor, significant structural defect(s), and/or other significant signs of stress

"Poor" = 21- 40%; In potentially irreversible decline, structure and aesthetics severely compromised

"Very Poor" = 6-20%; Nearly dead, or high risk of failure, negative contribution to the landscape

"Dead/Unstable" = 0 - 5%; No live canopy/buds or failure imminent

IDEAL TPZ RADIUS: Recommended tree protection radius to ensure healthy, sound trees. Based on species tolerance, age, and size (total combined stem area). Compromising the radius in a specific area may be acceptable as per arborist approval.

AGE: Relative to tree lifespan; "Young" <1/3; "Mature" 1/3 - 2/3; "Overmature" >2/3

IMPACT: Anticipated impact to an individual tree including……

SEVERE - In direct conflict, removal necessary if plans proceed (distance to root cuts/fill within 3X DBH or root loss of > 30% anticipated).

HIGH – Work planned within 6X DBH and/or anticipated root loss of 20% – 30%. Redesign to reduce impact should be explored and may be required by municipal reviewer. Retainment may be possible with monitoring or alternative building methods. Health and structure may worsen **even if** conditions for retainment are met.

MODERATE - Ideal TPZ encroached upon in limited areas. No work or very limited work within 6X TPZ. Anticipated root loss of 10% - 25%. Special building guidelines may be provided by Project Arborist. Although some symptoms of stress are possible, tree is not likely to decline due to construction-related activities.

LOW - Anticipated root loss of less than 10%. Minor or no encroachment on ideal TPZ. Longevity uncompromised with standard protection.

VERY LOW - Ideal TPZ well exceeded. Potential impact only by ingress/egress. Anticipated root loss of 0% - 5%. Longevity uncompromised.

NONE - No anticipated impact to roots, soil environment, or above-ground parts

TOLERANCE: General species tolerance to construction (GOOD, MODERATE, or POOR) as given in Managing Trees During Construction, Second Edition, by International Society of Arboriculture

SUITABILITY ASSESSMENT: An individual tree's suitability for preservation considering impacts, condition, maturity, species tolerance, site characteristics, and species desirability. (HIGH, MODERATE, or LOW)

PRESCRIPTION: Preserve (retain with protection measures) or Remove

Sources

Fite, Kelby, and E. Thomas Smiley. *Managing trees during construction*, second edition.
Champaign, IL: International Society of Arboriculture, 2016. Print.

ISA. *Guide for Plant Appraisal*, 10th edition, second printing. Atlanta, GA: International Society of Arboriculture, 2019. Print.

ISA. Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement.
Western Chapter ISA.

Smiley, E. Thomas, Nelda Matheny, and Sharon Lilly. *Best Management Practices: Tree Risk Assessment*. International Society of Arboriculture, 2011. Print.

PHOTOS (A – C)

PHOTO A –Tree #9 (*Eucalyptus cinerea*). Tree was recently pruned.

Photo taken 4/20/22 by B. Firestone

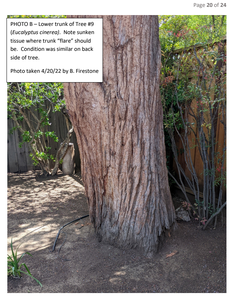


PHOTO B – Lower trunk of Tree #9 (*Eucalyptus cinerea*). Note sunken tissue where trunk "flare" should be. Condition was similar on back side of tree.

Photo taken 4/20/22 by B. Firestone

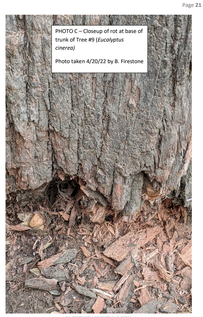


PHOTO C – Closeup of rot at base of trunk of Tree #9 (*Eucalyptus cinerea*)

Photo taken 4/20/22 by B. Firestone

kylechan ARCHITECT
3561 HOMESTEAD ROAD
SUITE 222,
SANTA CLARA, CA 95051
669-244-3111
www.kylechan.com
kyle@kylechan.com

PROGRESS SET
7.28.2022

Sheet Revisions:

1 PLAN CHECK COMMENTS 10.10.2022

2 PLAN CHECK COMMENTS 12.5.2022

ELECTRONIC PLAN REVIEW

ZHANG RESIDENCE
NEW RESIDENCE
905 LEONELLO AVE
LOS ALTOS, CA 94024

PROGRESS SET
NOT FOR CONSTRUCTION

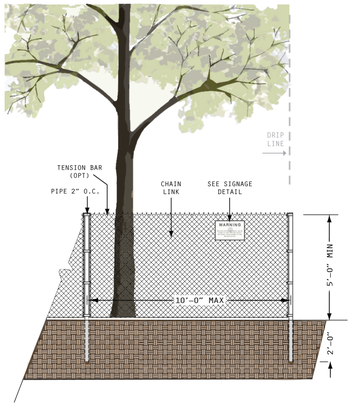
ARBORIST REPORT

CITY STAMP:

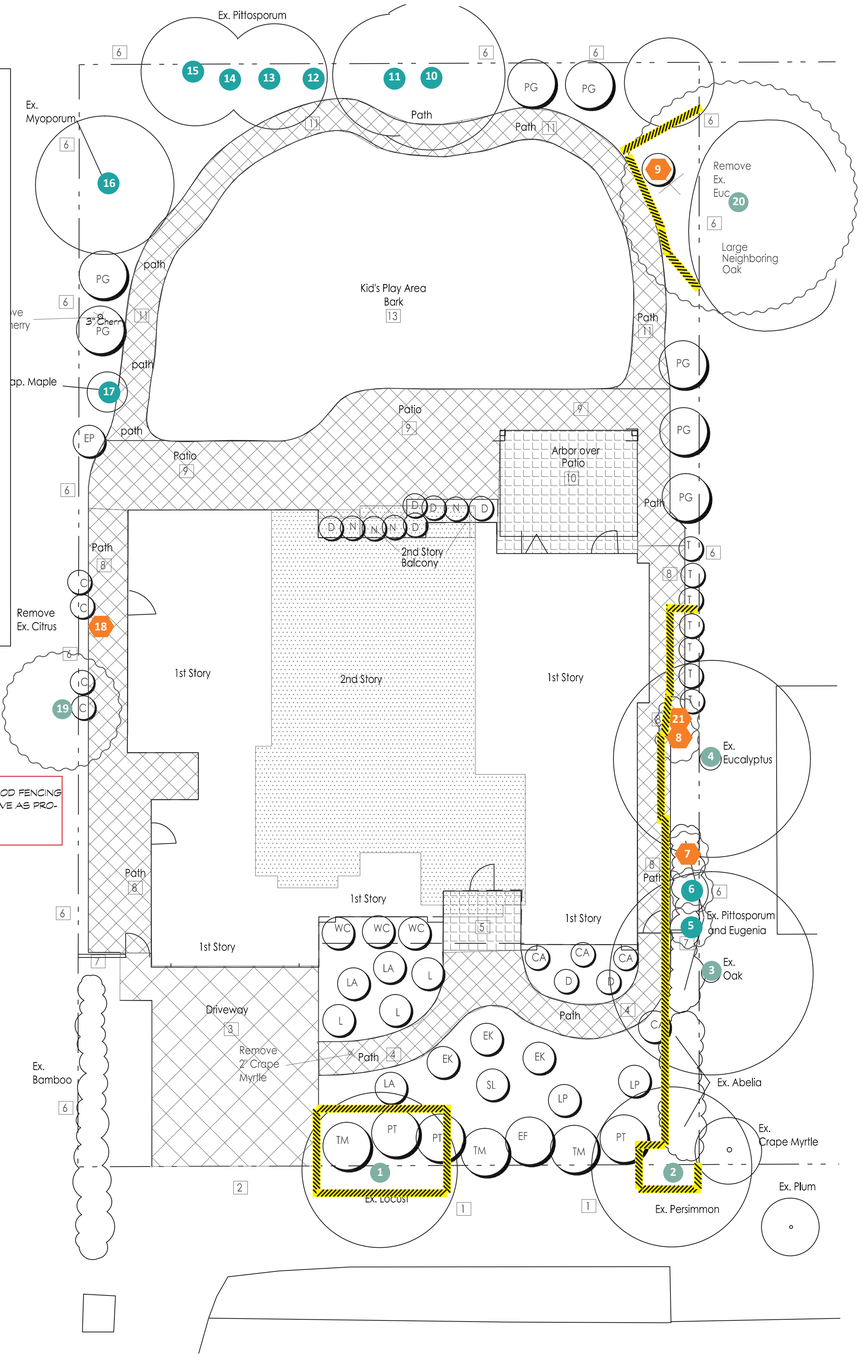
A0.3

PROJECT NUMBER: 2112
905 LEONELLO AVE

Date: 12/5/22
File name: 2112 A0.3.vwx



TREE PROTECTION FENCE DETAIL
ELEVATION VIEW



TPZ NOTE: EXISTING 6' WOOD FENCING AT PROPERTY LINE TO SERVE AS PROTECTION FOR TREE #19.

TPZ MAP LEGEND:

- TREE TO REMOVE
- TREE TO REMAIN
- TREE ON NEIGHBORS PROPERTY / PUBLIC RIGHT-OF-WAY
- TREE PROTECTION FENCING (SEE REPORT FOR SPEC.)
- TRUNK WRAP (SEE ATTACHED SPEC, IF APPLICABLE)

NOTE: TREES #19 & #20 WERE PLACED BY PROJECT ARBORIST AND LOCATIONS ARE APPROXIMATE.

TREE INVENTORY - 905 Leonello Ave, Los Altos 94025

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Date: 4/29/2022

ALL TREES 4" AND OVER ON OR OVERHANGING THE PROPERTY

Number	Common Name	Botanical Name	DBH (inches)	math. DBH (inches)	Height (feet)	Spread (feet)	Status	TREE IMPACT ASSESSMENT: Condition	Age	Species Tolerance	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level **	Suitability Rating	Prescription
1	Idaho Locust	*Robinia idahoensis*	11	11	30	15	**PROTECTED**	FAIR	MATURE	MODERATE	12	11	MODERATE**	MODERATE	PRESERVE
2	Persimmon	*Diospyros kaki*	8	8	25	12	**PROTECTED**	FAIR	MATURE	HIGH	8	5	LOW	MODERATE	PRESERVE
3	Coast Live Oak	*Quercus agrifolia*	est. 40	40	50	30	**PROTECTED**	FAIR	MATURE	HIGH	8	27	MODERATE	MODERATE	PRESERVE
4	Blue Gum	*Eucalyptus globulus*	est. 25	25	55	20	**PROTECTED**	FAIR	MATURE	MODERATE	12	25	MODERATE	MODERATE	PRESERVE
5	Surinam Cherry	*Eugenia uniflora*	6	6	15	5	(not protected)	FAIR	OVERMATURE	MODERATE	15	8	MODERATE	MODERATE	PRESERVE
6	Surinam Cherry	*Eugenia uniflora*	6	6	15	5	(not protected)	FAIR	OVERMATURE	MODERATE	15	8	MODERATE	MODERATE	PRESERVE
7	Surinam Cherry	*Eugenia uniflora*	7	7	15	5	(not protected)	VERY POOR	OVERMATURE	MODERATE	15	9	MODERATE	LOW	REMOVE (X)
8	Yucca	*Yucca spp.*	10	10	10	5	(not protected)	FAIR	MATURE	MODERATE	12	10	SEVERE	MODERATE	REMOVE (X)
9	Argyle Apple	*Eucalyptus cinerea*	32	32	55	20	**PROTECTED**	VERY POOR	MATURE	MODERATE	12	32	MODERATE	LOW	REMOVE (X)
10	Limewood	*Pittosporum eugenioides*	8, 7.5, 7	13	30	20	(not protected)	FAIR	OVERMATURE	MODERATE	15	16	MODERATE	MODERATE	PRESERVE
11	Limewood	*Pittosporum eugenioides*	8, 5.5	10	30	15	(not protected)	FAIR	OVERMATURE	MODERATE	15	13	MODERATE	MODERATE	PRESERVE
12	Limewood	*Pittosporum eugenioides*	8	8	30	10	(not protected)	FAIR	OVERMATURE	MODERATE	15	10	MODERATE	MODERATE	PRESERVE
13	Limewood	*Pittosporum eugenioides*	8, 7	11	30	15	(not protected)	FAIR	OVERMATURE	MODERATE	15	14	MODERATE	MODERATE	PRESERVE
14	Limewood	*Pittosporum eugenioides*	14	14	30	15	(not protected)	FAIR	OVERMATURE	MODERATE	15	18	MODERATE	MODERATE	PRESERVE
15	Limewood	*Pittosporum eugenioides*	13	13	25	20	(not protected)	FAIR	OVERMATURE	MODERATE	15	16	MODERATE	MODERATE	PRESERVE
16	Myoporum	*Myoporum laetum*	9	9	20	20	(not protected)	FAIR	MATURE	MODERATE	12	9	MODERATE	LOW	PRESERVE
17	Japanese Maple	*Acer palmatum*	4	4	10	10	(not protected)	FAIR	MATURE	MODERATE	12	4	MODERATE	MODERATE	PRESERVE
18	Lemon	*Citrus limon*	4	4	10	10	(not protected)	FAIR	MATURE	MODERATE	12	4	SEVERE	LOW	REMOVE (X)
19	Holly	*Ilex spp.*	est. 6, (2) 4	8	15	15	(not protected)	FAIR	MATURE	HIGH	8	5	MODERATE	MODERATE	PRESERVE
20	Coast Live Oak	*Quercus agrifolia*	est. 18	18	40	30	**PROTECTED**	FAIR	MATURE	HIGH	8	12	MODERATE	MODERATE	PRESERVE
21	Yucca	*Yucca spp.*	4	4	10	5	(not protected)	FAIR	MATURE	MODERATE	12	4	SEVERE	LOW	REMOVE (X)
KEY:															
#	**Neighboring tree (overhanging property) / public right-of-way**														
	Tree Removal														

SEE GLOSSARY FOR DEFINITION OF TERMS

**ASSUMES STANDARD AND SPECIAL TREE PROTECTION MEASURES ARE FOLLOWED.

Prepared by Busara Firestone
ISA Certified Arborist #WE-8525A

TREE PROTECTION ZONE MAP

905 LEONELLO AVE, LOS ALTOS, CA

DATE:
rev. 10/06/22

TPZ ELEMENTS DRAWN:
B. FIRESTONE
ISA-CERTIFIED ARBORIST
#WE-8525A

BASE MAP: SITE PLAN L1 by GREGORY LEWIS LANDSCAPE ARCHITECT (07/18/2022)

ARBORIST REPORT
pg. 24

kylechan ARCHITECT
3561 HOMESTEAD ROAD
SUITE 222,
SANTA CLARA, CA 95051
669-244-3111
www.kylechan.com
kyle@kylechan.com

PROGRESS SET
7.28.2022

Sheet Revisions:
1 PLAN CHECK COMMENTS 10.10.2022
2 PLAN CHECK COMMENTS 12.5.2022

ELECTRONIC PLAN REVIEW

ZHANG RESIDENCE
NEW RESIDENCE
905 LEONELLO AVE
LOS ALTOS, CA 94024

PROGRESS SET
NOT FOR CONSTRUCTION

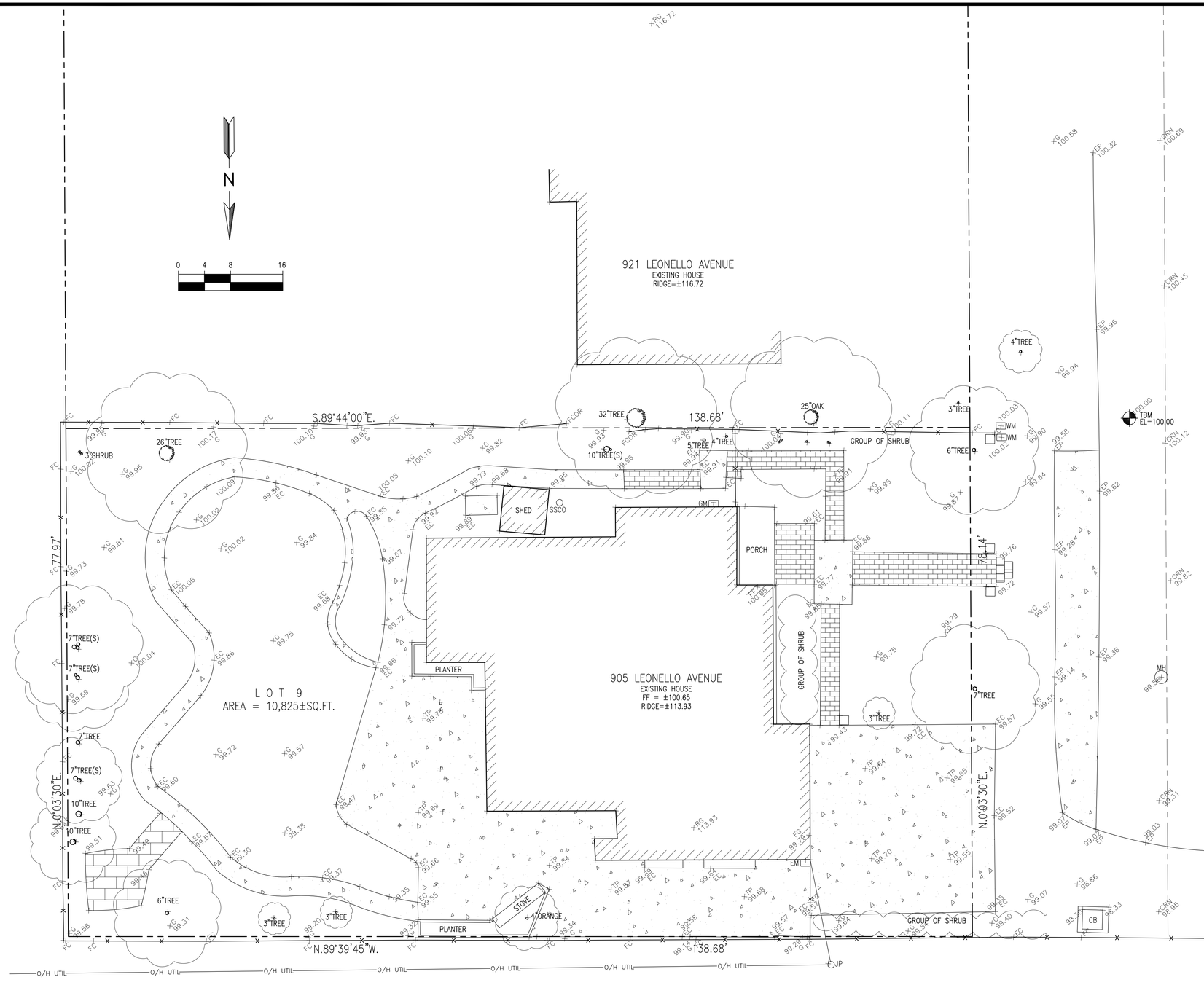
ARBORIST PTZ PLAN

CITY STAMP:

A0.4

PROJECT NUMBER: 2112
905 LEONELLO AVE

Date: 12/22/22
File name: 2112 A04.vwx\0.4.vwx



LEGEND:

AC	ASPHALT CONCRETE
BC	BUILDING CORNER
BW	BACK OF WALK
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CRN	CROWN
DW	DRIVEWAY
EC	EDGE OF CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FCOR	FENCE CORNER
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
FW	FRONT OF WALK
G	GROUND
GC	GARAGE CORNER
GF	GARAGE FACE/FRONT
GFC	GROUND AT FENCE
GM	GAS METER
HCR	HANDICAP RAMP
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
LG	LIP OF GUTTER
O/H	OVERHEAD
PC	PROPERTY CORNER
RW	RETAINING WALL
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK ROLLED CURB
TC	TOP OF CURB
TOB	TOP OF BANK
TOE	TOE OF BANK
TP	TOP OF PAVEMENT
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
U/G	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
–CTV–	CABLE TELEVISION LINE
–E–	ELECTRICAL LINE
–G–	GAS LINE
–SS–	SANITARY SEWER LINE
–SD–	STORM DRAIN LINE
–T–	TELEPHONE LINE
–W–	WATER LINE

BASIS OF BEARINGS:

THE BEARING, N0°03'30"E, OF THE CENTER LINE OF LEONELLO AVENUE, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 12 OF MAPS AT PAGE 16, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:

TBM ELEV=100.00 (ASSUMED)

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN PER SURFACE EVIDENCE AND RECORD MAPS. MAY BE DIFFERENT THAN AS SHOWN. BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) 1–800–642–2444.

LEGAL DESCRIPTION:

LOT 9, TRACT NO.384, MAP REF: BOOK 12 PAGE 16

NOTE:

1. MEASUREMENT OF BUILDING LINE IS TO THE FACE OF STUCCO OR SIDING

ZHANG & SONG RESIDENCE

905 LEONELLO AVENUE
LOS ALTOS, CA
APN: 189-20-014

WEC & ASSOCIATES
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

LICENSED LAND SURVEYOR
YI-RAN XU
EXP. 12/31/21
L. 8235
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: AUG 25, 2021
SCALE: 1/8"=1'-0"
DRAWN: BG
JOB: 10078

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.0

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS AND SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642–2444 PRIOR TO EXCAVATION.

2. THE SITE SHALL BE FINE GRADED TO PROVIDE A MINIMUM OF 5% ACROSS VEGETATED OR DIRT AREA AND 2% ACROSS HARDSCAPED AREA, AWAY FROM THE BUILDING PERIMETER. EXISTING DRAINAGE COMING FROM ADJACENT PROPERTIES SHALL BE MAINTAINED. IN NO CASE SHALL THE FINAL GRADING INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.

3. UNLESS SHOWN ON THE PLAN OTHERWISE, HOUSE AND GARAGE MUST HAVE DOWN SPOUTS THAT ARE DIRECTED TO SPLASH BLOCKS (2 FEET LONG) THAT DEFLECT THE WATER AWAY FROM BUILDING FOUNDATION BY SURFACE DRAINAGE. ALL DOWNSPOUT AND GUTTER SHALL BE GALV. SHEET METAL.

4. CONTRACTOR SHALL OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CONSTRUCTION WHICH WILL IMPACT THE USE OF THE SIDEWALK, STREET AND ALLEY OR ON THE PROPERTY IN WHICH THE CITY HOLDS AN INTEREST.

5. ANY CONSTRUCTION WITHIN THE CITY RIGHT–OF WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

6. IF GROUNDWATER OR RUNOFF WATER IS ENCOUNTERED AND REQUIRES REMOVAL FROM THE EXCAVATION AREA, ALL EXCAVATION AND/OR BUILDING ACTIVITIES MUST IMMEDIATELY STOP. THE PLAN FOR THE DEWATERING OF THE EXCAVATION MUST BE DESIGNED AND SUBMITTED FOR APPROVAL TO THE PUBLIC WORKS–ENGINEERING DIVISION. ONCE APPROVAL OF THE PLAN DESIGN HAS BEEN RECEIVED, IMPLEMENTATION OF THE PLAN IS REQUIRED PRIOR TO THE COMMENCEMENT OF THE EXCAVATION AND/OR BUILDING ACTIVITIES.

GENERAL NOTES 5

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BW	BOTTOM OF WALL
CB	CATCH BASIN
CIP	CAST IRON PIPE
CL	CENTER LINE
CONC	CONCRETE
CS	CRAWL SPACE ELEV.
DD	DECK DRAIN
DIP	DUCT IRON PIPE
DS	DOWNSPOUT
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADING
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR ELEVATION
FG	FINISHED GROUND ELEV.
FP	FINISHED PAVEMENT
FS	FINISH SURFACE ELEV
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
(N)	NEW
RIM	RIM ELEVATION
S	SLOPE
SD	STORM DRAIN LINE
SDCO	STORM DRAIN CLEANOUT
SDFM	STORM DRAIN FORCED MAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
W	DOMESTIC WATER LINE
WM	WATER METER

ABBREVIATION 4

SS	SANITARY SEWER
E	ELECTRIC
TV	TV/CABLE TV
FS	FIRE SERVICE
W	DOMESTIC WATER
T	TELEPHONE
G	NATURAL GAS
FM	FORCE MAIN
SL	STREET LIGHT
IRR	IRRIGATION
X	FENCE
JT	JOINT TRENCH
O/H	OVERHEAD WIRES
×16.07	(E) SPOT ELEVATION
×16.07 FS	(N) SPOT ELEVATION

DS — SPLASH BLOCK, MIN. 2 FEET LONG DEFLECT THE WATER AWAY FROM BOTH BLDG. DOWNSPOUT

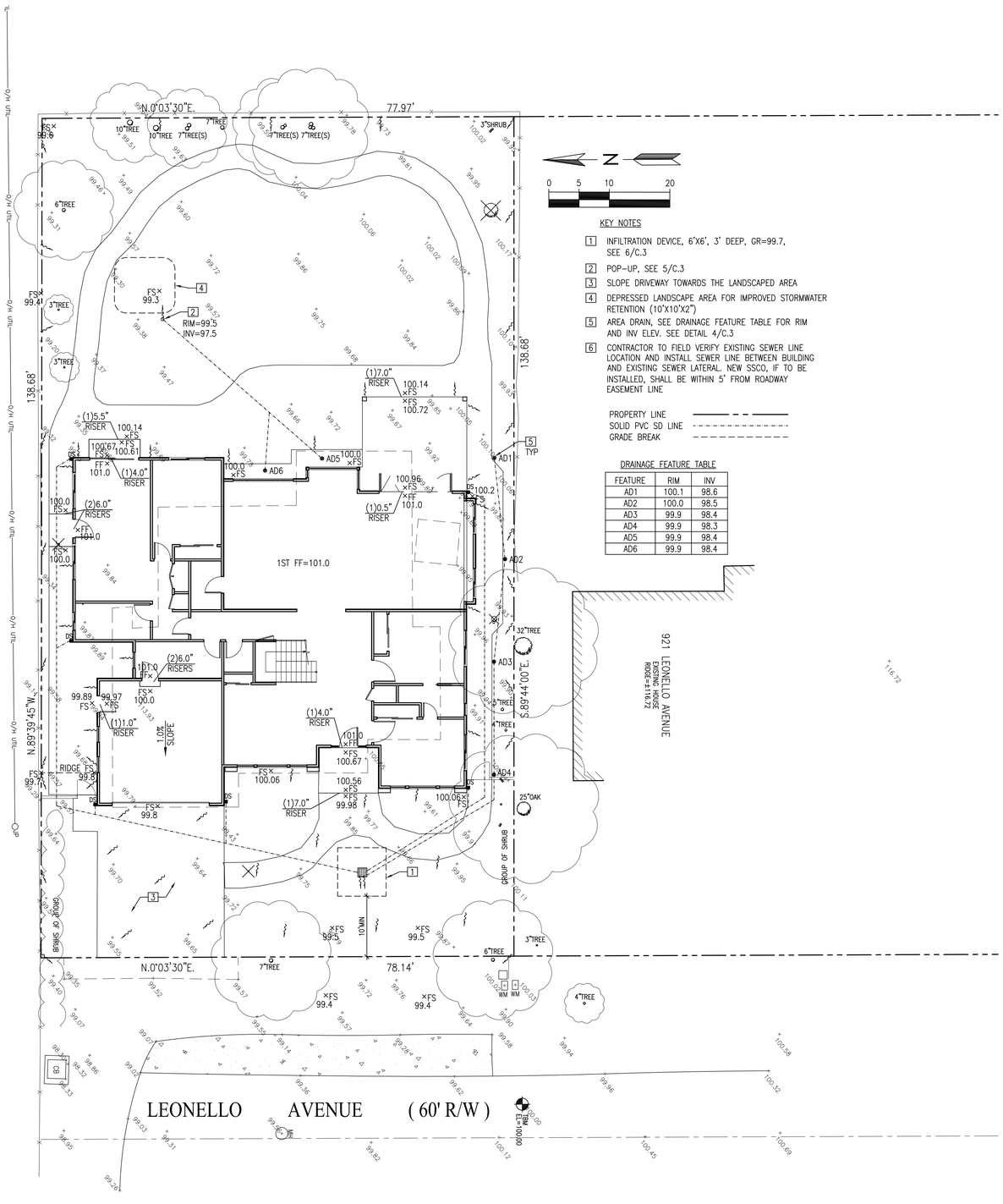
LEGEND 3

EATHWORK QUANTITIES:

CUT(OUTSIDE BLDG FOOTPRINT)	20 C.Y.
CUT(INSIDE BLDG FOOTPRINT)	210 C.Y.
FILL	25 C.Y.
BALANCE	205 C.Y.

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

CUT AND FILL EST. 2



GRADING AND DRAINAGE PLAN SCALE: 1"=10' 1

KEY NOTES

1. INFILTRATION DEVICE, 6'X6', 3' DEEP, GR=99.7, SEE 6/C.3
2. POP–UP, SEE 5/C.3
3. SLOPE DRIVEWAY TOWARDS THE LANDSCAPED AREA
4. DEPRESSED LANDSCAPE AREA FOR IMPROVED STORMWATER RETENTION (10'X10'X2")
5. AREA DRAIN, SEE DRAINAGE FEATURE TABLE FOR RIM AND INV ELEV. SEE DETAIL 4/C.3
6. CONTRACTOR TO FIELD VERIFY EXISTING SEWER LINE LOCATION AND INSTALL SEWER LINE BETWEEN BUILDING AND EXISTING SEWER LATERAL. NEW SSCO, IF TO BE INSTALLED, SHALL BE WITHIN 5' FROM ROADWAY EASEMENT LINE

PROPERTY LINE
SOLID PVC SD LINE
GRADE BREAK

DRAINAGE FEATURE TABLE

FEATURE	RIM	INV
AD1	100.1	98.6
AD2	100.0	98.5
AD3	99.9	98.4
AD4	99.9	98.3
AD5	99.9	98.4
AD6	99.9	98.4

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WEC & ASSOCIATES
AEC
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER YI-RAN YU G59334 Exp 6/30/23 CIVIL STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: JULY 14, 2022
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NO.

C.1

EROSION CONTROL AND BEST MANAGEMENT PRACTICE:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN/NOTES, IF PROVIDED, ARE MINIMUM REQUIREMENTS, THE FULL EXTENTS OF WHICH ARE TO BE DETERMINED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.

2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED AS REQUIRED AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.

3. THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS FOLLOWING EACH STORM AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.

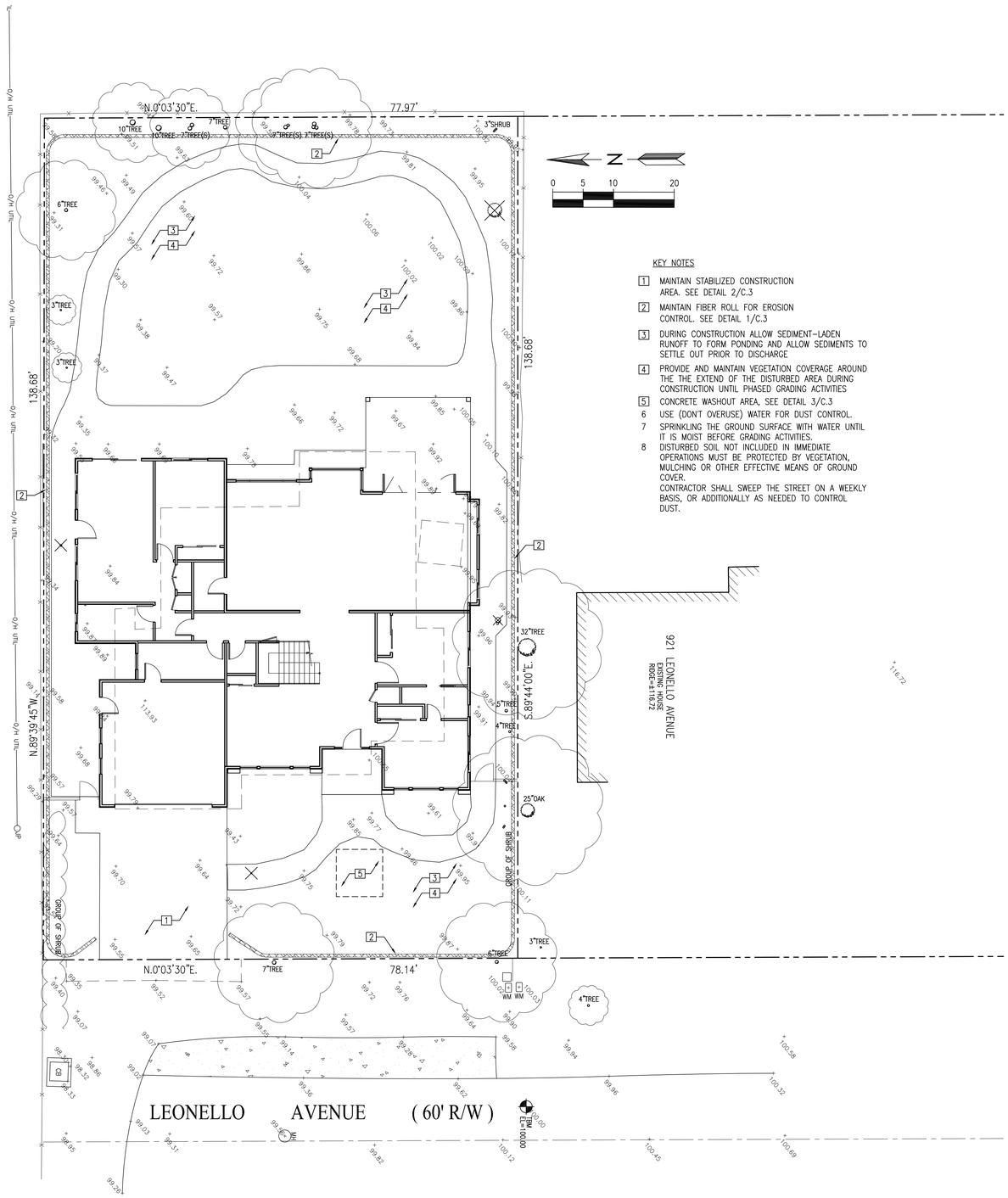
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER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

5. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTER, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.

6. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE PUBLIC RIGHT-OF WAY IS PERMITTED.

7. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES. PROVIDE ROCKED DRIVEWAY FOR SITE ACCESS DURING CONSTRUCTION.

GENERAL NOTES | 2



EROSION CONTROL PLAN SCALE: 1"=10' | 1

ZHANG & SONG RESIDENCE

905 LEONELLO AVENUE
LOS ALTOS, CA
APN: 189-20-014

WEC & ASSOCIATES
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
YI-RAN WU
C 59334
EXP: 6/30/23
CIVIL
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

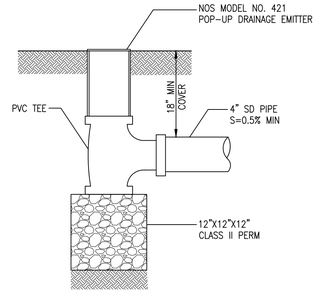
DATE: JULY 14, 2022
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

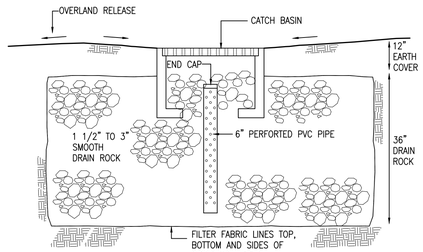
EROSION CONTROL PLAN

SHEET NO.

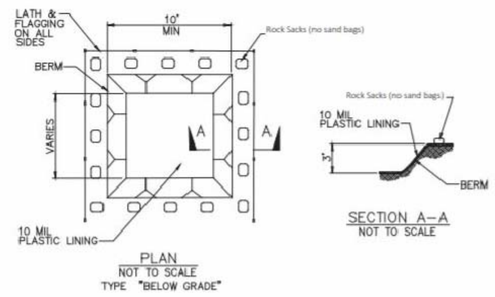
C.2

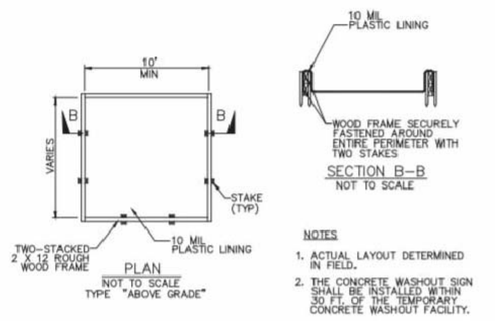


POP-UP DRAIN DETAIL | 5



INFILTRATION DEVICE N.T.S. | 6

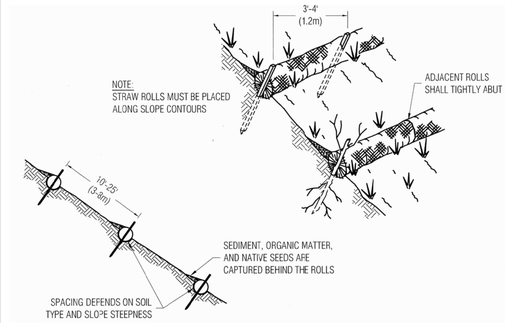




NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT AREA | 3



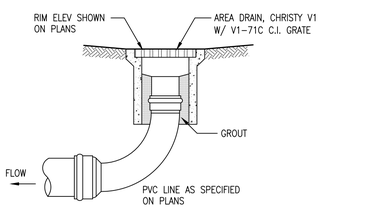
NOTES:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
   - 1:1 SLOPES = 10 FEET APART
   - 2:1 SLOPES = 20 FEET APART
   - 3:1 SLOPES = 30 FEET APART
   - 4:1 SLOPES = 40 FEET APART
   - <4:1 SLOPE = ONE ROW AT LOW POINT
3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED

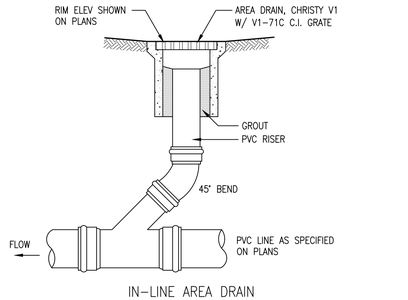
Approved: City Engineer Date 1/4/10

REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

FIBER ROLL DETAIL | 1

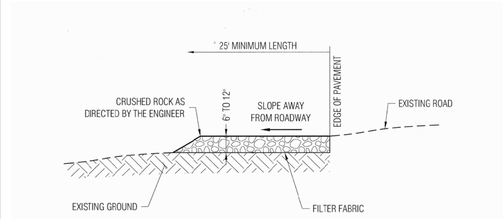


END OF LINE AREA DRAIN



IN-LINE AREA DRAIN

AREA DRAIN DETAILS SCALE: N.T.S. | 4



NOTES:

1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: City Engineer Date 1/4/10

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

STABILIZED CONTRUCTION ENTRANCE | 2

ZHANG & SONG RESIDENCE

905 LEONELLO AVENUE
LOS ALTOS, CA
APN: 189-20-014

WEC & ASSOCIATES
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
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LICENSE STAMPS AND SIGNATURE

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CIVIL
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

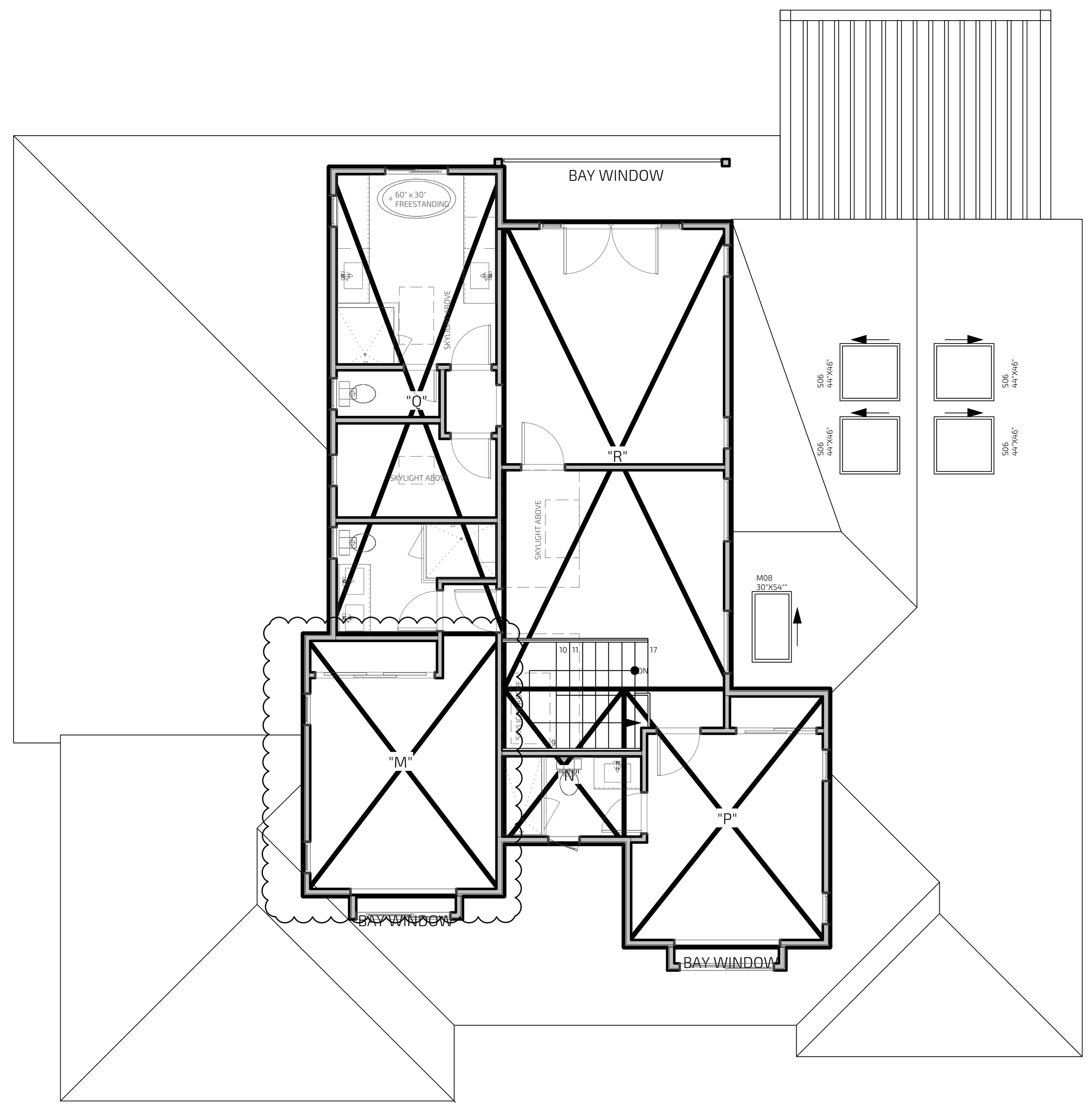
DATE: JULY 14, 2022
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

DETAILS

SHEET NO.

C.3



TREE INVENTORY - 905 Leonello Ave, Los Altos 94025

pg. 23

Date: 4/29/2022

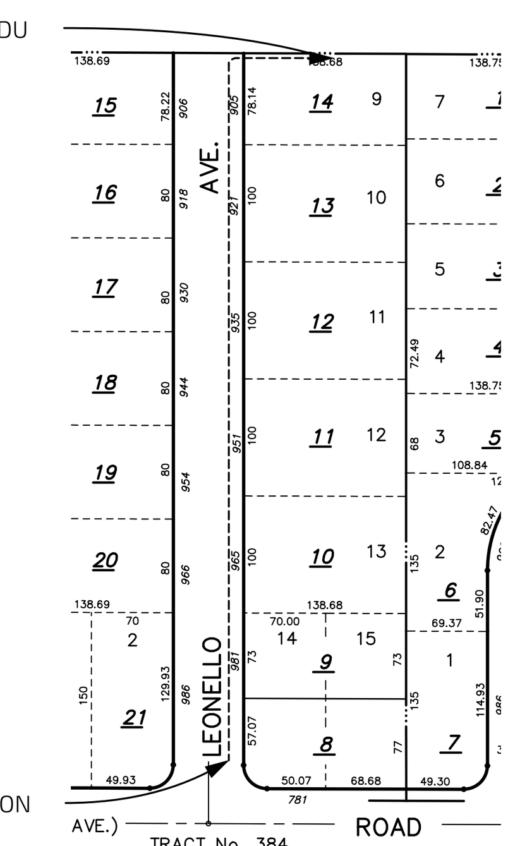
ALL TREES 4" AND OVER ON OR OVERHANGING THE PROPERTY

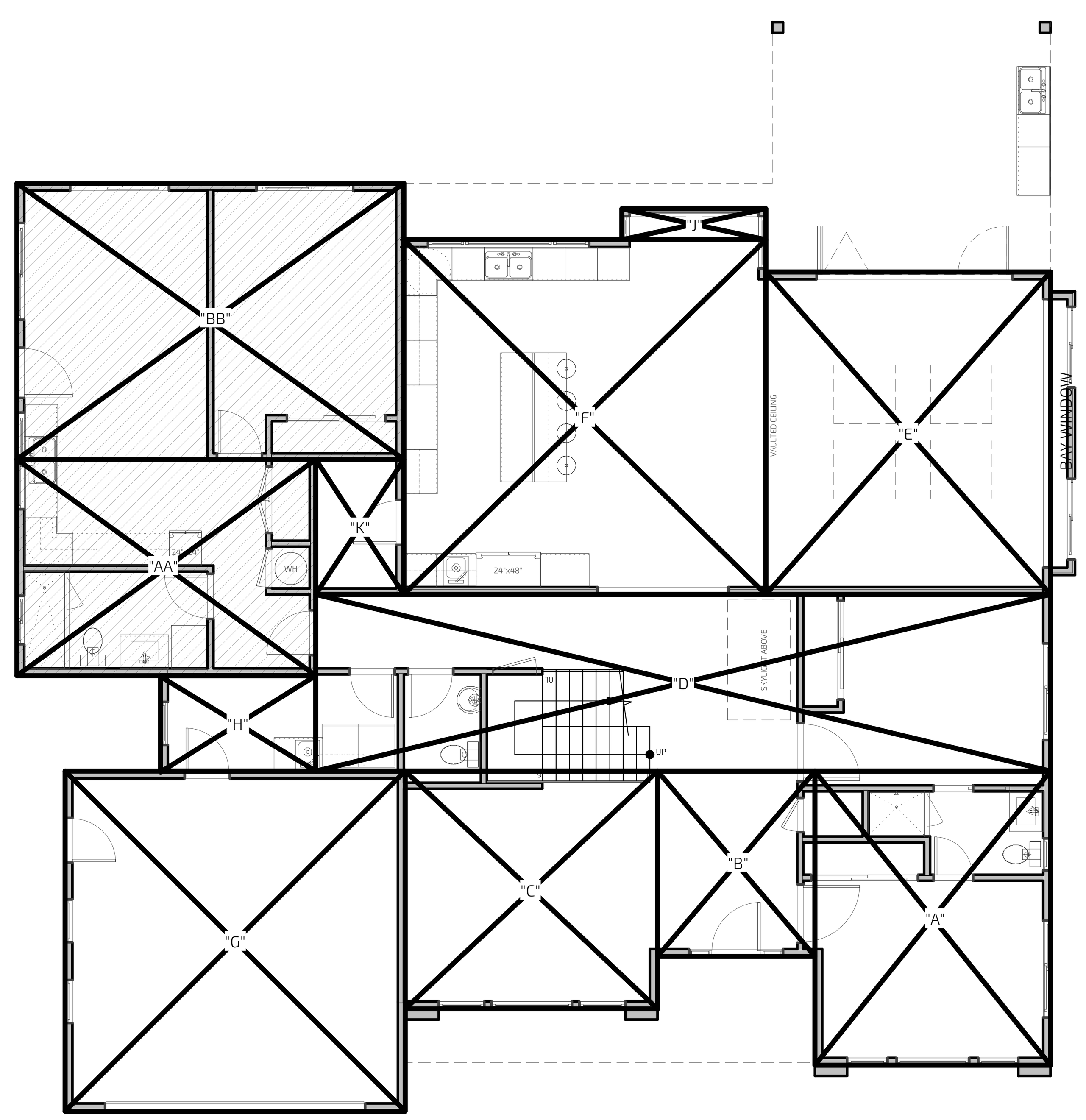
Number	Common Name	Botanical Name	DBH (inches)	math. DBH (inches)	Height (feet)	Spread (feet)	Status	Condition (TREE IMPACT ASSESSMENT)	Age	Species Tolerance	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level **	Suitability Rating	Prescription
1	Idaho Locust	*Robinia Idahoensis*	11	11	30	15	PROTECTED	FAIR	MATURE	MODERATE	12	11	MODERATE**	MODERATE	PRESERVE
2	Persimmon	*Diospyros kaki*	8	8	25	12	PROTECTED	FAIR	MATURE	HIGH	8	5	LOW	MODERATE	PRESERVE
3	Coast Live Oak	*Quercus agrifolia*	est. 40	40	50	30	PROTECTED	FAIR	MATURE	HIGH	8	27	MODERATE	MODERATE	PRESERVE
4	Blue Gum	*Eucalyptus globulus*	est. 25	25	55	20	PROTECTED	FAIR	MATURE	MODERATE	12	25	MODERATE	MODERATE	PRESERVE
5	Surinam Cherry	*Eugenia uniflora*	6	6	15	5	(not protected)	FAIR	OVERMATURE	MODERATE	15	8	MODERATE	MODERATE	PRESERVE
6	Surinam Cherry	*Eugenia uniflora*	6	6	15	5	(not protected)	FAIR	OVERMATURE	MODERATE	15	8	MODERATE	MODERATE	PRESERVE
7	Surinam Cherry	*Eugenia uniflora*	7	7	15	5	(not protected)	VERY POOR	OVERMATURE	MODERATE	15	9	MODERATE	LOW	REMOVE (X)
8	Yucca	*Yucca spp.*	10	10	10	5	(not protected)	FAIR	MATURE	MODERATE	12	10	SEVERE	MODERATE	REMOVE (X)
9	Argyle Apple	*Eucalyptus cinerea*	32	32	55	20	PROTECTED	VERY POOR	MATURE	MODERATE	12	32	MODERATE	LOW	REMOVE (X)
10	Limewood	*Piitosporum eugenioides*	8, 7.5, 7	13	30	20	(not protected)	FAIR	OVERMATURE	MODERATE	15	16	MODERATE	MODERATE	PRESERVE
11	Limewood	*Piitosporum eugenioides*	8, 5.5	10	30	15	(not protected)	FAIR	OVERMATURE	MODERATE	15	13	MODERATE	MODERATE	PRESERVE
12	Limewood	*Piitosporum eugenioides*	8	8	30	10	(not protected)	FAIR	OVERMATURE	MODERATE	15	10	MODERATE	MODERATE	PRESERVE
13	Limewood	*Piitosporum eugenioides*	8, 7	11	30	15	(not protected)	FAIR	OVERMATURE	MODERATE	15	14	MODERATE	MODERATE	PRESERVE
14	Limewood	*Piitosporum eugenioides*	14	14	30	15	(not protected)	FAIR	OVERMATURE	MODERATE	15	18	MODERATE	MODERATE	PRESERVE
15	Limewood	*Piitosporum eugenioides*	13	13	25	20	(not protected)	FAIR	OVERMATURE	MODERATE	15	16	MODERATE	MODERATE	PRESERVE
16	Myoporum	*Myoporum laetum*	9	9	20	20	(not protected)	FAIR	MATURE	MODERATE	12	9	MODERATE	LOW	PRESERVE
17	Japanese Maple	*Acer palmatum*	4	4	10	10	(not protected)	FAIR	MATURE	MODERATE	12	4	MODERATE	MODERATE	PRESERVE
18	Lemon	*Citrus limon*	4	4	10	10	(not protected)	FAIR	MATURE	MODERATE	12	4	SEVERE	LOW	REMOVE (X)
19	Holly	*Ilex spp.*	est. 6, (2) 4	8	15	15	(not protected)	FAIR	MATURE	HIGH	8	5	MODERATE	MODERATE	PRESERVE
20	Coast Live Oak	*Quercus agrifolia*	est. 18	18	40	30	PROTECTED	FAIR	MATURE	HIGH	8	12	MODERATE	MODERATE	PRESERVE
21	Yucca	*Yucca spp.*	4	4	10	5	(not protected)	FAIR	MATURE	MODERATE	12	4	SEVERE	LOW	REMOVE (X)
KEY:															
#	**Neighboring tree (overhanging property) / public right-of-way**														
	Tree Removal														

SEE GLOSSARY FOR DEFINITION OF TERMS

**ASSUMES STANDARD AND SPECIAL TREE PROTECTION MEASURES ARE FOLLOWED.

Prepared by Busara Firestone
ISA Certified Arborist #WE-8525A





FLOOR AREA CALCULATION

LABEL	DIMENSIONS	AREA
A	14'7.5 X 18'3	267 SF
B	9'9.25 X 11'6	112 SF
C	15'7.7 X 14'9	231 SF
D	45'7 X 10'11.5	500 SF
E	17'8 X 20'0	353 SF
F	22'5.5 X 22'0	494 SF
H	9'7.5 X 5'11	57 SF
K	5'5.5 X 8'4.5	46 SF
L	10'7.75 X 1'2.5	13 SF
M	12'9.5 X 16'8.7	214 SF
N	7'8 X 9'10.2	76 SF
P	13'1.5 X 16'5.2	216 SF
Q	11'1.5 X 29'9	331 SF
R	14'6 X 29'9.5	432 SF

CONDITIONED AREA		
1ST FLOOR (A-J)		2,073 SF
2ND FLOOR (F-H)		1,269 SF
TOTAL		3,342 SF
GARAGE (G)	21'1 X 21'1	445 SF
TOTAL BUILDING		3,787 SF
FLOOR AREA RATIO		
LOT SIZE		10,825 SF
F.A.R.		.3498
ATTACHED ADU		
AA	18'6.5 X 13'5	249 SF
BB	24' X 17'1.5	411 SF
TOTAL ADU		660 SF
TOTAL BUILDING (MAIN + ADU)		4,447 SF
OUTDOOR PORCHES		
T	34.4.75 X 11'0	378.4 SF
U	7'7.25 X 5'9	43.7 SF
V	12'8 X 13'4	168.9 SF
W	12'2 X 3	36.5 SF
TOTAL		627.5 SF

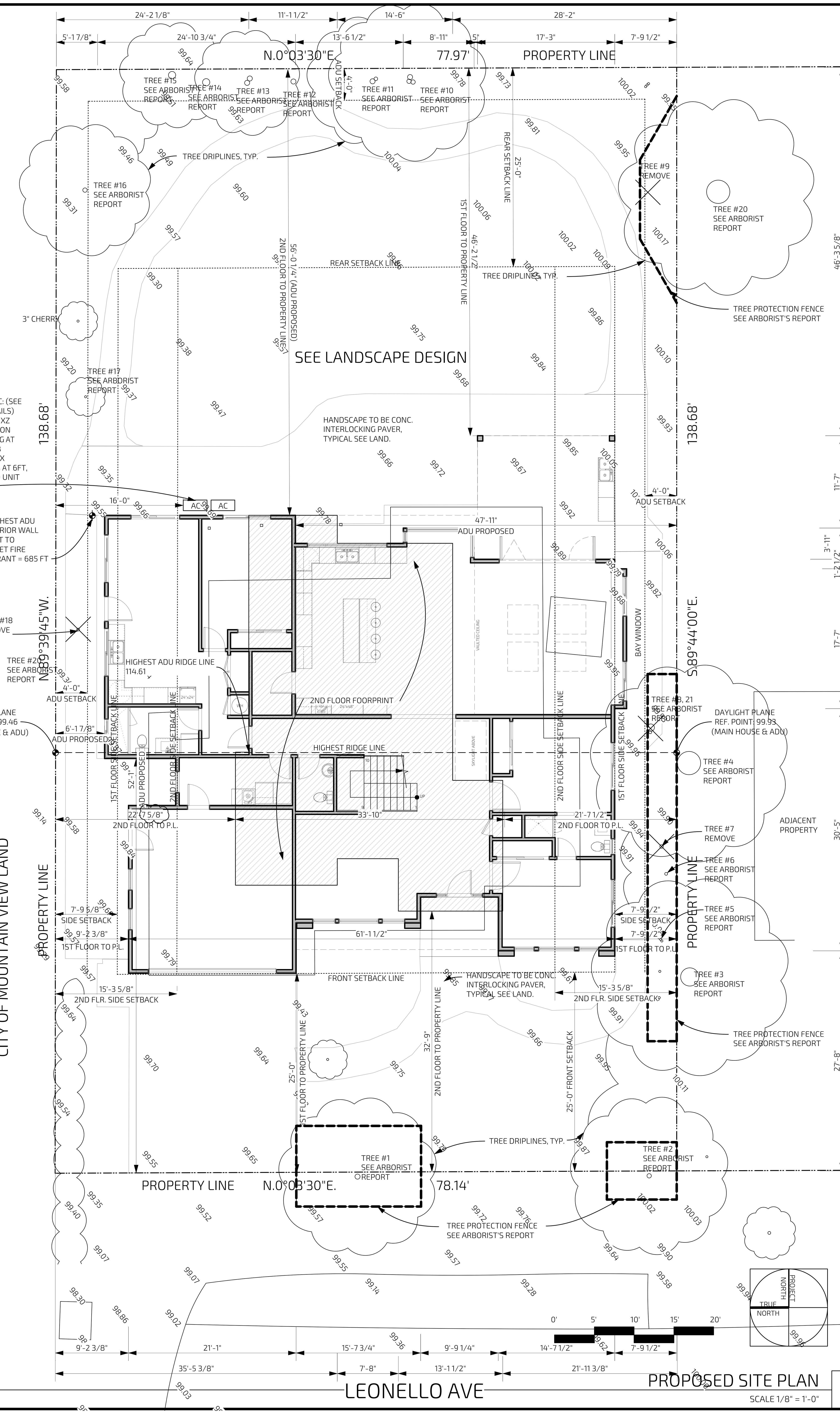
LOT COVERAGE
= 1ST FLOOR + GARAGE + PORCHES
= 2073 + 445 + 627.5
= 3,146 SF

EXISTING BUILDILNG	
HABITABLE SPACE	2,198 SF
GARAGE	402 SF
TOTAL	2,600 SF
EXISTING SHED	62 SF

AREA CALCULATION 3
SCALE 1/8" = 1'-0"

ADJACENT PROPERTY

ADJACENT PROPERTY



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

kylechan ARCHITECT
3561 HOMESTEAD ROAD
SUITE 222,
SANTA CLARA, CA 95051
669-244-3111
www.kylechan.com
kyle@kylechan.com

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ELECTRONIC PLAN REVIEW

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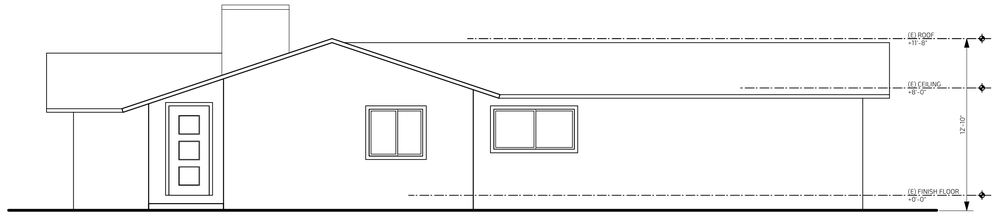
SITE PLAN / FLOOR AREA STUDY

CITY STAMP:

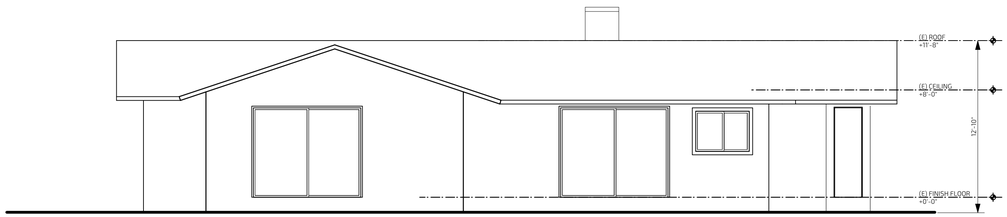
A0.5

PROJECT NUMBER: 2112
905 LEONELLO AVE



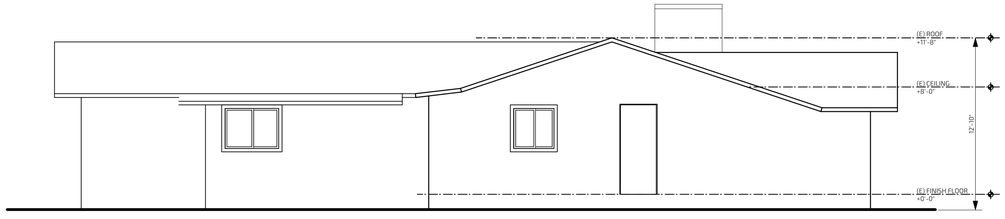
EXISTING NORTH - FRONT ELEVATION 4

SCALE 3/16" = 1'-0"



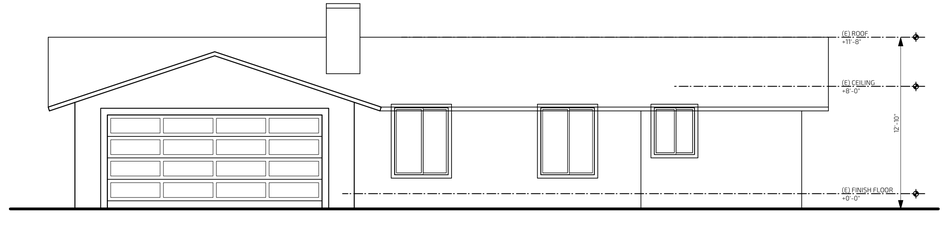
EXISTING WEST- RIGHT ELEVATION 3

SCALE 3/16" = 1'-0"



EXISTING SOUTH- BACK ELEVATION 2

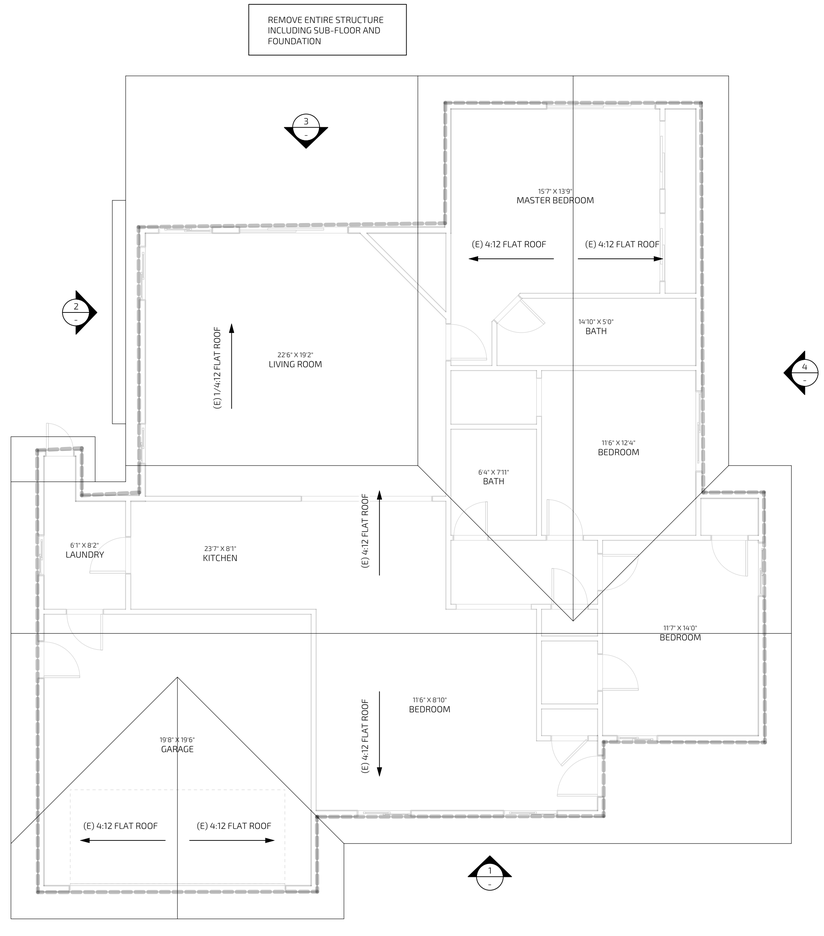
SCALE 3/16" = 1'-0"



0' 2.5' 5' 7.5' 10' 12.5' 15'

EXISTING EAST - LEFT ELEVATION 1

SCALE 3/16" = 1'-0"



0' 2.5' 5' 7.5' 10' 12.5' 15'

EXISTING FLOOR / ROOF PLAN 5

SCALE 3/16" = 1'-0"

kylechan
ARCHITECT
3561 HOMESTEAD ROAD
SUITE 222,
SANTA CLARA, CA 95051
669-244-3111
www.kylechan.com
kyle@kylechan.com

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EXISTING
FLOOR PLAN/
ELEVATIONS

CITY STAMP:

A1.1

PROJECT NUMBER: 2112
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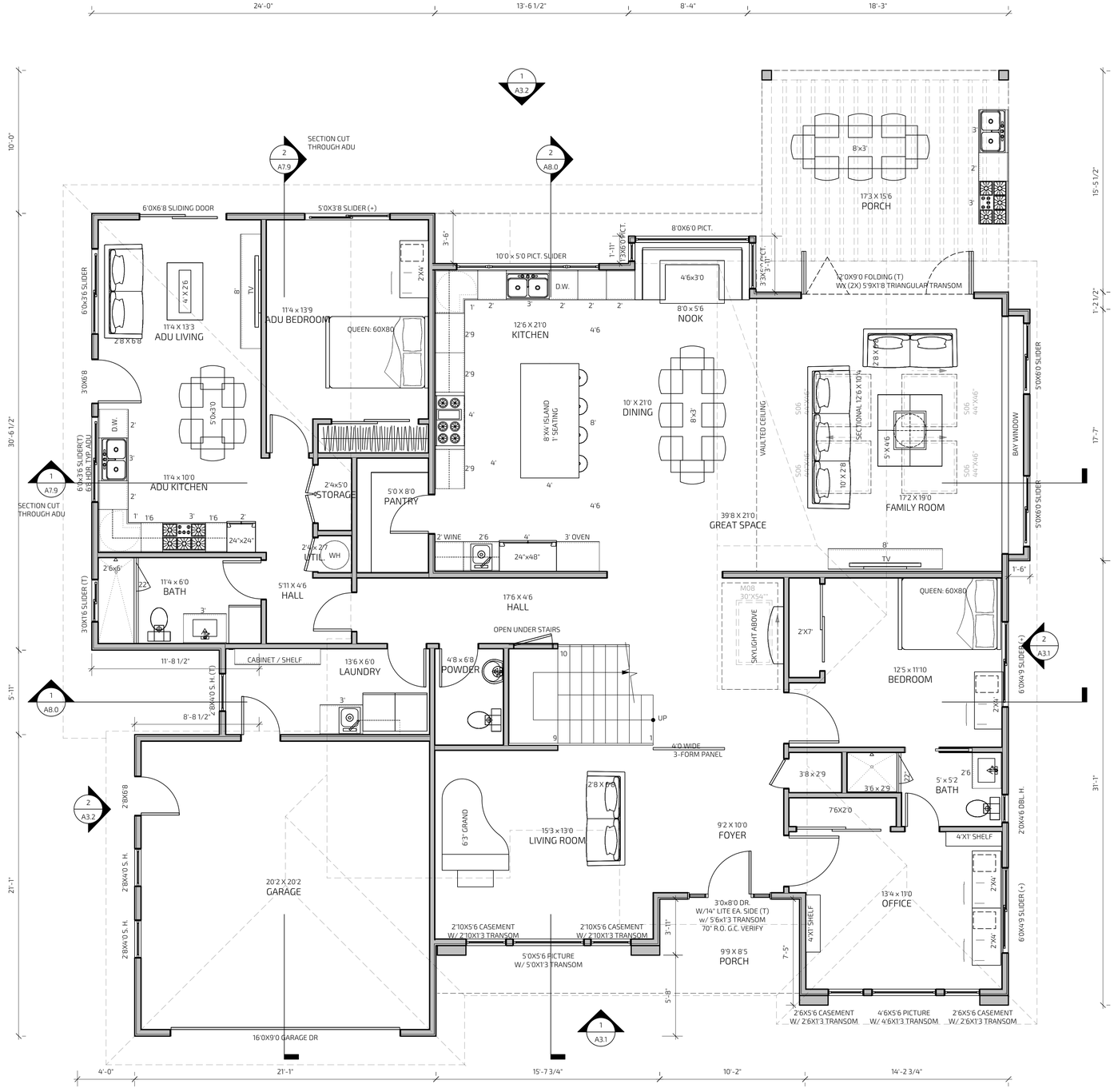

0' 2.5' 5' 7.5' 10' 12.5' 15'

FIRST FLOOR PROPOSED PLAN

SCALE 1/4" = 1'-0"

1

PROJECT NORTH
TRUE NORTH

kylechan
ARCHITECT
3561 HOMESTEAD ROAD
SUITE 222,
SANTA CLARA, CA 95051
669-244-3111
www.kylechan.com
kyle@kylechan.com

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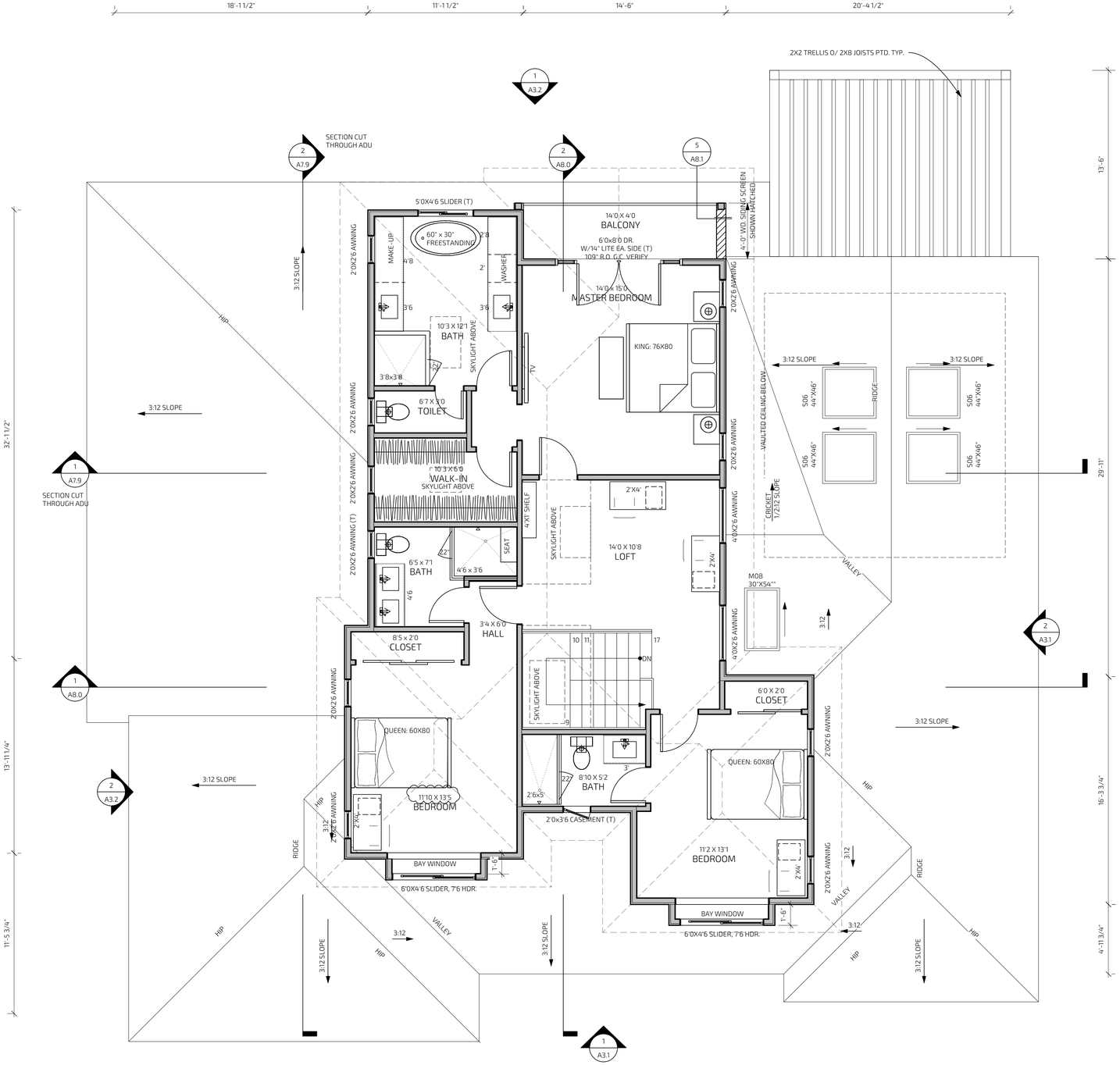
FIRST FLOOR
PROPOSED
PLAN

CITY STAMP:

A2.1

PROJECT NUMBER: 2112
905 LEONELLO AVE



SECOND FLOOR PROPOSED PLAN

SCALE 1/4" = 1'-0"

2

kylechan
ARCHITECT
3561 HOMESTEAD ROAD
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SECOND FLOOR PROPOSED PLAN

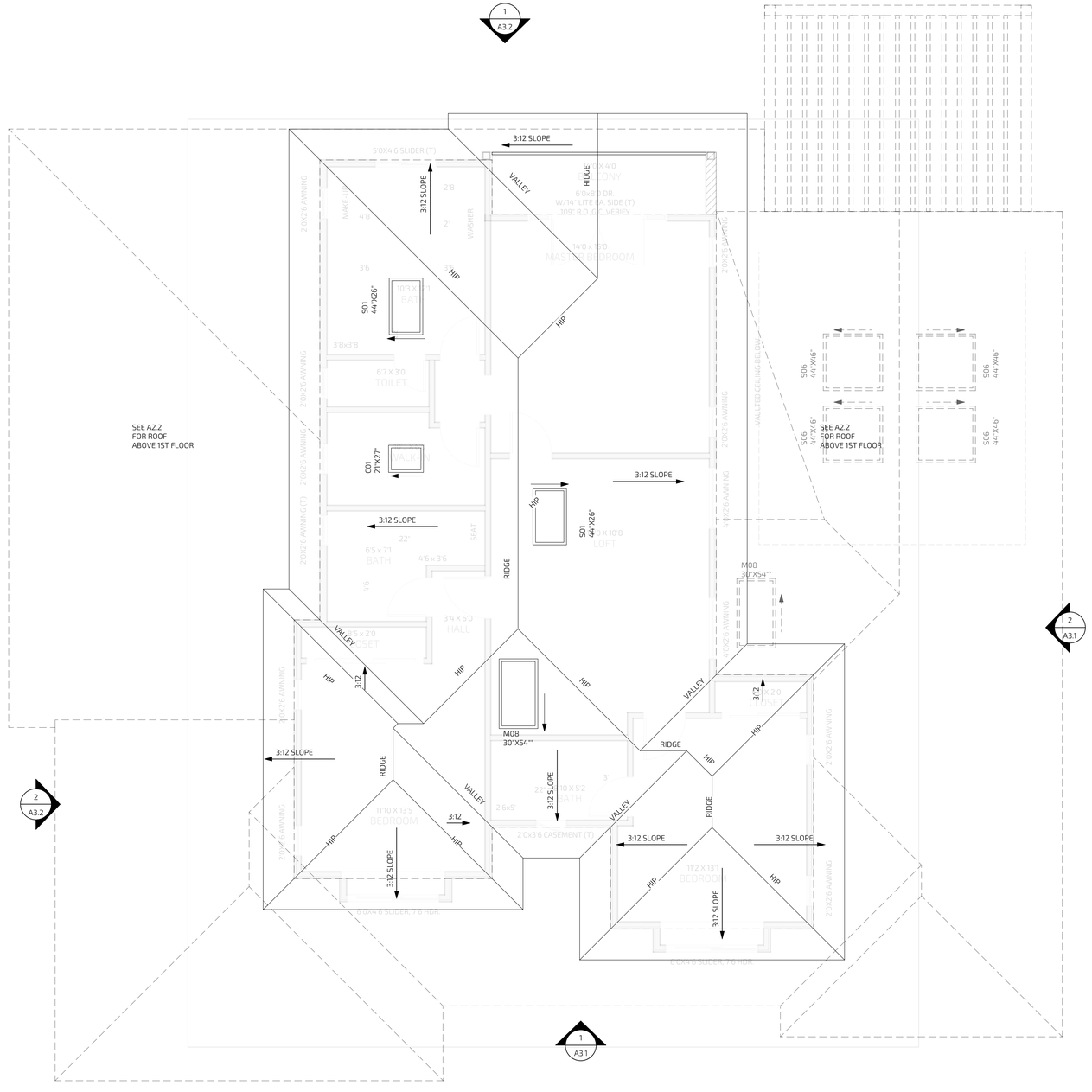
CITY STAMP:

TRUE NORTH
PROJECT NORTH

A2.2

PROJECT NUMBER: 2112
905 LEONELLO AVE

SEE A2.1 KEYNOTES FOR ALL ROOF PLAN KEYNOTES 1-9



0' 2.5' 5' 7.5' 10' 12.5' 15'

PROPOSED ROOF PLAN

SCALE 1/4" = 1'-0"

1

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ARCHITECT
3561 HOMESTEAD ROAD
SUITE 222,
SANTA CLARA, CA 95051
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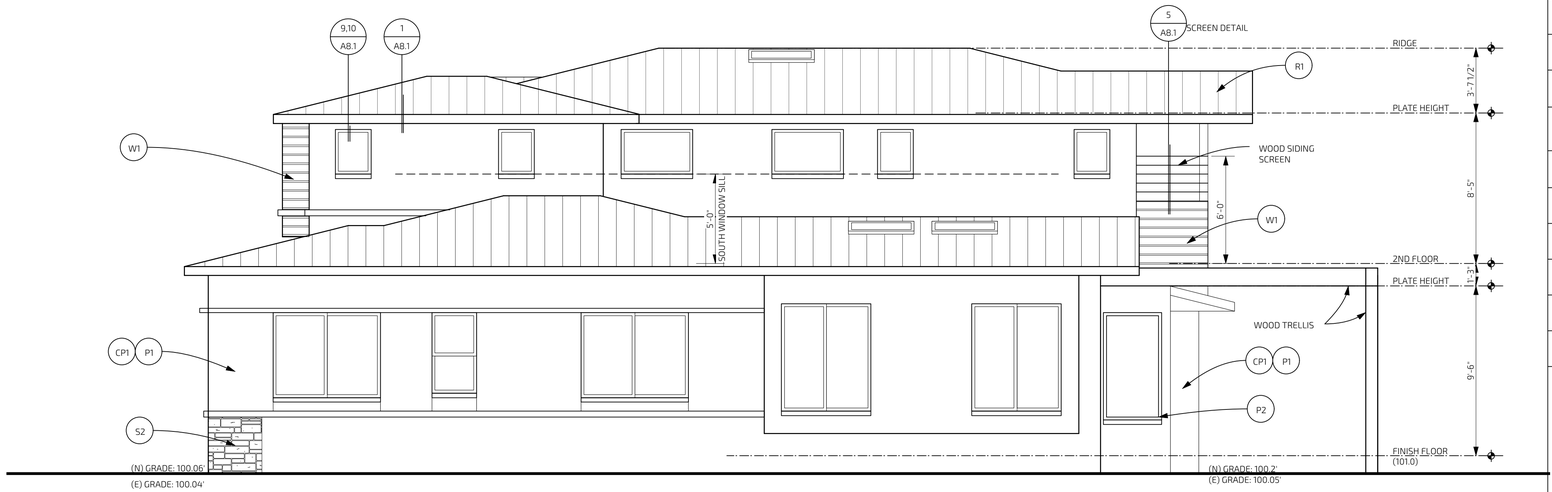
PROPOSED
ROOF PLAN

CITY STAMP:

PROJECT NORTH
TRUE NORTH

A2.3

PROJECT NUMBER: 2112
905 LEONELLO AVE



PROPOSED RIGHT (SOUTH) ELEVATION

SCALE 1/4" = 1'-0"

2

0' 2.5' 5' 7.5' 10' 12.5' 15'

PROPOSED FRONT (WEST) ELEVATION

SCALE 1/4" = 1'-0"

1

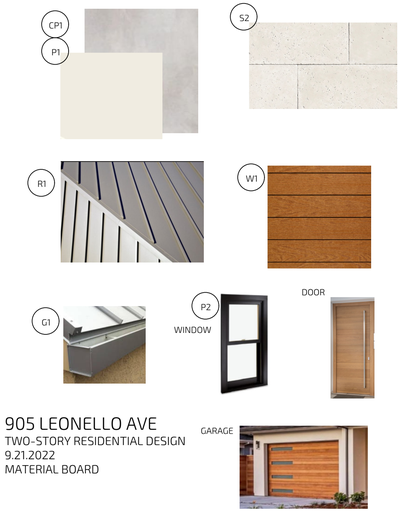
EXTERIOR FINISH SCHEDULE

SYMBOL	MATERIAL	MFR./DEALER	MODEL #/ DESCRIPTION/ LOCATION	COLOR
S1	STONE OVERLAY / OR STAMP CONCRETE	-	SEE LANDSCAPE DRAWING PAVER SYSTEM	-
S2	LIGHTWEIGHT CLAD STONE VENEER PANEL (**)	ELDORADO STONE OR SIM.	MARQUEE LIMESTONE VENEER FINISH PROVIDE PTD. CAP AT TOP, TYPICAL. STONE TO WRAP - TO BOTH SIDES OF WALL, TYPICAL. ICC ESR-1215	
R1	STANDING SEAM METAL ROOF (*)	-	NEW STANDING SEAM ROOF PER CRC R905.4 ROOF TO BE CLASS 'A' OR BETTER. 12"MAX PROFILE & V-GROOVE, W/ PVDF COATING	METALLIC GRAY
R2	ROLL ROOFING OR BUILT-UP ROOF (*)	-	CRICKET ROOFING PER CRC R905.5 & 905.9 ROOF TO BE CLASS 'A' OR BETTER.	LIGHT GRAY
G1	GUTTER	-	ALUM. - PAINTED	GRAPHITE
CP1	CEMENT PLASTER	-	EXTERIOR SMOOTH HARD STEEL TOWEL FINISH (ACRYLIC STUCCO FIN. SIMILAR)	MATCH P1
P1	EXTERIOR PAINT	-	PAINT AT CEMENT PLASTER	BEIGE
P2	TRIM PAINT	-	MATCH WINDOW TRIM	GRAPHITE
W1	SIDING	-	PARKLEX NATURAL WOOD FACADE SIDING OVER GRADE 'D' BUILDING PAPER OVER PLYWOOD SHEATHING. ICC-ES REPORT: ESR-3462	MUSTARD FINISH
	WINDOW	-	WINDOW SASH AND TRIM FINISH (SEE A2.1 SPEC FOR FINISH MATERIALS) SPEC. MARVIN WOOD ULTIMATE	GRAPHITE
	DOOR	-	SOLID WOOD STAIN BY SIMPSON OR SIM.	MUSTARD FINISH
	GARAGE DOOR	-	STAIN SIDING FINSIH TO MATCH WOOD SIDING	MUSTARD FINISH

(*) PER TITLE-24: COOL ROOF REQUIRED. ROOF REFLECTANCE: 0.1 OR BETTER. ROOF EMITTANCE: 0.8 OR BETTER.

(**)STONE PANEL TO BE ADHERED PER CRC R703.12. SEE ICC-REPORT FOR INSTALLATION SPECIFICATIONS.

1. PAINT ALL EXTERIOR WINDOW TRIM, SILLS, NON-VINYL SASH, MUTTINS, DECK RAILINGS, DECK FASCIA, BEAMS AND TRELLISES, RAFTER TAILS AND EAVE SHEATHING BOARDS. PROTECT ANY AND ALL VINES / PLANTINGS FROM DAMAGE.
2. CONTRACTOR TO CONFIRM ALL FINISH WITH OWNER BEFORE ORDERING.
3. PROVIDE COEFFICIENT OF FRICTION OF 0.6 OR HIGHER FOR ALL FLOOR TILE & EXTERIOR FLAG STONE SURFACE.
4. FOR ALL WALL FINISHES, SEE WALL SCHEDULE ON A2.1 FOR UNDERLAYMENT REQUIREMENTS.
5. THE FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT PER **CRC R905.2.5.**



905 LEONELLO AVE
TWO-STORY RESIDENTIAL DESIGN
9.21.2022
MATERIAL BOARD

kylechan ARCHITECT
3561 HOMESTEAD ROAD
SUITE 222,
SANTA CLARA, CA 95051
669-244-3111
www.kylechan.com
kyle@kylechan.com

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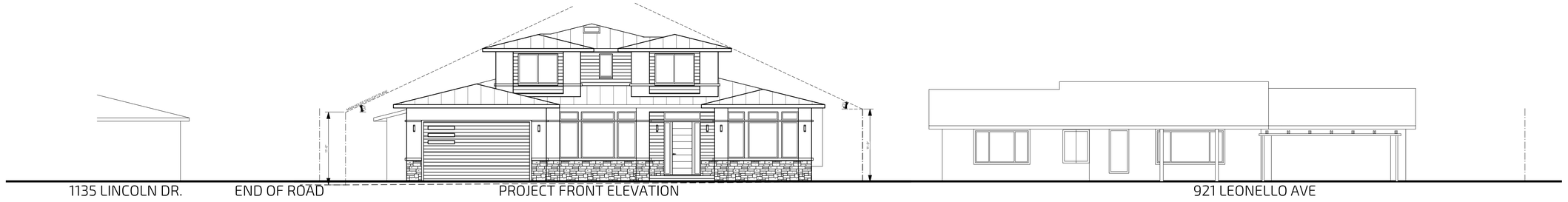
PROPOSED ELEVATIONS

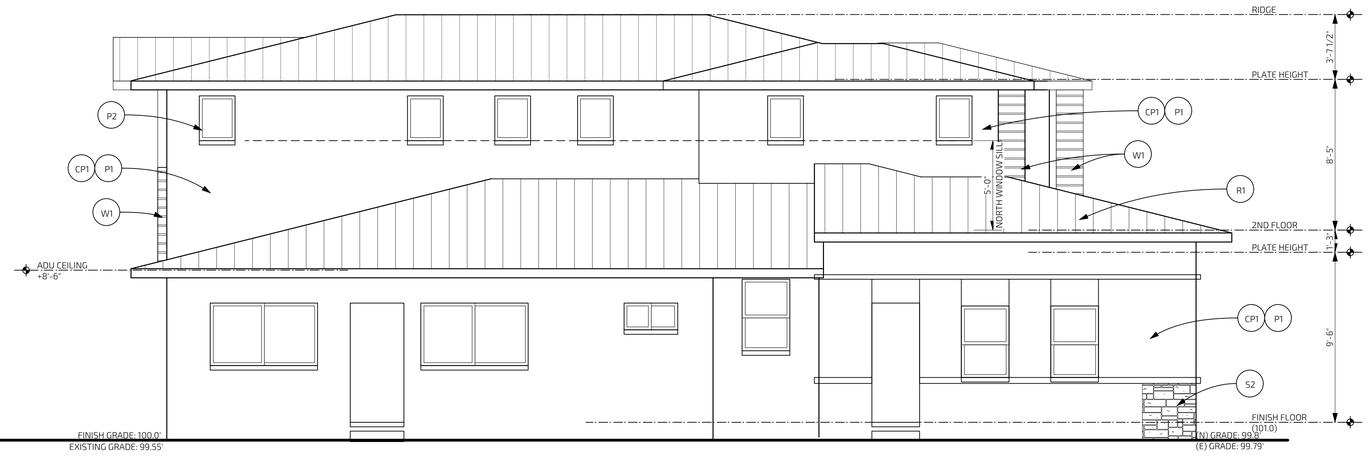
CITY STAMP:

A3.1

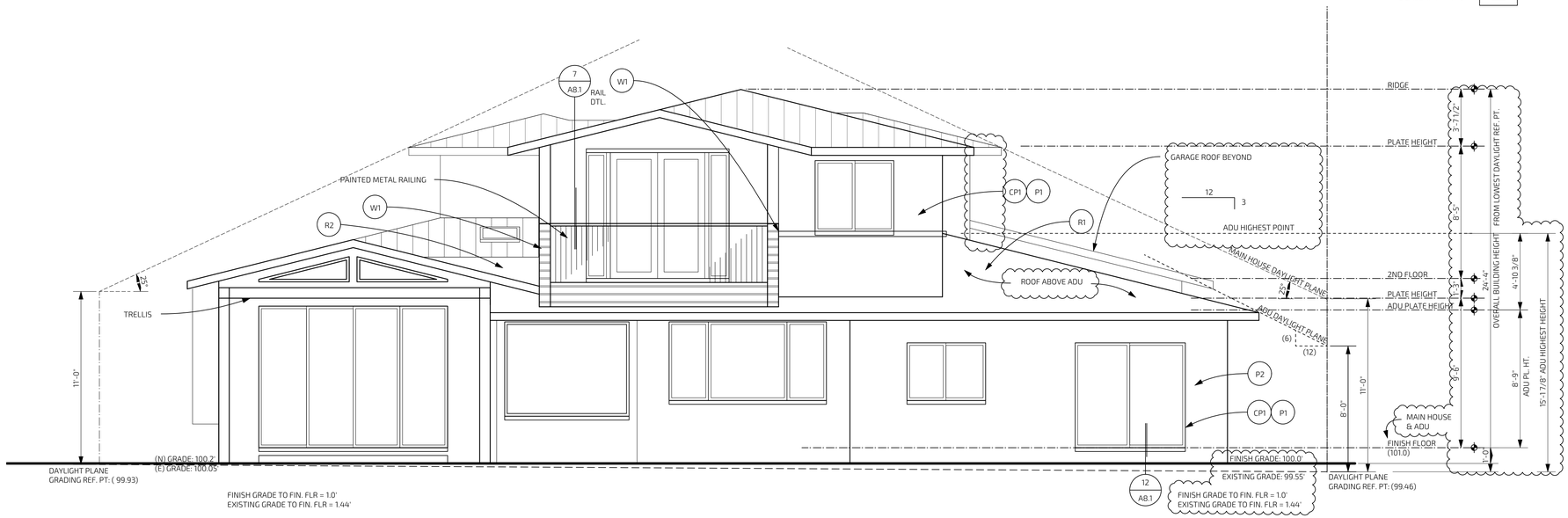
PROJECT NUMBER: 2112
905 LEONELLO AVE



STREETSCAPE ELEVATION 3
SCALE 1/8" = 1'-0"



PROPOSED LEFT (NORTH) ELEVATION 2
SCALE 1/4" = 1'-0"



PROPOSED BACK (EAST) ELEVATION 1
SCALE 1/4" = 1'-0"

kylechan
ARCHITECT
3561 HOMESTEAD ROAD
SUITE 222,
SANTA CLARA, CA 95051
669-244-3111
www.kylechan.com
kyle@kylechan.com

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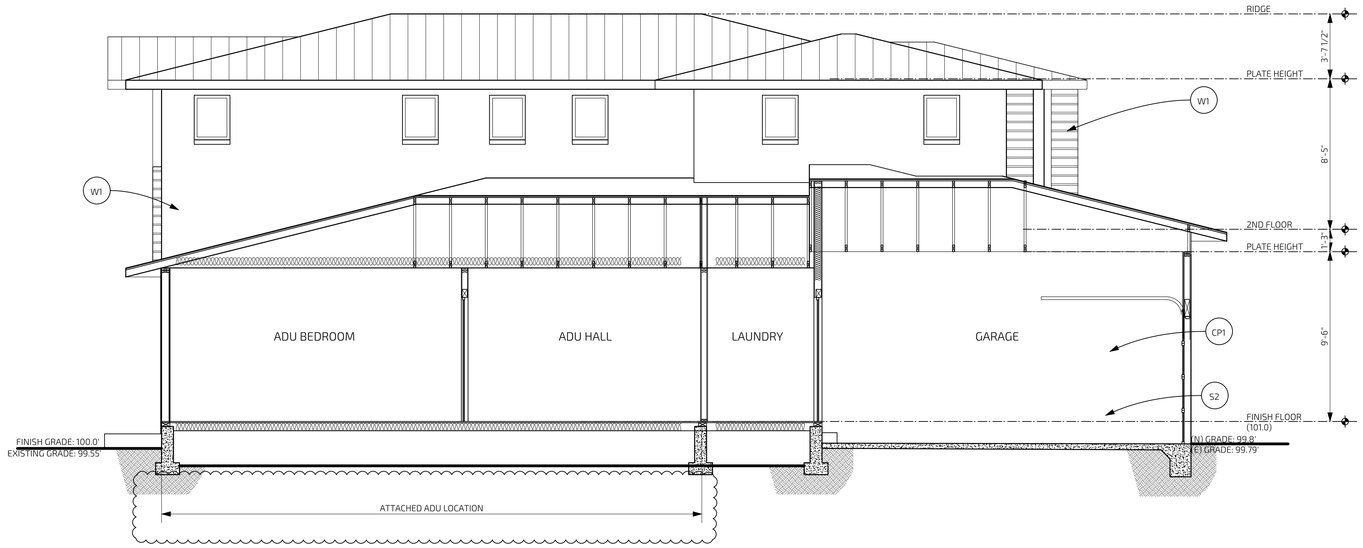
PROPOSED ELEVATIONS

CITY STAMP:

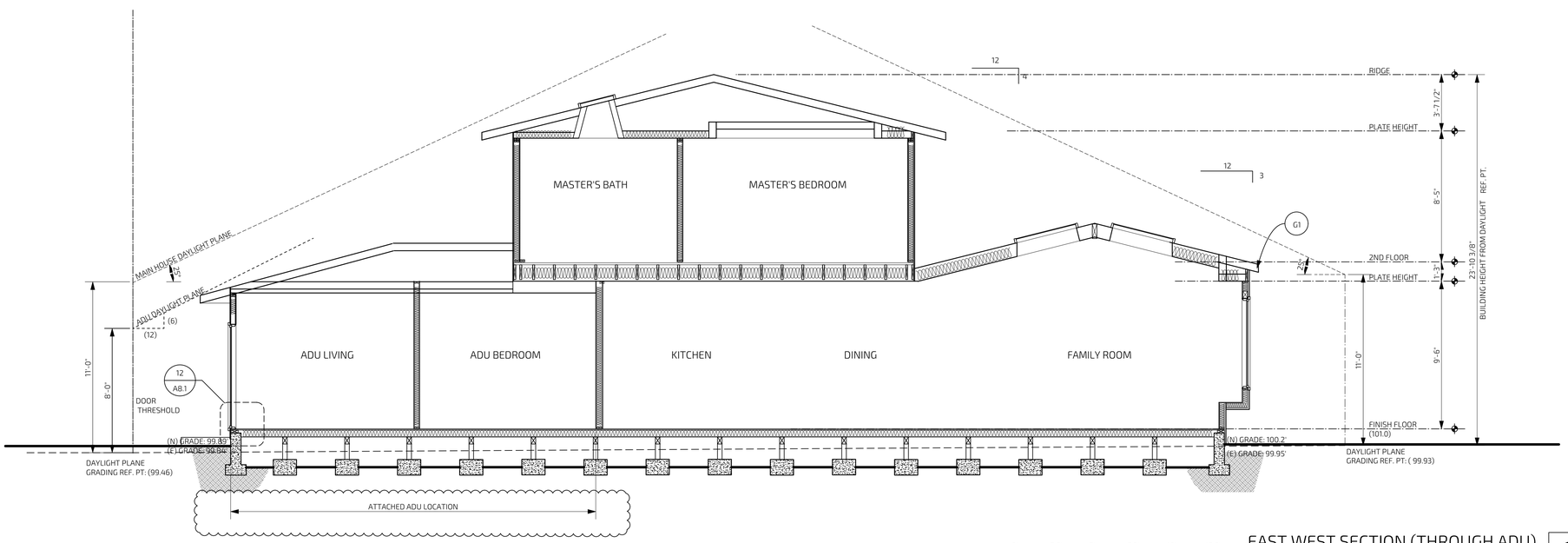
A3.2

PROJECT NUMBER: 2112
905 LEONELLO AVE



NORTH-SOUTH SECTION (THROUGH ADU) 2

SCALE 1/4" = 1'-0"



EAST WEST SECTION (THROUGH ADU) 1

SCALE 1/4" = 1'-0"

0' 2.5' 5' 7.5' 10' 12.5' 15'

kc

kylechan ARCHITECT

3561 HOMESTEAD ROAD
SUITE 222,
SANTA CLARA, CA 95051
669-244-3111
www.kylechan.com
kyle@kylechan.com

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CITY STAMP:

A7.9

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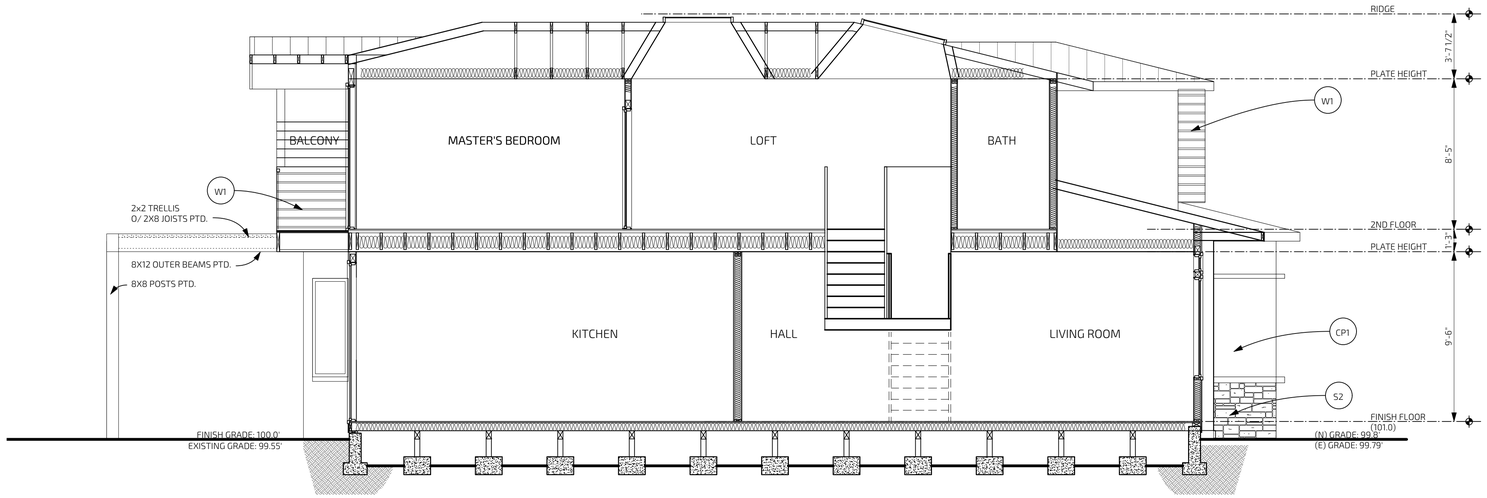
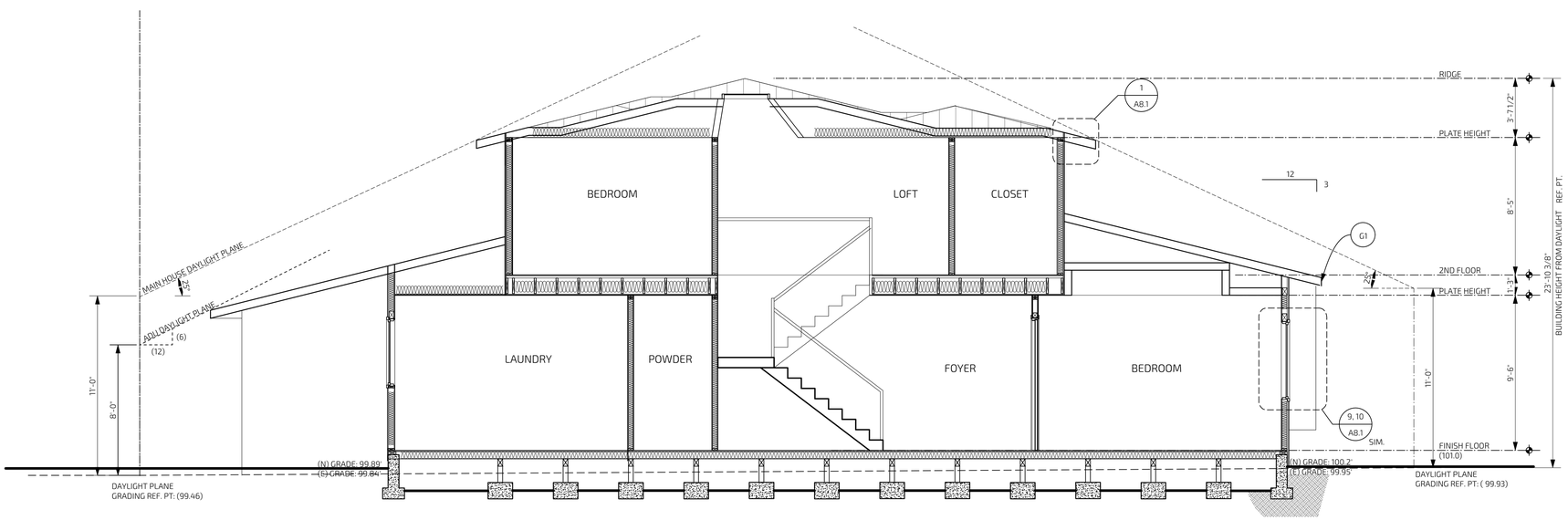


NORTH-SOUTH SECTION 2

SCALE 1/4" = 1'-0"



EAST WEST SECTION 1

SCALE 1/4" = 1'-0"

0' 2.5' 5' 7.5' 10' 12.5' 15'

kylechan ARCHITECT
3561 HOMESTEAD ROAD
SUITE 222,
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669-244-3111
www.kylechan.com
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CITY STAMP:

A8.0

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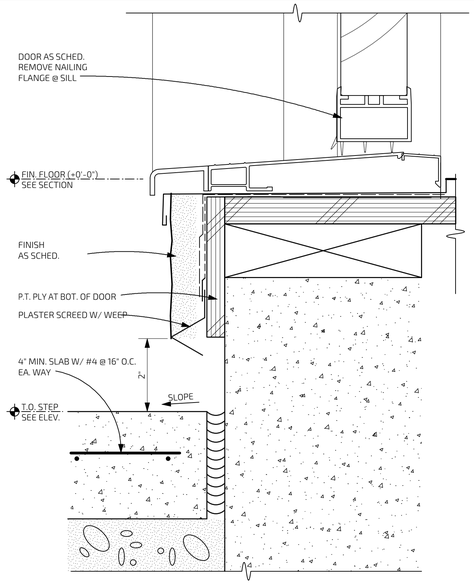
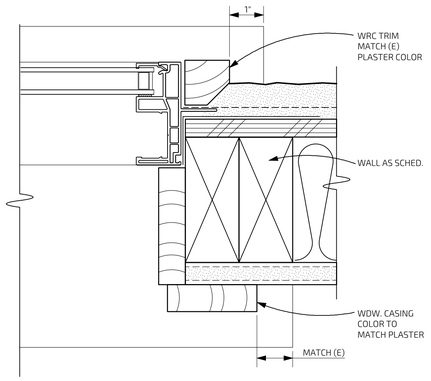


SLIDING DOOR SILL (SWING DR SIM.) 12

SCALE 6" = 1'-0"



TYP. WDW. JAMB DETAIL
@ CEMENT PLASTER FINISH 9

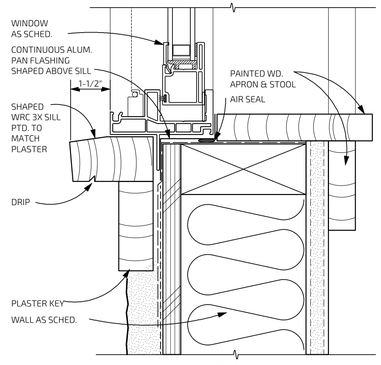
SCALE 6" = 1'-0"

NOT USED 6A

SCALE 3" = 1'-0"

NOT USED 3

SCALE 3" = 1'-0"

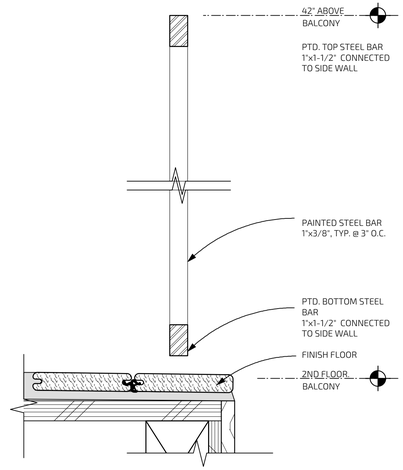


TYPICAL WDW. SILL,
MEETING RAIL & HEAD DETAILS @ CEM.
PLASTER FINISH (DR HEAD SIM.) 10

SCALE 6" = 1'-0"

NOT USED 8

SCALE 3" = 1'-0"

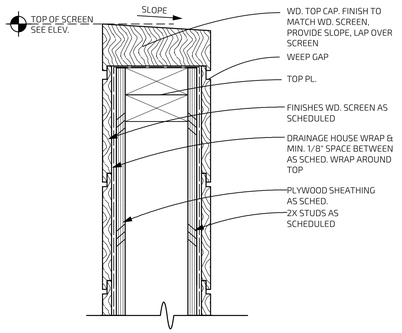


NOT USED 7

SCALE 3" = 1'-0"

NOT USED 6

SCALE 3" = 1'-0"

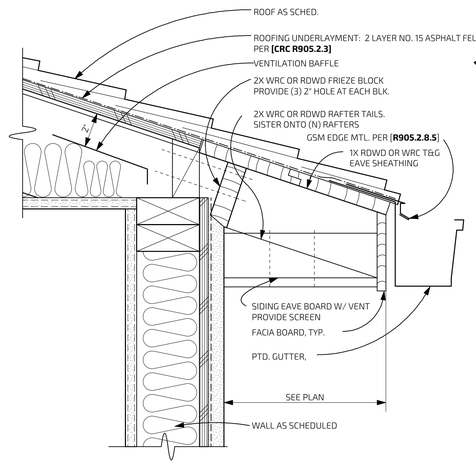


WOOD SCREEN DETAIL 5

SCALE 1-1/2" = 1'-0"

NOT USED 2

SCALE 3" = 1'-0"



ROOF EAVE DETAIL 1

SCALE 1-1/2" = 1'-0"

kylechan
ARCHITECT
3561 HOMESTEAD ROAD
SUITE 222,
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EXTERIOR
DETAILS /
SECTIONS

CITY STAMP:

A8.1

PROJECT NUMBER: 2112
905 LEONELLO AVE

Plant Legend

KEY	QTY	SIZE GALLONS	SPACING	WUCOLS RATING	BOTANICAL NAME	COMMON NAME	Mature High x Width
TALL SCREENIING SHRUBS							
PG	-	15	3' - 5'	MED	Podocarpus gracilior growth rate 12" to 24" per year	Fern Pine	20 - 60'x10-20'
SHRUBS							
PT	-	5	4' - 7'	LOW	Pittosporum tobira		
TM	-	5	3' - 5'	LOW	Lavatera Barnsley	Tree Mallow	
EF	-	5	6' - 8'	LOW	Echium fastuosum	Pride of Madiera	
WC	-	5	3' - 5'	LOW	Westringia compacta or Morning Light		
VINES							
T	-	5	3' - 8'	MED	Trachelospermum jasminoides	Star Jasmine	
C	-	5	3' - 8'	MED	Clytostoma callistigoides	Lavender Trumpet Vine	
GROUND COVERS							
L	-	1	3' - 5'	LOW	Limonium perezii	Sea Statice	
EK	-	1	3' - 5'	LOW	Erigeron karvinskianus	Santa Barbara Daisy	
LP	-	1	3' - 5'	LOW	Lomandra Platinum		
SL	-	1	4' - 8'	LOW	Salvia leucantha	Mexican Sage	
N	-	1	3' - 5'	LOW	Nandina Gulf Stream		
EP	-	1	5'-7'	LOW	Euryops pectinatis	Euryops Daisy	
LA	-	1	3'-6'	LOW	Lavandula - selected by owner	Lavender	
D	-	1	2'-4'	LOW	Aeonium canariense Mint Saucer		
CA	-	1	3' - 5'	LOW	Crassula ovata	Jade Plant	
EP	-	1	3' - 5'	LOW	Euryops pectinatus	Euryops Daisy	

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

1 LESS THAN 25% OF PLANTING AREA IS TURF - THERE IS NO REAL TURF

2 PLANTS WITH SIMILAR WATER NEEDS ARE GROUPED WITHIN HYDROZONES. EACH HYDROZONE SHALL BE CONTROLLED BY A SEPARATE GROUP OF VALVES

3 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 THOUROUGHLY 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)

4 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

5 GRADING SHALL BE DESIGNED TO MINIMIZE SOIL EROSION, RUN-OFF AND WATER WASTE ADDITIONAL NOTES

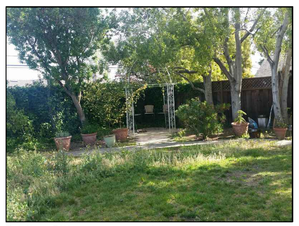
6 FINAL CONSTRUCTION DRAWINGS TO INCLUDE PLANTING AND IRRIGATION DETAILS AND SPECIFICATIONS

7 DON'T TRENCH TOO CLOSE TO STRUCTURES WITHOUT THE APPROVAL OF THE BUILDING ARCHITECT, CIVIL, OR STRUCTURAL ENGINEER

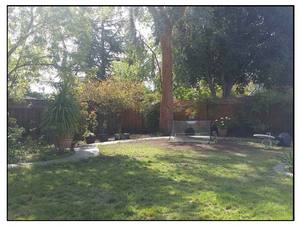
8 PRIOR TO ORDERING PLANTS OR SIGNING FINAL CONTRACT FOR WORK MAKE SURE YOU HAVE THE MOST CURRENT SET OF APPROVED PLANS AND MAKE SURE THERE ARE NO CHANGES TO THE PLANT CHOICES

9 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

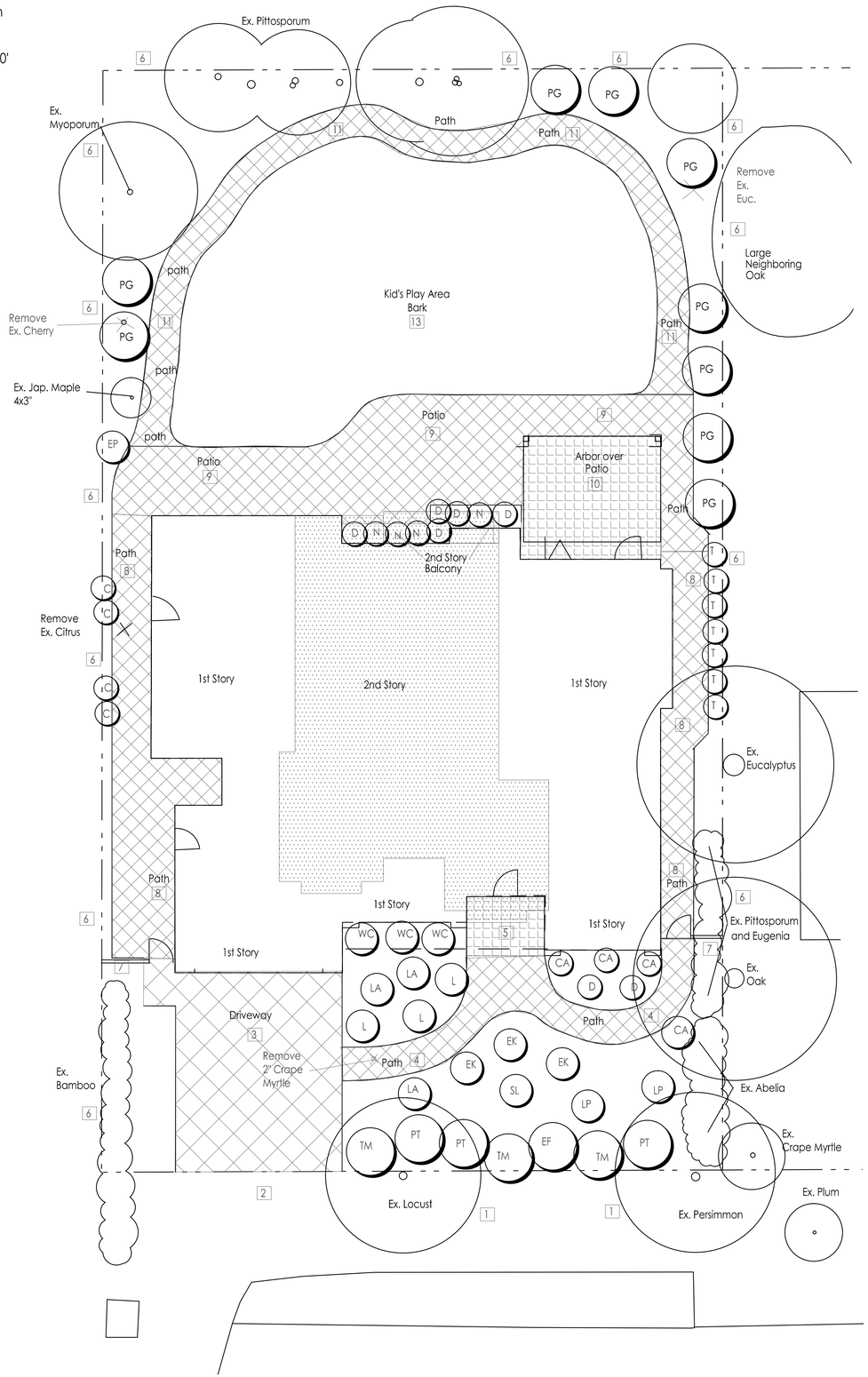
10 GRADING AND DRAINAGE TO BE DONE ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLANS DONE BY



Existing Pittosporum and Myoporum
North and East rear yard Landscape Screening



Existing Pittosporum and neihboring Oak
South East area of rear yard Landscape Screen



There is 2939 sf of Planting Area - 68% is rated low water use

Landscape Site Legend

1 Compacted baserock and gravel in ROW for parking

2 AC paving in ROW to connect road to driveway

3 Driveway - Interlocking pavers - manuf., style, pattern, and color to be selected by owners

4 Front walk - Interlocking pavers - a little different than driveway but complimentary to it- manuf., style, pattern, and color to be selected by owners

5 Front porch - tile on concrete base or plain conc. - finish and pattern to be selected by owner

6 Existing solid redwood 6' + 1' lattice fence

7 New solid redwood 6' + 1' lattice fence with matching gate

8 Side yard paths - Interlocking pavers - same as front walk

9 Rear Patio - Conc. interlocking pavers to be selected by owner

10 Covered Patio - tile on concrete base or plain conc. - finish and pattern to be selected by owner

11 Path way - Interlocking pavers - same as front walk

12

13 Kid's Play Area - bark

Impervious Paving in Front Yard Setback

Total Area in Front Yard Setback
78' x25' = 1950 sf

Driveway = 540.6 sf
Front walk = 218 sf

Total impervious = 758.6 sf
758.6/1950 = 38.9% OK

Landscape Screening

1 Along the rear fence there are mature, tall Pittosporum. We are filling a gap with Podocarpus

2 Along the north fence in the rear yard there is a mature Myoporum tree and a Japanese Maple. We are adding Podocarpus between them.

3 On the south east side of the rear yard there is a large Oak next door and a large eucalyptus next door on the south side of the proposed house. we are adding some Podocarpus

Landscape Screening
Podocarpus gracilior

Revisions

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
736 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbcglobal.net

LICENSED LANDSCAPE ARCHITECT GREGORY T. LEWIS No. 2176 Greg Lewis 4/30/2024 RENEWAL 3/31/22 STATE OF CALIFORNIA

New Residence

905 Leonello Ave., Los Altos, CA

True North

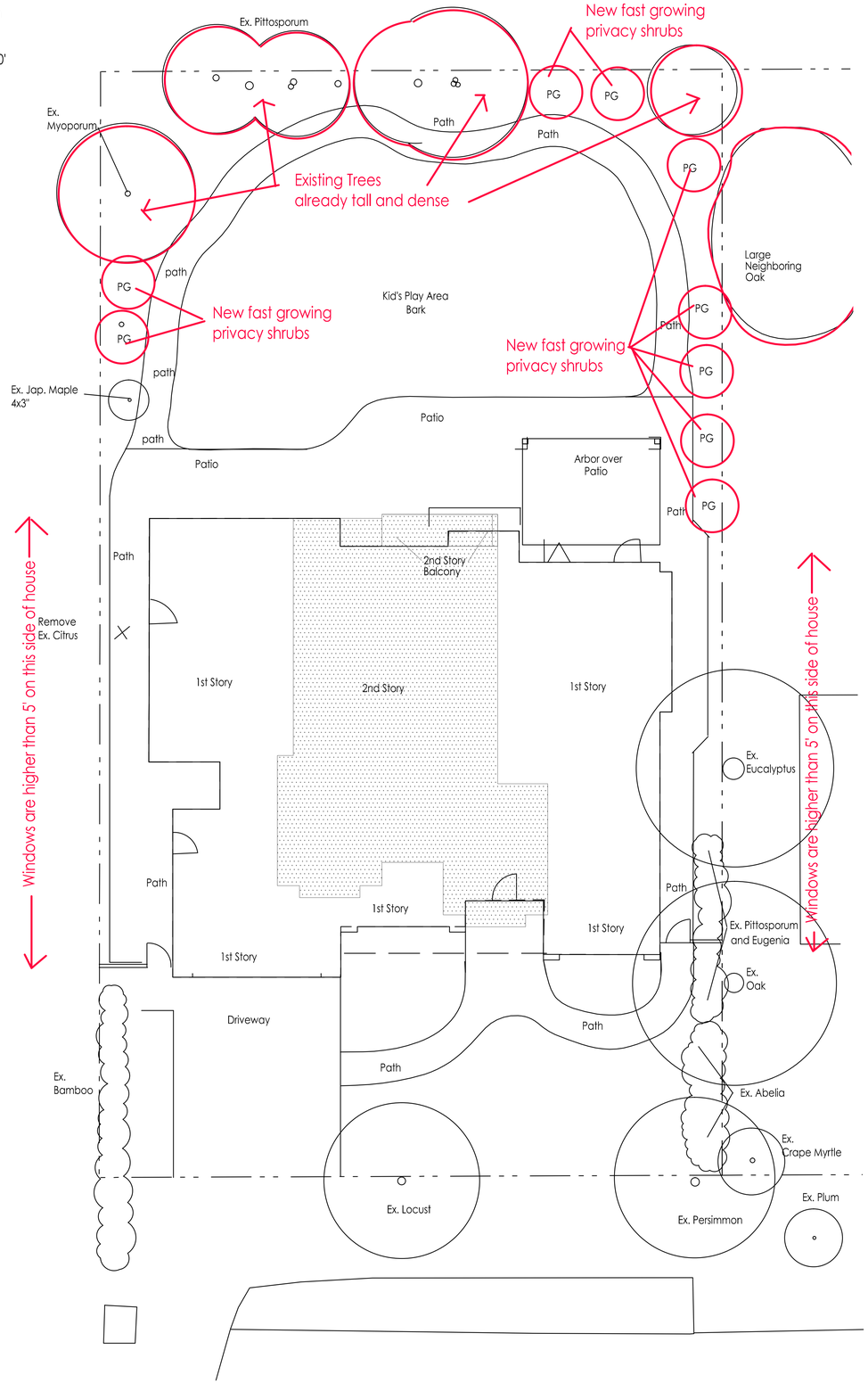
1/8" = 1'-0"
0' 4' 8'

LANDSCAPE SITE PLAN PLANTING & SCREENING PLAN

Date 7/18/22
Scale As Noted
Drawn Greg
Job
Sheet L1
of

Plant Legend

KEY	QTY	SIZE GALLONS	SPACING	WUCOLS RATING	BOTANICAL NAME	COMMON NAME	Mature High x Width
TALL SCREENIING SHRUBS							
PG	-	15	3' - 5'	MED	Podocarpus gracilior growth rate 12" to 24" per year	Fern Pine	20 - 60'x10-20'



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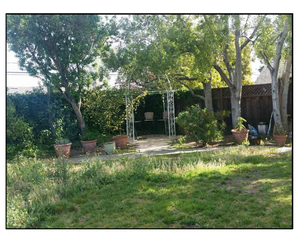

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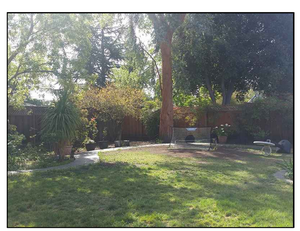

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South East area of rear yard Landscape Screen

Revisions

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736 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbcglobal.net

LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 GeoLewis 4/30/2024 7/21/22 STATE OF CALIFORNIA

New Residence
905 Leonello Ave., Los Altos, CA

True North
1/8" = 1'-0"
0' 4' 8'

LANDSCAPE SCREENING PLAN

Date 7/18/22
Scale As Noted
Drawn Greg
Job
Sheet L2
of

DATE: January 4, 2023

AGENDA ITEM #3

TO: Design Review Commission

FROM: Sean K. Gallegos, Senior Planner

SUBJECT: SC22-0027 – 363 West Edith Avenue

RECOMMENDATION:

Approve design review application SC22-0027 subject to the listed findings and conditions

---

PROJECT DESCRIPTION

This is a design review application for a first and second-story addition to an existing single-story residence. The project includes adding 86 square feet for a porch at the first story and a new 805 square-foot second story. This project should be considered categorically exempt from further environmental review under Section 15301 of the California Environmental Quality Act (CEQA) since it involves an addition to an existing single-family residence in an area zoned for residential uses. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Medium Lot
ZONING: R1-10
PARCEL SIZE: 10,400 square feet
MATERIALS: Composition shingle roof; stucco exterior and wood horizontal siding

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	2,825 square feet	2,993 square feet	3,120 square feet
FLOOR AREA:	2,777 square feet	3,519 square feet	3,640 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	38.5 feet	38.5 feet	25 feet
Right side(1st/2nd)	10.2 feet	10.2 feet/18.1 feet	10 feet/17.5 feet
Left side (1st/2nd)	10 feet	10.3 feet/17.6 feet	10 feet/17.5 feet
HEIGHT:	15.75 feet	23.5 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on West Edith Avenue between Cypress Drive and Foothill Expressway. The surrounding neighborhood is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines with similar characteristics of low scale, house style, type, setbacks, and streetscape character. The residences on West Edith Avenue are a mixture of one and two-story residences that have mostly retained their original front façade aesthetics, architectural detailing, and exterior materials mainly consisting of stucco, wood, and brick materials. The landscape along the street is varied with no street tree pattern but most properties include at least one medium to large tree in the front yard.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, material, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that "fit in" and lessen abrupt changes.

As depicted in the design plans (Attachment E), the applicant is proposing an 86 square-foot porch to the first story and a new 805 square-foot second story.

First-Story Addition and Exterior Modifications

A proposed 86 square-foot addition would add a one-story porch along the front elevation. The additional exterior changes include:

- Along the front elevation:
    - The addition of a projecting and defined 86 square-foot porch with hipped roof form;
    - Removal of the board and batten and horizontal siding, and its replacement with a stucco exterior finish;
    - Removal of the horizontal siding in the gables;
    - Replacement of a three-panel window with two, two-panel windows in the garage;
    - Removal of the bay window in bedroom No. 2 and its replacement with a two-panel window.
    - Addition of a projecting and defined porch with a gable roof form and wood

and stone veneer detailed columns.

- Along the interior right-side elevation
    - The gable roof was modified to a Dutch gable to eliminate existing encroachments into the daylight plane;
    - The replacement of a small window in the laundry room and bedroom No. 2 and large window in the office;
    - The addition of a new medium sized window in bathroom No. 1; and
    - A new garage door
- Along the interior left-side elevation
    - The gable roof was modified to a Dutch gable to eliminate existing encroachments into the daylight plane;
    - The replacement of a window in the laundry room and bedroom No. 2 and window in the office;
    - The addition of a new window in bathroom No. 1; and
    - A new garage door
- Along the rear (east) elevation
    - Replacement of a window in bathroom No. 1 with a similar window and the replacement of the window in the primary bedroom with a two-panel sliding door. The windows and doors will match the new window style for the house;
    - Replacement of a window in the dining with a large multiple-panel window with a door. The windows and doors will match the new window style for the house; and
    - Replacement of two windows in the kitchen.

Staff finds the proposed first-story addition and exterior modifications to be in compliance with the R1-10 zoning district development standards, the Single-Family Residential Design Guidelines, and the design review findings pursuant to Section 14.76.060 of the Zoning Code and therefore recommends design review approval of the first-story addition and exterior modifications. A materials board is provided in the project plans.

Second-Story Addition

The design plans propose an 805 square-foot second story addition to the existing one-story house. The second story will include area for an office, lounge, bedroom no. 4, bathroom no. 3, and bedroom no. 3. With regards to building setbacks, the second story addition exceeds the second-story setbacks as described in the table on Sheet A-2, and it is in conformance with the required standards. Please refer to the table above for more specific setbacks.

The second story addition's roof forms will match the existing 4:12 pitched roof that are integrated with the existing roof forms. Proposed second floor roof materials will match the first story roof material to be composition shingles. For the wall plate height at the second story, the proposed addition will feature an eight-foot-tall plate height, which is consistent with the existing first story wall plate height of eight feet. The proposed second story addition will have an overall height of 23.5 feet, which will be less than the allowed maximum height of 27 feet.

Consistent with the design review findings, given the minor exterior modifications to the first story wall plate heights along the right side and the modest sized second-story addition with its low scale wall plate heights and roof forms, the proposed design will minimize the perception of excessive bulk and mass.

With regards to exterior materials, the project is matching the aesthetics of the existing residence and utilizing materials of similar quality to those found in the existing neighborhood. The first-story addition and other modified portions of the first story will use stucco siding and horizontal wood siding board will be used on the second-story which is similar to the horizontal lap wood siding installed on other residences in the neighborhood. The existing roof will be replaced, and the new roof will be a composition shingle material.

Overall, the design of the project appears to be an appropriate design within this Consistent Character Neighborhood and conforms to of the Residential Design Guidelines and Design Review findings.

Privacy

Along the left (west) elevation, there is a small window with a minimum windowsill height of five feet, ten inches in the office. Due to tall sill height of the windows of the bathroom, the proposed window does not create unreasonable privacy impacts.

Along the right (east) elevation of the second story, there are three windows proposed along the second story. The elevation includes a medium-sized window in bedroom no. 4 with a three-foot, six-inch sill height, a small-sized window with a 5.9-foot sill height, and a medium-sized window in bedroom no. 3 with a three-foot, six-inch sill height. Due to tall sill height of the windows of the bathroom, the proposed window does not create unreasonable privacy impacts. The bedrooms with the three-foot, six-inch sill height may impact privacy due to its views towards the adjacent house or side yard area. To ensure that there are no additional privacy impacts, staff recommends Condition No. 4 to raise the sill of the bedrooms to four-foot, six-inches. With the proposed windowsill heights, the proposed windows along the left elevation will not create unreasonable privacy impacts.

Along the rear (north) second story elevation, there are three windows proposed: one medium-sized window with a sill heigh of three feet, six inches for bedroom no. 3 and two large six-panel windows for the dining room with a sill height of 9 feet, two inches. The rear elevation may have potential privacy impact due to the large window with a lower sill height. Staff considered the privacy impact will be minimal because the setback from the rear property line to the window will be 36 feet and 6 inches, greater than the required rear setback of 25 feet. Also, existing dense screening vegetation and trees along rear property line and the applicant proposing new Podacarpus gracilior along the right property line should mitigate potential privacy impact. The details of the proposed screening vegetation are provided in the “Landscaping and Trees” section of this staff report.

Landscaping and Trees

Ten existing trees are depicted within the proximity of the subject site, please see sheet A-1 for the table identifying all trees on the site. Since the proposal is a minor addition to the first story and the second-story addition is within the footprint of the existing structure, the applicant is not proposing to remove any trees. Consistent with the Submittal Requirements for Two-Story Residential Design review handout, an arborist report is not required for the proposal due to the proposed addition not falling within the inner 2/3rds of the dripline of any protected tree.

A new landscaping plan is proposed including a number of evergreen screening vegetation on Sheet A-13. The proposed screening vegetation will be planted along all the property lines and are outlined in Table 1 below.

Table 1: Proposed Screening Plant List

Common Name	No.	Size	Description
Podocarpus Gracilior	10	15-gallon	20-60’ tall x 10’ wide

The plans indicate the existing landscaping is to remain, therefore staff has included the standard condition of approval that requires the applicant to maintain or provide new landscaping as needed, which will be inspected before final inspection. In addition to preserving many of the existing trees and landscaping on the site, the project will be planting new evergreen screening. New or rebuilt landscaping would need to satisfy the Water Efficient Landscape Ordinance requirements should it exceed the 2,500 square-foot landscaping threshold for residential additions (Condition of Approval No. 6 and 18). Overall, the existing and proposed landscaping meets the intent of the City’s landscape regulations and street tree guidelines.

ENVIRONMENTAL REVIEW

This project should be considered categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the addition of a second story on an existing single-family residence on an existing lot in an area zoned for residential uses.

PUBLIC NOTIFICATION

A public meeting notice was posted on the property and mailed to 8 property owners in the immediate vicinity on West Edith Avenue, Cypress Drive, and Warec Way. The applicant also posted the public notice sign (24” x 36”) in conformance with the Planning Division posting requirements.

No correspondence was received from neighboring property owners.

Cc: Varada Malavika Rao, Architect and Applicant
Sankaralingham Anand and Ganeshan Ramya, Property Owner

Attachments:

A. Public Notification Map
B. Neighborhood Compatibility Worksheet and Neighbor Review Document
C. Applicant Outreach
D. Public Notice Poster
E. Design Plans

FINDINGS

SC22-0027 – 363 West Edith Avenue

With regard to the first-story modifications and second story addition to an existing one-story house, the Design Review Commission 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;

b. The height, elevations, and placement on the site of the new residence, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

d. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;

e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

f. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS OF APPROVAL

SC22-0005 – 363 West Edith Avenue

GENERAL

1. **Expiration**
   The Design Review Approval will expire on January 4, 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 December 1, 2022, except as may be modified by these conditions and as specified below.

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**
   The existing trees and proposed evergreen screening shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director.

5. **Windowsill Height**
   The sill height of the bedroom no. 3 and 4 along the right (east) side elevation shall be increased to a minimum of four-foot, six inches.

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

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

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

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

9. **Conditions of Approval**
   Incorporate the conditions of approval into the title page of the plans.

10. **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."

11. **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.

12. **Air Conditioner Sound Rating**
    Show the location of any new air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

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

14. **California Water Service Upgrades**
    You are responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

15. **Underground Utility Location**
    Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

16. **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.

17. **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

18. **Landscaping Installation**
    All front yard, exterior side, interior side, and rear yard landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

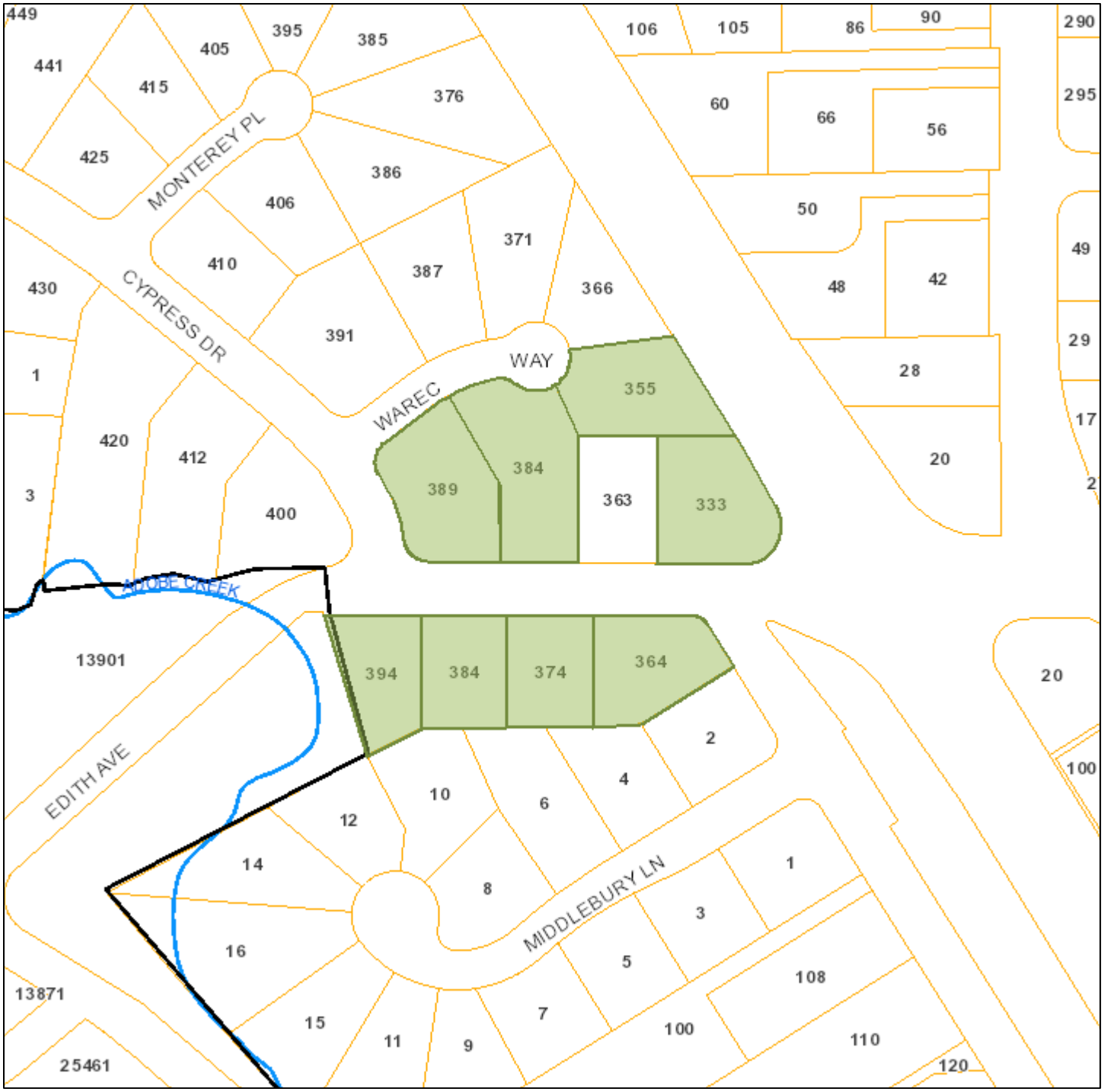
19. **Tree Protection**
    Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of the existing trees as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division

20. **Landscape Privacy Screening**
    The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

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

ATTACHMENT A

363 W. Edith Avenue Notification Map



Print Date: September 30, 2022

1:2,257

0 0.015 0.03 0.06 mi

0 0.0225 0.045 0.09 km

Schools

Park and Recreation Areas

City Limit

Road Names

Waterways

Situs Label

TaxParcel

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS use community

City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos**. *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 363 W Edith Ave, Los Altos, CA 94022
Scope of Project: Addition or Remodel ☑ **or New Home** ☐
Age of existing home if this project is to be an addition or remodel? 60
Is the existing house listed on the City's Historic Resources Inventory? No

* See "What constitutes your neighborhood" on page 2.

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10,000 square feet
Lot dimensions: Length 120 feet
Width 85 feet
If your lot is significantly different than those in your neighborhood, then note its: area 10,374 SF, length 130 feet, and width 80 feet.

2. Setback of homes to front property line: *(Pgs. 8-11 Design Guidelines)*

Existing front setback if home is a remodel? Yes
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 30 ft./on right 30 ft.
Do the front setbacks of adjacent houses line up? Yes

3. Garage Location Pattern: *(Pg. 19 Design Guidelines)*

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 3
Garage facing front recessed from front of house face 0
Garage in back yard 0
Garage facing the side 3
Number of 1-car garages 0; 2-car garages 5; 3-car garages 1

* See "What constitutes your neighborhood", (page 2).

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 50%
Two-story 50%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? No
Are there mostly hip ☐, gable style ☐, or other style ☐ roofs*?
Do the roof forms appear simple ☑ or complex ☐?
Do the houses share generally the same eave height Yes?

6. Exterior Materials: *(Pg. 22 Design Guidelines)*

What siding materials are frequently used in your neighborhood*?

☑ wood shingle ☑ stucco ☑ board & batten __ clapboard
__ tile ☑ stone __ brick __ combination of one or more materials
(if so, describe) _____

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
Wood shake/shingle
If no consistency then explain:_____
_____

7. Architectural Style: *(Appendix C, Design Guidelines)*

Does your neighborhood* have a consistent identifiable architectural style?
☐ YES ☐ NO

Type? ☐ Ranch ☐ Shingle ☐ Tudor ☐ Mediterranean/Spanish
☐ Contemporary ☐ Colonial ☐ Bungalow ☐ Other

* See "What constitutes your neighborhood", (page 2).

8. Lot Slope: *(Pg. 25 Design Guidelines)*

Does your property have a noticeable slope? No

What is the direction of your slope? (relative to the street)
Towards the road

Is your slope higher ☐ lower ☐ same ☐ in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?
Cypress Trees

How visible are your house and other houses from the street or back neighbor's property?
Partially visible since there are large trees in the front setback/public right of way

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?
Ashpalt/Concrete

10. Width of Street:

What is the width of the roadway paving on your street in feet? 25'
Is there a parking area on the street or in the shoulder area? No
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Paved

* See "What constitutes your neighborhood", (page 2).

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

Mostly Gable roof with Intersecting/overlaid hip.
Most houses have deep front setbacks with landscaping.
Board and battern, Wood, Stucco and cement board sidings

General Study

A. Have major visible streetscape changes occurred in your neighborhood?
☐ YES ☐ NO

B. Do you think that most (~ 80%) of the homes were originally built at the same time? ☐ YES ☐ NO

C. Do the lots in your neighborhood appear to be the same size?
☐ YES ☒ NO

D. Do the lot widths appear to be consistent in the neighborhood?
☐ YES ☒ NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)? ☒ YES ☐ NO

F. Do you have active CCR's in your neighborhood? *(p.36 Building Guide)*
☐ YES ☒ NO

G. Do the houses appear to be of similar size as viewed from the street?
☒ YES ☐ NO

H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
☒ YES ☐ NO

* See "What constitutes your neighborhood", (page 2).

Address: 363 W Edith Ave, Los Altos
Date: 07/15/2022

Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

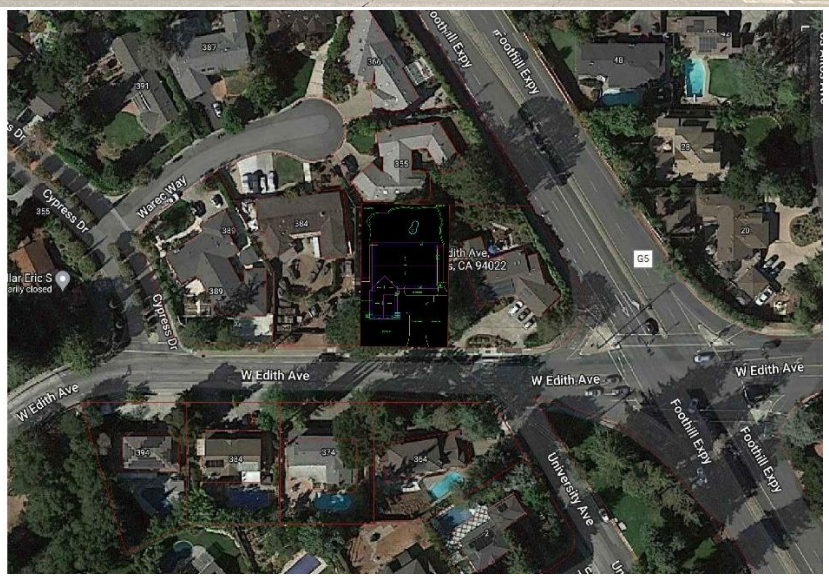
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
389 Cypress Dr, Los Altos	~ 30'	~ 20'	Front	One	~ 15'	Wood, Stucco	Simple
384 Warec Way, Los Altos	~ 30'	~ 40'	Front	One	~ 15'	Board & battern	Simple
333 W Edith Ave, Los Altos	~ 25'	~ 20'	Side	One	~ 15'	Stucco	Simple
355 Warec Way, Los Altos	~ 25'	~ 25'	Front/Side	One	~ 15'	Wood, Stucco	Simple
366 Warec Way, Los Altos	~ 30'	~ 25'	Front/Side	One	~ 16'	Stucco	Simple
2 MIDDLEBURY Ln, Los Altos	~ 25'	~ 30'	Front	Two	~ 22-25'	Wood, brick	Simple
364 W Edith Ave, Los Altos	~ 30' - 40'	~ 30' - 35'	Side	Two	~ 22-25'	Stucco, wood	Simple
374 W Edith Ave, Los Altos	~ 40'	~ 30'	Front	Two	~ 22-25'	Brick, Wood	Simple
384 W Edith Ave, Los Altos	~ 40'	~ 30'	Front	Two	~ 22-25'	Wood	Simple
394 W Edith Ave, Los Altos	~ 40'	~ 65'	Front	Two	~ 22-25'	Wood, stone	Simple

Neighborhood Analysis

for

Property Located at

363 W Edith Ave, Los Altos, CA 94022



Addresses of the property analyzed in the neighborhood:

333 W Edith Ave, Los Altos, CA 94022
389 Cypress Dr, Los Altos, CA 94022
384 Warec Way, Los Altos, CA 94022
355 Warec Way, Los Altos, CA 94022
366 Warec Way, Los Altos, CA 94022
2 MIDDLEBURY Ln, Los Altos, CA 94022
364 W Edith Ave, Los Altos, CA 94022
374 W Edith Ave, Los Altos, CA 94022
384 W Edith Ave, Los Altos, CA 94022
394 W Edith Ave, Los Altos, CA 94022

Views of the surrounding from the property at 363 W Edith Ave, Los Altos, CA 94022

Neighbor to the right – Address : 333 W Edith Ave, Los Altos, CA 94022

Neighbor to the right – Address : 333 W Edith Ave, Los Altos, CA 94022

Views of the neighbor on the right from the property

Neighbor across the road – Address : 364 W Edith Ave, Los Altos, CA 94022

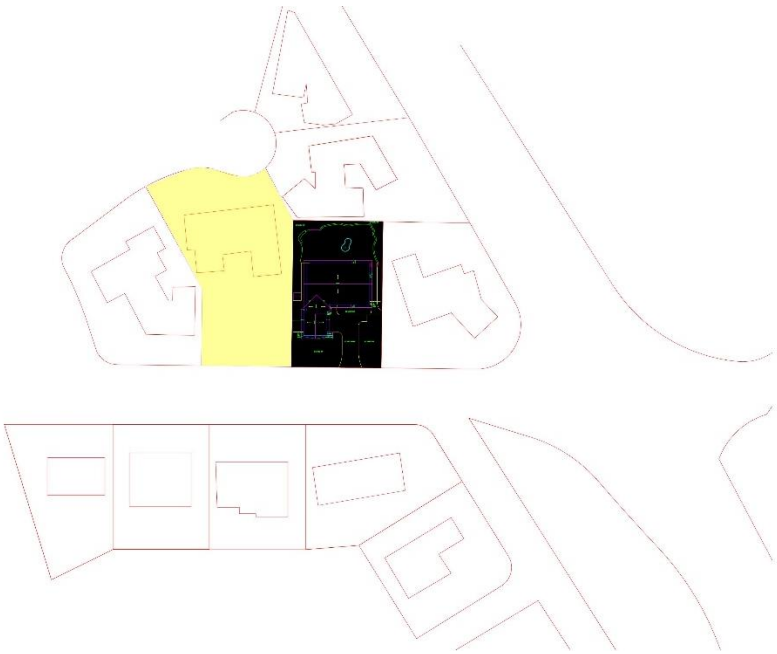
Neighbor across the road – Address : 374 W Edith Ave, Los Altos, CA 94022

Neighbor across the road – Address : 384 W Edith Ave, Los Altos, CA 94022

Neighbor across the road – Address : 394 W Edith Ave, Los Altos, CA 94022

Neighbor across the road – Address : 2 Middlebury Ln, Los Altos, CA 94022

Neighbor to the left – Address : 384 Warec Way, Los Altos, CA 94022



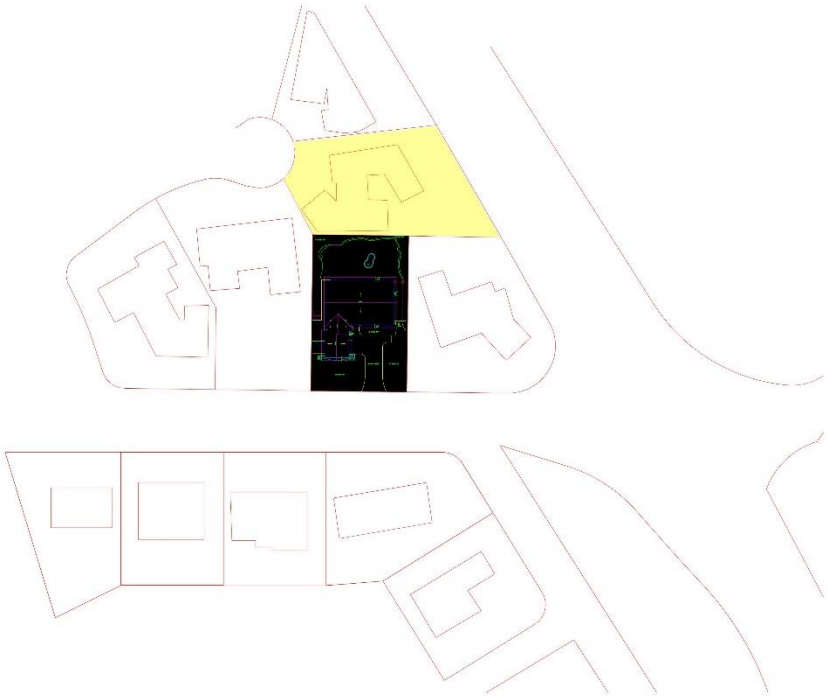
Neighbor to the left – Address : 384 Warec Way, Los Altos, CA 94022

Views of the neighbor on the left from the property

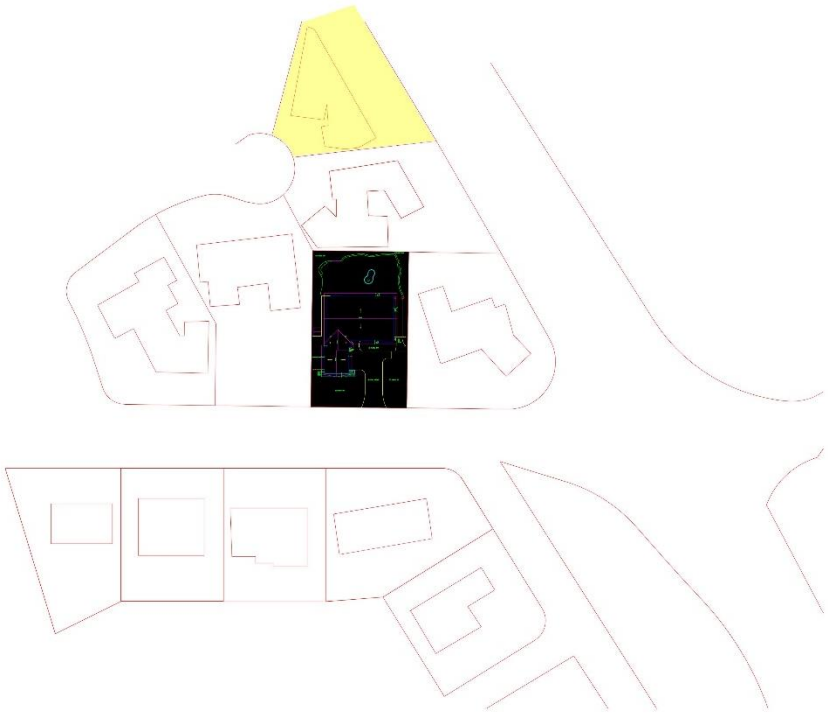
Neighbor to the left – Address : 389 Cypress Dr, Los Altos, CA 94022

Neighbor to the left – Address : 389 Cypress Dr, Los Altos, CA 94022

Neighbor to the Back – Address : 355 Warec Way, Los Altos, CA 94022



Neighbor to the Back – Address : 366 Warec Way, Los Altos, CA 94022



From: Anand S
To: Sean Gallegos
Cc: Malavika Rao; Ramya
Subject: 363 EDITH AVENUE (Application No. SC22-0027) — Community outreach
Date: Thursday, December 1, 2022 9:52:51 AM

Sean Gallegos,
Senior Planner
City of Los Altos

> As part of the community outreach, I have notified my neighbors (i) the three houses that are right across the Edith Avenue, ii) the two houses behind my house in Warec Way, were duly notified about the upcoming renovation of my house.
>
> I communicated to the above mentioned neighbors regarding the addition of second floor, which will have two bedrooms and an office room, and a significant renovation to the first floor. They were also made aware that right now I am in the process of a Planning Design Review to obtain a Planning Permit from the Planning Division, and will potentially commence construction in the next 2-4 months once I receive Permits from both Planning and Building Divisions.
>
> I also made them aware that we will do our best to limit the noise and disruption throughout the construction.

Regards,

> Anand Sankaralingam

Sean Gallegos

From: Malavika Rao [redacted]
Sent: Friday, December 23, 2022 12:51 PM
To: Planning Services; Sean Gallegos
Cc: Anand S; Ramya; Yvonne Dupont
Subject: Re: Proof of Public Notice Posting for 363 W. Edith Avenue

Hello Sean,

The public meeting notice has been attached to the sign board as of Friday morning 23rd December at 12:30pm. Please confirm receipt of email and attached image.


NOTICE OF DEVELOPMENT P
Project Title - 363 W. Edith Ave
Project Description
Design Review for second story ad
The proposed design is to remodel
second story addition. The facades
stucco. Privacy trees are planned
property's privacy.
Applicant
Varada Malavika Rao
(312) 661-2024
malavika@mavindesigns.com
Project Planner
To submit comments or get addition
Sean Gallegos
(650) 947-2641
sgallegos@losaltosca.gov
Public Meeting Dates (as sched
PUBLIC MEETING
NOTICE


NOTICE OF D
Project

Thank you.

Regards,

Malavika Rao, Designer

MAVIN INNOVATIVE DESIGNS

w: mavindesigns.com

m: 312-661-2024

On Thu, Dec 22, 2022 at 8:01 AM Sean Gallegos <sgallegos@losaltosca.gov> wrote:

> Good Morning,
>
> As a reminder, the notice must be posted by Sunday, December 24, 2022. You must send an email by Sunday, December 24, 2022 with a photograph confirming the posting. If we do not receive the proof of posting email by Sunday, December 24, 2022, your project will be continued to the next meeting.
>
> Thank you,
>
> Sean Gallegos
>
> Senior Planner
>
> Sean K. Gallegos
>
> **Senior Planner, City of Los Altos**
>
> (650) 947-2641 | www.losaltosca.gov

From: Yvonne Dupont <ydupont@losaltosca.gov>
Sent: Wednesday, December 21, 2022 9:23 AM
To: Malavika Rao <malavika@mavindesigns.com>
Cc: Anand S <anand.sank@gmail.com>; Ramya <ramyakamalam@gmail.com>; Sean Gallegos <sgallegos@losaltosca.gov>
Subject: RE: Proof of Public Notice Posting for 363 W. Edith Avenue
Importance: High

Hello Malavika,

Your property posting for 363 W. Edith Avenue for the January 4, 2023 DRC meeting is ready for pick-up here at City Hall. Your property posting is located in the black handout rack that is attached to a steel beam to your right as you walk up the ramp to our front doors. It is printed on white cardstock, is laminated, and has a yellow post-it with the project address on it. I have attached a picture of the pick-up location.

Please note, this posting must be posted no later than Saturday, December 24th in order to meet the 10-day posting requirement prior to the meeting date. Thanks and have a wonderful day!

Yvonne D. Dupont, Management Analyst I

Development Services Department
City of Los Altos
One North San Antonio Road
Los Altos, CA 94022-3088

Phone: (650) 947-2643
Fax: (650) 947-2733
Email: ydupont@losaltosca.gov

Important Dates: December 16th is the last day to submit under the current 2019 California Building Codes. Submittals after this date will need to comply with the

new 2022 codes. ***(Applications/Submittals, when applicable, will need to have their plan[illegible] approval prior to submitting to the building department)***

City offices will be closed December 26th - December 30th ***For additional information visit*** Building Services | City of Los Altos California

NEW! Sign-up to receive City of Los Altos news delivered right to your inbox! www.losaltosca.gov/enotify

---

From: Malavika Rao <malavika@mavindesigns.com>
Sent: Monday, December 19, 2022 2:06 PM
To: Planning Services <planning@losaltosca.gov>
Cc: Anand S <anand.sank@gmail.com>; Ramya <ramyakamalam@gmail.com>
Subject: Re: Proof of Public Notice Posting for 363 W. Edith Avenue

Hello,

'

We were waiting on information from the City regarding the public notice letter to be posted on the sign board. Please let us know when we need to collect it or will it be sent to the owners via mail.

Regards,

Malavika Rao, Designer

MAVIN INNOVATIVE DESIGNS

w: mavindesigns.com

m: 312-661-2024

On Tue, Dec 6, 2022 at 4:00 PM Malavika Rao <malavika@mavindesigns.com> wrote:

> Hello,
>
> Please see attached image showing Public Notice sign posted at the property on 12/06/2022 morning.


363

Regards,

Malavika Rao, Designer

MAVIN INNOVATIVE DESIGNS

w: mavindesigns.com

m: 312-661-2024

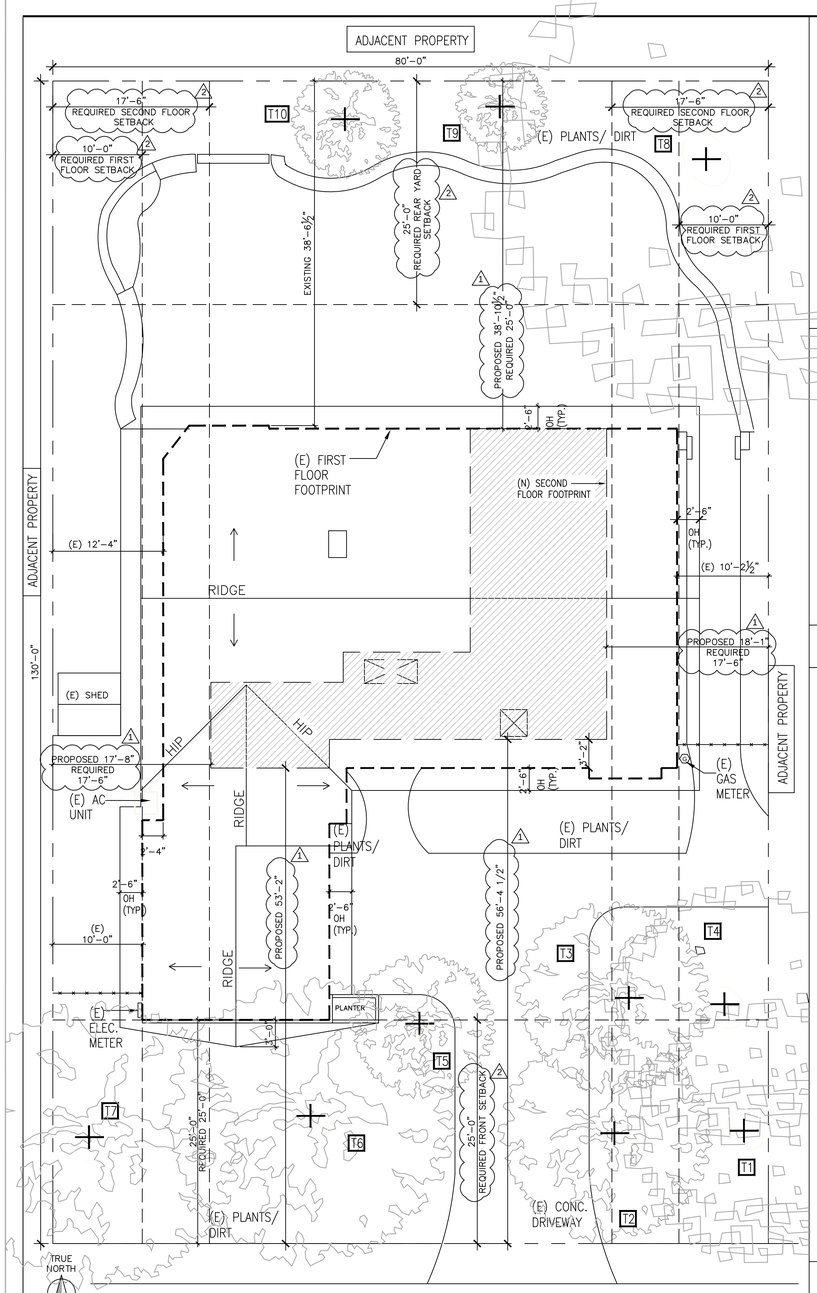
--

Malavika Rao, Designer

MAVIN INNOVATIVE DESIGNS

w: mavindesigns.com
m: 312-661-2024

ATTACHMENT E



*ALL EXISTING TREES ARE TO REMAIN

LEGEND:
- (E) AREA TO REMAIN
- BUILDING LINE
- SETBACK LINE
- PROPERTY LINE
- FENCE LINE

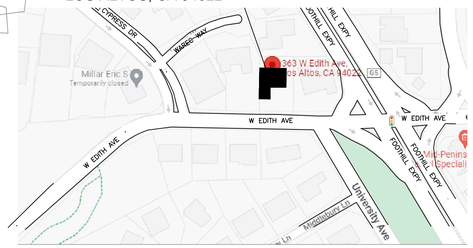
*ALL DATA BELOW IS IDENTIFIED AS BEST POSSIBLE

	TREE SPECIES	HEIGHT	DRIPLINE
T1	BUR OAK	40 FT	30 FT
T2	MARITIME PINE	60-70 FT	40 FT
T3	ISLAND OAK	35 FT	30 FT
T4	COAST LIVE OAK	40 FT	40 FT
T5	ISLAND OAK	20 FT	15 FT
T6	MARITIME PINE	60-70 FT	40 FT
T7	MARITIME PINE	60-70 FT	40 FT
T8	COAST LIVE OAK	60 FT	50 FT
T9	TOYON HOLLY	15 FT	10 FT
T10	JAPANESE PAGODA TREE	20 FT	15 FT

9 EXISTING SITE PLAN

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

363 W. EDITH AVE,
LOS ALTOS, CA 94022



8 VICINITY MAP

1. DEMO EXISTING KITCHEN, LAUNDRY, AND BUILD NEW KITCHEN, FAMILY ROOM, GAME AREA, LAUNDRY ROOM AND EXIT TO GARAGE.

2. REMODEL EXISTING PRIMARY BATHROOM AND WALK IN CLOSET TO MAKE THEM WIDER. ADD NEW TILES AND VANITY AS NEEDED. ADD ADDITIONAL WALK IN CLOSET AS INDICATED.

3. BUILD IN NEW BAR AREA AND DEMOLISH EXISTING CLOSET AND FURNACE/WATERHEATER CLOSETS NEXT TO PRIMARY BEDROOM.

4. DEMOLISH EXISTING FOYER AND BUILD NEW FOYER WITH A POWDER ROOM AND NEW STAIRS LEADING TO THE SECOND FLOOR.

5. DEMOLISH EXISTING CEILING IN NEW KITCHEN AND FAMILY ROOM AND BUILD A VAULTED CEILING.

6. DEMOLISH ROOF ABOVE LIVING ROOM TO CREATE A DOUBLE HEIGHT SPACE.

7. REMOVE EXISTING FURNACE AND WATER HEATER TO ADD A NEW TANKLESS WATER HEATER AND ATTIC FURNACE.

8. BUILD A NEW SECOND FLOOR ADDITION AS INDICATED WITH TWO BEDROOMS, TWO FULL BATHROOMS, LOUNGE AND AN OFFICE.

10 BUILD A NEW POOL IN THE BACKYARD WITH NEW WOOD TRELLIS AND BBQ STATION. ADD NEW GAS LINE TO BBQ STATION.

11. BUILD IN A NEW POOL, TRELLIS AND BBQ STATION IN THE BACKYARD.

7 SCOPE OF WORK

1. FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

2. THE APPLICANT MUST IMMEDIATELY NOTIFY THE FIRE DEPARTMENT, HAZARDOUS MATERIALS UNIT OF ANY UNDERGROUND PIPES, TANKS OR STRUCTURES; ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS; OR OTHER ENVIRONMENTAL ANOMALIES ENCOUNTERED DURING SITE DEVELOPMENT ACTIVITIES. ANY CONFIRMED ENVIRONMENTAL LIABILITIES WILL NEED TO BE REMEDIED PRIOR TO PROCEEDING WITH SITE DEVELOPMENT.

3. CALL '811' BEFORE YOU DIG

6 GENERAL NOTES

1) UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE DRAWINGS, THE FOLLOWING NOTES SHALL APPLY THROUGHOUT CONSTRUCTION.

2) ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST CODES ADOPTED BY THE LOCAL JURISDICTION.

3) ANY DISCREPANCY IN THE DRAWINGS SHALL BE REFERRED TO THE DESIGNER FOR FURTHER CLARIFICATION BEFORE STARTING CONSTRUCTION.

4) IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES OR SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED.

5) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF WITH THESE PLANS AND THE EXISTING SITE CONDITIONS, PRIOR TO THE START OF CONSTRUCTION.

6) VERIFY ALL PLAN DIMENSIONS AND ROUGH OPENING REQUIREMENTS PRIOR TO START OF FRAMING.

7) INDICATED DIMENSIONS SHALL TAKE PRECEDENCE

8) WHERE NECESSARY, THE CONTRACTOR SHALL PROVIDE LINE DIAGRAMS,LOAD CALCULATIONS, SHOP DRAWINGS, ETC., TO THE OWNER'S REPRESENTATIVE AND/OR LOCAL BUILDING OFFICIALS FOR APPROVAL.

9) VERIFY LOCATIONS AND REQUIREMENTS FOR UNDERGROUND WORK AND WORK EMBEDDED IN SLABS INCLUDING UTILITY SERVICE, SANITARY SEWER, DRAINAGE AND IRRIGATION PRIOR TO START OF WORK. SPECIAL COORDINATION WITH UTILITY COMPANIES WILL BE REQUIRED TO COORDINATE GAS, ELECTRIC, CABLE, AND WATER SERVICE LINES.

10) VERIFY SPACE REQUIRED FOR PLENUMS AND DUCTS, VENTS WITH HEATING CONTRACTOR BEFORE START OF WORK.

11) VERIFY SPACE REQUIRED AND COMPLIANCE WITH CODE REQUIREMENTS FOR PIPING AND DRILLING THROUGH STRUCTURAL WOOD MEMBERS BEFORE START OF WORK.

12) BOLTS BEARING ON WOOD SHALL HAVE STANDARD CAST IRON OR MALLEABLE IRON WASHERS. BOLT HOLES SHALL BE DRILLED TO THE NET DIAMETER OF BOLTS.

5 ARCHITECTURAL NOTES

EFFECTIVE CODES: (AS ADAPTED FROM THE UNIFORM MODEL CODES):

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARD CODE

4 CODES & REGULATIONS

PROJECT ADDRESS:	363 W EDITH AVE, LOS ALTOS, CA 94022
OCCUPANCY CLASSIFICATION:	R-3
ZONING:	R1-10
CONSTRUCTION TYPE:	TYPE V-B
STORIES:	SINGLE STORY
SPRINKLERS REQUIRED:	NO
YEAR BUILT:	1961
APN #:	175-11-004
FLOOD ZONE:	NO
SEISMIC HAZARD:	NO
(E) FIRST FLOOR AREA INCLUDING SHED	= 2,359 SF
(E) GARAGE:	= 467 SF
(E) FIRST FLOOR REMODEL AREA:	= 1,824 SF
(E) SHED TO BE DEMOLISHED:	= 49 SF
(N) FIRST FLOOR PORCH ADDITION:	= 86 SF
(N) SECOND FLOOR ADDITION AREA:	= 805 SF
(E) LOT AREA:	= 10,400 SF
(N)FAR (FLOOR AREA RATIO):	1 = 2,359+467-49+805 = 3,582/10,400 = 0.34 < 0.35
LOT COVERAGE ALLOWED	= 30% = 3,120 SF
LOT COVERAGE PROPOSED	1 = 2,359+467+86-49 = 2,863 SF = 0.275 < 0.3

3 PROJECT DATA & AREA CALCS

OWNER:	ANAND SANKARALINGAM AND RAMYA GANESHAN PHONE# : (646) 283-6804 EMAIL : ANAND.SANK@GMAIL.COM
DESIGNER: (CONTACT PERSON)	VARADA MALAVIKA RAO MAVIN INNOVATIVE DESIGNS PHONE# : (312) 661-2024 EMAIL : MALAVIKA@MAVINDESIGNS.COM
STRUCTURAL ENGINEER:	TBD
GENERAL CONTRACTOR:	TBD

2 OWNER & PROJECT TEAM

ARCHITECTURAL DRAWINGS

GRAPHIC SCALE:

0 5 FT 15 FT 30 FT 50 FT

1 SHEET INDEX

MAVIN INNOVATIVE DESIGNS
312-661-2024
malavika@mavindesigns.com
34623 Gladstone Place
Fremont, CA 94555

V. Malavika Rao

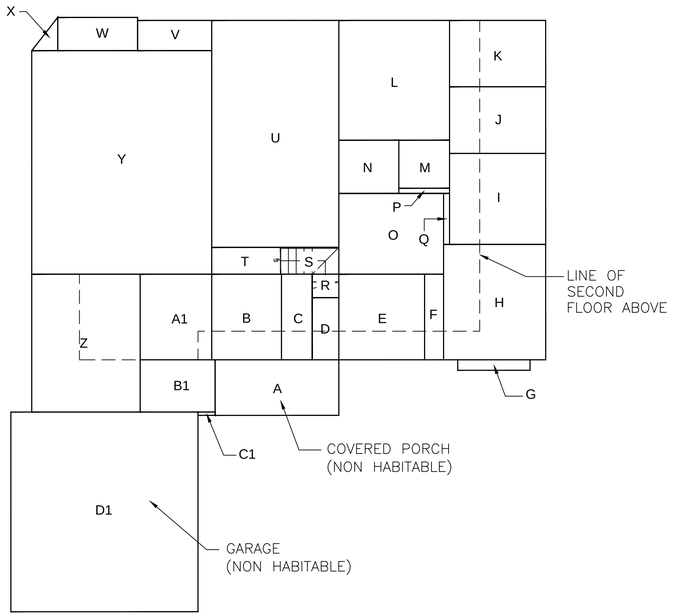
VARADA MALAVIKA RAO
BUSINESS LICENSE: 080304

ANAND AND RAMYA RESIDENCE ADDITION & REMODEL PROJECT

363 W EDITH AVENUE,
LOS ALTOS, CA 94022

	REVISIONS	DATE	BY
1	REVISION 1	11/09/2022	MR
2	REVISION 2	11/11/2022	MR

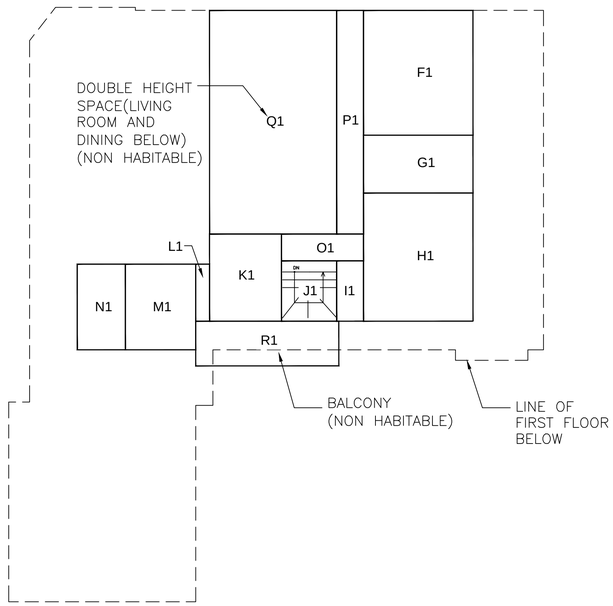
DATE: 08/29/2022
DRAWN BY: MALAVIKA RAO
SCALE: AS NOTED
SHEET TITLE: COVER SHEET, SITE & ROOF PLAN
SHEET #: A-1



FIRST STORY

SECTION	DIMENSIONS	AREA
A	13'10" x 6'2-1/2"	86 SF
B	7'9-1/2" x 9'7"	75 SF
C	3'5-1/2" x 9'7"	33 SF
D	3' x 6'11-1/2"	21 SF
E	9'7" x 9'7"	92 SF
F	2'1-1/2" x 9'7"	20 SF
G	8'1" x 1'2"	9 SF
H	11'5" x 12'11"	147 SF
I	10'9" x 10'2"	109 SF
J	10'9" x 7'5-1/2"	80 SF
K	10'9" x 7'5"	80 SF
L	12'4-1/2" x 13'4-1/2"	166 SF
M	5'8" x 5'4-1/2"	30 SF
N	6'8-1/2" x 5'11-1/2"	40 SF
O	11'8-1/2" x 9'0-1/2"	106 SF
P	5'8" x 7"	3 SF
Q	8" x 5'8-1/2"	4 SF
R	3' x 2'7-1/2"	8 SF
S	6'6-1/2" x 3'	20 SF
T	7'8-1/2" x 3'	23 SF
U	14'2-1/2" x 25'4-1/2"	361 SF
V	8'3-1/2" x 3'4-1/2"	28 SF
W	8'11" x 3'8-1/2"	33 SF
X	(3'8-1/2" x 2'11")/2	5 SF
Y	20'1-1/2" x 25'	503 SF
Z	12'1-1/2" x 15'5"	187 SF
A1	8' x 9'7"	77 SF
B1	8'4-1/2" x 5'10"	49 SF
C1	1'11" x 4-1/2"	1 SF
D1	20'11" x 22'4"	467 SF

FIRST FLOOR AREA SUBTOTAL = 2,777 SF (EXCLUDING A)



SECOND STORY

SECTION	DIMENSIONS	AREA
F1	12'3" x 13'11-1/2"	171 SF
G1	12'3" x 6'5-1/2"	79 SF
H1	12'3" x 14'4"	175 SF
I1	3' x 6'9"	20 SF
J1	6'2" x 6'9"	42 SF
K1	8'0-1/2" x 9'9"	78 SF
L1	1'6-1/2" x 6'4-1/2"	10 SF
M1	7'10-1/2" x 9'7"	75 SF
N1	5'4-1/2" x 9'7"	52 SF
O1	9'2" x 3'	28 SF
P1	3' x 25'	75 SF
Q1	14'2-1/2" x 25'	355 SF
R1	16' x 5'	80 SF

SECOND FLOOR AREA SUBTOTAL = 805 SF (EXCLUDING Q1 AND R1)

TOTAL FLOOR AREA (FIRST AND SECOND STORY) = 2,777 + 805 = 3,582 SF

TOTAL LOT COVERAGE = 2,777 + 86 (COVERED PORCH) = 2,863 SF

ZONING COMPLIANCE

	EXISITNG	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6' IN HEIGHT	2,825 SF (27%)	2,863 SF (28%)	3,120 SF (30%)
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1ST FL:2,777 SF TOTAL: 2,777 SF	1ST FL:2,777 SF 2ND FL: 805 SF TOTAL: 3,582 SF	3,640 SF (35%)
SETBACKS: FRONT REAR RIGHT SIDE (1ST/2ND) LEFT SIDE (1ST/2ND)	 25'–0" 38' 6–1/2" 10' 2–1/2" 10'–0"	 25'–0" 38' 6–1/2" 10' 2–1/2" /18'–1" 10'–0" /17'–8"	 25'–0" 25'–0" 10'–0"/17'–6" 10'–0"/17'–6"
HEIGHT:	15'–9"	23' 6–1/2"	27'–0" (2 STORIES)

SQUARE FOOTAGE BREAKDOWN

	EXISITNG	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	2,777 SF	805 SF	3,582 SF
NON–HABITABLE AREA: DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	516 SF (SHED 49 SF INCLUDED)	355 SF	822 SF (SHED 49 TO BE DEMOLISHED HENCE EXCLUDED)

LOT CALCULATIONS

NET LOT AREA:	10,400 SF
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%	383 SF (20%)
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): 3,838 SF EXISTING SOFTSCAPE (UNDISTURBED) AREA: 2,980 SF NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPE) AREA: 0

1 FLOOR AREA AND COVERAGE CALCULATION DIAGRAM

SCALE: 1/8"=1'–0"

MAVIN
INNOVATIVE DESIGNS
MAVIN INNOVATIVE DESIGNS
312-661-2024
malavika@mavindesigns.com
34623 Gladstone Place
Fremont, CA 94555
V. Malavika Rao
VARADA MALAVIKA RAO
BUSINESS LICENSE: 080304

ANAND AND RAMYA RESIDENCE ADDITION & REMODEL PROJECT

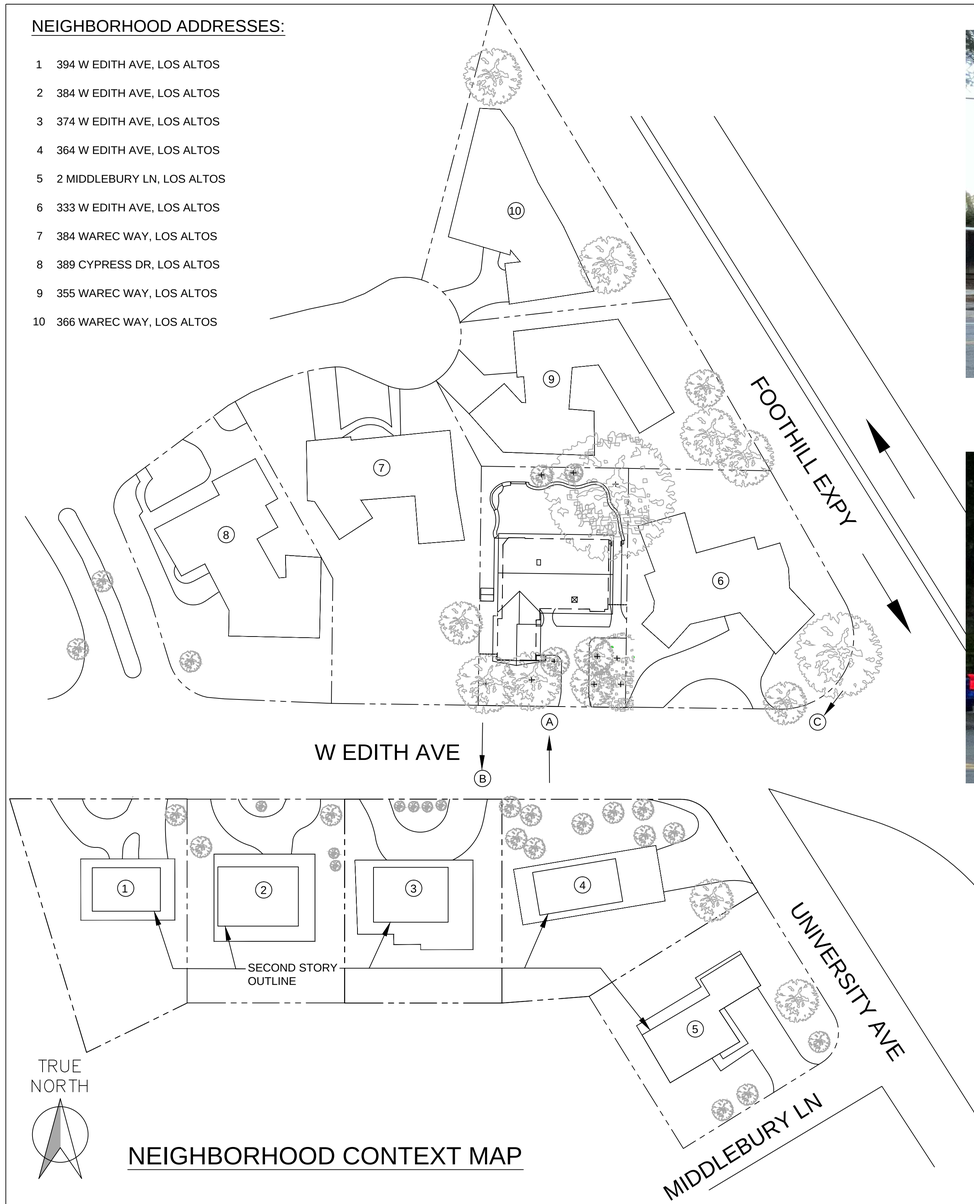
363 W EDITH AVENUE,
LOS ALTOS, CA 94022

	REVISIONS	DATE	BY
1	REVISION 1	11/09/2022	MR

DATE: 08/29/2022
DRAWN BY: MALAVIKA RAO
SCALE: AS NOTED
SHEET TITLE: FLOOR AREA DIAGRAM
SHEET #: A-2

NEIGHBORHOOD ADDRESSES:

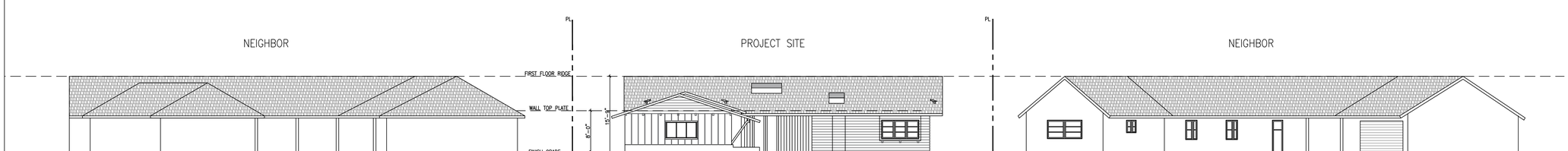
1 394 W EDITH AVE, LOS ALTOS
2 384 W EDITH AVE, LOS ALTOS
3 374 W EDITH AVE, LOS ALTOS
4 364 W EDITH AVE, LOS ALTOS
5 2 MIDDLEBURY LN, LOS ALTOS
6 333 W EDITH AVE, LOS ALTOS
7 384 WAREC WAY, LOS ALTOS
8 389 CYPRESS DR, LOS ALTOS
9 355 WAREC WAY, LOS ALTOS
10 366 WAREC WAY, LOS ALTOS



NEIGHBORHOOD CONTEXT MAP

VIEW A

VIEW B



STREETSCAPE ELEVATION

MAVIN INNOVATIVE DESIGNS
312-661-2024
malavika@mavindesigns.com
34623 Gladstone Place
Fremont, CA 94555

V. Malavika Rao

VARADA MALAVIKA RAO

ANAND AND RAMYA RESIDENCE
REMODEL AND ADDITION PROJECT

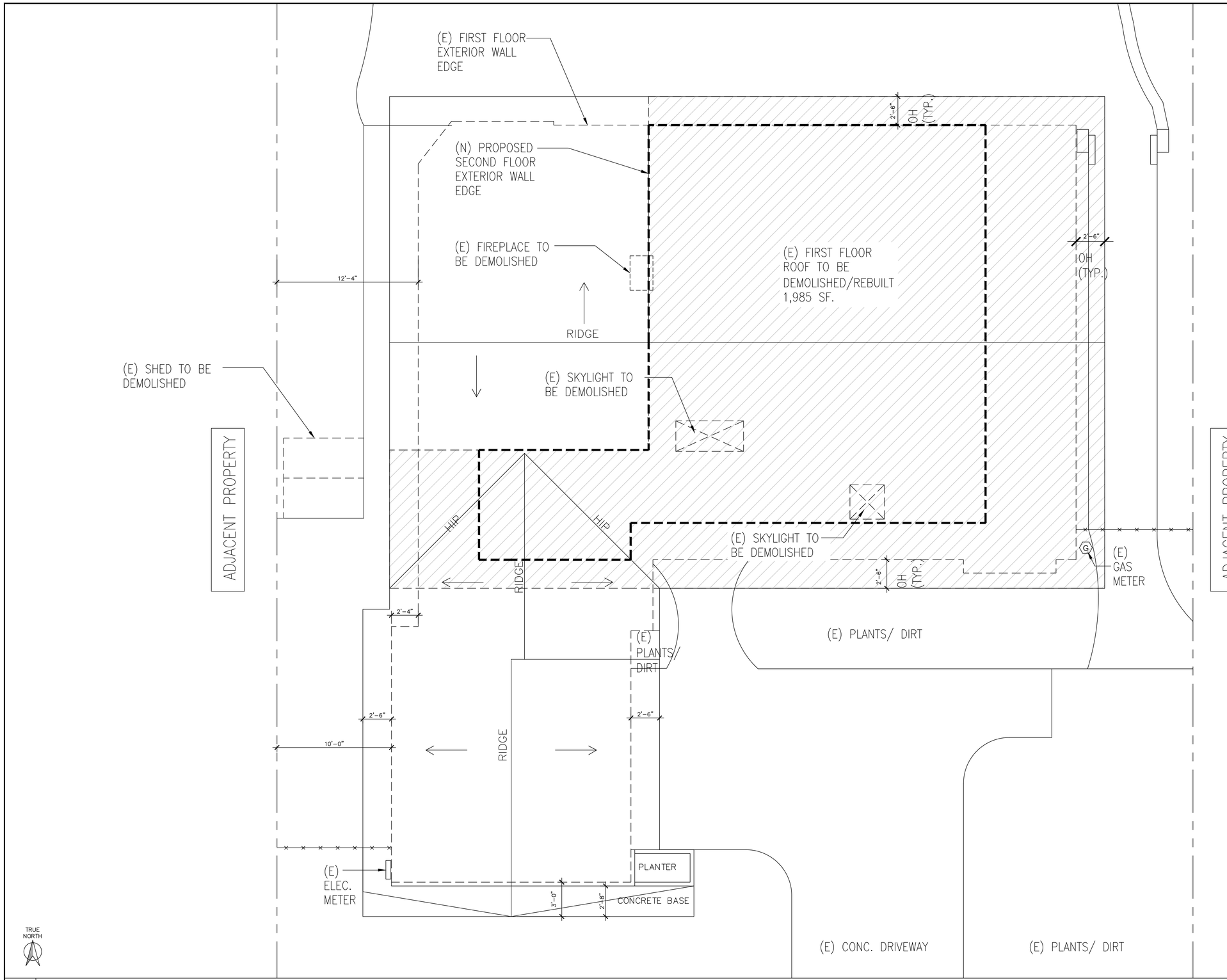
363 W. EDITH AVENUE
LOS ALTOS, CA 94022

	REVISIONS	DATE	BY
1	REVISION 1	11/09/2022	MR

DATE: 08/29/2022
DRAWN BY: MALAVIKA RAO
SCALE: AS NOTED

SHEET TITLE:
CONTEXT MAP & STREETSCAPE VIEWS

SHEET #:
A-3



1 EXISTING ROOF PLAN

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

MAVIN
INNOVATIVE DESIGNS

MAVIN INNOVATIVE DESIGNS
312-661-2024
malavika@mavindesigns.com
34623 Gladstone Place
Fremont, CA 94555

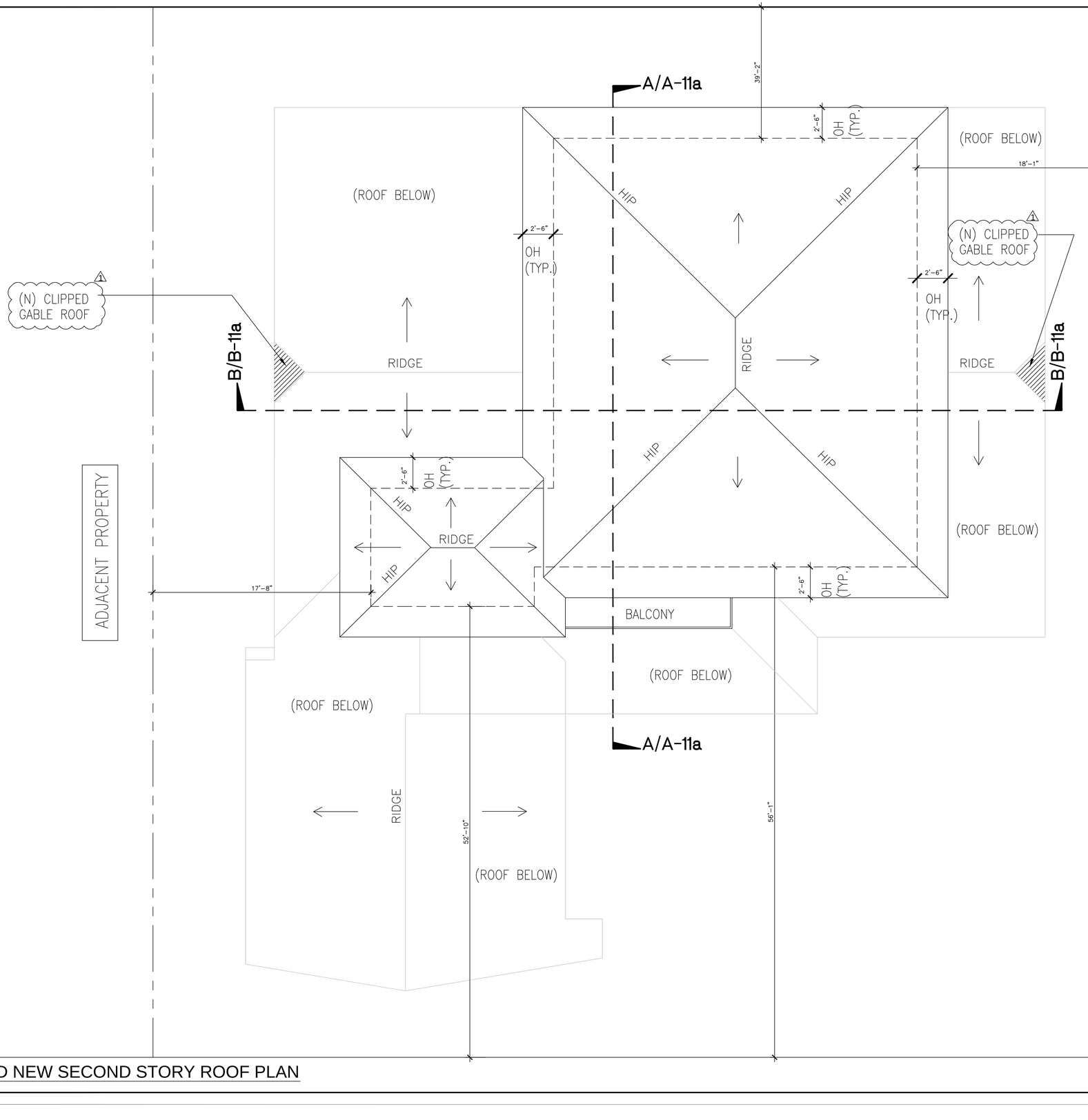
V. Malavika Rao
VARADA MALAVIKA RAO

ANAND AND RAMYA RESIDENCE
REMODEL AND ADDITION PROJECT

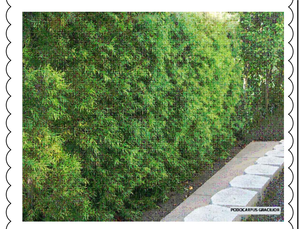
363 W. EDITH AVENUE
LOS ALTOS, CA 94022

	REVISIONS	DATE	BY

DATE: 08/29/2022
DRAWN BY: MALAVIKA RAO
SCALE: AS NOTED
SHEET TITLE: EXISTING ROOF PLAN
SHEET #: A-4



1 10 NEW PRIVACY TREES TO BE PLANTED TO FORM A HEDGE
PODOCARPUS GRACILIOR
AT MATURITY HEIGHT – 20–60 FT
AT MATURITY WIDTH – 5–10 FT
RATE OF GROWTH – 1–3 FT/YR



1 PROPOSED NEW SECOND STORY ROOF PLAN

SCALE: 1/4"=1'–0"

MAVIN
INNOVATIVE DESIGNS

MAVIN INNOVATIVE DESIGNS
312-661-2024
malavika@mavindesigns.com
34623 Gladstone Place
Fremont, CA 94555

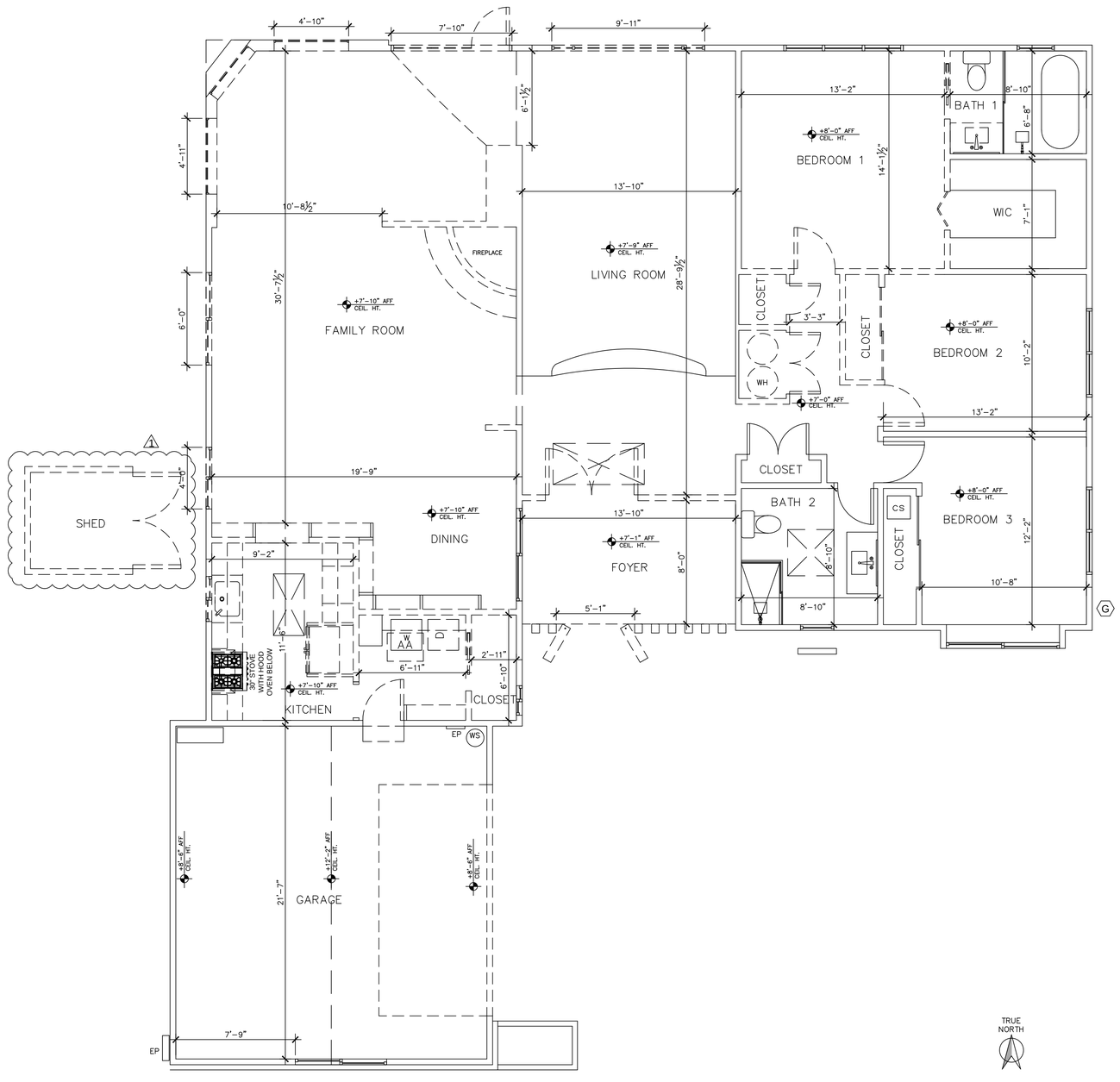
V. Malavika Rao
VARADA MALAVIKA RAO

ANAND AND RAMYA RESIDENCE REMODEL AND ADDITION PROJECT

363 W. EDITH AVENUE
LOS ALTOS, CA 94022

	REVISIONS	DATE	BY
1	REVISION 1	11/09/2022	MR

DATE: 08/29/2022
DRAWN BY: MALAVIKA RAO
SCALE: AS NOTED
SHEET TITLE: PROPOSED ROOF PLANS
SHEET #: A-5



TRUE NORTH

LEGEND:
- (E) WALLS TO REMAIN
- (E) WALLS TO BE DEMOLISHED
- (E) DOOR/WINDOW/ITEMS TO REMAIN
- (E) DOOR/WINDOW/ITEMS TO BE REMOVED

GRAPHIC SCALE:

0 5 FT 15 FT 30 FT

1 EXISTING / DEMO FIRST FLOOR PLAN

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

GENERAL NOTES

ALL CODE REFERENCES ARE 2019 CALIFORNIA RESIDENTIAL CODE (CRC)

1. WALL FRAMING TO COMPLY w/ R602.

2. EXTERIOR WALLS ARE FRAMED w/ 2X6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED– S.S.D.

3. INTERIOR WALLS ARE FRAMED w/ 2X4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED. S.S.D.

4. DIMENSIONS ARE FACE OF STUD, UNLESS NOTED OTHERWISE.

5. FIREBLOCKS ARE REQ'D. IN ACCORDANCE w/ R302.11 IN THE LOCATIONS SPECIFIED.

a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AN PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

1) VERTICALLY AT THE CEILING AND FLOOR LEVELS

2) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET

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

c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY w/ SECTION R302.7.

d. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, w/ AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQ'D. TO MEET THE STM E 136 REQUIREMENTS.

e. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

f. FIREBLOCKING OF CORNICES OF A TWO–FAMILY DWELLING IS REQ'D. AT THE LINE OF DWELLING UNIT SEPARATION.

6. FIREBLOCK CONSTRUCTION SHOULD BE 2" NOMINAL LUMBER. FIREBLOCKING MATERIALS TO COMPLY w/ R302.11 & R302.11.1

7. WALLS AT SHOWERS AND SHOWER/TUBS SHALL BE FINISHED w/ SMOOTH HARD, NON–ABSORBENT SURFACE TO A HEIGHT OF 72 INCHES MIN. ABOVE THE DRAIN INLET (GREEN BOARD IS NOT ALLOWED BEHIND THE NON–ABSORBENT SURFACE – USE CEMENTITIOUS BACKER BOARD – SEE SPECIFICATIONS). NRCR307AND R702.3.7

8. THERMAL AND ACOUSTICAL INSULATION SHALL COMPLY w/ R302.10.1, R302.10.2 TO R302.10.5 & R302.11.1.1 TO R302.11.1.3

9. WINDOW HEAD HEIGHTS PER EXTERIOR ELEVATION, UNLESS OTHERWISE NOTED.

10. WINDOW AND DOOR LOCATIONS SHOWN WITHOUT DIMENSIONS ON PLAN SHALL BE PLACED ALONG THE CENTER OF THE WALL SHOWN, UNLESS DIMENSIONED OTHERWISE.

11. EMERGENCY EGRESS WINDOWS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQUARE FT., A MIN. NET CLEAR HEIGHT OF 24", AND A MIN. NET CLEAR OPENING WIDTH OF 20". THE SILL HEIGHT OF EMERGENCY EGRESS WINDOWS SHALL NOT BE LOCATED MORE THAN 44" ABOVE THE FINISHED FLOOR. R310.2.1 AND R310.

12. SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS PER R308 (SEE FLOOR PLANS FOR EXACT LOCATIONS):

a. TUBS, SHOWERS, TUB/ SHOWERS.

b. ADJACENT TO AND WITHIN 24" OF EITHER EDGE OF DOORS, R308.4.2

c. WITHIN 18" OF FINISHED FLOOR.

13. PROVIDE SOUND ATTENUATING BATTEN INSULATION AT ALL PLUMBING WALLS AND AT NON–PLUMBING WALLS SURROUNDING BATHROOM.

14. DRAFTSTOP SHALL BE PROVIDED BOTH ABOVE AND BELOW THE CONCEALED USABLE SPACE OF A FLOOR/ CEILING ASSEMBLY, WHERE SHALL DIVIDE THE SPACE INTO APPROX. EQUAL AREA AND DOES NOT EXCEED 1000 S.F. OF EACH. R302.12

15. PROVIDE 1/2" GYP. BD. TYPE 'X' ON THE ENCLOSED SIDE OF THE WALLS UNDER STAIR SURFACE AND SOFFITS.

16. PROVIDE 5/8" TYPE 'X' GYP. BD. ON GARAGE WALLS AND CEILING, TAPE ALL JOINTS.

17. SHOWER STALLS SHALL MAINTAIN A MIN. 30'' CLEAR DIAMETER SPACE

18. SEE ROOF PLAN AND ELEVATIONS FOR ROOF PLATE HEIGHTS AND WINDOW HEAD HEIGHTS.

19. INSULATION FOR CONDITIONED AREA (SEE TITLE–24 DOCUMENT FOR R–VALUES):

a. R–15 AT EXTERIOR 2X4 WALLS

b. R–21 AT EXTERIOR 2X6 WALLS

c. R–38 AT FLAT CEILINGS w/ ATTIC

d. R–21 AT ALL RAFTERS IN ATTIC

e. (2.5 INCH SPRAY FOAM & R–30 BATT) TOTAL R–47 AT ALL VAULTS

f. R–6 AT ALL DUCTS

20. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEVELOPMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).

21.

MAVIN
INNOVATIVE DESIGNS

MAVIN INNOVATIVE DESIGNS
312-661-2024
malavika@mavindesigns.com
34623 Gladstone Place
Fremont, CA 94555

V Malavika Rao

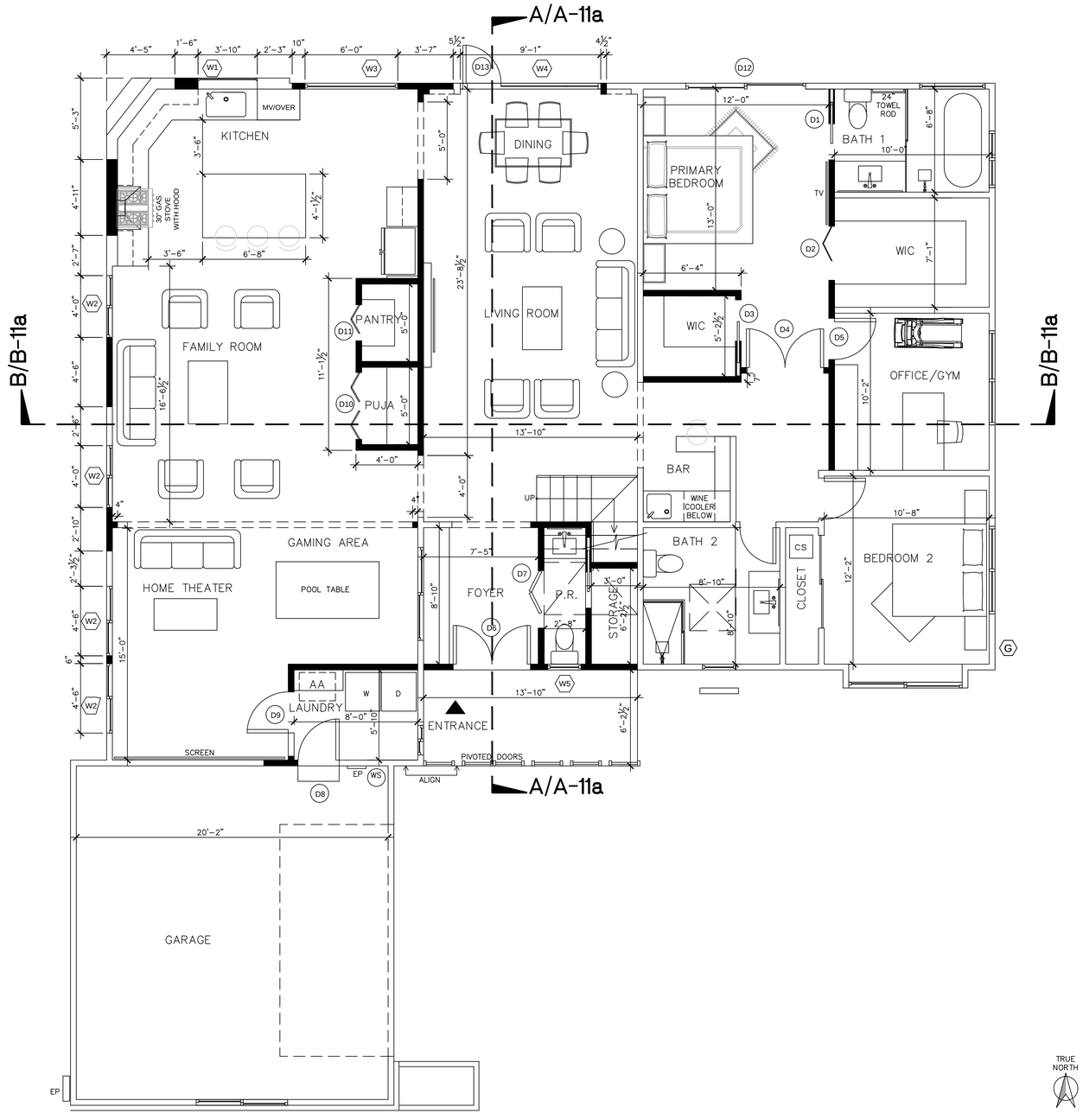
VARADA MALAVIKA RAO

ANAND AND RAMYA RESIDENCE
REMODEL AND ADDITION PROJECT

363 W. EDITH AVENUE
LOS ALTOS, CA 94022

	REVISIONS	DATE	BY
1	REVISION 1	11/09/2022	MR

DATE: 08/29/2022
DRAWN BY: MALAVIKA RAO
SCALE: AS NOTED
SHEET TITLE:
EXISTING/DEMO FLOOR PLAN
SHEET #:
A-6



TRUE NORTH

LEGEND:
- (E) WALLS TO REMAIN
- (N) WALLS
- (E) DOOR/WINDOW/ITEMS TO REMAIN

GRAPHIC SCALE:

0 5 FT 15 FT 30 FT

1 PROPOSED FIRST FLOOR PLAN

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

GENERAL NOTES

1. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION. CMC304.1.

2. PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE IN ACCORDANCE WITH CMC 504.3. DRYER TO HAVE A BACKDRAFT DAMPER WITH NO SCREEN. DUCT IS LIMITED TO 14FT IN LENGHT W/TWO 90 DEGREE ELBOWS FROM DRYER TO TERMINATION POINT. REDUCE THIS LENGHT BY 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO.

3. CONTRACTOR SHALL SPECIFY SIZE, METHOD AND SOURCE OF COMBUSTION AIR FOR GAS BURNING APPLIANCES IN ACCORDANCE WITH CMC CHAPTER 7. CONTRACTOR SHALL SUBMIT TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.

   a. FACTORY–BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127. [R1004.1]

   b. THE VENT TERMINAL OF A DIRECT–VENT APPLIANCE SHALL BE LOCATED NOT LESS THAN 12 INCHES FROM AN AIR OPENING INTO A BUILDING. [CMC 802.8.3] THE BOTTOM OF THE VENT TERMINAL AND THE AIR INTAKE SHALL BE LOCATED NOT LESS THAN 12 INCHES ABOVE FINISHED GRADE. [CMC 802.8.3]

   c. CONTINUOUSLY BURNING PILOT LIGHTS AND INDOOR AIR VENTING ARE PROHIBITED. [CENC 150.0(E)]

4. NEW FURNACES ARE LOCATED IN THE ATTIC. MODIFY EXISTING PLYWOOD SHEATHING PATH FROM ATTIC ACCESS TO CONTROL SIDE OF FURNACE AS REQUIRED BY CODE.

5. HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

   A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J – 2004 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

   B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D – 2009 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S – 2004 (RESIDENTIAL EQUIPMENT SELECTION), OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. REFER TO SECTION 4.507 GREEN BUILDING CODE FOR ADDITIONAL INFO.

6. BATHROOM EXHAUST FANS: EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING PER 4.506.1 GREEN BUILDING CODE:

A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.

– HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE LESS THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.

– A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT–IN)

NOTE:LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CEC

C. NEW RESTROOM EXHAUST FAN SHALL BE 50CFM MIN. FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.

7. THE DUCT RUN AND TERMINATION POINT OF THE DRYER EXHAUST EXTENDING TO OUTSIDE OF THE BUILDING. DRYER MUST BE EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN. THE DUCT IS LIMITED TO 14 FEET IN LENGTH WITH TWO 90 DEGREE ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO. CMC 504.3.

8. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC.) MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS. CMC 504.5

SHEET NOTES

MAVIN INNOVATIVE DESIGNS
312-661-2024
malavika@mavindesigns.com
34623 Gladstone Place
Fremont, CA 94555

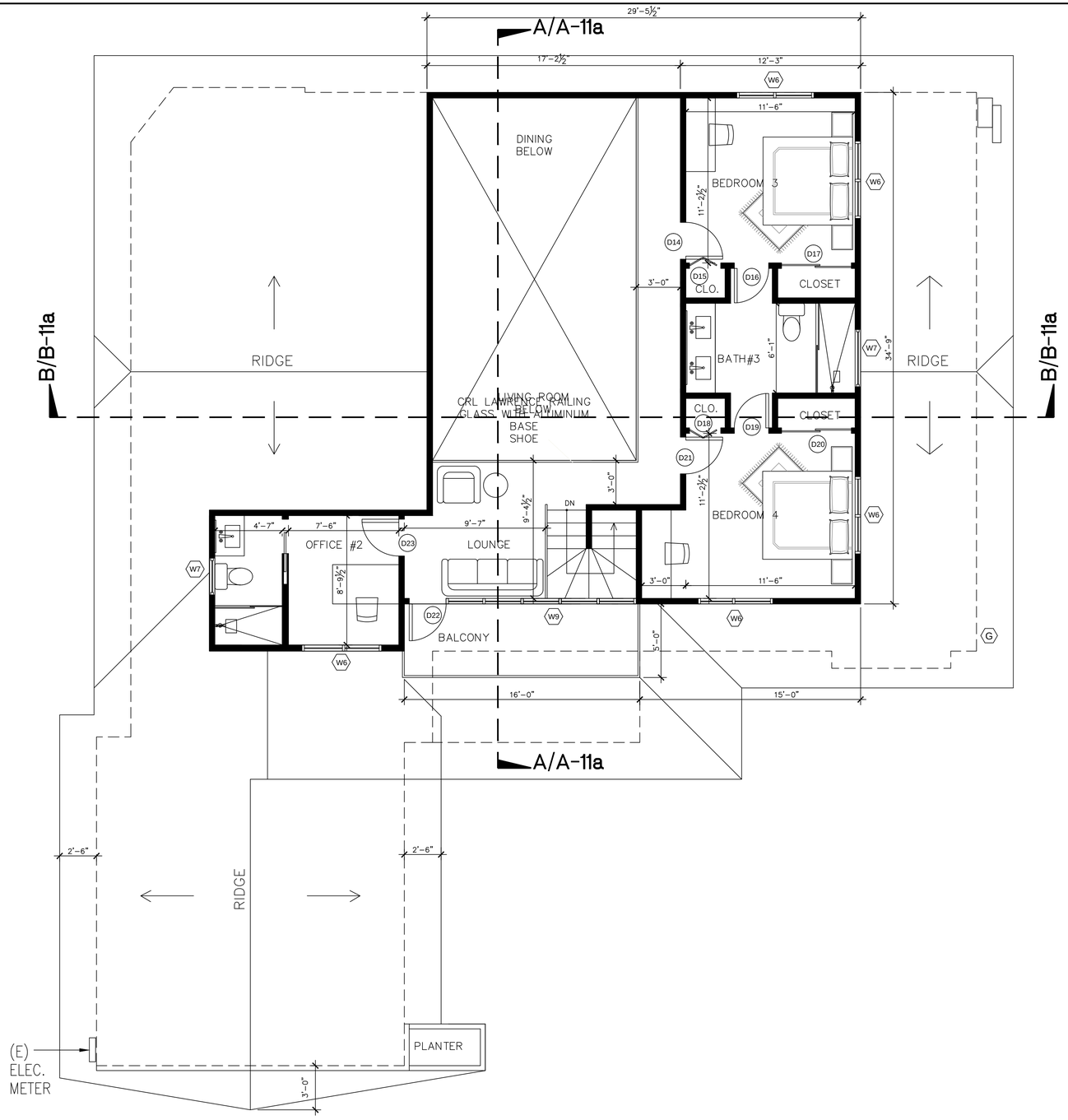
V. Malavika Rao
VARADA MALAVIKA RAO

ANAND AND RAMYA RESIDENCE REMODEL AND ADDITION PROJECT

363 W. EDITH AVENUE
LOS ALTOS, CA 94022

	REVISIONS	DATE	BY

DATE: 08/29/2022
DRAWN BY: MALAVIKA RAO
SCALE: AS NOTED
SHEET TITLE: PROPOSED FLOOR PLAN
SHEET #: A-7



TRUE NORTH

LEGEND:
- (E) WALLS TO REMAIN
- (N) WALLS
- (E) DOOR/WINDOW/ITEMS TO REMAIN

GRAPHIC SCALE:

0 5 FT 15 FT 30 FT

1 PROPOSED SECOND FLOOR PLAN

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

MAVIN INNOVATIVE DESIGNS
312-661-2024
malavika@mavindesigns.com
34623 Gladstone Place
Fremont, CA 94555

V. Malavika Rao

VARADA MALAVIKA RAO

ANAND AND RAMYA RESIDENCE
REMODEL AND ADDITION PROJECT

363 W. EDITH AVENUE
LOS ALTOS, CA 94022

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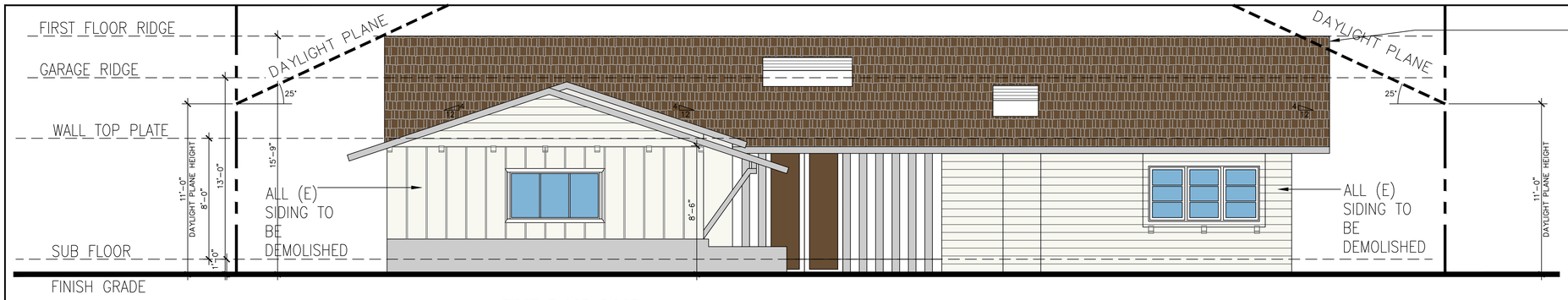
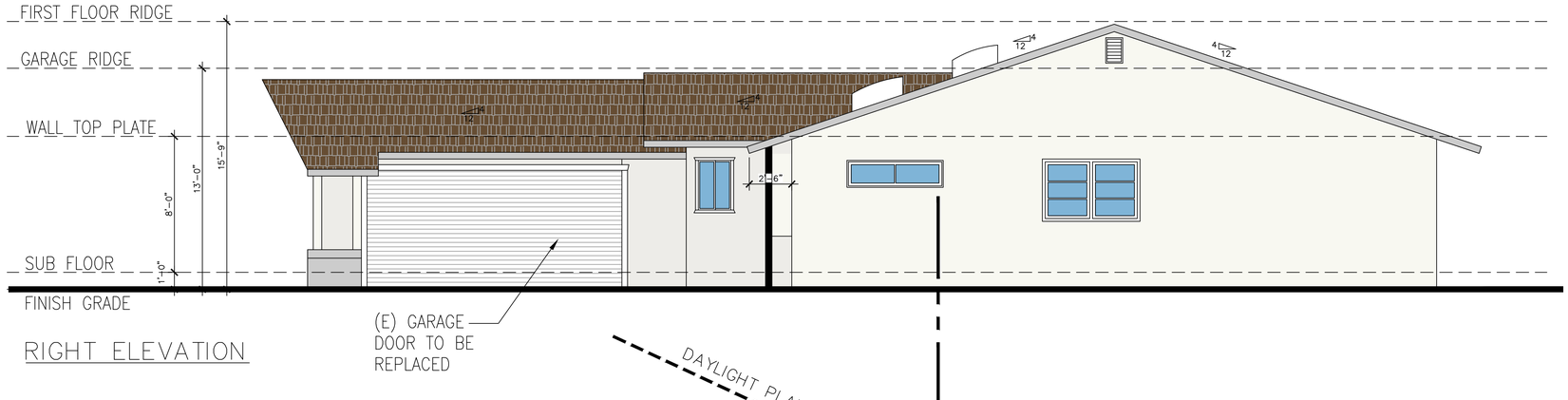
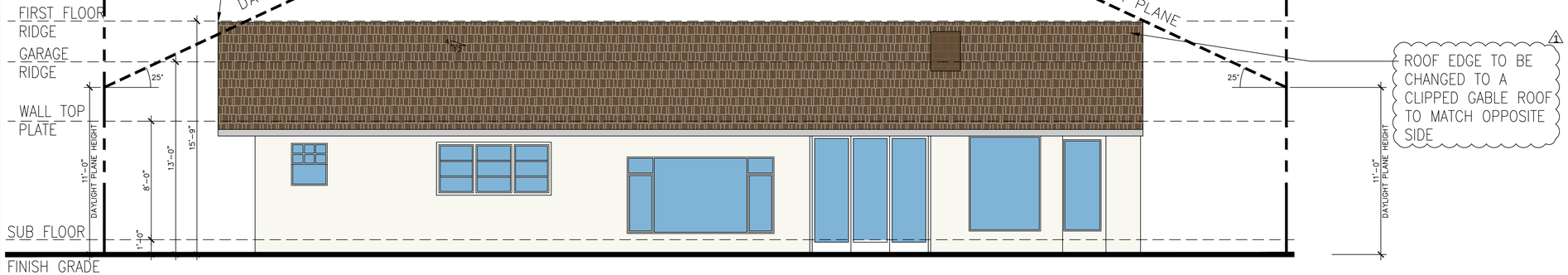
DATE: 08/29/2022
DRAWN BY: MALAVIKA RAO
SCALE: AS NOTED
SHEET TITLE: PROPOSED 2ND FLOOR PLAN
SHEET #: A-8



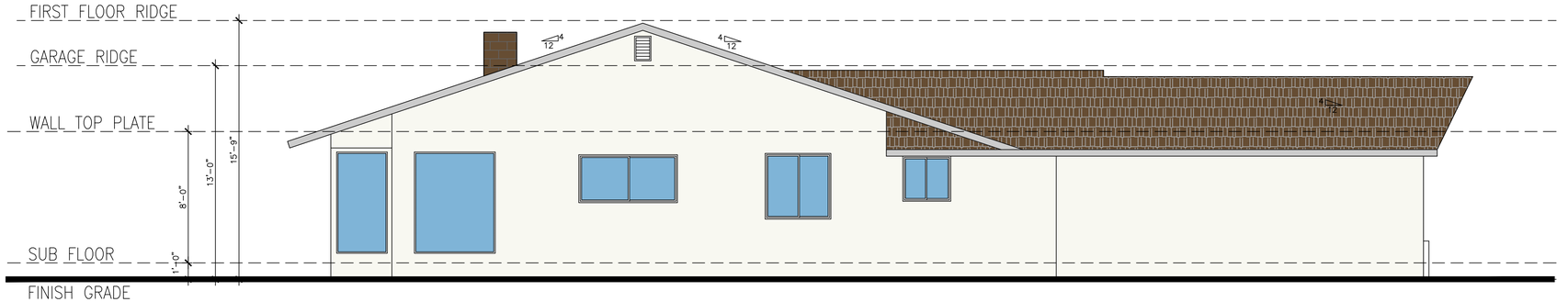
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

GRAPHIC SCALE:

0 5 FT 15 FT 30 FT

1 EXISTING ELEVATIONS

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

MAVIN
INNOVATIVE DESIGNS

MAVIN INNOVATIVE DESIGNS
312-661-2024
malavika@mavindesigns.com
34623 Gladstone Place
Fremont, CA 94555

V. Malavika Rao
VARADA MALAVIKA RAO

ANAND AND RAMYA RESIDENCE
REMODEL AND ADDITION PROJECT
363 W. EDITH AVENUE
LOS ALTOS, CA 94022

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DATE: 08/29/2022
DRAWN BY: MALAVIKA RAO
SCALE: AS NOTED
SHEET TITLE: EXISTING ELEVATIONS
SHEET #: A-9

FRONT ELEVATION

RIGHT ELEVATION

GRAPHIC SCALE:

0 5 FT 15 FT 30 FT

1 PROPOSED ELEVATIONS AND SECTIONS

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

MAVIN
INNOVATIVE DESIGNS

MAVIN INNOVATIVE DESIGNS
312-661-2024
malavika@mavindesigns.com
34623 Gladstone Place
Fremont, CA 94555

V Malavika Rao
VARADA MALAVIKA RAO

ANAND AND RAMYA RESIDENCE
REMODEL AND ADDITION PROJECT
363 W. EDITH AVENUE
LOS ALTOS, CA 94022

	REVISIONS	DATE	BY
1	REVISION 1	11/09/2022	MR

DATE: 08/29/2022
DRAWN BY: MALAVIKA RAO
SCALE: AS NOTED
SHEET TITLE: PROPOSED ELEVATIONS
SHEET #: A-10

REAR ELEVATION

LEFT ELEVATION

GRAPHIC SCALE:

0 5 FT 15 FT 30 FT

1 PROPOSED ELEVATIONS AND SECTIONS

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

MAVIN
INNOVATIVE DESIGNS

MAVIN INNOVATIVE DESIGNS
312-661-2024
malavika@mavindesigns.com
34623 Gladstone Place
Fremont, CA 94555

V. Malavika Rao
VARADA MALAVIKA RAO

ANAND AND RAMYA RESIDENCE
REMODEL AND ADDITION PROJECT
363 W. EDITH AVENUE
LOS ALTOS, CA 94022

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DATE: 08/29/2022
DRAWN BY: MALAVIKA RAO
SCALE: AS NOTED
SHEET TITLE: PROPOSED ELEVATIONS
SHEET #: A-11

1 PROPOSED ELEVATIONS AND SECTIONS

MAVIN
INNOVATIVE DESIGNS

MAVIN INNOVATIVE DESIGNS
312-661-2024
malavika@mavindesigns.com

34623 Gladstone Place
Fremont, CA 94555

V. Malavika Rao

VARADA MALAVIKA RAO

ANAND AND RAMYA RESIDENCE
REMODEL AND ADDITION PROJECT

363 W. EDITH AVENUE
LOS ALTOS, CA 94022

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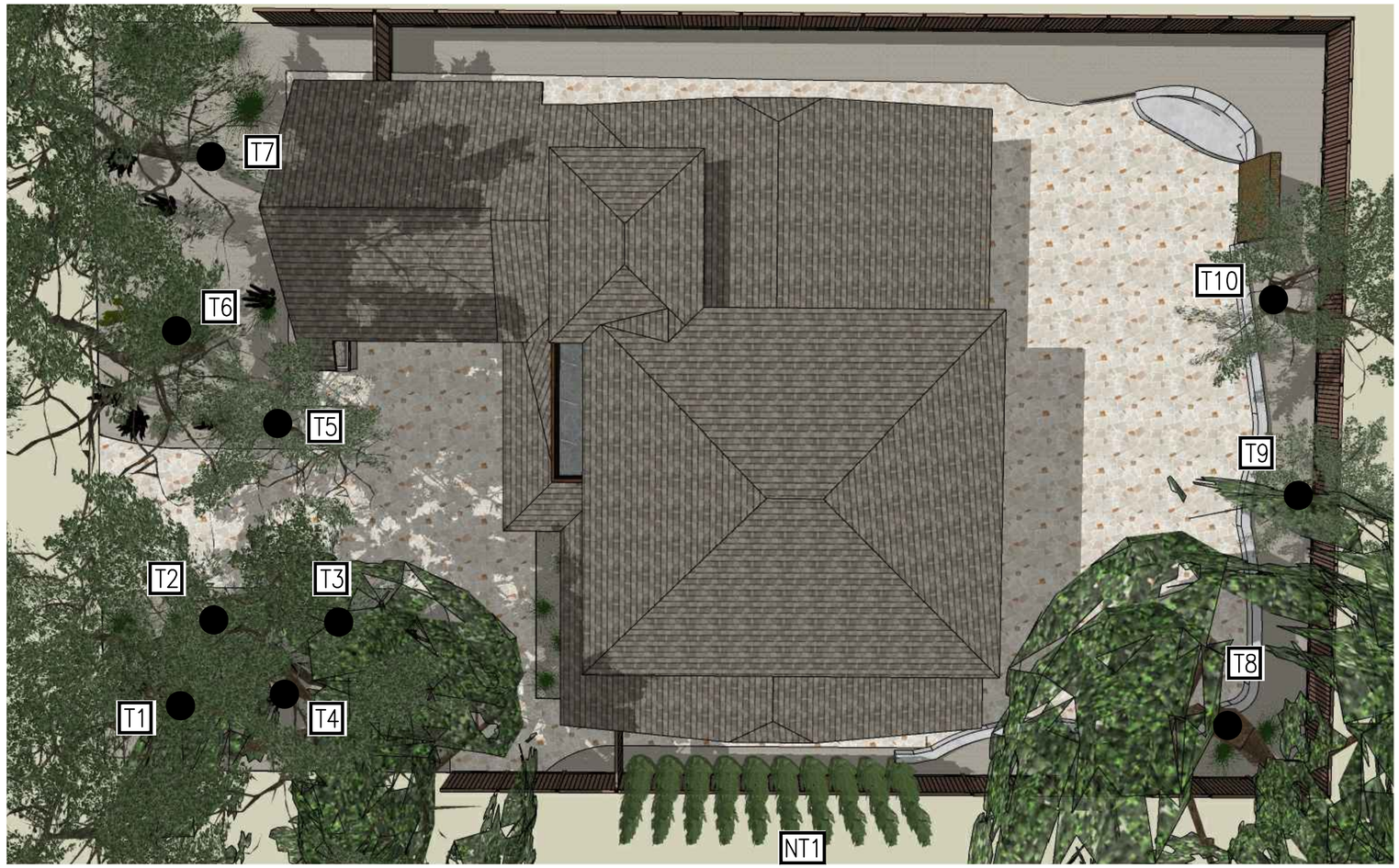
1	REVISION 1	11/09/2022	MR

DATE: 08/29/2022
DRAWN BY: MALAVIKA RAO
SCALE: AS NOTED

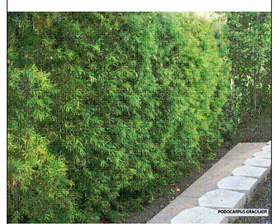
SHEET TITLE:
PROPOSED PERSPECTIVE VIEWS

SHEET #:
A-12



10 NEW PODOCARPUS GRACILIOR TREES PROPOSED

*ALL DATA BELOW IS IDENTIFIED AS BEST POSSIBLE

EXISTING	TREE SPECIES	HEIGHT	DRIPLINE	PROPOSED	TREE SPECIES	HEIGHT @ MATURITY	WIDTH @ MATURITY	RATE OF GROWTH
T1	BUR OAK	40 FT	30 FT	NT1	PODOCARPUS GRACILIOR 	20–60 FT	5–10 FT	1–3 FT/YR
T2	MARITIME PINE	60–70 FT	40 FT					
T3	ISLAND OAK	35 FT	30 FT					
T4	COAST LIVE OAK	40 FT	40 FT					
T5	ISLAND OAK	20 FT	15 FT					
T6	MARITIME PINE	60–70 FT	40 FT					
T7	MARITIME PINE	60–70 FT	40 FT					
T8	COAST LIVE OAK	60 FT	50 FT					
T9	TOYON HOLLY	15 FT	10 FT					
T10	JAPANESE PAGODA TREE	20 FT	15 FT					

1 PROPOSED ELEVATIONS AND SECTIONS

MAVIN
INNOVATIVE DESIGNS

MAVIN INNOVATIVE DESIGNS
312-661-2024
malavika@mavindesigns.com
34623 Gladstone Place
Fremont, CA 94555

V Malavika Rao
VARADA MALAVIKA RAO

ANAND AND RAMYA RESIDENCE
REMODEL AND ADDITION PROJECT
363 W. EDITH AVENUE
LOS ALTOS, CA 94022

	REVISIONS	DATE	BY
1	REVISION 1	11/09/2022	MR
2	REVISION 2	11/11/2022	MR

DATE: 08/29/2022
DRAWN BY: MALAVIKA RAO
SCALE: AS NOTED
SHEET TITLE: LANDSCAPE PLAN
SHEET #: A-13

FINISH GRADE

STUCCO FINISH
COLOR: BEHR
SWISS COFFEE

BRONZE VINYL WINDOWS
– MILGARD

STONE WALLL CAP
MANUFACTURER – ELDORADO STONE
TYPE – CHISELED EDGE WAINSCOT SILL
COLOR: BUCKSKIN

THIN SET RUBBLE STONE
MANUFACTURER – NATIVE CUSTOM STONE
TYPE – APPALACHIAN RUBBLE

SHINGLES ROOF –
TO MATCH EXISTING

CUSTOM EXTERIOR
WOOD SCREEN–
COLOR–MAHAGONY

STUCCO FINISH
COLOR: BEHR
SWISS COFFEE

EXTERIOR WOOD CLADDING
– WOODPLANK
COLOR – THERMO POPLAR

METAL TRIM
COLOR–ABYSS BLACK

1 MATERIAL BOARD

MAVIN
INNOVATIVE DESIGNS

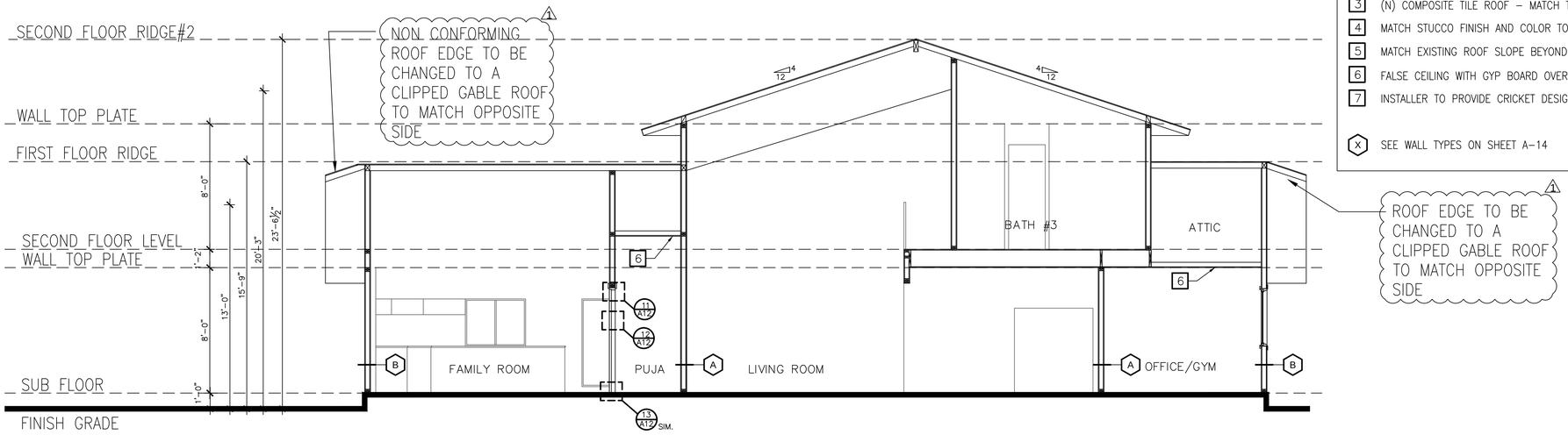
MAVIN INNOVATIVE DESIGNS
312-661-2024
malavika@mavindesigns.com
34623 Gladstone Place
Fremont, CA 94555

V Malavika Rao
VARADA MALAVIKA RAO

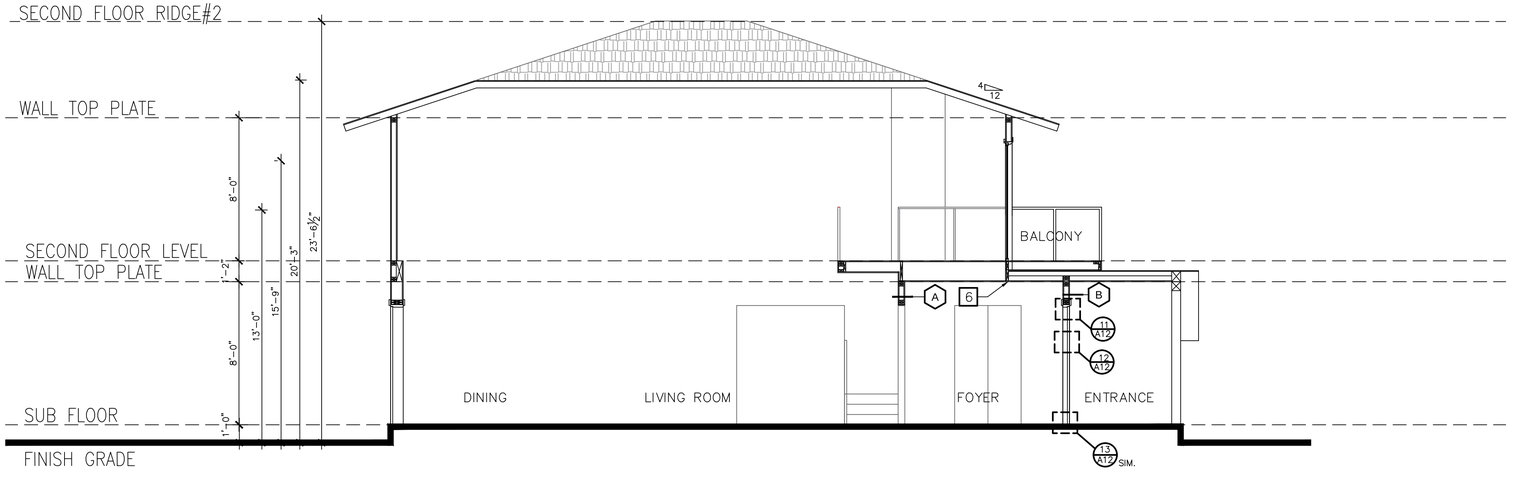
ANAND AND RAMYA RESIDENCE
REMODEL AND ADDITION PROJECT
363 W. EDITH AVENUE
LOS ALTOS, CA 94022

	REVISIONS	DATE	BY
1	REVISION 1	11/09/2022	MR

DATE: 08/29/2022
DRAWN BY: MALAVIKA RAO
SCALE: AS NOTED
SHEET TITLE: MATERIAL BOARD
SHEET #: A-14



SECTION B–B



SECTION A–A

SHEET NOTES

1. (N) 12 X 12 GABLE VENT –PAINT FINISH TO MATCH STUCCO
2. NEW ROOF CRICKET
3. (N) COMPOSITE TILE ROOF – MATCH TO EXISTING
4. MATCH STUCCO FINISH AND COLOR TO EXISTING
5. MATCH EXISTING ROOF SLOPE BEYOND
6. FALSE CEILING WITH GYP BOARD OVER A 2X4 FRAMING @ 16" C.C, S.S.D. FOR FRAMING DETAILS
7. INSTALLER TO PROVIDE CRICKET DESIGN FOR APPROVAL FROM DESIGNER AND ENGINEER BEFORE INSTALLATION

X SEE WALL TYPES ON SHEET A–14

1 ROOF EDGE TO BE CHANGED TO A CLIPPED GABLE ROOF TO MATCH OPPOSITE SIDE

GRAPHIC SCALE:

0 5 FT 15 FT 30 FT

1 PROPOSED SECTIONS

SCALE: 1/4"=1'–0"

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VARADA MALAVIKA RAO

ANAND AND RAMYA RESIDENCE
REMODEL AND ADDITION PROJECT
363 W. EDITH AVENUE
LOS ALTOS, CA 94022

	REVISIONS	DATE	BY
1	REVISION 1	11/09/2022	MR

DATE: 08/29/2022
DRAWN BY: MALAVIKA RAO
SCALE: AS NOTED
SHEET TITLE: PROPOSED SECTIONS
SHEET #: A-15

DATE: January 4, 2023

AGENDA ITEM # 4

TO: Design Review Commission

FROM: Sean K. Gallegos, Senior Planner

SUBJECT: 2023 City Council Meeting Schedule

RECOMMENDATION:

Review the 2023 City Council Meeting Assignments for Design Review Commission

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DISCUSSION

The proposed City Council Meeting Assignments for this year:

January 10, 2023	**Samuel Harding**
January 24, 2023	**Chepe Mantica**
February 14, 2023	**Stuart Klein**
February 28, 2023	**David Blockhus**
March 14, 2023	**Michael Ma**
March 28, 2023	**Samuel Harding**
April 11, 2023	**Chepe Mantica**
April 25, 2023	**Stuart Klein**
May 9, 2023	**David Blockhus**
May 23, 2023	**Michael Ma**
June 13, 2023	**Samuel Harding**
June 27, 2023	**Chepe Mantica**
July 11, 2023 (only one regular meeting scheduled in July)	**Stuart Klein**
August 22, 2023 (only one regular meeting scheduled in August)	**David Blockhus**
September 5, 2023	**Michael Ma**
September 19, 2023	**Samuel Harding**
October 10, 2023	**Chepe Mantica**
October 24, 2023	**Stuart Klein**
November 14, 2023	**David Blockhus**
November 28, 2023	**Michael Ma**
December 12, 2023 (only one regular meeting scheduled in December)	**Samuel Harding**

The City Council holds its regular meetings on the second and fourth Tuesday of each month beginning at 7:00 p.m. in the Community Meeting Chambers. Staff requests the Design Review Commission review and approve the above Council Meeting Assignment schedule for 2023.