



ZONING ADMINISTRATOR MEETING AGENDA

4:00 PM - Wednesday, February 07, 2024

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

PARTICIPATION: Members of the public may participate by being present at the Los Altos Community Meeting Chambers at Los Altos City Hall located at 1 N. San Antonio Rd, Los Altos, CA during the meeting. Public comment is accepted in person at the physical meeting location, or via email to ZAPublicComment@losaltosca.gov.

REMOTE MEETING OBSERVATION: Members of the public may view the meeting via the link below, but will not be permitted to provide public comment via Zoom or telephone. Public comment will be taken in-person, and members of the public may provide written public comment by following the instructions below.

<https://tinyurl.com/yc42uryy>

Telephone: 1-253-215-8782 / Webinar ID: 851 6131 6926 / Passcode: 976722

SUBMIT WRITTEN COMMENTS: Verbal comments can be made in-person at the public hearing or submitted in writing prior to the meeting. Written comments can be mailed or delivered in person to the Development Services Department or emailed to ZAPublicComment@losaltosca.gov.

Correspondence must be received by 2:00 p.m. on the day of the meeting to ensure distribution prior to the meeting. Comments provided after 2:00 p.m. will be distributed the following day and included with public comment in the Zoning Administrator packet.

AGENDA

CALL MEETING TO ORDER

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Zoning Administrator's attention any item that is not on the agenda. The Zoning Administrator will announce the time speakers will be granted before comments begin. Please be advised that, by law, the Zoning Administrator 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 noted 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 Zoning Administrator.

1. Zoning Administrator Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of December 6, 2023

PUBLIC HEARING**2. SC23-0017 - Caroline Chii-Luh Chen - 70 Chester Circle**

Design Review for a new 2,161 square-foot two-story single-family residence. This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

DISCUSSION**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.

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

Decisions of the Zoning Administrator are final unless appealed by filing an appeal with the City Clerk within 14 calendar days of the decision. No building permits shall be issued during this 14-day period.



ZONING ADMINISTRATOR MEETING MINUTES

4:00 PM - Wednesday, December 6, 2023

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

CALL MEETING TO ORDER

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

ESTABLISH QUORUM

PRESENT: Zoning Administrator Zornes and Development Services Deputy Director Williams

STAFF: Senior Planner Sean

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR.

1. **Zoning Administrator Meeting Minutes**

Approval of the DRAFT minutes of the regular meeting of November 15, 2023.

Action: Zoning Administrator Zornes approved the meeting minutes for regular meeting of November 15, 2023.

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

AYES: Zornes

NOES: None

PUBLIC HEARING

2. **SC23-0011– Jun Zhang – 501 Cherry Avenue**

Design review for a new one-story house that exceeds 20 feet in height. The project will include a new 4,290 square-foot house with a height of 23 feet. This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review application SC23-0011 subject to the listed findings and conditions.

PUBLIC COMMENT

Patrick Chan provided public comment.

Action: Zoning Administrator Zornes approved design review application SC23-0011 per the staff report findings and conditions.

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

AYES: Zornes

NOES: None

ADJOURNMENT

Zoning Administrator Zornes adjourned the meeting at 4:08 PM.

Nick Zornes
Zoning Administrator



TO: Nick Zornes, Zoning Administrator

FROM: Sean Gallegos, Senior Planner

SUBJECT: SC23-0017 – 70 Chester Circle

RECOMMENDATION

Approve design review application SC23-0017 for the construction of a new 2,161 square foot, two-story house subject to the listed findings and conditions of approval and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (“New Construction or Conversion of Small Structures”).

BACKGROUND

Project Description

- Project Location: 70 Chester Circle, on the northeast side of Chester Circle
- Lot Size: 6,175 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes the demolition of an existing one-story house and replacement with a new two-story house with 1,403 square feet on the first story and 758 square feet on the second story (see Attachment A – Project Plans).

The new residence uses a Contemporary inspired architectural design with shed and flat roof elements and simple modern forms. The house is consistent with the identifying features of a modern style that include low slope roofs, large fiberglass frame windows, horizontal cedar, and stucco siding surfaces, and unornamented wall surfaces with no decorative detailing at the doors or windows. A recessed covered porch is proposed at the front entry. The proposed building materials include a composition shingle roof, smooth stucco siding, stained cedar siding, wood doors and black fiberglass windows. A new driveway is proposed along the western side of the property leading to an attached one-car garage. A 507.9 square foot attached accessory dwelling unit is also proposed but is not subject to design review and will be reviewed under a Building Permit application.

The site includes one non-protected Magnolia tree (No. 1) and one protected Pine tree (No. 2) as defined in the City's Tree Protection Regulations which will both be retained with the proposed development. Two new trees and a mixture of plants will be planted in the front yard area and new screening vegetation along the rear property line.

ANALYSIS

Design Review

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

	Existing	Proposed	Allowed/Required
COVERAGE:	1,178 square feet	1,455 square feet	1,853 square feet
FLOOR AREA:			
1st Floor	1,016 square feet	1,403 square feet	
2nd Floor	-	758 square feet	
Total	1,016 square feet	2,161 square feet	2,161 square feet
SETBACKS:			
Front	20 feet	25 feet	25 feet
Rear	17.3 feet	23.8 feet	23.8 feet
Right (1 st /2 nd)	22.2 feet/-	7 feet/19.8 feet	6.6 feet/14.1 feet
Left side (1 st /2 nd)	5 feet/-	12 feet/15.1 feet	6.6 feet/14.1 feet
HEIGHT:	17 feet	20.3 feet	27 feet

The 65.5-foot-wide lot is considered a narrow lot due to its width being less than 80 feet and a shallow lot due to the depth being 95.2 feet, which is less than 100 feet. The interior side yard setback for narrow lots should be ten percent of the average lot width, with a minimum of five feet. Consequently, the project is permitted to have a first story setback of 6.6 feet and second story exterior side yard setback of 14.1 feet. On a lot less than one hundred (100) feet in depth, the rear yard shall be twenty-five (25) percent of the depth of the site or twenty (20) feet, whichever is greater. Therefore, the reduced rear yard setback is 23.8 feet.

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

The overall bulk and scale of the front elevation is broken up with multiple flat roof forms at the first story and a shed roof form at the second story, horizontal eaves lines, and porch entry. The series of flat and shed roof forms results in a layered appearance and a structure that is well articulated, which helps to break up the horizontal and vertical planes. The second story is softened due to being recessed into the roof form along the front elevation and centered over the first-story massing at the sides of the house and large second-story setbacks. The architect has worked with staff to soften the two-story verticality using different materials on the exterior of the building. The proposed use of stucco and wood siding material on the first story also helps to visually break down the massing of the first story and create a more visually interesting façade.

The low-pitched roof and roof form contribute to reducing the perceived bulk of the structure. The first-story roof form and horizontal eave line breaks up the wall plane, while the building's articulation and roof forms at the second story break down the massing into smaller portions, making the building visually interesting and less bulky.

The landscaping plan will comply with the Water Efficient Landscape Ordinance, which requires water-efficient landscaping for new residences with landscaping over 500 square feet.

The proposed project meets the development standards in the R1-10 zoning district and complies with the Single-Family Residential Design Guidelines because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes bulk, and preserves existing trees to the extent possible.

ENVIRONMENTAL REVIEW

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

PUBLIC NOTIFICATION AND CORRESPONDENCE

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

The applicant sent out letters to ten neighbors in the immediate area by certified mail. No comments from neighbors have been received by staff as of the writing of this report.

Attachment:

- A. Project Plans

Cc: Caroline Chii-Luh Chen, Applicant/Architect
 Liu Haochen and Pan Xioachen, Property Owner

FINDINGS

SC23-0017 70 Chester Circle

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

- A. The proposed residence complies with all provision of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations and placement on the site of the proposed main or accessory structure or addition, when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed house maintains a similar finished floor elevation and orientation on the lot as the existing house and complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because the trees on the property protected by city ordinance are proposed to remain and there will not be any substantial grade changes nor soil removal to construct the residence. The site includes one non-protected Magnolia tree (No. 1) and one protected Pine tree (No. 2) as defined in the City's Tree Protection Regulations which will both be retained with the proposed development. The proposed landscaping including new trees, shrubs, and ground cover will be in keeping with the surrounding neighborhood.
- D. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk because the proposed structure incorporates architectural design features such as low scale, horizontal eave lines, smooth stucco and horizontal siding, building articulation, and roof forms that break up the massing and minimize excessive bulk. The series of flat and shed roof forms results in a layered appearance and a structure that is well articulated, which helps to break up the horizontal and vertical planes. The second story is softened due to being recessed into the roof form along the front elevation and centered over the first-story massing at the sides of the house and large second-story setbacks.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings on the same project site. The design incorporates durability, high-quality and architecturally integrated composition shingle roof, smooth stucco siding, stained cedar siding, wood doors and black fiberglass windows. The size and scale of the building also fits well with buildings on the same site, based on overall building height and height of each story.
- 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 because the site is

relatively flat and has incorporated softscape and hardscape surfaces into the plan and proposes a drainage plan to minimize off-site stormwater drainage.

CONDITIONS OF APPROVAL

SC23-0017 - 70 Chester Circle

GENERAL

1. Expiration

The Design Review Approval will expire on February 7, 2026, 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 January 5, 2024, except as may be modified by these conditions.

3. Protected Trees

Tree Nos. 2 as shown on Sheet TR shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director.

4. 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.

5. 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.

6. 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.

7. ADU Not Reviewed

The proposed ADU included in the plan set is not part of this design review application. Prior to commencement of the ADU construction, a separate building permit issued by the Building Division shall be obtained by the applicant.

8. Indemnity and Hold Harmless

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

9. Conditions of Approval

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

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

13. 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 driplines of all protected trees unless approved by the project arborist and the Planning Division.

16. Mechanical Equipment

The plans shall show the location of any mechanical equipment (including air conditioning units) on the site plan. All equipment must be located to comply with the City’s Noise Control Ordinance (Chapter 6.16) and Mechanical Equipment Ordinance (Chapter 11.14).

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 driplines, or as required by the project arborist, of trees No. 2 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 with the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

PRIOR TO FINAL INSPECTION

20. Landscaping Installation and Verification

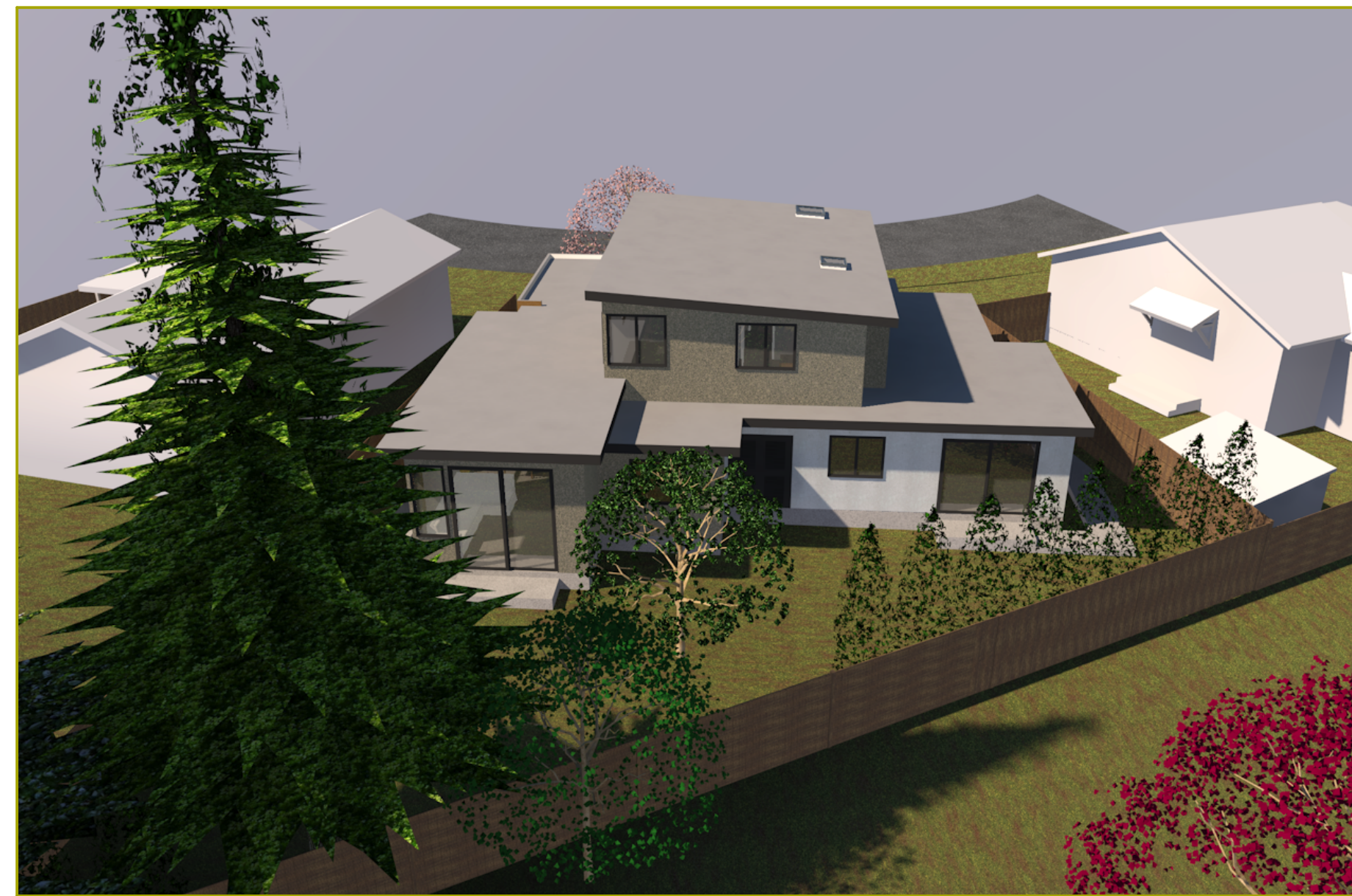
All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project’s landscape professional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

21. Green Building Verification

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



FRONT LEFT BIRD'S EYE VIEW



REAR BIRD'S EYE VIEW



FRONT RIGHT BIRD'S EYE VIEW



FRONT/ STREET VIEW



ROOF:
18' PVC MEMBRANE
60 MIL, COLOR GREY



WALL:
5" SHIPLAP CEDAR
SIDING, CLEAR FINISH



WINDOW:
'MARVIN' ULTIMATE
COLOR BRONZE
TRIM:
PAINT COLOR TO
MATCH WINDOW FRAME



#595 BOSTON CREAM
BASE A LRV 80
WALL (COLOR A):
SUPERIOR STUCCO
SMOOTH FINISH
EAVE SOFFIT:
SAME AS WALL COLOR A



#820 PEBBLESTONE
BASE B LRV 45
WALL (COLOR B):
SUPERIOR STUCCO
MEDIUM FINISH

CONTACTS

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ARCHITECT

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**HAOCHEN LIU &
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OWNER

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**LIU
RESIDENCE**

**NEW 2-STORY
SINGLE FAMILY
HOME**

70 CHESTER CIR.
LOS ALTOS, CA 94022

	9/25/23	Planning Review
1	11/30/23	Planning Comments Response

ID	DATE	DESCRIPTION
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PROJECT NO: 2022-09
MODEL FILE:
70Chester-Current.pln
DRAWN BY: C CHEN
COPYRIGHT: CAROLINE CHII-LUH CHEN

SHEET TITLE

**3D RENDERING,
MATERIALS &
COLOR PLAN**

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 chiihuh@yahoo.com

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LIU RESIDENCE

NEW 2-STORY SINGLE FAMILY HOME

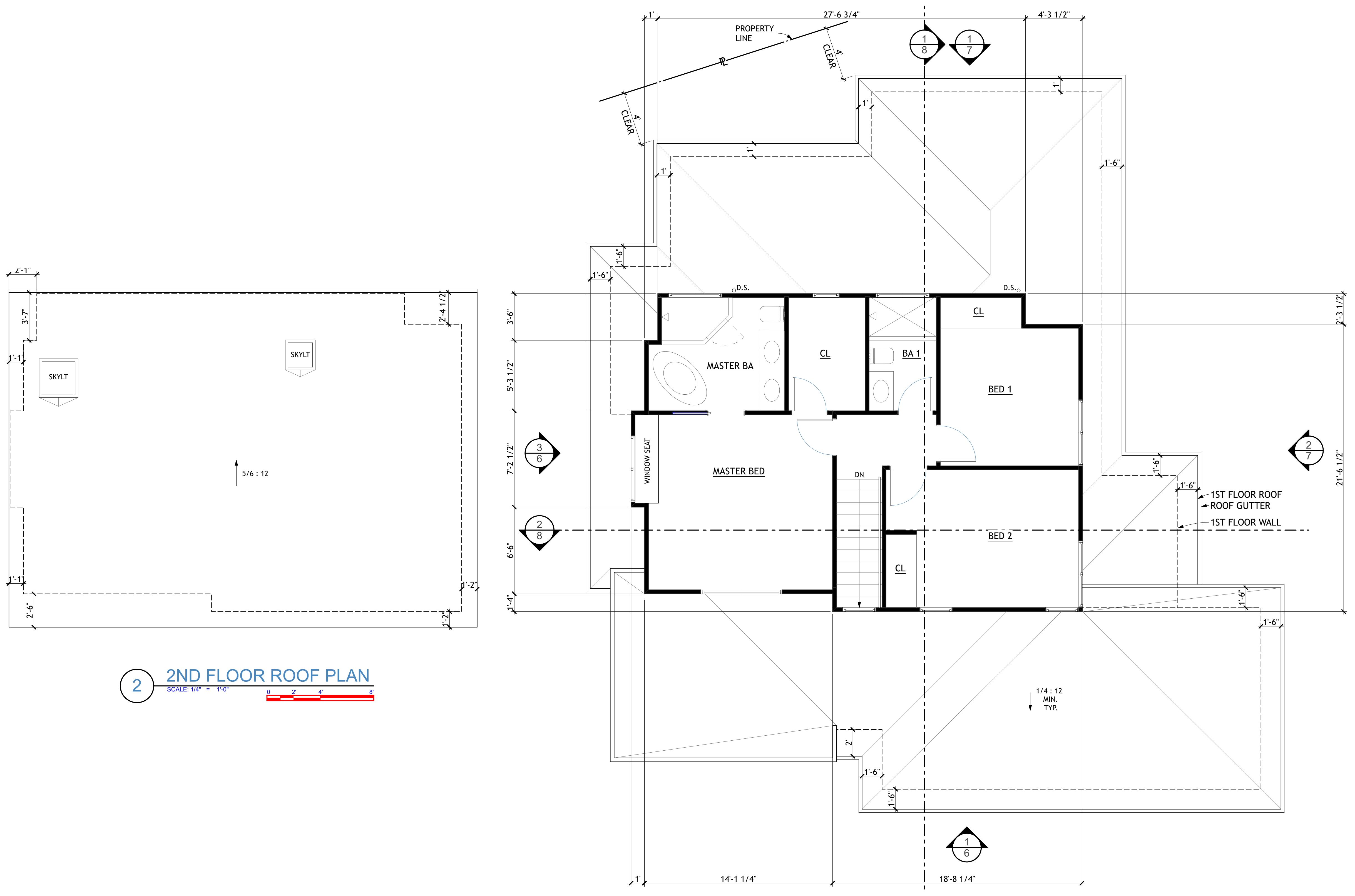
70 CHESTER CIR.
 LOS ALTOS, CA 94022

	9/25/23	Planning Review
1	11/30/23	Planning Comments Response

ID	DATE	DESCRIPTION
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PROJECT NO: 2022-09
 MODEL FILE:
 70Chester-Current.pln
 DRAWN BY: C CHEN
 COPYRIGHT: CAROLINE CHII-LUH CHEN

SHEET TITLE
2ND FLOOR & ROOF PLAN



2 2ND FLOOR ROOF PLAN
 SCALE: 1/4" = 1'-0"

1 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

CONTACTS

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OWNER

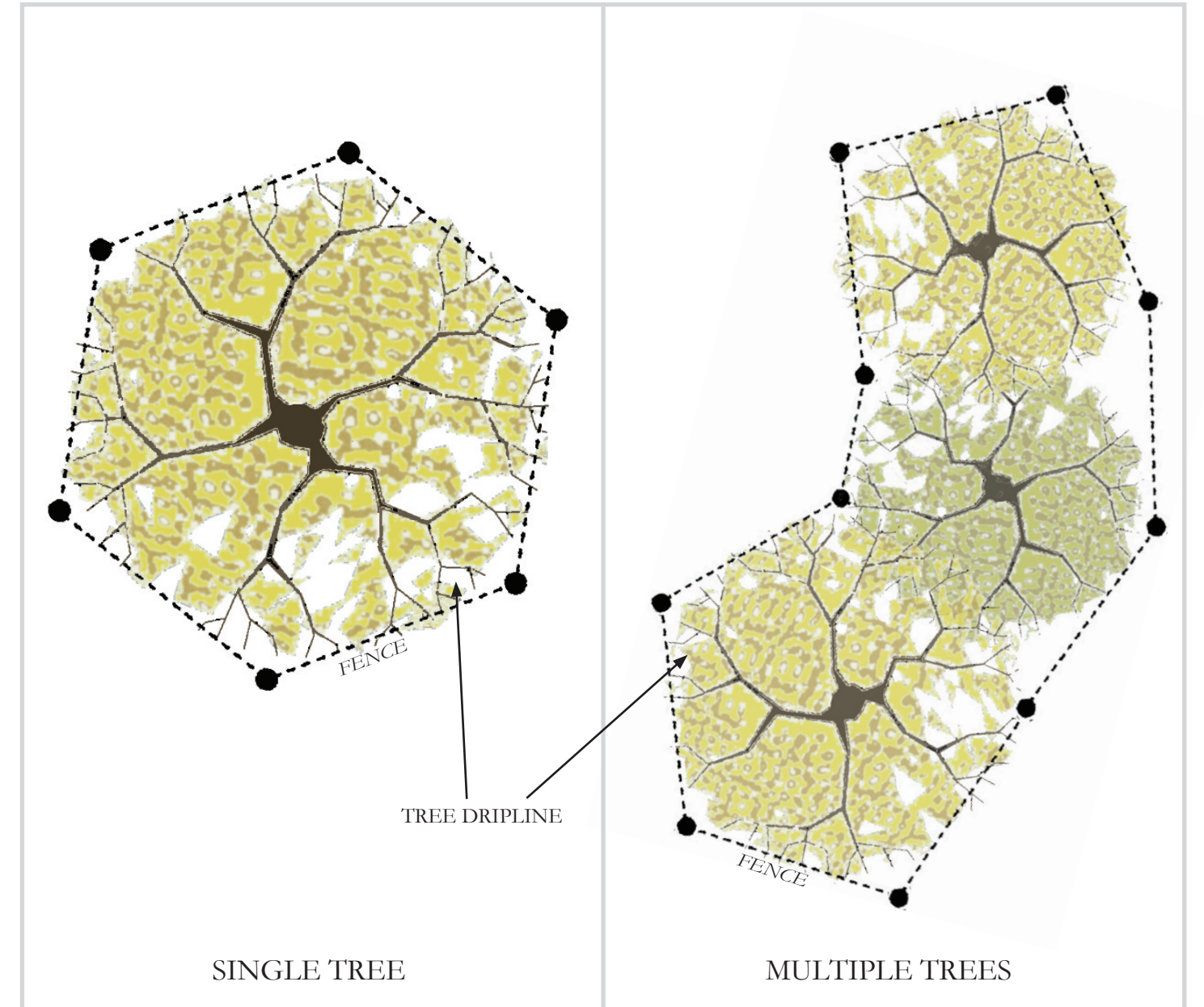
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LIU
RESIDENCE

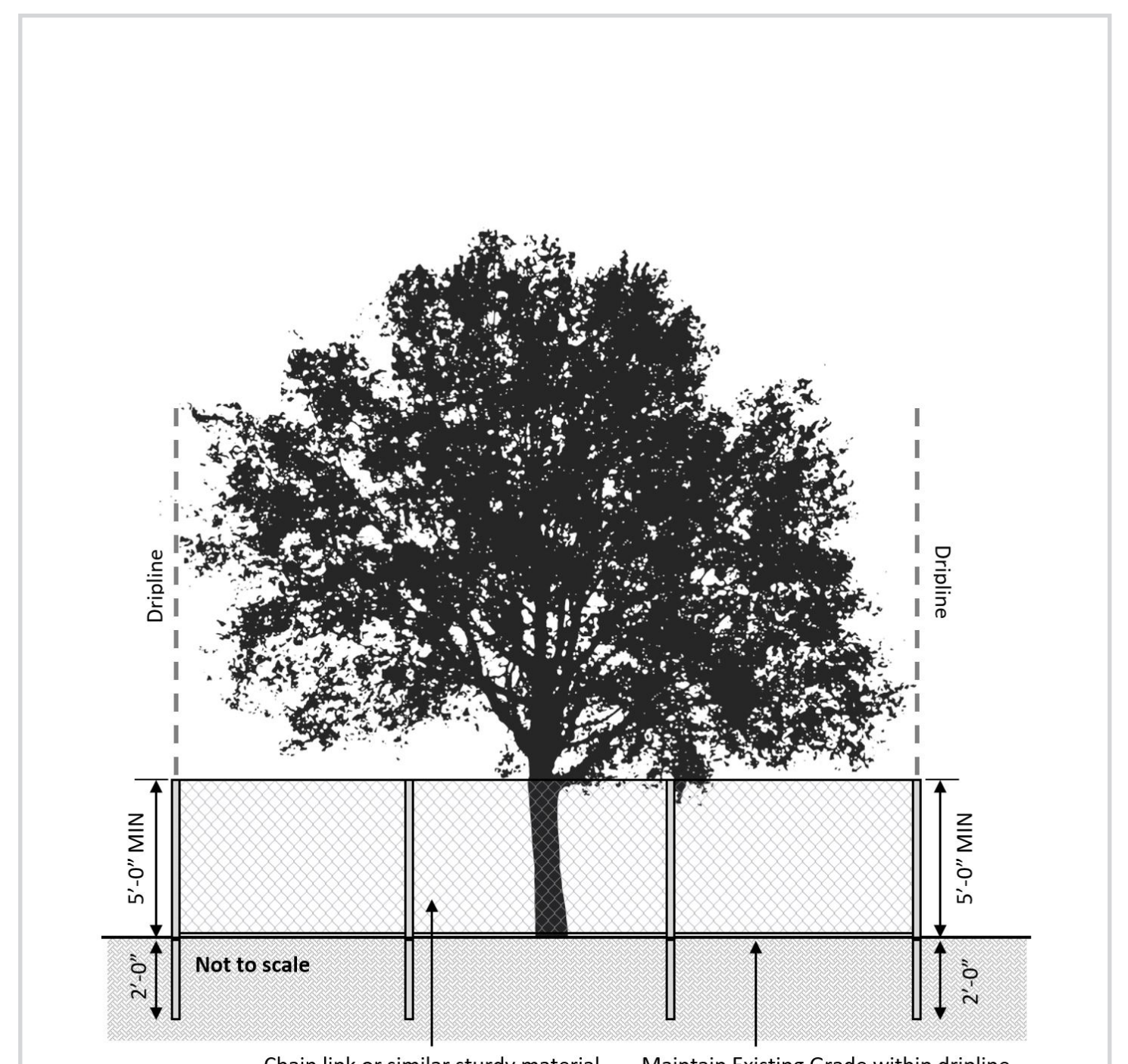
NEW 2-STORY
SINGLE FAMILY
HOME

70 CHESTER CIR.
LOS ALTOS, CA 94022

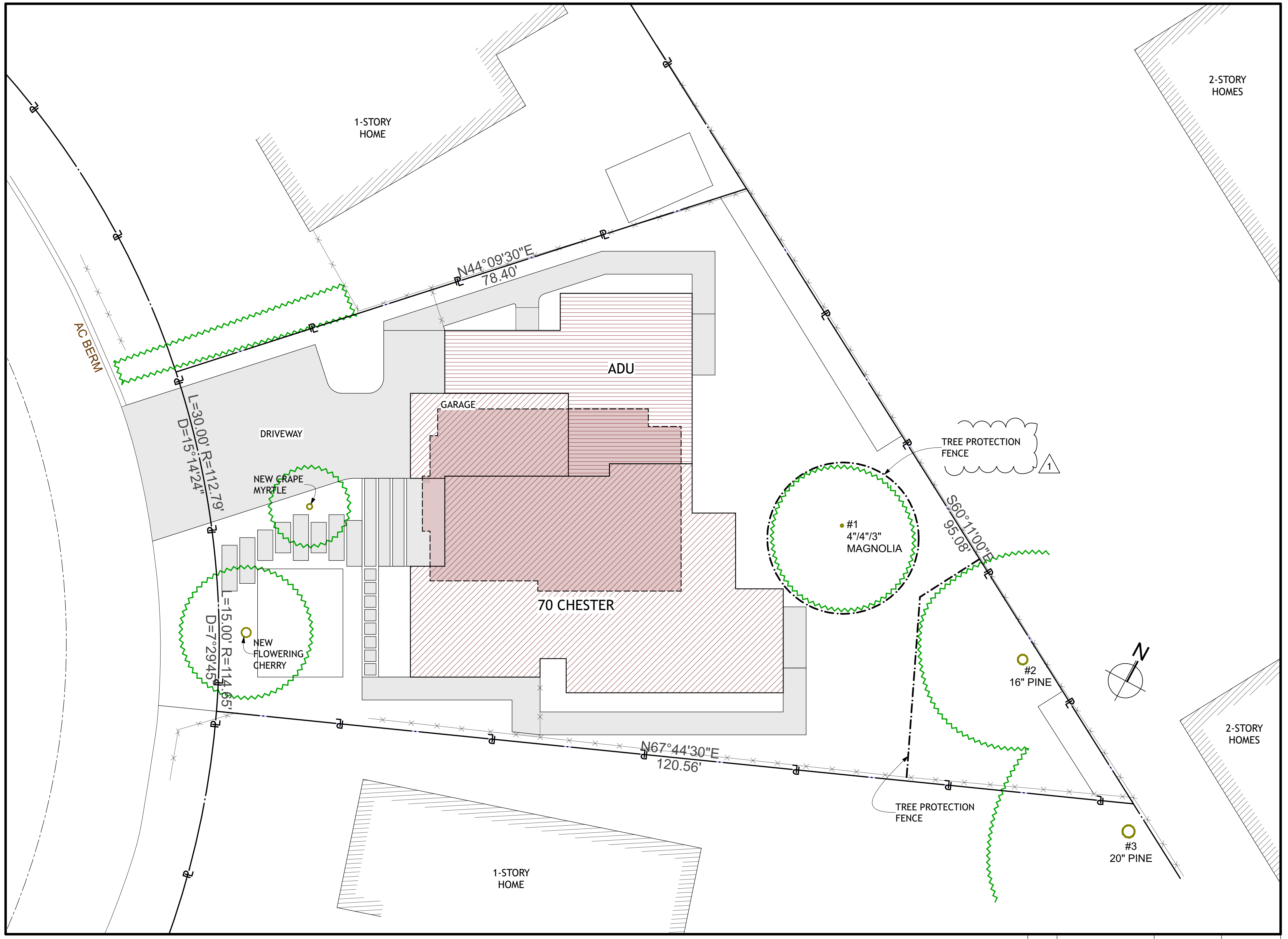
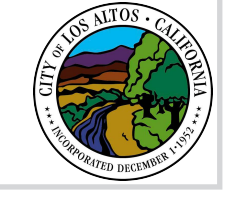


- Notes per Section 11.08.120 of the Municipal Code:
1. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.
 2. The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.
 3. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. No signs, wires, or any other object shall be attached to the tree.
 4. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.

TREE PROTECTION FENCE DETAIL
PLAN VIEW



TREE PROTECTION FENCE DETAIL
ELEVATION VIEW



ID	SIZE & SPECIES	PROTECTED	RETAINED
#1	4'4"/3" MAGNOLIA	NO	YES
#2	16" PINE	YES	YES
#3	20" PINE	YES	YES

*#3 IS ON NEIGHBOR'S PROPERTY.

2 TREE PROTECTION PLAN
SCALE: 1/8" = 1'-0"
0 4 8 16

/Users/chiiuh/Desktop/70 Chester Cir/70Chester-Current.pln

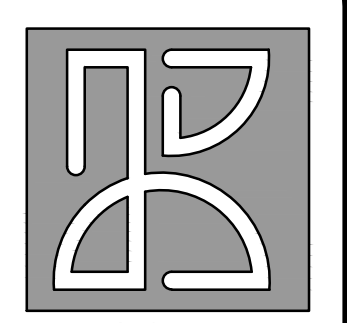
ID	DATE	DESCRIPTION
	9/25/23	Planning Review
1	11/30/23	Planning Comments Response

PROJECT NO: 2022-09
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DRAWN BY: C CHEN
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SHEET TITLE

TREE
PROTECTION
PLAN

TR

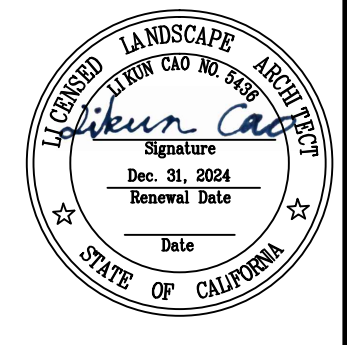


LK DESIGN STUDIO
 LANDSCAPE ARCHITECTURE
 Residential Landscape Design
 5810 Maracibo Drive
 San Jose, CA 95120
 T 408.896.7989
 www.landscapestudio.com
 Ca. Lic. #5436

Revisions

▲	11/27/23	Revision 1

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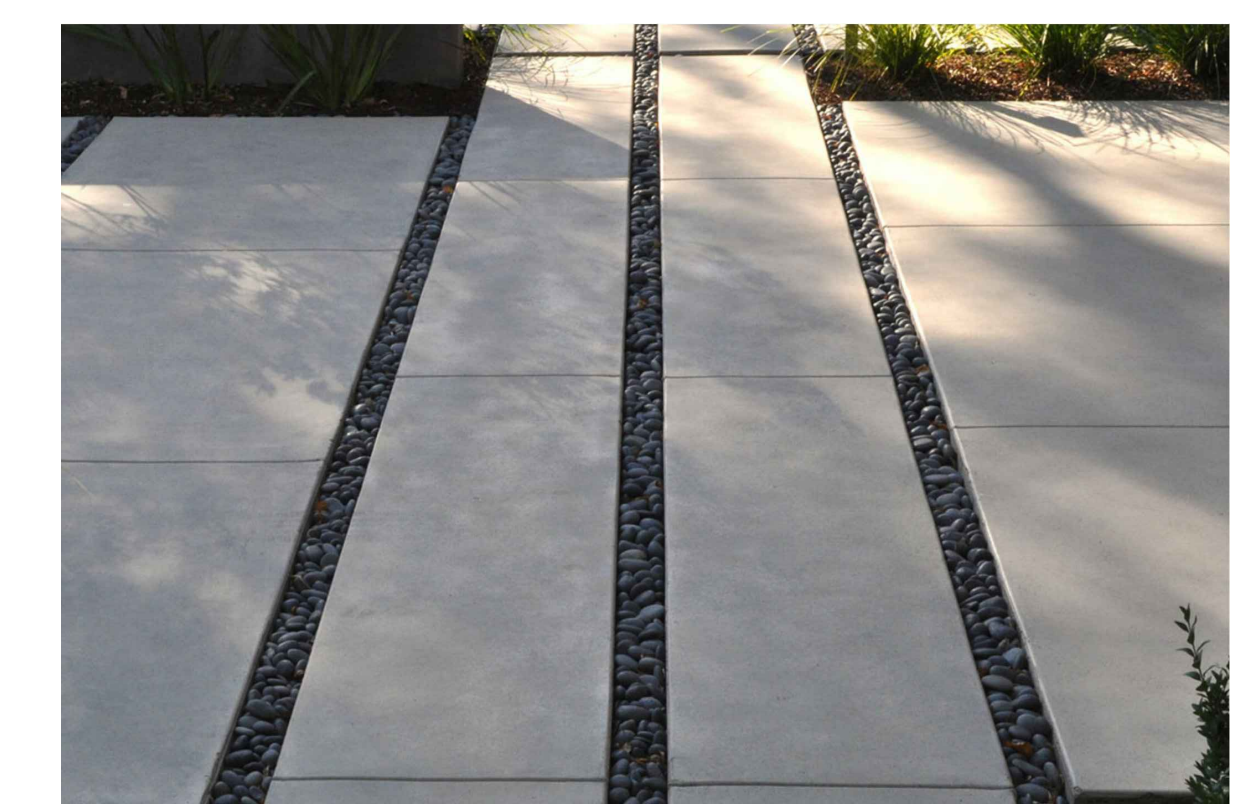


MATERIAL PLAN
 Residential Site Landscape
 70 Chester Circle, Los Altos, CA

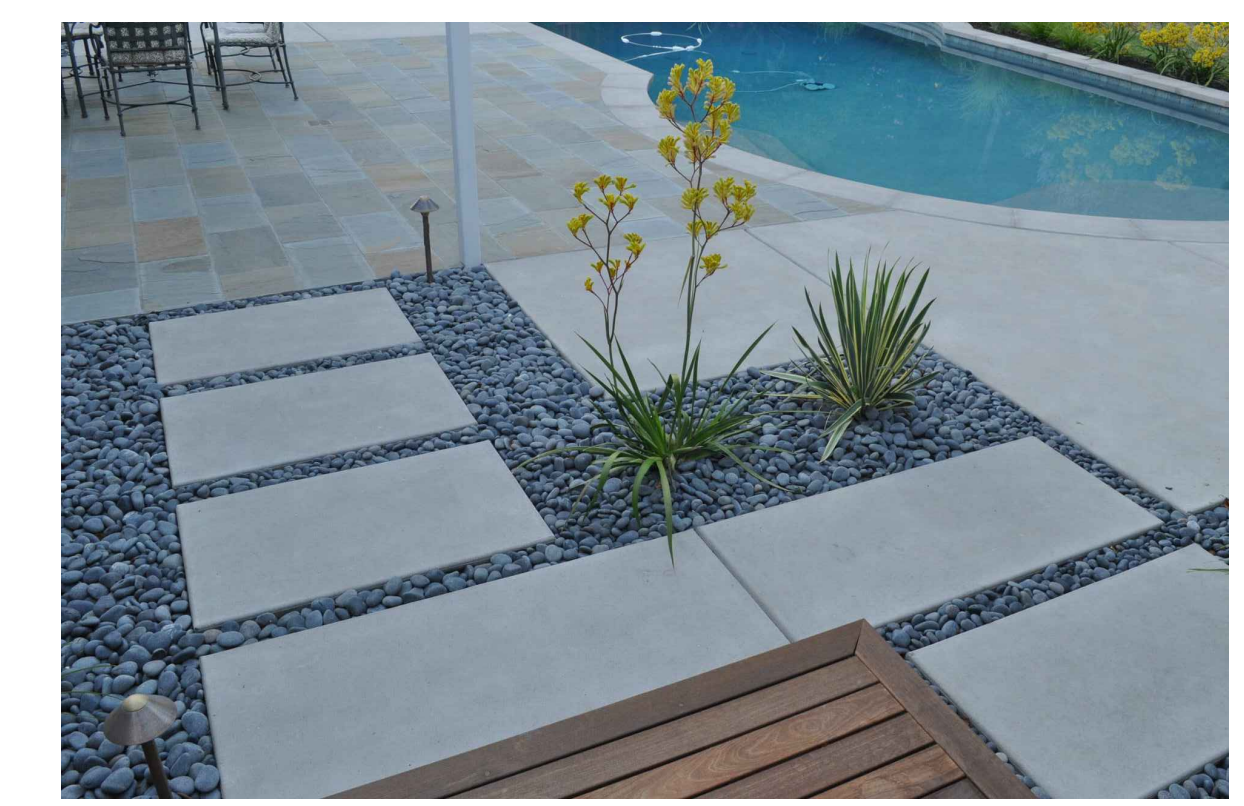
Date	11/27/2023
Scale	AS SHOWN
Drawn By	LC
Checked	
Project No.	70
Cad	70sc.dwg

Sheet No.
L1
 of

PAVEMENT AND DESIGN ELEMENT IMAGES



① CONCRETE SLABS WITHIN PEBBLES



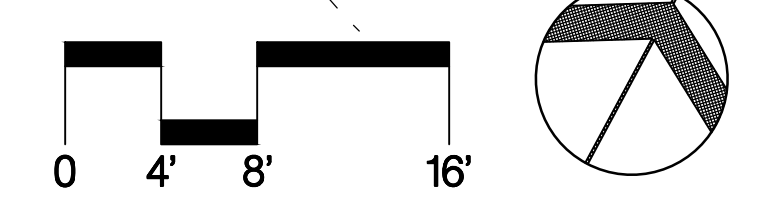
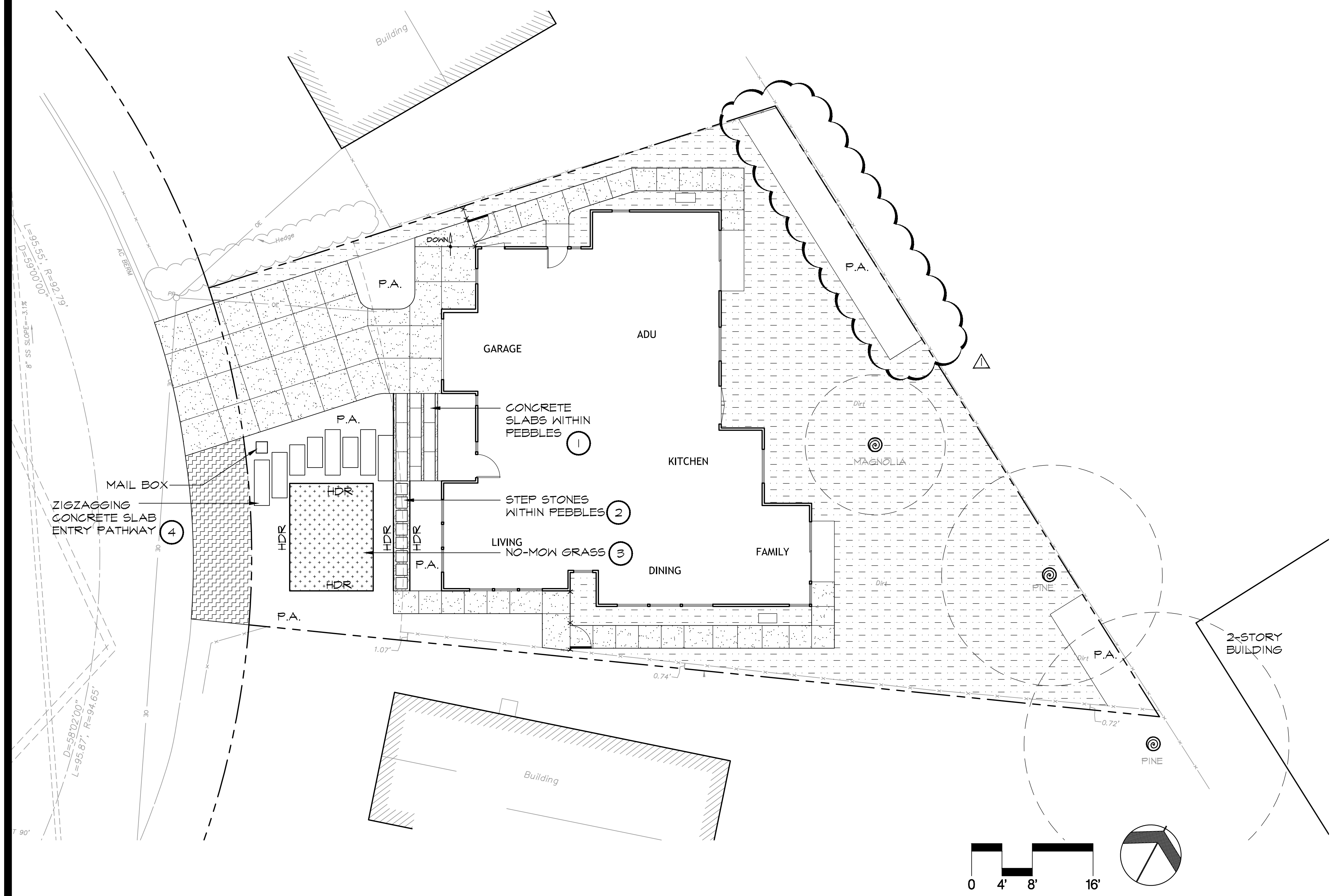
② STEP STONES WITHIN PEBBLES



③ NO-MOW GRASS



④ ZIGZAGGING CONCRETE SLAB ENTRY PATHWAY



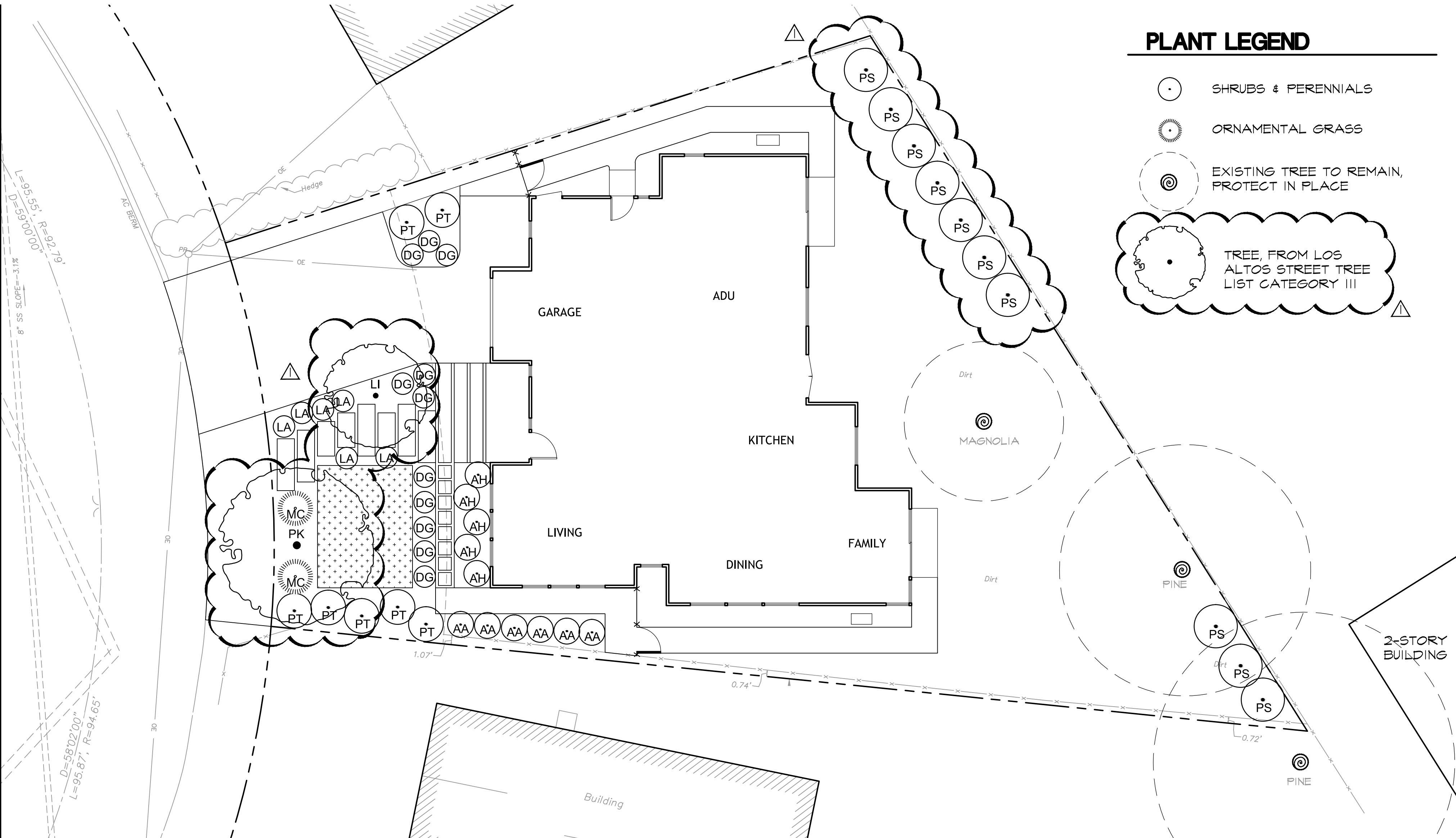
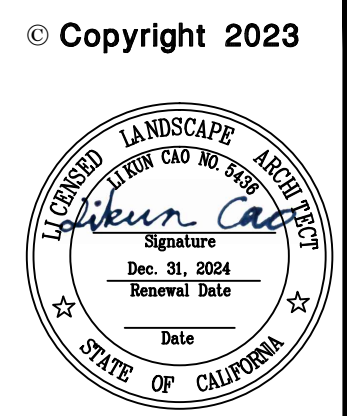
MATERIAL LEGEND

- STANDARD CONCRETE, LIGHT GRAY
- STABILIZED DECOMPOSED GRANITE, COLOR TAN
- PEBBLES, 2" DEEP, 1 IN. TO 2 IN. GRAY ISLAND BEACH LANDSCAPE ROCKS, AVAILABLE FROM HOME DEPOT OR APPROVED EQUAL
- MULCH ONLY AREA
- CAST-IN-PLACE CONCRETE SLAB, COLOR LIGHT GRAY, SIZE PER PLAN
- SCORE JOINT
- STEPPING STONE, PEWTER SQUARE CONCRETE STEP STONE, 18X18, AVAILABLE FROM HOME DEPOT, OR APPROVED EQUAL
- REDWOOD HEADER BOARD
- PLANTING AREA
- EXISTING FENCE, WOOD, 6' HIGH
- PROPERTY LINE
- EXISTING TREE TO REMAIN, PROTECT IN PLACE



Revisions

▲	11/27/23	Revision 1



PLANT LEGEND

- SHRUBS & PERENNIALS
- ORNAMENTAL GRASS
- ⊙ EXISTING TREE TO REMAIN, PROTECT IN PLACE
- ☉ TREE, FROM LOS ALTOS STREET TREE LIST CATEGORY III

TREES



COMMON NAME: CRAPE MYRTLE
 ANTICIPATED RATE OF GROWTH: ONE TO TWO FEET PER YEAR
 ANTICIPATED HEIGHT AND SPREAD AT MATURITY: 20' (H) X 15' (W)



COMMON NAME: FLOWERING CHERRY
 ANTICIPATED RATE OF GROWTH: ONE TO TWO FEET PER YEAR
 ANTICIPATED HEIGHT AND SPREAD AT MATURITY: 30' (H) X 25' (W)

EVERGREEN SCREENING PLANT



COMMON NAME: KOHUHU
 ANTICIPATED RATE OF GROWTH: THREE FEET PER YEAR
 ANTICIPATED HEIGHT AND SPREAD AT MATURITY: 25' (H) X 5' (W)

PLANT LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USAGE	QUANTITY
TREES						
LI	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	CRAPE MYRTLE	15 GAL.	AS SHOWN	L	1
FK	PRUNUS SERRULATA 'KWAZAN'	FLOWERING CHERRY	15 GAL.	AS SHOWN	M	1
SHRUBS, PERENNIALS & GRASS						
AA	AGAPANTHUS AFRICANUS	BLUE LILY-OF-THE-NILE	1 GAL.	3'-0"	L	6
AH	ANIGOZANTHOS HYBRID 'BIG RED'	RED KANGAROO PAW	1 GAL.	3'-0"	L	5
DG	DIETES GRANDIFLORA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY	1 GAL.	2'-6"	L	11
LA	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL.	2'-6"	L	6
MC	MUHLENBERGIA CAPILLARIS	PINK-RED MUHLY	1 GAL.	4'-0"	L	2
*PS	PITTOSPORUM TENUIFOLIUM	KOHUHU	15 GAL.	5'-0"	M	10
PT	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	1 GAL.	4'-0"	L	7

NO-MOW GRASS, MEDIUM WATER REQUIREMENT, NATIVE MOW FREE FROM DELTA BLUE GRASS COMPANY OR APPROVED EQUAL

* PRIVACY SCREENING PLANT, (15 GALLON, MIN. 6' HIGH PLANTED HEIGHT) SEE ABOVE RIGHT FOR MORE INFORMATION

PLANTING NOTES

- QUANTITIES:** THE QUANTITIES SHOWN ON THE SHEET ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.
- TOPSOIL:** ALL PLANTING AREAS TO RECEIVE A SIX INCH LAYER OF AMENDED TOPSOIL. ADD APPROX. 1/2 GAL DIESTEL COMPOST (AVAILABLE FROM LYNSSO GARDEN MATERIALS) AND NATIVE BACKFILL TOPSOIL PER PLANTING HOLE.
- MULCH:** INSTALL A UNIFORM THREE INCH WALK ON BARK IN ALL AREAS TO BE PLANTED. MATERIAL AVAILABLE FROM LYNSSO GARDEN MATERIALS, OR APPROVED EQUAL.
- EXISTING PLANT MATERIAL:** PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN. REPAIR ANY DAMAGES INCURRED AS A DIRECT RESULT OF THIS CONTRACT TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST.
- COMPOST:** APPLY 4 CU.YARDS, SIX INCHES DEEP PER 1,000 SQ.FT OF LANDSCAPE AREA.

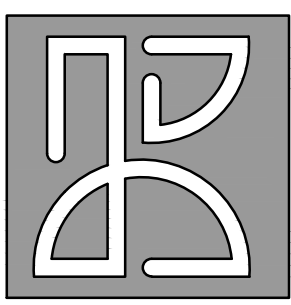
BACKYARD EXISTING SITE PHOTOS



EXISTING TREES CAN SCREEN PART OF THE VIEW TO NEIGHBORING PROPERTY

PLANTING PLAN
 Residential Site Landscape
 70 Chester Circle, Los Altos, CA

Date	11/27/2023
Scale	AS SHOWN
Drawn By	LC
Checked	
Project No.	70
Cad	70pldwg
Sheet No.	L2
of	



LK DESIGN STUDIO
LANDSCAPE ARCHITECTURE
Residential Landscape Design
5810 Maracaibo Drive
San Jose, CA 95120
T 408.896.7989
www.landscapestudio.com
Ca Lic #5436

Revisions

11/27/23 Revision 1

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IRRIGATION PLAN
Residential Site Landscape
70 Chester Circle, Los Altos, CA

Date 11/27/2023

Scale AS SHOWN

Drawn By LC

Checked

Project No. 70

Cad 70r.dwg

Sheet No.

L3

of

MAWA ETWU CALCULATIONS

HYDROZONE INFORMATION TABLE				
Hydrozone or Valve #	Plant Water Use*	Irrigation Method**	Hydrozone Area (HA) (Sq. Ft.)	% of Landscape Area
1	LW	D	145	16.4%
2	LW	D	325	36.7%
3	CST	S	155	17.5%
4	MW	D	260	29.4%
Totals			885	100%

ABBREVIATIONS KEY	
* Plant Water Use	** Irrigation Method
VL = Very Low Water Use Plants	MS = Micro-spray
LW = Low Water Use Plants	D = Drip
MW = Moderate Water Use Plants	B = Bubbler
HW = High Water Use Plants	SS = Stream Sprinkler
CST = Cool Season Turf	S = Spray
WST = Warm Season Turf	R = Rotor

DEFINITIONS	
ETo	Reference provided in Appendix A - CIMIS
LA	Landscaped area including SLA (square feet)
SLA	Special landscaped area WITHIN the landscaped area
PF	Plant water use factor (from WUCLOS)
HA	Hydrozone area = Irrigated area in square feet
IE	Irrigation efficiency (must exceed 0.71)

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
ETo	43
LA	885
SLA	0
MAWA =	(ETo) (0.62) [(0.55 x LA) + (0.45 x SLA)]
MAWA =	(43) (0.62) [(0.55 x 885) + (0.45 x 0)]
MAWA =	12,977 Gallons Per Year

ESTIMATED TOTAL WATER USE (ETWU)	
ETo	43
PF x HA (see Hydrozone Table for Calculating ETWU)	348.0
IE (see Average System IE)	0.81
SLA	0
ETWU =	(ETo x 0.62) [(PF x HA) / IE] + SLA
ETWU =	(43 x 0.62) [(348.0) / 0.81] + 0
ETWU =	11,384 Gallons Per Year

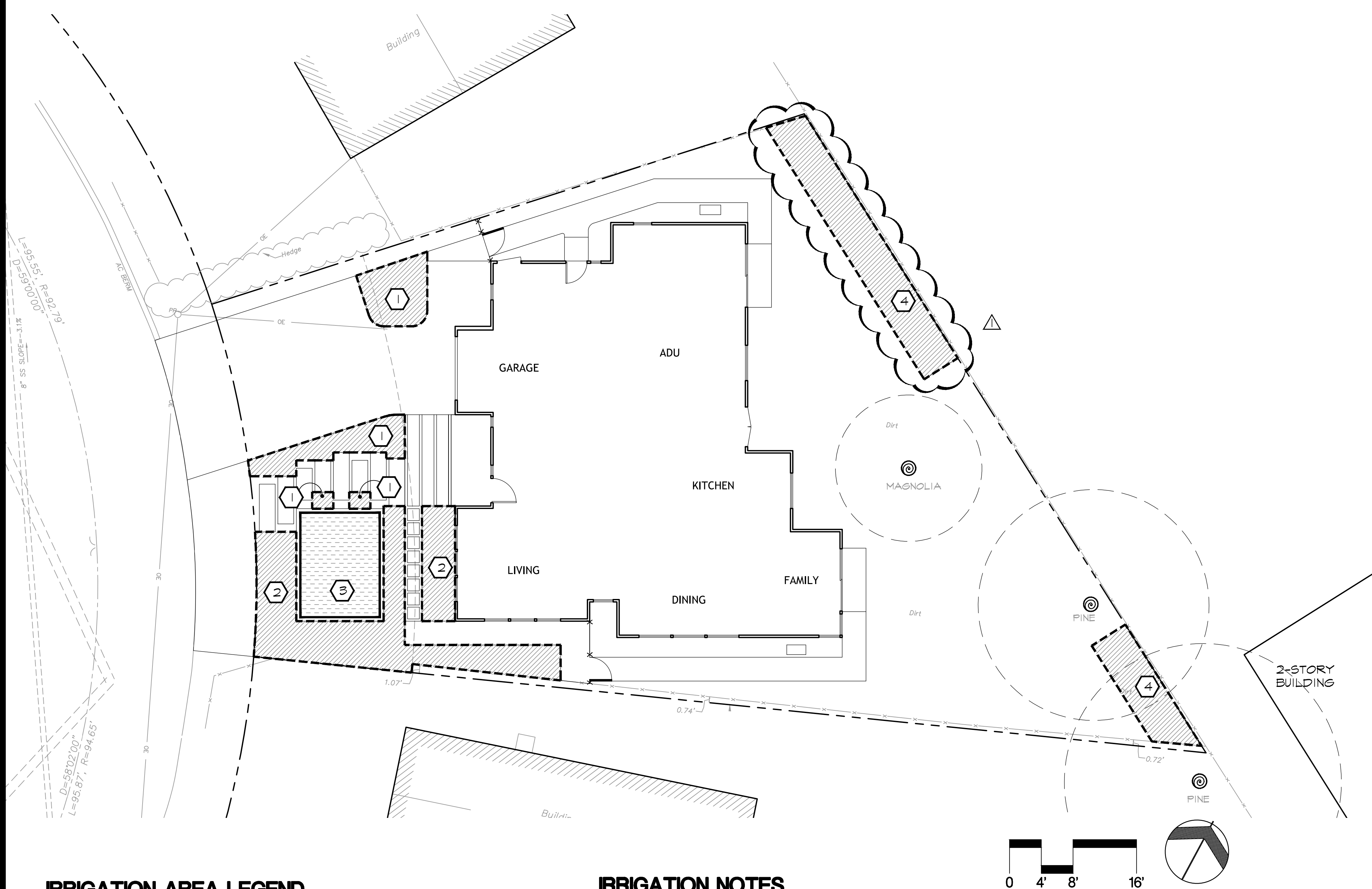
WATER EFFICIENT STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

Likun Cao

LIKUN CAO
PROJECT LANDSCAPE ARCHITECT

11/27/2023
DATE



IRRIGATION AREA LEGEND

- DRIP AREA
- SPRAY AREA
- HYDRO ZONE NUMBER

IRRIGATION NOTES

- DRIP IRRIGATION:** USE DRIP FOR SHRUB AREAS. 4 EMITTERS FOR EACH 15-GAL TREE OR SHRUB, 3 EMITTERS FOR EACH 5-GAL SHRUB, 2 EMITTERS FOR EACH SHRUB AT OR BELOW 3 GALLONS.
- SPRAY IRRIGATION:** INSTALL SPRAY IRRIGATION FOR NO-MOW GRASS AREA. CONTRACTOR SHALL INSTALL ALL SPRINKLER LAYOUTS FOR HEAD TO HEAD COVERAGE.
- CONTROLLED ZONES:** PROVIDE 4 REMOTE VALVE CONTROLLED ZONES AS SHOWN ON PLAN.
- TREE PROTECTION:** ALL TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN SHALL BE BY HAND, WITH CARE TAKEN NOT TO CUT OR DAMAGE ROOTS OVER 1-INCH DIAMETER.
- UTILITIES:** VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- MAINLINE BREAK:** SHOULD THE EXISTING MAINLINE BREAK OR BE SHUT OFF FOR ANY REASON DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR SHALL HAND WATER ALL TREES, SHRUBS, TURF, AND GROUND COVER THAT THE EXISTING IRRIGATION SYSTEM WATERS. CONTINUE TO DO SO UNTIL THE IRRIGATION SYSTEM IS OPERABLE.
- CONTROLLER:** WIRE ALL NEW REMOTE CONTROL VALVES TO CONTROLLER.

PROJECT INFORMATION

- PROJECT NAME:** LIU RESIDENTIAL SITE LANDSCAPE
- PROJECT ADDRESS:** 70 CHESTER CIRCLE, LOS ALTOS, CA 94022
- APN:** 170-01-005
- WATER TYPE:** POTABLE WATER
- LOCAL RETAIL WATER PURVEYOR:** CALIFORNIA WATER SERVICE COMPANY
- PROJECT TYPE:** (NEW RESIDENCE)
- TOTAL IRRIGATED LANDSCAPE AREA:** 885 SF
- PREPARED BY:** LIKUN CAO, LANDSCAPE ARCHITECT, CLA#5436
LK LANDSCAPE DESIGN STUDIO
5810 MARACAIBO DRIVE, SAN JOSE, CA 95120
408-896-7989 (PHONE)

LIU RESIDENCE 70 CHESTER CIRCLE LOS ALTOS, CA 94022

PROJECT DESIGN TEAM

OWNER: HAOCHEN LIU & XIAOCHEN PAN
70 CHESTER CIRCLE
LOS ALTOS, CA 94022
(650)801-2296

ARCHITECT: CAROLINE CHII-LUH CHEN
64 CHESTER CIRCLE
LOS ALTOS, CA 94022
(650)996-0622

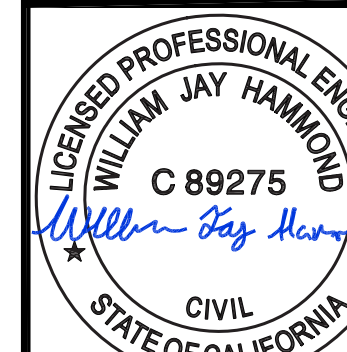
LANDSCAPE: LK DESIGN STUDIO
5810 MARACAIBO DRIVE
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CIVIL/SURVEY: L. WADE HAMMOND
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L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510) 579-6112 wade@wllandsurveyor.com

SCALE 1" = 16'
DATE 10-2-2023
JOB# 5107
APN 170-01-005

**LIU RESIDENCE
70 CHESTER CIRCLE
LOS ALTOS, CA 94022**
CITY OF LOS ALTOS SANTA CLARA COUNTY



DATE 12/1/2023

REVISIONS
1 PLAN CHECK COMMENTS #1

SHEET NUMBER

C-1

CAUTION

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK.

GENERAL SITE NOTES

- ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE; AND REPORT ANY DISCREPANCIES TO THE CIVIL ENGINEER OF RECORD.
- ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL OR SOIL REPORT
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
- ALL DISTANCES AND DIMENSION SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

DEMOLITION NOTES

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS TO REMOVE AND DISPOSE OF HAZARDOUS MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR DEMOLITION.
- TRENCHES AND DEPRESSIONS RESULTING FROM DEMOLITION TO BE BACKFILLED TO THE SATISFACTION OF THE PROJECT GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO BEGINNING DEMOLITION ACTIVITIES AS SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN.

RECORD DRAWINGS

- PRIOR TO FINAL APPROVAL; A CORRECTED AND COMPLETE SET OF RECORD DRAWINGS SHALL BE SUBMITTED TO APPLICABLE MUNICIPALITIES. THE CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ANY AND ALL CHANGES MADE FROM THE ORIGINAL DRAWINGS THROUGHOUT THE DURATION OF THE ENTIRE CONSTRUCTION PERIOD.

TREE PRESERVATION

- REMOVAL OF EXISTING TREES WITHIN THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNING MUNICIPALITY.
- TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD
- TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 3 INCH BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED.
- FENCING SHALL BE 6 FEET TALL CHAIN LINK FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
- NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
- NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.

PAVEMENT SECTIONS

- CONTRACTOR SHALL REFER TO THE STRUCTURAL DRAWINGS FOR BUILDING FOUNDATION SECTIONS AND PAD PREPARATIONS.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR EXTERIOR HARDSCAPE AND VEHICULAR PAVEMENT REQUIREMENTS.

SITE MAINTENANCE

- REMOVE ALL SEDIMENT, DEBRIS, REFUSE AND GREEN WASTE FROM STREET AND STORM DRAINS ADJOINING THE SITE. PROVIDE A RUMBLE RACK OR PLATE IF CONSTRUCTION ACCESS IS PAVED; INSTALL A GRAVELED CONSTRUCTION ENTRANCE IF NOT. DO NO DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR

GRAVELED AREAS DURING WET WEATHER.

- SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJACENT TO THE PROJECT SITE AS NECESSARY TO KEEP THE PUBLIC RIGHT-OF-WAY FREE OF SEDIMENT OR DEBRIS TRACKED-OUT FROM CONSTRUCTION ACTIVITIES.
- PROVIDE A COVERED CONTAINMENT AREA TO STORE CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES OR OTHER MATERIALS THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM IN THE EVENT OF A SPILL.
- CONTRACTOR SHALL NOT CLEAN EQUIPMENT, MACHINERY OR TOOLS IN STREET, GUTTER OR STORM DRAIN.
- CONTRACTOR SHALL ENSURE THAT CONCRETE TRUCKS, PAINTERS OR FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM MACHINERY, TOOLS OR EQUIPMENT INTO STREET, GUTTER OR STORM DRAIN.
- PROJECT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL ON-SITE STORM DRAIN IMPROVEMENTS UPON PROJECT COMPLETION.

DUST CONTROL

- CONTRACTOR SHALL WATER SITE AS DEEMED NECESSARY BY THE INSPECTOR TO ENSURE PROPER DUST CONTROL FOR THE DURATION OF THE CONSTRUCTION PERIOD.
- SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJACENT TO THE PROJECT SITE AS NECESSARY TO KEEP THE PUBLIC RIGHT-OF-WAY FREE OF DUST CAUSED BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ENSURE ALL TRUCKS HAULING SOIL, SAND OR OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPS OR OTHER APPROPRIATE COVERINGS.

STORM DRAIN MAINTENANCE

- TO ENSURE FUNCTIONALITY, STORM DRAIN AND GRADING IMPROVEMENTS REQUIRE REGULAR MAINTENANCE. MONITOR THE DETENTION SYSTEM, CONVEYANCE LINES, ROOF GUTTERS AND DOWNSPOUTS PERIODICALLY AND REMOVE DEBRIS. GRADED SLOPES SHOULD BE MONITORED AND RE-VEGETATED AS NECESSARY.

NPDES REQUIREMENTS

- ALL ON-SITE AND OFF-SITE CONSTRUCTION ACTIVITIES SHALL ADHERE TO THE NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP's) TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING ANY MUNICIPAL SEPARATE STORM SEWER SYSTEMS.
- ERODED SEDIMENT RESULTING FROM CONSTRUCTION ACTIVITIES MUST BE RETAINED ON SITE.
- STOCKPILES OF LOOSE CONSTRUCTION MATERIALS MUST BE PROTECTED TO KEEP WIND OR WATER FORCES FROM TRANSPORTING MATERIAL OFF-SITE.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL OR SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS SHALL NOT BE WASHED INTO ANY DRAINAGE SYSTEM.
- WASTE CONCRETE SHALL NOT BE WASHED INTO ANY DRAINAGE SYSTEM. CONTRACTOR SHALL PROVIDE NECESSARY PROVISIONS TO RETAIN CONCRETE WASTE ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- CONSTRUCTION RELATED WASTE AND DEBRIS SHALL BE KEPT IN A COVERED RECEPACLE TO PREVENT CONTAMINATION OR DISPERSAL BY WIND OR RAIN.
- PROVIDE A STABILIZED CONSTRUCTION ENTRANCE AT VEHICULAR ACCESS TO SITE TO PREVENT SEDIMENT OR DEBRIS FROM BEING TRACKED INTO PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND SHALL NOT BE WASHED AWAY FROM RAIN OR OTHER MEANS.
- ALL SLOPES WITH DISTURBED SOILS OR REMOVED VEGETATION SHALL BE STABILIZED TO PREVENT EROSION.

EROSION AND SEDIMENT CONTROL

- THE CONCEPTS OF THE EROSION AND SEDIMENT CONTROL PLAN ARE SCHEMATIC AND DEMONSTRATE THE INTENT OF THE

CONTROL MEASURES. THE CONTRACTOR SHALL DETERMINE THE EXACT DESIGN AND EXTENT OF THE CONTROL MEASURES AS TO WORK WITH THE CONTRACTOR'S USE AND MANAGEMENT OF THE CONSTRUCTION SITE.

- THE CONTRACTOR SHALL INSPECT AND MONITOR THE EROSION AND SEDIMENT CONTROL MEASURES AND MAKE REPAIRS AS NECESSARY TO ENSURE FUNCTIONALITY.
- EROSION CONTROL MEASURES MUST BE IN PLACE THROUGHOUT THE RAINY SEASON (OCTOBER 1ST THROUGH APRIL 30TH).

SITE CONSTRUCTION FENCE

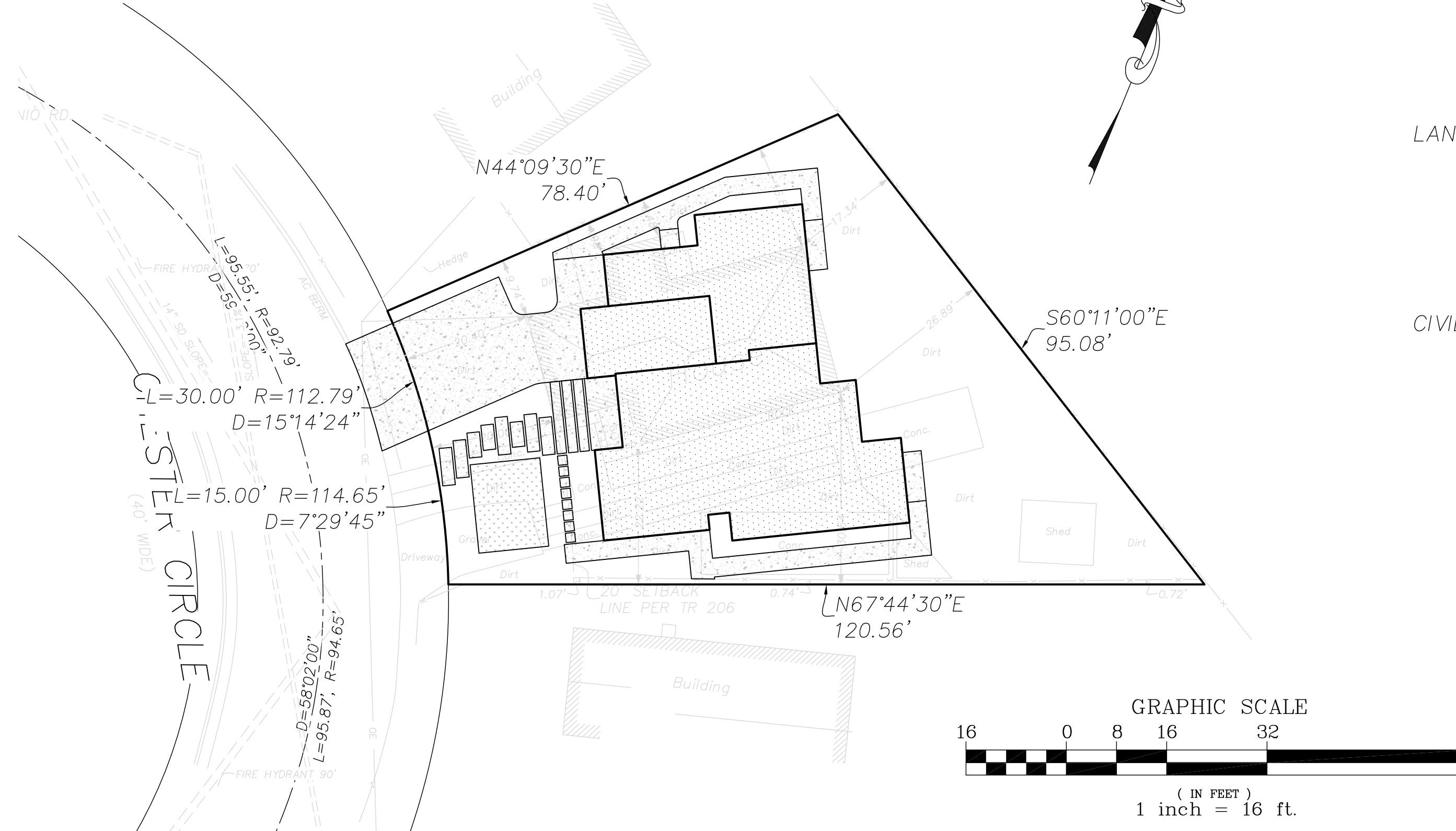
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION. THE FENCE SHALL BE A MINIMUM OF A 6' GALVANIZED CHAIN LINK WITH WINDSCREEN FABRIC.

UTILITY NOTES

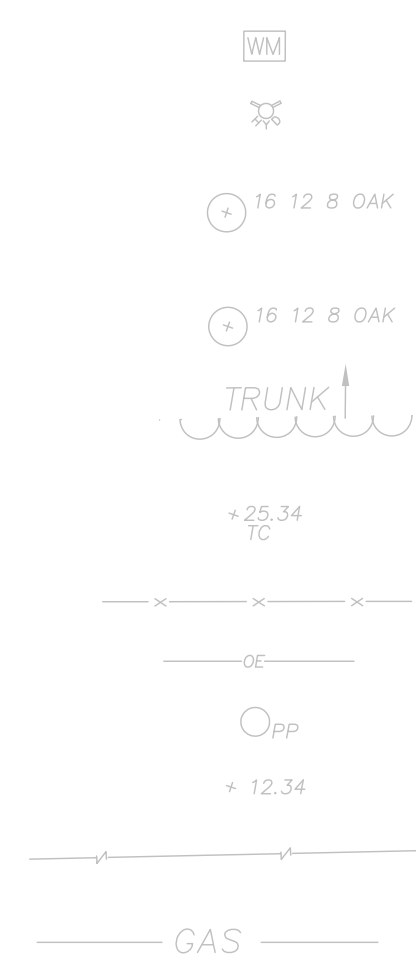
- ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE GEOTECHNICAL REPORT.
- CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT ACCOUNTS FOR THE ACTUAL LOCATION OF EXISTING UTILITIES DETERMINED DURING DEMOLITION.
- THE UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE NECESSARY FITTINGS AND ACCESSORIES SO THAT THE SYSTEM IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
- UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THE APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AND SURFACE EVIDENCE. THE OWNER, BY ACCEPTING THESE PLANS AGREES TO HOLD UNDERSIGNED HARMLESS FROM DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES NOT REPORTED OR INDICATED ON PUBLIC RECORDS OR NOT ASCERTAINABLE FROM SURFACE EVIDENCE.
- CONTRACTOR SHALL VERIFY ALL EXISTING STORM DRAIN AND SANITARY SEWER INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY WORK. ALL STORM DRAIN AND SANITARY SEWER WORK SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT TO ALLOW FOR NECESSARY ADJUSTMENTS TO THE ENTIRE LINE.
- A MINIMUM OF SIX INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT WATER AND SANITARY SEWER PIPELINES SHALL BE TWELVE INCHES AND NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE EXISTING SANITARY SEWER PIPELINES.
- A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE FIVE FEET, EXCEPT WATER AND SANITARY SEWER PIPELINES SHALL BE A MINIMUM OF TEN FEET, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY SERVICE PROVIDERS AND REQUEST VERIFICATION OF SERVICE POINTS.
- ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THE ENDS CAPPED OUTSIDE THE BUILDING ENVELOPE.

FIRE PROTECTION NOTES

- CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS AND THE CALIFORNIA FIRE CODE AND LOCAL MUNICIPALITY STANDARDS.
- THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS AND SUBMIT SAID DRAWINGS TO THE LOCAL FIRE MARSHALL FOR REVIEW AND APPROVAL.

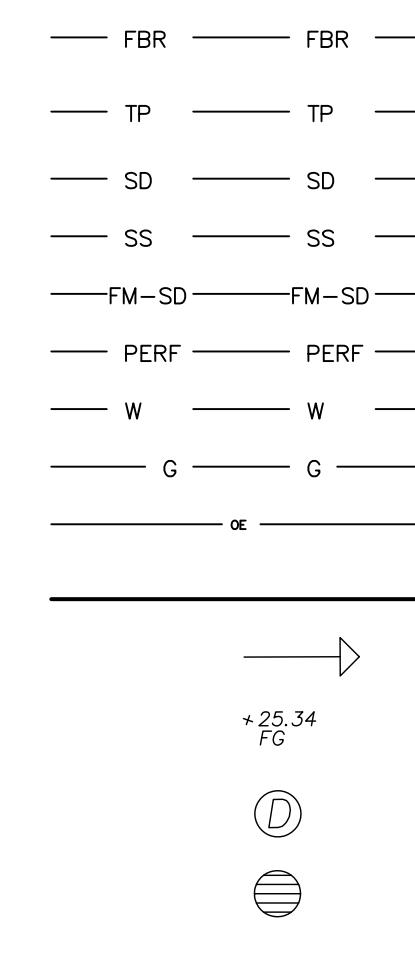


EXISTING



WATER METER OR WATER VALVE BOX
FIRE HYDRANT
TREE - TRUNK DIAMETER IN INCHES
TREE SPECIES IDENTIFICATION: BEST EFFORT. WE ARE NOT ARBORISTS OR DENDROLOGISTS
TREE WITH MULTIPLE TRUNKS
TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
TOP OF CURB
FENCE
OVERHEAD WIRES
POWER POLE
SPOT ELEVATION
EDGE OF AC PAVING
UNDERGROUND PAINT MARKINGS PROVIDED BY OTHERS.

PROPOSED



FIBER ROLL
TREE PROTECTION FENCE
4" PVC STORM DRAIN CONVEYANCE LINE
4" PVC SANITARY SEWER LINE
2" FORCE MAIN FOR STORM WATER
4" PVC PERFORATED PVC SUBDRAIN LINE
WATER SERVICE
GAS SERVICE
OVERHEAD ELECTRIC/COMM. SERVICE
DRAINAGE COURSE
FINISHED GRADE SPOT ELEVATION
RAINWATER DOWNSPOUT
AREA DRAIN

NOTE: ALL EXCESS DIRT SHALL BE OFF-HAULED FROM THE SITE AND SHALL NOT BE USED AS FILL MATERIALS UNLESS APPROVED BY THE CITY OF LOS ALTOS BUILDING AND PLANNING DIVISIONS.

ESTIMATED EARTHWORK QUANTITIES	
CUT (WITHIN BUILDING ENVELOPE)	100 C.Y.
CUT (OUTSIDE BUILDING ENVELOPE)	5 C.Y.
FILL (WITHIN BUILDING ENVELOPE)	0 C.Y.
FILL (OUTSIDE BUILDING ENVELOPE)	5 C.Y.
BALANCE (EXPORT)	100 C.Y.

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

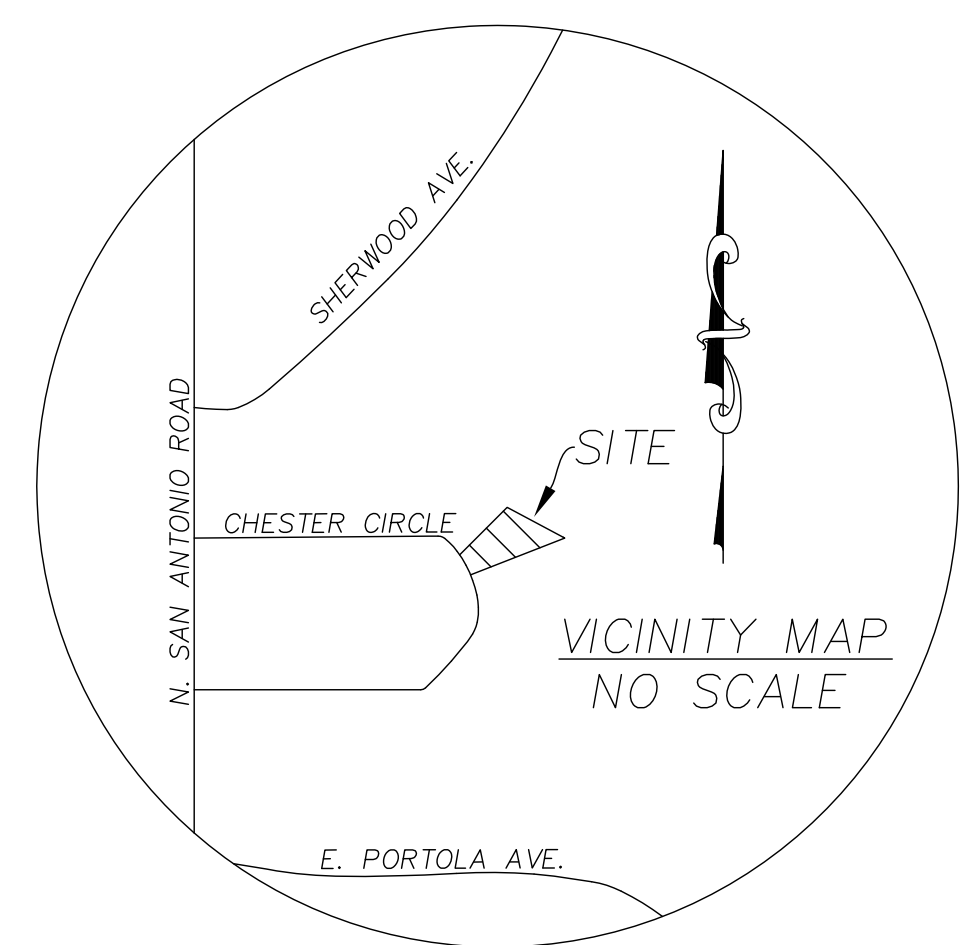
ABBREVIATIONS

AC	ASPHALT
CONC.	CONCRETE
COTG	CLEAN OUT TO GRADE
DG	DECOMPOSED GRANITE
TC	TOP OF CURB
FL	FLOW LINE
INV	INVERT
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANHOLE
FG	FINISHED GRADE
FS	FINISHED SURFACE
(E)	EXISTING
(N)	NEW
ELEC.	ELECTRIC
COMM.	COMMUNICATIONS
(TYP.)	TYPICAL

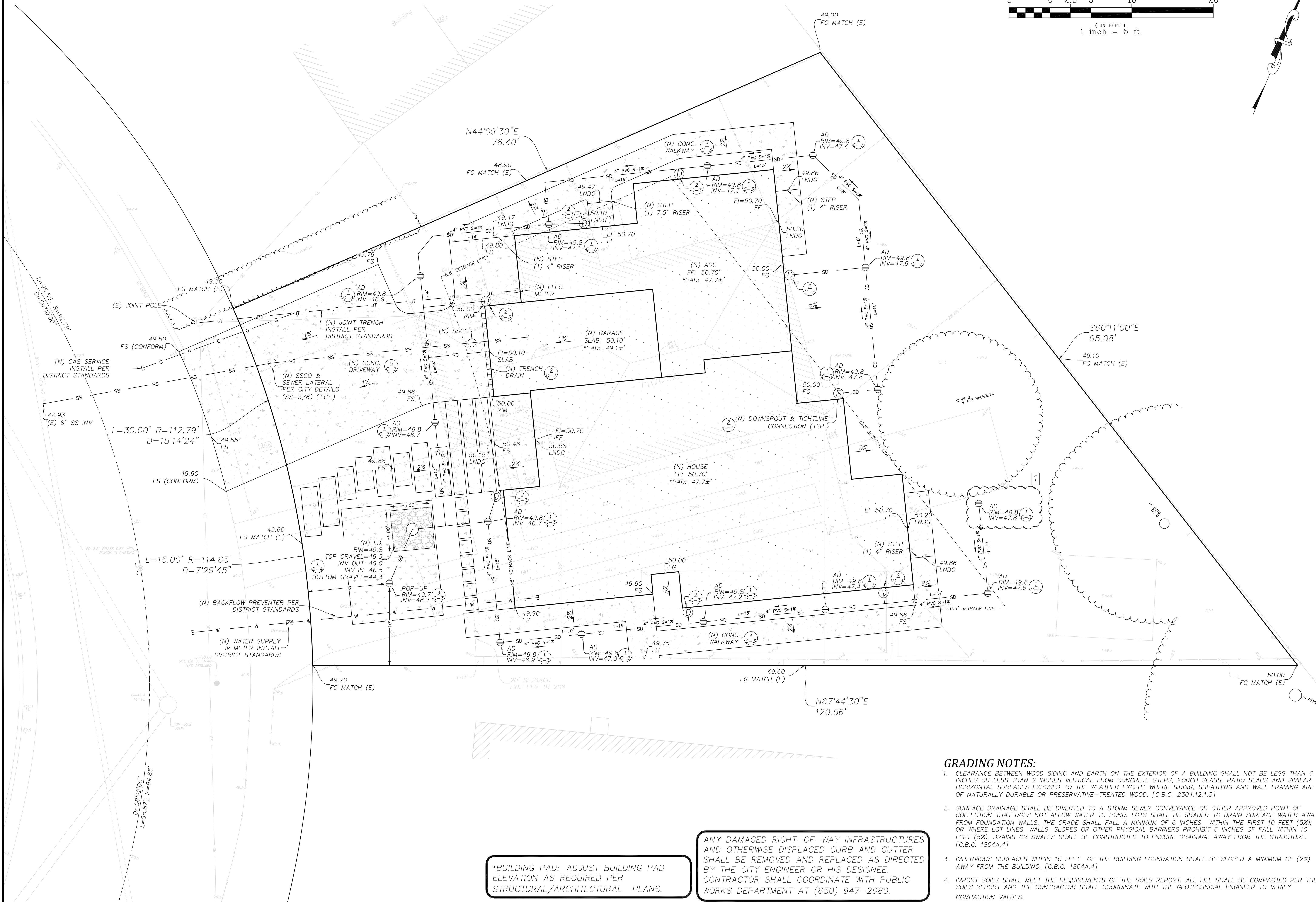
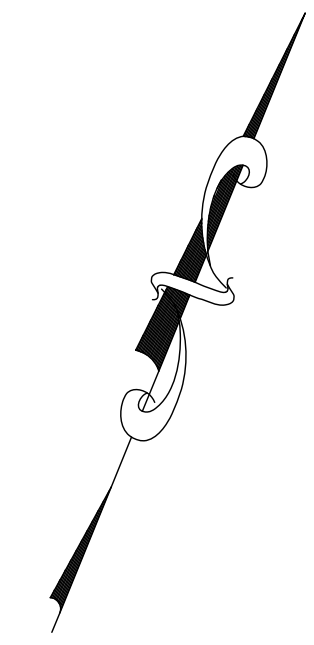
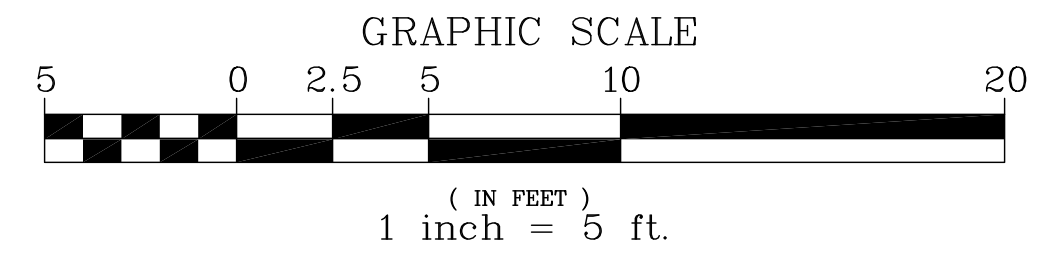


SHEET INDEX

- C-1 TITLE SHEET
- C-2 GRADING & DRAINAGE PLAN
- C-3 DETAILS
- C-4 DETAILS
- C-5 EROSION CONTROL PLAN
- C-6 CITY OF LOS ALTOS BMPs
- C-7 IMPERVIOUS AREAS EXHIBIT



GRADING & DRAINAGE PLAN



*BUILDING PAD: ADJUST BUILDING PAD ELEVATION AS REQUIRED PER STRUCTURAL/ARCHITECTURAL PLANS.

ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.

GRADING NOTES:

- CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6 INCHES OR LESS THAN 2 INCHES VERTICAL FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER EXCEPT WHERE SIDING, SHEATHING AND WALL FRAMING ARE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. [C.B.C. 2304.12.1.5]
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT ALLOW WATER TO POND. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%); OR WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET (5%), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. [C.B.C. 1804A.4]
- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF (2%) AWAY FROM THE BUILDING. [C.B.C. 1804A.4]
- IMPORT SOILS SHALL MEET THE REQUIREMENTS OF THE SOILS REPORT. ALL FILL SHALL BE COMPACTED PER THE SOILS REPORT AND THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.

Agenda Item 2.
L. Wade Hammond
 Civil Engineering & Land Surveying
 36660 Newark Blvd. Suite C
 Newark, California 94560
 Tel:(510)579-6112 wade@wilhammsurveyors.com

SCALE	1" = 5'
DATE	10-2-2023
JOB#	5107
APN	170-01-005

LIU RESIDENCE
70 CHESTER CIRCLE
LOS ALTOS, CA 94022
 CITY OF LOS ALTOS SANTA CLARA COUNTY



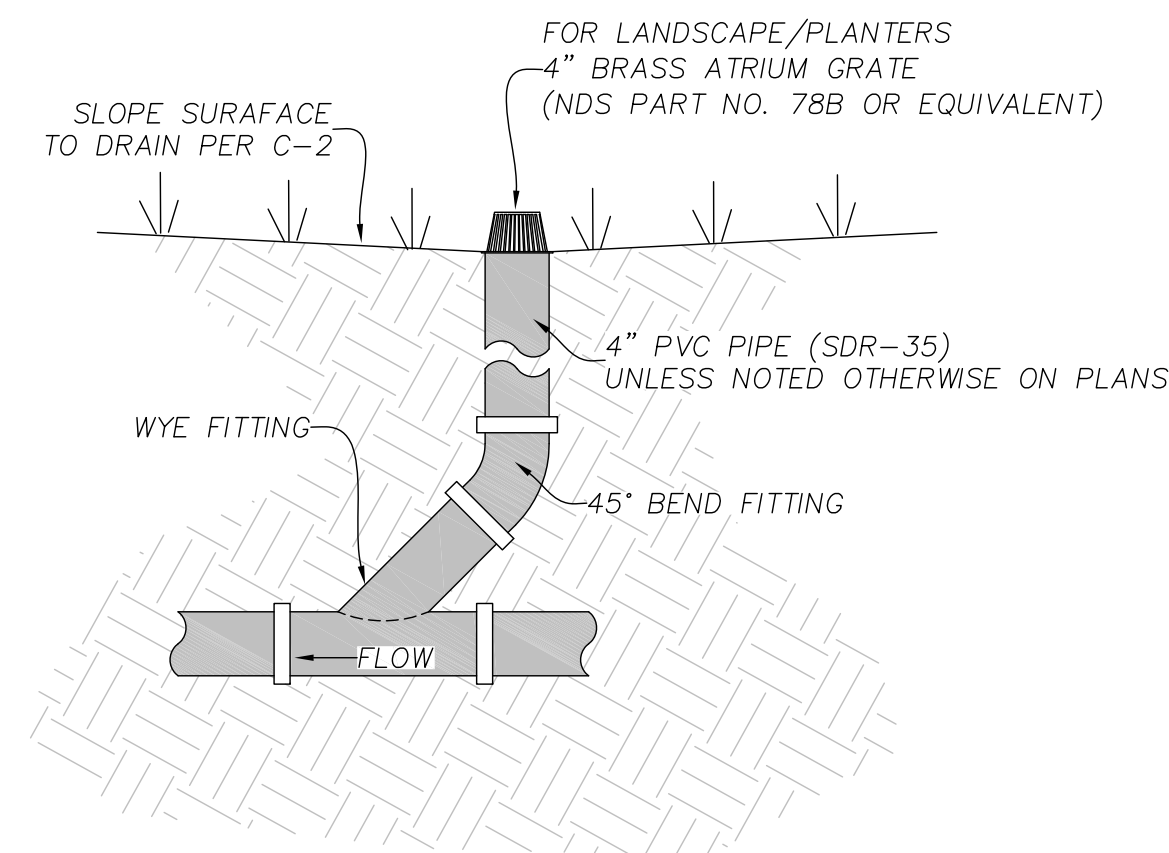
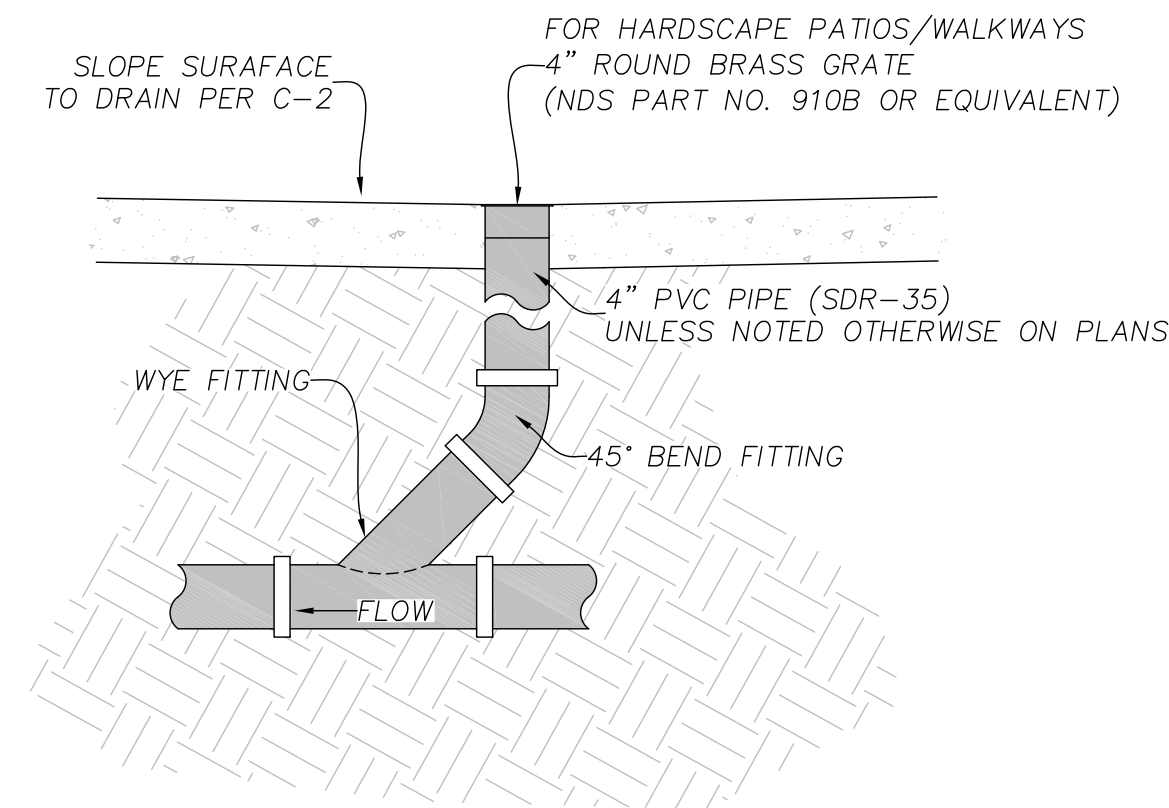
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REVISIONS	PLAN CHECK COMMENTS #1
# 1	

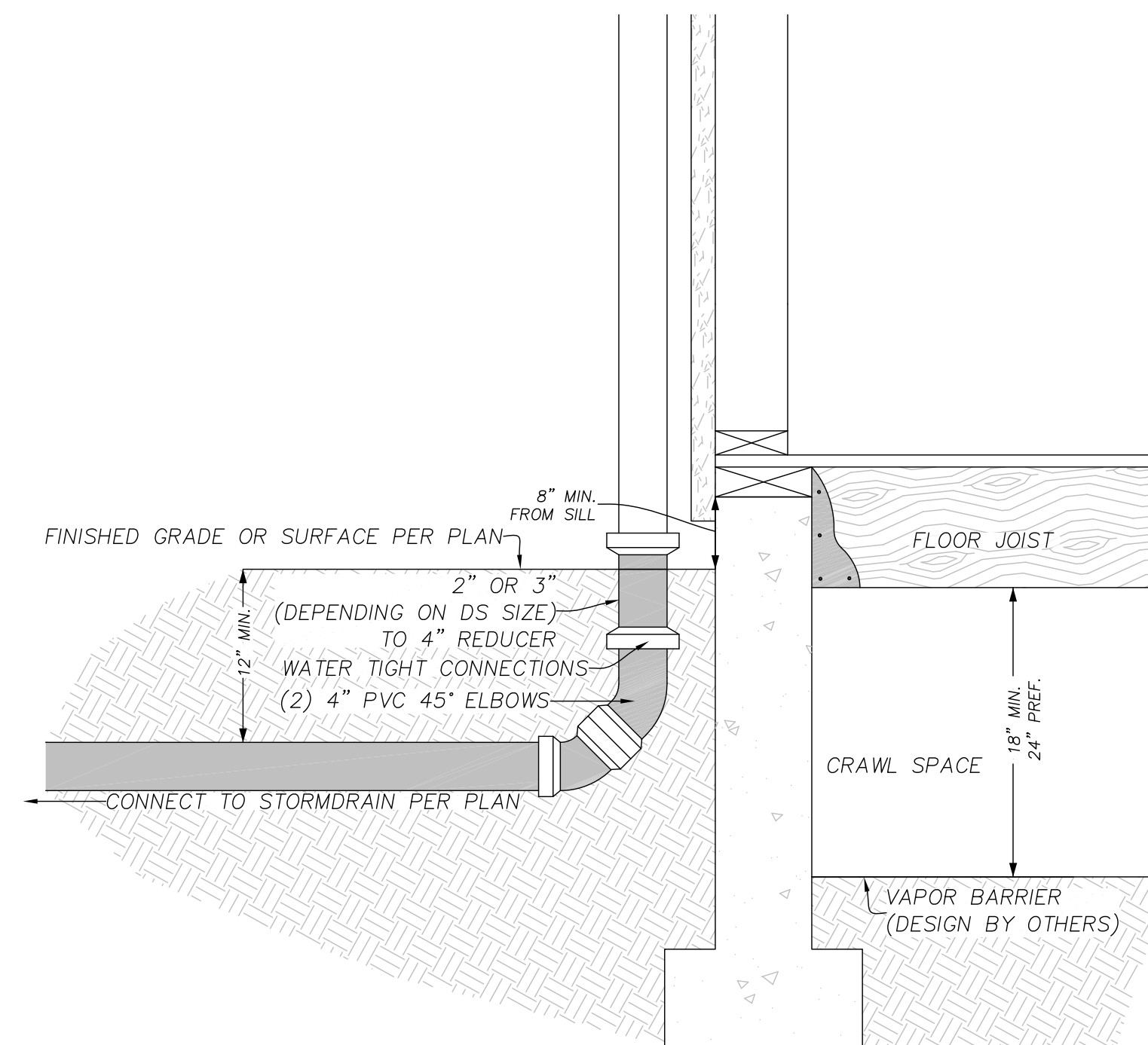
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C-2

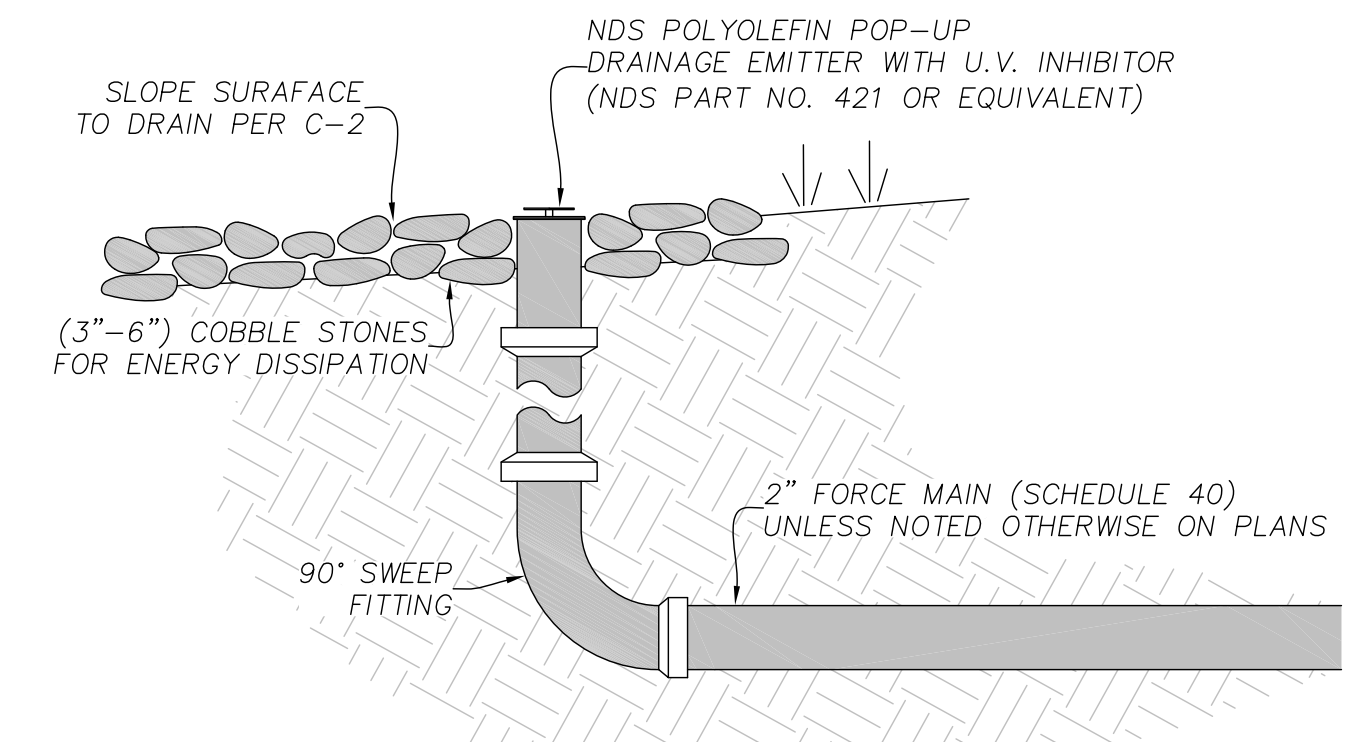
DETAILS



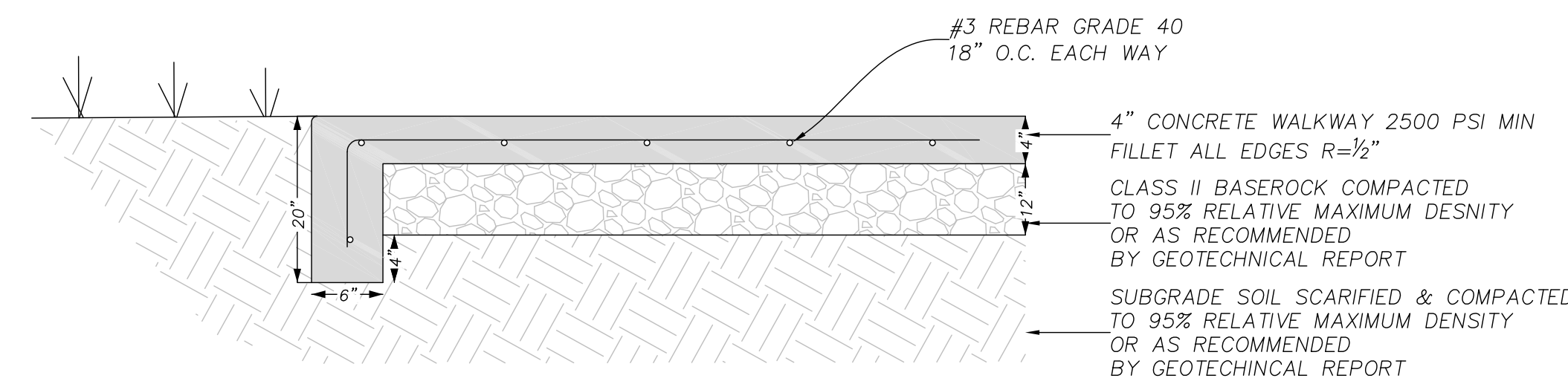
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NOT TO SCALE



2 DOWNSPOUT & TIGHTLINE
NOT TO SCALE



3 POP-UP EMITTER
NOT TO SCALE

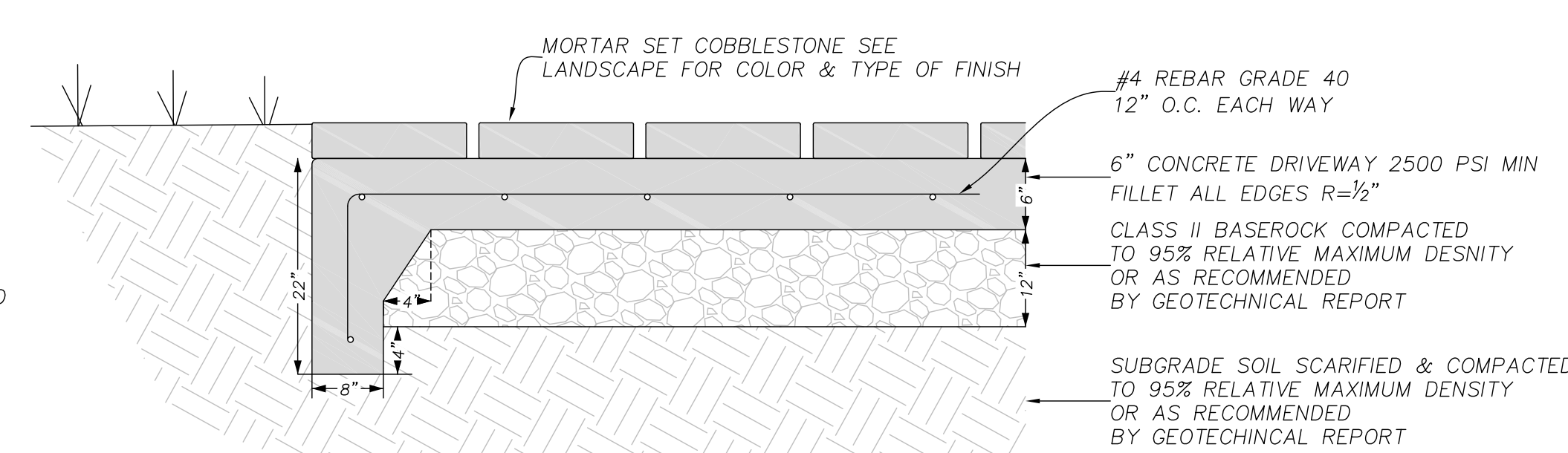


PROVIDE:
CONTRACTION JOINTS
AT 10' INTERVALS, 1.5" DEEP

EXPANSION JOINTS 3/8" HOLD FELT DOWN 1/2" AND SEAL
SPACED AT 20' SECTIONS MIN

SMOOTH SLIP DOWELS 1/2" DIAM. 24" LONG
AT 18" O.C. GREASE ONE END

4 CONCRETE PATIO
NOT TO SCALE



PROVIDE:
CONTRACTION JOINTS
AT 10' INTERVALS, 1.5" DEEP

EXPANSION JOINTS 3/8" HOLD FELT DOWN 1/2" AND SEAL
SPACED AT 20' SECTIONS MIN

SMOOTH SLIP DOWELS 1/2" DIAM. 24" LONG
AT 18" O.C. GREASE ONE END

5 CONCRETE DRIVEWAY
NOT TO SCALE

SCALE	N.T.S.
DATE	10-2-2023
JOB#	5107
APN	170-01-005

LIU RESIDENCE
70 CHESTER CIRCLE
LOS ALTOS, CA 94022

SANTA CLARA COUNTY
CITY OF LOS ALTOS



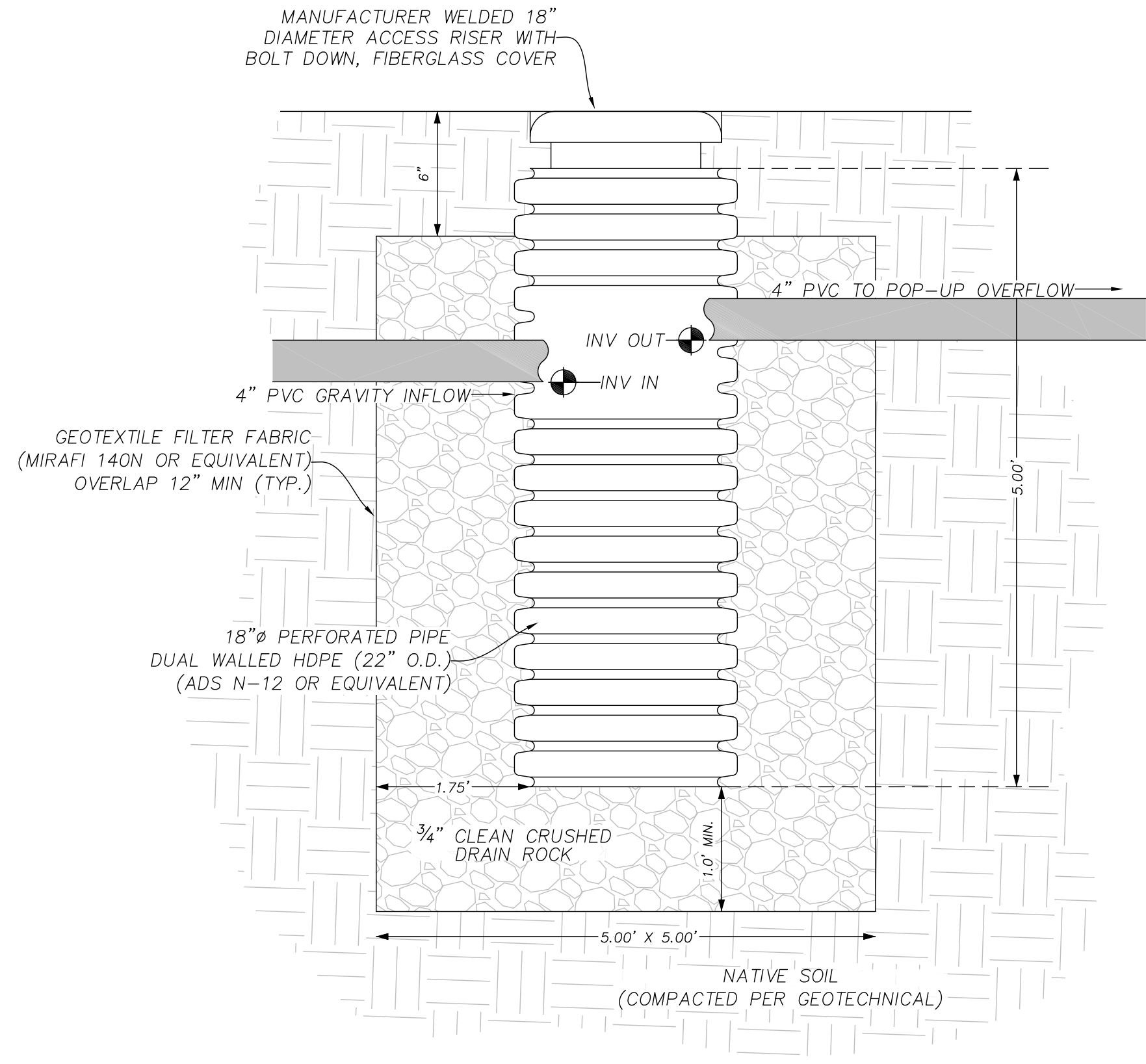
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1	PLAN CHECK COMMENTS #1	12/1/2023

SHEET NUMBER

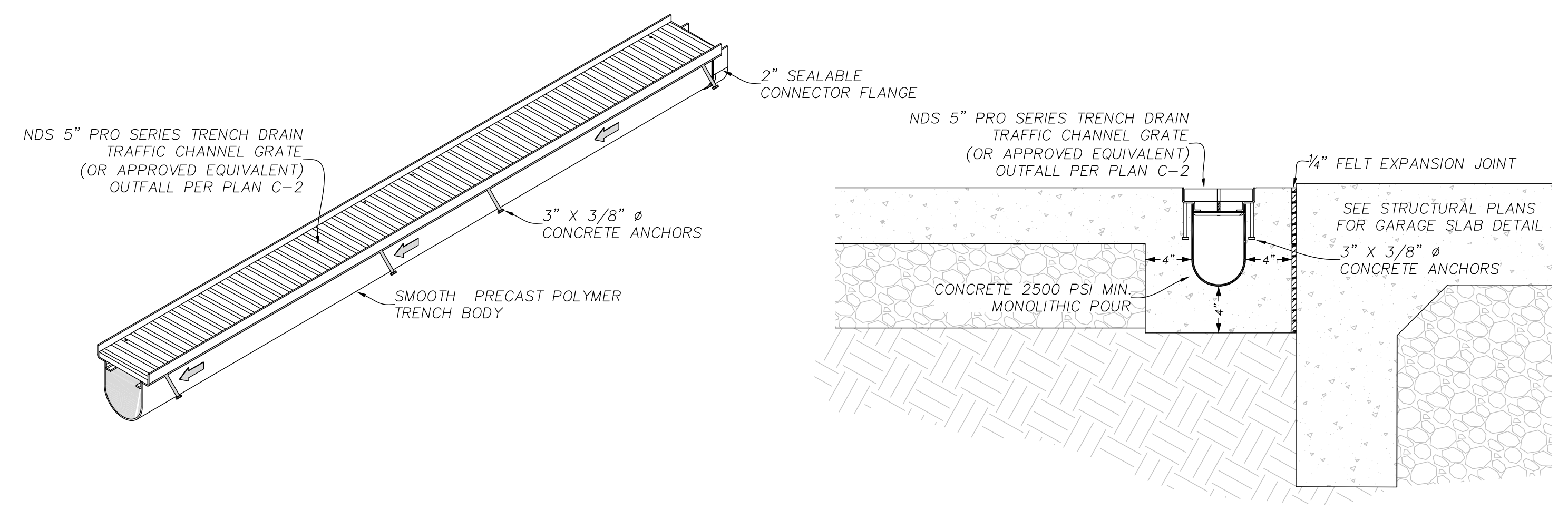
C-3

L. Wade Hammond
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Tel: (510) 579-6112 wade@wllhammsurveyors.com

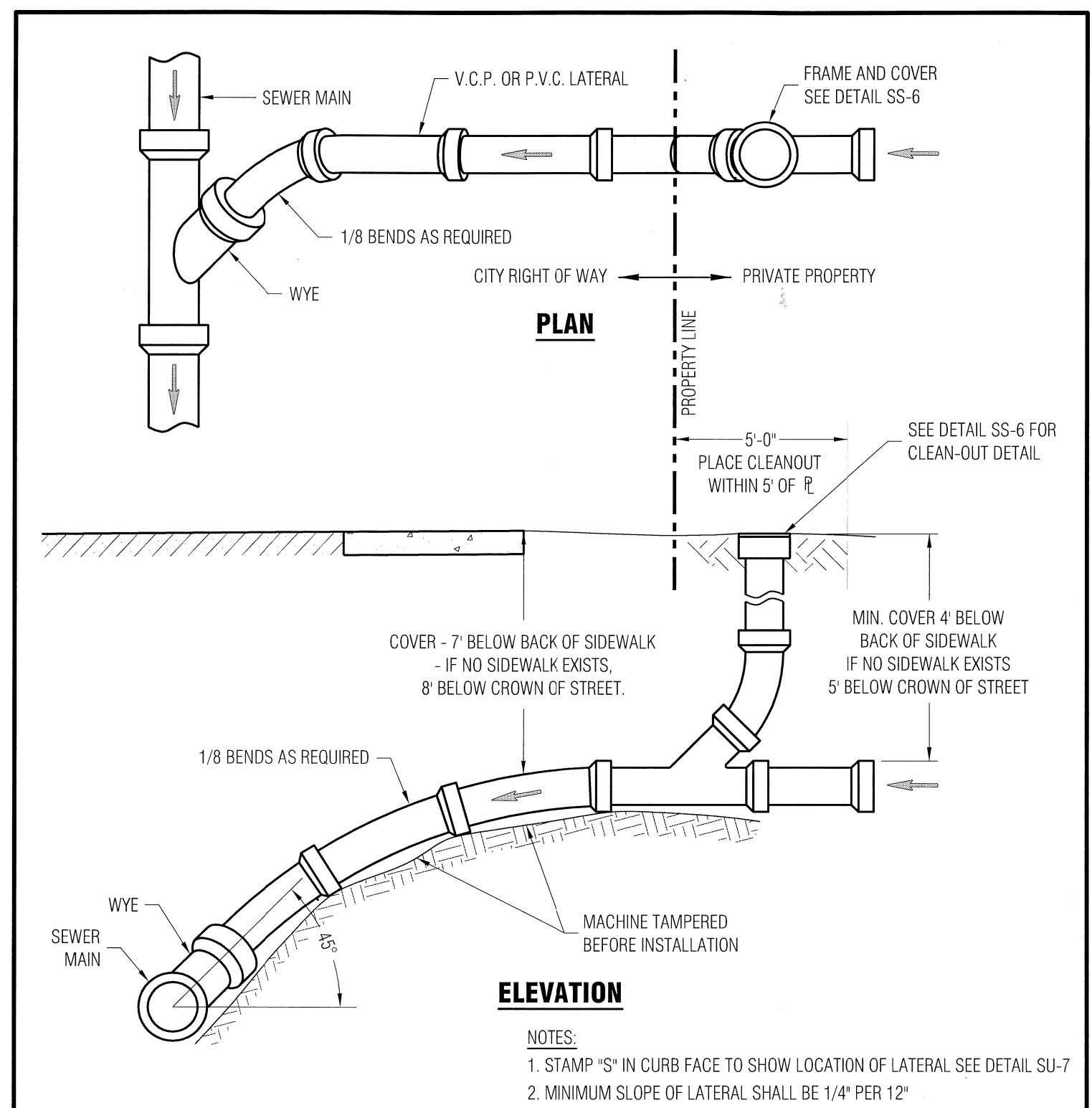
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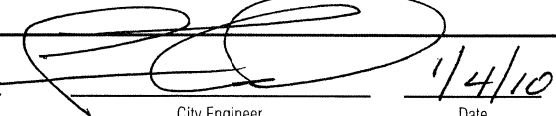
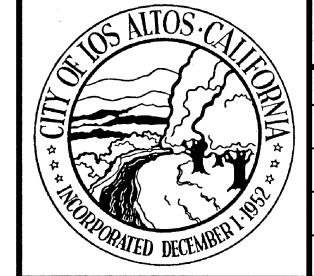
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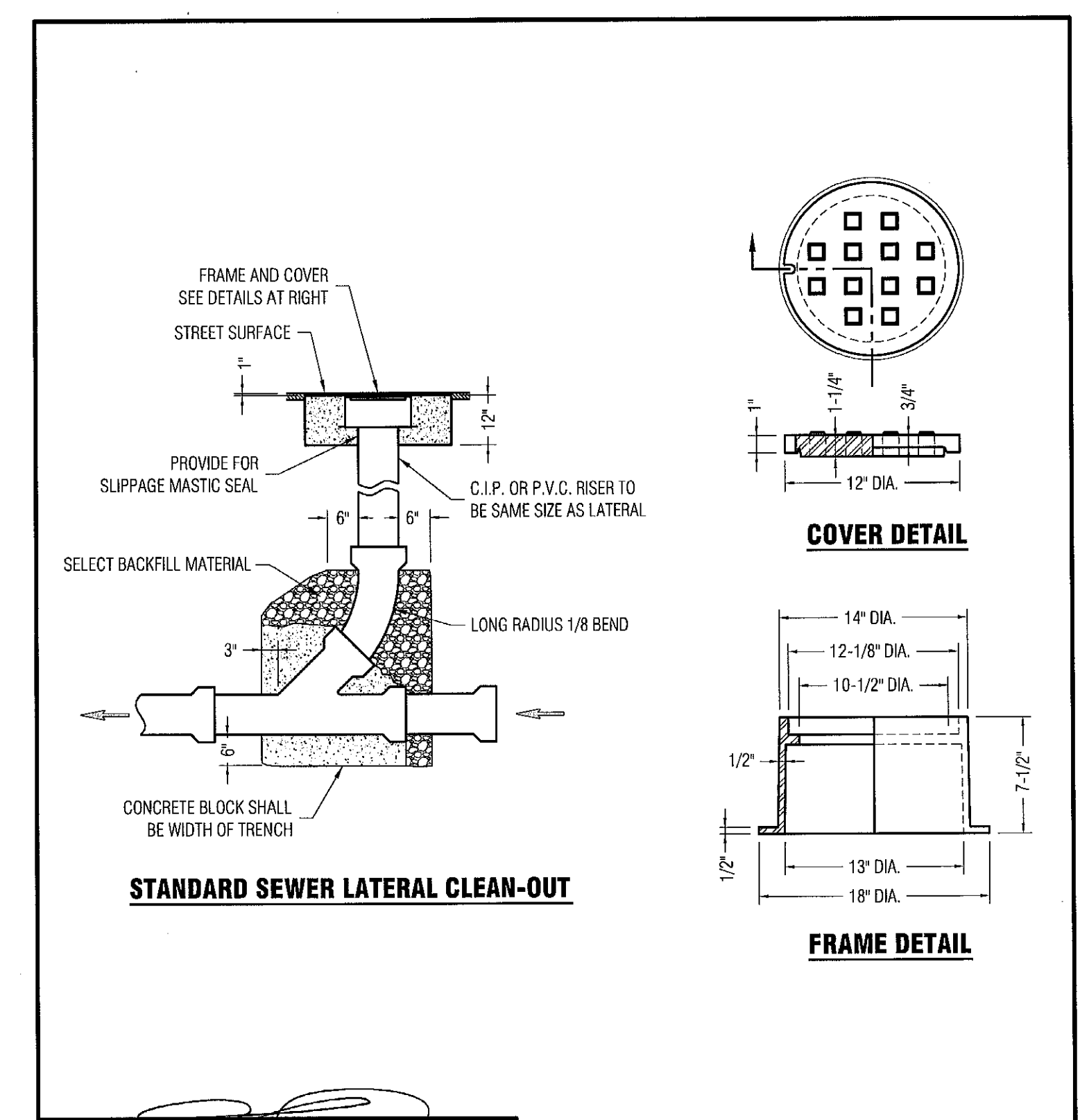
2 TRENCH DRAIN
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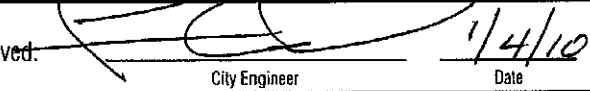
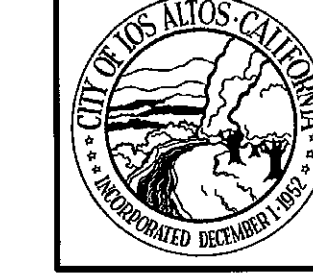


NOTES:
1. STAMP 'S' IN CURB FACE TO SHOW LOCATION OF LATERAL. SEE DETAIL SU-7
2. MINIMUM SLOPE OF LATERAL SHALL BE 1/4" PER 12"

Approved:  City Engineer Date: 1/4/10	ENGINEERING DIVISION	
	REVISION	SEWER LATERAL AND SEWER RISER
	Description	DATE
		SS-5

STANDARD DETAILS MAY 2010



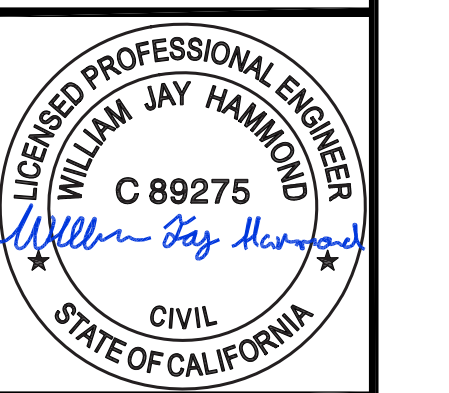
Approved:  City Engineer Date: 1/4/10	ENGINEERING DIVISION	
	REVISION	SEWER LATERAL CLEAN-OUT
	Description	DATE
	Changed Detail Title	02/16/12

STANDARD DETAILS MAY 2010

Agenda Item 2.
L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510) 579-6112 wade@wilhammsurveyor.com

SCALE	N.T.S.
DATE	10-2-2023
JOB#	5107
APN	170-01-005

LIU RESIDENCE
70 CHESTER CIRCLE
LOS ALTOS, CA 94022
CITY OF LOS ALTOS SANTA CLARA COUNTY

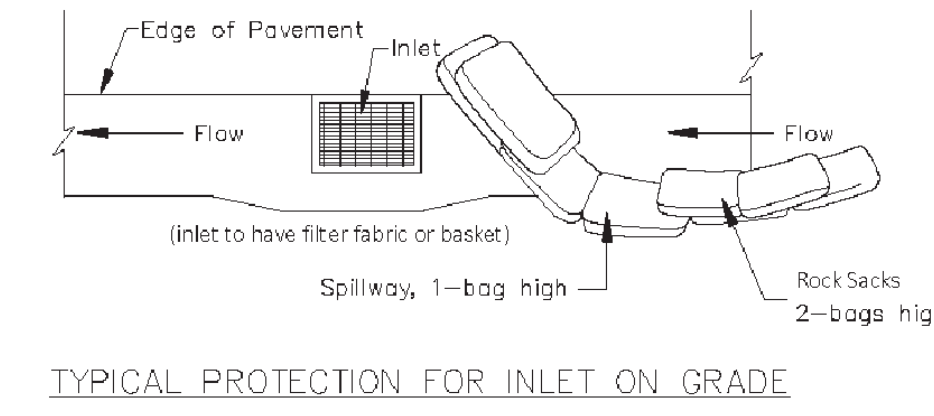
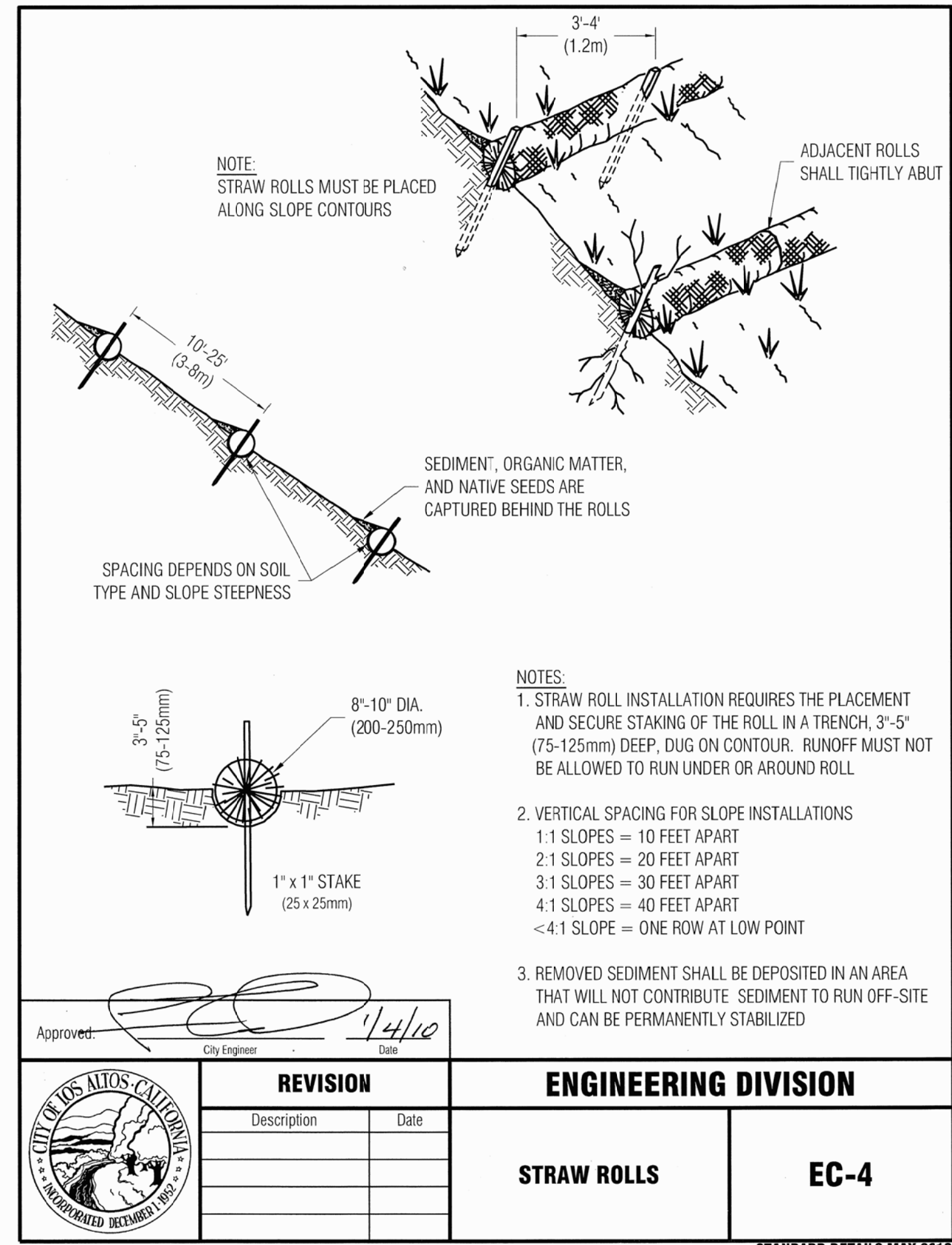
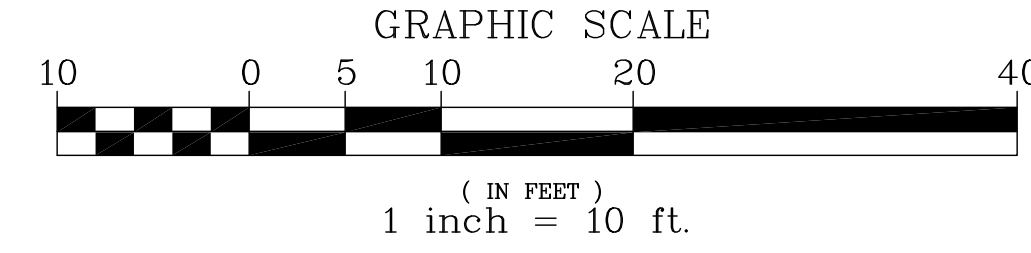
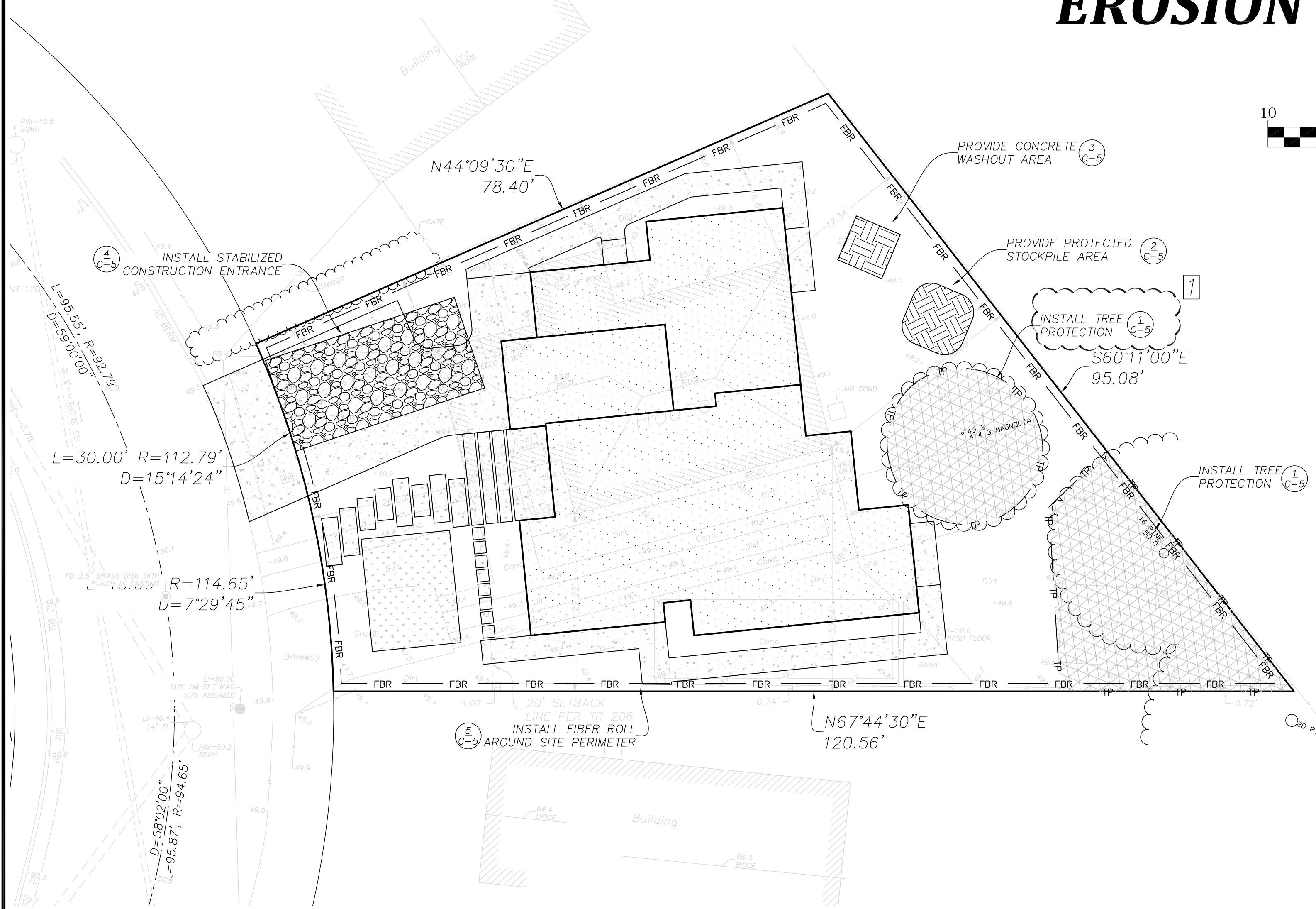


DATE	12/1/2023
REVISIONS	PLAN CHECK COMMENTS #1
#	1

SHEET NUMBER

C-4

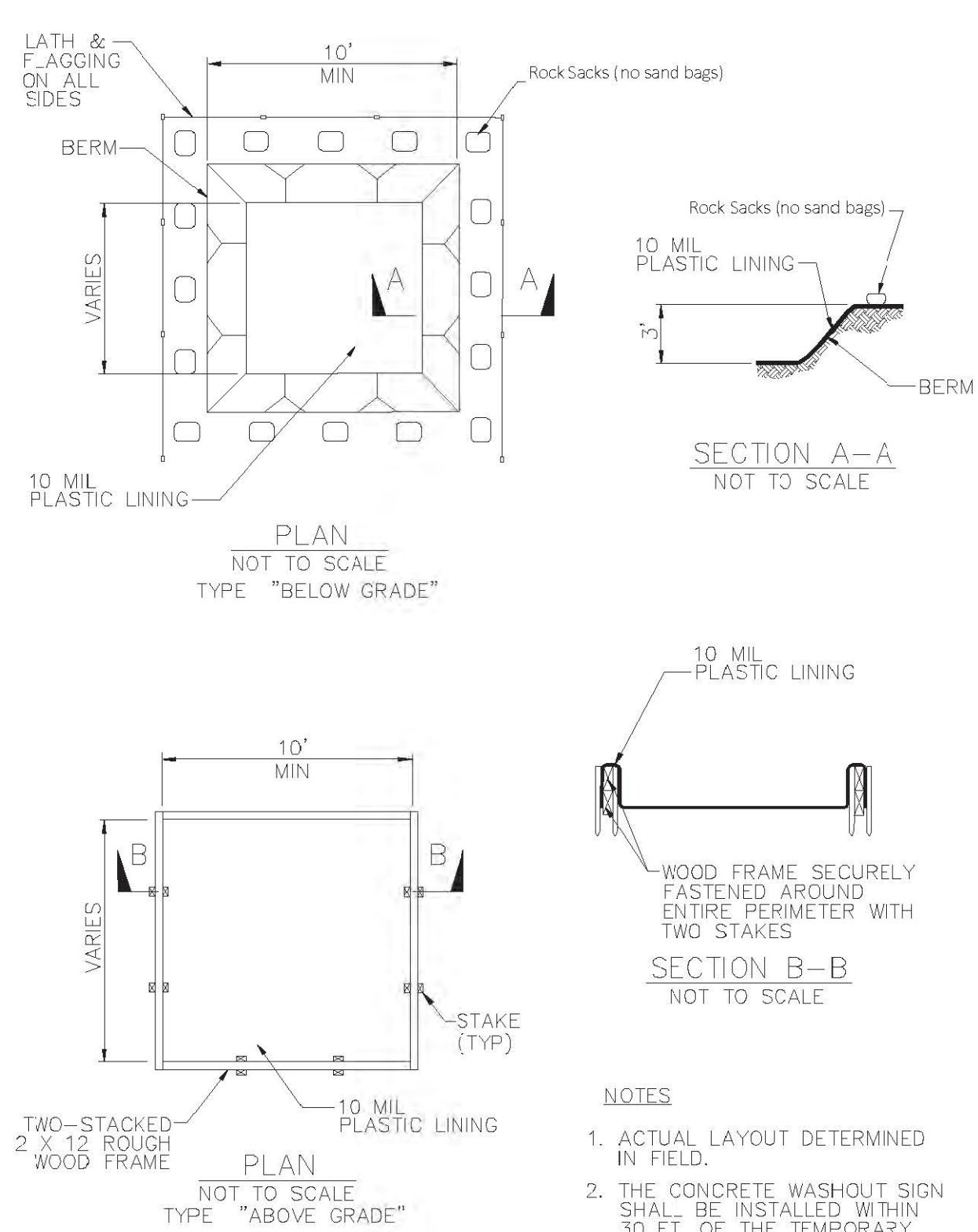
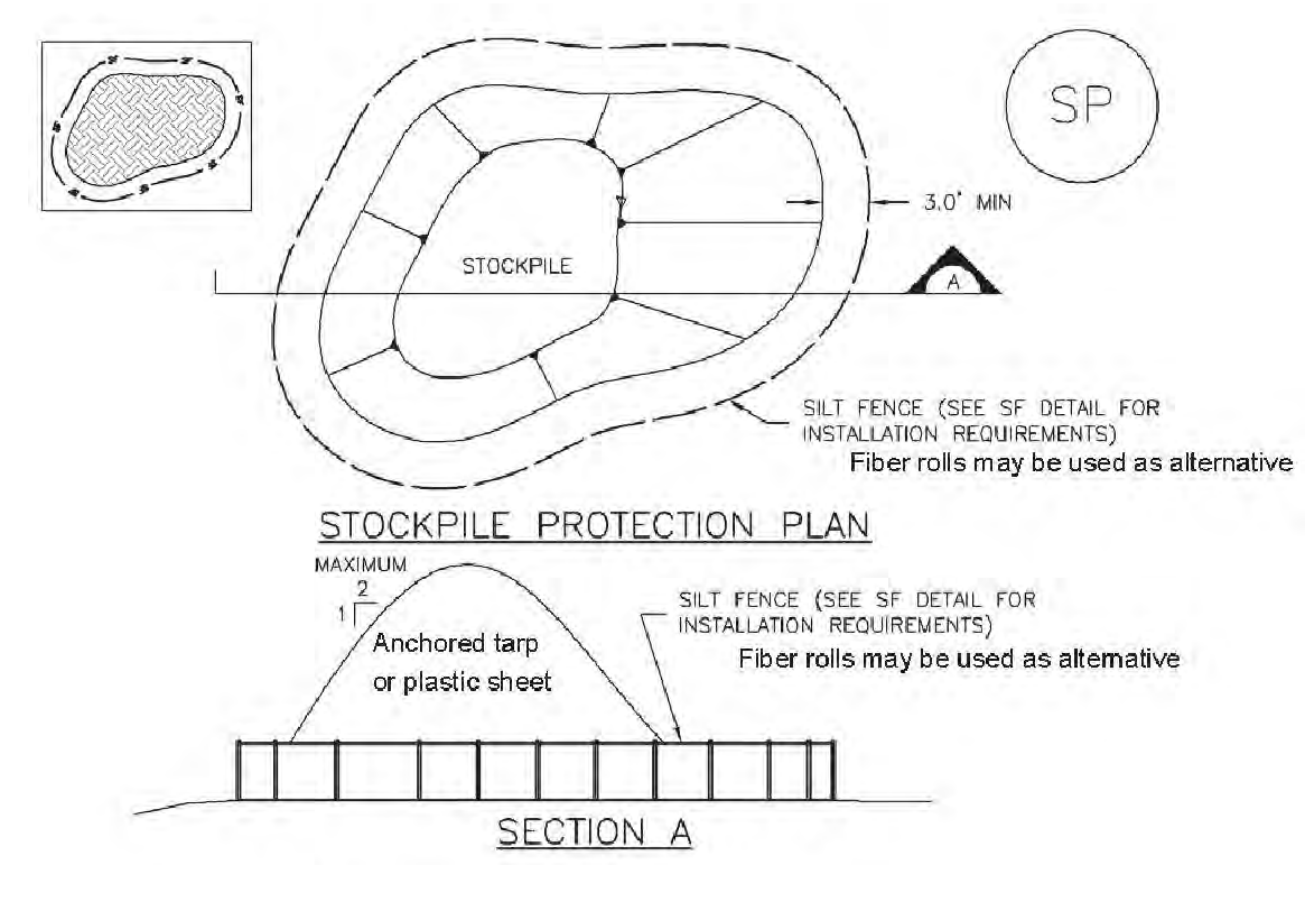
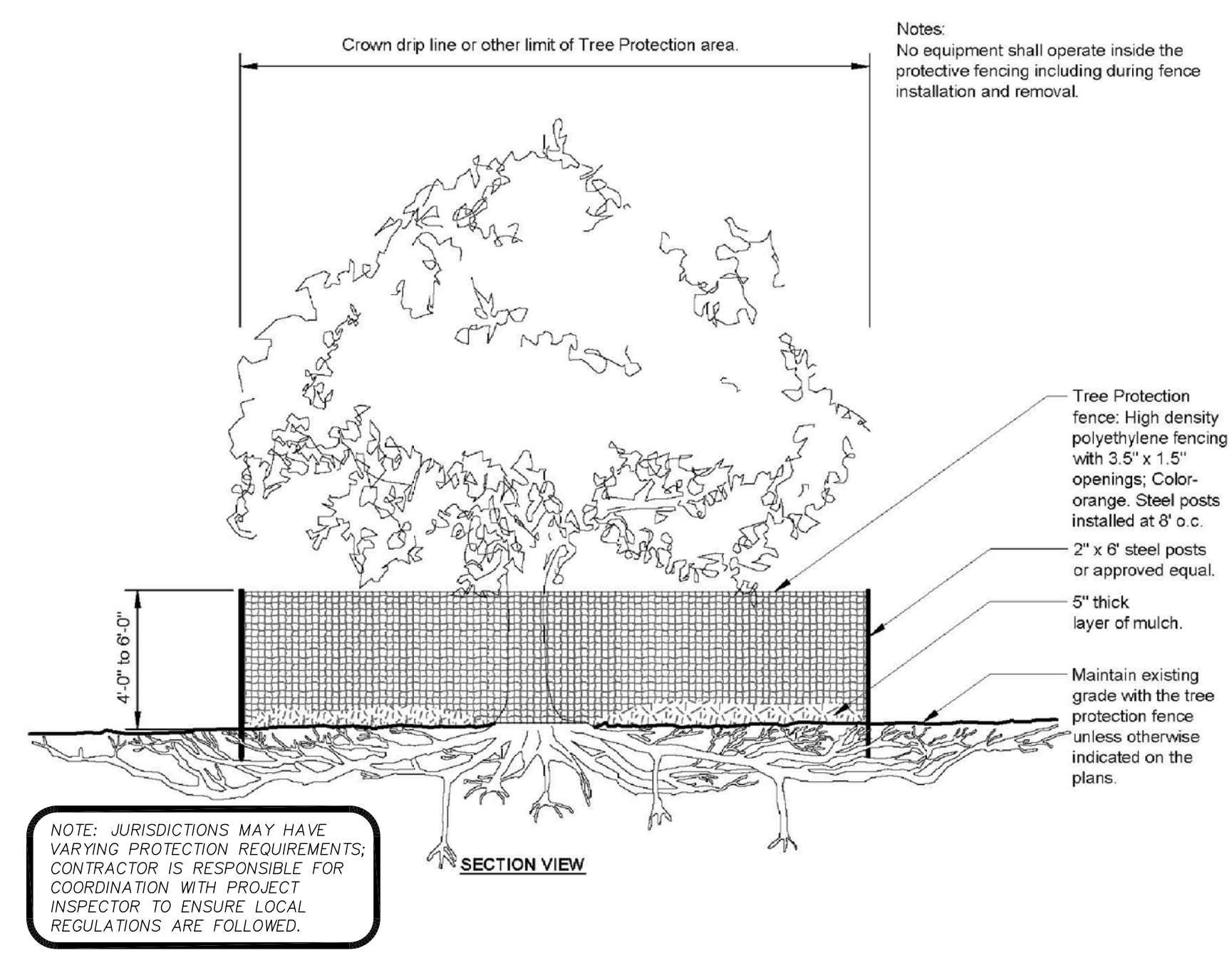
EROSION CONTROL PLAN



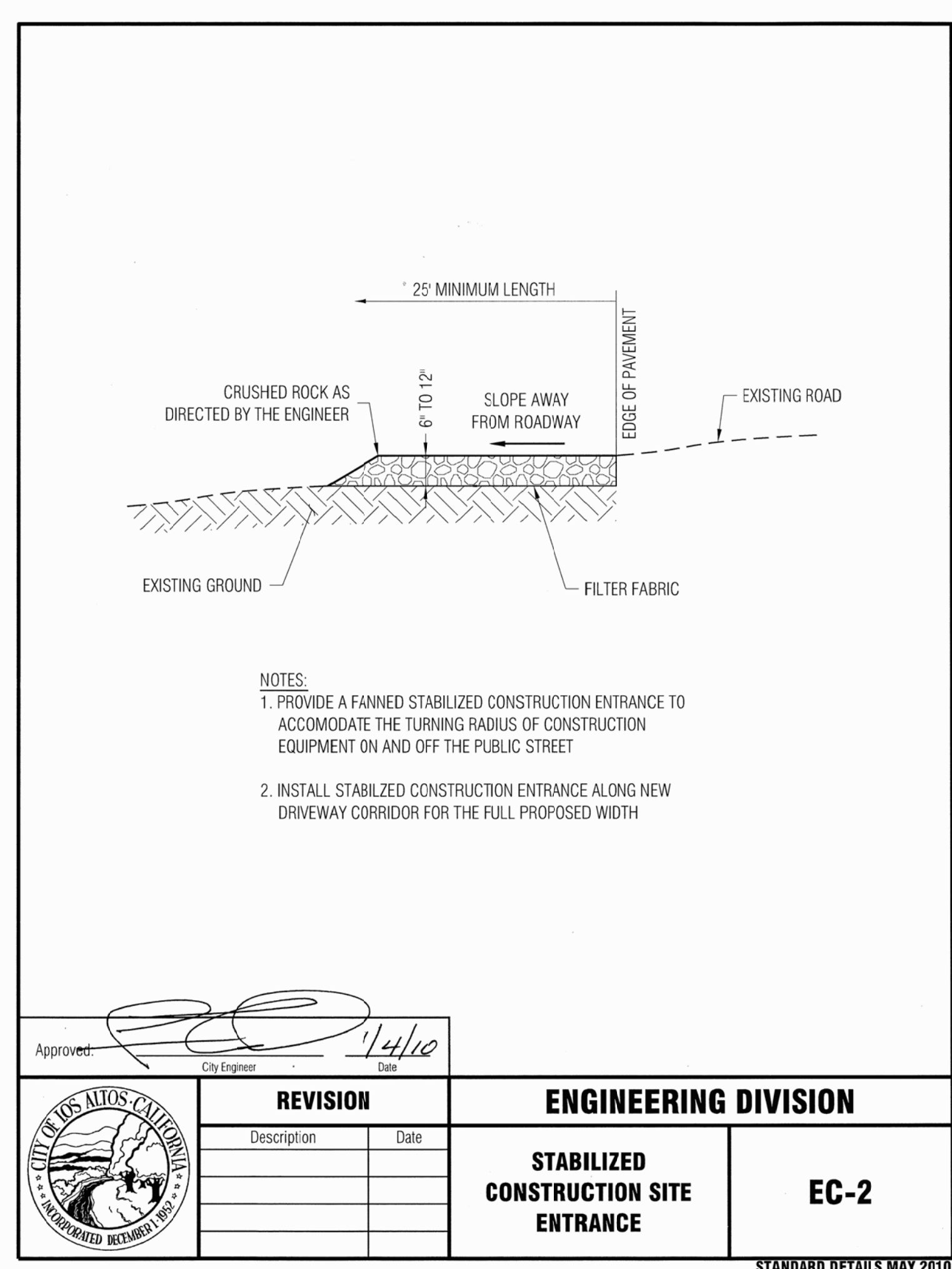
APPROVED: [Signature] 1/4/10 City Engineer		ENGINEERING DIVISION	
REVISION	DATE	STRAW ROLLS	EC-4

6 INLET PROTECTION NOT TO SCALE

5 FIBER ROLL NOT TO SCALE



3 CONCRETE WASHOUT NOT TO SCALE



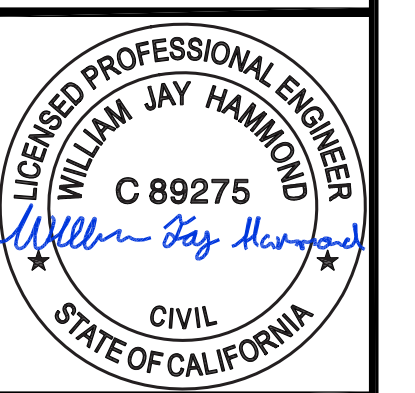
APPROVED: [Signature] 1/4/10 City Engineer		ENGINEERING DIVISION	
REVISION	DATE	STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2

4 CONSTRUCTION ENTRANCE NOT TO SCALE

Agenda Item 2.
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SCALE	1" = 10'
DATE	10-2-2023
JOB#	5107
APN	170-01-005

LIU RESIDENCE
70 CHESTER CIRCLE
LOS ALTOS, CA 94022
 SANTA CLARA COUNTY
 CITY OF LOS ALTOS



DATE	12/1/2023
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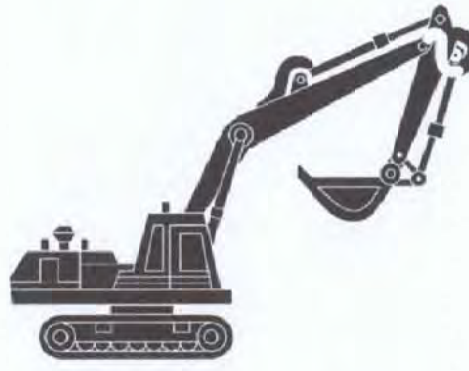
REVISIONS	PLAN CHECK COMMENTS #1
#	1

SHEET NUMBER

C-5

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Doing The Job Right

Site Planning and Preventive Vehicle Maintenance

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

Spill Cleanup

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

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

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the Construction Industry

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

Doing The Job Right

Asphalt/Concrete Removal

- Never wash excess material from existing aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheeting and berms.
- Park paving machines over drip pans or absorbent materials (couch, rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the Construction Industry

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the Construction Industry

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

Doing The Job Right

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

Doing The Job Right

General Business Practices

- Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on streets.
- In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
- Do not use copper-based algicides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters into a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Best Management Practices for the Construction Industry

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

Doing The Job Right

Handling Paint Products

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Doing The Job Right

Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or check with the local wastewater treatment plant to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

- Recycle or donate excess water-based (latex) paint, or return to supplier.
- Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Doing The Job Right

Dewatering Operations

- Check for Toxic Pollutants**
 - Check for odors, discoloration, or an oily sheen on groundwater.
 - Call your local wastewater treatment agency and ask whether the groundwater must be tested.
 - If contamination is suspected, have the water tested by a certified laboratory.
 - Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.
- Check for Sediment Levels**
 - If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
 - If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.

If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:

- Pumping through a perforated pipe sunk part way into a small pit filled with gravel.
- Pumping from a bucket placed below water level using a submersible pump.
- Pumping through a swimming pool filter or filter fabric wrapped around end of suction pipe.

When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR, pump water through a grassy swale prior to discharge.

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

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

- A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-6.43)

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

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the Construction Industry

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

Storm Drain Pollution from Construction Activities

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

Doing The Job Right

General Principles

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

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

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

Doing The Job Right

Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- Get portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

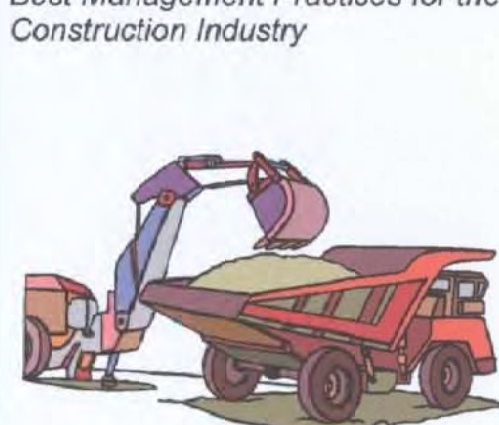
- Practice Source Reduction - minimize the amount when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, wood, metal, solvents, degreasers, cleaned vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, and paint cans, broken asphalt and concrete, wood, and cleared vegetation that cannot be recycled, materials that cannot be recycled, must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the Construction Industry

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

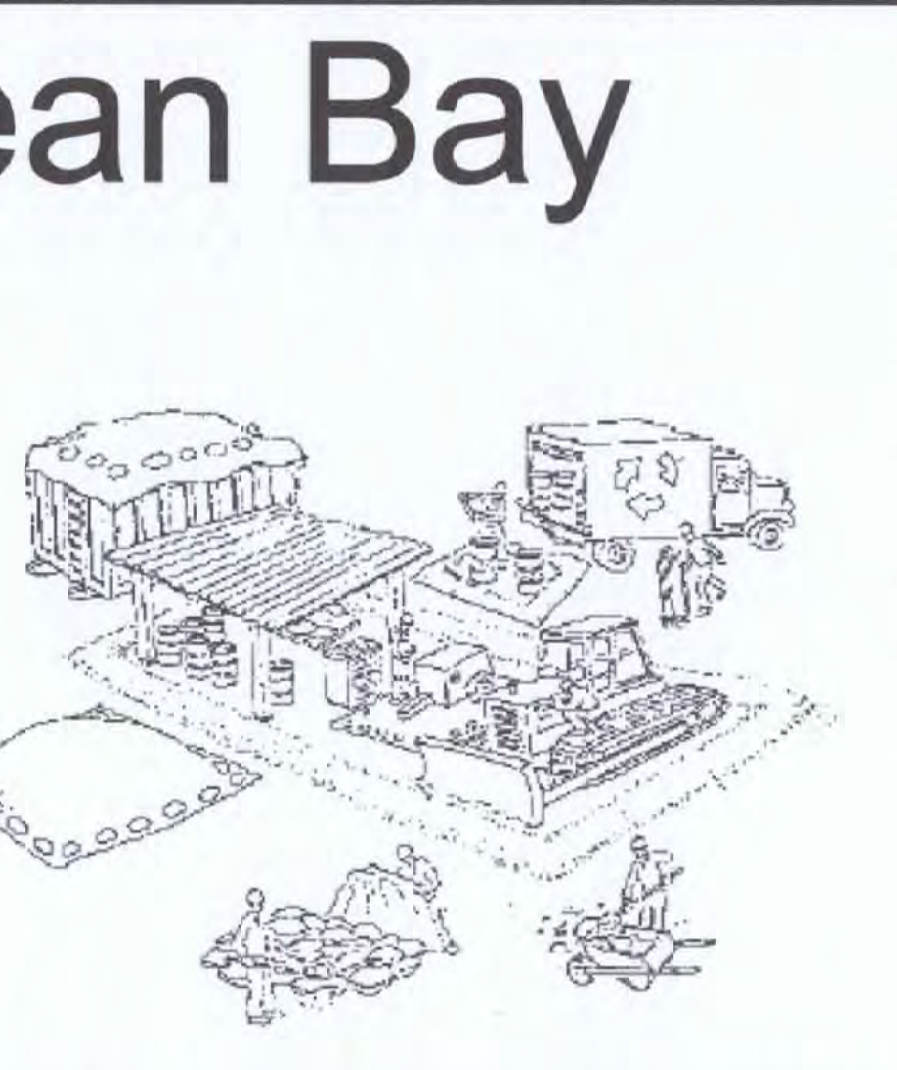
Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



DESIGNED BY: LARRY LIND	APPROVED BY: <i>[Signature]</i> CITY ENGINEER SHEET OF SHEETS	CITY OF LOS ALTOS R.C.L. 48056	DATE: OCTOBER, 2003 SCALE: N.T.S. DRAWING NO.:
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Agenda Item 2.

L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510) 579-6112 wade@wladamsurveying.com

SCALE	DATE	JOB#	APN
	10-2-2023	5107	170-01-005

LIU RESIDENCE
70 CHESTER CIRCLE
LOS ALTOS, CA 94022

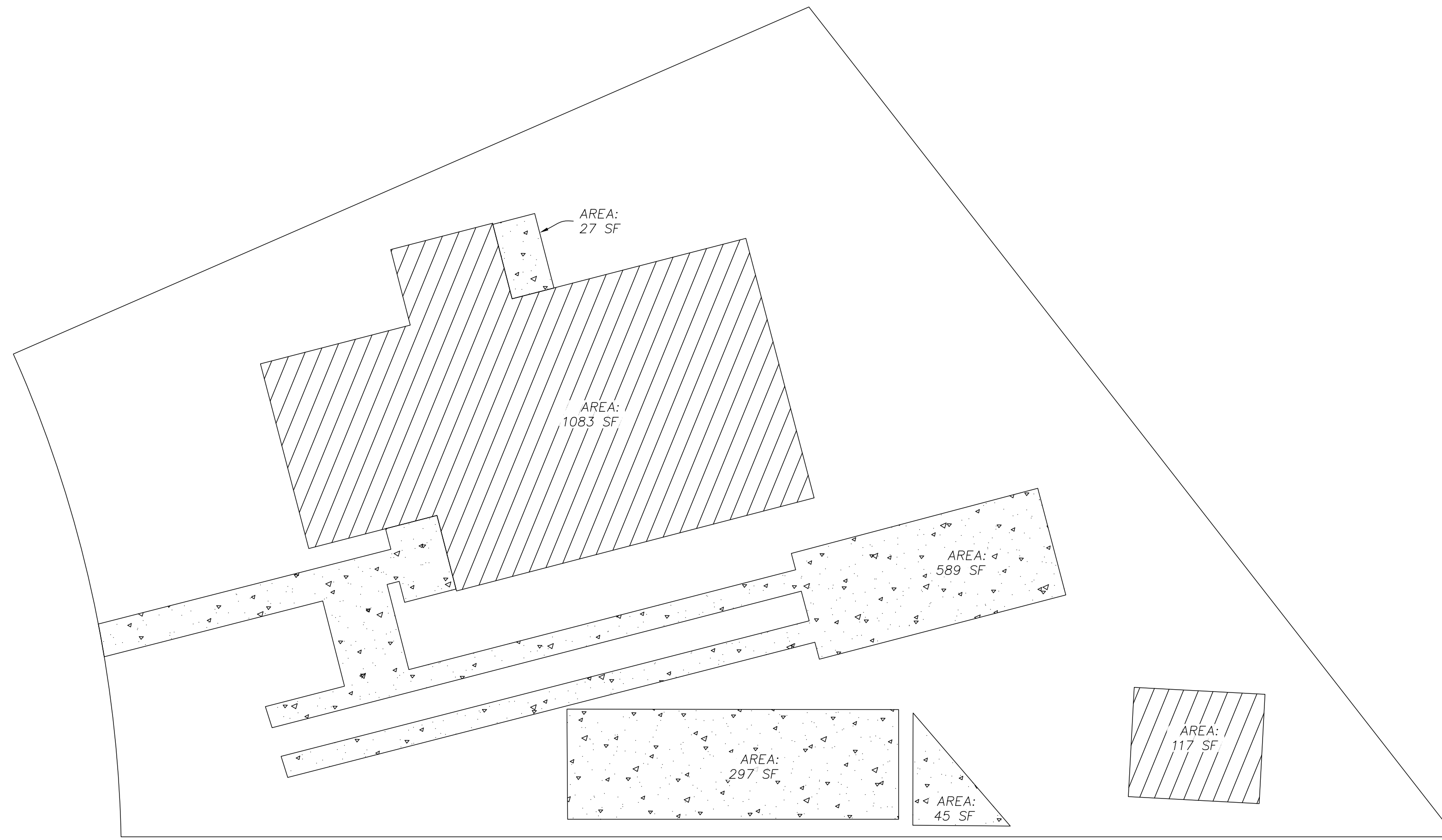
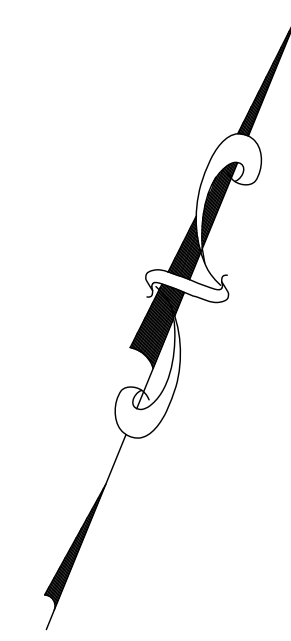
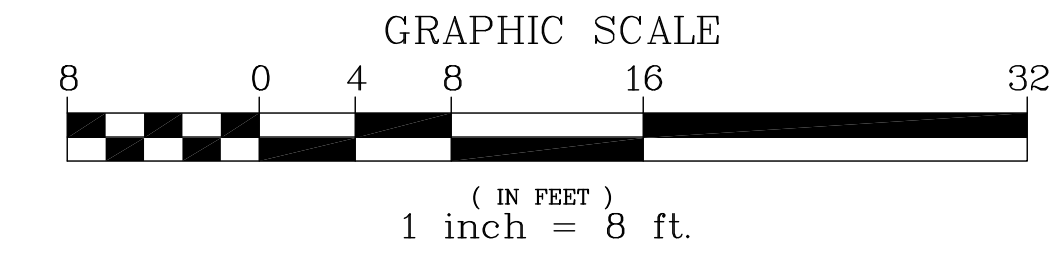
SANTA CLARA COUNTY
CITY OF LOS ALTOS

LICENSED PROFESSIONAL ENGINEER
WILLIAM JAY HAMMOND
C 89275
William Jay Hammond
CIVIL
STATE OF CALIFORNIA

DATE: 12/1/2023
REVISIONS
PLAN CHECK COMMENTS #1
1

SHEET NUMBER
C-6
6 OF 7

IMPERVIOUS AREAS EXHIBIT

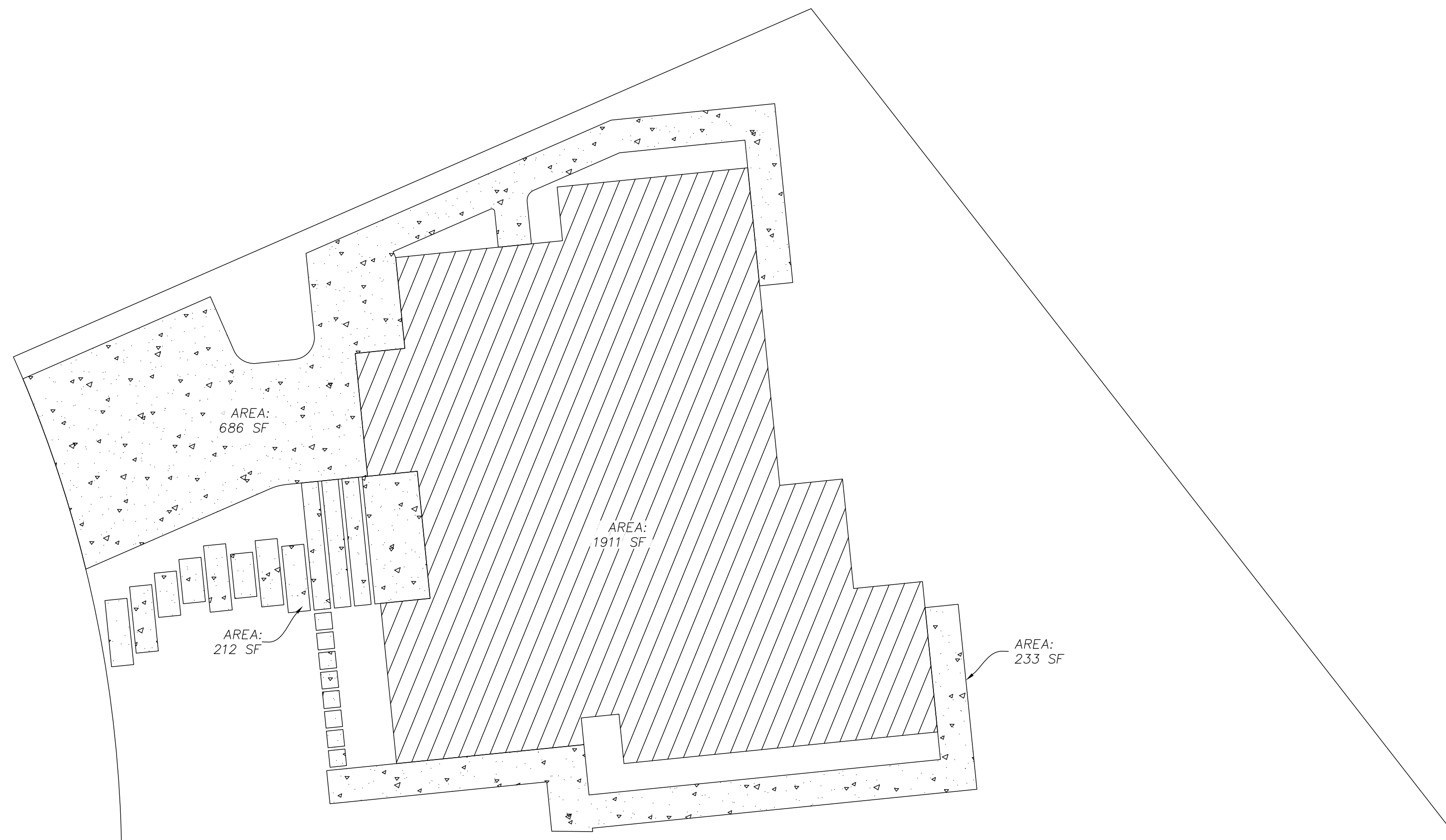


PRE-CONSTRUCTION

HATCH LEGEND

ROOF/BUILDING

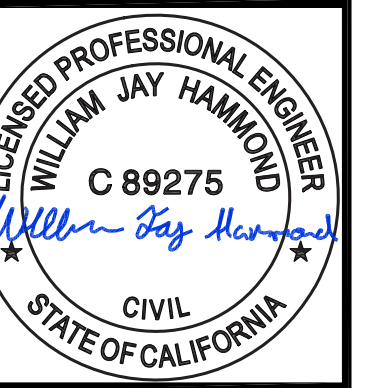
BRICK/CONCRETE



POST-CONSTRUCTION

IMPERVIOUS SURFACE AREAS	
TOTAL PROPERTY AREA	6,175 FT ²
IMPERVIOUS AREAS	
PRE-CONSTRUCTION	2,158 FT ²
POST-CONSTRUCTION	3,042 FT ²
NET CHANGE	+884 FT ²

LIU RESIDENCE
70 CHESTER CIRCLE
LOS ALTOS, CA 94022
 CITY OF LOS ALTOS SANTA CLARA COUNTY



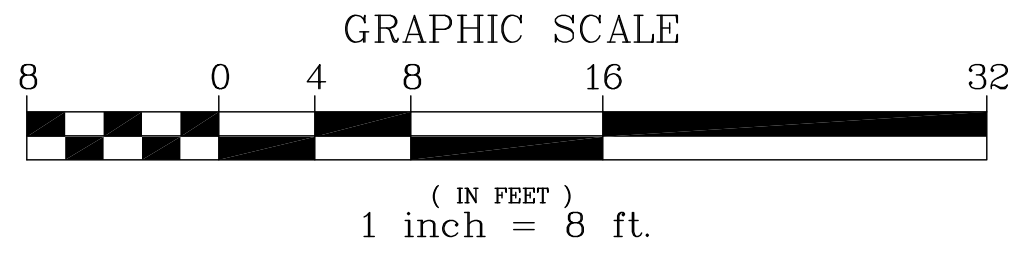
REVISIONS	DATE
PLAN CHECK COMMENTS #1	12/1/2023

1 SHEET NUMBER

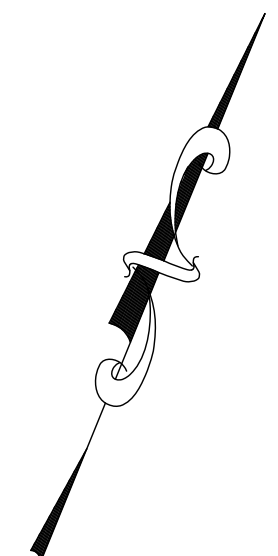
C-7

SCALE	DATE	JOB#	APN
1" = 8'	10-2-2023	5107	170-01-005

L. Wade Hammond
 Civil Engineering & Land Surveying
 36660 Newark Blvd. Suite C
 Newark, California 94560
 Tel: (510) 579-6112 wade@williamssurveyors.com



8-23-2022



ABBREVIATIONS

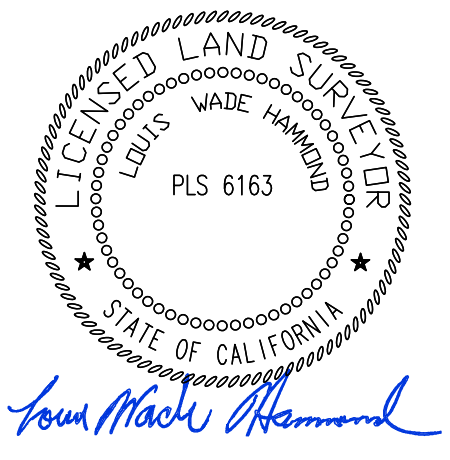
AC	ASPHALT
CONC.	CONCRETE
TC	TOP OF CURB
FL	FLOW LINE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE

NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.
- BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL TO THE PROPERTY LINES.
- DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. THE BUILDING EXTERIOR FINISHED SURFACE IS WOOD SIDING AND VARIES APPROXIMATELY 0.04'-0.08' IN THICKNESS.
- FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
- BENCHMARK: ASSUMED DATUM, POINT AS SHOWN
- A BOUNDARY SURVEY WAS PERFORMED TO ACCURATELY LOCATE THE LEGAL PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS (BUILDING)
- A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY L. WADE HAMMOND LAND SURVEYOR. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS.
- TREES SHOWN ARE 6" TRUNK DIAMETER OR LARGER, MEASURED 5' ABOVE GRADE

LEGEND

- FOUND POINT IN MONUMENT CASTING (AS NOTED)
- FOUND POINT AS NOTED
- () RECORD DATA / REFERENCE
- WM WATER METER OR WATER VALVE BOX
- ⊗ FIRE HYDRANT
- 16 12 8 OAK TREE - TRUNK DIAMETER IN INCHES TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
- 16 12 8 OAK TREE WITH MULTIPLE TRUNKS
- TRUNK ↑ TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
- +25.34 TC TOP OF CURB
- x-x- FENCE
- o-o- OVERHEAD WIRES
- PP POWER POLE
- + 12.34 SPOT ELEVATION
- SSCO 8.14 SANITARY SEWER CLEAN OUT
- - - EDGE OF AC PAVING



BOUNDARY AND TOPOGRAPHIC SURVEY
 70 CHESTER CIRCLE
 LOS ALTOS
 APN: 170-01-005
 LOT 5, TR 206
 LOT AREA: 6,175 SQ. FT.

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