DESIGN REVIEW COMMISSION
MEETING AGENDA

7:00 PM - Wednesday, February 15, 2023

Telephone/Video Conference Only

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (253) 215-8782 to participate in the conference call (Meeting ID: 874 0708 0526 or via the web at https://tinyurl.com/5n7ws6ex with Passcode: 280098). Members of the Public may only comment during times allotted for public comments and public testimony will be taken at the direction of the Commission Chair Members of the public are also encouraged to submit written testimony prior to the meeting at DRCPublicComment@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

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

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

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

1. **Design Review Commission Minutes**
   Approve the minutes of the regular meeting of January 4, 2023.

2. **Design Review Commission Minutes**
   Approve the minutes of the regular meeting of February 1, 2023.

DISCUSSION

3. **SC22-0029 - Bryan Lee - 5790 Arboretum Drive**
   Design Review for the expansion of a second story deck to an existing two-story house. The project also includes a 190 square-foot addition at the first story. This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: Liu*

4. **SC22-0001 – Anat Sokol – 1000 Crooked Creek Drive**
Design review for a new two-story house. The project will include a new house with 3,103 square feet at the first story and 1,803 square feet at the second story. The project includes a 489 square-foot attached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: Gallegos* THIS ITEM HAS BEEN CONTINUED TO A DATE UNCERTAIN.

5. **SC22-0023 – Steve Collom – 435 Casita Way**
Design review for a 548 square-foot first story and 704 square-foot second story addition to an existing one-story house. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

6. **SC22-0031– Jun Zhang – 1248 Via Huerta**
Design review for a new two-story house. The project will include a new house with 3,446 square feet at the first story and 624 square feet at the second story. This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: Gallegos*

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

ADJOURNMENT

SPECIAL NOTICES TO PUBLIC

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

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

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

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

DESIGN REVIEW COMMISSION MEETING MINUTES

7:00 PM - Wednesday, January 4, 2023

Telephone/Video Conference Only

CALL MEETING TO ORDER

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

ESTABLISH QUORUM

PRESENT:	Chair Harding, Commissioners Klein and Mantica
ABSENT:	Vice-Chair Ma and Commissioner Blockhus
STAFF:	Senior Planner Gallegos

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**
   Approve minutes of the regular meeting of November 2, 2022.

Action: Upon a motion by Commissioner Klein, seconded by Commissioner Mantica, the Commission continued the minutes of the regular meeting of November 2, 2022 so all the Commissioners can be in attendance to review the minutes for accuracy since there was no meeting recording.
The motion was approved (3-0) by the following vote:
AYES: Harding, Klein, and Mantica
NOES: None
ABSENT: Ma and Blockhus

DISCUSSION

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

STAFF PRESENTATION
Senior Planner Gallegos presented the staff report recommending approval of design review application SC22-0024 subject to the listed findings and conditions and answered a question from Commissioner Klein.

APPLICANT PRESENTATION
Kyle Chan applicant provided a project presentation and advised the Commission of a proposed change. Property owners Peiran Song and Rick (Daihua) Zhang spoke.

PUBLIC COMMENT
Neighbor Fern La Rocca provided public comment.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Mantica, seconded by Commissioner Klein, the Commission approved design review application SC22-0024 subject to the listed findings and conditions.
The motion was approved (3-0) by the following vote:
AYES: Harding, Klein, and Mantica
NOES: None
ABSENT: Ma and Blockhus

3. **SC22-0027 – Varada Malavika Rao– 363 W. Edith Avenue**
   Design Review for a two-story addition to a one-story single-family house. The project includes a 49 square-foot one-story addition and 805 square-foot two-story addition. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

STAFF PRESENTATION
Senior Planner Gallegos presented the staff report recommending approval of design review application SC22-0027 subject to the listed findings and conditions and answered questions from Commissioner Klein and Chair Harding.

APPLICANT PRESENTATION
Applicant Varada Malavika Rao of Mavin Innovations Designs provided a project presentation.

PUBLIC COMMENT
None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Mantica, seconded by Commissioner Klein, the Commission approved design review application SC22-0027 subject to the listed findings and conditions.
The motion was approved (3-0) by the following vote:
AYES: Harding, Klein, and Mantica
NOES: None
ABSENT: Ma and Blockhus

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

This item was discussed briefly and it was determined that if there are any scheduling conflicts for a Commissioner, they will informally arrange for another Commissioner to take their place.

COMMISSIONERS' REPORTS AND COMMENTS

Senior Planner Gallegos reported that per a new State law passed, that digital plans would no longer be posted online. City staff will provide links to the design review project plans to Commissioners.

Commissioner Mantica asked when the Design Review Commission would be meeting in person. Senior Planner Gallegos stated that the date has not been determined yet.

Chair Harding asked about the remodeled Council Chambers and the technology that will be used. Senior Planner Gallegos briefly discussed the changes that were made.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Harding adjourned the meeting at 8:02 PM.

_____

Sean Gallegos
Senior Planner

DESIGN REVIEW COMMISSION MEETING MINUTES

7:00 PM - Wednesday, February 01, 2023

Telephone/Video Conference Only

CALL MEETING TO ORDER

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

ESTABLISH QUORUM

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

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**
   Approve minutes of the regular meeting of November 2, 2022.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Blockhus, the Commission approved the minutes of the regular meeting of November 2, 2022 with revisions for item 3, that the second to the motion was by Commissioner Mantica.
The motion was approved (4-0) by the following vote:
AYES: Harding, Ma, Blockhus, and Klein
NOES: None

2. **Design Review Commission Minutes**
   Approve the minutes of the regular meeting of January 4, 2023.

Action: Upon a motion by Commissioner Klein, seconded by Chair Harding, the Commission voted to approve the minutes of the regular meeting of January 4, 2023.
The motion was failed (2-0-2) by the following vote:
AYES: Harding and Klein
NOES: None
ABSTAIN: Ma and Blockhus

Action: Upon a motion by Chair Harding, seconded by Commissioner Blockhus, the Commission continued the minutes of the regular meeting of January 4, 2023.
The motion was approved (4-0) by the following vote:

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

DISCUSSION

3. **SC22-0025 – Aaron Hollister – 311 Hawthorne Avenue**
   Design Review for a new two-story house. The project includes 2,090 square feet at the first story and 1,760 square feet at the second story. A 577 square-foot attached accessory dwelling unit (ADU) is also proposed, but not subject to design review. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Liu*

STAFF PRESENTATION
Associate Planner Liu presented the staff report recommending approval of design review application SC22-0025 subject to the listed findings and conditions.

Commissioner Blockhus stated he had an ex parte communication with the owner to the right at 319 Hawthorne Avenue to scale their fence to gain access to the subject property.

APPLICANT PRESENTATION
Applicant Aaron Hollister of Thomas James Homes along with David Pocket, project architect, provided a project presentation.

PUBLIC COMMENT
None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Blockhus, the Commission approved design review application SC22-0025 subject to the listed findings and conditions.
The motion was approved (4-0) by the following vote:
AYES: Harding, Ma, Blockhus, and Klein
NOES: None
ABSENT: Mantica

4. **SC22-0035 – Jenny Kang – 825 Parma Way**
   Design review application for a new two-story house. The project includes 2,587 square feet at the first story and 1,448 square feet addition at the second story. This project should be categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

STAFF PRESENTATION
Senior Planner Gallegos presented the staff report recommending approval of design review application SC22-0035 subject to the listed findings and conditions and answered questions from Commissioner Blockhus.

APPLICANT PRESENTATION
Applicant Jenny Kang provided a project presentation and answered questions from Commissioner Blockhus, Vice-Chair Ma, and Commissioner Klein.

PUBLIC COMMENT
None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Blockhus, the Commission continued design review application SC22-0035 with the following direction:

1. The second-floor master bedroom along the front elevation shall be revised to have a maximum plate height of nine feet, six inches;
2. Make the centered gable of the porch more balanced (symmetrical) with the house;
3. The window trim along the front elevation shall be added to the windows along the side and rear elevations to make the windowsmore consistent;
4. Provide architectural details of the window;
5. Add evergreen screening on left (north) side of the property; and
6. Add a City Street tree along the front yard to reduce the appearance of mass and bulk.

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

COMMISSIONERS' REPORTS AND COMMENTS
None.

POTENTIAL FUTURE AGENDA ITEMS
Senior Planner Gallegos advised the Commission, there will be a full agenda with four items scheduled for the February 15, 2023 meeting.

ADJOURNMENT

Chair Harding adjourned the meeting at 8:22 PM.

_____
Sean Gallegos
Senior Planner

DATE: February 15, 2023

AGENDA ITEM # 3

TO: Design Review Commission

FROM: Jia Liu, Associate Planner

SUBJECT: SC22-0029 – 5790 Arboretum Drive

RECOMMENDATION:

Approve design review application SC22-0029 subject to the listed findings

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PROJECT DESCRIPTION

This is a design review application for the expansion of a second story deck to an existing two-story house. The project also includes a 190 square-foot addition at the first story and eight square-foot addition at the second floor. This project is categorically exempt from further environmental review under Section 15301 of the California Environmental Quality Act The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family Large Lot, Residential
ZONING:	R1-20
PARCEL SIZE:	21,690 square feet
MATERIALS:	Clay tile roof, stucco exterior finish with wood trim, vinyl framed window to match existing house, stainless steel posts and guardrail, and wood deck and wood screening facing side neighbors.

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	3,482 square feet	4,764 square feet	5,423 square feet
FLOOR AREA:			
First floor	1,495 square feet	1,683 square feet	4,919 square feet
Second floor	3,203 square feet	3,211 square feet	
Total	4,698 square feet	4,894 square feet	
SETBACKS:			
Front	30 feet	30 feet	30 feet
Rear	85.58 feet	74.75 feet	35 feet
Right side (1st/2nd)	15 feet/15 feet	15 feet/-- feet	20 feet/25 feet
Left side (1st/2nd)	15 feet/15 feet	20 feet/25 feet	20 feet/25 feet
HEIGHT:	25.58 feet	25.58 feet	27 feet

BACKGROUND

Property History

The development of the property was originally approved in 2003 by the County of Santa Clara when the property was within the County's jurisdiction. In 2006, the neighborhood, commonly known as Woodland Acres Neighborhood was annexed to the city's jurisdiction. As one of the properties in the neighborhood, the subject site shall be now subject to the city's standards.

Site Conditions

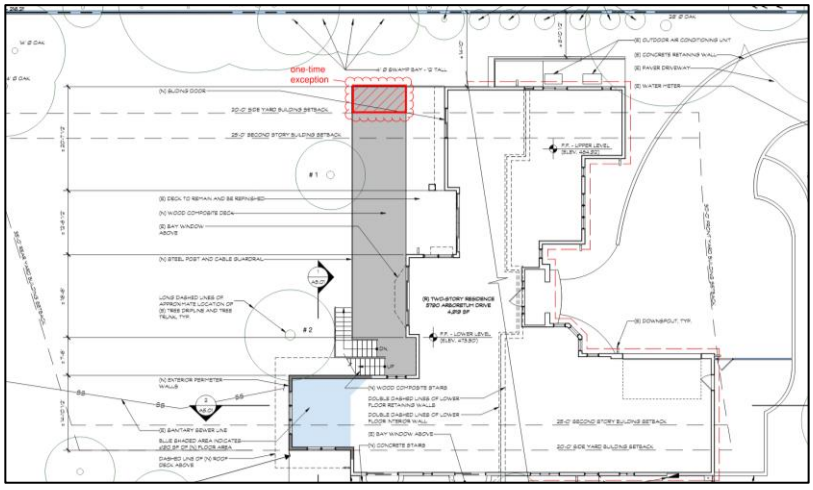
Since the site was developed, the homeowner respected the natural topography of the property and has not graded the rear yard. The rear yard currently still performs a steep slope – proximate a 30-foot elevation difference within a 100-foot rear yard, which does not make the rear yard usable to the homeowner. Per the homeowner, the intent to add the proposed decks at the first and second floor will increase more usable outdoor space to the family.

Zoning Compliance

The existing house is a legal non-conforming structure because the original development was subject to the County's zoning regulations which some of the standards are less restrictive than the current city regulations after annexation. The non-conformities include the two side setbacks that currently requires 20-foot first story setback and 25-foot second story setback compared to the existing house's 15-foot side setbacks for both first and second story.

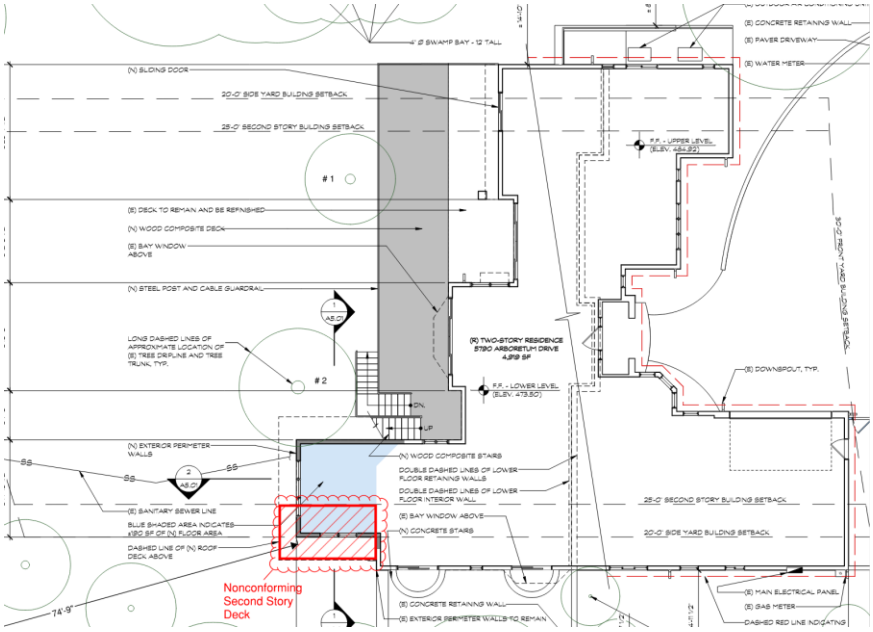
The proposed project consists of a 190 square-foot addition at the first floor, eight square-foot addition at the second floor, and expansion of decks at both first and second to the existing residence. The first and second story additions are consistent with the current zoning side setbacks and will not change the existing house roof structure. The expanded deck along the rear elevation has a 15-foot side setback at the first story, where the required minimum setback is 20 feet (See Figure 1). The deck is more than eight feet in height from the natural grade is considered an attached accessory structure as part of the main house. Section 14.10.080 E. of the Zoning Code allows an administrative approval of one non-conforming setback exception, which no more than 20 feet or 50 percent of an existing nonconforming setback, whichever is less. The depth of the expanded deck is 10 feet and seven inches, and it is found consistent and acceptable due to being less than 50 percent the length of the existing 43.5-foot-long nonconforming wall.

Figure 1 One-Time Exception



The second story deck (See Figure 2) is located on top of the proposed first story addition with a side setback of 11 feet and four inches that is not consistent with the minimum side setback of 25 feet for the second story. Condition No. 3 in this staff report requires the second story deck and its railings to be revised at least 25 feet from the side property line in the construction drawings.

Figure 2: Nonconforming Second Story Balcony



DISCUSSION

Project Request

Design Review

The proposed addition and exterior modifications are proposed at the rear of the building with no changes to the front elevation and streetscape. The project uses high quality materials that match the existing residence, and staff has no concerns with the aesthetics of the design as the façade will remain as it is.

Privacy

Based on the project scope, the proposed second story deck and the expansion of the first story deck may result in privacy impacts. To minimize privacy invasion to the side neighbors, the applicant has added a solid wood screening to the side of the decks. The screening walls will be at a height of five feet and six inches. According to the Section 5.3 of the Residential Design Guidelines, second floor decks oriented toward the side should use appropriate screening measures (i.e. solid railing) when privacy invasion would otherwise result. Staff found the proposed solid wood screening meets the intent of the standard and will address the privacy impacts to the side neighbors. As a condition of approval, the solid wood railing/screening at both side of the proposed decks facing the adjacent side neighbors shall be maintained for the life of the building.

The neighboring property adjacent to rear property line is located at 2100 Woods Lane. The property appears to be in 7.8 acres in size and adjacent to nine properties fronting Arboretum Drive including the subject site. Most the property is vacant with dense vegetation except for a few structures in the front yard.

Therefore, the proposed project does not appear to cause any privacy impact to the rear neighboring property.

Landscaping and Trees
A number of trees exist onsite including evergreen screening vegetation. All the existing trees do not appear to be impacted by the proposed construction. All the trees that has a 48-inch or more in circumference shall be retained and maintained for the life of the project without obtaining a tree removal permit approval from the city. The table below describes the information of the existing evergreen screening vegetation onsite:

Table 1: Existing Screening Plant List

Location	Common Name	No.	Description
Right property line	Swamp Bay (Persea palustris)	10	6'-12' tall

Environmental Review
This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves an alteration and addition to an existing single-family dwelling in a residential zone.

Public Notification and Community Outreach
A public meeting notice was posted on the property and mailed to 10 nearby property owners on Arboretum Drive and Woods Lane. The Notification Map is included in Attachment A.

As the proposal will mostly impact the side adjacent neighbors, upon confirmation with staff, the applicant reached out to the right and left side property owners. Correspondence letters from the neighbors are attached to the staff report in Attachment C showing no objections from the neighbors for the project.

Cc: Marwan Eways, Property Owner
Bryan Lee, Applicant

Attachments:
A. Notification Map
B. Pictures of Notice of Development Proposal
C. Proof of Community Outreach
D. Material Boards

FINDINGS

SC22-0029 – 5790 Arboretum Drive

With regard to design review for the additions and deck expansion to the existing house, the Design Review Commission finds thefollowing in accordance with Section 14.76.050 of the Municipal Code:

a. The proposed additions and deck expansion to the existing residence complies with all provisions of this chapter;

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

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

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

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

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

CONDITIONS

SC22-0029 – 5790 Arboretum Drive

GENERAL

1. **Expiration**
   The Design Review Approval will expire on February 15, 2025 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**
   The approval is based on the plans and materials received on January 19, 2023, except as may be modified by these conditions.

3. **Second Story Deck Setback**
   The proposed roof deck and its railings at the second story shall have a minimum side setback of 25 feet. The corresponding revisions shall be incorporated into the construction drawings.

4. **Solid Wood Screening Railing/Wall**
   The proposed solid wood screening railing/wall for the privacy mitigation facing the side neighbors shall be maintained for the life of the structure and cannot be removed or replaced with open railing without the approval from the Development Services Director.

5. **Protected Trees**
   All the existing trees along with the existing privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

6. **Landscaping**
   The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

7. **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

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

9. **Applicant Acknowledgement of Conditions of Approval**
   The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

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

12. **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.

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

14. **Tree Protection**
    Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 1 and 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.

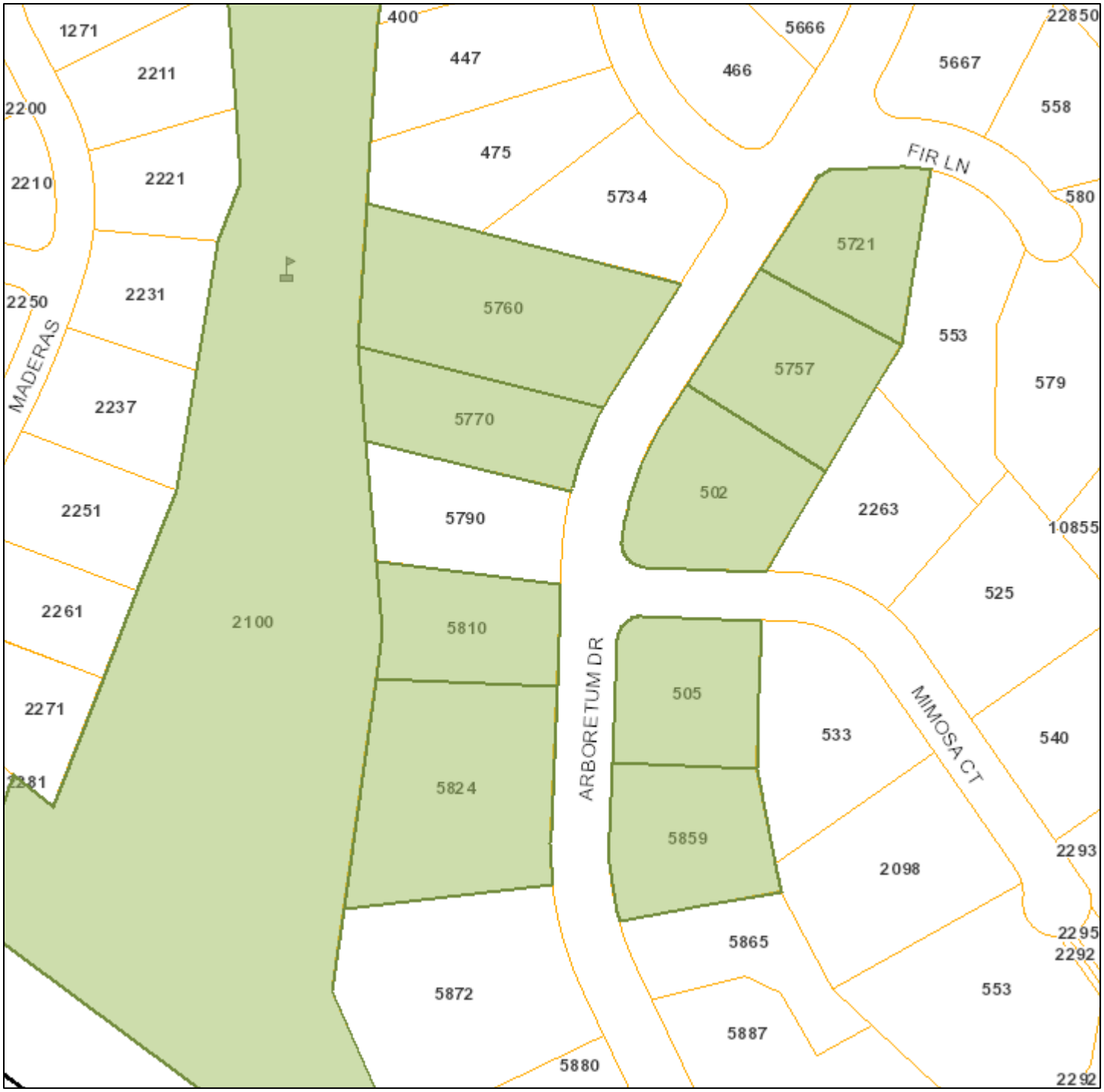
PRIOR TO FINAL INSPECTION

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

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

17. **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).

5790 Arboretum Drive Notification Map



Print Date: September 30, 2022

1:2,257

0 0.015 0.03 0.06 mi

0 0.0225 0.045 0.09 km

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

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

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


NOTICE OF DEVELOPMENT PROPOSAL
5790 ARBORETUM DRIVE
PROJECT DESCRIPTION
1. NEW 188 SF EXTENSION OF THE LOWER FLOOR
2. A 584 SF EXTENSION OF EXISTING LOWER FLOOR DECK
3. CONSTRUCTION OF A NEW 284 SF ROOF DECK ON THE UPPER FLOOR
APPLICANT
BRYAN LEE
SQUARE THREE ARCHITECTURE, INC.
650.326.3860 X113
BRYANL@SQUARETHREE.COM
PROPERTY OWNER
MARWAN EWAYS
415.806.7410
MEWAYS@YAHOO.COM
PROJECT PLANNER
TO SUBMIT COMMENTS OR GET ADDITIONAL INFORMATION, PLEASE CONTACT:
JIA LIU
650.947.2696
JLIU@LOSALTOS.GOV
PUBLIC MEETING DATES
PUBLIC MEETING NOTICE
Wednesday, February 15, 2023 at 7:00 pm
The Design Review Commission will hold a public hearing to consider the project at the above date and time with an opportunity for public comment.
The agenda report and plans will be available on the City's website the Thursday before the meeting date at
https://www.losaltosca.gov/designreviewcommission/page/design-review-commission-meeting-12
Written comments can be mailed or delivered in person to the Community Development Department or emailed to the Project Planner. Verbal comments can also be made at the Public Meeting.

Sincerely,
Bryan Lee
square three architecture
bryanl@squarethree.com
650.326.3860 x113

From: **jerry schoening** schoen95js@yahoo.com
Subject: 5790 Arboretum Dr. Project statement for Los Altos City Planning
Date: November 21, 2022 at 10:31 AM
To: camdens@squarethree.com
Cc: Shahla Sheikholeslam shahlash16@yahoo.com, marwan eways meways@yahoo.com

JS

5810
We are the neighbor to the Eways residence at ~~5790~~ Arboretum Dr. We had an opportunity to review the Eways' proposed remodel/addition project as submitted to the city. We support the plan and see no problem with this project going forward.

Jerry Schoening & Shahla Sheikholeslam

neighbor approval email #1

From: [redacted]
Subject: 5790 Arboretum Dr I project support
Date: December 1, 2022 at 8:22 PM
To: camdens@squarethree.com
Cc: Marwan Eways meways@yahoo.com, Hot Wife anne@thedeckerfamily.com

SD

Greetings
This note is in reference to the construction project @ 5790 Arboretum Dr

We live at 5770 Arboretum, next door to the Eway's residence.

They have shared the plans for the proposed remodel/addition project as submitted to the city. We support the plan and see no problem with this project going forward.

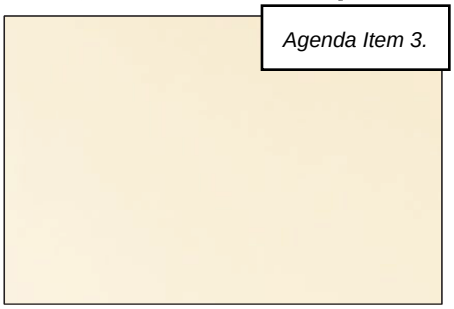
If you have any questions, please let me know,

Kind regards,
-Steve & Anne Decker
[redacted]

neighbor approval email #2

ATTACHMENT D

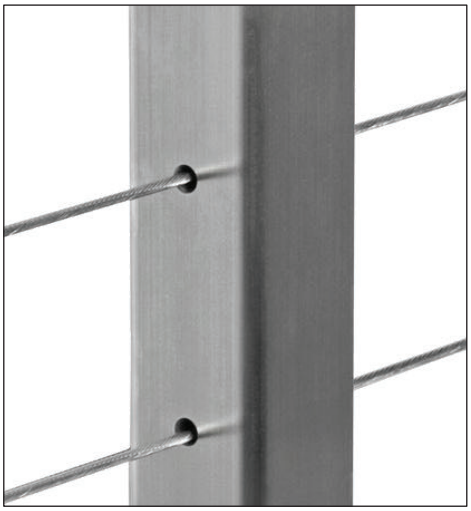
CLAY TILE SHINGLE ROOF
COLOR TO MATCH EXISTING



WOOD WALL TRIM
"CREAM" PAINTED WOOD TO MATCH EXISTING

EXTERIOR STUCCO FINISH
"SAND" COLOR TO MATCH EXISTING COLOR AND TEXTURE

WINDOW CLADDING
"WHITE" VINYL TO MATCH EXISTING



STEEL POST AND CABLE GUARDRAIL
BRUSHED STAINELSS STEEL

WOOD DECKING AND PRIVACY SCREEN
WOOD LATTICE AND POWDER COATED STEEL AND ACCOYA DECK
COLOR TO MATCH EXISTING

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architecture
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900 high street suite 3
palo alto, ca 94301
650 • 326 • 3860

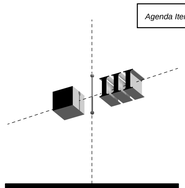
CITY OF LOS ALTOS TWO-STORY RESIDENTAIL DESIGN REVIEW
MATERIALS BOARD

project name 5790 ARBORETUM DRIVE
LOS ALTOS, CA, 94204

date 09.09.22
project no. 22101

ARCHITECT:
SQUARE THREE ARCHITECTURE
900 HIGH STREET, SUITE 3
PALO ALTO, CA 94301
PH.: 650.326.3860 X112, X115
EM.: TOMC@SQUARETHREE.COM
CAMDENS@SQUARETHREE.COM
CONTACT: TOM CARRUBBA
CAMDEN SANTO

OWNER:
MARWAN EWAYS
5780 ARBORETUM DRIVE
LOS ALTOS, CA 94024
PH.: 415.806.7410
EM.: MEWAYS@YAHOO.COM



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palo alto, ca 94301
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PROJECT DIRECTORY | 1

THIS PROJECTS INVOLVES THE FOLLOWING:

1. NEW ± 188 SF EXTENSION ON THE LOWER FLOOR AND NEW ± 8 SF EXTENSION ON UPPER FLOOR.
2. A ± 584 SF EXTENSION TO AN EXISTING LOWER FLOOR DECK.
3. CONSTRUCTION OF A NEW ± 284 SF ROOF DECK ON THE UPPER FLOOR.

PROJECT DESCRIPTION | 2

SHEET INDEX | 3

SITE DATA

A.P.N.	342-04-033
OCCUPANCY	GROUP R, DIVISION 3
BUILDING TYPE	V-B
ZONE	R1-20

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/ REQUIRED
LOT COVERAGE: *LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT*	3,462.1 SQUARE FEET (16.05%)	4,764.2 SQUARE FEET (21.96%) (1)	5,423 SQUARE FEET (25%)
FLOOR AREA: *MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS*	1ST FLR: 1,494.5 SF 2ND FLR: 3,202.9 SF TOTAL: 4,697.4 SF (21.66%)	1ST FLR: 1,683.1 SF 2ND FLR: 3,210.6 SF TOTAL: 4,893.7 SF (22.56%)	4,919 SQUARE FEET (22.68%)
SETBACKS: FRONT REAR RIGHT SIDE (1ST/2ND) LEFT SIDE (1ST/2ND)	 30 FT 35 FT 20 FT/ 25 FT 20 FT/ 25 FT	 30 FT 35 FT 20 FT/ 25 FT 20 FT/ 25 FT	 30 FT 35 FT 20 FT/ 25 FT 20 FT/ 25 FT
HEIGHT:	± 25 - 7"	± 25 - 7"	± 27 - 0"

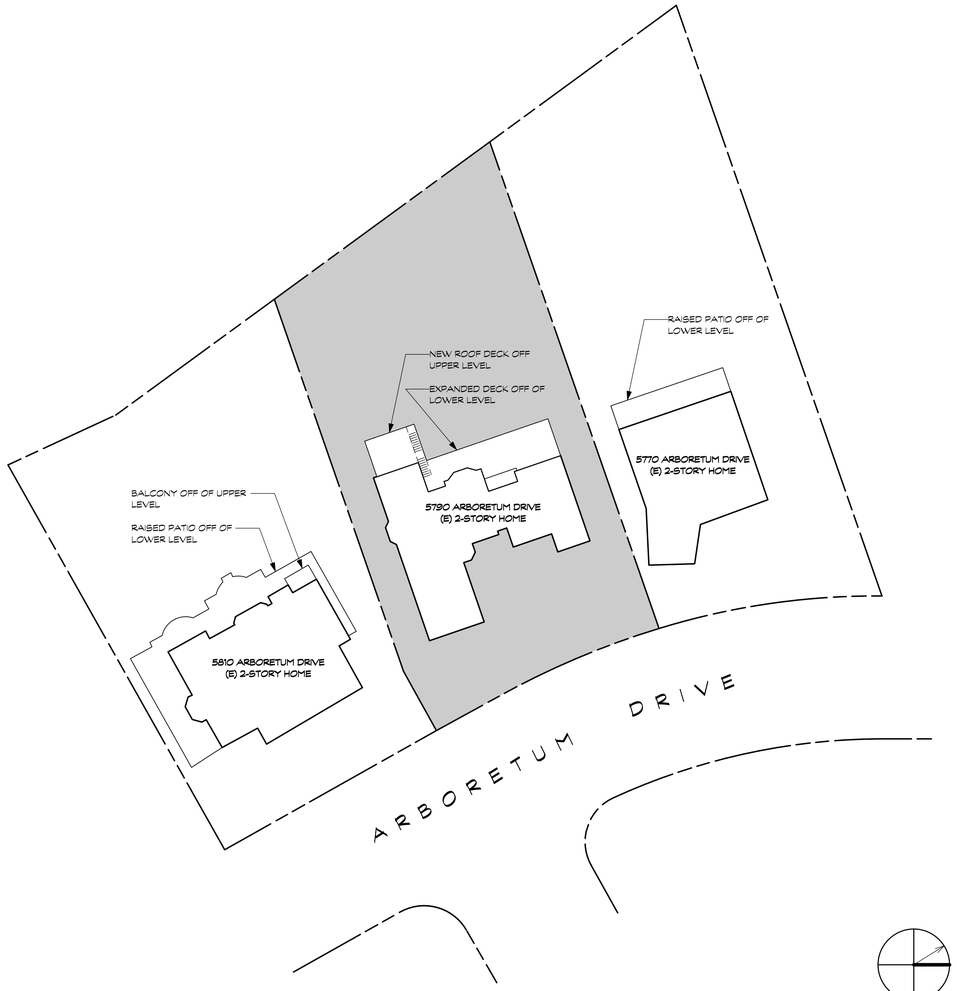
SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: *INCLUDES HABITABLE BASEMENT AREAS*	4,203.1 SQUARE FEET	196.3 SQUARE FEET	4,399.4 SQUARE FEET
NON-HABITABLE AREA: *DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES*	494.3 SQUARE FEET	0 SQUARE FEET	494.3 SQUARE FEET

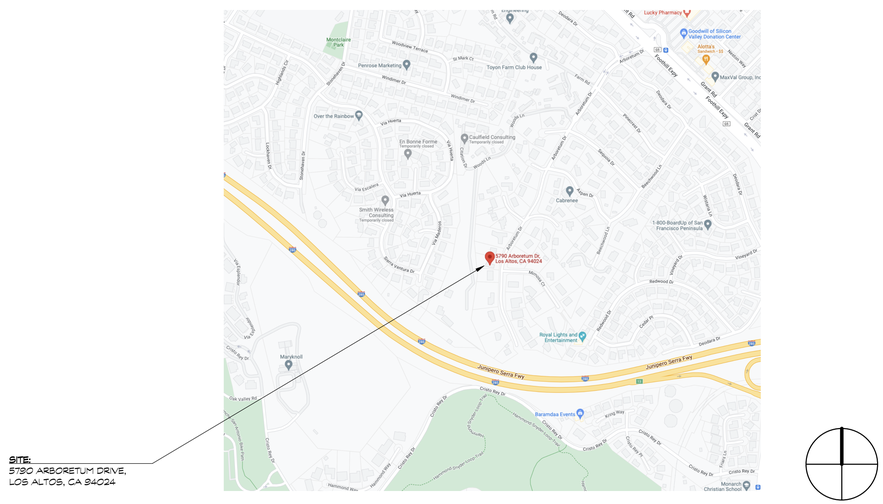
LOT CALCULATIONS

NET LOT AREA:	21,690 SQUARE FEET
FRONT YARD HARDSCAPE AREA: *HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%*	1,316.9 SQUARE FEET (41.61%)
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): 6,163.6 SF EXISTING SOFTSCAPE (UNDISTURBED) AREA: 15,526.4 SF NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING) AREA: 0 SF *SUM OF ALL THREE SHOULD EQUAL THE SITES NET LOT AREA*

PROJECT DATA | 4



N.T.S. | 6 | VICINITY MAP



NOT USED | 7

NOT USED | 8

A REMODEL/ADDITION FOR:
EWAYS FAMILY
5790 ARBORETUM DRIVE
LOS ALTOS, CA 94024

revision	date
1 I.R. COMMENTS	12/16/22

sheet title

PROJECT DIRECTORY
SHEET INDEX
PROJECT DESCRIPTION
PROJECT DATA
VICINITY MAP
NEIGHBORHOOD CONTEXT

date 12.20.22

job no. 22101

scale
1 INCH AT FULL SCALE, IF NOT 1 INCH THIS DRAWING HAS BEEN REPRODUCED (NOT TO SCALE SHOWN)

P.D. 12.20.22

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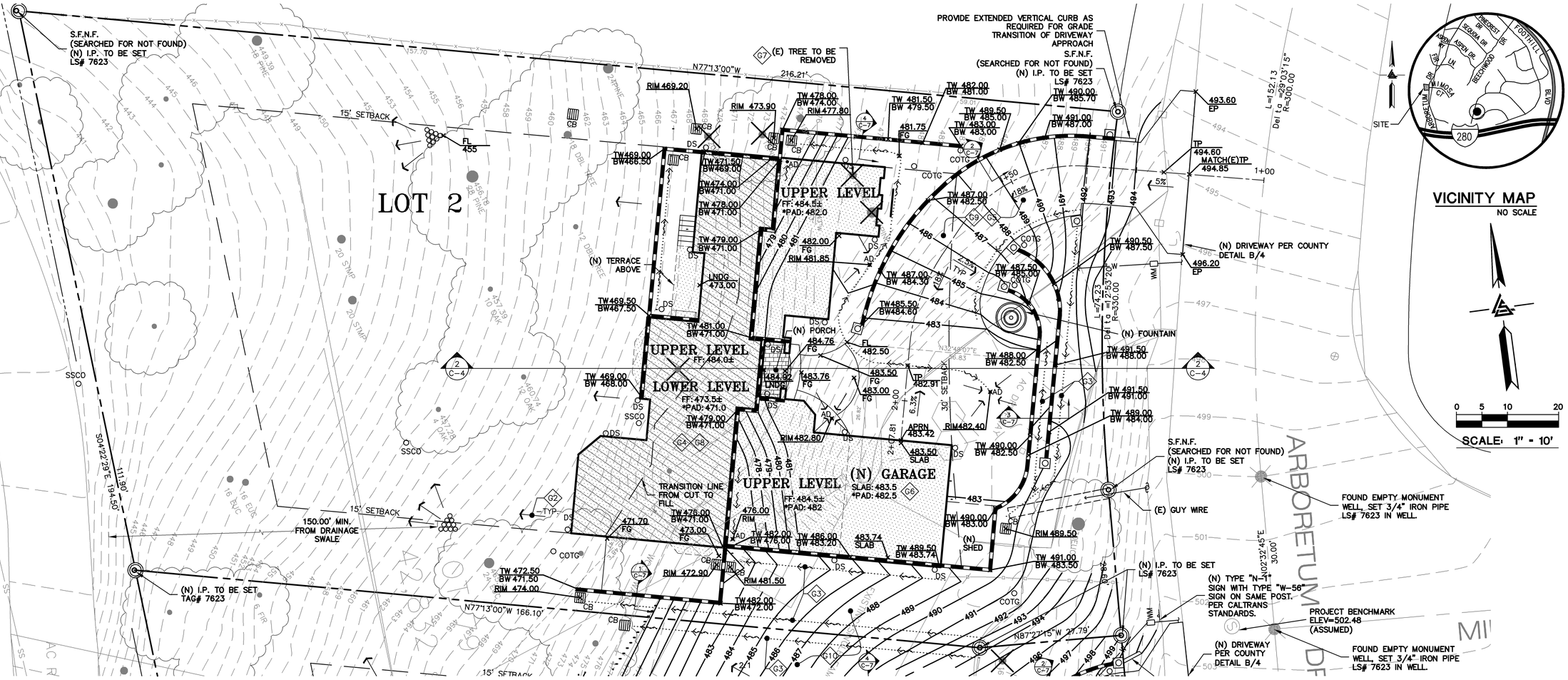
FILE: 22101_DRR1_cover.v2022



TOP OF WALL ELEVATION – RETAINING WALLS:

"TW" GRADES SHOWN ARE TO FINISH GRADE OF RETAINED EARTH. ACTUAL WALL HEIGHT SHALL BE EXTENDED WHERE APPROPRIATE TO PROVIDE CODE CLEARANCE FOR FRAMING. REFER TO STRUCTURAL PLANS FOR DETAILS.

NOTES:

1.) THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS LESS THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND WHICH ARE SHOWN TO BE REMOVED. ANY OTHER SUCH TREES ARE NOT TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.

2.) NOTIFY THE SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD WITH THE CONTRACTOR.

3.) SUBMIT A CERTIFICATION FROM THE SOILS ENGINEER CERTIFYING THAT THE WORK WAS COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE SOILS REPORT PRIOR TO RELEASE OF BOND.

4.) OBTAIN AN ENCROACHMENT PERMIT FROM COUNTY OF SANTA CLARA TRANSPORTATION AGENCY FOR INSTALLATION OF COUNTY STANDARD DRIVEWAY APPROACHES.

FIRE PROTECTION NOTES:

PROVIDE 15 FT, MINIMUM VERTICAL CLEARANCE OVER ALL ACCESS ROADS AND DRIVEWAYS TO BUILDING SITE (REMOVE TREE LIMBS, ELECTRICAL WIRES OR STRUCTURES). WORK TO BE COMPLETED PRIOR TO RECORDING OF PARCEL MAP/ISSUANCE OF BUILDING PERMIT.

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION TO ESTABLISH PAD LEVEL.

SITE NOTES:

G1 CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

G2 SLOPE FINISHED GRADES A MINIMUM OF 4%, FOR AT LEAST THE FIVE FEET (5') FROM BUILDING PERIMETER. DIRECT SURFACE DRAINAGE RUNOFF TO DISPERSE ON–SITE.

G3 CONSTRUCT EARTHEN SWALES AT 2% TYP. (1% MIN.) & BERMS AS REQUIRED TO DIRECT FLOWS TO DAYLITE. SLOPE FINISHED GRADES TO DAYLITE, TO ACCOMMODATE POSITIVE DRAINAGE AND AVOID PONDING. FOR FLOW LINES GREATER THAN 5%, PROVIDE LINED DITCH –TYP.

G4 CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER TOWN AND A.B.A.G. STANDARDS – REFER TO EROSION AND SEDIMENTATION CONTROL PLAN.

G5 PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING AND SLOPE TO DAYLITE. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH –TYP.

G6 SLOPE GARAGE SLAB @ 1% MIN. (1/8" PER FT.) TO PROVIDE POSITIVE DRAINAGE.

G7 REMOVE TREE AS REQUIRED, PROVIDE TREE PROTECTION TO ALL REMAINING TREES.–TYP

G8 REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

G9 (N) DRIVEWAY SHALL BE 4" CONCRETE WITH #3 BARS @ 16" O.C.E.W. OVER 6" AB (COMPACTED AT 95%) OVER COMPACTED SUBGRADE (COMPACTED AT 95%). BRUSH FINISH DRIVEWAY.

C10 DEMOLISH AND REMOVE THE (E) DRIVEWAY, (E) BROKEN FOUNDATION, AND (E) WALLS AND PIPES THAT ARE TO BE REPLACED BY THE SITE DEVELOPMENT –TYP

C11 RETAINING WALLS TO BE CONSTRUCTED UNDER SEPARATE BUILDING PERMIT.

GENERAL NOTES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1) TOPOGRAPHIC INFORMATION PROVIDED BY DUNBAR & CRAIG LICENSED LAND SURVEYORS, DATED JANUARY 1999, ENTITLED:
"TOPOGRAPHIC MAP"
LOT 79, TRACT NO. 856
UNIT NO. 3
SUPPLEMENTAL INFORMATION PROVIDED BY LEA AND SUNG ENGINEERING, INC.
JOB# 2020277

2) ARCHITECTURAL SITE PLAN BY STOTLER DESIGN ARCHITECTURE, DATED 10–29–1999, ENTITLED:
"PROPOSED NEW HOUSE"
5800 ARBORETUM DRIVE
LOS ALTOS, CALIFORNIA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ESTIMATED EARTHWORK QUANTITIES LOT 2

CUT	850 C.Y.
FILL	290 C.Y.
TOTAL EXPORT	560 C.Y.

CONTRACTOR TO VERIFY QUANTITIES

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS.

REGISTERED PROFESSIONAL ENGINEER
JEFFREY C. LEA
No. 31878
Exp.12–31–04
CIVIL
STATE OF CALIFORNIA

LEA & SUNG ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CALIFORNIA 94545
(510) 887–4086
FAX (510) 887–3019

LOT 79, TRACT NO. 856
5800 ARBORETUM DR.
LOS ALTOS, CA

APN: 342–04–018

SANTA CLARA COUNTY

GRADING & DRAINAGE PLAN FOR LOT 2

PLAN CHECK 8–1–03	PC
PLAN CHECK 7–21–03	PC
PLAN CHECK 6–20–03	PC
FINAL CONDITIONS 5–5–03	PC
ARCH. REVISION 1–15–02	PC
REVISIONS	BY

JOB NO:	2020278
DATE:	10–16–02
SCALE:	1" = 10'
DESIGN BY:	WC
DRAWN BY:	MYC

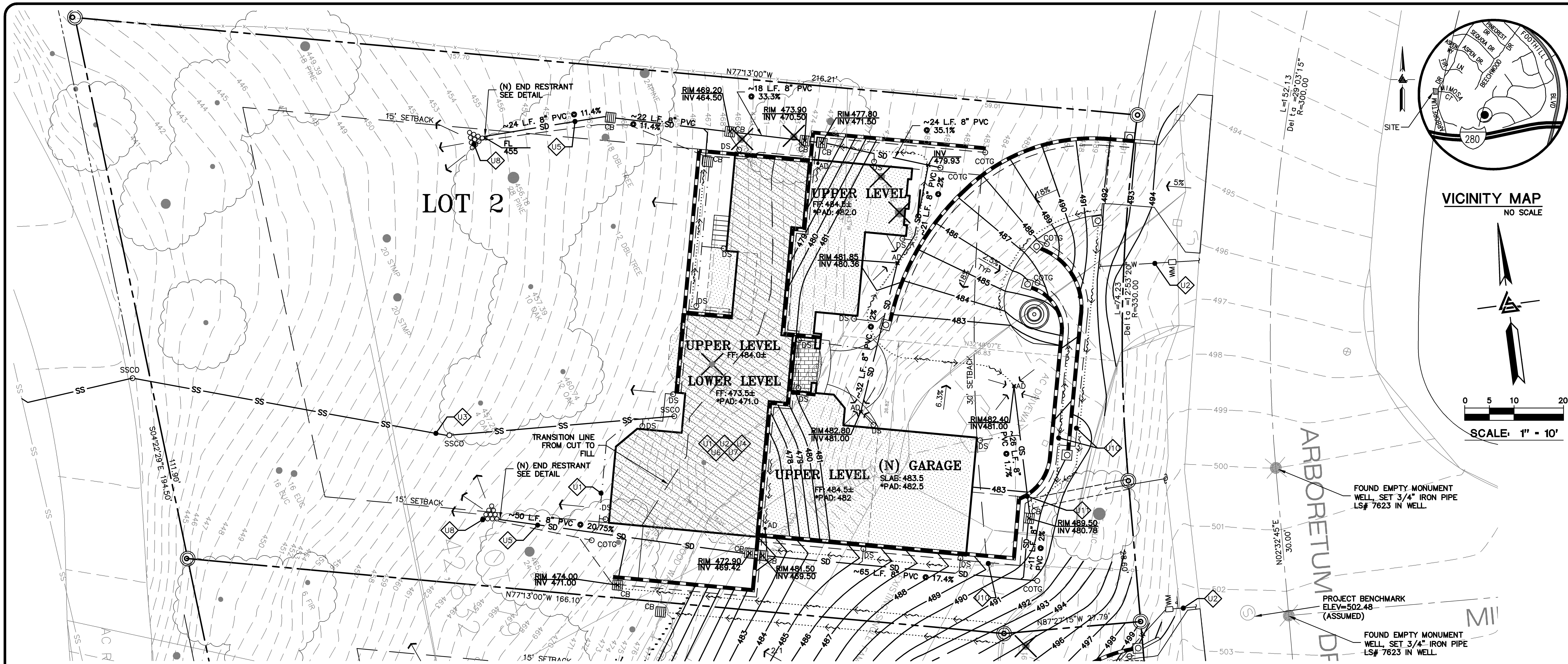
SHEET NO:

C-5

5 OF 13 SHEETS

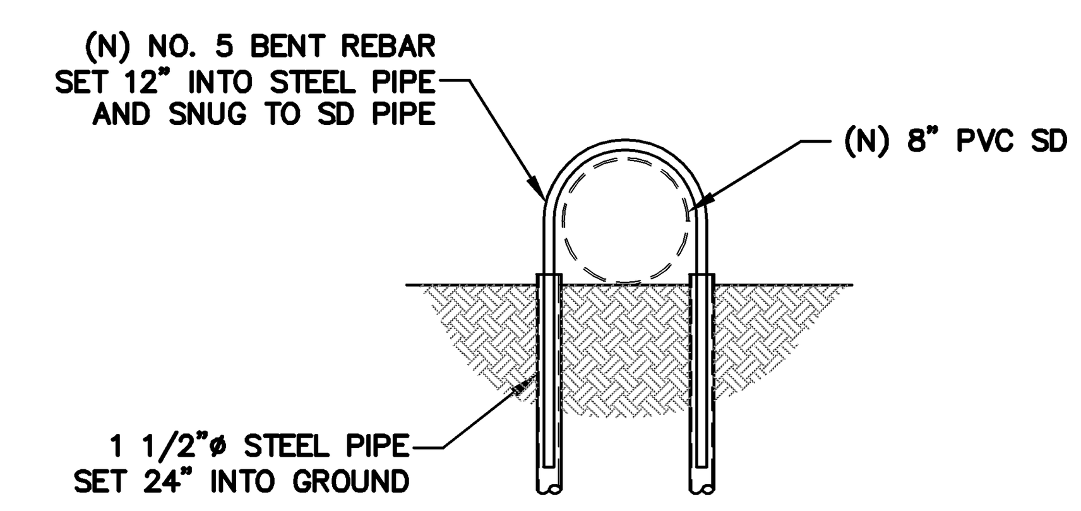
PLAN # _____ OF _____ SHEET

APPLICANT: SCHOENING | ROAD NAME:ARBORETUM DRIVE | COUNTY FILE NO.: 7799–17–68–02G

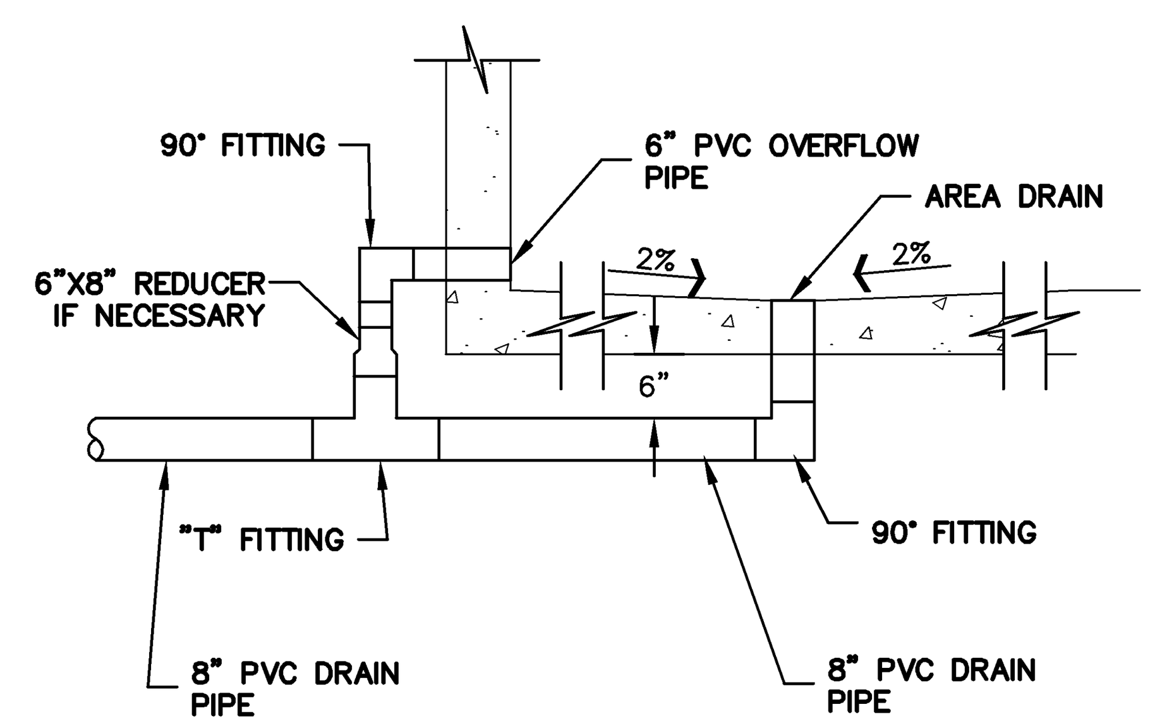


UTILITY NOTES:

- U1 DIRECT ROOF DOWNSPOUTS TO ON-SITE STORM DRAIN SYSTEM. USE 4" PVC (SDR-35 OR BETTER) SLOPED AT 2%
- U2 INSTALL (N) WATER SERVICE -TYP
- U3 INSTALL (SS) SANITARY SEWER LATERAL AT 2% MIN.-TYP
- U4 INSTALL (N) GAS SERVICE PER PG&E STANDARDS
- U5 INSTALL (N) ON-SITE STORM DRAIN SYSTEM 8" PVC @ 1% MIN. PROVIDE 2' OF COVER MIN.-TYP.
- U6 PLACES ALL NEW UTILITIES UNDERGROUND -TYP
- U7 REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.
- U8 PLACE ENERGY DISSIPATOR PER A.B.A.G., AND COUNTY STANDARDS. SEE DETAIL
- U9 DIRECT ALL SURFACE LEVEL DRAINAGE INTO ON-SITE STORM DRAIN SYSTEM.
- U10 (N) 4" PVC RETAINING WALL SUBDRAIN PLACED ON DRAIN ROCK. REFER TO SOILS REPORT FOR DETAILS.
- U11 EMERGENCY OVERLAND RELEASE THRU WALL DRAIN. SEE DETAIL
- U12 EMERGENCY OVERLAND RELEASE OVER WALL. SEE DETAIL ON SHEET C-7



SD END RESTRAINT DETAIL
NOT TO SCALE

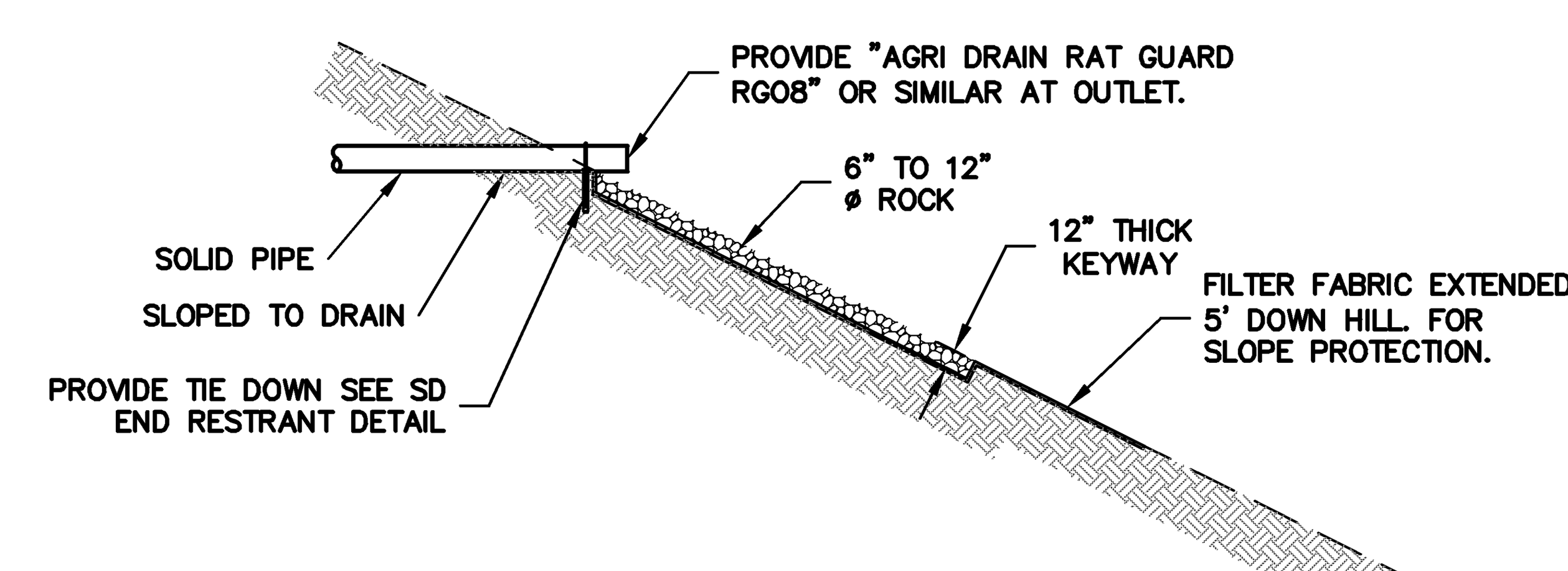


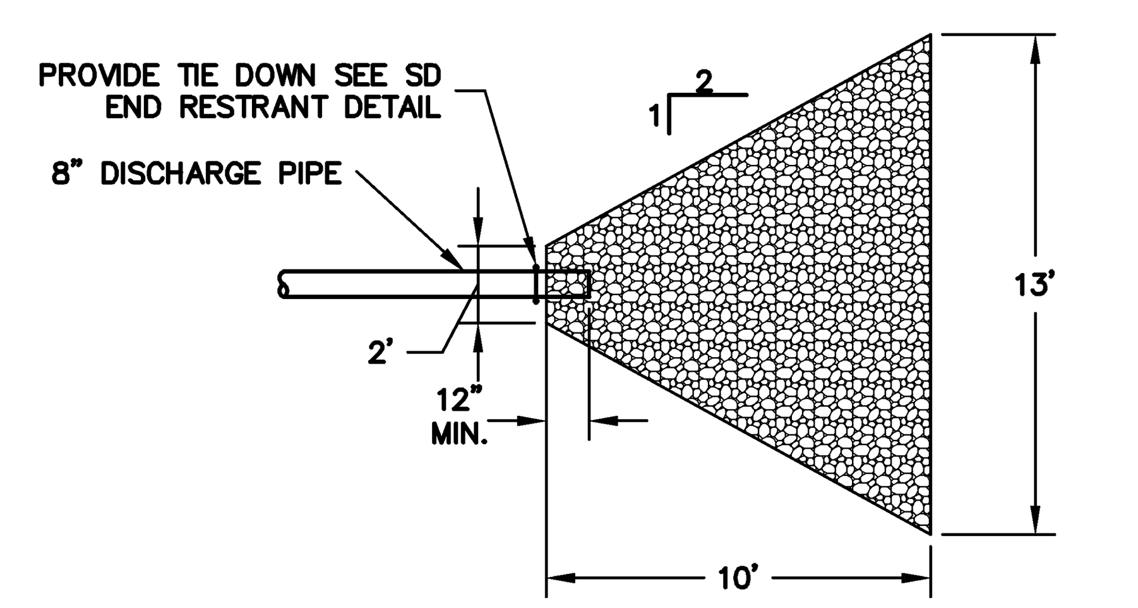
OVERLAND THRU WALL DRAIN DETAIL
NOT TO SCALE

NOTES:

1. INSTALL 8" METAL GRATE AND 8" PVC OUTGOING PIPE IN AREAS INTENDED TO HAVE FOOT TRAFFIC.
2. INSTALL 6" PVC OVERFLOW PIPE AS SHOWN.
3. CONTRACTOR SHALL SUBMIT TO THE OWNER IN WRITING THE NEED FOR PERIODIC MAINTENANCE AND REMOVAL OF DEBRIS.
4. REFER TO STRUCTURAL PLAN FOR WALL CONSTRUCTION DETAIL.

THE INTENT OF AN ENERGY DISSIPATOR IS TO DISPERSE THE COLLECTED DRAINAGE AS "SHEET FLOW" ONTO THE EXISTING GROUND SURFACE, WHICH SIMULATES THE DRAINAGE CONDITIONS THAT WOULD OTHERWISE NATURALLY OCCUR IF NO DEVELOPMENT WERE PRESENTS ON THE SITE.





NOTE: ENDS OF SURFACE DRAINAGE DISCHARGE PIPE SHOULD NOT BE CAPPED. PERIODIC MAINTENANCE IS REQUIRED TO KEEP DISCHARGE FREE FROM BLOCKAGE

ENERGY DISSIPATOR DISCHARGE
NOT TO SCALE

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS.

REGISTERED PROFESSIONAL ENGINEER JEFFREY C. LEA No. 31878 Exp.12-31-04 CIVIL STATE OF CALIFORNIA

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CIVIL ENGINEERS · LAND SURVEYORS
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FAX (510) 887-3019

LOT 79, TRACT NO. 856 5800 ARBORETUM DR. LOS ALTOS, CA

APN: 342-04-018

SANTA CLARA COUNTY

UTILITY PLAN FOR LOT 2

REVISIONS	BY
PLAN CHECK 8-1-03	PC
PLAN CHECK 7-21-03	PC
PLAN CHECK 6-20-03	PC
FINAL CONDITIONS 5-5-03	PC
ARCH. REVISION 1-15-02	PC

JOB NO:	2020278
DATE:	10-16-02
SCALE:	1" = 10'
DESIGN BY:	WC
DRAWN BY:	MYC

SHEET NO:
C-6
6 OF 13 SHEETS

PLAN # ______
SHEET ______ OF ______

APPLICANT: SCHOENING   ROAD NAME:ARBORETUM DRIVE   COUNTY FILE NO.: 7799-17-68-02G

square three architecture inc
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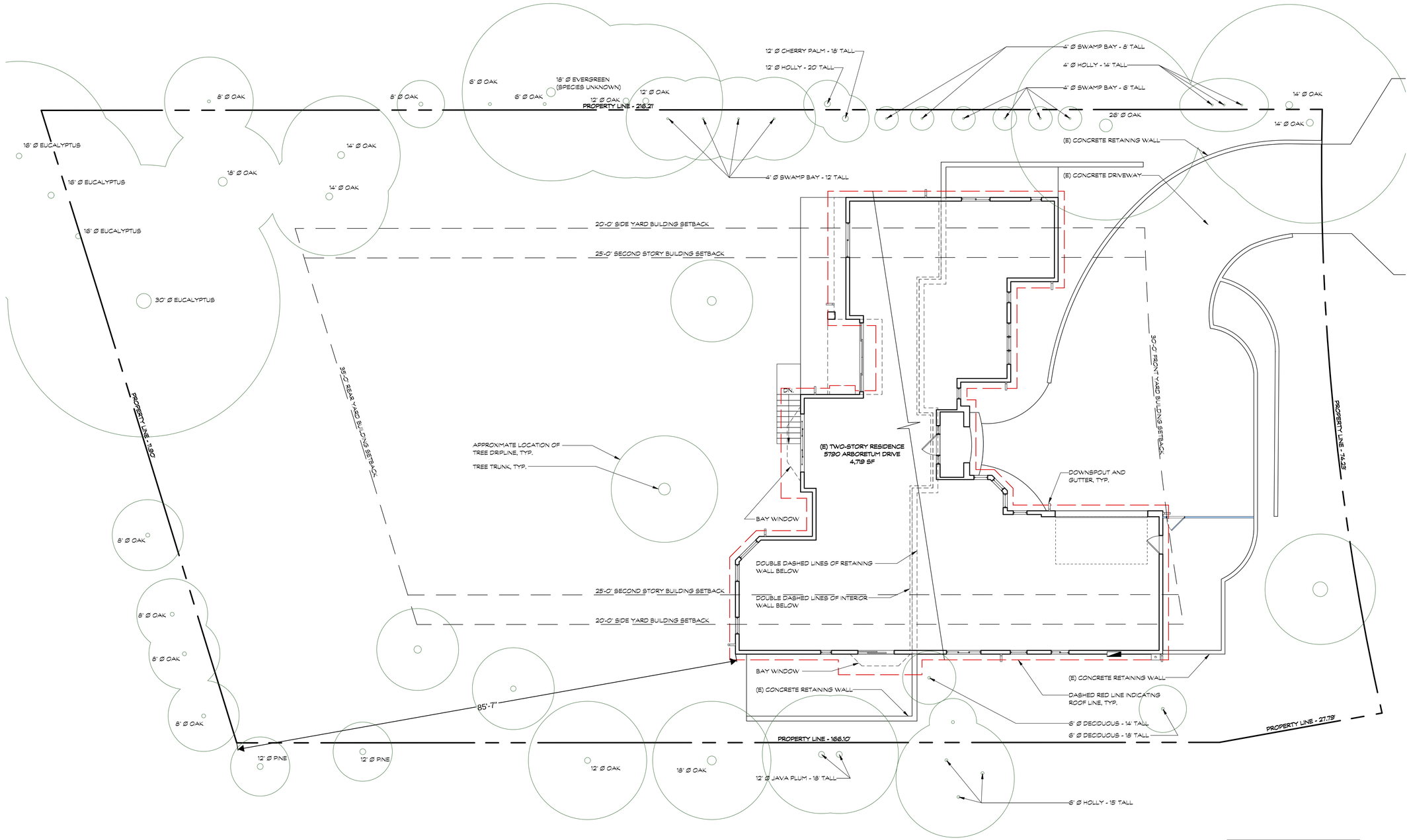
palo alto, ca 94301
650 • 326 • 3860



'X' INDICATES TREES THAT WERE REMOVED AFTER CIVIL SURVEY BUT PRIOR TO THE CURRENT OWNERS PURCHASING THE PROPERTY. TREES WER REMOVED PRIOR TO PROPERTY BEING ANNEXED INTO LOS ALTOS WHEN PROPERTY WAS STILL UNDER SANTA CLARA COUNTY JURISDICTION.

EXISTING SITE PLAN | 1/8" | 1

DESIGN REVIEW APPROVAL SET - NOT FOR CONSTRUCTION

A FEASABILITY STUDY FOR:
EWAYS FAMILY
5790 ARBORETUM DRIVE
LOS ALTOS, CA 94024

LICENSED ARCHITECT
THOMAS PETER CARRUBBA
No. C28276
REN. 2-28-23
STATE OF CALIFORNIA

revision	date
1 I.R. COMMENTS	12/16/22

sheet title
EXISTING SITE PLAN

date 12.20.22
job no. 22101
scale
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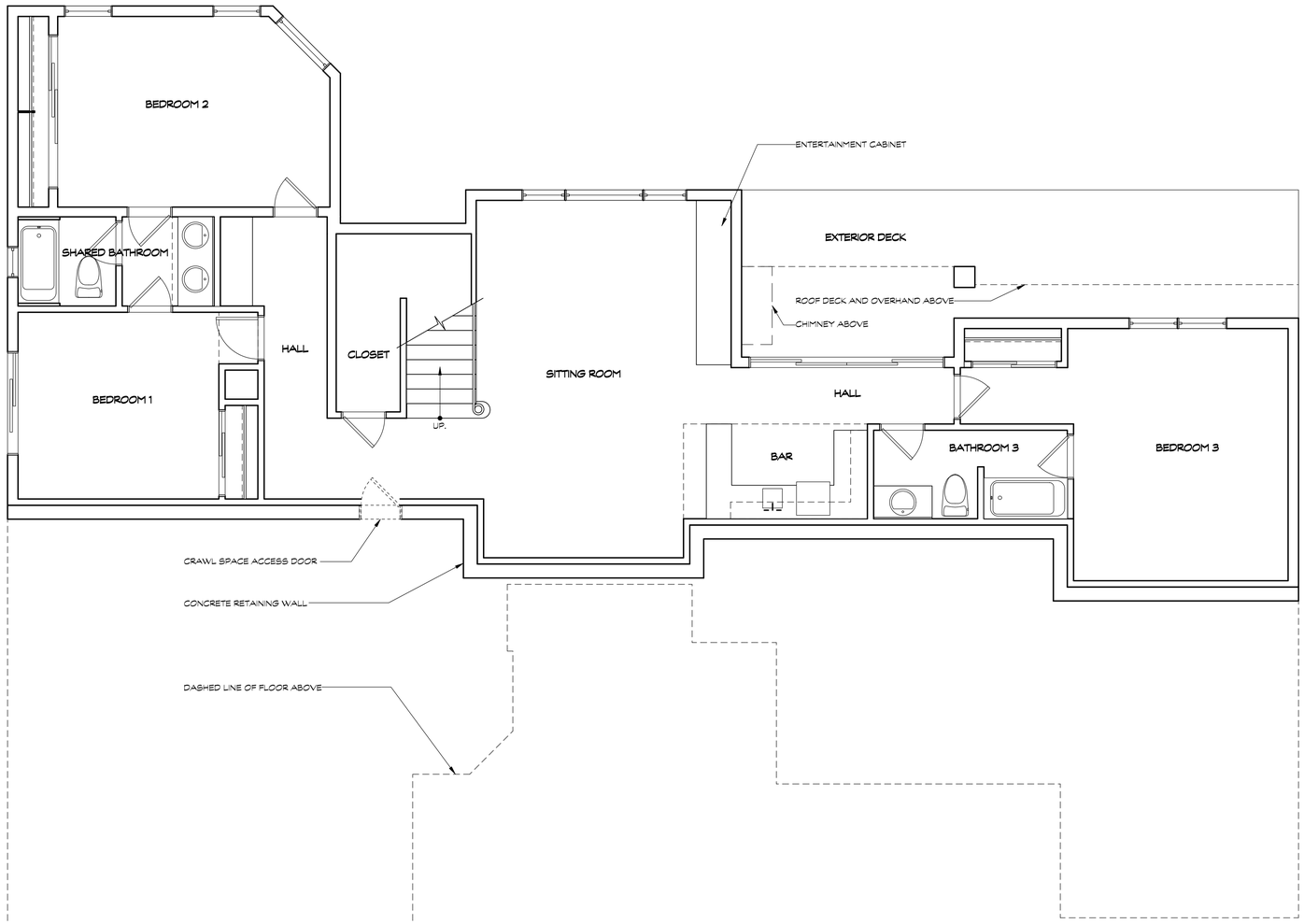

square three architecture inc

900 high street suite 3
palo alto, ca 94301
650 • 326 • 3860

DESIGN REVIEW APPROVAL SET - NOT FOR CONSTRUCTION

A FEASABILITY STUDY FOR:

EWAYS FAMILY
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LOS ALTOS, CA 94024

LICENSED ARCHITECT
THOMAS PETER CARRUBBA
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revision	date
1 I.R. COMMENTS	12/16/22

sheet title

EXISTING LOWER FLOOR PLAN

date 12.20.22

job no. 22101

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P.D. 12.20.22

EC2

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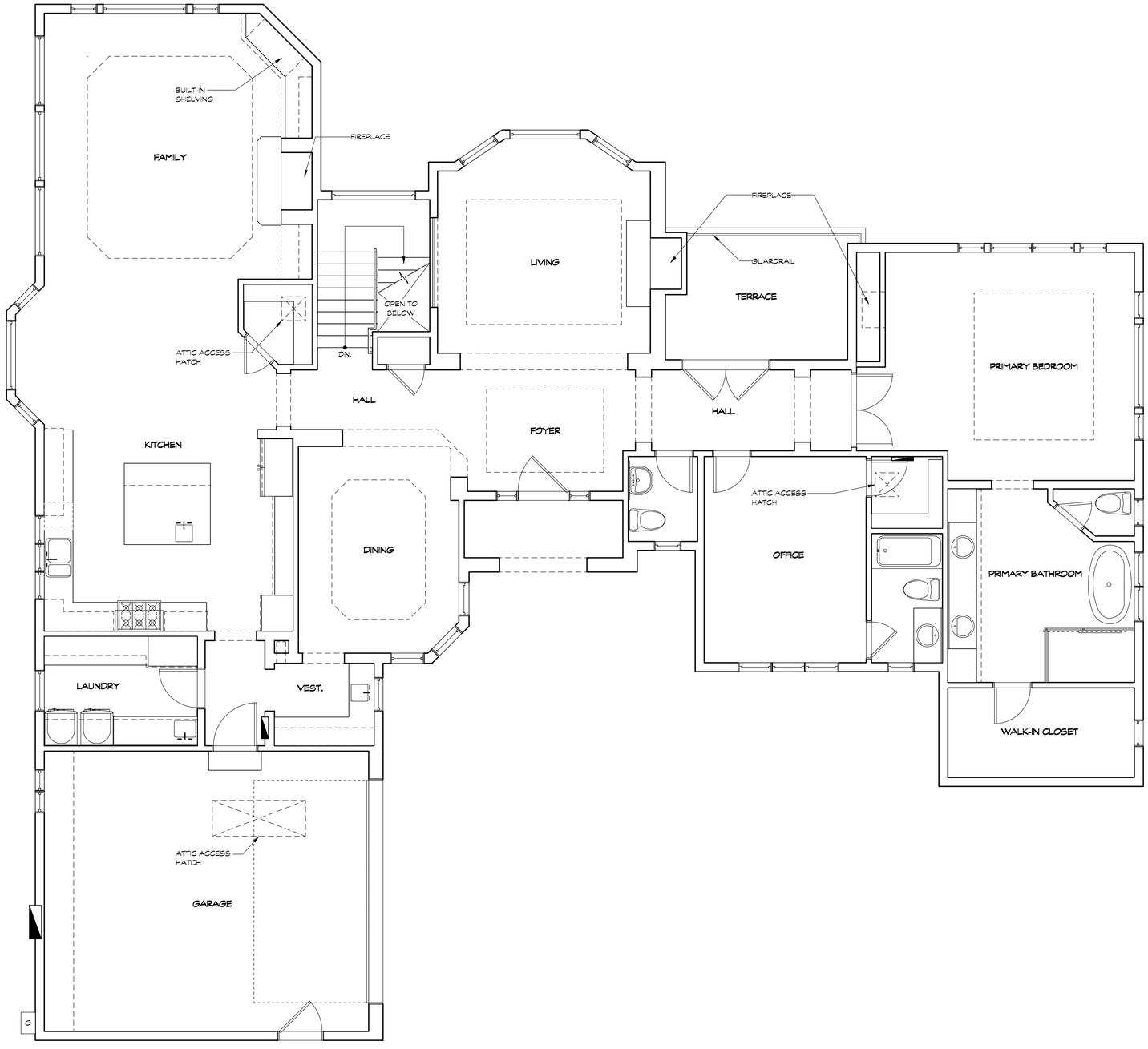
EXISTING LOWER FLOOR PLAN | 1/4" | 1



EXISTING UPPER FLOOR PLAN | 1/4" | 1

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DESIGN REVIEW APPROVAL SET - NOT FOR CONSTRUCTION

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EWAYS FAMILY
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LOS ALTOS, CA 94024

LICENSED ARCHITECT
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EXISTING UPPER FLOOR PLAN

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EC3

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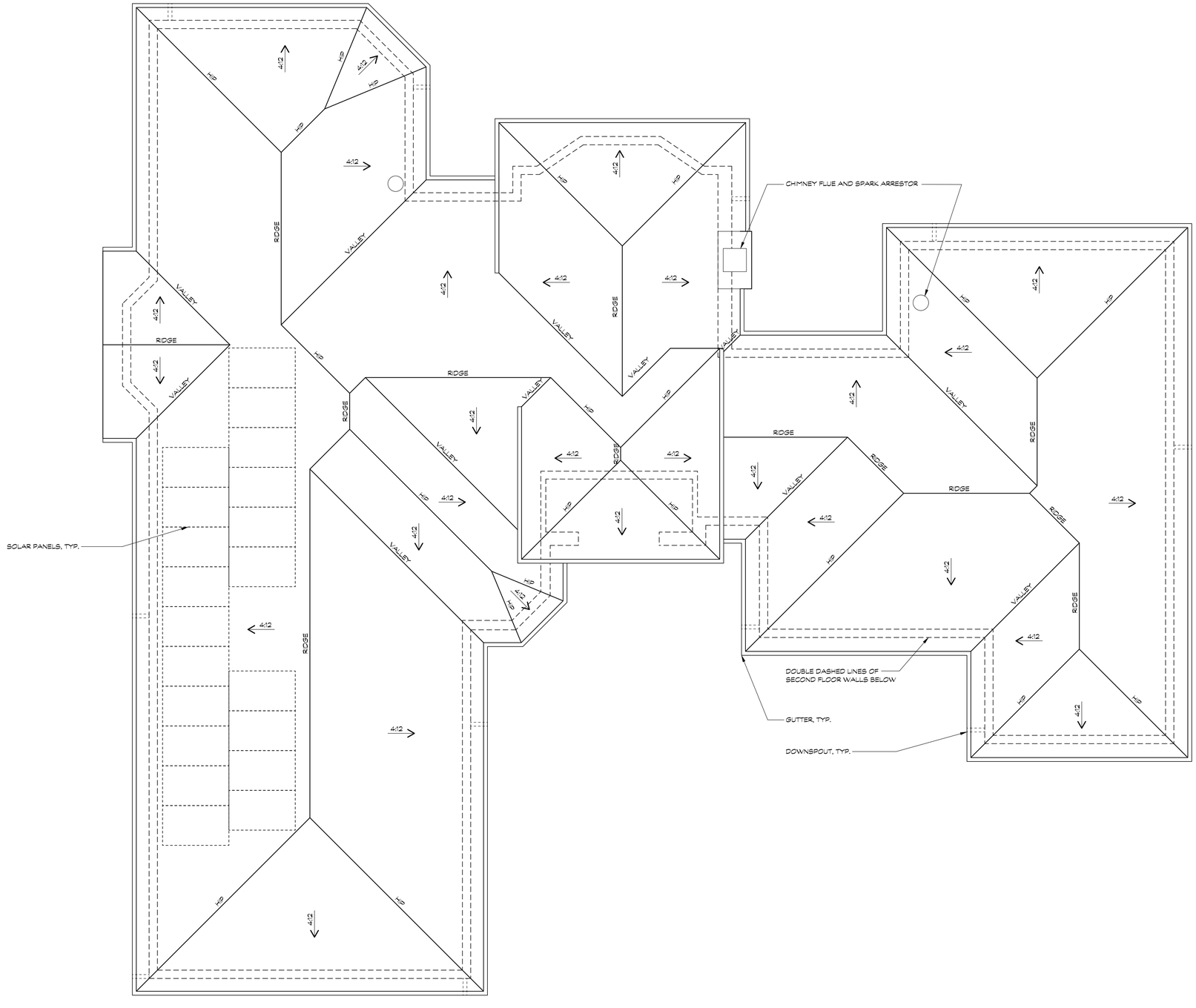

EXISTING ROOF PLAN | 1/4" | 1

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900 high street suite 3
palo alto, ca 94301
650 • 326 • 3860

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LOS ALTOS, CA 94024

LICENSED ARCHITECT
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EC4

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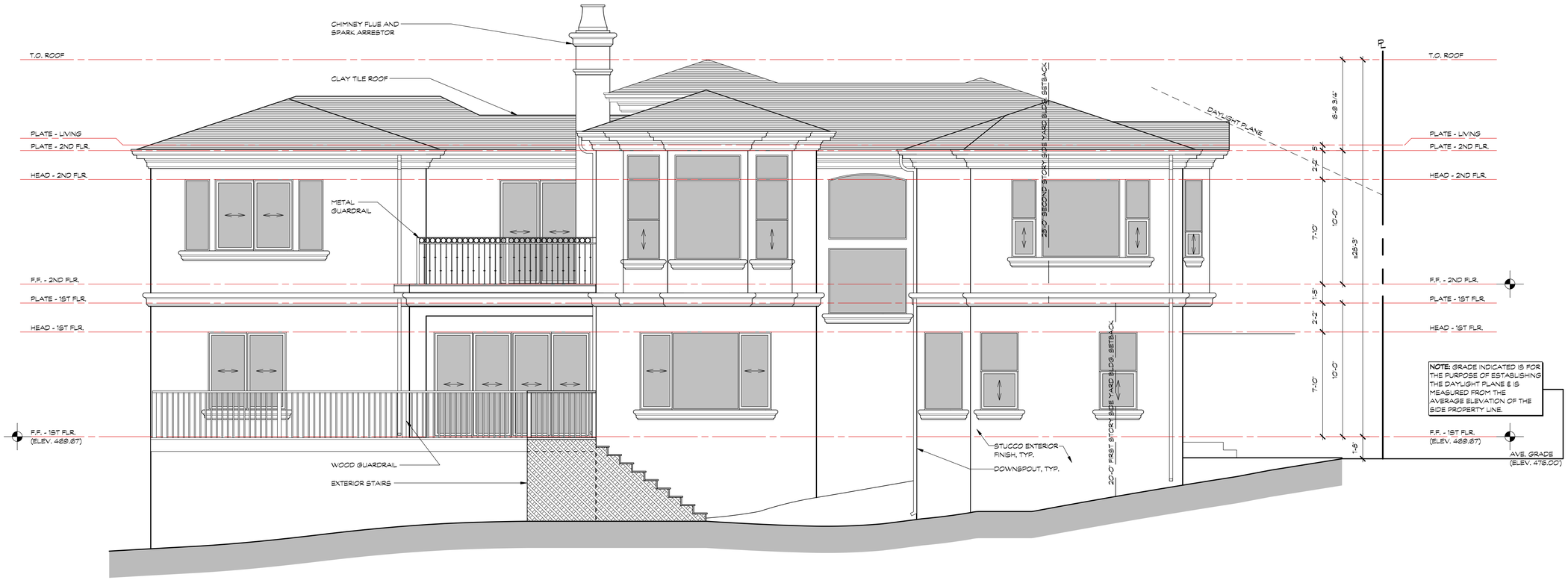
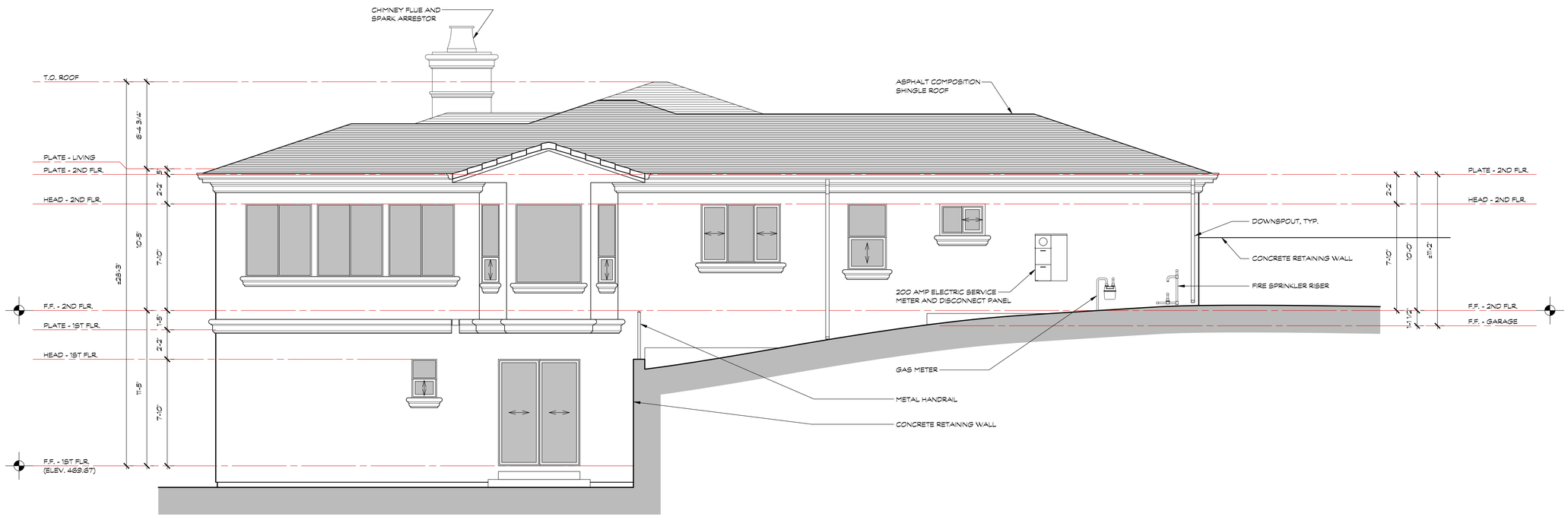


EXISTING REAR (WEST) EXTERIOR ELEVATION | 1/4" | 1



EXISTING SIDE (SOUTH) EXTERIOR ELEVATION | 1/4" | 2

square three architecture inc
900 high street suite 3
palo alto, ca 94301
650 • 326 • 3860

DESIGN REVIEW APPROVAL SET - NOT FOR CONSTRUCTION

A FEASABILITY STUDY FOR:
EWAYS FAMILY
5790 ARBORETUM DRIVE
LOS ALTOS, CA 94024

LICENSED ARCHITECT
THOMAS PETER CARRUBBA
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revision	date
1 I.R. COMMENTS	12/16/22

sheet title
EXISTING EXTERIOR ELEVATIONS

date 12.20.22

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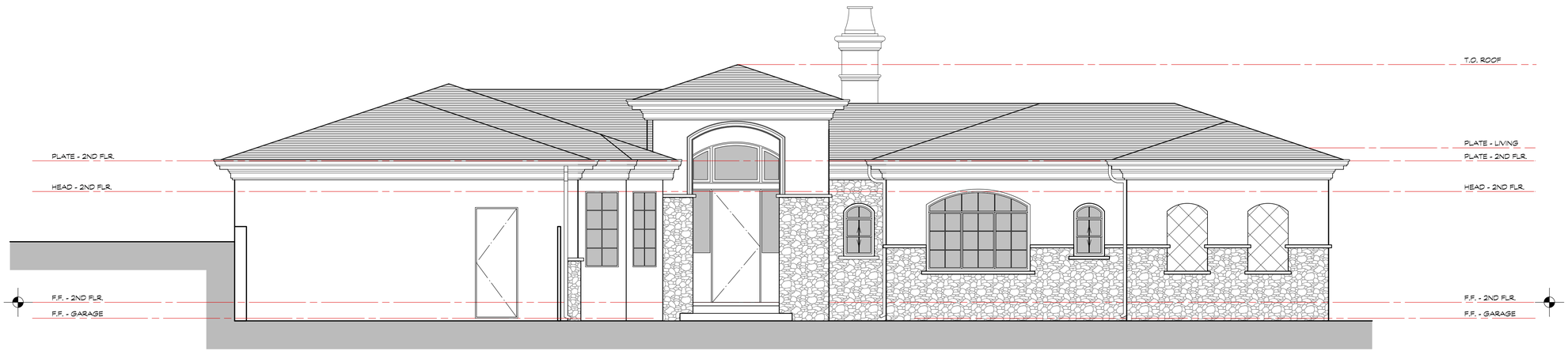
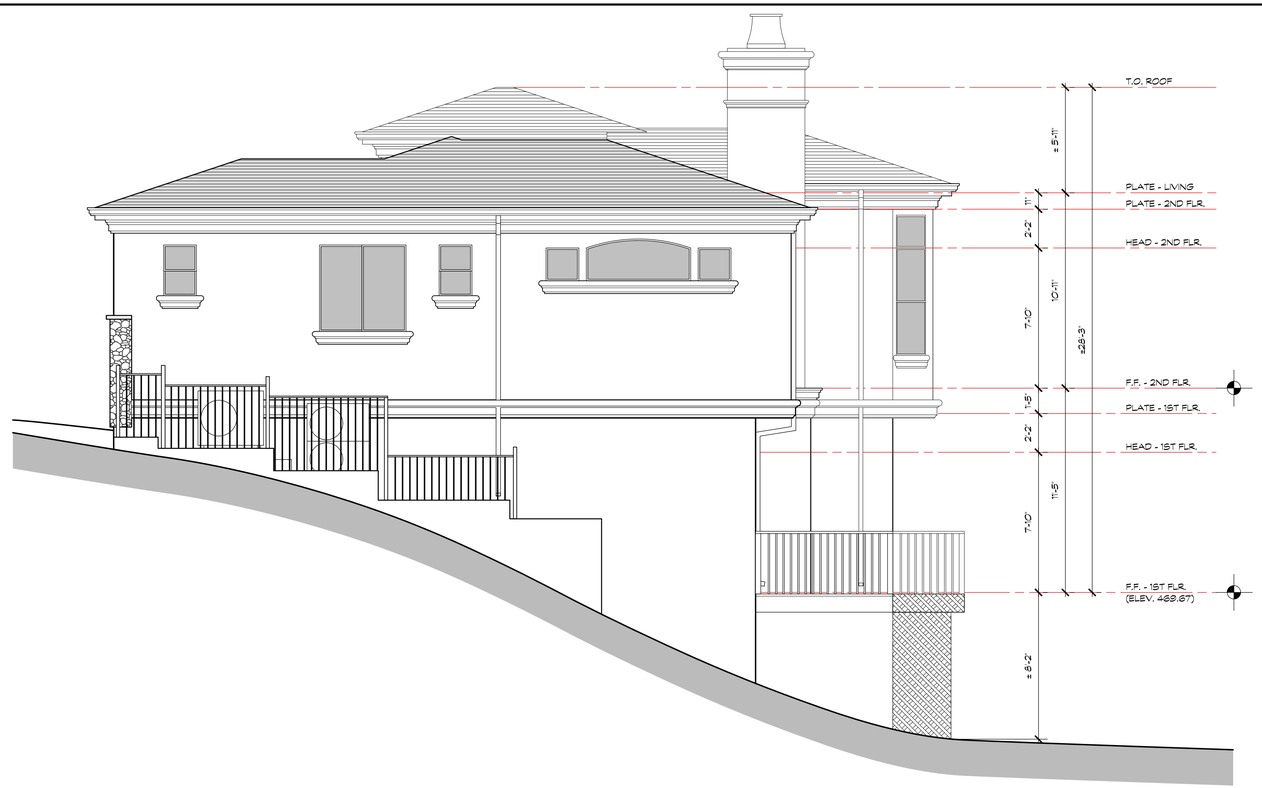
P.D. 12.20.22

EC5

FILE: 22101_DRR1_EC_elevs.sects.v2022



EXISTING FRONT (EAST) EXTERIOR ELEVATION | 1/4" | 1



EXISTING SIDE (NORTH) EXTERIOR ELEVATION | 1/4" | 2

square three architecture inc
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DESIGN REVIEW APPROVAL SET - NOT FOR CONSTRUCTION

A FEASABILITY STUDY FOR:
EWAYS FAMILY
5790 ARBORETUM DRIVE
LOS ALTOS, CA 94024

LICENSED ARCHITECT
THOMAS PETER CARRUBBA
No. C28276
REN. 2-28-23
STATE OF CALIFORNIA

revision	date
1 I.R. COMMENTS	12/16/22

sheet title
EXISTING EXTERIOR ELEVATIONS

date 12.20.22

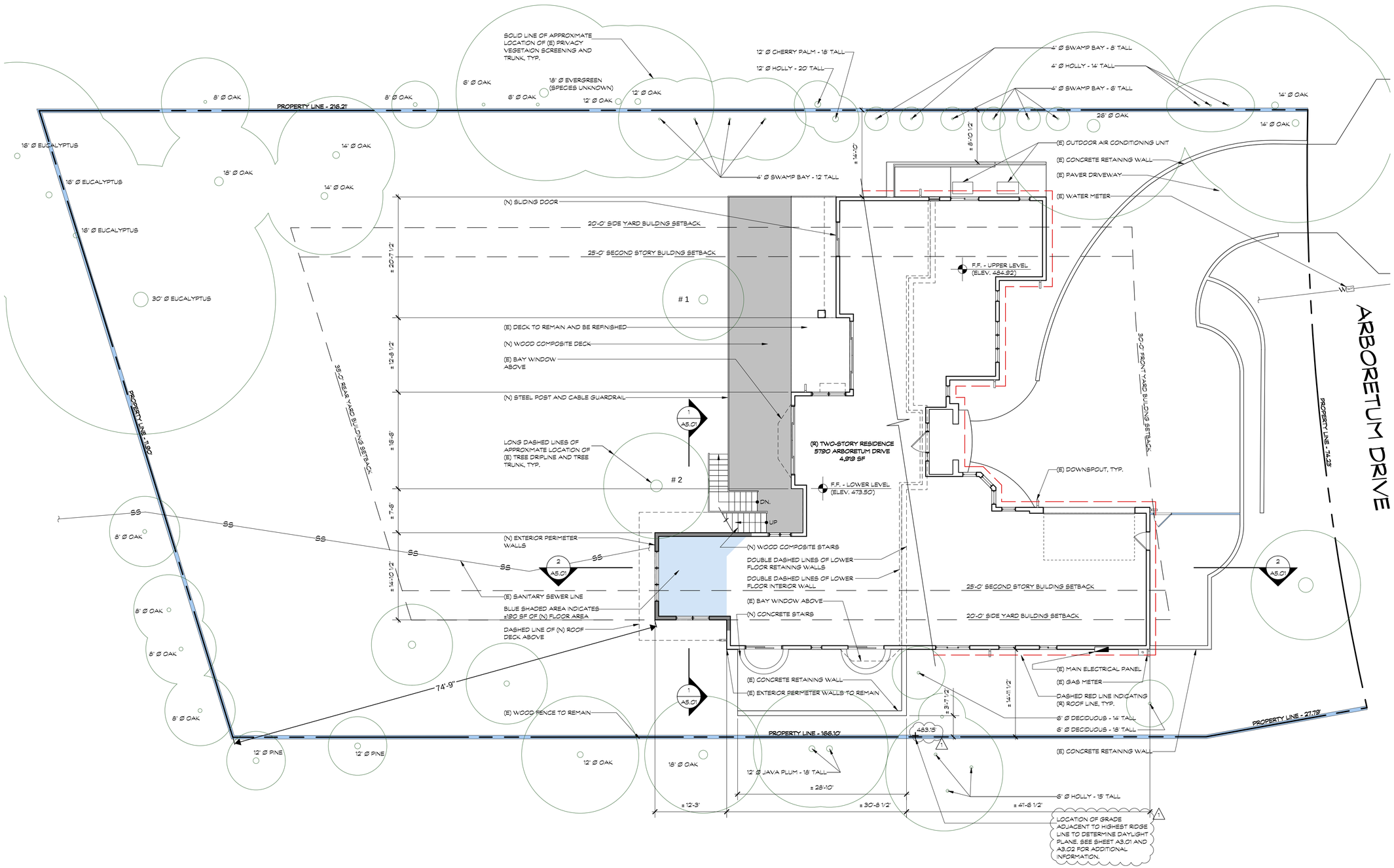
job no. 22101

scale
1 INCH AT FULL SCALE, IF NOT 1 INCH THIS DRAWING HAS BEEN REPRODUCED (NOT TO SCALE SHOWN)

P.D. 12.20.22

EC6

FILE: 22101_DRR1_EC_elevs.sects.v2022



"X" INDICATES TREES THAT WERE REMOVED AFTER CIVIL SURVEY BUT PRIOR TO THE CURRENT OWNERS PURCHASING THE PROPERTY. TREES WER REMOVED PRIOR TO PROPERTY BEING ANNEXED INTO LOS ALTOS WHEN PROPERTY WAS STILL UNDER SANTA CLARA COUNTY JURISDICTION.

PROPOSED SITE PLAN ⚠1 | 1/8" | 1

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palo alto, ca 94301
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DESIGN REVIEW APPROVAL SET - NOT FOR CONSTRUCTION

A REMODEL/ADDITION FOR:
EWAYS FAMILY
5790 ARBORETUM DRIVE
LOS ALTOS, CA 94024

LICENSED ARCHITECT
THOMAS PETER CARRUBBA
No. C28276
REN. 2-28-23
STATE OF CALIFORNIA

revision	date
⚠1 I.R. COMMENTS	12/16/22

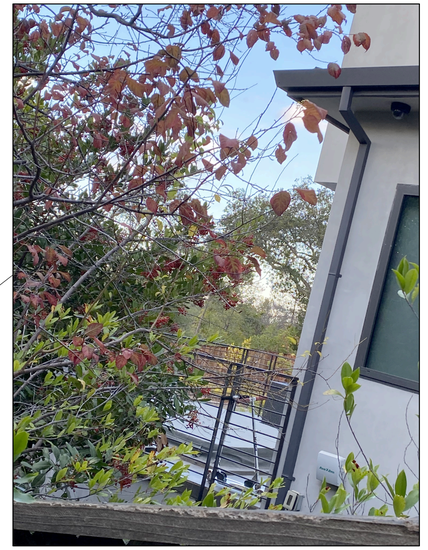
sheet title
PROPOSED SITE PLAN

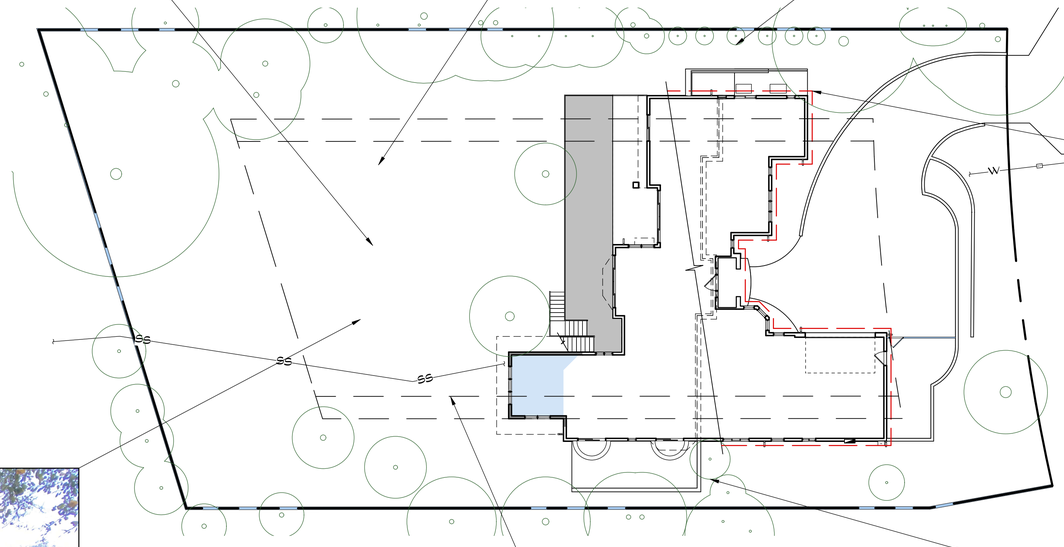
date 12.20.22
job no. 22101
scale
1 INCH AT FULL SCALE, IF NOT 1 INCH THIS DRAWING HAS BEEN REPRODUCED (NOT TO SCALE SHOWN)

P.D. 12.20.22

A1.01

FILE: 22101_DRR1_sht.plans.v2022





'X' INDICATES TREES THAT WERE REMOVED AFTER CIVIL SURVEY BUT PRIOR TO THE CURRENT OWNERS PURCHASING THE PROPERTY. TREES WER REMOVED PRIOR TO PROPERTY BEING ANNEXED INTO LOS ALTOS WHEN PROPERTY WAS STILL UNDER SANTA CLARA COUNTY JURISDICTION.

PROPOSED SITE PLAN ⚠1 | 1/8" | 1

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DESIGN REVIEW APPROVAL SET - NOT FOR CONSTRUCTION

A REMODEL/ADDITION FOR:
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LOS ALTOS, CA 94024

LICENSED ARCHITECT
THOMAS PETER CARRUBBA
No. C28276
REN. 2-28-23
STATE OF CALIFORNIA

revision	date
⚠1 I.R. COMMENTS	12/16/22

sheet title
PRIVACY SCREENING PHOTOS

date 12.20.22

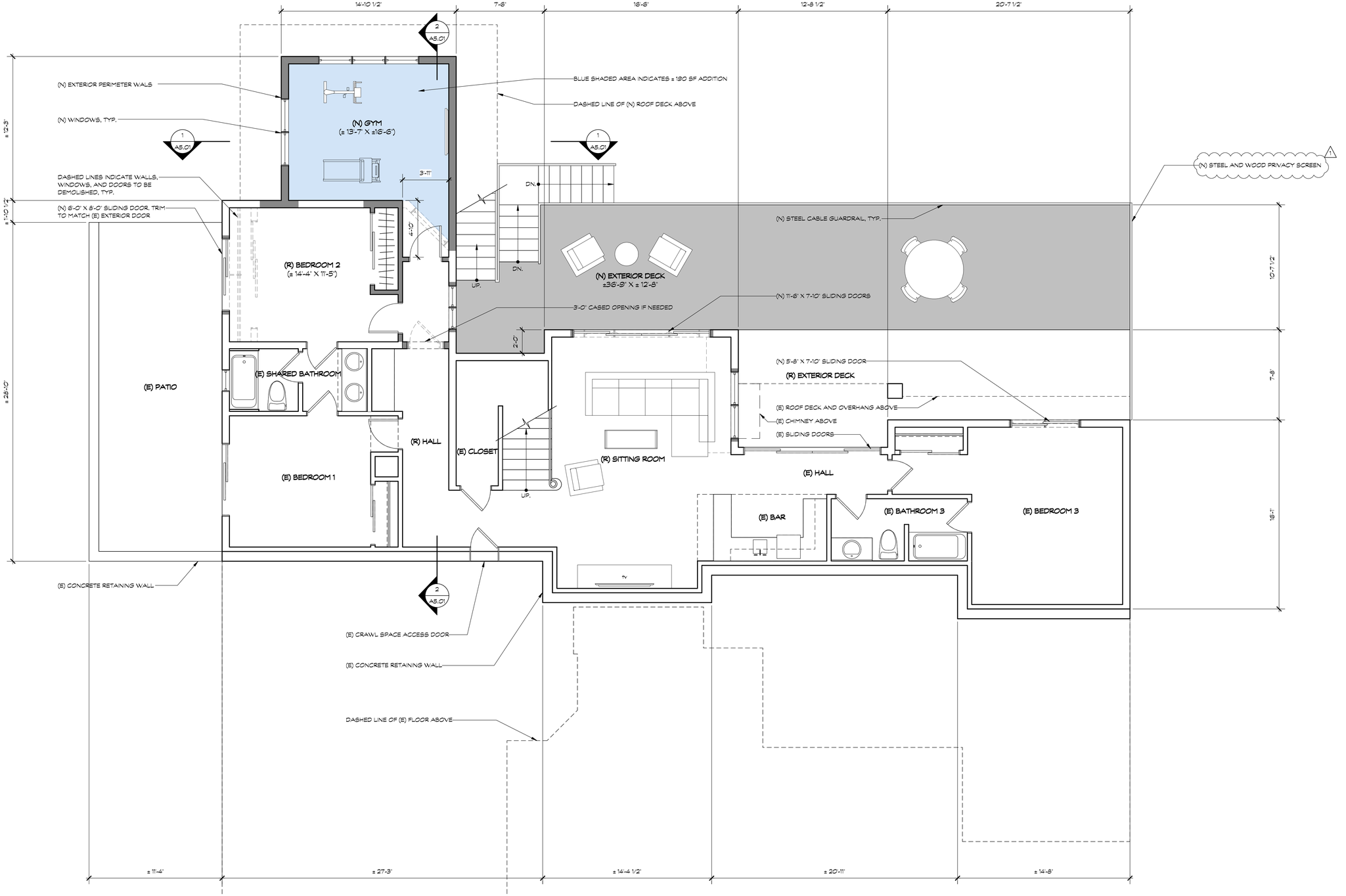
job no. 22101

scale
1 INCH AT FULL SCALE, IF NOT 1 INCH THIS DRAWING HAS BEEN REPRODUCED (NOT TO SCALE SHOWN)

P.D. 12.20.22

A1.02 ⚠1

FILE: 22101_DRR1_sht.plans.v2022



PROPOSED LOWER FLOOR PLAN | 1/4" | 1

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DESIGN REVIEW APPROVAL SET - NOT FOR CONSTRUCTION

A REMODEL/ADDITION FOR:
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LICENSED ARCHITECT
THOMAS PETER CARRUBBA
No. C28276
REN. 2-28-23
STATE OF CALIFORNIA

revision	date
1 I.R. COMMENTS	12/16/22

sheet title
PROPOSED LOWER FLOOR PLAN

date 12.20.22

job no. 22101

scale
1 INCH AT FULL SCALE, IF NOT 1 INCH
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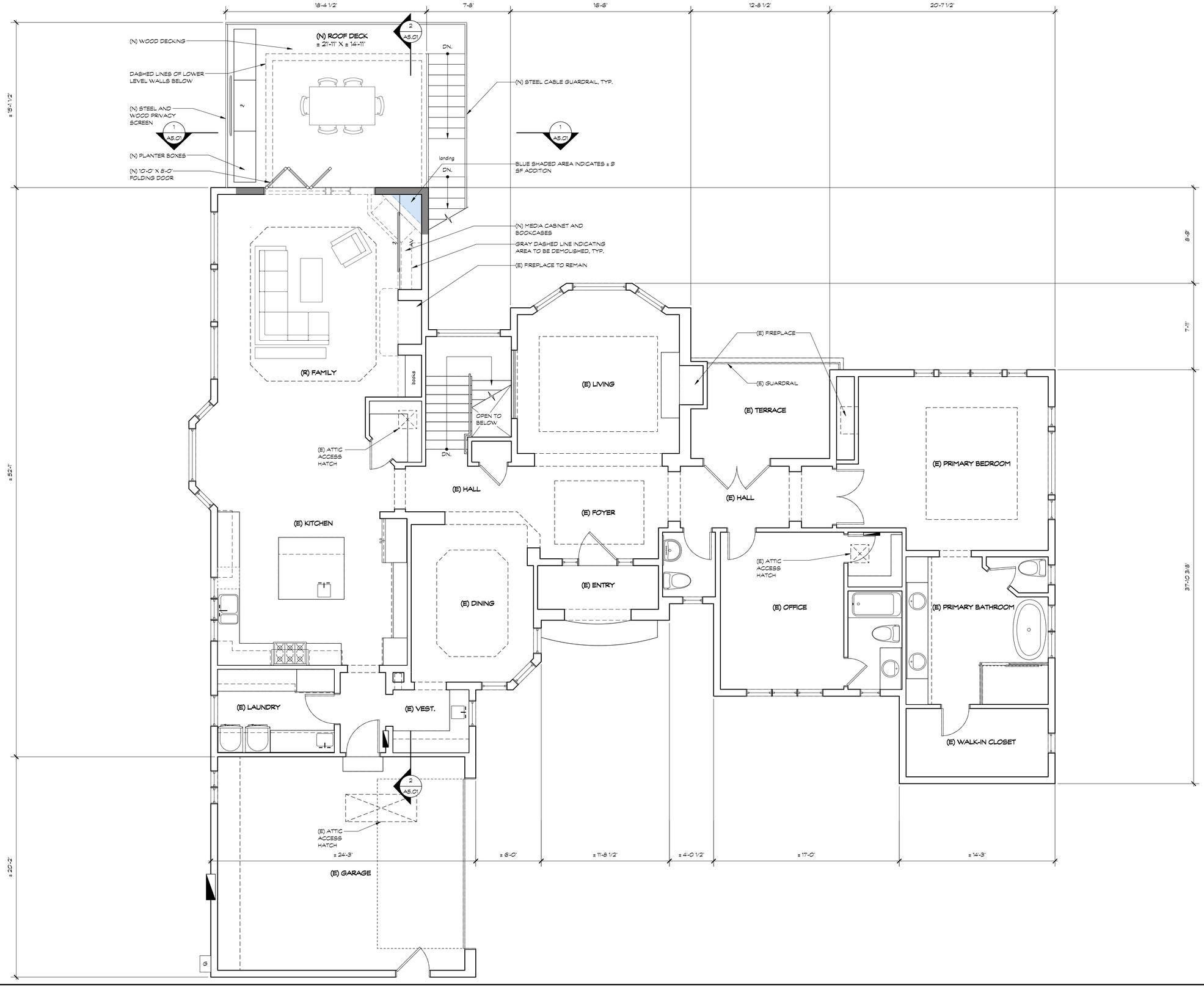
P.D. 12.20.22

A2.01

FILE: 22101_DRR1_sht.plans.v2022



PROPOSED UPPER FLOOR PLAN | 1/4" | 1

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DESIGN REVIEW APPROVAL SET - NOT FOR CONSTRUCTION

A REMODEL/ADDITION FOR:

EWAYS FAMILY
5790 ARBORETUM DRIVE
LOS ALTOS, CA 94024

LICENSED ARCHITECT
THOMAS PETER CARRUBBA
No. C28276
REN. 2-28-23
STATE OF CALIFORNIA

revision	date
1 I.R. COMMENTS	12/16/22

sheet title

PROPOSED UPPER FLOOR PLAN

date 12.20.22

job no. 22101

scale
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A2.02

FILE: 22101_DRR1_sht.plans.v2022

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DESIGN REVIEW APPROVAL SET - NOT FOR CONSTRUCTION

A REMODEL/ADDITION FOR:
EWAYS FAMILY
5790 ARBORETUM DRIVE
LOS ALTOS, CA 94024

LICENSED ARCHITECT
THOMAS PETER CARRUBBA III
No. C28276
REN. 2-28-23
STATE OF CALIFORNIA

revision	date
1 I.R. COMMENTS	12/16/22

sheet title
PROPOSED ROOF PLAN

date 12.20.22

job no. 22101

scale
1 INCH AT FULL SCALE, IF NOT 1 INCH
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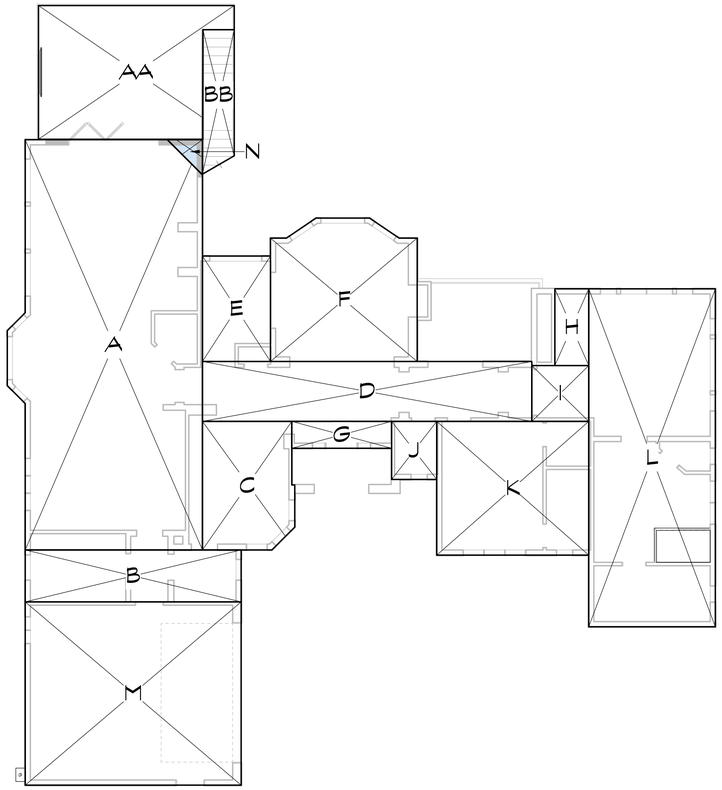
(NOT TO SCALE SHOWN)

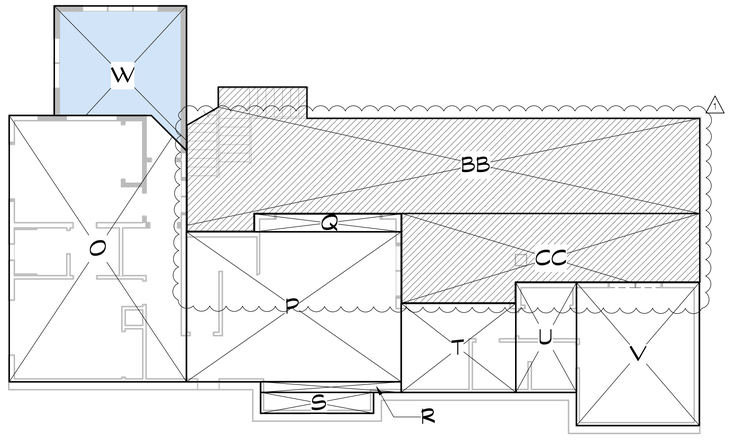
P.D. 12.20.22

A2.03

FILE: 22101_DRR1_sht.plans.v2022

PROPOSED ROOF PLAN | 1/4" | 1





UPPER FLOOR AREA		
SECTION	DIMENSION	AREA
A	± 21'-10" x ± 45'-10"	916.7 SF
B	24'-2" x 5'-10"	140 SF
C	± 10'-4" x ± 14'-5"	142.6 SF
D	36'-10" x 6'-8"	246.4 SF
E	7'-7" x 11'-9"	89.6 SF
F	± 16'-5" x ± 16'-0"	246.8 SF
G	11'-2" x 3'-0"	33.5 SF
H	3'-9" x 8'-7"	32.5 SF
I	6'-4" x 6'-3"	39.7 SF
J	5'-0" x 6'-6"	32.7 SF
K	17'-0" x 14'-11"	253.9 SF
L	14'-2" x 13'-9"	534.2 SF
M	24'-2" x 20'-6"	494.3 SF
TOTAL EXISTING UPPER FLOOR AREA = 2,708.6 SF		
GARAGE FLOOR AREA (M) = 494.3 SF		

LOWER FLOOR AREA		
SECTION	DIMENSION	AREA
O	19'-10" x 29'-9"	581.6 SF
P	24'-0" x 16'-9"	402.1 SF
Q	16'-5" x 2'-0"	32.8 SF
R	15'-8" x 1'-2"	18.6 SF
S	12'-7" x 2'-4"	29.4 SF
T	12'-10" x 9'-11"	127.3 SF
U	6'-9" x 12'-3"	83.2 SF
V	13'-9" x 15'-12"	219.4 SF
TOTAL EXISTING LOWER FLOOR AREA = 1,494.5 SF		

PROPOSED FLOOR AREA		
SECTION	DIMENSION	AREA
N	± 3'-11" x ± 3'-11"	7.7 SF
W	± 14'-9" x ± 16'-2"	188.6 SF
PROPOSED FLOOR AREA (N+W) = 196.3 SF		
TOTAL FLOOR AREA = 4,893.7 SF		

DECK FLOOR AREA*		
AA	± 21'-11" x ± 14'-11"	284 SF
BB	± 57'-4" x ± 12'-8"	713 SF
CC	± 33'-4" x ± 10'-0"	285.1 SF
TOTAL DECK AREA (O+Y+Z) = 1,282.1 SF		

*HATCHED AREA INDICATING AREA COUNTED FOR SITE COVERAGE. SEE PROJECT TABULATION 4/A0.01 FOR ADDITIONAL INFO

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DESIGN REVIEW APPROVAL SET - NOT FOR CONSTRUCTION

A REMODEL/ADDITION FOR:
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5790 ARBORETUM DRIVE
LOS ALTOS, CA 94024

LICENSED ARCHITECT
THOMAS PETER CARRUBBA
No. C28276
REN. 2-28-23
STATE OF CALIFORNIA

revision	date
1 I.R. COMMENTS	12/16/22

sheet title
FLOOR AREA COVERAGE AND CALCULATION DIAGRAM

date 12.20.22

job no. 22101

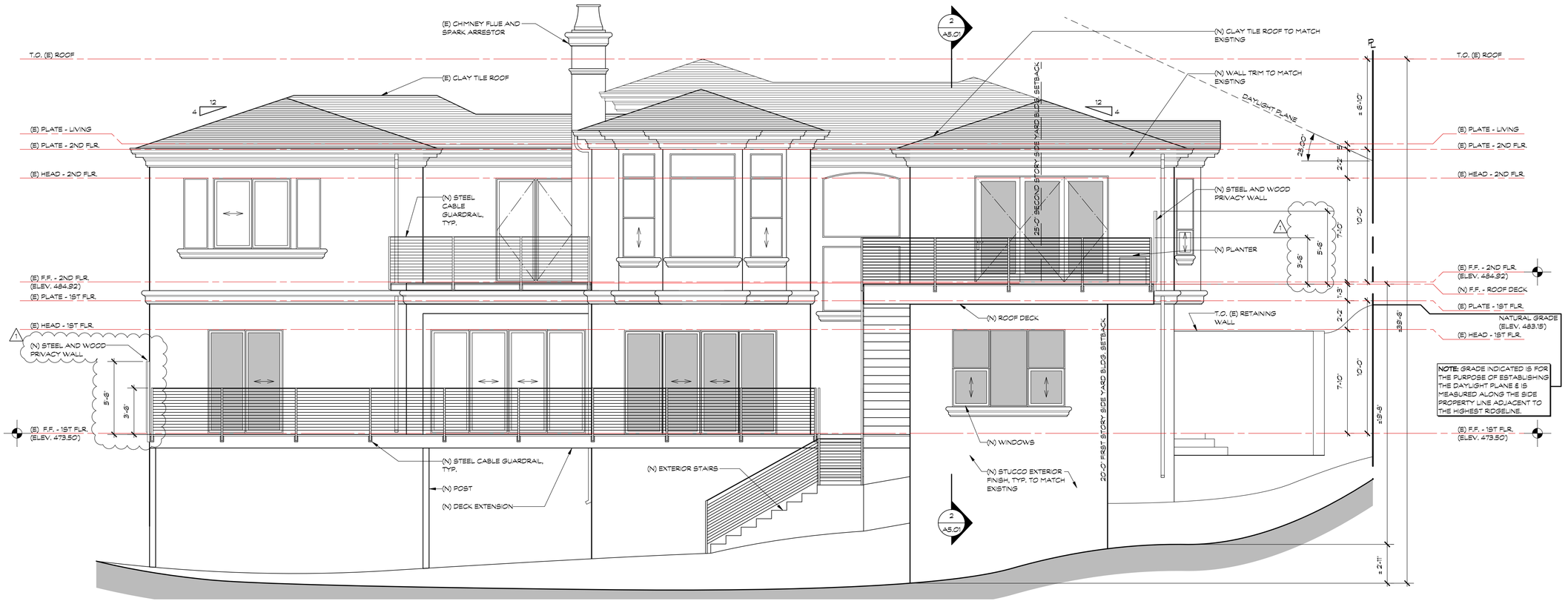
scale
1 INCH AT FULL SCALE, IF NOT 1 INCH THIS DRAWING HAS BEEN REPRODUCED (NOT TO SCALE SHOWN)

P.D. 12.20.22

A2.04

FILE: 22101_DRR1_sht.plans.v2022

FLOOR AREA COVERAGE AND CALCULATION DIAGRAM | 1/8" | 1



PROPOSED REAR (WEST) EXTERIOR ELEVATION | 1/4" | 1

PROPOSED SIDE (SOUTH) EXTERIOR ELEVATION | 1/4" | 2

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revision	date
1 I.R. COMMENTS	12/16/22

sheet title
PROPOSED EXTERIOR ELEVATIONS

date 12.20.22

job no. 22101

scale
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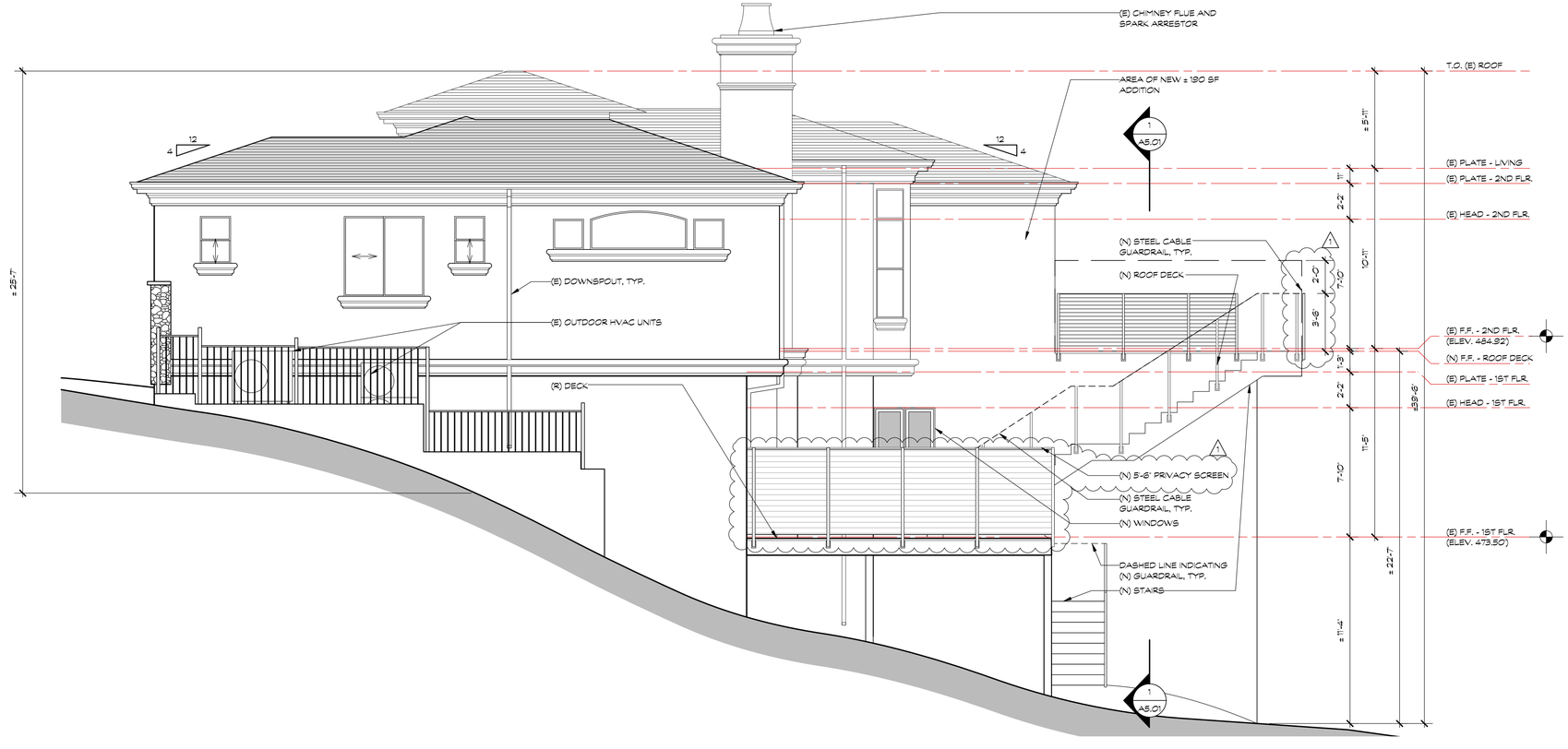
A3.01

FILE: 22101_DRR1_elevs.sects.v2022

PROPOSED FRONT (EAST) EXTERIOR ELEVATION - NO NEW WORK PROPOSED | 1/4" | 1



PROPOSED SIDE (NORTH) EXTERIOR ELEVATION | 1/4" | 2

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DESIGN APPROVAL SET - NOT FOR CONSTRUCTION

A REMODEL/ADDITION FOR:
EWAYS FAMILY
5790 ARBORETUM DRIVE
LOS ALTOS, CA 94024

LICENSED ARCHITECT
THOMAS PETER CARRUBBA
No. C28276
REN. 2-28-23
STATE OF CALIFORNIA

revision	date

sheet title
PROPOSED EXTERIOR ELEVATIONS

date 12.20.22
job no. 22101
scale
1 INCH AT FULL SCALE, IF NOT 1 INCH
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(NOT TO SCALE SHOWN)

P.D. 12.20.22

A3.02

FILE: 22101_DRR1_elevs.sects.v2022

EXISTING VIEW TO WEST FROM EXISTING LOWER FLOOR DECK (SAME VANTAGE POINT AS NEW DECK AREA) | 1/4" | 1

EXISTING VIEW TO SOUTH WEST FROM UPPER FLOOR WINDOW (SAME VANTAGE POINT AS NEW ROOF DECK) | 1/4" | 2

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DESIGN APPROVAL SET - NOT FOR CONSTRUCTION

A REMODEL/ADDITION FOR:
EWAYS FAMILY
5790 ARBORETUM DRIVE
LOS ALTOS, CA 94024

LICENSED ARCHITECT
THOMAS PETER CARRUBBA
No. C28276
REN. 2-28-23
STATE OF CALIFORNIA

revision | date

sheet title
EXISTING EXTERIOR VIEWS

date 12.20.22

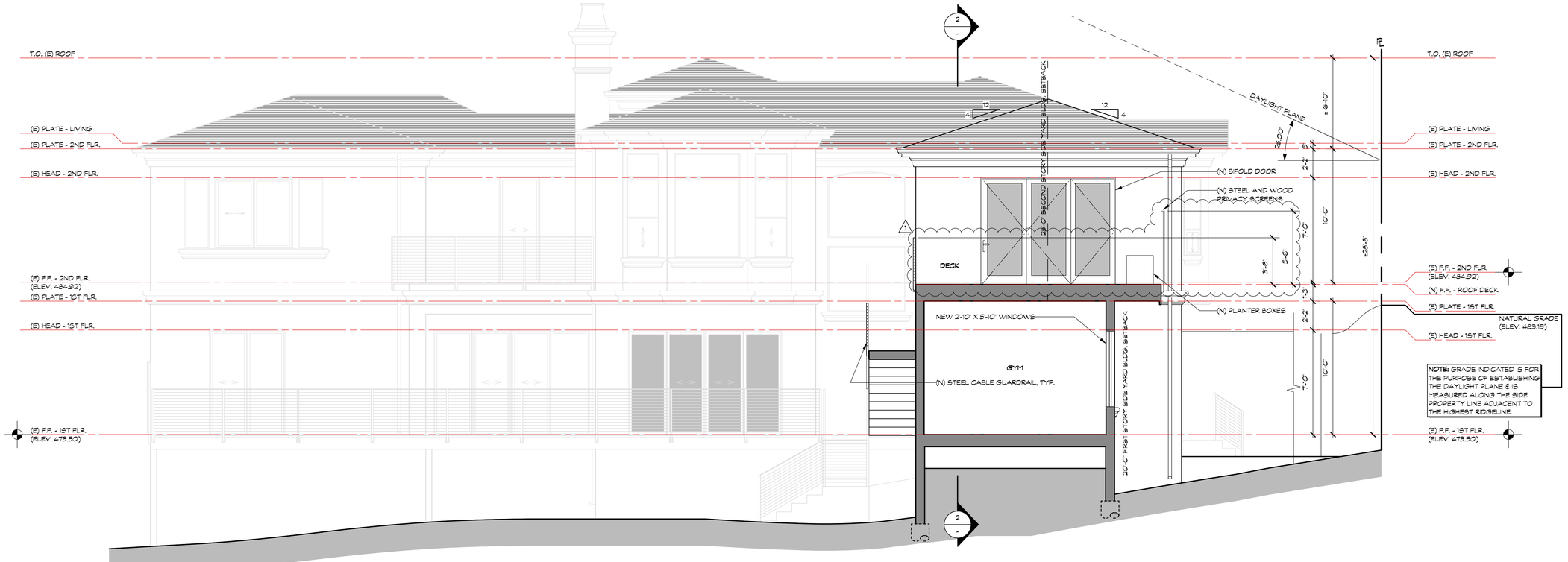
job no. 22101

scale
1 INCH AT FULL SCALE, IF NOT 1 INCH
THIS DRAWING HAS BEEN REPRODUCED
(NOT TO SCALE SHOWN)

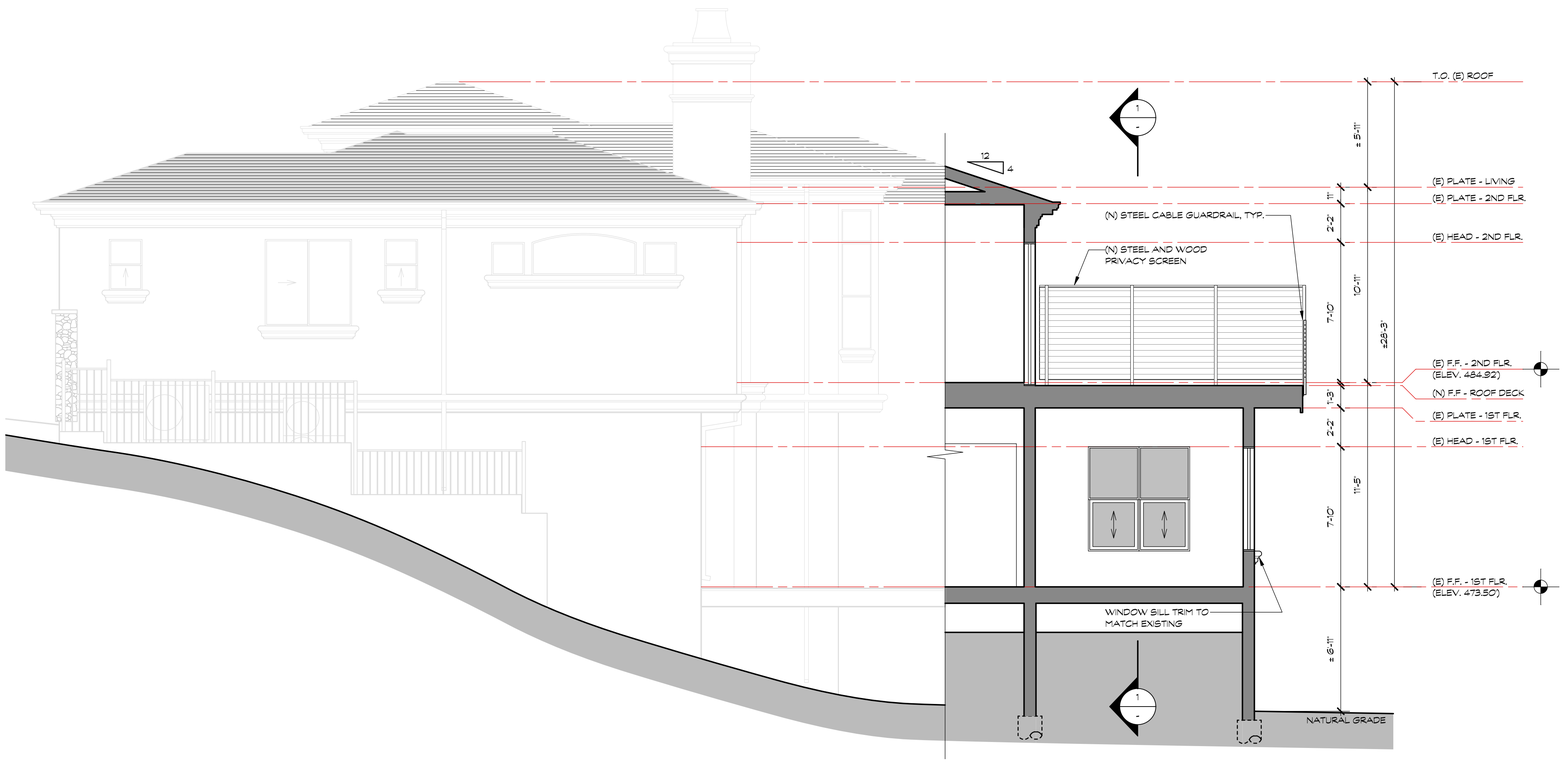
P.D. 12.20.22

A3.03

FILE: 22101_DRR1_elevs.sects.v2022



PROPOSED REAR (WEST) SECTION | 1/4" | 1



PROPOSED SIDE (SOUTH) SECTION | 1/4" | 2

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DESIGN APPROVAL SET - NOT FOR CONSTRUCTION

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THOMAS PETER CARRUBBA
No. C28276
REN. 2-28-23
STATE OF CALIFORNIA

revision	date
1 I.R. COMMENTS	12/16/22

sheet title
BUILDING SECTIONS

date 12.20.22

job no. 22101

scale
1 INCH AT FULL SCALE, IF NOT 1 INCH
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P.D. 12.20.22

A5.01

FILE: 22101_DRR1_elevs.sects.v2022

DATE: February 15, 2023

AGENDA ITEM #4

TO: Design Review Commission

FROM: Sean K. Gallegos, Senior Planner

SUBJECT: SC22-0023 – 435 Casita Way

RECOMMENDATION:

Approve design review application SC22-0023 subject to the listed findings and conditions

---

PROJECT DESCRIPTION

This is a design review application for a first and second-story addition to an existing single-story residence. The project includes adding a 58 square-foot front porch and 561 square-foot addition at the first story and a new ~~705~~ 704 square-foot second story. This project should be considered categorically exempt from further environmental review under Section 15301 of the California Environmental Quality Act (CEQA) since it involves an addition to an existing single-family residence in an area zoned for residential uses. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Medium Lot
ZONING:	R1-10
PARCEL SIZE:	10,266 square feet
MATERIALS:	Tile shingle roof; stucco exterior precast cap, hardi trim, aluminum clad wood windows, and wood entry doors and garage doors

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	~~2,825 square feet~~ 2,605	~~2,993 square feet~~ 3,080	~~3,120 square feet~~ 3,080
FLOOR AREA:	~~2,777 square feet~~ 2,339	~~3,519 square feet~~ 3,591	~~3,640 square feet~~ 3,593
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	~~38.5 feet~~ 47.42	~~38.5 feet~~ 43.58	25 feet 10.0/32,25
Right side(1st/2nd)	~~10.2 feet~~ 10.0	~~10.2 feet/18.1 feet~~	10 feet/17.5 feet
Left side (1st/2nd)	10 feet 10.0	~~10.3 feet/17.6 feet~~ 10.08/23.08	10 feet/17.5 feet
HEIGHT:	~~15.75 feet~~ 14.0	~~23.5 feet~~ 24.0	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The parcels in the neighborhood are similar sizes, consistent front setbacks and the structures are a combination of older and new one- and two-story, single-family structures, with low wall plate heights and simple roof forms (low-pitched gable and hipped roofs) and rustic materials. While there is not a distinctive street tree pattern on either street, there are many large trees along both streets.

DISCUSSION

Design Review

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

As depicted in the design plans (Attachment E), the applicant is proposing a 58 square-foot front porch and 548 square-foot addition to the first story and a new 704 square-foot second story.

First-Story Addition and Exterior Modifications

A 548 square-foot addition is proposed along the northeast corner of the house, which would add a master bedroom, walk-in closet and master bathroom along the left side and rear elevation. The additional exterior changes include:

- Along the front (west) elevation:
    - A 548 square-foot addition with hipped roof form along the rear elevation
    - A 12.8 square -foot addition that fills in a portion of a recessed front porch
    - The addition of a 58 square-foot projecting and defined front porch with a projecting hipped roof form with stone veneer detailed columns
    - Removal of the brick wainscoting, and its replacement with a stacked stone wainscoting
    - Removal of four small- to medium-sized windows and their replacement with one large three panel window in bedroom No. 3, one large sized three panel window in bedroom No. 4, and one large sized three-panel window in the kitchen
    - Replacement of a three-panel window with two, two-panel windows in the garage
    - Addition of a projecting and defined porch with a hipped roof form and stone veneer detailed columns
    - A new garage door

- Along the interior right-side (south)elevation
    - The replacement of two windows and a door with a small sized window and door in the garage, and two medium sized windows in the kitchen

- Along the interior left-side (north) elevation
    - The replacement of two windows, with one new medium sized window in the master bedroom, a large sized window in the office, a small sized window in bathroom no. 2, and a new medium sized window in bedroom No. 2

- Along the rear (east) elevation
    - The addition of a 128 square-foot covered terrace with a hipped roof form and stone veneer detailed columns
    - The replacement of two windows and a two-panel sliding door, with a large three-panel window in the kitchen, a small window in the mater bathroom, a five-panel sliding door in the great room, and a four-panel sliding door in the master bedroom

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

Second-Story Addition
The design plans include a 705 square-foot second story addition to the existing one-story house. The second story will include an area for a loft, two bedrooms, two walk-in closets and two bathrooms. With regards to building setbacks, the second story addition exceeds the second-story setbacks as described in the table on Sheet A-1, and it is in conformance with the required standards. Please refer to the table above for more specific setbacks.

With regards to exterior materials, the project is matching the aesthetics of the existing residence and utilizing materials of similar quality to those found in the existing neighborhood. The first-story addition and the second story addition will use smooth hand troweled stucco siding, and it is compatible with other residences in the neighborhood. The proposed first and second floor roof materials are concrete tile. The other materials will include stone veneer with a precast cap, Hardie trim, aluminum clad wood windows, and wood entry doors and garage doors.

For the wall plate height at the second story, the proposed addition will feature a nine-foot-tall plate height, which is compatible with the existing house and immediate neighborhood context. The second floor is centered over the first story and visually softened by being recessed within the roofline of the structure. The design does not create an abrupt change and is well proportioned and articulated to reduce the effect of bulk and mass.

The second story addition's roof forms will match the existing 4:12 pitched roof that are integrated with the existing roof forms. The low-pitched roof provides articulation of the eave line facing the street, limits the height of the building in comparison to adjacent houses and diminishes the overall scale of the structure. The proposed second story addition will have an overall height of 24 feet, which will be less than the allowed maximum height of 27 feet. Consistent with the design review findings, the modest sized second-story addition with its lower scale wall plate heights and roof forms will minimize the perception of excessive bulk and mass.

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

Privacy

Along the right (south) elevation, there is one small window with a minimum windowsill height of five feet, ~~ten inches i~~n bedroom Nos. 4 and 5. Due to the tall sill heights of the windows in the bathroom, the proposed window does not create unreasonable privacy impacts. Due to tall sill heights of the windows in the bedrooms, the proposed window does not create unreasonable privacy impacts.

Along the rear (east) second story elevation, there are four proposed windows: one small-sized window with a sill heigh of ~~four feet, nine inche~~s for a loft, a large two-panel window in bedroom No. 4 with a three-foot, six-inch sill height, and one medium-sized window in bathroom No. 4 with a ~~four-foot, nine-inch sill height~~. The rear elevation may have potential privacy impacts due to the large window with a lower sill height. Staff considered the privacy impact will be minimal because the setback from the rear property line to the window will be 47 feet and ? inches, greater than the required rear setback of 25 feet. The applicant will retain the existing evergreen screening and trees along rear property line and the project includes new bay laurel trees along the rear property line and Pittosporum Tenuifolium along the right property line to mitigate potential privacy impacts. The details of the proposed screening vegetation are provided in the "Landscaping and Trees" section of this staff report and on Sheet L-2.

5'-0"

5'-0"

Landscaping and Trees

16 existing trees are depicted within the proximity of the subject site, please see sheet A1 for the table identifying all trees on the site. The applicant proposes the removal of no protected trees. The applicant proposes the removal of two orange trees (No. 7 and 9), one persimmon tree (No. 10), one lily magnolia tree (No. 11), one lemon tree (No. 12), and two smoke trees (Nos. 13 and 14), but the trees are not protected under the City's Tree Protection Ordinance. Consistent with the Submittal Requirements for Two-Story Residential Design review handout, an arborist report is not required for the proposal due to the proposed addition not falling within the inner 2/3rds of the dripline of any protected tree.

A new landscaping plan is proposed including a number of evergreen screening vegetation on Sheet L-2. The proposed screening vegetation will be planted along all the property lines and are outlined in Table 1 below.

Table 1: Proposed Screening Plant List

Location	Common Name	No.	Size	Description
Rear	Bay Laurel Standard	8	15-gallon	10-55' tall x 5-20' wide
Rear	Bay Laurel Standard	1	15-gallon	10-55' tall x 5-20' wide
Right Side	Pittosporum tenufolium	2	24-inch box	15'-20' tall x 6'-8' wide

Since the project includes a new house and new landscaping area that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape regulations. Overall, the existing and proposed landscaping meets the intent of the City's landscape regulations and street tree guidelines.

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

Public Notification and Community Outreach
A public meeting notice was posted on the property and mailed to 12 property owners in the immediate vicinity on Casita Way, Alicia Way, and Jardin Drive. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements.

Based on neighborhood outreach efforts, the applicants have provided documentation showing outreach to the neighbors in the immediate neighborhood context. A document from the applicant regarding outreach is included in Attachment C.

Public Correspondence
One email was received from a neighboring property owner, and it raised concerns regarding potential privacy concerns.

Cc: Steve Collom, Architect and Applicant
Gupta Pravir Kumar and Shaikhar Sugandh, Property Owners

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

FINDINGS

SC22-0023 – 435 Casita Way

With regard to the first-story modifications and second story addition to an existing one-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

a. The proposed residence complies with all provision of this chapter;

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

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

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

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

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

CONDITIONS OF APPROVAL

SC22-0023 – 435 Casita Way

GENERAL

1. **Expiration**
   The Design Review Approval will expire on February 15, 2025 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**
   The approval is based on the plans and materials received on February 2, 2023, except as may be modified by these conditions.

3. **Protected Trees**
   The existing trees 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. **New Fireplaces**
   Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

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

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

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

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

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

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

12. **Reach Codes**
    Building Permit Applications submitted on or after January 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 drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

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

17. **Storm Water Management**
    Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the

City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

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

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

PRIOR TO FINAL INSPECTION

20. **Landscaping Installation and Verification**
    Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping and irrigation were installed per the approved landscape documentation package.

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

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

Notification Map

Print Date: July 26, 2022

1:2,257

0 0.015 0.03 0.06 mi

0 0.0225 0.045 0.09 km

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

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

NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 435 Casita Way
Scope of Project: Addition or Remodel ✓ **or New Home** ☐
Age of existing home if this project is to be an addition or remodel? 70
Is the existing house listed on the City's Historic Resources Inventory? No

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

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10266 square feet
Lot dimensions: Length 118 feet
Width 87 feet
If your lot is significantly different than those in your neighborhood, then note its: area_____, length_____, and width_____.

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

Existing front setback if home is a remodel? Yes
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 25 ft./on right 25 ft.
Do the front setbacks of adjacent houses line up? Yes

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 7
Garage facing front recessed from front of house face 0
Garage in back yard 3
Garage facing the side 0
Number of 1-car garages__; 2-car garages9__; 3-car garages1__

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

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 9
Two-story 1

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? Yes
Are there mostly hip ☑, gable style ☐, or other style ☐ roofs*?
Do the roof forms appear simple ☑ or complex ☐?
Do the houses share generally the same eave height Yes?

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

What siding materials are frequently used in your neighborhood*?

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

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
Not consistent
If no consistency then explain: S-tile, comp and wood shake are used
_____

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

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

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

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

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

Does your property have a noticeable slope? No

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

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

9. Landscaping:

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

Landscaping to either street edge or extra parking

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

Our house and other houses are visible from the street. There is some landscape screening along back fence

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

There are 4 trees in the front that are remaining. There is landscaping to the edge of gravel parking strip

40

10. Width of Street:

What is the width of the roadway paving on your street in feet? _____
Is there a parking area on the street or in the shoulder area? Yes
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Parking is in the public right of way and not defined by a curb and gutter.

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

11. What characteristics make this neighborhood* cohesive?

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

Ranch style is prevalent. One house is contemporary and another is a two-story Mediterranean style.

General Study

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

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

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

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

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

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

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

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

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

Address: 435 Casita Way
Date: 9-8-2021

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
421 Casita Way	25	40	Front	Two	26	Stucco/S-Tile	Simple
447 Casita Way	25	30	Front	One	16	Stucco/WdShk	Simple
459 Casita Way	25	25	Rear	One	16	Stucco/Comp	Simple
426 Casita Way	25	30	Front	One	16	Stucco/Brk/Comp	Simple
428 Casita Way	25	30	Rear	One	16	Stucco/Comp	Simple
440 Casita Way	25	40	Rear	One	16	BdBat/Brk/Comp	Simple
452 Casita Way	25	40	Front	One	16	Stucco/Brk/Comp	Simple
462 Casita Way	25	25	Front	One	18	Stucco/Stn/Comp	Simple
416 Alicia Way	25	40	Front	One	16	WdSdg/Comp	Simple
426 Alicia Way	25	40	Front	One	18	WdSdg/WdShk	Simple

Date:

To Whoever it may concern,

I, PAOLO MASSIMI, living on 428 Casita Way spoke in person with Pravir Gupta and family (living on 435 Casita Way) and reviewed their home remodel plans. They showed us the plans, solicited our input and concerns regarding the home remodel project. We do not have any concerns and wish them best of luck with their home remodel.

Thanks

Signature

PAOLO MASSIMI
Name

paolo.massimi@gmail.com.
Contact: Phone/Email

Date:

To Whoever it may concern,

I, CAROLYN HENDRICK, living on 440 Casita Way spoke in person with Pravir Gupta and family (living on 435 Casita Way) and reviewed their home remodel plans. They showed us the plans, solicited our input and concerns regarding the home remodel project. We do not have any concerns and wish them best of luck with their home remodel.

Thanks

Signature

CAROLYN HEDRICK
Name

650 948-6558
Contact: Phone/Email

Date:

To Whoever it may concern,

I, Angus MacDonald living on 947 Casita Way spoke in person with Pravir Gupta and family (living on 435 Casita Way) and reviewed their home remodel plans. They showed us the plans, solicited our input and concerns regarding the home remodel project. We do not have any concerns and wish them best of luck with their home remodel.

Thanks

Signature

A MacDonald
Name

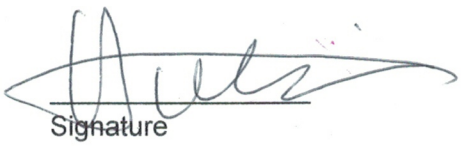
650-815-8745
Contact: Phone/Email

Date:

To Whoever it may concern,

I, Bin Hu, living on 459 Casita Way spoke in person with Pravir Gupta and family (living on 435 Casita Way) and reviewed their home remodel plans. They showed us the plans, solicited our input and concerns regarding the home remodel project. We do not have any concerns and wish them best of luck with their home remodel.

Thanks



Signature

Bin Hu

Name

650-823-6585 / hubenjamin@yahoo.com

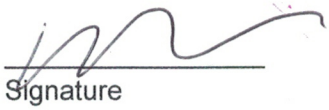
Contact: Phone/Email

Date:

To Whoever it may concern,

I, Kan Liu, living on 462 Casita Way spoke in person with Pravir Gupta and family (living on 435 Casita Way) and reviewed their home remodel plans. They showed us the plans, solicited our input and concerns regarding the home remodel project. We do not have any concerns and wish them best of luck with their home remodel.

Thanks



Signature

Kan Liu

Name

Kan @gmail.com

Contact: Phone/Email

ATTACHM

NOTICE OF DEVELOPMENT PROPOSAL

DESIGN REVIEW FOR A TWO STORY RESIDENCE- 435 CASITA WAY, LOS ALTOS

PROJECT DESCRIPTION:

APPLICANT:

PROPERTY OWNER:

PROJECT PLANNER:

PUBLIC MEETING DATE:

ATTACHMENT E

TREE INVENTORY

ITEM #	SIZE DBH	DESCRIPTION	REMOVE
1	4	STAR MAGNOLIA	NO
2	8	WHITE WILLOW	NO
3	14	SWEET GUM	NO
4	14	SWEET GUM	NO
5	14	MAGNOLIA	NO
6	6	PARADISE APPLE	NO
7	10	ORANGE	YES
8	16	AVOCADO	NO
9	6	ORANGE	YES
10	6	PERSIMMON	YES
11	10	LILY MAGNOLIA	YES
12	6	LEMON	YES
13	6	SMOKE TREE	YES
14	10	SMOKE TREE	YES
15	6	GOLDEN DEWDROP	NO
16	6	MYRTLE	NO

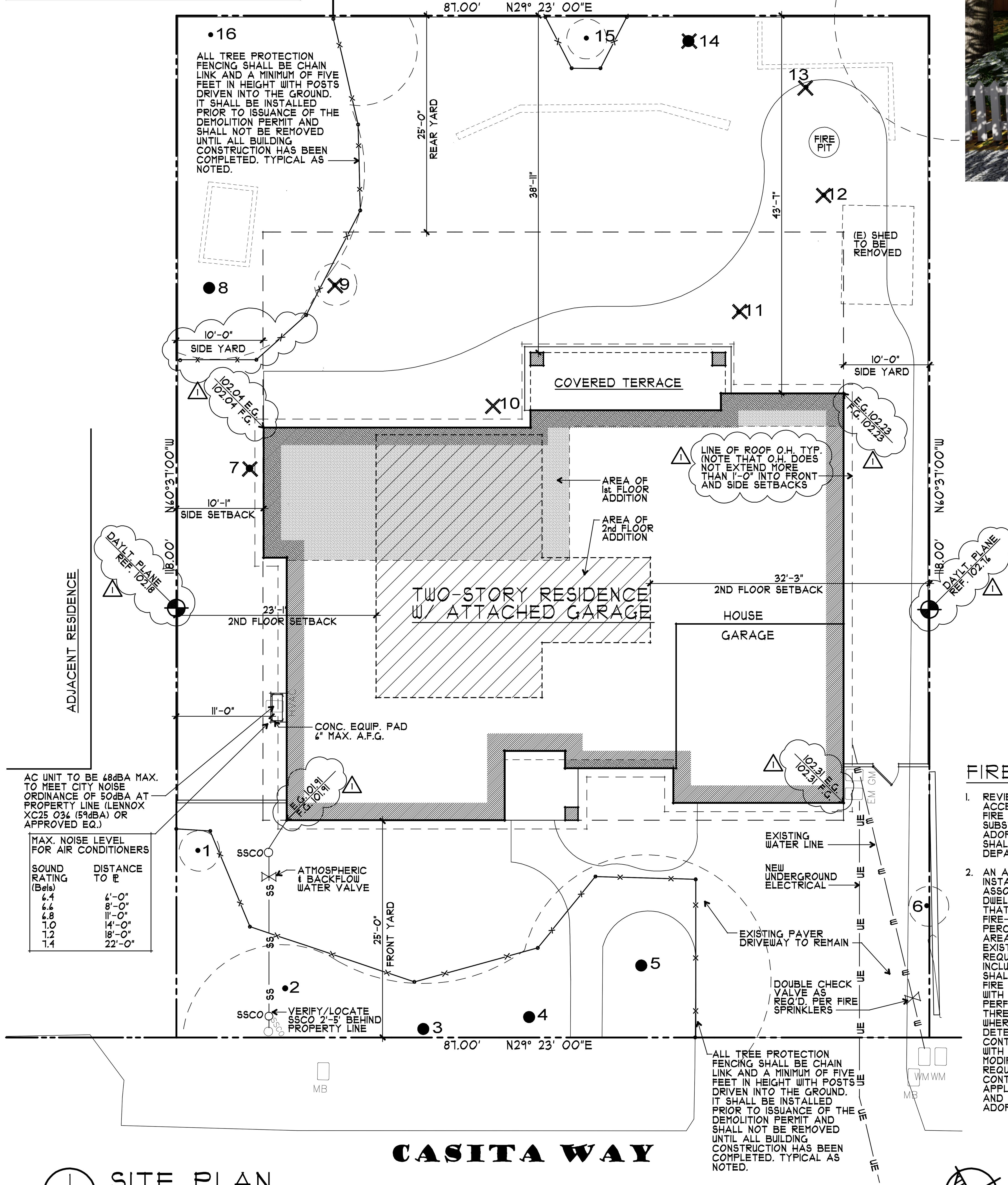
DBH = DIAMETER AT BREAST HEIGHT

AREA SCHEDULE

LOT AREA 10,266 S.F.

		EXISTING	PROPOSED	ADDITION
LIVABLE AREA MAIN FLOOR		1,844 S.F.	2,486 S.F.	642 S.F.
UPPER FLOOR		0 S.F.	704 S.F.	704 S.F.
TOTAL		1,844 S.F.	3,190 S.F.	1,346 S.F.
GARAGE		401 S.F.	401 S.F.	0 S.F.
COVERED PORCH		98 S.F.	65 S.F.	-33 S.F.
COVERED TERRACE		168 S.F.	128 S.F.	-40 S.F.
(E) SHED		94 S.F.	0 S.F.	-94 S.F.
COVERAGE ALLOWED	(30%)	3,080 S.F.		
EXISTING		2,605 S.F.		
PROPOSED		3,080 S.F.		
FLOOR AREA ALLOWED	(35%)	3,593 S.F.		
EXISTING		2,339 S.F.		
PROPOSED		3,591 S.F.		

3D RENDERING



1 / A1 SITE PLAN
1/8" = 1'-0"
0 2 6 12 20

ZONING COMPLIANCE

	EXISTING		PROPOSED	ALLOWED/REQ'D
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6' HIGH		2,605 S.F. 25.4%	3,080 S.F. 30.0%	3,080 S.F. 30.0%
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1st FLR.	2,339 S.F.	2,887 S.F.	3,593 S.F.
	2nd FLR.	0 S.F.	704 S.F.	
	TOTAL	2,339 S.F. 22.8%	3,591 S.F. 35.0%	35.0%
SETBACKS: FRONT		25 FT.	25 FT.	25 FT.
REAR		47.42 FT.	43.58 FT.	25 FT.
RIGHT SIDE (1ST/2ND)		10/NA FT.	10/32.25 FT.	10/17.5 FT.
LEFT SIDE (1ST/2ND)		12.75/NA FT.	10.08/23.08 FT.	10/17.5 FT.
HEIGHT:		14 FT.	24 FT.	27 FT.

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	1,844 S.F.	1,347 S.F.	3,191 S.F.
NON-HABITABLE AREA DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	495 S.F.	-94 S.F.	401 S.F.

LOT CALCULATIONS

NET LOT AREA:		10,266 S.F.
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%	891 S.F.	41.0%
LANDSCAPE BREAKDOWN:	TOTAL HARDSCAPE AREA EXISTING & PROPOSED	5,333 S.F.
	EXISTING SOFTSCAPE (UNDISTURBED) AREA:	0 S.F.
	NEW SOFTSCAPE AREA: SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA	4,933 S.F.

FIRE DEPARTMENT NOTES:

1. REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS AND WATER SUPPLY AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.
2. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS AND IN EXISTING DWELLINGS, WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN THE ALLOWABLE FIRE-FLOW APPENDIX TABLE B105.1, OR ADDITIONS EXCEEDS FIFTY (50) PERCENT (INCLUSIVE OF GARAGE CONVERSIONS) OF THE EXISTING LIVING AREA (EXISTING SQUARE FOOT CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT.) WHEN AUTOMATIC FIRE SPRINKLER SYSTEMS ARE REQUIRED BY THIS SECTION, ALL ASSOCIATED GARAGES SHALL BE INCLUDED. TEAR-DOWNS AND/ OR ADDITIONS OVER FIFTY (50) PERCENT SHALL BE TREATED AS A NEW STRUCTURE REGARDING INSTALLATION OF FIRE SPRINKLER SYSTEMS. THE OBLIGATION TO PROVIDE COMPLIANCE WITH THESE FIRE SPRINKLER REGULATIONS MAY NOT BE EVADED BY PERFORMING A SERIES OF SMALL ADDITIONS UNDERTAKEN OVER A THREE-YEAR PERIOD. THE PERMIT ISSUANCE DATE OF PAST ADDITIONS WHERE THESE REGULATIONS WERE IN EFFECT SHALL BE USED FOR DETERMINING COMPLIANCE. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY LAMC
3. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEM(S), AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEMS UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7
4. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATIONS SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS TO THE PROJECT. CFC CHAPTER 33.
5. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SEC. 505.1

AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM WITH DOUBLE CHECK VALVES SHALL BE PROVIDED AND BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D AND LOS ALTOS RESIDENTIAL REQUIREMENTS. (UNDER SEPERATE PERMIT) FIRE SPRINKLER PLANS SHALL BE SUBMITTED DIRECTLY TO THE COUNTY FIRE DEPARTMENT BY A CALIFORNIA LICENSED C-16 FIRE SPRINKLER CONTRACTOR.

INDEX OF DRAWINGS

PROJECT INFO

OWNER: PRAVIR GUPTA & SUGANDH SHAIKHAR, 435 CASITA WAY, LOS ALTOS, CA 94022

JOB ADDRESS: 435 CASITA WAY, LOS ALTOS, CA 94022

ZONING: R1-10

BUILDING OCCUPANCY GROUP(S): R-3/U

TYPE(S) OF CONSTRUCTION: V-B

OCCUPANCY CATEGORY: II

A.P.N. 170-18-027

FIRE SPRINKLERS: YES

UNDERGROUND UTILITIES: YES

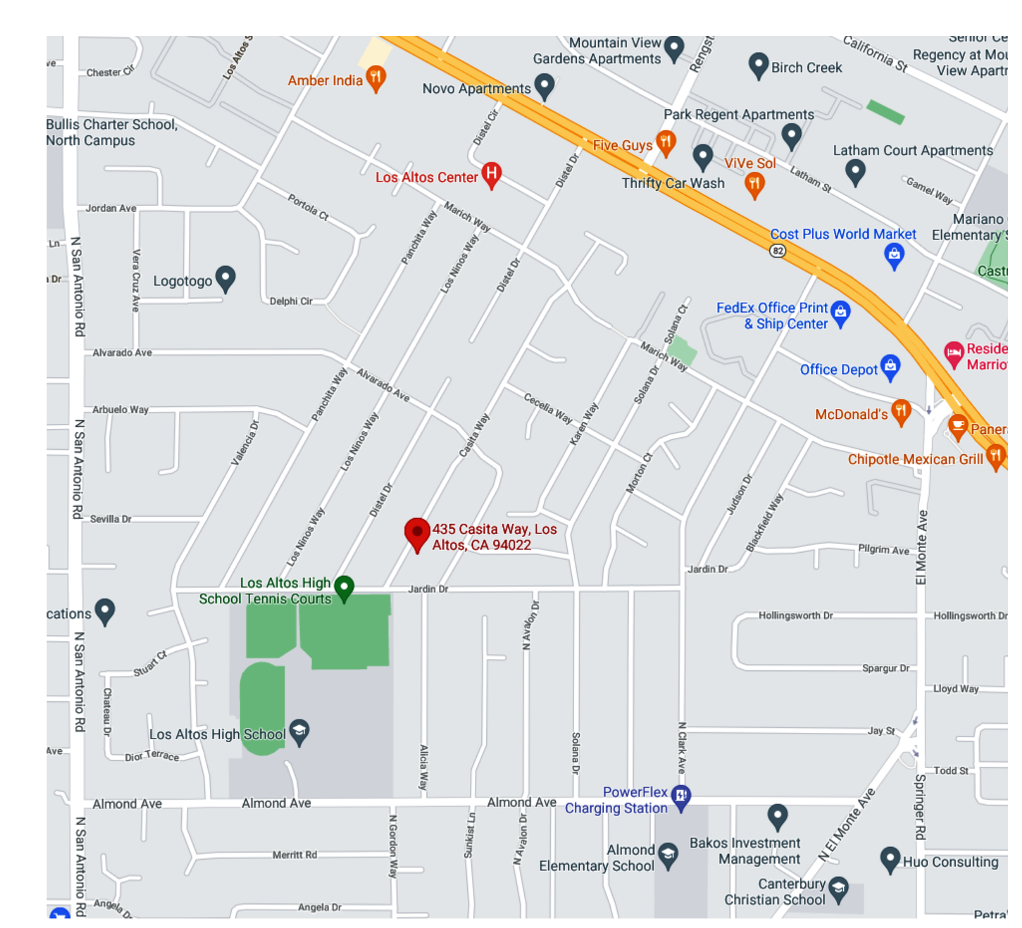
ARCHITECT: RH ASSOCIATES, ARCHITECTS, 11010 COMBIE RD. SUITE 210, AUBURN, CA 95602, CONTACT: J. STEVE COLLOM, (530) 268-3055, steve.collom@gmail.com

CIVIL ENGINEER: NNR ENGINEERING, 535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123, CONTACT: NADIM RAFOUL, (408) 348-7813, nnrengineering@yahoo.com

LANDSCAPE DESIGN: KAREN AITKEN & ASSOCIATES, 8262 RANCHO REAL, GILROY, CA 95020, CONTACT: KAREN AITKEN, (408) 842-0245, AitkenAssociates@gmail.com

PROJECT DESCRIPTION

THE CONSTRUCTION OF A TWO-STORY ADDITION TO AN EXISTING ONE-STORY RESIDENCE WITH AN ATTACHED GARAGE. UTILITIES TO BE UNDERGROUND AND FIRE SPRINKLERS WILL BE REQUIRED FOR THE ENTIRE RESIDENCE.



2 / A1 VICINITY MAP
NO SCALE
NORTH

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A PROPOSED TWO-STORY REMODEL & ADDITION FOR:
PRAVIR GUPTA & SUGANDH SHAIKHAR
435 CASITA WAY, LOS ALTOS, CALIFORNIA

drawings: COVER SHEET

revisions: 1 8-22-22 PLANNING

project number: 2574

date: NOV. 2022

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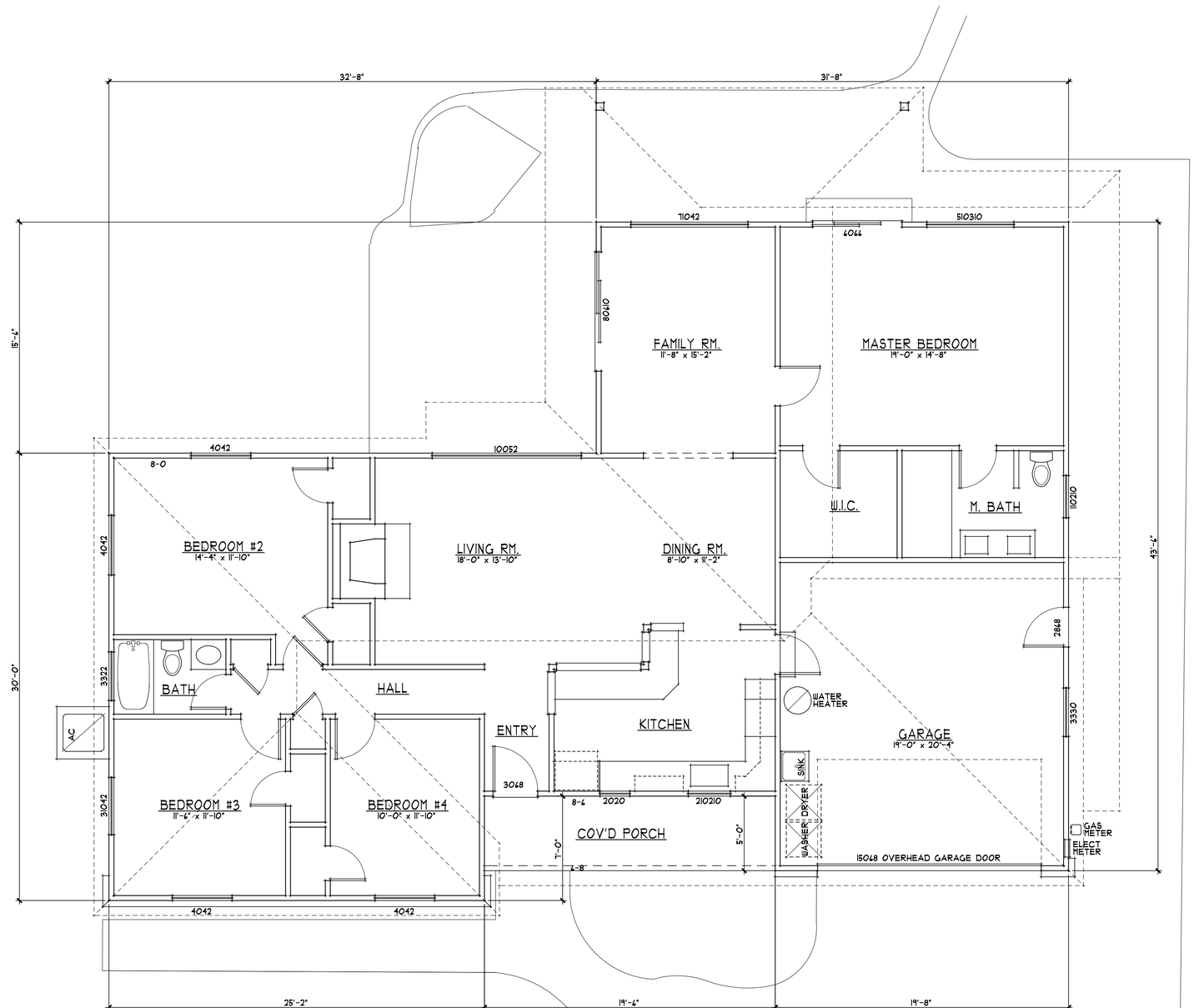

1/A2 EXISTING FLOOR PLAN

1/4" = 1'-0"

0 1 3 6 10

NORTH

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435 CASITA WAY
LOS ALTOS, CALIFORNIA

drawings
EXISTING FLOOR PLAN

revisions
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sheet number
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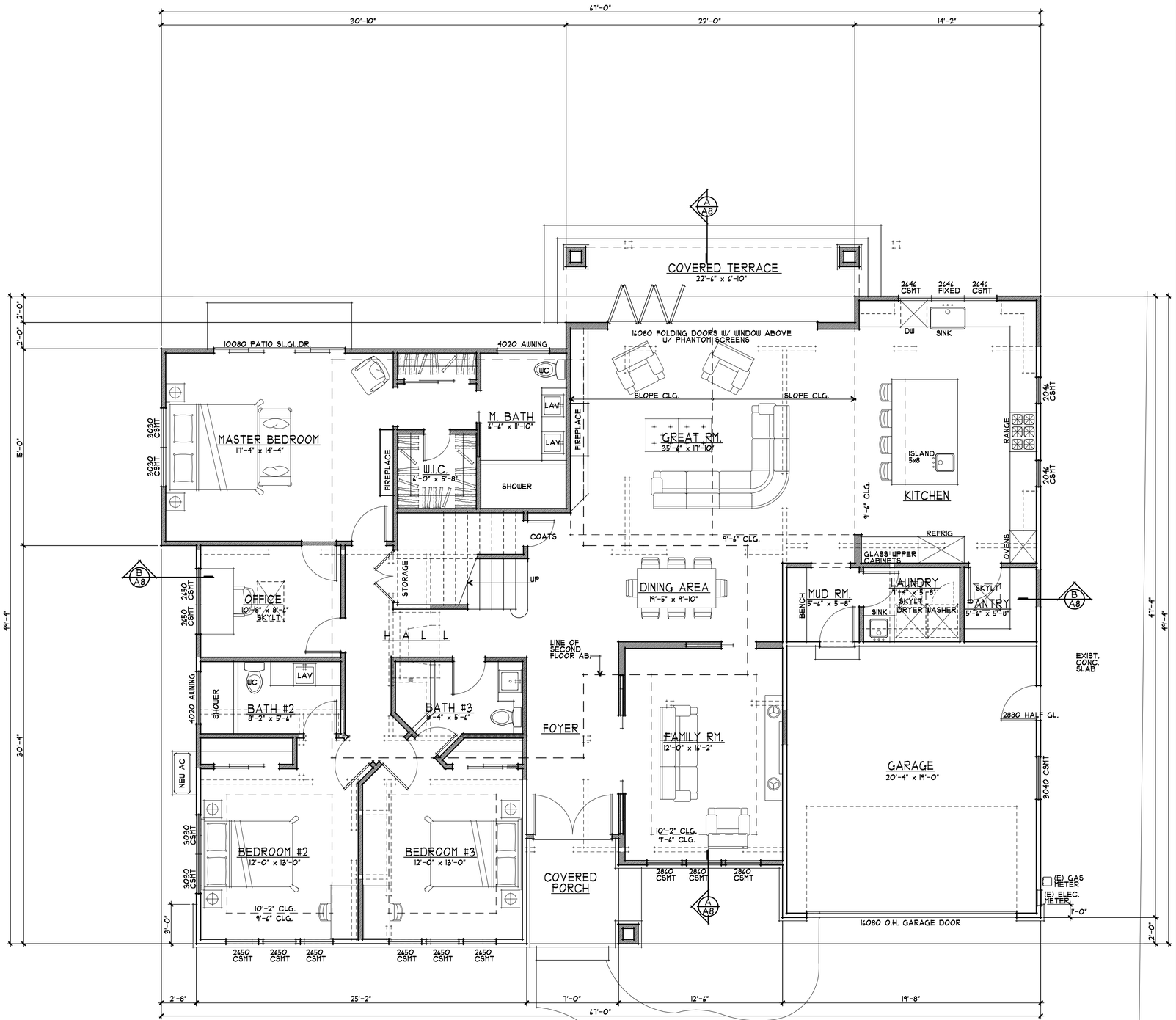

WALL SCHEDULE

- EXISTING WALL
- NEW WALL
- EXISTING WALL (TO BE REMOVED)

1/A3 PROPOSED MAIN FLOOR PLAN

1/4" = 1'-0"

0 1 3 6 10

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LOS ALTOS, CALIFORNIA

drawings
MAIN FLOOR PLAN

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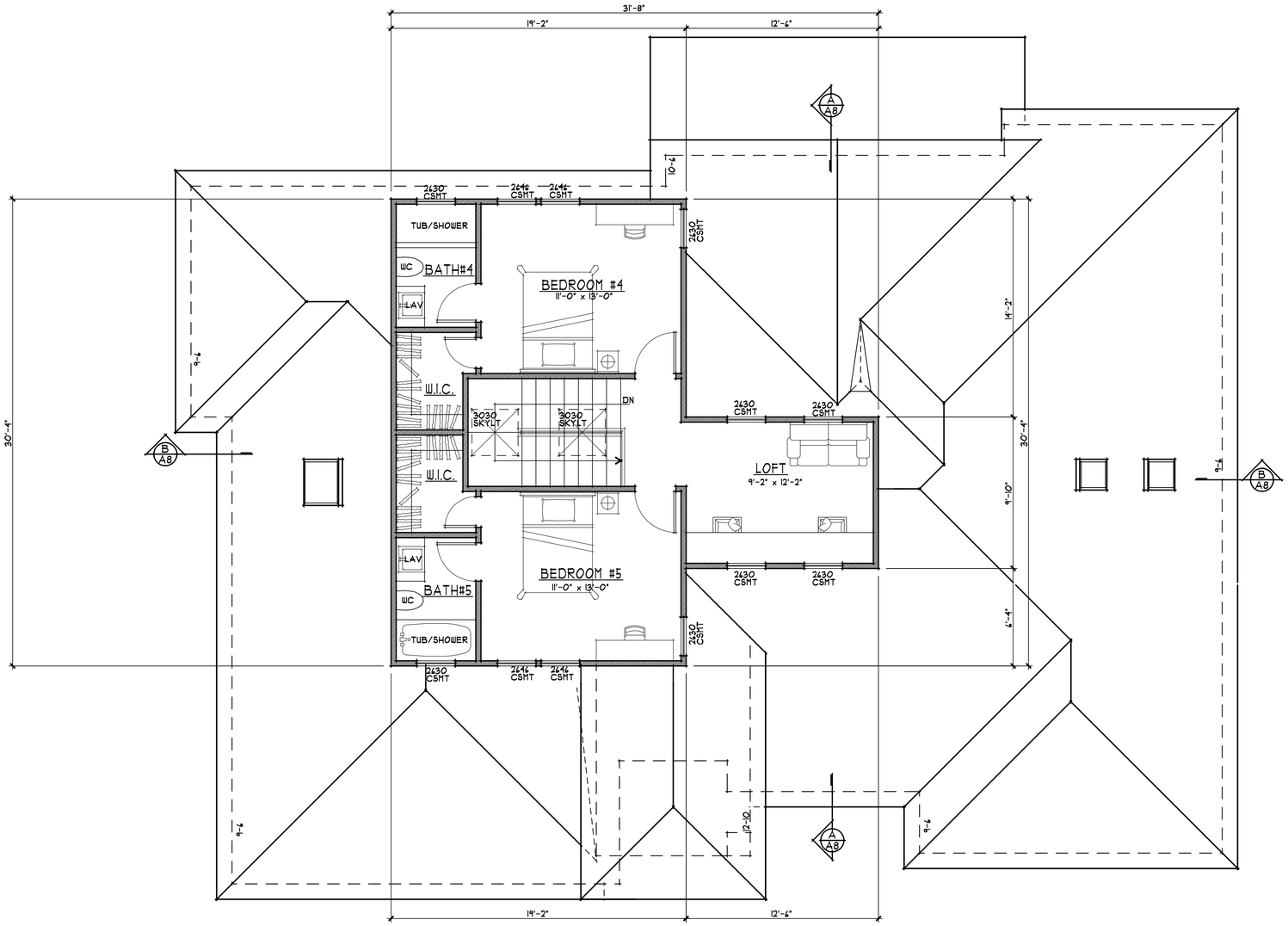

1/A4 UPPER FLOOR PLAN

1/4" = 1'-0"

0 1 3 6 10

NORTH

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drawings
UPPER FLOOR PLAN

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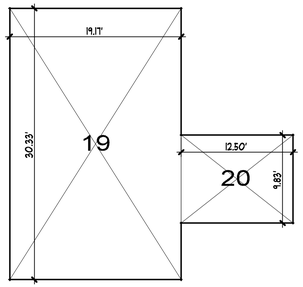
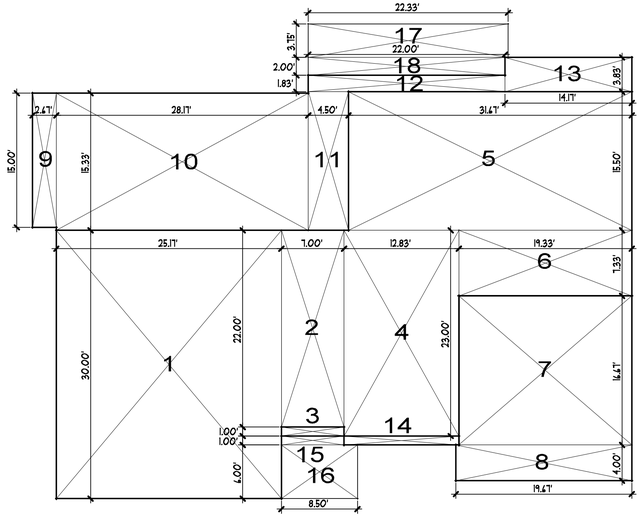


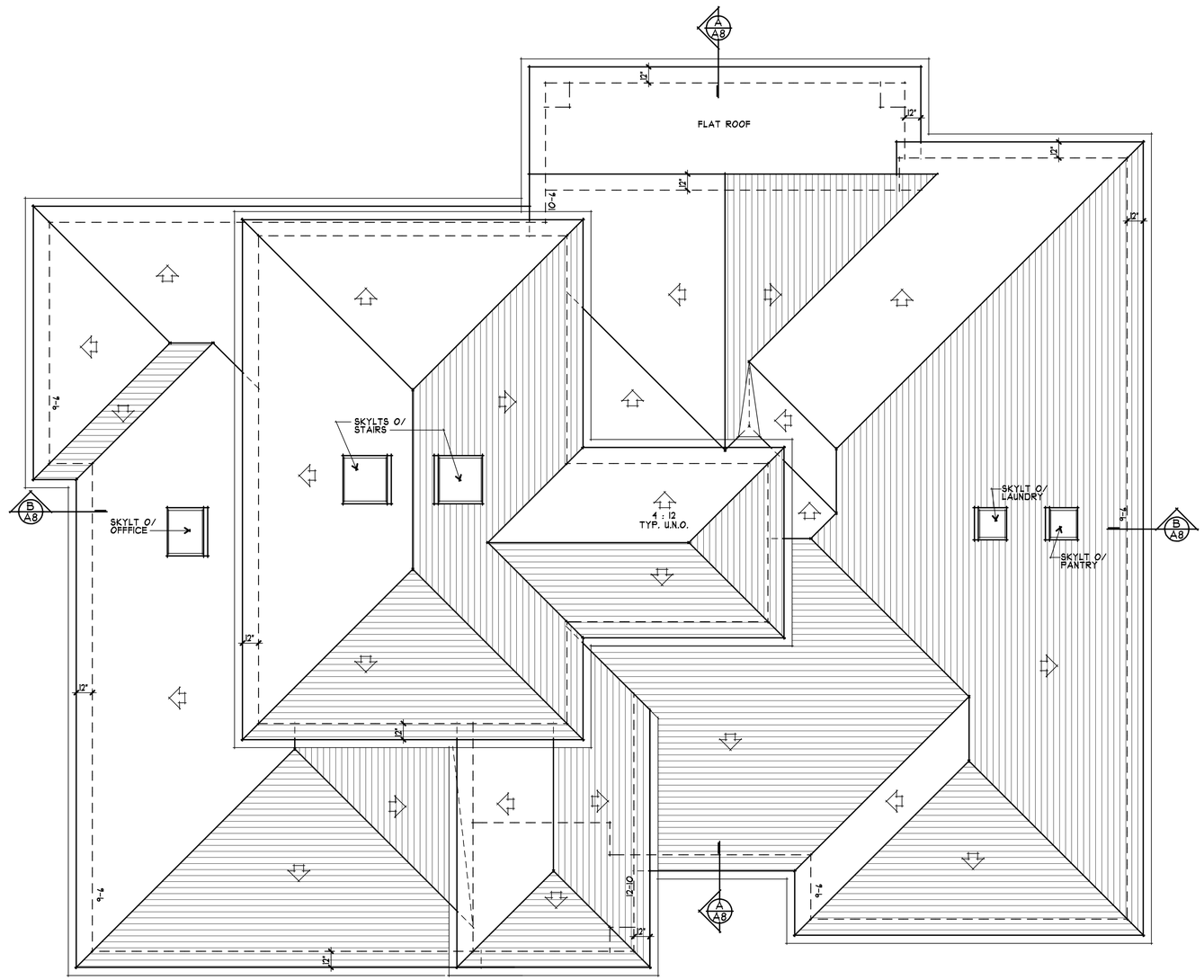
UPPER FLOOR

AREA CALCULATIONS

EXISTING					
1	25.17	x	30.00	=	755.0
2	7.00	x	22.00	=	154.0
3	7.00	x	1.00	=	7.0
4	12.83	x	23.00	=	295.1
5	31.47	x	15.50	=	490.9
6	19.33	x	7.33	=	141.7
			TOTAL		1,844
EXISTING GARAGE					
7	19.33	x	16.47	=	322.2
8	19.41	x	4.00	=	18.1
			TOTAL		401
ADDITION					
9	2.47	x	15.00	=	40.1
10	28.17	x	15.33	=	431.8
11	4.50	x	15.50	=	69.8
12	22.00	x	1.83	=	40.3
13	14.17	x	3.83	=	54.3
14	12.83	x	1.00	=	12.8
-3	1.00	x	1.00	=	-1.0
			TOTAL		642
COVERED PORCH					
3	1.00	x	1.00	=	1.0
15	1.00	x	1.00	=	1.0
16	8.50	x	6.00	=	51.0
			TOTAL		65
COVERED TERRACE					
17	22.33	x	3.75	=	84.0
18	22.00	x	2.00	=	44.0
			TOTAL		128
UPPER FLOOR					
19	19.17	x	30.33	=	581.0
20	12.50	x	9.83	=	123.0
			TOTAL		704



MAIN FLOOR



2 A5 AREA DIAGRAMS
1/8" = 1'-0"
0 2 6 12 20
NORTH

1 A5 ROOF PLAN
1/4" = 1'-0"
0 1 3 6 10
NORTH

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drawings
ROOF PLAN

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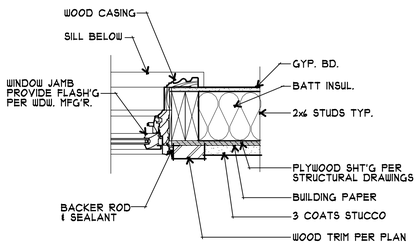
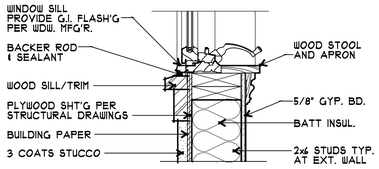


1 / A6 TYP. JAMB (HEAD SIM.)

1 1/2"=1'-0"

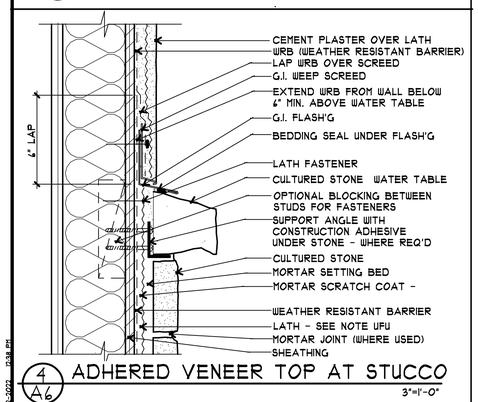


2 / A6 TYPICAL SILL

1 1/2" = 1'-0"

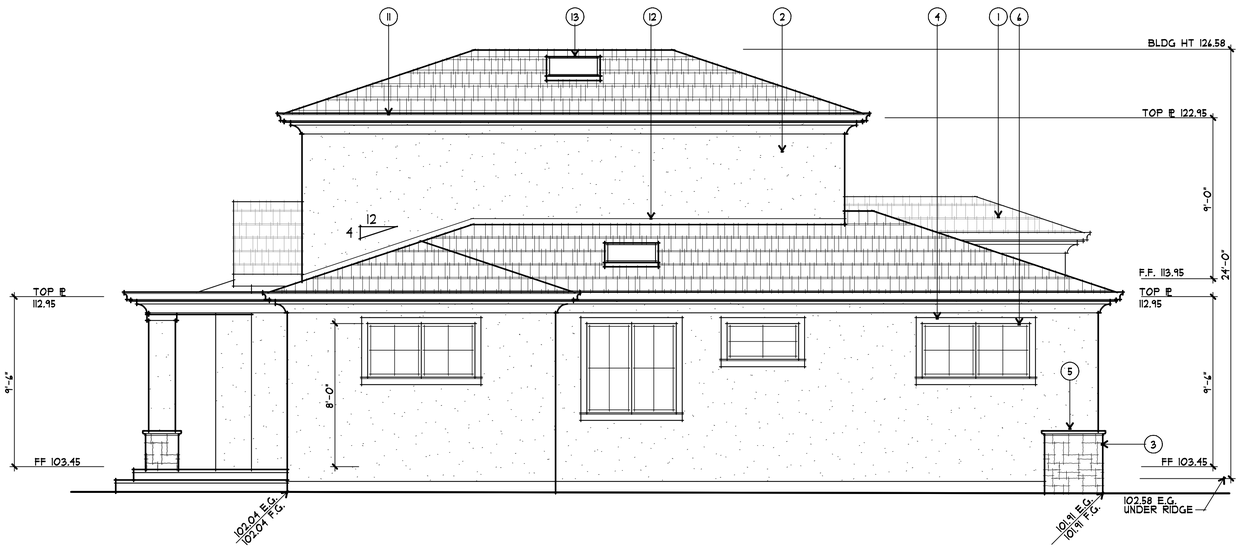
3 / A6 SILL AT FRONT ELEVATION

1 1/2"=1'-0"



4 / A6 ADHERED VENEER TOP AT STUCCO

3"=1'-0"



5 / A6 LEFT (NORTH) ELEVATION

1/4" = 1'-0"

0 1 3 6 10

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	LIGHT WEIGHT SLATE SHAPE CONCRETE TILE
WALLS	2	STUCCO W/ SMOOTH TROWEL FINISH
	3	STONE VENEER
TRIM	4	HARDI TRIM
	5	PRECAST WAINSCOT CAP/SILL
WINDOWS	6	ALUMINUM CLAD WOOD WINDOWS
DOORS	7	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	8	CARRAIGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
	9	ALUMINUM-CLAD WOOD BI-FOLD DOOR(S)
	10	ALUMINUM-CLAD WOOD SLIDING DOOR(S)
GUTTERS & DOWNSPOUTS	11	SHAPED G.I. GUTTERS & DOWNSPOUTS
FLASHING	12	G.I. FLASHING - PAINT
SKYLIGHTS	13	CURB MOUNTED OR SELF-FLASHING

TYPICAL STUCCO FINISH

PROVIDE 3 COATS OF STUCCO (7/8" MIN.) ON METAL LATH OVER 2 LAYERS OF GRADE "D" PAPER ON EXT. SHEATHING. PROVIDE WEEP SCREED AT FDN. PLATE LINE 4" MIN. ABOVE FINISH GRADE PER CRC SEC. R703.7

6 / A6 FRONT (WEST) ELEVATION

1/4" = 1'-0"

0 1 3 6 10

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A PROPOSED TWO-STORY REMODEL & ADDITION FOR:
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435 CASITA WAY
LOS ALTOS, CALIFORNIA

drawings: EXTERIOR ELEVATIONS

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EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	LIGHT WEIGHT SLATE SHAPE CONCRETE TILE
WALLS	2	STUCCO W/ SMOOTH TROWEL FINISH
	3	STONE VENEER
TRIM	4	HARDI TRIM
	5	PRECAST WAINSCOT CAP/SILL
WINDOWS	6	ALUMINUM CLAD WOOD WINDOWS
DOORS	7	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	8	CARRAIGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
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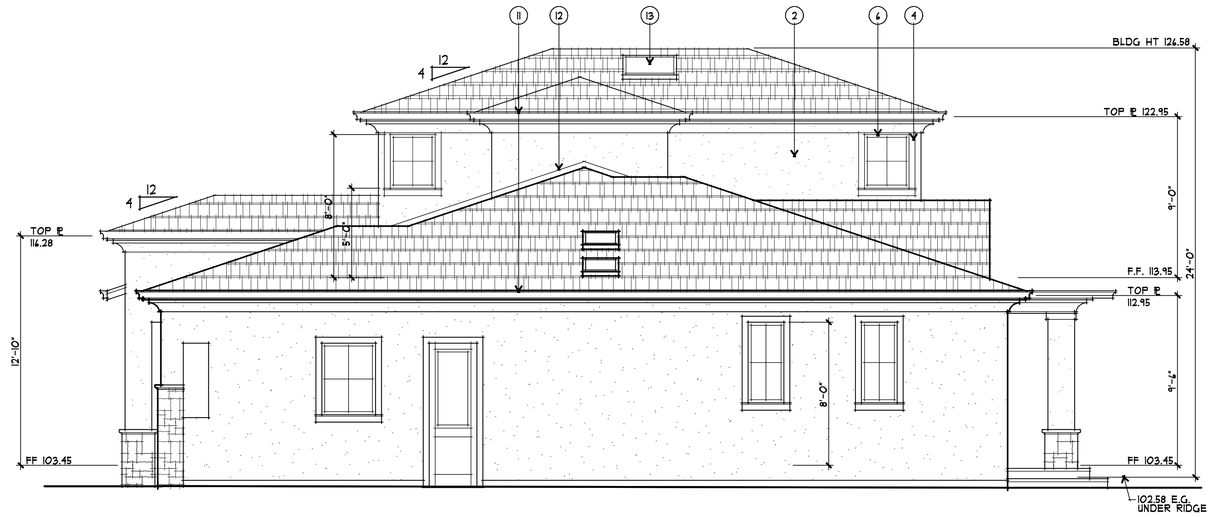
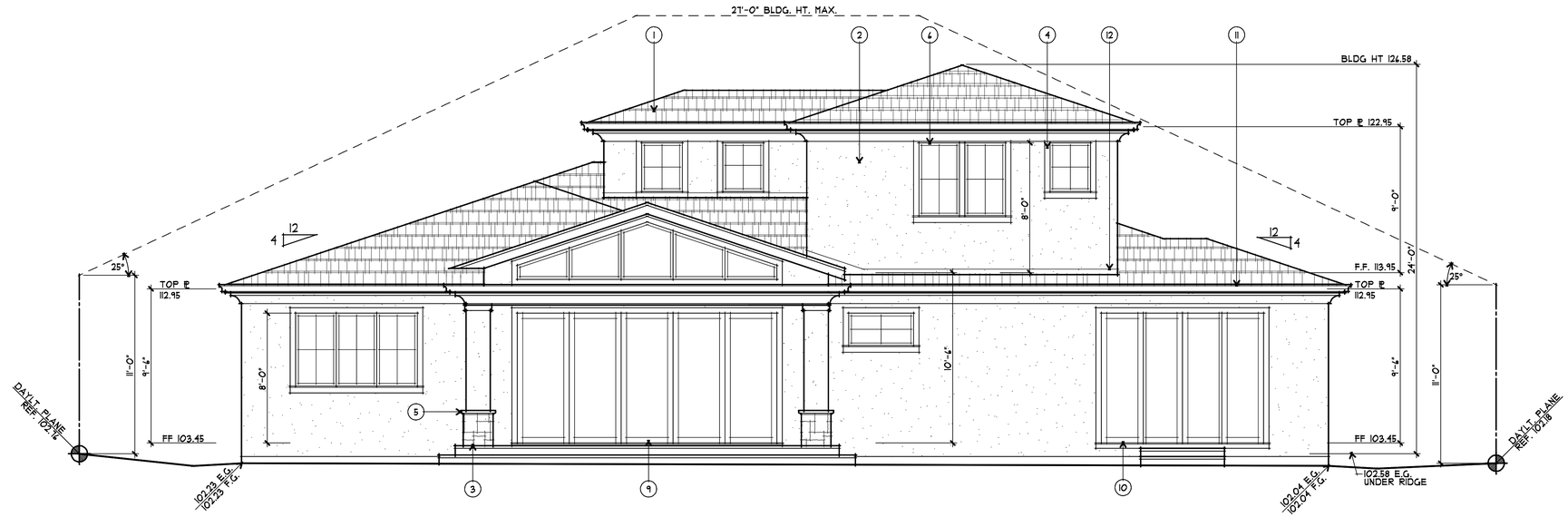
FLASHING	12	G.I. FLASHING - PAINT
SKYLIGHTS	13	CURB MOUNTED OR SELF-FLASHING



1/A7 RIGHT (SOUTH) ELEVATION

1/4" = 1'-0" 0 1 3 6 10



2/A7 REAR (EAST) ELEVATION

1/4" = 1'-0" 0 1 3 6 10

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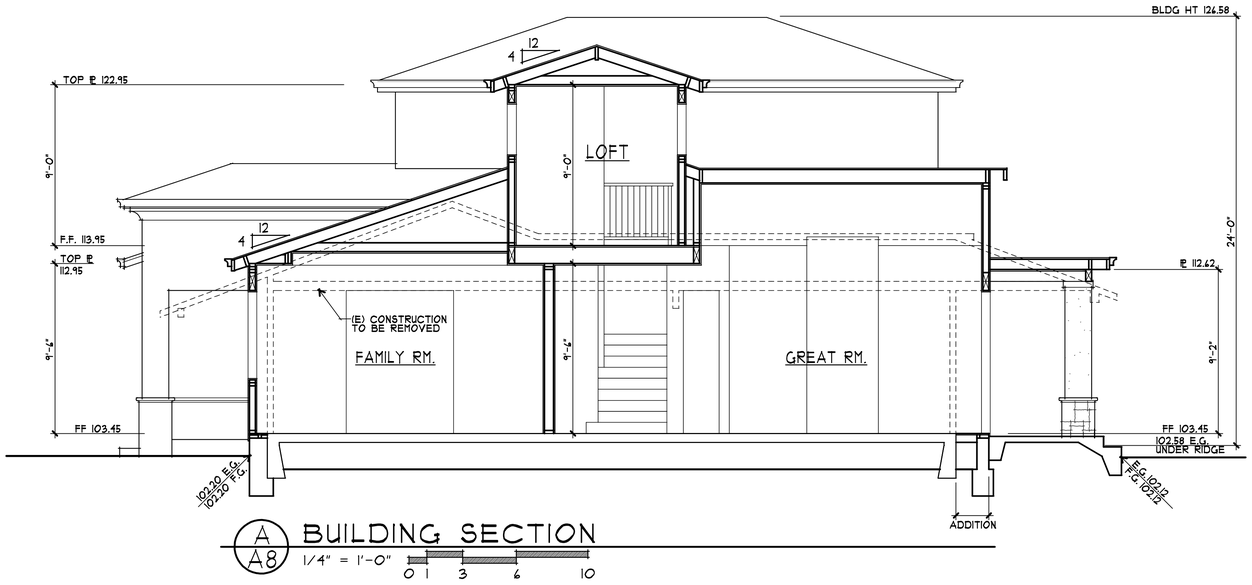
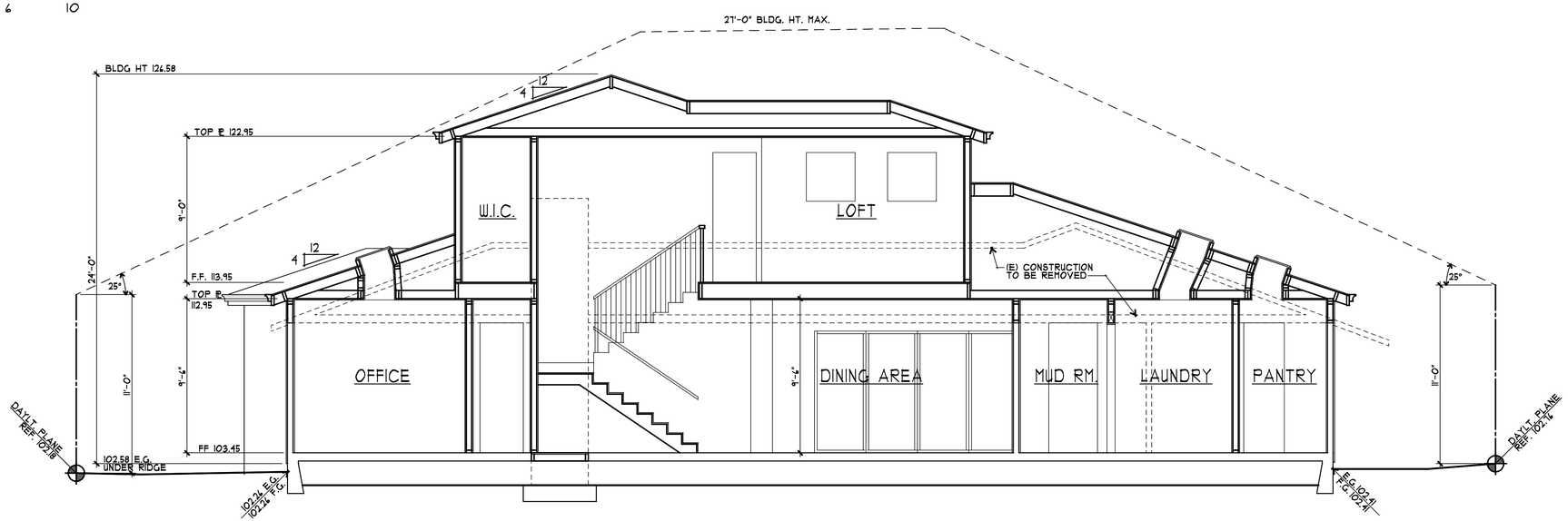


A A8 BUILDING SECTION

1/4" = 1'-0"

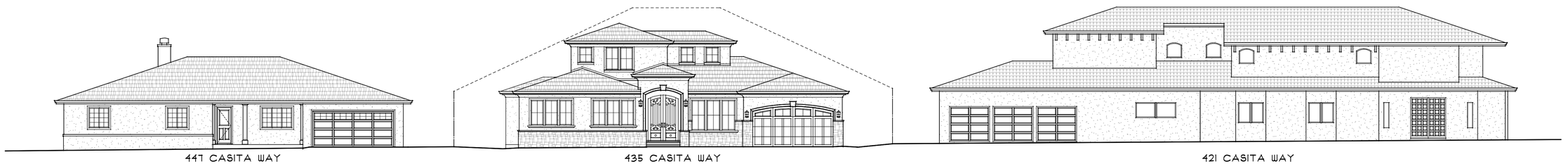
0 1 3 6 10



B A8 BUILDING SECTION

1/4" = 1'-0"

0 1 3 6 10



1 A8 STREETSCAPE

N.T.S.

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	LIGHT WEIGHT SLATE SHAPE CONCRETE TILE
WALLS	2	STUCCO W/ SMOOTH TROWEL FINISH
	3	STONE VENEER
TRIM	4	HARDI TRIM
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A PROPOSED TWO-STORY REMODEL & ADDITION FOR:
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435 CASITA WAY LOS ALTOS, CALIFORNIA

drawings
BUILDING SECTION
STREETSCAPE

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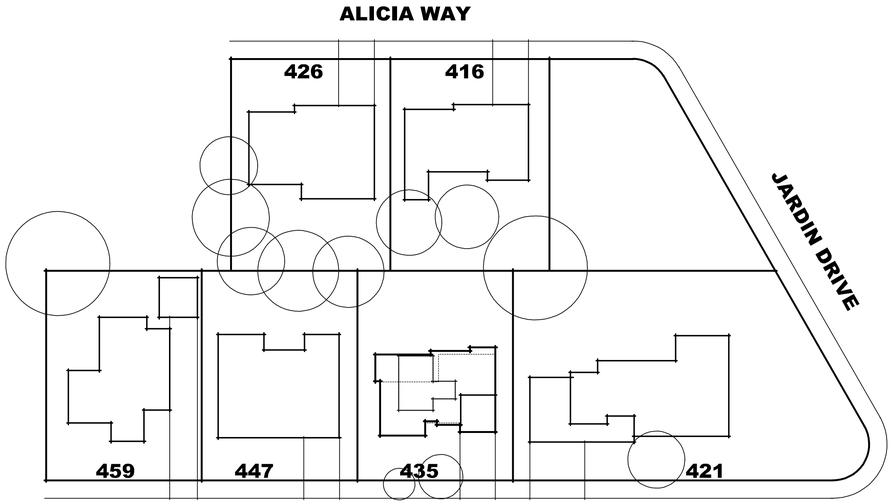
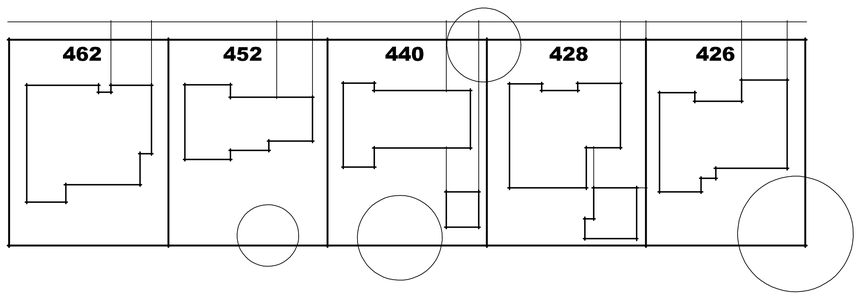
421 CASITA WAY

447 CASITA WAY

459 CASITA WAY

426 CASITA WAY





1 CM CONTEXT MAP
1" = 40'-0" 0 20 40 80 120
NORTH

428 CASITA WAY

440 CASITA WAY

426 ALICIA WAY

416 ALICIA WAY

462 CASITA WAY

452 CASITA WAY

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435 CASITA WAY
LOS ALTOS, CALIFORNIA

drawings
CONTEXT MAP

revisions

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date
7-7-2022

sheet number
CM

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ABBREVIATIONS

FL	FLOWLINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
CONC	CONCRETE
LIP	LIP OF GUTTER
GS	GROUND SHOT
AD	AREA DRAIN
FF	FINISH FLOOR
BSL	BUILDING SETBACK LINE

LEGEND

- SSCO — SANITARY SEWER CLEANOUT
- SSMH — SANITARY SEWER MANHOLE
- —x— FENCE LINE
- WV — WATER VALVE
- WM — WATER METER
- FIRE HYDRANT
- JOINT POLE
- GUY ANCHOR
- XX" TREE — TREE, SIZE AND TYPE AS NOTED
- —G— GAS LINE
- —W— WATER LINE
- CONCRETE
- GM — GAS METER

BENCHMARK

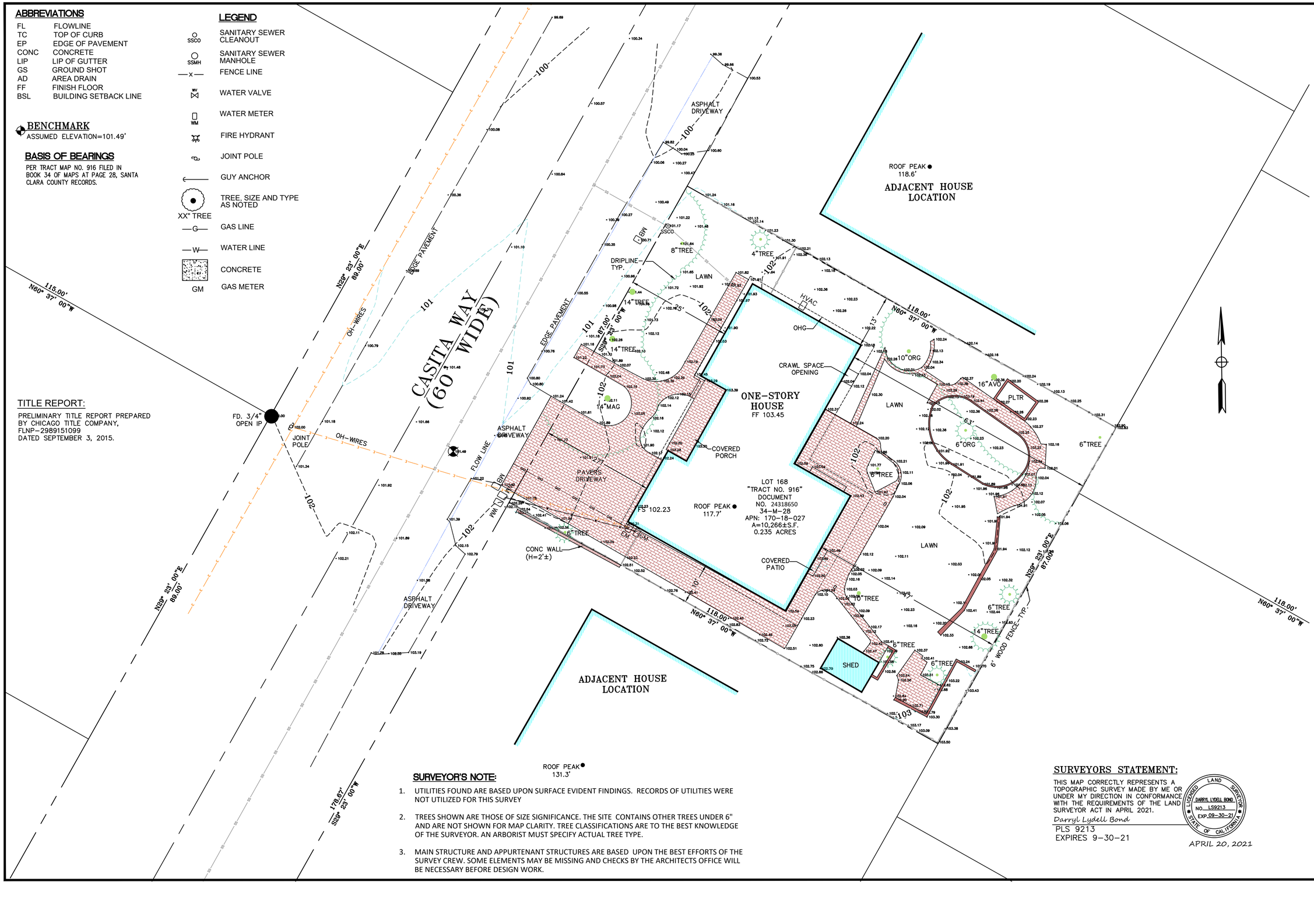
ASSUMED ELEVATION=101.49'

BASIS OF BEARINGS

PER TRACT MAP NO. 916 FILED IN BOOK 34 OF MAPS AT PAGE 28, SANTA CLARA COUNTY RECORDS.

TITLE REPORT:

PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, FLNP-2989151099 DATED SEPTEMBER 3, 2015.



SURVEYOR'S NOTE:

1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
3. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.

SURVEYORS STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR ACT IN APRIL 2021.

Darryl Lydell Bond
PLS 9213
EXPIRES 9-30-21

LICENSED LAND SURVEYOR — DARRYL LYDELL BOND — NO. LS9213 — EXP 09-30-21 — STATE OF CALIFORNIA

APRIL 20, 2021

NNR ENGINEERING SERVICES CO.
DARRYL LYDELL BOND PLS 9213
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123
(408) 348-7813
nnrengineering@yahoo.com

TOPOGRAPHICAL SURVEY

435 CASITA WAY

SANTA CLARA COUNTY CALIFORNIA

LOS ALTOS

SCALE	DATE	DRAWN	CHECKED	PROJ. MGR.
1"=10'	4-20-2021	NJE	D. BOND	DB

DATE	MK	SHEET REVISIONS	BY	CK

SHEET NO. 1 OF 1 SHEETS

JOB NO. CASITA WAY

CAD FILE:

GRADING AND DRAINAGE CONSTRUCTION NOTES:

1. DIRECT ROOF DOWNSPOUT LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.). DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PERVIOUS AREA OF THE SITE –TYP. SEE DETAIL ON SHEET C–2.
2. DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 10 FEET, FOR NON–PAVED (DIRT & LANDSCAPE) AREAS.
3. 4" SDR–26 SS. LAT. @ 2% MIN.
4. 6" PVC (SDR–35) @ S=0.5% MIN.
5. INFILTRATION DEVICE, 5'X8'X4.5' DEEP, SEE DETAIL.
6. EARTH SWALE, SEE DETAIL.
7. INSTALL (N)"ATMOSPHERIC & LISTED ACCESSIBLE BACK FLOW WATER VALVE".
8. INSTALL (N) DOMESTIC WATER BACKFLOW PREVENTION DEVICE IF NECESSARY FOR FIRE SPRINKLER SYSTEM.
9. INSTALL (N) SSCO PER CITY STD. DETAIL SS–5.

DRAINAGE NOTES:

1. CB RIM 102.0± INV 100.3±
2. AD RIM 102.0± INV 100.0±
3. AD RIM 102.0± INV 99.7±
4. AD RIM 101.8± INV 99.5±
5. AD RIM 101.7± INV 99.0±
6. CB RIM 101.6± INV 98.5±

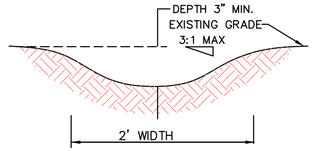
LEGEND:

AREA DRAIN (CHRISTY BOX V–1) OR EQUAL

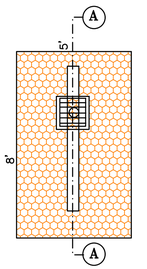
CATCH BASIN (CHRISTY BOX V–24) OR EQUAL)

MAINTENANCE NOTES

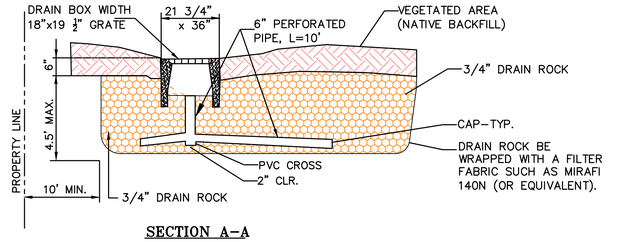
1. OWNER IS RESPONSIBLE FOR MAINTAINING ALL INLETS, RETENTION SYSTEM AND INFILTRATION DEVICE FROM TRASH, DEBRIS & SEDIMENTS.
2. THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.



EARTH SWALE DETAIL
N.T.S.



PLAN



SECTION A–A

INFILTRATION DEVICE DETAIL
N.T.S.

GENERAL NOTES

1. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES AND SURFACE IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
2. EXISTING UNDERGROUND LINES, APPURTENANCES AND FACILITIES WHICH ARE KNOWN TO THE ENGINEER ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING FACILITIES WHICH ARE TO REMAIN IN PLACE, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. NO WARRANTY IS GIVEN AS TO THE COMPLETENESS AND ACCURACY OF SUCH FACILITIES INFORMATION.
3. ALL CONTRACTORS WILL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
4. CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT "USA" CENTER AT 800/642–2444, A TOLL–FREE NUMBER, 48 HOURS IN ADVANCE OF ANY EXCAVATION ACTIVITY SO ALL UNDERGROUND FACILITIES CAN BE LOCATED AND MARKED.
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONJUNCTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR THE ENGINEER.
6. IT SHALL BE THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO COORDINATE THEIR WORK SO AS TO ELIMINATE CONFLICTS AND TO INSURE COMPLETION OF THE ENTIRE PROJECT WITHIN THE SPECIFIED PERIOD.
7. THE CONTRACTOR SHALL MAINTAIN THE STREET, SIDEWALKS AND ALL OTHER RIGHTS–OF–WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

UNDERGROUND NOTES

1. CONTRACTORS SHALL EXPOSE AND VERIFY PIPE MATERIAL, LINE SIZE, LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING SANITARY SEWERS, STORM DRAINS, AND WATER LINES AT ALL TIE–INS AND CROSSINGS PRIOR TO CONSTRUCTING NEW FACILITIES.
2. UNLESS OTHERWISE NOTED, ALL STORM DRAINS, SANITARY SEWERS, MANHOLES AND INLETS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS AND STANDARD PLAN DETAILS AS DESIGNATED AND TO DETAILS AS SHOWN ON THE PLAN.
3. ALL TRENCH EXCAVATION, BACKFILL AND BEDDING FOR STORM DRAINS AND SANITARY SEWERS SHALL CONFORM TO THE CITY OF LOS ALTOS
4. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR
5. ALL GAS, ELECTRICAL, TELEPHONE AND CABLE T.V. UTILITIES, WILL BE DESIGNED AND CONSTRUCTED BY OTHERS UNDER SEPARATE CONTRACTS

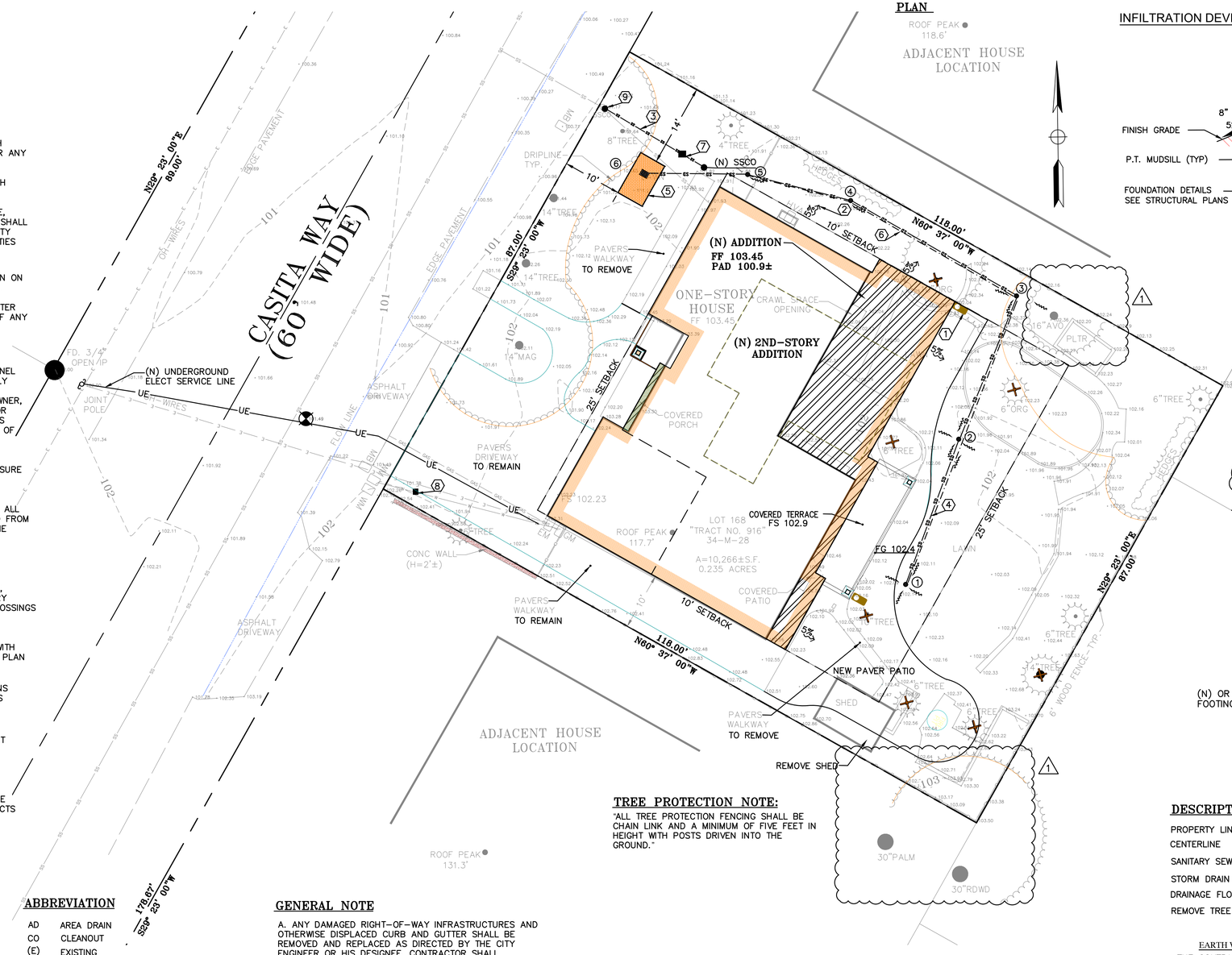
ENCROACHMENT PERMIT

NO PROPOSED CONSTRUCTION WITHIN THE CITY RIGHT–OF–WAY SHALL BEGIN UNTIL CITY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS, HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED.

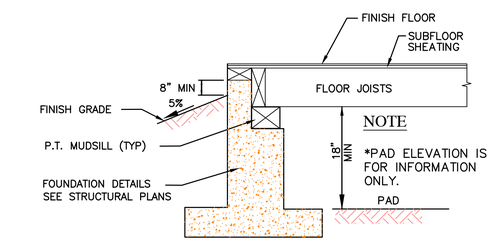
ANY DAMAGED RIGHT–OF–WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS, DEPARTMENT AT (650) 947–2780

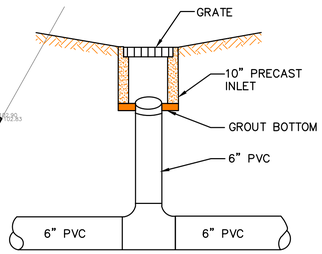
TREE NOTE:

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

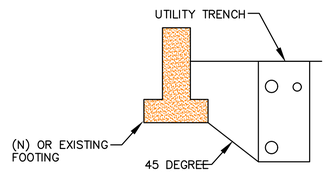


EXTERIOR GRADING DETAIL
N.T.S.





AREA DRAIN DETAIL
N.T.S.



UTILITY DETAIL
N.T.S.

TREE PROTECTION NOTE:

"ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND."

ABBREVIATION

AD	AREA DRAIN
CO	CLEANOUT
(E)	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SLAB
INV	INVERT
(N)	NEW
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
RDS	ROOF DOWNSPOUT
CB	CATCH BASIN

GENERAL NOTE

A. 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.

B. PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT–OF–WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

SHEET INDEX

DESCRIPTION / LEGEND

PROPERTY LINE
CENTERLINE
SANITARY SEWER
STORM DRAIN LINE
DRAINAGE FLOW
REMOVE TREE

EARTH WORK NOTE:

THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SOILS ENGINEER'S RECOMMENDATIONS ON STRIPPING AND SITE PREPARATION FOR ALL PERTINENT GRADING, PAVING AND TRENCH BACKFILL ON THIS SITE.

NOTE:
THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE CITY OF LOS ALTOS AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR . CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

APPROXIMATE CUT REQUIRED	70± CY
FILL REQUIRED	0± CY

REGISTERED PROFESSIONAL ENGINEER
MADJIM N. RAFFOUL
No. 56027
Exp. 12/31/22
CIVIL
STATE OF CALIFORNIA

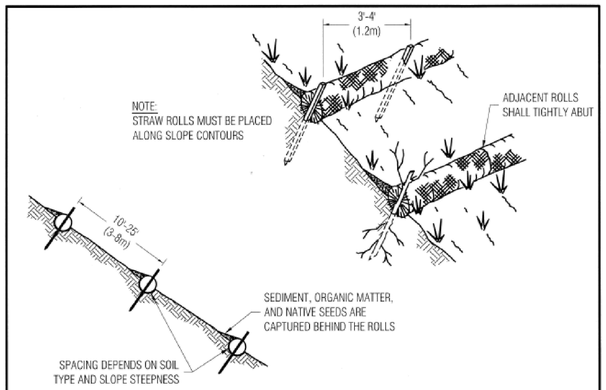
NNR ENGINEERING
BERKCES CO.
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7833

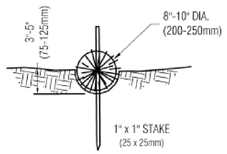
435 CASITA WAY
LOS ALTOS
APN: 170-18-027
SANTA CLARA COUNTY, CALIFORNIA

MINOR GRADING AND DRAINAGE PLAN

REVISIONS	DATE
ADD DRIPLINE	10/26/22

JOB NO:
DATE: 6-27-2022
SCALE: 1" =10'
DRAWN BY: NR
SHEET NO:
C-1
OF 3 SHEETS





NOTES:

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

Approved: _____ City Engineer _____ 1/4/10 Date

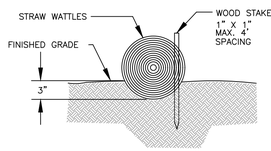
CITY OF LOS ALTOS, CALIFORNIA — INCORPORATED DECEMBER 1952

REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010

EROSION AND SEDIMENT CONTROL NOTES:

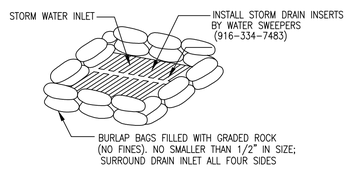
1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2-2003-0021 AND NPDES PERMIT NO. CAS 0029831.
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAID WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTORL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. – ALONG RIGHT-OF-WAY).



ENTRENCHMENT
DETAIL
IN FLAT AREA

STRAW WATTLES

NTS

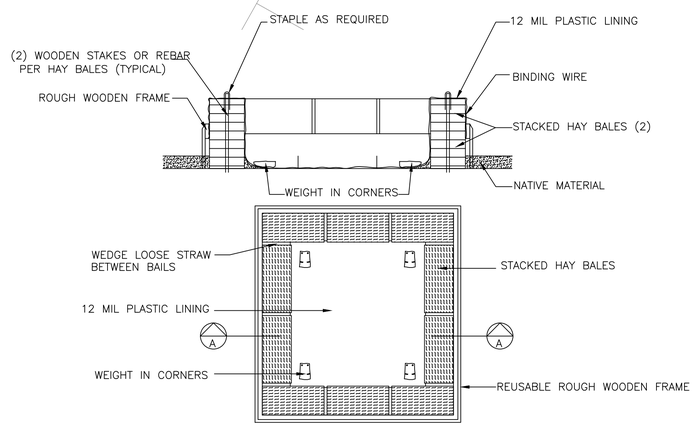


NOTES:

1. THICKNESS OF FILLED BAGS WHEN LAID SHALL NOT *EXCEED 4".*
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.
3. REMOVE ACCUMULATED SILT, AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

BURLAP SACK DRAIN INLET (D.I.)
SEDIMENT FILTER DETAIL

NTS



TEMPORARY CONCRETE WASHOUT FACILITY (ABOVE GRADE)

NTS

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/22
CIVIL
STATE OF CALIFORNIA

NNR ENGINEERING
SERVICES CO.
835 WATERRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 849-7583

435 CASITA WAY
LOS ALTOS
APN: 170-18-027

SANTA CLARA COUNTY, CALIFORNIA

EROSION CONTROL PLAN

REVISIONS	DATE

JOB NO:

DATE: 6-27-2022

SCALE: 1" =10'

DRAWN BY: NR

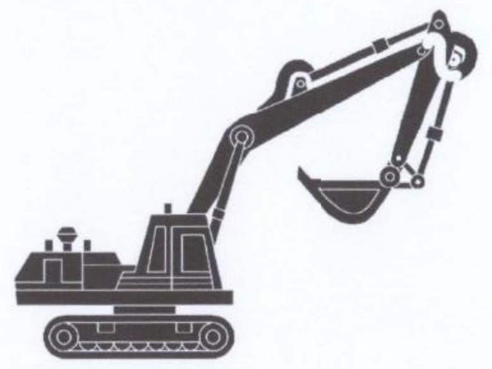
SHEET NO:

C-2

OF 3 SHEETS

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

__Doing the Job Right__

Site Planning and Preventive Vehicle Maintenance

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

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

Roadwork and Paving

Best Management Practices for the Construction Industry

Best Management Practices for the

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

__Doing The Job Right__

General Business Practices

- ❑ Develop and implement erosion/sediment control plans for roadway embankments.
- ❑ Schedule excavation and grading work during dry weather.
- ❑ Check for and repair leaking equipment.
- ❑ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ❑ When refueling or when vehicle/equipment maintenance 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, sand bags, or other controls to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

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

- ❑ Never wash excess material from exposed- aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ❑ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- ❑ Park paving machines over drip pans or absorbent material (cloth, 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

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

__Doing The Job Right__

General Business Practices

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

During Construction

- ❑ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ❑ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ❑ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ❑ Protect applications of fresh concrete 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.

Preventing Pollution: It's Up to Us

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

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

__Spill Response Agencies__

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): **800-852-7550**

Santa Clara County Environmental Health Services: (408) 299-6930

__Local Pollution Control Agencies__

County of Santa Clara Pollution Prevention Program: (408) 441-1195

County of Santa Clara Integrated Waste Management Program: (408) 441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414

Santa Clara Valley Water District: (408) 265-2600

Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598

Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

__City of Los Altos__

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Best Management Practices for the

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

__Doing The Right Job__

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

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

- ❑ 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 street.
- ❑ 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

Draining Pools Or Spas

When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.

- ❑ 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 algaecides. 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 onto 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

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

__Doing The Job Right__

Handling Paint Products

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

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 Removal

- ❑ 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 authority 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.

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.

B. Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.

D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

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

General Construction And Site Supervision

Best Management Practices For Construction

Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

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 Principals

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

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

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

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

__Doing The Job Right__

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation.

Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

- ❑ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations

1. ***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.

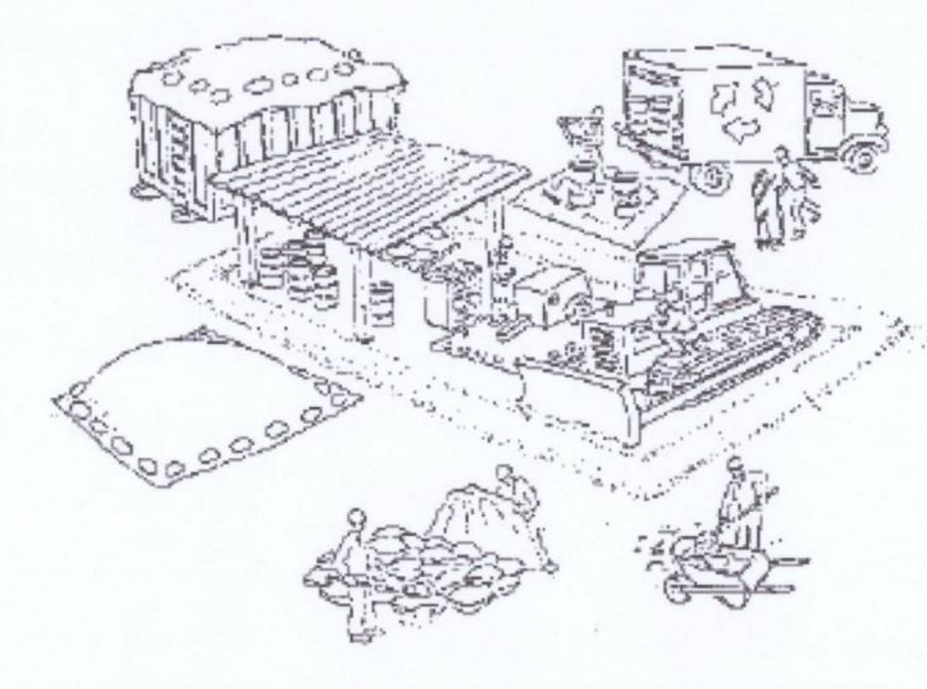
2. ***Check for Sediment Levels***

- ❑ 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 filtering device such as 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.

Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

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

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/22
CIVIL
STATE OF CALIFORNIA

[illegible]

NNR ENGINEERING
SERVICES CO.
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7813

435 CASITA WAY
LOS ALTOS
APN: 170-18-027
SANTA CLARA COUNTY
CALIFORNIA

BLUEPRINT FOR A CLEAN BAY

–	–
–	–
–	–
–	–
–	–
REVISIONS	BY

JOB NO:
DATE: 6-27-2022
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:
C-3
OF 3 SHEETS

REVISIONS	BY

*** Note Utility Lines**

Electric line
3/4" UI schedule
40 electrical conduit
18" Min. Below Finish Grade
for 12GA THWN wire

Casita Way

SCALE 1/8" = 1'-0"

0 8 16

*** NOTES (E) = Existing**

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@KAA.Design

GUPTA RESIDENCE

435 Casita Way, Los Gatos, CA

LAYOUT & DIMENSION PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
CALIFORNIA

DATE	11-11-22
SCALE	1/8"=1'-0"
DRAWN	IN-SL
JOB	GUPTA

L-1

Plant Legend

BOTANICAL	COMMON	QTY	SIZE	WATER	REMARKS
Tree					
Acer palmatum 'Dissectum Viridis'	Laceleaf Japanese Maple	1	24" Box	Medium, Extra in Summer	
Citrus sinensis	Orange Cultivars	1	15 Gallon	Medium	
Citrus x 'Dwarf Meyer'	Dwarf Meyer Lemon	1	15 Gallon	Low, Medium, Extra in Summer	
Eriobotrya japonica	Loquat	1	15 Gallon	Low	
Fruit Tree	Owners Choice	1	15 Gallon	Medium	Espaliered Fruit Tree
Laurus nobilis	Grecian Laurel	9	15 Gallon	Low	
Prunus persica var. nucipersica	Nectarine	1	15 Gallon	Medium, Extra in Summer	'White'
Punica granatum	Pomegranate	1	15 Gallon	Low	
Shrub					
Camellia japonica 'Nuccio's Pearl'	Nuccio's Pearl Shade Camellia	3	5 Gallon	Medium, Extra in Summer	
Coleonema pulchelium 'Compacta'	Dwarf Breath of Heaven	3	1 Gallon	Medium	
Nandina domestica	Nandina, Heavenly Bamboo	2	5 Gallon	Low	
Pittosporum tenuifolium	Blackstem Pittosporum	8	15 Gallon	Medium	
Rosa 'Iceberg'	Iceberg Floribunda Rose	13	5 Gallon	Medium	
Ground cover					
Agapanthus africanus	Lily of the Nile	5	1 Gallon	Medium, Extra in Summer	
Ajuga reptans	Carpet Bugle	10	1 Gallon	Medium	
Gazania 'Fiesta Red'	Fiesta Red Gazania	2	1 Gallon	Low, Medium	
Heuchera caespitosa	Urnflower Alumroot	7	1 Gallon	Low, Medium	
Rosa Flower Carpet Apple Blossom	Apple Blossom Carpet Rose	3	1 Gallon	Medium	
Trachelospermum jasminoides	Star Jasmine	7	1 Gallon	Low, Medium	
Verbena 'Tapien Purple'	Tapien Purple Hybrid Verbena	2	1 Gallon	Very Low, Low	
Perennial					
Salvia 'Waverly'	Waverly Sage	1	5 Gallon	Low, Medium, Extra in Summer	
Broadleaf Evergreen					
Pieris japonica 'Forest Flame'	Flame Of The Forest Pieris	6	1 Gallon	Medium, High, Extra in Summer	
Fern					
Athyrium filix-femina	Lady Fern	5	1 Gallon	High, Extra in Summer	
Rumohra adiantiformis	Leather Fern	3	1 Gallon	Medium	

Casita Way

At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscape area.

A minimum three (3") inch layer of mulch shall be applied on all exposed soil surfaces of planting areas, except in areas of direct seeding application (e.g. hydro-seeding).

SCALE 1/8" = 1'-0"
0 8 16

*** NOTES (E) = Existing**

REVISIONS	BY

Karen Aitken & Associates
Landscape Architecture & Design

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@KAA.Design

GUPTA RESIDENCE
435 Casita Way, Los Altos, CA

PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
STATE OF CALIFORNIA

DATE	11-11-22
SCALE	1/8"=1'-0"
DRAWN	IN-SL
JOB	GUPTA

L-2

Low Voltage Lights- by Alliance Outdoor Lighting

FIXTURE FINISH: Bronze Finish

- Path Lights - PL200 - LED
- Lighting Transformer IT300
- Down Lights DE-LED
- Wall Lights SL100-LED

Wall Light
SL100-LED

Down Lights
DL200-LED

Path Lights
PL200-LED

MATERIAL SURFACE TABLE

Impervious Surfaces	Total Sq. Ft.
Existing Driveway of Pavers (Front Yard)	761 Sq. Ft.
Existing Porch & Path of Pavers (Front Yard)	243 Sq. Ft.
Stepping Stones (Front Yard)	55 Sq. Ft.
Existing Path of Pavers (Side Yard)	380 Sq. Ft.
Patio of Pavers (Backyard)	1040 Sq. Ft.
Sub Total Impervious	2519 Sq. Ft.
Pervious Surfaces	**Total Sq. Ft.**
Artificial Turf	510 Sq. Ft.
Bark Mulch	1800 Sq. Ft.
Lawn	650 Sq. Ft.
Landscape Area	1985 Sq. Ft.
Sub Total Pervious	5095 Sq. Ft.

Casita Way

SCALE 1/8" = 1'-0"

0 8 16

*** NOTES (E) = Existing**

REVISIONS	BY

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
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karen@KAA.Design

GUPTA RESIDENCE

435 Casita Way, Los Gatos, CA

LIGHTING & MATERIAL PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
CALIFORNIA

DATE	11-11-22
SCALE	1/8"=1'-0"
DRAWN	IN-SL
JOB	GUPTA

L-3

MAWA EPPT and ETWU Calculations

Project Name:	Gupta Sugandh Residence
Project Location:	435 Casita Way, Los Altos, CA.
Total Landscape Area:	2,635.0 sq. ft.
Date:	08/06/2022

MAWA CALCULATION

MAWA = (Eto)(.62)[(.55xLA) + (1-ETAF x SLA)]

MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
.62 = Conversion Factor (to gallons)
0.55 = Et Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

Eto =	43		
Conversion	0.62		
ETAF	0.55		
LA =	2,635		
SLA =	0		
MAWA =		38,637.0	gallons per year
		5,165.4	cubic feet per year

MAWA with EPPT

MAWA = (Eto-Eppt)(.62)[(.55xLA) + (1-ETAF x SLA)]
Eppt= 25% of Annual precipitation 16.40

Eto =	43		
Eppt=	4.1		
ETAF=	0.55		
LA =	2,635		
SLA =	0		
MAWA w/ EPPT =		34,977.1	gallons per year
		4,676.1	cubic feet

ETWU CALCULATION

ETWU = (Eto)(.62)[(PF/IE)(LA)

ETWU = Estimated Total Water Use Per Year (gallons)
ETo = Reference Evapotranspiration
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)
LA = Landscape Area (High, Medium, and low water use areas)(square feet)
SLA = Special Landscape Area
.62 = Conversion Factor
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	43	Los Altos, Ca

REGULAR LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
1.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	880.0	217.3	5,792.8
2.) Med Water Use/ Trees	Drip	0.4	0.81	0.49382716	280.0	138.3	3,686.3
3.) High Water Use / Lawn	Spray	0.8	0.75	1.066666667	650.0	693.3	18,484.3
4.) Med. Water Use/ Trees	Drip	0.4	0.81	0.49382716	140.0	69.1	1,843.2
5.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	565.0	139.5	3,719.2
6.) Med. Water Use/ Veg Box	Drip	0.4	0.81	0.49382716	120.0	59.3	1,579.9
					Total sf ft.	Totals	Totals
					2,635.0	1,316.8	35,105.6

SPECIAL LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
				1	0	0	0.0
					Totals	Totals	Totals
					0	0	0.0

ETWU TOTAL	35,105.6
MAWA	38,637.0

ETAF CALCULATIONS

Regular Landscape Areas

Total ETAF x Area	1,316.8
Total Area	2,635.0
Average ETAF	0.50

Special Landscape Areas

Total ETAF x Area	1,316.8
Total Area	2,635.0
Sitewide ETAF	0.5

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

IRRIGATION KEY

———	Irrigation Lateral Line: 1 in. PVC Class 200
▬ ▪ ▬ ▪ ▬	Irrigation Mainline: 2 in. PVC Schedule 40
= = = = =	Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
8 8 8 8	**RainBird 1806 PRS 6 in. 1800 Series** **HE-VAN-10 Nozzle 8' radius** Turf Spray, 30 psi regulated 6.0" Pop-Up.
◐	**Hunter ICV-G** 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
▚	**Hunter ICZ-101-25-LF** Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen.
- · - · -	**Hunter Dripline HDL-06-12-CV** Hunter Dripline w/ 0.9 GPH emitters every 12 in. Dripline laterals spaced at 12" apart. Install with Hunter PLD barbed or PLD-LOC fittings.
◌	Tree Ring Irrigation Dripline w/ 0.9 drip emitters placed every 12 in. Inner ring 12" from plant. Outter ring 30" from plant. Place tie down every 4' in loam and 5' in clay.
C	**Hunter ACC-1200** 12 to 42 Station Outdoor Modular Controller. No Module Required. High-End Commercial Use. Metal Cabinet.
WS	**Hunter SOIL-CLIK** The Soil-Clik probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
SS	**Hunter Solar-Sync** Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.
⊙	**Hunter HFS-150** Flow Sensor for use with ACC controller, 1-1/2" Schedule 40 Sensor Body, 24 VAC, 2 amp.

Color Indicates the Irrigated Area
Hydrozone Number (Valve)
1 — 100 SF Low Water Drip
Water Use (Low, Moderate or High)

"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

[illegible]

Casita Way

N

SCALE 1/8" = 1'-0"
0 8 16

* NOTE: Refer to L-5 for Irrigation Details

* NOTES (E) = Existing

REVISIONS	BY

Karen Aitken & ASSOCIATES
LANDSCAPE ARCHITECTURE & DESIGN

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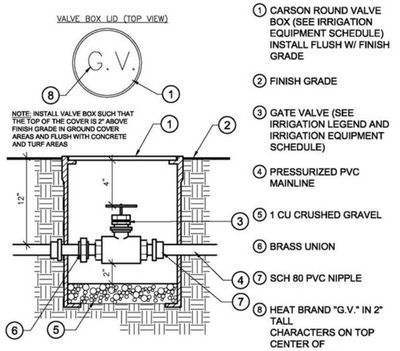
GUPTA RESIDENCE
435 Casita Way, Los Gatos, CA
IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
STATE OF CALIFORNIA

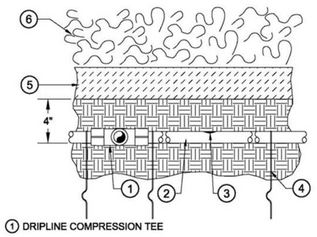
DATE	11-11-22
SCALE	1/8"=1'-0"
DRAWN	IN-SL
JOB	GUPTA

L-4



1. CARSON ROUND VALVE BOX (SEE IRRIGATION EQUIPMENT SCHEDULE) INSTALL FLUSH W/ FINISH GRADE
2. FINISH GRADE
3. GATE VALVE (SEE IRRIGATION LEGEND AND IRRIGATION EQUIPMENT SCHEDULE)
4. PRESSURIZED PVC MAINLINE
5. 1 CU CRUSHED GRAVEL
6. BRASS UNION
7. SCH 80 PVC NIPPLE
8. HEAT BRAND "G.V." IN 2" TALL CHARACTERS ON TOP CENTER OF VALVE BOX LID

ISOLATION SHUT OFF VALVE

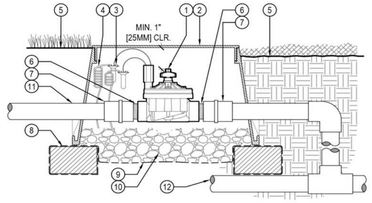


1. DRIPLINE COMPRESSION TEE
2. SUB-SURFACE DRIPLINE - SEE LEGEND FOR DRIP LINE MANUFACTURER, SPECIFICATIONS, SIZE AND SPACING
3. IN-LINE DRIP EMITTER
4. TIE-DOWN STAKES SPACE 3' O.C. PER DRIP LINE MANUFACTURER
5. MULCH - SEE PLANTING NOTES FOR DEPTH OF MULCH
6. PLANT MATERIAL - SEE PLANS FOR TYPE AND SPACING

SUB-SURFACE DRIPLINE BURIAL

LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, SIZE PER RCV
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE AND FITTINGS

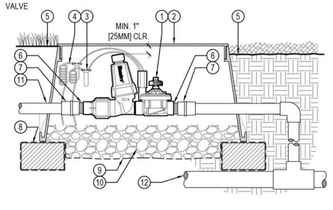


IN-LINE VALVE (ICV-151G)

Hunter V.ICV.05 NO SCALE

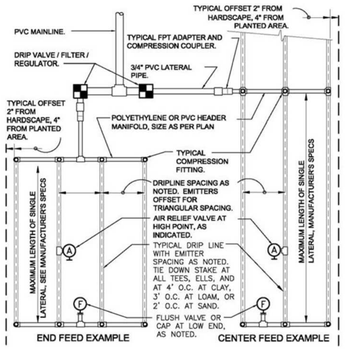
LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE AND FITTINGS

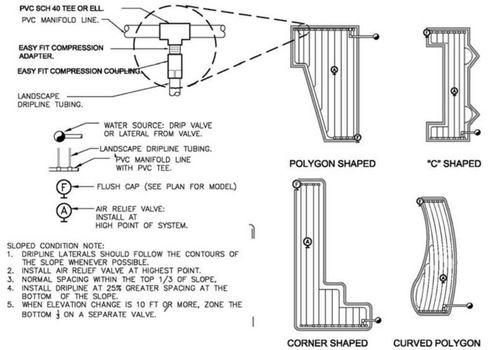


DRIP CONTROL ZONE KIT (ICZ-101-LF)

Hunter V.ICZ.01 NO SCALE

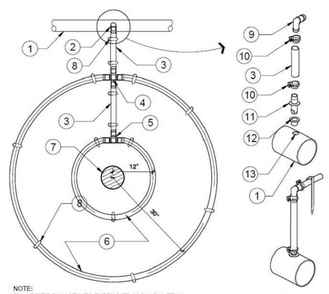


TYPICAL DRIPLINE LAYOUT



SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 1/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.

AIR RELIEF VALVE IN PVC HEADER



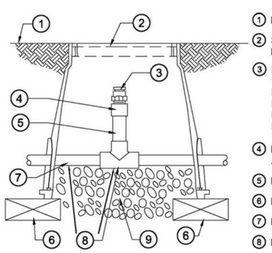
NOTE:
PLACE TIE DOWN STAKES EVERY 3 FT. IN SAND, 4 FT. IN LOAM, AND 5 FT. IN CLAY, AS WELL AS AT ALL CHANGE OF DIRECTION SUCH AS AT TEES OR ELLS.

DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL

1. PVC LATERAL SUPPLY PIPE, SIZE AS PER PLAN WITH MINIMUM SIZE 1 1/2" DIAMETER.
2. DRIPLINE CONNECTION TO BELOW GRADE LATERAL PIPE, SEE DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL.
3. 1/2" PLOYETHYLENE BLANK TUBING, AS REQUIRED.
4. BARB CROSS INSERT FITTING.
5. BARB TEE INSERT FITTING.
6. AT-GRADE DRIPLINE, INNER RING 12" FROM PLANT, OUTTER RING 30" FROM PLANT. DRIPLINE TO BE 0.9GPH EMITTERS AT 12" O.C.
7. PLANT TRUNK.
8. TYPICAL ANTELCO ASTA TIE-DOWN STAKE, SEE NOTES.
9. DRIPLINE BARBED INSERT ELL.
10. RATCHET CLAMP AT ALL BARBED CONNECTIONS ANTELCO PART NO. 44345.
11. INSERT ADAPTER, ANTELCO "XPANDO" 13MM X 14MM, PART NO. 45595.
12. 13MM ANTELCO "CAPO: RUBBER GROMMET, NO. 45735.
13. DRILL 5/8" HOLE IN PVC LATERAL PIPE WHERE REQUIRED. YOU MUST USE A "FORSTNER DRILL BIT FOR DRILLING INTO PVC. REMOVE ANY EXCESS BURRS OR ROUGH EDGES.

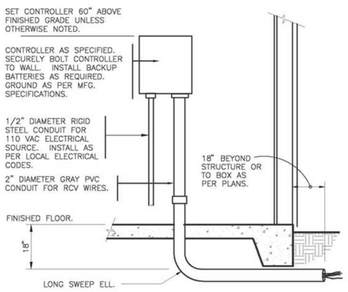
20 GPH DRIPLINE RING-0.9 GPH @ 12" O.C.

DETA

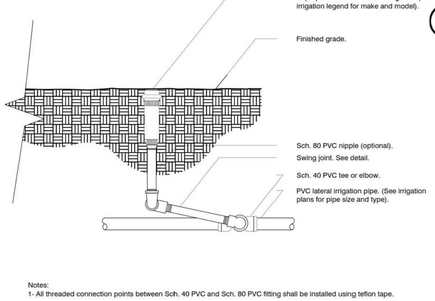


1. FINISH GRADE
2. SMALL CARSON VALVE BOX
3. DRIP AIR RELIEF VALVE INSTALLED AT HIGH POINTS OF THE DRIP ZONE - MATCH TO DRIPLINE MANUFACTURER
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

AIR RELIEF VALVE IN PVC HEADER



INTERIOR WALL MOUNT CONTROLLER

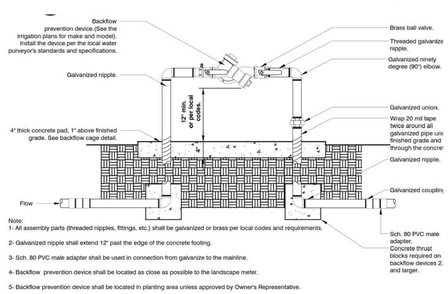


Notes:
1- All threaded connection points between Sch. 40 PVC and Sch. 80 PVC fitting shall be installed using teflon tape.

2- Contractor shall compact soil around rotor and riser prior to planting, plugging, seeding, or laying of sod.

ROTOR SPRAYHEAD

N.T.S.



Note:
1- All assembly parts (threaded nipples, fittings, etc.) shall be galvanized or brass per local codes and requirements.

2- Galvanized nipple shall extend 12" past the edge of the concrete footing.

3- Sch. 80 PVC male adapter shall be used in connection from galvanize to the mainline.

4- Backflow prevention device shall be located as close as possible to the landscape meter.

5- Backflow prevention device shall be located in planting area unless approved by Owner's Representative.

6- See detail for backflow cage installation.

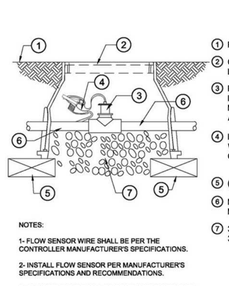
7- All backflow prevention devices shall have freeze blanket included upon installation.

8- All galvanized connections shall to be made using pipe thread sealant. All Sch. 80 PVC to galvanized connections to be made using teflon tape.

BACKFLOW PREVENTION DEVICE

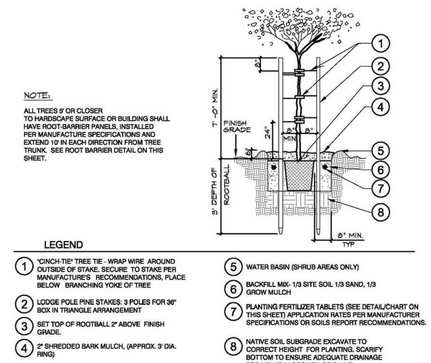
1" = 1'-0"

FX-IR-FX-BACK-02



1. FINISH GRADE
2. CARSON VALVE BOX WITH LOCKING LID
3. FLOW SENSOR (SEE IRRIGATION LEGEND FOR MANUFACTURER, MODEL AND SIZE)
4. IRRIGATION CONTROL WIRES WITH MINIMUM 12" COIL OF WIRE
5. (4) BRICKS
6. MAINLINE PIPE FROM MASTER VALVE
7. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

FLOW SENSOR



LEGEND

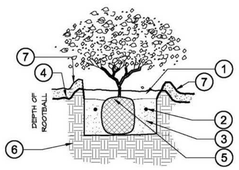
1. "CINCH-TIE" TREE TIE - WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURES RECOMMENDATIONS, PLACE BELOW BRANCHING YOKE OF TREE
2. LODGE POLE PINE STAKES: 3 POLES FOR 36" BOX IN TRIANGLE ARRANGEMENT
3. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE.
4. 2" SHREDDED BARK MULCH, (APPROX. 3' DIA. RING)
5. WATER BASIN (SHRUB AREAS ONLY)
6. BACKFILL MIX- 1/3 SITE SOIL 1/3 SAND, 1/3 GROW MULCH
7. PLANTING FERTILIZER TABLETS (SEE DETAIL/CHART ON THIS SHEET) APPLICATION RATES PER MANUFACTURER SPECIFICATIONS OR SOILS REPORT RECOMMENDATIONS.
8. NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

TREE PLANTING WITH DOUBLE STAKE (36" BOX)

1. EDGE OF HARDSCAPE
2. TURF OR GROUND COVER SOD (SEE LEGEND FOR TYPE)
3. TILLED AND AMENDED PLANTING BED PER PLANTING NOTES BELOW
4. UNDISTURBED NATIVE SOIL (SUBGRADE)

NOTE: ESTABLISH FINISH GRADE 2" BELOW FINISH SURFACE OF HARDSCAPE/CURB. ROTOTILL AREAS BEING AMENDED TO A DEPTH OF 6". BLEND AMENDMENTS INTO NATIVE SOIL TO AVOID ANY DISTINCT SOIL HORIZON. WET SOIL BEFORE INSTALLATION OF SOD

SOD PLANTING



1. WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
2. TRI-C MYCO PAKS (SEE DETAIL "E" ON THIS SHEET). APPLICATION RATES PER MANUFACTURER SPECIFICATIONS.
3. BACKFILL MIX- 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
4. FINISH GRADE
5. ROOTBALL 1"-2" ABOVE FINISH GRADE
6. NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
7. 3" MULCH LAYER

TYPICAL SHRUB PLANTING

SOIL PREPARATION, MULCH AND AMENDMENTS

THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:

A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT;

B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED;

C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING;

D) A MINIMUM 3 INCH (3") LAYER OF BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE
MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5 % OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH;

E) STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS;

F) THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE
MULCHING REQUIREMENT;

G) ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.

REVISIONS	BY

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GUPTA RESIDENCE
435 Casita Way, Los Gatos, CA
PLANTING & IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
CAL IFORNIA

DATE	11-11-22
SCALE	1/8"=1'-0"
DRAWN	IN-SL
JOB	GUPTA

L-5

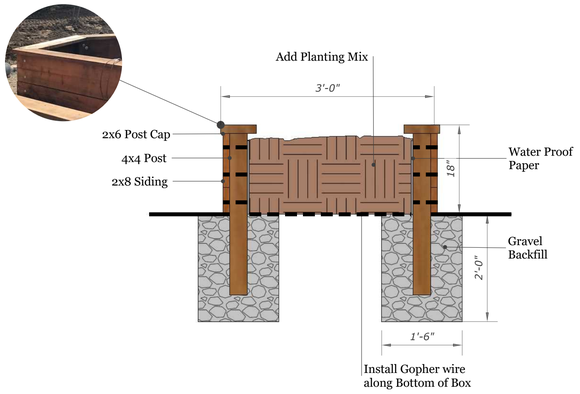
Fire Pit: Moderno V

By Prism Hardscapes

Type: Propane
BTU : 65,000
Diameter: 36"

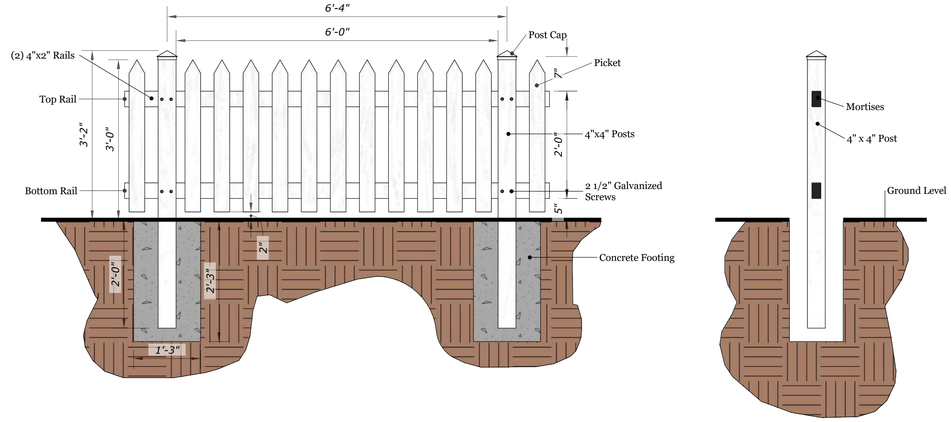
Planter Detail: 18" High Planter

Note: All Lumber to be Construction Grade Redwood



Picket Fence

Scale 3/4" = 1'-0"



Picket Fence Isometric View

Scale 1" = 1'-0"

REVISIONS	BY

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GUPTA RESIDENCE
435 Casita Way, Los Gatos, CA
CONSTRUCTION DETAILS

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
CALIFORNIA

DATE	11-11-22
SCALE	1/8"=1'-0"
DRAWN	IN-SL
JOB	GUPTA

L-6

From: mark vasser
To: Public Comment - DRC; Sean Gallegos
Subject: Fwd: Design Review for addition to 435 Casita Way
Date: Friday, February 10, 2023 12:00:42 PM

To Design Review Commission,

This is a quick follow up letter with additional suggestions/requests that we would like to have considered in the approval process for 435 Casita Way.

Having reviewed the plans it is even more obvious to us now that our privacy is severely impacted by the design of the second story of the house. It would be one thing if the windows in the back were smaller and set higher up on the wall which would provide sunlight to the rooms without completely exposing our backyard to the view of those looking out of the windows. Both the large and medium windows are intrusive, to say the least. We really don't understand why we must sacrifice our privacy when the redesign of the windows could easily allow us some small amount of it.

As far as border trees are concerned, it is not clear to us from the description whether or not these trees will, in fact, provide much privacy at all. Time will tell it seems.

Most of all, we are very upset by the window placement and design now having had a chance to view the plans. This is unacceptable to us.

We strongly object to approval as currently designed.

Thank you for your consideration,

Mark and Karen Vasser

---------- Forwarded message ---------
From: **mark vasser** <mpvasser@gmail.com>
Date: Tue, Feb 7, 2023 at 12:59 PM
Subject: Design Review for addition to 435 Casita Way
To: <DRCPublicComment@losaltosca.gov>, sgallegos@losaltosca.gov <sgallegos@losaltosca.gov>

To Design Review Commission,

We are writing to express our strong opposition to the proposed addition of a second story to the property at 435 Casita Way.

This property is directly behind our house facing into our backyard. We haved lived at 416 Alicia Way for over 37 years. We have spent countless hours over this period of time with our family and friends enjoying parties and get togethers in the complete privacy of our beautiful

backyard.

This project, if approved, will destroy completely all of that privacy and the enjoyment that we have had over the years.The entire backyard, including our hot tub, will be in full view of the second story addition that these residents have decided to expand into. They have chosen this intrusive expansion upward rather than to limit it to outward, backward and to the sides of the property like we and our surrounding neighbors have done over the years.

This second story addition will give the residents of 435 Casita Way an unobstructed view not only into our backyard, but also into our family and dining rooms along with part of the kitchen.

For the remainder of the time in our home (and we don't plan to move), the privacy that we enjoy and pay for by living in Los Altos is gone forever.

Our neighborhood is (was) for the past 70 years a quiet one made up of a vast majority of one story ranch style homes with beautiful, useable and private backyards. This addition is not what the neighborhood wants or needs. It is invasive and goes against the basic design of the homes all around it.

Please think hard about our right to privacy during your considerations of this proposed addition. When making your decision, take this question into account: why can't these residents expand their house back and forward and to the sides of their property? We did it and it made for a beautiful, roomy home.

Thank you for your consideration of our request/complaint and for thinking about our desire for privacy and our opinion on this design proposal. A decision to approve this project as is will affect us and other neighbors negatively and it is very important to think seriously about this before giving a quick OK to the project.

Sincerely,

Mark and Karen Vasser
416 Alicia Way
Los Altos 94022
650 296-6438
mpvasser@gmail.com

--
Mark Vasser

--
Mark Vasser

From: Muhammad Irfan
To: Sean Gallegos; Public Comment - DRC
Subject: 435 Casita Way Construction Comment
Date: Monday, February 13, 2023 5:27:01 PM

Hello:

I am a neighbor living at 421 Casita Way, Los Altos. We reviewed initial design, and signed off based on moving window locations on second story, higher to avoid direct view into our property, as we were similarly respectful of all neighbors privacy, when we constructed our home. We were assured by the owners that they will modify the design to do so.

Just asking the planning committee to please ensure that is the case in the design that will be approved, or ask the owners of 435 Casita Way to modify the design to honor our privacy.

Please acknowledge receipt of the comment.

Thank you

Best Regards,

Muhammad Irfan
Kanwal Irfan
Residents of:
421 Casita Way, Los Altos, CA 94022
408-981-966

From: cannon hwu
To: mark vasser
Cc: Public Comment - DRC; Sean Gallegos
Subject: Re: Design Review for addition to 435 Casita Way
Date: Saturday, February 11, 2023 4:13:40 PM

I fully understand and support your concern.

Sent from my iPhone

> On Feb 11, 2023, at 4:00 AM, mark vasser <mpvasser@gmail.com> wrote:
>
> To Design Review Commission,
>
> This is a quick follow up letter with additional suggestions/requests that we would like to have considered in the approval process for 435 Casita Way.
>
> Having reviewed the plans it is even more obvious to us now that our privacy is severely impacted by the design of the second story of the house. It would be one thing if the windows in the back were smaller and set higher up on the wall which would provide sunlight to the rooms without completely exposing our backyard to the view of those looking out of the windows. Both the large and medium windows are intrusive, to say the least. We really don't understand why we must sacrifice our privacy when the redesign of the windows could easily allow us some small amount of it.
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> To: <DRCPublicComment@losaltosca.gov>, sgallegos@losaltosca.gov

<sgallegos@losaltosca.gov>

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Our neighborhood is (was) for the past 70 years a quiet one made up of a vast majority of one story ranch style homes with beautiful, useable and private backyards. This addition is not what the neighborhood wants or needs. It is invasive and goes against the basic design of the homes all around it.

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Thank you for your consideration of our request/complaint and for thinking about our desire for privacy and our opinion on this design proposal. A decision to approve this project as is will affect us and other neighbors negatively and it is very important to think seriously about this before giving a quick OK to the project.

Sincerely,

Mark and Karen Vasser
416 Alicia Way
Los Altos 94022
650 296-6438
mpvasser@gmail.com

--
Mark Vasser

--
Mark Vasser

Date:

To Whoever it may concern,

I, Muhammad Irfan living on 421 Casita Way spoke in person with Pravir Gupta and family (living on 435 Casita Way) and reviewed their home remodel plans. They showed us the plans, solicited our input and concerns regarding the home remodel project. We do not have any concerns and wish them best of luck with their home remodel.

Thanks

M. Irfan

Signature

MUHAMMAD IRFAN

Name

mirfan@whizzsystems.com.

Contact: Phone/Email

Date:

To Whoever it may concern,

I, MARIAN HULL, living on 452 Casita Way spoke in person with Pravir Gupta and family (living on 435 Casita Way) and reviewed their home remodel plans. They showed us the plans, solicited our input and concerns regarding the home remodel project. We do not have any concerns and wish them best of luck with their home remodel.

Thanks

Marian Hull

Signature

Name

650 941 3250

Contact: Phone/Email

Date:

To Whoever it may concern,

I, Mark Vasser, living on 416 Alicia Way spoke in person with Pravir Gupta and family (living on 435 Casita Way) and reviewed their home remodel plans. They showed us the plans, solicited our input and concerns regarding the home remodel project. We do not have any concerns and wish them best of luck with their home remodel.

Thanks

Mark Vasser
Signature

Mark Vasser
Name

650 296-6438
Contact: Phone/Email

DATE: February 15, 2023

AGENDA ITEM # 6

TO: Design Review Commission

FROM: Sean Gallegos, Senior Planner

SUBJECT: SC22-0031 – 1248 Via Huerta

RECOMMENDATION:

Approve design review application SC22-0031 subject to the listed findings and conditions

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PROJECT DESCRIPTION

This is a design review application for new house. The project includes 3,502 square feet at the first story and 624 square feet at the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-10
PARCEL SIZE:	14,074 square feet
MATERIALS:	composition shingle, stucco and cedar siding, fiberglass windows and wood trim and doors,

	Existing	**Proposed**	**Allowed/Required**
LOT COVERAGE:	2,369 square feet	3,127 square feet	4,925.9 square feet
FLOOR AREA:			
Main floor (2nd floor)	2,369 square feet	3,502 square feet	
Lower floor (1st floor)	-	624 square feet	
Total	2,369 square feet	4,126 square feet	4,157 square feet
SETBACKS:			
Front	26.5 feet	33.75 feet	25 feet
Rear	77.2 feet	42.25 feet	25 feet
Right side (1st/2nd)	10 feet/-	10 feet/25.2 feet	10 feet/17.5 feet
Left side(1st/2nd)	11.5 feet/-	17.35 feet/38 feet	10 feet/17.5 feet
HEIGHT:	23 feet	26.3	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The subject property is located on Via Huerta between Sierra Ventura Drive and Via Maderos, and the site slopes upward from the street frontage. Along Via Huerta, there are primarily two-story Ranch style houses that are similar in size, footprint, design characteristics, building scale, and rustic materials. The exterior materials commonly used include stucco, horizontal siding and board and batten siding and wood trim accents. Roof forms are mostly low-sloped pitched gable, hipped and Dutch-gable roofs with composition shingles. The residences have low scale horizontal eave lines with wall plates that appear to be between eight to nine feet in height and garages that face the street or face a side yard. The neighborhood character appears consistent through rustic materials, similar house scale, and roof forms. The street does not have a consistent street tree pattern but does have a variety of mature trees and vegetation.

DISCUSSION

According to the Design Guidelines, in Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements, materials and scale found in the neighborhood.

As depicted in the design plans (Attachment G), the applicant proposes a new two-story residence with an attached garage. The proposed setbacks meet or exceed the required setbacks for the R1-10 zoning district. Please refer to the table above for more specific setbacks proposed and as required pursuant to the R1-10 Zoning District Standards found in Los Altos Municipal Code (LAMC) Chapter 14.06.

The proposed two-story house has a traditional style that uses design elements and materials that are compatible with the immediate neighborhood. The project uses design elements such as a gable and hipped roof forms, articulated massing, steep-pitched (6:12) roof, and high-quality materials that are compatible with the neighborhood. The project does a good job of integrating the hipped and gable roof forms and recessed entry porch, which are elements from the neighborhood, while still establishing its own design integrity. The project is utilizing high quality materials, such as composition shingle, stucco siding, stone veneer, wood trim, aluminum clad wood windows and doors, which are integral to the architectural design of the house. The project's material board is included as Attachment E. Overall, the project is compatible with this diverse character neighborhood setting and has an appropriate relationship to the adjacent structures.

Due to the slope of the site, the house will appear as a one-story structure with a tall finished floor height when viewed from the street and a portion of the structure is recessed into the grade along the sides and rear, which reduces the perception of excessive bulk. Due to the slope of the lot, there are multiple first and second story levels for the home. Along the front and right side of the house, a garage is proposed at a first floor level, and a master bedroom and master bathroom are proposed at the second floor level. At the first floor level to the left of the garage and behind the stairs, the applicant proposes a foyer, living room, office, kitchen, nook, three bedrooms, three full bathrooms, one powder room, and a second floor level is proposed with a family-multi-function room.

According to the Residential Design Guidelines, a house should be designed to fit the lot and should not result in a home that stands out in the neighborhood. On hillside lots, the Residential Design Guidelines recommends the following:

- Dwellings on hillside lots should reflect the topography in their designs by following the natural contours of the site, with minimal grading.
- Use split-level and multi-level plans.
- Avoid tall walls under the first floor by stepping the floor level with the grade.
- Screen any open space under the living space above with either lattice or solid wall infill.
- To soften these areas, plant landscaping in front of them.
- Avoid tall unbroken expanses of wall.

Due to the upslope nature of the lot, the project minimizes the bulk and scale of the second story along the street frontage by maintaining a one- and two-story story appearance consistent with adjacent properties.

Along the front and right side of the house, the first story garage is proposed with a nine-foot plate height, and the second story master bedroom, master bathroom, walk-in closet, laundry and stairs are proposed with a nine-foot plate height. At the first-floor level to the left of the garage and behind the stairs, first floor foyer, living room, office, kitchen, nook, three bedrooms, three full bathrooms, and one powder room have a nine-foot plate height, and a second floor level is proposed with a family-multi-function room that has an eight-foot, two-inch plate height.

The Residential Design Guidelines recommends avoiding tall walls under the first story by stepping the floor level with the grade. As noted in the civil drawings (Sheet CC1), the proposed primary first floor has a topographic elevation of 323 feet and the existing house has a topographic elevation of 322.51, which is a difference of .51 feet. While the house does have a tall wall beneath the first floor along the front elevation and small segments of the left and right side elevations, the potential bulk impacts are similar to the perceived bulk impacts of the existing house due maintaining similar finished floor heights.

The project minimizes the bulk of the rear segment of the left and side elevations and rear elevation by cutting into the hillside, which results in a perceived one-story house along the rear segments of the sides and the rear elevations.

The proposed project is sensitive to the scale of the neighborhood and incorporates similar massing found within the neighborhood context in the kitchen and dining area on the main floor, and the lower level, with nine-foot respective plate heights. While the house has a steeper roof form with the 6:12 roof pitch, the roof form successfully obscures the second story family room, which minimizes the potential bulk of the second story.

While this design has a larger overall bulk, mass and scale, staff does believe that due to the hillside context and limited visibility off of the site along the sides and rear, the design appears to reasonably address the City's design review findings related to bulk, mass and neighborhood context.

The design findings also require that a project not unreasonably interfere with views. Unless there is a view shed or easement across a property, there are no "rights" to a particular view. The intent of the City's view finding is clarified in Section 4.1 of the Design Guidelines and relates to minimizing the visual impact of a project. On hillside lots, dwellings should reflect the topography by following the contours of the site.

The 26.25-foot-tall house is in scale with other houses within the surrounding neighborhood. The overall height is also minimized by cutting into the natural grade along rear the lot and lowering the grade approximately 3.25 feet. The house is adequately screened with trees and various landscaping and several mature trees that line the right side and the rear of the property. Overall, staff believes the height of the new house, low-scale roof form and the landscape screening diminishes view impacts to properties from the upslope.

Privacy
There are no second story windows proposed along the side and rear elevations; therefore, there are no potential privacy impacts.

Landscaping
The application includes an arborist report (Attachment F) that provides an inventory of the 21 on-site trees and three trees on adjacent properties. The applicant proposes the removal of no protected trees. A comprehensive landscaping plan has been provided. The landscaping plan includes maintaining the existing protected trees. The project meets the City's landscaping regulations and street tree guidelines with the new landscaping and hardscape. Since the new landscaping area exceeds 500 square feet, the project requires a landscape plan that complies with the City's Water Efficient Landscape Regulations.

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

Public Notification and Community Outreach
A public meeting notice was posted on the property and mailed to 12 nearby property owners on Via Huerta and Chuleta Court. The Notification Map is included in Attachment C.

Based on neighborhood outreach efforts, the applicants have provided documentation showing outreach to the neighbors in the immediate neighborhood context. A document from the applicant regarding outreach is included in Attachment D.

Public Correspondence
No correspondence was received from neighboring property owners.

Cc: Jun Zhang, Applicant and Designer
Patricia Sierra, Property Owners

Attachments:
A. Neighborhood Combability Worksheet
B. Public Notification Map
C. Public Notice Poster
D. Proof of Community Outreach
E. Materials Board
F. Arborist Report
G. Design Plans

FINDINGS

SC22-0031 – 1248 Via Huerta

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

1. The proposed new house complies with all provision of this chapter;

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

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

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

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

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

CONDITIONS

SC22-0031 – 1248 Via Huerta

GENERAL

1. **Expiration**
   The Design Review Approval will expire on February 15, 2025 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**
   The approval is based on the plans and materials received on February 1, 2023, except as may be modified by these conditions.

3. **Protected Trees**
   The existing trees 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. **New Fireplaces**
   Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

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

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

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

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

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

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

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

12. **Reach Codes**
    Building Permit Applications submitted on or after January 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 drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

16. **Outdoor Condensing Unit Sound Rating**
    Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s), the nominal size of the unit, and setback to the nearest property line. Provide the manufacturer's specifications showing the sound rating for each unit.

The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

17. **Off-haul Excavated Soil**
The grading plan shall show specific grading cut and/or fill quantities. Cross section details showing the existing and proposed grading through at least two perpendicular portions of the site or more shall be provided to fully characterize the site. A note on the grading plans should state that all excess dirt shall be off-hauled from the site and shall not be used as fill material unless approved by the Building and Planning Divisions.

18. **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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

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

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

PRIOR TO FINAL INSPECTION

21. **Landscaping Installation and Verification**
Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping and irrigation were installed per the approved landscape documentation package.

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

23. **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).

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

NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 1248 Via Huerta, Los Altos
Scope of Project: Addition or Remodel ☐ **or New Home** ☑
Age of existing home if this project is to be an addition or remodel? N/A
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 1248 Via Huerta
Date: 10/12/2022

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 14,074 ± square feet
Lot dimensions: Length 172.24 feet
Width 119.91 feet
If your lot is significantly different than those in your neighborhood, then note its: area_____, length_____, and width_____.

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

Existing front setback if home is a remodel? N/A
What % of the front facing walls of the neighborhood homes are at the front setback 90 %
Existing front setback for house on left 25 ± ft./on right 30 ± ft.
Do the front setbacks of adjacent houses line up? ~~CLOSE~~ YES

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 0
Garage facing front recessed from front of house face 0
Garage in back yard 1
Garage facing the side 2
Number of 1-car garages__; 2-car garages 9; 3-car garages __

Address: 1748 Via Huerta
Date: 10/12/2022

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 3
Two-story 9

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? YES
Are there mostly hip ☐, gable style ☒, or other style ☐ roofs*?
Do the roof forms appear simple ☒ or complex ☐?
Do the houses share generally the same eave height YES?

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

What siding materials are frequently used in your neighborhood*?

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

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

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

Does your neighborhood* have a <u>consistent</u> identifiable architectural style?
☒ YES ☐ NO

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

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

Does your property have a noticeable slope? YES

What is the direction of your slope? (relative to the street)
SLOPE UP FROM THE STREET

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

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?
NO.

How visible are your house and other houses from the street or back neighbor's property?
NOT MUCH

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?
NO

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30' ±
Is there a parking area on the street or in the shoulder area? YES.
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? GUTTER

Address: 1248 Via Huerta
Date: 10/12/2022

11. What characteristics make this neighborhood* cohesive?

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

SLOPE LOTS / GABLE ROOF

General Study

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

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

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

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

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

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

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

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

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

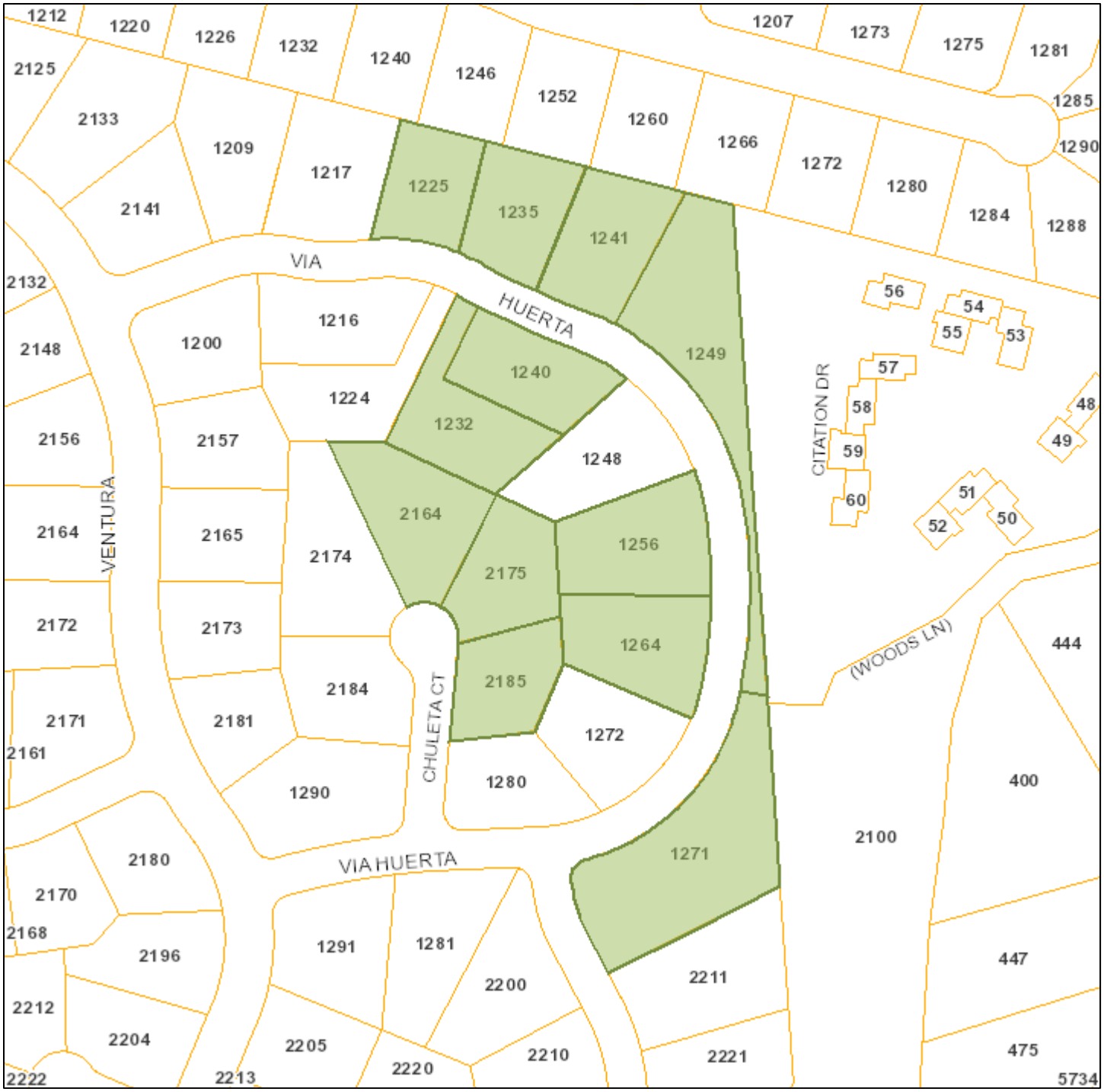
Address: 1248
Date:

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1240 VIA HUERTA	25	20	S	2	24	SIDING	GABLE
1232 "	25	10	S	2	25	SIDING	GABLE
1256 "	32	40	F	2	25	SIDING/BRICK	GABLE
1264 "	30	25	F	1	20	SIDING	GABLE
2164 CHULETA CT.	25	20	F	1	20	SIDING	HIP
2175 "	25	20	F	1	20	STUCCO	HIP/GABLE
2165 "	25	20	F	1	20	STUCCO	HIP/GABLE
1249 VIA HUERTA	25	20	F	2	25	SIDING/BRICK	GABLE
1241 "	25	30	F	2	25	SIDING	GABLE
1235 "	30	30	B	2	25	SIDING	GABLE
1225 "	25	25	F	2	25	STUCCO	GABLE

1248 Via Huerta Notification Map



Print Date: December 12, 2022

1:2,257

0 0.015 0.03 0.06 mi

0 0.0225 0.045 0.09 km

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

From: Ryan Loh
To: Sean Gallegos
Cc: Henry Hong Zeng; Jun (junzhangzeng@gmail.com)
Subject: Re: SC22-0031 1248 VIA HUERTA
Date: Thursday, February 2, 2023 4:56:33 PM

Hi Sean

Attached is the notice of development sign on the front of the house per your request. Please let me know if you have any questions. Thanks

Sent from my iPhone

On Feb 2, 2023, at 2:38 PM, Sean Gallegos <sgallegos@losaltosca.gov> wrote:

I received the plans, but I didn't receive a photo showing the installation of the sign. I need it.

Thanks,
Sean

<image001.png>

Sean K. Gallegos
Senior Planner, City of Los Altos
(650) 947-2641 | www.losaltosca.gov
1 N. San Antonio Road | Los Altos, CA 94022

From: Ryan Loh <rloh@rclse.com>
Sent: Thursday, February 2, 2023 1:11 PM
To: Henry Hong Zeng <HZeng@steinberghart.com>
Cc: Sean Gallegos <sgallegos@losaltosca.gov>; Jun (junzhangzeng@gmail.com) <junzhangzeng@gmail.com>
Subject: Re: SC22-0031 1248 VIA HUERTA

Hi Sean

Can we get confirmation that you have received the updated plan for us to address your over the counter comments . The plan is included in the email sent by Henry yesterday and a picture showing site condition grade is less than 24" from the finish floor to the existing grade. Thanks

Ryan C **LOH**
Principal
CA P.E, S.E.
TX P.E

RCL Structural Engineers, Inc
570 EAST EL CAMINO REAL, SUITE D
SUNNYVALE, CA 94087
408.463.6832 main
408.464.6623 cell
rloh@rclse.com
www.rclse.com

On Wed, Feb 1, 2023 at 11:34 PM Henry Hong Zeng <HZeng@steinberghart.com> wrote:

> Thank you Sean so much for the meeting today. We really appreciate your time and consideration.
>
> 1. As we discussed, attached, please see updated package with revised A4.1 and, Topo Survey (C-0) has been added to the set.
>
> 2. Public Notice has been sent to print, screenshot for your review:
>
> <image002.png>
>
> 3. We visited the site right after our meeting and took couple of site pictures. It is around 18" from grade to the finish floor.
>
> <image003.jpg>
>
> <image004.png>
>
> Again, feel free to let me know if you have any questions about the project.

Best,

Henry Hong Zeng AIA
Principal
D 408 817 3200 C 408 464 5631

From: Sean Gallegos <sgallegos@losaltosca.gov>
Sent: Tuesday, January 31, 2023 10:26 AM
To: Henry Hong Zeng <HZeng@steinberghart.com>
Subject: RE: SC22-0031 1248 VIA HUERTA

It is tomorrow.

<image005.png>

Sean K. Gallegos
Senior Planner, City of Los Altos

(650) 947-2641 | www.losaltosca.gov
1 N. San Antonio Road | Los Altos, CA 94022

From: Henry Hong Zeng <HZeng@steinberghart.com>
Sent: Tuesday, January 31, 2023 9:26 AM
To: Sean Gallegos <sgallegos@losaltosca.gov>; Ryan Loh <rloh@rclse.com>; Jun Zhang <junzhangzeng@gmail.com>
Subject: RE: SC22-0031 1248 VIA HUERTA

My apology, the date of our meet is not Thursday, but tomorrow(Wednesday). I already accepted the zoom invite from you.

Thank again!

Henry Hong Zeng AIA
Principal
Steinberg Hart
D 408 817 3200 C 408 464 5631

From: Henry Hong Zeng
Sent: Tuesday, January 31, 2023 9:01 AM
To: Sean Gallegos <sgallegos@losaltosca.gov>; Ryan Loh <rloh@rclse.com>; Jun Zhang <junzhangzeng@gmail.com>
Subject: RE: SC22-0031 1248 VIA HUERTA

Good morning Sean,

Thank you so much for the message.

Attached, please see The response letter and hold harmless letter. Feel free to let me know if you have any questions about it.

Again, we appreciate your help and looking forward to seeing you on Thursday 3:00pm at your office.

Best,

Henry Hong Zeng AIA
Principal
Steinberg Hart
D 408 817 3200 C 408 464 5631

From: Sean Gallegos <sgallegos@losaltosca.gov>
Sent: Tuesday, January 31, 2023 8:23 AM
To: Ryan Loh <rloh@rclse.com>; Henry Hong Zeng <HZeng@steinberghart.com>; Jun Zhang <junzhangzeng@gmail.com>
Subject: RE: SC22-0031 1248 VIA HUERTA

I received this email dated Monday, January 30, 2023, which included the plans for the project. I have not received the response letter and hold harmless, please send those documents today. If you conducted any community outreach, please provide me a copy of a letter outlining the outreach and response to public input.

Thanks,
Sean

<image006.png>

Sean K. Gallegos
Senior Planner, City of Los Altos

(650) 947-2641 | www.losaltosca.gov
1 N. San Antonio Road | Los Altos, CA 94022

From: Ryan Loh <rloh@rclse.com>
Sent: Monday, January 30, 2023 11:29 AM
To: Sean Gallegos <sgallegos@losaltosca.gov>; Henry Hong Zeng <HZeng@steinberghart.com>; Jun Zhang <junzhangzeng@gmail.com>
Subject: Fwd: SC22-0031 1248 VIA HUERTA

Hi Sean

Just received the email from you regarding the drawing you requested. Henry, our architect, did resend this drawing via email on January 19, 2021. See email below. In addition, we did submit the same package back on December 29 where we have uploaded to the portal as well. I will forward you the email from Jun to notify you that we have done that because per our previous zoom meeting, if we submit before the end of the year, we will be able to be at the Feb 1 meeting. Please let us know if there is anything you will need from us. We really hope to get to the Feb 15 meeting. THanks

Ryan C **LOH**
Principal
CA P.E, S.E.
TX P.E

RCL Structural Engineers, Inc
570 EAST EL CAMINO REAL, SUITE D
SUNNYVALE, CA 94087
408.463.6832 main
408.464.6623 cell
rloh@rclse.com
www.rclse.com

---------- Forwarded message ---------
From: **Henry Hong Zeng** <HZeng@steinberghart.com>
Date: Thu, Jan 19, 2023 at 4:39 PM
Subject: RE: SC22-0031 1248 VIA HUERTA
To: Sean Gallegos <sgallegos@losaltosca.gov>, Ryan Loh <rloh@rclse.com>
Cc: Jun Zhang <junzhangzeng@gmail.com>

Hi, Sean,

Thank you so much for the responses.

Attached, please see the updated plans (reduced size) and let me know if you have any questions about it.

Best and Happy New Year!

Henry Hong Zeng AIA
Principal
Steinberg Hart
D 408 817 3200 C 408 464 5631

From: Sean Gallegos <sgallegos@losaltosca.gov>
Sent: Thursday, January 19, 2023 4:18 PM
To: Ryan Loh <rloh@rclse.com>
Cc: Jun Zhang <junzhangzeng@gmail.com>; Henry Hong Zeng <HZeng@steinberghart.com>
Subject: RE: SC22-0031 1248 VIA HUERTA

Ryan,

Can you please send me the update plans? I need them to confirm the meeting date.

Thanks,
Sean

<image007.png>

Sean K. Gallegos
Senior Planner, City of Los Altos

(650) 947-2641 | www.losaltosca.gov
1 N. San Antonio Road | Los Altos, CA 94022

From: Sean Gallegos
Sent: Thursday, January 19, 2023 4:17 PM
To: Ryan Loh <rloh@rclse.com>
Cc: Jun Zhang <junzhangzeng@gmail.com>; henry zeng <hzeng@steinberghart.com>
Subject: RE: SC22-0031 1248 VIA HUERTA

Ryan,

Your item is not scheduled for the DRC meeting of February 1, 2023. We didn't have a chance to finalize our review of your resubmittal, but I can schedule your item for the DRC meeting of February 15, 2023.

Sean

Sean K. Gallegos
Senior Planner, City of Los Altos

(650) 947-2641 | www.losaltosca.gov
1 N. San Antonio Road | Los Altos, CA 94022

From: Ryan Loh <rloh@rclse.com>
Sent: Wednesday, January 18, 2023 8:44 AM
To: Sean Gallegos <sgallegos@losaltosca.gov>
Cc: Jun Zhang <junzhangzeng@gmail.com>; henry zeng <hzeng@steinberghart.com>
Subject: Re: SC22-0031 1248 VIA HUERTA

Hi Sean

Hope you have a great MLK weekend. We would like to know if you can give us an update on our project in regard to be on the February 1 DRC calender. We know all planners are very busy now, any update will be appreciated! Thanks

Sent from my iPhone

> On Jan 11, 2023, at 9:09 AM, Ryan Loh <rloh@rclse.com> wrote:
>
> Hi Sean
>
> Happy New Year!
>
> We would like to follow up regarding our plan resubmittal for 1248 Via Huerta which we resubmittal on Dec 29, 2022 and if we are on the February 1, 2023 DRC meeting calendar? Can you please provide us an update? Thanks
>
> Ryan C **LOH**, S.E
> Principal
>
> **RCL** Structural Engineers, Inc
> 570 EAST EL CAMINO REAL, SUITE D
> SUNNYVALE, CA 94087
>
> 408.463.6832 main
> 408.464.6623 cell
> 408.685.2038 fax
> rloh@rclse.com
> www.rclse.com
>
> On Thu, Dec 15, 2022 at 5:50 PM Sean Gallegos <sgallegos@losaltosca.gov> wrote:
>
> Jun,
>
> The next available DRC meeting is on Wednesday, February 1, 2023 at 7:00 pm. We must have your plans submitted by January 7, 2023.
>
> Thanks,
> Sean
>
>
> Sean K. Gallegos
> **Senior Planner, City of Los Altos**
>
> (650) 947-2641 | www.losaltosca.gov
> 1 N. San Antonio Road | Los Altos, CA 94022
>
> ---
>
> **From:** Jun Zhang <junzhangzeng@gmail.com>
> **Sent:** Thursday, December 15, 2022 5:00 PM
> **To:** Sean Gallegos <sgallegos@losaltosca.gov>
> **Cc:** henry zeng <hzeng@steinberghart.com>; Ryan Loh <rloh@rclse.com>
> **Subject:** Re: SC22-0031 1248 VIA HUERTA
>
> Hi, Sean
>
> Thank you so much for spending time with us this morning and it was really helpful.
>
> Henry will send you his revised design soon while the whole team is working to address the comments.
>
> To get Review Board to review our project on 2/1/2023, when we should re-submit our package and when we should have the poster established on site?
>
> Thank you and good night!
>
> Jun
>
> Sent from my iPad
>
> > On Dec 8, 2022, at 4:22 PM, Sean Gallegos <sgallegos@losaltosca.gov> wrote:
> >
> > Good Afternoon,
> >
> > We have completed our review of the design review application or 1248 Via Huerta, and we have found the application is incomplete. An incompleteness letter is attached for your review.
> >
> > Thanks,
> >
> > Sean Gallegos
> >
> > Senior Planner
> >
> >
> > Sean K. Gallegos
> >
> > **Senior Planner, City of Los Altos**
> >
> > (650) 947-2641 | www.losaltosca.gov
> >
> > 1 N. San Antonio Road | Los Altos, CA 94022
> >
> > ***Important Dates: December 16th is the last day to submit under the current 2019 California Building Codes. Submittals after this date will need to comply with the new 2022 codes. (Applications/Submittals, when applicable, will need to have their planning approval prior to submitting to the building department)***
> >
> > **City offices will be closed December 26th - December 30th* For additional information visit* Building Services | City of Los Altos California
> >
> > **If you wish to speak to me without waiting for my response, I am available by the following options:**
> >
> > I am available for virtual appointments on Thursday from 7:40 am to 12:00 pm. You may schedule a virtual appointment with me on THURSDAY ONLY at the following link: https://calendly.com/losaltosplanning/planning-division-city-hall?back=1&month=2022-08.
> >
> > **If you wish to schedule an appointment with another planner, please schedule at the following link:** https://calendly.com/losaltosplanning

Z S D ARCHITECTS,INC
ARCHITECTURE . PLANNING . ILLUSTRATION

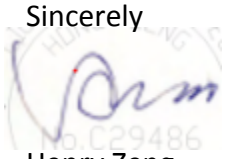
January 31, 2023

Subject: Community Outreach for **1248 Via Huerta (SC22-0031), Los Altos, CA 94024**
Proposed New two-story Residential house

To whom it may concern;

This letter is to inform the neighbors regarding the new development project for a new two-story house at **1248 Via Huerta, Los Altos, CA 94024** required by City of Los Altos Planning department. We have included the following drawings for your information T.0, A1.2, A2.1, A2.2, A3.1, A3.2 and material board. If there are any questions or concerns after you reviewed the drawings, please feel free to contact Henry Zeng the architect at 408.464.5631 or email at henryhzeng@yahoo.com with any feedback.

Sincerely



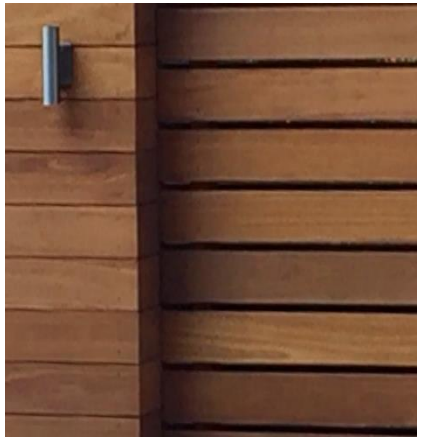
Henry Zeng
Principal Architect

353 Costello Dr.
Los Altos CA94024
tel. 408.348.6885
cel. 408.464.5631

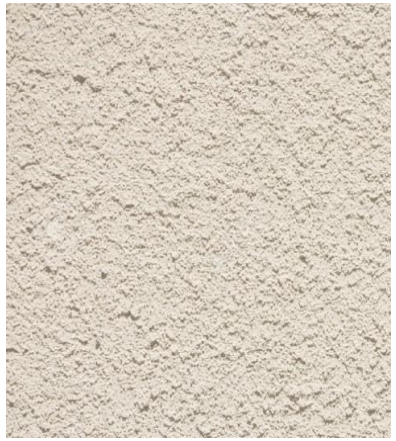
MATERIAL BOARD

1248 VIA HUERTA
LOS ALTOS, CA

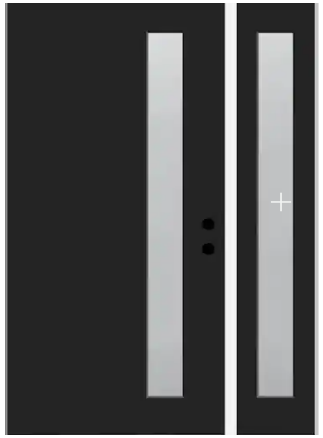
Z S D ARCHITECTS,INC
ARCHITECTURE . PLANNING . ILLUSTRATION



CEDAR DECK RAILING
REDWOOD FENCE
SEMI-STAIN COATING/FINISH

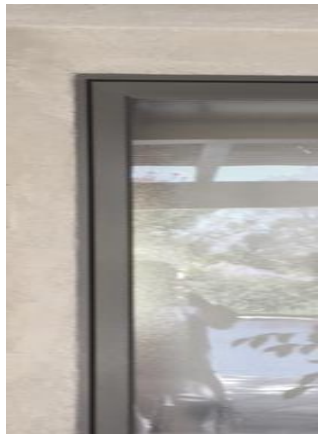


STUCCO WALL FINISH
PAINTED WITH KM5759 COLOR



FIBERGLASS ENTRY DOOR

WOOD GARAGE DOOR
SEMI-TRANSPARENT STAIN FINISH



FIBERGLASS OR VINYL WINDOW
BRONZE/DARK BROWN COLOR

PRESIDENTIAL SINGLES ROOF

Advanced Tree Care
965 East San Carlos Ave, San Carlos

1248 Via Huerta, Los Altos
October 20, 2022

Jun Zhang
1248 Via Huerta
Los Altos, CA 94024

Site: 1248 Via Huerta, Los Altos

Dear Jun,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A new home is proposed for this property, prompting the need for this tree protection report.

Method:
Los Altos protects all trees with a trunk diameter at 4 feet above ground level greater than 15.2 inches. Los Altos requests that all trees within the property or within 8 feet of the property lines be included on the report if the trunk diameter at standard height is greater than 4 inches.

The location of the regulated trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 48 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call.

Sincerely

Robert Weatherill
Certified Arborist WE 1936A

Advanced Tree Care

965 East San Carlos Ave, San Carlos

1248 Via Huerta, Los Altos
October 20, 2022

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Italian cypress *Cupressus sempervirens*	14.3"@grade	25/5	70	Good health and condition **Not Regulated**
2	Italian cypress *Cupressus sempervirens*	16.0"@grade	20/5	60	Good health, fair condition **Regulated**
3	Hollywood juniper *Juniperus 'Hollywood'*	7.5"	10/5	50	Fair health and condition, leaning **Not Regulated**
4	Hollywood juniper *Juniperus 'Hollywood'*	8.0"	12/5	50	Fair health and condition, leaning **Not Regulated**
5	Hollywood juniper *Juniperus 'Hollywood'*	11.8"	12/8	60	Good health and condition **Not Regulated**
6	Coast live oak *Quercus agrifolia*	4.3"/2.1"/2.2"	15/6	60	Good health, fair condition, multi stemmed at grade, **Not Regulated**
7	Monterey pine *Pinus radiata*	16"est	20/15	50	Fair health, poor condition, topped by utility, neighbor's tree, **Regulated**
8	Monterey pine *Pinus radiata*	16"est	20/10	50	Fair health, poor condition, topped by utility, neighbor's tree, **Regulated**
9	Italian cypress *Cupressus sempervirens*	6.3"@1'	30/2	70	Good health and condition **Not Regulated**
10	Italian cypress *Cupressus sempervirens*	9.8"@grade	35/5	70	Good health and condition **Not Regulated**
11	Italian cypress *Cupressus sempervirens*	6.2"@grade	25/2	70	Good health and condition **Not Regulated**
12	Italian cypress *Cupressus sempervirens*	7.4"@grade	26/2	70	Good health and condition **Not Regulated**
13	Italian cypress *Cupressus sempervirens*	6.3"@grade	25/2	70	Good health and condition **Not Regulated**
14	Italian cypress *Cupressus sempervirens*	6.8"@grade	27/2	70	Good health and condition **Not Regulated**
15	Italian cypress *Cupressus sempervirens*	7.1"@grade	30/2	70	Good health and condition **Not Regulated**
16	Coast live oak *Quercus agrifolia*	17.1"/9.7"	30/20	60	Fair health and condition, codominant at grade, **Regulated**
17	Coast live oak *Quercus agrifolia*	8.7"	30/10	60	Fair health and condition, suppressed by #16, **Not Regulated**
18	Olive *Olea europaea*	11.0"	20/15	60	Fair health and condition, suppressed by #16, **Not Regulated**

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
19	Japanese maple *Acer palmatum*	5.3”	12/5	30	Poor health and condition, almost dead, **Not Regulated**
20	Arborvitae *Thuja occidentalis*	6.8”@grade	10/5	30	Poor health and condition **Not Regulated**
21	Mexican fan palm *Washingtonia filifera*	19.5”	TrkHt 4’	70	Good health and condition **Regulated**
22	Arborvitae *Thuja occidentalis*	7.8”@grade	10/5	30	Poor health and condition **Not Regulated**
23	Coast live oak *Quercus agrifolia*	4.4”	12/7	70	Good health and condition, poor location, **Not Regulated**
24	Coast live oak *Quercus agrifolia*	8.3”/5.1”	20/15	50	Fair health and condition, codominant at grade, thin canopy, **Not Regulated**

Summary:

There are 22 trees on this property with trunk diameters greater than 4 inches at 48 inches above grade.

Tree #s 2, 16 and 21 are Regulated trees on this property and should be protected during construction.

There are 2 trees on adjacent properties, Tree #s 7 and 8, both are Regulated trees that should be protected during construction.

All other trees are not protected and can be removed if desired.

Advanced Tree Care
965 East San Carlos Ave, San Carlos

1248 Via Huerta, Los Altos
October 20, 2022

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1½" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree # 2: TPZ should be at 13 feet radius from the trunk of the tree closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [(6)] .

The TPZ for Tree # 2 can be reduced to edge of existing home and proposed construction to allow for demolition and construction. Shown as a thick red line.

The proposed new home is in a very similar footprint to the existing home. Excavation for the proposed foundation within the TPZ should be dug by hand. Area shaded in blue. Any roots encountered should be cut cleanly with handsaw or pruners.

Tree #s 7 and 8: TPZ should be at 13 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [(6)] . Shown as a thick red line.

Tree # 16: TPZ should be at 18 feet radius from the trunk of the tree closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [(6)] .

The tree is located on top of a steep grade. This grade will be supported with a retaining wall in the new landscape. The retaining wall is outside the grade and so there will be very little root disturbance in the construction of the retaining wall. The tree protection fencing can be placed at edge of retaining wall, shown as a thick red line.

Tree # 21: Should be protected with Type III TPZ fencing as outlined and illustrated in image 2.15-4 [(6)] .

IMAGE 2.15-1
Tree Protection Fence at the Dripline

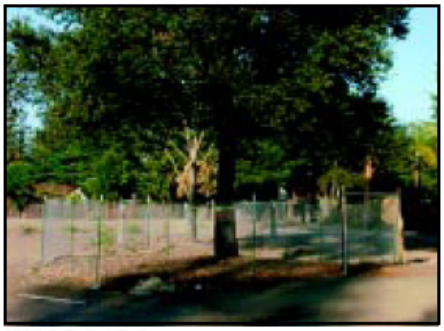


IMAGE 2.15-2
Tree Protection Fence at the Dripline

• Type I Tree Protection
The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (*see Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

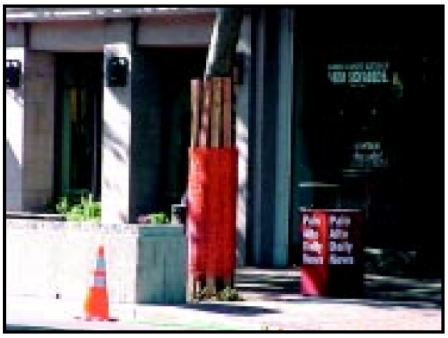


IMAGE 2.15-4
Trunk Wrap Protection

• Type III Tree Protection
Trees situated in a small tree well or **sidewalk planter pit**, shall be wrapped with 2-inches of orange plastic fencing as padding from the ground to the first branch with 2-inch thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the *City Arborist*. (*see Image 2.15-4*)

2. Any pruning and maintenance of the trees shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel**. No limbs greater than 4" in diameter shall be removed.

3. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.[(2)]

4. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.[2]

5. **Do Not**:.[4]
   a. Allow run off or spillage of damaging materials into the area below any tree canopy.
   b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
   c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
   d. Allow fires under any adjacent trees.
   e. Discharge exhaust into foliage.
   f. Secure cable, chain or rope to trees or shrubs.
   g. Apply soil sterilants under pavement near existing trees.

6. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.[4]

7. Route pipes into alternate locations to avoid conflict with roots.[4]

8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering “feeder” roots.[4]

9. Compaction of the soil within the dripline shall be kept to a minimum.[2] If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4” of wood chip overlayed with plywood.

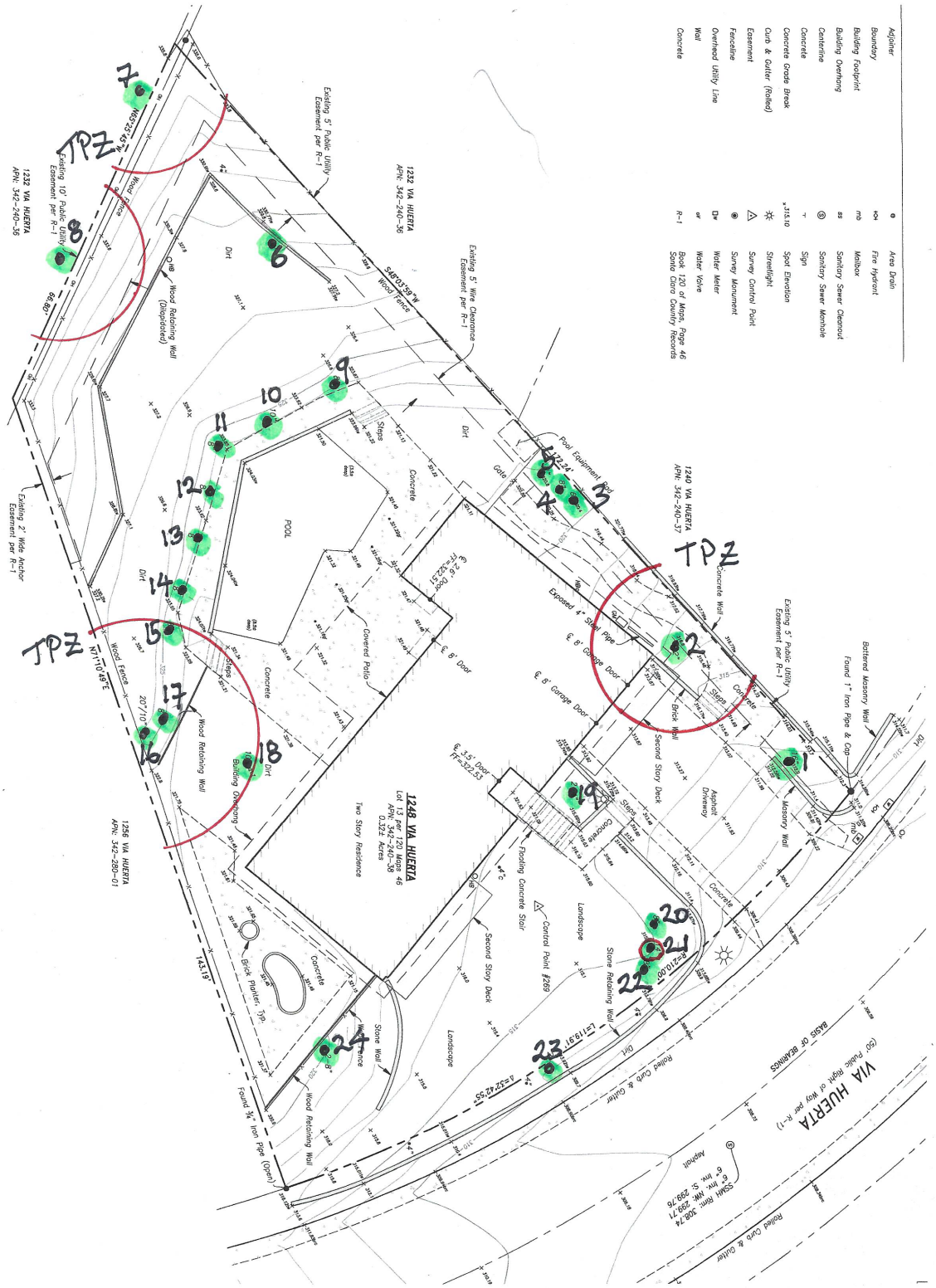
10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.

11. Ensure upon completion of the project that the original ground level is restored

Advanced Tree Care

965 East San Carlos Ave, San Carlos

1248 Via Huerta, Los Altos
October 20, 2022

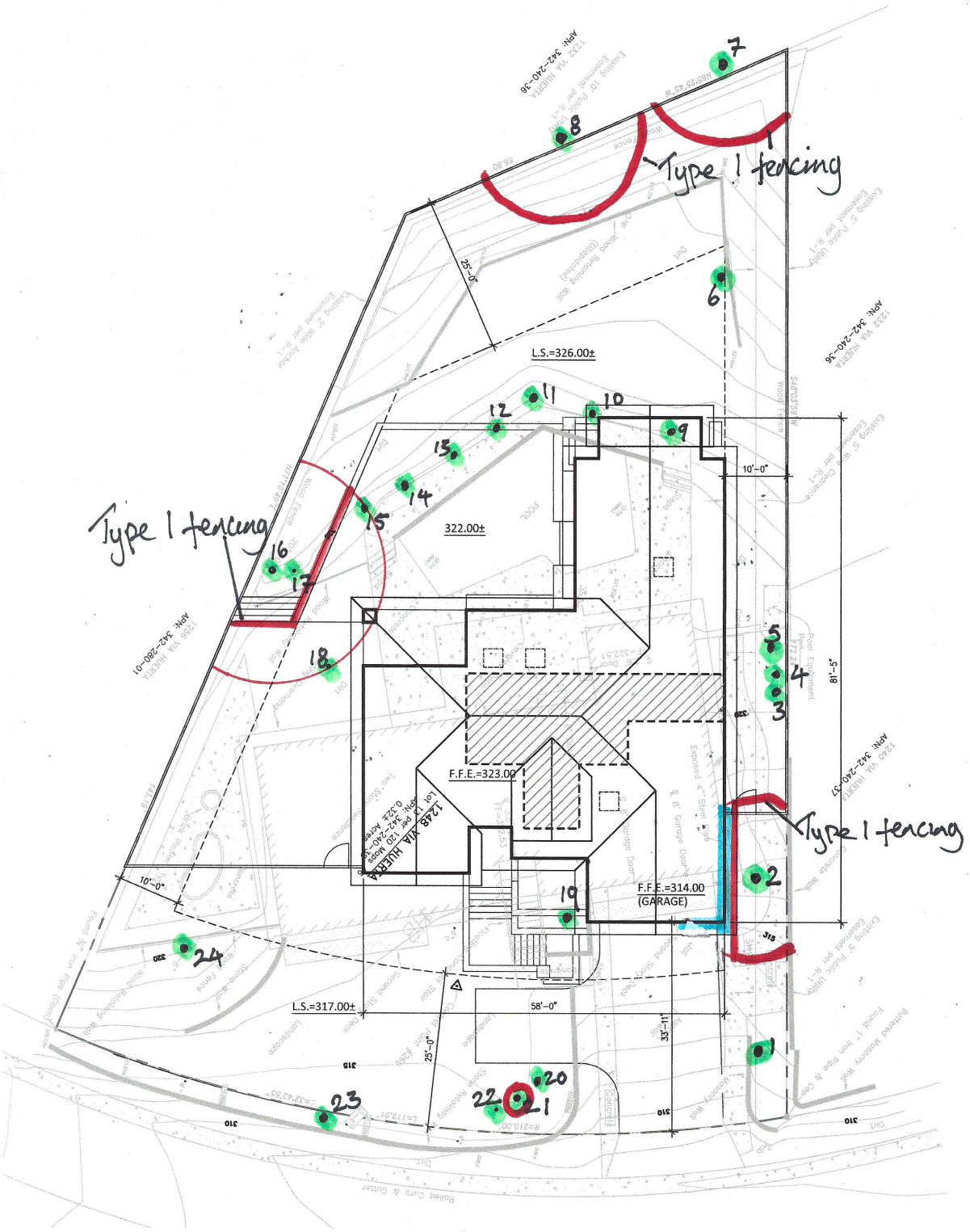


Location of existing home, protected trees and their Tree Protection Zones

Advanced Tree Care

965 East San Carlos Ave, San Carlos

1248 Via Huerta, Los Altos
October 20, 2022



Location of proposed new home and Tree Protection Fencing

Glossary

Canopy	The part of the crown composed of leaves and small twigs.(2)
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow.(1)
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin(1)
Dripline	The width of the crown as measured by the lateral extent of the foliage.(1)
Genus	A classification of plants showing similar characteristics.
Root crown	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture,1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

Certification of Performance [3]

I, Robert Weatherill certify:

* That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;

* That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

* That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;

* That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;

* That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

* That no one provided significant professional assistance to the consultant, except as indicated within the report.

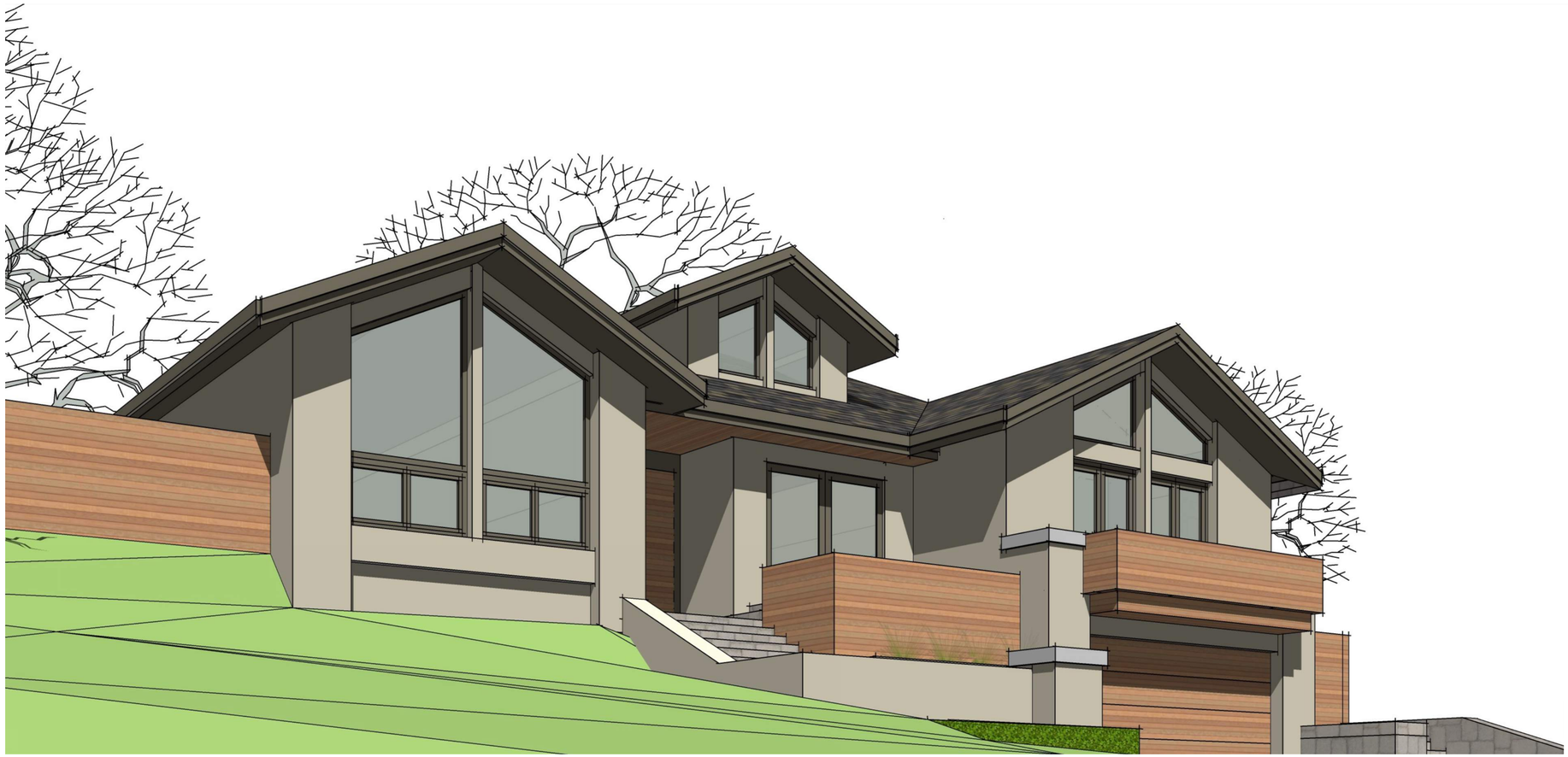
I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed

Robert Weatherill
Certified Arborist WE 1936a
Date: 10/20/22

Terms and Conditions(3)
The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.



PROPOSED RESIDENCE

PROJECT DESCRIPTIONS

THIS PROJECT IS TO DEMOLISH AN EXISTING ONE STORY HOUSE AND BUILD A NEW 4,148 S.F.
TWO STORY SINGLE-FAMILY RESIDENCE WITH ATTACHED DAYLIGHT BASEMENT 2-CAR GARAGE.

OWNER:	JUN ZHANG
ADDRESS:	353 COSTELLO DRIVE, LOS ALTOS, CA
APN:	342-240-38
OCCUPANCY:	R-3 / U
CONSTRUCTION TYPE:	VB
ZONING:	R1-10
NUMBER OF STORIES:	2

CODE INFORMATION

2019 CALIFORNIA BUILDING CODE (C.B.C.) STRUCTURAL ONLY

2019 CALIFORNIA RESIDENTIAL CODE

2019 CALIFORNIA MECHANICAL CODE

2019 CALIFORNIA PLUMBING CODE

2019 CALIFORNIA ELECTRIC CODE

2019 CALIFORNIA ENERGY CODE
(2019BUILDING ENERGY EFFICIENCY STANDARDS)

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

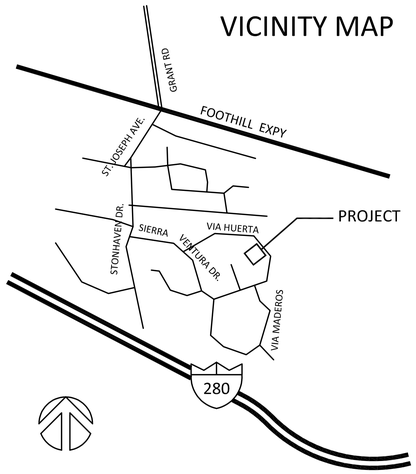
CITY OF LOS ALTOS ORDINANCES

PROJECT DATA

NET LOT AREA:		(0.32 ACRES) 14,074± S.F.		
		EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE		2,369 S.F.	3,127.47 S.F.	4,925.9 S.F.
		16.83 %	22.2 %	35 %
FLOOR AREA		2,369 S.F.	4,126.29 S.F.	3,850 +307 = 4,157 S.F.
		16.83 %	29.3 %	
LIVABLE AREA		2,369 S.F.	4,126.29 S.F.	
SETBACK				
FRONT	1ST STORY	26.5± FEET	33.9 FEET	25 FEET
	2ND STORY			
REAR	1ST STORY	77.2± FEET	42.3± FEET	25 FEET
	2ND STORY			
RIGHT SIDE	1ST STORY	10± FEET	10 FEET	10 FEET
	2ND STORY		25.2 FEET	17.5 FEET
LEFT SIDE	1ST STORY	11.5± FEET	17.35 FEET	10 FEET
	2ND STORY		38.0.5 FEET	17.5 FEET
HEIGHT		23 ± FEET	26.3 ± FEET	27 FEET

NET LOT AREA:	(0.32 ACRES) 14,074± S.F.		
FRONT YARD HARDSCAPE AREA			
LANDSCAPE BREAKDOWN	EXISTING	PROPOSED CHANGE	EXISTING / PROPOSED
HARDSCAPE AREA	877.3 S.F.	370.6 S.F.	1,247.9 S.F.
SOFTSCAPE AREA	2,850.7 S.F.	87.5 S.F.	2,930.2 S.F.
BUILDING BREAKDOWN	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA	1,969 ±S.F.	1,743.6 S.F.	3,712.6 S.F.
NON- HABITABLE LIVING AREA	400 S.F.	40 S.F.	440 S.F.

VICINITY MAP



DRAWING INDEX

Z S D ARCHITECTS,INC
ARCHITECTURE . PLANNING . ILLUSTRATION

353 Costello Dr.
Los Altos CA94024
tel. 408.348.6885
cel. 408.464.5631

LICENSED ARCHITECT HONG ZENG No. C29486 REN. 2021 STATE OF CALIFORNIA

henryhzeng@yahoo.com

1248 VIA HUERTA
RESIDENCE

JUN ZHANG

353 COSTELLO DRIVE
LOS ALTOS,
CALIFORNIA, 94024
408.348.6885 cel

Rev.	Date	Issue
	12.22.22	PLANNING RESUBMITTAL
	10.18.22	PLANNING SUBMITTAL

Project No: 2022-08
Date: 10-06-2022
Scale: N.T.S

TITLE SHEET

T.0

ATTACHMENT G

General Notes:

1) All features shown hereon represent surface conditions of the project area compiled from a ground survey performed in September of 2022. Surveyor made no attempt to determine the existence or extent of underground utilities or other features not surface visible.

2) Boundary and easement data shown hereon are based upon a Preliminary Title Report prepared by Orange Coast Title Company as order no. 520-2345327-60, dated September 14, 2022.

Datum Note:

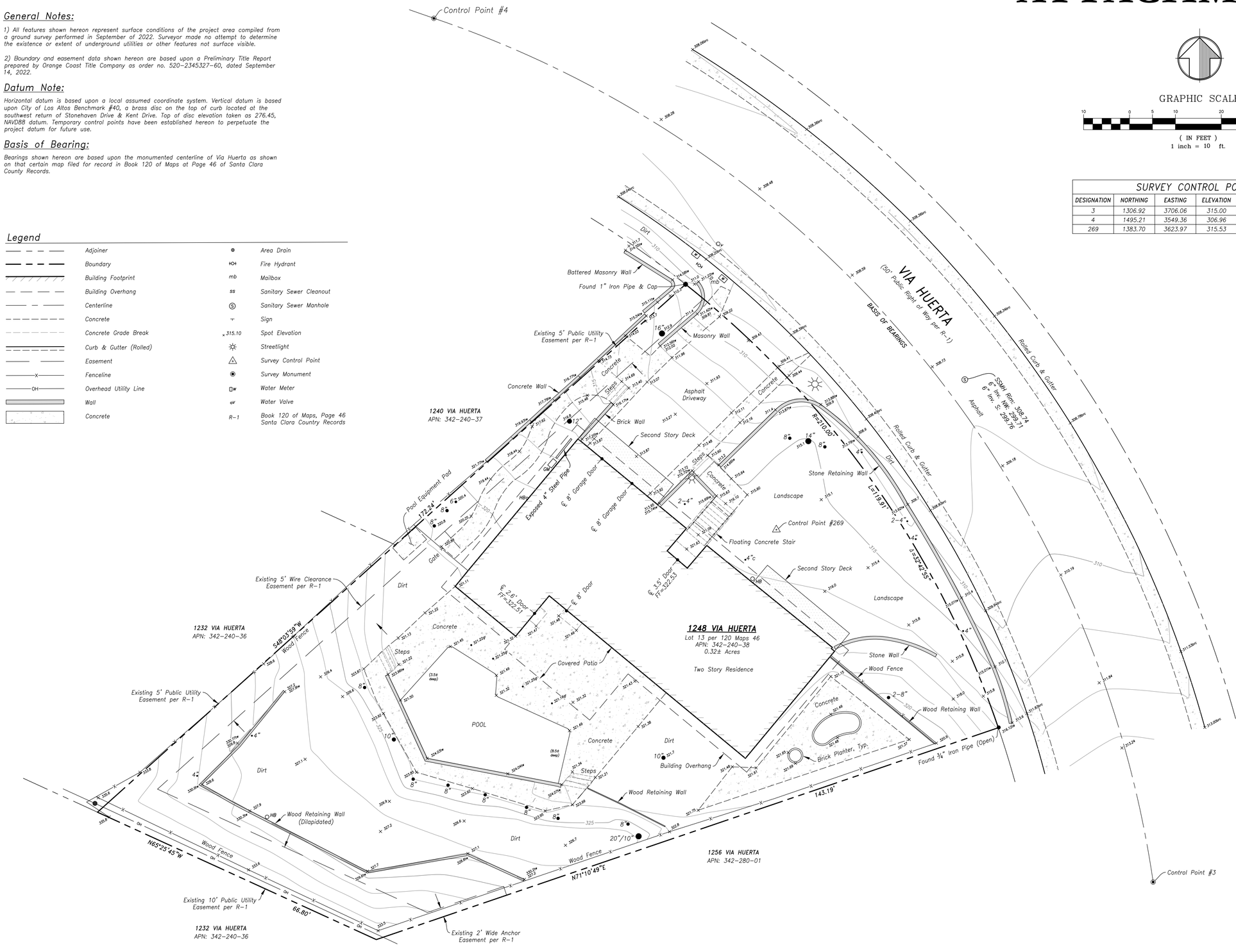
Horizontal datum is based upon a local assumed coordinate system. Vertical datum is based upon City of Los Altos Benchmark #40, a brass disc on the top of curb located at the southwest return of Stonehaven Drive & Kent Drive. Top of disc elevation taken as 276.45, NAVD88 datum. Temporary control points have been established hereon to perpetuate the project datum for future use.

Basis of Bearing:

Bearings shown hereon are based upon the monumented centerline of Via Huerta as shown on that certain map filed for record in Book 120 of Maps at Page 46 of Santa Clara County Records.

Legend

Adjoiner		Area Drain	
Boundary	HOH	Fire Hydrant	
Building Footprint	mb	Mailbox	
Building Overhang	ss	Sanitary Sewer Cleanout	
Centerline	S	Sanitary Sewer Manhole	
Concrete		Sign	
Concrete Grade Break	x 315.10	Spot Elevation	
Curb & Gutter (Rolled)		Streetlight	
Easement		Survey Control Point	
Fenceline		Survey Monument	
Overhead Utility Line	W	Water Meter	
Wall	WV	Water Valve	
Concrete	R-1	Book 120 of Maps, Page 46 Santa Clara Country Records	



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SURVEY CONTROL POINTS

DESIGNATION	NORTHING	EASTING	ELEVATION	DESCRIPTION
3	1306.92	3706.06	315.00	2.5" BRASS DISK IN WELL
4	1495.21	3549.36	306.96	2.5' BRASS DISK IN WELL
269	1383.70	3623.97	315.53	GINNIE AND TACK

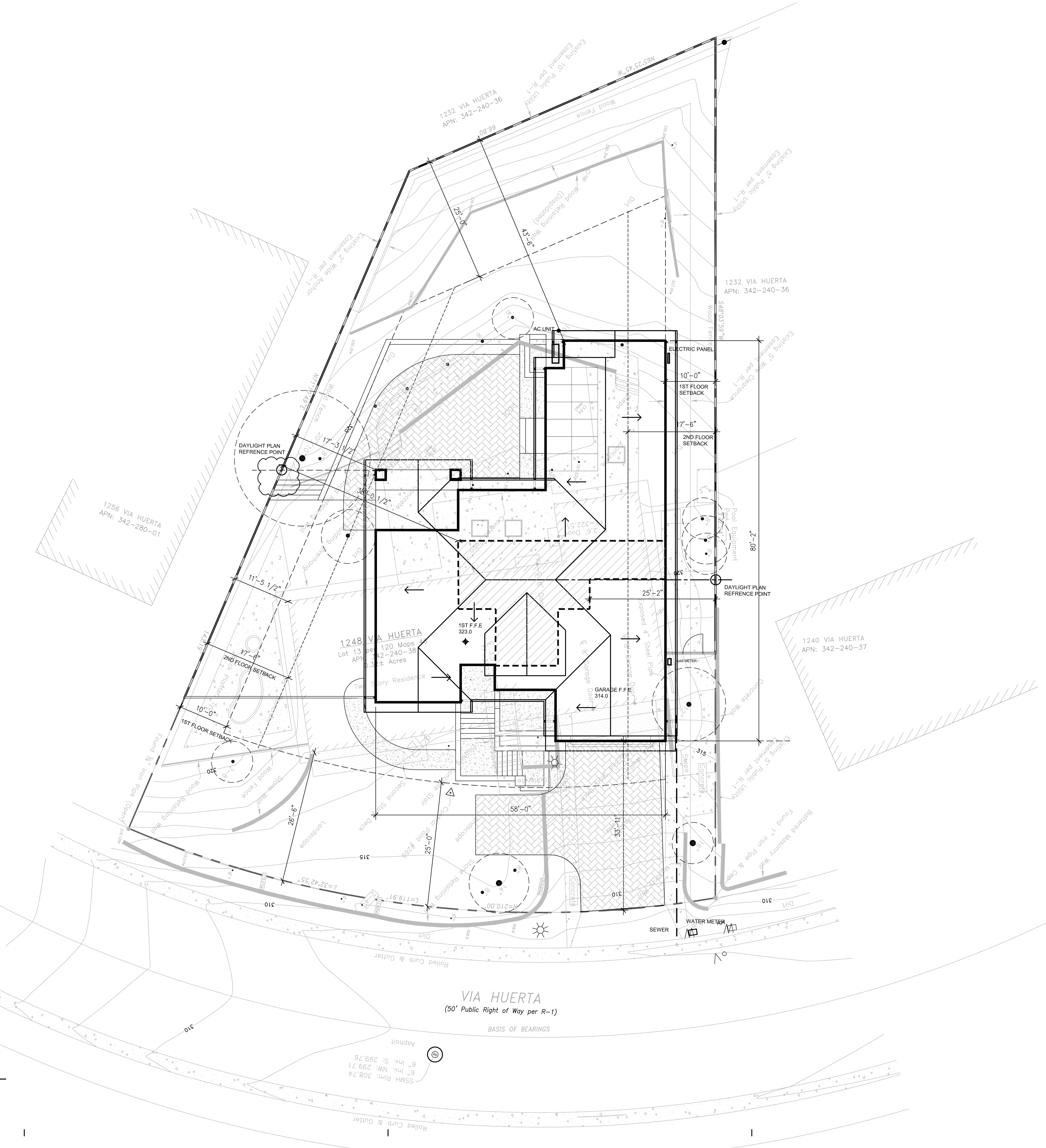
REV.	DATE	DESCRIPTION	BY

APPROVED DATE

MOUNTAIN PACIFIC SURVEYS
1735 Enterprise Dr, Suite 109
Fairfield, CA 94533
PH (707) 425-6234
FAX (707) 425-1969

BOUNDARY AND TOPOGRAPHIC SURVEY
1248 VIA HUERTA
CITY OF LOS ALTOS - SANTA CLARA COUNTY - CALIFORNIA

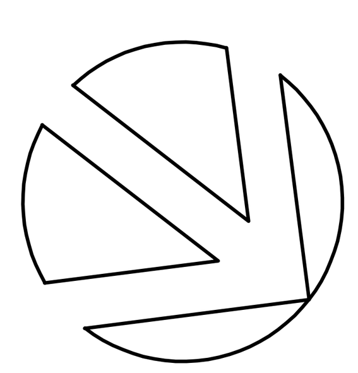
DATE	10-05-22
SCALE	1" = 10'
DRAWN	SR / CH
CHECKED	CMW
JOB NO.	522074
SHEET NO.	1
OF	1



▨ NEW 2ND FLOOR

▭ NEW 1ST FLOOR

▨ EX. 1ST FLOOR



SITE PLAN

1"=10'-0"

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LICENSED ARCHITECT
HONG ZENG
No.C29486
REN. 7/01/23
STATE OF CALIFORNIA

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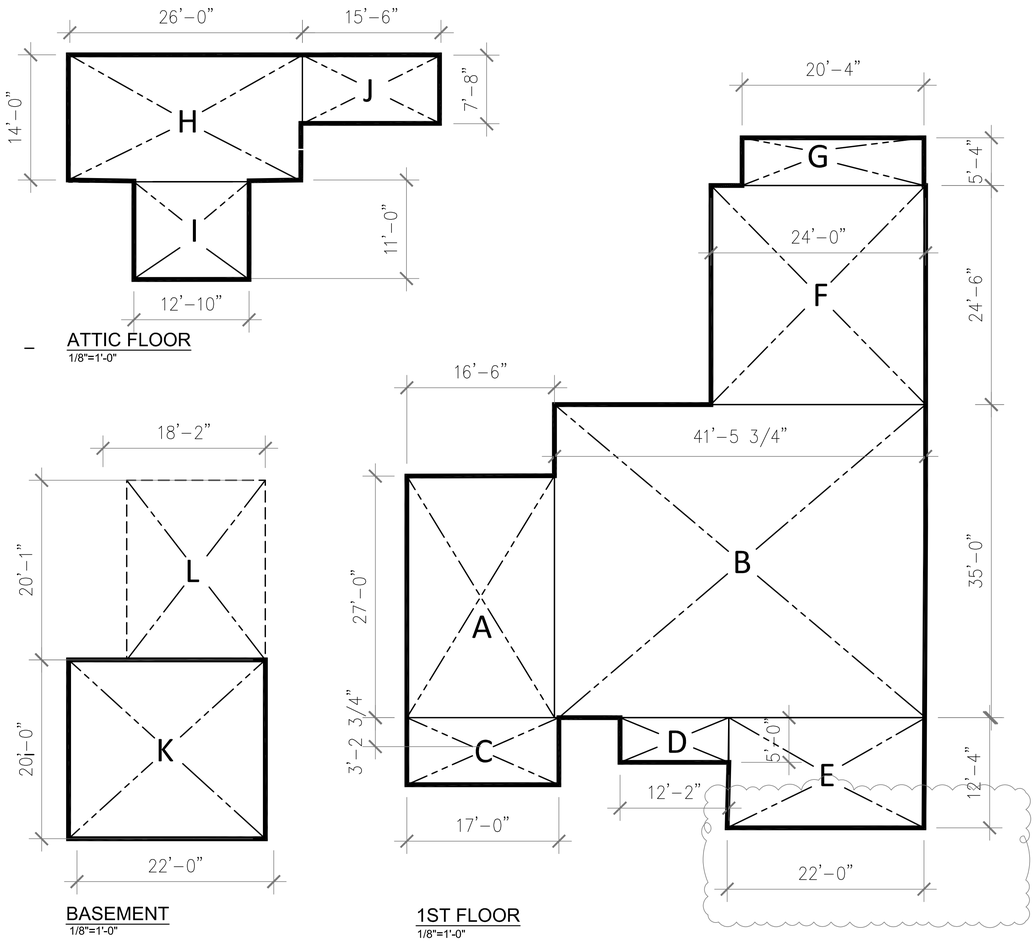
Rev.	Date	Issue
	12.22.22	PLANNING RESUBMITTAL
	10.18.22	PLANNING SUBMITTAL

Project No: 2022-08
Date: 10-06-2022
Scale: 1"=10'-0"

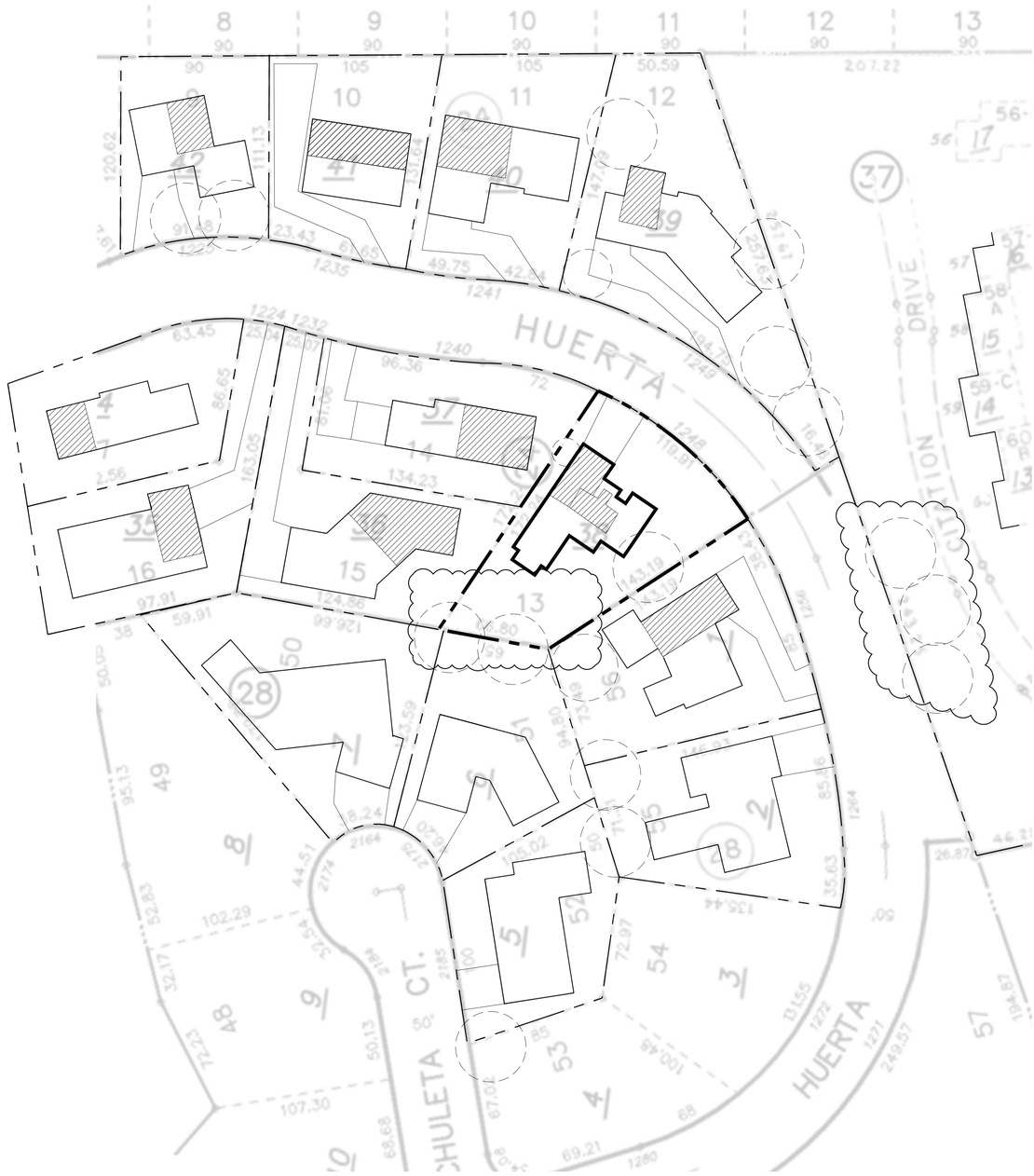
SITE PLAN

A1.1



FLOOR AREA AND COVERAGE CALCULATION

SECTION	DIMENTION	AREA	
A	16'-6" X 27'-0"	453.75 S.F.	
B	41'-6" X 35-0"	1,452.5 S.F.	
C	17'-0" X 7'-6"	127.5 S.F.	
D	12'-2" X 5'-0"	60.8 S.F.	
E	22'-0" X 12'-4"	271.33 S.F.	
F	24'-0" X 24'-6"	588.0 S.F.	
G	20'-4" X 5'-4"	108.44 S.F.	
1ST FLOOR AREA SUBTOTAL		3,062.32 S.F.	
H	26'-0" X 14'-0"	364.0 S.F.	
I	12'-10" X 11'-0"	141.17 S.F.	
J	15'-6" X 7'-8"	118.8 S.F.	
ATTIC LEVEL AREA SUBTOTAL		623.97 S.F.	
K (2 CAR DAYLIGHT GARAGE)	22'-0" X 20'-0"	440.0 S.F.	
L BASEMENT AREA (NOT COUNT TO FAR)	18'-2" X 20'-1"		364.85 S.F.
BASEMENT AREA SUBTOTAL		440.0 S.F.	
TOTAL FLOOR AREA		4,126.29 S.F.	
LIVABLE AREA	3,062.32+623.97+364.85	4,051.14 S.F.	
LOT COVERED AREA	3,062.32+66	3,128.32 S.F.	



NEIGHHOOD CONTEXT MAP

1"=40'-0"

SIGNIFICANT TREE

TWO STORY

ONE STORY

DRIVE WAY

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JUN ZHANG

353 COSTELLO DRIVE
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CALIFORNIA, 94024
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12.22.22 PLANNING RESUBMITTAL

10.18.22 PLANNING SUBMITTAL

Rev. Date Issue

Project No: 2022-08
Date: 10-06-2022
Scale: 1/8"=1'–0"

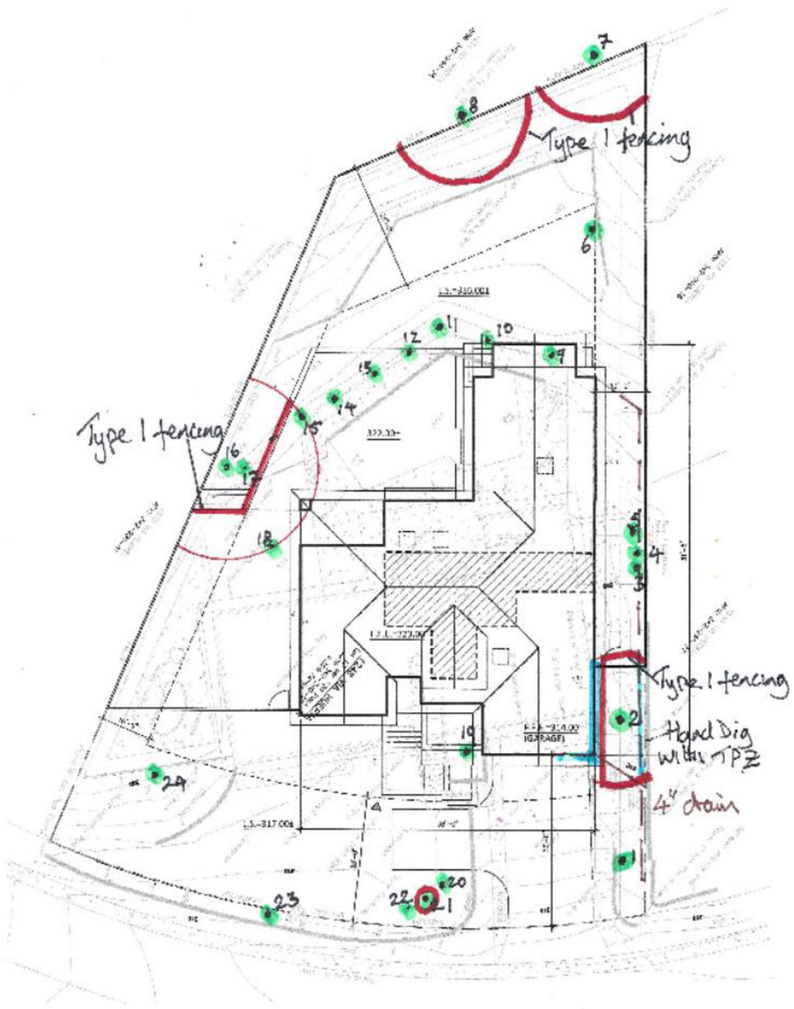
NEIGHBORHOOD MAP
AND AREA CALCULATION

A1.2

Advanced Tree Care

965 East San Carlos Ave, San Carlos

1248 Via Huerta, Los Altos
December 20, 2022



Location of proposed new home and Tree Protection Fencing

Advanced Tree Care
965 East San Carlos Ave, San Carlos, CA 94070
1248 Via Huerta, Los Altos
December 20, 2022

Jun Zhang
1248 Via Huerta
Los Altos, CA 94024

Site: 1248 Via Huerta, Los Altos

Dear Jun,

I reviewed the plans for Grading, Drainage and Utilities by RCL Structural Engineers Inc, CC1, dated 10/24/22; and Preliminary Landscape Plan by Wes Arola, L-1.00, dated 12/20/22 and found them in accordance with recommendations in the Arborist Report dated December 20/2022.

If you have any questions, please don't hesitate to call.

Sincerely

Robert Weatherill
Certified Arborist WE 1936A

Advanced Tree Care
965 East San Carlos Ave, San Carlos
1248 Via Huerta, Los Altos
December 20, 2022

Jun Zhang
1248 Via Huerta
Los Altos, CA 94024

Site: 1248 Via Huerta, Los Altos

Dear Jun,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A new home is proposed for this property, prompting the need for this tree protection report.

Method:
Los Altos protects all trees with a trunk diameter at 4 feet above ground level greater than 15.2 inches. Los Altos requests that all trees within the property or within 8 feet of the property lines be included on the report if the trunk diameter at standard height is greater than 4 inches.

The location of the regulated trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 48 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call.

Sincerely

Robert Weatherill
Certified Arborist WE 1936A

Advanced Tree Care
965 East San Carlos Ave, San Carlos
1248 Via Huerta, Los Altos
December 20, 2022

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
19	Japanese maple *Acer palmatum*	5.3"	12/5	30	Poor health and condition, almost dead, **Not Regulated**
20	Arborvitae *Thuja occidentalis*	6.8"@grade	10/5	30	Poor health and condition **Not Regulated**
21	Mexican fan palm *Washingtonia filifera*	19.5"	TrkHt 4'	70	Good health and condition **Regulated**
22	Arborvitae *Thuja occidentalis*	7.8"@grade	10/5	30	Poor health and condition **Not Regulated**
23	Coast live oak *Quercus agrifolia*	4.4"	12/7	70	Good health and condition, poor location, **Not Regulated**
24	Coast live oak *Quercus agrifolia*	8.3"/5.1"	20/15	50	Fair health and condition, codominant at grade, thin canopy, **Not Regulated**

Summary:

There are 22 trees on this property with trunk diameters greater than 4 inches at 48 inches above grade.

Tree #s 2, 16 and 21 are Regulated trees on this property and should be protected during construction.

There are 2 trees on adjacent properties, Tree #s 7 and 8, both are Regulated trees that should be protected during construction.

All other trees are not protected and can be removed if desired.

Advanced Tree Care
965 East San Carlos Ave, San Carlos
1248 Via Huerta, Los Altos
December 20, 2022

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Italian cypress *Cupressus sempervirens*	14.3"@grade	25/5	70	Good health and condition **Not Regulated**
2	Italian cypress *Cupressus sempervirens*	16.0"@grade	20/5	60	Good health, fair condition **Regulated**
3	Hollywood juniper *Juniperus 'Hollywood'*	7.5"	10/5	50	Fair health and condition, leaning **Not Regulated**
4	Hollywood juniper *Juniperus 'Hollywood'*	8.0"	12/5	50	Fair health and condition, leaning **Not Regulated**
5	Hollywood juniper *Juniperus 'Hollywood'*	11.8"	12/8	60	Good health and condition **Not Regulated**
6	Coast live oak *Quercus agrifolia*	4.3"/2.1"/2.2"	15/6	60	Good health, fair condition, multi stemmed at grade, **Not Regulated**
7	Monterey pine *Pinus radiata*	16"est	20/15	50	Fair health, poor condition, topped by utility, neighbor's tree, **Regulated**
8	Monterey pine *Pinus radiata*	16"est	20/10	50	Fair health, poor condition, topped by utility, neighbor's tree, **Regulated**
9	Italian cypress *Cupressus sempervirens*	6.3"@1'	30/2	70	Good health and condition **Not Regulated**
10	Italian cypress *Cupressus sempervirens*	9.8"@grade	35/5	70	Good health and condition **Not Regulated**
11	Italian cypress *Cupressus sempervirens*	6.2"@grade	25/2	70	Good health and condition **Not Regulated**
12	Italian cypress *Cupressus sempervirens*	7.4"@grade	26/2	70	Good health and condition **Not Regulated**
13	Italian cypress *Cupressus sempervirens*	6.3"@grade	25/2	70	Good health and condition **Not Regulated**
14	Italian cypress *Cupressus sempervirens*	6.8"@grade	27/2	70	Good health and condition **Not Regulated**
15	Italian cypress *Cupressus sempervirens*	7.1"@grade	30/2	70	Good health and condition **Not Regulated**
16	Coast live oak *Quercus agrifolia*	17.1"/9.7"	30/20	60	Fair health and condition, codominant at grade, **Regulated**
17	Coast live oak *Quercus agrifolia*	8.7"	30/10	60	Fair health and condition, suppressed by #16, **Not Regulated**
18	Olive *Olea europaea*	11.0"	20/15	60	Fair health and condition, suppressed by #16, **Not Regulated**

Z S D ARCHITECTS,INC
ARCHITECTURE . PLANNING . ILLUSTRATION

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cel. 408.464.5631

LICENSED ARCHITECT HONG ZENG No. C29486 REN. 2021 STATE OF CALIFORNIA

henryhzeng@yahoo.com

1248 VIA HUERTA
RESIDENCE

JUN ZHANG

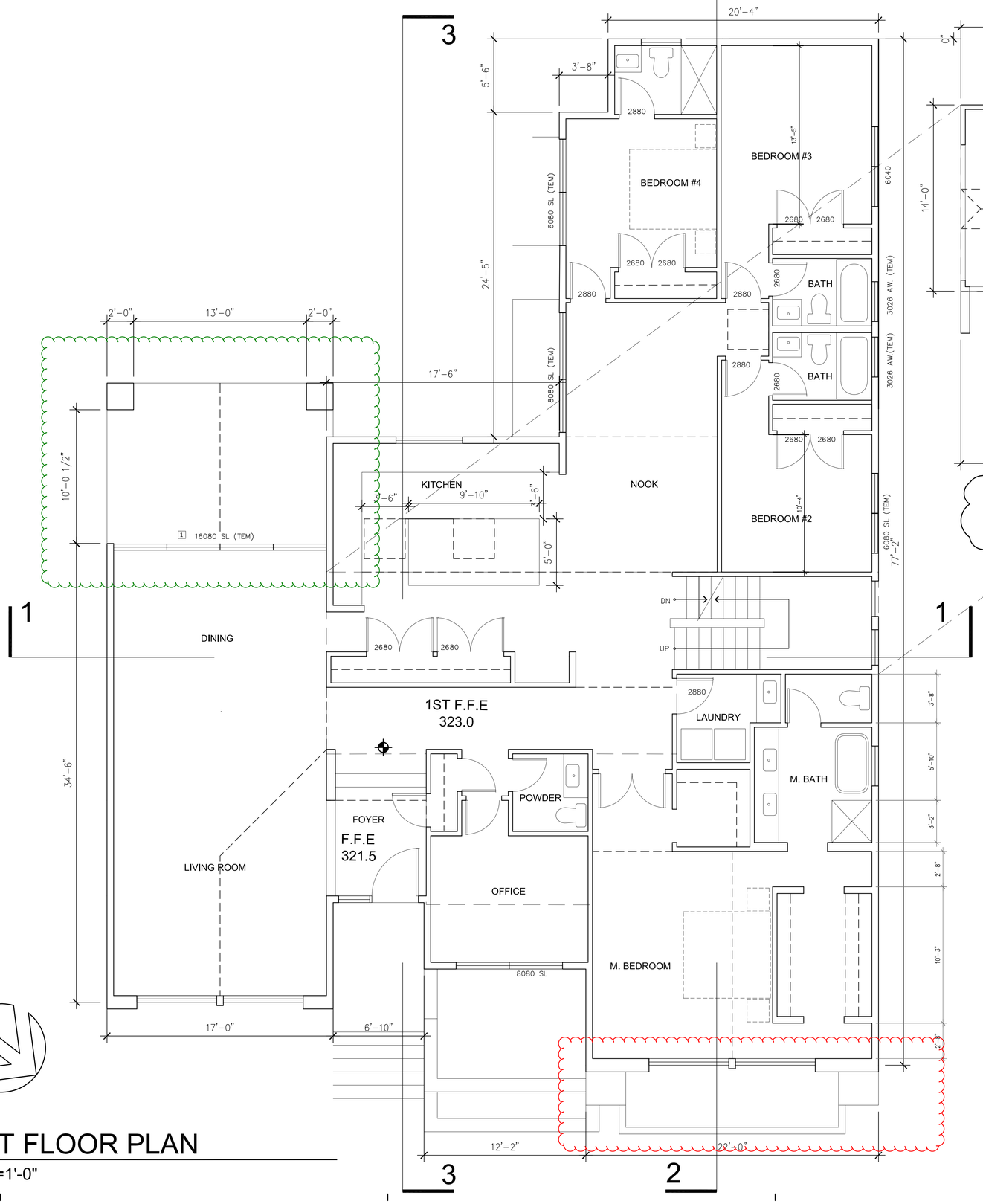
353 COSTELLO DRIVE
LOS ALTOS,
CALIFORNIA, 94024
408.348.6885 cel

Rev.	Date	Issue
	12.22.22	PLANNING RESUBMITTAL
	10.18.22	PLANNING RESUBMITTAL

Project No: 2022-08
Date: 10-06-2022
Scale: N.T.S

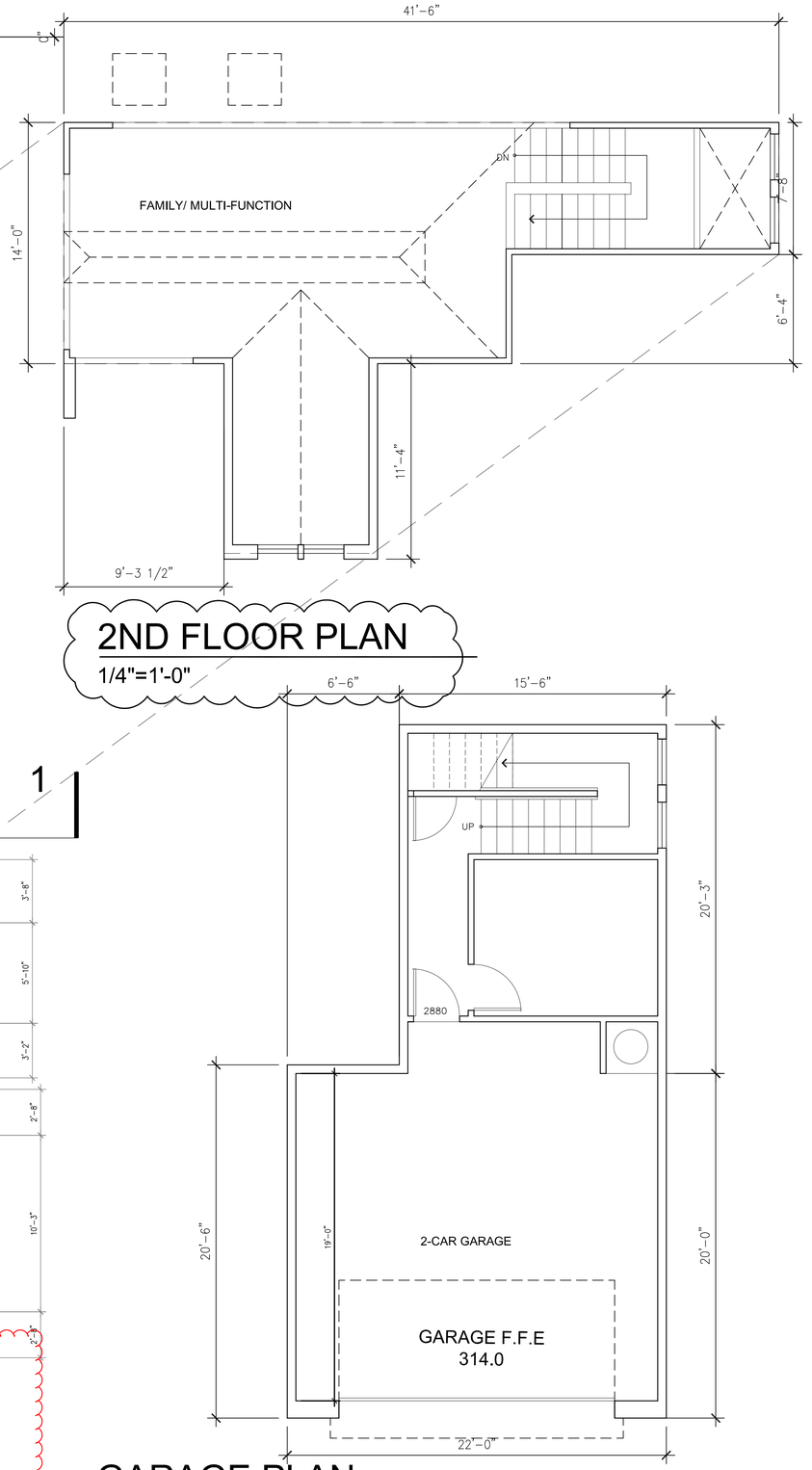
TREE PROTECTION PLAN

A1.3



1ST FLOOR PLAN

1/4"=1'-0"



2ND FLOOR PLAN

1/4"=1'-0"

GARAGE PLAN

1/4"=1'-0"

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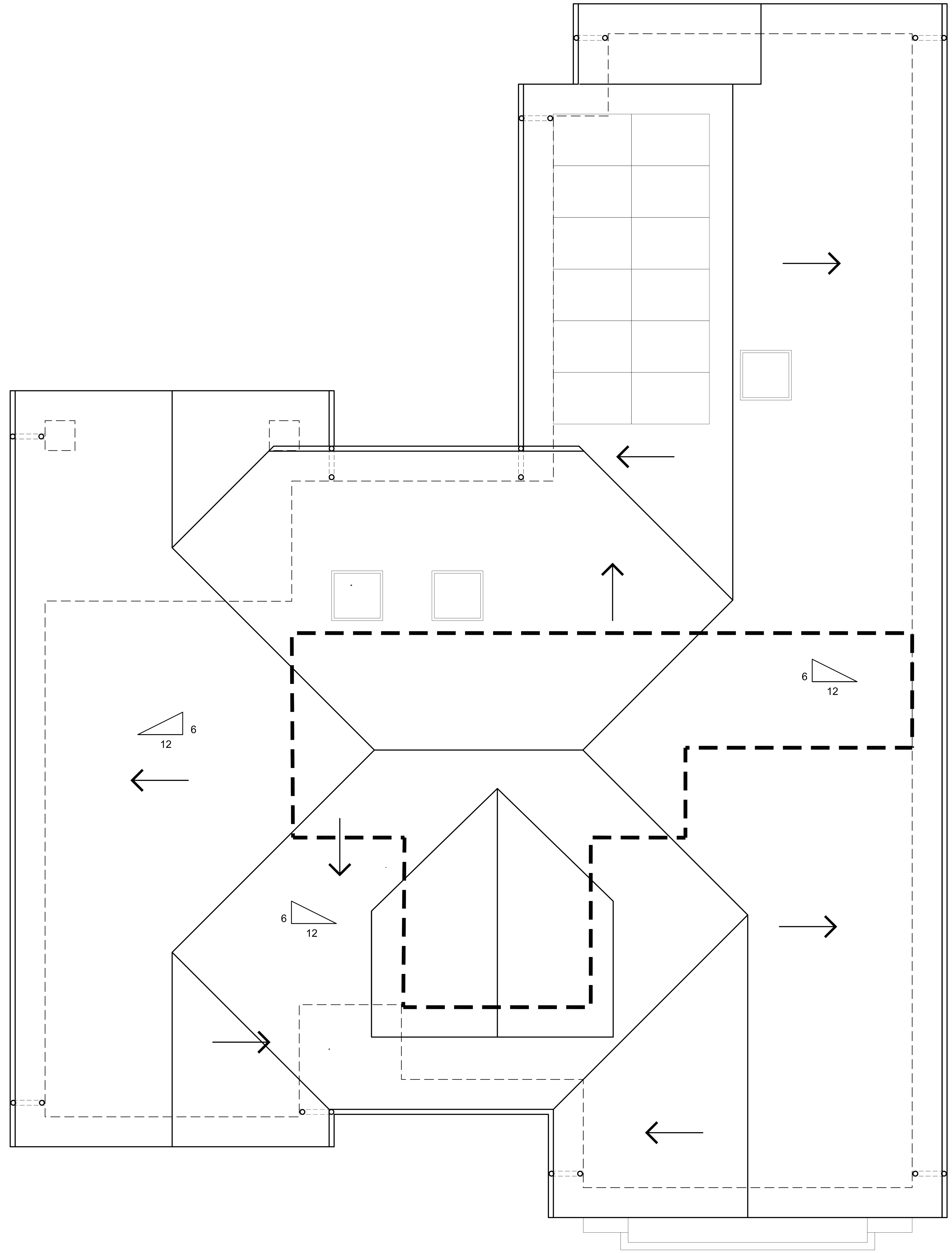
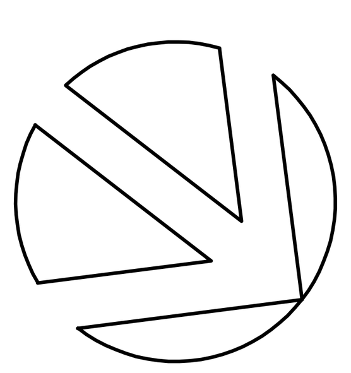
Scale:	1/4"=1'-0"

FLOOR PLANS

A2.1





ROOF PLAN

1/4"=1'-0"

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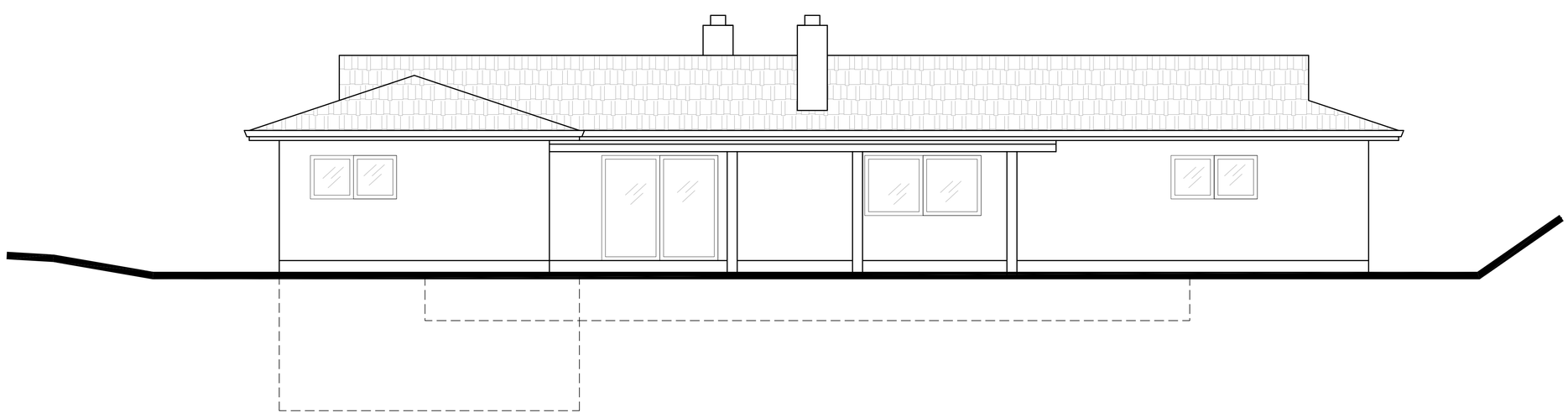
Scale: 1/4"=1'-0"

ROOF PLAN

A2.2

EX. FRONT ELEVATION

1/4"=1'-0"



EX. REAL ELEVATION

1/4"=1'-0"

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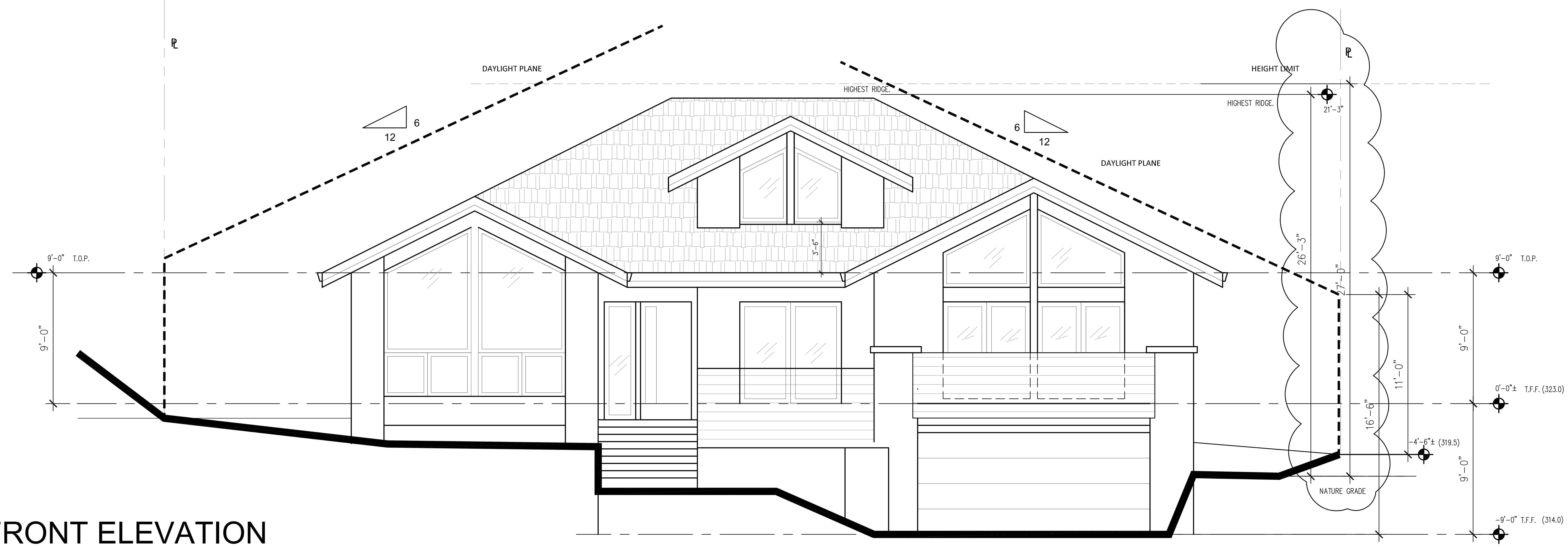
Scale: 1/4"=1'-0"

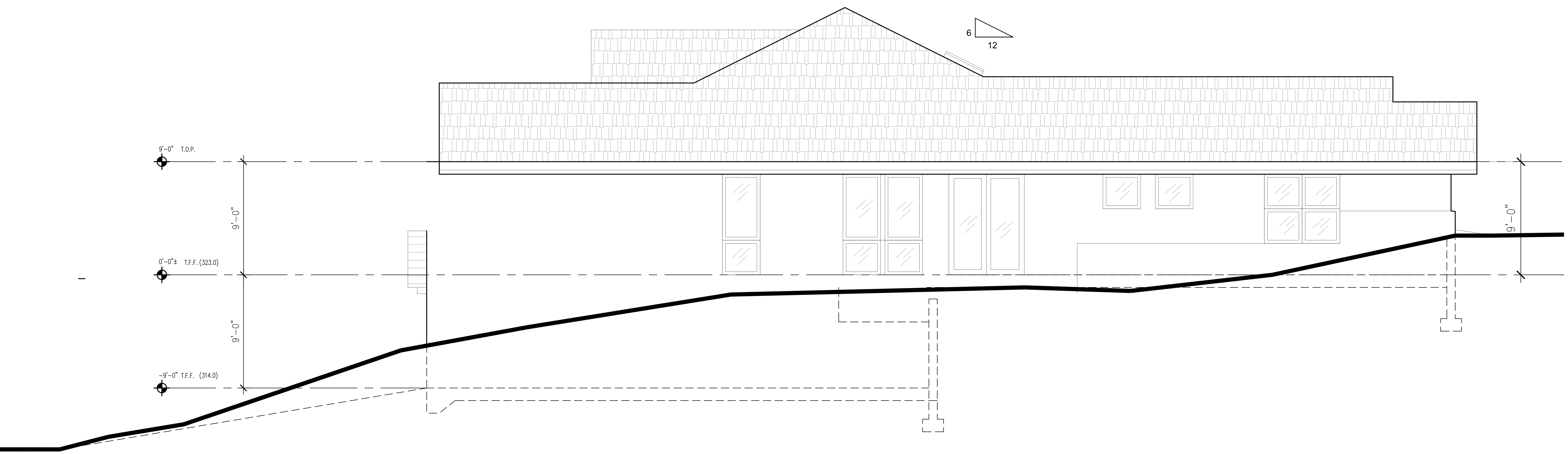
EX. ELEVATIONS

A3.0



FRONT ELEVATION

1/4"=1'-0"



RIGHT ELEVATION

1/4"=1'-0"

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	10.18.22	PLANNING SUBMITTAL

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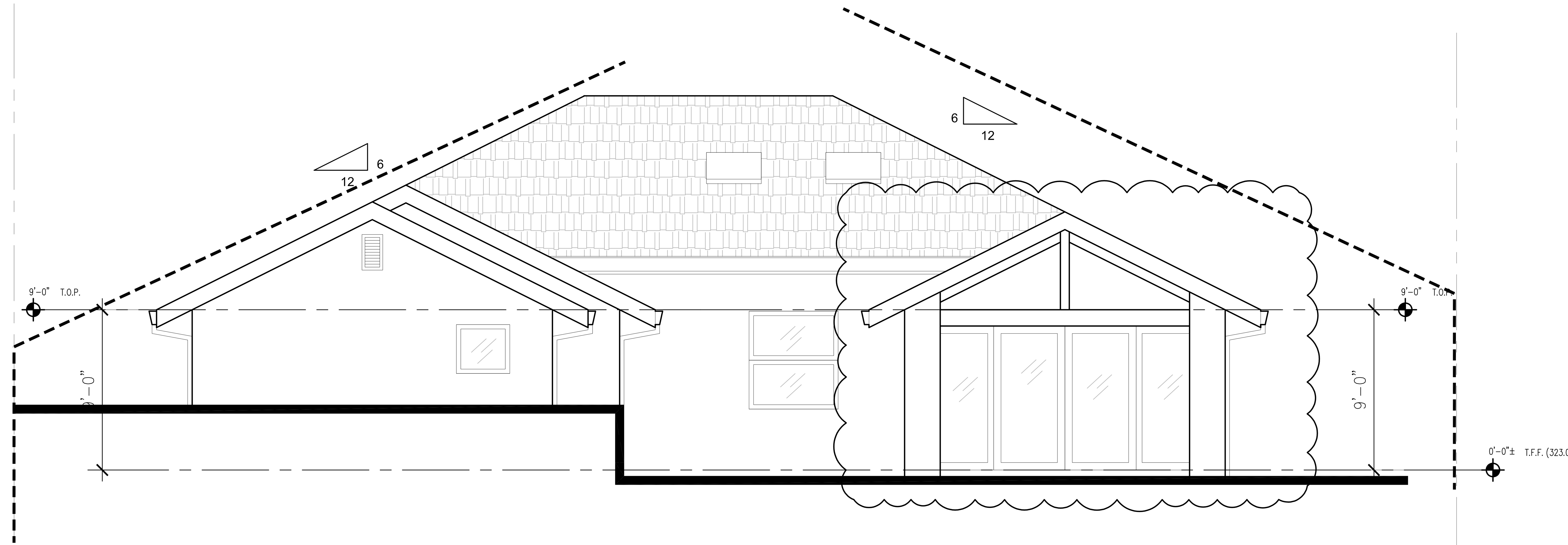
Date: 10-06-2022
Scale: 1/4"=1'-0"

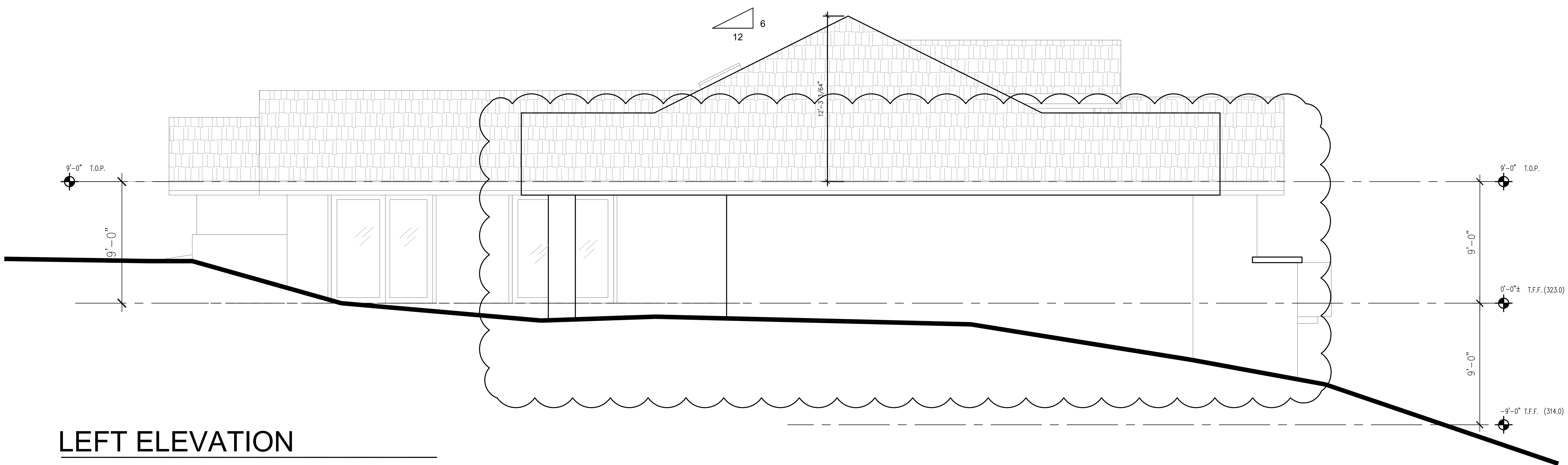
ELEVATIONS

A3.1



REAR ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"

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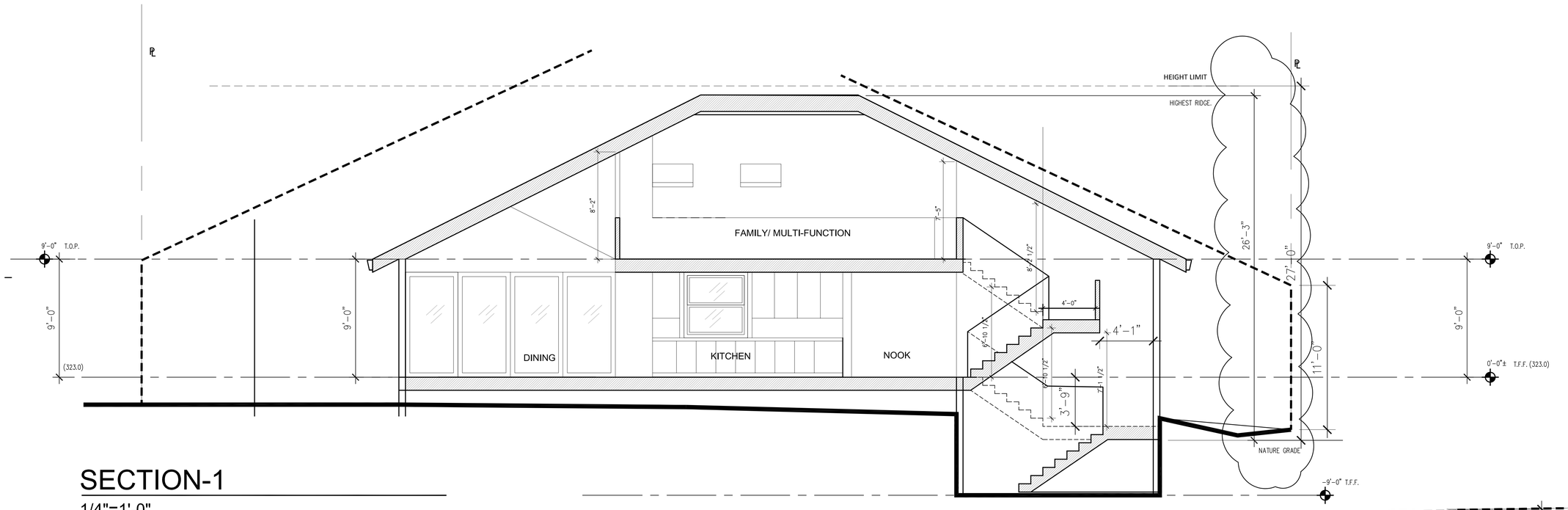
Scale: 1/4"=1'–0"

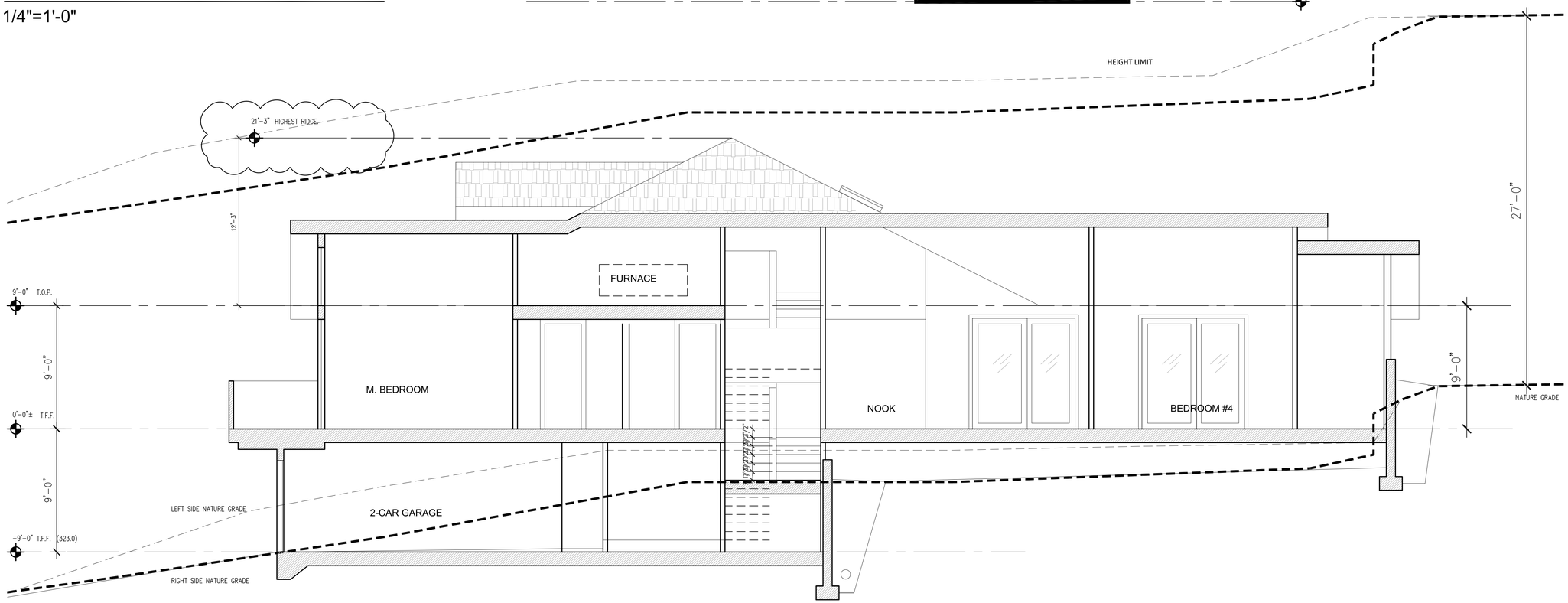
ELEVATIONS

A3.2



SECTION-1

1/4"=1'-0"



SECTION-2

1/4"=1'-0"

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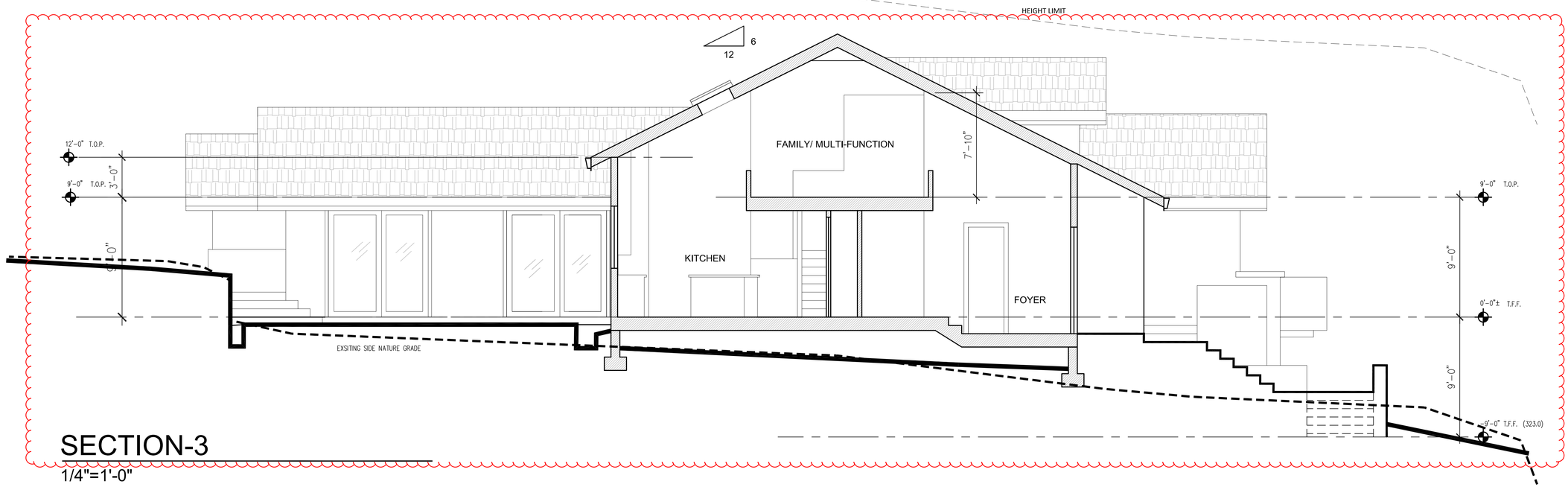
Scale: 1/4"=1'-0"

SECTIONS

A4.1



SECTION-3

1/4"=1'-0"

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REN. 2021
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SECTIONS

A4.2

MATERIAL BOARD

1248 VIA HUERTA
LOS ALTOS, CA

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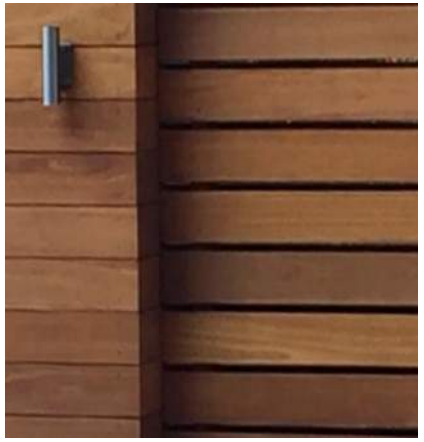
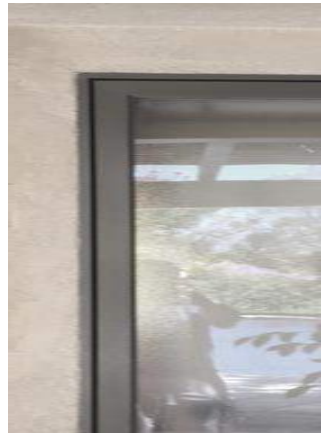


FENCE

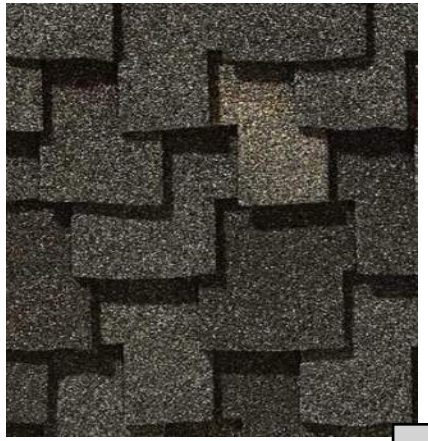
STUCCO WALL FINISH

ENTRY DOOR

WOOD GARAGE DOOR



FIBERGLASS WINDOW



PRESIDENTIAL SINGLES ROOF

COMMON NAME // COAST LIVE OAK
HEIGHT AND SPREAD IN FEET // 40 X 60
GROWTH RATE // SLOW-MODERATE

COMMON NAME // CAPE RUSH
HEIGHT AND SPREAD IN FEET // 3 X 3
GROWTH RATE // MODERATE

COMMON NAME // FLAX LILY
HEIGHT AND SPREAD IN FEET // 2 X 1.5
GROWTH RATE // MODERATE

COMMON NAME // SANTA BARBARA DAISY
HEIGHT AND SPREAD IN FEET // 1.5 X 3
GROWTH RATE // FAST

COMMON NAME // MATT RUSH
HEIGHT AND SPREAD IN FEET // 3 X 3
GROWTH RATE // MODERATE - FAST

COMMON NAME // MYOPORUM
HEIGHT AND SPREAD IN FEET // 1 X 5
GROWTH RATE // FAST

COMMON NAME // LITTLE OLLIE
HEIGHT AND SPREAD IN FEET // 3 X 3
GROWTH RATE // MODERATE

COMMON NAME // COFFEE BERRY
HEIGHT AND SPREAD IN FEET // 3 X 4
GROWTH RATE // MODERATE

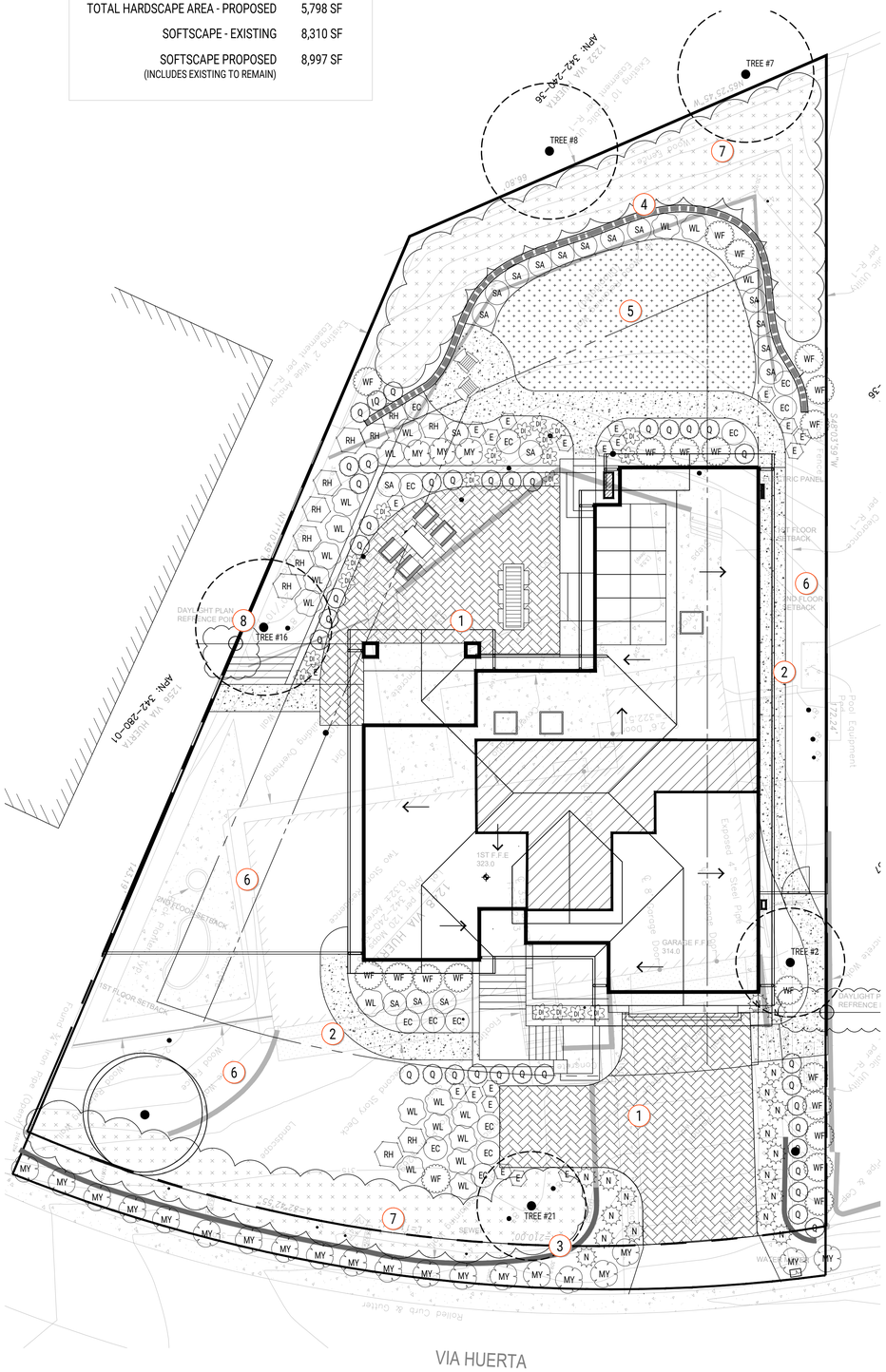
COMMON NAME // MEXICAN SAGE
HEIGHT AND SPREAD IN FEET // 3 X 3
GROWTH RATE // FAST

COMMON NAME // BLUE COAST ROSEMARY
HEIGHT AND SPREAD IN FEET // 3 X 4
GROWTH RATE // MODERATE - FAST

COMMON NAME // LOW COAST ROSEMARY
HEIGHT AND SPREAD IN FEET // 2 X 4
GROWTH RATE // MODERATE - FAST

LANDSCAPE DATA

TOTAL HARDSCAPE AREA - EXISTING	6,485 SF
TOTAL HARDSCAPE AREA - PROPOSED	5,798 SF
SOFTSCAPE - EXISTING	8,310 SF
SOFTSCAPE PROPOSED (INCLUDES EXISTING TO REMAIN)	8,997 SF



PLANTING SCHEDULE

TREES	BOTANICAL / COMMON NAME
•	QUERCUS AGRIFOLIA / COAST LIVE OAK

SHRUBS	BOTANICAL / COMMON NAME
EC	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
DI	DIANELLA CAERULEA `CASSA BLUE` / FLAX LILY
E	ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY
N	LOMANDRA LONGIFOLIA `NYALLA` / NYALLA MAT RUSH
MY	MYOPORUM PARVIFOLIUM 'PINK' / PINK TRAILING MYOPORUM
Q	OLEA EUROPAEA `LITTLE OLLIE` TM / LITTLE OLLIE OLIVE
RH	RHAMNUS CALIFORNICA `MOUND SAN BRUNO` / CALIFORNIA COFFEEBERRY
SA	SALVIA LEUCANTHA / MEXICAN BUSH SAGE
WF	WESTRINGIA FRUTICOSA `WES03` TM / BLUE GEM COAST ROSEMARY
WL	WESTRINGIA FRUTICOSA `WES06` TM / LOW HORIZON COAST ROSEMARY

DESIGN KEY

1. PAVER DRIVEWAY AND PATIO
2. GRAVEL WALKWAY
3. EXISTING WALL TO REMAIN
4. NEW GARDEN WALL
5. SODDED TURF
6. MULCHED SIDEYARD AREA
7. EXISTING VEGETATION TO BE PRUNED / THINNED
8. EXISTING TREE TO REMAIN/PROTECT PER ARBORIST REPORT

DESIGN CRITERIA

PLANTING DESIGN CRITERIA

THE PROPOSED PLANT LIST IS COMPRISED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. ABOVE GROUND UTILITIES WILL BE SCREENED BY PLANTING . ALL LANDSCAPE AREAS WILL BE COVERED IN MIN 3" OF BARK MULCH

IRRIGATION DESIGN CRITERIA

THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND STATE WATER CONSERVATION REQUIREMENTS. THE WATER CONSERVATION METHOD FOR THE PROPOSED LANDSCAPE MATERIAL HAS A LOW TO MEDIUM WATER USE.

A WEATHER SENSING 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY DRIP, ON SEPARATE HYDROZONES, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

COMPLIANCE STATEMENT

THE DESIGN WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWELO

WES AROLA - CA 5958

GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet

WES AROLA LANDSCAPE ARCHITECTURE
W@WESAROLA.COM
831/ 247 9936

LICENSED LANDSCAPE ARCHITECT
WESLEY AROLA
5958
3/31/24
Renewal Date
Date
STATE OF CALIFORNIA

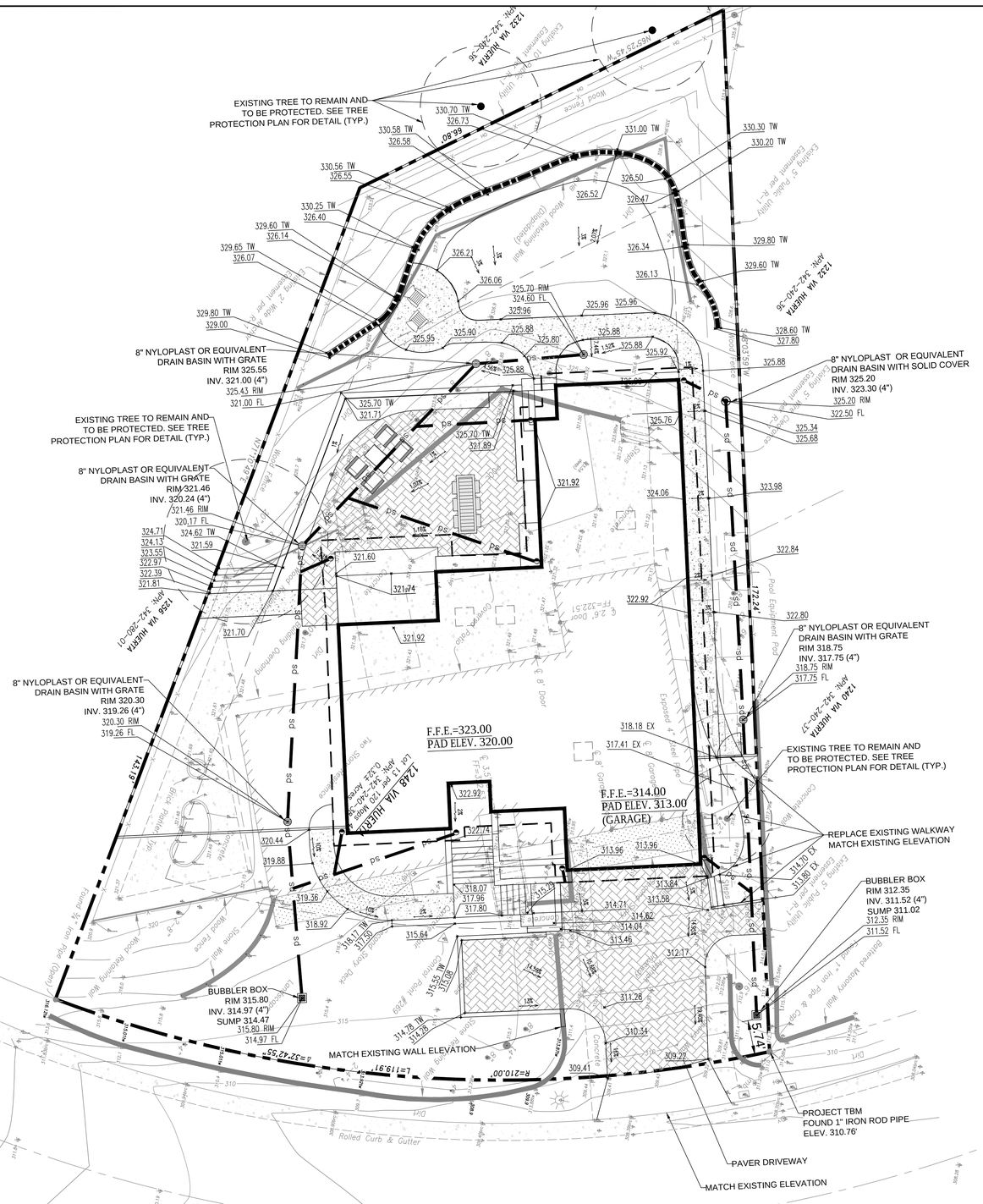
CUSTOM RESIDENCE
1248 VIA HUERTA . LOS ALTOS . 94024
LANDSCAPE PLANS

#	ITEM	DATE

DATE
12.20.2022

PRELIMINARY
LANDSCAPE PLAN

L-1.00



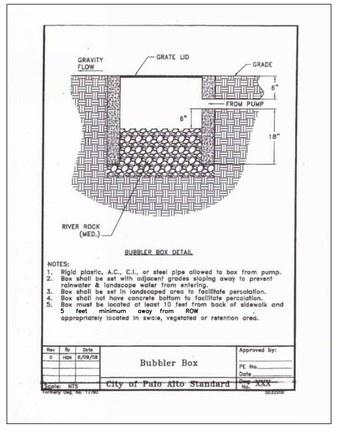
STORMWATER COMPLIANCE NOTES:

1. THE PROJECT CREATES AND/OR REPLACES LESS THAN ONE ACRE OF IMPERVIOUS SURFACES.

2. THE FOLLOWING SITE DESIGN MEASURES ARE PROPOSED:
   - PROTECT EXISTING TREES AND SOIL.
   - DIRECT ROOF RUNOFF ONTO VEGETATED AREA

3. THE FOLLOWING SOURCE CONTROL MEASURES ARE PROPOSED:
   - DROUGHT TOLERANT LANDSCAPING
   - USE WATER EFFICIENT IRRIGATION SYSTEM

GENERAL NOTES:
1. DO NOT DOWEL IN NEW DRIVEWAY AND WALKWAY INTO THE BACK OF EXISTING CONCRETE CURB
2. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB & GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 974-2680.
3. PRIOR TO COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND /OR AN ENCROACHMENT PERMIT ILL BE REQUIRED.



Call USA at:
1-800-227-2600

AT LEAST 48 HOURS BEFORE YOU DIG!

ALL CONTRACTOR AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL REFER TO SCVUR POLLUTION PREVENTION PROGRAM– CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) AND BECOME FAMILIAR WITH ITS CONTENTS PRIOR TO CONSTRUCTION

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

TOPOGRAPHIC SURVEY BY MOUNTAIN PACIFIC SURVEYS, DATED DECEMBER 10, 2020

General Note:

1) Features shown hereon represent surface conditions of the project area compiled from a ground survey performed on September of 2022. Surveyor made no attempt to determine the existence or extent of underground utilities or other features not surface visible.

2) Boundary and easement data shown hereon are based upon a Preliminary Title Report prepared by Orange Coast Title Company as order no. 520–2345327, dated September 14, 2021

Datum Note:

Horizontal datum is based upon an assumed local coordinate system. Vertical Datum is based upon City of Los Altos benchmark #40, a brass disc set in the top of curb located at the southwest return of Stonehaven Drive and Kent Drive. Top of disc taken as 276.46', NAVD88 Datum. Temporary control points have been established hereon to perpetuate the project datum for future use.

Basis of Bearings:

Bearings shown hereon are based upon the monumented centerline of Via Huerta as shown on that certain map filed for record in Book 120 of Maps at Page 46 of Santa Clara County Records.

GENERAL GRADING NOTES:

1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE COUNTY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS
3. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE OPERATOR SHALL NOTIFY THE COUNTY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
7. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
8. INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
9. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
10. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING
11. ALL ROOF DRAIN WILL BE DISCHARGED ONTO VEGETATED AREA PRIOR TO LEAVING SITE

EXISTING LEGEND:

- Building Footprint
- Building Overhang
- Centerline
- Concrete
- Concrete Grade Break
- Curb & Gutter (Rolled)
- Easement
- Fenceline
- Overhead Utility Line
- Wall
- Concrete
- Area Drain
- FH Fire Hydrant
- mb Mailbox
- ss Sanitary Sewer Cleanout
- Sanitary Sewer Manhole
- Sign
- x315.10 Spot Elevation
- Streetlight
- Survey Control Point
- Survey Monument
- w Water Meter
- ov Water Valve
- R-1 Book 120 of Maps, Page 46 Santa Clara Country Records

PROPOSED LEGEND:

- XXXX EX EXISTING SPOT ELEVATION
- XXXX FL FLOWLINE ELEVATION
- XXXX RIM RIM ELEVATION
- DRAINAGE SLOPE AND DIRECTION
- sd 4" HDPE @ MIN 1.5%
- 8" DRAIN BASIN W/ SOLID COVER (NYLOPLAST OR EQUIVALENT)
- 8" DRAIN BASIN W/ GRATE TOP (NYLOPLAST OR EQUIVALENT)
- BUBBLER BOX
- ROOF DRAIN DOWNSPOUT

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tel. 408.348.6885
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henryhzeng@yahoo.com

REV	BY	–	DATE
			REVISIONS

REGISTERED PROFESSIONAL ENGINEER
CHAN SIONG LOH
NO. 65491
Exp. 9-30-23
CIVIL
STATE OF CALIFORNIA

CHAN SIONG LOH, P.E.

RCL STRUCTURAL ENGINEERS, INC
P. 408.463.6832
F. 408.685.2038
info@rclse.com
570 E. El Camino Real Ste. D
Sunnyvale, CA 94087

RESIDENCE
GRADING & DRAINAGE PLAN
1248 VIA HUERTA
LOS ALTOS, CALIFORNIA

Project No.: XXXX-XX | Designed: KK | Checked: RL | Date: 10-24-22

SHEET
CC1

PROJECT #