DESIGN REVIEW COMMISSION
MEETING AGENDA

7:00 PM - Wednesday, October 19, 2022

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: 832 6210 3580 or via the web at https://tinyurl.com/ykbmc6bx with Passcode: 916021). Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DRCPublicComment@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

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

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. **Election of Chair and Vice-Chair**

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.

2. **Design Review Commission Minutes**
   Approve minutes of the regular meeting of September 21, 2022.

INFORMATIONAL ITEMS

3. **SC22-0018 and ADU22-0064 – Francis Pham – 530 Valencia Drive**
Design Review for a new 4,060 square-foot two-story house. The project includes 2,679 square feet at the first story and 1,381 square feet at the second story with a 2,137 square-foot basement. The project includes an 848 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 15303 of the California Environmental Quality Act. This project was continued to the October 19, 2022 DRC meeting because the public notification requirements were not satisfied per the Municipal Code Section 14.76.080. *Project Planner: Gallegos*

4. **SC21-0029 - Eric Keng - 5633 Arboretum Drive**
Design review application for a new 5,135 square foot two-story single family residence with 3,518 square feet on the first story and 1,617 square feet on the second story. An 848 square-foot attached accessory dwelling unit (ADU) is also proposed, but not subject to design review. A categorical exemption under Section 15303 of the California Environmental Quality Act Guidelines will be considered for this project. *Project Planner: Golden*

5. **SC22-0012 - Parthiv and Kajal Pate - 1370 Ensenada Way**
Design Review for a two-story addition to an existing two-story house. The project includes 126 square-foot additions at the first story and 806 square-foot additions at the second story. An attached accessory dwelling unit of 588 square feet is also included in the project, but it is not part of the design review application. The project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: Liu*

6. **SC22-0006 - Matt Wiebe - 240 Alta Vista Avenue**
Design Review for a new two-story house with a basement. The project includes 4,220 square feet at the first story and 1,648 square feet at the second story with a 2,437 square-foot basement. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Liu*

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.

DATE: October 19, 2022

AGENDA ITEM # 1

AGENDA REPORT

TO: Design Review Commission

FROM: Sean K. Gallegos, Staff Liaison

SUBJECT: Election of Chair and Vice Chair

RECOMMENDATION:

Nominate and elect members to serve as Chair and Vice Chair

BACKGROUND

The Commission will nominate and elect a Chair and Vice-Chair to serve for the coming year. This past year, Commissioner Blockhus served as Chair and Commissioner Ma served as Vice-Chair.

DISCUSSION

The election of Chair and Vice-Chair is governed by the Commission and Committee Handbook. Any member of the Commission may serve as either Chair or Vice-Chair. The current Chair will ask for nominations for the position of Chair. Any member may nominate another to serve. Nominations do not require a second. Once a member has been nominated for Chair, the Commission will vote. If a majority of members approve, that member will be deemed Chair. The process will then repeat for the election of Vice-Chair.

The Chair and Vice-Chair serve in the role for one year.

Upon the conclusion of the election process for Chair and Vice-Chair, the person elected Chair will take over as president of the meeting.

DESIGN REVIEW COMMISSION
MEETING MINUTES

7:00 PM - Wednesday, September 21, 2022

Telephone/Video Conference Only

CALL MEETING TO ORDER

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

ESTABLISH QUORUM

PRESENT:	Chair Blockhus, Vice-Chair Ma, Commissioners Bishop, Harding and Kirik
STAFF:	Interim Planning Services Manager Golden and Associate Planner Liu

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA
None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**
   Approve minutes of the regular meeting of September 7, 2022.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission approved the minutes of the regular meeting of September 7, 2022 as written.
The motion was approved (5-0) by the following vote:
AYES: Blockhus, Ma, Bishop, Harding, and Kirik
NOES: None

DISCUSSION

2. **SC22-0018 and ADU22-0064 – Francis Pham – 530 Valencia Drive**
   Design Review for a new 4,060 square-foot two-story house. The project includes 2,679 square feet at the first story and 1,381 square feet at the second story with a 2,137 square-foot basement. The project includes an 848 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 15303 of the California Environmental Quality Act. This project is continued to the October 19, 2022 DRC meeting because the public notification requirements were not satisfied per Municipal Code Section 14.76.080. *Project Planner: Gallegos*

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Bishop, the Commission continued design review application SC22-0018 and ADU22-0064 to the October 19, 2022 DRC meeting.
The motion was approved (5-0) by the following vote:

AYES: Blockhus, Ma, Bishop, Harding, and Kirik
NOES: None

3. SC22-0003 - Isabeau Guglielmo- 540 Patrick Way

Design Review for a new two-story house. The project consists of 2,375 square-foot living space at the first story and 1,201 square-foot living space at the second story with a 491 square-foot, attached two-car garage. This project is categorically exempt from further 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 SC22-0003 subject to the listed findings and conditions and answered a question from Commissioner Kirik regarding the ADU.

Interim Planning Services Manager Golden made clarifications on tree protection, landscaping and the proposed ADU on the property for Chair Blockhus and Commissioner Kirik.

APPLICANT PRESENTATION

Property owners Alvin Chow and Ann Charng introduced themselves to the Commission.

Project applicant/architect Isabeau Guglielmo presented the project and answered a clarifying question from Vice-Chair Ma regarding the windows.

PUBLIC COMMENT

Neighbor Raymond Spoorenberg provided public comment.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission approved design review application SC22-0003 subject to the listed findings and conditions, with the following additional condition

- Allow the applicant to raise the second story wall plate height to a uniform eight feet.

The motion was approved (5-0) by the following vote:
AYES: Blockhus, Ma, Bishop, Harding, and Kirik
NOES: None

COMMISSIONERS' REPORTS AND COMMENTS

Chair Blockhus thanked Commissioners Kirik and Bishop for their time and service on the Design Review Commission.

Commissioner Kirik gave his final farewell to the Design Review Commission and thanked the Commission and staff for all their hard work over the years on the many important design review issues.

POTENTIAL FUTURE AGENDA ITEMS

Interim Planning Services Manager Golden introduced the names of the new Design Review Commissioners that were appointed by the City Council and said there would be four items to review on the next agenda in October.

ADJOURNMENT

Chair Blockhus adjourned the meeting at 8:06 PM.

Steve Golden
Interim Planning Services Manager

DATE: October 19, 2022

AGENDA ITEM # 3

TO: Design Review Commission

FROM: Sean K. Gallegos, Senior Planner

SUBJECT: SC22-0018 – 530 Valencia Drive

RECOMMENDATION:

Continue the design review application SC22-0018 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. house. The project includes 2,679 square feet at the first story and 1,381 square feet at the second story with a 2,137 square-foot basement. The project includes an 848 square foot attached accessory dwelling unit, which is not part of the design review application. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-10
PARCEL SIZE:	10,670 square feet
MATERIALS:	flat membrane and composition shingle roof, stucco and stone siding, aluminum clad wood windows, painted wood fascia, and ledger stone veneer accents

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,550 square feet	3,997 square feet	4,007 square feet
FLOOR AREA:			
First floor	2,550 square feet	2,680 square feet	
Second floor	-	1,381 square feet	
Total	2,550 square feet	4,061 square feet	4,086 square feet
SETBACKS:			
Front	30.75 feet	25 feet	25 feet
Rear	79.5 feet	82.75 feet	25 feet
Right side (1st/2nd)	12.9 feet/-	13.75 feet/ 16.9 feet	7.5 feet/15 feet
Left side (1st/2nd)	8.3 feet/-	9.25 feet/ 26 feet	7.5 feet/15 feet
HEIGHT:	15.6 feet	22.5 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. Along Valencia Drive, there are primarily one-story Ranch style houses that are similar in size, footprint, design characteristics, building scale, and rustic materials. There is one two-story house in the immediate neighborhood context at 540 Valencia Drive, but it is also designed with a lower scale to be compatible with the neighborhood context. The materials commonly seen include stucco, board and batten siding, clapboard siding, brick or stone veneer accents, and wood shake or composition shingle roofs. Landscapes in the front are predominantly concrete driveways and varying amounts of grass lawns and mature deciduous and Evergreen street trees near the street edge.

Zoning Compliance

The average width of the subject parcel is 75 feet, which is below the minimum width of 80 feet for a standard corner lot in the R1-10 District. For lots that are less than 80 feet in width, described as "narrow lots" in the Zoning Code, there is an allowance for side yard setbacks to be reduced from 10 feet to 10 percent of the average lot width, for any portion of a structure which is one story in height, with 7.5 feet added for any portion of a structure which is two stories in height. The table above provides the effective setbacks for this narrow lot.

DISCUSSION

Design Review

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

According to the Residential Design Guidelines, a house should be designed to fit the lot and should not result in a home that stands out in the neighborhood. The new residence uses an eclectic Contemporary inspired architectural design with flat roof elements at the first story and simple modern forms. The house is consistent with the identifying features of a modern style that include flat roofs, large windows, horizontal siding and stone siding surfaces, painted wood fascia, and unornamented wall surfaces with no decorative detailing at the doors or windows. Cantilevered projections are also common with the roof, balconies, or second stories that jut dramatically over the wall below. Simple landscaping design and integration into the landscape are also elements of this design style.

The project is designed eclectically in a way to be compatible with the area, with such elements as the flat roof at the first story, hipped roof at the second story, and horizontally oriented first and second stories to mimic the massing of the immediate neighborhood context of lower scale houses. The design incorporates stucco and stone siding, which is considered a high-quality material, but may contribute to the bulk of the more contemporary design. Overall, the project is utilizing high quality materials, such as a flat membrane roof, stucco and stone siding, aluminum clad wood windows with wood trim, painted wood fascia, and ledger stone veneer accents, which are integral to the design of the house. The project's exterior materials are provided in Attachment F.

The proposed project is sensitive to the scale of the neighborhood and incorporates similar heights found within the neighborhood context. The project has wall plate heights of nine-foot, one-inch along the center and right side of the front elevation (east), right (north) elevation, and along the left and center of the rear elevation. The project proposes eight-foot, one-inch plate heights at the second story, with a low overall height of 23 feet, where the maximum height is 27 feet. Along the front elevation, the design incorporates simple forms, large windows, and one-story elements on the center and right side of the structure to break up the massing.

Along the left side of the front (east) elevation, the left (south) side elevation, and the right side of the rear (west) elevation, the project's scale, as compared to surrounding structures, is not in-keeping with the character of the neighborhood. Along these elevations, the project proposes a prominent elevation due to the proposed 12-foot plate heights and tall vertical window forms, which accentuates the height and bulk of the house. A house with a 12-foot plate that results in two-story tall mass is uncommon in the neighborhood context. While the project has design integrity and high-quality materials, staff could not make the findings to approve the project based on the project's bulk, scale and architectural relationship to the surroundings houses.

In Diverse Character Neighborhoods a project should be designed to fit in and reflect the scale of the neighborhood. This project, however, will appear much larger and bulker than the houses in the immediate vicinity. The front yard setback is 25 feet to the front entry element with the more prominent massing setback to 28.5 feet. Although the house has an increased front yard setback, it continues to be more prominent and bulkier than surrounding properties. To meet the Design Findings, staff recommends that the Design Review Commission provide the following direction for the first story:

- Reduce the bulkiness of the front (east) elevation, the left (south) side elevation, and the right side of the rear (west) elevation by reducing the plate height to nine feet, six inches; and
- Minimize tall vertical windows by reducing the header height of the window to reduce the perception of bulk and mass.

The second story is recessed back from the first floor and centered over the structure to diminish the perception of bulk when viewed from the street or adjacent properties along the sides. The massing of the second story is smaller than the first story. With the Design Review Commission recommending the above direction, the two-story design is well proportioned and articulated to reduce the perception of excessive bulk and mass, and it is an appropriate design within this Diverse Character Neighborhood context.

Privacy

On the left (south) side elevation of the second story, there are four new windows: a four-panel medium-sized window with a three-foot, one-inch sill height in the master bedroom, a four-panel medium-sized window with a three-foot, one-inch sill height in the study, a six-panel medium-sized window with an eight-foot, nine-inch sill height in the stairwell, and a small window in bathroom no. 3 with a 5.6-foot sill height. Due to tall sill height of the windows of the stairwell and bathroom no. 3, the proposed windows do not create unreasonable privacy impacts. The master bathroom and study with the three-foot, one-inch sill height, the window may impact privacy due to its views towards the adjacent house or side yard area. To ensure that there are no additional privacy impacts, staff recommends Condition No. 4 to raise the sill of the master bathroom and study to four-foot, six-inches. With the proposed windowsill heights, the proposed windows along the left elevation will not create unreasonable privacy impacts.

On the right (north) side elevation of the second story, there is one two-panel in bedroom no. 3 and one four-panel window in bedroom no. 3 with three-foot, one-inch windows, a small window in bathroom no. 2 with a five-foot, seven-inch sill height, a small window in a water closet with a five-foot, seven-inch sill height, and two windows with a six-foot, one-inch sill height in the master bathroom. The applicant also proposed a 4.6-foot wide by 11.5-foot-deep balcony off of the master bathroom. A six-foot, one-inch privacy screening wall is proposed along the right elevation, which diminishes privacy impacts toward 540 Valencia Drive. To ensure that there are no additional privacy impacts, staff recommends Condition No. 4 to raise the windowsill height to four-foot, six-inches in bedroom no. 2 and bedroom no. 3. With the small window size and the four-foot, six-inch sill height for the windows, the proposed window would not create unreasonable privacy impacts.

Along the rear (north) second story elevation, there are three windows, one set of French doors with a single panel side light, and a door: one four-panel window with a three-foot, one-inch sill height in the master bedroom, one two panel window with a three-foot, one-inch sill height in the study, and one two panel window with a three-foot, one-inch sill height in the stairwell, a glass door exiting from the master bathroom, and a set of French doors with side light for the master bedroom with the door exiting onto a balcony. The applicant proposes a balcony off the master bedroom with a width of 15.75 feet and a depth of 7.75 feet, and a balcony off the master bathroom is 4.6-foot wide by 11.5-foot-deep. A six-foot, one-inch privacy screening wall is proposed along the right elevation of both balconies, and a six-foot tall, one-inch privacy screening wall along the master bedroom balcony, which diminishes privacy impacts toward the left and side property lines.

The master bedroom's balcony significantly exceeds the four-foot maximum balcony depth recommended in the Residential Design Guidelines, and it is more active in nature due to its depth. The balcony is nearly 31.5 feet from the right property line, 36.25 feet from the left property line, and 66.75 feet from the rear property line. Existing evergreen screening trees and other trees, and 16 new pittosporum tenufolium and nine laurus nobilis screening trees are located along side property lines, to obscure sight lines and maintain a reasonable degree of privacy. Due to the side yard setback and existing and proposed evergreen screening, the balcony does not create any unreasonable privacy impacts.

However, staff found the design is not consistent with the Residential Design Guidelines to minimize the privacy impact from the following aspects along the rear property line and recommends the following direction:

- The tempered glass railing shall be replaced with a solid plaster railing to match the adjacent railing along the side elevations.
- The landscape plan shall be revised to incorporate fast growing evergreen screening along the rear property line.

Landscaping

Seventeen existing trees are depicted within the proximity of the subject site and further assessed by the provided arborist report on Sheet A3. A maple tree (No. T-5), Nine Coast Live Oak trees (No. T-2 to T-4, T-7, T-8, T-10, T-11, T-16, and T-17 located on the subject property or immediately proximate to the site are protected tree and will be retained and protected during future construction. One of the ten remaining trees, the Coast Live Oak tree may be impacted by the construction. The trees proposed for removal include the following:

- A 60-inch oak tree is proposed for removal due to conflicting with the location of the driveway and the tree is in poor form due to previously being topped. Under the City's Tree Protection Ordinance (LAMC Chapter 11.08), a protected tree may be removed due to the condition of the tree with respect to disease, and/or its proximity to existing or proposed structures. Due to the removal of the protected trees, staff recommends condition No. 5 to add a 15-gallon Category I street tree on the property to replace the 60-inch ash tree being removed from the site for the development.
- Two unprotected Coast Live Oak trees (Tree nos. T-6 and T-13). Under the City's Tree Protection Ordinance (LAMC Chapter 11.08), a *protected tree* is any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground. The two trees have a circumferences less than 48 inches, which does not qualify the trees for protection. The tree may be removed by the applicant without approval from the City of Los Altos.
- Three trees, including a Mayten tree (no. T-7), a Privet tree (no. T-8), and a green Ash tree (no. T-12) have a circumferences less than 48 inches, which does not qualify the trees for protection. The tree may be removed by the applicant without approval from the City of Los Altos.

The subject arborist, David Beckham (ISA License #WE-10724A), assessed the proposed construction including the basement and lightwell and provided tree protection recommendations, including recommendations for a shoring plan. Condition No. 5 will require a certification letter from an arborist to ensure that tree protection measures are in place prior to the foundation inspection.

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

Table 1: Proposed Screening Plant List

Common Name	No.	Size	Description
Pittosporum tenufolium	16	15-gallon	12' tall x 6'-8' wide
Sweet Bay Tree	9	55-gallon	12'-20' tall x 12'-20' wide
Spectabilis Bamboo	12	5-gallon	25'-30' tall x 3" wide

The landscape plan also includes a variety of other shrubs and groundcover type plants throughout the site. In addition to preserving many of the existing trees on the site, the project will be installing new landscaping and hardscape in the front yard. 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 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 16 nearby property owners on Valencia Drive, Felicia Way, and Arbuelo Way. The Notification Map is included in Attachment B.

On August 30, 2022, a billboard of Notice of Development Proposal (Attachment D) was installed onsite. The applicant has also reached out to the immediate neighbors for community outreach. A copy of the community outreach summary and responses from the neighbors is included in Attachment D.

Correspondence
Staff received no correspondence from neighbors.

Cc: Shobita Thomas & Esteban Kozak, Property Owners
Francis Pham, Applicant/Architect

Attachments:
A. Neighborhood Compatibility Worksheet
B. Notification Map
C. Picture of Notice of Development Proposal
D. Public Outreach Letter
E. Material Board

FINDINGS

SC22-0018 – 530 Valencia Drive

With regard to design review for the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code that:

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

b. The height, elevations, and placement on the site of the proposed addition, 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 addition 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC22-0018 – 530 Valencia Drive

GENERAL

1. **Expiration**
   The Design Review Approval will expire on October 19, 2024 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 August 31, 2022, except as may be modified by these conditions.

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

4. **Windowsill Height**
   The sill height of the master bathroom and study along the left (south) side elevation, bedroom no. 2 and 3 along the right (north) side elevation shall be increased to a minimum of four-foot, six inches.

5. **Street Tree**
   A 15-gallon Category I street tree shall be planted on the property to replace the 60-inch Ash tree being removed from the site for the development.

6. **Arborist Certification Letter**
   A certification letter shall be provided from the licensed arborist and any other individual or entity required to ensure that all the recommended tree protection measures occur prior, during and after construction consistent with the arborist report by Kielty Arborist Services LLC dated July 14, 2022. The letter and executed agreement shall be provided to the Planning Division prior to the building permit issuance. The applicant shall also provide an executed agreement with the licensed arborist and all other parties who will implement the tree protection measures to implement the tree protection measures.

7. **Tree Removal Approved**
   The existing trees shown to be removed on plan Sheet A4 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

8. **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.

9. **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.

10. **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

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

12. **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.

13. **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."

14. **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.

15. **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.

16. **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.

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

18. **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.

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

20. **Tree Protection**
Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of the existing trees as shown on the site plan and landscaping 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.

21. **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

22. **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.

23. **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.

24. **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).

25. **Confirmation of Executed Tree Protection Measures**

A letter signed licensed arborist and any other individual or entity required to ensure that all the recommended tree protection mitigations occur prior, during and after construction consistent with the arborist report by Kielty Arborist Services LLC dated July 14, 2022, shall be provided to the City. The letters shall provide documentation (i.e. photographs, records of site visit, records of notes, etc.) confirming their active implementation and execution of the tree protection measures in the arborist report by Kielty Arborist Services LLC dated July 14, 2022.

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 **530 Valencia Drive, Lost Altos CA 94022**
Scope of Project: Addition or Remodel ☐ **or New Home** x
Age of existing home if this project is to be an addition or remodel? ____
Is the existing house listed on the City's Historic Resources Inventory? No

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

What constitutes your neighborhood?

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

Streetscape

1. **Typical neighborhood lot size*: ?**

   Lot area: **11,434** square feet
   Lot dimensions: Length **153.71** feet
   Width **94.5** feet
   If your lot is significantly different than those in your neighborhood, then note its: area **N/A**, length **N/A**, and width **N/A**.

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 **0** %
   Existing front setback for house on left **32'-2"** ft./on right **31'-6"** ft.
   Do the front setbacks of adjacent houses line up? **No**

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 **0**
   Garage facing the side **3**
   Number of 1-car garages **20%**; 2-car garages **80%**; 3-car garages **0%**

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

4. **Single or Two-Story Homes:**

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

5. **Roof heights and shapes:**

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

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

What siding materials are frequently used in your neighborhood*?

x wood shingle x stucco x board & batten x clapboard
__ tile x stone x brick x combination of one or more materials
(if so, describe) Mix between Masonry & Board and Batten____________

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

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

Does your neighborhood* have a consistent identifiable architectural style?
x 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)

There is no clear slope, the site's slope is flat

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.)?

Big trees, front lawn, no sidewalk, curbs for garage, and frequently use street bushes.

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

Very visible from the front street.

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 no major existing landscaping features on your property and there seems to be no unimproved public right of way area

10. Width of Street:

What is the width of the roadway paving on your street in feet? **41ft**

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? **Curbed**

* 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.:

Some of the characteristics of this neighborhood are that most houses have hip and gable roof types, and garages are built closer to the front

Use of siding, cement plaster, and masonry (stone & brick)

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: 530 Valencia Drive
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)
158 Valencia Drive, Los Altos, CA 94022	28'-4"	27'-6"	Front-Left	2	18'-2"	Wood Lap Siding	Simple
495 Valencia Drive, Los Altos, CA 94022	31'-11"	27'-3"	Front-Right	1	12'-11"	Board and Batten	Simple
509 Valencia Drive, Los Altos, CA 94022	32'-3"	38'	Front-Right	1	12'-11"	Stucco	Simple
510 Valencia Drive, Los Altos, CA 94022	36'-5"	33'-6"	Front-Left	1	10'-8"	Stucco / Board and Batten	Simple
519 Valencia Drive, Los Altos, CA 94022	33'-10"	33'	Front-Right	1	13'-3"	Stucco	Simple
520 Valencia Drive, Los Altos, CA 94022	32'-2"	28'	Front-Left	1	15'-6"	Wood Siding Shingle	Simple
527 Valencia Drive, Los Altos, CA 94022	31'-10"	44'	Front-Right	1	12'-11"	Stucco	Simple
539 Valencia Drive, Los Altos, CA 94022	31'-6"	44'	Front-Right	1	14'-0"	Board & Batten	Simple
540 Valencia Drive, Los Altos, CA 94022	31'-6"	48'	Front-Left	2	19'-6"	Masonry / Board & Batten	Simple
541 San Felicia Way, Los Altos, CA 94022	35'-0"	17'-6"	Front-Left	1	14'-0"	Brick	Simple

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

ATTACHMENT B

Agenda Item 3.

Notification Map

Print Date: May 16, 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 communit

ATTACHMENT C

TOPOS
ARCHITECTS

July 15, 2022

Thomas-Kozak Residence
530 Valencia Dr
Los Altos CA

To Whom It May Concern:

TOPOS mailed 50 notices via USPS to all surrounding neighbors to notify them of an in person neighborhood outreach at the project site on **Friday, April 29th 2022 at 3-5pm**. 6 neighbors had stopped by to discuss any questions of concerns that they had (see attached sign in sheet with names, signature, and address of neighbor). We were met with support and excitement for the project.

In addition to the neighbors that we met in person, a neighbor at the rear of the lot also reached out via email (see attached email). All their questions were addressed with their support for the project.

Please feel free to reach out with any questions.

Thank you,

Francis Pham

TOPOS Architects, Inc
P: (650) 327-7573
francis@toposarchitects.com

654 Gilman Street ◆ Palo Alto, CA 94301
Phone: 650.327.7573 ◆ Fax: 650.327.4950
www.toposarchitects.com

TOPOS
ARCHITECTS

April 22, 2022

Thomas-Kozak Residence
530 Valencia Dr
Los Altos CA

Dear Neighbor,

On behalf of the current owners of 530 Valenica Dr., Esteban Kozak and Shobita Thomas, we would like to provide the neighbors with notification of their proposed upcoming project. The general scope of work would include a new two-story house. This design will allow them a beautiful family home while also integrating aesthetically into the surrounding neighborhood.

We understand that new construction can be disruptive, so we want to express our sensitivity to the neighbors and their concerns. If you have any questions about the proposed design, please contact us at 650-327-7573.

We have attached an image of the site to help explain the project.

Thank you,

Francis Pham

TOPOS Architects, Inc
P: (650) 327-7573
francis@toposarchitects.com

654 Gilman Street ◆ Palo Alto, CA 94301
Phone: 650.327.7573 ◆ Fax: 650.327.4950
www.toposarchitects.com

From: **Francis Pham** francis@toposarchitects.com
Subject: Re: Could you please email me the basic layout on the lot and any two story elevation drawings of the new house on the property at 530 Valencia?
Date: May 10, 2022 at 11:58 AM
To: Dana B danabowman@hotmail.com

Our pleasure.

> On May 7, 2022, at 4:30 PM, Dana B <danabowman@hotmail.com> wrote:
>
> Dear Francis,
>
> Thank you so much for your thorough response.
>
> It all looks fine! Please wish your clients a smooth building process and a wonderful finished home. Thank you for considering the privacy of the nearby homes with planting
>
> Best,
> Dana
>
> ---
>
> **From:** Francis Pham <francis@toposarchitects.com>
> **Sent:** Saturday, May 7, 2022 8:11 PM
> **To:** Dana B <danabowman@hotmail.com>
> **Subject:** Re: Could you please email me the basic layout on the lot and any two story elevation drawings of the new house on the property at 530 Valencia?
>
> Hi Dana,
>
> Please see below for response and attached images with site plan.
>
> > On May 3, 2022, at 9:57 AM, Dana B <danabowman@hotmail.com> wrote:
> >
> > Hi Francis,
> >
> > Thank you so much for getting back so quickly.
> >
> > We are interested in a few things regarding a second story being built nearby as you might find understandable.
> >
> > 1. Do you have any low-resolution images? Just of the back view including the second story and the placement on the lot. Basically, how the planned house looks from
>
> -Please see attached.
>
> > 2. Regarding the back facade, what rear window placement, 2nd story decks or porches, or other 2nd story features does the new house have? (That might affect privac
>
> -There are windows and a rear porch at the rear of the home on the second floor. The porch will have planting as well as a metal panel screen to provide privacy screening. Windows are also very far away from neighboring resider
>
> > 3. Are there plans to plant tall hedges or trees at the fence lines so nearby homes still feel a sense of privacy from the new two-story home?
>
> -There is intent to plant trees as privacy screening.
>
> > 4. Will second story windows have obscured glass so they don't have a view of neighboring backyards?
>
> -No obscured glass is currently shown. As we do not anticipate privacy concerns.
>
> > 5. What is the footprint placement on the lot, so we could see how close the house is to the back fence?
>
> -The home is approx 60' at the top end of the site and 96' at the bottom end of the site.
>
> > 6. Does the house height exceed any standard building design rules?
>
> -It does not.
>
> > 7. Does the home have any special exceptions or zoning exceptions from the standard design rules for Los Altos?
>
> -Not currently.
>
> > 8. When will teardown begin and new construction begin?
>
> -We would like to begin at the end of summer
>
> > 9. What is the project's final completion date?
>
> -Complete would be 1 year from start
> > I understand how much time and effort the owners have probably put into designing their dream home. It is just helpful to know that nearby single story homes still can enjo
>
> -We want nothing more than to design a home that fit within the neighborhood. We strive to ensure all neighbors happiness. Please let us know if you have any further questions.
>
> Thanks,
> <530 Valencia-Neighbor request 05 May 22.jpg>
>
> > Best,
> > Dana
> >
> > ---
> >
> > **From:** Francis Pham <francis@toposarchitects.com>
> > **Sent:** Tuesday, May 3, 2022 4:05 PM
> > **To:** Dana B <danabowman@hotmail.com>
> > **Subject:** RE: Could you please email me the basic layout on the lot and any two story elevation drawings of the new house on the property at 530 Valencia?
> >
> > Hi Dana,
> >
> > Sorry for the late response. Unfortunately, we do now have high resolution images at this moment. We would gladly go over any some plans and images with you in our office if you'd
> >
> > Let us know if you'd would like to set up a time to come into the office.
> >
> > Thanks,
> >
> > Francis Pham
> > Associate
> > TOPOS Architects, Inc
> > P: (650) 327-7573
> > M: (510) 387-7371
> > Website I Facebook

From: Dana B <danabowman@hotmail.com>
Sent: Thursday, April 28, 2022 8:30 PM
To: Francis Pham <francis@toposarchitects.com>
Subject: Could you please email me the basic layout on the lot and any two story elevation drawings of the new house on the property at 530 Valencia?

Dear Francis Pham,

Could you please email me the basic layout and placement of the new two-story house on the lot and any two-story elevation drawings of the new house on the property a

I am out of town tomorrow and cannot make it to the neighborhood outreach meeting 4/29 at 3-5 at the residence.

Many thanks

SIGN-IN SHEET
NEIGHBORHOOD OUTREACH

Friday, 4/29/2022

PROPERTY ADDRESS:
530 Valencia Dr., Los Altos

NAME	ADDRESS	COMMENTS
Grace Guo	519 Valencia Dr	
Susan Michel	144 Arbuelo Way	
Alan Miller	502 VALENCIA DR.	
John Sell	520 Valencia	
Piyush Tank	224.715.7213	
Jane Saltman	650-947-6711	

Francis Pham

From: Shobita Thomas <shobita.thomas@gmail.com>
Sent: Tuesday, July 19, 2022 6:47 AM
To: Francis Pham; Peter Baltay
Cc: Esteban Kozak; Lisa Hmelar
Subject: Fwd: Letter of Support for 530 Valencia Dr

What a lovely letter! Hopefully this will make for a great call with Sean today. Looking forward to hearing how that goes.

---------- Forwarded message ---------
From: **Carolyn Miller** <ckpmiller502@gmail.com>
Date: Mon, Jul 18, 2022 at 11:25 PM
Subject: Letter of Support for 530 Valencia Dr
To: sgallegos@losaltosca.gov <sgallegos@losaltosca.gov>
CC: Shobita Thomas <shobita.thomas@gmail.com>

Hello Sean,

My husband Don and I met Shobita Thomas on Sunday, July 17 and invited her to show us the plans she and her husband have submitted for their remodel at 530 Valencia. We have owned our home at 502 Valencia Drive since 1973, and seen many changes to our neighborhood and town. But in all those years no home owner has ever cared enough to reach out to us neighbors to ascertain their remodel plans were agreeable like Shobita and Esteban have done. Previously they and their architect had hosted a neighbor invite to review their original plans. I think their home will look very nice in our neighborhood and its uniqueness should continue to enhance our street with diversity and good taste.

I appreciate the Thomas/Kozak desire to landscape for privacy and their concern that the neighbors will be buffered from their active family life.

Like our next door neighbors the Wangs who plan to return to Los Altos in 2024 so their son can attend our excellent LAHS, we hope 530 Valencia construction can be completed by then so their daughter might also begin high school here.

Thank you for helping to expedite their plans, for our community needs people like this caring, involved family. And we look forward to have them move in!

Carolyn Miller

502 Valencia Dr., Los Altos

(650) 941-2181 h

Sent from Mail for Windows

Francis Pham

From: Shobita Thomas <shobita.thomas@gmail.com>
Sent: Friday, July 22, 2022 6:36 AM
To: Peter Baltay
Cc: Esteban Kozak; Francis Pham; Lisa Hmelar
Subject: Fwd: Support for 530 Valencia Dr, Los Altos

Email from neighbor on the right, the two story home.

---------- Forwarded message ---------
From: **Jenny Lee** <jenny_tai@yahoo.com>
Date: Fri, Jul 22, 2022 at 2:12 AM
Subject: Support for 530 Valencia Dr, Los Altos
To: <sgallegos@losaltosca.gov>
CC: Shobita Thomas <shobita.thomas@gmail.com>

To the City of Los Altos,

We reviewed the plans with the owner, Shobita Thomas, and are overall pleased with their home. We like the contemporary look and feel of their home and think it will be a great addition to our neighborhood.

We also discussed the landscaping that will be planted along our side of the fence and we think it will provide sufficient privacy for both our homes. The privacy screens/lattice that will be placed on their balcony and outdoor shower will shield us both and serve as robust privacy measures.

In light of their daughter trying to make it to Los Altos High by Aug 2024, we urge you to expedite the approval process. We look forward to having them as our neighbors.

Best,
Jenny
540 Valencia Dr, Los Altos

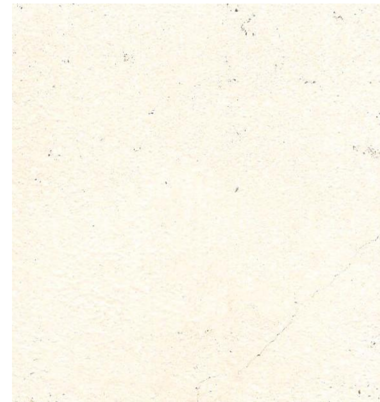
ATTACHMENT E

WINDOW

COLOR: Bronze

STONE

Nadia-Neo Plan- Honed finish



PLASTER

COLOR: LaHabra- Oat Grain
TEXTURE: Smooth finish

ROOF SHINGLES

Timberline HDZ RS
COLOR: Charcoal

FASCIA

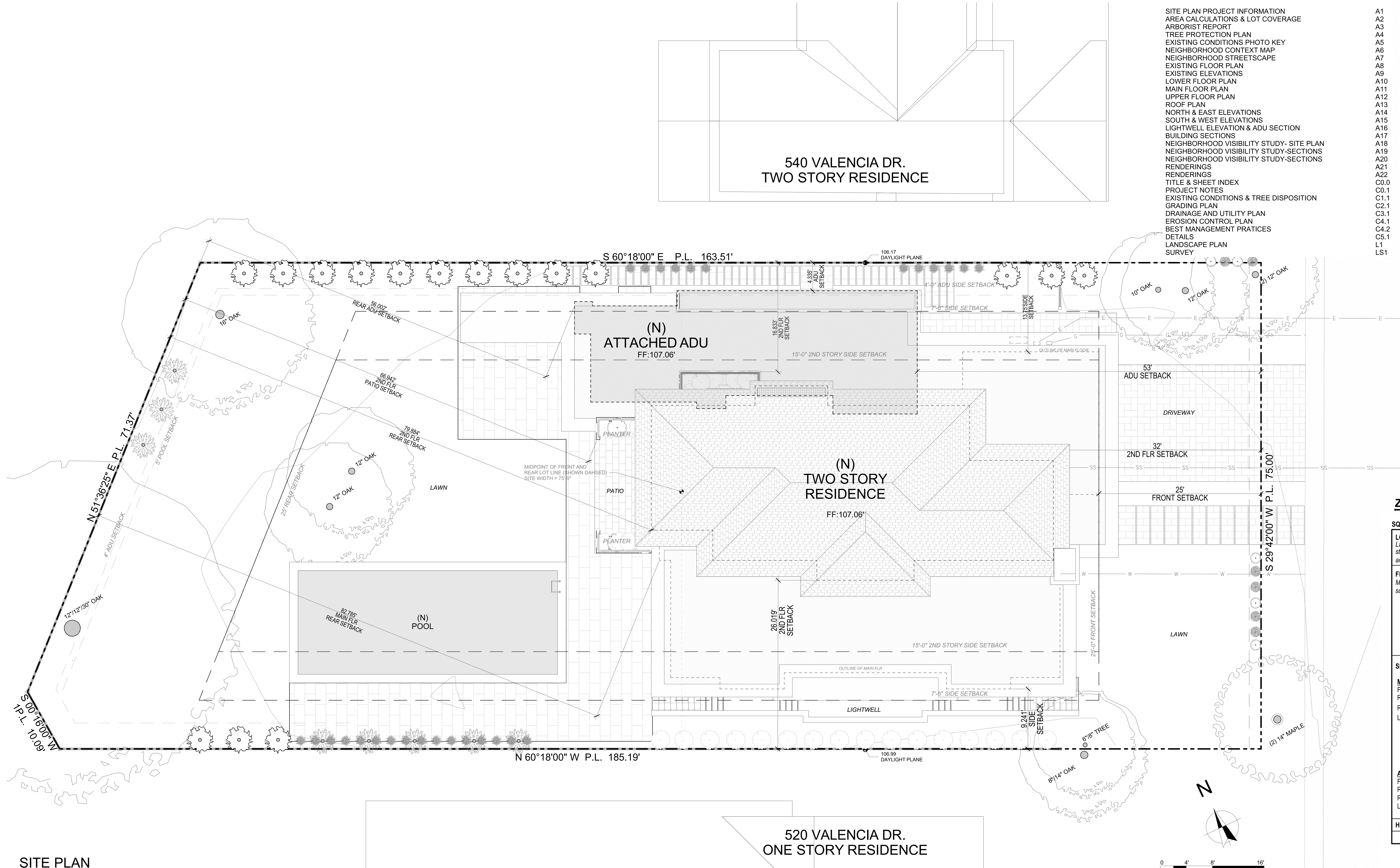
Wood-painted
COLOR: Slate

SOFFIT

Western Red Cedar- 1x6 T & G

TOPOS
ARCHITECTS

SHEET INDEX



SITE PLAN

SITE PLAN LEGEND

- Property line
- Contour line
- Building setback line
- Overhead electric line
- Telephone/cable line
- Water line-1½" Type 'L' copper, u.n.o.
- Underground gas supply line
- Sanitary sewer line - 4" ABS, u.n.o.
- Protective tree fencing
- Wood fencing
- Driveway pavers (stone/concrete)
- Hardscape & Paving (stone/concrete)

LOCATION MAP

PROJECT INFORMATION

Property:	530 Valencia Drive Los Altos, CA 94022
APN:	170-16-023
Owners:	Esteban Kozak and Shobita Thomas Phone #: 585.230.8404
Lot size:	13,357 sf
Lot zoning:	R-1-10
Type of Construction:	Type V-B
Occupancy:	R-3
Parking:	2-car
Automatic Fire Sprinklers:	Yes, per deferred submittal
Structural Design:	Peter Baltay, TOPOS Architects
Geo-technical Engineer:	Barry Milstone, Milstone Geotechnical
Energy/Green Building:	Jeff Alfs, ArcturusHD, LLC

Floor areas:

	Existing	Proposed	Total
Main floor	2,150 sf	2,170 sf	2,170 sf
Upper floor	0 sf	1,381 sf	1,381 sf
Garage	400 sf	510 sf	510 sf
Total	2,550 sf	4,061 sf	4,061 sf
Lower floor	0 sf	2,138 sf	2,138 sf
Accessory Dwelling	0 sf	848 sf	848 sf
Front Porch	0 sf	85 sf	85 sf
Covered Back Patio	0 sf	354 sf	354 sf
Barbeque Patio	0 sf	76 sf	76 sf
Back Patio	0 sf	400 sf	400 sf
Swimming Pool	0 sf	640 sf	640 sf

FAR: (2,170+1,381+510) =4,061 sf *proposed*
3,850 + 10%(13,357-11,000) = 4,086 sf *allowed*

Lot coverage: 2,170+848+510+85+354+76* = 3,967 sf *proposed*
30%(13,357) *two-story development* = 4,007 sf *allowed*

**CO5 (14.15.060 - Coverage Exception for Open Accessory Structures.) = 80 sf*

APPLICABLE CODES

2019 California Building Code
2019 California Residential Code
2019 California Green Building Standards
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Electric Code
2019 California Fire Code
2019 California Energy Code
Town of Los Altos Municipal Code
All as amended by local jurisdiction

ZONING COMPLIANCE

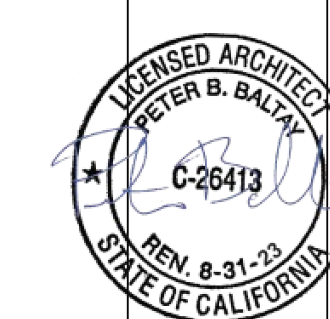
SQUARE FOOTAGE	Existing	Proposed	Allowed/Requir
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	2,550 square feet (19 %)	3,997 square feet (29.5 %)	4,007 square feet (30 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 2,550 sq ft 2nd Flr: ______ sq ft **Total: 2,500 sq ft** (61 %)	1st Flr: 2,680 sq ft 2nd Flr: 1,381 sq ft **Total: 4,061 sq ft** (100%) Lower Level – 2,138 sq. ft ADU- 848 sq. ft.	4,086 square feet (100%)
SETBACKS: **Main Residence** Front Rear Right side (1st/2nd) Left side (1st/2nd)	 30'-9" 79'-5" 12'-10" 8'-4"	 25'-0" 82'-9 1/2" 13'-9"/ 16'-10" 9'-3"/ 26'-1/4"	 25'-0" 25'-0" 7'-6" */ 15'-0" 7'-6" */ 15'-0" *14.06.080 (e)(2): 75'-0" (average lot width) x 10% = 7.5'
ADU Front Rear Right side Left side		 53'-0" 56'-0" 4'-4" Attached ADU	 25'-0" 4'-0" 4'-0" 4'-0"
HEIGHT:	15'-8"	Main: 22'-6"	27'-0"
		ADU: 11'-1 3/4"	16'-0"

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	2,550 square feet	3,987 square feet	7,047 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	400 square feet	118 square feet	518 square feet

LOT CALCULATIONS

NET LOT AREA:	13,357 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	865 square feet (6.5 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 4,164 sq ft Existing softscape (undisturbed) area: 5,712 sq ft New softscape (new or replaced landscaping) area 3,481 sq ft *Sum of all three should equal the site's net lot area*

TOPOS
ARCHITECTS



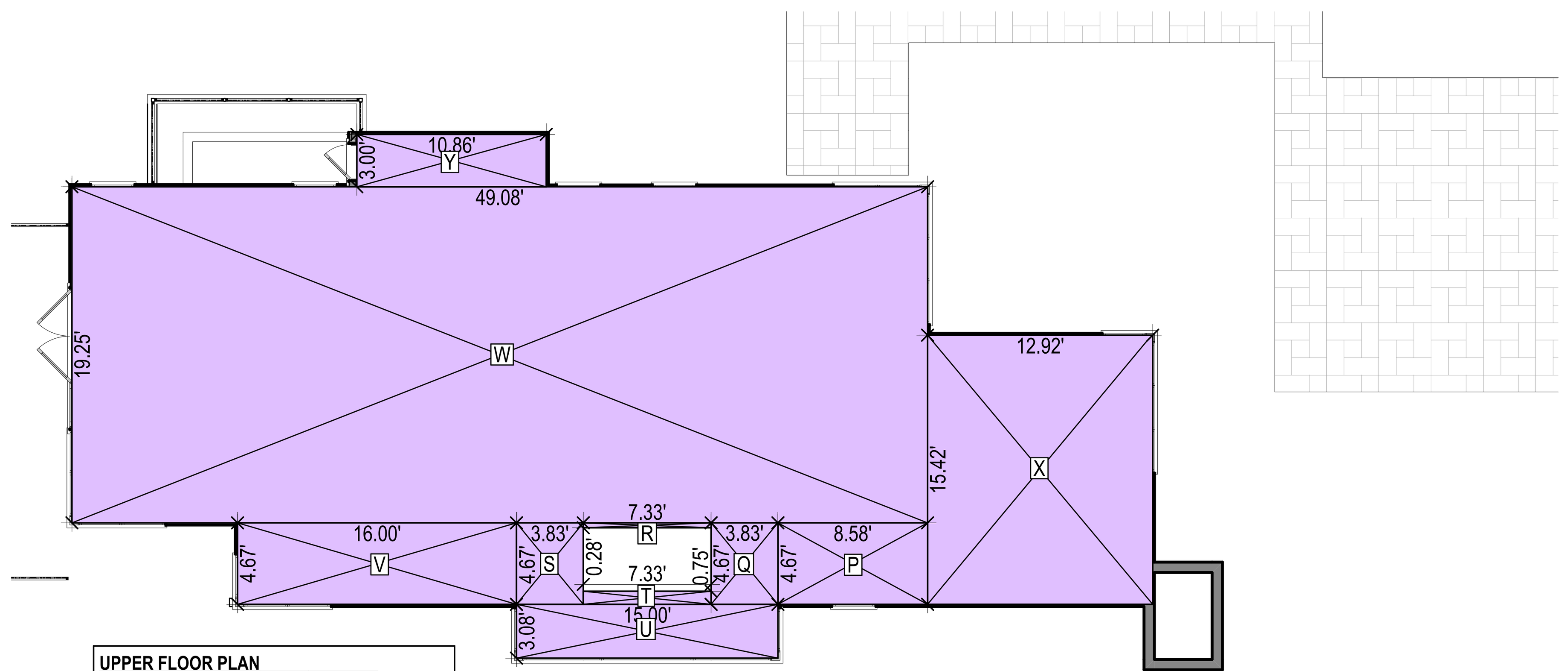
TOPOS ARCHITECTS
654 Gilman Street
Palo Alto, CA 94301
650.327.7573
www.toposarchitects.com

KOZAK/THOMAS Residence
530 Valencia Drive
Los Altos, CA 94022

DATE:
7/15/2022
REVISIONS:

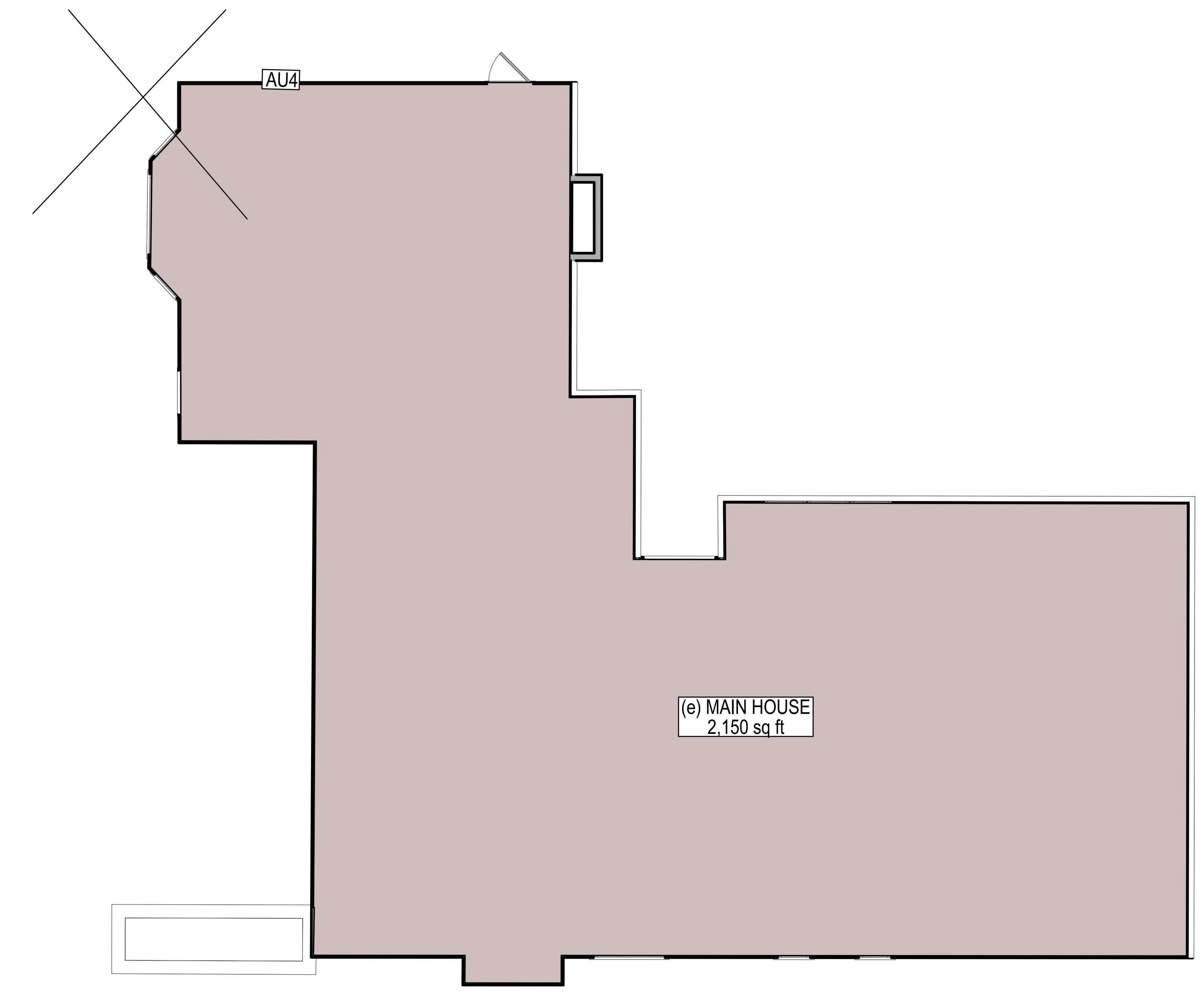
SHEET INDEX:
SITE PLAN PROJECT INFORMATION

SHEET:
A1



UPPER FLOOR PLAN	
P 4.67'x 8.58'=	40.1sf
Q 4.67'x3.83'=	17.9sf
R 0.28'x7.33'=	2.1sf
S 4.67'x3.83'=	17.9sf
T 0.75'x7.33'=	5.5sf
U 3.08'x15'=	46.2sf
V 4.67'x16'=	74.7sf
W 19.25'x49.08'=	944.8sf
X 15.42'x12.92'=	199.2sf
Y 3'x10.86'=	32.6sf
TOTAL AREA:	**1,381 sf**

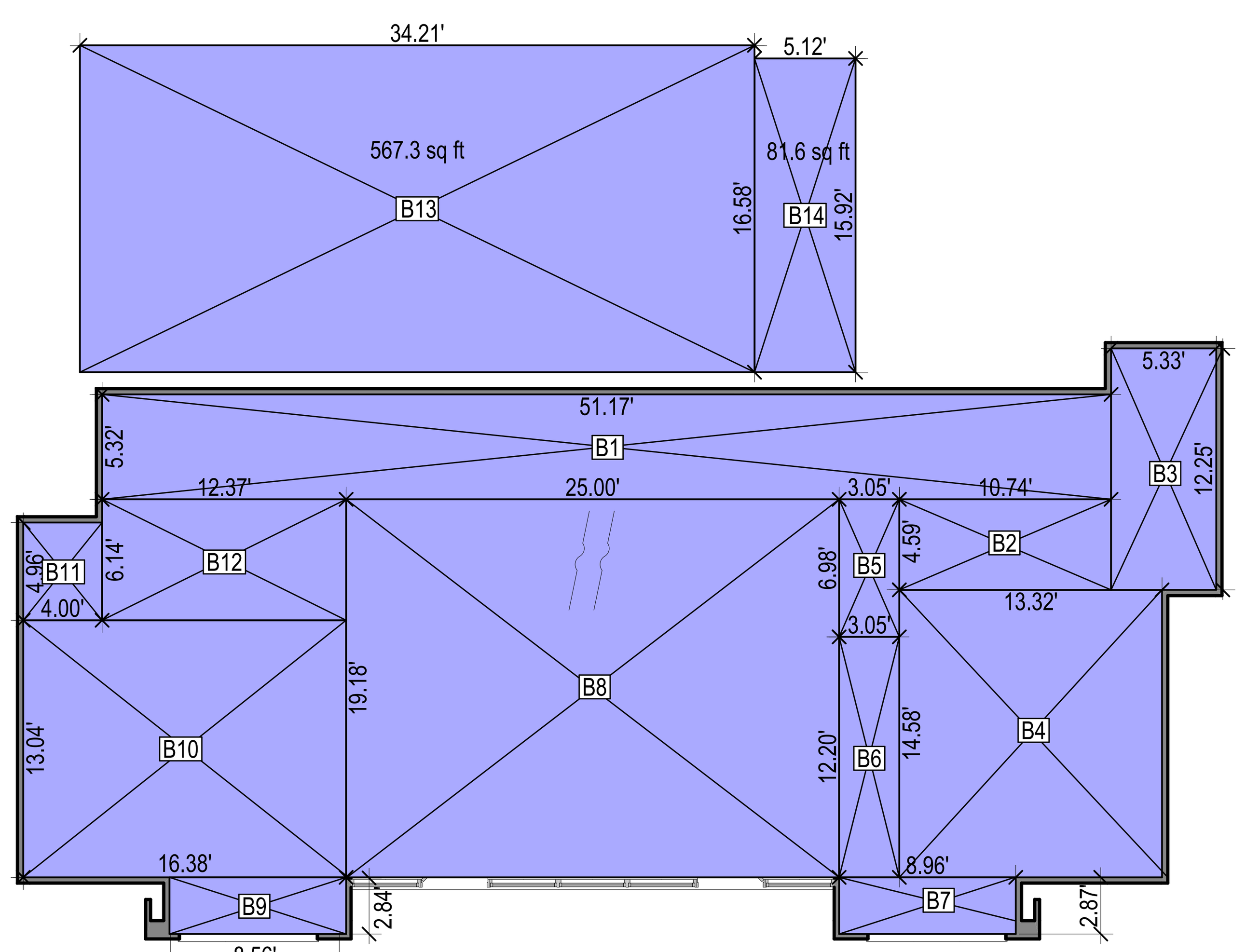
3 UPPER FLOOR PLAN - AREA CALCULATION
SCALE: 1/8" = 1'-0"



1 (e) MAIN FLOOR PLAN - AREA CALCULATION
SCALE: 1/8" = 1'-0"

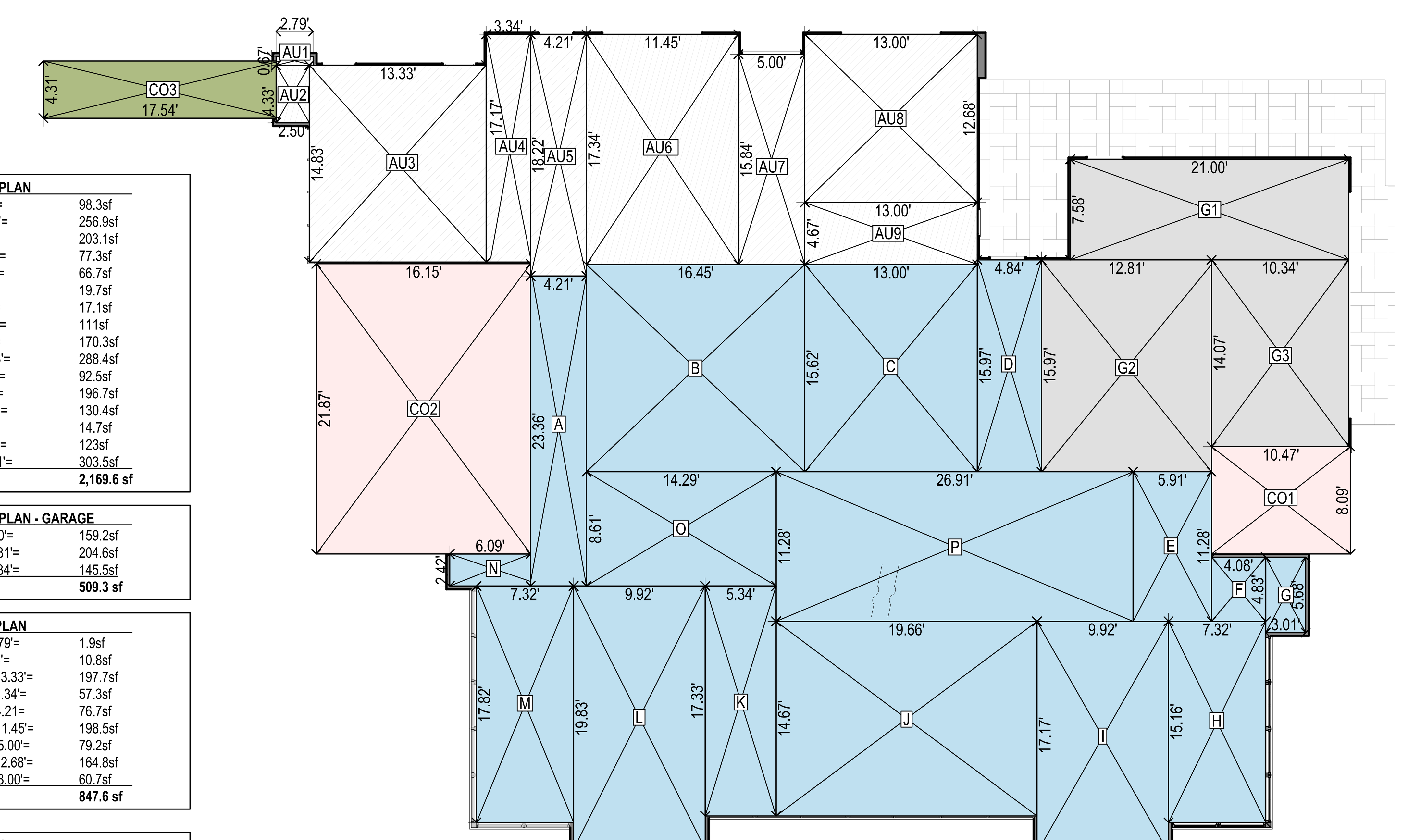
AREA CALC. LEGENDS

- (N) BUILDING - MAIN FLOOR
- (N) BUILDING - UPPER FLOOR
- (N) BUILDING - LOWER FLOOR
- (N) GARAGE
- ADU
- LOT COVERAGE
- LOT COVERAGE - EXEMPTION



LOWER FLOOR PLAN	
B1 51.17'x 5.32'=	272.2sf
B2 10.74'x 4.59'=	49.3sf
B3 12.25'x 5.33'=	65.3sf
B4 14.58'x 13.32'=	194.2sf
B5 3.05'x 6.98'=	21.3sf
B6 12.2'x 3.05'=	37.2sf
B7 2.87'X8.96'=	25.7sf
B8 19.18'X25'=	479.5sf
B9 8.96'x2.84'=	25.4sf
B10 13.04'x16.38'=	213.6sf
B11 4'X4.96'=	19.8sf
B12 12.37'X6.14'=	76sf
B13 34.21'X16.58'=	567.3sf
B14 5.12'X`5.92'=	81.6sf
TOTAL AREA:	**2,137.4 sf**

4 LOWER FLOOR PLAN - AREA CALCULATION
SCALE: 1/8" = 1'-0"



MAIN FLOOR PLAN	
A 23.36'x4.21'=	98.3sf
B 15.62'x16.45'=	256.9sf
C 15.62'x 13'=	203.1sf
D 15.97'x 4.84'=	77.3sf
E 11.28'x 5.91'=	66.7sf
F 4.83'x 4.08'=	19.7sf
G 5.68'x 3.01'=	17.1sf
H 15.16'x 7.32'=	111sf
I 17.17'x 9.92'=	170.3sf
J 14.67'x 19.66'=	288.4sf
K 17.33'x 5.34'=	92.5sf
L 19.83'x 9.92'=	196.7sf
M 17.82'x 7.32'=	130.4sf
N 2.42'x 6.09'=	14.7sf
O 8.61'x 14.29'=	123sf
P 11.28'x 26.91'=	303.5sf
TOTAL AREA:	**2,169.6 sf**

MAIN FLOOR PLAN - GARAGE	
G1 7.58'x 21.00'=	159.2sf
G2 15.97'x 12.81'=	204.6sf
G3 14.07'x 10.34'=	145.5sf
TOTAL AREA:	**509.3 sf**

ADU FLOOR PLAN	
AU1 0.67'x 2.79'=	1.9sf
AU2 4.33'x2.5'=	10.8sf
AU3 14.83'x 13.33'=	197.7sf
AU4 17.17'x 3.34'=	57.3sf
AU5 18.22'x 4.21=	76.7sf
AU6 17.34'x 11.45'=	198.5sf
AU7 15.84'x 5.00'=	79.2sf
AU8 13.00'x 12.68'=	164.8sf
AU9 4.67'x 13.00'=	60.7sf
TOTAL AREA:	**847.6 sf**

LOT COVERAGE	
CO1 8.09'x 10.47'=	84.7sf
CO2 21.87'x16.15=	353.2sf
CO3 4.31'x 17.54'=	75.6sf*
TOTAL AREA:	**513.5sf**

2 MAIN FLOOR PLAN - AREA CALCULATION
SCALE: 1/8" = 1'-0"

TOPOS ARCHITECTS

LICENSED ARCHITECT PETER B. BALTAY C-26413 REN. 8-31-23 STATE OF CALIFORNIA

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KOZAK/THOMAS Residence
530 Valencia Drive
Los Altos, CA 94022

DATE:
7/15/2022
REVISIONS:

SHEET INDEX:
AREA CALCULATIONS & LOT COVERAGE

SHEET:
A2

Kielty Arborist Services LLC
Certified Arborist WE#10724A
P.O. Box 6187
San Mateo, CA 94403
650- 532-4418

May 2nd, 2022, Revised July 14th, 2022

Topos Architects

Attn: Francis Pham

Site: 520 Valencia, Los Altos CA

Dear Mr. Pham,

As requested on Wednesday, April 13th, 2022, Kielty Arborist Services LLC visited the above site for the purpose of providing a Tree Inventory Report/Tree Protection Plan for the proposed construction. A new home with basement is proposed for this site, and as needed an Arborist Report is required when submitting plans to the city of Los Altos. Architectural site plans A1 through A20 dated 4/29/22, civil plans C0.0 through C5.1 dated 4/20/22, and landscape plan L-1 dated 4/29/22 were reviewed for writing this report.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on an existing topography map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

F- Very Poor
D- Poor
C- Fair
B- Good
A- Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey Key:
DBH-Diameter at breast height (48" above grade)
CON- Condition rating (1-100)
HT/SP- Tree height/ canopy spread
*indicates neighbor's trees
P-*Indicates protected tree by city ordinance*
R-*Indicates proposed tree removal*

530 Valencia (2)

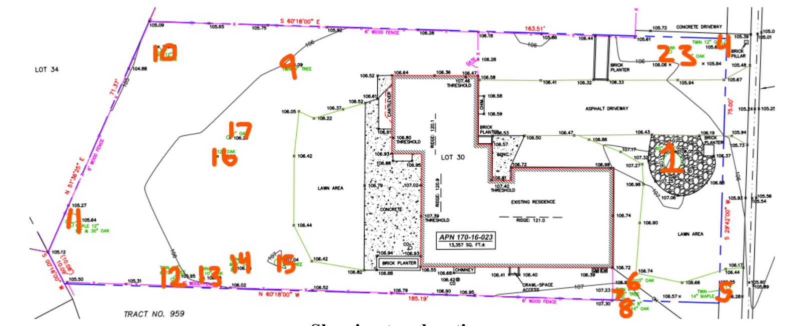
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1P/R	Evergreen Ash (*Fraxinus uhdei*)	52.5	D	50/50	Fair vigor, poor form, topped in past, codominant at 5', dead wood at top of canopy, damaging driveway, large root flare, included bark.
2	Coast Live Oak (*Quercus agrifolia*)	12.0	B	25/20	Good vigor, fair form, good screen.
3	Coast Live Oak (*Quercus agrifolia*)	13.1	B	30/20	Good vigor, fair form, good screen.
4	Coast Live Oak (*Quercus agrifolia*)	11.8-11.3	B	25/25	Good vigor, fair form, good screen.
5P	Liquidambar (*Liquidambar styraciflua*)	13.8-15	D	40/35	Poor vigor, poor form, codominant at 1' with included bark, history of limb loss, in decline.
6R	Coast Live Oak (*Quercus agrifolia*)	10.7	B	35/30	Good vigor, fair form, close to existing home.
7R	Mayten (*Maytenus boaria*)	8.5-6.7	F	12/20	Fair to poor vigor, poor form, suppressed, no room for tree.
8*P	Coast Live Oak (*Quercus agrifolia*)	16-8	C	35/35	Fair vigor, poor form, codominant at grade, leans into neighboring property.
9R	Privet (*Ligustrum japonicum*)	8-8	F	20/15	DEAD.
10P	Coast Live Oak (*Quercus agrifolia*)	12.2-15.8	C	40/35	Good vigor, fair form, codominant at grade.
11P	Coast Live Oak (*Quercus agrifolia*)	25.6-14-12	B	45/40	Good vigor, fair form, codominant at grade.
12R	Green Ash (*Fraxinus uhdei*)	13.6-10.4	D	35/30	Poor vigor, poor form, suppressed, codominant at 1'.
13R	Coast Live Oak (*Quercus agrifolia*)	10.5-9.3	B	30/30	Fair vigor, fair form, codominant at grade.

530 Valencia (3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
14R	Coast Live Oak (*Quercus agrifolia*)	10.0	C	25/15	Fair vigor, fair form, suppressed, codominant at 1'.
15P/R	Green Ash (*Fraxinus uhdei*)	24.0	D	45/40	Fair vigor, poor form, topped at 20' in past.
16	Coast Live Oak (*Quercus agrifolia*)	12.6	B	35/20	Good vigor, fair form, poor location.
17	Coast Live Oak (*Quercus agrifolia*)	12.5	D	30/30	Good vigor, poor form, leans at 45 degrees.



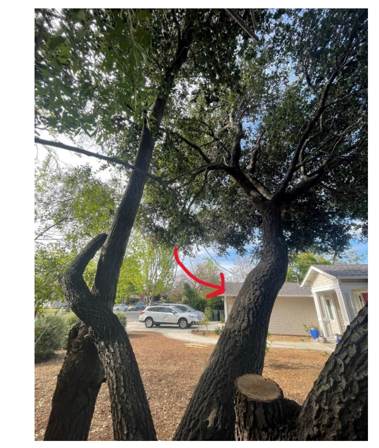
Showing tree locations

Site Observations:
The site at 530 Valencia has been fairly maintained in the past. The oak trees on the property have been fairly well maintained. The imported Green Ash trees have been poorly maintained as the ash trees have all been topped in the past.

530 Valencia (4)

Summary of retained protected trees:
Liquidambar tree #5 was given a poor condition rating. The tree is in decline as poor vigor was observed. The form of the tree was also poor as the tree is codominant at 1' above grade with included bark observed. A history of limb loss was observed as a large limb was observed on the ground near the tree. It is recommended to cable the tree's codominant leaders and to deep water fertilize the tree. This species needs to be irrigated during the dry season every other week until the top foot of soil is saturated within the tree's root zone.

Showing Liquidambar tree #1 in decline. Also showing history of recent limb loss.



Coast Live Oak tree #8 is in fair condition and located on the neighbor's property to the south. The tree is located near the front corner of the existing home on the south side of the property. The tree is growing heavily into the neighbor's property and would benefit from crown reduction pruning to reduce risk of tree and limb failure due to the tree's lean.

Showing Oak tree #8 leaning into neighboring yard

Coast Live Oak trees #10 and #11 are in fair to good conditions. Both trees are located at the rear property line fence and are well located for preservation within the landscape. Both trees are codominant at grade and would benefit from crown reduction pruning and cabling of the codominant leaders to reduce risk of overall limb and leader failure.

530 Valencia (5)

Protected trees proposed for tree removal:
Evergreen Ash tree #1 and #15 were given a poor condition rating. The trees are not well suited for preservation within the landscape. The trees have been topped in the past. Topping trees in not approved by ANSI A300 pruning standards due to the following reasons: Topping trees starves trees of their food source and can weaken a tree. Topping cuts lead to decay as the wounds made are too large for the tree to compartmentalize the wound. This gives decay organisms a free path to move down through the branches often resulting in an unacceptable level of risk. After a tree is topped, the tree's survival mechanism causes a tree to produce multiple shoots below each topping cut often referred to as "water sprout growth." The new shoots develop from latent buds hidden underneath the surface of old branches. These new shoots are not anchored into the tree like normal branches that develop in a socket of overlapping wood tissues. The new shoots are weakly attached as they are only anchored in the outermost layers of the parent branches. These sprouts grow very quickly as a survival mechanism and are prone to failure in normal weather conditions due to the limbs being weakly attached. Limb failure risk also increased as decay is likely to be found from the past topping cut. The risk of future limb failure is high with the topped ash trees. Removal and replacement are recommended due to high risk of limb failure because of the past topping cuts made. No mitigation measures within ANSI A300 pruning standards are expected to reduce risk of limb failure. Both trees also take up a large area of buildable area on site. Ash tree #1 has a very large root flare that is damaging the existing driveway and possibly the existing home. Evergreen ash trees are generally an undesirable species due to their medium to weak branch strength rating and high root damage potential (SelecTree: A Tree Selection Guide (calpoly.edu) The proposed plan consist of a new driveway, foundation and pool near the Evergreen Ash trees. The proposed plan will have a high impact on the health and stability of the Ash trees. These trees fit the following tree removal criteria as set forth by the town of Los Altos.
1)*The condition of the tree with respect to disease, **imminent danger of falling (large limb failures), proximity to existing or proposed structures** and interference with utility services.*
2) ***The necessity to remove the tree for economic or other enjoyment of the property.***

Replacement tree plan:
Landscape plan L1 shows 31 Pittosporum tenuifolium trees and 8 Sweet Bay trees planted near the property lines to screen the site and to act as replacement trees for the proposed tree removals.

530 Valencia (6)

Showing Ash tree #1

Showing Ash tree #15

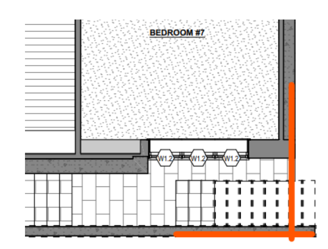
530 Valencia (7)

Non-protected trees proposed for removal:
Coast Live Oak tree #6 and Mayten tree #7 are proposed for removal to facilitate the proposed home construction. Privet tree #9 is dead and should be removed as soon as possible as it is a fire hazard. Trees #12-14 are proposed for removal to facilitate the proposed pool construction. These trees are not a protected size in the city of Los Altos.

Showing Oak trees #2-4

Impacts/Recommendations:
A1-A20 dated 4/29/22 Plan Review
The proposed driveway is in the same general location near Oak trees #2-4 as the existing driveway. Excavation will be taking place at the edge of the tree canopies. The existing driveway has likely discouraged root growth through compaction. The proposed driveway work is recommended to take place under the direct supervision of the Project Arborist. The existing driveway is recommended to be retained during the majority of the project as a tree protection measure. At the end of the project, during the landscape phase, it is recommended to carefully remove the driveway by hand while under the supervision of the Project Arborist. A small jackhammer can be used to break the material into small hand manageable sized pieces. All encountered roots during the removal of the driveway are recommended to be covered in layers of wetted down burlap. Burlap moisture is recommended to be maintained daily by the contractor while exposed. Excavation for new base rock material is then recommended to be done by hand while under the supervision of the Project Arborist. Roots within the proposed base rock section are recommended to be retained with base rock packed around roots. All roots encountered within the finished grade of the actual paver itself are recommended to be cleanly cut as needed using a hand saw or loppers. Impacts are expected to be nonexistent to minor as the existing driveway has likely helped to discourage root growth. The tree protection zones for these oak trees are recommended to be heavily irrigated using 50 gallons of water once a week starting one week before the driveway work is to start. Irrigation is recommended to continue for 2 months following the construction of the driveway. After 2 months the irrigation is recommended to be permanently suspended. Coast Live Oak trees have a good tolerance to construction impacts as seen in the Matheny and Clark Relative Tree Tolerance to Development Impacts Chart. The Oak trees are recommended to be irrigated during the months of May and September using 50 gallons of water to combat drought like stress during years of prolonged drought.

530 Valencia (8)



Red line showing the recommended vertical shoring near the neighbor's tree to reduce impacts

Basement impacts
Coast Live Oak tree #8 is near the proposed light well. It is recommended to support the basement using vertical shoring near this tree to preserve as much of the root zone as possible. Impacts are expected to be minor. The Project Arborist is recommended to be on site when excavating withing 16' from this tree. All encountered exposed roots are recommended to be cleanly cut as needed. Cut roots ends are recommended to be covered with layers of wetted down burlap while exposed to avoid root desiccation. Burlap moisture shall be maintained daily by the contractor. The tree is recommended to be irrigated every other week during the construction once the cut has been made. The existing home is near this same location and has likely acted as a root barrier for the tree.

Electric, Gas and Water lines
An electric line, gas line, and water line are shown within the driplines of Oak trees #2-4 within the existing landscaped area. Roots are expected to be encountered within this area. The lines are recommended to be excavated by hand in combination with an air spade while under the direct supervision of the Project Arborist. All encountered roots shall remain as damage free as possible. Exposed roots during this process are recommended to be wrapped in layers of wetted down burlap to help avoid root desiccation. The lines shall then be tunneled underneath or besides roots where possible to avoid the need to cut roots. The trenches are recommended to be immediately backfilled and irrigated. Impacts to the trees are expected to be minor to nonexistent if done in this manner. The irrigation and keeping roots moist will act as mitigation.

Civil Review
A shallow gravel basin is proposed in the backyard of the home. The basin is recommended to maintain a distance of 6x the diameter of Oak trees #10 and #11. Six times the diameter of Oak tree #10 is 11' and six times the diameter of Oak tree #11 is 19.5'. Maintaining these distances will keep impacts to the trees at a tolerable level for the trees. Excavation for the basin is recommended to be done by hand under the Project Arborist supervision when underneath the dripline of the trees. Minor irrigation will be needed if roots are impacted.

A storm drain line leads to the shallow gravel basin as well as a forced main line. The storm drain line and forced main line when within the dripline of Oak trees #10 and #11 are recommended to be excavated by hand in combination with an air spade while under the supervision of the Project Arborist. All encountered roots shall remain as damage free as possible. Exposed roots during this process are recommended to be wrapped in layers of wetted down burlap to help avoid root desiccation. The lines shall then be tunneled underneath or besides roots where possible to avoid the need to cut roots. The trenches are recommended to be immediately backfilled and irrigated.

530 Valencia (9)

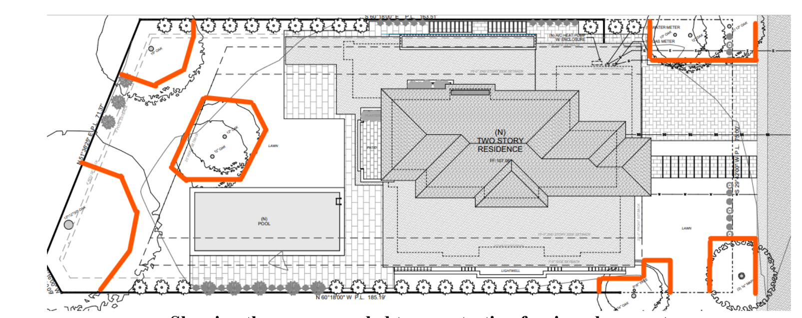
Impacts to the trees are expected to be minor to nonexistent if done in this manner. The irrigation and keeping roots moist will act as mitigation.

A bubbler box and the associated forced main line is shown at 12' from Liquidambar tree #5. At this distance impacts are expected to be minor. Excavation for the utility line and bubbler box are recommended to take place by hand under the direct supervision of the Project Arborist. Roots at the bubbler box to be cut must be done so cleanly using a hand saw or loppers. Hand excavation for the forced main line when within 18' (dripline) from the tree is recommended. All encountered roots shall remain as damage free as possible. Exposed roots during this process are recommended to be wrapped in layers of wetted down burlap to help avoid root desiccation. The line shall then be tunneled underneath or besides roots where possible to avoid the need to cut roots. The trench is recommended to be immediately backfilled and irrigated. Impacts to the trees are expected to be minor to nonexistent if done in this manner. The irrigation and keeping roots moist will act as mitigation.

Pool
The proposed pool is located at the outer edge dripline of non-protected Oak tree #16. It is recommended to cleanly cut roots back to the pool cut wall while excavating for the pool. Cut root ends are recommended to be covered by layers of wetted down burlap to help avoid root desiccation while exposed. The tree is recommended to be irrigated every other week for 2 months following the pool excavation using 20 gallons of water. Impacts are expected to be minor.

Tree Protection Plan:
Tree Protection Zones
Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing for the protected trees on site should be installed no closer to the trunk than the dripline (canopy spread) in order to protect the integrity of the tree. The location of the tree protection fencing may be modified by the planning director. When it is not possible to place tree protection fencing at the dripline because of the proposed work or existing hardscapes, the tree protection fencing shall be placed at the edge of the proposed work or hardscapes. No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access, should be mulched with 6" of coarse wood chips with ½ inch plywood on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any demolition or construction activity at the site. The non-protected trees are recommended to be protected in the same manner as the protected trees on site. No signs, wires, or any other object shall be attached to the trees. If impacts are expected to any of the trees on site, proper mitigation measures will need to be put into action to reduce overall impacts to the trees.

530 Valencia (10)



Showing the recommended tree protection fencing placement

Landscape Buffer
Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Root Cutting and Grading
Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The existing grade level around the trees shall be maintained out to the dripline of the trees. Alternate grade levels may be approved with special mitigation measures put in place.

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

530 Valencia (11)

Irrigation
Normal irrigation should be maintained throughout the entire length of the project for the imported trees. Irrigation should consist of surface flooding, with enough water to wet the entire root zone once a week during the dry season. The top foot of soil shall be saturated. Oak trees retained and not to be impacted are recommended to only be irrigated during the months of May and September.

Inspections
It is the contractor's responsibility to contact the site arborist when work is to take place underneath the canopy or dripline of a protected tree on site. Kielty Arborist Services LLC can be reached by email at davidkieltyarborist@gmail.com or by phone at (650) 532-4418.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,
David P. Beckham
Certified Arborist WE#10724A TRAQ Qualified David Beckham

Kielty Arborist Services
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures. *Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.*

Arborist: David Beckham
David Beckham
Date: July 14th, 2022

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ARBORIST REPORT

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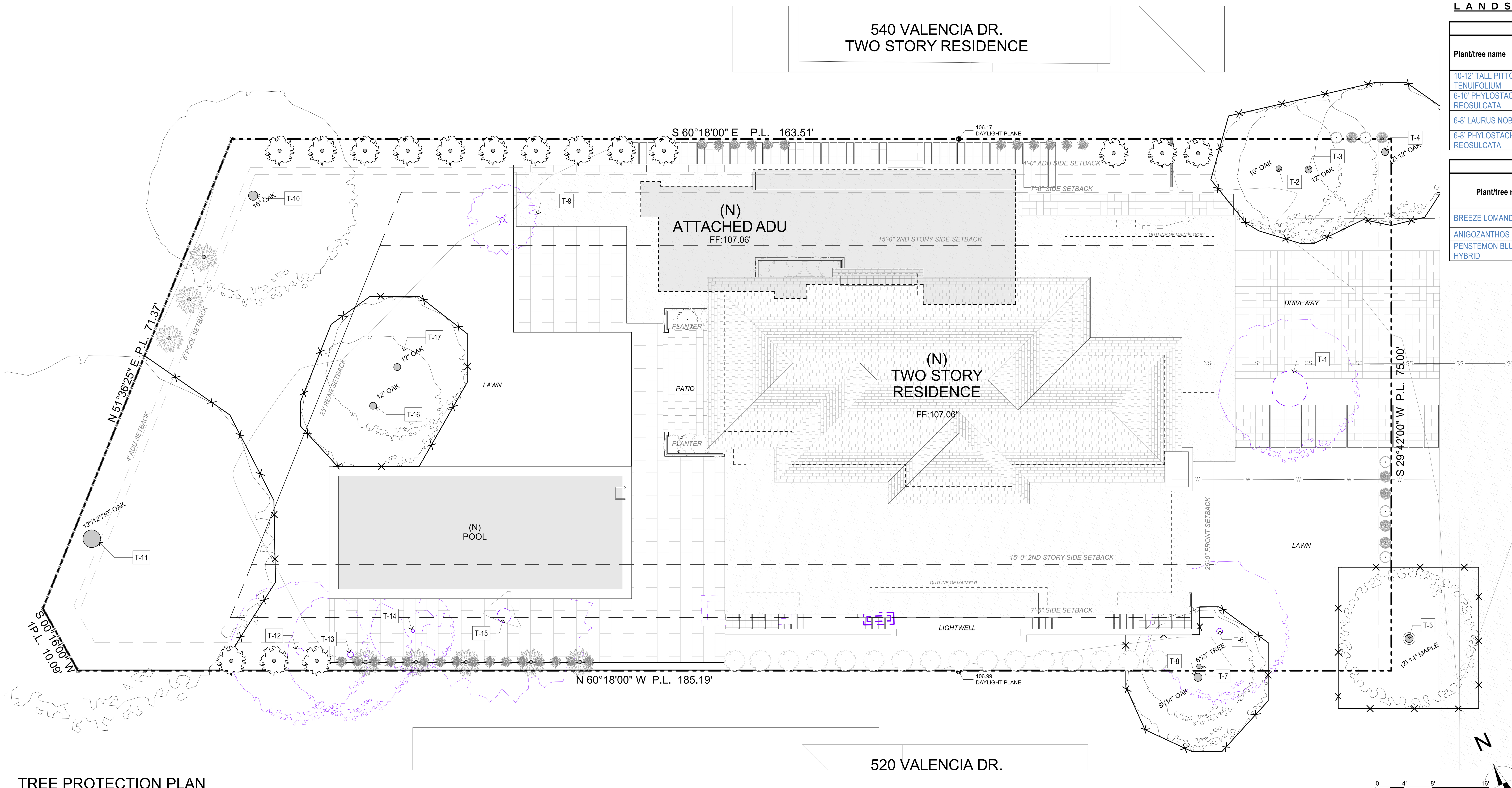


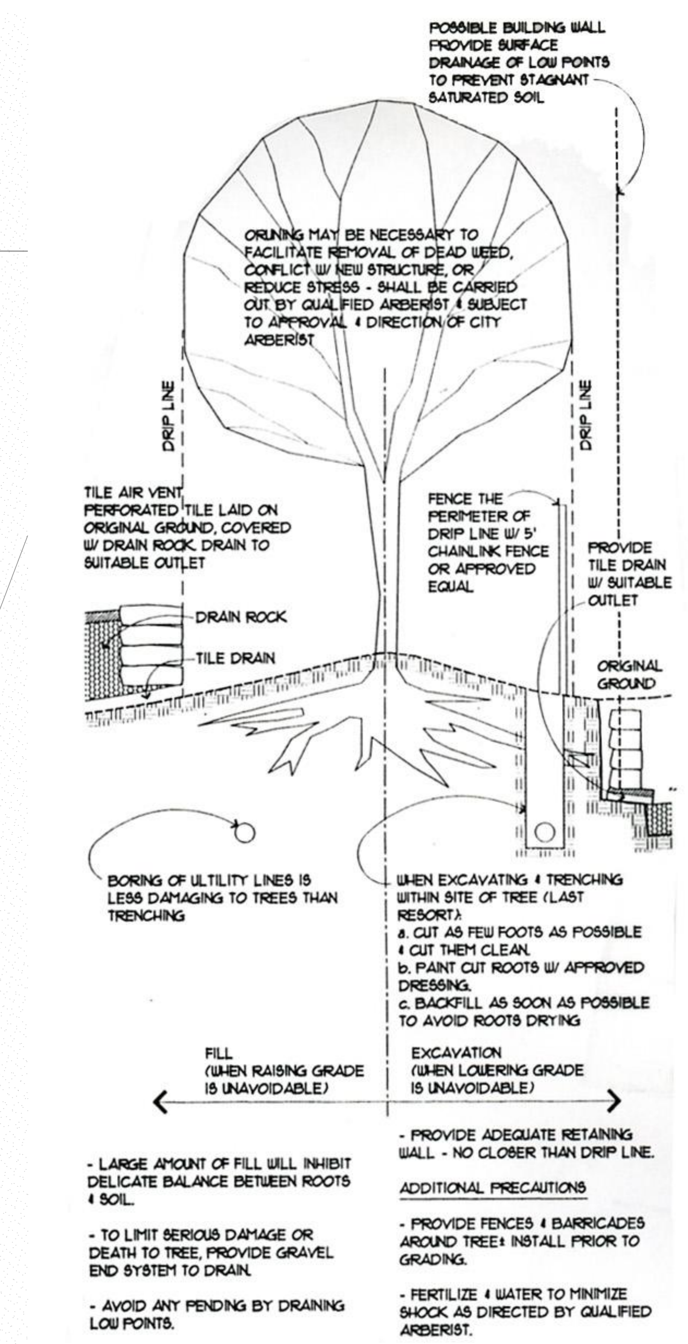
TREE PROTECTION PLAN

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

LANDSCAPE SCHEDULE

PRIVACY SCREENING					
Plant/tree name	Common Name	QTY.	Size	Anticipated Spread & Height at Maturity	Avg Rate of Growth
10-12' TALL PITTOSPORUM TENUIFOLIUM	WRINKLED BLUE	16	15 gal	6' / 12'	Fast
6-10' PHYLOSTACHYS AU-REOSULCATA	SPECTABILIS BAMBOO	16	24 gal	2" / 25-30'	Fast
6-8' LAURUS NOBILIS	SWEET BAY TREE	8	5 gal	10-20' / 12'-20'	Medium to Fast
6-8' PHYLOSTACHYS AU-REOSULCATA	SPECTABILIS BAMBOO	8	5 gal	2" / 25-30'	Fast

PLANTING					
Plant/tree name	Common Name	QTY	Size	Anticipated Spread & Height at Maturity	Avg Rate of Growth
BREEZE LOMANDRA	DWARF MAT RUSH	28	1 gal	3' / 4'	Medium
ANIGOZANTHOS	KANGAROO PAW	6	1 gal	2-3' / 4-6'	Moderate
PENSTEMON BLUE LIP HYBRID	BLUE LIPS	5	1 gal	10" / 15-18"	Slow



TREE PROTECTION

TREE SCHEDULE

ID	Quantity	Size (DBH)	Type	Action	Notes
T-1	1	60"	(e) Evergreen Ash	Remove	
T-2	1	10"	(e) Oak Tree	(e)-protect and preserve	
T-3	1	12"	(e) Oak Tree	(e)-protect and preserve	
T-4	2	12"	(e) Oak Tree	(e)-protect and preserve	
T-5	2	14"	(e) Maple Tree	(e)-protect and preserve	
T-6	1	10"	(e) Oak Tree	Remove	
T-7	2	6"/8"	(e) Oak Tree	(e)-protect and preserve	
T-8	2	8"/14"	(e) Oak Tree	(e)-protect and preserve	
T-9	1	9"	(e) Privet	Remove	
T-10	1	16"	(e) Oak Tree	(e)-protect and preserve	
T-11	3	12"/12"/30"	(e) Oak Tree	(e)-protect and preserve	
T-12	1	12"	(e) Green Ash	Remove	
T-13	1	10"	(e) Oak Tree	Remove	
T-14	2	5"/6"	(e) Oak Tree	Remove	
T-15	1	24"	(e) Oak Tree	Remove	
T-16	1	12"	(e) Oak Tree	(e)-protect and preserve	
T-17	1	12"	(e) Oak Tree	(e)-protect and preserve	

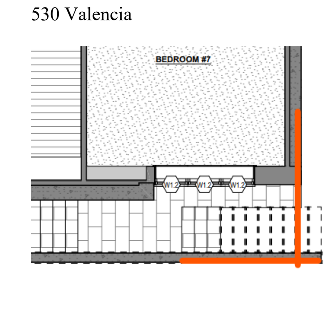
530 Valencia (7)

Non-protected trees proposed for removal:
Coast Live Oak tree #6 and Mayten tree #7 are proposed for removal to facilitate the proposed home construction. Privet tree #9 is dead and should be removed as soon as possible as it is a fire hazard. Trees #12-14 are proposed for removal to facilitate the proposed pool construction. These trees are not a protected size in the city of Los Altos.

Showing Oak trees #2-4

Impacts/Recommendations:
A1-A20 dated 4/29/22 Plan Review
The proposed driveway is in the same general location near Oak trees #2-4 as the existing driveway. Excavation will be taking place at the edge of the tree canopies. The existing driveway has likely discouraged root growth through compaction. The proposed driveway work is recommended to take place under the direct supervision of the Project Arborist. The existing driveway is recommended to be retained during the majority of the project as a tree protection measure. At the end of the project, during the landscape phase, it is recommended to carefully remove the driveway by hand while under the supervision of the Project Arborist. A small jackhammer can be used to break the material into small hand manageable sized pieces. All encountered roots during the removal of the driveway are recommended to be covered in layers of wetted down burlap. Burlap moisture is recommended to be maintained daily by the contractor while exposed. Excavation for new base rock material is then recommended to be done by hand while under the supervision of the Project Arborist. Roots within the proposed base rock section are recommended to be retained with base rock packed around roots. All roots encountered within the finished grade of the actual paver itself are recommended to be cleanly cut as needed using a hand saw or loppers. Impacts are expected to be nonexistent to minor as the existing driveway has likely helped to discourage root growth. The tree protection zones for these oak trees are recommended to be heavily irrigated using 50 gallons of water once a week starting one week before the driveway work is to start. Irrigation is recommended to continue for 2 months following the construction of the driveway. After 2 months the irrigation is recommended to be permanently suspended. Coast Live Oak trees have a good tolerance to construction impacts as seen in the Matheny and Clark Relative Tree Tolerance to Development Impacts Chart. The Oak trees are recommended to be irrigated during the months of May and September using 50 gallons of water to combat drought like stress during years of prolonged drought.

530 Valencia (8)



Red line showing the recommended vertical shoring near the neighbor's tree to reduce impacts

Basement impacts
Coast Live Oak tree #8 is near the proposed light well. It is recommended to support the basement using vertical shoring near this tree to preserve as much of the root zone as possible. Impacts are expected to be minor. The Project Arborist is recommended to be on site when excavating withing 16' from this tree. All encountered exposed roots are recommended to be cleanly cut as needed. Cut roots ends are recommended to be covered with layers of wetted down burlap while exposed to avoid root desiccation. Burlap moisture shall be maintained daily by the contractor. The tree is recommended to be irrigated every other week during the construction once the cut has been made. The existing home is near this same location and has likely acted as a root barrier for the tree.

Electric, Gas and Water lines
An electric line, gas line, and water line are shown within the driplines of Oak trees #2-4 within the existing landscaped area. Roots are expected to be encountered within this area. The lines are recommended to be excavated by hand in combination with an air spade while under the direct supervision of the Project Arborist. All encountered roots shall remain as damage free as possible. Exposed roots during this process are recommended to be wrapped in layers of wetted down burlap to help avoid root desiccation. The lines shall then be tunneled underneath or besides roots where possible to avoid the need to cut roots. The trenches are recommended to be immediately backfilled and irrigated. Impacts to the trees are expected to be minor to nonexistent if done in this manner. The irrigation and keeping roots moist will act as mitigation.

Civil Review
A shallow gravel basin is proposed in the backyard of the home. The basin is recommended to maintain a distance of 6x the diameter of Oak trees #10 and #11. Six times the diameter of Oak tree #10 is 11' and six times the diameter of Oak tree #11 is 19.5'. Maintaining these distances will keep impacts to the trees at a tolerable level for the trees. Excavation for the basin is recommended to be done by hand under the Project Arborist supervision when underneath the dripline of the trees. Minor irrigation will be needed if roots are impacted.

A storm drain line leads to the shallow gravel basin as well as a forced main line. The storm drain line and forced main line when within the dripline of Oak trees #10 and #11 are recommended to be excavated by hand in combination with an air spade while under the supervision of the Project Arborist. All encountered roots shall remain as damage free as possible. Exposed roots during this process are recommended to be wrapped in layers of wetted down burlap to help avoid root desiccation. The lines shall then be tunneled underneath or besides roots where possible to avoid the need to cut roots. The trenches are recommended to be immediately backfilled and irrigated.

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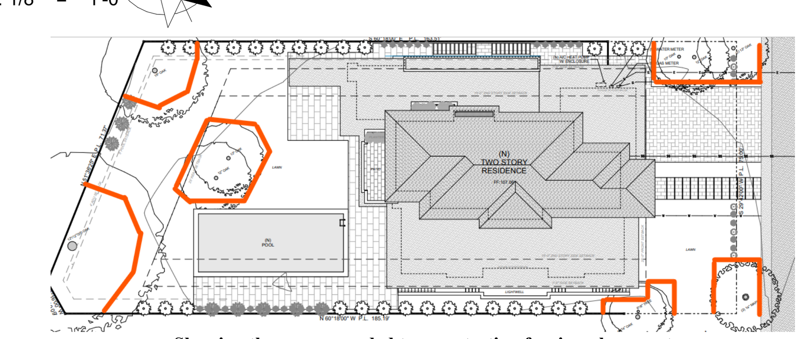
Impacts to the trees are expected to be minor to nonexistent if done in this manner. The irrigation and keeping roots moist will act as mitigation.

A bubbler box and the associated forced main line is shown at 12' from Liquidambar tree #5. At this distance impacts are expected to be minor. Excavation for the utility line and bubbler box are recommended to take place by hand under the direct supervision of the Project Arborist. Roots at the bubbler box to be cut must be done so cleanly using a hand saw or loppers. Hand excavation for the forced main line when within 18' (dripline) from the tree is recommended. All encountered roots shall remain as damage free as possible. Exposed roots during this process are recommended to be wrapped in layers of wetted down burlap to help avoid root desiccation. The line shall then be tunneled underneath or besides roots where possible to avoid the need to cut roots. The trench is recommended to be immediately backfilled and irrigated. Impacts to the trees are expected to be minor to nonexistent if done in this manner. The irrigation and keeping roots moist will act as mitigation.

Pool
The proposed pool is located at the outer edge dripline of non-protected Oak tree #16. It is recommended to cleanly cut roots back to the pool cut wall while excavating for the pool. Cut root ends are recommended to be covered by layers of wetted down burlap to help avoid root desiccation while exposed. The tree is recommended to be irrigated every other week for 2 months following the pool excavation using 20 gallons of water. Impacts are expected to be minor.

Tree Protection Plan:
Tree Protection Zones
Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing for the protected trees on site should be installed no closer to the trunk than the dripline (canopy spread) in order to protect the integrity of the tree. The location of the tree protection fencing may be modified by the planning director. When it is not possible to place tree protection fencing at the dripline because of the proposed work or existing hardscapes, the tree protection fencing shall be placed at the edge of the proposed work or hardscapes. No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access, should be mulched with 6" of coarse wood chips with ½ inch plywood on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any demolition or construction activity at the site. The non-protected trees are recommended to be protected in the same manner as the protected trees on site. No signs, wires, or any other object shall be attached to the trees. If impacts are expected to any of the trees on site, proper mitigation measures will need to be put into action to reduce overall impacts to the trees.



Showing the recommended tree protection fencing placement

Landscape Buffer
Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Root Cutting and Grading
Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The existing grade level around the trees shall be maintained out to the dripline of the trees. Alternate grade levels may be approved with special mitigation measures put in place.

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

Irrigation
Normal irrigation should be maintained throughout the entire length of the project for the imported trees. Irrigation should consist of surface flooding, with enough water to wet the entire root zone once a week during the dry season. The top foot of soil shall be saturated. Oak trees retained and not to be impacted are recommended to only be irrigated during the months of May and September.

Inspections
It is the contractor's responsibility to contact the site arborist when work is to take place underneath the canopy or dripline of a protected tree on site. Kielty Arborist Services LLC can be reached by email at davidkieltyarborist@gmail.com or by phone at (650) 532-4418.

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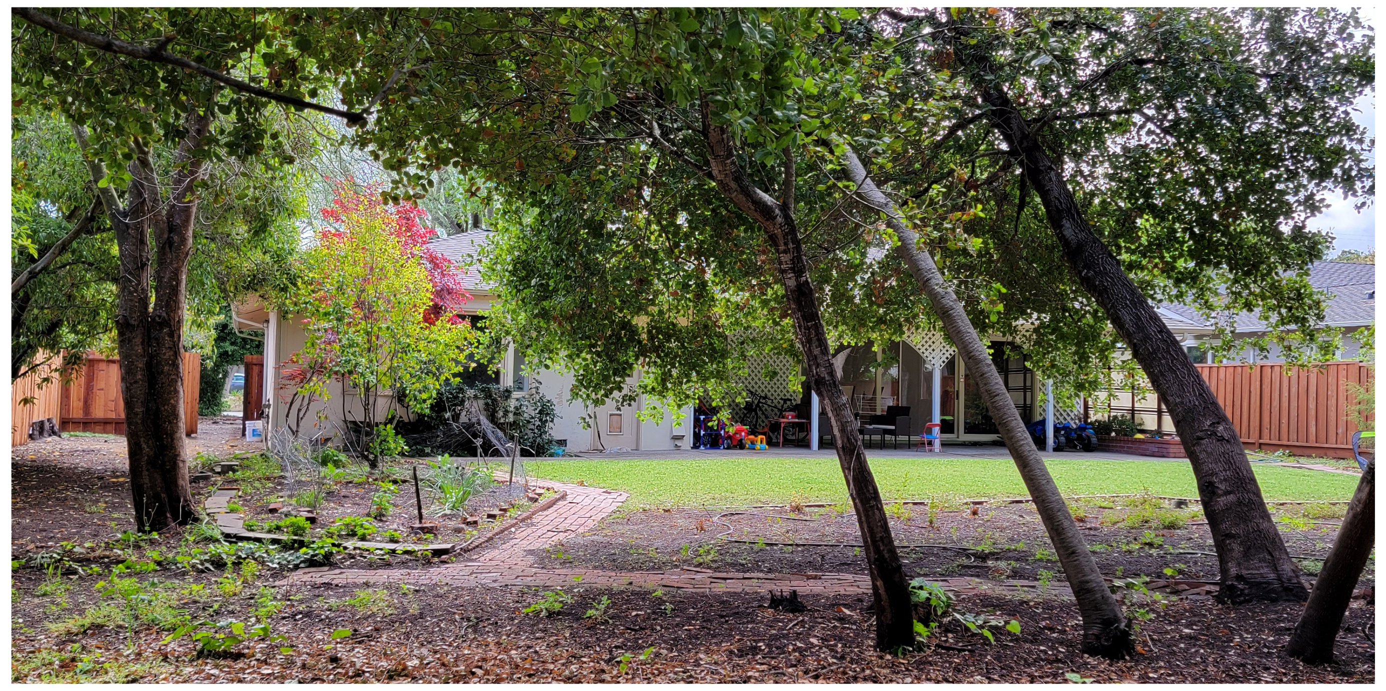
TREE PROTECTION PLAN

SHEET:
A4



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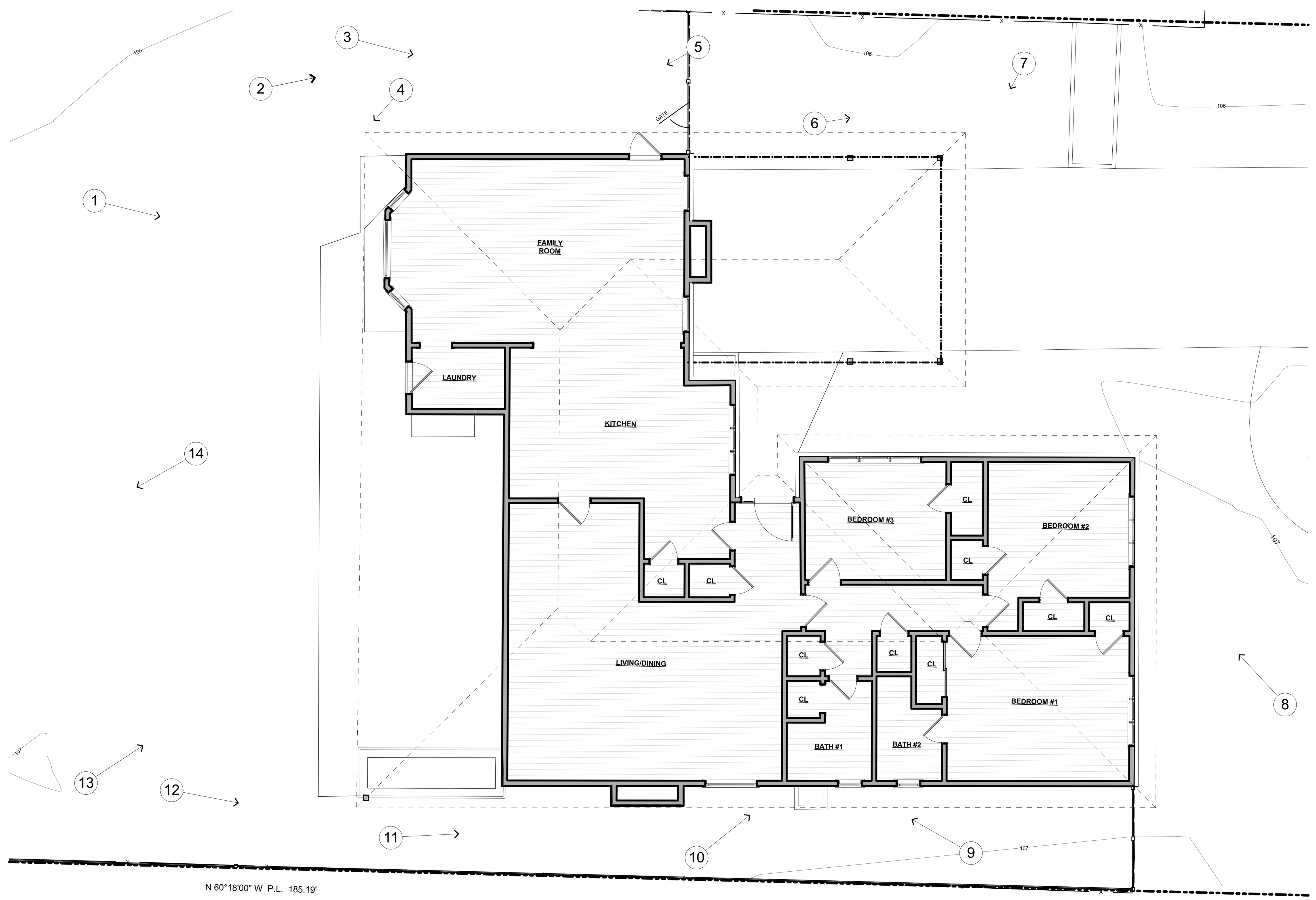


1 (e) MAIN FLOOR PLAN

0 4' 8' 16'

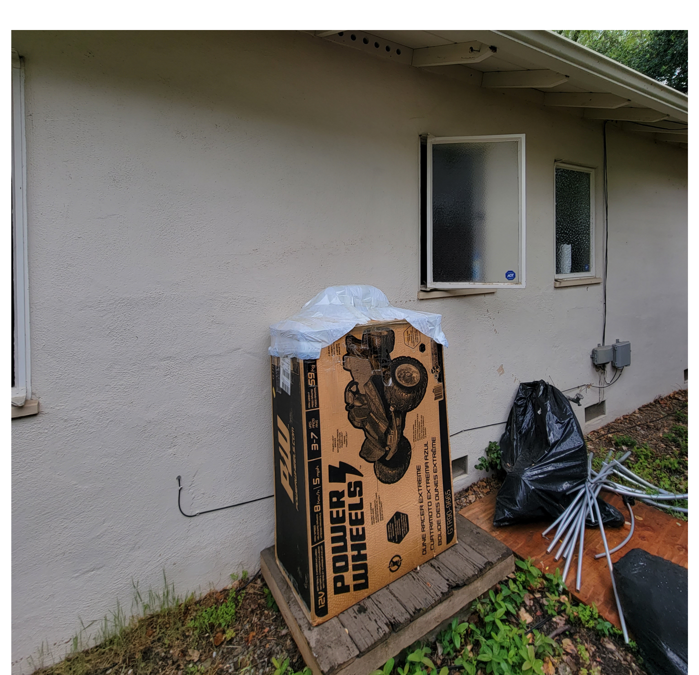
SCALE: 1/8" = 1'-0"

6

7

8

9



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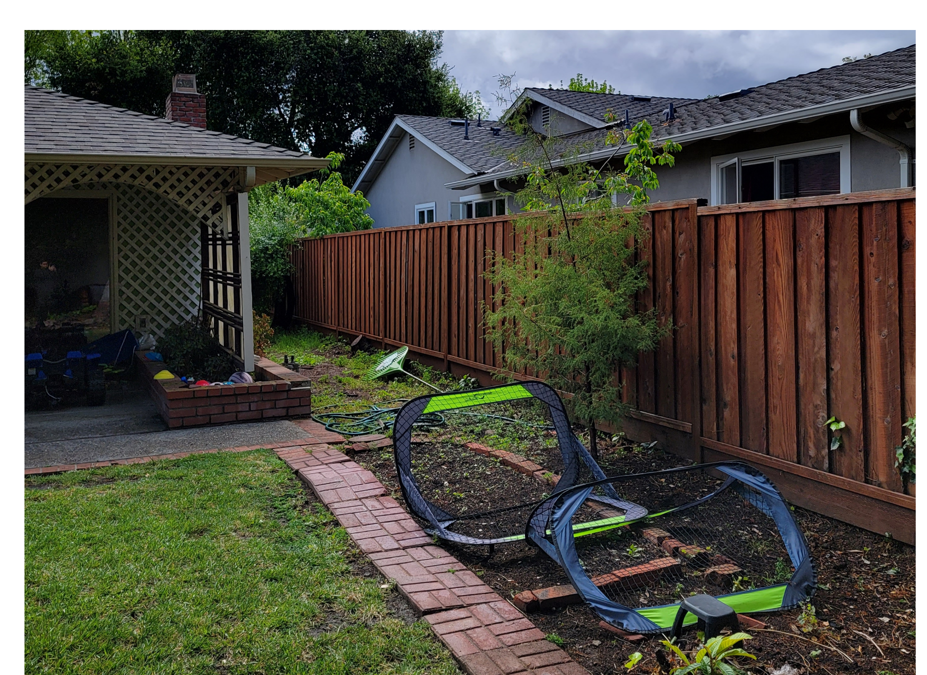

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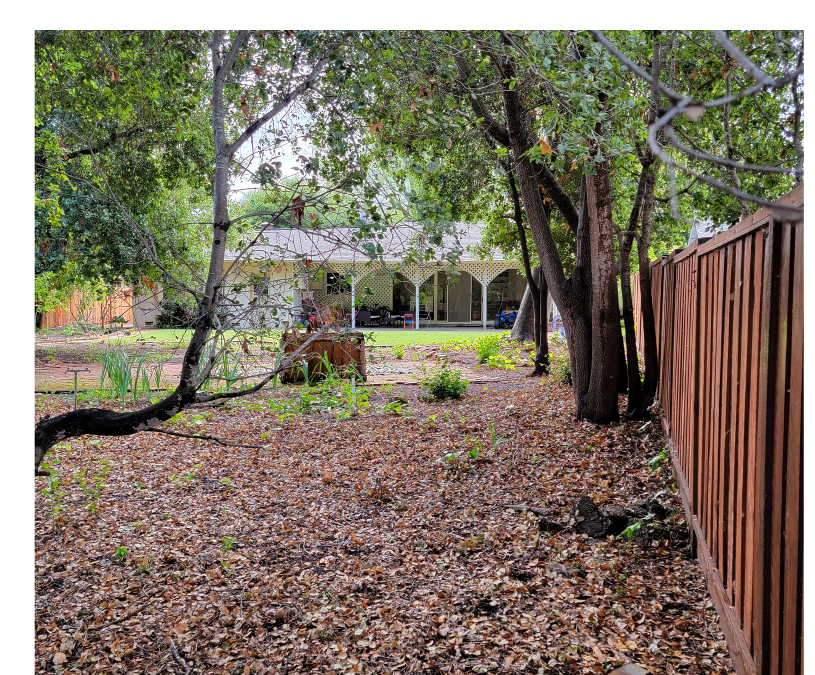

13

14

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EXISTING CONDITIONS PHOTO KEY

SHEET:
A5

1 495 VALENCIA DR.

2 509 VALENCIA DR.

3 519 VALENCIA DR.

4 527 VALENCIA DR.

5 539 VALENCIA DR.

6 158 VALENCIA DR.

NEIGHBORHOOD-KEY MAP

7 540 VALENCIA DR.

8 530 VALENCIA DR.

9 520 VALENCIA DR.

10 510 VALENCIA DR.

11 132 ARBUELO WAY

12 120 ARBUELO WAY

13 106 SAN FELICIA WAY

14 541 ARBUELO WAY

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NEIGHBORHOOD CONTEXT MAP

SHEET:
A6

2 EAST STREETSCAPE PHOTO MONTAGE

1 WEST STREETSCAPE PHOTO MONTAGE

NEIGHBORHOOD-KEY MAP

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NEIGHBORHOOD STREETSCAPE

SHEET:
A7

1 (e) MAIN FLOOR PLAN

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

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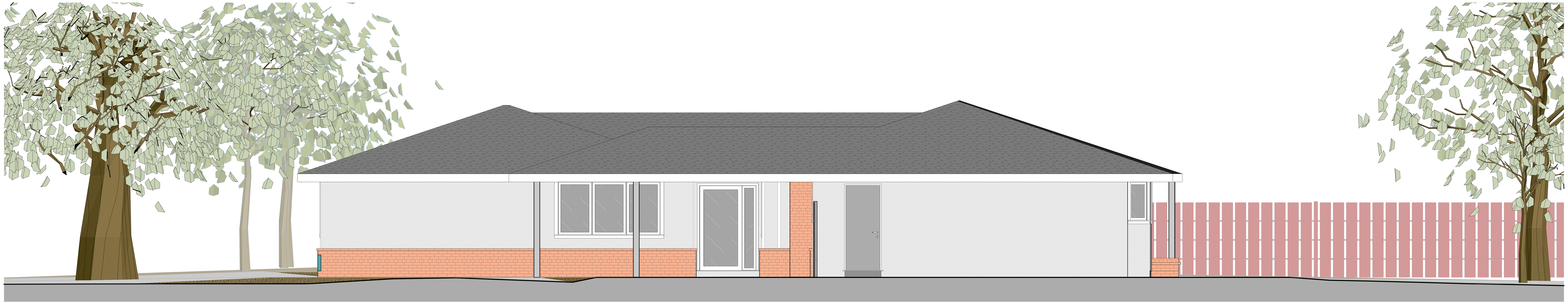
EXISTING FLOOR PLAN

SHEET:
A8

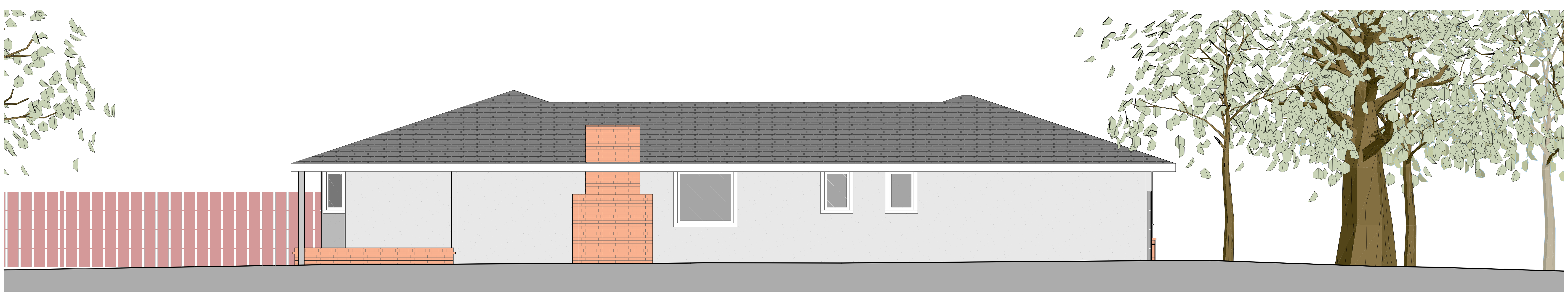


1 (e) NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

2 (e) EAST ELEVATION

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



3 (e) SOUTH KITCHEN

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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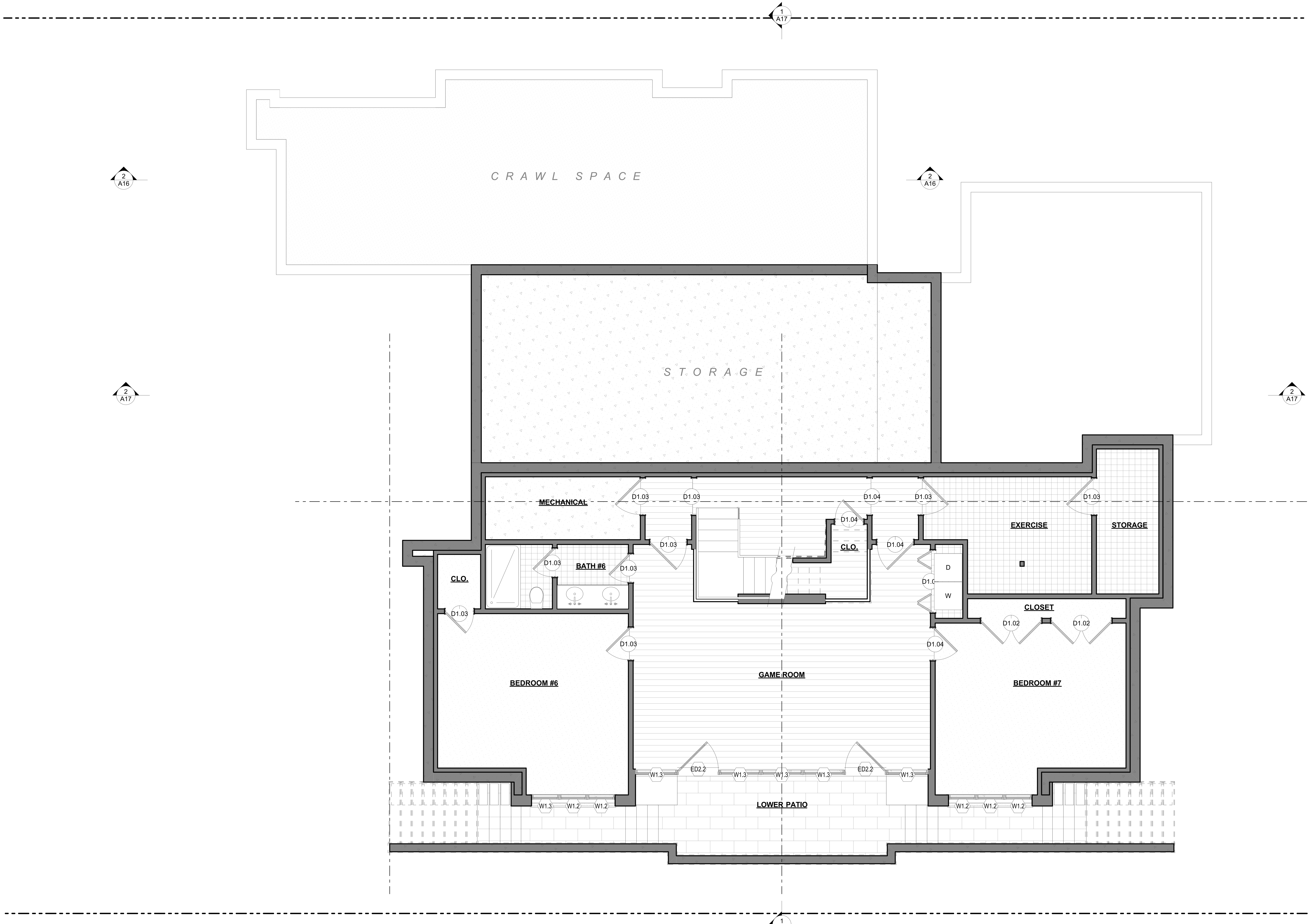
EXISTING ELEVATIONS

SHEET:
A9



LOWER FLOOR PLAN

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

0 2' 4' 8'

PLAN LEGEND and NOTES

- New concrete wall
- New 2x4 @ 16" o.c. stud wall
- New 2x6 @ 16" o.c. stud wall
- New exterior hose bib w/ anti-siphon
- New exterior hose bib w/ anti-siphon and future irrigation connection tee

1. Verify all wall locations and heights. Notify architect of discrepancies for resolution before continuing work.
2. All dimensions are to face of studs or concrete walls, unless noted otherwise.
3. Provide 5/8" type "X" gypsum wallboard below all stairways, and at all floors/walls/roofs separating the garage from residence.
4. Provide floor or landing on each side of exterior doors. Such floor and landing shall be at the same elevation on each side of the door, except that landing and doorway shall not be more than 7.75" below the top of the threshold, provided the door does not swing over the landing.
5. Finish flooring materials and patterns are indicated on floor plans as light grey lines.
6. Fireplaces shall be installed in accordance with manufacture's instructions and listing.

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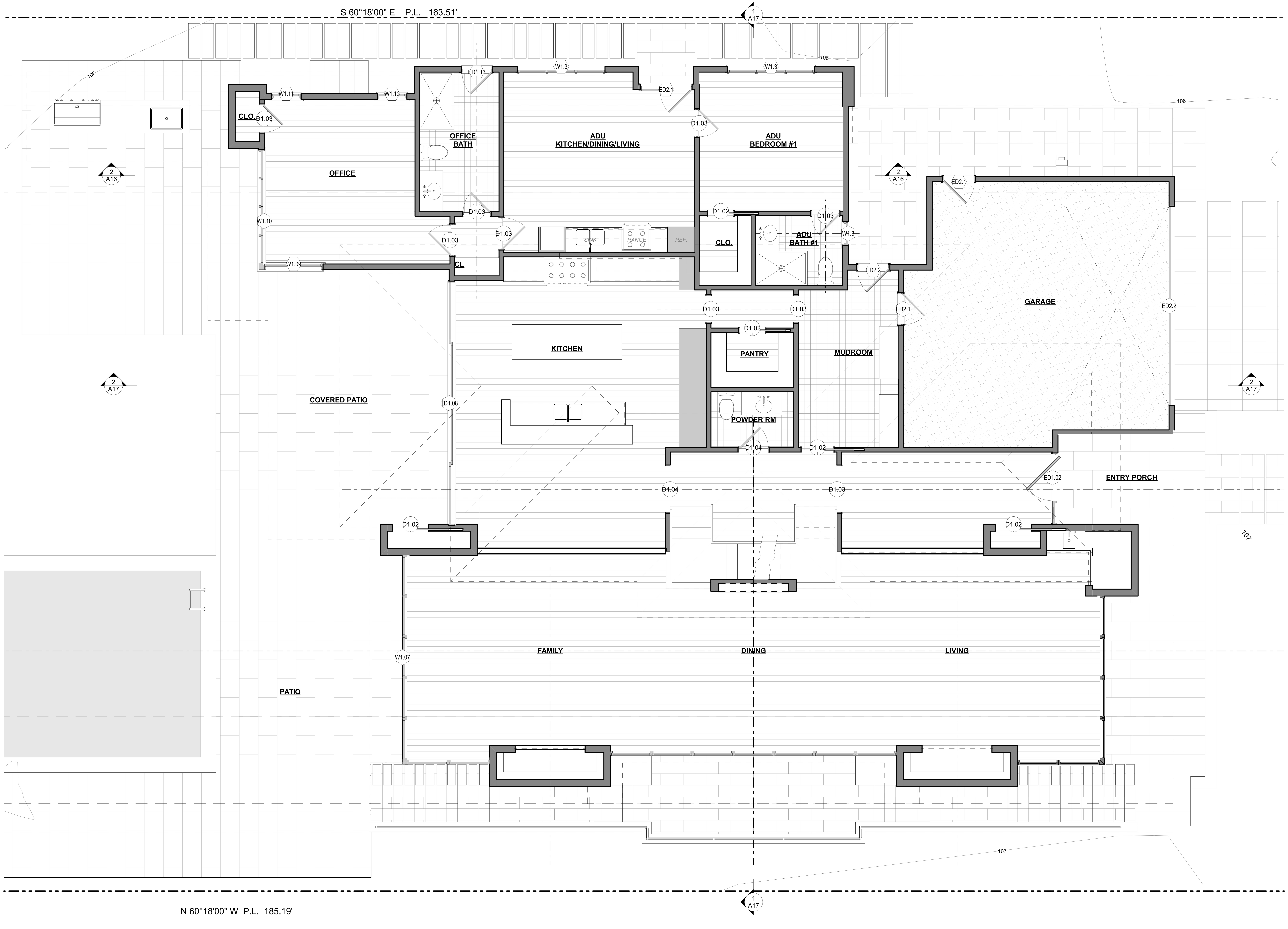
LOWER FLOOR PLAN

SHEET:
A10



MAIN FLOOR PLAN

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

PLAN LEGEND and NOTES

- New concrete wall
- New 2x4 @ 16" o.c. stud wall
- New 2x6 @ 16" o.c. stud wall
- New exterior hose bib w/ anti-siphon
- New exterior hose bib w/ anti-siphon and future irrigation connection tee

1. Verify all wall locations and heights. Notify architect of discrepancies for resolution before continuing work.
2. All dimensions are to face of studs or concrete walls, unless noted otherwise.
3. Provide 5/8" type "X" gypsum wallboard below all stairways, and at all floors/walls/roofs separating the garage from residence.
4. Provide floor or landing on each side of exterior doors. Such floor and landing shall be at the same elevation on each side of the door, except that landing and doorway shall not be more than 7.75" below the top of the threshold, provided the door does not swing over the landing.
5. Finish flooring materials and patterns are indicated on floor plans as light grey lines.
6. Fireplaces shall be installed in accordance with manufacture's instructions and listing.

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MAIN FLOOR PLAN

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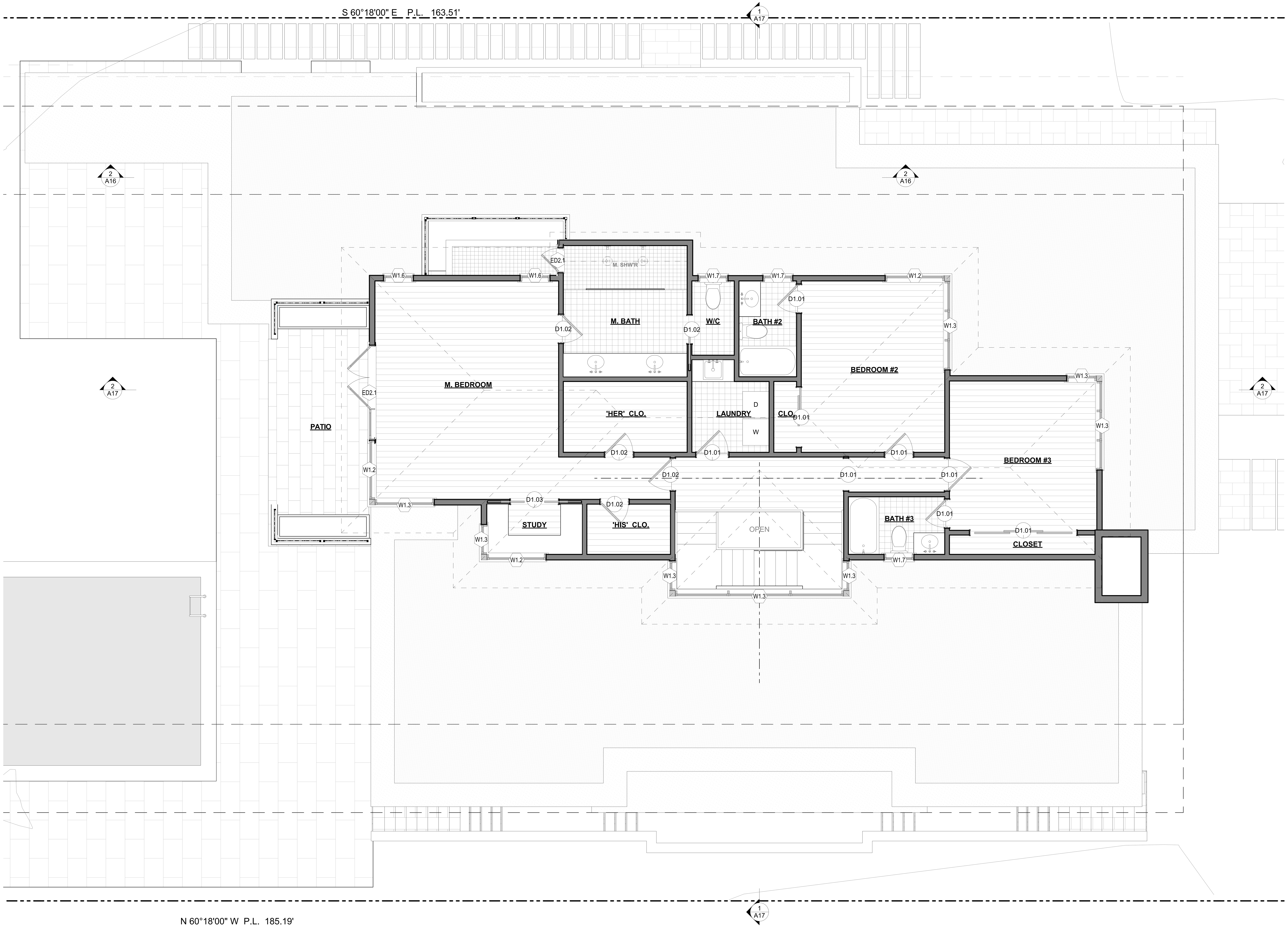
A11

Agenda Item 3.



UPPER FLOOR PLAN

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

PLAN LEGEND and NOTES

- New concrete wall
- New 2x4 @ 16" o.c. stud wall
- New 2x6 @ 16" o.c. stud wall
- New exterior hose bib w/ anti-siphon
- New exterior hose bib w/ anti-siphon and future irrigation connection tee

1. Verify all wall locations and heights. Notify architect of discrepancies for resolution before continuing work.
2. All dimensions are to face of studs or concrete walls, unless noted otherwise.
3. Provide 5/8" type "X" gypsum wallboard below all stairways, and at all floors/walls/roofs separating the garage from residence.
4. Provide floor or landing on each side of exterior doors. Such floor and landing shall be at the same elevation on each side of the door, except that landing and doorway shall not be more than 7.75" below the top of the threshold, provided the door does not swing over the landing.
5. Finish flooring materials and patterns are indicated on floor plans as light grey lines.
6. Fireplaces shall be installed in accordance with manufacture's instructions and listing.

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UPPER FLOOR PLAN

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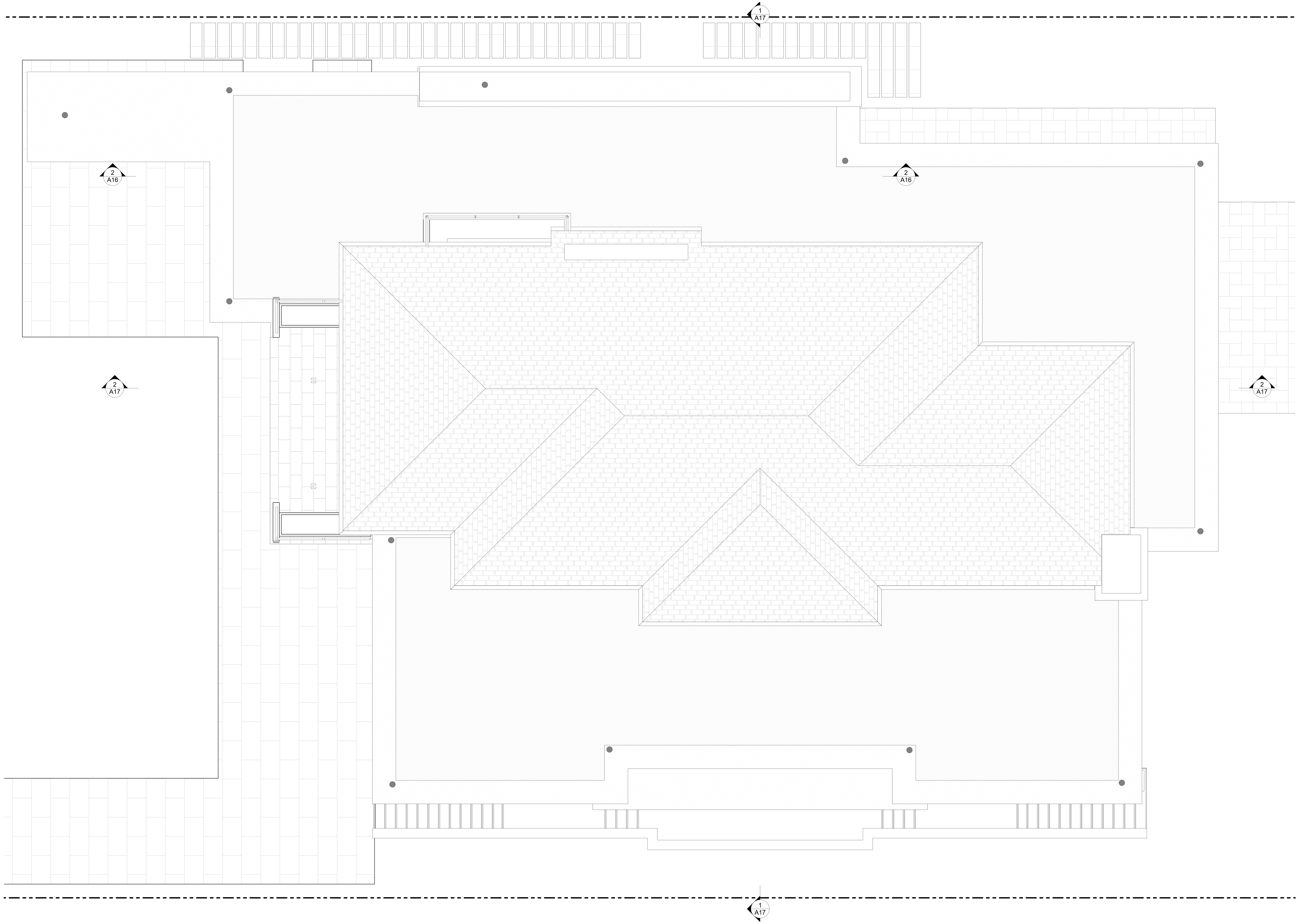
A12

Agenda Item 3.



ROOF PLAN

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

ROOF PLAN NOTES

1. ALL ROOF PITCHES ARE 3:12 U.O.N
2. ALL FLAT ROOF ARE .5:12 U.O.N.

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ROOF PLAN

SHEET:
A13

4 NORTH ELEVATION

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

ELEVATION LEGEND

N.G.	EXISTING NATURAL GRADE
F.G.	FINISHED GRADE
D.P.	DAYLIGHT PLANE

ELEVATION KEYNOTES

- A PLASTER - SMOOTH STUCCO FINISH. COLOR: LaHabra- OAT GRAIN OR SIM.
- B CUSTOM METAL LEATHE SCREEN- 75% OPACITY
- C STONE-NADIA - NEO PLANK-HONED FINISH
- D CUSTOM ENTRY DOOR-TBD
- E CUSTOM GARAGE DOOR-TBD
- F ASPHALT SHINGLES-TIMBERLINE HDZ RS. COLOR: CHARCOL
- G WOOD- TBD
- H GSM
- J TEMPERED GLASS

6 EAST ELEVATION

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

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SHEET INDEX: NORTH & EAST ELEVATIONS

SHEET: A14

1 SOUTH ELEVATION

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

2 WEST ELEVATION

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

ELEVATION LEGEND

N.G.	EXISTING NATURAL GRADE
F.G.	FINISHED GRADE
D.P.	DAYLIGHT PLANE

ELEVATION KEYNOTES

- A PLASTER - SMOOTH STUCCO FINISH. COLOR: LaHabra- OAT GRAIN OR SIM.
- B CUSTOM METAL LEATHE SCREEN- 75% OPACITY
- C STONE-NADIA - NEO PLANK-HONED FINISH
- D CUSTOM ENTRY DOOR-TBD
- E CUSTOM GARAGE DOOR-TBD
- F ASPHALT SHINGLES-TIMBERLINE HDZ RS. COLOR: CHARCOL
- G WOOD- TBD
- H GSM
- J TEMPERED GLASS

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SHEET INDEX: SOUTH & WEST ELEVATIONS

SHEET: A15

TOPOS ARCHITECTS

1 LIGHTWELL

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

2 SECTION J-J ADU

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

ELEVATION LEGEND

N.G.	EXISTING NATURAL GRADE
F.G.	FINISHED GRADE
D.P.	DAYLIGHT PLANE

ELEVATION KEYNOTES

- A PLASTER - SMOOTH STUCCO FINISH. COLOR: LaHabra- OAT GRAIN OR SIM.
- B CUSTOM METAL LEATHE SCREEN- 75% OPACITY
- C STONE-NADIA - NEO PLANK-HONED FINISH
- D CUSTOM ENTRY DOOR-TBD
- E CUSTOM GARAGE DOOR-TBD
- F ASPHALT SHINGLES-TIMBERLINE HDZ RS. COLOR: CHARCOL
- G WOOD- TBD
- H GSM
- J TEMPERED GLASS

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7/15/2022
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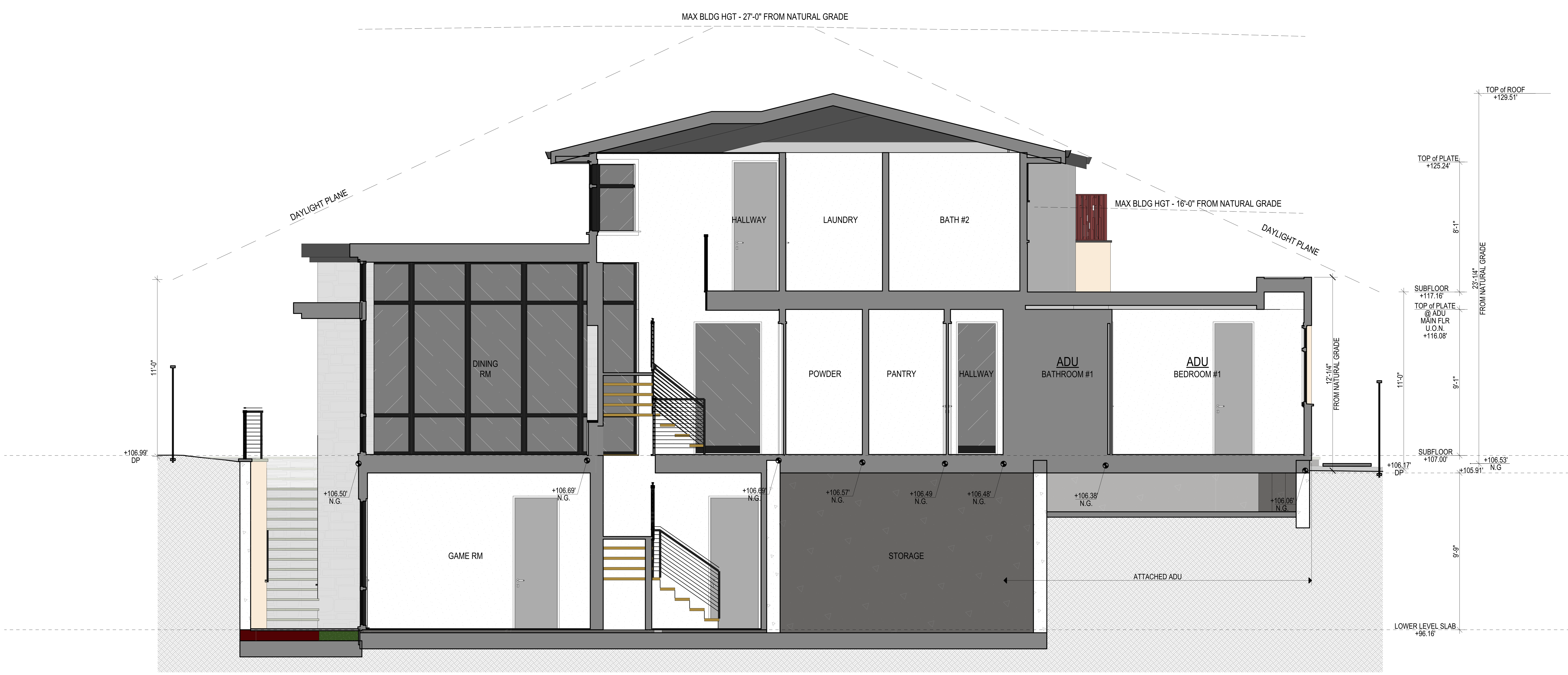
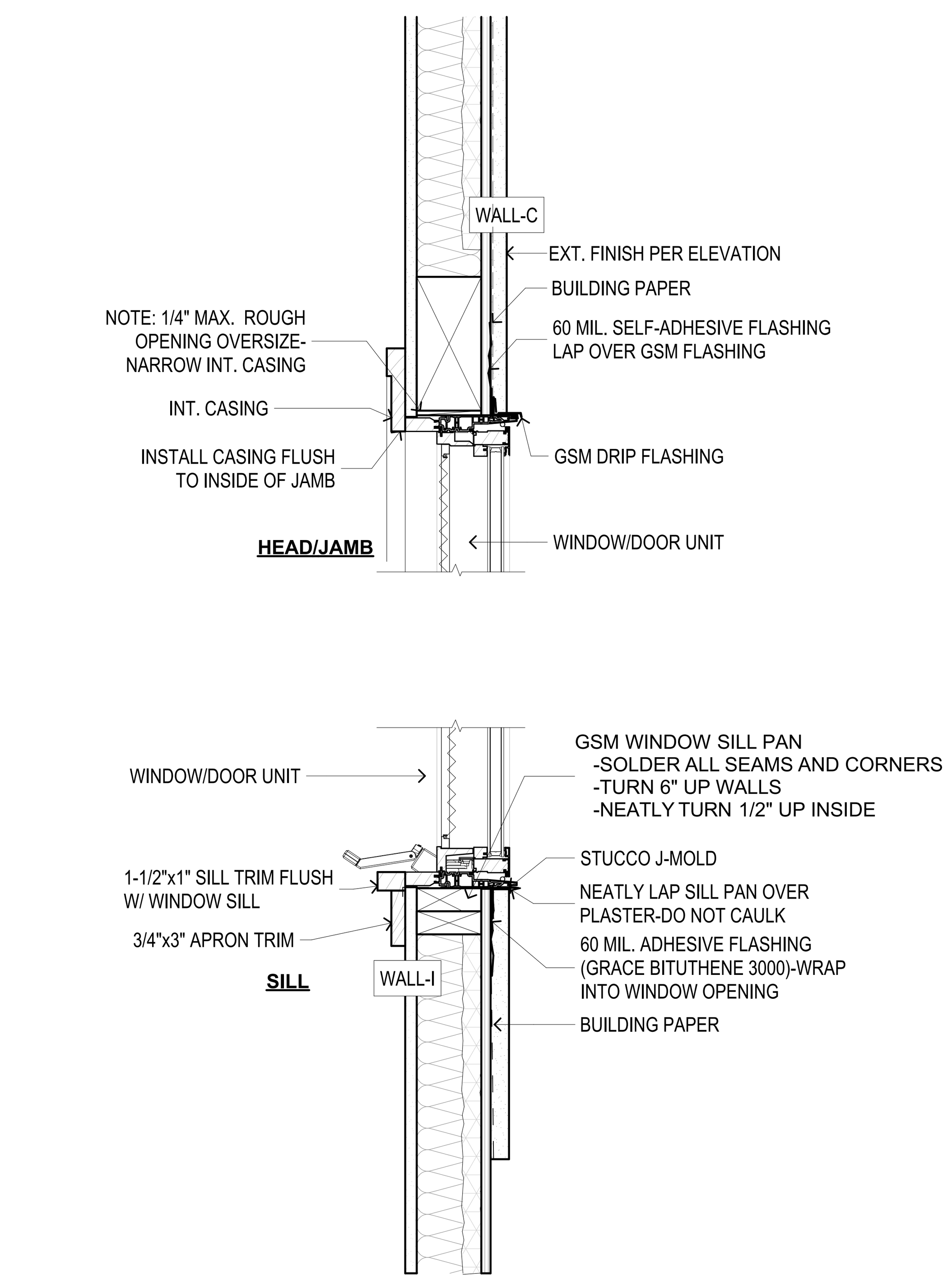


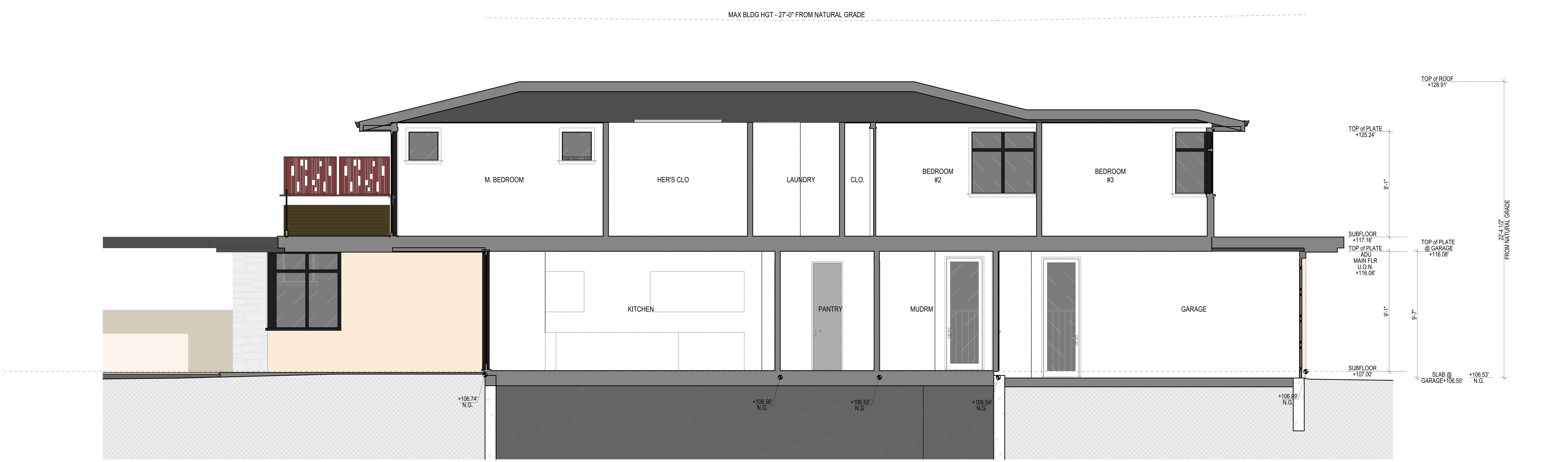
1 SECTION A-A

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



3 WINDOW HEAD/JAMB/SILL

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



2 SECTION B-B

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

Agenda Item 3.

TOPOS ARCHITECTS

LICENSED ARCHITECT PETER B. BALTAY C-26413 REN. 8-31-23 STATE OF CALIFORNIA

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W-1, W-2, W-3

W-2, W-3

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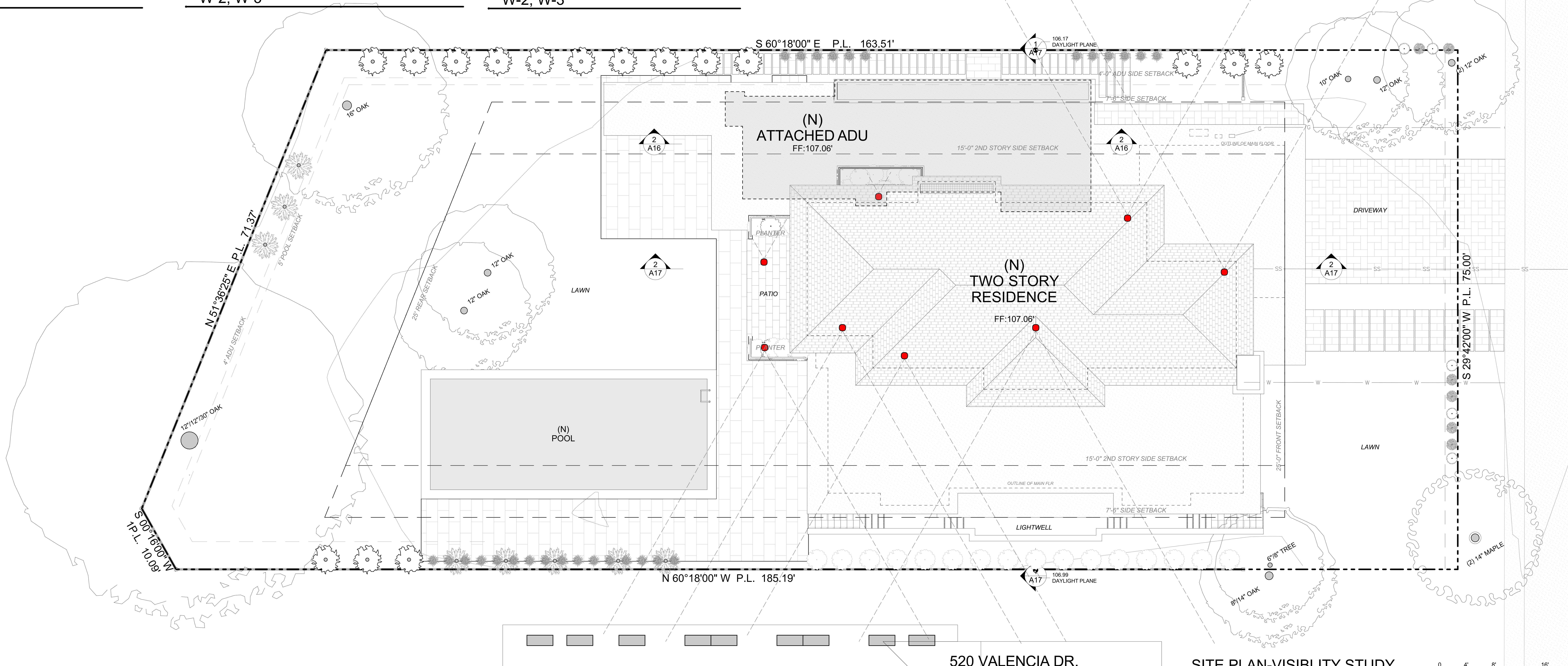
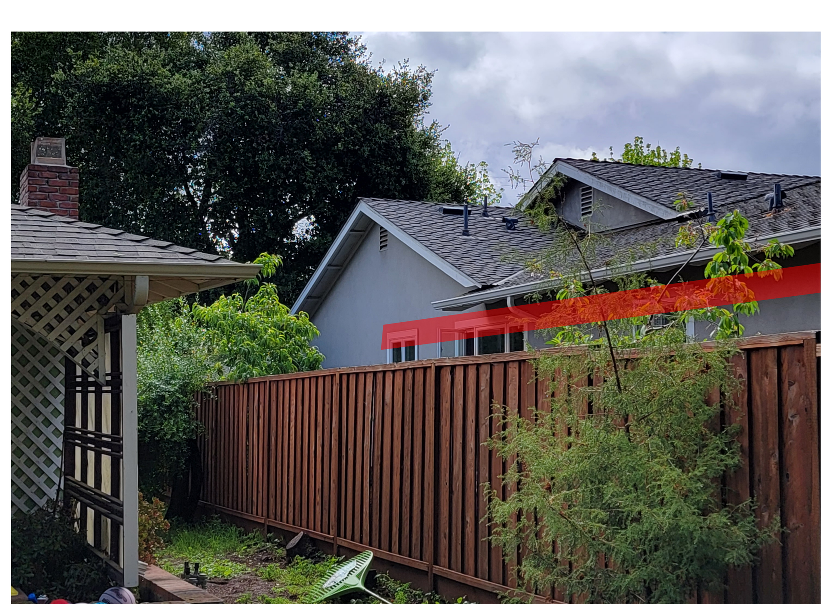
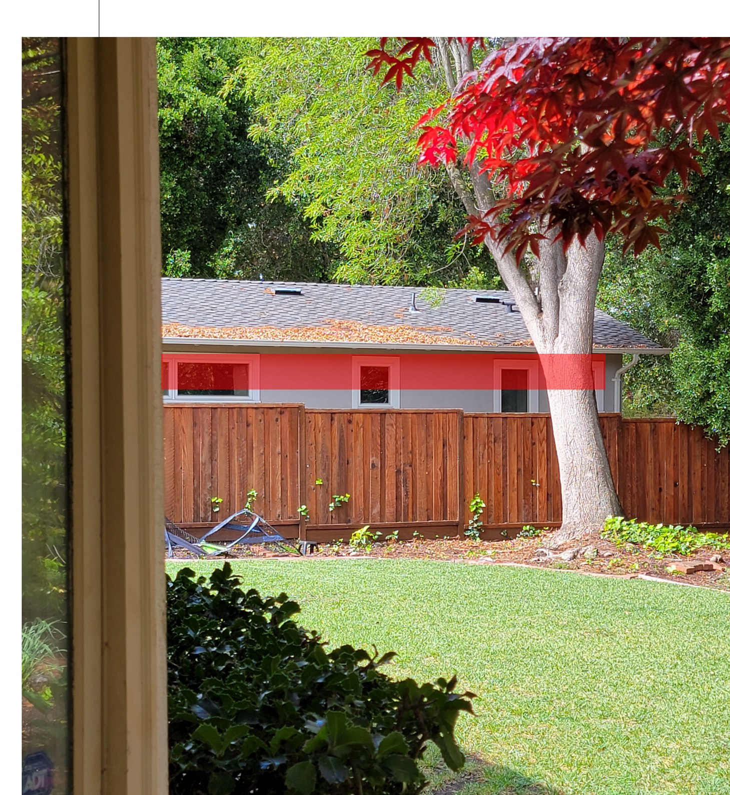


SITE PLAN-VISIBLITY STUDY



W7, W-8, W-9

W-4,W-5,W-6



W-3,W-4,W-5

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NEIGHBORHOOD VISIBILITY STUDY- SITE PLAN

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NEIGHBORHOOD STUDY-FRONT ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

SECTION D-D- BEDROOM #3 WN

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

SECTION C-C- BEDROOM #2 WN

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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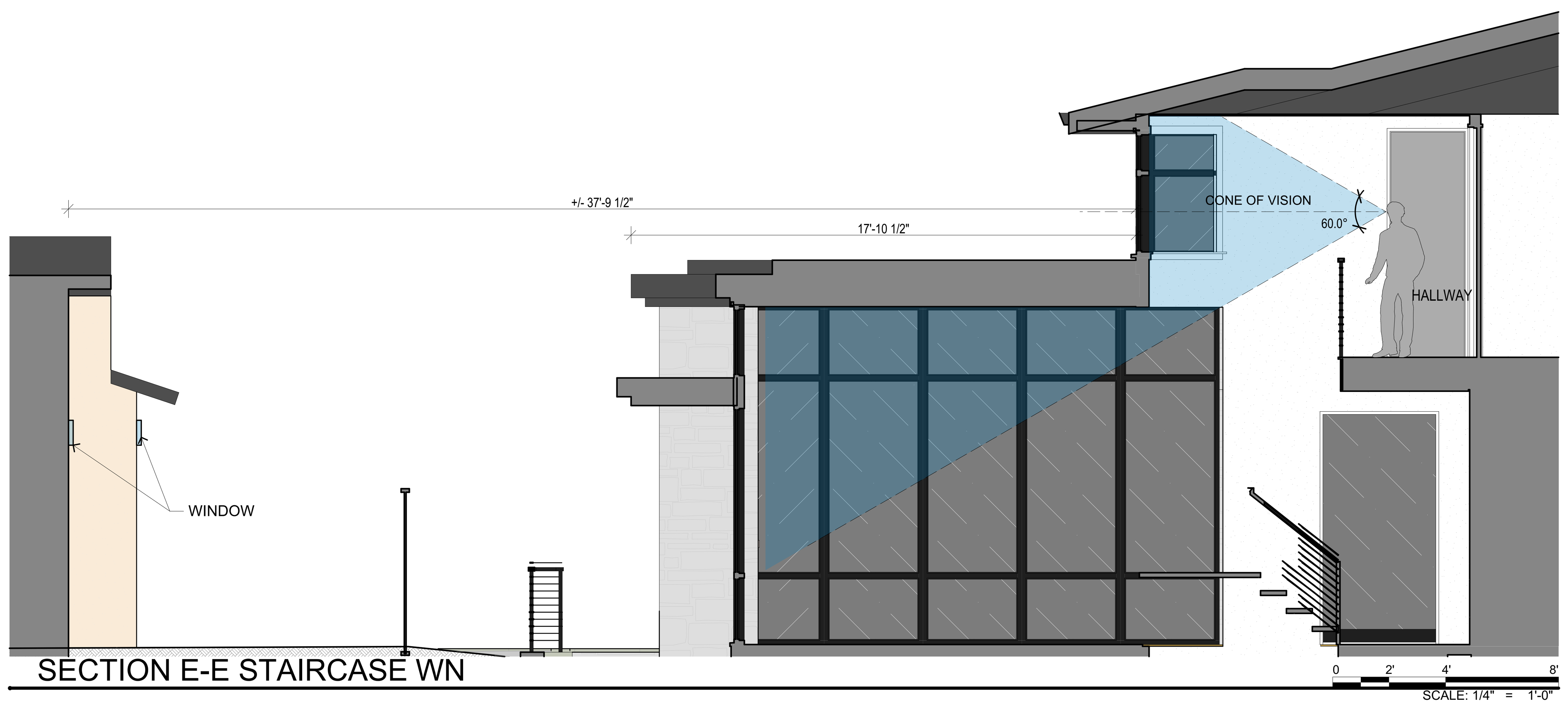
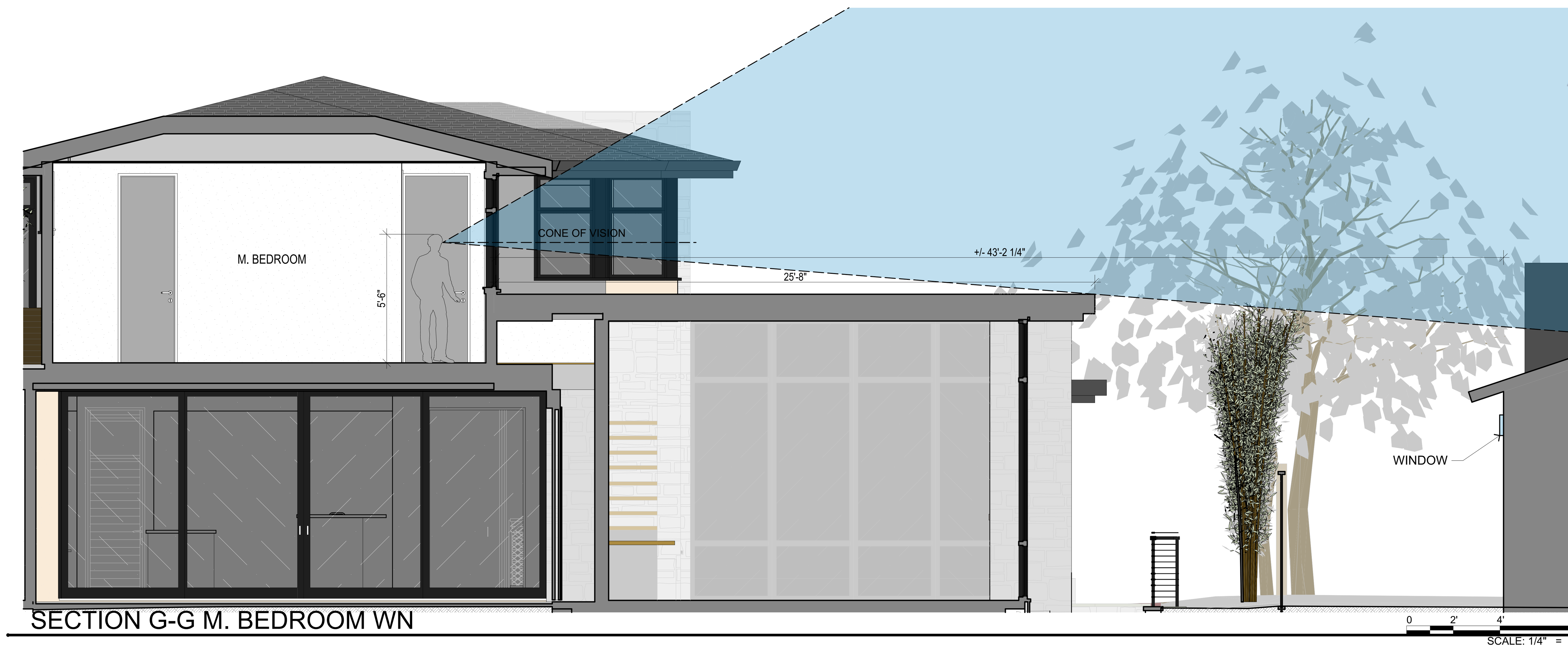
SECTION F-F M. BEDROOM PATIO #1



SECTION E-E STAIRCASE WN



SECTION G-G M. BEDROOM WN

SECTION H-H-M. BEDROOM PATIO

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VIEW from STREET

VIEW from REAR

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NEIGHBOR VIEW 1

NEIGHBOR VIEW 2

LEFT SIDE AERIAL VIEW

VIEW FROM REAR CORNER

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KOZAK / THOMAS RESIDENCE

530 VALENCIA DRIVE
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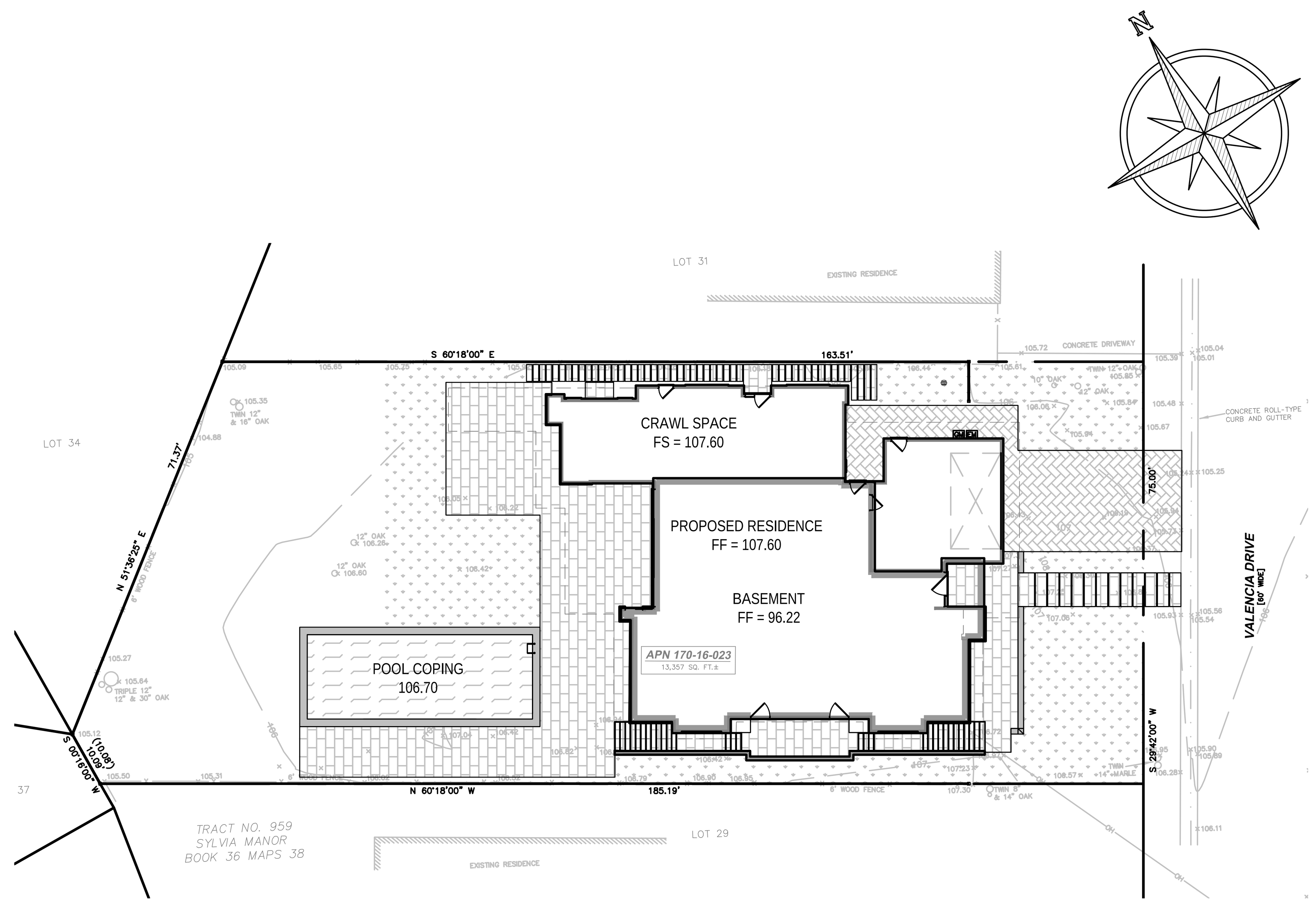
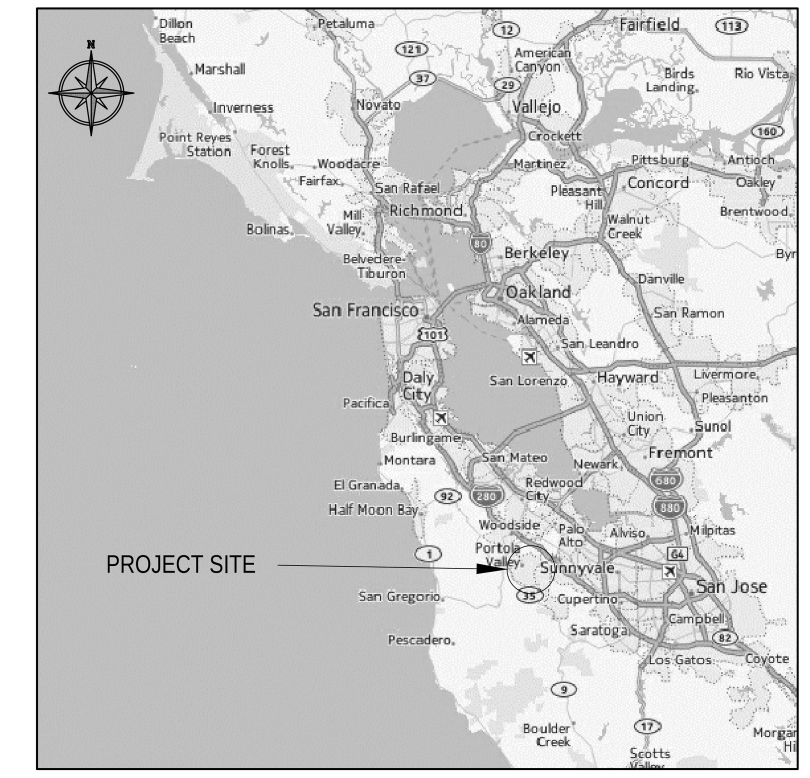
ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFPD	BACK FLOW PREVENTION DEVICE
BWV	BACKWATER VALVE
BSTD	BRICKSLOT TRENCH DRAIN
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FFB	FINISHED FLOOR BASEMENT
FFU	FINISHED FLOOR UPPER LEVEL
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
PKG	PARKING
POC	POINT OF CONNECTION
RET	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TSF	TOP OF SUBFLOOR
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
USD	UNDERSLAB DRAIN
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

LEGEND:

EXISTING	PROPOSED	
6" SS	6" SS	SANITARY SEWER
10" SD	10" SD	SOLID PIPE STORM DRAIN
4" SBD	4" SBD	PERFORATED PIPE SUB DRAIN
FM	2" FM	FORCE MAIN
10" FW	10" FW	FIRE WATER SERVICE
2" W	2" W	DOMESTIC WATER SERVICE
IRR	2" IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
T	T	TELEPHONE
TV	TV	TV/CABLE TV
E	E	ELECTRICAL LINES/CONDUITS
JT	JT	JOINT TRENCH
O/H	O/H	OVERHEAD WIRES
X	X	FENCE
		CLEAN OUT TO GRADE
		POST INDICATOR VALVE
		BACKFLOW PREVETOR DEVICE
		BACKWATER VALVE
		GATE VALVE
		METER BOX
		STREET LIGHT
		DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		SPLASH BLOCK
	2 / C5.1	DETAIL NUMBER / SHEET LOCATION
		OVERLAND RELEASE





VICINITY MAP
N.T.S.

LOCATION MAP
N.T.S.

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20 10 0 20 40
SCALE

Underground Service Alert
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FOR PLAN REVIEW ONLY - NOT FOR CONSTRUCTION

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REGISTERED PROFESSIONAL ENGINEER
NORMAN I. KONTOROVSKY
C 78090
CIVIL
STATE OF CALIFORNIA

PRINCIPAL IN CHARGE:
MILIARIST KONTOROVSKY | mk@kprox.com

DESCRIPTION:	DATE:
- PLANNING SUBMITTAL	04/29/2022
- PLAN CHECK COMMENTS	07/18/2022

KOZAK / THOMAS RESIDENCE
530 VALENCIA DRIVE
LOS ALTOS, CA 94022

PROJECT No:	22-9602
DATE:	04/20/2022
SCALE:	AS SHOWN
DESIGN/DRAWN:	MK
CHECKED:	IK

SHEET TITLE

TITLE & SHEET INDEX

C0.0

TREE PROTECTION:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.
4. ALL TREE PROTECTION AND/OR TREE REMOVAL GUIDELINES SHALL FOLLOW THE RECOMMENDATIONS OF THE PROJECT'S ARBORIST. THE CONTRACTOR SHALL ENSURE THAT ALL TREES NOT CALLED OUT TO BE REMOVED ARE PRESERVED.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES):

1. ALL CONSTRUCTION ON OFF-SITE OR ON-SITE IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. CLEAN UP ALL SPILLS USING DRY METHODS.
10. SWEEP ALL GUTTERS AT THE END OF EACH WORKING DAY. GUTTERS SHALL BE KEPT CLEAN AFTER LEAVING CONSTRUCTION SITE.
11. CALL 911 AND THE APPROVING AGENCY IN CASE OF A HAZARDOUS SPILL.
12. BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS).
13. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.

FIRE PROTECTION:

1. CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA FIRE CODE AND THE APPROVING AGENCY STANDARDS.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV's, FDC's, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH ACTUAL FIELD CONDITIONS.

CONSTRUCTION FENCE:

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
2. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION SITE TO THE CITY STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

PROJECT DUST CONTROL:

1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR IN ORDER TO ENSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY'S DEPARTMENT OF PUBLIC WORKS.
3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
4. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
5. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED (FUGITIVE DUST).
6. GRADING OR ANY OTHER OPERATIONS THAT CREATE DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT SWPPP (IF ONE EXISTS) OR AS APPLICABLE PER LOCAL REGULATIONS AT ALL TIMES. THE SITE SHALL BE WATERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE ANY MEASURES NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. ALL GRADING OPERATIONS SHALL BE SUSPENDED DURING SECOND (OR WORSE) STAGE SMOG ALERTS.

UNDERGROUND WORK CAUTION:

1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOR NORTHERN CALIFORNIA DIAL 811 OR (800) 642 2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

DEMOLITION NOTES:

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
5. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
6. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
7. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
8. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AND SHALL BE APPROVED BY THE ARCHITECT OR BY THE OWNER'S LEGAL REPRESENTATIVE.
10. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE CLIENT. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
11. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MIGHT NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF, AND FAMILIARIZED WITH, ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID AND PRIOR TO STARTING ANY WORK.
2. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED AS "EXISTING" AND SHALL REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO THE PROJECT MANAGER. DO NOT CONTINUE UNTIL RECEIVING APPROVAL FROM THE ARCHITECT AND/OR THE CIVIL ENGINEER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE APPROVING AGENCIES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.
6. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING, PIER AND FOOTING EXCAVATIONS, SWIMMING POOL EXCAVATION, PREPARATION OF SUBGRADE AND PLACEMENT OF NON-EXPANSIVE FILL BENEATH SLABS-ON-GRADE, RETAINING WALL BACKFILL, AND INSTALLATION OF SURFACE AND SUBSURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE GEOTECHNICAL ENGINEER SHALL BE GIVEN AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

   GEOTECHNICAL REPORT PREPARED BY: TBD.
   JOB NUMBER: TBD.
   DATE: TBD.
   CONTACT: TBD.
   PHONE NUMBER: TBD.

RECORD DRAWINGS:

1. THE CONTRACTOR SHALL KEEP AN ACCURATE AND COMPLETE RECORD SET OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL.

PROJECT SITE MAINTENANCE:

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.
3. CREATE A CONTAINED AND COVERED AREA ON SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
4. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
5. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.
6. UPON PROJECT COMPLETION THE CLIENT SHALL BE SOLELY RESPONSIBLE TO ROUTINELY INSPECT AND MAINTAIN ALL ON-SITE STORM DRAIN FACILITIES. STORM DRAIN SYSTEM SHALL BE CLEANED AND/OR FLUSHED ON A BIANNUAL BASIS OR AS FOUND NECESSARY.

DIMENSIONS:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS UNLESS SPECIFICALLY CALLED OUT OTHERWISE.

PAVEMENT SECTIONS:

1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS.
3. THE FINAL SURFACE LAYER OF ANY ASPHALT CONCRETE TO BE USED ON SITE, IFF APPLICABLE, SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.
4. AT A MINIMUM, ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER THE LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

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REGISTERED PROFESSIONAL ENGINEER
NORMAN I. KONTOROVSKY
C 78090
CIVIL
STATE OF CALIFORNIA

PRINCIPAL IN CHARGE:
MILIARIST KONTOROVSKY | mk@kprox.com

DESCRIPTION:	DATE:
PLANNING SUBMITTAL	04/29/2022
PLAN CHECK COMMENTS	07/18/2022

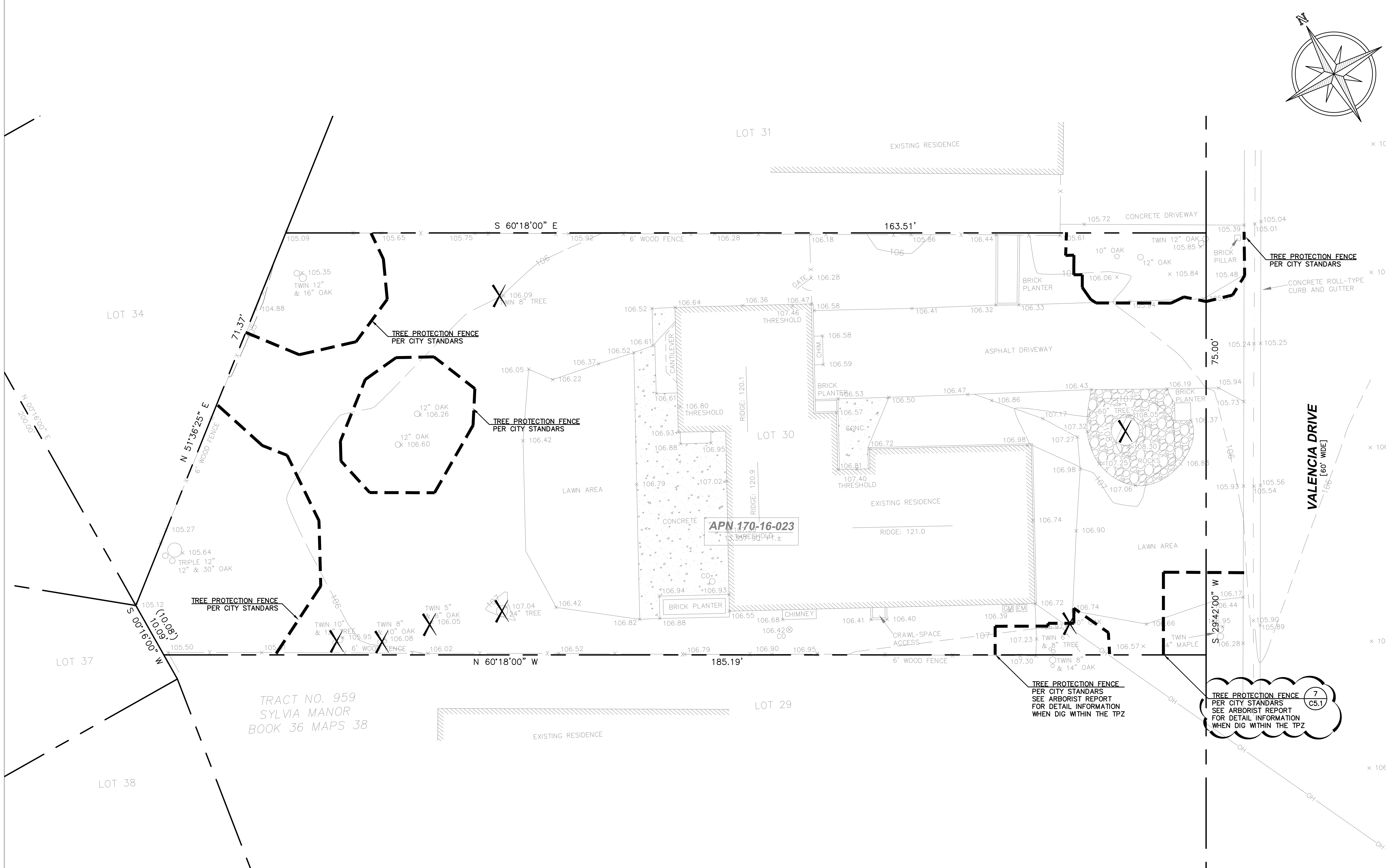
KOZAK / THOMAS RESIDENCE
530 VALENCIA DRIVE
LOS ALTOS, CA 94022

PROJECT No:	22-9602
DATE:	04/20/2022
SCALE:	AS SHOWN
DESIGN/DRAWN:	MK
CHECKED:	IK

SHEET TITLE

PROJECT NOTES

C0.1



EXISTING CONDITIONS:

1. EXISTING TOPOGRAPHIC SURVEY IS SHOWN AS PROVIDED BY:
   LAND SURVEYOR: BGT LAND SURVEY, INC.
   JOB NUMBER: 27–177
   DATE: 11/22/2021
   CONTACT: BRYAN G. TAYLOR (PLS 7551)
2. GRADES ENCOUNTERED ON–SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
3. THE BASIS OF ELEVATIONS AS WELL AS THE LOCATION OF THE BOUNDARY (AS PROVIDED TO KPROX) HAVE BEEN USED FOR THE PREPARATION OF CIVIL ENGINEERING PLANS. THE CIVIL ENGINEERING SCOPE OF WORK DOES NOT INCLUDE SURVEY VERIFICATION SERVICES.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK (VIA FORMAL RFI). CONTRACTOR SHALL PROVIDE EXHIBITS REPRESENTING THE FOUND CONDITIONS.

ABBREVIATIONS & LEGEND:

◉ FOUND 1-1/2" OUTER DIAMETER IRON PIPE, OPEN, DOWN 0.5' IN ASPHALT ROAD PER 36 MAPS 38

AC	ASPHALT CONCRETE	MH	MH (TYPE UNKNOWN)
BW	BACK OF WALK	MON-MON	MONUMENT TO MONUMENT DISTANCE
CB	CATCH BASIN	PBV	PACBELL/SBC VAULT
C/L	CENTERLINE	PGE	PG&E VAULT
CMP	CORRUGATED METAL PIPE	PIV	POST INDICATOR VALVE
CI	CAST IRON PIPE	PP	POWER POLE
CO	CLEAN OUT BOX	SDMH	STORM DRAIN MANHOLE
CP	SURVEY CONTROL POINT	SL	STREET LIGHT
CPP	CORRUGATED PLASTIC PIPE	SLB	STREET LIGHT BOX
CTV	CABLE TELEVISION LINE	SLV	STREET LIGHT VAULT
DI	DROP INLET	SSMH	SANITARY SEWER MANHOLE
EM	ELECTRIC METER	SSV	SANITARY SEWER VAULT
EV	ELECTRIC VAULT	TBC	TOP BACK OF CURB
FF	FINISHED FLOOR	TBM	TEMPORARY BENCHMARK
FL	FLOWLINE	TS	TRAFFIC SIGNAL
FH	FIRE HYDRANT	TSB	TRAFFIC SIGNAL BOX
GM	GAS METER	UNK	UNKNOWN TYPE
GRD	GROUND	VCP	VITRIFIED CLAY PIPE
GUY	GUY ANCHOR	WBF	WATER BACK FLOW VALVE
GV	GAS VALVE	WM	WATER METER BOX
HCR	HANDICAP RAMP	WV	WATER VALVE
HVE	HIGH-VOLT ELECTRIC	-CTV-	CABLE TELEVISION LINE
INV.	INVERT	-E-	ELECTRICAL LINE
IP	IRON PIPE	-G-	GAS LINE
JP	JOINT POLE	-OH-	OVERHEAD LINE
KV	KILOVOLT	-SD-	STORM DRAIN LINE
LAT.	LATERAL	-SS-	SANITARY SEWER LINE
LG	LIP OF GUTTER	-T-	TELEPHONE LINE
		-W-	WATER LINE

NOTES:

BGT RELIED UPON AN OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT, ORDER NO. 0360025955-CC, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: NOVEMBER 22, 2021
JOB NUMBER: 21-177

BASIS OF BEARINGS:

THE BEARING S 89°44'00" E BETWEEN TWO IRON PIPE MONUMENTS IN THE CENTERLINE OF ARBUELO WAY, AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "TRACT NO. 959, SYLVIA MANOR", WHICH WAS FILED FOR RECORD IN BOOK 36 OF MAPS PAGE38, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK NOTES:

ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. THE CENTER OF LID OF THE SEWER MANHOLE IN FRONT OF SUBJECT PROPERTY, AS SHOWN, ACTS AS THE SITE BENCHMARK WITH AN ASSUMED ELEVATION OF 105.22 FEET.

BOUNDARY & TOPOGRAPHIC SURVEY NOT BY KPROX, INC. EXISTING CONDITIONS ARE SHOWN AS PROVIDED TO US

TREE LEGEND:

✕	TREE REMOVAL	ALL TREE REMOVAL SHALL BE PERFORMED AS SHOWN ON LANDSCAPE PLANS. REMOVAL OPERATIONS MAY ONLY BEGIN UPON WRITTEN CONFIRMATION FROM THE PROJECT ARCHITECT.
● #" TREE	(E) TREE TO REMAIN	EXISTING TREE TO REMAIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE THE INTEGRITY OF TREES TO REMAIN, WHICH SHALL NOT BE AFFECTED BY CONSTRUCTION ACTIVITIES. USE CAUTION WITHIN THE TREE DRIPLINE.
- - - -	TREE PROTECTION FENCING	SEE ARBORIST REPORT BY KIELTY ARBORIST SERVICES LLC (CERTIFICADED ARBORIST WE#10724A) DATED MAY 2, 2022, FOR DETAILED INFORMATION.

SEE SHEETS C0.0 AND C0.1 FOR ADDITIONAL NOTES AND LEGENDS

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C 78090
CIVIL
STATE OF CALIFORNIA

PRINCIPAL IN CHARGE:
MILIARIST KONTOROVSKY | mk@kprox.com

DESCRIPTION:	DATE:
- PLANNING SUBMITTAL	04/29/2022
- PLAN CHECK COMMENTS	07/18/2022

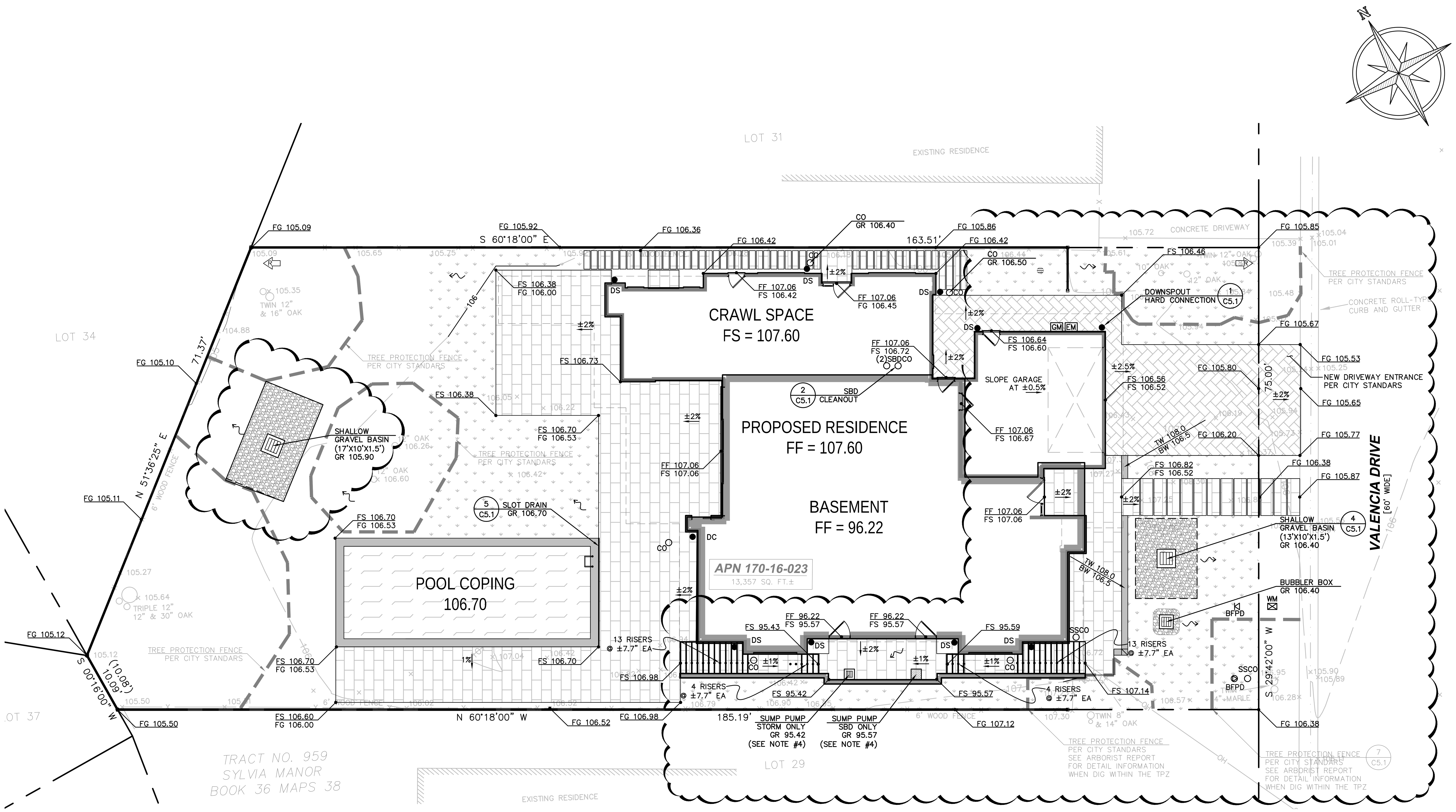
KOZAK / THOMAS RESIDENCE
530 VALENCIA DRIVE LOS ALTOS, CA 94022

PROJECT No:	22-9602
DATE:	04/20/2022
SCALE:	1" = 10'
DESIGN/DRAWN:	MK
CHECKED:	IK

SHEET TITLE

EXISTING CONDITIONS AND TREE DISPOSITION

C1.1



GRADING REQUIREMENTS:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PAVED AREAS SUCH AS PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM, STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPE PLANS AND SITE ELECTRICAL DRAWINGS.
7. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
8. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05' PROVIDED THAT THESE MEET ADA REQUIREMENTS. CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN ON PLANS. WHERE GRADED AREAS DO NOT CONFORM TO TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT, UPON WRITTEN CONFIRMATION TO PROCEED FROM THE CIVIL ENGINEER.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION. IF APPLICABLE, THESE MAY REQUIRE CHANGES IN DESIGN AND/OR EARTHWORK QUANTITIES.
12. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
13. PER CBC (WOOD SUPPORTED BY CONCRETE FOUNDATIONS) PROVIDE 8" MINIMUM CLEARANCE FROM WOOD ELEMENTS TO THE EXTERIOR FINISHED GROUND SURFACE. EXCEPTIONS APPLY PER CODE ONLY.

NOTES:

1. AS PART OF THE SCOPE OF WORK, CONTRACTOR SHALL VERTICALLY LOCATE THE EXISTING SEWER LATERAL. BRING DISCREPANCIES TO THE CIVIL ENGINEER VIA FORMAL RFI PRIOR TO COMMENCING ACTIVITIES (PARTICULARLY GRADING OPERATIONS) WITHIN THE AREAS WHERE THE SYSTEM COULD BE IMPACTED.
2. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
3. ALL TREE REMOVAL SHALL BE PERFORMED AS SHOWN ON ARCHITECTURAL SHEETS AND FOLLOWING THE ARBORIST REPORT FOR THE PROJECT. THIS INCLUDES BUT IT IS NOT LIMITED TO GRADING OPERATIONS ADJACENT TO EXISTING TREES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE THE INTEGRITY OF TREES TO REMAIN WHICH SHALL NOT BE AFFECTED BY CONSTRUCTION ACTIVITIES.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL IMPROVEMENTS DAMAGED DURING CONSTRUCTION.

ABBREVIATIONS:

AB	AGGREGATE BASE	GM	GAS METER
AC	ASPHALT CONCRETE	GR	GRATE ELEVATION
AD	AREA DRAIN	GV	GATE VALVE
ATD	ATRIUM DRAIN	HP	HIGH POINT
BFPD	BACK FLOW PREVENTION DEVICE	INV	INVERT ELEVATION
BWV	BACKWATER VALVE	JT	JOINT TRENCH
BSTD	BRICKSLOT TRENCH DRAIN	JP	JOINT POLE
BW	BOTTOM OF WALL ELEVATION	LD	LANDSCAPE DRAIN
CB	CATCH BASIN	LF	LINEAR FEET
CL	CENTER LINE	LP	LOW POINT
CS	CRAWL SPACE ELEVATION	(N)	NEW
CIP	CAST IRON PIPE	PIV	POST INDICATOR VALVE
CONC	CONCRETE	PKG	PARKING
DD	DECK DRAIN	POC	POINT OF CONNECTION
DDCV	DOUBLE DETECTOR CHECK VALVE	RET	RETAINING WALL
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
DS	ROOF DOWN SPOUT	S	SLOPE
DW	DOMESTIC WATER LINE	SAP	SEE ARCHITECTURAL PLANS
DWY	DRIVEWAY	SBD	STORM SUB DRAIN
(E)	EXISTING	SBDCO	STORM SUB DRAIN CLEANOUT
EG	EXISTING GRADE	SD	STORM DRAIN
ELEC	ELECTRICAL	SDCO	STORM DRAIN CLEANOUT
EM	ELECTRICAL METER	SGR	SEE GEOTECHNICAL REPORT
EP	EDGE OF PAVEMENT	SICB	SIDE INLET CATCH BASIN
FC	FACE OF CURB ELEVATION	SLP	SEE LANDSCAPE PLANS
FDC	FIRE DEPARTMENT CONNECTION	SPP	SEE PLUMBING PLANS
FF	FINISHED FLOOR ELEVATION	SS	SANITARY SEWER
FFB	FINISHED FLOOR BASEMENT	SSCO	SANITARY SEWER CLEANOUT
FFU	FINISHED FLOOR UPPER LEVEL	SSP	SEE STRUCTURAL PLANS
FG	FINISHED GROUND ELEVATION	TSF	TOP OF SUBFLOOR
FL	FLOW LINE ELEVATION	TW	TOP OF WALL ELEVATION
FM	FORCE MAIN LINE	TYP	TYPICAL
FS	FINISHED SURFACE ELEVATION	USD	UNDERSLAB DRAIN
FP	FINISHED PAVEMENT ELEVATION	VD	PIPE VERTICAL DROP
FW	FIRE WATER LINE	W	DOMESTIC WATER LINE
GB	GRADE BREAK	WM	WATER METER

HATCH LEGEND:

DRIVEWAY PAVEMENT	PER LANDSCAPE PLANS
SITE HARDSCAPE	PER LANDSCAPE PLANS
LAWN LANDSCAPE	PER LANDSCAPE PLANS
POOL AREA	PER LANDSCAPE PLANS

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EARTHWORK:

PRELIMINARY EARTHWORK QUANTITIES
(GROSS NUMBERS)

	1,360	C.Y. CUT
	80	C.Y. FILL
BALANCE:	1,280	C.Y. EXPORT
DISTURBANCE:	1,440	C.Y.

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

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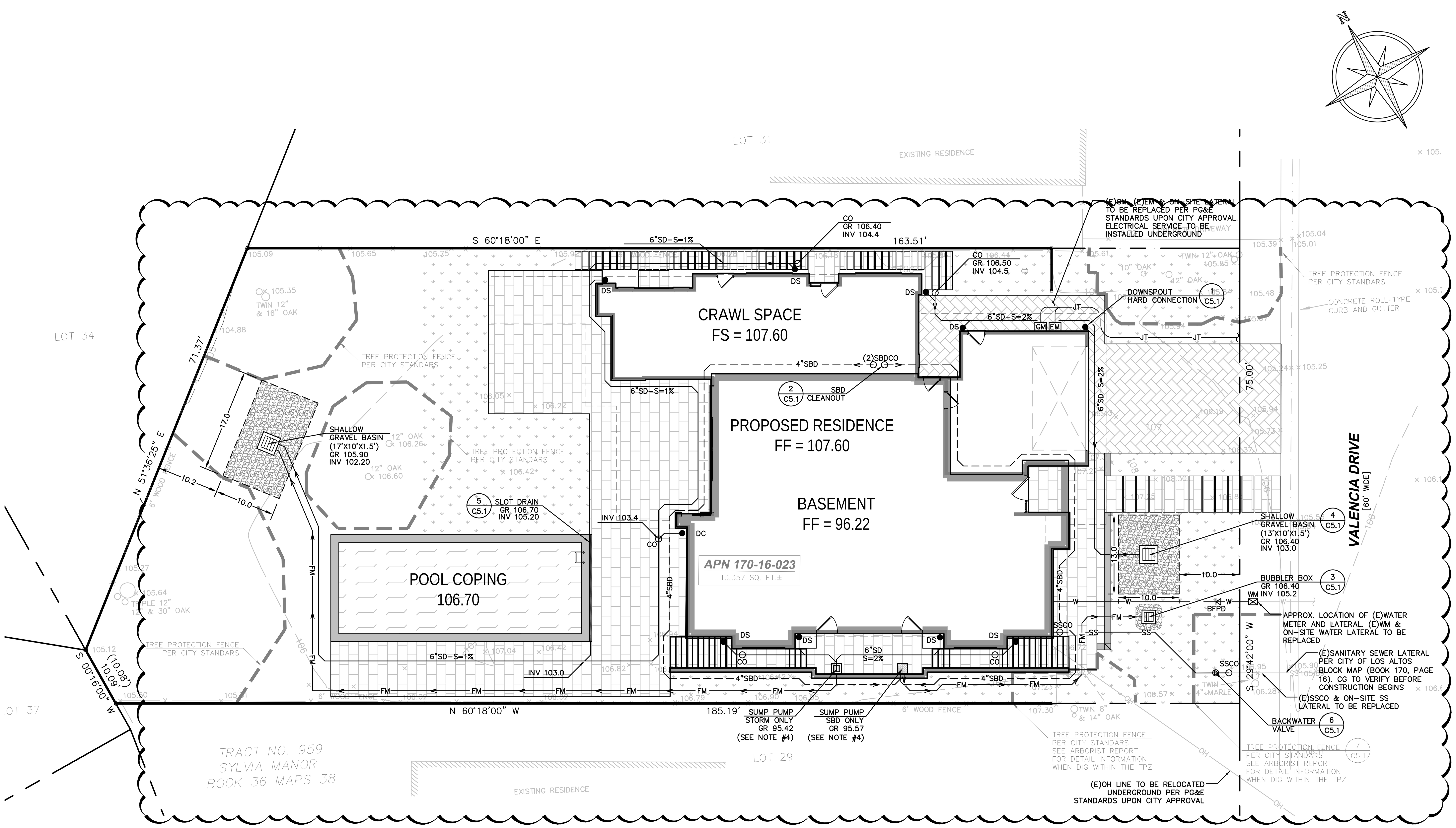
SHEET TITLE

GRADING PLAN

C2.1



GENERAL UTILITY SYSTEM REQUIREMENTS:

1. ALL TRENCHES SHALL BE BACKFILLED PER GEOTECHNICAL RECOMMENDATIONS AND/OR PER CITY STANDARDS.

2. CLEAN OUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE).

3. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, TRANSFORMER, GAS METER, ETC.) AND MEET WITH CLIENT TO REVIEW LOCATION PRIOR TO INSTALLATION. PLANNING DEPARTMENT MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH THE INSTALLATION.

4. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, THE UTILITIES SHOWN ON THE CIVIL DRAWINGS, AND THE SITE POWER, CONDUITS AND LIGHTING SHOWN ON THE ELECTRICAL PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INCLUDED AS DESIGNED BY THE DESIGN/BUILD UNDERGROUND FIRE SPRINKLER CONTRACTOR.

5. CATHODIC PROTECTION MAY BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, IF RECOMMENDED BY A GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH OWNER'S PROJECT MANAGER.

6. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.

7. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED, NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED, OR SHOWN DIFFERENTLY ON RECORDS EXAMINED.

8. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.

9. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.

10. VERTICAL SEPARATION REQUIREMENTS:

    A MINIMUM OF 6 INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES UNLESS OTHERWISE APPROVED BY THE CIVIL ENGINEER.

11. HORIZONTAL SEPARATION REQUIREMENTS:

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5 FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10 FEET MINIMUM, UNLESS OTHERWISE NOTED.

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

13. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.

WATER SYSTEM REQUIREMENTS:

1. MAINTAIN WATER LINES 10 FEET AWAY FROM SANITARY SEWER LINES.

2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12 INCHES ABOVE THE TOP OF SANITARY SEWER LINES.

3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVING AGENCY OR APPLICABLE WATER DISTRICT STANDARDS.

4. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. UPON APPROVAL AND WITH A PERMIT IN HANDS, THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY WILL PROVIDE THE CLIENT WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.

5. ALL WATER LINES SHALL BE INSTALLED WITH 36 INCHES MINIMUM COVER.

6. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY AGENCY'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)

7. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER THE APPROVING AGENCY STANDARDS.

STORM DRAIN REQUIREMENTS:

1. PRIVATE STORM DRAIN LINE 4–INCH THROUGH 12–INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON–TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS. DO NOT USE 90° ELBOWS AND TEE's.

2. PRIVATE STORM DRAIN LINE 6–INCH THROUGH 12–INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH IN ACCORDANCE WITH CITY STANDARDS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS. DO NOT USE 90° ELBOWS AND TEE's.

3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.

4. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.

5. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.

6. INSTALL SEPARATE SUB–DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM SEPARATELY FROM THE STORM SURFACE–WATER SYSTEM.

7. ALL DOWN SPOUTS SHALL DISCHARGE ONTO ADJACENT PERVIOUS SURFACES THROUGH SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

NOTES:

1. CONTRACTOR SHALL VIDEO INSPECT AND FIELD VERIFY THE OPERABILITY OF THE EXISTING SANITARY SEWER LATERAL PRIOR TO BEGINNING ANY DEMOLITION ON SITE. REPORT BACK THE FINDINGS TO THE CIVIL ENGINEER AND PROJECT ARCHITECT.

2. CONTRACTOR SHALL FIELD VERIFY ALL OTHER EXISTING UTILITY LATERALS TO BE RE–USED (DOMESTIC WATER, IRRIGATION, ETC).

3. ALL SURFACE STORMWATER SHALL BE ROUTED TO THE DETENTION SYSTEM AS SHOWN IN THE PLANS.

4. DESING–BUILD PUMP SUSTEM PER MANUFACTURE'S REPRESENTATIVE. PUMP TO BE IN DUPLEX CONFIGURATION WITH BACKUP POWER SUPPPLY AND HIGH WATER ALARM SYSTEM.

ABBREVIATIONS:

SEE SHEET C2.1

SANITARY SEWER REQUIREMENTS:

1. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4–INCH THROUGH 8–INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS. DO NOT USE 90° ELBOWS AND TEE's.

2. ALL LATERALS SHALL HAVE A CLEANOUT AT THE FACE OF BUILDING AND AS SHOWN ON PLANS PER TOWN STANDARDS OR APPROPRIATE SANITARY SEWER DISTRICT. PROVIDE A CLEANOUT ADJACENT TO THE PROPERTY LINE, IN PRIVATE PROPERTY.

3. IF THE EXISTING SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL PERFORM A PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS. SLOPE AT 2% MINIMUM.

SEE SHEETS C0.0 AND C0.1 FOR ADDITIONAL NOTES AND LEGENDS

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SCALE

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PRINCIPAL IN CHARGE:
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DESCRIPTION:	DATE:
- PLANNING SUBMITTAL	04/29/2022
- PLAN CHECK COMMENTS	07/18/2022

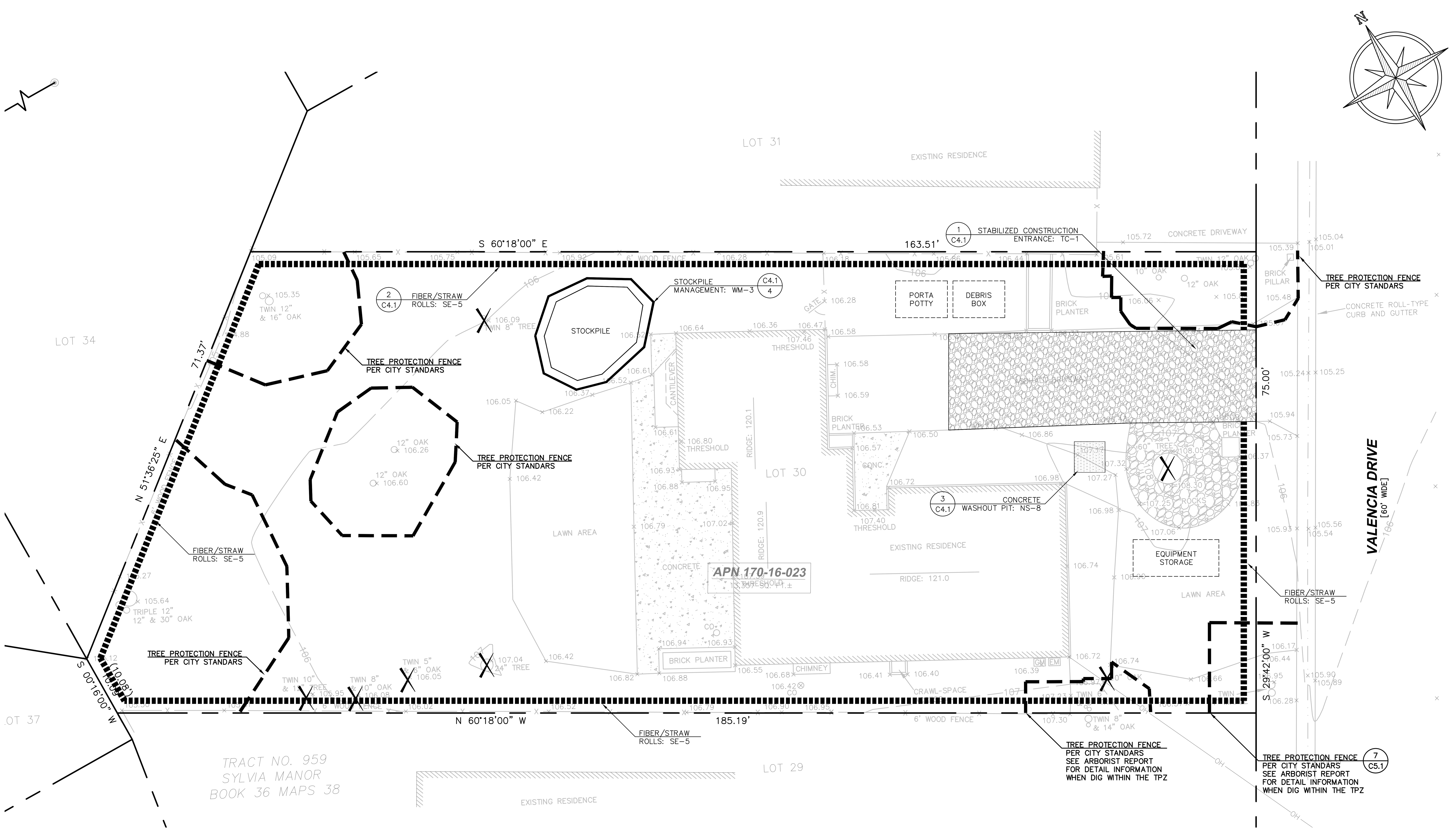
KOZAK / THOMAS RESIDENCE
530 VALENCIA DRIVE
LOS ALTOS, CA 94022

PROJECT No:	22-9602
DATE:	04/20/2022
SCALE:	1" = 10'
DESIGN/DRAWN:	MK
CHECKED:	IK

SHEET TITLE

DRAINAGE AND UTILITY PLAN

C3.1



EROSION AND SEDIMENTATION CONTROL NOTES:

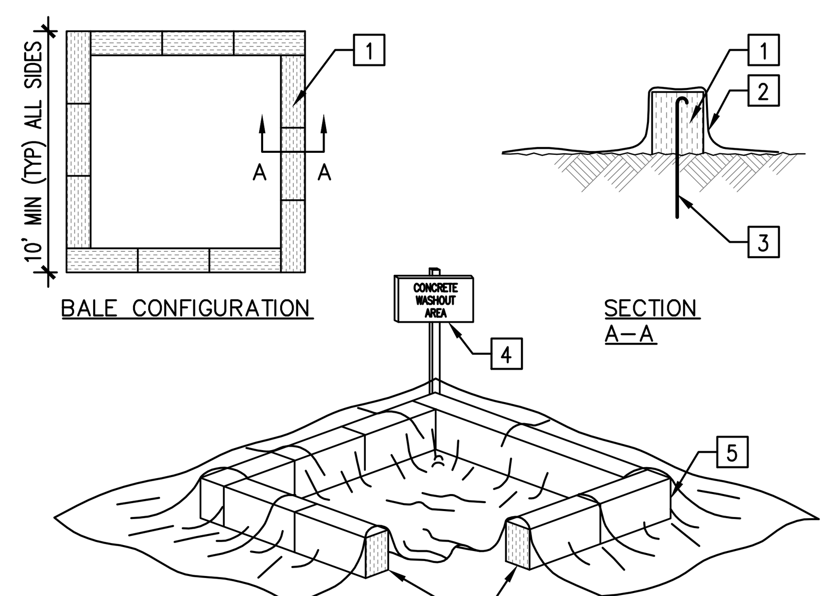
1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, IF PROVIDED, ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
3. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER.
5. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THAT THE CLIENT HAS SUBMITTED TO THE STATE WATER RESOURCES CONTROL BOARD A NOTICE OF INTENT (NOI) FOR COVERAGE UNDER THE STATE CONSTRUCTION STORM WATER GENERAL PERMIT, IF REQUIRED BY THE STATE. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE NOI ON THE CONSTRUCTION SITE.
6. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
8. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE CITY'S RIGHT-OF-WAY IS PERMITTED.
9. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
10. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.

EROSION CONTROL POINT CONTACT:

NAME:

PHONE NUMBERS:

EMAIL:



1 STRAW BALES, FIBER ROLLS OR EQUAL.

2 60 MIL POLYETHYLENE OR EQUAL WATERPROOF PLASTIC MEMBRANE.

3 2"x2" STAKES OR #4 J-BARS (TWO PER BALE TYPICAL).

4 SIGN TO BE 24"x36" MIN FACING NEAREST STREET OR ACCESS POINT.

5 DEPTH TO BE 24" MINIMUM.

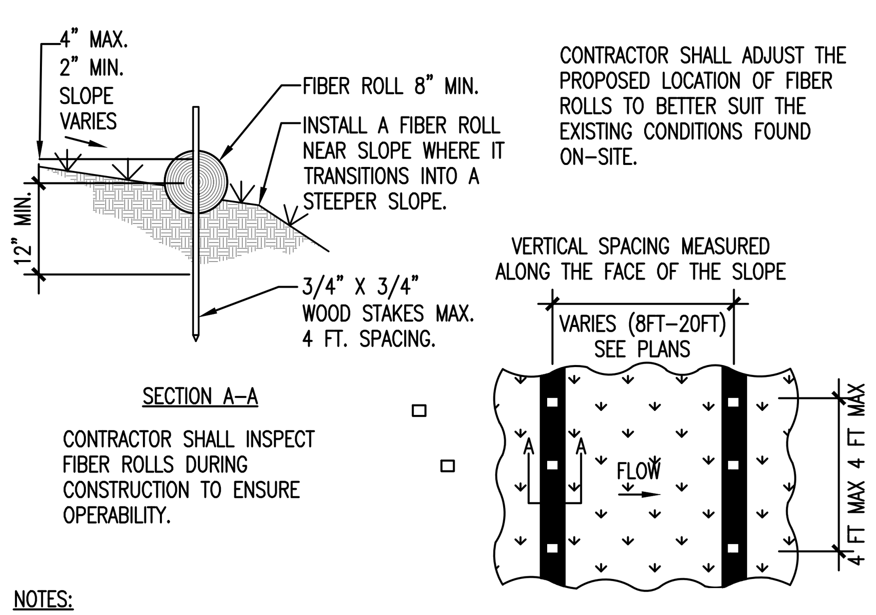
THIS SECTION IS REMOVED FOR GRAPHICAL REPRESENTATION ONLY. PERIMETER SHALL BE CONTINUOUS.

NOTE:

CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50FT MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

WATER IN WASHOUT PIT SHALL BE PUMPED ONCE IT REACHES 18" MAX.

3 | N.T.S. / WASHOUT | CONCRETE WASHOUT



CONTRACTOR SHALL ADJUST THE PROPOSED LOCATION OF FIBER ROLLS TO BETTER SUIT THE EXISTING CONDITIONS FOUND ON-SITE.

SECTION A-A

CONTRACTOR SHALL INSPECT FIBER ROLLS DURING CONSTRUCTION TO ENSURE OPERABILITY.

NOTES:

A. INSTALL FIBER ROLLS IN A ROW ALONG A LEVEL CONTOUR.

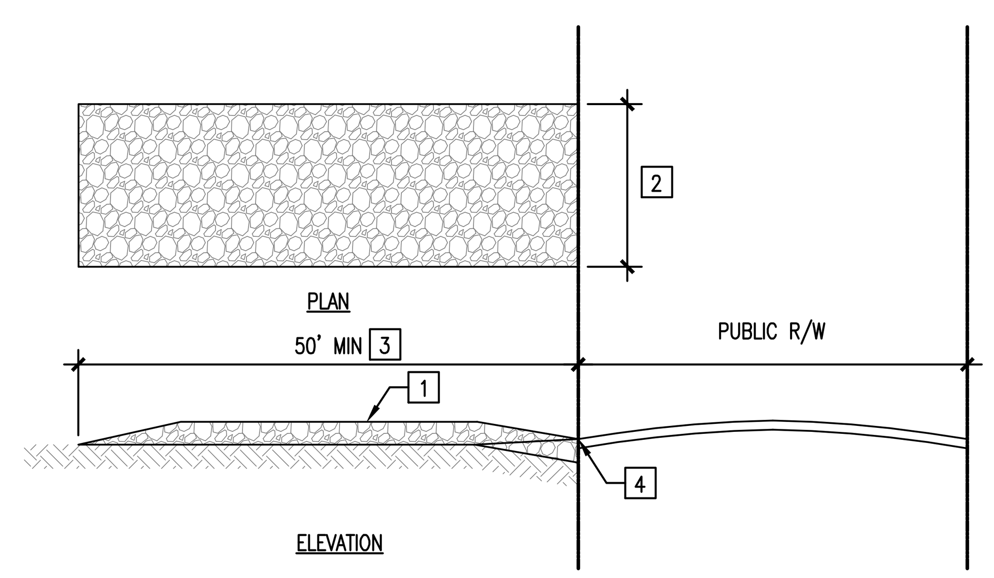
B. AT ENDS OF A ROW TURN THE LAST TWO FEET UP SLOPE SLIGHTLY.

C. FIBER ROLLS SHALL BE BUTTED TIGHTLY AT THE JOINTS.

D. DO NOT OVERLAP JOINTS.

E. FIBER ROLLS SHALL BE INSPECTED WEEKLY AND AFTER STORMS AND REPAINTED OR REPLACED AS NEEDED.

2 | N.T.S / FIBERROLLS | FIBER ROLLS



1 THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12".

2 THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

3 THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50', UNLESS OTHERWISE APPROVED BY THE REVIEWING AGENCY.

4 PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R/W

NOTES:

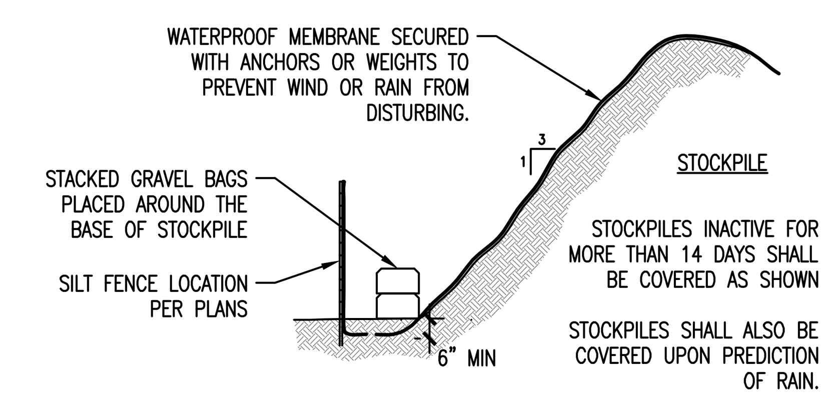
A. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4" TO 6" STONE.

B. PROVIDE A FANNED STABILIZED ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET

C. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARD OR OTHER APPROVED METHODS.

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

1 | NTS / CON ENTR | STABILIZED CONSTRUCTION ENTRANCE



4 | N.T.S / STOCKPILE | STOCKPILE COVERING

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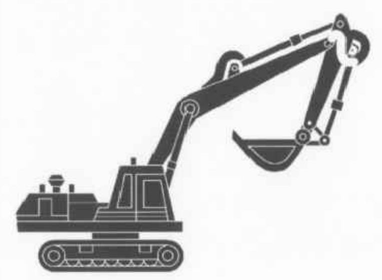
SHEET TITLE

EROSION CONTROL PLAN

C4.1

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

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

Spill Cleanup

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

Best Management Practices for the

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

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

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.

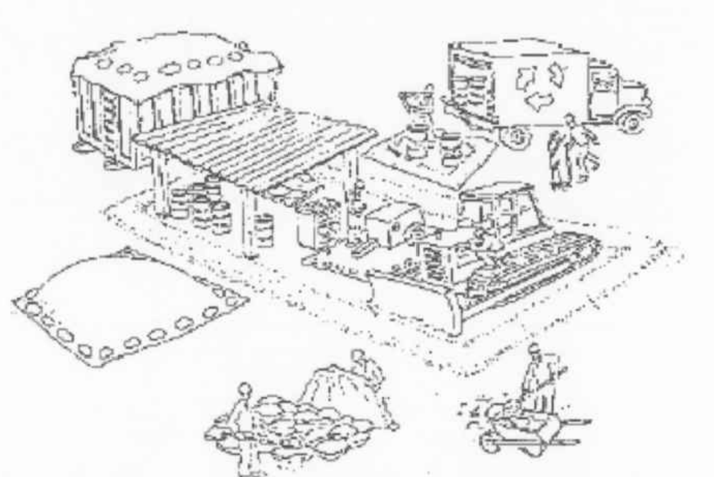
2. *Check for Sediment Levels*

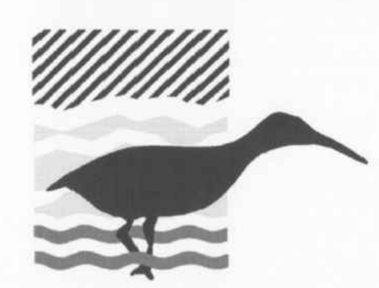
- ❑ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ❑ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for 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	CITY ENGINEER 48056 R.C.E.	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET OF SHEETS	DRAWING NO:

Underground Service Alert Call before you Dig. 1-800-642-2444

FOR PLAN REVIEW ONLY - NOT FOR CONSTRUCTION

KPROX CIVIL ENGINEERING

555 BRYANT STREET, SUITE 368
PALO ALTO, CA 94301
P: (650) 549 4249
info@kprox.com
www.kprox.com

PRINCIPAL IN CHARGE:
MILIARIST KONTOROVSKY | mk@kprox.com

DESCRIPTION:	DATE:
PLANNING SUBMITTAL	04/20/2022
PLAN CHECK COMMENTS	07/18/2022

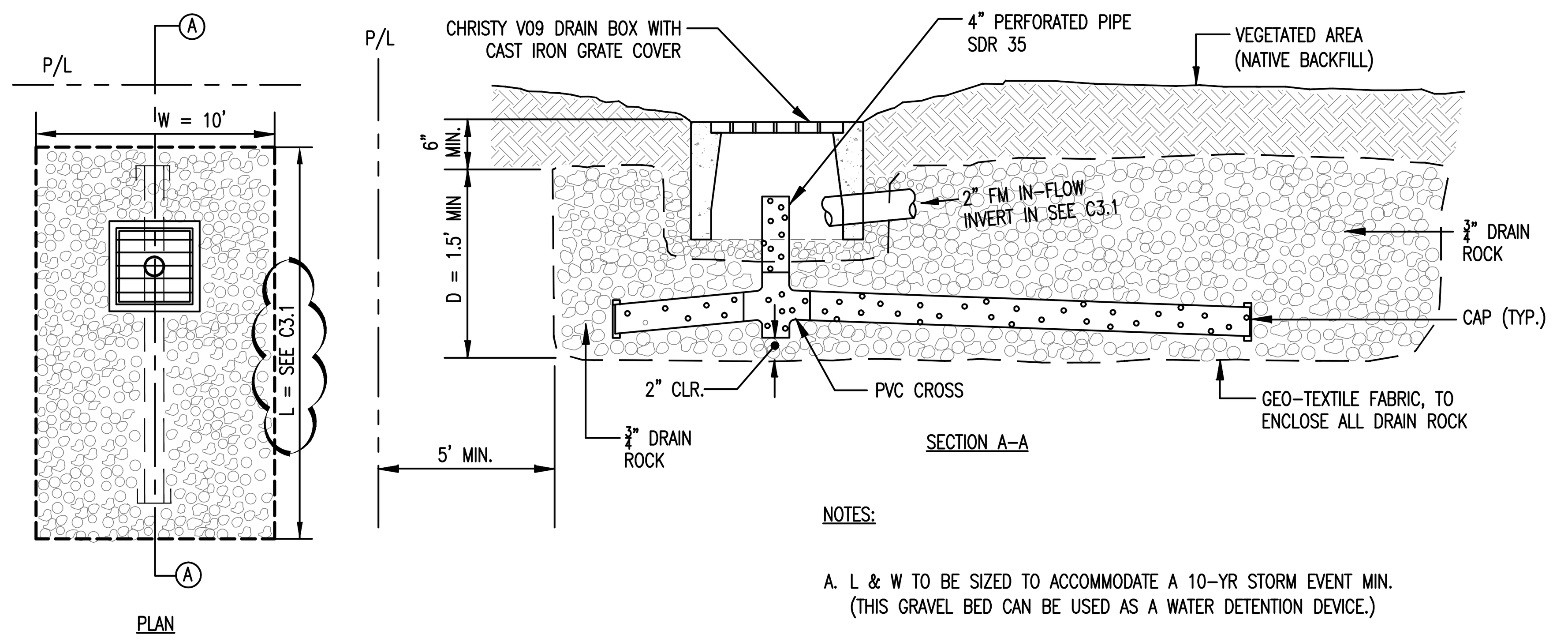
KOZAK / THOMAS RESIDENCE
530 VALENCIA DRIVE
LOS ALTOS, CA 94022

PROJECT No:	22-9602
DATE:	04/20/2022
SCALE:	AS SHOWN
DESIGN/DRAWN:	MK
CHECKED:	IK

SHEET TITLE

BEST MANAGEMENT PRACTICES

C4.2

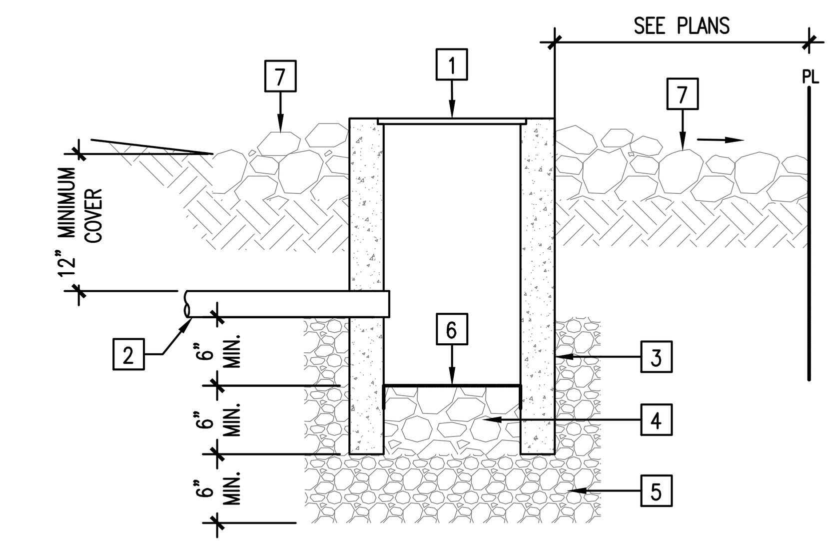


NOTES:

A. L & W TO BE SIZED TO ACCOMMODATE A 10-YR STORM EVENT MIN. (THIS GRAVEL BED CAN BE USED AS A WATER DETENTION DEVICE.)

B. WATER DETENTION CAPACITY OF BED IS LIMITED TO 35% OF TOTAL BED VOLUME.

4 NTS / GRAVEL BASIN — SHALLOW GRAVEL BASIN



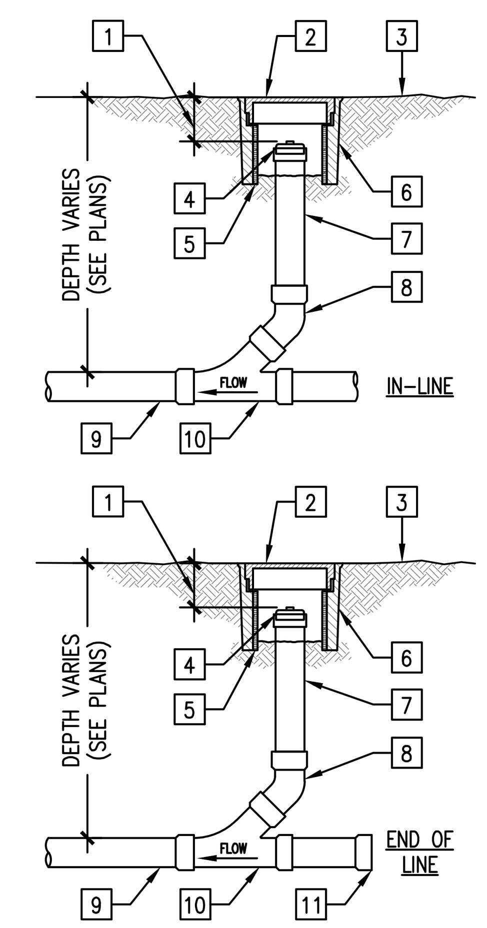
1 CAST IRON GRATE COVER
2 FORCE MAIN OR GRAVITY LINE
3 CHRISTY V12 CONCRETE DRAIN BOX WITH OPEN BOTTOM
4 2" MIN. RIVER COBBLE STONE
5 ¾" DRAIN ROCK
6 FILTER FABRIC (MIRAFI 140N)
7 ¾" TO 2" RIVER COBBLE

NOTES:

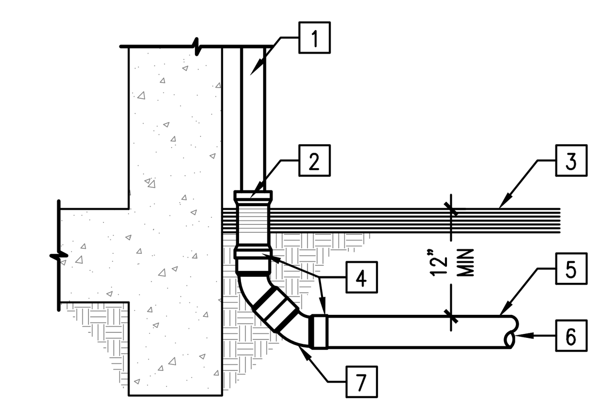
A. BUBBLER BOX GRATE TO BE SET 6" ABOVE ADJACENT GROUND.

3 NTS / BUBBL BOX — BUBBLER BOX (IN LANDSCAPE)

1 4" MIN./8" MAX. BELOW FINISHED GRADE.
2 ADJUST BOX & LID TO FINISH GRADE.
3 SEE PLANS FOR ADJACENT FINISH SURFACE ELEVATION AND SURFACE TREATMENT.
4 T-CONE STOPER OR REMOVABLE THREADED WATERTIGHT PLUG.
5 RESILIENT MATERIAL.
6 F01 OR F08 CHRISTY BOX W/REINFORCED CONCRETE COVER MARKED "STORM".
7 PVC RAISER.
8 45° PVC BEND.
9 SEE PLANS FOR INVERT ELEVATION AND SLOPES.
10 ONE WAY CLEANOUT WYE. SIZE AS SPECIFIED ON PLANS.
11 PIPE CAP

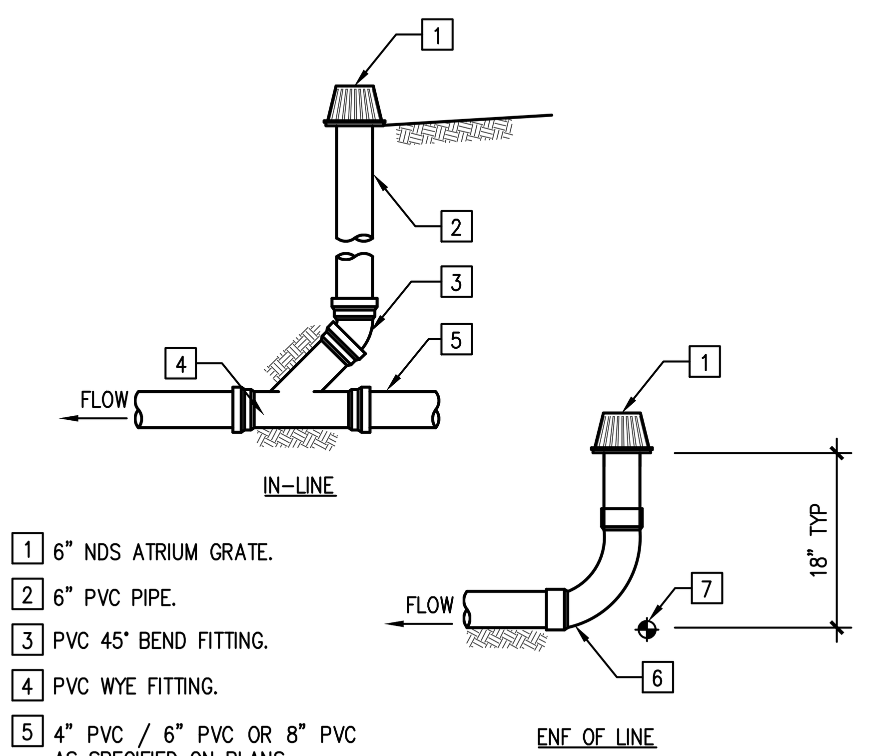


2 N.T.S. / CO — SD & SS CLEANOUT



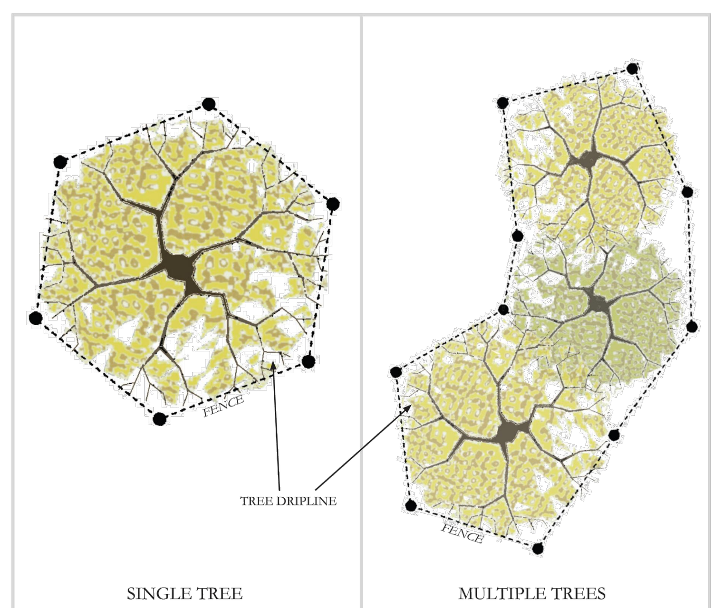
1 SQUARE OR CIRCULAR ROOF DOWN SPOUT.
2 FOR SQUARE DS: 2" OR 3" (DEPENDING ON DS SIZE) SQUARE TO 4" DIAMETER REDUCER. FOR CIRCULAR DS: 2" OR 3" DIAMETER TO 4" DIAMETER REDUCER.
3 FINISHED SURFACE (SEE PLANS).
4 WATER TIGHT CONNECTIONS.
5 MATERIAL AS SPECIFIED ON PLANS.
6 CONNECT TO STORM DRAIN OR CATCH BASIN. SEE UTILITY PLAN FOR SIZE AND SLOPE.
7 (2) 4" SCH 40 PVC 45° ELBOWS.

1 N.T.S / DS-HC — DOWN SPOUT HARD CONNECTION



1 6" NDS ATRIUM GRATE.
2 6" PVC PIPE.
3 PVC 45° BEND FITTING.
4 PVC WYE FITTING.
5 4" PVC / 6" PVC OR 8" PVC AS SPECIFIED ON PLANS.
6 6" SCH 40 PVC 90° EL LONG.
7 INVERT ELEVATION DESIGNATED ON THE PLAN.

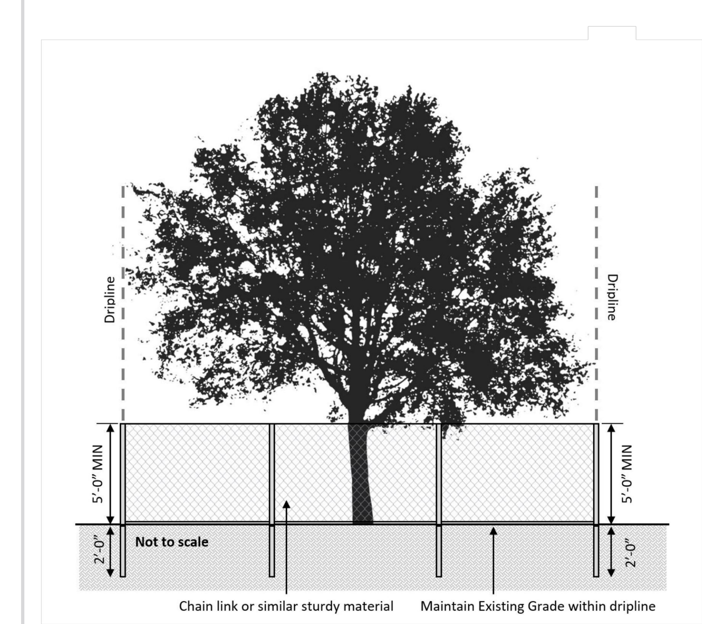
8 N.T.S / 6" ATD — 6" ATRIUM DRAIN



Notes per Section 11.08.120 of the Municipal Code:

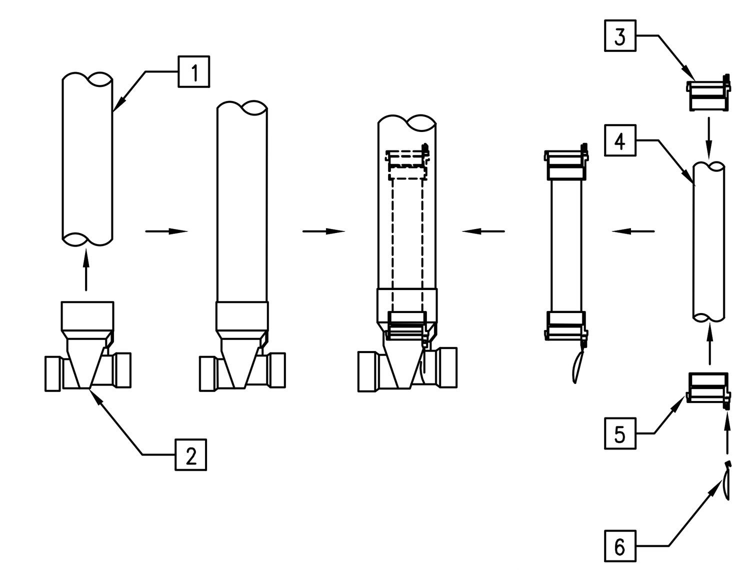
1. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.
2. The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.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

TREE PROTECTION FENCE DETAIL
PLAN VIEW



TREE PROTECTION FENCE DETAIL
ELEVATION VIEW

7 N.T.S. / T-PROTECTION — CITY OF LOS ALTOS TREE PROTECTION FENCE



1 RISER PIPE.
2 VALVE BOX.
3 UPPER COLLAR.
4 INSERT PIPE.
5 LOWER COLLAR.
6 FLAPPER.

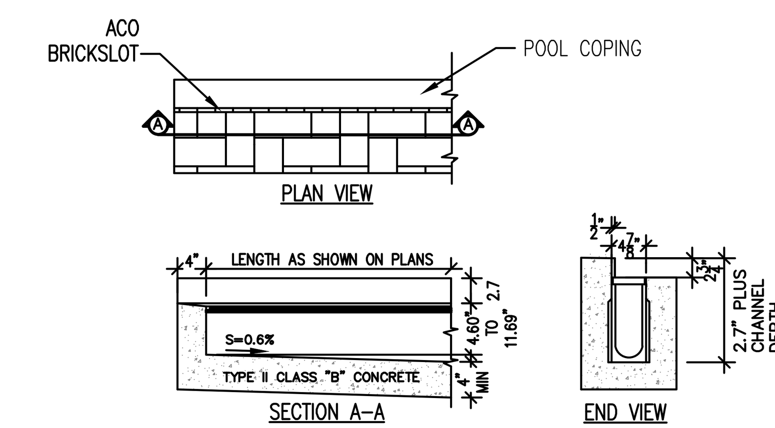
NOTES:

A. RECTORSEAL BACKWATER VALVE OR APPROVED EQUAL.

B. VALVES MUST BE INSTALLED IN A LOCATION AT WHICH THEY CAN BE CLEANED AND SERVICED REGULARLY.

C. RISER PIPE AND INSERT PIPE FIELD CUT TO LENGTH.

6 N.T.S. / B.F.P.D — BACKWATER VALVE / BACK FLOW PROTECTION DEVICE



NOTES:

A. ACO BRICKSLOT TRENCH DRAIN COMES IN 0.6% SLOPED CHANNELS, METER LENGTHS AND 30 DEPTHS WHICH CONNECT TO CREATE CONTINUOUSLY SLOPING RUN.

B. HALF METER CHANNELS AND NEUTRAL SLOPING CHANNELS ARE ALSO AVAILABLE. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

5 N.T.S. / SLOT DRAIN — ACO BRICKSLOT DRAIN

FOR PLAN REVIEW ONLY - NOT FOR CONSTRUCTION

KPROX
CIVIL ENGINEERING
555 BRYANT STREET, SUITE 368
PALO ALTO, CA 94301
P: (650) 549 4249
info@kprox.com
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PRINCIPAL IN CHARGE:
MILIARIST KONTOROVSKY | mk@kprox.com

DESCRIPTION:	DATE:
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KOZAK / THOMAS RESIDENCE
530 VALENCIA DRIVE
LOS ALTOS, CA 94022

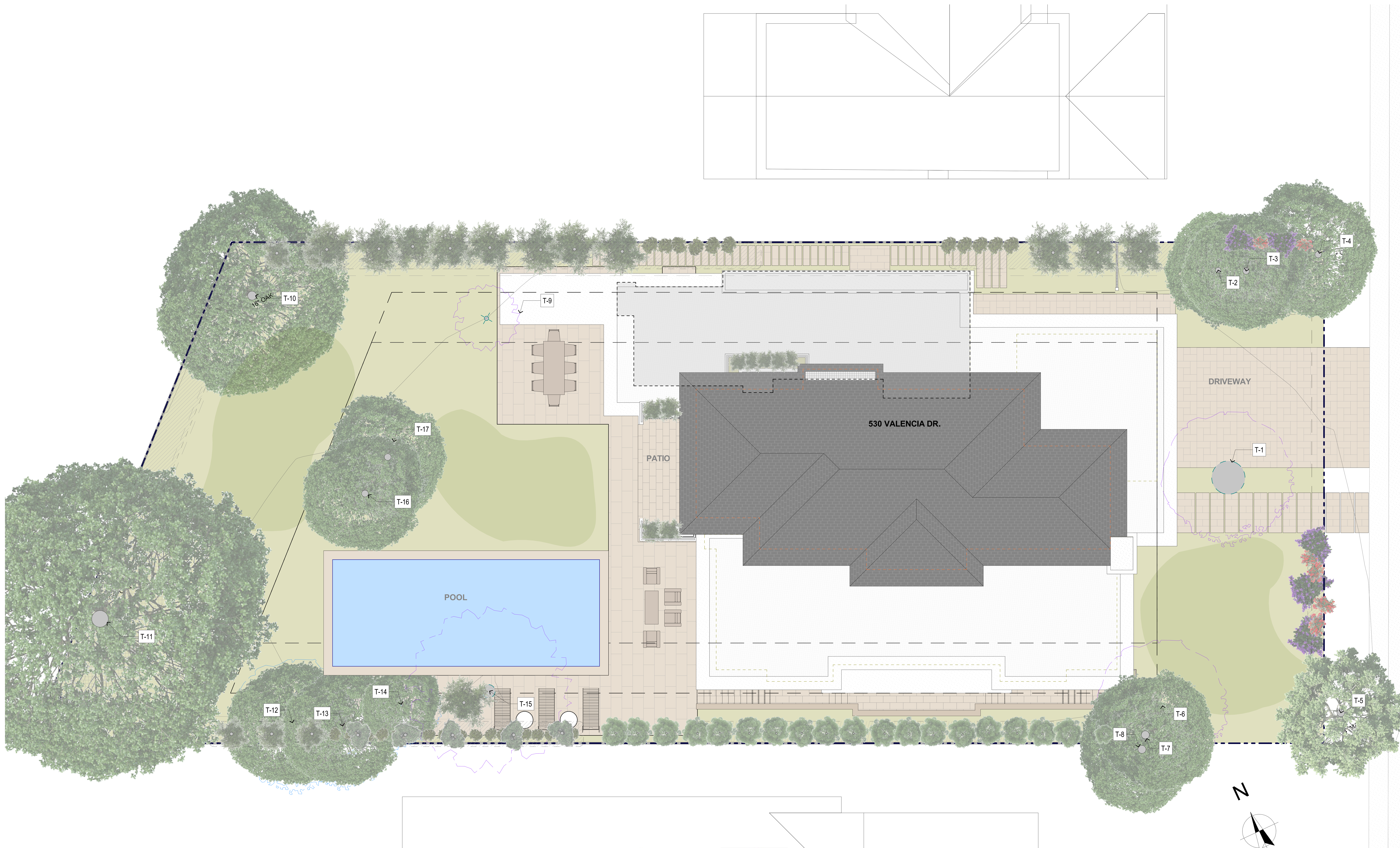
PROJECT No:	22-9602
DATE:	04/20/2022
SCALE:	1" = 10'
DESIGN/DRAWN:	MK
CHECKED:	IK

SHEET TITLE

DETAILS

C5.1

Agenda Item 3.



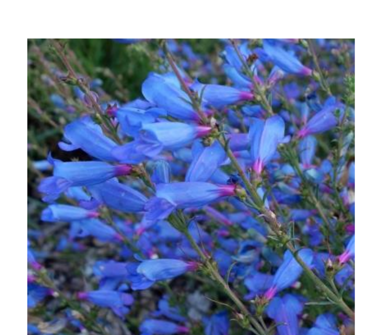
TREE SCHEDULE

ID	Quantity	Size (DBH)	Type	Action	Notes
T-1	1	60"	(e) Evergreen Ash	Remove	
T-2	1	10"	(e) Oak Tree	(e)-protect and preserve	
T-3	1	12"	(e) Oak Tree	(e)-protect and preserve	
T-4	2	12"	(e) Oak Tree	(e)-protect and preserve	
T-5	2	14"	(e) Maple Tree	(e)-protect and preserve	
T-6	1	10"	(e) Oak Tree	Remove	
T-7	2	6"/8"	(e) Oak Tree	(e)-protect and preserve	
T-8	2	8"/14"	(e) Oak Tree	(e)-protect and preserve	
T-9	1	9"	(e) Privet	Remove	
T-10	1	16"	(e) Oak Tree	(e)-protect and preserve	
T-11	3	12"/12"/30"	(e) Oak Tree	(e)-protect and preserve	
T-12	1	12"	(e) Green Ash	(e)-protect and preserve	
T-13	1	10"	(e) Oak Tree	(e)-protect and preserve	
T-14	2	5"/6"	(e) Oak Tree	(e)-protect and preserve	
T-15	1	24"	(e) Oak Tree	(e)-protect and preserve	
T-16	1	12"	(e) Oak Tree	(e)-protect and preserve	
T-17	1	12"	(e) Oak Tree	(e)-protect and preserve	


Pittosporum Tenuifolium


Laurus Nobilis


Phylostachys Aureosulcata


Penstemon Blue Lip Hybrid


Breeze Lomandra


Anigozanthos

LANDSCAPE KEY

- Mulch
- Planting
- Hardscape Paving
- Hardscape Driveway
- Lawn

LANDSCAPE SCHEDULE

PRIVACY SCREENING

Plant/tree name	Common Name	QTY.	Size	Anticipated Spread & Height at Maturity	Avg Rate of Growth
10-12' Tall Pittosporum Tenuifolium	Wrinkled Blue	16	15 gal	6' / 12'	Fast
6-8' Laurus Nobilis	Sweet Bay Tree	9	5 gal	10-20' / 12'-20'	Medium to Fast
6-8' Phylostachys Aureosul-cata	Spectabilis Bam-boo	12	5 gal	2" / 25-30'	Fast

PLANTING

Plant/tree name	Common Name	QTY	Size	Anticipated Spread & Height at Maturity	Avg Rate of Growth
Bbreeze Lomandra	Dwarf mat rush	28	1 gal	3' / 4'	Medium
Anigozanthos	Kangaroo paw	6	1 gal	2-3' / 4-6'	Moderate
Penstemon Blue Lip Hybrid	Blue Lips	5	1 gal	10" / 15-18"	Slow

TOPOS ARCHITECTS
654 Gilman Street
Palo Alto, CA 94301
650.327.7573

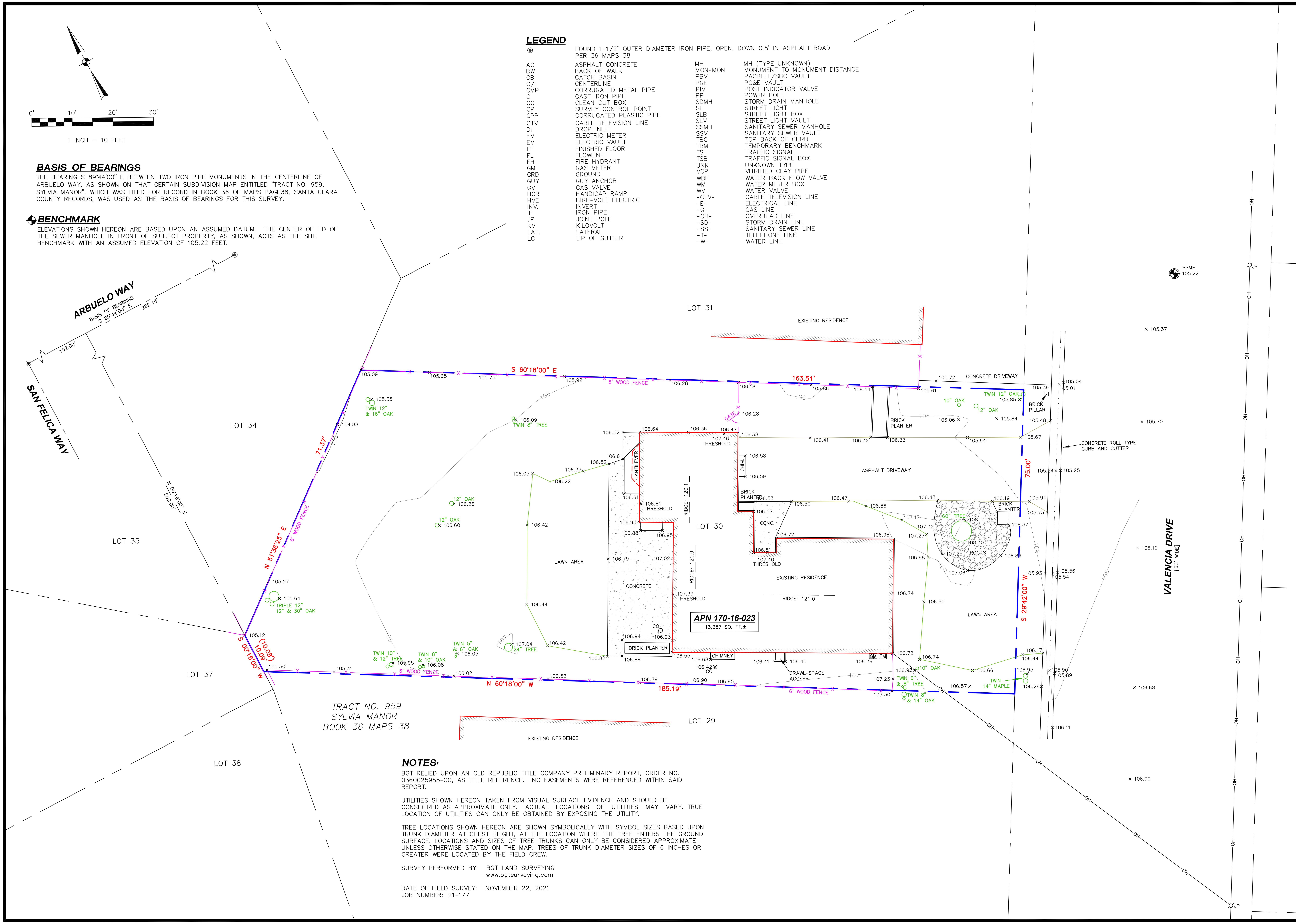
www.toposarchitects.com

THOMAS-KOZAK Residence
530 Valencia Drive
Los Altos, CA 94022

DATE:
7/15/2022
REVISIONS:

SHEET INDEX:
LANDSCAPE PLAN

SHEET:
L1



LEGEND

◉ FOUND 1-1/2" OUTER DIAMETER IRON PIPE, OPEN, DOWN 0.5' IN ASPHALT ROAD PER 36 MAPS 38

AC	ASPHALT CONCRETE	MH	MH (TYPE UNKNOWN)
BW	BACK OF WALK	MON-MON	MONUMENT TO MONUMENT DISTANCE
CB	CATCH BASIN	PBV	PACBELL/SBC VAULT
C/L	CENTERLINE	PGE	PG&E VAULT
CMP	CORRUGATED METAL PIPE	PIV	POST INDICATOR VALVE
CI	CAST IRON PIPE	PP	POWER POLE
CO	CLEAN OUT BOX	SDMH	STORM DRAIN MANHOLE
CP	SURVEY CONTROL POINT	SL	STREET LIGHT
CPP	CORRUGATED PLASTIC PIPE	SLB	STREET LIGHT BOX
CTV	CABLE TELEVISION LINE	SLV	STREET LIGHT VAULT
DI	DROP INLET	SSMH	SANITARY SEWER MANHOLE
EM	ELECTRIC METER	SSV	SANITARY SEWER VAULT
EV	ELECTRIC VAULT	TBC	TOP BACK OF CURB
FF	FINISHED FLOOR	TBM	TEMPORARY BENCHMARK
FL	FLOWLINE	TS	TRAFFIC SIGNAL
FH	FIRE HYDRANT	TSB	TRAFFIC SIGNAL BOX
GM	GAS METER	UNK	UNKNOWN TYPE
GRD	GROUND	VCP	VITRIFIED CLAY PIPE
GUY	GUY ANCHOR	WBF	WATER BACK FLOW VALVE
GV	GAS VALVE	WM	WATER METER BOX
HCR	HANDICAP RAMP	WV	WATER VALVE
HVE	HIGH-VOLT ELECTRIC	-CTV-	CABLE TELEVISION LINE
INV.	INVERT	-E-	ELECTRICAL LINE
IP	IRON PIPE	-G-	GAS LINE
JP	JOINT POLE	-OH-	OVERHEAD LINE
KV	KILOVOLT	-SD-	STORM DRAIN LINE
LAT.	LATERAL	-SS-	SANITARY SEWER LINE
LG	LIP OF GUTTER	-T-	TELEPHONE LINE
		-W-	WATER LINE

BASIS OF BEARINGS

THE BEARING S 89°44'00" E BETWEEN TWO IRON PIPE MONUMENTS IN THE CENTERLINE OF ARBUELO WAY, AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "TRACT NO. 959, SYLVIA MANOR", WHICH WAS FILED FOR RECORD IN BOOK 36 OF MAPS PAGE38, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM. THE CENTER OF LID OF THE SEWER MANHOLE IN FRONT OF SUBJECT PROPERTY, AS SHOWN, ACTS AS THE SITE BENCHMARK WITH AN ASSUMED ELEVATION OF 105.22 FEET.

NOTES:

BGT RELIED UPON AN OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT, ORDER NO. 0360025955-CC, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: NOVEMBER 22, 2021
JOB NUMBER: 21-177

BGT LAND SURVEYING
871 Woodside Way - San Mateo, CA 94401
Main (650) 212-1030
bgtinfo@bgtsurveying.com

LICENSED LAND SURVEYOR BRYAN G. TAYLOR NO. 7551 STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 30, "TRACT NO. 959, SYLVIA MANOR" (BOOK 36 MAPS 38)

530 VALENCIA DRIVE

CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, CALIFORNIA

Assessor Parcel Number: 170-16-023

Prepared For:
SHOBITA THOMAS & ESTEBAN KOZAK
530 VALENCIA DRIVE
LOS ALTOS, CA 94022

Date: NOV. 2021
Scale: 1" = 10'
Contour Interval: 1'
Drawn by: N.W.
Revisions:

SU-1

Job No. 21-177

From: Planning Services
To: Sean Gallegos
Subject: FW: 530 Valencia Dr
Date: Monday, October 17, 2022 11:02:27 AM

Community outreach response for SC22-0018 530 Valencia for your record.

Best,
Jia

From: Piyush Tank <piyushtank@gmail.com>
Sent: Sunday, October 16, 2022 9:02 PM
To: Planning Services <planning@losaltosca.gov>
Cc: shobita.thomas@gmail.com
Subject: 530 Valencia Dr

Hi Sean,

As a point of introduction, my wife and I live at 487 Valencia Dr, Los Altos. I attended the neighborhood outreach event that Esteban and Shobita had hosted when we first got to see the plans of their home at 530 Valencia Dr, which we really enjoyed. We met their architect, Peter Baltay and them - it was wonderful to see their desire to work with the neighbors. It's not often we get to see plans ahead of time and provide our input. Shobita met us again a few weeks ago to go over their revised plans. Their home is a beautiful one, and we think it fits well in our neighborhood and has the potential to elevate it.

We discussed their landscaping plans and we were happy to see that they plan on planting a lot of new trees along their side fences. In addition to providing excellent privacy measures for themselves and their neighbors, we also admire the benefits to the environment that they bring in.

We understand that they are trying to time this project so that their eldest daughter can attend LAHS in August 2024. To that end, we ask that the City does everything it can so they can meet this very important timeline.

We look forward to having them as our neighbors and continuing to invest in our community.

Piyush Tank
487 Valencia Dr
Los Altos, CA 94022
Phone: 224 715-7213

From: Francis Pham
To: Sean Gallegos
Cc: Nick Zornes; Yvonne Dupont
Subject: Fwd: Letter of Support for 530 Valencia Dr
Date: Wednesday, October 19, 2022 11:14:34 AM

Hi Sean,

I believe There are 2 additional letter that we don't see posted. Can you added these to the agenda?

Here is 2 of 2.

- Francis

Begin forwarded message:

From: Shobita Thomas <shobita.thomas@gmail.com>
Date: October 19, 2022 at 11:11:27 AM PDT
To: Francis Pham <francis@toposarchitects.com>
Subject: Fwd: Letter of Support for 530 Valencia Dr

---------- Forwarded message ---------
From: **Carolyn Miller** <ckpmiller502@gmail.com>
Date: Mon, Jul 18, 2022 at 11:25 PM
Subject: Letter of Support for 530 Valencia Dr
To: sgallegos@losaltosca.gov <sgallegos@losaltosca.gov>
CC: Shobita Thomas <shobita.thomas@gmail.com>

Hello Sean,

My husband Don and I met Shobita Thomas on Sunday, July 17 and invited her to show us the plans she and her husband have submitted for their remodel at 530 Valencia. We have owned our home at 502 Valencia Drive since 1973, and seen many changes to our neighborhood and town. But in all those years no home owner has ever cared enough to reach out to us neighbors to ascertain their remodel plans were agreeable like Shobita and Esteban have done. Previously they and their architect had hosted a neighbor invite to review their original plans. I think their home will look very nice in our neighborhood and its uniqueness should continue to enhance our street with diversity and good taste.

I appreciate the Thomas/Kozak desire to landscape for privacy and their concern that the neighbors will be buffered from their active family life.

Like our next door neighbors the Wangs who plan to return to Los Altos in 2024 so their son can attend our excellent LAHS, we hope 530 Valencia construction can be completed by then so their daughter might also begin high school here.

Thank you for helping to expedite their plans, for our community needs people like this caring, involved family. And we look forward to have them move in!

Carolyn Miller

502 Valencia Dr., Los Altos

(650) 941-2181 h

Sent from Mail for Windows

From: Francis Pham
To: Yvonne Dupont; Nick Zornes
Subject: Fwd: Support for 530 Valencia Dr, Los Altos 1 of 2
Date: Wednesday, October 19, 2022 11:15:21 AM

Hi ,

I forgot to copy you on this email as well.

Thanks,

- Francis

Begin forwarded message:

> **From:** Francis Pham <francis@toposarchitects.com>
> **Date:** October 19, 2022 at 11:13:16 AM PDT
> **To:** Sean Gallegos <sgallegos@losaltosca.gov>
> **Subject: Fwd: Support for 530 Valencia Dr, Los Altos 1 of 2**
>
> Hi Sean,
>
> I believe There are 2 additional letter that we don't see posted. Can you added these to the agenda?
>
> Here is 1 of 2
>
> - Francis
>
> Begin forwarded message:
>
> > **From:** Shobita Thomas <shobita.thomas@gmail.com>
> > **Date:** October 19, 2022 at 11:10:53 AM PDT
> > **To:** Francis Pham <francis@toposarchitects.com>
> > **Subject: Fwd: Support for 530 Valencia Dr, Los Altos**
> >
> > ---------- Forwarded message ---------
> > From: **Jenny Lee** <jenny_tai@yahoo.com>
> > Date: Fri, Jul 22, 2022 at 2:12 AM
> > Subject: Support for 530 Valencia Dr, Los Altos
> > To: <sgallegos@losaltosca.gov>
> > CC: Shobita Thomas <shobita.thomas@gmail.com>

To the City of Los Altos,

We reviewed the plans with the owner, Shobita Thomas, and are overall pleased with their home. We like the contemporary look and feel of their home and think it will be a great addition to our neighborhood.

We also discussed the landscaping that will be planted along our side of the fence and we think it will provide sufficient privacy for both our homes. The privacy screens/lattice that will be placed on their balcony and outdoor shower will shield us both and serve as robust privacy measures.

In light of their daughter trying to make it to Los Altos High by Aug 2024, we urge you to expedite the approval process. We look forward to having them as our neighbors.

Best,
Jenny
540 Valencia Dr, Los Altos

DATE: October 19, 2022

AGENDA ITEM #4

TO: Design Review Commission

FROM: Steve Golden, Senior Planner

SUBJECT: SC21-0029 – 5633 Arboretum Drive

RECOMMENDATION:

Approve design review application SC21-0029 subject to the listed findings and conditions

---

PROJECT DESCRIPTION

This is a design review application for a new 5,135 square-foot two-story single-family residence with 3,518 square feet on the first story and 1,617 square feet on the second story. An 848 square-foot attached accessory dwelling unit (ADU) is also proposed, but not subject to design review. A categorical exemption under Section 15303 of the California Environmental Quality Act (CEQA) Guidelines should be considered for this project since it involves the construction of one single family residential unit. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Medium Lot
ZONING:	R1-20
PARCEL SIZE:	24,062 square feet
MATERIALS:	Concrete roof tile; stucco, ship lap wood, and stone veneer exterior siding; wood windows with aluminum cladding; and wood window trim.

	Existing	Proposed	Allowed/Required
COVERAGE:	3,640 square feet	3,754 square feet	7,219 square feet
FLOOR AREA:			
1st Floor	3,477 square feet	3,518 square feet	
2nd Floor	-	1,617 square feet	
Total	3,477 square feet	5,135 square feet	5,156 square feet
SETBACKS:			
Front	25 feet	33.2 feet	30 feet
Rear	64 feet	35.5 feet	35 feet
Right side($1^{st}/2^{nd}$)	81 feet	50.5 feet/63 feet	25 feet (Exterior)
Left side ($1^{st}/2^{nd}$)	22 feet	36 feet/40.75 feet	20 feet/25 feet
HEIGHT:	16 feet	25.2 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the southeast corner side of the Arboretum Drive and Aspen Drive/Aspen Way intersection in south Los Altos. The immediate neighborhood is best defined as a Diverse Character Neighborhood, according to the City's Residential Design Guidelines. All of the lots in the immediate neighborhood are 0.5 to 1 acre in size with a R1-20 zoning designation, but there is a variety of lot shapes characterized by the curvilinear and cul-de-sac street layouts. This part of the city has a variety of topography and elevation changes between the public street and private parcels. The majority of the streets in the neighborhood are either situated at a lower elevation with the lots elevated above the street level, or the street is situated above the abutting lot. The original subdivision map notes a 50 to 60-foot building street setback along Arboretum Drive[1] which exceeds the 30-foot front setback and 25-foot exterior side yard setback required in the R1-20 Zoning District. There is a mixture of one and two-story single-family residences in this area, however, many of the residences are not visible or only partially visible from the street because of the increased setbacks, mature landscaping and large trees in the front and exterior side yards, and because of the elevation changes noted above. Some of the residences that are visible from the street have low scale features such as low horizontal eave lines, with gable and hipped roof forms while other residences have bulkier features with taller wall plate heights, and/or steeper pitched roof forms. The combination of all of the above features contributes to the diverse characteristics of the neighborhood.

In terms of landscaping, as noted above, there is a variety of mature landscaping in front and exterior side yards. There is no uniform street tree, but most properties have a variety of species of large, mature evergreen and deciduous trees.

Front Lot Line

Per the Los Altos Zoning Code, front lot line means:

"…on a corner lot, the shortest dimension of the lot fronting the street…On a corner lot, if more than one property line abutting on a street can be designated as a front lot line without creating a nonconforming lot or structure, then either property line may be deemed the front lot line."

Per Section 14.10.050 of the Zoning Code, the minimum site frontage, width and depth shall be one hundred (100) feet; therefore, per the definition of front lot line and the site development standards in the zoning code, either Arboretum Drive or Aspen Drive can be considered the front lot line because both the site width and depth exceed the minimum dimensions in either orientation. Be aware that although the front door is oriented to Arboretum Drive, the applicant has designated Aspen Drive to be the front lot line and Arboretum Drive the exterior side.

[1] The recorded tract map includes a 50 or 60-foot building setback, which might be recorded as a Covenant, Code and Restriction (CC&R); however, the city is not a party to CC&Rs: therefore, cannot enforce any CC&R.

DISCUSSION

Design Review

According to the Design Guidelines, in a Diverse Character Neighborhood, good design has its own design integrity while incorporating some design elements and materials found in the neighborhood. Mitigation for items such as size and bulk may be used for some designs depending on the relationship of a home to its neighbors.

The applicant proposes to demolish the existing single-story residence, detached garage, accessory structures and pool and construct a new 5,135 square-foot two-story single-family residence with 3,518 square feet on the first story and 1,617 square feet on the second story. An 848 square-foot attached accessory dwelling unit (ADU) is also proposed, but not subject to this design review.

The new two-story residence is proposed to have a front yard setback from Aspen Drive of 33.2 feet, whereas the current residence is setback approximately 24 feet. The proposed rear yard opposite of Aspen Drive has a 30-foot setback, whereas the proposed setback is 30.5 feet. The proposed residence also exceeds the interior and exterior side yard (Arboretum Drive) setbacks as shown in the table above as required pursuant to the R1-20 Zoning District standards.

The proposed two-story residence is a contemporary modern design with mostly flat roof forms and accented with sloping 3.5:12 pitch roof forms at the front and rear elevations. The front elevation has a front entry covered porch and while the garage is at the front of the structure, it has a side loading garage that is mostly invisible from the street. The design of the structure has a lot of building articulation throughout the first and second story which helps to break down some of the massing into smaller elements. The majority of the exterior material is stucco, however, horizontal wood ship lap siding is accented at the front and side elevations, which further breaks down some of the building's massing. A stone veneer is used for the exterior material of the front entry covered porch.

The footprint of the building is situated at a higher elevation than both street areas below which results in the lot sloping up from Arboretum Drive and a cross-slope from Aspen Drive. The architect has determined the overall height of the structure to be 25.2 feet which conforms to the maximum height of 27 feet in the R1-20 zoning district. Be aware that pursuant to R1-20 Zoning District standards, the building height is the vertical distance measured from the top of the structure to the natural grade[2]; therefore, when viewing the elevation plans, the grade elevation in the foreground may not be at the same elevation as the grade directly below the visible roof structure. Similarly, the proposed structure conforms to the required daylight plane.

With regards to wall plate heights, there are a variety of wall plate heights proposed including but not limited to:

- First Floor
    - Ten-foot wall plate height at the foyer and living room areas;
    - 14-foot wall plate height at the game room; and

[2] Essentially a vertical plum line through the building from the grade to the top of the roof structure.

- 15-foot wall plate height at the family room (clerestory window at rear elevation)

- Second Story
  - Nine-foot wall plate height in the bathroom and closet areas; and
  - 11-foot wall plate heights in the bedroom areas

Although the proposed residence is within a Diverse Character Neighborhood and complies with the objective design standards, staff recommends that the wall plate heights of the proposed residence be reduced in height to reduce the bulkiness of the structure, to better fit within the neighborhood and not set an extreme. Also, since the building foundation is at higher elevation than the street, it gives the appearance of a more massive looking structure. Staff recommends Condition 2a to reduce the wall plate heights in order to support positive Design Review Findings (see below) and in conformance with Section 5.4 Design to Minimize Bulk of the Single-Family Residential Guidelines. Since the residence is proposed on a hillside lot, the Commission could also consider reducing the massing and bulkiness of the structure further by requiring a stepped foundation that is more consistent with the natural grade and in conformance with Section 5.11 Hillside Lots of the Single-Family Residential Guidelines. The proposed game room area is proposed to be one-foot lower than the rest of the first floor area, but could be reduced further which would result in a lower scale exterior wall height at the front and exterior side elevations.

Privacy

With regard to potential views from second story windows into neighboring properties, the Design Review Commission has previously considered 4.5-foot windowsill heights acceptable in eliminating direct views into neighboring properties at closer side yard areas when a person is standing in the middle of the interior space and where the setbacks to neighboring properties are the least. As discussed above, the proposed interior side yard and rear setbacks meets or exceeds the minimum required and can be found in the table above. The proposed left/interior side (east) elevation includes three second story windows with lower sill heights, but are setback approximately 40 to 56 feet from the property line. The smallest window (right-most on the east elevation) is in the stairwell and appears to be a clerestory window. The left-most window is in the master bedroom and has a 3-foot sill height from the finished floor. There is also a glass door at the proposed second story balcony further discussed below.

On the rear (south) elevation, there are three proposed second story windows, each having a sill height of approximately three feet from the finished floor and are setback approximately 45 to 48 feet from the rear property line. Two of the windows are in the master bedroom and the other window is in the master bathroom above the proposed tub. It is recommended that the architect consider raising the sill height of window in the master bathroom to preserve the owner's privacy.

In addition to the proposed second story windows, a second story balcony/deck is proposed on the left/east side with a 40.75-foot setback. The Single-Family Residential Design Guidelines considers balconies with a depth of four feet to be more passive and therefore, less likely to introduce privacy impacts. The proposed deck is approximately 8.5 feet in depth but is primarily in-set into the second story and has incorporated a solid railing into the design; therefore, reducing some of the direct views into neighboring properties.

In addition to the greater distances of the second story windows to property lines, existing and proposed landscaping including evergreen trees and shrubs will further screen and reduce direct views from second story windows and the proposed balcony. Along the east property line, the existing Monterey cypress trees are proposed to be removed (drought stressed) and replaced with 24-inch Podocarpus shrubs. Along the south property line, there is an existing hedge and trees including large oak trees along the property line and will be supplemented with Podocarpus plantings (see Sheet L1 of the Design Plans). Overall, given the limited number of second story windows with increased setbacks, the design of the second story deck, and the existing and proposed landscaping, the proposed design should avoid unreasonable interference with views and privacy. However, should the commission determine that the views and privacy could be further addressed, the window sill heights could be increased, however, the maximum sill heights for bedroom window egress must be maintained in compliance with the Building Code.

Landscaping and Trees

There are a total of 48 trees on-site or within the public right-of-way and an additional five trees on abutting properties that have been detailed in an arborist report submitted by the Applicant (Attachment B). The report contains the tree types, sizes and condition of the trees. A total of sixteen trees are proposed to be removed (See Sheet SK-1) and the other trees shall remain and be protected during construction. One of the trees being removed (#27) is considered a protected tree pursuant to Chapter 11.08 Tree Protection Regulations of the Municipal Code because it is more than 48 inches in circumference, however, the tree has already been identified as dead and was laying on the ground. Nine Monterey Cypress trees along the property line are proposed for removal (drought stress), but will be replaced with 11 Podocarpus evergreen shrubs and most of the other trees are being removed because of their poor condition or because they conflict with the proposed construction and are proposed for removal to accommodate the improvements associated with the proposed residence. Given the number of large existing trees on the property, staff does not recommend any other tree replacement. However, staff is recommending that the applicant follow the arborist's recommended tree protection/mitigation plan and provide a letter/report that the protection/mitigation was completed.

In addition to the tree planting and privacy screening, other proposed plantings of shrubs, groundcovers, and hardscape and softscape features have been incorporated into the proposed landscape plan (see Sheet L1). The new or rebuilt landscaping would need to satisfy the Water Efficient Landscape Ordinance requirements since it exceeds the 500 square-foot landscaping threshold for new residences and will be conditioned as such.

ENVIRONMENTAL REVIEW

This project should be considered categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act since it involves the construction of one single-family residence in an area zoned for residential uses.

PUBLIC NOTIFICATION AND CORRESPONDENCE

A public meeting notice was posted on the property and mailed to 12 property owners in the immediate vicinity. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements (Attachment C).

The applicant sent out letters to eight neighbors in the immediate area by certified mail (Attachment D). The applicant communicated with staff that they addressed the neighbor's concerns that were communicated to them including the replacement of the landscape screening material along the east property line. One public correspondence has been received by staff from a neighboring property owner, however, communications between the applicant and the neighboring property owner has addressed all of the design related concerns.

Cc: Eric Keng, Applicant/Designer
Tristar Investment LLC, Property Owner

Attachments:
A. Vicinity and Public Notification Map
B. Arborist Report
C. Public Notice Billboard Sign
D. Applicant Submitted Correspondence with Neighbors
E. Material Board
F. Design Plans

FINDINGS

SC21-0029 – 5633 Arboretum Drive

With regard to the proposed new two-story residence, 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

SC21-0029 – 5633 Arboretum Drive

GENERAL

1. **Expiration**
   The Design Review Approval will expire on October 19, 2024 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 September 20, 2022, except as may be modified by these conditions and as specified below:

   a. Reduce the first and second story wall plate heights by at least one foot.

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

4. **Protected Trees**
   Tree Nos. 1-4, 13-22, 26, 28, 31-34, 36-39, and 50-52 as shown on Sheet SK-1 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director.

5. **Tree Removal**
   Trees Nos. 5-12, 23-25, 27, 29, 30, 35, and 40-49 shown to be removed on plan Sheet SK-1 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification. The applicant shall plant one Category II street tree, minimum 15 gallon or 24 inch box container size prior to final inspection to serve as a replacement tree for the proposed trees removed.

6. **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.

7. **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.

8. **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.

9. **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

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

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

13. **Reach Codes**
Building Permit Applications submitted on or after January 14, 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 or as amended. 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.

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. **Air Conditioner Sound Rating**
The plans shall 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. The Applicant shall 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.

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

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

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

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

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.

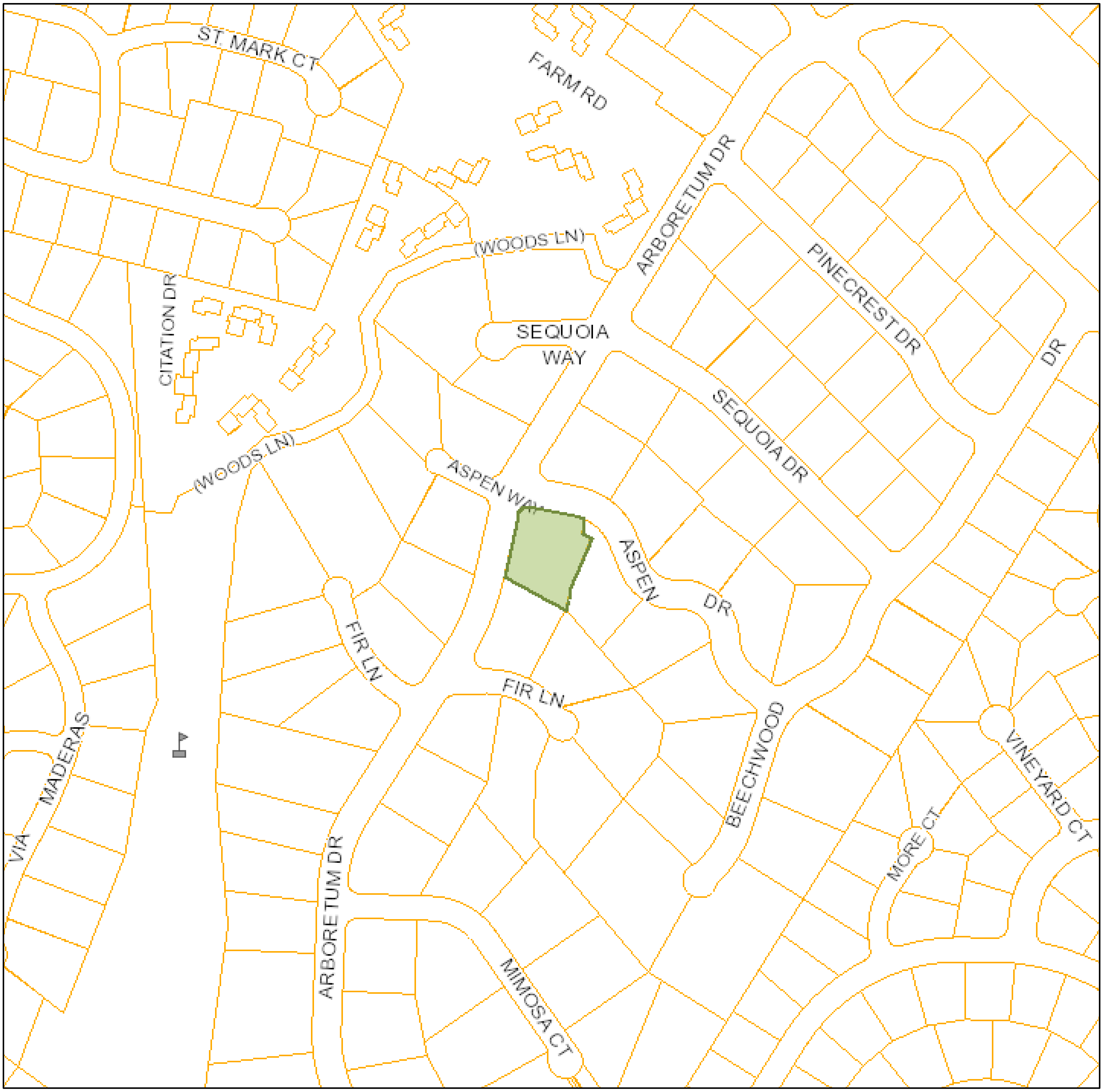
22. **Landscape Privacy Screening**
The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

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).

ATTACHMENT A

Agenda Item 4.

Vicinity Map



Print Date: July 15, 2021

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 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 communit

ATTACHMENT B

Michael L. Bench
Consulting Arborist
ISA – WC 1897A

ARBORIST REPORT
AND
TREE PRESERVATION PLAN
5633 ARBORETUM DRIVE
LOS ALTOS, CALIFORNIA

PREPARED AT THE REQUEST OF
ERIC KENG, ARCHITECT
DL ARCHITECTURE AND PLANNING
616 RAMONA STREET, SUITE 21
PALO ALTO, CALIFORNIA 95060

PREPARED FOR
MR. WILLIAMS ZHANG

PREPARED BY
MICHAEL L. BENCH
CONSULTING ARBORIST

SITE OBSERVATIONS:
MAY 21, 2018

Michael L. Bench
Consulting Arborist
ISA – WC 1897A

Arborist Report
5633 Arboretum Drive
Los Altos, California

Table of Contents

Michael L. Bench
Consulting Arborist
(831) 594-5151

7327 Langley Canyon Road
Prunedale, California 93907

A Survey of the Existing Trees
Williams Zhang Property
5633 Arboretum Drive
Los Altos Hills, California

Assignment

I was asked by Mr. Eric Keng, Architect, to prepare an Arborist Report of the existing trees, Williams Zhang property, 5633 Arboretum Drive, Los Altos, California.

The plans provided for this report were: The Topographic Site Plan, prepared by Christensen and Plouff Land Surveying, dated 6-26-16; the proposed Site Plan, prepared by DL Architecture and Planning, Sheet SK-1, dated 4-1-21; and the Exterior Elevation Plans, prepared by DL Architecture and Planning, Sheets SK-3.1, dated 4-1-21.

Methods

The trunks of the trees were measured using a diameter tape at 4 feet above soil grade (referred to as DBH or Diameter at Breast Height), according to the International Society of Arboriculture (ISA) standards. The canopy height and spread were estimated using visual references only.

The condition of each tree was observed by visual assessment only from a standing position without climbing or using aerial equipment. No specialized equipment was used. Consequently, it is possible that individual tree(s) may have internal defects, which are not detectable by visual inspection. Invasive exploratory inspection and analysis is beyond the scope of this evaluation.

Observations

I inspected the trees on May 21, 2021.

A total of 52 trees are included in this report. Trees # 1-49 are located on this property. Trees # 50, 51, and 52 are located on neighboring properties. The canopies of Trees # 50, 51, and 52 extend on to this site, and no doubt their root systems extend onto this site as well.

I affixed a metallic tag on each tree bearing its number. With some exceptions, these tags are located at a height of approximately 5-6 feet generally facing the interior of the property. On the Italian cypress (*Cupressus sempervirens*) trees the tags were affixed a few inches above grade so they could be seen. No tags were affixed to the trees on the neighboring properties.

The 52 trees are listed by number on the attached List of Trees, which follows this text. These Data Sheets (2 pages) provide the basic information about each tree, including the species, the trunk diameter(s), height, spread, health, and an estimate of structural integrity. The health and structural integrity is rated on a scale of 1-5: (1) Excellent, (2) Good, (3) Fair, (4) Poor, (5) Extremely Poor.

I have marked up the Site Plan to show the locations of the 52 trees. I call this mark-up the Tree Map, which is included in the attachments.

Virtually all of the trees on this property are suffering from drought stress. Many trees have branch die-back and browning as a result of drought. A few trees have died. I included the dead trees to indicate the severity of the drought stress.

All of the coast redwood (*Sequoia sempervirens*) specimens have sparse and have browning in the top 1/3 of their canopies. These redwoods will continue to decline and some may die if irrigation is not provided this summer.

The Monterey Cypress (Hesperocyparis macrocarpa) specimens have significant die-back in their canopies, and it would not be surprising if one or more of these died this summer should irrigation not be provided.

For those trees expected to survive, irrigation must be provided immediately. If the existing irrigation system is not functional and cannot be made functional, temporary irrigation must be set up as soon as possible.

Risks to Trees by Proposed Construction
The plan proposes to demolish the existing residence, the pool, the garage, and the small building located at the southeast corner of the property, and to construct a new residence and driveway.

The removal of the concrete slab of the existing garage and of the adjacent existing driveway poses a significant risk to the root system of Tree # 4. The roots of Tree # 4 are expected to exist just under the surface of these surfaces. The garage and the paved driveway cover approximately 50% of the root system of Tree # 4. The root damage could be severe, unless done as instructed later in this report under the Tree Protection Plan.

The small out building located at the southeast corner of this site does not appear to have a significant foundation. It does not appear that there would be a severe risk to the neighboring Trees #50 and 51. Nevertheless, as a precaution, it would be essential to follow the same procedures for protecting the root systems of Trees # 50 and 51, as recommended for the preservation of Tree # 4 in the Tree Protection Plan.

Trees # 49, 5, 6, 23, and 24 are located in the footprint of the proposed new residence. Trees # 7, 8, 9, 10, 11, 25, and 35 are expected to be removed or severely damaged by demolition or grading/ compaction for the new residence. Trees # 29 and 30 are dead and would be removed regardless of construction. Among these 12 trees, the largest specimens are Trees # 5, 6 and 7, which have trunks12 inches in diameter just above grade. In my opinion, the appropriate height to measure these specimens (*Cupressus sempervirens*) is at just above grade, because of the branching structure of this species.

Construction of the new driveway could pose another significant risk to Tree # 4 if the construction would be typical driveway construction. That is, excavation for 6-12 inches in depth, followed by compacted fill, followed by paving. Pervious pavers are sometimes offered as an alternative. It is commonly believed that pervious pavers is a better option with the belief that more roots would be better preserved. In actually, the stabilization requirements to install pavers removes all of the roots to stabilize the soil and compacts the new base materials so severe that new roots do not regenerate under the pavers. Thus, "pervious pavers" are not really pervious and are not a good alternative at many locations.

Tree Protection Plan

Demolition

1. I expect an excavator to be used for the demolition, the typical practice these days. However, an excavator or a skid steer tractor must not be used or driven inside the canopies of Trees # 4, 50 and 51 to demolish and remove the garage slab and the small outbuilding located at the southeast corner of this site.
   The area within the driplines of these trees, the demolition must be done by hand using hand equipment. The concrete slab must be broken into small pieces using a jack hammer and removed by hand using laborers. The objective is to preserve the roots directly under the concrete slab and the paving.
2. An excavator may be used to sit outside the dripline of Tree # 4 and the arm may be used to reach inside the dripline to grab bites of the garage building and pull the material outside the dripline for loading.
3. The concrete garage slab may be used to drive on until it is removed.
4. Immediately following the removal of the concrete slab and out building, the area inside the dripline of Trees # 4, 50, and 51 must be mitigated as follows:
   a. Cover the area inside the driplines with 6 full inches of wood chips. This work must be done by hand. It will likely take about 10 cubic yards of wood chips.
   b. Water the area down thoroughly with a sprinkler allowing the sprinkler to run for at least an hour to thoroughly soak the chips and the soil.
   c. Then fence the area to the edge of the dripline with Tree Protective Fencing, described in the next section – Protection During Construction.
5. The remainder of the existing residence and hardscape may be demolished and removed using an excavator or other equipment.
6. The area within the driplines of Trees # 4, 50 and 51 will be strickly "off limits" during the rest of demolition and construction.

Protection During Construction

7. It will be essential to provide temporary Tree Protective Fencing during the construction period to protect individual trees or groups of trees. Construction vehicles must not be driven or parking inside the driplines of trees. Additionally materials must not be stored or piled inside the driplines of preserved trees. I have indicated the recommended locations of Tree Protective Fencing on the attached map. This fencing must protect a sufficient portion of the root zone to be effective. In my experience, the protective fencing must:
   - Consist of chain link fencing and having a minimum height of 6 feet.
   - Be mounted on steel posts driven approximately 2 feet into the soil.
   - Fencing posts must be located a maximum of 10 feet on center.
   - Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
   - Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by the Project Arborist.

8. Trees, which will suffer any amount of root loss or canopy loss, must be irrigated throughout the entire construction period during the dry months (any month receiving less than 1 inch of rainfall). Irrigate a minimum of 10 gallons for each inch of trunk diameter every two weeks. A soaker hose or a drip line is preferred for this purpose, but the soaker hose(s) must be located near the dripline (not near the trunk) to be effective. I recommend irrigation be provided to **all** trees planned to be preserved partially as a result of some construction damage and partially because these trees are suffering from drought stress. If the existing irrigation system cannot be used, a temporary water supply must be provided. A water truck would not supply sufficient water, as a water truck provides a surface splash. The water must be applied so that moisture would penetrate to a minimum depth of 15-18 inches.

9. If any underground utilities would be installed, it will be essential that the location of trenches be planned outside the drip lines of trees. Should this not be feasible for any trees, I recommend that the Project Arborist be consulted for mitigation options, if any.

10. Construction of the new driveway inside the dripline of Tree # 4 will require:
    a. Removing the Tree Protective Fencing up to the dripline of Tree # 50 and scraping off the wood chips. This must be done by hand using hand tools.
    b. New concrete would be an acceptable material for the driveway, provided there would be **no** grading. The concrete must be poured on top of the existing grade.

11. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.

12. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.

13. Any pruning must be done by an arborist certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.

14. Any pathways or other hardscape inside the driplines of protected trees must be constructed completely on top of the existing soil grade without excavation.

15. New sprinkler irrigation must not be designed to strike the trunks of trees, because of potential high risk of disease infection.

16. Landscape irrigation trenches must be a minimum distance of 10 times the trunk diameter from the trunks of protected trees.

17. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection to the trunks.

18. The plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication about plants compatible with California native oaks can be obtained from the California Oak Foundation, 1212 Broadway, Suite 810, Oakland 94612.

Respectfully submitted,

Michael L. Bench, Consulting Arborist
International Society of Arboriculture Certification # WE 1897A
American Society of Consulting Arborists Member

Attachments: List of Trees
Tree Map
Tree Protective Fencing Map
Assumptions and Limiting Conditions

5633 Arboretum Drive
APN: 342-04-094

List of Trees

(Existing)

California

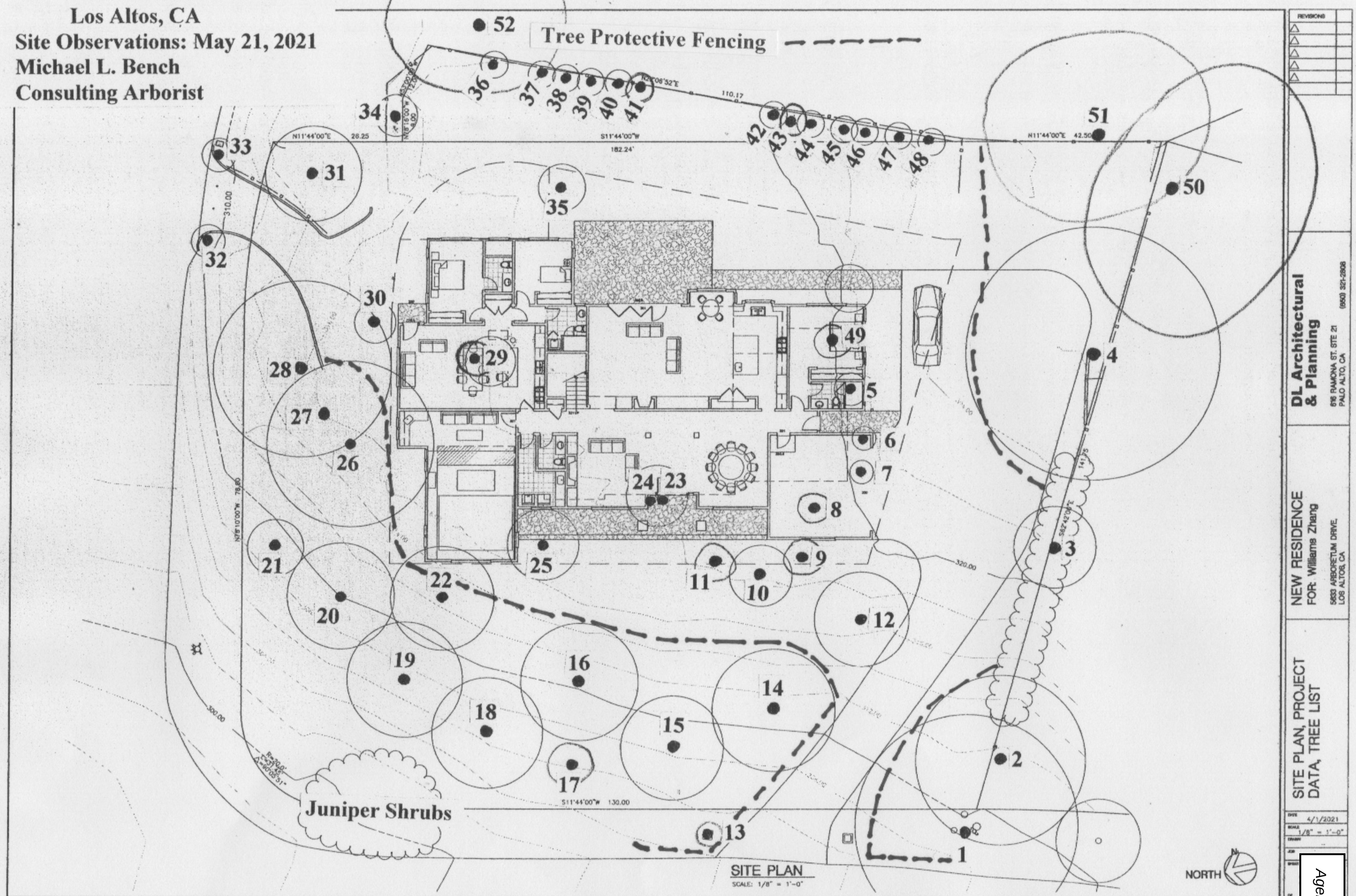
	Field Data Sheet	**Trunk DBH (Diameter in Inches at Breast Height)**	**Canopy Size**	**Condition Rating: 1 - 5 1=Excellent 2=Good 3=Fair 4=Poor 5=Very Poor**	**DBH = Dia. at 48 inches (E) = Estimated CD w/ IB = Co-Dominant Leaders with Imbedded Bark, a Structural Weakness (BF) = Below Lowest Fork**
Tree #	**Tree Name**	**DBH In Inches**	**Height / Spread**	**Health / Structure**	**Notes**
1	Coast Redwood (Sequoia sempervirens)	17 / 15 / 14 / 12	20 / 30	2 / 4	Topped for Line Clearing; Tree wraps Around Power Pole
2	Coast Live Oak (Quercus agrifolia)	13	35 / 30	2 / 1	
3	Wild Plum (Prunus cerasifera)	5 / 4 / 2 / 2	15 / 20	3 / 1	Canopy Die-Back from Drought Stress
4	Coast Live Oak	19	50 / 55	1 / 2	
5	Italian Cypress (Cupressus sempervirens)	12	60 / 10	2 / 1	Canopy Die-Back from Drought Stress
6	Italian Cypress	12	55 / 10	2 / 1	
7	Italian Cypress	12	50 / 10	2 / 1	Canopy Die-Back from Drought Stress
8	Italian Cypress	4	12 / 5	2 / 1	
9	Aristocrat Pear (Prunus calleryana 'Arictocrat'	4	15 / 10	2 / 1	Canopy Die-Back from Drought Stress
10	Monterey Cypress (Hesperocyparis macrocarpa)	5	20 / 15	3 / 1	Canopy Die-Back from Drought Stress
11	Victorian Box (Pittosporum undulatum)	6	20 / 15	5 / 3	Significant Canopy Die-Back from Drought Stress
12	Coast Redwood	10	20 / 15	Dead	From Apparent Drought Stress
13	Italian Cypress	8	20 / 6	1 / 1	
14	Coast Redwood	23	60 / 30	3 / 2	Top 1/3 of Canopy Sparse;
15	Coast Redwood	19	60 / 30	3 / 3	Top 1/3 of Canopy Sparse;
16	Coast Redwood	16	75 / 35	3 / 1	Top 1/3 of Canopy Sparse;
17	Coast Redwood	3 / 3 / 2	10 / 12	2 / 4	Topped at Grade
18	Coast Redwood	18	50 / 30	3 / 1	Top 1/3 of Canopy Sparse;
19	Coast Redwood	18	60 / 30	3 / 1	Top 1/3 of Canopy Sparse;
20	Coast Redwood	8	15 / 15	3 / 1	Sparse Canopy Overall; Browning
21	Coast Redwood	6	15 / 15	4 / 2	Significant Canopy Die-Back from Drought Stress
22	Victorian Box	8 / 8 / 6 / 5 / 5	30 / 30	3 / 1	Branch Tip Die-Back from Drought Stress
23	Italian Cypress	5 / 3	20 / 6	2 / 1	Slight Browning
24	Italian Cypress	5 / 3	20 / 6	2 / 1	Slight Browning
25	Japanese privet (Ligustrum japonicum)	7	20 / 20	2 / 1	Severe Sunscald on Trunk
26	Monterey Cypress	23	50 / 50	4 / 2	Significant Browning from Drought Stress

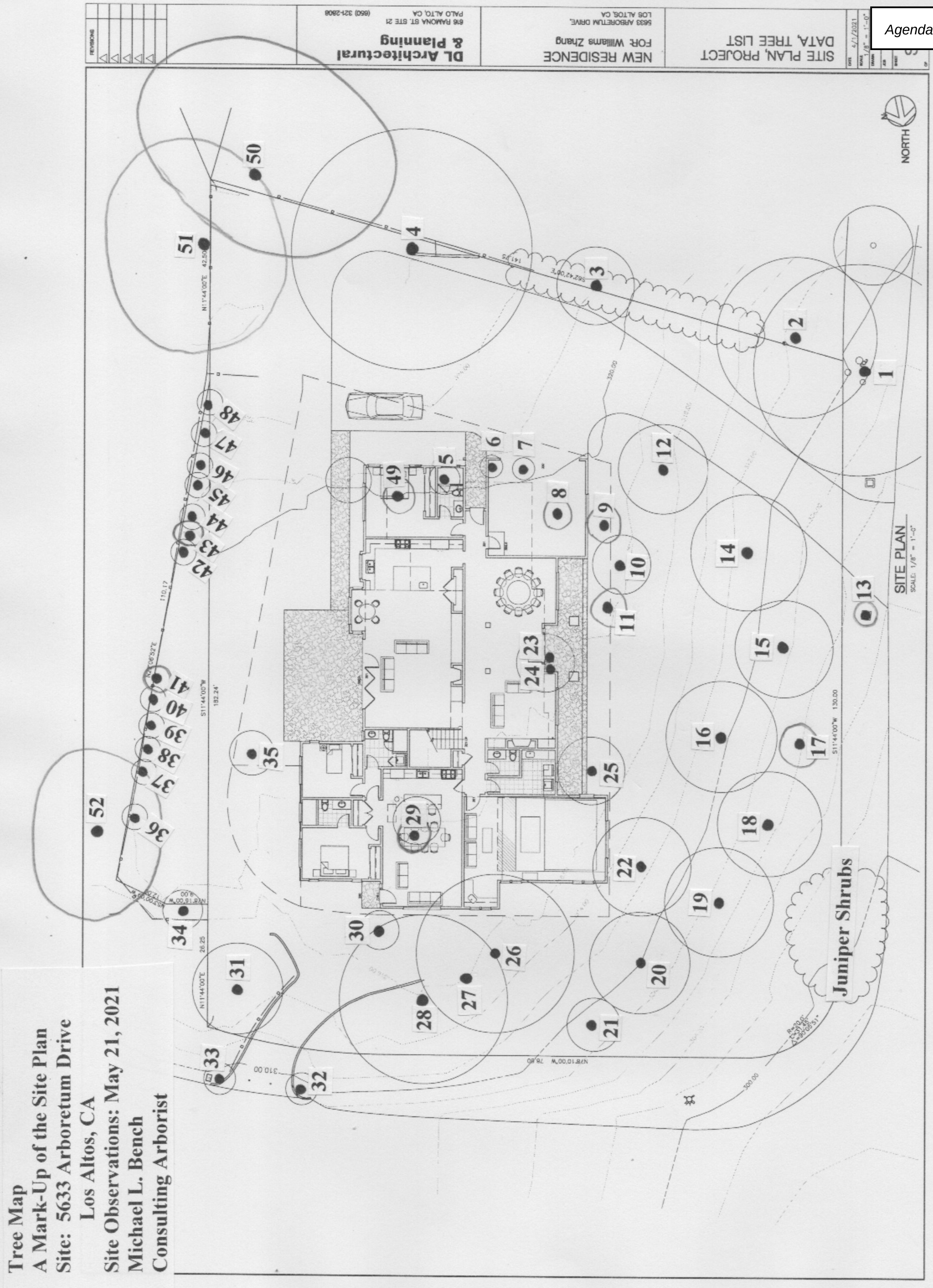
Prepared by:
Michael L. Bench,
Consulting Arborist

Site Observations:
May 21, 2021

	Field Data Sheet	Trunk DBH (Diameter in Inches at Breast Height)	Canopy Size	Condition Rating: 1 - 5 1=Excellent 2=Good 3=Fair 4=Poor 5=Very Poor	DBH = Dia. at 48 inches (E) = Estimated CD w/ IB = Co-Dominant Leaders with Imbedded Bark, a Structural Weakness (BF) = Below Lowest Fork
Tree #	**Tree Name**	**DBH In Inches**	**Height / Spread**	**Health / Structure**	**Notes**
27	Monterey Cypress (Hesperocyparis macrocarpa)	17	-------	Dead	Laying on the Ground
28	Monterey Cypress	18 / 12 / 8	50 / 50	4 / 2	Significant Browning from Drought Stress
29	Japanese Maple (Acer palmatum)	6 / 5 / 3	10 / 10	Dead	Apparently from Drought
30	Cypress Species	5 / 3	10 / 10	Dead	Apparently from Drought
31	Coast Redwood (Sequoia sempervirens)	16	45 / 30	3 / 1	Sparse Canopy w/ Browning from Drought Stress
32	Italian Cypress (Cupressus sempervirens)	8	15 / 6	1 / 1	
33	Italian Cypress	8	15 / 6	1 / 1	
34	Monterey Cypress	10 / 9	40 / 30	2 / 3	CD w/ IB; Some Canopy Browning
35	Japanese privet (Ligustrum japonicum)	9	15 / 15	3 / 3	Browning & Die-Back from Drought Stress
36	Monterey Cypress	5	20 / 20	2 / 1	Significant Browning from Drought Stress
37	Monterey Cypress	8	20 / 20	2 / 1	Browning from Drought Stress
38	Monterey Cypress	6 / 6	20 / 20	2 / 1	Some Browning from Drought Stress
39	Monterey Cypress	6 / 6	20 / 20	2 / 1	Some Browning from Drought Stress
40	Monterey Cypress	8	20 / 20	2 / 1	Some Browning from Drought Stress
41	Monterey Cypress	11	20 / 20	2 / 1	Some Browning from Drought Stress
42	Monterey Cypress	11	20 / 20	2 / 1	Some Browning from Drought Stress
43	Monterey Cypress	10	20 / 20	2 / 1	Some Browning from Drought Stress
44	Monterey Cypress	9	20 / 20	3 / 1	Some Browning from Drought Stress
45	Monterey Cypress	10 / 8 / 5	20 / 20	3 / 1	Some Browning from Drought Stress
46	Monterey Cypress	6	20 / 20	4 / 3	Topped & Browning from Drought Stress
47	Monterey Cypress	8	20 / 20	5 / 4	Significant Browning from Drought Stress
48	Monterey Cypress	11	20 / 20	3 / 1	Significant Browning from Drought Stress
49	Italian Cypress	6	15 / 6	2 / 1	Some Browning from Drought Stress
50	Coast Live Oak (Quercus agrifolia)	40 (E)	50 / 50	1 / 1	
51	Coast Live Oak	30 (E)	50 / 60	1 / 1	
52	Coast Live Oak	20 (E)	50 / 45	1 / 1	

Tree Map And Tree Protective Fencing Plan
A Mark-Up of the Site Plan
Site: 5633 Arboretum Drive
Los Altos, CA
Site Observations: May 21, 2021
Michael L. Bench
Consulting Arborist




Tree Map
A Mark-Up of the Site Plan
Site: 5633 Arboretum Drive
Los Altos, CA
Site Observations: May 21, 2021
Michael L. Bench
Consulting Arborist
SITE PLAN, PROJECT DATA, TREE LIST
NEW RESIDENCE
FOR: Williams Zhang
5633 ARBORETUM DRIVE, LOS ALTOS, CA
DL Architectural & Planning
616 RAMONA ST. STE 21
PALO ALTO, CA (650) 321-2808
4/1/2021
SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH
Juniper Shrubs

Michael L. Bench
Consulting Arborist
ISA #WE 1897A, ASCA Member
(831) 594-5151 michaelbench@sbcglobal.net
7327 Langley Canyon Rd., Prunedale, CA 93907

Site Observations: May 21, 2021
Subject: Existing Trees

Property: Williams Zhang Property
5633 Arboretum Drive
Los Altos, California

Assumptions and Limiting Conditions

1. Any description provided to the consulting arborist/appraiser is assumed to be correct. No responsibility is assumed for legal matters in character nor is any opinion rendered as to the quality of any title.

2. The consulting arborist/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

3. The consulting arborist/appraiser shall not be required to give testimony or to attend court by reason of this report/appraisal unless written arrangements are made, including payment of additional fees for services.

4. Loss or removal of any part of this report invalidates the entire report/appraisal.

5. Possession of this report, or any copy thereof, does not imply right of publication or use for any purpose by any person other than to whom this report is addressed without written consent of this appraiser/consultant.

6. This report and any appraised values expressed herein represent the opinion of the consultant/appraiser. Further, the appraiser/consultant's fee is in no way contingent upon the reporting of a specified value or upon any finding or recommendation reported.

7. Sketches, diagrams, graphs, photos, etc., in this report are intended as visual aides and are not done necessarily to scale and should not be construed as engineering information or specifications.

8. This report makes every attempt to be in conformity with generally acceptable evaluation/diagnostic/appraisal methods and procedures, as recommended by the International Society of Arboriculture.

9. No tree described in this report/evaluation has been climbed, unless otherwise stated. As such, structural defects that could only have been discovered by climbing are not reported. Likewise, a full root collar inspection, consisting of the excavation of soil around the tree for the purpose of uncovering major root defects/weaknesses, has not been performed, unless otherwise stated. I take no responsibility for any root defects, which were not uncovered by such an inspection.

Consulting Arborist Disclosure Statement
As a consulting arborist, I provide opinions, recommendations, and appraisals about trees based on observations, information provided, education, and experience. I recommend procedures in the attempt to reduce the risk of branch and tree failures, to improve the health of trees, and/or to enhance the beauty of trees. Clients my choose to accept or to disregard my recommendations, or may seek the advice of others.

I cannot detect every defect or condition, which may cause a structural failure of a tree. Trees are living organisms, highly variable and subject to numerous environmental influences. Trees sometimes fail unpredictably in ways we do not fully understand. Conditions, flaws, or weaknesses are often hidden inside stems/trunks or below ground and, thus, elude detection. I cannot guarantee the health and safety of any tree. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Trees cannot be controlled but can be managed to a limited degree. To live rear trees is to accept some degree of risk. The only way to eliminate all risk, associated with trees, is to eliminate all trees.


NOTICE OF DEVELOPMENT PROPOSAL
PROJECT TITLE: 5633 ARBORETUM DRIVE
Project description
Applicant
Public Meeting Date
Project planner
property owner
PUBLIC MEETING
NOTICE
5633

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☐ Adult Signature Restricted Delivery $	$0.00	
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Total Postage and Fees $	$4.60	07/18/2022

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City, State, ZIP+4® LOS ALTOS, CA 94024

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Total Postage and Fees $	$4.60	07/18/2022

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☐ Adult Signature Required $	$0.00	
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Total Postage and Fees $	$4.60	07/18/2022

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City, State, ZIP+4® LOS ALTOS, CA 94024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) $	$0.00	Postmark Here
☐ Certified Mail Restricted Delivery $	$0.00	
☐ Adult Signature Required $	$0.00	
☐ Adult Signature Restricted Delivery $	$0.00	
Postage $	$0.60	
Total Postage and Fees $	$4.60	07/18/2022

Sent To CURRENT RESIDENCE
Street and Apt. No., or PO Box No. 5667 ARBORETUM DR.
City, State, ZIP+4® LOS ALTOS, CA 94024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 1182 2114

PALO ALTO, CA 94303 USPS JUL 18 2022

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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$4.60
$	

0192
75
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HAMILTON USPS
PALO ALTO, CA 94301
JUL 18 2022
07/18/2022

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City, State, ZIP+4® LOS ALTOS, CA 94024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Los Altos, CA 94024

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$4.60
$	

0192
75
Postmark Here
PALO ALTO, CA 94301 USPS
JUL 18 2022
07/18/2022

Sent To CURRENT RESIDENCE
Street and Apt. No., or PO Box No. 494 ASPEN WAY
City, State, ZIP+4® LOS ALTOS, CA 94024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 1182 2138

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Los Altos, CA 94024

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$4.60
$	

0192
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Postmark Here
PALO ALTO, CA 94301 USPS
JUL 18 2022
07/18/2022

Sent To CURRENT RESIDENCE
Street and Apt. No., or PO Box No. 485 ASPEN WAY
City, State, ZIP+4® LOS ALTOS, CA 94024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 1182 2121

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Los Altos, CA 94024

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$4.60
$	

0192
75
Postmark Here
PALO ALTO, CA 94301 USPS
JUL 18 2022
07/18/2022

Sent To CURRENT RESIDENCE
Street and Apt. No., or PO Box No. 5666 ARBORETUM DR
City, State, ZIP+4® LOS ALTOS, CA 94024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

LIGHTWEIGHT CONCRETE ROOF TILE
EAGLE ROOFING PRODUCTS
202 BL CONCORD BLEND

WOOD SIDING
KELLY MOORE KM-4940
GREYBEARD

FASCIA BOARD
KELLY MOORE KM-5826
VOLCANIC ROCK

WINDOW TRIM
KELLY MOORE 417
OXFORD BROWN

STONE VENEER BASE
ELDORADO STONE
COASTAL REEF

NEW RESIDENCE

5633 ARBORETUM DRIVE
LOS ALTOS, CA 94024

DL Architecture & Planning
616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

PROJECT TEAM

OWNER:
WILLIAMS ZHANG
5633 ARBORETUM DRIVE,
LOS ALTOS, CA 94022

ARCHITECT:
DL ARCHITECTURE & PLANNING
616 RAMONA ST. STE. 21
PALO ALTO, CA 94301
(650) 321-2808
erickeng@elhome.com

STRUCTURAL ENGINEER:

CIVIL ENGINEER:
WEC & ASSOCIATES
(650) 823-6466
ed@weceng.com

TITLE 24:

SURVEYOR:
CHRISTENSEN & PLOUFF
LAND SURVEYING
1250 OAKMED PKWY. STE. 210
SUNNYVALE, CA 95085
(408) 755-9784
www.cplandsurveying.com

LANDSCAPE ARCHITECT:
ANYI HUNAG LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE,
UNION CITY, CA 94587
(650) 533-0107
anyi@anyilandscape.com

SHEET INDEX

ARCHITECTURAL:

PROJECT DATA

A. APN: 342-04-094
B. ZONING: R1-20
C. FLOOD ZONE: X
D. COVERED PARKING SPACES: 2

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: (main house) *Land area covered by all structures that are over 6 feet in height*	3,640 square feet (15.1%)	3,754 square feet (15.6%)	6,015 square feet (25%)
FLOOR AREA: (main house) *Measured to the outside surfaces of exterior walls*	1st Flr: 3,477 sq ft 2nd Flr: --- sq ft **Total: 3,477 sq ft** (14.4%)	1st Flr: 3,517 sq ft 2nd Flr: 1,617 sq ft **Total: 5,134 sq ft** (21.3%)	5,156 square feet (21.4%)
SETBACKS: (main house) Front Rear Right side (1st/2nd) Left side (1st/2nd)	 25 feet 64 feet 81 feet/ -- feet 22 feet/ -- feet	 31 feet 35 feet 50 feet/ 63 feet 36 feet/ 41 feet	 30 feet 35 feet 50 feet/ ___ feet 20 feet/ 25 feet
HEIGHT:	16 feet	25'2" feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	2,222 square feet	2,729 square feet	4,665 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	1,255 square feet	-785 square feet	470 square feet

LOT CALCULATIONS

NET LOT AREA:	24,062 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	760 square feet (10%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 10,628 sq ft Existing softscape (undisturbed) area: 10,797 sq ft New softscape (new or replaced landscaping) area: 2,637 sq ft *Sum of all three should equal the site's net lot area*

E. OCCUPANCY GROUP R3/U
F. TYPE OF CONSTRUCTION VB

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING CODE

SCOPE OF WORKS

DEMOLISH EXISTING SINGLE STORY RESIDENCE AND DETACHED GARAGE, BACKFILL EXISTING SWIMMING POOL, REDESIGN A NEW 2 STORY RESIDENCE WITH ATTACHED GARAGE AND ATTACHED 2BEDROOM DWELLING UNIT, THE MAIN HOUSE TO HAVE LIVING ROOM, DINING ROOM, GAME ROOM FOR GULF PRACTICE, KITCHEN OPEN TO HIGH CEILING FAMILY ROOM AND GUEST BEDROOM SUITE ON THE 1st FLOOR, 2 BEDROOM SUITES AND MASTER BEDROOM SUITE ON THE 2nd FLOOR, THE NEW HOUSE WILL BE LOCATED THE SIMILAR FOOTPRINT OF EXISTING HOUSE MOST TREES ALONG BOTH SIDES OF STREETS AND PROPERTY LINE WILL REMAIN.

FIRE DEPARTMENT CONDITIONS

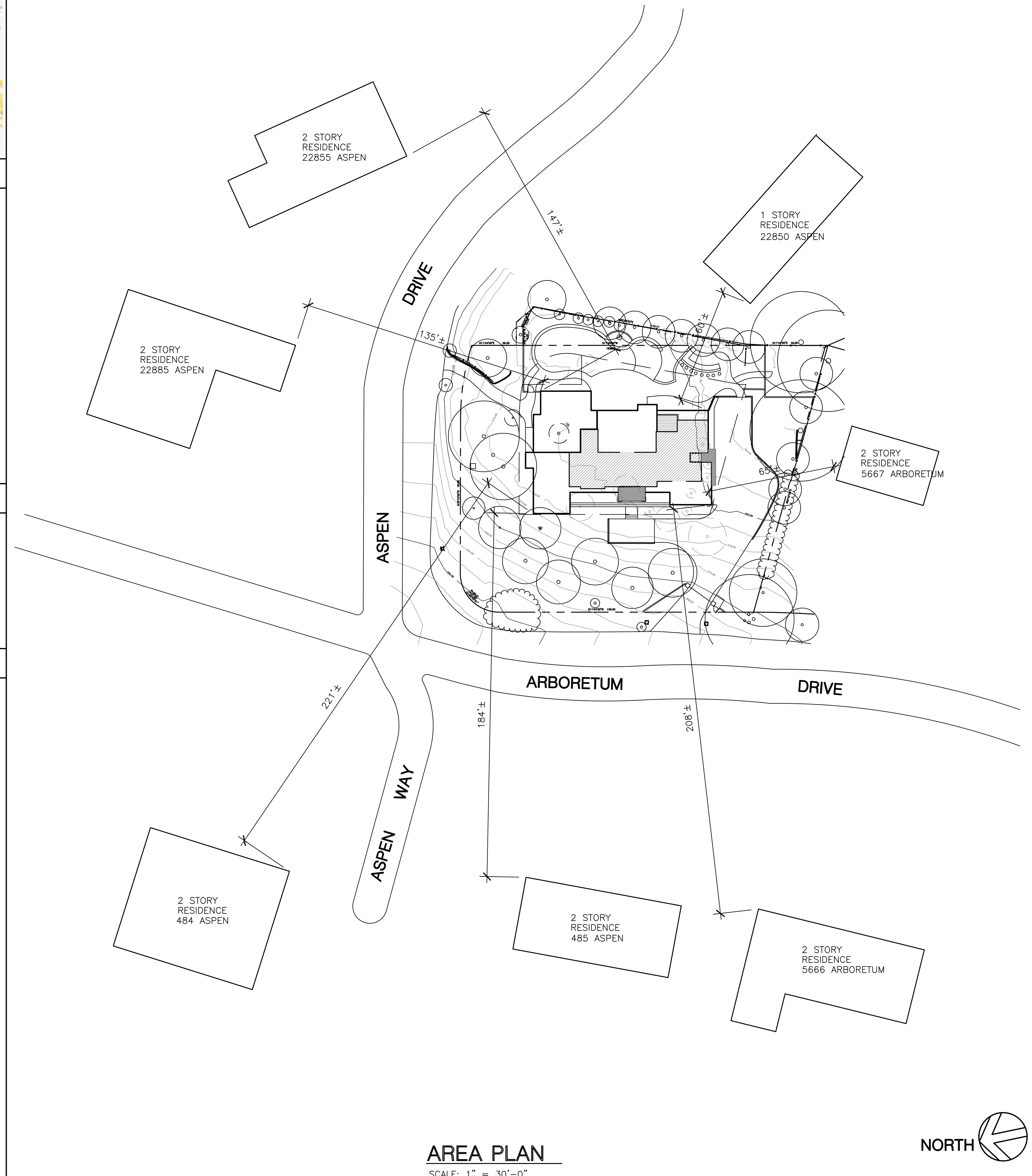
1. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED INACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO FAMILY DWELLINGS

2. REQUIRED FIRE FLOW: THE FIRE FLOW FOR THIS PROJECT IS 2,000 GPM AT 20 PSI RESIDUAL PRESSURE FROM A SINGLE HYDRANT. IF AN AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE INSTALLED, THE FIRE FLOW WILL BE REDUCED BY 50% ESTABLISHING A REQUIRED ADJUSTED FIRE FLOW OF 1,000 GPM AT 20 PSI RESIDUAL PRESSURE.

3. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) 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). 2016 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

4. ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. 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. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1

5. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7.



AREA PLAN

SCALE: 1" = 30'-0"

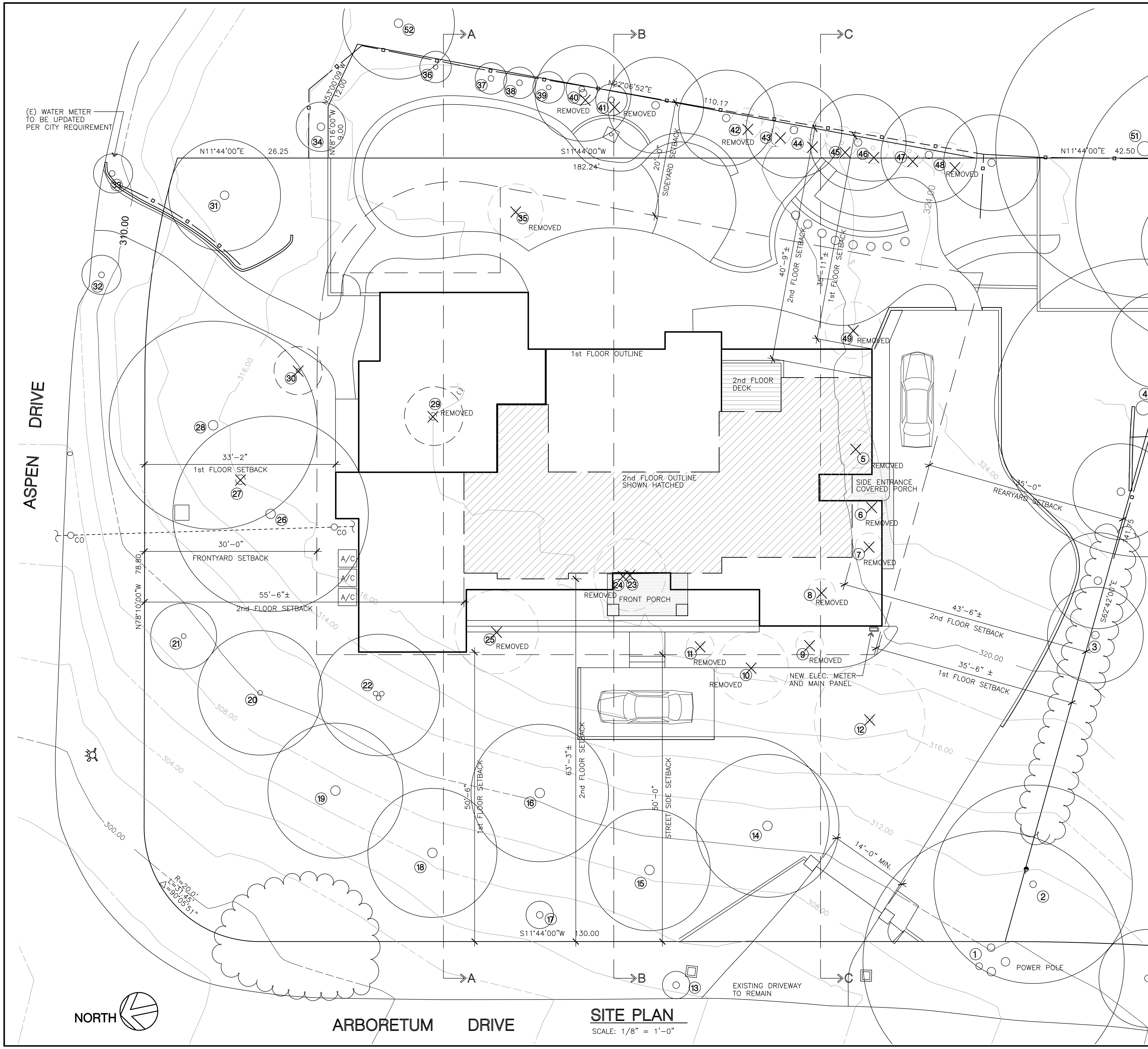
REVISIONS
PLANNING 6-10-2021
PLANNING 3-7-2022
PLANNING 7-14-2022
PLANNING 8-31-2022
PLANNING 9-14-2022

DL Architectural & Planning
616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

NEW RESIDENCE
FOR: Williams Zhang
5633 ARBORETUM DRIVE,
LOS ALTOS, CA

AREA PLAN, VICINITY MAP
PROJECT DATA

DATE 4/1/2021
SCALE 1/8" = 1'-0"
DRAWN -
JOB -
SHEET SK-0
OF SHEETS



SITE PLAN

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

	Field Data Sheet	Trunk DBH (Diameter in Inches at Breast Height)	Canopy Size	Condition Rating: 1 - 5 1=Excellent 2=Good 3=Fair 4=Poor 5=Very Poor	DBH = Dia. at 48 inches (E) = Estimated CD w/ IB = Co-Dominant Leaders with Imbedded Bark, a Structural Weakness (BF) = Below Lowest Fork	
Tree #	Tree Name	DBH In Inches	Height / Spread	Health / Structure	Notes	Removed
1	Coast Redwood (Sequoia sempervirens)	17 / 15 / 14 / 12	20 / 30	2 / 4	Topped for Line Clearing; Tree wraps Around Power Pole	no
2	Coast Live Oak (Quercus agrifolia)	13	35 / 30	2 / 1		no
3	Wild Plum (Prunus cerasifera)	5 / 4 / 2 / 2	15 / 20	3 / 1	Canopy Die-Back from Drought Stress	no
4	Coast Live Oak	19	50 / 55	1 / 2		no
5	Italian Cypress (Cupressus sempervirens)	12	60 / 10	2 / 1	Canopy Die-Back from Drought Stress	yes
6	Italian Cypress	12	55 / 10	2 / 1		yes
7	Italian Cypress	12	50 / 10	2 / 1	Canopy Die-Back from Drought Stress	yes
8	Italian Cypress	4	12 / 5	2 / 1		yes
9	Aristocrat Pear (Prunus calleryana 'Arictocrat'	4	15 / 10	2 / 1	Canopy Die-Back from Drought Stress	yes
10	Monterey Cypress (Hesperocyparis macrocarpa)	5	20 / 15	3 / 1	Canopy Die-Back from Drought Stress	yes
11	Victorian Box (Pittosporum undulatum)	6	20 / 15	5 / 3	Significant Canopy Die-Back from Drought Stress	yes
12	Coast Redwood	10	20 / 15	Dead	From Apparent Drought Stress	yes
13	Italian Cypress	8	20 / 6	1 / 1		no
14	Coast Redwood	23	60 / 30	3 / 2	Top 1/3 of Canopy Sparse; Browning	no
15	Coast Redwood	19	60 / 30	3 / 3	Top 1/3 of Canopy Sparse; Browning	no
16	Coast Redwood	16	75 / 35	3 / 1	Top 1/3 of Canopy Sparse; Browning	no
17	Coast Redwood	3 / 3 / 2	10 / 12	2 / 4	Topped at Grade	no
18	Coast Redwood	18	50 / 30	3 / 1	Top 1/3 of Canopy Sparse; Browning	no
19	Coast Redwood	18	60 / 30	3 / 1	Top 1/3 of Canopy Sparse; Browning	no
20	Coast Redwood	8	15 / 15	3 / 1	Sparse Canopy Overall; Browning	no
21	Coast Redwood	6	15 / 15	4 / 2	Significant Canopy Die-Back from Drought Stress	no
22	Victorian Box	8 / 8 / 6 / 5 / 5	30 / 30	3 / 1	Branch Tip Die-Back from Drought Stress	no
23	Italian Cypress	5 / 3	20 / 6	2 / 1	Slight Browning	yes
24	Italian Cypress	5 / 3	20 / 6	2 / 1	Slight Browning	yes
25	Japanese privet (Ligustrum japonicum)	7	20 / 20	2 / 1	Severe Sunscald on Trunk	yes
26	Monterey Cypress	23	50 / 50	4 / 2	Significant Browning from Drought Stress	no
27	Monterey Cypress (Hesperocyparis macrocarpa)	17	———	Dead	Laying on the Ground	yes
28	Monterey Cypress	18 / 12 / 8	50 / 50	4 / 2	Significant Browning from Drought Stress	no
29	Japanese Maple (Acer palmatum)	6 / 5 / 3	10 / 10	Dead	Apparently from Drought	yes
30	Cypress Species	5 / 3	10 / 10	Dead	Apparently from Drought	yes
31	Coast Redwood (Sequoia sempervirens)	16	45 / 30	3 / 1	Sparse Canopy w/ Browning from Drought Stress	no
32	Italian Cypress (Cupressus sempervirens)	8	15 / 6	1 / 1		no
33	Italian Cypress	8	15 / 6	1 / 1		no
34	Monterey Cypress	10 / 9	40 / 30	2 / 3	CD w/ IB; Some Canopy Browning	no
35	Japanese privet (Ligustrum japonicum)	9	15 / 15	3 / 3	Browning & Die-Back from Drought Stress	yes
36	Monterey Cypress	5	20 / 20	2 / 1	Significant Browning from Drought Stress	no
37	Monterey Cypress	8	20 / 20	2 / 1	Browning from Drought Stress	no
38	Monterey Cypress	6 / 6	20 / 20	2 / 1	Some Browning from Drought Stress	no
39	Monterey Cypress	6 / 6	20 / 20	2 / 1	Some Browning from Drought Stress	no
40	Monterey Cypress	8	20 / 20	2 / 1	Some Browning from Drought Stress	no
41	Monterey Cypress	11	20 / 20	2 / 1	Some Browning from Drought Stress	no
42	Monterey Cypress	11	20 / 20	2 / 1	Some Browning from Drought Stress	no
43	Monterey Cypress	10	20 / 20	2 / 1	Some Browning from Drought Stress	no
44	Monterey Cypress	9	20 / 20	3 / 1	Some Browning from Drought Stress	no
45	Monterey Cypress	10 / 8 / 5	20 / 20	3 / 1	Some Browning from Drought Stress	no
46	Monterey Cypress	6	20 / 20	4 / 3	Topped & Browning from Drought Stress	no
47	Monterey Cypress	8	20 / 20	5 / 4	Significant Browning from Drought Stress	no
48	Monterey Cypress	11	20 / 20	3 / 1	Significant Browning from Drought Stress	no
49	Italian Cypress	6	15 / 6	2 / 1	Some Browning from Drought Stress	yes
50	Coast Live Oak (Quercus agrifolia)	40 (E)	50 / 50	1 / 1		no
51	Coast Live Oak	30 (E)	50 / 60	1 / 1		no
52	Coast Live Oak	20 (E)	50 / 45	1 / 1		no

REVISIONS

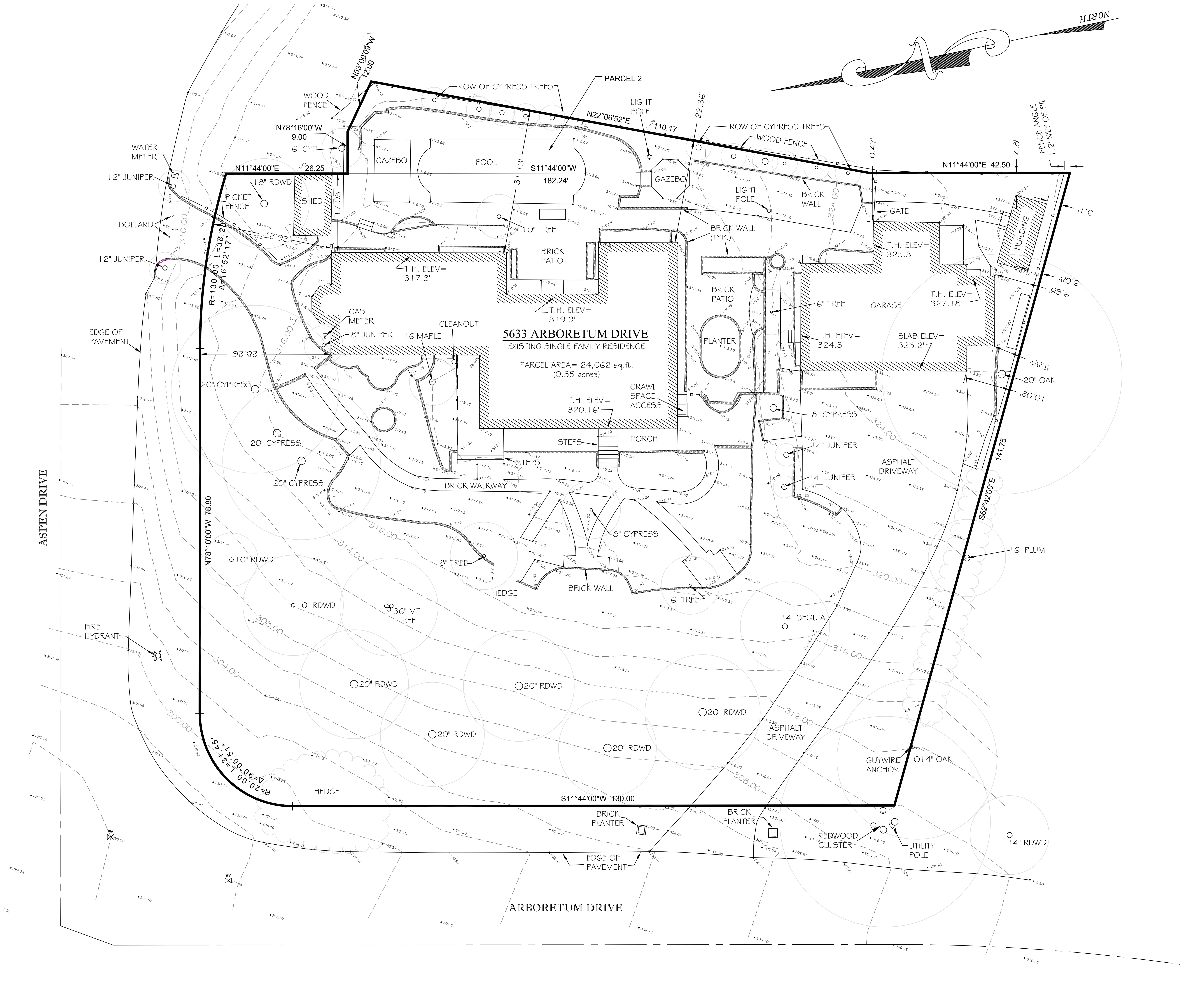
1	PLANNING 6-10-2021
2	PLANNING 3-7-2022
3	PLANNING 7-14-2022
4	PLANNING 8-31-2022
5	PLANNING 9-14-2022

DL Architectural & Planning
616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

NEW RESIDENCE
FOR: Williams Zhang
5633 ARBORETUM DRIVE, LOS ALTOS, CA

SITE PLAN, PROJECT DATA, TREE LIST

DATE 4/1/2021
SCALE 1/8" = 1'-0"
DRAWN –
JOB –
SHEET SK-1
OF SHEETS



LEGEND:

- PROPERTY LINE
- WOOD FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION
- BUILDING
- WALL
- CONCRETE
- PAVEMENT
- BRICK
- UTILITY POLE
- WATER VALVE
- GAS METER
- WATER METER
- CATCH BASIN
- LIGHT
- TREE TRUNK
- DRIPLINE
- BUSHLINE

LEGAL DESCRIPTION

BEING LOT 75 OF TRACT NO. 806, WOODLAND ACRES, UNIT NO. 2 AS RECORDED IN BOOK 31 OF MAPS AT PAGE 53, SANTA CLARA COUNTY RECORDS, AND A PORTION OF LOT 110 OF TRACT NO. 999, WOODLAND ACRES, UNIT NO. 4 AS RECORDED IN BOOK 42 OF MAPS PAGES 4 AND 5, SANTA CLARA COUNTY RECORDS.

SURVEYOR'S NOTES

1. ELEVATIONS ARE ON SANTA CLARA COUNTY DATUM (NAVD 88).SITE BENCHMARK IS LOCATED HEREON.

2. ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY, SMALLER TREES AND SHRUBS ARE NOT SHOWN.

3. DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

SURVEYOR'S CERTIFICATE

I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013)
I FURTHER CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF YAHAV DINAI.

PROFESSIONAL LAND SURVEYOR ★ KACIE A. PLOUFF No. 9013 ★ STATE OF CALIFORNIA

Kacie Plouff

KACIE A. PLOUFF, PLS 9013

CHRISTENSEN & PLOUFF
LAND SURVEYING
• 1250 OAKMED PARKWAY SUITE 210 •
• SUNNYVALE, CA 95085 •
• 408-755-9784 • www.cplandsurveying.com •

DATE: 6/28/16
DRAWING SCALE: 1"= 10'
PREPARED BY: KACIE PLOUFF
APPROVED BY:
FILE NAME:

5633 ARBORETUM DRIVE, LOS ALTOS
COUNTY OF SANTA CLARA
STATE OF CALIFORNIA
APN: 342-04-094

TOPOGRAPHIC SITE PLAN

PROJECT:

PROJECT NO. NCA-16-035

SHEET NO. 1 OF 1

GRADING AND DRAINAGE NOTES:

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

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

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

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

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

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

UTILITY NOTES:

1. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL GRAVITY SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION. ALL WORK FOR GRAVITY SYSTEMS SHALL BEGIN AT THE 1. DOWNSTREAM CONNECTION POINT. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION. ELBOWS AND TEE SHOULD BE AVOIDED.

2. CLEANOUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS.

3. A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

4. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE FIVE (5) FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10 FEET MINIMUM, UNLESS OTHERWISE NOTED. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

GENERAL NOTES 5

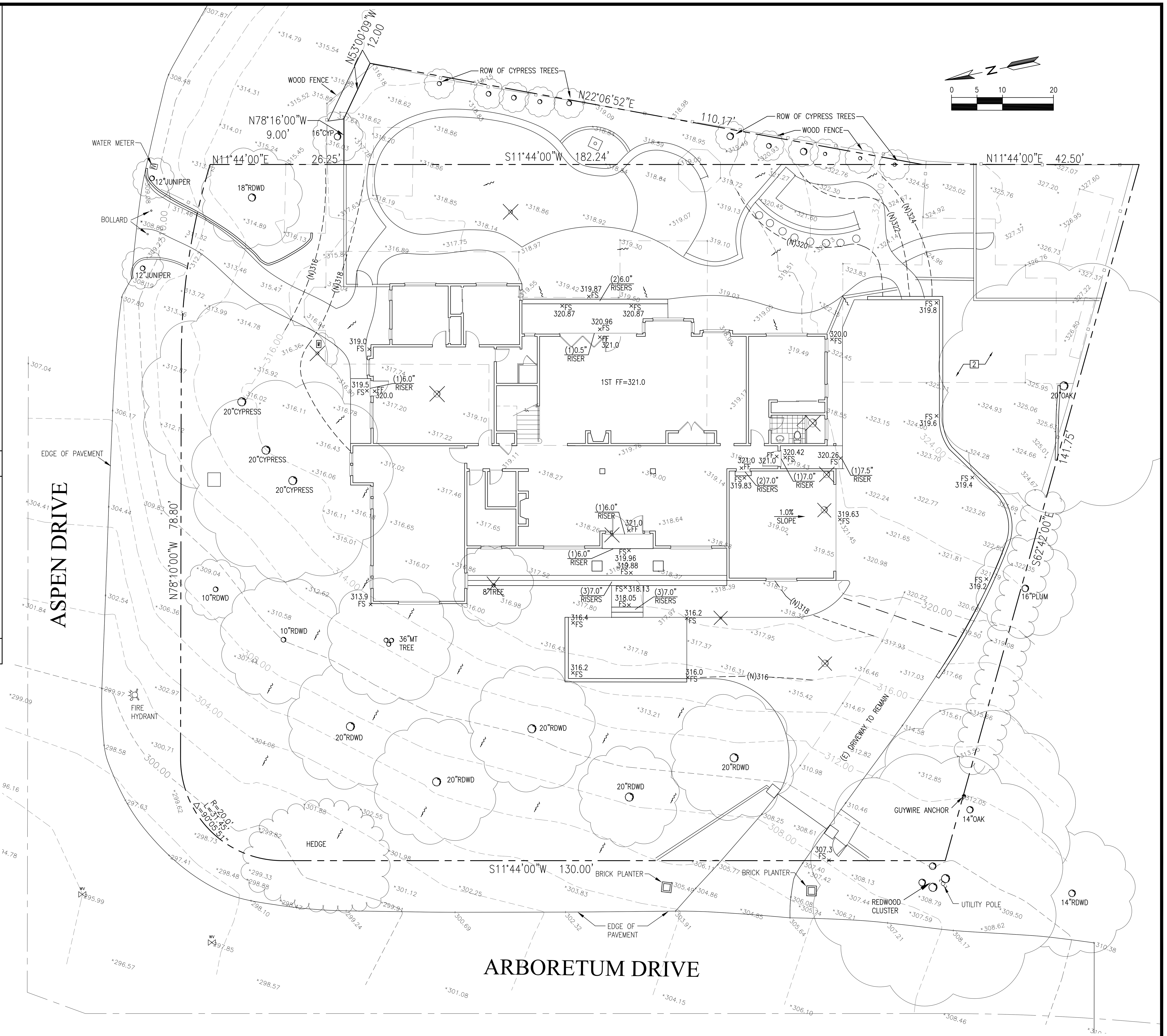
EATHWORK QUANTITIES:

CUT(OUTSIDE BLDG FOOTPRINT)	250 C.Y.
FILL(OUTSIDE BLDG FOOTPRINT)	45 C.Y.
CUT(INSIDE BLDG FOOTPRINT)	95 C.Y.
FILL(INSIDE BLDG FOOTPRINT)	40 C.Y.
BALANCE	260 C.Y.

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

CUT AND FILL EST. 4

EXISTING CONTOUR LINE (MINOR)
EXISTING CONTOUR LINE (MAJOR)
NEW CONTOUR LINE (N)318
PROPERTY LINE
PERF 4" PVC SD LINE
SOLID 4" PVC SD LINE
GRADE BREAK



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

NEW RESIDENCE

5633 ARBORETUM DRIVE
LOS ALTOS, CA
APN: 342-04-094

W E C
& ASSOCIATES

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

LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
G59334
EXP 6/30/23
CIVIL
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: MAR 11, 2022
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NO.

C.1

EROSION CONTROL AND BEST MANAGEMENT PRACTICE:

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

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

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

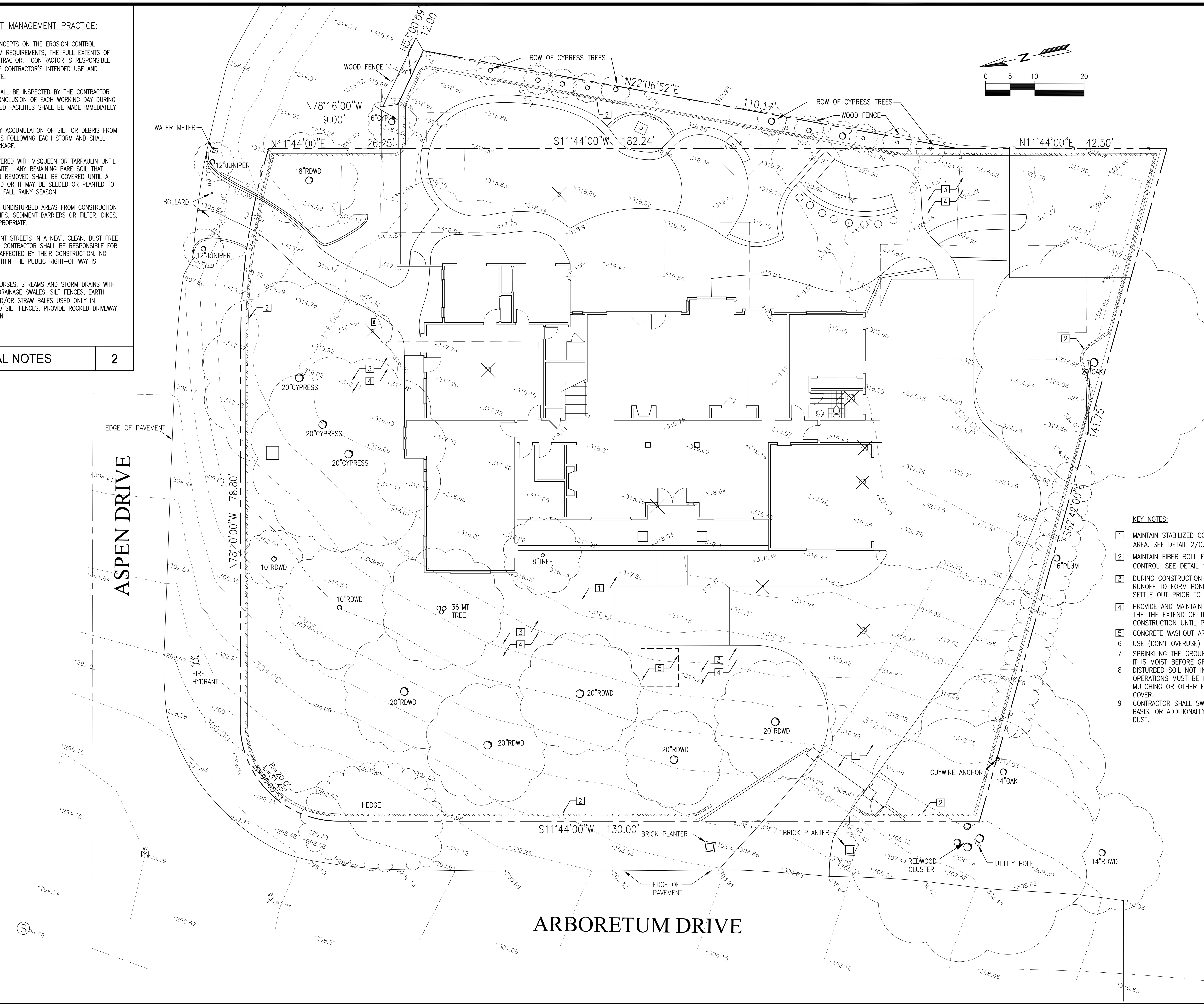
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER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

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

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

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

GENERAL NOTES 2



KEY NOTES:

1. MAINTAIN STABILIZED CONSTRUCTION AREA. SEE DETAIL 2/C.3
2. MAINTAIN FIBER ROLL FOR EROSION CONTROL. SEE DETAIL 1/C.3
3. DURING CONSTRUCTION ALLOW SEDIMENT-LADEN RUNOFF TO FORM PONDING AND ALLOW SEDIMENTS TO SETTLE OUT PRIOR TO DISCHARGE
4. PROVIDE AND MAINTAIN VEGETATION COVERAGE AROUND THE THE EXTEND OF THE DISTURBED AREA DURING CONSTRUCTION UNTIL PHASED GRADING ACTIVITIES
5. CONCRETE WASHOUT AREA, SEE DETAIL 3/C.3
6. USE (DON'T OVERUSE) WATER FOR DUST CONTROL.
7. SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOIST BEFORE GRADING ACTIVITIES.
8. DISTURBED SOIL NOT INCLUDED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY VEGETATION, MULCHING OR OTHER EFFECTIVE MEANS OF GROUND COVER.
9. CONTRACTOR SHALL SWEEP THE STREET ON A WEEKLY BASIS, OR ADDITIONALLY AS NEEDED TO CONTROL DUST.

EROSION CONTROL PLAN SCALE: 1"=10' 1

NEW RESIDENCE

5633 ARBORETUM DRIVE
LOS ALTOS, CA
APN: 342-04-094

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

LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
C59334
EXP 6/30/23
CIVIL
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

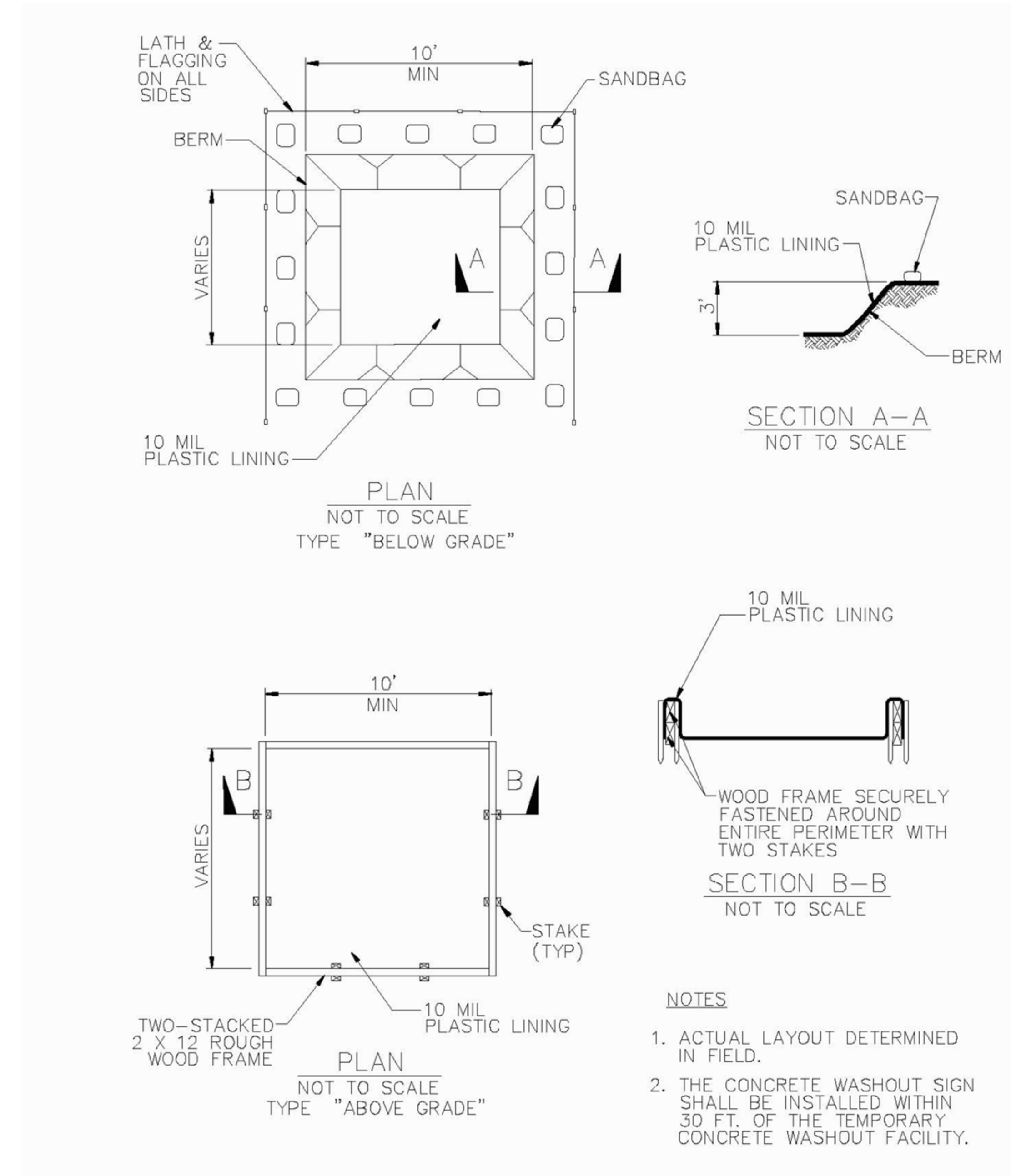
DATE: MAR 11, 2022
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

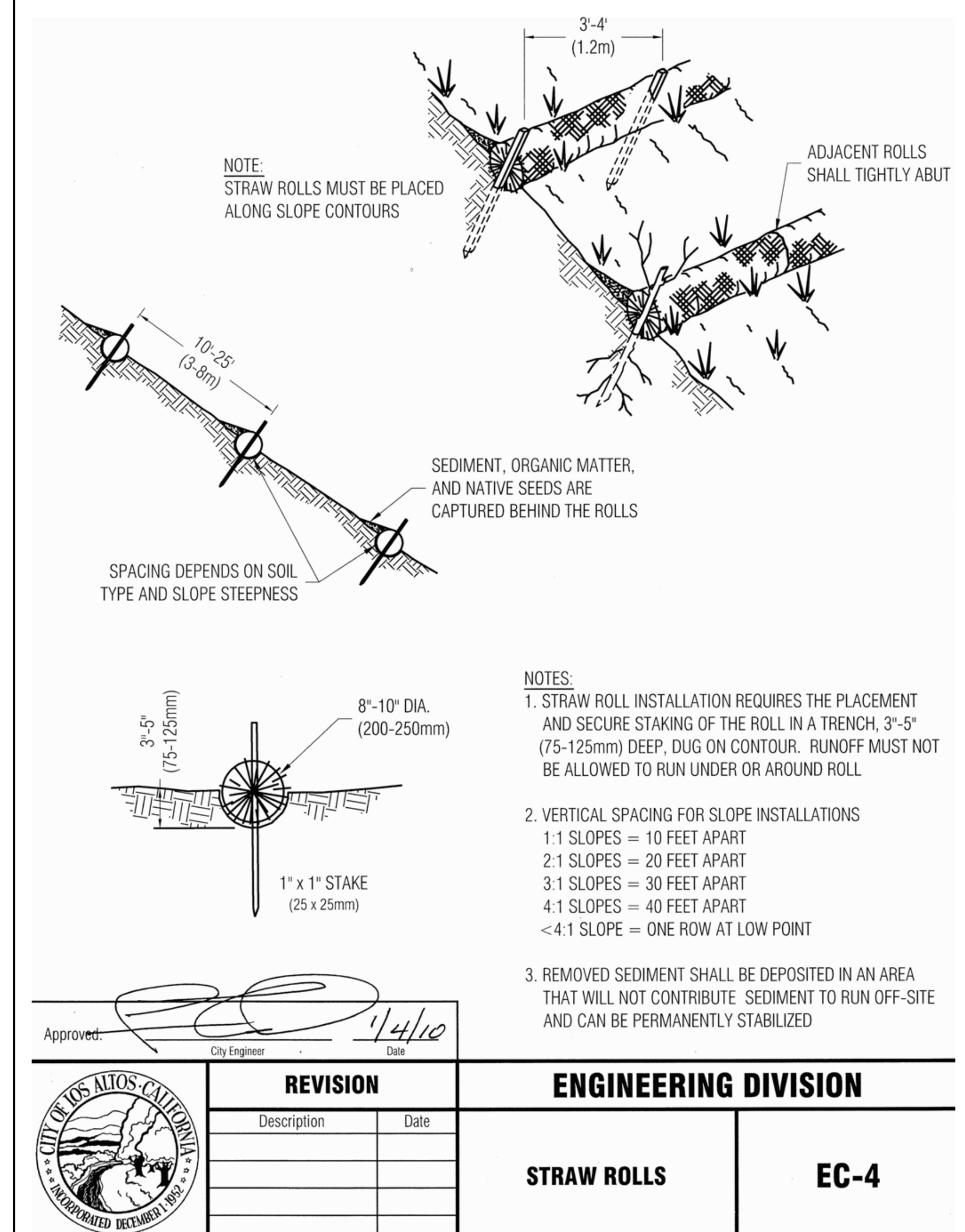
EROSION CONTROL PLAN

SHEET NO.

C.2



CONCRETE WASHOUT AREA | 3



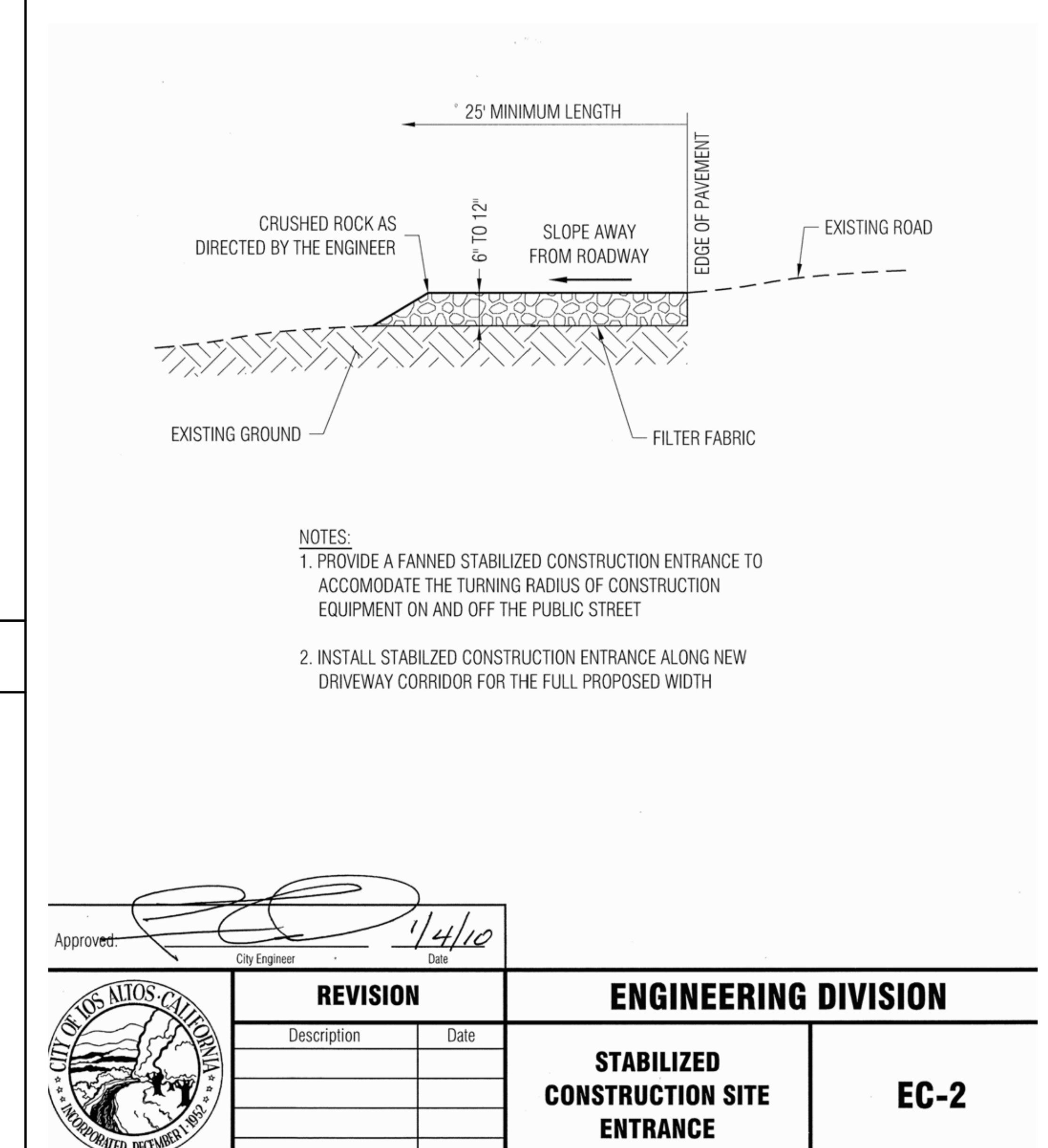
FIBER ROLL DETAIL | 1

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

ABBREVIATION | 4

—SS—	SANITARY SEWER
—E—	ELECTRIC
—TV—	TV/CABLE TV
—FS—	FIRE SERVICE
—W—	DOMESTIC WATER
—T—	TELEPHONE
—G—	NATURAL GAS
—FM—	FORCE MAIN
DS	SPLASH BLOCK, MIN. 2 FEET LONG DEFLECT THE WATER AWAY FROM BOTH BLDG. / DOWNSPOUT
—SL—	STREET LIGHT
—IRR—	IRRIGATION
—X—	FENCE
—JT—	JOINT TRENCH
—O/H—	OVERHEAD WIRES
× 16.07	(E) SPOT ELEVATION
× 16.07 FS	(N) SPOT ELEVATION

LEGEND | 5



STABILIZED CONTRUCTION ENTRANCE | 2

NEW RESIDENCE

5633 ARBORETUM DRIVE
LOS ALTOS, CA
APN: 342-04-094

W E C & ASSOCIATES
2625 MIDDLEFIELD RD #658
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FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER YI-RAN WU C59334 EXP 6/30/23 CIVIL STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: MAR 11, 2022
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

DETAILS

SHEET NO.

C.3

Plant Legend

PHOTO # on Sheet L2	KEY	QTY	SIZE GALLONS	SPACING	WUCOLS RATING	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE WIDTH	GROWTH RATE
	TALL SCREENIING SHRUBS									
2	PG	-	24" box	10'	MED	Podocarpus gracilior	Fern Pine	65'	10'- 20'	1' - 3'/yr
4	CJ	-	15	5' - 6'	MED	Camellia japonica	Camellia	5' - 8'	6'- 12'	4" - 6"/yr
1	PT	-	15	5' - 6'	MED	Pittosporum tobira or P. tenuifolium		10'-15'	5'- 8'	6" - 24"/yr
	GROUND COVERS									
5	CA	-	5	4' - 6'	LOW	Crassula ovata	Jade Plant			
-	SR	-	1	4' - 6'	LOW	Salvia Furman's Red				
18	LB	-	1	4' - 6'	LOW	Lomandra Breeze				
19	LP	-	1	4' - 6'	LOW	Lomandra Platinum				
9	LY	-	1	4' - 8'	LOW	Lantana SpreadingYellow	Low Yellow Lantana			
13	SL	-	1	4' - 8'	LOW	Salvia leucantha	Mexican Sage			
12	DV	-	1	3' - 6'	LOW	Dietes irridioides	Fortnight Lily			
8	LM	-	1	3' - 5'	LOW	Lantana montevidensis	Purple Lantana			
16	KU	-	1	3' - 5'	LOW	Kniphofia uvaria	Red Hot Poker			
15	BF	-	1	3' - 5'	LOW	Bulbine frutescens yellow or orange				
11	NC	-	5	3' - 5'	LOW	Nandina Gulf Stream				
14	SC	-	5	3' - 5'	LOW	Sarcococca ruscifolia				
21	PP	-	1	3' - 5'	LOW	Pelargonium peltatum purple and white mixed	Ivy Geranium			
17	L	-	1	3' - 5'	LOW	Limonium perezii	Sea Statice			
7	EP	-	5	3' - 5'	LOW	Euryops pectinatus	Euryops Daisy			
6	LA	-	1	3' - 5'	LOW	Lavandula Provense	Lavender			
20	CT	-	1	3' - 5'	LOW	Chondropetalum tectorum	Small Cape Reed			
23	WC	-	5	3' - 5'	LOW	Westringia Morning Light or compacta				
22	D	-	1	3' - 5'	LOW	Aeonium canariense Mint Saucer				

Landscape Site Legend

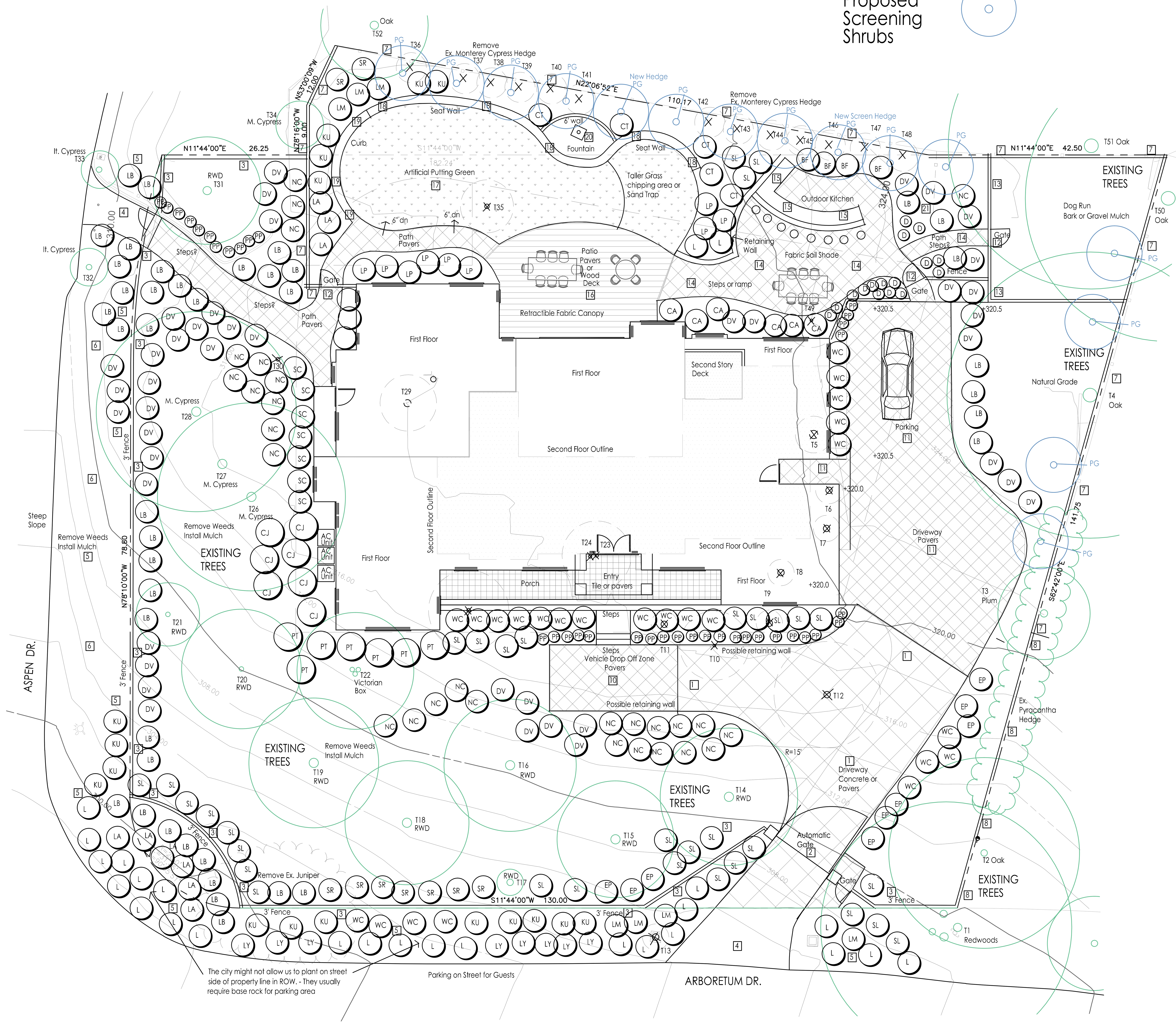
1	Driveway - Pavers or Decorative Conc.
2	Automatic gate and masonry columns
3	3' tall traditional style wood fence
4	Paving in right of way to be as per city specifications
5	Planting in right of way to be approved by city
6	Steep slope will be difficult to plant and require erosion control fabric
7	New solid 6 foot high fence + 1 foot of lattice
8	New solid 3 foot high fence
9	Possible gate and steps/landings
10	Pavers - passenger drop off area
11	Pavers - driveway
12	Gate
13	6 foot tall fence for dog run area
14	Pavers - outdoor dining - possibly with shade sail
15	Outdoor kitchen with grill, burners, sink, fridge, storage, bar height counter for eating
16	Wood deck or pavers
17	Artificial grass putting green with possible taller grass for chipping or sand trap area
18	Raised seat height wall - masonry
19	Raised masonry curb
20	Modern style fountain with masonry or conc. wall backdrop and water and pump under grill in reservoir.
21	Possible additional patio seating area if you want it

Ask owners if they want to upsize some of 1 gal plants to 5 gal plants
Plant quantities are for planning purposes only. Contractor to do own plant count and install all plants on plan

See sheet SK-1 for existing tree descriptions, sizes, and species.

Existing Trees

Proposed Screening Shrubs



Revision

Agenda Item 4.

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

LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 4/30/2022 STATE OF CALIFORNIA

Zhang Residence

5633 Arboretum Dr., Los Altos, CA

1" = 10'-0"

0' 5' 10'

LANDSCAPE SITE PLAN

Date	8/3/22
Scale	As Noted
Drawn	Greg
Job	
Sheet	L1

of

Revision


1 Pittosporum tenuifolium


2 Podocarpus gracilior
Fern Pine


4 Camellia japonica


5 Crassula ovata
Jade Plant


6 Lavandula
Lavender


7 Euryops pectinatis
Euryops Daisy


8 Lantana montevidensis
Low Purple Lantana


9 Lantana Spreading Sunset
Med. Orange Lantana


10 Lantana montevidensis white
Low White Lantana


11 Nandina
Heavenly Bamboo


12 Dietes irridioides
Fortnight Lily


13 Salvia leucantha
Mexican Sage


14 Sarcococca ruscifolia
Sweet Box


15 Bulbine frutescens

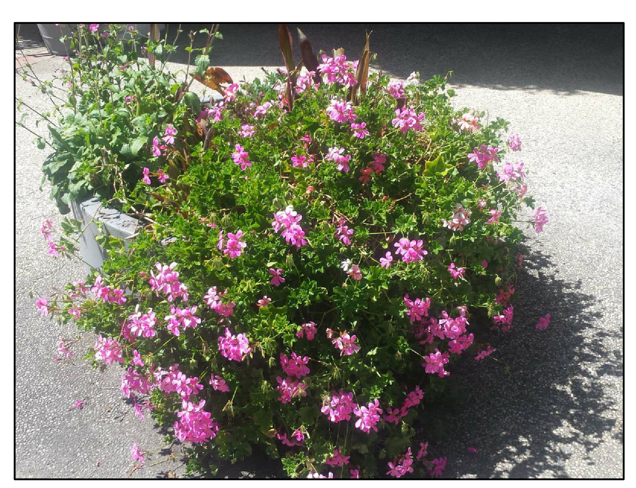

16 Kniphofia uvaria
Red Hot Poker

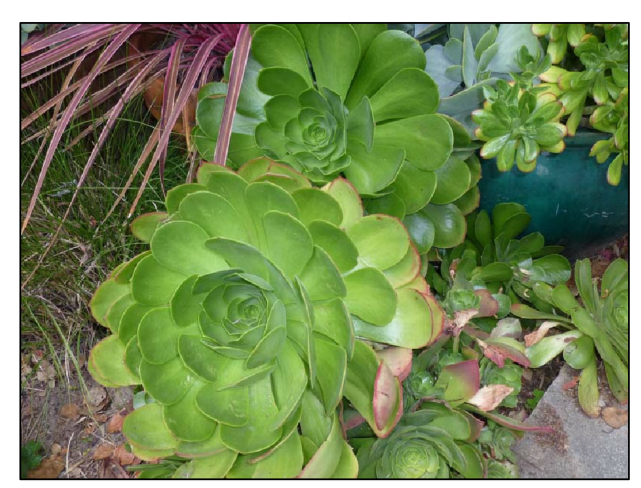

17 Limonium perezii
Sea Statice


18 Lomandra Breeze


19 Lomandra Platinum


20 Chondropetalum tectorum
Small Cape Rush


21 Pelargonium peltatum
Ivy Geranium


22 Aeonium canariense Mint Saucer


23 Westringia Morning Light
Compact Westringia

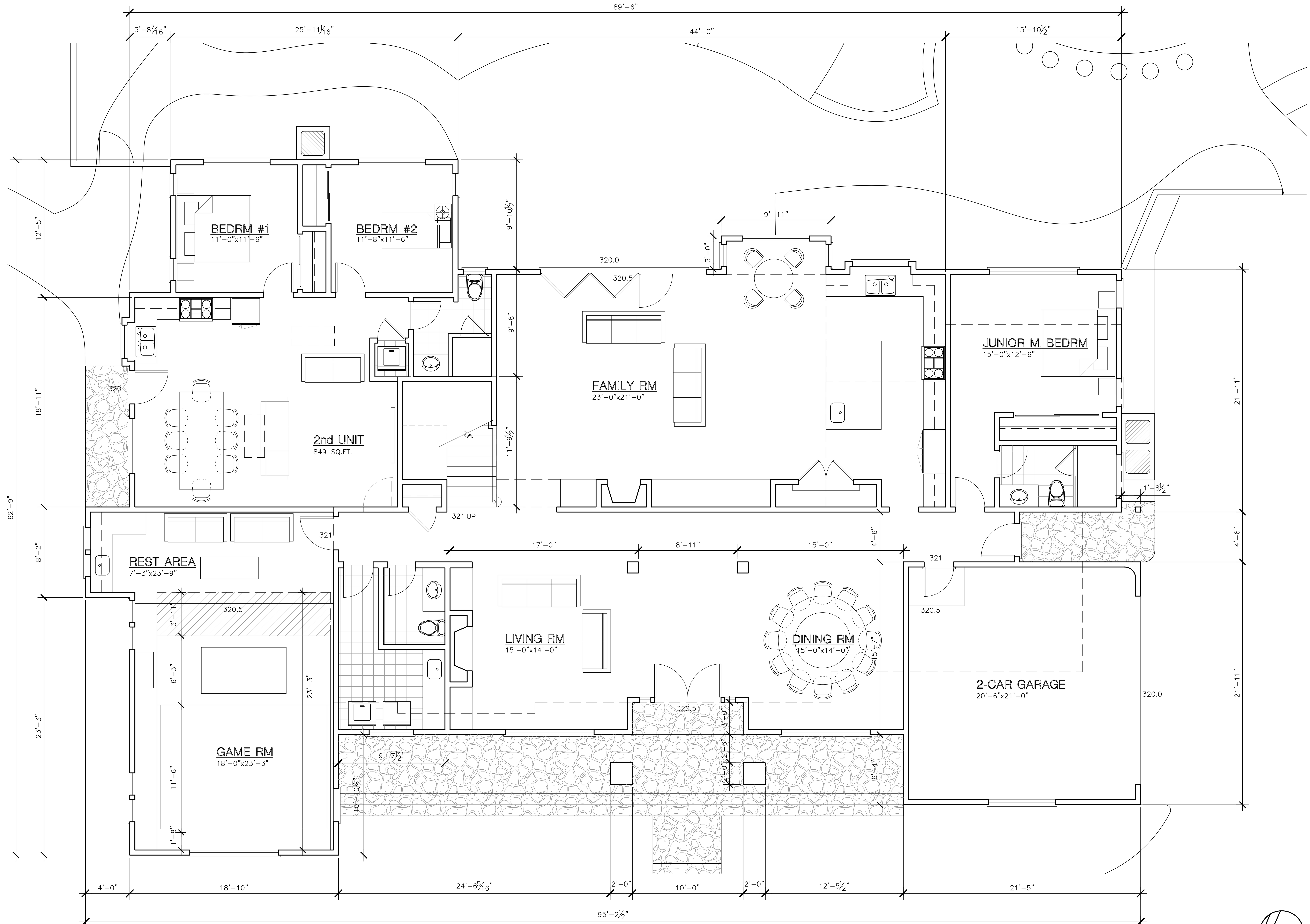
GREGORY LEWIS LANDSCAPE ARCHITECT #2176
736 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbcglobal.net

Zhang Residence
5633 Arboretum Dr., Los Altos, CA

PLANT IMAGES

Date 8/3/22
Scale As Noted
Drawn Greg
Job
Sheet L2
of

REVISIONS	
△	PLANNING 6-10-2021
△	PLANNING 3-7-2022
△	PLANNING 7-14-2022
△	
△	



1st FLOOR PLAN

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

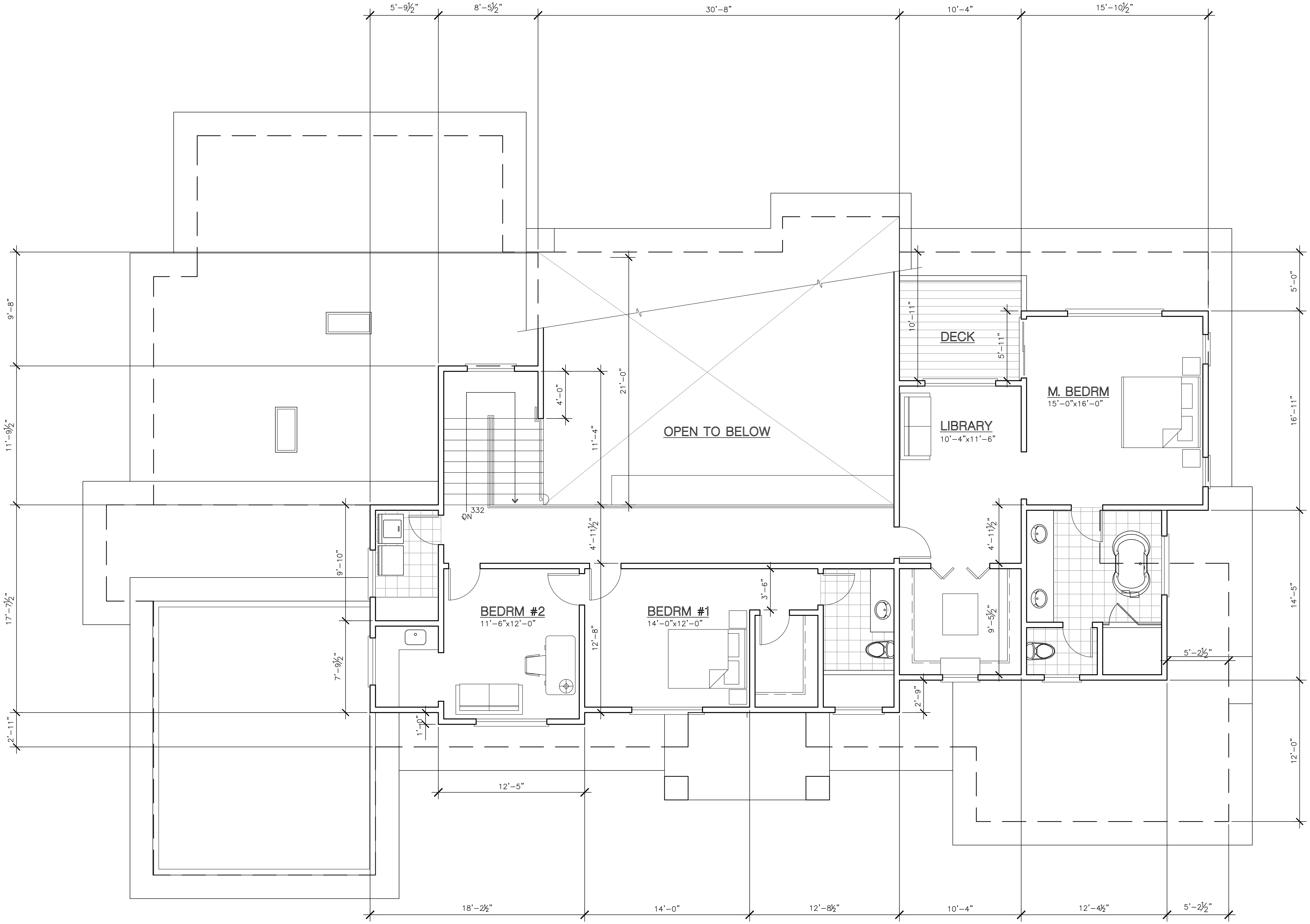
DL Architectural & Planning

616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

NEW RESIDENCE
FOR: Williams Zhang
5633 ARBORETUM DRIVE,
LOS ALTOS, CA

PROPOSED 1st FLOOR PLAN

DATE 4/1/2021
SCALE 1/4"=1'-0"
DRAWN –
JOB –
SHEET SK-2.1
OF SHEETS



2nd FLOOR PLAN

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

NORTH

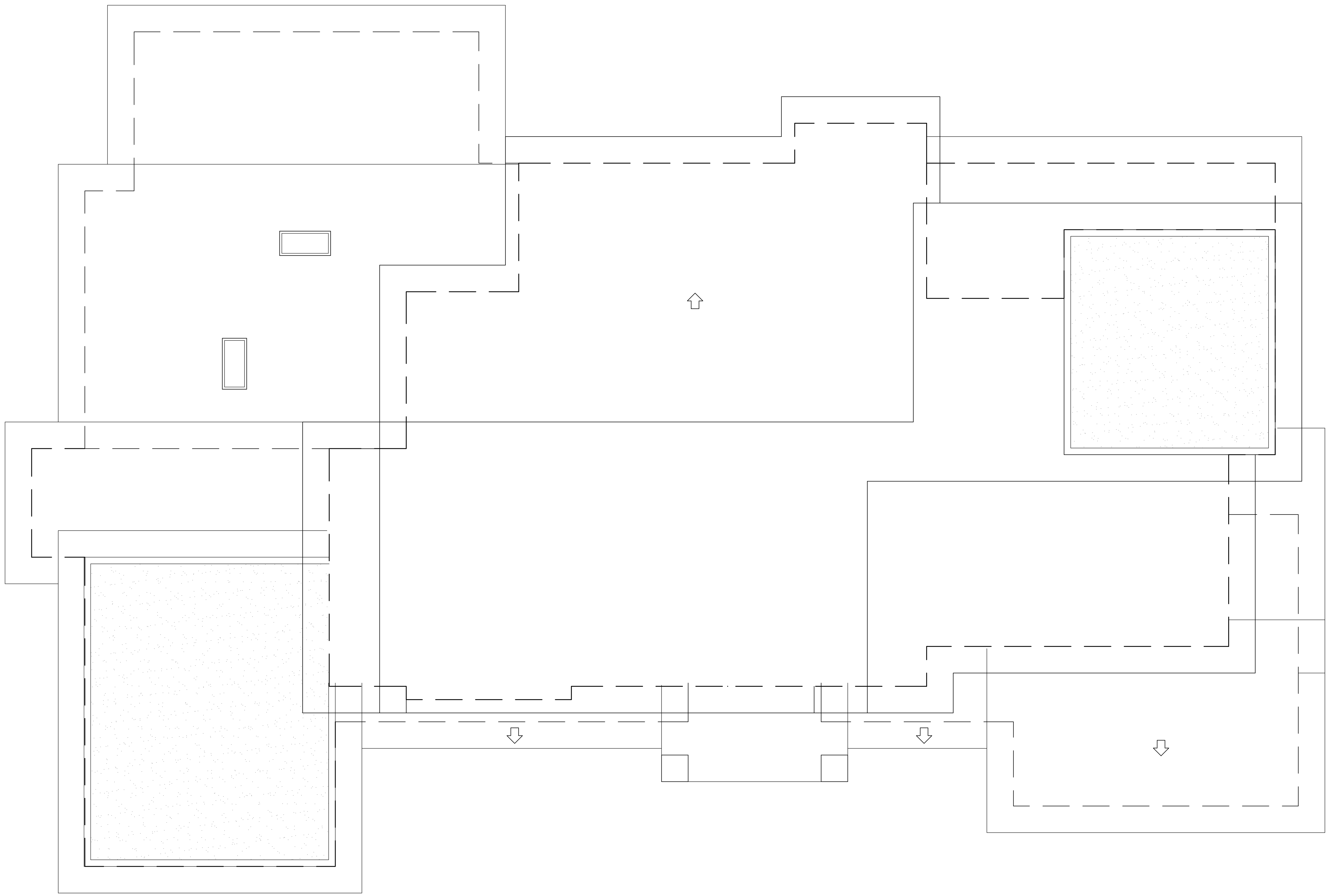
REVISIONS	
PLANNING 6-10-2021	
PLANNING 3-7-2022	

DL Architectural & Planning
616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

NEW RESIDENCE
FOR: Williams Zhang
5633 ARBORETUM DRIVE,
LOS ALTOS, CA

PROPOSED 2nd FLOOR PLAN

DATE	4/1/2021
SCALE	1/4"=1'-0"
DRAWN	–
JOB	–
SHEET	SK-2.2
OF	SHEETS



ROOF PLAN

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

NORTH

REVISIONS	
PLANNING 6-10-2021	
PLANNING 3-7-2022	

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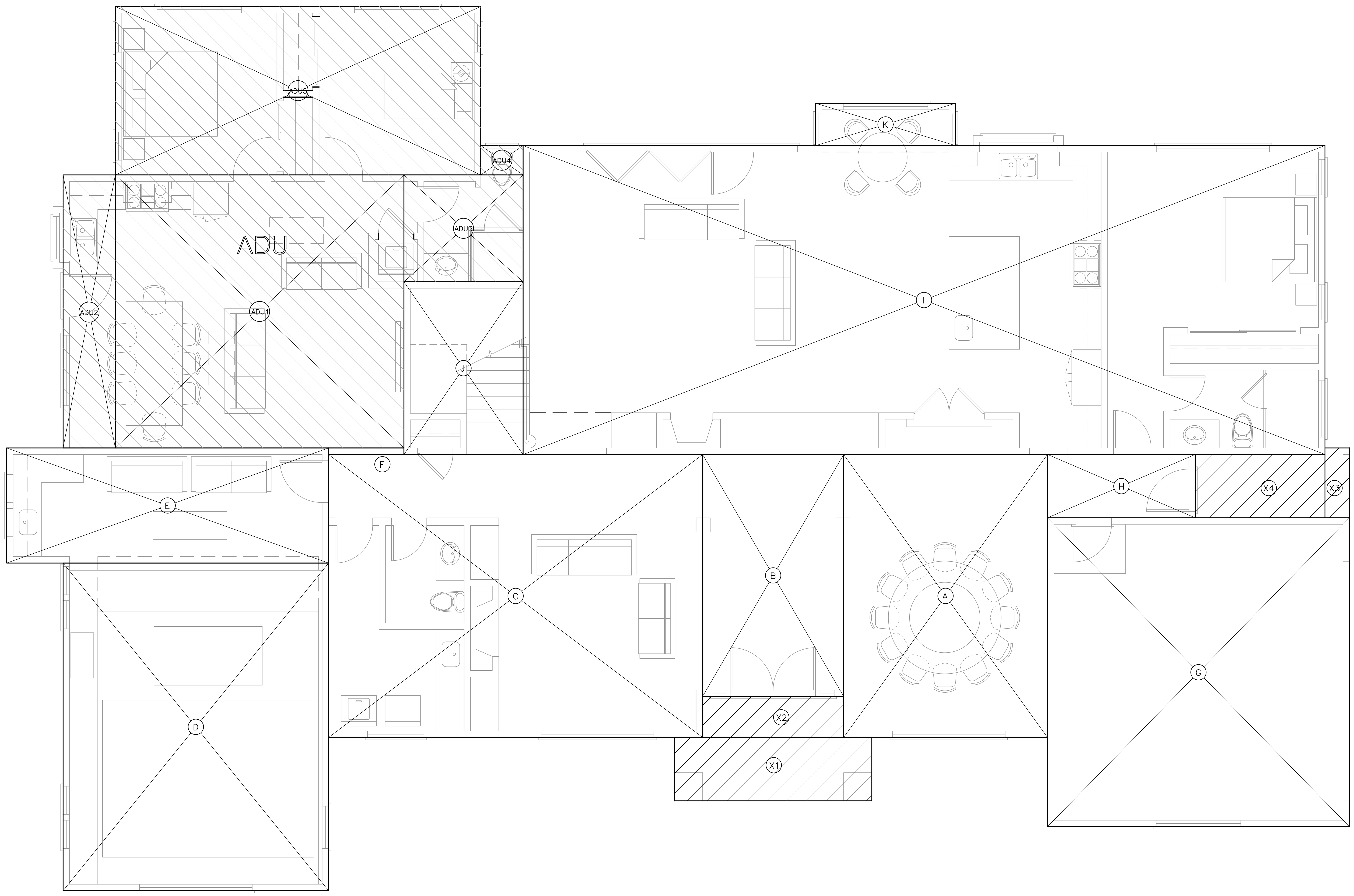
616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

NEW RESIDENCE
FOR: Williams Zhang
5633 ARBORETUM DRIVE,
LOS ALTOS, CA

PROPOSED ROOF PLAN

DATE	4/1/2021
SCALE	1/4"=1'-0"
DRAWN	–
JOB	–
SHEET	SK-2.3
OF	SHEETS



GRAPHIC SCALE

(IN FEET)
1 inch = 4 ft.

1st FLOOR AREA CALCULATION

1/4" = 1'-0"

REVISIONS	
PLANNING 6-10-2021	
PLANNING 3-7-2022	

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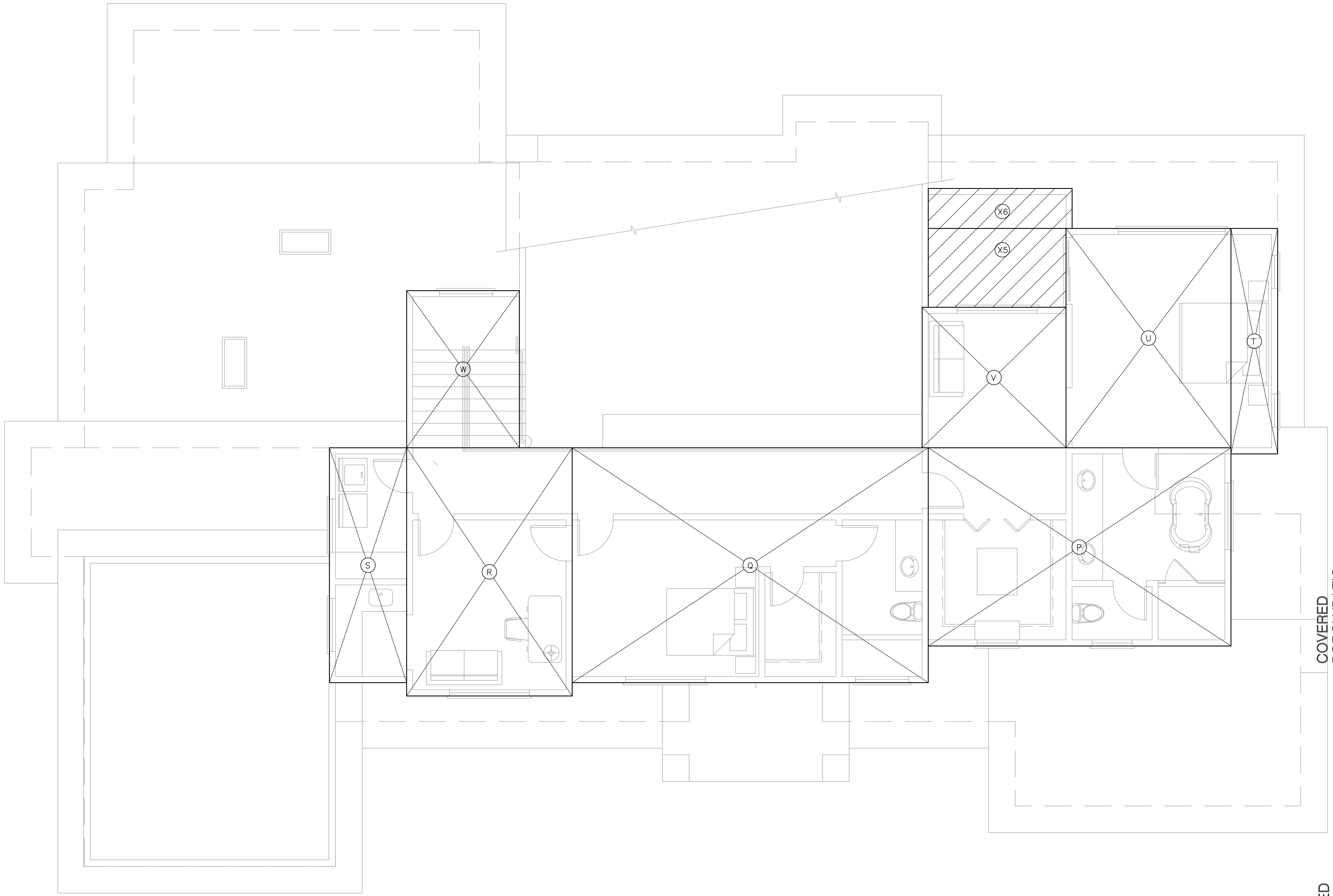
NEW RESIDENCE
FOR: Williams Zhang
5633 ARBORETUM DRIVE,
LOS ALTOS, CA

FLOOR AREA CARLCUATIONS

DATE 4/1/2021
SCALE 1/4"=1'-0"
DRAWN
JOB
SHEET A2-4
OF SHEETS



GRAPHIC SCALE

(IN FEET)
1 inch = 4 ft.

2nd FLOOR PLAN

1/4" = 1'-0"

GARAGE

G =	21'-5" x 21'-11"	469.5 sq.ft.
		469.5 sq.ft.

1ST FLOOR

A =	14'-5 1/2" x 20'-1"	290.4 sq.ft.
B =	10'-0" x 17'-1 1/2"	171.2 sq.ft.
C =	26'-6 1/2" x 20'-1"	532.9 sq.ft.
D =	18'-10" x 23'-3"	437.8 sq.ft.
E =	22'-10" x 8'-2"	186.3 sq.ft.
F =	5'-4" x 0'-6"	2.7 sq.ft.
H =	10'-5 1/2" x 4'-6"	47.1 sq.ft.
I =	56'-10 1/2" x 21'-11"	1,246.6 sq.ft.
J =	8'-5 1/2" x12'-3"	103.6 sq.ft.
K =	9'-11" x 3'-0"	29.8 sq.ft.
		3,048.3 sq.ft.

2ND FLOOR

P =	22'-8" x 14'-10 1/2"	337.0 sq.ft.
O =	26'-8 1/2" x 17'-7 1/2"	470.5 sq.ft.
R =	12'-5" x 18'-7 1/2"	231.3 sq.ft.
S =	5'-9 1/2" x 17'-7 1/2"	102.0 sq.ft.
T =	3'-6" x 16'-11"	59.2 sq.ft.
U =	12'-4 1/2" x 16'-5 1/2"	203.6 sq.ft.
V =	10'-9 1/2" x 10'-6 1/2"	113.7 sq.ft.
W =	8'-5 1/2" x 11'-9 1/2"	99.7 sq.ft.
		1,617.0 sq.ft.

FAR = 5134.8 sq.ft.
MAXIMUM FAR = 5,156.0 sq.ft.
[(24,062-11,000) x 0.1 + 3,850 = 5,156.0 sq.ft.]

COVERED PORCH/PATIO

X1 =	14'-0" x 4'-6"	63.0 sq.ft.
X2 =	10'-0" x 2'-11"	29.2 sq.ft.
X3 =	1'-8 1/2" x 4'-11 1/2"	8.4 sq.ft.
X4 =	9'-2 1/2" x 4'-6"	41.4 sq.ft.
X5 =	10'-4" x 5'-11"	61.2 sq.ft.
X6 =	10'-9 1/2" x 3'-0"	32.4 sq.ft.
		235.6 sq.ft.

LOT COVERAGE = 15.6% 3,753.4 sq.ft.
MAXIMUM LOT COVERAGE = 6,015.5 sq.ft.
(24,062 x 0.25 = 6,015.5 sq.ft.)

ATTACHED ADU

ADU1 =	20'-5 1/2" x 19'-4 1/2"	396.3 sq.ft.
ADU2 =	3'-8 1/2" x 19'-4 1/2"	71.7 sq.ft.
ADU3 =	8'-5 1/2" x 7'-7"	64.1 sq.ft.
ADU4 =	3'-0" x 2'-1"	6.2 sq.ft.
ADU5 =	25'-11" x 11'-11 1/2"	310.0 sq.ft.
		848.3 sq.ft.

FAR OF ADU = 848.3 sq.ft.
LOT COVERAGE OF ADU = 3.5% 848.3 sq.ft.
(MAXIMUM ALLOWABLE ADU = 850 sq.ft.)

TOTAL FAR (INSLUDES ADU) = 5,983.2 sq.ft.
LOT COVERAGE (INCLUES ADU) = 24.4% 4,601.7 sq.ft.

REVISIONS	
PLANNING 6-10-2021	
PLANNING 3-7-2022	

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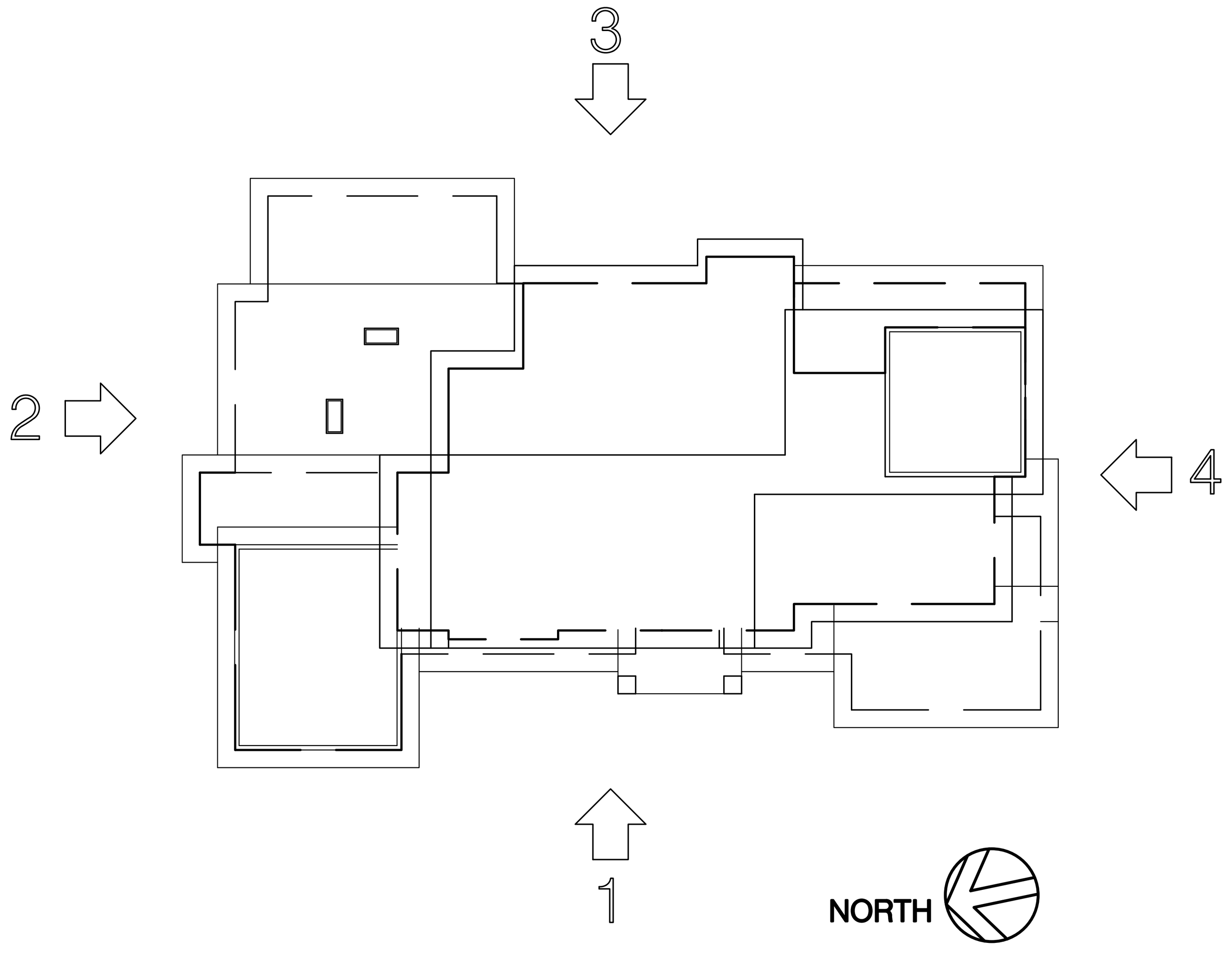
NEW RESIDENCE
FOR: Williams Zhang
5633 ARBORETUM DRIVE,
LOS ALTOS, CA

FLOOR AREA CARLCUATIONS

DATE 4/1/2021
SCALE 1/4"=1'-0"
DRAWN
JOB
SHEET A2-5
OF SHEETS



KEY PLAN
N.T.S.

DAYLIGHT PLATE BASE
11'-0" ABOVE 310'-0"
AT PROPERTY LINE
(316+304)/2= 310'

DAYLIGHT PLATE BASE
11'-0" ABOVE 318'-0"
AT PROPERTY LINE

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

1 WEST ELEVATION
SCALE: 1/4" = 1'-0" (FRONT)

ALL GRADE INFORMATION SHOWN
NEXT TO BUILDING CORNER ARE
EXISTING GRADE BASE ON SURVEY
PREPARED BY CHRISTENSEN &
PLOUFF LAND SURVEYING

REVISIONS
PLANNING 6-10-2021
PLANNING 3-7-2022
PLANNING 7-14-2022
PLANNING 8-31-2022
PLANNING 9-14-2022

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NEW RESIDENCE
FOR: Williams Zhang
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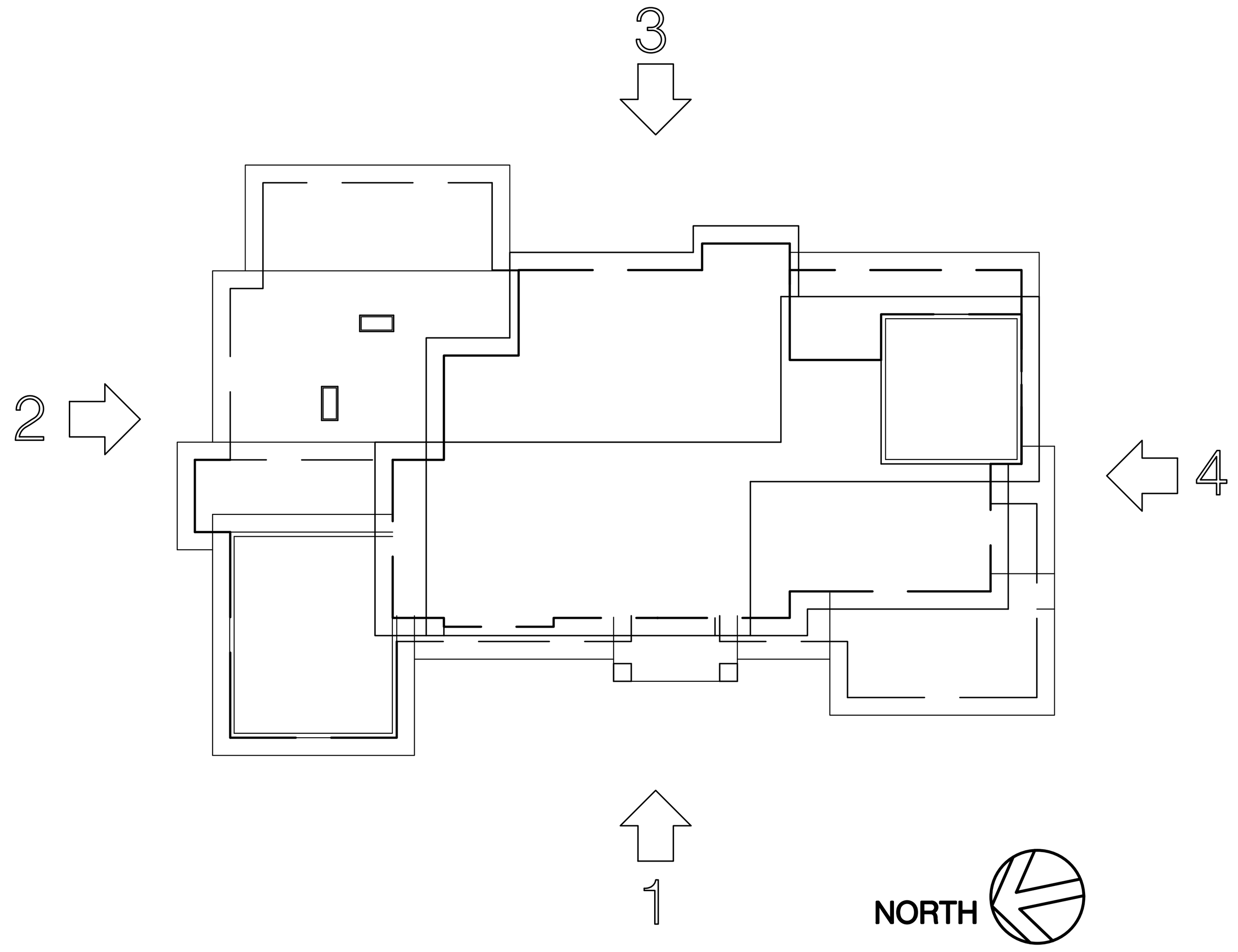
LOS ALTOS, CA

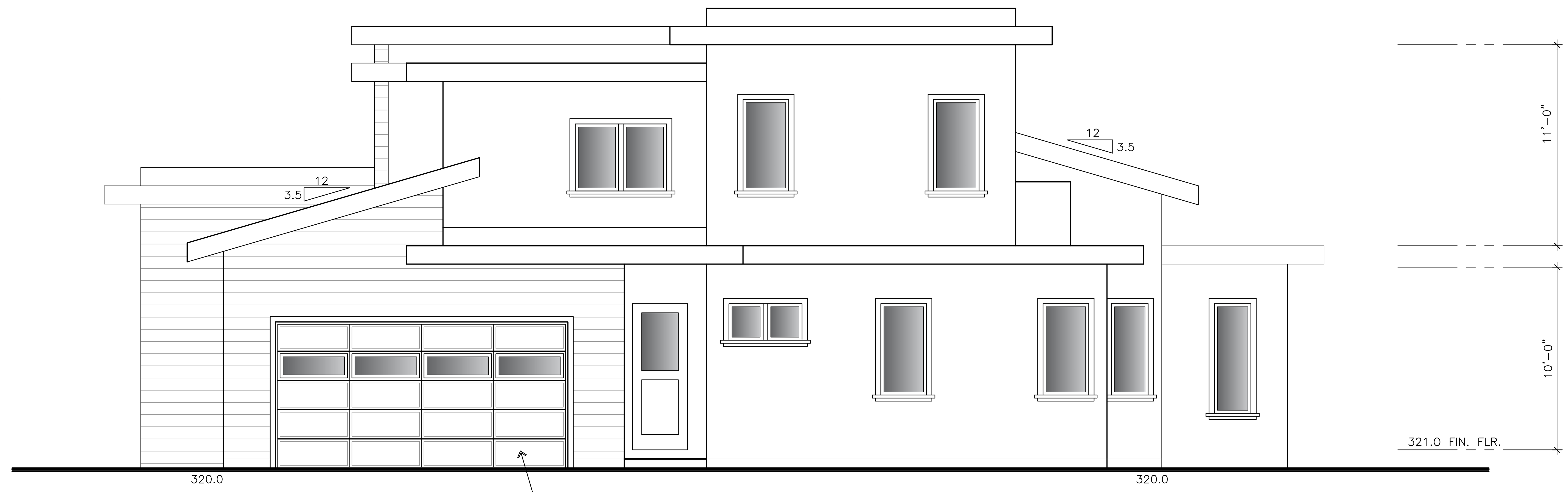
EXTERIOR ELEVATIONS
-

DATE 4/1/2021
SCALE 1/4"=1'-0"
DRAWN -
JOB -
SHEET SK-3.1
OF SHEETS



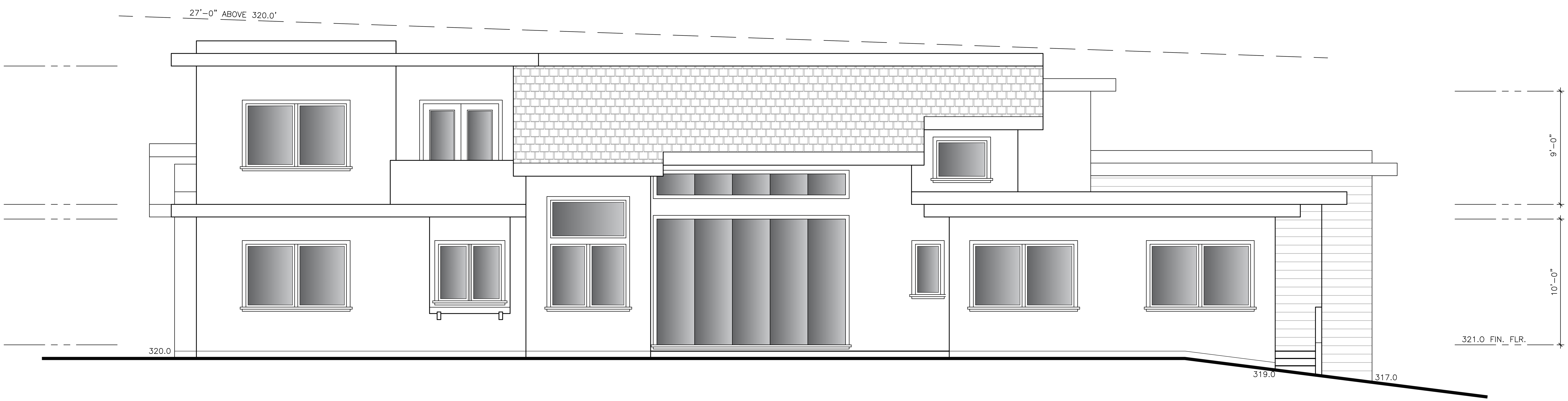
KEY PLAN
N.T.S.

DAYLIGHT PLATE BASE
11'-0" ABOVE 314'-0"
AT PROPERTY LINE
(320+308)/2= 314'



DAYLIGHT PLATE BASE
11'-0" ABOVE 322'-0"
AT PROPERTY LINE

4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0" (RIGHT)



3 EAST ELEVATION
SCALE: 1/4" = 1'-0" (REAR)

ALL GRADE INFORMATION SHOWN NEXT TO BUILDING CORNER ARE EXISTING GRADE BASE ON SURVEY PREPARED BY CHRISTENSEN & PLOUFF LAND SURVEYING

REVISIONS
PLANNING 6-10-2021
PLANNING 3-7-2022
PLANNING 7-14-2022
PLANNING 8-31-2022
PLANNING 9-14-2022

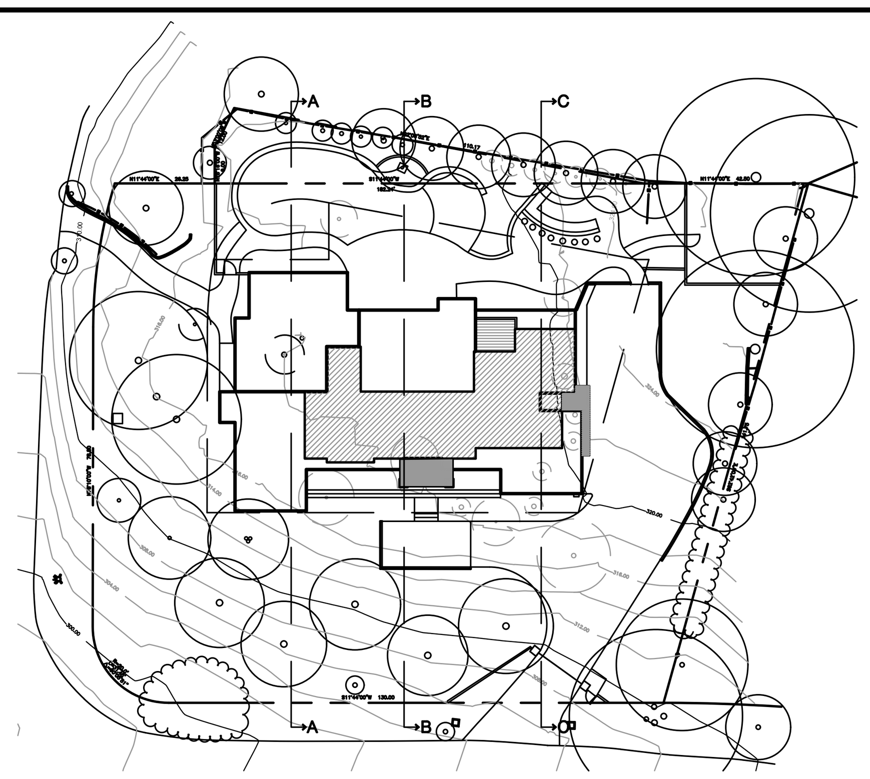
DL Architectural & Planning
616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

NEW RESIDENCE
FOR: Williams Zhang
5633 ARBORETUM DRIVE,
LOS ALTOS, CA

EXTERIOR ELEVATIONS
-

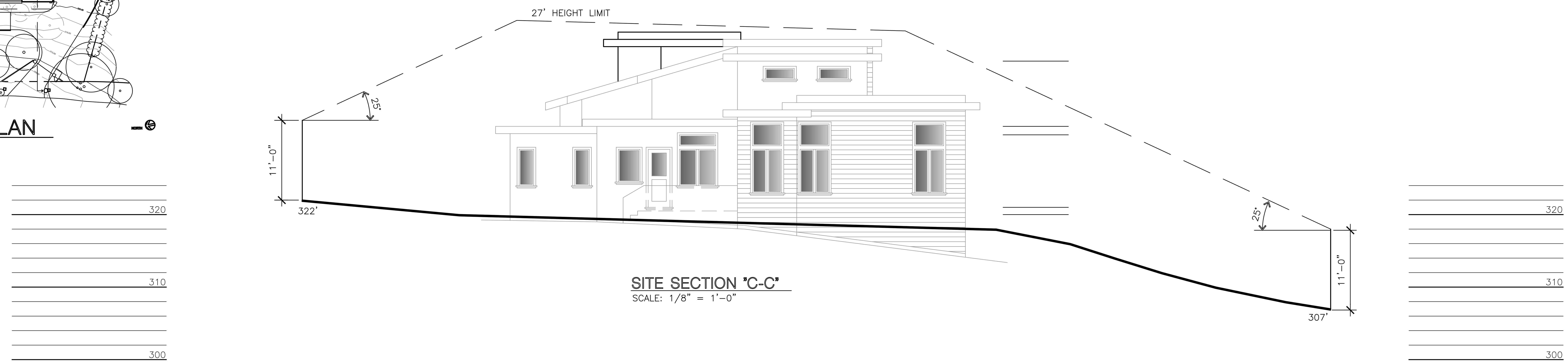
DATE	4/1/2021
SCALE	1/4"=1'-0"
DRAWN	-
JOB	-
SHEET	SK-3.2
OF	SHEETS

Agenda Item 4.



KEY PLAN

N.T.S.



SITE SECTION "C-C"
SCALE: 1/8" = 1'-0"

SITE SECTION "B-B"
SCALE: 1/8" = 1'-0"

SITE SECTION "A-A"
SCALE: 1/8" = 1'-0"

REVISIONS	
△	PLANNING 6-10-2021
△	PLANNING 3-7-2022
△	PLANNING 7-14-2022
△	PLANNING 8-31-2022
△	PLANNING 9-14-2022

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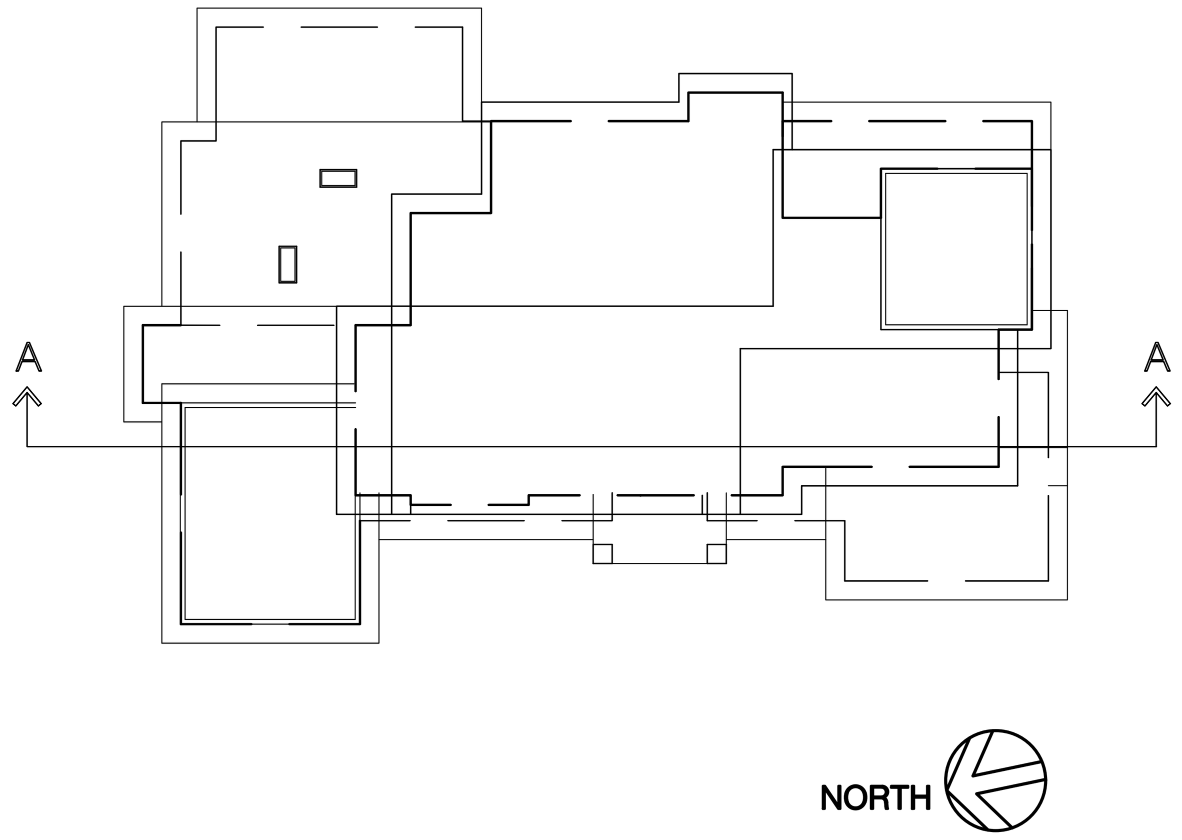
NEW RESIDENCE
FOR: Williams Zhang
5633 ARBORETUM DRIVE,
LOS ALTOS, CA

SITE SECTIONS FOR DAYLIGHT PLANE

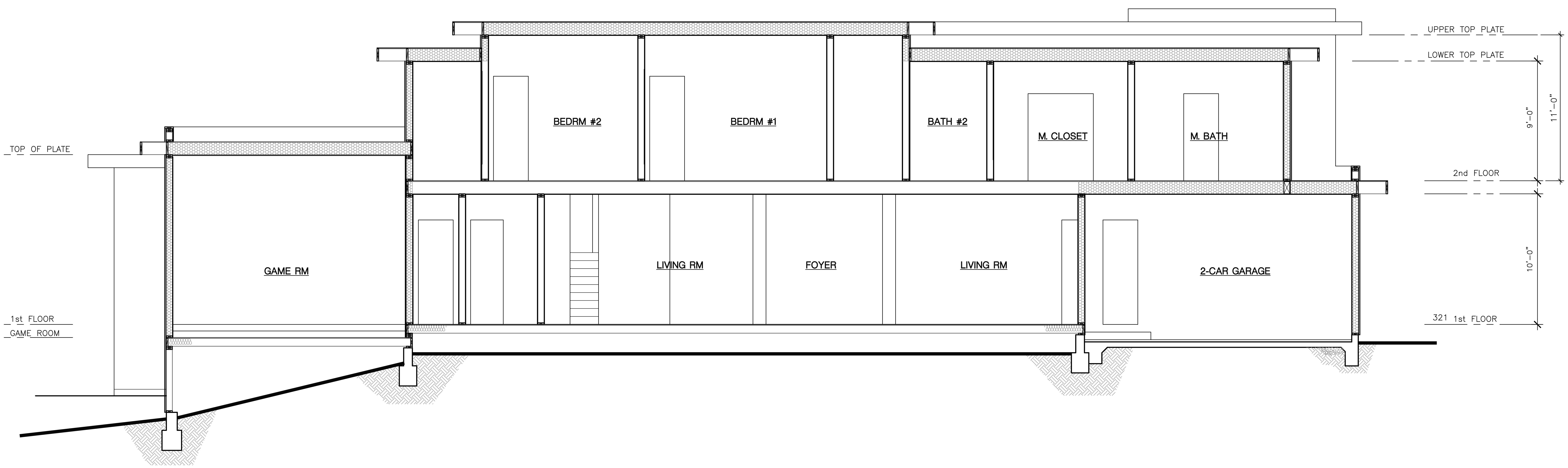
DATE	4/1/2021
SCALE	1/4"=1'-0"
DRAWN	–
JOB	–
SHEET	A3-3
OF	SHEETS

REVISIONS
PLANNING 6-10-2021
PLANNING 3-7-2022
PLANNING 7-14-2022
PLANNING 8-31-2022
PLANNING 9-14-2022



KEY PLAN

N.T.S.



SECTION "A-A"

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

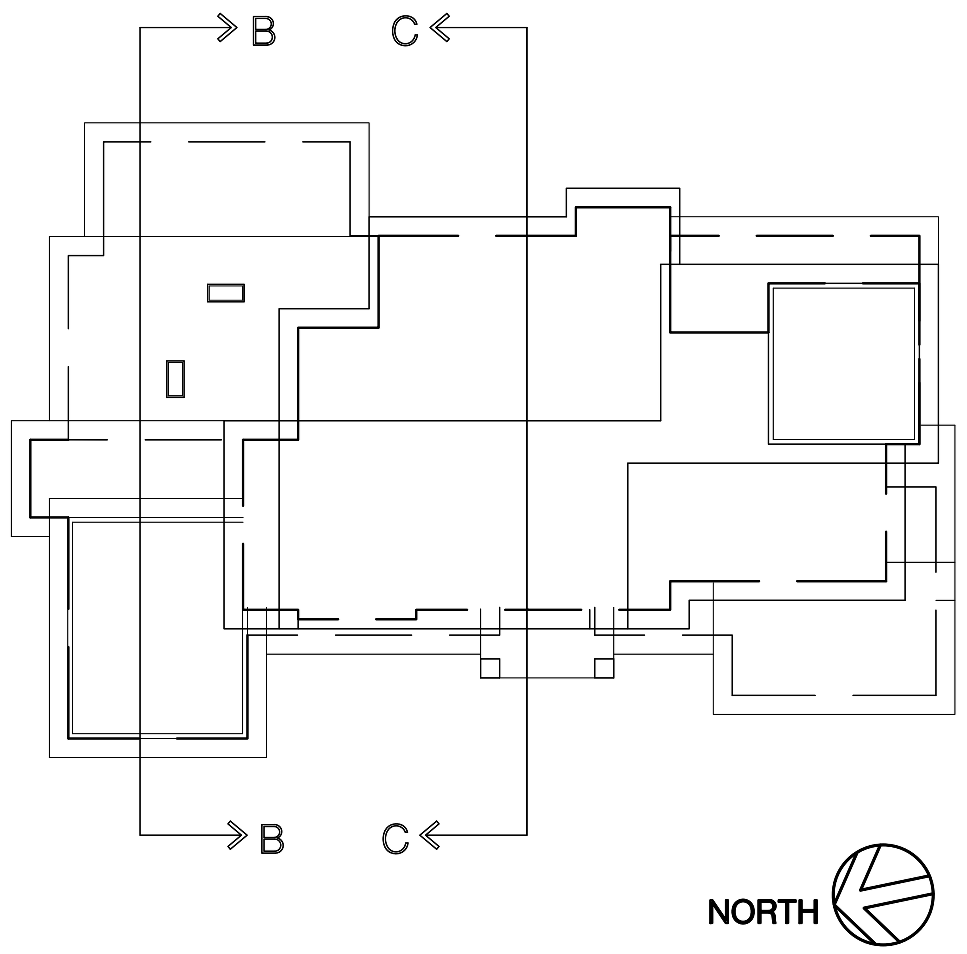
DL Architectural & Planning
616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

NEW RESIDENCE
FOR: Williams Zhang
5633 ARBORETUM DRIVE,
LOS ALTOS, CA

BUILDING SECTION

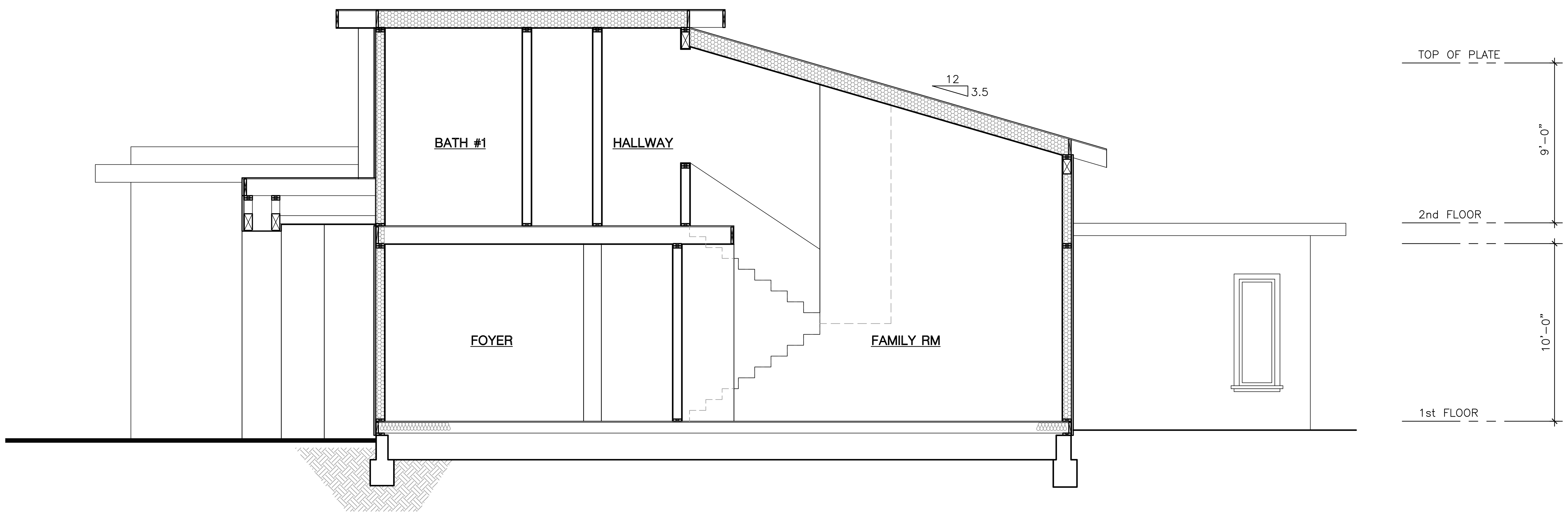
-

DATE 4/1/2021
SCALE 1/4"=1'-0"
DRAWN -
JOB -
SHEET SK-4.1
OF SHEETS



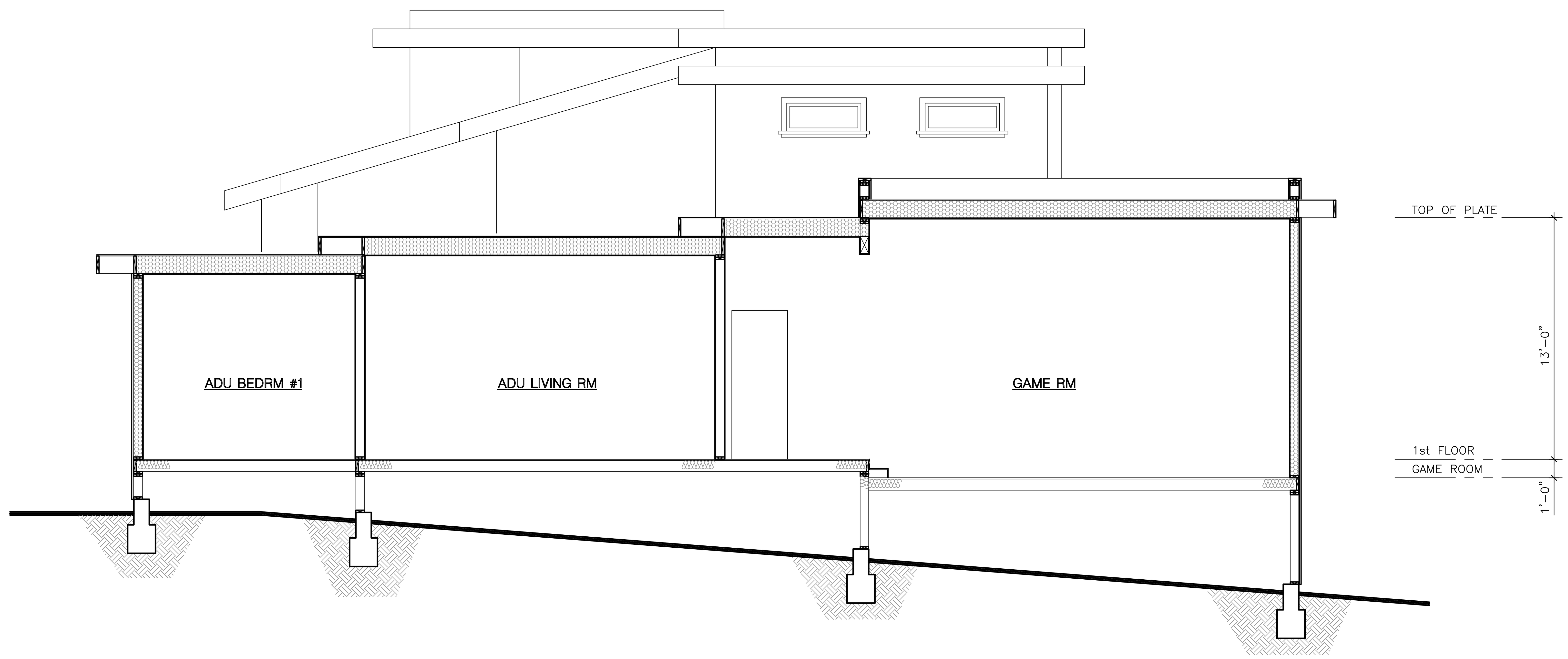
KEY PLAN

N.T.S.



SECTION "C-C"

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



SECTION "B-B"

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

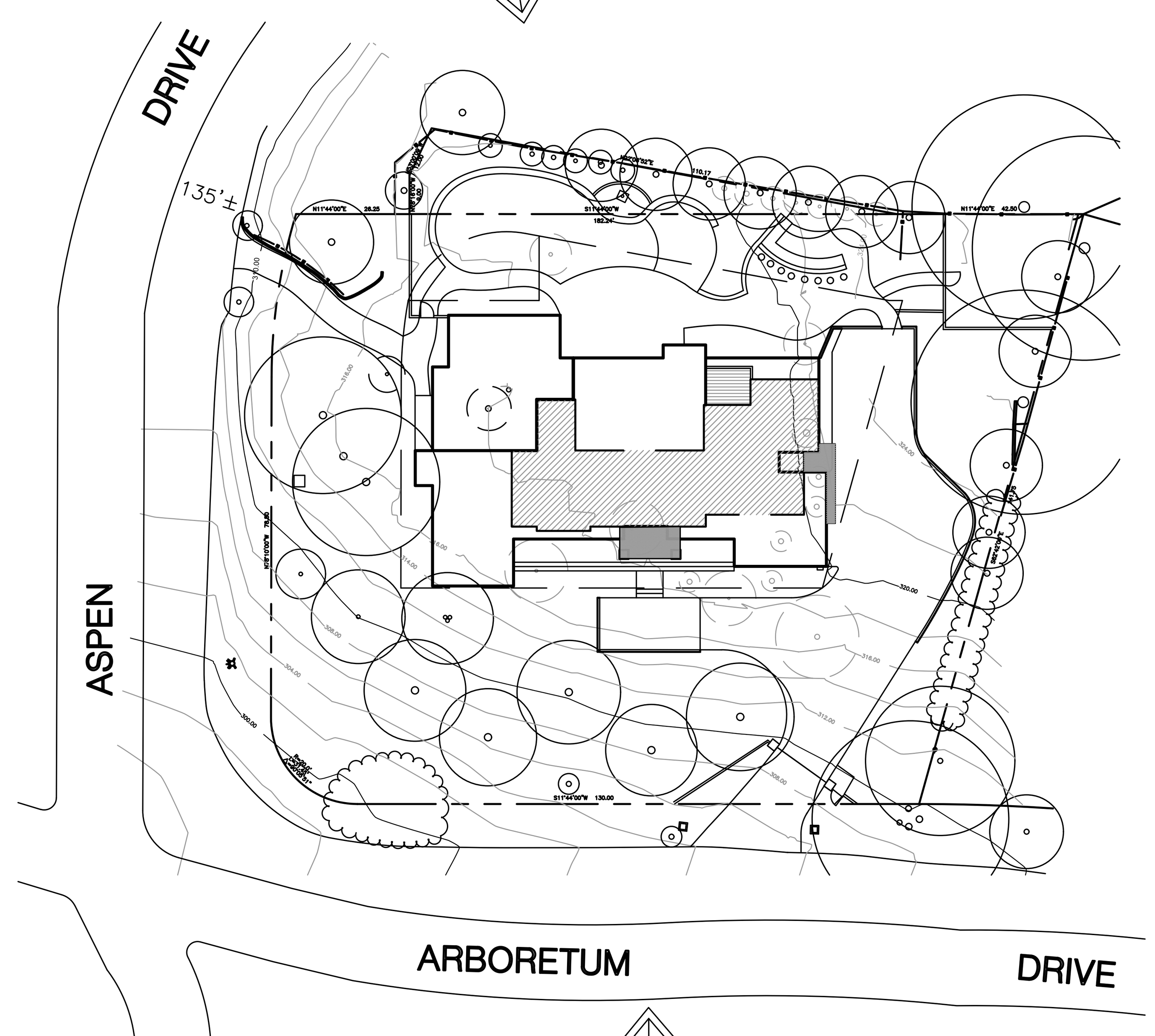
REVISIONS
PLANNING 6-10-2021
PLANNING 3-7-2022

DL Architectural & Planning
616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

NEW RESIDENCE
FOR: Williams Zhang
5633 ARBORETUM DRIVE,
LOS ALTOS, CA

BUILDING SECTIONS

DATE	4/1/2021
SCALE	1/4"=1'-0"
DRAWN	–
JOB	–
SHEET	SK-4.2
OF	SHEETS



NORTH

REVISIONS	
PLANNING 6-10-2021	
PLANNING 3-7-2022	
PLANNING 7-14-2022	
PLANNING 8-31-2022	

DL Architectural & Planning
616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

NEW RESIDENCE
FOR: Williams Zhang
5633 ARBORETUM DRIVE,
LOS ALTOS, CA

3D RENDERINGS & KEY PLAN

DATE	4/1/2021
SCALE	1/8" = 1'-0"
DRAWN	–
JOB	–
SHEET	SK-5
OF	SHEETS

Agenda Item 5.

DATE: October 19, 2022

AGENDA ITEM # 4

TO: Design Review Commission

FROM: Jia Liu, Associate Planner

SUBJECT: SC22-0012 – 1370 Ensenada Way

RECOMMENDATION:

Approve design review application SC22-0012 subject to the listed findings

PROJECT DESCRIPTION

This is a design review application for residential additions to an existing one-story single-family residence. The project includes a 126 square-foot addition at the first story and an 806 square-foot addition at the second story. An attached 588 square foot accessory dwelling unit is also included in the project, but it is not part of the design review application. The project should be considered categorically exempt from further environmental review under Section 15301 of the California Environmental Quality Act (CEQA) because it involves a minor modification of an existing single family residence in a residential zoning district. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	10,000 square feet
MATERIALS:	Asphalt composition shingle roof, three-coat cement plaster finish, aluminum clad windows with wood trims

	Existing	Proposed	Allowed/Required
COVERAGE:	3,305 square feet	2,927 square feet	3,000 square feet
FLOOR AREA:			
First floor	3,121 square feet	2,660 square feet	3,500 square feet
Second floor	-- square feet	806 square feet	
Total	3,121 square feet	3,466 square feet	
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	31.25 feet	31.25 feet	25 feet
Right side (1st/2nd)	10 feet/-- feet	10 feet/17.5 feet	10 feet/17.5 feet
Left side (1st/2nd)	10 feet/-- feet	10feet/17.5 feet	10 feet/17.5 feet
HEIGHT:	17.92 feet	21.92 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the southside of Ensenada Way between Jaurez Avenue and Grant Road. The surrounding neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. Within the immediate neighborhood context, it is a combination of one-story and two-story homes with two-story homes at 1317 and 1325 Ensenada Way and 1685 and 1695 Jaurez Avenue. Properties on Ensenada Way and Jaurez Avenue share similar front setback patterns; but present a varying streetscape due to different architectural styles and distinct plate heights. Residences without exterior improvements still remain a traditional ranch style with low plate heights between eight feet to nine feet as compared to residences that have been upgraded over the years that feature moderate plate heights that appear to be between nine feet to nine feet and six inches. Most garages are attached to the existing homes in the front yard facing the street. Most properties have a simple roof line with composition shingle and tile roofing materials are found in the immediate neighborhood. The exterior materials commonly used include stucco and horizontal or vertical siding with bricks or stone veneer accents. Landscapes in the front consist of mature street trees on most properties with dense screening shrubs further in.

DISCUSSION

Design Review

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

The existing residence will be modified from an existing one-story, ranch style house with crossed gable roof forms to a two story, modern ranch house with integrated gable and hipped roof forms. The proposed project consists of 126 square-foot additions and conversion of existing 588 square-foot habitable space into an attached ADU at the first story and an 806 square-foot addition at the second story. At the first story, new additions and exterior modifications include the detailed scope as follows:

- 126 square-foot additions in the front of the house to expand the kitchen and entry area;
- Replacement of some existing windows and trims with new compatible windows and wood trims;
- New entry door and garage door; and
- Replacement of the existing metal roof with composition shingle roof to match and integrate into the overall roof design.

In addition to the proposed additions at the first floor, interior remodeling will occur to reconfigure the interior room functions including the conversion of the attached ADU. The plate height at the first story will remain the same as the existing first story plate height of eight feet.

At the second floor, one bedroom, one bathroom, and other habitable rooms will be constructed. This new story will have a predominant seven-foot and three-inch plate height except for the rear-facing gym room that will have a nine-foot plate height. The overall height of the proposed residence is 21.92 feet, consistent with the maximum height of 27 feet in the R1-10 zoning district.

The proposed addition at the second floor will be recessed from the front wall plane of the first story and has symmetrical massing. The addition will maintainan appropriate scale and will not deviate much from the existing house at both first and second floor. The addition is designed with low wall plate heights ranging from seven feet, three inches to nine feet. Furthermore, a main 2.5:12 hipped roof is designed to integrate the first and second floor roof line that will contribute to the low-profile massing. Additional building articulations are also found with the 4:12 pitched front-facing gable elements integrated into the main hipped roof line. The project is also utilizing high quality materials such as composition shingle roof material, cement plaster with accented horizontal wood exterior siding, aluminum clad windows with wood window trims, which are integrated into the overall architectural design of the residence and found to be compatible with the surrounding neighborhood.

Overall, according to the Residential Design Guidelines, the project appears to be an appropriate design within this Diverse Character Neighborhood setting. The proposed addition establishes its own design integrity while incorporating some design elements, materials, and scale found in the neighborhood and meet the intent of the design review findings.

Privacy
On right (west) side elevation, a three-panel, large sized window is proposed at the second floor with a four-foot and nine-inch windowsill height. On the left (east) side elevation, no second-floor window is proposed. Staff doesn't consider the proposed second story addition to have unreasonable privacy impacts because there are a limited number of second story windows side facing windows and the design of taller window sill heights that limit direct views into neighboring properties when viewed outward from the middle of the room. .

Along the rear (south) second story elevation, three windows are proposed including two medium-sized, two panel windows with three-foot and two-inch sill height and one large sized, three-panel window with two-foot sill height. Given that the setback from the rear property line to the rear elevation is 41 feet with existing screening vegetation, the privacy impacts to the rear neighboring property are not unreasonable.

Landscaping and Trees
There are eleven existing trees greater than four inches in diameter on the project site including one Crape myrtle, Japanese maple, a number of fruit trees, and one Chinese elm. There are also a variety of shrubs including evergreen screening vegetation also exist on the subject site along the property lines. The applicant is proposed to retain all the plants onsite in addition to a four-inch Arbutus located in the public right-of-way. A condition of approval is required to obtain the approval from Public Works Department for any tree's removal in the street. The details of the existing screening vegetation are provided in the Existing Screening Plan on Sheet AS-102 of the plan set.

Environmental Review
This project should be considered categorically exempt from environmental review under Section 15301 of the CaliforniaEnvironmental Quality Act because it involves additions and modification to an existing dwelling in a residential zone.

Public Notification and Community Outreach
On May 14, 2022, the homeowners held an open house and shared plans with the adjacent neighbors. The email invitation and neighbor's correspondence are provided in the Attachment D. A public meeting notice was posted on the property and mailed to 13 nearby property owners on Ensenada Way, Jaurez Avenue, and Don Kirk Court. The Notification Map is included in Attachment B and pictures of the public notice sign is included in Attachment C.

Cc: Parthiv and Kajal Patel, Applicant and Property Owner
William Mclntosh, Project Architect

Attachments:

A. Neighborhood Compatibility Worksheet
B. Notification Map
C. Pictures of Notice of Development Proposal
D. Proof of Community Outreach
E. Materials Board

FINDINGS

SC22-0012 – 1370 Ensenada Way

With regard to design review for the two-story addition to an existing one-story house, the Design Review Commission finds thefollowing in accordance with Section 14.76.050 of the Municipal Code:

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

b. The height, elevations, and placement on the site of the proposed addition, 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 addition 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC22-0012 – 1370 Ensenada Way

GENERAL

1. **Expiration**
The Design Review Approval will expire on October 19, 2024 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 October 7, 2022, except as may be modified by these conditions.

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

4. **Trees in Public Right-of-way**
The request for the removal of the Arbutus tree which is located within the public right-of-way are not part of this design review approval. The removal and replacement of the tree shall obtain the approval from the Public Works Department.

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

6. **Address Assignment**
A "Request for Address Assignment or Change" form must be submitted to the Building Division to correlate with the addition of a new dwelling unit on the existing property.

7. **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.

8. **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.

9. **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

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

11. **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.

12. **Tree Protection Note**
On the grading plan and/or the site plan, show all tree protection fencing around the driplines of the three Elm trees and one Crape Myrtle tree in the front yard, 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."

13. **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.

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

15. **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.

16. **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.

17. **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.

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 areas, etc.).

19. **Kitchen Design**
Pursuant to the definition of an ADU to provide provisions for cooking and Section 14.14.040 (n) of the Municipal Code, the design plans shall include a kitchen that includes habitable space used for preparation of food that contains at least a sink, a refrigerator of no less than ten (10) cubic feet, and either a permanent installed cooktop and an oven, or a range. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the ADU are also required.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

20. **Tree Protection**
Tree protection fencing shall be installed around the driplines of around the driplines of three Elm trees and one Crape Myrtle tree in the front yard on the subject site 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.

21. **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

22. **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.

23. **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.

24. **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).

25. **Deed Restriction**
Prior to final inspection from the Planning Division, the owner must record a deed restriction and provide a conforming copy stating that the accessory dwelling unit may not be rented for periods less than thirty (30) days, and that it may not be transferred or sold separate from the primary residential structure. The Planning Division shall provide the deed restriction for recordation purposes after receipt of the legal description of the property from the current grant deed.

26. **Kitchen Installation**
Installation of the kitchen that conforms to the approved design plans and meets the minimum standards per Section 14.14.040 (n) of the Municipal Code including a sink, a refrigerator of no less than ten (10) cubic feet, either a permanent installed cooktop and an oven, or a range and food preparation counter and storage cabinets.

ATTACHMENT A

Agenda Item 5.

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.

<u>Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal</u>. 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 1370 Ensenada Way 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? 12
Is the existing house listed on the City's Historic Resources Inventory? No

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

Address: 1370 Ensenada Way
Date: 1/20/22

Agenda Item 5.

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10,000 - 11,600+- square feet
Lot dimensions: Length 125 - 151 +- feet
Width 76 - 86+- 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 80 %
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 3
Garage facing front recessed from front of house face 3
Garage in back yard 0
Garage facing the side 1
Number of 1-car garages 0; 2-car garages 7; 3-car garages 1

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

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 69%
Two-story 31%

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 consistent identifiable architectural style?
☐ YES ☒ NO

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

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

Address: 1370 Ensenada Way
Date: 1/20/2022

Agenda Item 5.

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)
Subject property is typical for the neighborhood.

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.)?
Most homes have some combination of lawn, bushes/shrubs and trees to street edge. Neighborhood does not have sidewalks. Subject property has a rolled curb/gutter, as is typical for the neighborhood.

How visible are your house and other houses from the street or back neighbor's property?
Typical visibility/average screening for the street. Well screened from back neighbors.

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 no major landscape features for the property. Unimproved public right-of-way is paved for parking in front of subject with rolled curb/gutter and no sidewalk.

10. Width of Street:

What is the width of the roadway paving on your street in feet? +- 45'
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? Shoulder area is paved with rolled curb/gutter in front of subject.

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

Address: 1370 Ensenada Way
Date: 1/20/22

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.:
Most homes have hip and gable composition roofs. Stucco is the predominant siding material. Landscapes typically composed of lawn with ornamental shrubs and trees. Subject property is typical for the neighborhood.

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: 1370 Ensenada Way
Date: 1/20/2022

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1378 Ensenada Way	+- 25'	+- 20'	Front	One story	+- 19'	WS/Stucco	Complex
1362 Ensenada Way	+- 25'	+- 45'	Front	One story	+- 17'	AS/stucco/wood	Simple
1352 Ensenada Way	+- 25'	+- 25'	Front	One story	+- 22'	AS/wood	Simple
1315 Ensenada Way	+- 25'	+- 25'	Front	One story	+- 18'	T/wood/brick	Simple
1317 Ensenada Way	+- 30'	+- 25'	Front	Two story	+- 25'	AS/stucco	Simple
1325 Ensenada Way	+- 30'	+- 25'	Front	Two story	+- 26'	AS/wood	Complex
1337 Ensenada Way	+- 25'	+-25'	Front	One story	+- 20'	T/stucco/stone	Complex
1345 Ensenada Way	+- 25'	+-25'	Side	One story	+- 18'	T/stucco	Simple
1363 Don Kirk Street	+- 25'	+- 25'	Side	One story	+- 18'	AS/stucco/wood	Simple
1371 Don Kirk Street	+- 25'	+- 25'	Side	One story	+- 18'	WS/stucco	Simple

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

Address: 1370 Ensenada Way
Date: 1/20/2022

Summary Table

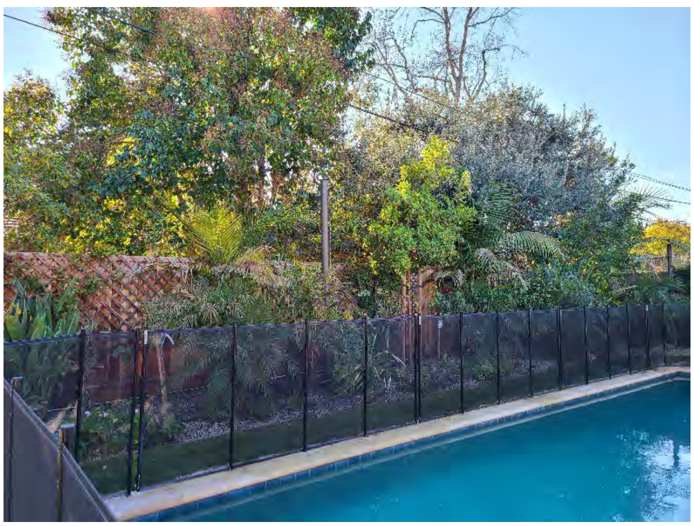
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1722 Juarez Ave	+- 25'	+- 25'	Side	One Story	+- 18'	AS/stucco/wood	Simple
1685 Juarez Avenue	+- 25'	+- 30'	Front	Two Story	+- 25'	AS/wood/brick	Complex
1695 Juarez Avenue	+- 30'	+- 25'	Front	Two Story	+- 25'	AS/stucco/stone	Complex
1703 Juarez Avenue	+- 25'	+- 30'	Front	One story	+- 18'	AS/stucco	Simple

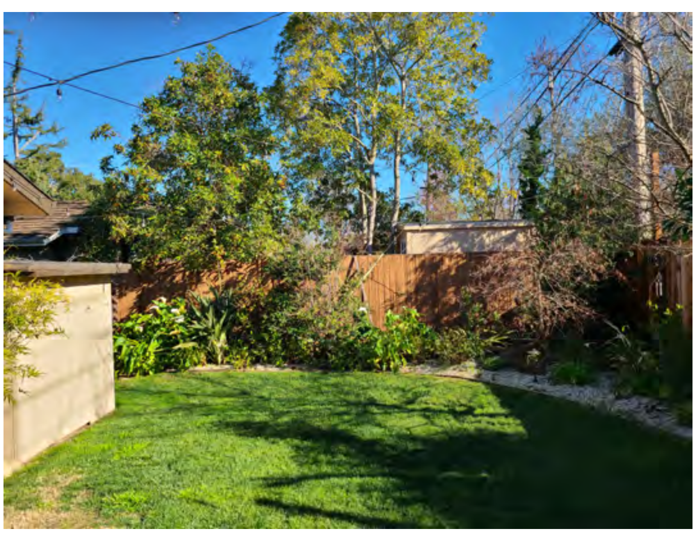
* See "What constitutes your neighborhood", (page 2).

Project – 1370 Ensenada Way, Los Altos

View to west



View to south



View to east

Neighbors to 1370 Ensenada Way, Los Altos

1378 Ensenada Wav - E

1362 Ensenada Way - W

1352 Ensenada Way - W

Neighbors to 1370 Ensenada Way, Los Altos

1315 Ensenada Way - NW

1317 Ensenada Way -NW

1325 Ensenada Way - NW

Neighbors to 1370 Ensenada Way, Los Altos

1337 Ensenada Way - N

1345 Ensenada Way -NE

1345 Ensenada Way facing Juarez

Neighbors to 1370 Ensenada Way, Los Altos

1363 Don Kirk Street - SW

1371 Don Kirk Street - S

1722 Juarez Avenue facing Don Kirk

Neighbors to 1370 Ensenada Way, Los Altos

1722 Juarez Avenue - SE

1685 Juarez Avenue - NE

1695 Juarez Avenue - E

Neighbors to 1370 Ensenada Way, Los Altos

1703 Juarez Avenue - SE

ATTACHMENT B

Agenda Item 5.

1370 Ensenada Way Notification Map

Print Date: October 5, 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 u[...] commun[...]

ATTACHMENT C

PP

From: **Parthiv Patel** patelparthiv17@gmail.com
Subject: Fwd: 1370 Ensenada Way
Date: May 13, 2022 at 10:33 AM
To: Bill McIntosh bill@duxburymcintosh.com
Cc: Kajal Patel patelkajal17@yahoo.com

Bill,

Below is the email we sent to all the neighbors on our street...

---------- Forwarded message ---------
From: **Parthiv Patel** <patelparthiv17@gmail.com>
Date: Mon, May 9, 2022 at 11:39 PM
Subject: 1370 Ensenada Way
To: Baumel <bigmar6@sbcglobal.net>, Clark <chetclark0521@gmail.com>, Fenwick <bostonfen@yahoo.com>, Fontaine <s3fontaine@hotmail.com>, Hooper <jandwhooper@yahoo.com>, Jones <patricia_sk@att.net>, Korn <pkorn@yahoo.com>, Lord Glaser <carolalg58@gmail.com>, Mendell <nancymendell@comcast.net>, Moberg <mo62741@sbcglobal.net>, Mutschelknaus <gmut.rx@att.net>, Nabielec <nabielecm@gmail.com>, Wu <angela.wu@sbcglobal.net>, Young <Dennis@yccllp.com>, Yu <dlyu03@yahoo.com>, Halina Nabielec <lanabsters@gmail.com>
Cc: Kajal Patel <patelkajal17@yahoo.com>

Dear Neighbors,

We are the Patels from 1370 Ensenada Way - trust you are doing well and enjoying the rather mild Bay Area Spring season!

With work from home becoming a new norm since the pandemic, we have certainly been feeling the space crunch in our current single story home for the past year or so. At the same time, the pandemic made us appreciate this neighborhood even more - bringing us closer to our neighbors - especially true for our daughter Simone who made strong friendships with the Nabielec twins and the Hindia/Sheth kids. Given the strong bonds on the street, we decided that we want our daughter to grow up here and that we should address the space crunch by expanding our home.

Many of you might still remember the last reconstruction at this property done by the Freisens in 2012. We were lucky enough to buy the newly remodeled home back in 2013 from them. The Freisens left behind original architect drawings and contact information. We reached out to the same architect firm (Duxbury McIntosh) and started working with the firm to explore expansion ideas. The architects helped create an expansion plan by adding a small second floor for home office and a guest bedroom plus some remodeling of the existing first floor to add extra bathroom(s).

We are still early in the design process - the plan just got submitted to the City of Los Altos for Design Review. Our estimates are that we won't be breaking ground until the end of the year but we thought of giving you an early heads up. We are happy to answer any questions you might have either over email or in person. Feel free to stop by next Saturday (5/14) between 5-6pm at our front yard if you want to chat more about this project.

--
Kajal & Parthiv Patel

--
Parthiv Patel

From: **Parthiv Patel** patelparthiv17@gmail.com
Subject: Fwd: 1370 Ensenada Way
Date: May 19, 2022 at 11:45 AM
To: Bill McIntosh bill@duxburymcintosh.com

PP

Supporting email from a neighbor across the street...

---------- Forwarded message ---------
From: **Mary Baumel** <bigmar6@sbcglobal.net>
Date: Wed, May 18, 2022 at 9:13 PM
Subject: Re: 1370 Ensenada Way
To: Parthiv Patel <patelparthiv17@gmail.com>

Thank you for this email and the heads up.....We were sorry we could not attend the Open House. Your plans sound good and how great for all concerned that you could work with the original architect. We are glad you like the neighborhood and have chosen to stay. We think you are a great addition. Hope to see you soon.
Ken and Mary Baumel

On Monday, May 9, 2022, 11:39:41 PM PDT, Parthiv Patel <patelparthiv17@gmail.com> wrote:

Dear Neighbors,

We are the Patels from 1370 Ensenada Way - trust you are doing well and enjoying the rather mild Bay Area Spring season!

With work from home becoming a new norm since the pandemic, we have certainly been feeling the space crunch in our current single story home for the past year or so. At the same time, the pandemic made us appreciate this neighborhood even more - bringing us closer to our neighbors - especially true for our daughter Simone who made strong friendships with the Nabielec twins and the Hindia/Sheth kids. Given the strong bonds on the street, we decided that we want our daughter to grow up here and that we should address the space crunch by expanding our home.

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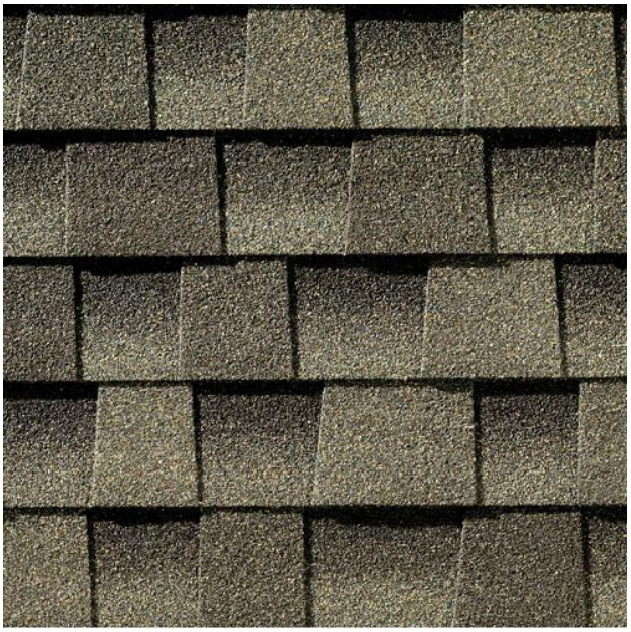
--
Kajal & Parthiv Patel

--
Parthiv Patel

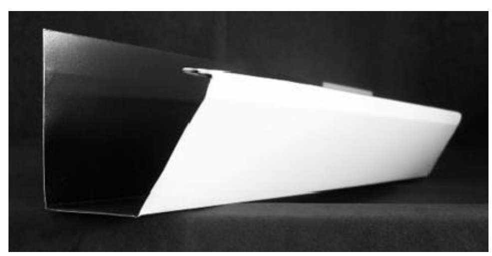


ROOF FINISH
ASPHALTIC COMPOSITION
SHINGLE

WOOD SIDING
CHANNEL LAP SIDING

EXTERIOR CEMENT PLASTER
MED. SAND FLOAT FINISH

WINDOWS
ALUMINUM CLAD WINDOWS



GUTTER
ALUM. PAINTED GUTTER

MATERIAL BOARD

DATE: 03/03/2022

DUXBURY McINTOSH ARCHITECTS
4630 SOQUEL DRIVE, SUITE 5
SOQUEL, CA 95073
(650) 917-3840
duxburymcintosh.com

PATEL RESIDENCE
1370 ENSENADA WAY
LOS ALTOS, CA 94024

ABBREVIATIONS

Abbreviation	Meaning
&	And
x	By
DIA.	Diameter
%	Percent
#	Pound [or] Number
A	Architectural
AB	Anchor Bolt
ABRSV	Abrasive
ABT	About
ACOUS	Acoustical
ACU	Air Conditioning Unit
AD	Access Door
ADDL	Additional
ADH	Adhesive
ADJ	Adjustable
ADJC	Adjacent
ADR	Area Drain
AFF	Above Finish Floor
AGGR	Aggregate
AHD	Ahead
AHR	Anchor
AL	Aluminum
ALM	Alarm
ALT	Alternate
AMT	Amount
ANN	Annunciation
ANOD	Anodized
ANT	Antenna
AP	Access Panel
APPROX	Approximate (ly)
ARCH	Architect (ural)
ASF	Above Subfloor
ASPH	Asphalt
ASSN	Association
ASSY	Assembly
ATCH	Attachment
A/V	Audio Visual
BD	Board
BEV	Bevel
BITUM	Bituminous
BLDG	Building
BLKG	Blocking
BLW	Below
BM	Beam
B/M	Bench Mark
BOF	Bottom of Footing
BOL	Bollard
BOT	Bottom
BP	Base Plate
BR	Bedroom
BRDG	Bridging
BRG	Bearing
BRK	Brick
BRKT	Bracket
BRS	Brass
BRZ	Bronze
BS	Both Sides
BSMT	Basement
BTW	Between
BUR	Built-Up Roof
C	Civil
C/C	Center to Center
CAB	Cabinet
CARP	Carpet
CAV	Cavity
CB	Catch Basin
CEM	Cement
CER	Ceramic
CFM	Cubic Foot per Minute
CH	Ceiling Height
CHAN	Channel
CHFR	Chamfer
CIP	Cast-in-Place
CJ	Construction Joint
CL	Center Line
CLG	Ceiling
CLJ	Control Joint
CLO	Closet
CLR	Clear
CM	Centimeter
CMPST	Composite
CMU	Concrete Masonry Unit
CNR	Corner
CNTR	Counter
CO	Cased Opening
COL	Column
COMB	Combination
COMP	Compact
COMPL	Compliance
COMPT	Compartment
CONC	Concrete
CONN	Connection
CONSTR	Construction
CONT	Continuous (ation)
CONTR	Contract (or)
COORD	Coordinate
CORR	Corridor
CS	Cast Stone
CSB	Concrete Splash Block
CSMT	Casement
CSWK	Casework
CT	Ceramic Tile
CTR	Center
CU	Cubic
CUB	Cubicle
CYL L	Cylinder Lock
D	Depth
DBL	Double
DEG	Degree
DEMO	Demolition
DEPT	Department
DET	Detail
DF	Douglas Fir
DFR	Door Frame
D/DIA	Diameter
DH	Double Hung
DIFF	Difference
DIFR	Diffuser
DIM	Dimension
DISP	Dispenser
DIV	Divider
DJ	Double Joist
DLV	Door Louver
DMPF	Dampproofing
DMPR	Damper
DN	Down
DOP	Door Opening
DR	Door
DS	Downspout
DST	Door Stop
DT	Drain Tile
DW	Dishwasher
DWG	Drawing
DWR	Drawer
E	East
(E)	Existing
EA	Each
EL	Elevation
ELAST	Elastomeric
ELEC	Electrical
ELEV	Elevator
EMER	Emergency
ENCL	Enclosure
ENGR	Engineer
EO	Electrical Outlet
EQ	Equal
EQUIP	Equipment
EQUIV	Equivalent
ERECT	Erection
ESMT	Easement
EST	Estimate
EXC	Excavate
EXIST	Existing
EXP	Expanded, Expansion
EXP BT	Expansion Bolt
EXP JT	Expansion Joint
EXT	Exterior
EXTN	Extension
EXTR	Extruded, Extrusion
F	Fan
F/	For
F&F	Furniture and Furnishings
FA	Fire Alarm
FBD	Fiberboard
FD	Floor Drain
FDN	Foundation
FEXT	Fire Extinguisher
FF	Finish Floor
FG	Finish Grade
FGL	Fiberglass
FIN	Finish
FIXT	Fixture
FL	Floor
FLASH	Flashing
FLDG	Folding
FLUOR	Fluorescent
FOC	Face of Concrete
FOF	Face of Finish
FOM	Face of Masonry
FOS	Face of Studs [or] Face of Steel
FPRF	Fireproofing
FR	Fire Rated
FRM	Frame
FRMG	Framing
FS	Far Side
FSH	Fire Sprinkler Head
FSTNR	Fastener
FT	Foot [or] Feet
FTG	Footing
FTR	Fire Treated
FURN	Furniture
FURR	Furring
FUT	Future
GA	Gage or Gauge
GAL	Gallon
GALV	Galvanized
GB	Grab Bar
GDR	Guard Rail
GEN	Generator
GENL	General
GFI	Ground Fault Interrupt Circuit
GL	Glass
GMKD	Grand Master Keyed
GND	Ground
GP	Gypsum Plaster
GR	Grade/Grading
GRP	Group
GRTG	Grating
GSKT	Gasket
GSM	Galvanized Sheet Metal
GT	Grout
GUT	Gutter
GV	Gravity Vent
GYP	Gypsum
GYP BD	Gypsum Board
HPLAM	High Pressure Laminate
HB	Hose Bib
HC	Handicapped
HCMU	Hollow Concrete Masonry Unit
HDR	Header
HDWD	Hardwood
HDWE	Hardware
HNDRL	Hand Rail
HORIZ	Horizontal
HR	Hour
HT	Height
HTG	Heating
HTR	Heater
HVAC	Heating, Ventilation, Air Conditioning
ID	Inside Diameter
IN	Inch (es)
INFO	Information
INL	Inlet
INSTL	Installation
INSUL	Insulation
INT	Interior
INV	Invert
JB	Junction Box
JST	Joist
JT	Joint
KD	Kiln Dried
KIT	Kitchen
KPL	Kick Plate
L	Landscape
LAM	Lamination
LATL	Lateral
LAU	Laundry
LB	Pound
LBR	Lumber
LCMU	Lightweight Concrete Masonry Unit
LD	Linear Diffuser
LDG	Landing
LDR	Leader
LF	Linear Foot
LH	Left Hand
LIB	Library
LIN	Linear
LIQ	Liquid
LOC	Location
LONG	Longitudinal
LNGTH	Length
LT	Light
MAN	Manual
MAS	Masonry
MATL	Material
MAX	Maximum
MC	Medicine Cabinet
MECH	Mechanical
MED	Medium
MEMB	Membrane
MFR	Manufacturer
MH	Manhole
MIB	Moisture/Infiltration Barrier
MIN	Minimum
MIR	Mirror
MISC	Miscellaneous
MLDG	Molding
MLWK	Millwork
MO	Masonry Opening
MOD	Module (ar)
MTD	Mounted
MTG	Mounting
MTL	Metal
MTR	Mortar
MULL	Mullion
MULT	Multiple
MVBL	Movable
MW	Microwave
MWP	Membrane Waterproofing
N	North
(N)	New
NA	Not Applicable
NAT	Natural
NIC	Not In Contract
NPRN	Neoprene
NO	Number
NOM	Nominal
NS	Near Side
NTS	Not To Scale
O/	Over
OA	Overall
OC	On Center
OD	Outside Diameter
OFF	Office
OH	Opposite Hand
OPNG	Opening
OVFL	Overflow
OVH	Overhead
PAR	Parallel
PC	Portland Cement
PCP	Portland Cement Plaster
PERF	Perforated
PERIM	Perimeter
PERM	Permanent
PERP	Perpendicular
PLAM	Plastic Laminate
PLAS	Plaster
PLBG	Plumbing
PLT	Plate
PLYWD	Plywood
PNL	Panel
PNT	Paint
POL	Polished
PORT	Portable
POS	Positive
POT	Potable
PREFAB	Prefabricated
PREFIN	Prefinished
PROJ	Project
PS CONC	Prestressed Concrete
PT	Post Tension or Pressure Treated
PT	Point
PVC	Polyvinyl Chloride
QT	Quart
QTL	Quarry Tile
QTR	Quarter
QTY	Quantity
QUAL	Quality
R	Riser
RAD	Radius
RC	Reinforced Concrete
RD	Roof Drain
REC	Recessed
REF	Reference
REFR	Refrigerator
REG	Register
REINF	Reinforce (d) (ing) (ment)
REM	Removable
REQD	Required
RESIL	Resilient
RFG	Roofing
RH	Right Hand
RLG	Railing
RM	Room
RO	Rough Opening
RWC	Rain Water Conductor
RWL	Rain Water Leader
S	South
SAD	See Architectural Drawings
SB	Splash Block
SC	Solid Core
SCD	See Civil Drawings
SCHED	Schedule
SCMU	Solid Conc. Masonry Unit
SCW	Solid Core Wood
SD	Smoke Detector
SDRN	Storm Drain
SED	See Electrical Drawings
SHR	Shower
SHT	Sheet (ing)
SHTG	Sheathing
SHV	Shelves (ing)
SIM	Similar
SL	Slope
SLD	See Landscape Drawings
SLV	Sleeve
SM	Sheet Metal
SMD	See Mechanical Drawings
SMS	Sheet Metal Screws
SPC	Suspended Plaster Ceiling
SPD	See Plumbing Drawings
SPEC	Specification
SPKLR	Sprinkler
SPKR	Speaker
SQ FT	Square Foot
SQ IN	Square Inch
SQ YD	Square Yard
SS	Sanitary Sewer
SSD	See Structural Drawings
SSTL	Stainless Steel
ST	Street
STD	Standard
STL	Steel
STOR	Storage
STRUCT	Structural
SUSP	Suspended
SYS	System
T	Tee
T&G	Tongue and Groove
TB	Towel Bar
TBD	To Be Determined
TEL	Telephone
TEMP	Temperature [or] Temporary
THK	Thickness
THRES	Threshold
THRU	Through
TMPD	Tempered
TO	Top of
TOC	Top of Curb
TOP	Top of Plate
TOS	Top of Slab [or] Top of Steel
T0W	Top of Wall
TPH	Toilet Paper Holder
TRANS	Transparent
TS	Tube Steel
TV	Television
TYP	Typical
UNEX	Unexcavated
UNFIN	Unfinished
UON	Unless Otherwise Noted
UTIL	Utility
VAP	Vapor
VAP PRF	Vapor Proof
VB	Vinyl Base
VCT	Vinyl Composition Tile
VENT	Ventilator
VERT	Vertical
VEST	Vestibule
VIF	Verify In Field
VNR	Veneer
W	West
W/	With
WDTH	Width
WC	Water Closet
WD	Wood
WDW	Window
WP MEMB	Waterproof Membrane
WO	Where Occurs
W/O	Without
WR	Water Resistant
WS	Weatherstripping
WSCT	Wainscot
WT	Weight
WTR	Water
WTRPRF	Waterproofing

DRAWING INDEX

RECEIVED
Date: 10/7/2022
CITY OF LOS ALTOS PLANNING

SYMBOLS

Drawing

AS-101 — Drawing No. System: Sheet Number, Discipline Designator
Reference Symbol
Roof Plan — Title, Reference Number, Scale
Exterior Elevation Identification: Reference Number, Sheet Number
Section Indentification: Reference Number, Sheet Number
Detail Identification: Reference Number, Sheet Number
Interior Elevation Identification: Drawing Number, Sheet Number
Property Line
Setback Line
Center Line

Window/Skylight Symbol: Item Number
Door Symbol: Item Number
Millwork Symbol: Item Number
Revision Cloud: Revision Number
Appliance Symbol: Item Number
Fixture/Fitting Symbol (See Plumbing Drawings)
Accessory Symbol: Item Number
Louver Symbol: Item Number
Datum Point
Dimensions
Center Line Dimension
Face of Finish Dimension

Materials

Earth
Gravel, Rockfill
Brick
Concrete
Sand, Mortar, Plaster, Gyp. Bd.
Stone (including Marble)
Insulation
Masonry Unit
Metal (omit lines on thin material)
Finish Wood
Wood Framing
Wood Blocking
Plywood
Backer Board

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND EXECUTION OF THE WORK SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS AND IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND PROCEDURES.

2. CONTRACTOR SHALL COORDINATE WITH ALL TRADES INVOVED IN THE WORK TO AVOID CONFLICT IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. ALLOWANCES SHOULD BE MADE FOR WORK PROVIDED BY THE OWNER AND/OR THE OWNER'S CONTRACTORS.

3. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES WHEN ROUTING ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, AND SANITARY SEWER SERVICES.

4. CONTRACTOR SHALL LEAVE THE JOBSITE " BROOM CLEAN" AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE STORED IN A SAFE LOCATION AND IN A MANNER AS TO AVOID ACCIDENTAL INJURY.

5. CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS AND COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL WORK BEFORE COMMENCING WORK. IN THE CASE OF ANY DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

6. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND SUBSTRATE TO RECEIVE WORK AND SHALL REPORT ALL UNSATISFACTORY CONDITIONS TO OWNER BEFORE PROCEEDING.

7. NO DIMENSIONS SHALL BE TAKEN BY SCALING THE DRAWINGS. DETAILS SUPERSEDE GENERAL PLANS AND SECTIONS. CONSULT WITH THE ARCHITECT FOR CLARIFICATION.

8. CONTRACTOR SHALL PROVIDE THE OWNER WITH A COPY OF PROOF OF PAYMENT AND RELEASE OF LIENS FROM EACH SUPPLIER AND SUBCONTRACTOR PRIOR TO SUBSTANTIAL COMPLETION.

9. CONTRACTOR SHALL INSTALL ALL APPLIANCES AND EQUIPMENT ACCORDING TO MANUFACTURERS INSTRUCTION AND IN COMPLIANCE WITH THEIR RESPECTIVE LISTINGS. ALL GUARANTEES, INSTRUCTION BOOKLETS, OWNERS MANUALS, AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE PROVIDED TO THE OWNER AT SUBSTANTIAL COMPLETION. CONTRACTOR SHALL VERIFY THAT EACH PIECE OF EQUIPMENT IS IN PERFECT WORKING ORDER PRIOR TO SUBSTANTIAL COMPLETION.

10. CONTRACTOR SHALL VERIFY ALL EXTERIOR JOINTS AND CONNECTIONS EXPOSED TO THE ELEMENTS ARE WATERTIGHT.

11. ADDRESS NUMBER SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE ADJACENT ACCESS STREET. THE NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM OF 4" HIGH, WITH A MINIMUM STROKE OF 1/2". (CRC 319.1)

APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

FIRE DEPARTMENT NOTES

1. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (FPA) STANDARD 13D. ALL FIRE SPRINKLERS PLANS SHALL BE SUBMITTED DIRECTLY TO THE SANTA CLARA COUNTY FIRE DEPARTMENT BY A LICENSED C-16 FIRE SPRINKLER CONTRACTOR.

2. CALIFORNIA WATER SERVICE REQUIRES DOUBLE CHECK VALVES INSTALLED ON BUILDINGS EQUIPPED WITH FIRE SPRINKLERS.

3. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1 -7.

4. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. DOUBLE CHECK VALVES SHALL BE INSTALLED ON BUILDINGS EQUIPPED WITH FIRE SPRINKLERS

5. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: PROVIDE AN ACCESS DRIVEWAY WITH A PAVED ALL WEATHER SURFACE, A MINIMUM UNOBSTRUCTED WIDTH OF 14 FEET, VERTICAL CLEARANCE OF 13 FEET 6 INCHES, MINIMUM CIRCULATING TURNING RADIUS OF 36 FEET OUTSIDE AND 23 FEET INSIDE, AND A MAXIMUM SLOPE OF 15%. INSTALLATIONS SHALL CONFORM TO FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SHEET D 1.

6. ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. 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).

PROJECT INFORMATION

SITE ADDRESS:	1370 ENSENADA WAY LOS ALTOS, CA 94024
APN:	318-06-034
ZONING DISTRICT:	R1-10 SINGLE FAMILY
OCCUPANCY GROUP:	R-3 / U
CONSTRUCTION TYPE:	V-B
STORIES:	TWO STORY

PROJECT DESCRIPTION

ADDITION TO AND REMODEL OF AN EXISTING ONE STOREY SINGLE FAMILY RESIDENCE.
ADDITION OF 2ND. FLOOR (ONE BEDRM./ BATH/ RECREATION/OFFICE)
CONVERSION OF (E) FIRST FLOOR TO 587.57 S.F. ADU
ADD/ REPLACE DOORS, WINDOWS, HVAC, FIXTURES AS APPLICABLE.

PROJECT TEAM

ARCHITECT:

DUXBURY MCINTOSH ARCHITECTS
WILLIAM MCINTOSH
4630 SOQUEL DRIVE, SUITE 5
SOQUEL, CA 95073
(650) 917-3840
bill@duxburymcintosh.com

CONTRACTOR

QUIROZ CONSTRUCTION INC
JOSE QUIROZ
105 N 27TH ST
SAN JOSE, CA 95116
JOSE@QUIROZCONSTRUCTION.COM

CIVIL ENGINEER:

NNR ENGINEERING SERVICES CO
NADIM RAFFOUL
535 WEYBRIDGE DR,
SAN JOSE, CA 95123
NNRENGINEERING@YAHOO.COM

PROPERTY OWNER:

PARTHIV AND KAJAL PATEL
1370 ENSENADA WAY
LOS ALTOS, CA 94024

STRUCTURAL ENGINEER:

ROCA3 ENGINEERING
STRUCTURAL DESIGN
JOEY ROCA
450 SOUTH ABEL STREET,
PO BOX 362100
MILPITAS, CA 95036
408.821.1335
JOEY@ROCA3.COM

PROJECT SUMMARY TABLE

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/ REQUIRED
LOT COVERAGE: Land area covered by all structures that are over 6 feet in height"	3,305.24 sq.ft. (33%)	2,927.46 sq.ft. (29.2%)	3,000 sq.ft. (30%)
FLOOR AREA: Measured to the outside surfaces of exterior walls	1st.Flr: 3,121.36 sq.ft. 2nd.Flr: 0 sq.ft. Total: 3,121.36 sq.ft. (31.2%)	1st.Flr: 2659.87 sq.ft. 2nd.Flr: 806.43 sq.ft. Total: 3,466.3 sq.ft. (34.6%)	3,500 SQ.FT. (35%)
SETBACKS:			
Front:	25'-0"	25'-0"	25'-0"
Rear:	31'-3 1/2"	31'-3 1/2"	25'-0"
Right side (1st./2nd.)	10'-0"	10'-0"/17.5'	10'-0"
Left side (1st./2nd.)	10'-0"	10'-0"/17.5'	10'-0"
HEIGHT:	17'-11"	21'-9"	27'-0"

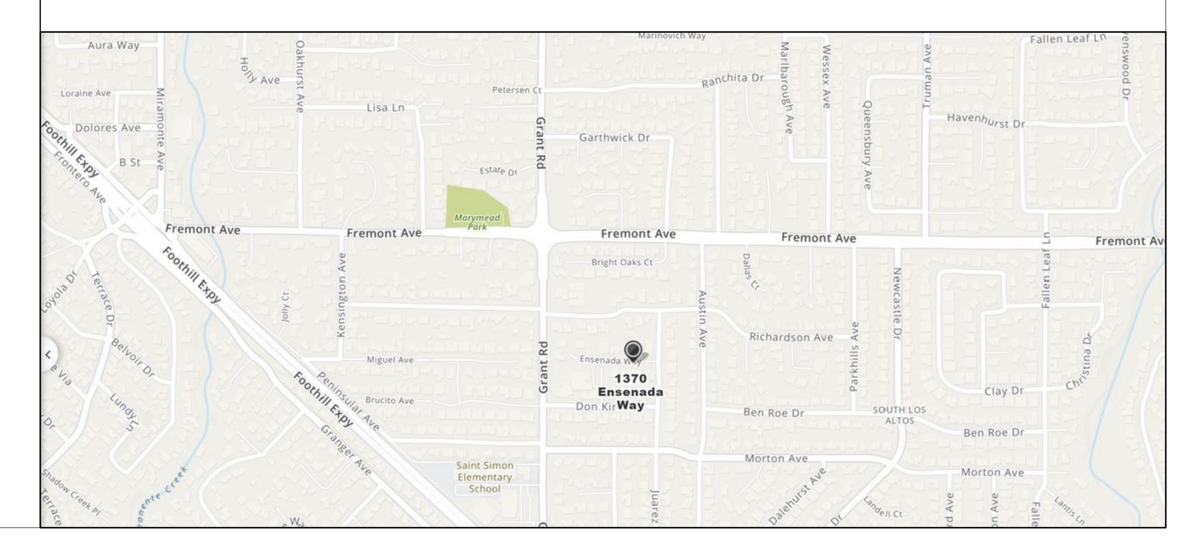
SQ. FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE BUILDING AREA: Includes habitable basement areas	2,697.82 sq.ft.	932.59	3630.41 sq.ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	423.54 sq.ft	0 sq.ft.	423.54 sq.ft

LOT CALCULATIONS

NET LOT AREA:	10,000 SQ.FT.
FRONT YARD HARDSCAPE AREAS: Hardscape area in the front yard setback shall not exceed 50%	552 SF /2,000 SF =27.6%
LANDSCAPING BREAKDOWN:	
TOTAL HARDSCAPE AREA:	5,896 SQ.FT.
EXISTING SOFTSCAPE AREA:	4,104 SQ.FT.
NEW SOFTSCAPE AREA:	0 SQ.FT.

VICINITY MAP



LICENSED ARCHITECT
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REN. 8-31-23
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duxburymcintosh.com

PATEL RESIDENCE

1370 ENSENADA WAY
LOS ALTOS, CA 94024

APN: 318-06-034

SANTA CLARA COUNTY

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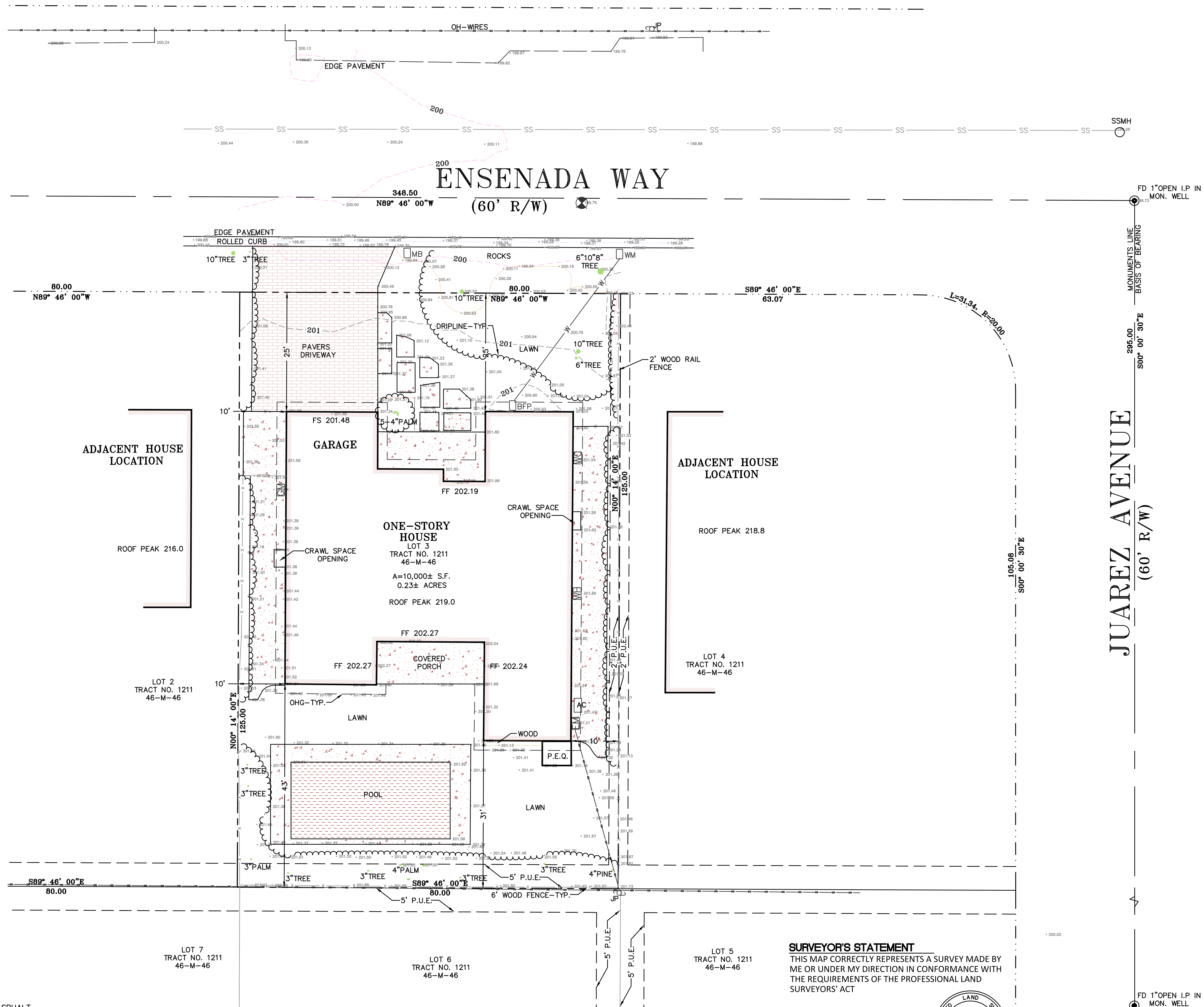
09/09/2022 DESIGN REVIEW REVISIONS	WM:RS

DATE: 09/09/2022
SCALE:
DRAWING NAME:
COVER SHEET

G-001



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
	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

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 210.20' (ASSUMED DATUM)

FLOOD ZONE

FLOOD ZONE X
AS SHOWN ON FEMA FIRM MAP
06085C0202H, EFFECTIVE DATE
5/18/2009.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT

Darryl Lydell Bond
PLS 9213
EXPIRES 9-30-23

LICENSED LAND SURVEYOR
DARRYL LYDELL BOND
NO. LS9213
EXP. 09-30-23
STATE OF CALIFORNIA

February 14, 2022

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

TOPOGRAPHICAL SURVEY
1370 ENSENADA WAY
APN 318-06-034
LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

SCALE 1"=10'
DATE 2-14-2022
DRAWN NR
CHECKED D. BOND
PROJ. MGR. DLB

DATE	MK	SHEET REVISIONS	BY	CK

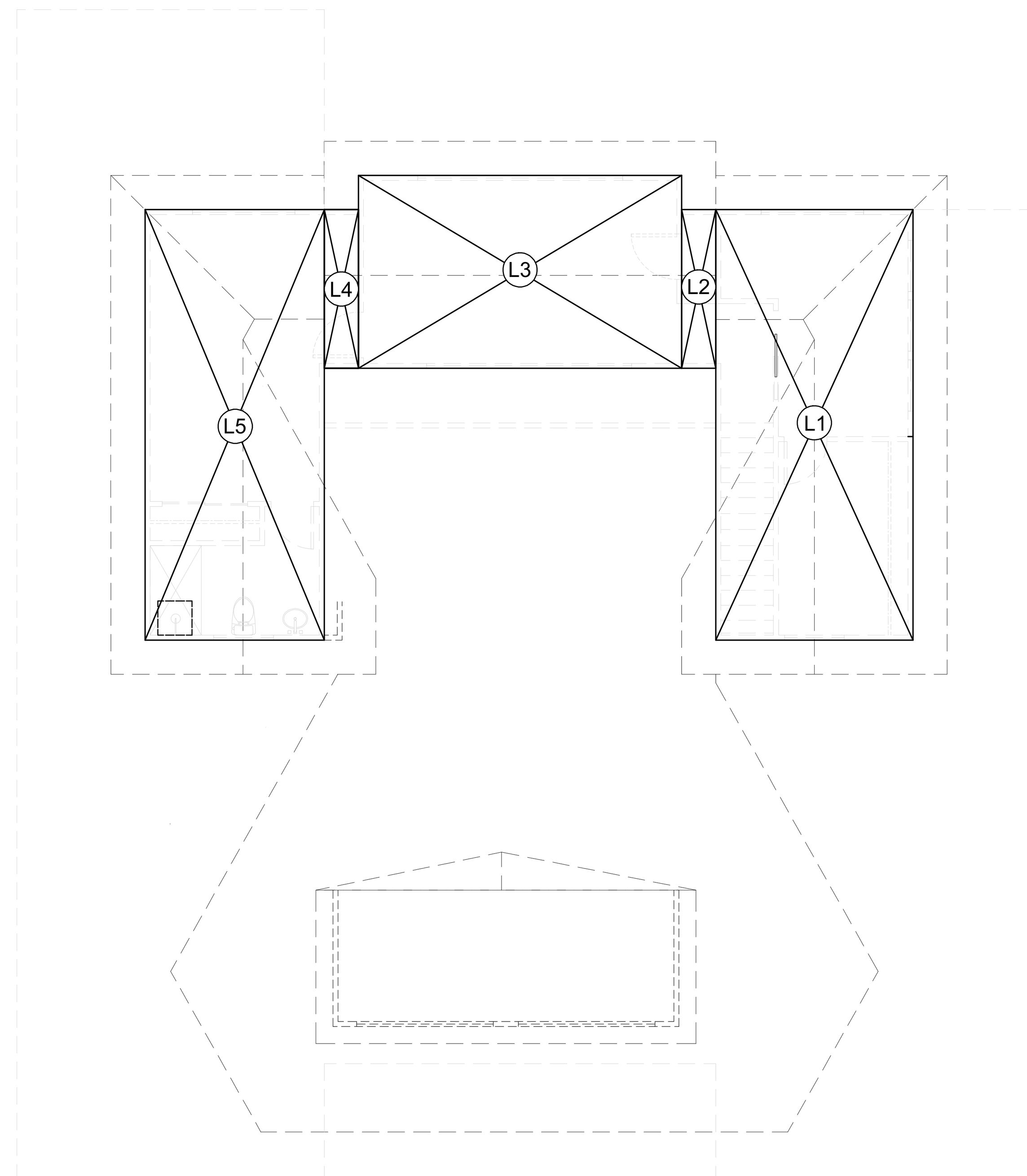
SHEET NO. 1
OF 1 SHEETS
JOB NO. ENSENADA WAY
CAD FILE:

FIRST FLOOR AREA CALCULATIONS

	TAG	DIMENSIONS	AREA (SQ. FT.)	SUB TOTAL	SUB TOTAL	TOTAL
EXISTING FIRST FLOOR AREAS	A	18'-0" x 20'-8"	372.75	2,110.25		
	B	40'-11" x 25'-8 1/2"	1051.89			
	C	27'-1 1/2" x 7'-8 1/2"	209.08			
	D	18'-0" x 14'-7"	262.61			
	E	13'-9 1/2" x 10'-3 1/2"	141.93			
	F	7'-1 1/2" x 6'-6 1/2"	46.88			
	G	3'-4 1/2" x 7'-5 1/4"	25.11			
	H1	19'-2" x 13'-2/12"	252.54	587.57 (COUNTED TOWARDS ADU)		
	H2	15'-7 1/2" x 14'-10 1/2"	232.56			
	H3	11'-10" x 6'-6 1/2"	77.41			
	H4	3'-4 1/2" x 7'-5 1/4"	25.09			
	(E) HOUSE AREA (HABITABLE)				2,697.82	
	I	19'-0" x 22'-3 1/2"	423.54			
	(E) GARAGE AREA (NON HABITABLE)				423.54	
TOTAL (E) HOUSE AREA						3,121.36
(N) FLOOR AREA ADDITION	J1	9'-1 1/2" x 2'-7"	23.57			
	J2	9'-1 1/2" x 2'-10"	25.92			
	J3	13'-9 1/2" x 5'-0"	68.95			
	J4	1'-11 1/2" x 2'-2"	4.24			
	J5	6'-10" x 0'-6"	3.40			
	(N) AREA ADDITION - FIRST FLOOR (HABITABLE)				126.08	
TOTAL PROPOSED FLOOR AREA - FIRST FLOOR (3,121.36 +126.08)						3,247.44
(N) FLOOR AREA ADDITION	L1	11'-6 1/2" x 25'-2 1/2"	290.94			
	L2	2'-0" x 9'-3 1/2"	18.60			
	L3	18'-11" x 11'-3 1/2"	213.65			
	L4	2'-0" x 9'-31/2"	18.60			
	L5	10'-6" x 25'-2 1/2"	264.64			
	(N) AREA ADDITION - SECOND FLOOR (HABITABLE)				806.43	
TOTAL PROPOSED FLOOR AREA - FIRST AND SECOND FLOOR (3,247.44 +806.64)						4054.08

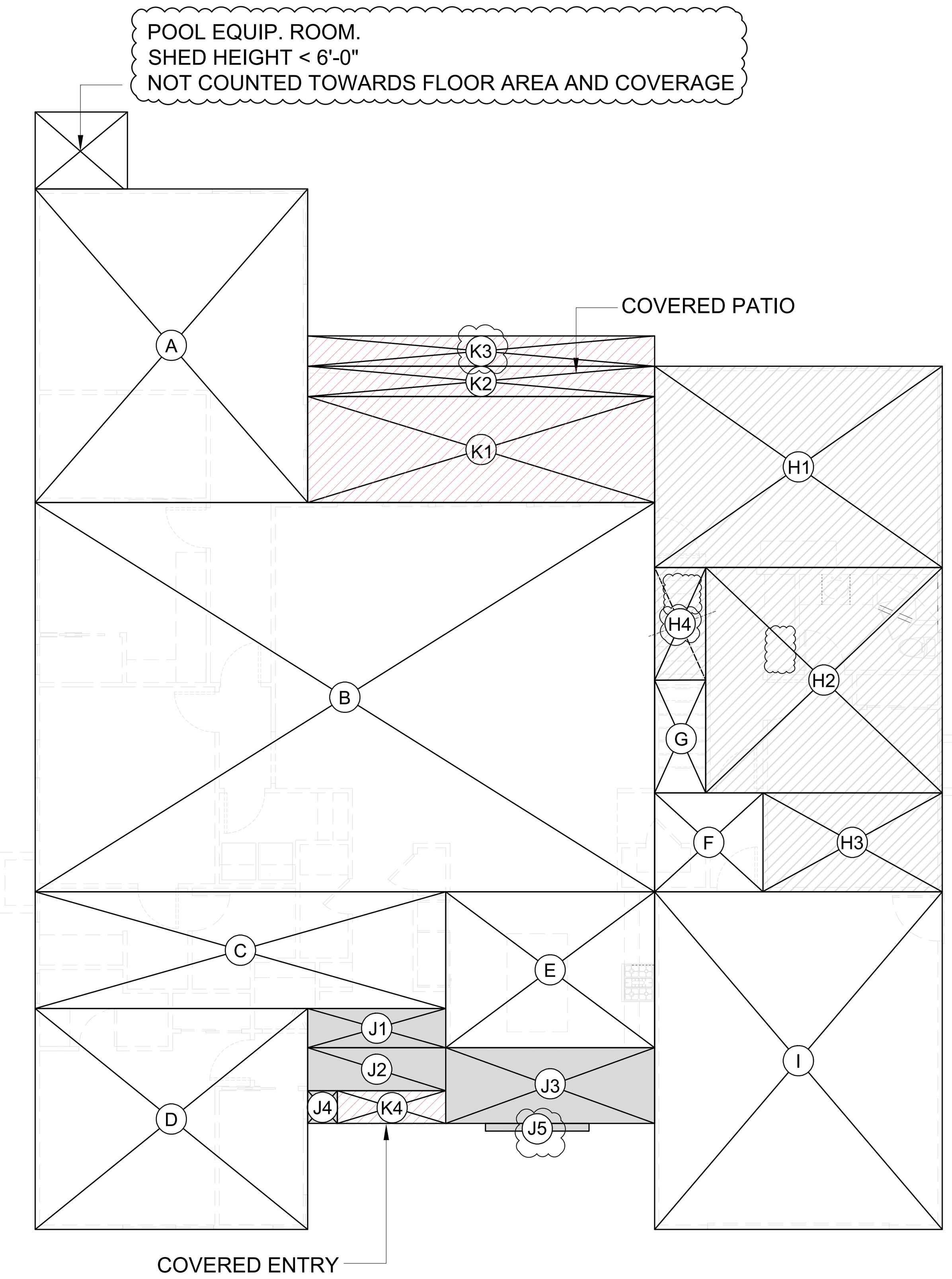
LOT COVERAGE CALCULATIONS

TAG	DIMENSIONS	AREA (SQ. FT.)	SUB TOTAL	SUB TOTAL	TOTAL
K1	(E)22'-11" x 7'-0"	160.41			
K2	(N)22'-11" x 2'-0"	45.83			
K3	(N)22'-11" x 2'-0"	45.83			
K4	(N)7'-2" x 2'-2"	15.52			
	TOTAL AREA UNDER COVERAGE		267.59		
TOTAL PROPOSED COVERAGE		(3,243.97 +221.76)			3,465.73



AREA CALCULATIONS-SECOND FLOOR 2

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



AREA/COVERAGE CALCULATIONS-FIRST FLOOR 1

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

FLOOR AREA CALCULATION:

LOT SIZE (NET AREA) :	10,000 sq.ft.
(E) FIRST FLOOR AREA(HABITABLE)	2,697.82 sq.ft.
(E) ATTACHED GARAGE(TO REMAIN)	423.54 sq.ft.
TOTAL (E) FLOOR AREA	3,121.36 sq.ft.
ADU REPLACING (E) FLOOR AREA	587.57 sq.ft.
NET EXISTING FLOOR AREA	2533.79 sq.ft
(3121.36-587.57)	
MAXIMUM ALLOWABLE FLOOR AREA:	
35% OF NET LOT AREA	3,500 sq.ft.
(N)FIRST FLOOR ADDITION	126.08 SQ.FT
(N)SECOND FLOOR ADDITION	806.43SQ.FT
(N) TOTAL FLOOR AREA ADDITION (HABITABLE)	+932.51 sq.ft.
TOTAL PROPOSED FLOOR AREA	3,466.3 sq.ft.
(2,533.79+932.59)	(33.7 sq.ft. under)
(E) HOUSE AREA (HABITABLE)	2,697.82
(N)ADDITION (HABITABLE)	932.59
TOTAL PROPOSED HABITABLE AREA	3,630.41

LOT COVERAGE CALCULATION:

LOT SIZE :	10,000.0 sq.ft.
MAXIMUM ALLOWABLE COVERAGE :	
30% OF NET LOT AREA	3,000.0 sq.ft.
TOTAL (E) FLOOR AREA (INCL. GARAGE)	3,121.36 sq.ft.
(E)COVERAGE AT ENTRY AND PATIO	
(J1+K1)=23.57+160.41	183.98 sq.ft.
TOTAL (E) LOT COVERAGE	3,305.24 sq.ft.
(3,121.36+183.98)	
TOTAL PROPOSED FIRST FLOOR AREA	
(INCL. GARAGE)	3247.44 sq.ft.
ADU REPLACING (E) FLOOR AREA	587.57 sq.ft.
NET PROPOSED FLOOR AREA	2,659.87 sq.ft.
(3247.44-587.57)	
COVERAGE AT ENTRY AND PATIO	267.59 sq.ft.
(K1+K2+K3+K4)	
TOTAL PROPOSED LOT COVERAGE	2,927.46 sq.ft.
(2,659.87+267.59)	(72.54 sq.ft under)

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REN. 8-31-23
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PATEL RESIDENCE

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duxburymcintosh.com

1370 ENSENADA WAY
LOS ALTOS, CA 94024

APN: 318-06-034

SANTA CLARA COUNTY

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05/16/2022 DESIGN REVIEW REVISIONS	WM:RS
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09/09/2022 DESIGN REVIEW REVISIONS	WM:RS

DATE: 09/09/2022

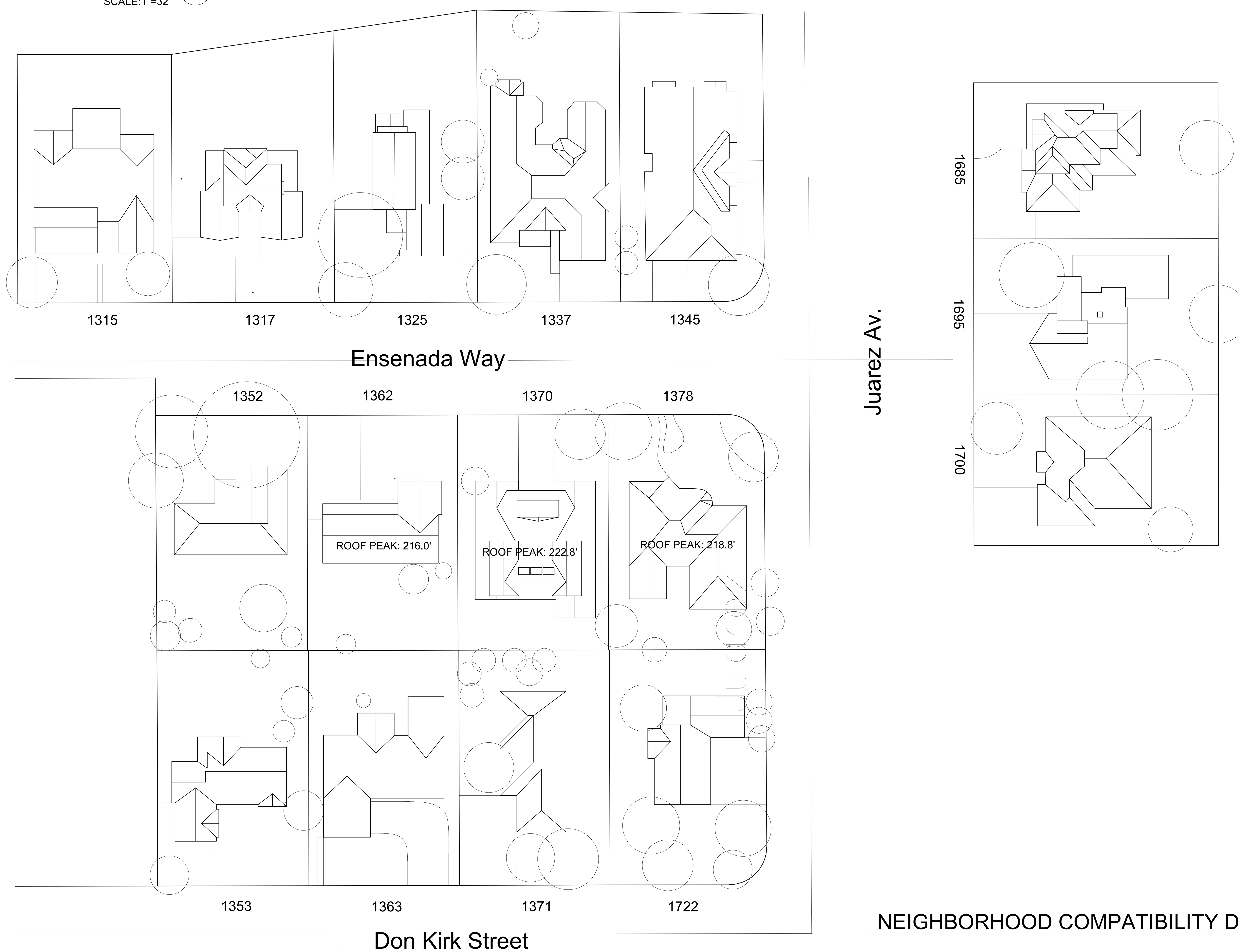
SCALE: 1/8= 1'-0"

DRAWING NAME:

AREA CALCULATION DIAGRAM

AX-101

DIAGRAM - NEIGHBORHOOD COMPATIBILITY ELEVATIONS 1
SCALE:1"=32'



NEIGHBORHOOD COMPATIBILITY DIAGRAM 1
SCALE:1"=32'

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DATE: 09/09/2022
SCALE:
DRAWING NAME:
NEIGHBORHOOD COMPATIBILITY DIAGRAMS

AX-102

Agenda Item 5.

TREE PRESERVATION AND PROTECTION PLAN

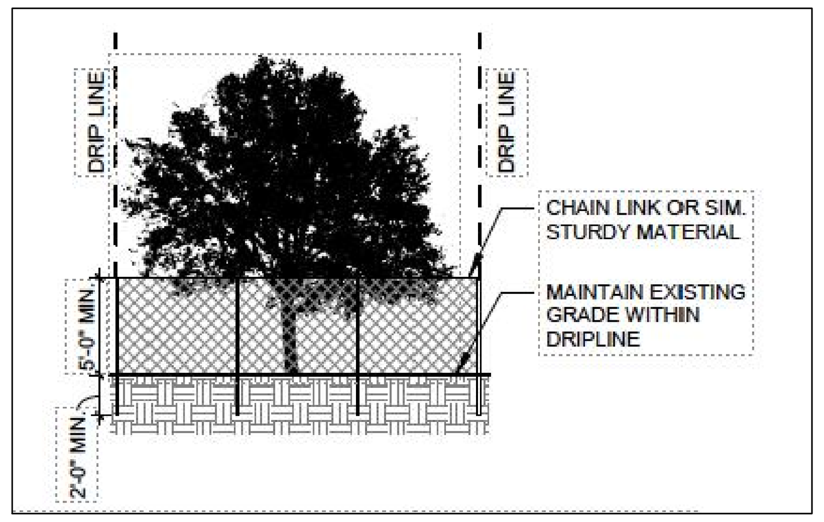
(PER SECTION 11.08.120 OF MUNICIPAL CODE):

PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE.

THE FENCE SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET(MIN) INTO THE GROUND.

THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. NO SIGNS, WIRES OR ANY OBJECT SHALL BE ATTACHED TO THE TREE.

TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.

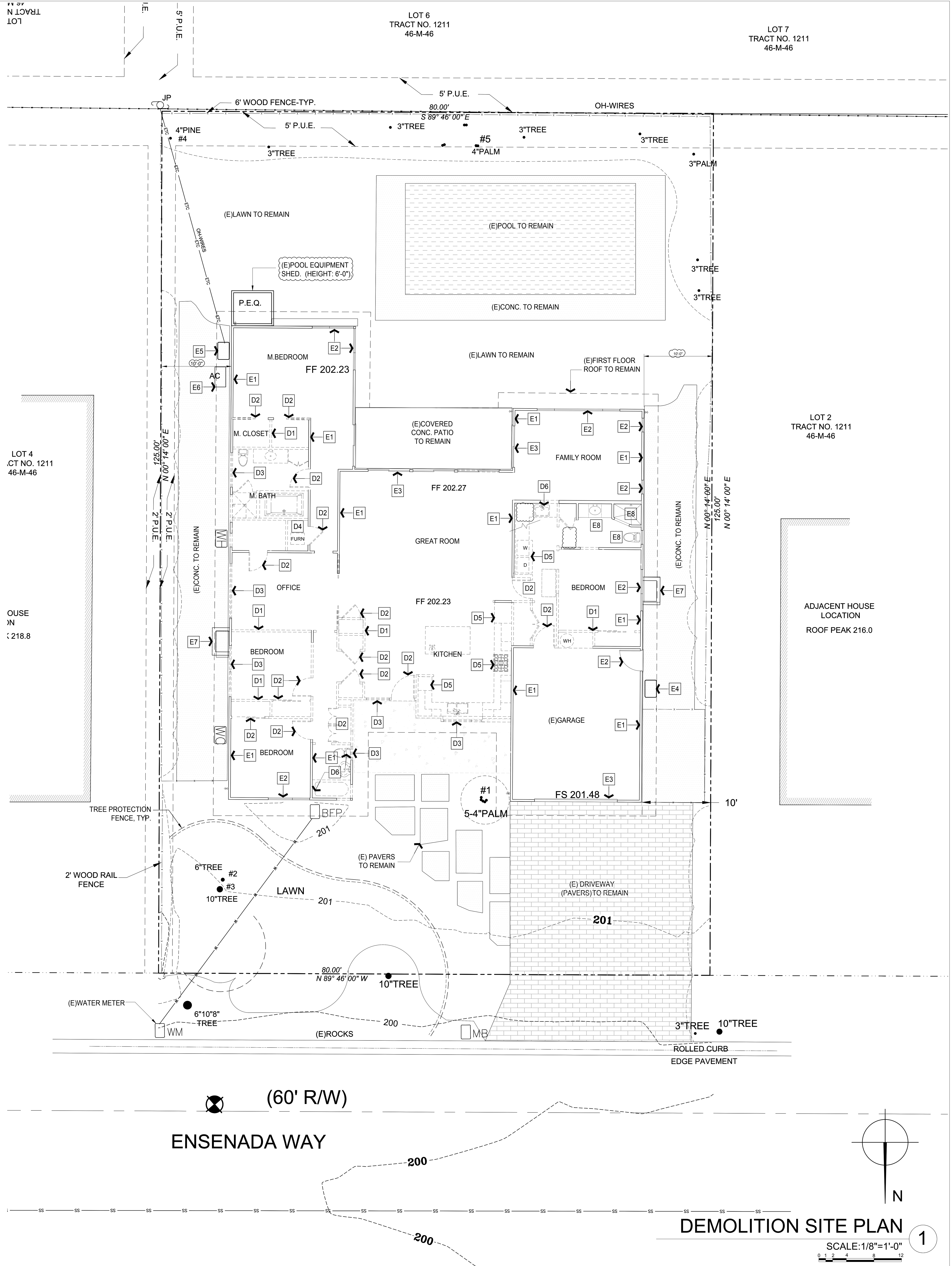


TREE SCHEDULE

#1	TO REMAIN	5-4" PALM TREE
#2	TO REMAIN	6" TREE
#3	TO REMAIN	10" PALM TREE
#4	TO REMAIN	4" PINE
#5	TO REMAIN	4" PALM

EXISTING/ DEMOLITION LEGEND

E1	(E) WALLS TO REMAIN
E2	(E) WINDOWS TO REMAIN
E3	(E) DOORS TO REMAIN
E4	(E) GAS METER
E5	(E) ELECTRIC METER
E6	(E) CONDENSING UNIT
E7	(E) CRAWL SPACE ACCESS
E8	(E) FIXTURES TO REMAIN
D1	REMOVE (E) WALL/ POST
D2	REMOVE (E) DOOR
D3	REMOVE (E) WINDOWS
D4	REMOVE (E) FURNACE
D5	REMOVE (E) APPLIANCES
D6	REMOVE (E) FIXTURES



DEMOLITION SITE PLAN 1

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

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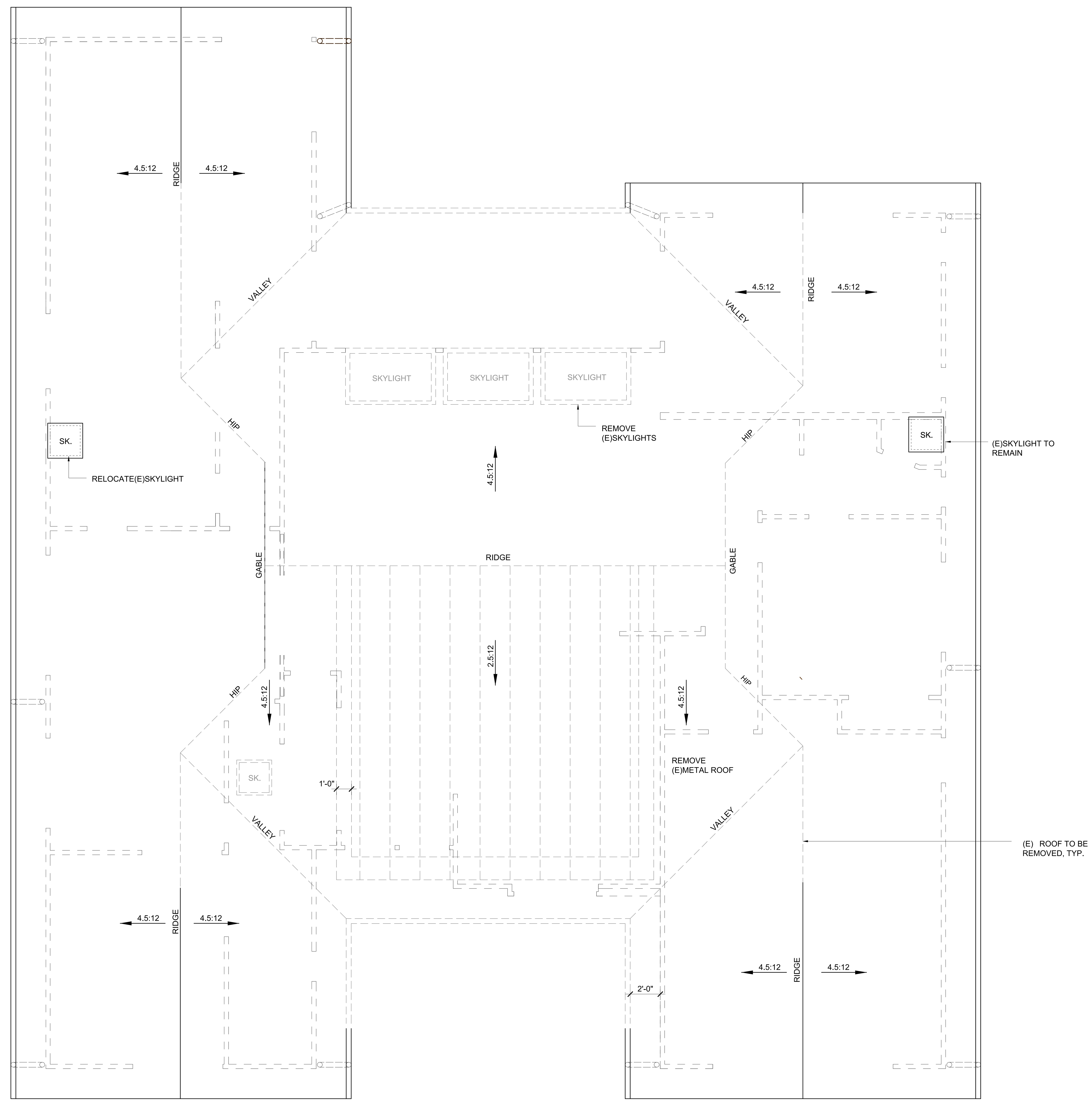
DATE: 09/09/2022

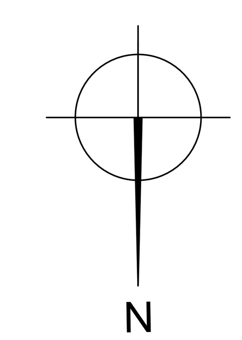
SCALE: 1/8= 1'-0"

DRAWING NAME:

DEMOLOTION SITE PLAN

AD-101





DEMOLITION ROOF PLAN 1

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

0 1 2 4 8

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APN: 318-06-034

SANTA CLARA COUNTY

ISSUED / REVISED:	BY:
03/03/2021 PLANNING REVIEW	WM:AV

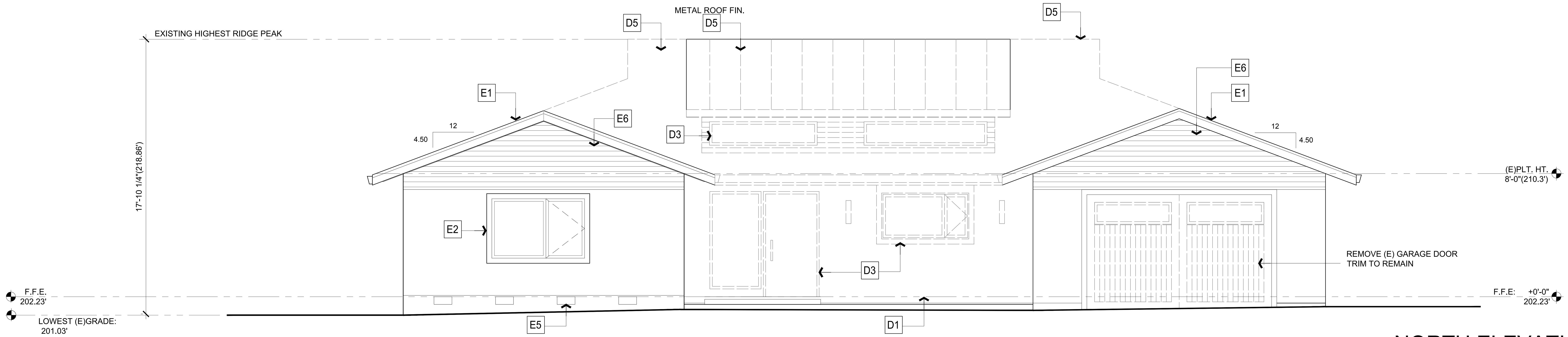
DATE: 03/03/2021

SCALE: 1/4= 1'-0"

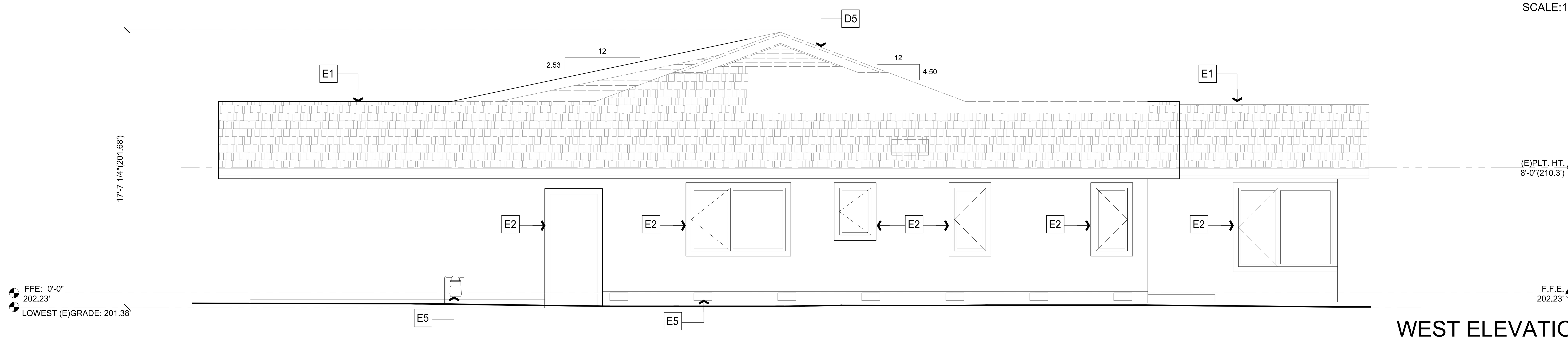
DRAWING NAME:

DEMOLITION
ROOF PLAN

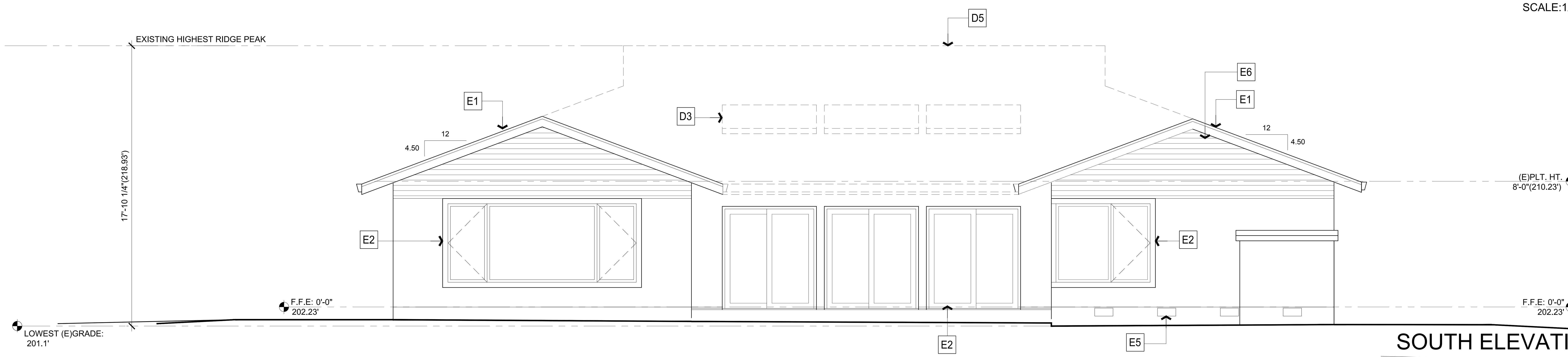
AD-102



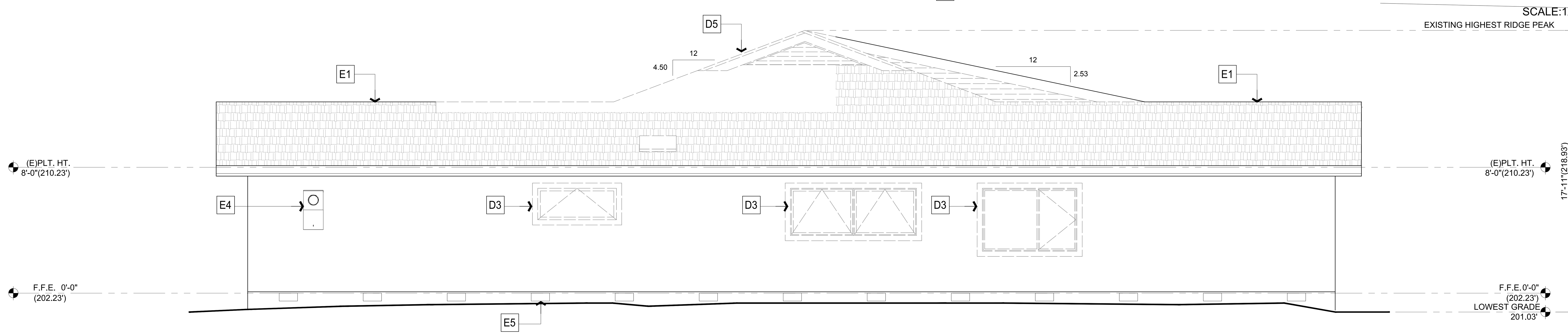
NORTH ELEVATION 1
SCALE:1/4"=1'-0"



WEST ELEVATION 2
SCALE:1/4"=1'-0"



SOUTH ELEVATION 3
SCALE:1/4"=1'-0"



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

EXISTING/ DEMOLITION LEGEND

E1	(E) ROOF TO REMAIN
E2	(E) DOOR/WINDOWS/ TRIMS TO REMAIN
E3	(E) GAS METER TO REMAIN
E4	(E) ELECTRIC METER TO REMAIN
E5	(E) CRAWL SPACE VENTS OPENINGS TO REMAIN
E6	(E) SIDING TO REMAIN
E7	(E) POOL EQUIP. ROOM TO REMAIN
D1	REMOVE (E) WALL/ POST
D2	REMOVE (E) DOOR AND TRIMS
D3	REMOVE (E) WINDOWS/TRIMS
D4	REMOVE (E)SIDING
D5	REMOVE (E) ROOF

LICENSED ARCHITECT
WILLIAM I. MCINTOSH
NO. C 28419
REN. 8-31-21
STATE OF CALIFORNIA

PATEL RESIDENCE

DUXBURY McINTOSH ARCHITECTS
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SOQUEL, CA 95073
(650) 917-3840
duxburymcintosh.com

1370 ENSENADA WAY
LOS ALTOS, CA 94024

APN: 318-06-034

SANTA CLARA COUNTY

ISSUED / REVISED:	BY:
03/03/2021 PLANNING REVIEW	WM:AV

DATE: 03/03/2021
SCALE: 1/4= 1'-0"
DRAWING NAME:
DEMOLITION ELEVATIONS

AD-201

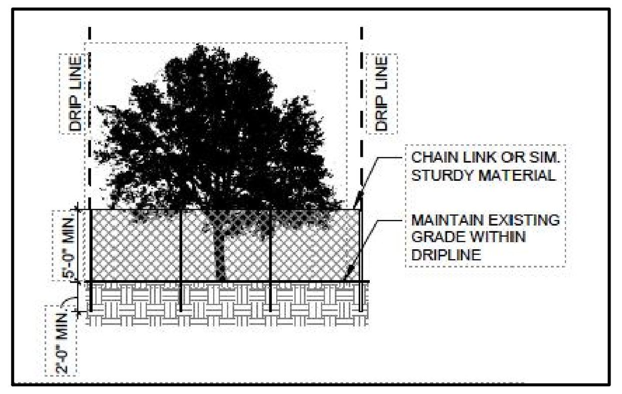
TREE PRESERVATION AND PROTECTION PLAN
(PER SECTION 11.08.120 OF MUNICIPAL CODE):

PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE.

THE FENCE SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET(MIN) INTO THE GROUND.

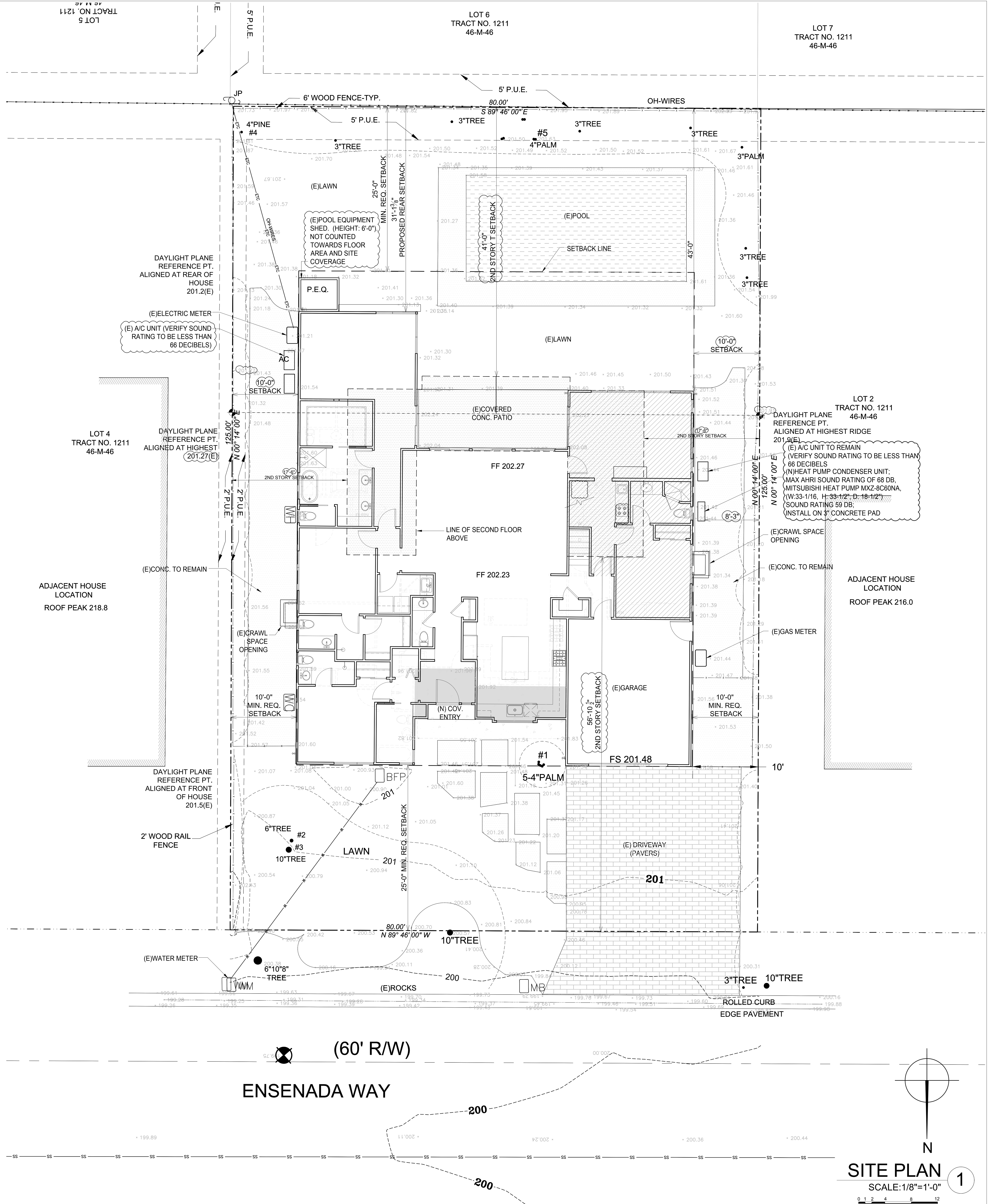
THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. NO SIGNS, WIRES OR ANY OBJECT SHALL BE ATTACHED TO THE TREE.

TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.



TREE SCHEDULE

#1	TO REMAIN	5-4" PALM TREE
#2	TO REMAIN	6" TREE
#3	TO REMAIN	10" PALM TREE
#4	TO REMAIN	4" PINE
#5	TO REMAIN	4" PALM



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

LEGEND

	EXISTING TO BE DEMOLISHED
	(N) FLOOR AREA ADDITION -FIRST FLOOR
	(N) ADU
	(N) SECOND FLOOR ADDITION
	(E) CONCRETE WALK

LICENSED ARCHITECT
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SANTA CLARA COUNTY

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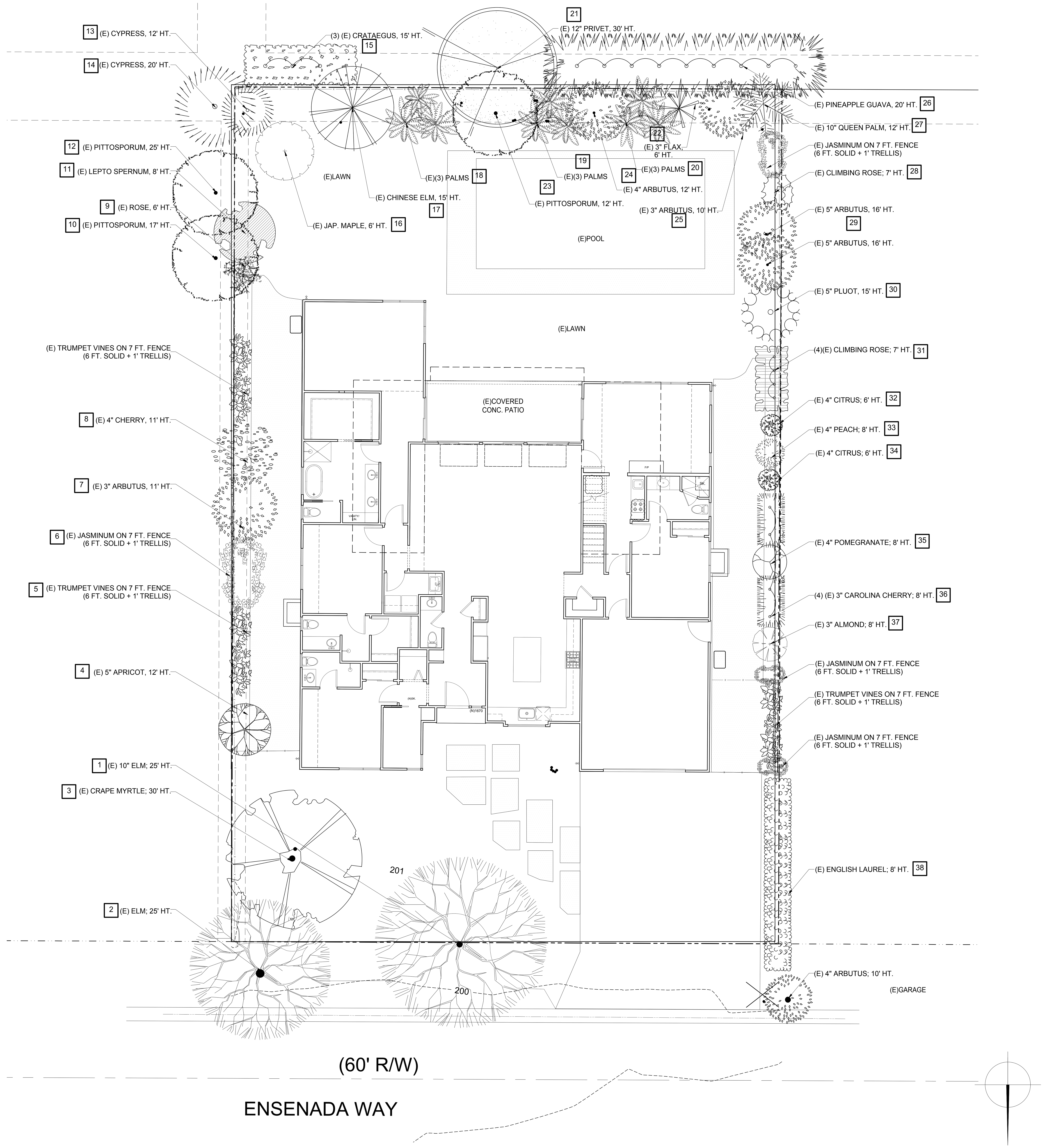
07/19/2022 DESIGN REVIEW REVISIONS	WM:RS
09/09/2022 DESIGN REVIEW REVISIONS	WM:RS

DATE: 09/09/2022
SCALE: 1/8= 1'-0"
DRAWING NAME:
SITE PLAN

AS-101

EXISTNG SCREENING TO REMAIN

TAG	COMMON NAME	EXISTING HEIGHT / SPREAD
1	(E) ELM	25' HT/ 25' CANOPY
2	(E) ELM	25' HT/ 20' CANOPY
3	(E) CRAPE MYRTLE	30' HT/ 20' CANOPY
4	(E) APRICOT	12' HT/ 8' CANOPY
5	(3)(E) TRUMPET VINES	7' HT/ 6' SOLID + 1' TRELLIS
6	(4)(E) JASMINUM	7' HT/ 6' SOLID + 1' TRELLIS
7	(E) ARBUTUS	11' HT/ 8' CANOPY
8	(E) CHERRY	11' HT/ 8' CANOPY
9	(E) ROSE	6' HT/ 5' CANOPY
10	(E) PITTOSPORUM	17' HT/ 12' CANOPY
11	(E) LEPTO SPERNUM	8' HT/ 10' CANOPY
12	(E) PITTOSPORUM	25' HT/ 14' CANOPY
13	(E) CYPRESS	12' HT/ 10' CANOPY
14	(E) CYPRESS	20' HT/ 12' CANOPY
15	(3) (E) CRATAGEGUS	15' HT/ 20' CANOPY
16	(E) JAP. MAPLE	6' HT/ 10' CANOPY
17	(E) CHINESE ELM	15' HT/ 14' CANOPY
18	(3)(E) PALM	12' HT. / 10' CANOPY
19	(3)(E) PALM	15' HT. / 10' CANOPY
20	(3)(E) PALM	12' HT. / 10' CANOPY
21	(E) PRIVET	30' HT/ 18' CANOPY
22	(E) FLAX	6' HT/ 6' CANOPY
23	(E) PITTOSPORUM	12' HT/ 14' CANOPY
24	(E) ARBUTUS	12' HT/ 8' CANOPY
25	(2) (E) ARBUTUS	10' HT/ 8' CANOPY
26	(E) PINEAPPLE GUAVA	20' HT/ 40' CANOPY
27	(E) QUEEN PALM	12' HT/10' CANOPY
28	(E) CLIMBING ROSE	7' HT/ 5' CANOPY
29	(2) (E) ARBUTUS	16' HT/ 10' CANOPY
30	(E) PLOUT	15' HT/ 8' CANOPY
31	(4) (E) CLIMBING ROSE	7' HT/ 8' CANOPY
32	(E) CITRUS	6' HT/ 4' CANOPY
33	(E) PEACH	8' HT/ 5' CANOPY
34	(E) CITRUS	6' HT/ 4' CANOPY
35	(E) POMEGRANATE	8' HT/ 6' CANOPY
36	(E) CAROLINA CHERRY	8' HT/ 8' CANOPY
37	(E) ALMOND	8' HT/ 6' CANOPY
38	(E) ENGLISH LAUREL	8' HT/ 25' CANOPY



(E)SCREENING PLAN 1
SCALE:1/8"=1'-0"

LICENSED ARCHITECT
WILLIAM I. MCINTOSH
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APN: 318-06-034

SANTA CLARA COUNTY

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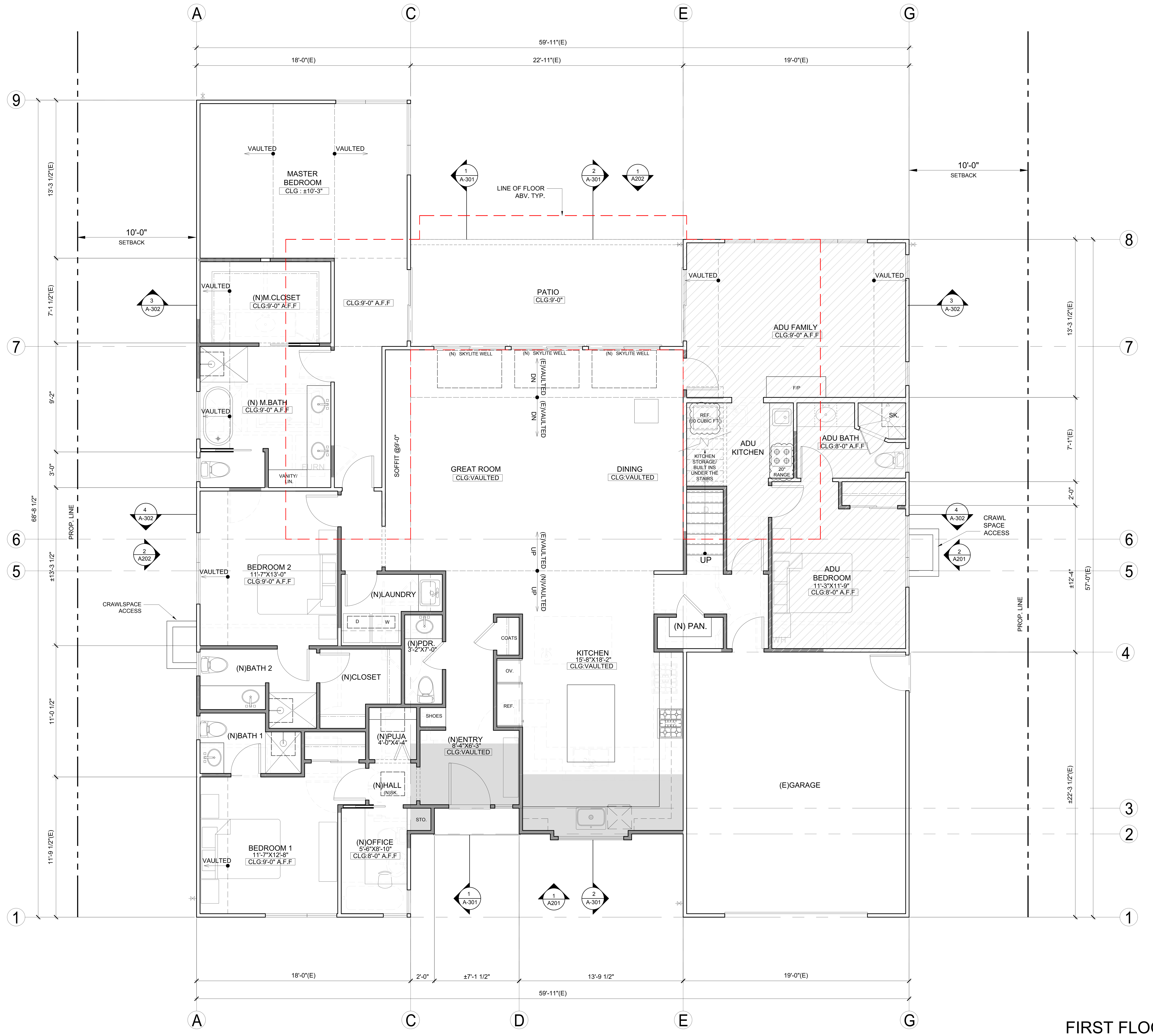
07/19/2022 DESIGN REVIEW REVISIONS	WM:RS
09/09/2022 DESIGN REVIEW REVISIONS	WM:RS

DATE: 09/09/2022
SCALE: 1/8= 1'-0"
DRAWING NAME:
(E)SCREENING PLAN

AS-102



(E)WALLS TO BE DEMOLISHED

(N)2X STUDS

NEW FLOOR AREA ADDED

(E) FLOOR AREA CONVERTED TO ADU

FIRST FLOOR PLAN 1

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

LICENSED ARCHITECT
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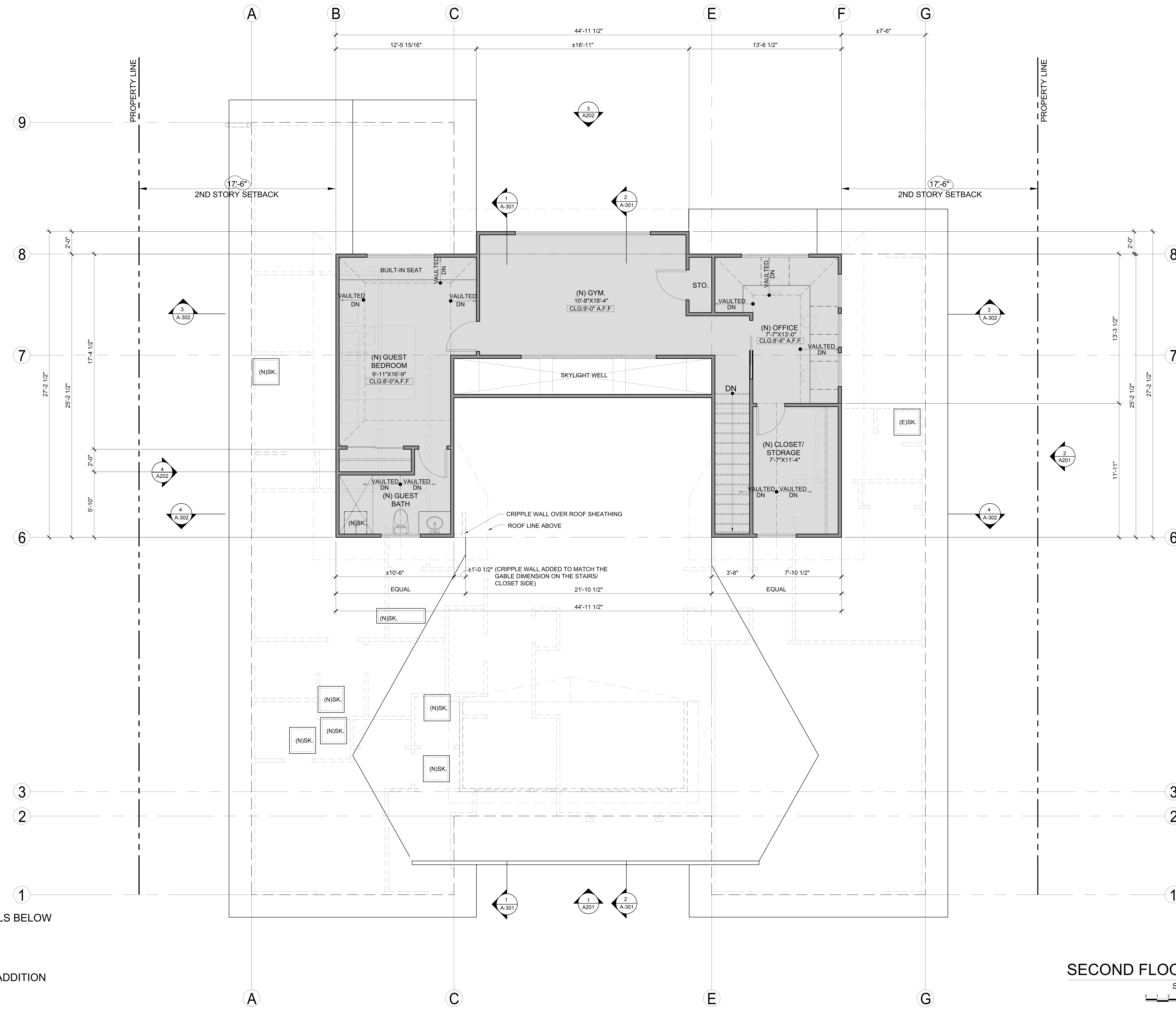
09/09/2022 DESIGN REVIEW REVISIONS	WM:RS

DATE: 09/09/2022
SCALE: 1/4= 1'-0"
DRAWING NAME:
FIRST FLOOR PLAN

A-101



(FIRST FLOOR WALLS BELOW

(N)2X STUDS

NEW FLOOR AREA ADDITION

SECOND FLOOR PLAN 1

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

LICENSED ARCHITECT
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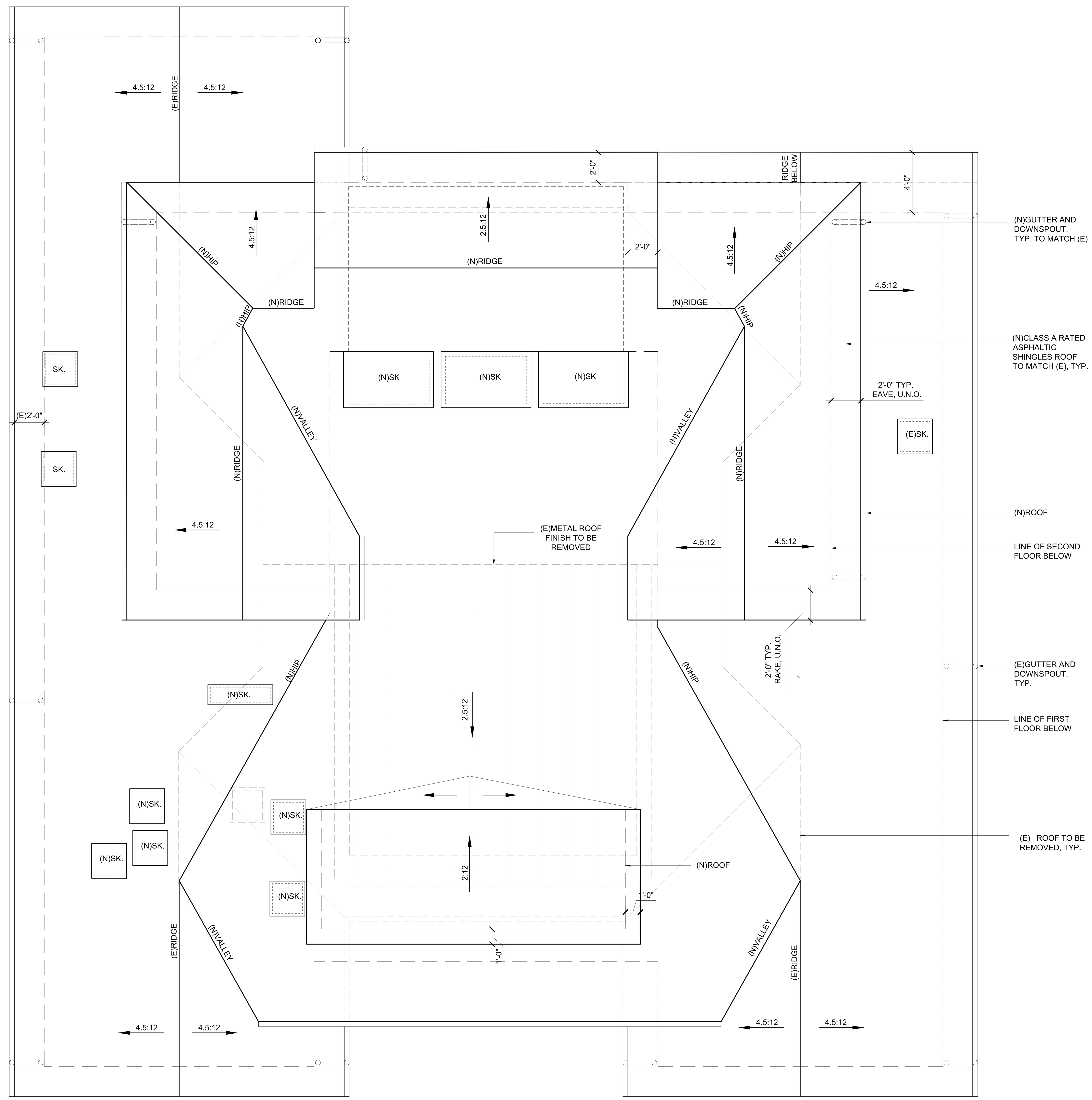
09/09/2022 DESIGN REVIEW REVISIONS	WM:RS

DATE: 09/09/2022
SCALE: 1/4= 1'-0"
DRAWING NAME:
SECOND FLOOR PLAN

A-102



N

ROOF PLAN 1

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

0 1 2 4 8

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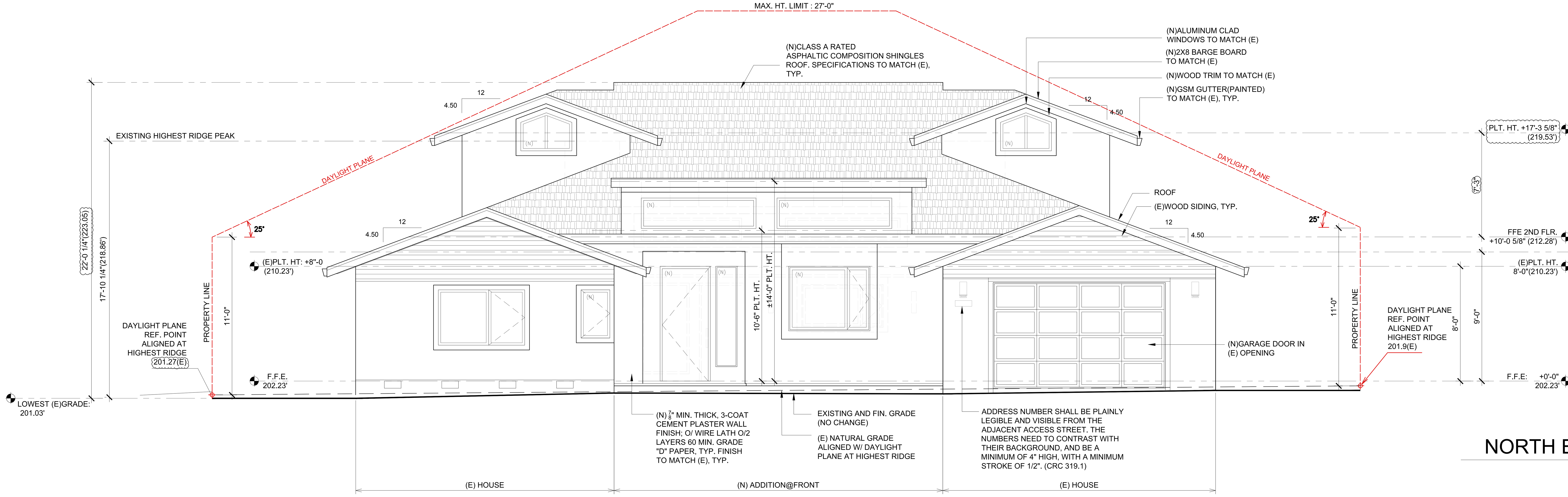
DATE: 09/09/2022

SCALE: 1/4= 1'-0"

DRAWING NAME:

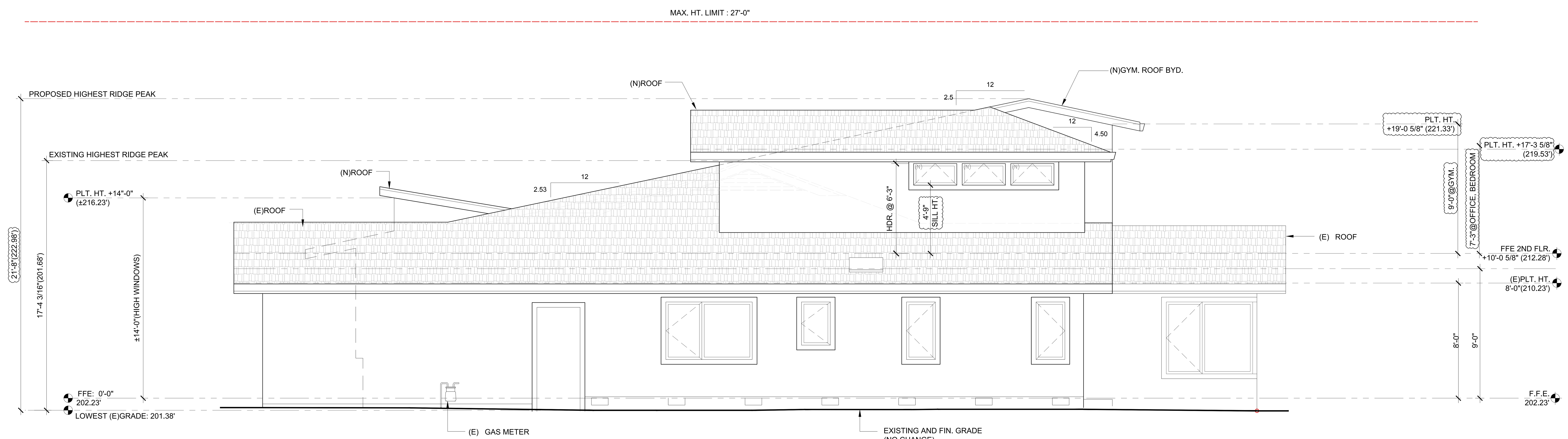
ROOF PLAN

A-103



NORTH ELEVATION 1

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



WEST ELEVATION 2

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

LICENSED ARCHITECT WILLIAM I. MCINTOSH NO. C 28419 REN. 8-31-23 STATE OF CALIFORNIA

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09/09/2022 DESIGN REVIEW REVISIONS	WM:RS

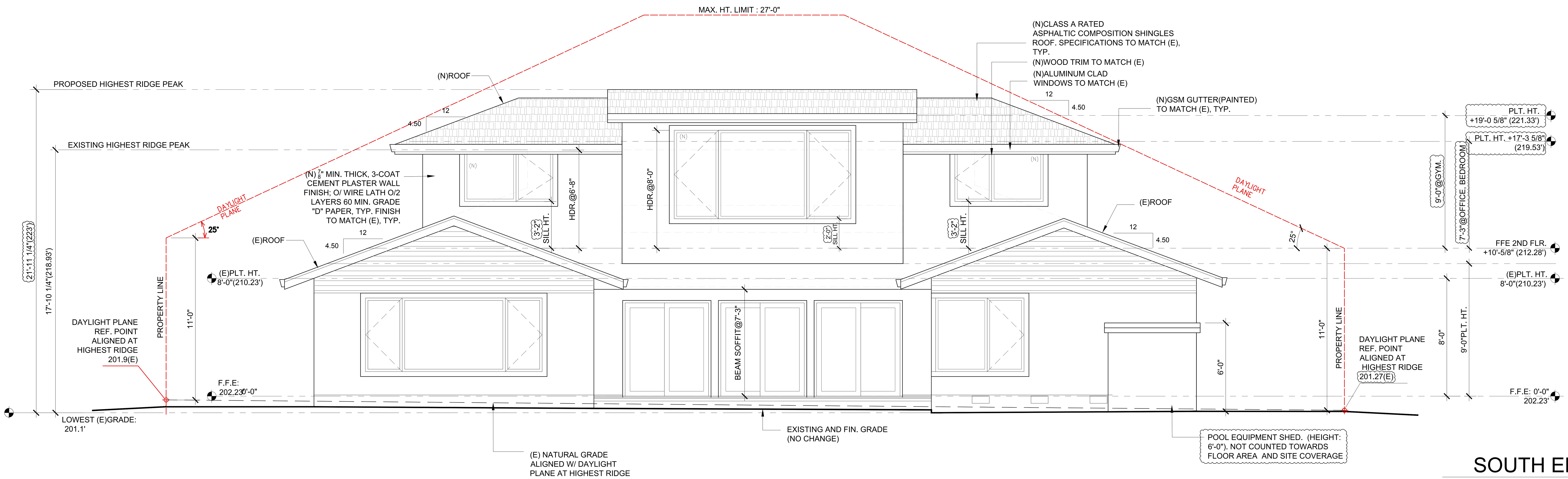
DATE: 09/09/2022

SCALE: 1/4= 1'-0"

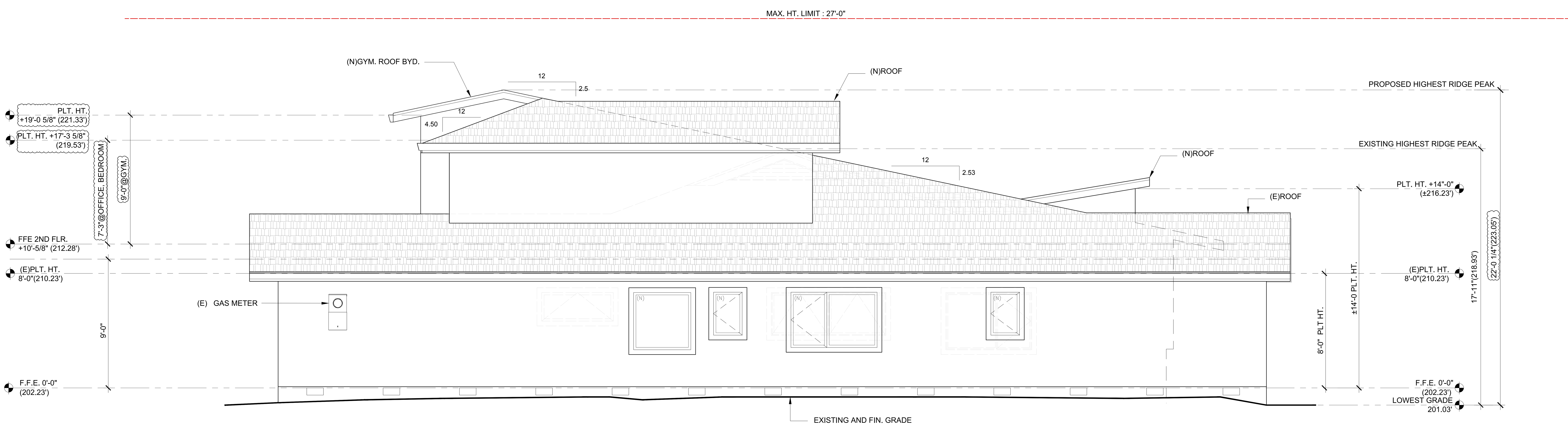
DRAWING NAME:

ELEVATIONS

A-201



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



EAST ELEVATION 2
SCALE:1/4"=1'-0"

LICENSED ARCHITECT
WILLIAM I. MCINTOSH
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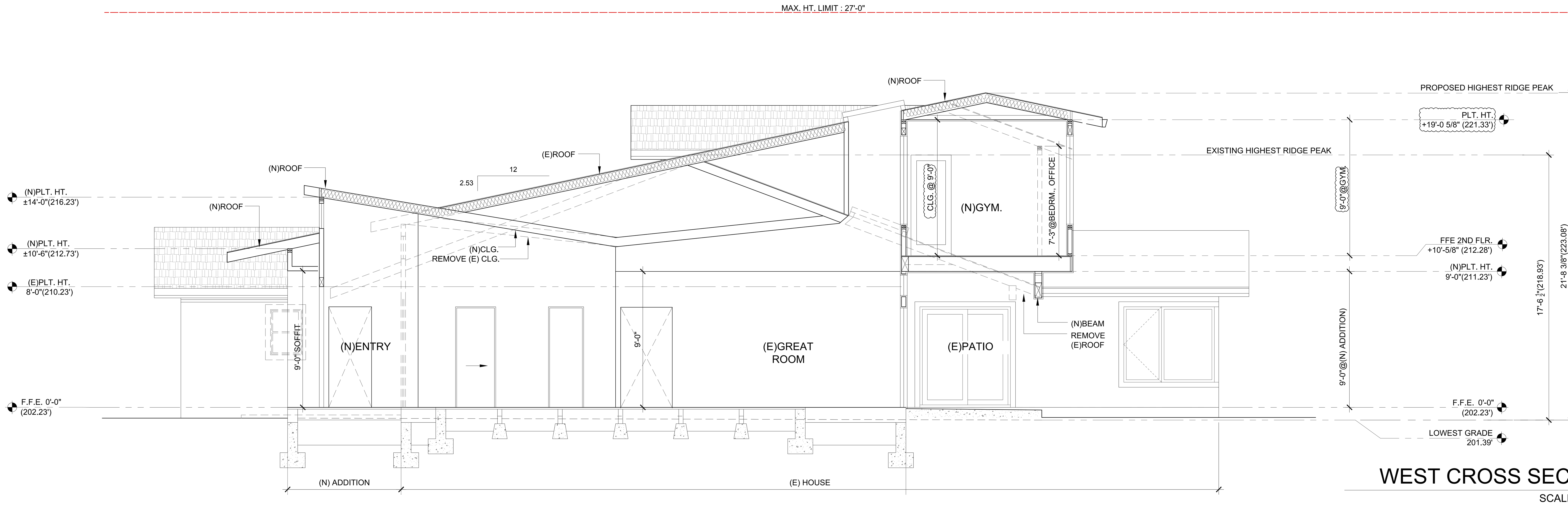
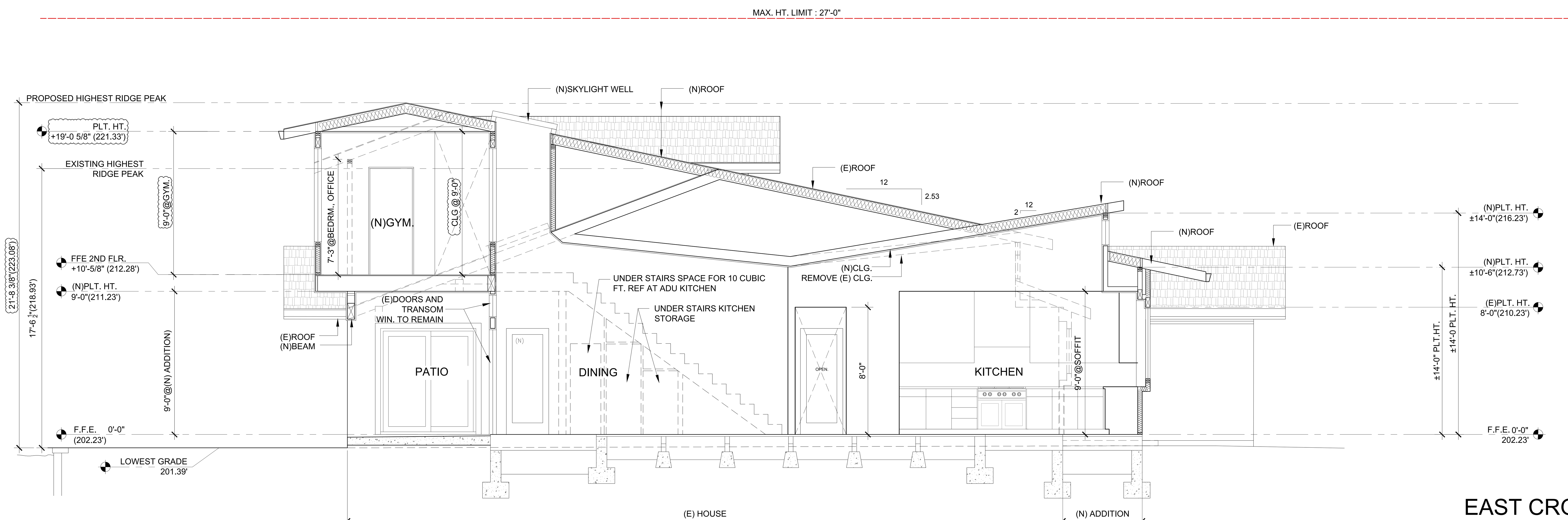
09/09/2022 DESIGN REVIEW REVISIONS	WM:RS

DATE: 09/09/2022
SCALE: 1/4= 1'-0"
DRAWING NAME:
ELEVATIONS

A-202



WEST CROSS SECTION 1
SCALE:1/4"=1'-0"



EAST CROSS SECTION 2
SCALE:1/4"=1'-0"

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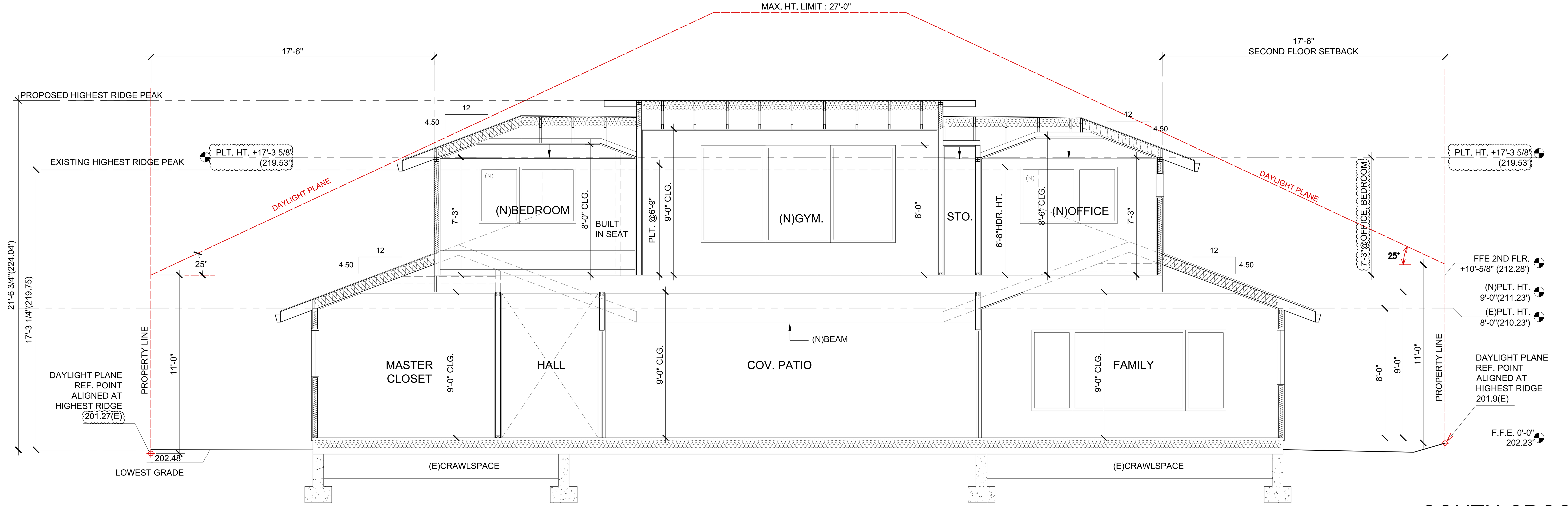
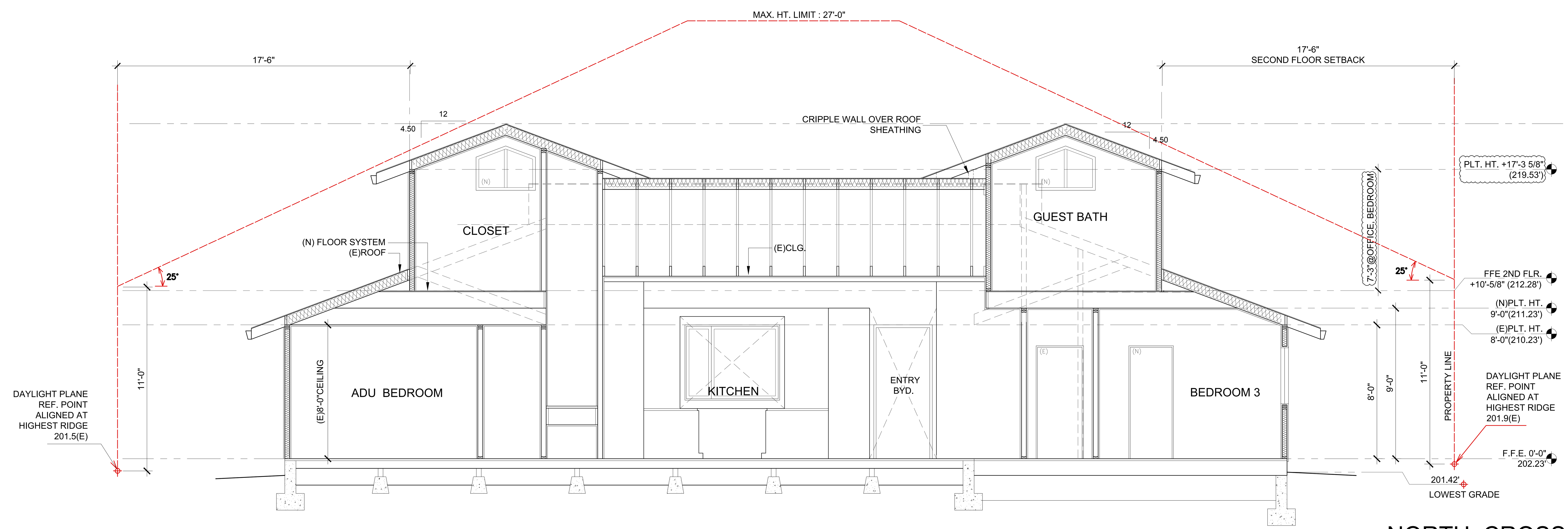
DATE: 09/09/2022
SCALE: 1/4= 1'-0"
DRAWING NAME:
SECTIONS

A-301



SOUTH CROSS SECTION 3
SCALE:1/4"=1'-0"



NORTH CROSS SECTION 4
SCALE:1/4"=1'-0"

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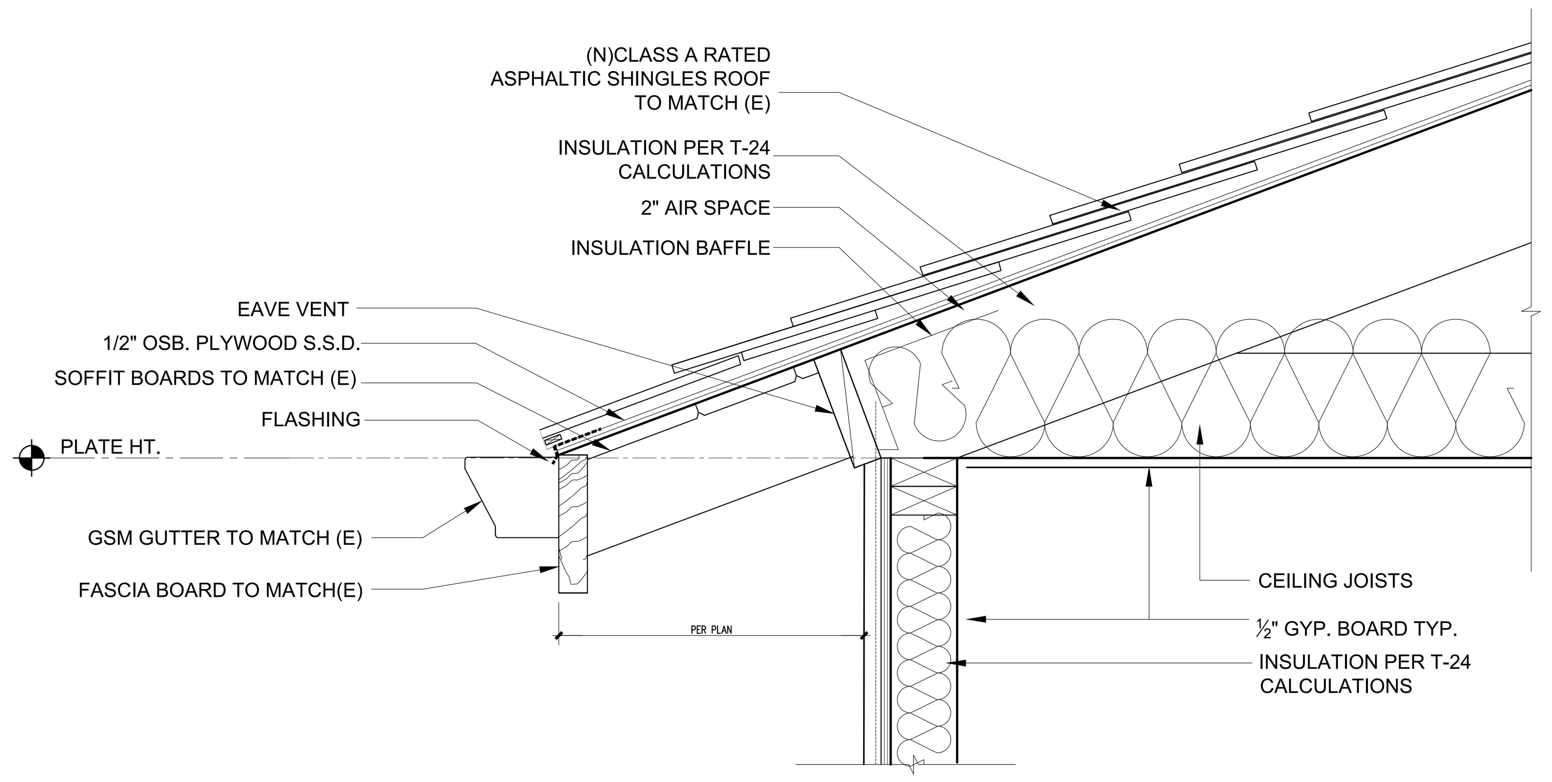
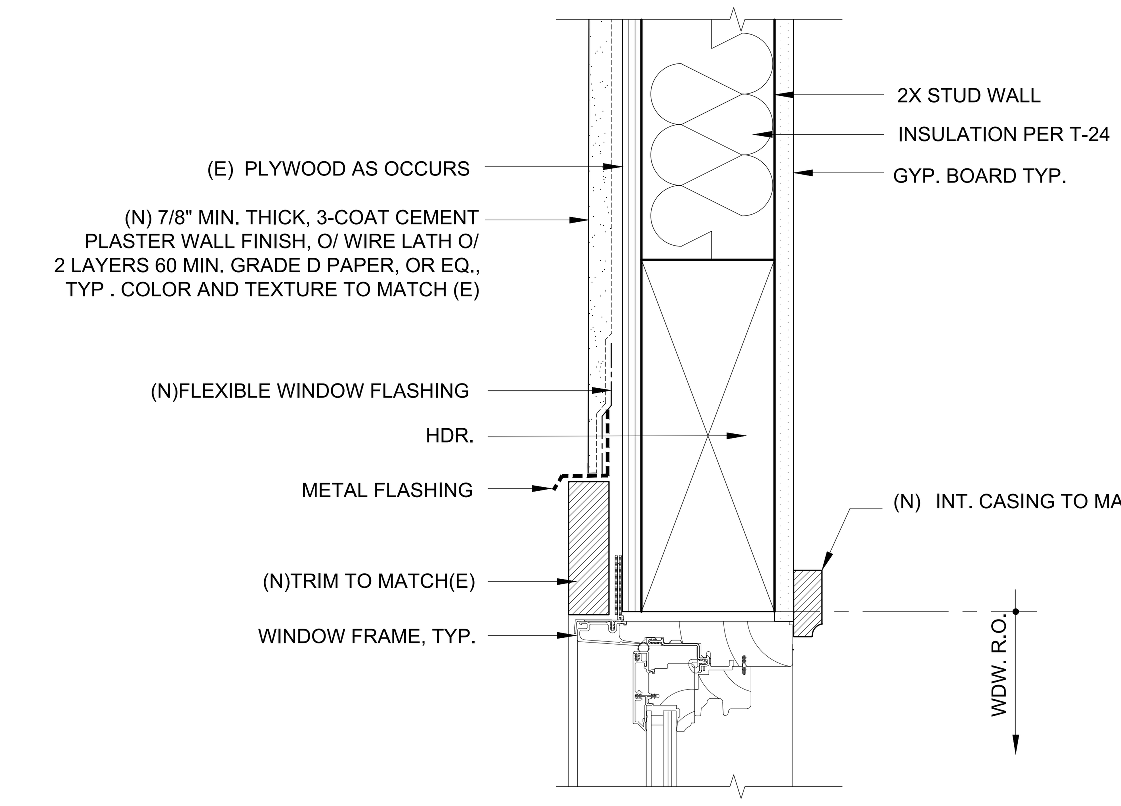
DATE: 09/09/2022
SCALE: 1/4= 1'-0"
DRAWING NAME:
SECTIONS

A-302



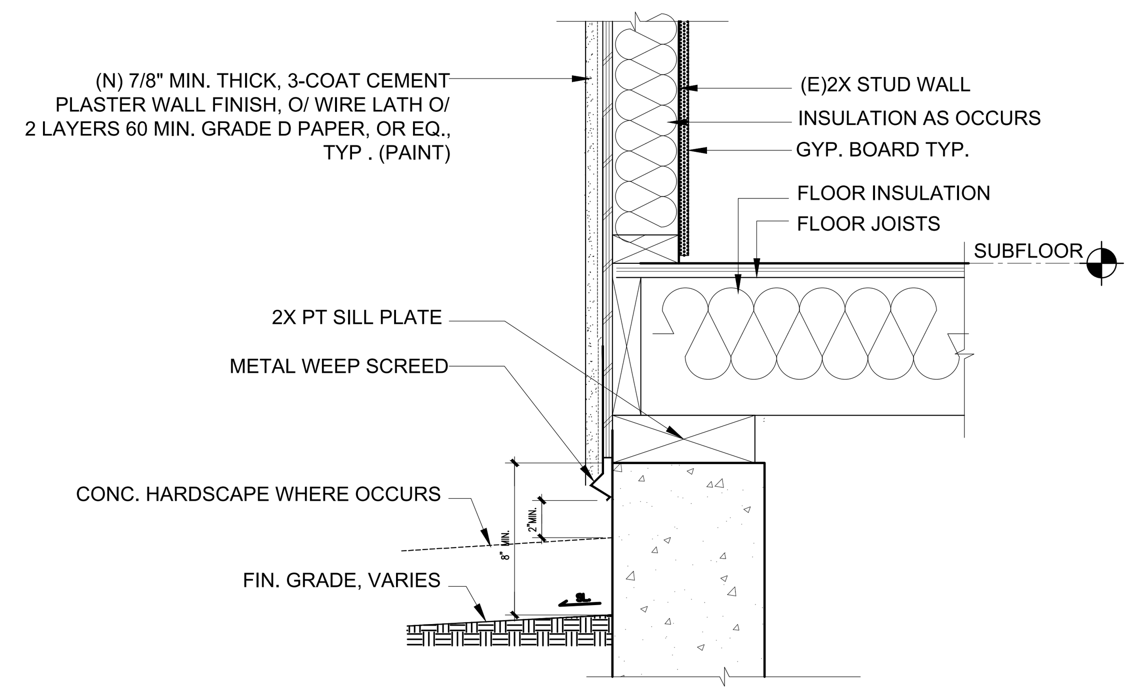
TYP. EAVE DETAIL 4

SCALE : 1 ½"-0"



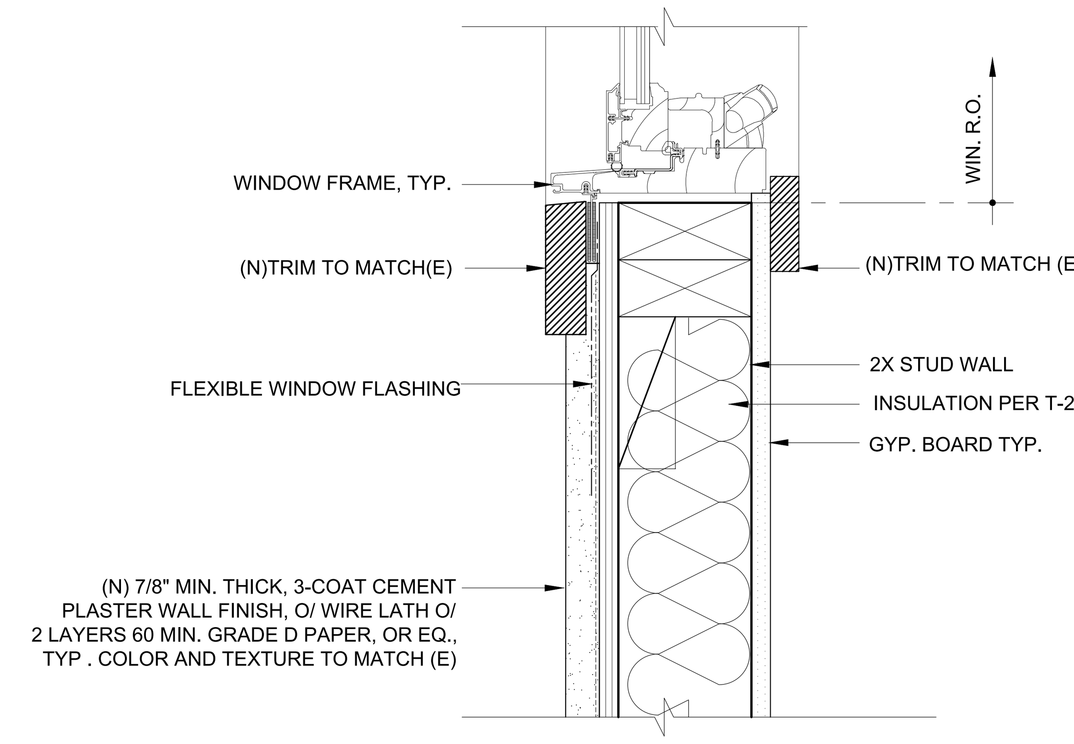
TYP. WINDOW HEAD 1

SCALE : 3-0"



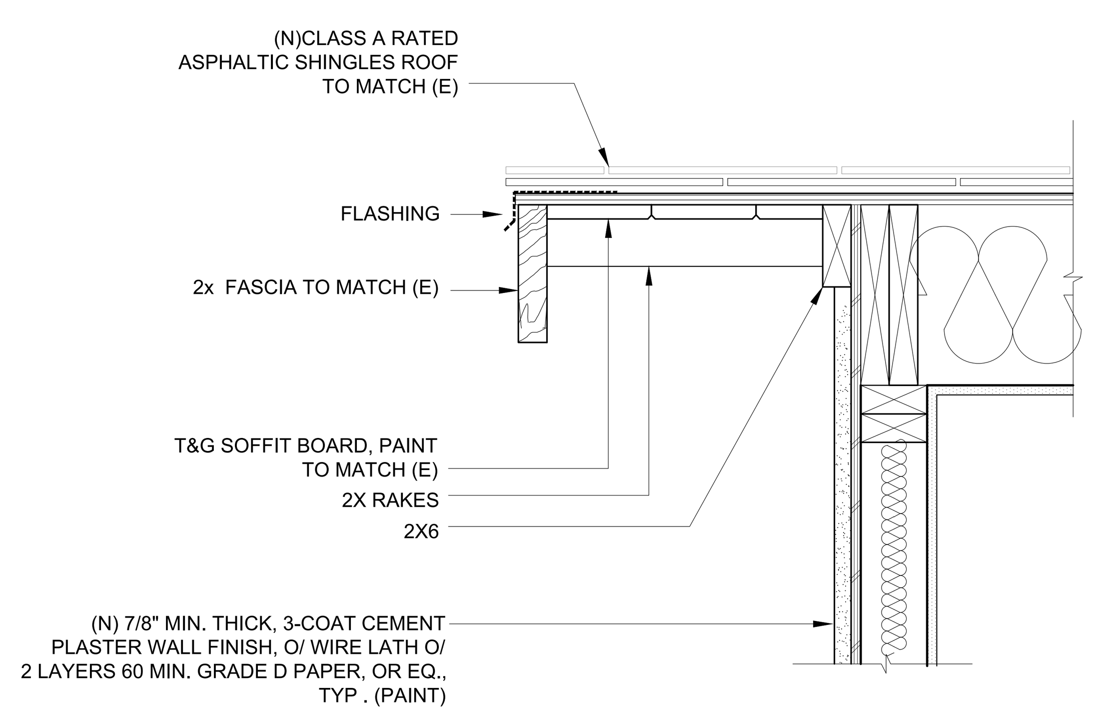
TYP. SCREED DETAIL 5

SCALE : 1 ½"-0"



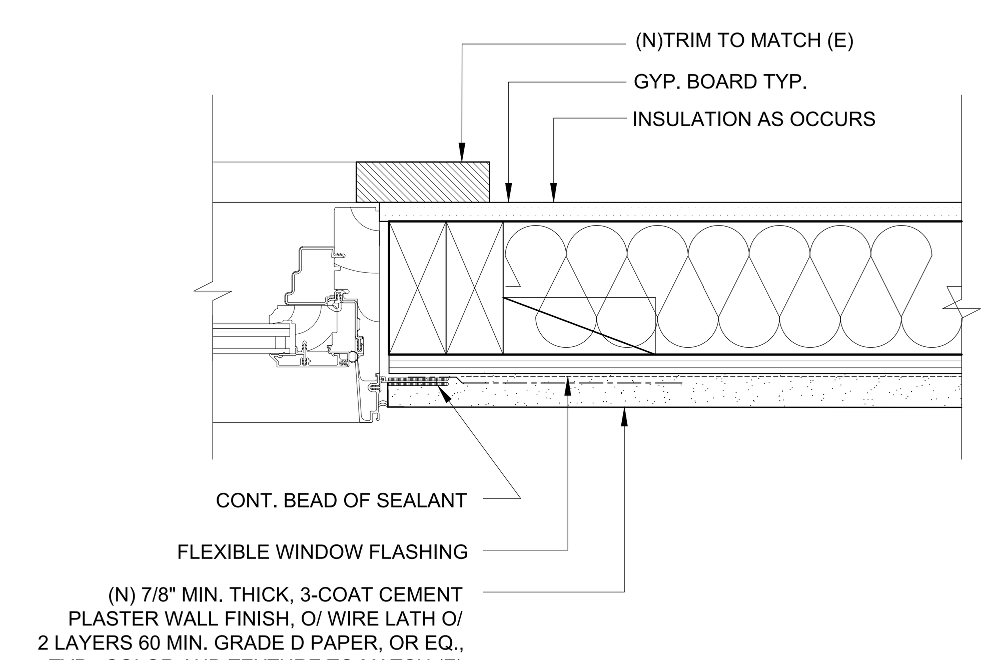
TYP. WINDOW SILL 2

SCALE : 3-0"



TYP. RAKE DETAIL 6

SCALE : 1 ½"-0"



TYP. WINDOW JAMB 3

SCALE : 3-0"

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09/09/2022 DESIGN REVIEW REVISIONS	WM:RS

DATE: 09/09/2022

SCALE:

DRAWING NAME:

ARCHITECTURAL DETAILS

A801

LICENSED ARCHITECT
WILLIAM I. MCINTOSH
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REN. 8-31-23
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SANTA CLARA COUNTY

ISSUED / REVISED:	BY:
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DATE: 07/27/2022

SCALE:

DRAWING NAME:

3D IMAGES

A-901

DATE: October 19, 2022

AGENDA ITEM # 6

TO: Design Review Commission

FROM: Jia Liu, Associate Planner

SUBJECT: SC22-0006 – 240 Alta Vista Drive

RECOMMENDATION:

Approve design review application SC22-0006 subject to the listed findings

---

PROJECT DESCRIPTION

This is a design review application for a new 6,428 square-foot two-story residence. The project consists of 4,220 square feet at the first story and 1,648 square feet at the second story, and a 560 square-foot basement that counts towards the floor area. There is also a2,437 square-foot basement area that does not count towards the floor area. This project should be considered categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act (CEQA) guidelines because it involves the construction of one single-family residence on an existing lot zoning for residential development. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	43,146 square feet
MATERIALS:	Single membrane flat roof, stone veneer with horizontal and vertical wood exterior siding, with decorative wood screen slats, and metal window and doors.

	Existing	Proposed	Allowed/Required
COVERAGE:	3,733 square feet	5,406 square feet	12,944 square feet
FLOOR AREA:			
First floor	2,586 square feet	4,220 square feet	7,065 square feet
Second floor	1,254 square feet	1,648 square feet	
Basement (Counted)		560 square feet	
Total	4,082 square feet	6,428 square feet	
SETBACKS:			
FrontRear	25 feet	43 feet	25 feet
Right side (1st/2nd)	83.58, 79.08, and 54.33 feet	61, 27, and 42.5 feet	25 feet
Left side (1st/2nd)	77.17 feet/77.17 feet	19.19 feet/28.19 feet	10 feet/17.5 feet
	59.33 feet/59.33 feet	18.15 feet/25.15 feet	10 feet/17.5 feet
HEIGHT:	26.58 feet	23 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the west side of the intersection of Alta Vista Avenue and Chamisal Avenue. The surrounding neighborhood is considered a Transitional Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the immediate neighborhood are mostly two-story homes with a few one-story homes at 300, 301, and 309 Blue Oak adjacent to the rear property line and 375 & 370 Chamisal Avenue across Alta Vista Avenue. There is not a district front yard area pattern in the immediate neighborhood resulting from inconsistent front setbacks. There is also varying sizes of residences and a variety of architectural styles in the immediate neighborhood including but not limited to traditional Ranch, modern Ranch, Mediterranean Spanish, French Country, Shed, and Contemporary. In is also found. With all the distinct architectural styles, the structural features of the residences are of mostly moderate scale, with horizontal eave lines and wall plates that appear to be between eight to nine feet and six inches in height. Most garages are attached to the existing homes in the front yard facing the street with a few homes that have a detached garage in the rear yard. Roof forms are a combination of simple and complex roof structures due to certain houses renovations/upgrades in the neighborhood over the years. A mix of roofing materials are found in the immediate neighborhood including wood shake, asphalt shingle, and tiles. The exterior materials commonly used include stucco, and wood siding with stone veneer or brick accents. Landscapes in the front consist of mature street trees on most properties with more dense screening shrubs interior.

Property History

The existing two-story residence with a basement was reconstructed in 2001 after a fire damaged the original structure. The reconstruction of the residence went through a pre-existing Architectural and Site Control Committee's approval on March 31, 2000 (Application No. 00-SC-21). A building permit (Permit No. 61833) was issued on February 20, 2001, to allow the existing home's construction. The 00-SC-21 staff report and the Permit card are provided in Attachment A for the Commission's reference.

DISCUSSION

Design Review

According to the Residential Design Guidelines, in Transitional Character Neighborhoods, a good neighbor design reduces the abrupt changes that result from juxtaposing radically different designs or sizes of structures; proposed projects should not set the extreme and should be designed to soften the transition.

The proposed residence is on an irregular shaped lot that is approximately one acre in size and is fronting the intersection of Chamisal Avenue and Alta Vista Avenue. The lot has atypical property lines due to the shape of the lot and street frontage, per the definition of the property lines per Section 14.02.070 of the Municipal Code. The subject site has two front property line segments abutting the public right-of-way (ROW), side property lines that are adjoining the front property lines, and six rear property line segments that are opposite the front lot lines. The site also features a downward slope from the highest elevation of 164.00 close to the street to the lowest elevation of 136.00 at the rear of the property across an approximate lot depth of 200 feet. Adobe Creek is located at the rear portion of the lot with dense plants in the riparian area closest to the creek.

The footprint of the proposed structure is in the same location of the existing two-story house and further expanded to the west and east sides. The north and south sides of the existing structure will be eliminated: either filled as part of the front yard landscaping or further cut to be aligned with the interior yard landscaping design with the swimming pool. Based on the earthwork quantity analysis provided by BFK Engineers, there will be 830 cubic yards of existing land cut to excavate for the main dwelling and 960 cubic yards of cut and 550 cubic yards of fill for grading of the landscaping including the swimming pool with a balance of 1,260 cubic yards that will be exported as a result of the construction. Given the complexity of the proposed earthwork, the applicant has provided a color-coded preliminary grading exhibit on Sheet X-1 showing the cut and fill movements onsite and as shown below:

As shown in the exhibit, most earthwork cut (dark red) will occur at the new proposed basement areas and the swimming pool. Most of the fill (dark green) will occur at the existing structure basement area facing the street and will be used as part of the front landscaping. Areas adjacent to the most cut and fill will gradually transition to the natural grading elevations. Considering the large lot area of almost one acre and an extensive buildable area, staff found that the proposed earthwork is consistent with the Residential Design Guidelines to reflect the topography in their designs by following the natural and existing contours of the site.

The design of the proposed structure will replace the existing Colonial architectural style to a contemporary modern architectural style with a flat roof design. The overall height of the proposed residence is 23 feet, consistent with the maximum height of 27 feet in the R1-10 zoning district. The proposed plate height will be nine feet and six inches at the first story and nine feet at the second story. As compared to the existing two-story residence with a height of 26.58 feet, the massing of proposed residence will be reduced and will have a less bulky appearance by utilizing several design techniques including a lower building height, strong horizontal roof features, less emphasis on vertical wall, and distinct exterior materials.

Only the northeast corner of the proposed building will be visible from the public right-of-way (ROW) due to the location of the site at the end of intersection of Alta Vista Avenue and Chamisal Avenue. The applicant's rendering of the visible portion of the structure from the ROW is shown below:

Per the rendering and elevations, the house will have further setbacks from all the front property lines and side property line to the right. The new residence proposes a below grade garage accessed from an adjacent motor court. The motor court should only be partially visible from the street and the garage door will likely be hidden from view from the public ROW. The building articulation at the first story and second story with the modern window design and applied high quality materials including vertical and horizontal wood exterior siding, stone veneer siding, and wood slates will further break down the building into smaller elements. Given that the immediate neighborhood is a Transitional Character Neighborhood with various architectural styles, staff found that the project appears to be an appropriate design within this Transitional Character Neighborhood setting that will not set the extremes. Moreover, the extensive setbacks from property lines and existing and proposed dense screening vegetation and trees on the subject site will further soften the transition from adjacent neighbors.

Privacy

The proposed two-story house will have large windows proposed at the second floor fenestrated from the finish floor to the ceiling on all four sides of the elevations. A second-floor terrace with a depth of 14 feet and four inches and a width of 19 feet and 2 inches is also proposed facing the south side. Staff does not consider the potential privacy impacts to neighboring properties unreasonable considering the following avoidance and mitigation factors that are unique to this project:

- The site is not a typical lot with its large lot size and increased setbacks. The proposed setbacks from the second floor to the north, west, south, and east property lines are 93.5 feet, 103 feet, 71.5 feet, and 55 feet, respectively. The large site area and extensive setback design should minimize privacy impact from its second-floor windows.
- A large number of trees and evergreen screening vegetation, either proposed or retained, will be placed along all the property lines to further mitigate the privacy impact. As a condition of approval,

the homeowner(s) shall maintain all the screening vegetation and trees for the life of the project. The details of the proposed evergreen plants will be provided in the Landscaping and Trees section of the staff report.

Landscaping and Trees

Sixty-five trees including 18 protected trees are located on the subject site and further assessed by the project arborist, Michael Young with Urban Tree Management, Inc. The summary of the assessment and tree protection plan is provided in the Attachment C. Seven protected trees and seventeen unprotected trees will be removed due to a variety of reasons including but not limited to dead or diseased trees, poor structure such as codominant and thin canopy, and over concentration for all the trees to grow at certain areas. All other trees will be retained and protected during future construction. One large Coast Live Oak, Tree No. 165, that is located close to the new basement in the front yard may be impacted by the basement excavation during the construction. In order to ensure the tree's long-term health, staff has required condition No. 5 in the report to require a shoring plan to be included in the construction drawings, which shall be further assessed by the arborist. Condition No. 6 will require a certification letter from an arborist to ensure that tree protection measures are in place prior to the foundation inspection. Sixteen new trees will be planted onsite including Maple, Crape Myrtle, Tea tree and Coast Live Oak with a minimum size of 36-inch box.

The landscaping plan proposes a large number of evergreen screening plants 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
Front property line	Laurus Nobilis (Saratoga Sweet Bay)	7	15 gallons	12'-15' tall x 6'-8' wide
	Arctostaphylos densiflora (Howard McMinn Manzanita)	2	15 gallons	7'-10' tall x 15' wide
Right side property line	Prunus Lauroceasus (English Laurel)	19	15 gallons	12' tall x 6' wide
	Arctostaphylos densiflora (Howard McMinn Manzanita)	2	15 gallons	7'-10' tall x 15' wide
	Carpenteria californica (Bush Anemone)	4	15 gallons	4'-6' tall x 4'-6' wide
Left side property line	Laurus Nobilis (Saratoga Sweet Bay)	19	15 gallons	12'-15' tall x 6'-8' wide
	Arctostaphylos densiflora (Howard McMinn Manzanita)	2	15 gallons	7'-10' tall x 15' wide
Rear property line	Laurus Nobilis (Saratoga Sweet Bay)	42	15 gallons	12'-15' tall x 6'-8' wide
	Arctostaphylos densiflora (Howard McMinn Manzanita)	14	15 gallons	7'-10' tall x 15' wide
	Ramnus "Mound San Bruno" (Coffeeberry)	5	15 gallons	5'-10' tall x 4'-6' wide
	Myrica California (Pacific Wax Myrtle)	17	15 gallons	10'-30' tall x 10'-12' wide
	Ceanothus 'Concha' Concha California Lilac	15	15 gallons	4'-8' tall x 6'-12' wide

In addition to the evergreen screening plants, the landscape plan also includes a variety of shrubs/hedges and groundcover plants throughout the site. 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.

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 14 adjacent properties on Alta Vista Avenue, Chamisal Avenue, Mariposa Avenue, and Blue Oak. The Notification Map is included in Attachment D. On October 7, 2022, a billboard of Notice of Development Proposal (Attachment E) was installed onsite.

The applicant has also reached out to the neighborhood two times during or prior to the design review process. The first outreach occurred during the During the week of December 12 to 18, 2021 via Zoom with the design group. Additional follow-up Zoom meetings and site visits were provided by the owners and applicant through January 2021 and February 2021. The community outreach summary and neighbors' correspondence are provided in Attachment F.

Cc: Karim & Alissa Faris, Property Owner
Matt Wiebe, Applicant

Attachments:

A. 00-SC-21 Staff Report and Permit No. 61833 Permit Card
B. Neighborhood Compatibility Worksheet
C. Arborist Report
D. Notification Map
E. Pictures of Notice of Development Proposal
F. Proof of Community Outreach
G. Material Boards

FINDINGS

SC22-0006 – 240 Alta Vista Avenue

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

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

b. The height, elevations, and placement on the site of the proposed addition, 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 addition 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 addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC22-0006 – 240 Alta Vista Avenue

GENERAL

1. **Expiration**
   The Design Review Approval will expire on October 19, 2024 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 October 6, 2022, except as may be modified by these conditions.
3. **Protected Trees**
   Trees No. 101, 107, 110, 112-116, 124, 135, 141, and 155-165 along with the approved newly planted trees and privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. A Tree Protection Plan detailed in the approved arborist report shall be implemented. Prior to the occupancy of the residence, a letter signed by the subject arborist shall be provided to certify the implementation of the Tree Protection Plan.
4. **Tree Removal Approved**
   Trees Nos. 117, 121, 123, 126, 136, 138, and 149 shown to be removed on plan Sheet A0.3 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.
5. **Shoring Plan and Arborist Assessment**
   A shoring plan shall be provided and included in the construction drawings. The shoring plan shall be further assessed by the arborist to ensure the long-term health of Tree No. 165.
6. **Arborist Certification Letter**
   A certification letter from the subject arborist shall be provided to ensure all the recommended tree protection mitigations in place. Such letter shall be provided to the Planning Division prior to the foundation inspection.
7. **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.
8. **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.
9. **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.

10. **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

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

12. **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.

13. **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."

14. **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 or as further amended 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.

15. **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.

16. **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.

17. **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.

18. **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.

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

20. **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.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

21. **Tree Protection**
Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 101, 107, 110, 112-116, 124, 135, 141, and 155-165 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.

22. **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

23. **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.

24. **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.

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

ATTACHMENT A

City of Los Altos

UID #: - CLA00465

File #: - 00-SC-21

Document Type: - Staff Report

STAFF REPORT

DATE: March 31, 2000

TO: Architectural and Site Control Committee

FROM: Jim Mackenzie, Acting Planning Director

SUBJECT: **RESIDENTIAL DESIGN REVIEW AT 240 ALTA VISTA AVENUE**

RECOMMENDATION

That the Architectural and Site Control Committee (A&S) approve residential design review application 00-SC-21 for a reconstructed two-story home at 240 Alta Vista Avenue based on the findings and condition in Exhibit "A".

PROJECT DESCRIPTION

This application proposes to reconstruct and modify an existing two-story home that was damaged by a fire. The site is in the R1-10 zone and presently has a lot area of about 2.8 acres. A lot line adjustment application is currently under review by the City that would reduce the Ornstein's portion of the property to about one-acre in size.

The proposed home would have a total of 3,909 square feet, which is slightly less than the existing 3,923 square feet. The allowable floor area for a one-acre site is 6,000 square feet. Although the size of the second floor is actual decreasing slightly, the addition of the second floor decks, new windows, new doors and exterior stairways require A&S review.

The project site is near the intersection of Alta Vista Avenue and Chamisal Avenue. The existing home is a two-story Shingle style with a basement. The property slopes from the street toward Adobe Creek at the rear, so the basement area is not readily visible from the street.

The new home will be in the same general location as the existing home, but will include relocated second floor living space, new second-story decks, exterior stairways and a new ~~detached~~ basement garage. The property is heavily wooded, and the existing home has generous setbacks from the adjacent residences. Photos of the existing home are available in the project file.

The building materials will be either hardy plank or stucco siding with a composition shingle roof. Steel stairs with a simulated wood railing system are shown for the exterior stairways. A letter from the applicant's consultant (Leon Pirofalo) describing the proposed project is attached.

DISCUSSION

Neighborhood Consistency - Staff finds that the subject property is located in a diverse character neighborhood, with a variety of architectural styles, a mix of older and newer homes, differing lot sizes, and both one and two-story designs. The location of the home will not be changed, which will also maintain consistency with the existing neighborhood.

Design Concept - Staff feels that the new home has been designed in a manner that effectively incorporates architectural elements that are found in other homes in the immediate neighborhood. These elements include: hardy plank or stucco exterior finish, articulated masses and composition shingle roof. Overall, staff feels that the design is balanced and internally consistent.

Privacy – The proposed reconstruction on the second story adds two new decks, new windows and doors and new exterior stairways, all of which have the potential to create privacy impacts for the right side neighbor (260 Alta Vista). However, staff feels that the existing landscape screening and large property line setbacks will minimize the potential privacy impacts on the adjacent residents in a manner consistent with the Residential Design Guidelines.

The applicants have provided the attached letters from both the right and left side neighbors expressing their support for the proposed design.

ALTERNATIVES

The A&S may act on this application in the following ways:

1. Approve the project as submitted or with minor revisions as conditions of approval.
2. Make specific recommendations for substantial design changes and continue the project.
3. Make negative design findings and deny the project.

Jim Mackenzie

Jim Mackenzie
Acting Planning Director

Attachments:

- Project Explanation Letter Dated March 13, 2000
- Correspondence from Neighbors
- Application Form, Area Map & Vicinity Map

EXHIBIT "A"

DESIGN FINDINGS

The Architectural and Site Control Committee must adopt the following design findings required by section 10-2.2725.1 (d) of the Municipal Code to approve a design review application:

(1) That full zoning compliance will be verified prior to issuance of a building permit.
(2) That the height, elevations, and placement on the site of the proposed main or accessory structure or addition, when considered with reference to the nature and location of the residential structures on adjacent lots, will avoid unreasonable interference with views and privacy; and will consider the topographical and geologic constraints imposed by the particular building site conditions.
(3) That the natural landscape will be preserved where practical, by minimizing tree and soil removal; grade changes will be minimized and will be in keeping with the general appearance of the neighboring developed areas.
(4) That the orientation of the proposed main or accessory structure or addition in relation to the immediate neighborhood will minimize the perception of excessive bulk.
(5) That general architectural considerations, including the character, size, scale, and quality of 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.
(6) That the proposed structures have been designed to follow the natural contours of the site with minimal grading, minimum impervious cover and maximum erosion protection.

RECOMMENDED CONDITION OF APPROVAL

The following condition shall be included on the building permit plans prior to issuance of the building permit:

1. Existing landscape screening shall be shown on the site plan, and a note shall be included stating that the screening landscaping shall not be removed or replaced without prior Planning Department approval.

DISCUSSION

Neighborhood Consistency - Staff finds that the subject property is located in a diverse character neighborhood, with a variety of architectural styles, a mix of older and newer homes, differing lot sizes, and both one and two-story designs. The location of the home will not be changed, which will also maintain consistency with the existing neighborhood.

Design Concept - Staff feels that the new home has been designed in a manner that effectively incorporates architectural elements that are found in other homes in the immediate neighborhood. These elements include: hardy plank or stucco exterior finish, articulated masses and composition shingle roof. Overall, staff feels that the design is balanced and internally consistent.

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The applicants have provided the attached letters from both the right and left side neighbors expressing their support for the proposed design.

ALTERNATIVES

The A&S may act on this application in the following ways:

1. Approve the project as submitted or with minor revisions as conditions of approval.
2. Make specific recommendations for substantial design changes and continue the project.
3. Make negative design findings and deny the project.

Jim Mackenzie

Jim Mackenzie
Acting Planning Director

Attachments:

- Project Explanation Letter Dated March 13, 2000
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- Application Form, Area Map & Vicinity Map

LCP ASSOCIATES
260 STATE STREET, SUITE 105
LOS ALTOS, CALIFORNIA 94022
(650) 941-4975

March 13, 2000

Architectural and Site Control Committee
c/o Mr. Jim Mackenzie, AICP
Senior Planner
City of Los Altos
One North San Antonio Road
Los Altos, CA 94022

Re: 240 Alta Vista Avenue

Dear Mr. Mackenzie and A & S Control Committee:

Attached are eight sets of the architectural plans for the reconstruction of the fire damaged Ornstein's home at 240 Alta Vista Avenue. The proposed two story house is a near replication of their existing 100+ year old home and is situated on the same footprint. The new construction is consistent with the neighborhood character and meets with the City's Residential Design Guidelines. The existing abundant landscaping and design minimizes any negative impacts upon the neighbors. The two adjoining and most affected neighbors, the Sevey's and the Volpi/Cupal's, have reviewed the Ornstein's plan and fully support them Their letters of support are attached.

The Ornsteins have lived in a small one room cottage since last spring due to the fire that has made their home uninhabitable. They are most eager to obtain approval of their plans, and proceed with the building permit so they may begin reconstruction of their home. They would appreciate anything you can do to expedite their plans so they may get their lives back to normal as soon as possible.

Leon C. Pirofalo

Leon C. Pirofalo, AICP
LCP Associates
Planning Consultants

cc: Robert & Sally Ornstein
Francisco Sermer
Kevin C. Serr, Sea Crown Construction
Terry Szewczyk, PE

From: Toni Cupal <toni@cupal.com> Sat 10:20 AM
Subject: Approval of new house plans
To: ornstein@aol.com

To whom it may concern,

We are in full support of the Ornstein's plans for a new house. Please feel free to contact us with any questions.

Best Regards,

Toni Cupal and Michelangelo Volpi
210 Alta Vista Ave
Los Altos, CA 94022
(650)917-3939
toni@cupal.com
mvolpi@cisco.com

February 22, 2000

To the Los Altos Planning Commission:

We are the neighbors of Bob and Sally Ornstein who have shown us the plans dated 02/04/00 for the rebuilding of their house. We think that their house will be a very attractive addition to the neighborhood and we encourage your approval of their plans.

Jim & Sara Sevey

Jim and Sara Sevey
260 Alta Vista Avenue
Los Altos, California 94022

Permit # ____________

CITY OF LOS ALTOS

RESIDENTIAL DESIGN REVIEW APPLICATION

Date: March 13, 2000

Applicant: Dr. Robert and Sally Ornstein

Mailing Address: 240 Alta Vista Ave., Los Altos, CA 94022

Home Telephone: (650) 948-9286 Business Telephone: ____________

Owner of Property: Robert and Sally Ornstein

Address of Property: 240 Alta Vista Ave., Los Altos, CA

Property's Assessor Parcel Number: APN 167-34-022; 167-35-068; 167-35-069

Total Existing Square Feet: 3,923 Total Proposed Square Feet: 3,909

Architect/Designer's Name: Francisco Sermer

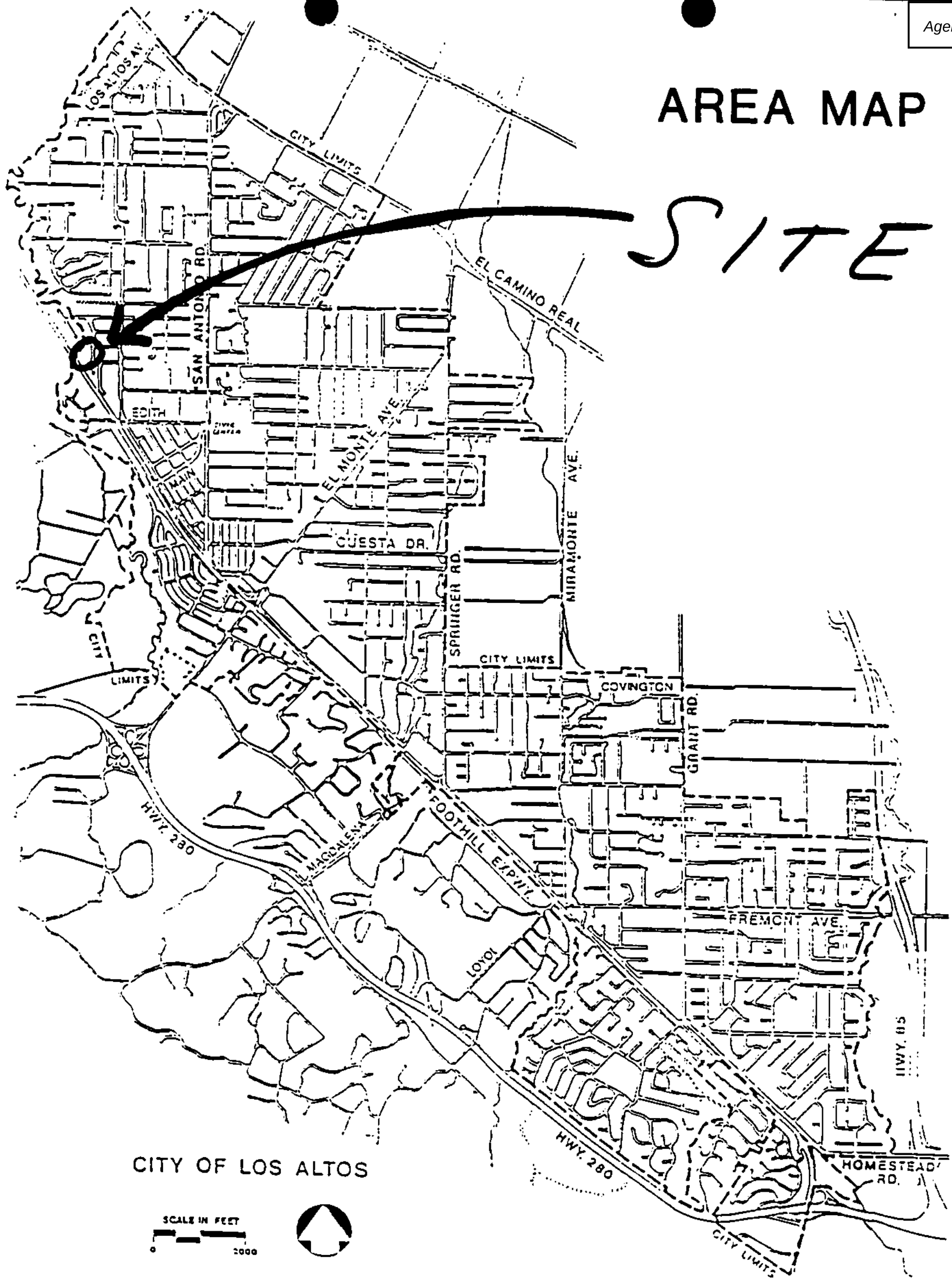
Architect/Designer's Telephone: (408) 737-0533

Type of Request: Reconstruction of fire damaged existing two story single family home; basically as it was prior to fire last spring.

(over)

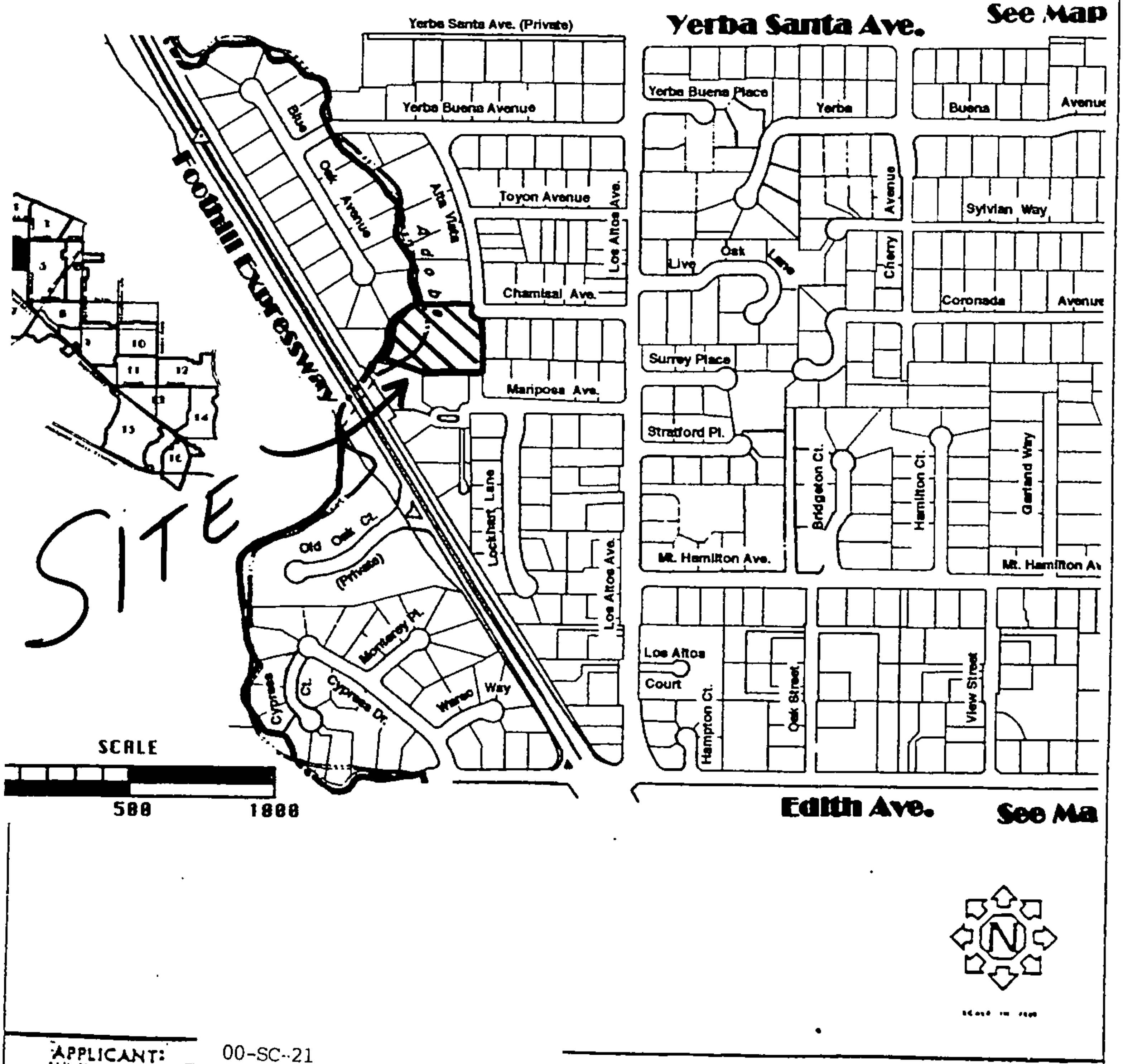
00-SC-21

AREA MAP



APPLICANT: 00-SC-21
LOCATION: R. and S. Ornstein
240 Alta Vista Avenue

VICINITY MAP



APPLICANT: — 00-SC-21
R. and S. Ornstein
LOCATION: — 240 Alta Vista Avenue

CITY OF LOS ALTOS
ONE NORTH SAN ANTONIO RD.
LOS ALTOS, CA 94022

PERMIT RECORD

BUILDING DEPARTMENT (650) 948-0226
PLANNING DEPARTMENT (650) 948-2790
ENGINEERING DEPARTMENT ...91
FIRE DEPARTMENT ...10

PERMIT NUMBER	ZONING	ASSESSOR PARCEL NUMBER	SUBDIVISION NAME
61833	R1-1	167-35-069	

APPLICANT	JOB ADDRESS
ROBERT & SALLY ORNSTEIN	240 ALTA VISTA AV

OCC. GRP.	TYPE CONST.	SQUARE FT.		VALUATION
R-3	TYPE V NON-RATED	LVG	3,817	$305,360
	** Not Found **	NLV	588	$17,640
		TOT	4,405	$323,000

APPROVALS ISSUED

BUILDING	A	BALLARD, KIRK	02/14/01
PLANNING	A	FRANTZ, SHANTA G.	12/16/00
ENGINEERING	A	BALLARD, KIRK	02/14/01
FIRE	A	FRANTZ, SHANTA G.	05/03/00
SANTA CLARA WATER DE	A	MACKENZIE, JAMES D	02/14/01
SINGLE FAM MAJOR APP	A	FRANTZ, SHANTA G.	05/03/00

TYPE OF WORK SINGLE FAMILY DWELLING

OCCUPANCY CERTIFICATE MUST BE ISSUED BEFORE BUILDING OR STRUCTURE IS USED

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS OF ISSUANCE, OR IF WORK IS SUSPENDED AT ANY TIME FOR MORE THAN 180 DAYS IN VIOLATION OF ANY CITY OR STATE LAWS RELATING THERETO.

BUILDING INSPECTOR

BY: MACKENZIE, JAMES D DATE: 10/20/99

OWNER
NAME ORNSTEIN ROBERT;SALLY
ADDRESS 240 ALTA VISTA AVE
PHONE

ARCH/ENG
NAME TS CIVIL ENGINEERING
ADDRESS 90 N. FIRST STREET, STE. 101
SAN JOSE, CA 95113
PHONE (408)993-1800

PLAN CHECK FEE SUMMARY

MICROFILM	21.00
BUILDING PERMIT PC FEES	1,301.30
SINGLE FAMILY PC FEE MAJR	225.00
TITLE 24 ENERGY PC FEE	500.50
STRUCTURAL PC FEE	125.00
LOT LINE ADJUSTMENT MINOR	620.00
SINGLE FAMILY DESIGN MAJR	710.00

TOTAL PLAN CHECK FEE 3,502.80

CONTRACTOR

LICENSE # AND CLASS	BUSINESS LICENSE #
540815 B	68183

NAME SEA CROWN INC
ADDRESS 1328 W EL CAMINO REAL STE 2
MT VIEW, CA 94041
PHONE (650)941-0478
SIGNATURE Ken Sun DATE: 2/20/01

DESCRIPTION OF WORK

NEW 2-STORY HOME WITH ATTACHED 2-CAR GARAGE AND HABITABLE BASEMENT.

The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the Los Altos Municipal Code (LAMC) or of any other ordinance of this jurisdiction including, but not limited to, easements, setbacks, property lines, right-of-ways, utility areas, or construction codes. No permit presuming to give authority to violate or cancel the provisions of the LAMC shall be valid. The issuance of a permit based upon submitted information and other data shall not prevent the City of Los Altos from thereafter requiring the correction of errors in said information and other data, or from preventing construction to stop work immediately.

APPLICANTS SIGNATURE: Ken Sun

PERMIT ISSUANCE AND FEES

PERMIT ISSUED BY: BALLARD, KIRK DATE: 02/14/01

BL1-BUILDING PERMIT		
BUILDING PERMIT FEE	1	3,184.50
EL1-ELECTRICAL		
ELECTRICAL PERMIT FEE	1	496.00
ME1-MECHANICAL		
MECHANICAL PERMIT FEE	1	266.00
PL1-PLUMBING		
PLUMBING PERMIT FEE	1	436.00

BUILDING PERMIT	3,184.50
ELECTRICAL	496.00
MECHANICAL	266.00
PLUMBING	436.00
CONSTRUCTION TAX - RESI	1,806.05
MICROFILM FEE	14.00
S.M.I.P - RESIDENTIAL	32.30
TOTAL PERMIT FEES ====>	6,234.85

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect

License Class ______ License No. on file
Date 2/20/01 Contractor SEA CROWN CONST.

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, California Business and Professions Code: Any City which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the B. & P.C.) or that he or she is exempt therefrom and the basis for the alleged exception. Any violations of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500 00).)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P.C.: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P.C.: The Contractor's License Law does not apply to an owner of contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

☐ I am exempt under Sec. ______ . B. & P.C. for this reason: ______

Date ______ Owner ______

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

___ I have and will maintain certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the labor code, for the performance of the work for which this permit is issued.

___ I have and will maintain workers' compensation insurance as required by Section 3700 of the labor code, for the performance of work for which this permit is issued. My workers compensation insurance carrier and policy number are.

CARRIER: ______ POLICY # on file

(This section need not be completed if the permit is for three hundred dollars ($300) or less).

___ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

DATE: 2/20/01 APPLICANT: Ken Sun

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

CONSTRUCTION LENDING AGENCY

___ I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of ... which this permit is issued (Section 3097, Civil Code).

ENCROACHMENT PERMITS

Conditions of permits:

1. Drainage flow line patterns shall be maintained at all locations of work.

2. The property owner of the subject location shall have the permanent responsibility for maintaining the improvements allowed under this permit. The City of Los Altos inspects work under this permit for general compliance with permit conditions only in order to protect the public and public property. The Contractor is responsible for the quality of materials and work.

3. The applicants, their heirs, executors, administrators, successors, and assigns agree to indemnify and hold harmless the City of Los Altos, its officers, and employees against any and all claims, liabilities, and losses arising out of the construction and existence of the subject improvements.

4. Concrete driveways and pathways are not allowed in the public right-of-way unless connecting to existing concrete curb and gutter. (in special circumstances, a Special Encroachment Permit may be obtained for a variance).

5. Where there is no existing curb and gutter, acceptable material for driveway approaches or parking strips are compacted Class II aggregate or asphalt concrete. The City suggests a driveway/shoulder pavement section of a minimum of 2" of asphalt on 4" of 95% compacted Class II aggregate. Pea gravel or river rock is not acceptable.

6. New paved off street parking areas shall be a minimum of 8 feet in width from existing edge of roadway pavement.

7. All sanitary sewer work in the public right-of-way shall conform with the Standard Specifications of the City of Los Altos. Tapping into the sewer main will only be allowed by drilling (Tap-Tite or approved equal).

General Requirements:

1. No work may be installed in the public right-of-way other than as described in this permit.

2. At least 48 hours prior to excavation work, the contractor shall contact Underground Service Alert at 800-642-2444.

3. An appointment shall be confirmed with the Engineering Department (415-948-1491) at least 1 working day prior to beginning any work in the public right-of-way .

4. The applicant shall notify Los Altos Police Communications (415-948-8223) at least 24 hours prior to any work in the travel lane section of the street.

5. Prior to performing sanitary sewer work in the Town of Los Altos Hills or the County of Santa Clara, a permit from the proper agency shall be obtained.

6. A copy of this permit shall be kept on the job site throughout the duration of construction or WORK MAY BE HALTED by any City representative.

7. Any and all improvements in the public right-of-way are subject to removal and/or damage due to improvements to, or maintenance of, public utilities.

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 240 Alta Vista Avenue, Los Altos, Ca
Scope of Project: Addition or Remodel ☐ **or New Home** ☑
Age of existing home if this project is to be an addition or remodel? ______
Is the existing house listed on the City's Historic Resources Inventory? No

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

Address: 240 Alta Vista Ave
Date: 2/24/2022

Agenda Item 6.

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: 8,000-12,000 s.f. square feet
Lot dimensions: Length 120'-190' feet
Width 50'-100' feet
If your lot is significantly different than those in your neighborhood, then note its: area 43,145.86, length ~209'-0", and width ~266'-0".

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

Existing front setback if home is a remodel?___________
What % of the front facing walls of the neighborhood homes are at the front setback 90" %
Existing front setback for house on left 25'-0" ft./on right 25'-0" 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 10
Garage facing front recessed from front of house face ___
Garage in back yard 1
Garage facing the side 1
Number of 1-car garages__; 2-car garages 12; 3-car garages __

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

4. Single or Two-Story Homes:

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

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: there are a few with cement tile and wood shingles

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? Yes

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

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.)?
front lawns, street parking, large trees, landscape designed to provide privacy at the street.

How visible are your house and other houses from the street or back neighbor's property?
The neighboring homes are very visible from the street. The proposed project is visible but a little farther back and not perpendicular to the street.

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)?
Multiple large trees around the property, trees at the street level for privacy, presence of gravel and bark at the driveway and landscaping for screening.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 40'-0"
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? there are some paved and some gravel. There is no presence of curbs or gutters.

* 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.:
Hip and gable roof forms, for exterior materials there is horizontal and vertical wood siding, brick and cement plaster. The front yards have large lawn and deep front setbacks with a landscape approach to the home.

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: 240 Alta Vista Ave
Date: 2/24/2022

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
210 Alta Vista Ave	25'	25'	side yard	2	27'-0"	wood siding	complex
260 Alta Vista Ave	25'	25'	facing street	2	25'-0"	brick	simple
267 Alta Vista Ave	25'	25'	facing street	2	23'-0"	stucco / stone	complex
270 Alta Vista Ave	25'	25'	facing street	2	23'-0"	stucco	simple
278 Alta Vista Ave	25'	25'	facing street	2	23'-0"	stucco	simple
365 Chamisal Ave	25'	25'	back yard	1	16'-0"	wood siding	simple
370 Chamisal Ave	25'	25'	facing street	1	16'-0"	brick	simple
375 Chamisal Ave	25'	25'	facing street	1	15'-0"	stucco,wd, brick	simple
390 Chamisal Ave	25'	25'	facing street	2	25'-0"	stucco	simple
301 Blue Oak Lane	25'	25'	facing street	1	16'-0"	wood / brick	simple

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

urbantreemanagement inc.

Arborist Report

240 Alta Vista Ave
Los Altos, CA 94022

Inspection Date: March 24, 2021
Revision Date: April 21, 2022

Prepared by: Chris Stewart
Project Arborist: Michael Young
contractors license # 755989
certified arborist WC ISA #623

TABLE OF CONTENTS

Assignment

It was our assignment to physically inspect trees in the survey area based on a topographic map provided by the design team. We were to map, tag and compile data for each tree and write an inventory/survey report documenting our observations.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are sixty-six (66) trees included in this report with seventeen of the trees protected under the City of Los Altos' tree protection ordinance. Twenty-three unprotected and seven protected trees are recommended for removal at the time of this tree survey. There are thirty-six trees to remain on site with ten of these trees being protected.

Discussion

All the trees surveyed were examined and then rated based on their individual health and structure according to the table following. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data sheet that accompanies this report.

Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Tree Disposition Categories

Each tree onsite has been categorized for its suitability for preservation relative to its existing condition. Factors such as tree health, condition, age, planting location, species, and structure are all considered to determine if each tree is suitable for preservation. Each tree in the survey (Tree Data Table) has been assigned one of the following categories:

A - Retain, condition warrants long-term preservation.
B - Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.
C- May be preservable, but is not worthy of extensive effort or design accommodation.
D – Recommend removal due to existing condition and/or structure.

If trees with poor structure or less than ideal conditions are retained, they may require further assessments, monitoring, access restrictions, maintenance, or eventual removal. More thorough conversations about impacts and specific preservation plans can be reported as the project evolves.

Survey Methods

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade. In cases where the main trunk divides below 48", the tree is measured (per the City of Los Altos' protected tree ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning); the presence or absence of poor limb attachments (such as co-dominant leaders); the length and weight of limbs and the extent and location of apparent decay. For each tree, a structural rating of fair or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A fair/poor rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural stresses. A poor structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be done about the problem other than removal of the tree or large portions of the tree. Very large trees that are rated Fair/Poor for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional **CONSIDER REMOVAL" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

Survey Area Observations

The property is in the residential area in the City of Los Altos. The surveyed area is an odd shaped rectangle that slopes down to the rear right of the property. This property has many unprotected trees that are recommended for removal based on poor structure.

Tree Health on this Property

Generally, the health of the trees in the survey area ranges from fair/good to poor. This property would benefit from regular maintenance and irrigation. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet.

Tree Structure on this Property

Ideally, trees are pruned for structure when young and are properly mainained to reduce end-weight as they grow. This practice prevents excessively long, lateral branches that are prone to breaking off due to weight or wind. As mentioned above, the property would benefit from regular maintenance and irrigation. The structure rating on all trees in the surveyed area have received ratings of fair to poor.

Recommended Removals Based on Health/ Structure/Species

Details of each individual tree are located on the attached Survey Data table.

Recommended Protected Removals (Permit required for removal)

Tree #117 is a Coasl live oak (*Quercus agrifolia*), Recommend removal, trunk rot, insects, limb failures, unsafe structure, no hope for recovery, hazard
Tree #121 is a Euclyptus (*Euclyptus sp.*), Recommend removal, codominant leaders at 5' prone to failure, thin canopy, declining health, hazard

Tree #123 is a Euclyptus (*Euclyptus sp*.), Recommend removal, codominant leaders at 25' prone to failure, thin canopy, hazard
Tree #126 is a Chinese elm (*Ulmus parvifolia*), Recommend removal, codominant leaders at base prone to failure, thin canopy, declining health
Tree #136 is a Siberian elm (*Ulmus pulmila*), Recommend removal, codominant leaders at 5.5' that are prone to failure, declining health, hazard
Tree #138 is a Chinese elm (*Ulmus parvifolia*), Recommend removal, codominant leaders at 6' that are prone to failure, declining health, hazard
Tree #149 ia an Elm (*Ulmus sp.*), Recommend removal, codominant leaders at base that are prone to failure, hazard

Recommended Unprotected Removals (No permit required)
Tree #102 is a Birch (*Betula sp*.), Recommend removal, tree was topped, no hope for recovery
Tree #106 is a Pepper (*Schinus mole*), Recommend removal, hole in trunk, codominant leaders, thin canopy
Tree #108 is a Coast redwood (*Sequoia sempervirens*), Recommend removal, species out of place
Tree #109 is a Coast live oak (*Quercus agrifolia*), Recommend removal, thin canopy, leaning
Tree #111 is a Buckeye (*Aesculus*), Recommend removal, codominant leaders at base, broken leader at 9', ivy growing up entire tree
Tree #112 is a Bay (*Umbellularia californica*), Recommend removal, severe lean, no hope for recovery
Tree #118 is a Chinese pistache (*Pistacia chinensis*), Recommend removal, thin canopy, no hope for recovery
Tree #119 is a Coast live oak (*Quercus agrifolia*), Recommend removal, codominant leaders at base, thin canopy
Tree #120 is a Coast live oak (*Quercus agrifolia*), Recommend removal, codominant leaders at base, thin canopy
Tree #125 is a Plum (*Prunus domestica*), recommend removal, tree is dead
Tree #127 is a Cherry (*Prunus avium*), Recommend removal, codominant leaders at base, thin canopy
Tree #128 is a Coast live oak (*Quercus agrifolia*), Recommend removal, good forestry practice
Tree #129 is a Coast live oak (*Quercus agrifolia*), Recommend removal, poor structure
Tree #130 is a Coast live oak (*Quercus agrifolia*), Recommend removal, thin canopy
Tree #131 is a Coast live oak (*Quercus agrifolia*), Recommend removal, poor structure
Tree #132 is an Olive (*Olea europaea*), Recommend removal, codominant leaders at base, thin canopy
Tree #137 is a Birch (*Betula sp*.), Recommend removal, thin canopy

Site Images

Main house

Tree #106

Tree #119

Tree #120

Tree #136

Tree #138

Tree #125

Local Regulations Governing Trees

Protected Trees

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

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

Tree Protection Plan

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8 to 10 X the diameter at breast height (DBH) in all directions from the tree. DBH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6 X the DBH, where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In my experience, the protective fencing must:

a. Consist of chain link fencing and having a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fencing posts must be located a maximum of 10 feet on center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved be a certified arborist.
f. Tree Protection Signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. The Project Arborists is Michael Young (650) 321-0202. A Project Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
    a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
    b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.
7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at:
http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf

+ + + + +

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Michael P. Young

urbantreemanagement inc.

TREE SURVEY DATA

Agenda Item 6.

Address: 240 Alta Vista Ave Los Altos, CA 94022
Inspection Date: 3/23/21

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

KEY	Health	Structure
Good	excellent, vigorous	flawless
Fair - Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair - Poor	in decline: significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

Tag no	Common Name	Diameter at Breast Height"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	RECOMMENDED REMOVAL (X)	RECOMMENDED PROTECTED REMOVAL (XX)		NOTES, RECOMMENDATIONS
101	Coast live oak	34.5	50'/50'	fg	fp	x			B	Recommend EWR, DWR, SP, RCE, codominant leaders at 7', cabling
102	Birch	4	21'/8'	f	fp		x		D	Recommend removal, tree was topped, no hope for recovery
103	Birch	4	16'/7'	f	f				B	Recommend EWR, DWR, SP, RCE
104	Plum	5	16'/18'	fg	fp				B	Recommend EWR, DWR, SP, RCE, multiple leaders at 4.5'
105	Olive	7.2	18'/15'	f	fp				C	Recommend EWR, DWR, SP, RCE, leaning, large nest
106	Pepper	9/6.5	20'/22'	fp	p		x		D	Recommend removal, hole in trunk, codominant leaders, thin canopy
107	Coast live oak	16	48'/25'	f	fp	x			C	Recommend EWR, DWR, SP, RCE, ivy growing up trunk, thin canopy
108	Coast redwood	3.5	25'/8'	g	g		x		D	Recommend removal, species out of place
109	Coast live oak	8.3	20'/15'	f	fp		x		D	Recommend removal, thin canopy, leaning
110	Coast live oak	56	60'/75'	f	fp	x			B	Recommend EWR, DWR, SP, RCE, codominant leaders at 5', rotten limb failures, ivy growin up trunk, cabling
111	Buckeye	7.5/6	25'/10'	fp	fp		x		D	Recommend removal, codominant leaders at base, broken leader at 9', ivy growing up entire tree
112	Bay	8.5	30'/15'	f	fp		x		D	Recommend removal, severe lean, no hope for recovery
113	Bay	8	28'/10	fp	fp				C	Recommend EWR, DWR, SP, RCE, leaning, ivy growing up tree
114	Bay	14	30'/15'	fp	fp				C	Recommend EWR, DWR, SP, RCE, leaning, ivy growing up tree
115	Bay	20	40'/20'	f	fp	x			C	Recommend EWR, DWR, SP, RCE, leaning, ivy growing up tree
116	Monterey pine	36	70'/25'	fp	fp	x			C	Recommend EWR, DWR, SP, RCE, ivy growing up tree, thin canopy
117	Coast live oak	38	50'/40'	p	p	x	x	xx	D	Recommend removal, trunk rot, insects, limb failures, unsafe structure, no hope for recovery
118	Chinese pistache	3.75	18'/18'	fp	f		x		D	Recommend removal, thin canopy, no hope for recovery
119	Coast live oak	10.5/9	25'/15'	f	fp		x		D	Recommend removal, codominant leaders at base, thin canopy
120	Coast live oak	7/4.5	20'/12'	f	fp		x		D	Recommend removal, codominant leaders at base, thin canopy
121	Eucalyptus	42.5	65'/60'	f	fp	x	x	xx	D	Recomnend removal, codominant leaders at 5' prone to failure, thin canopy, declining health
122	Eucalyptus	13	50'/20'	f	f				C	Recommend EWR, DWR, SP, RCE, thin canopy
123	Eucalyptus	26.5	65'/35'	fp	fp	x	x	xx	D	Recomnend removal, codominant leaders at 25' prone to failure, thin canopy
124	Coast live oak	19.5/11.25	55'/40'	f	fp	x			C	Recommend EWR, DWR, SP, RCE, codominant leaders at 3.5'
125	Plum	5	16'/7'	p	p		x		D	recommend removal, tree is dead
126	Chinese elm	10.25/7.25	25'/25'	f	fp	x	x	xx	D	Recommend removal, codominant leaders at base prone to failure, thin canopy, declining health
127	Cherry	8.5/8/8/4.5	16'/18'	fp	fp		x		D	Recommend removal, codominant leaders at base, thin canopy
128	Coast live oak	7	25'/12'	f	f		x		D	Recommend removal, good forestry practice
129	Coast live oak	10	25'/16'	fg	fp		x		D	Recommend removal, poor structure
130	Coast live oak	7.25	22'/10'	f	f		x		D	Recommend removal, thin canopy
131	Coast live oak	9.25	22'/12'	f	fp		x		D	Recommend removal, poor structure
132	Olive	12.5/10/10/7	30'/25'	fp	fp		x		D	Recommend removal, codominant leaders at base, thin canopy
132A	Coast live oak	6.5	20'/10'	fg	f				B	Recommend EWR, DWR, SP, RCE
133	Olive	14.5/8.5	25'/18'	f	fp		x		D	Recommend removal, codominant leaders at base, thin canopy
134	Coast live oak	5.75	18'/10'	fg	f				C	Recommend EWR, DWR, SP, RCE
135	Coast live oak	36	45'/50'	f	f	x			C	Recommend EWR, DWR, SP, RCE, insects, excise trunk bark
136	Siberian elm	40	50'/55'	fp	fp	x	x	xx	D	Recommend removal, codominant leaders at 5.5' that are prone to failure, hazard, declining health
137	Birch	6	40'/15'	f	f		x		D	Recommend removal, thin canopy
138	Chinese elm	21.5	40'/28'	f	fp	x	x	xx	D	Recommend removal, codominant leaders at 6' that are prone to failure, hazard, declining health
139	Japanese maple	3.5/3/2/2/2	14'/16'	f	fp				C	Recommend EWR, DWR, SP, RCE, multiple leaders at 6'
140	Black walnut	8.5/7/6	20'/20'	f	fp				C	Recommend EWR, DWR, SP, RCE, codominant leaders at base, leaning
141	Coast live oak	11.75/8.75	28'/25'	fg	fp	x			B	Recommend EWR, DWR, SP, RCE, codominant leaders at base
142	Coast live oak	9	22'/15'	fg	fp		x		D	Recommend removal, codominant leaders at 6.5, leaning
143	Plum	5 @ 2'	10'/5'	f	f				C	Recommend EWR, DWR, SP, RCE, multiple leaders at base
144	Birch	4	20'/8'	f	f		x		D	Recommend removal, thin canopy no hope for recovery
145	Birch	6.75	30'/8'	f	fp		x		D	Recommend removal, tree was topped, no hope for recovery
146	Chinese pistache	5	20'/7'	fg	fp				B	Recommend EWR, DWR, SP, RCE
147	Chinese elm	5	20'/15'	f	fp				C	Recommend EWR, DWR, SP, RCE, codominant leaders at 6'

urbantreemanagement inc.

TREE SURVEY DATA

Tag no	Common Name	Diameter at Breast Height"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	RECOMMENDED REMOVAL (X)	RECOMMENDED PROTECTED REMOVAL (XX)		NOTES, RECOMMENDATIONS
148	Coast live oak	14.5	30'/18'	f	fp		x		D	Recommend removal leaning, thin canopy
149	Elm	13.5/13/9	38'/40'	f	fp	x	x	xx	D	Recommend removal, codominant leaders at base that are prone to failure, hazard
150	Birch	4	20'/8'	f	f		x		D	Recommend removal
151	Birch	3.5	18'/8'	f	f				B	Recommend EWR, DWR, SP, RCE
152	Birch	3.5	18'/8'	f	f				B	Recommend EWR, DWR, SP, RCE
153	Birch	4	20'/8'	fg	f				B	Recommend EWR, DWR, SP, RCE
154	Chinese pistache	3.5	18'/15'	f	f				B	Recommend EWR, DWR, SP, RCE
155	Coast live oak	6.5/3	23'/12'	fg	fp				B	Recommend EWR, DWR, SP, RCE
156	Pepper	11.5/7	30'/18'	fp	fp				D	Recommend removal, hollow leader, thin canopy, no hope for recovery
157	Coast live oak	5.5/4/2	22'/20'	fg	fp				C	Recommend EWR, DWR, SP, RCE, codominant leaders at base
158	Coast live oak	9	25'/12'	fg	f				B	Recommend EWR, DWR, SP, RCE, slight lean
159	Pepper	15.5	26'/20'	f	f	x			C	Recommend EWR, DWR, SP, RCE, thinning canopy
160	Olive	6/4.5/4/2	20'/16'	fg	f				C	Recommend EWR, DWR, SP, RCE, slight lean
161	Coast live oak	13.5 @ 3'	25'/18'	fg	fp				C	Recommend EWR, DWR, SP, RCE, codominant leaders at 3'
162	Coast live oak	8.75	25'/15'	fg	f				B	Recommend EWR, DWR, SP, RCE
163	Coast live oak	12.5	28'/20'	fg	f				B	Recommend EWR, DWR, SP, RCE
164	Coast live oak	9.5	22'/12'	fg	f				B	Recommend EWR, DWR, SP, RCE, slight lean
165	Coast live oak	38.25	55'/60'	fg	f	x			B	Recommend EWR, DWR, SP, RCE

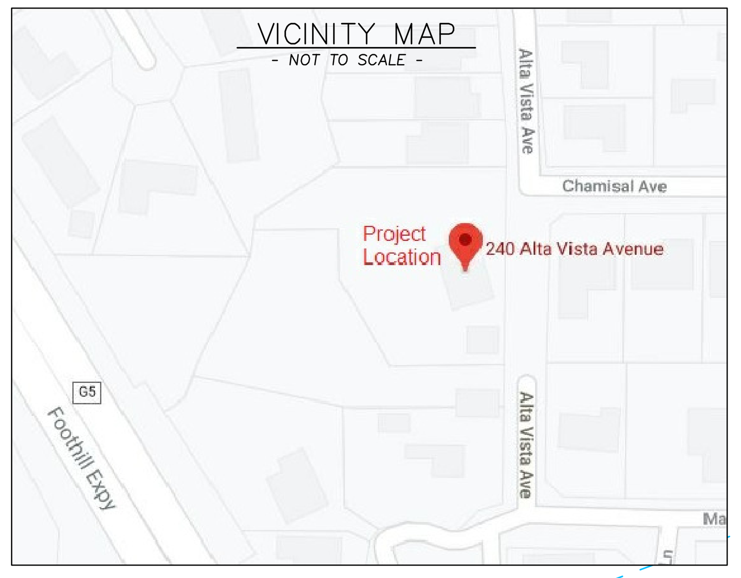
A = Retain, condition warrants long-term preservation	**0**
B = Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.	**13**
C = May be preservable, but is not worthy of extensive effort or design accommodation.	**17**
D= Recommend removal due to existing condition and/or structure	**31**
TOTAL TREES	**61**
TOTAL PROTECTED TREES	**17**

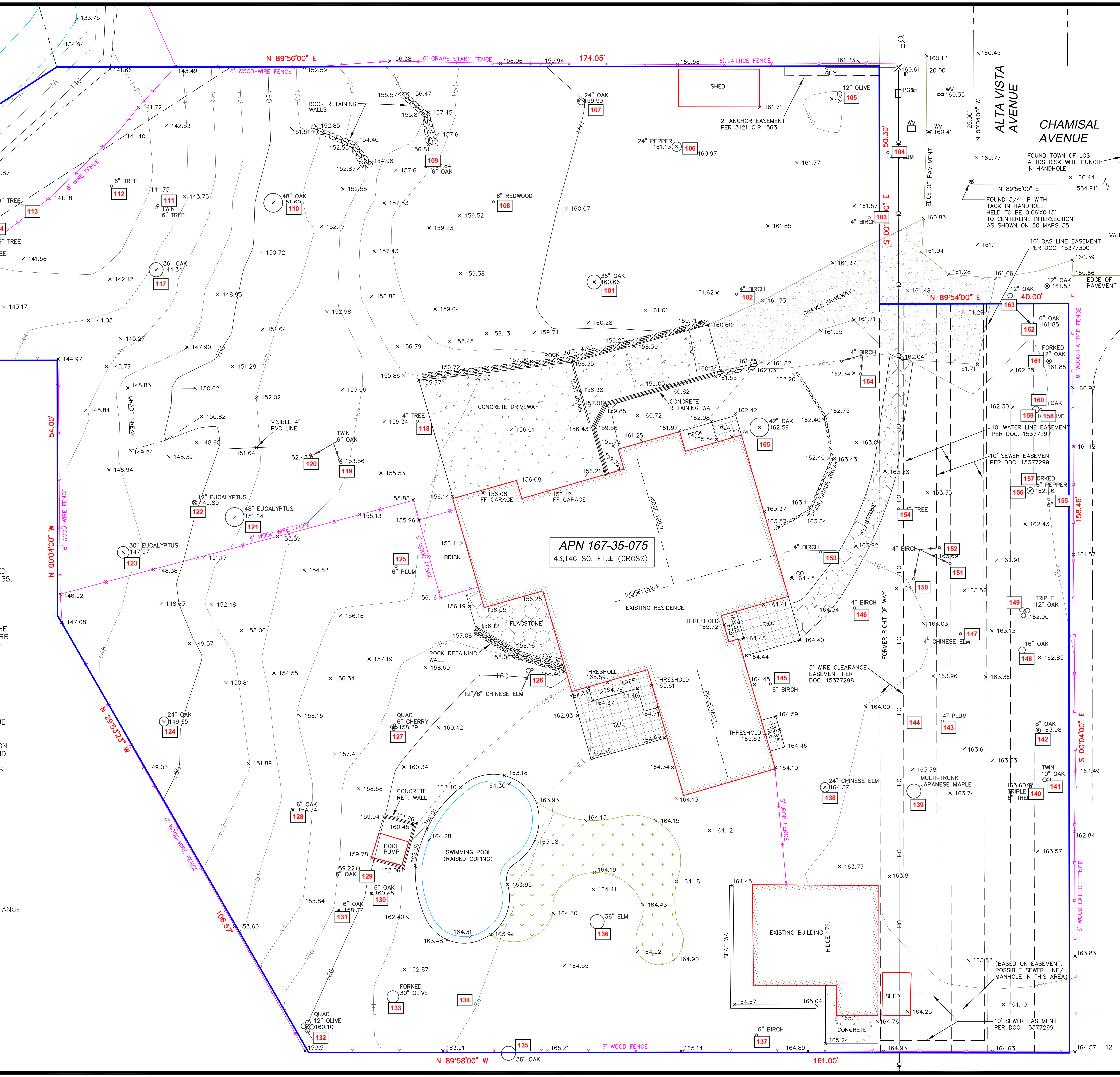
KEY TO ACRONYMS
DWR - Dead Wood Removal pruning recommended
EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure(s).
RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree.
CD - Codominant Leader, two leaders with a narrow angle of attachement and prone to failure.
RR - Recommend Tree Removal based upon Health or Structure of tree.
Prop - Steel prop in concrete footing recommended to help support a tree/limb.
Cable - Recommend a steel cable(s) be installed to help support a weakly attached limb(s).

TREE ORDINANCE

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

Common Name	*Latin Name*
Coast live oak	*Quercus agrifolia*
Birch	*Betula sp.*
Pepper	*Schinus molle*
Plum	*Prunus domestica*
Olive	*Olea europaea*
Coast redwood	*Sequoia sempervirens*
Buckeye	*Aesculus*
Bay	*Umbellularia californica*
Monterey pine	*Pinus radiata*
Chinese pistache	*Pistacia chinensis*
Euclyptus	*Eucalyptus sp.*
Cherry	*Prunus avium*
Siberian elm	*Ulmus pumila*
Japenese maple	*Acer palmatum*
Chinese elm	*Ulmus parvifolia*





BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM SUBJECT LEGAL DESCRIPTION (DOC. 15377302) BASED UPON MONUMENTS FOUND ON CHAMISAL AS SHOWN, WHICH ARE SHOWN ON BOOK 50 MAPS 35, SANTA CLARA COUNTY RECORDS. THE BEARING OF CHAMISAL IS TAKEN TO BE NORTH 89°56'00" EAST, IN ORDER TO MATCH DEED BEARINGS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE SANTA CLARA VALLEY WATER DISTRICT BENCHMARK NO. 287, A BRASS DISK ON TOP OF CURB AT THE SOUTHWESTERLY CORNER OF LOS ALTOS AVENUE AND PINE LANE WITH A PUBLISHED ELEVATION OF 123.04 FEET.

NOTES:

BGT RELIED UPON A FIRST AMERICAN TITLE COMPANY POLICY OF TITLE, ORDER NO. 5026100-5995466, AS TITLE REFERENCE FOR ALL EASEMENTS OF RECORD PLOTTED HEREON.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW, EXCEPT FOR 4" DIAMETER TREES AS SHOWN HEREON..

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: SEPTEMBER 8, 2020
JOB NUMBER: 20-119

LEGEND

AC	ASPHALT CONCRETE	IP	IRON PIPE
BW	BACK OF WALL	JP	JOINT POLE
CB	CATCH BASIN	LAT.	LATERAL
C/L	CENTERLINE	LG	LIP OF GUTTER
CMP	CORRUGATED METAL PIPE	MH	MH (TYPE UNKNOWN)
CI	CAST IRON PIPE	MON-MON	MONUMENT TO MONUMENT DISTANCE
CO	CLEAN OUT BOX	PBV	PACBELL/SBC VAULT
CP	SURVEY CONTROL POINT	PGE	PG&E VAULT
CPP	CORRUGATED PLASTIC PIPE	PIV	POST INDICATOR VALVE
CTV	CABLE TELEVISION VAULT	PP	POWER POLE
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
EM	ELECTRIC METER	SSMH	SANITARY SEWER MANHOLE
EV	ELECTRIC VAULT	SSV	SANITARY SEWER VAULT
FF	FINISHED FLOOR	TBC	TOP BACK OF CURB
FL	FLOWLINE	TBM	TEMPORARY BENCHMARK
FH	FIRE HYDRANT	UNK	UNKNOWN TYPE
GM	GAS METER	VCP	VITRIFIED CLAY PIPE
GRD	GROUND	WBF	WATER BACK FLOW VALVE
GUY	GUY ANCHOR	WM	WATER METER BOX
GV	GAS VALVE	WV	WATER VALVE
HCR	HANDICAP RAMP	-OH-	OVERHEAD LINE
HVE	HIGH-VOLT ELECTRIC	-SD-	STORM DRAIN LINE
INV.	INVERT	-SS-	SANITARY SEWER LINE
		-W-	WATER LINE

BGT LAND SURVEYING
871 Woodside Way - San Mateo, CA 94401
Main (650) 212-1030 bgtinfo@bgtsurveying.com

LICENSED LAND SURVEYOR
BRYAN G. TAYLOR
NO. 7551
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

PARCEL A (FORMER LANDS OF ORENSTEIN) PER LOT LINE ADJUSTMENT (15377301), AND PER GRANT DEED 15377302

240 ALTA VISTA AVENUE

LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA

Assessor Parcel Number:
167-35-075

Prepared For:
ALISSA FARIS
840 LOS ALTOS AVENUE
LOS ALTOS, CA 94022

Date: SEPT. 2020
Scale: 1" = 10'
Contour Interval: 2'
Drawn by: LHL
Revisions:

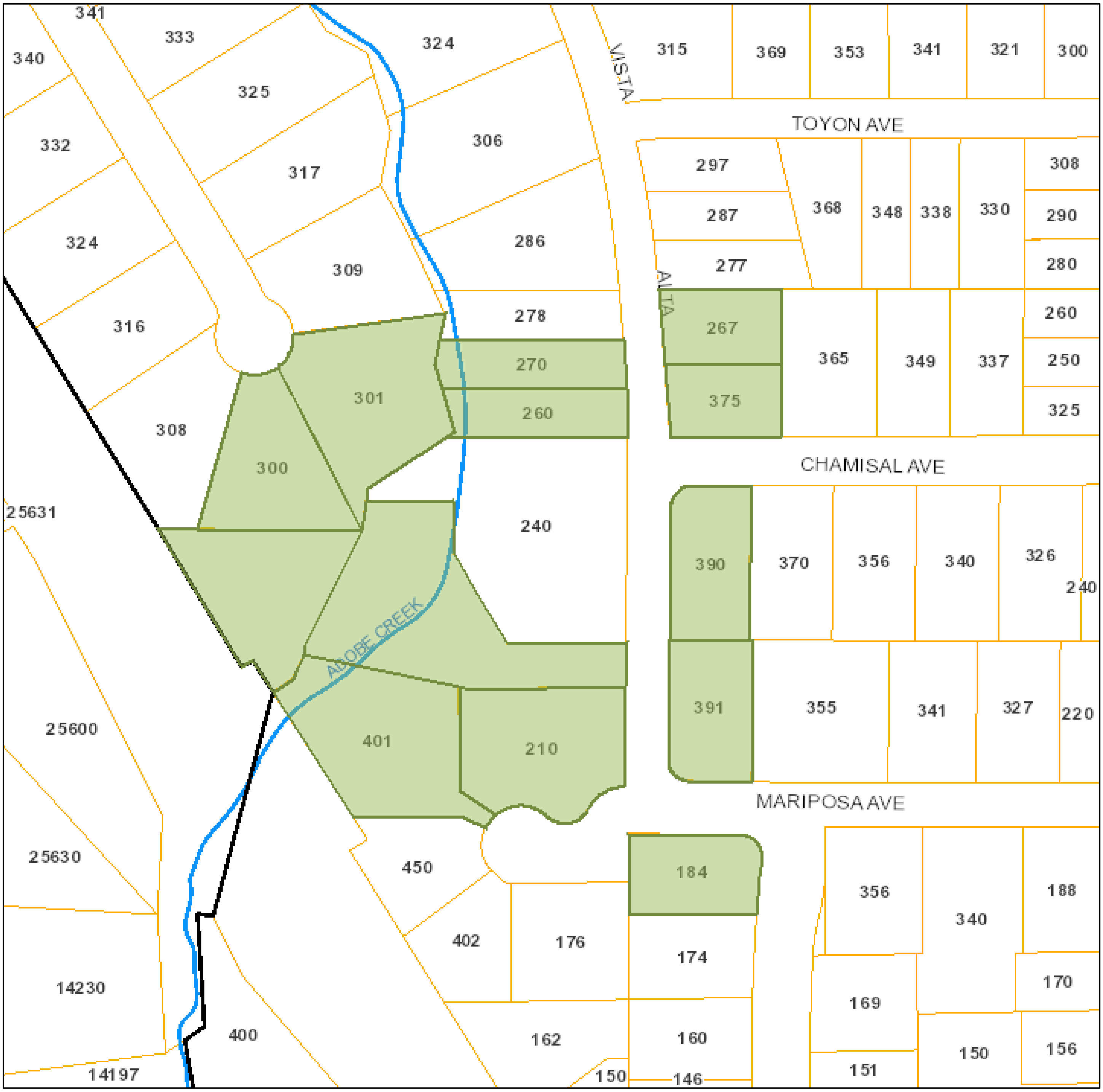
SU-1

Job No. 20-119

ATTACHMENT D

Agenda Item 6.

Notification Map



Print Date: March 21, 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 u… commun…

ATTACHMENT E

ARCANUM

arcanum architecture, inc.

329 bryant street, suite 3c
san francisco, ca 94107

415/357 4400 tel
415/347 4404 fax

Summary of Neighbor Outreach for 240 Alta Vista Road

First Neighbor Contact

During the week of December 12th to 18th, 2021 Alissa and Karim Faris spoke with their neighbors at 210 Alta Vista Ave., 260 Alta Vista Ave., 375 Chamisal Ave., 390 Chamisal Ave., and 301 Blue Oak Lane. They invited any interested parties to meet with Arcanum Architecture and the design team via zoom to review early progress and preliminary drawings of the proposed design for their new residence at 240 Alta Vista.

- Sol and Kater Cuervo of 210 Alta Vista asked to meet via zoom and review plans
- Mansi Bhatia and Brijesh Tripathi of 260 Alta Vista asked to meet via zoom and review plans.

Sol and Kater Cuervo of 210 Alta Vista

- January 12th, 2022 Meeting via Zoom
    - Arcanum presented a preliminary site plan and an in-progress 3d model. Note: These presentation items did not display proposed landscape screening plans in development by Strata Landscape Architecture.
    - The Cuervos expressed some concern of planned tree removals and the amount of screening that would be provided to make up for removals, and shield new architecture from view around various areas of their property.
    - The Cuervos agreed to allow Arcanum to visit their property on to audit views and review the proposed design from their property.
- January 14th, 2022 Arcanum Visit to 210 Alta Vista
    - Prior to the site visit, on January 13th, the Cuervos provided a document summarizing concerns about the proposed design to Arcanum.
    - Arcanum evaluated potential impacts of the proposed design with the Cuervos via facetime as they were in London at the time of the meeting.
        - Cuervos expressed concern about ADU's location to setback
        - Cuervos expressed concern over the removal of trees and existing bamboo screening on 240 Alta Vista's Southern property line with any small replacement trees being too small.
        - Cuervos expressed concern about the impact to the open spaces on their property – impact of two-story façade n downslope of site, impact of hardscape and garden near western property line, and removal of oaks and eucalyptus trees that provide screening.
    - A meeting summary is attached.
- January 28th, 2022 Meeting via Zoom
    - Arcanum and Strata presented the following the design changes to Cuervos to address their concerns expressed during the January 14th site visit
        - ADU
            - Rearrange ADU floor plan to move equipment access away from Cuervos property line to allow for additional screening to be planted.
            - Mature planting screening between the fence and the ADU
        - Southern property line
            - Landscape design to include mature planting along property line and new replacement tree for the Elm that is being removed.
        - Open Space

        - Hardscape along the western property line was reduced, including the ren of a previously proposed bocce court.
        - Slope along Southwestern property line will be extended to reduce impact of two-story mass there.
        - New layered screening concept between the proposed residence and the western property line.
    - These changes seemed to be well received and Arcanum and Strata agreed to present design inclusive of all changes before submitting for design review
    - A meeting summary is attached.
- February 22nd Zoom Meeting
    - Arcanum and Strata presented drawings intended for design review submittal to the Cuervos. These drawings showed all the landscape improvements agreed to during the previous meetings.
    - The updates were well received and Arcanum agreed to review updated ADU plan and 3d model with Cuervos after design review submittal.
- July 14th Zoom Meeting
    - Arcanum and Strata presented drawings and an updated 3d model intended for design review resubmittal to the Cuervos. These showed all of the design updates made to the project, including the removal of the ADU, the reduction of grading and hardscape, and the plan changes made to reduce the basement and family/kitchen wing of the residence.
    - The updates were well received and the Cuervos agreed to send a letter of support for the project.
- July 19th Letter of Support
    - The Cuervos provided a letter of support for the project. It is included with this document.

Meetings with neighbors Mansi Bhatia and Brijesh Tripathi of 260 Alta Vista.

- January 15th Zoom Meeting
    - Arcanum presented a preliminary site plan and an in-progress 3d model. Note: These presentation items did not display proposed landscape screening plans in development by Strata Landscape Architecture.
    - Mansi and Brijesh expressed two main concerns during the meeting
        - Need for screening along property line. Current conditions and expected removals will leave the proposed residence in view through 260 Alta Vista's property line adjacent windows
        - Proposed gate and driveway design will be altering/blocking existing view into creek and Oaks from street.
    - Arcanum agreed to review these concerns with Strata Landscape Architecture and provide an updated design for Mansi and Brijesh to review prior to submitting for design review.
- February 22nd Zoom Meeting
    - Arcanum presented updated plans and design direction that were intended for design review submittal.
        - Landscape plans provided by Strata showed improved screening at property line that shielded the proposed residence from 260 Alta Vista's windows.
        - Arcanum shared open, steel gate design concept that is intended to provide a better view of the oaks and creek area from the street. Intending to keep the view and close to current conditions as possible.
    - Mansi and Brejish were happy with these changes and Arcanum agreed to provide them updates on gate design as necessary.
- July 8th Letter of Support
    - Mansi and Brejish provided a letter of support for the project via email. It is included with this document.

July 19, 2022

Los Altos Planning Department,

Our family lives at 210 Alta Vista Ave where we've resided for 11 years. We're writing to recommend the proposed plans for 240 Alta Vista Ave.

We greatly appreciate how diligent and forthright the Faris family, their architects, and designers have been about sharing their redevelopment plans for 240 Alta Vista Avenue.

We met multiple times during their design process and had the opportunity to express previous concerns about the proximity of a proposed ADU unit and the visual impact of the development on our back parcels which contain native landscaping and the historic Ames barn.

Over the past few months, they have addressed our comments by altering hardscaping, removing the ADU unit, adjusting the landscaping designs, and decreasing the overall mass of the main building. Their current design includes a substantial amount of screening planting which will improve existing conditions.

Their current design is unified, tasteful, embraces the natural and native landscape, and will greatly enhance our neighborhood. We are particularly excited about plans to underground wires along Alta Vista Avenue as this will improve the aesthetics of the neighborhood and decrease risk of fire.

We have no reservations with their current proposed plans and support their project.

Throughout this process, the Faris family have established trust and proven that they will be thoughtful neighbors. We look forward to welcoming them when they move into their new home.

Best,

Soleio and Katherine Cuervo

From: Mansi Bhatia <mansibhatia@gmail.com>
Sent: Friday, July 8, 2022 10:07 PM
To: Matt Wiebe; Timothy Chappelle
Subject: Email for the city

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To whomever it may concern at the City of Los Altos:

Arcanum Architecture reached out to us, Mansi and Brijesh Tripathi, residents of 260 Alta Vista Ave., to share the proposed design for the property at 240 Alta Vista Ave. in Los Altos.

We had two meetings in which they asked for our feedback and any concerns. We reviewed their design proposal and appreciate how considerate they have been in ensuring our neighborhood retains its character.

We hope the project goes swiftly and smoothly to the next stage.

Thanks,
Mansi and Brijesh Tripathi.
260 Alta Vista Ave. Los Altos

ARCANUM

arcanum architecture, inc.

329 bryant street, suite 3c
san francisco, ca 94107

415/357 4400 tel
415/347 4404 fax

Summary of Neighbor Outreach for 240 Alta Vista Road

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- Sol and Kater Cuervo of 210 Alta Vista asked to meet via zoom and review plans
- Mansi Bhatia and Brijesh Tripathi of 260 Alta Vista asked to meet via zoom and review plans.

Sol and Kater Cuervo of 210 Alta Vista

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      - Mature planting screening between the fence and the ADU
    - Southern property line
      - Landscape design to include mature planting along property line and new replacement tree for the Elm that is being removed.
    - Open Space

        - Hardscape along the western property line was reduced, including the ren of a previously proposed bocce court.
        - Slope along Southwestern property line will be extended to reduce impact of two-story mass there.
        - New layered screening concept between the proposed residence and the western property line.
    - These changes seemed to be well received and Arcanum and Strata agreed to present design inclusive of all changes before submitting for design review
    - A meeting summary is attached.
- February 22nd Zoom Meeting
    - Arcanum and Strata presented drawings intended for design review submittal to the Cuervos. These drawings showed all the landscape improvements agreed to during the previous meetings.
    - The updates were well received and Arcanum agreed to review updated ADU plan and 3d model with Cuervos after design review submittal.

Meetings with neighbors Mansi Bhatia and Brijesh Tripathi of 260 Alta Vista.

- January 15th Zoom Meeting
    - Arcanum presented a preliminary site plan and an in-progress 3d model. Note: These presentation items did not display proposed landscape screening plans in development by Strata Landscape Architecture.
    - Mansi and Brijesh expressed two main concerns during the meeting
        - Need for screening along property line. Current conditions and expected removals will leave the proposed residence in view through 260 Alta Vista's property line adjacent windows
        - Proposed gate and driveway design will be altering/blocking existing view into creek and Oaks from street.
    - Arcanum agreed to review these concerns with Strata Landscape Architecture and provide an updated design for Mansi and Brijesh to review prior to submitting for design review.
- February 22nd Zoom Meeting
    - Arcanum presented updated plans and design direction that were intended for design review submittal.
        - Landscape plans provided by Strata showed improved screening at property line that shielded the proposed residence from 260 Alta Vista's windows.
        - Arcanum shared open, steel gate design concept that is intended to provide a better view of the oaks and creek area from the street. Intending to keep the view and close to current conditions as possible.
    - Mansi and Brejish were happy with these changes and Arcanum agreed to provide them updates on gate design as necessary.

Arcanum can provide additional notes and communications with neighbors if requested.

From: Timothy Chappelle
Sent: Sunday, January 23, 2022 12:17 PM
To: Soleio Cuervo; K Cuervo
Cc: Matt Wiebe; Dustin Moore (dmoore@strata-inc.com)
Subject: Notes from Face Time Meeting on 1.14.22
Attachments: Site Visit Diagram.pdf; Site Photos 011822X .pdf

Follow Up Flag: Flag for follow up
Flag Status: Completed

Sol and Kater-

It was great having the Face Time meeting from your property on Friday the 14th. Enclosed are some photos and notes I took from our meeting. I reviewed these notes with our client (Karim and Alissa Faris) and our landscape architect Dustin Moore from Strata (included on this email) last week. Our design team developed a plan with Karim and Alissa to address your concerns regarding the proposed project next door. Dustin and I would like to present this to you when you are available. Please tell us what works best for you and we can set up a Zoom meeting. We need some time to prepare the drawings, but we could be ready toward the end of this week if that works for you guys? As we discussed at our Face Time meeting, all drawings we share with you are in process designs and communication. Screenshots and drawings are not to be shared with others since we have not completed our design to submit to the City.

Thank you. We look forward to our next meeting!

Face Time Site Meeting

Time/Location:

9:00 am
January 14th, 2022
210 Alta Vista, Los Altos

Attending:

Tim Chappelle, Arcanum on site
Soleio Cuervo, Owner of 210 Alta Vista utilizing Face Time from London
Kater Cuervo, Owner of 210 Alta Vista utilizing Face Time from London

Summary:

- I walked the Cuervo's property using Face Time to communicate with them in London.
- In general ,the Cuervos expressed their concern about the location of the proposed architecture and hardscape being large and pushed close to their property and not evenly distributed on the site. I explained the location of the new house has been dictated by the

various site constraints that include (geography of downhill slope along the West, preservation of large oaks to the North and municipal easements to the West.

- I have broken down their comments to three areas. Please refer to the attached Site Visit Diagram PDF.

1. **ADU Location**
    - The Cuervos expressed concern for the fact the ADU is positioned as close as possible to the setback as allowed by code.
    - The Cuervos ideally want the ADU pushed farther away from the fence line, but they also acknowledge other adjustments could help mitigate.
    - The Cuervos want to review story poles if they are planned.
2. **Removal of Elm and other trees along Faris Southern propertyline**
    - The Cuervos expressed concern about losing a significant tree that reduces views of Faris property (see Photo 'A').
    - The Cuervos expressed concern about losing any of the mature olives along propertyline. (see Photo 'C').
    - The Cuervos expressed concern about removal of bamboo (don't like it but before it started dying it did provide privacy) (see Photo 'A').
    - The Cuervos expressed concern about the view from their Masterbath (see Photo 'F').
    - The Cuervos want to review story poles if they are planned.
    - The Cuervos are concerned about small replacement trees being insufficient.
3. **Impact to Open Space**
    - Cuervos are concerned about impact of two story façade on downslope of site at meadow/path and barn
    - Cuervos are concerned about impact of hardscape and garden close to property line eliminating natural feel along SW fence line
    - Cuervos are concerned about removal of oaks and eucalyptus trees that provide screening along SW fence line

Site Photos attached:

- <u>Photo 'A'- Rear Porch</u>
    - o Photo taken from elevated (6' above grade) rear porch of neighbor
    - o Deciduous elm tree and dying bamboo shows lack of screening
- <u>Photo 'B'- Auto Court</u>
    - o Photo taken from auto court at SW corner of neighbor's garage
    - o (E) row of trees along fence line provide great screening at higher elevation
- <u>Photo 'C'- Guest House</u>
    - o Photo taken from guest house deck
    - o (E) oaks and olives provide solid screening
- <u>Photo 'D'- Meadow/Path</u>
    - o Photo taken from mid-way point of path between bridge and upper gardens
    - o (E) large oaks provides high canopy but views into Faris property are below canopy
- <u>Photo 'E'- Bridge</u>
    - o Photo taken from bridge to Barn
- <u>Photo 'F'- Cuervo's House</u>

- Photo taken from Cuervo's North garden toward Cuervo's North facing façade.
- The pair of double hung windows at upper right of second floor is their Master Bath window

Timothy C. Chappelle
principal
415/ 357 4410
808/ 378 4682

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329 bryant street, suite 3c
san francisco, ca 94107
415/ 357 4400 tel
415/ 357 4404 fax
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From: Timothy Chappelle
Sent: Friday, January 28, 2022 5:46 PM
To: Soleio Cuervo; K G Cuervo
Cc: Dustin Moore (dmoore@strata-inc.com); Fuyu Yang; Matt Wiebe
Subject: Today's Zoom Call Meeting 1.28.22

Follow Up Flag: Flag for follow up
Flag Status: Completed

Sol and Kater-

It was great meeting with you today and the landscape architecture team. We were pleased to hear that our ideas for mitigating some of your concerns were well received.

Zoom Meeting

12:30 pm PST
January 28th, 2022

Attending:

Tim Chappelle, Arcanum Architecture
Matt Wiebe, Arcanum Architecture
Soleio Cuervo, Owner of 210 Alta Vista
Kater Cuervo, Owner of 210 Alta Vista
Dustin Moore, Strata Landscape Architecture
Fuyu Yang, Strata Landscape Architecture

Summary:

- Arcanum and Strata walked the Cuervos through concepts for minimizing the impact of the proposed residence.
- Enclosed is a list of the design concepts we presented today in reaction to your concerns expressed at our Face Time Meeting on 1.14.22.

1. **Impact of ADU**
   - Arcanum informed the Cuervos the ADU will not have any bright building materials facing their property
   - Arcanum informed the Cuervos the floor plan of the ADU will be changed to eliminate any need for equipment access along property line. This will allow more space for planting of screening.
   - Strata presented a landscape design concept to the Cuervos for including mature landscape screening between the fence property line and proposed ADU.
2. **Removal of Elm and other trees along Faris Southern property line**

- Strata presented a landscape plan design concept to the Cuervos for including mature landscape screening along property line and addition of a new replacement tree for Elm.

3. **Impact to Open Space along Faris West property line**
    - Arcanum informed the Cuervos the Faris Family has agreed to reduce the hardscape along the Western property line and eliminate the bocce court.
    - Arcanum informed the Cuervos more of the existing slope of the hillside will be extended farther North along Western property line to nestle the proposed house more into the hillside.
    - Strata presented a landscape design concept for providing layered screening between the property line and the proposed house. Strata's design intention is to extend the natural open space feel of the Cuervos lower property deeper into the Faris property to soften the transition between the two sites.

Conclusion:

- The Cuervos appreciated the presentation and reviewed many of the species and sizes of trees/screening with Strata
- The Cuervos expressed desire to work with the Faris family for undergrounding the PG&E utilities along the Eastern property lines of both properties.
- The Cuervos expressed concern about the potential noise of the pool equipment at the SW corner of the property. The Cuervos requested the Faris Family take all measures/options to mitigate any noise from any pool equipment.
- The Cuervos requested that any other potentially noisy equipment (Like AC) be located away from their common property line.
- Arcanum and Strata informed the Cuervos that the design concept changes discussed today would be included in the design review submittal to the City of Los Altos.
- In addition, Arcanum and Strata will review these changes with the Cuervos prior to submitting for design review.

Timothy C. Chappelle
principal
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ATTACHMENT G

2/A0.19 MATERIALS BOARD

1/A0.19 PRECEDENT IMAGES

ARCANUM
arcanum architecture, inc.
329 bryant street, suite 3c
san francisco ca 94107
415.357.4400
arcanumarchitecture.com

240 ALTA VISTA AVENUE
LOS ALTOS, CA 94022
APN: 167-35-075

PROJECT NO. 20011

DATE	ISSUE
2.24.22	DESIGN REVIEW
7.11.22	PLAN CHECK

MATERIALS BOARD AND PRECEDENT IMAGES

SCALE: NO SCALE

A0.16

PROJECT SUMMARY

NET LOT AREA:	43,145.86 S.F.		
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA	4,698 S.F.	2,616.8 S.F.	7,314.8 S.F.
NON-HABITABLE LIVING AREA	864 S.F.	125.9 S.F.	989.9 S.F.
	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE:	3,733 S.F. (8.7%)	5,406.2 S.F. (12.5%) 2	12,943.76 S.F. (30%)
FLOOR AREA:			
BASEMENT (COUNTED)		560.2 S.F.	N/A
FIRST FLOOR	2,586 S.F.	4,219.5 S.F.	N/A
SECOND FLOOR	1,254 S.F.	1,647.9 S.F.	N/A
TOTAL	4,082 S.F.	6,427.6 S.F.	7,064.59 S.F.
SETBACKS:			
FRONT	25'-0"	43'-0"	25'-0"
REAR	83'-7", 79'-1", 54'-4"	61'-0", 27'-0", 42'-6"	25'-0" (FROM T.O. BANK)
RIGHT SIDE (1ST/2ND)	77'-2"	93'-10"/93'-6"	10'-0" /17'-6"
LEFT SIDE (1ST/2ND)	59'-4"	45'-0"/55'-0"	10'-0"/17'-6"
HEIGHT:	26'-7"	23'-0"	27'-0"
LANDSCAPE BREAKDOWN			
TOTAL HARDSCAPE AREA (EXIST. & PROPOSED):			4,219.5 + 8,948 = 13,167.5 S.F.
(E) SOFTSCAPE (UNDISTURBED) AREA:			13,993.36 S.F. 2
(N) SOFTSCAPE AREA:			15,985 S.F.

PROJECT STATISTICS

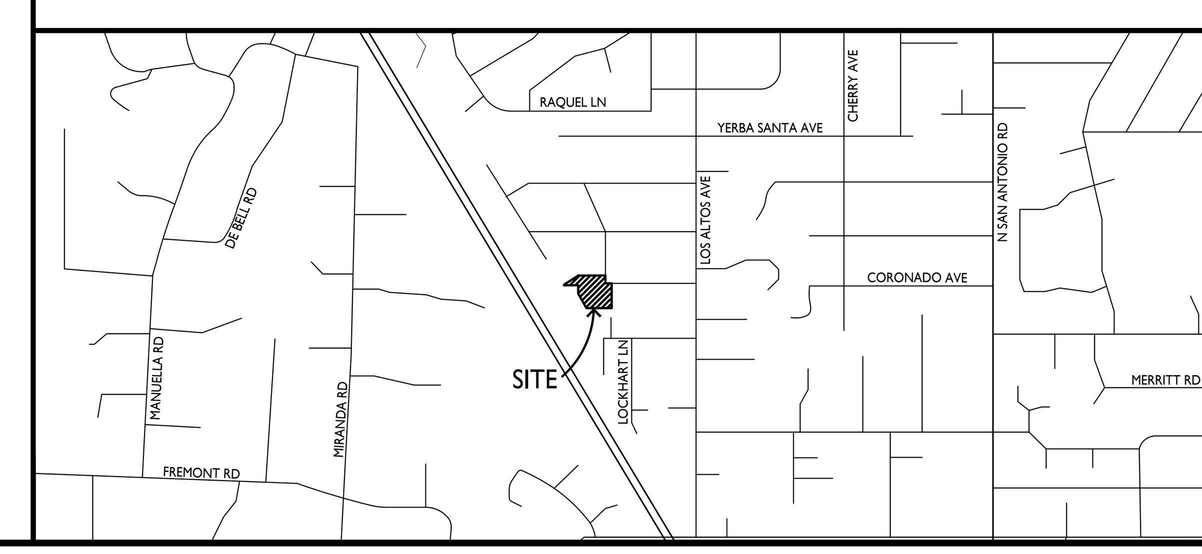
PROJECT LOCATION:	240 ALTA VISTA AVENUE LOS ALTOS , CA
A.P.N. #	167-35-075
PROJECT TYPE:	NEW TWO STORY PLUS BASEMENT SINGLE FAMILY DWELLING
EXISTING CONDITIONS:	ALL (E) STRUCTURES TO BE DEMOLISHED
ZONING: OCCUPANCY:	R1-10 SINGLE FAMILY DWELLING
FLOOD ZONE:	AE
CONSTRUCTION TYPE:	VB
STORIES:	TWO STORIES W/ BASEMENT
FIRE SPRINKLERS:	YES
LOT SIZE:	43,145.86 S.F.

SHEET INDEX

PROJECT DIRECTORY

OWNER:	Karim and Alissa Faris 840 Los Altos Ave Los Altos, CA 94024	Karim Faris and Alissa Faris
ARCHITECT:	Arcanum Architecture, Inc. 329 Bryant Street, Suite 3C San Francisco, CA 94107	Timothy Chappelle T: (415) 357-4400 E: tim@arcanumarchitecture.com
CIVIL ENGINEER:	BKF Engineers 255 Shoreline Drive, Suite 100 Redwood City, CA 94065	Dale Leda T: (650) 482-6457 E: dleda@bkf.com
SURVEYOR:	BGT Land Surveying 871 Woodside Way San Mateo, CA 94401	Bryan Taylor T: (650) 212-1030 E: btaylor@bgtsurveying.com
ARBORIST:	UrbanTree Management P.O. Box 971 Los Gatos, CA 95031	Michael Young T: (650) 321-0202 E: michael@urbantreemanagement.com
LANDSCAPE ARCHITECT:	Strata Inc. 136 Freelon Street San Francisco, CA 94107	Dustin Moore T: (415) 431-9200 E: dmoore@strata-inc.com

VICINITY MAP



A R C A N U M

arcanum architecture, inc.
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RECEIVED
Date: 10/6/2022
CITY OF LOS ALTOS
PLANNING

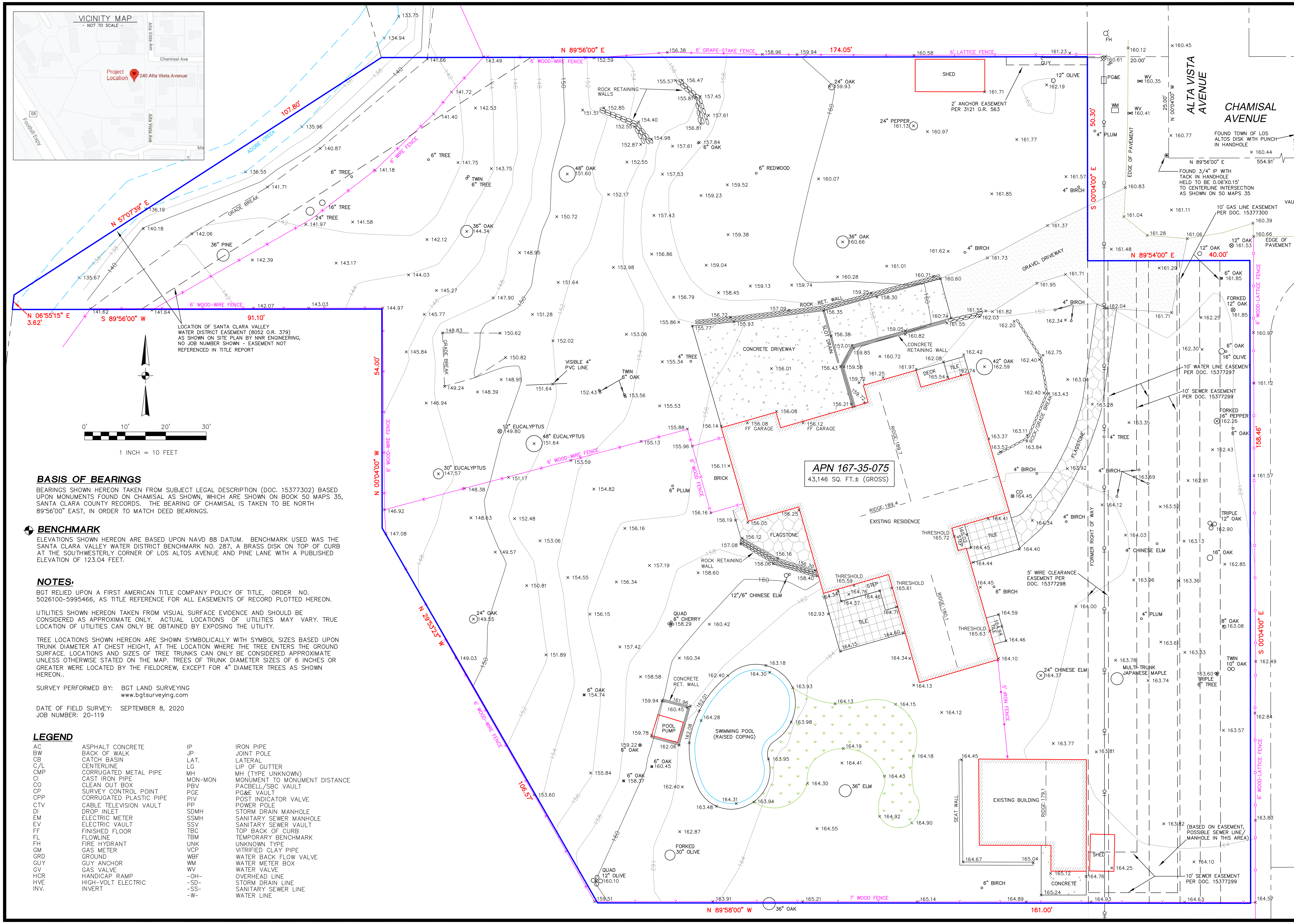
240 ALTA VISTA AVENUE
LOS ALTOS, CA 94022
APN: 167-35-075

PROJECT NO. 20011

DATE	ISSUE
2.24.22	DESIGN REVIEW
7.11.22	1 PLAN CHECK
9.12.22	2 PLAN CHECK

COVER SHEET

A0.0



0' 10' 20' 30'

1 INCH = 10 FEET

BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM SUBJECT LEGAL DESCRIPTION (DOC. 15377302) BASED UPON MONUMENTS FOUND ON CHAMISAL AS SHOWN, WHICH ARE SHOWN ON BOOK 50 MAPS 35, SANTA CLARA COUNTY RECORDS. THE BEARING OF CHAMISAL IS TAKEN TO BE NORTH 89°56'00" EAST, IN ORDER TO MATCH DEED BEARINGS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE SANTA CLARA VALLEY WATER DISTRICT BENCHMARK NO. 287, A BRASS DISK ON TOP OF CURB AT THE SOUTHWESTERLY CORNER OF LOS ALTOS AVENUE AND PINE LANE WITH A PUBLISHED ELEVATION OF 123.04 FEET.

NOTES:

BGT RELIED UPON A FIRST AMERICAN TITLE COMPANY POLICY OF TITLE, ORDER NO. 5026100-5995466, AS TITLE REFERENCE FOR ALL EASEMENTS OF RECORD PLOTTED HEREON.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW, EXCEPT FOR 4" DIAMETER TREES AS SHOWN HEREON..

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: SEPTEMBER 8, 2020
JOB NUMBER: 20-119

LEGEND

AC	ASPHALT CONCRETE	IP	IRON PIPE
BW	BACK OF WALK	JP	JOINT POLE
CB	CATCH BASIN	LAT.	LATERAL
C/L	CENTERLINE	LG	LIP OF GUTTER
CMP	CORRUGATED METAL PIPE	MH	MH (TYPE UNKNOWN)
CI	CAST IRON PIPE	MON-MON	MONUMENT TO MONUMENT DISTANCE
CO	CLEAN OUT BOX	PBV	PACBELL/SBC VAULT
CP	SURVEY CONTROL POINT	PGE	PG&E VAULT
CPP	CORRUGATED PLASTIC PIPE	PIV	POST INDICATOR VALVE
CTV	CABLE TELEVISION VAULT	PP	POWER POLE
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
EM	ELECTRIC METER	SSMH	SANITARY SEWER MANHOLE
EV	ELECTRIC VAULT	SSV	SANITARY SEWER VAULT
FF	FINISHED FLOOR	TBC	TOP BACK OF CURB
FL	FLOWLINE	TBM	TEMPORARY BENCHMARK
FH	FIRE HYDRANT	UNK	UNKNOWN TYPE
GM	GAS METER	VCP	VITRIFIED CLAY PIPE
GRD	GROUND	WBF	WATER BACK FLOW VALVE
GUY	GUY ANCHOR	WM	WATER METER BOX
GV	GAS VALVE	WV	WATER VALVE
HCR	HANDICAP RAMP	-OH-	OVERHEAD LINE
HVE	HIGH-VOLT ELECTRIC	-SD-	STORM DRAIN LINE
INV.	INVERT	-SS-	SANITARY SEWER LINE
		-W-	WATER LINE

BGT LAND SURVEYING
871 Woodside Way - San Mateo, CA 94401
Main (650) 212-1030 bgtinfo@bgtsurveying.com

LICENSED LAND SURVEYOR
BRYAN G. TAYLOR
NO. 7551
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

PARCEL A (FORMER LANDS OF ORENSTEIN) PER LOT LINE ADJUSTMENT (15377301), AND PER GRANT DEED 15377302

240 ALTA VISTA AVENUE

LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA

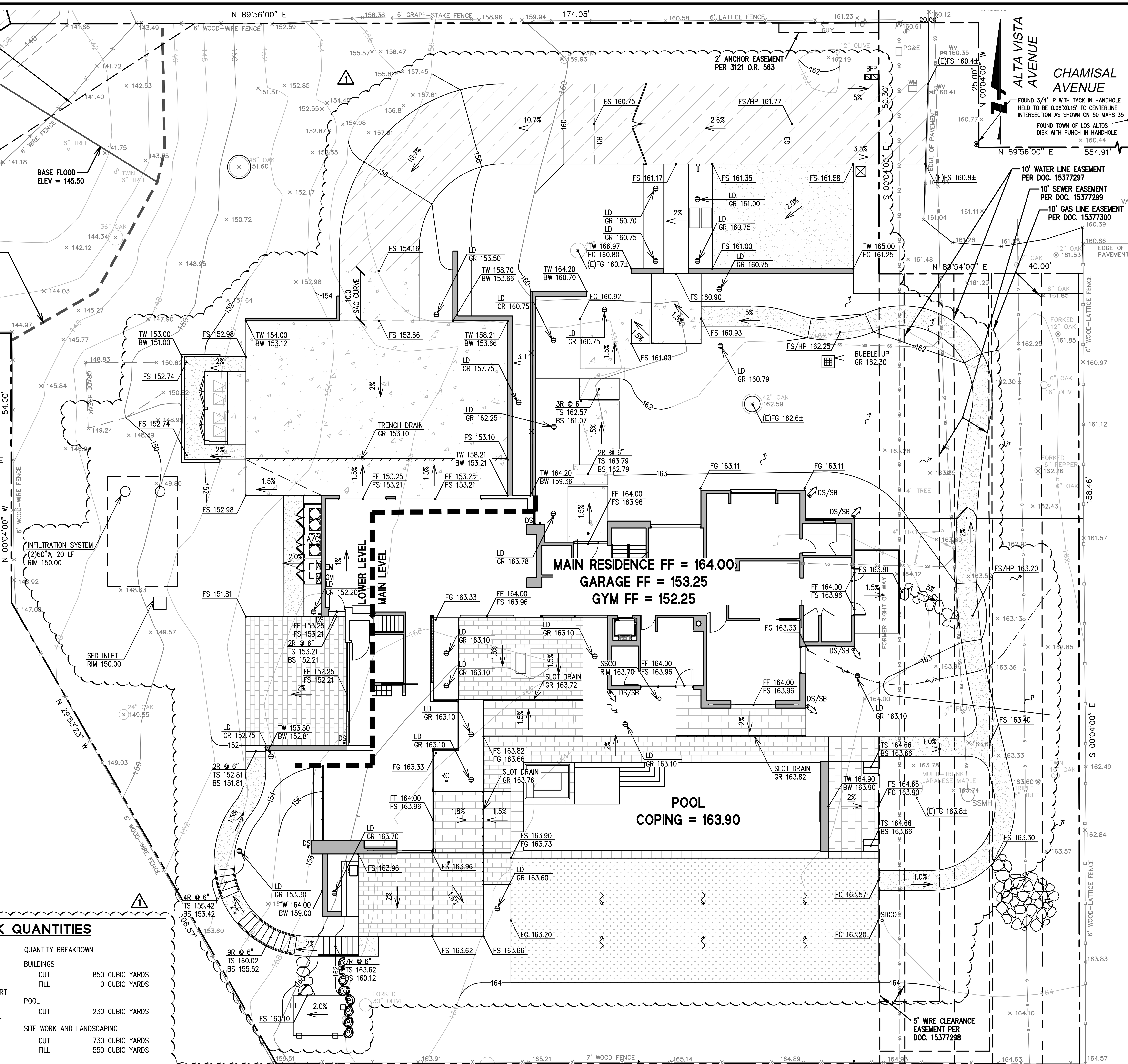
Assessor Parcel Number:
167-35-075

Prepared For:
ALISSA FARIS
840 LOS ALTOS AVENUE
LOS ALTOS, CA 94022

Date: SEPT. 2020
Scale: 1" = 10'
Contour Interval: 2'
Drawn by: LHL
Revisions:

SU-1

Job No. 20-119



ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BOT	BOTTOM OF TANK OR PIPE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CONC	CONCRETE
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
POC	POINT OF CONNECTION
RC	RAIN CHAIN
RET	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SLP	SEE LANDSCAPE PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
W	DOMESTIC WATER LINE
WM	WATER METER

EARTHWORK QUANTITIES

GROSS FIGURES

CUT	1,810 CUBIC YARDS
FILL	550 CUBIC YARDS
TOTAL	2,360 CUBIC YARDS
BALANCE	1,260 CUBIC YARDS OF EXPORT

FOR SITE DEVELOPMENT REVIEW SUBMITTAL, EARTHWORK CUT VOLUME WITHIN FOOTPRINT OF HOUSE AND POOL HAVE BEEN OMITTED.

NET FIGURES

CUT	730 CUBIC YARDS
FILL	550 CUBIC YARDS
TOTAL	1,280 CUBIC YARDS
BALANCE	180 CUBIC YARDS OF EXPORT

QUANTITY BREAKDOWN

BUILDINGS	CUT	850 CUBIC YARDS
	FILL	0 CUBIC YARDS
POOL	CUT	230 CUBIC YARDS
SITE WORK AND LANDSCAPING	CUT	730 CUBIC YARDS
	FILL	550 CUBIC YARDS

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

TOTAL PROPERTY AREA	43,146 SF
IMPERVIOUS AREAS:	
PRE-CONSTRUCTION	7,520 SF
POST-CONSTRUCTION	12,990 SF

GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT 5% FOR A DISTANCE OF 10', WHERE POSSIBLE, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM, STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
7. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
8. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY PREJUDICE AND/OR AFFECT THE EARTHWORK QUANTITIES.
12. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
13. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
14. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

PAVEMENT/HATCH LEGEND:

SEE GEOTECHNICAL REPORT FOR EXACT RECOMMENDATION FOR GRADING OPERATIONS AND OVEREXCAVATION ON-SITE.

AC PAVING	SEE LANDSCAPE PLANS
STONE PAVING	SEE LANDSCAPE PLANS
CONCRETE PAVING	SEE LANDSCAPE PLANS
GRAVEL WALKWAY	SEE LANDSCAPE PLANS

PAVEMENT NOTES:

1. PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER
2. COLOR AND FINISH OF CONCRETE TO BE SPECIFIED BY LANDSCAPE ARCHITECT.
3. SEE LANDSCAPE PLANS FOR ALL WALKWAY FINISHES AND MATERIALS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE SANTA CLARA VALLEY WATER DISTRICT BENCHMARK NO. 287, A BRASS DISK ON TOP OF CURB AT THE SOUTHWESTERLY CORNER OF LOS ALTOS AVENUE AND PINE LANE WITH A PUBLISHED ELEVATION OF 123.04 FEET.

FEMA FLOOD PLAIN NOTES:

1. A PORTION OF THE PROJECT SITE IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 145.5'.
2. THE REST OF THE PROJECT SITE IS LOCATED IN ZONE X, OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA AND HIGHER THAN THE ELEVATION OF THE 0.2 PERCENT ANNUAL CHANCE FLOOD.
3. REFER TO FEMA PANEL 06085C0038H FOR MORE DETAIL.

GRAPHIC SCALE 0 10 20

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255 SHORELINE DRIVE
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www.bkf.com

PRELIMINARY GRADING PLAN
240 ALTA VISTA AVENUE

LOS ALTOS · SANTA CLARA COUNTY · CALIFORNIA

REVIEW ONLY NOT FOR CONSTRUCTION

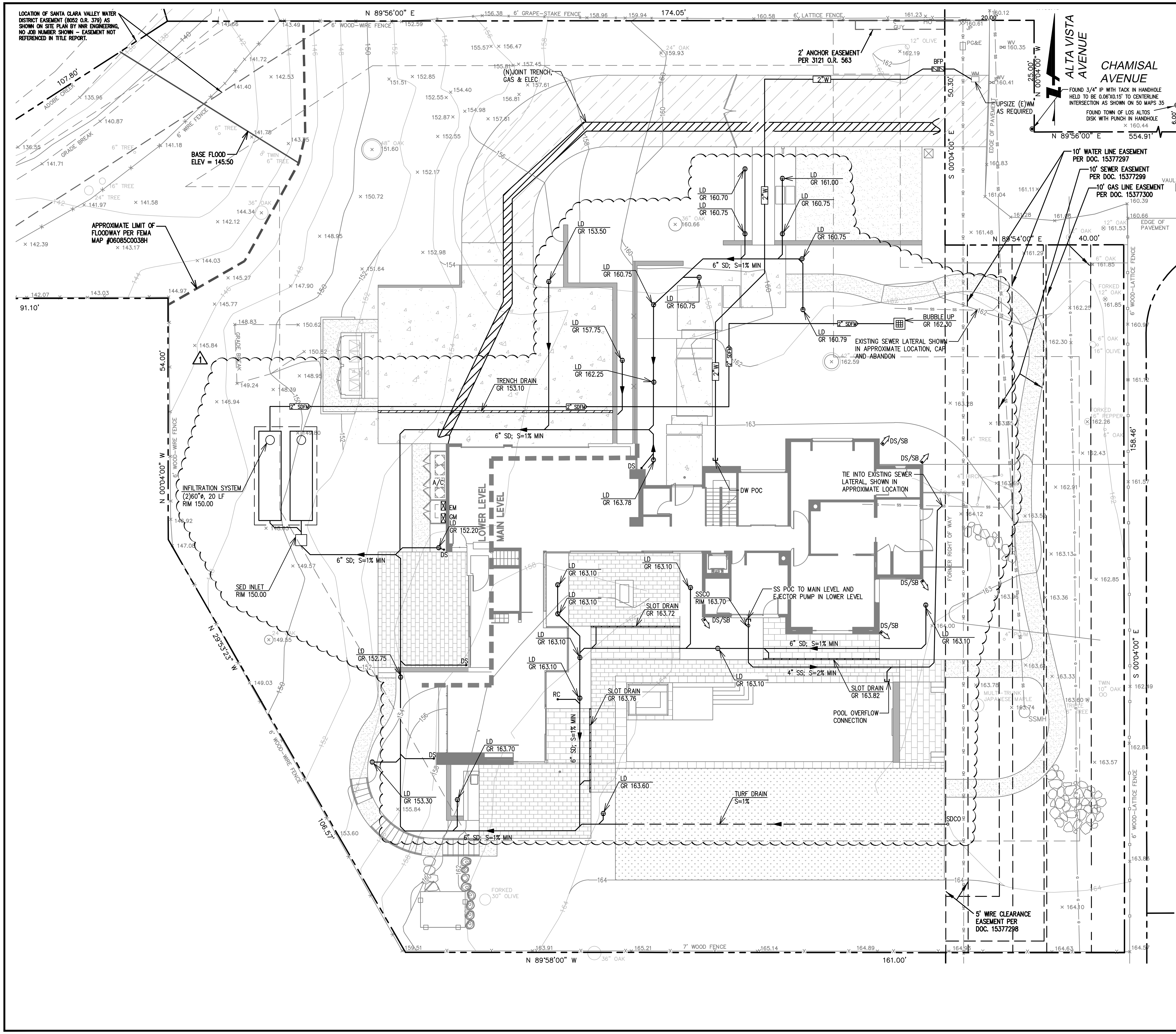
No.	Revisions	Date
1	ASRC PLAN CHECK	07/08/2022

Date	02/18/2022
Scale	1" = 10'
Design	CW
Drawn	AHM
Approved	DJL
Job No	20210304-10

Drawing Number: C-1 OF

DRAWING NAME: K:\2021\210304_240_Alta_Vista\ENG\cvsheets.dwg
PLOT DATE: 07-08-22 PLOTTED BY: wort

Agenda Item 6.



STORM DRAIN NOTES:

1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH IN ACCORDANCE WITH CITY/TOWN STANDARDS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.
7. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
8. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT IMPERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
9. INSTALL UNDER SLAB DRAINAGE SYSTEM PER THE GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.

SANITARY SEWER NOTES:

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE TOWN OR APPROPRIATE SANITARY SEWER DISTRICT.
2. PRIVATE SANITARY SEWER SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS or 45° ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED. PUBLIC SANITARY SEWER LINES AND MAINS SHALL BE PER CITY/TOWN STANDARDS.
3. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS. EXTEND (N) OR (E) SEWER LINE AS SHOWN ON THE PLANS SLOPED AT 2% MINIMUM. INSTALL CLEANOUT AT FACE OF BUILDING AND AT PROPERTY LINE.

WATER SYSTEM NOTES:

1. MAINTAIN WATER LINES 10' AWAY FROM SANITARY SEWER LINES.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. WATER LINES ARE SHOWN SCHEMATICALLY, CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/TOWN OR APPLICABLE WATER DISTRICT STANDARDS.
5. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY/TOWN. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY/TOWN WILL PROVIDE THE CLIENT WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
6. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
7. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY/TOWN'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
8. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY/TOWN STANDARD, AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
9. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
10. INSTALL CITY/TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

0 10 20

GRAPHIC SCALE

811

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PRELIMINARY UTILITY PLAN
240 ALTA VISTA AVENUE

LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

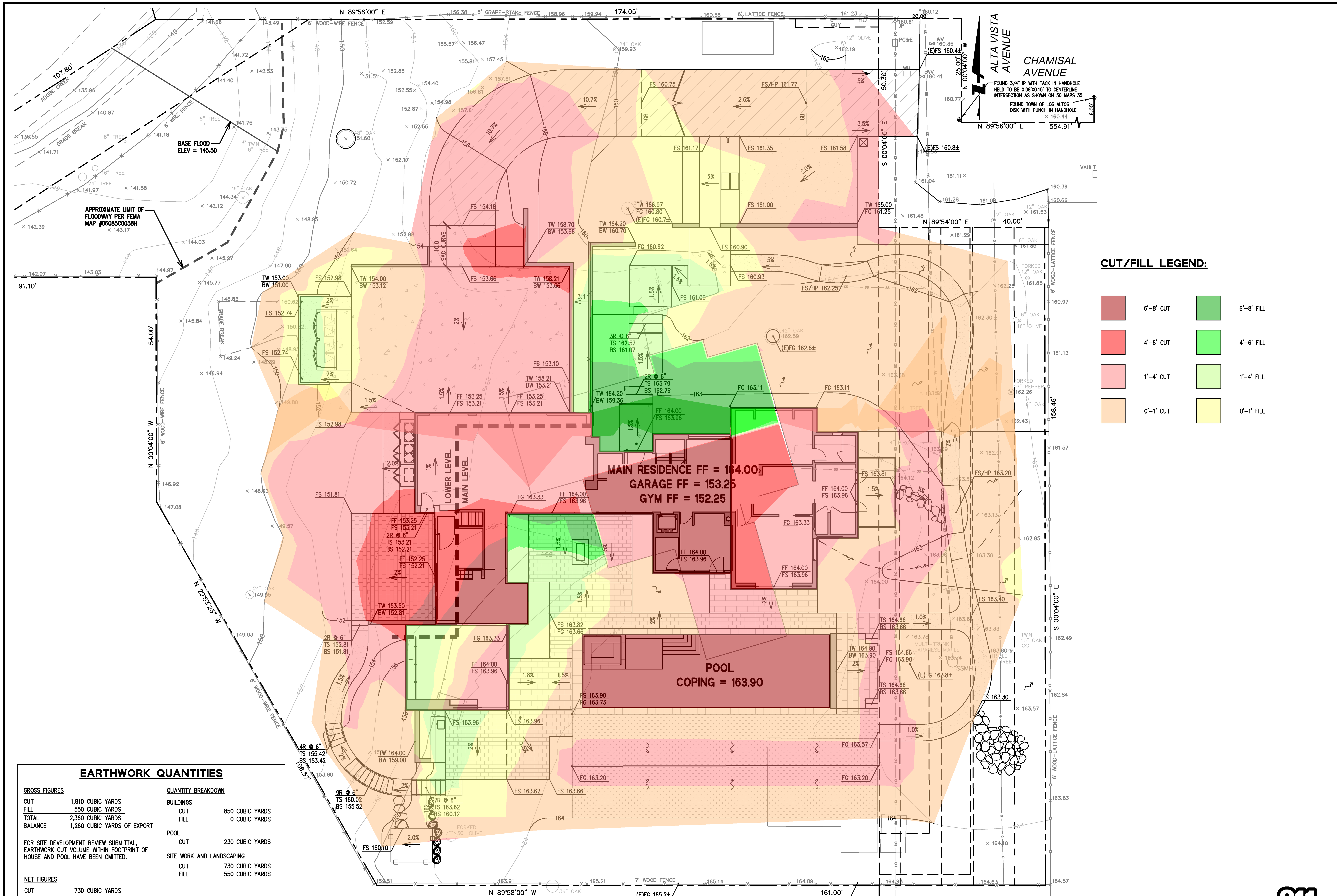
REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
1	ASRC PLAN CHECK	07/08/2022

Date 02/18/2022
Scale 1" = 10'
Design CW
Drawn AHM
Approved DJL
Job No 20210304-10

Drawing Number:
C-2
OF

DRAWING NAME: K:\2021\210304_240_Alta_Vista\ENG\ovsheets.dwg
PLOT DATE: 07-08-22
PLOTTED BY: wort



EARTHWORK QUANTITIES

GROSS FIGURES

CUT	1,810 CUBIC YARDS
FILL	550 CUBIC YARDS
TOTAL	2,360 CUBIC YARDS
BALANCE	1,260 CUBIC YARDS OF EXPORT

FOR SITE DEVELOPMENT REVIEW SUBMITTAL, EARTHWORK CUT VOLUME WITHIN FOOTPRINT OF HOUSE AND POOL HAVE BEEN OMITTED.

NET FIGURES

CUT	730 CUBIC YARDS
FILL	550 CUBIC YARDS
TOTAL	1,280 CUBIC YARDS
BALANCE	180 CUBIC YARDS OF EXPORT

QUANTITY BREAKDOWN

BUILDINGS	CUT	850 CUBIC YARDS
	FILL	0 CUBIC YARDS
POOL	CUT	230 CUBIC YARDS
SITE WORK AND LANDSCAPING	CUT	730 CUBIC YARDS
	FILL	550 CUBIC YARDS

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

DRAWING NAME: K:\2021\210304_240_Alta_Vista\ENG\EXHIBITS\2022-09-30_EW_Exhibit\EW_Exhibit.dwg
PLOT DATE: 10-03-22 PLOTTED BY: wort

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PRELIMINARY EARTHWORK EXHIBIT
240 ALTA VISTA AVENUE

LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

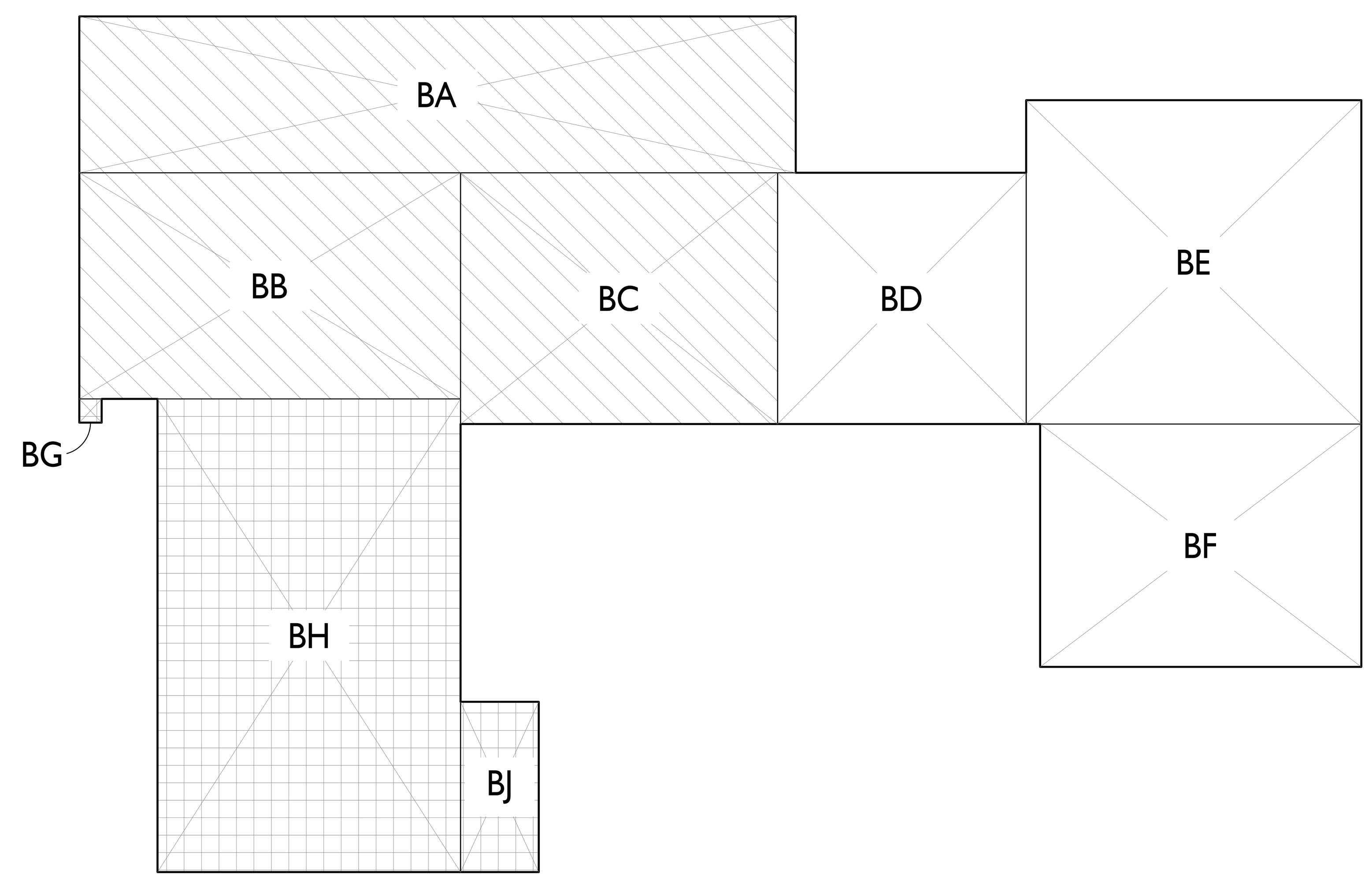
REVIEW ONLY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER DALE J. LEDA C 78436 CIVIL STATE OF CALIFORNIA

No.	Revisions	Date

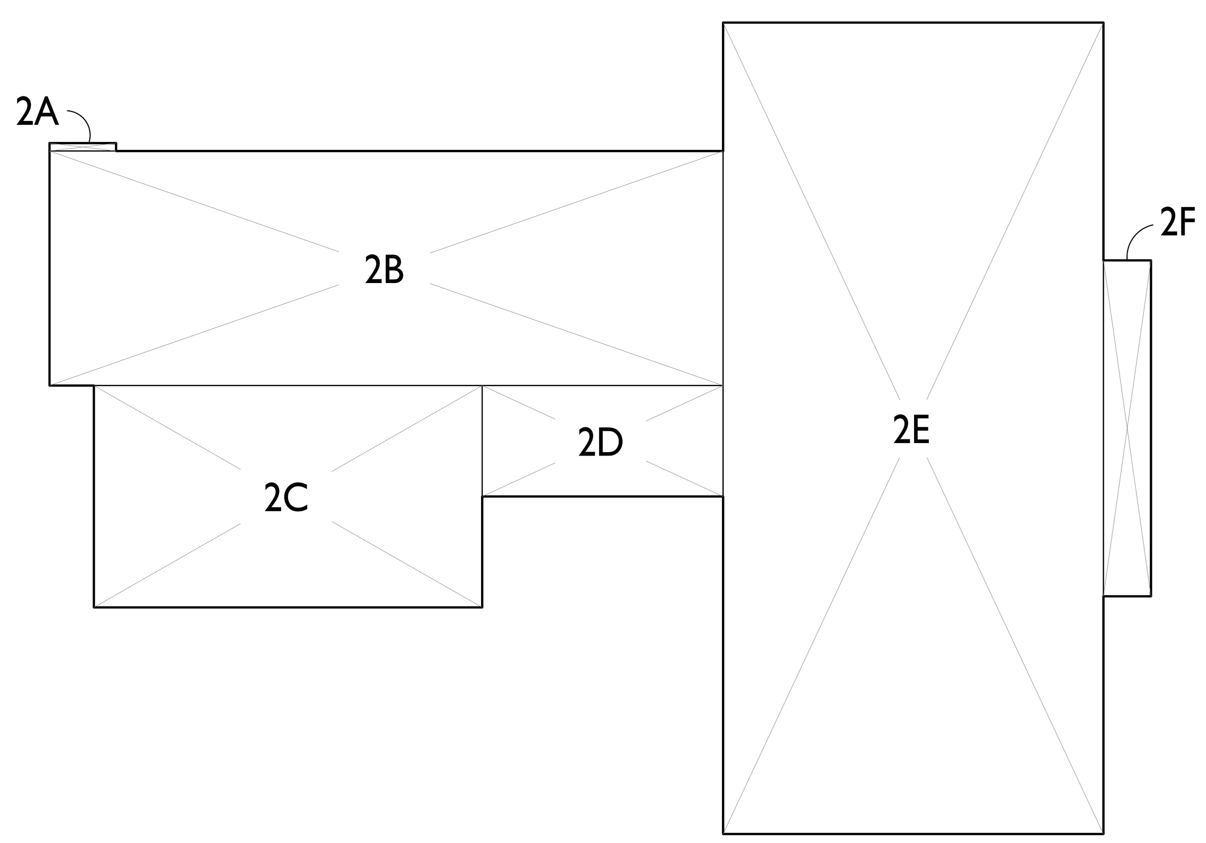
Date 10/03/2022
Scale 1" = 10'
Design CW
Drawn AHM
Approved DJL
Job No 20210304-10

Drawing Number:
X–1
OF

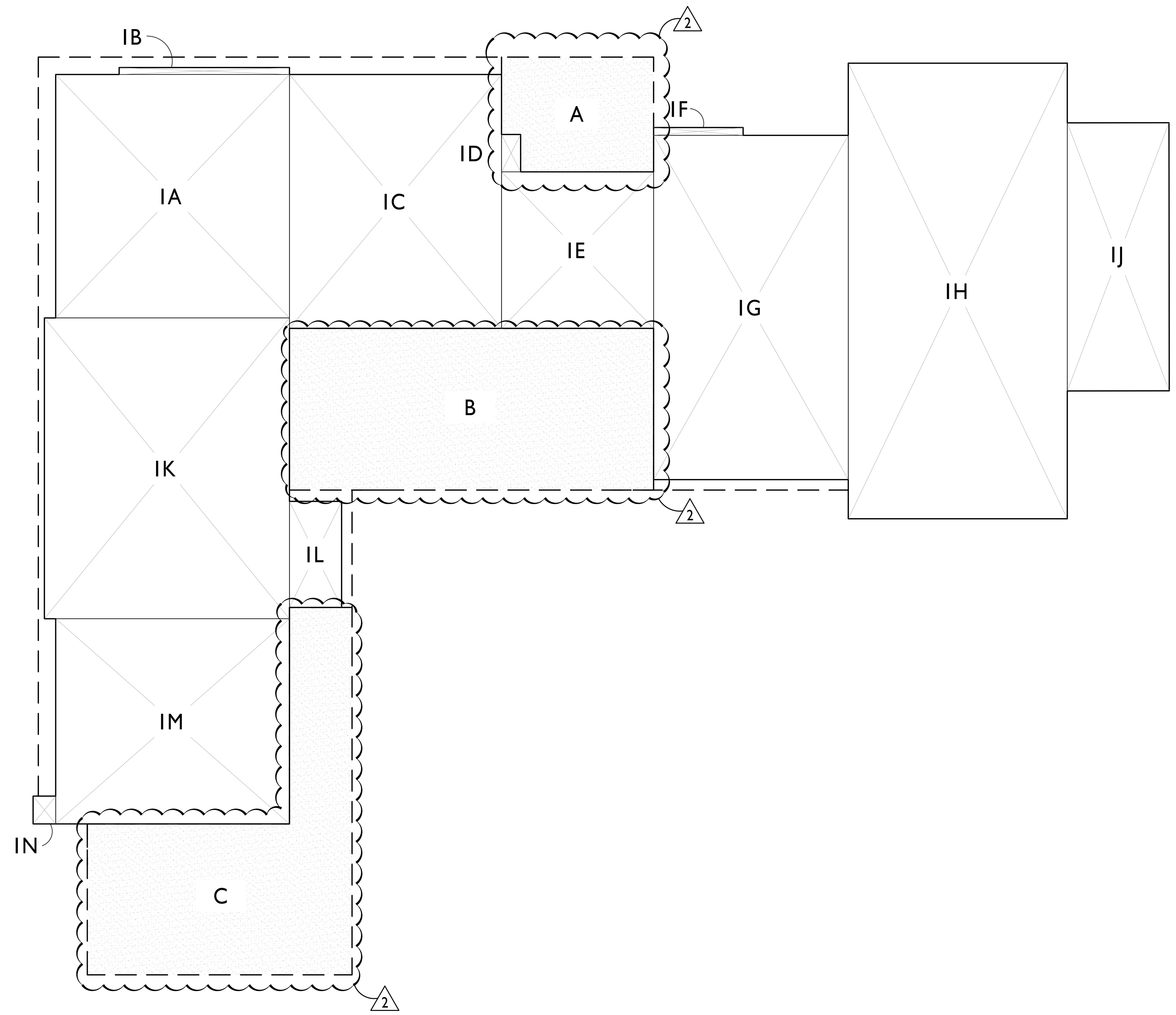
BASEMENT



SECOND FLOOR



GROUND FLOOR



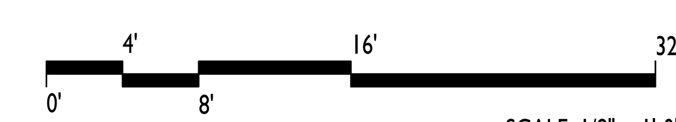
LEGEND

- COVERED OUTDOOR AREA
- GARAGE AREA NOT COUNTED TOWARDS S.F. TOTAL
- DAYLIGHTING PORTION OF BASEMENT COUNTED TOWARD S.F. TOTAL

CALCULATIONS

SECTION	DIMENSIONS	AREA
BA	(42-9" x 9'-4")	399.0 S.F.
BB	(22'-9" x 13'-6")	307.1 S.F.
BC	(18'-11" x 15'-0")	283.8 S.F.
BD	(14'-10" x 15'-0")	222.5 S.F.
BE	(20'-0" x 19'-4")	386.7 S.F.
BF	(19'-2" x 14'-6")	278.0 S.F.
BG	(1'-4" x 1'-5")	1.9 S.F.
BH	(18'-1" x 28'-3")	510.9 S.F.
BJ	(4'-8" x 10'-2")	47.4 S.F.
BASEMENT SUBTOTAL=		2,437.3 S.F.
TOTAL COUNTED TOWARDS S.F. TOTAL =		560.2 S.F.
IA	(22'-5" x 23'-4")	523.0 S.F.
IB	(16'-4" x 0'-8")	10.9 S.F.
IC	(20'-4" x 24'-4")	494.8 S.F.
ID	(1'-10" x 3'-7")	6.6 S.F.
IE	(14'-7" x 15'-0")	218.8 S.F.
IF	(8'-7" x 0'-9")	6.4 S.F.
IG	(18'-8" x 33'-0")	616.0 S.F.
IH	(21'-0" x 43'-8")	917.0 S.F.
IJ	(9'-9" x 25'-8 1/2")	250.6 S.F.
IK	(23'-6" x 28'-10")	677.6 S.F.
IL	(5'-0" x 10'-2")	50.8 S.F.
IM	(22'-5" x 19'-8")	440.9 S.F.
IN	(2'-2" x 2'-8")	5.8 S.F.
GROUND FLOOR SUBTOTAL=		4,219.5 S.F.
2A	(3'-6" x 0'-5")	1.5 S.F.
2B	(35'-5" x 12'-4")	436.8 S.F.
2C	(20'-5" x 11'-8")	238.2 S.F.
2D	(12'-8" x 5'-10")	73.9 S.F
2E	(20'-0" x 42'-8")	853.3 S.F.
2F	(2'-6" x 17-8")	44.2 S.F.
SECOND FLOOR SUBTOTAL=		1,647.9 S.F.
TOTAL FLOOR AREA =		6,427.6 S.F.
MAXIMUM TOTAL FLOOR AREA =		7064.59 S.F.
		COMPLIES
A		153.8 S.F.
B		541.2 S.F.
C		491.7 S.F.
TOTAL COVERED OUTDOOR=		1186.7 S.F.

2



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

A R C A N U M
arcanum architecture, inc.
329 bryant street, suite 3c
san francisco ca 94107
415.357.4400
arcanumarchitecture.com

240 ALTA VISTA AVENUE

LOS ALTOS, CA 94022
APN: 167-35-075

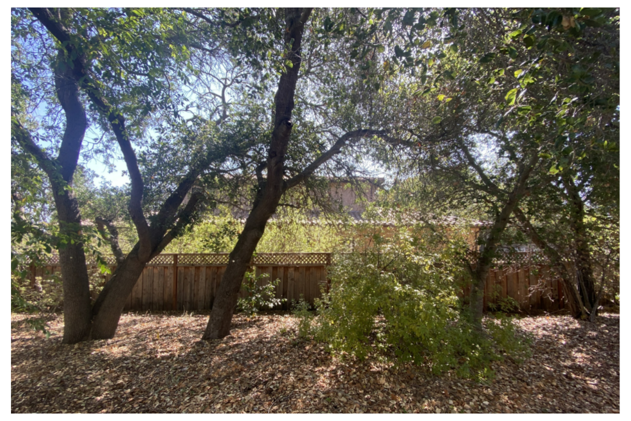
PROJECT NO. 20011

DATE	ISSUE
2.24.22	DESIGN REVIEW
7.11.22	1 PLAN CHECK
9.12.22	2 PLAN CHECK

F.A.R CALCULATIONS

A0.1


NORTH


EAST


SOUTH


WEST

8 A0.2 VIEW FROM 240 ALTA VISTA AVE.


260 ALTA VISTA AVENUE


270 ALTA VISTA AVENUE


278 ALTA VISTA AVENUE


210 ALTA VISTA AVENUE

7 A0.2 WEST SIDE OF ALTA VISTA AVE.


375 CHAMISAL AVENUE


365 CHAMISAL AVENUE

6 A0.2 NORTH SIDE OF CHAMISAL AVE.


267 ALTA VISTA AVENUE

5 A0.2 EAST SIDE OF ALTA VISTA AVE.


390 CHAMISAL AVENUE


370 CHAMISAL AVENUE

4 A0.2 SOUTH SIDE OF CHAMISAL AVE.

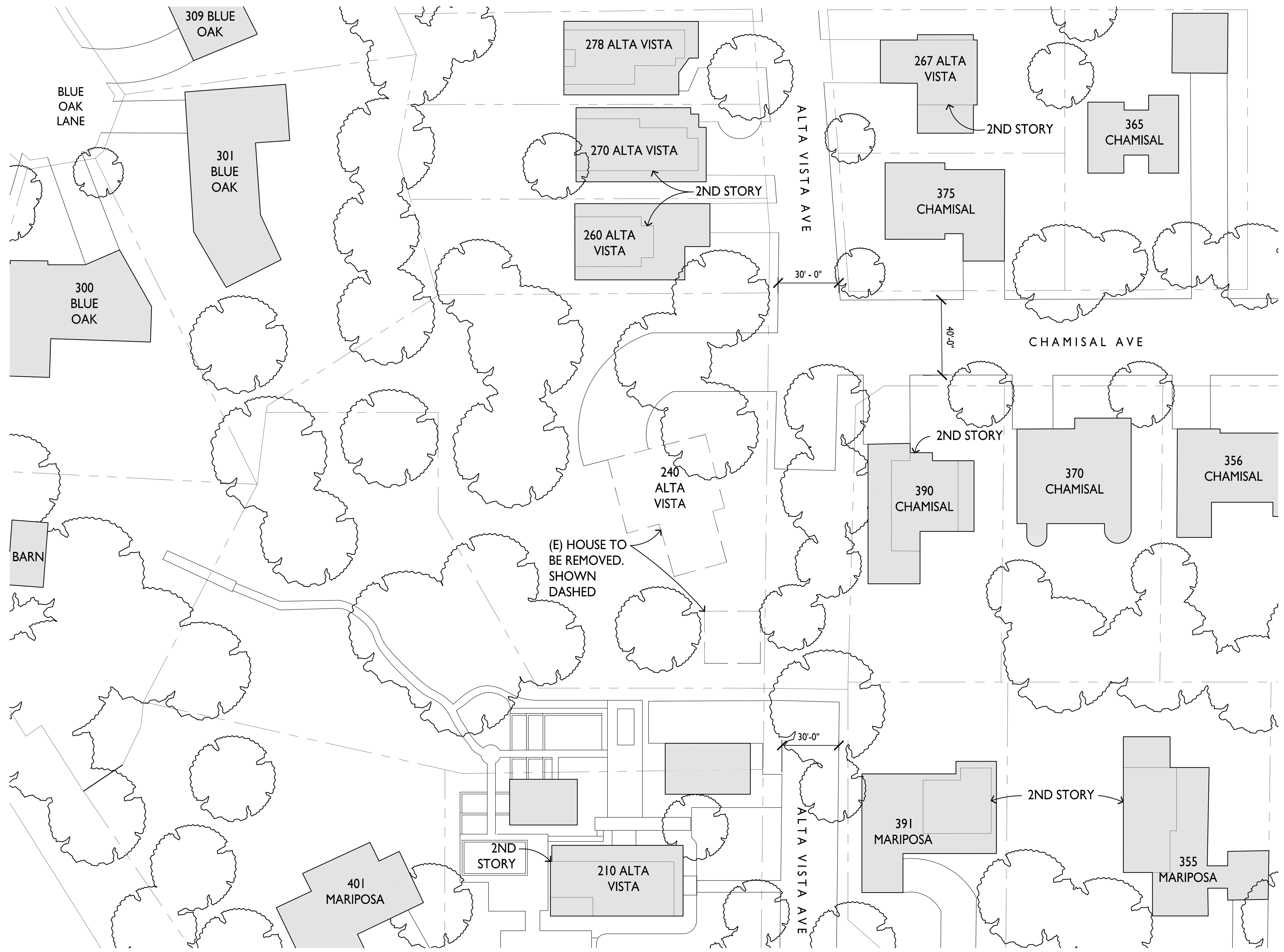

401 MARIPOSA AVENUE

3 A0.2 NORTH MARIPOSA AVE.


300 BLUE OAK LANE


301 BLUE OAK LANE

2 A0.2 BLUE OAK LANE



1 A0.2 NEIGHBORHOOD CONTEXT MAP

SCALE: 1"=40'-0"

0' 20' 40' 80'

N

ARCANUM

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329 bryant street, suite 3c
san francisco ca 94107
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NEIGHBORHOOD CONTEXT MAP & PHOTOS

A0.2

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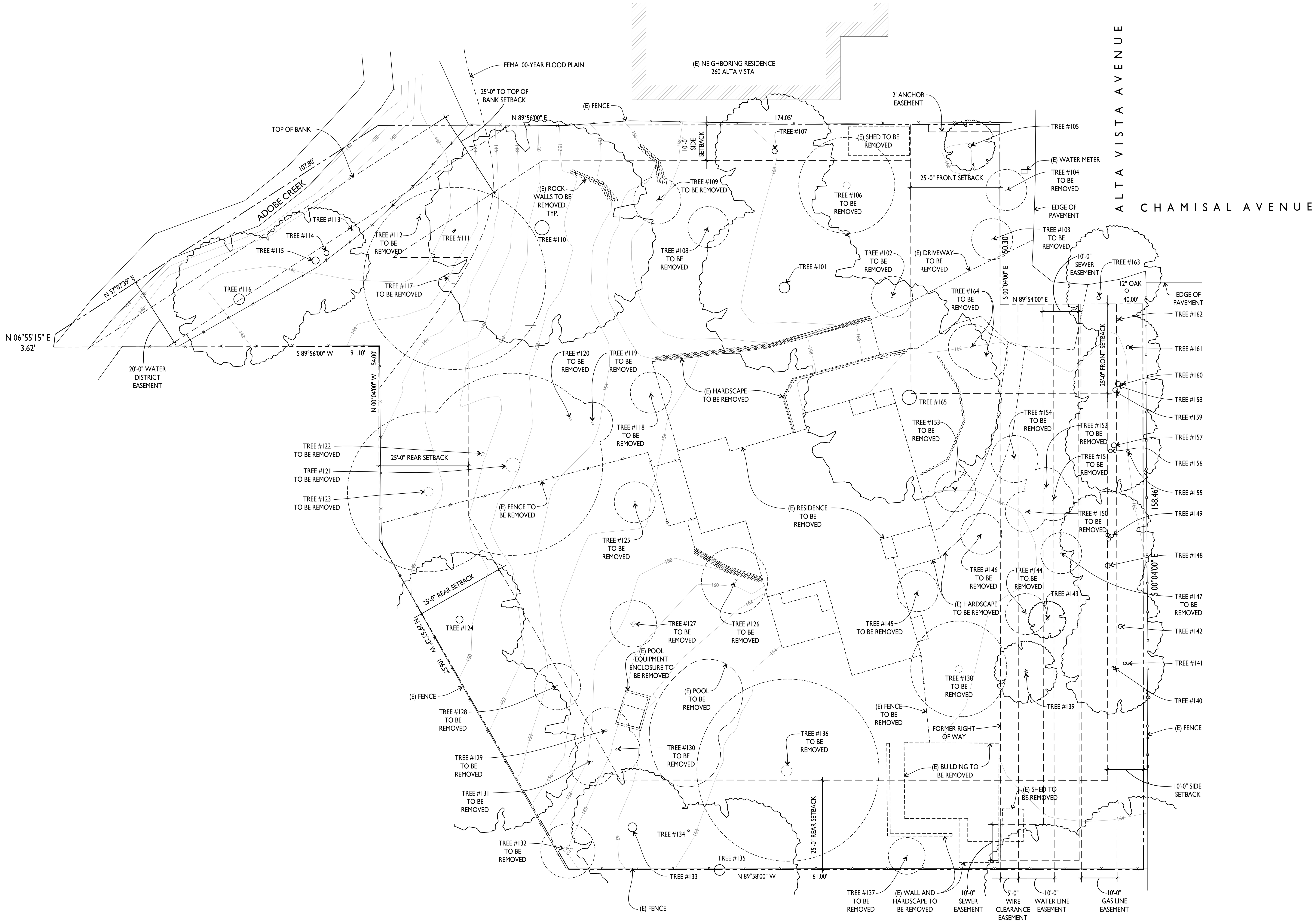
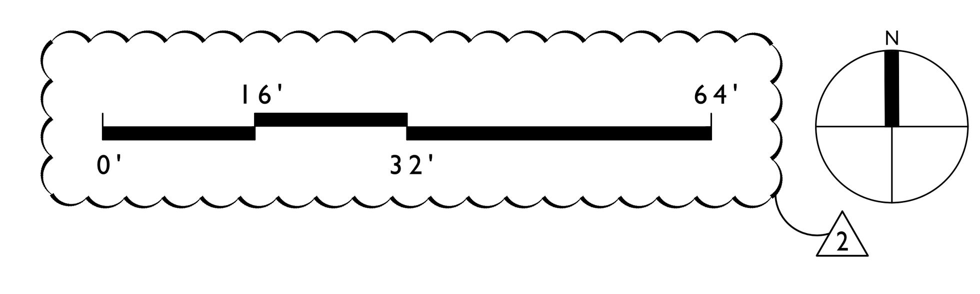


(E) TREE LEGEND

TREE	SIZE	TYPE	STATUS
#101	34.5"	COAST LIVE OAK	RETAINED
#102	4"	BIRCH	REMOVE
#103	4"	BIRCH	REMOVE
#104	5"	PLUM	REMOVE
#105	7.2"	OLIVE	RETAINED
#106	9"/6.5"	PEPPER	REMOVE
#107	16"	COAST LIVE OAK	RETAINED
#108	3.5"	COAST REDWOOD	REMOVE
#109	8.3"	COAST LIVE OAK	REMOVE
#110	56"	COAST LIVE OAK	RETAINED
#111	7.5"/6"	BUCKEYE	RETAINED
#112	8.5"	BAY	REMOVE
#113	8"	BAY	RETAINED
#114	14"	BAY	RETAINED
#115	20"	BAY	RETAINED
#116	36"	MONTEREY PINE	RETAINED
#117	38"	COAST LIVE OAK	REMOVE
#118	3.75"	CHINESE PISTACHE	REMOVE
#119	10.5"/9"	COAST LIVE OAK	REMOVE
#120	7"/4.5"	COAST LIVE OAK	REMOVE
#121	42.5"	EUCALYPTUS	REMOVE
#122	13"	EUCALYPTUS	REMOVE
#123	26.5"	EUCALYPTUS	REMOVE
#124	19.5"/11.25"	COAST LIVE OAK	RETAINED
#125	5"	PLUM	REMOVE
#126	10.25"/7.25"	CHINESE ELM	REMOVE
#127	8.5"/8"/8"/4.5"	CHERRY	REMOVE
#128	7"	COAST LIVE OAK	REMOVE
#129	10"	COAST LIVE OAK	REMOVE
#130	7.25"	COAST LIVE OAK	REMOVE
#131	9.25"	COAST LIVE OAK	REMOVE
#132	12.5"/10"/10"/7"	OLIVE	REMOVE
#133	14.5"/8.5"	OLIVE	RETAINED
#134	5.75"	COAST LIVE OAK	RETAINED
#135	36"	COAST LIVE OAK	RETAINED
#136	40"	SIBERIAN ELM	REMOVE
#137	6"	BIRCH	REMOVE
#138	21.5"	CHINESE ELM	REMOVE
#139	3.5"/3"/2"/2"/2"	JAPANESE MAPLE	RETAINED
#140	8.5"/7"/6"	BLACK WALNUT	RETAINED
#141	11.75"/8.75"	COAST LIVE OAK	RETAINED
#142	9"	COAST LIVE OAK	RETAINED
#143	5" @ 2'	PLUM	RETAINED
#144	4"	BIRCH	REMOVE
#145	6.75"	BIRCH	REMOVE
#146	5"	CHINESE PISTACHE	REMOVE
#147	5"	CHINESE ELM	REMOVE
#148	14.5"	COAST LIVE OAK	RETAINED
#149	13.5"/13"/9"	ELM	RETAINED
#150	4"	BIRCH	REMOVE
#151	3.5"	BIRCH	REMOVE
#152	3.5"	BIRCH	REMOVE
#153	4"	BIRCH	REMOVE
#154	3.5"	CHINESE PISTACHE	REMOVE
#155	6.5"/3"	COAST LIVE OAK	RETAINED
#156	11.5"/7"	PEPPER	RETAINED
#157	5.5"/4"/2"	COAST LIVE OAK	RETAINED
#158	9"	COAST LIVE OAK	RETAINED
#159	15.5"	PEPPER	RETAINED
#160	6"/4.5"/4"/2"	OLIVE	RETAINED
#161	13.5" @ 3'	COAST LIVE OAK	RETAINED
#162	8.75"	COAST LIVE OAK	RETAINED
#163	12.5"	COAST LIVE OAK	RETAINED
#164	9.5"	COAST LIVE OAK	REMOVE
#165	38.25"	COAST LIVE OAK	RETAINED

1
A0.3

EXISTING SITE AND DEMOLITION PLAN



240 ALTA VISTA AVENUE

LOS ALTOS, CA 94022
APN: 167-35-075

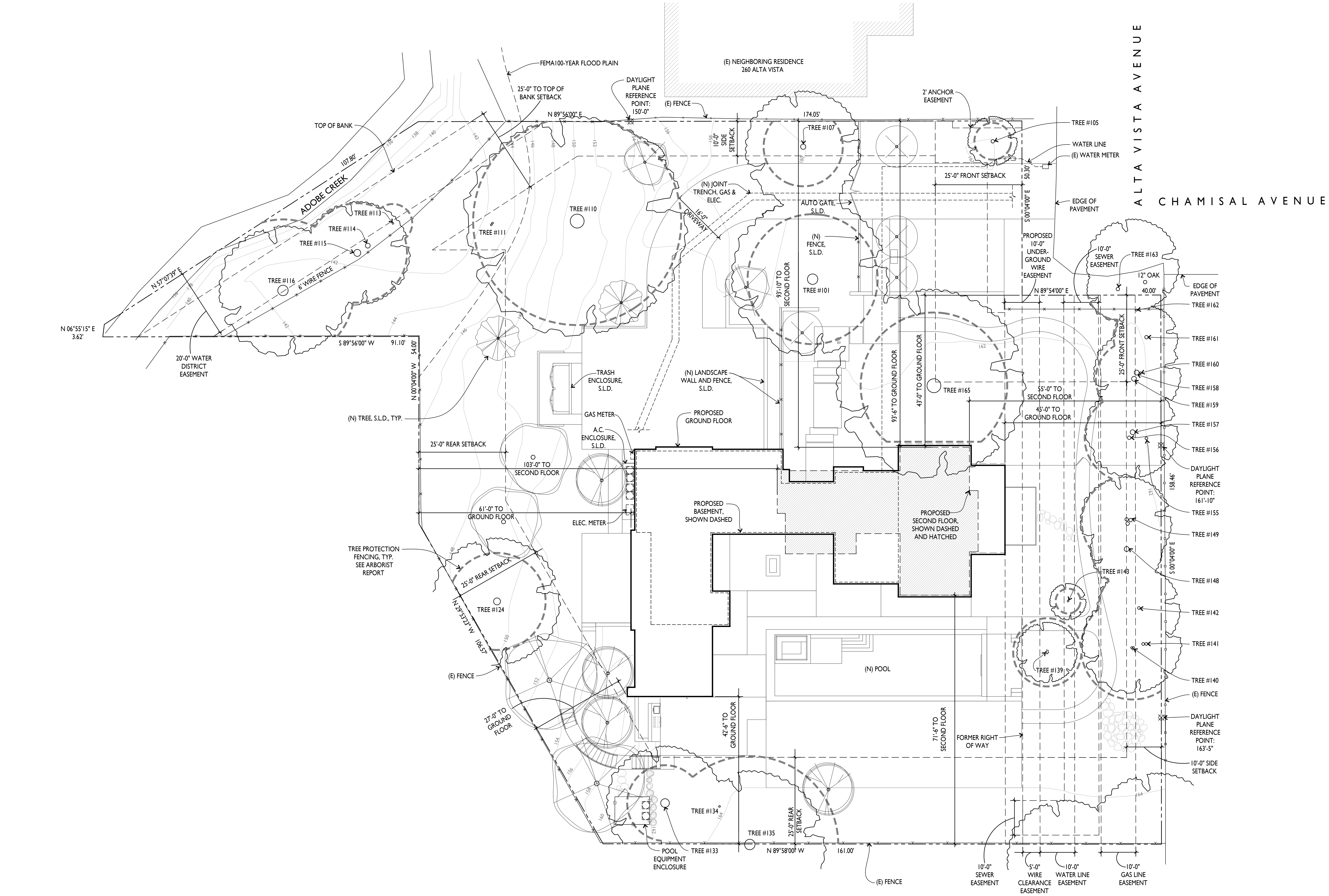
PROJECT NO. 20011

DATE	ISSUE
2.24.22	DESIGN REVIEW
7.11.22	1 PLAN CHECK
9.12.22	2 PLAN CHECK

EXISTING SITE AND DEMOLITION PLAN

SCALE: 1/16" = 1'-0" 2

A0.3



(E) TREE LEGEND

TREE	SIZE	TYPE	STATUS
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#105	7.2"	OLIVE	RETAINED
#106	9"/6.5"	PEPPER	REMOVE
#107	16"	COAST LIVE OAK	RETAINED
#108	3.5"	COAST REDWOOD	REMOVE
#109	8.3"	COAST LIVE OAK	REMOVE
#110	56"	COAST LIVE OAK	RETAINED
#111	7.5"/6"	BUCKEYE	RETAINED
#112	8.5"	BAY	REMOVE
#113	8"	BAY	RETAINED
#114	14"	BAY	RETAINED
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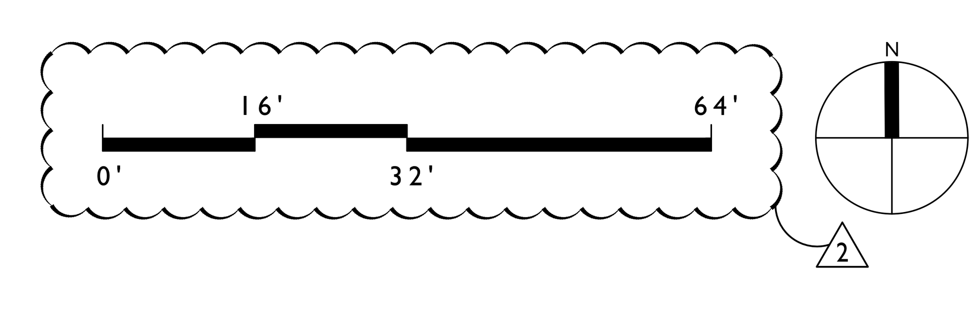
#152	3.5"	BIRCH	REMOVE
#153	4"	BIRCH	REMOVE
#154	3.5"	CHINESE PISTACHE	REMOVE
#155	6.5"/3"	COAST LIVE OAK	RETAINED
#156	11.5"/7"	PEPPER	RETAINED
#157	5.5"/4"/2"	COAST LIVE OAK	RETAINED
#158	9"	COAST LIVE OAK	RETAINED
#159	15.5"	PEPPER	RETAINED
#160	6"/4.5"/4"/2"	OLIVE	RETAINED
#161	13.5" @ 3'	COAST LIVE OAK	RETAINED
#162	8.75"	COAST LIVE OAK	RETAINED
#163	12.5"	COAST LIVE OAK	RETAINED
#164	9.5"	COAST LIVE OAK	REMOVE
#165	38.25"	COAST LIVE OAK	RETAINED

1 / A0.4 PROPOSED SITE PLAN



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240 ALTA VISTA AVENUE

LOS ALTOS, CA 94022
APN: 167-35-075

PROJECT NO. 20011

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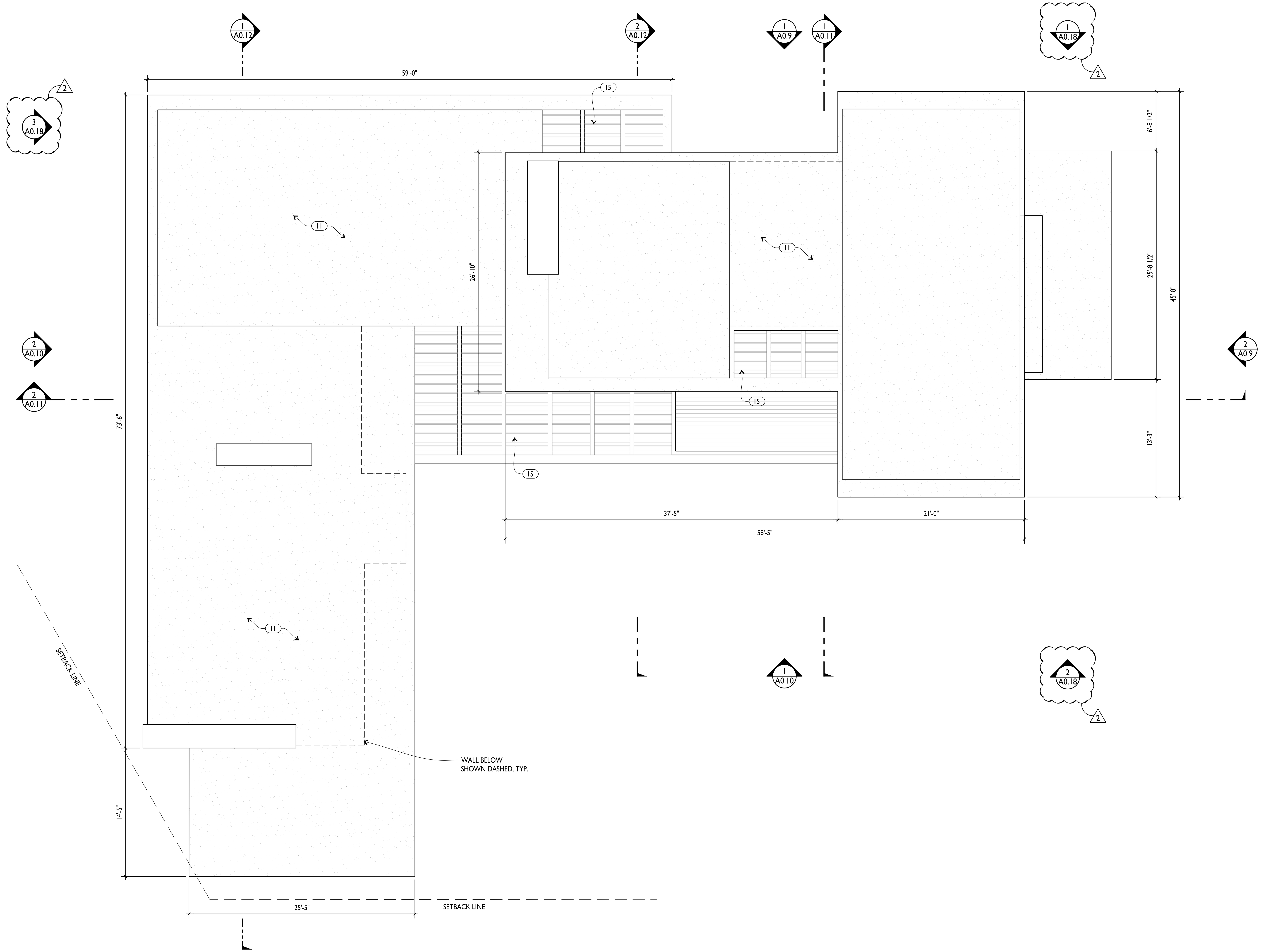
9.12.22	2 PLAN CHECK

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0" 2

A0.4



1 A0.5 ROOF PLAN

0 2' 4' 8' 16'

N

KEYNOTES / FINISH NOTES

1. METAL WINDOWS AND DOORS
2. HORIZONTAL T&G WOOD SIDING
3. VERTICAL T&G WOOD SIDING
4. STONE VENEER
5. CHIMNEY ENCLOSURE
6. METAL GARAGE DOOR
7. EXISTING NATURAL STATE/PRESENT CONDITION GRADE LINE (SHOWN DASHED), SEE A0.19
8. PROPOSED GRADE
9. DECORATIVE WOOD PRIVACY SCREEN
10. LANDSCAPE WALL, S.L.D.
11. SINGLE MEMBRANE FLAT ROOF
12. WOOD FENCE/ GATE, S.L.D.
13. METAL PANEL
14. OUTDOOR SHOWER
15. WOOD TRELLIS MEMBER
16. WOOD TERRACE GUARDRAIL

NOTE: ALL ROOF MATERIALS TO BE NON-REFLECTIVE

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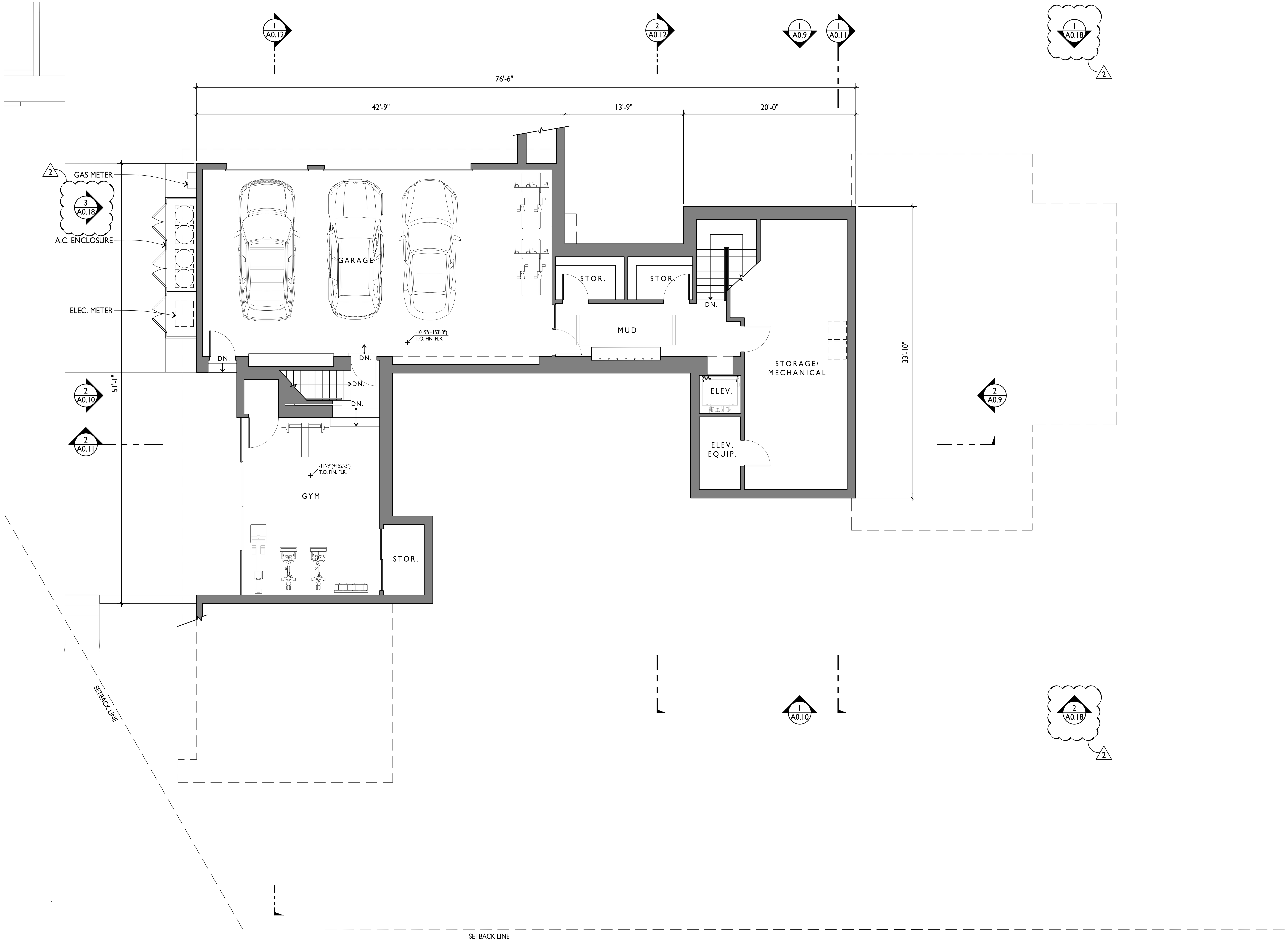
ROOF PLAN

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

A0.5



1 A0.6 BASEMENT FLOOR PLAN

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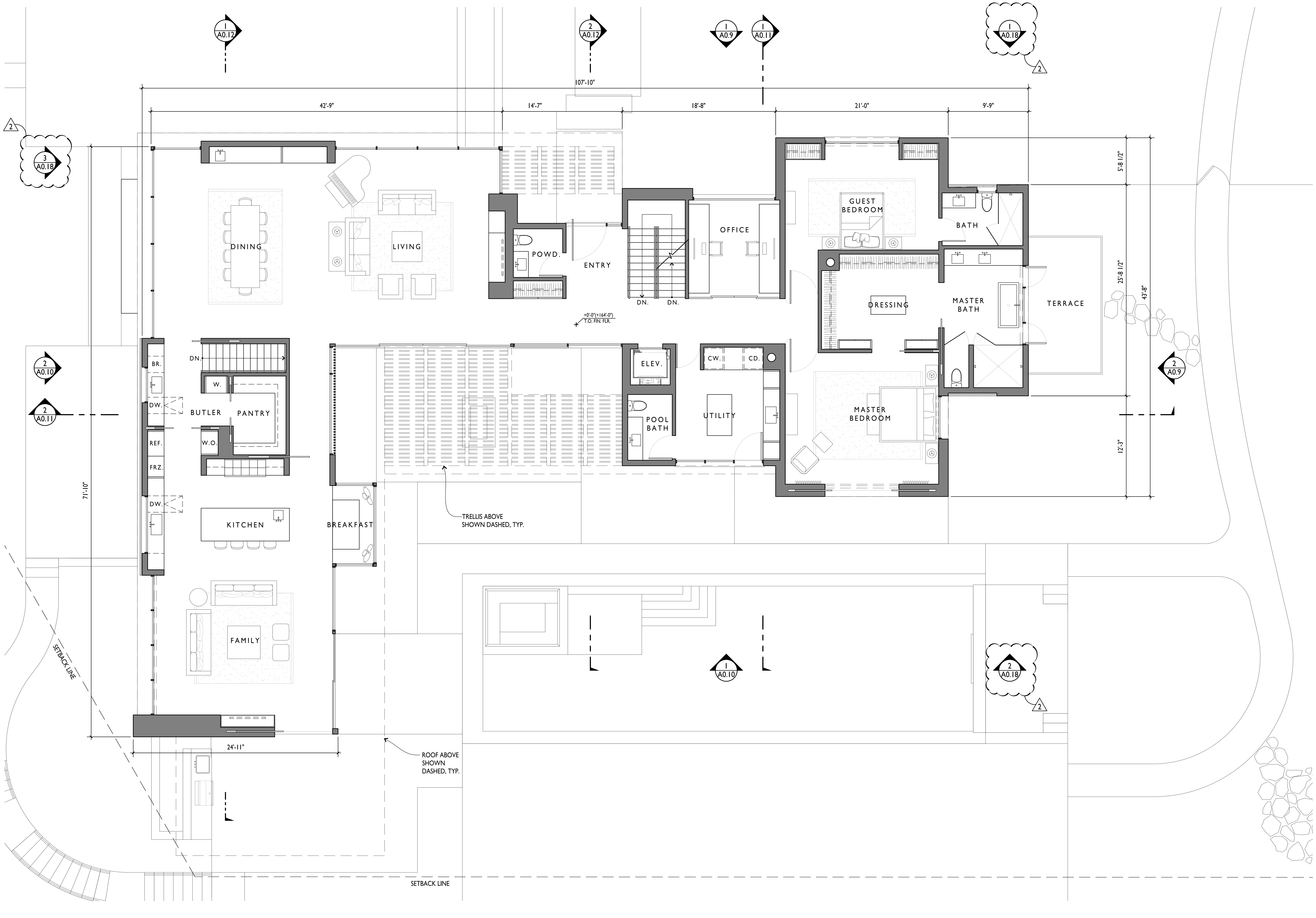
BASEMENT FLOOR PLAN

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

A0.6



1 A0.7 GROUND FLOOR PLAN

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GROUND FLOOR PLAN

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

A0.7

1 A0.8 SECOND FLOOR PLAN

0 2' 4' 8' 16'

N

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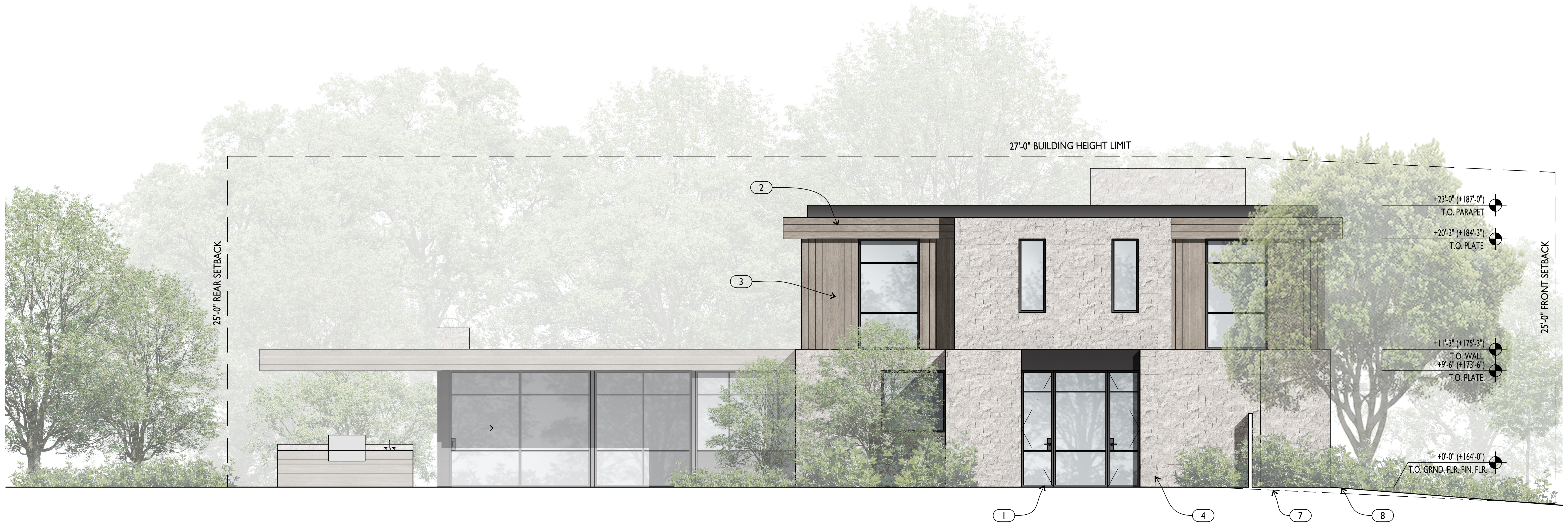
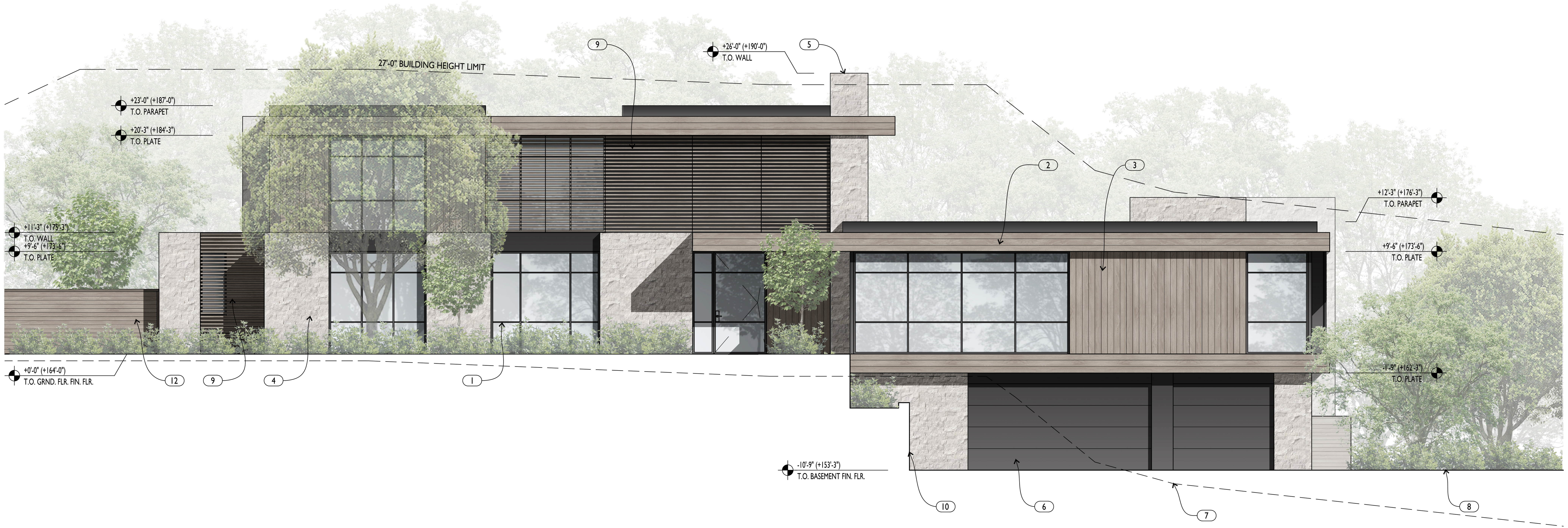
SECOND FLOOR PLAN

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

A0.8



2 MAIN HOUSE EAST ELEVATION
A0.9



1 MAIN HOUSE NORTH ELEVATION
A0.9

KEYNOTES / FINISH NOTES

1. METAL WINDOWS AND DOORS
2. HORIZONTAL T&G WOOD SIDING
3. VERTICAL T&G WOOD SIDING
4. STONE VENEER
5. CHIMNEY ENCLOSURE
6. METAL GARAGE DOOR
7. EXISTING GRADE (SHOWN DASHED)
8. PROPOSED GRADE
9. DECORATIVE WOOD PRIVACY SCREEN
10. CONCRETE LANDSCAPE WALL, S.L.D.
11. SINGLE MEMBRANE FLAT ROOF
12. WOOD FENCE/ GATE, S.L.D.
13. METAL PANEL
14. OUTDOOR SHOWER
15. WOOD TRELLIS MEMBER
16. WOOD ROOF TERRACE GUARDRAIL

NOTE: ALL ROOF MATERIALS TO BE NON-REFLECTIVE

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EXTERIOR ELEVATIONS

0 2' 4' 8' 16'

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

A0.9

2 / A0.10 MAIN HOUSE WEST ELEVATION

1 / A0.10 MAIN HOUSE SOUTH ELEVATION

KEYNOTES / FINISH NOTES

1. METAL WINDOWS AND DOORS
2. HORIZONTAL T&G WOOD SIDING
3. VERTICAL T&G WOOD SIDING
4. STONE VENEER
5. CHIMNEY ENCLOSURE
6. METAL GARAGE DOOR
7. EXISTING GRADE (SHOWN DASHED)
8. PROPOSED GRADE
9. DECORATIVE WOOD PRIVACY SCREEN
10. LANDSCAPE WALL, S.L.D.
11. SINGLE MEMBRANE FLAT ROOF
12. WOOD FENCE/ GATE, S.L.D.
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NOTE: ALL ROOF MATERIALS TO BE NON-REFLECTIVE

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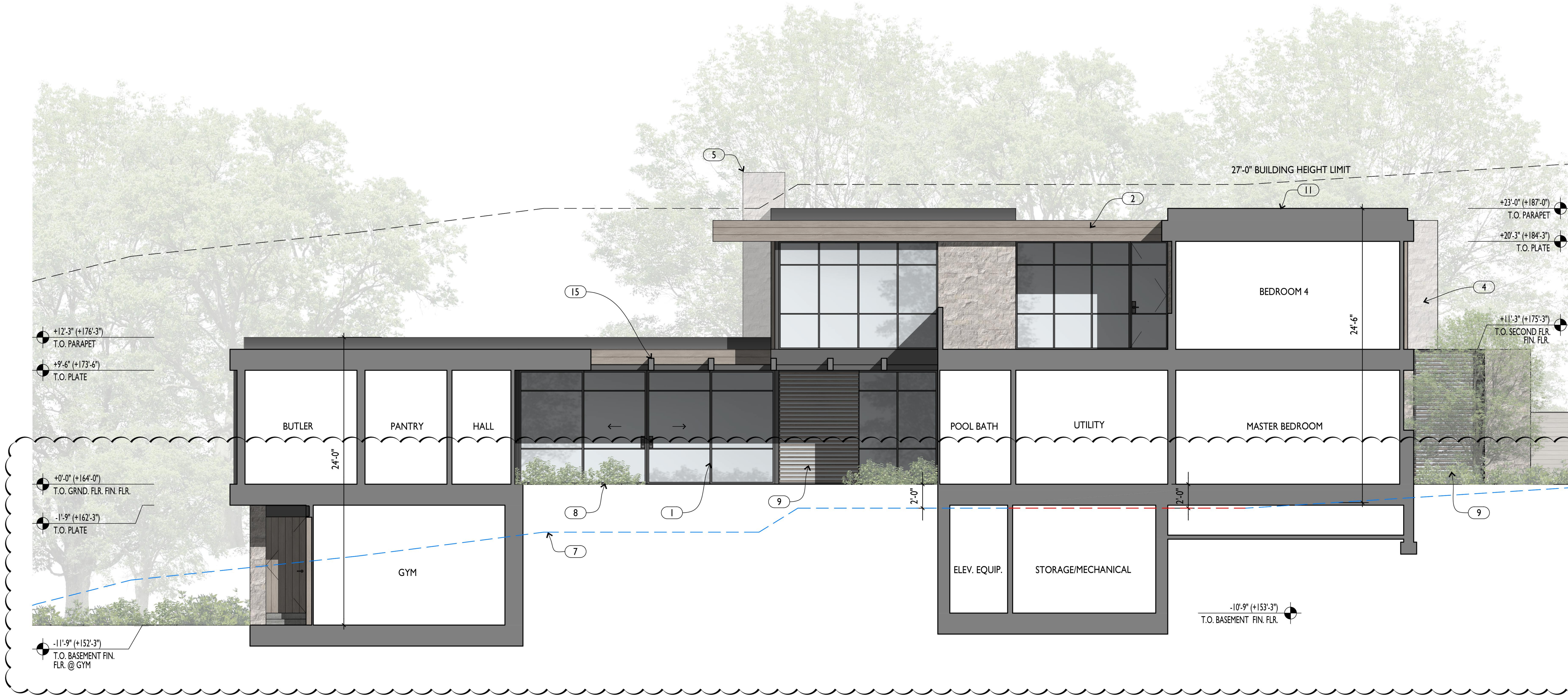
7.11.22	△ PLAN CHECK

EXTERIOR ELEVATIONS

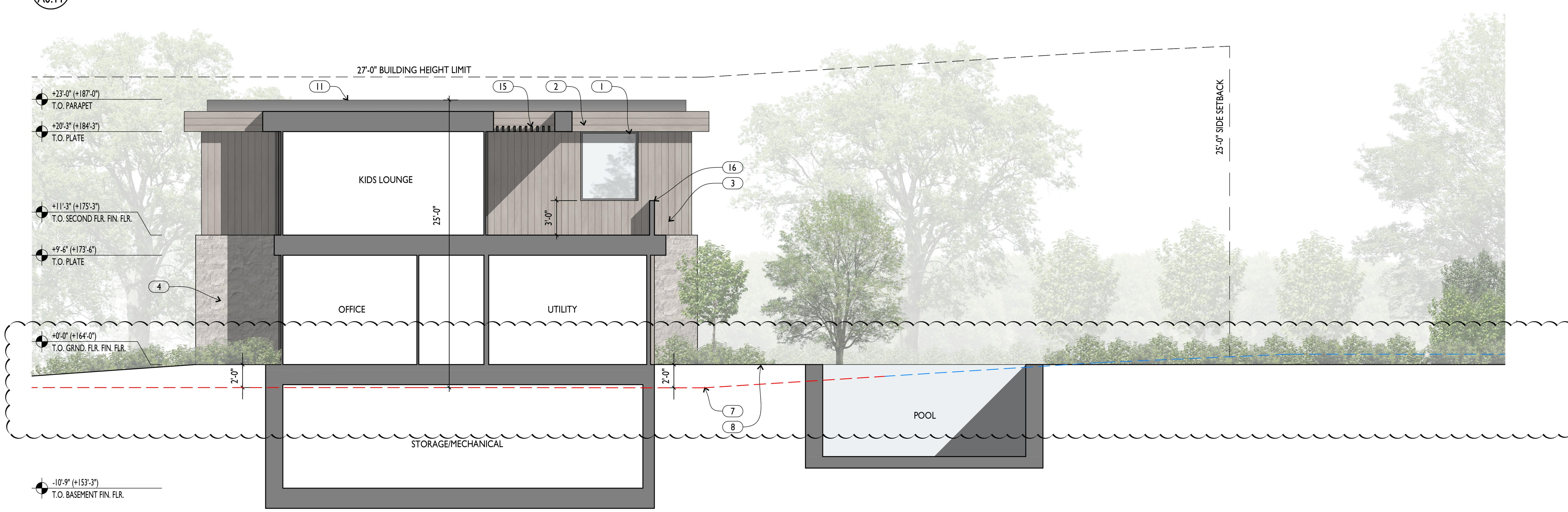
0 2' 4' 8' 16'

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

A0.10



2 A0.11 MAIN HOUSE - SOUTH SECTION ELEVATION



1 A0.11 MAIN HOUSE - WEST SECTION ELEVATION

0 2' 4' 8' 16'

KEYNOTES / FINISH NOTES

1. METAL WINDOWS AND DOORS
2. HORIZONTAL T&G WOOD SIDING
3. VERTICAL T&G WOOD SIDING
4. STONE VENEER
5. CHIMNEY ENCLOSURE
6. METAL GARAGE DOOR
7. EXISTING NATURAL STATE/PRESENT CONDITION GRADE LINE (SHOWN DASHED), SEE A0.19
8. PROPOSED GRADE
9. DECORATIVE WOOD PRIVACY SCREEN
10. LANDSCAPE WALL, S.L.D.
11. SINGLE MEMBRANE FLAT ROOF
12. WOOD FENCE/ GATE, S.L.D.
13. METAL PANEL
14. OUTDOOR SHOWER
15. WOOD TRELLIS MEMBER
16. WOOD TERRACE GUARDRAIL

NOTE: ALL ROOF MATERIALS TO BE NON-REFLECTIVE

LEGEND

PORTION OF EXISTING/NATURAL STATE GRADE LINE DERIVED FROM SURVEY PROVIDED BY CITY OF LOS ALTOS PLANNING, SEE A0.19

PORTION OF EXISTING/PRESENT CONDITION GRADE LINE DERIVED FROM SURVEY PROVIDED BY BGT, SEE A0.19

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9.12.22	PLAN CHECK

SECTION ELEVATIONS

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

A0.11

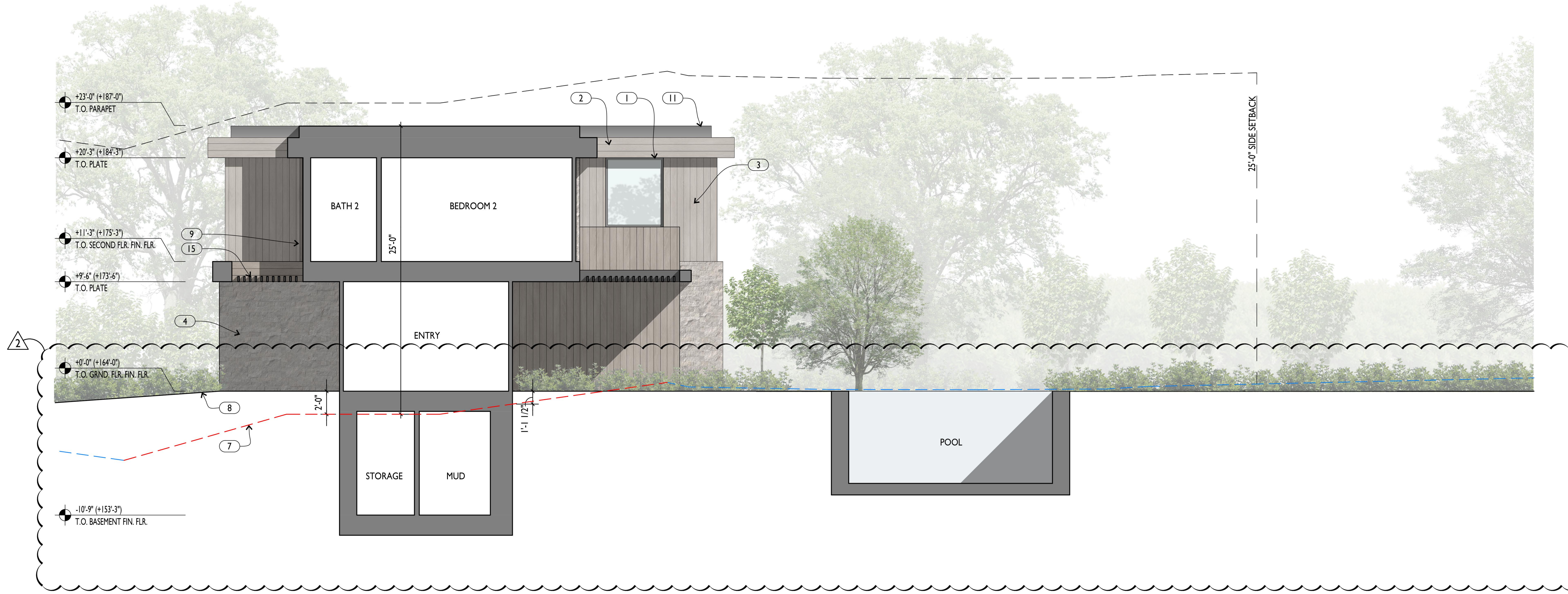
KEYNOTES / FINISH NOTES

1. METAL WINDOWS AND DOORS
2. HORIZONTAL T&G WOOD SIDING
3. VERTICAL T&G WOOD SIDING
4. STONE VENEER
5. CHIMNEY ENCLOSURE
6. METAL GARAGE DOOR
7. EXISTING NATURAL STATE/PRESENT CONDITION GRADE LINE (SHOWN DASHED), SEE A0.19
8. PROPOSED GRADE
9. DECORATIVE WOOD PRIVACY SCREEN
10. LANDSCAPE WALL, S.L.D.
11. SINGLE MEMBRANE FLAT ROOF
12. WOOD FENCE/ GATE, S.L.D.
13. METAL PANEL
14. OUTDOOR SHOWER
15. WOOD TRELLIS MEMBER
16. WOOD TERRACE GUARDRAIL

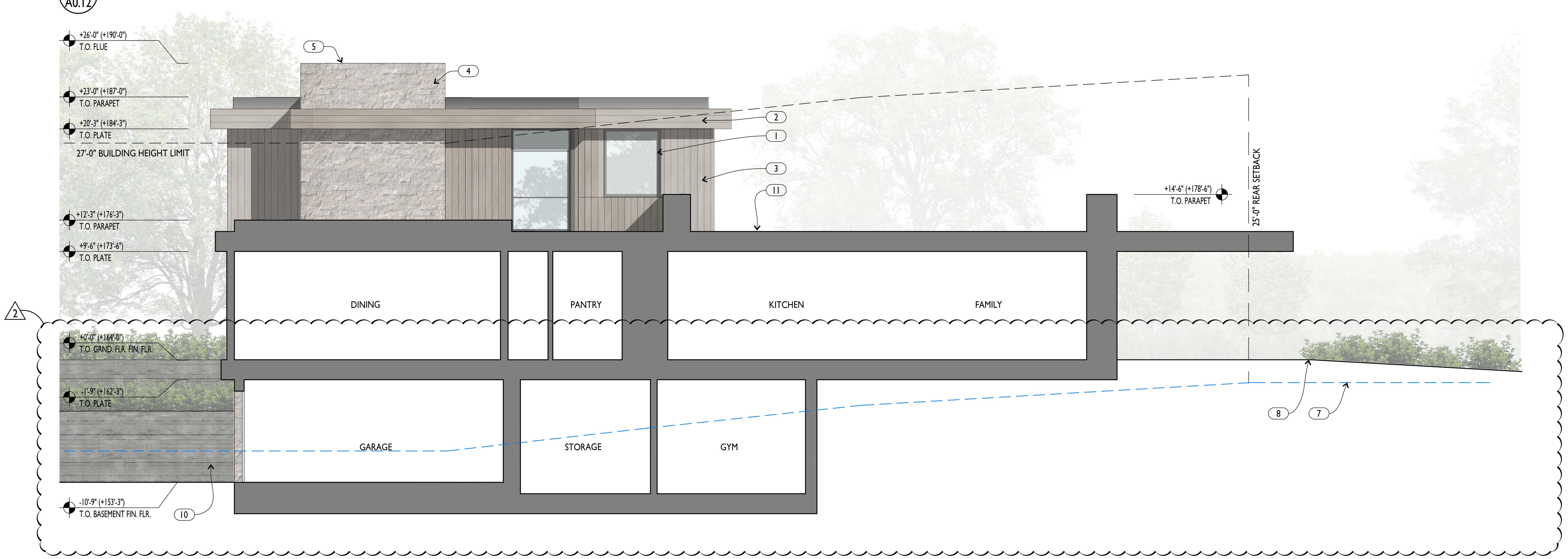
NOTE: ALL ROOF MATERIALS TO BE NON-REFLECTIVE

LEGEND

- (red dashed line) PORTION OF EXISTING/NATURAL STATE GRADE LINE DERIVED FROM SURVEY PROVIDED BY CITY OF LOS ALTOS PLANNING, SEE A0.19
- (blue dashed line) PORTION OF EXISTING/PRESENT CONDITION GRADE LINE DERIVED FROM SURVEY PROVIDED BY BGT, SEE A0.19



2 / A0.12 MAIN HOUSE - WEST SECTION ELEVATION



1 / A0.12 MAIN HOUSE - WEST SECTION ELEVATION

0 2' 4' 8' 16'

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SECTION ELEVATIONS

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

A0.12

1
A0.13

EXISTING FRONT / NORTH ELEVATION

2' 8'
0 4' 16'

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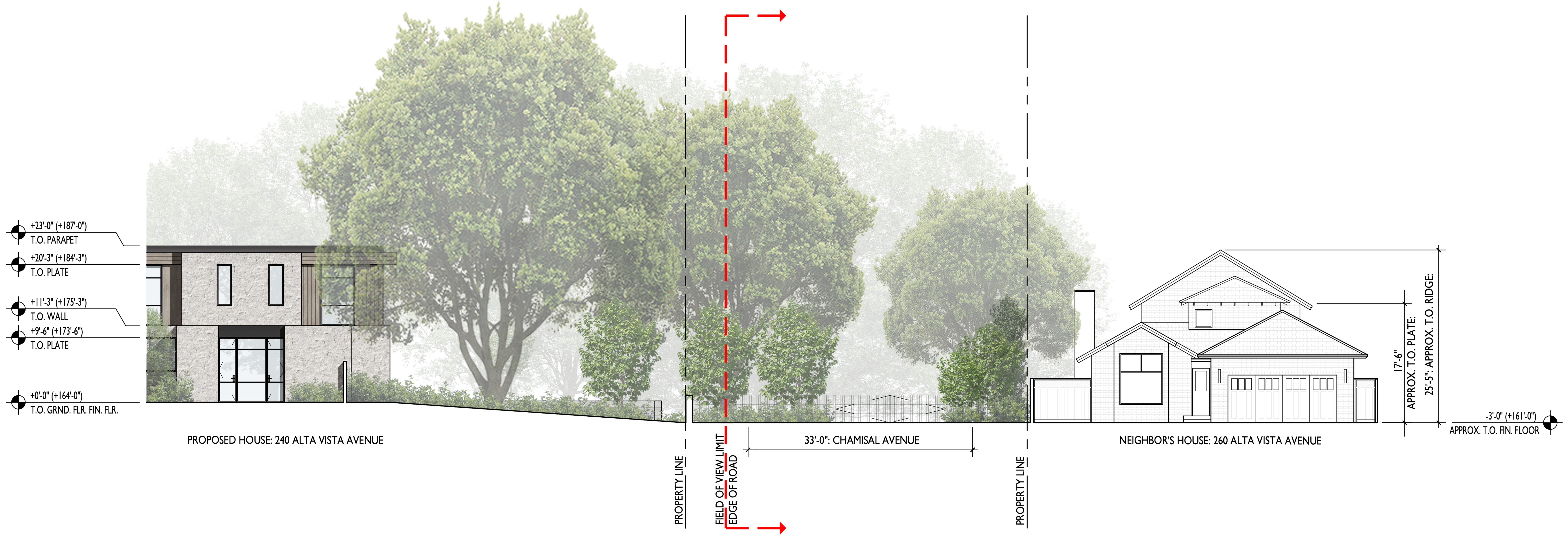
EXISTING
ELEVATION

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

A0.13



4 / A0.14 STREETSCAPE ELEVATION - VIEW FROM CHAMISAL AVE

3 / A0.14 SITE PHOTO - VIEW FROM CHAMISAL AVE

2 / A0.14 STREETSCAPE ELEVATION - VIEW FROM ALTA VISTA AVE

1 / A0.14 SITE PHOTO - VIEW FROM ALTA VISTA AVE

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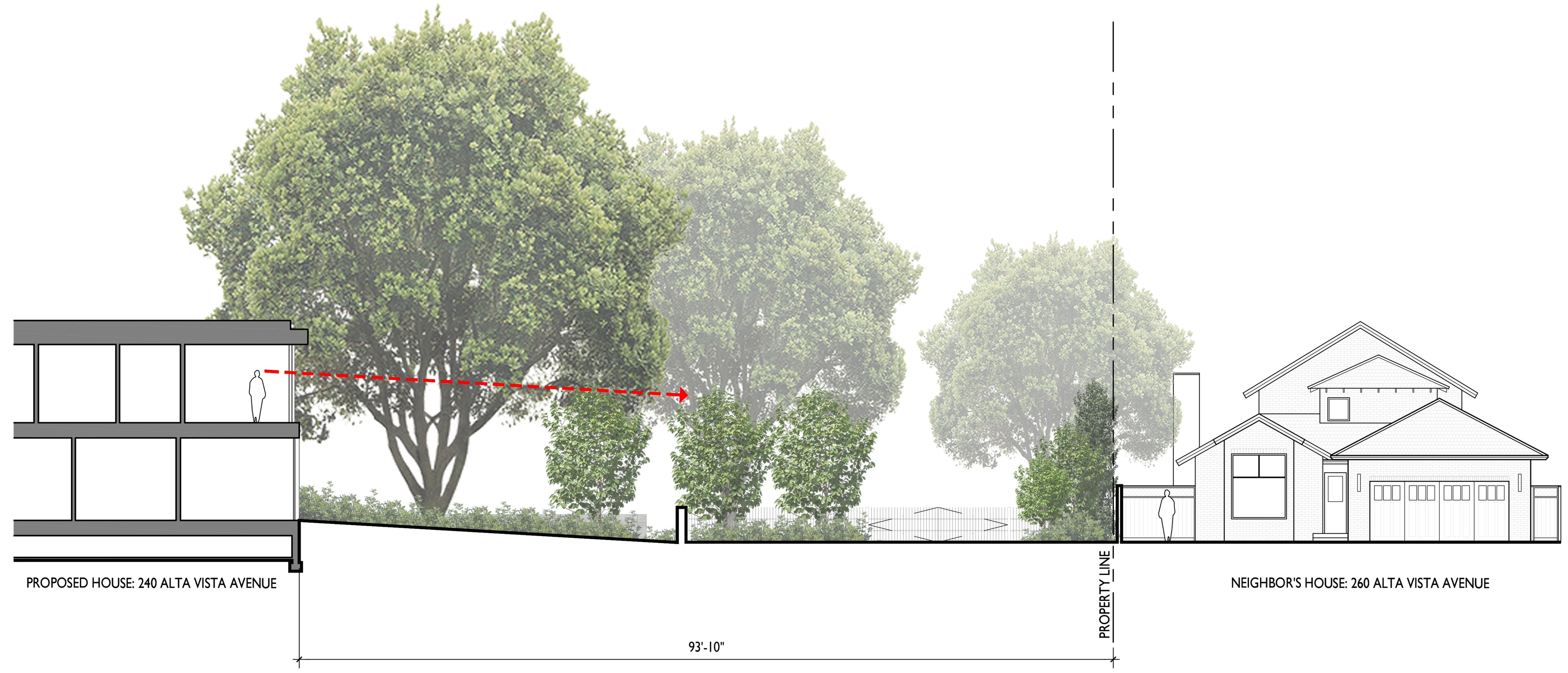
STREETSCAPE ELEVATIONS

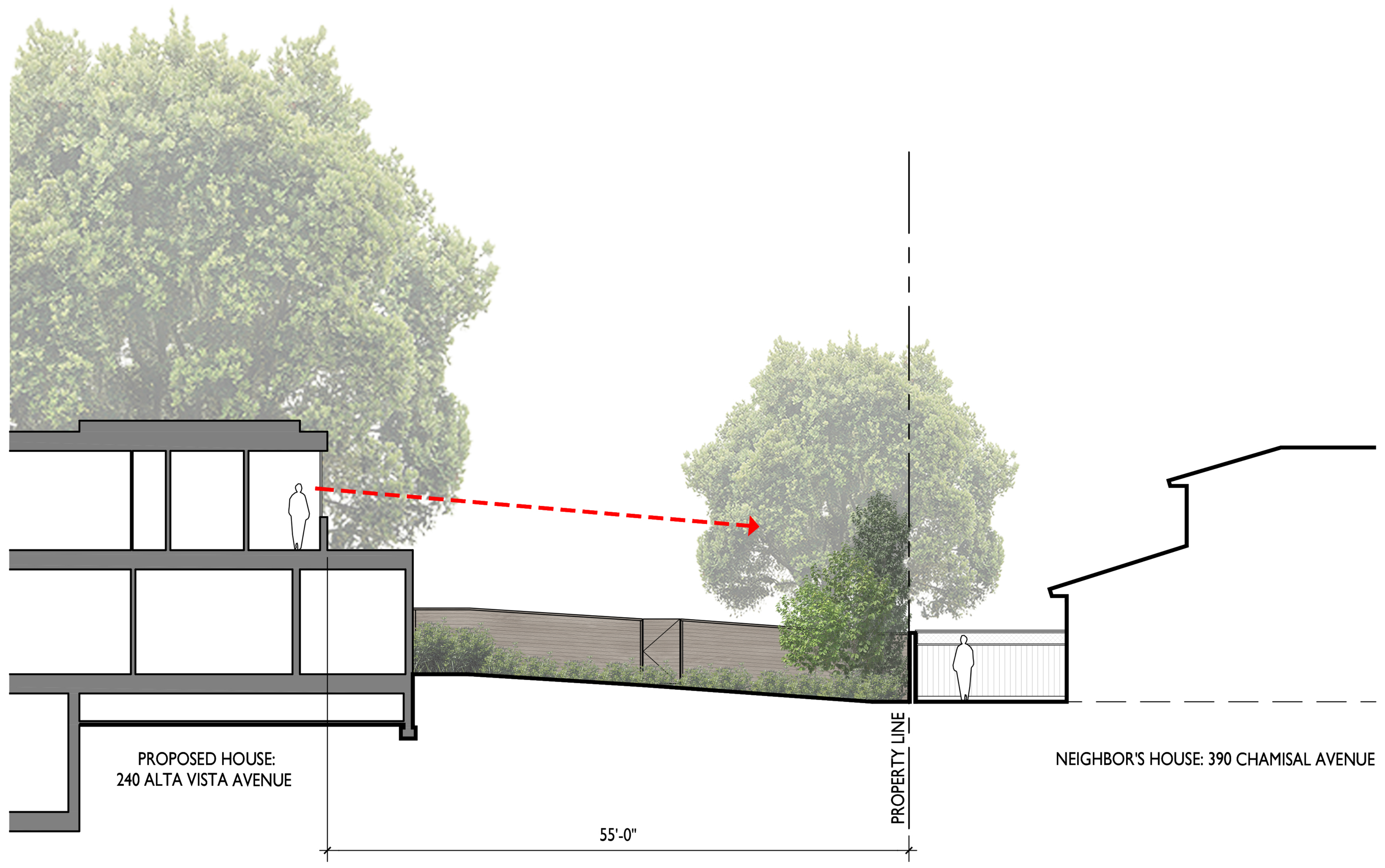
SCALE: 3/32"=1'-0"

A0.14



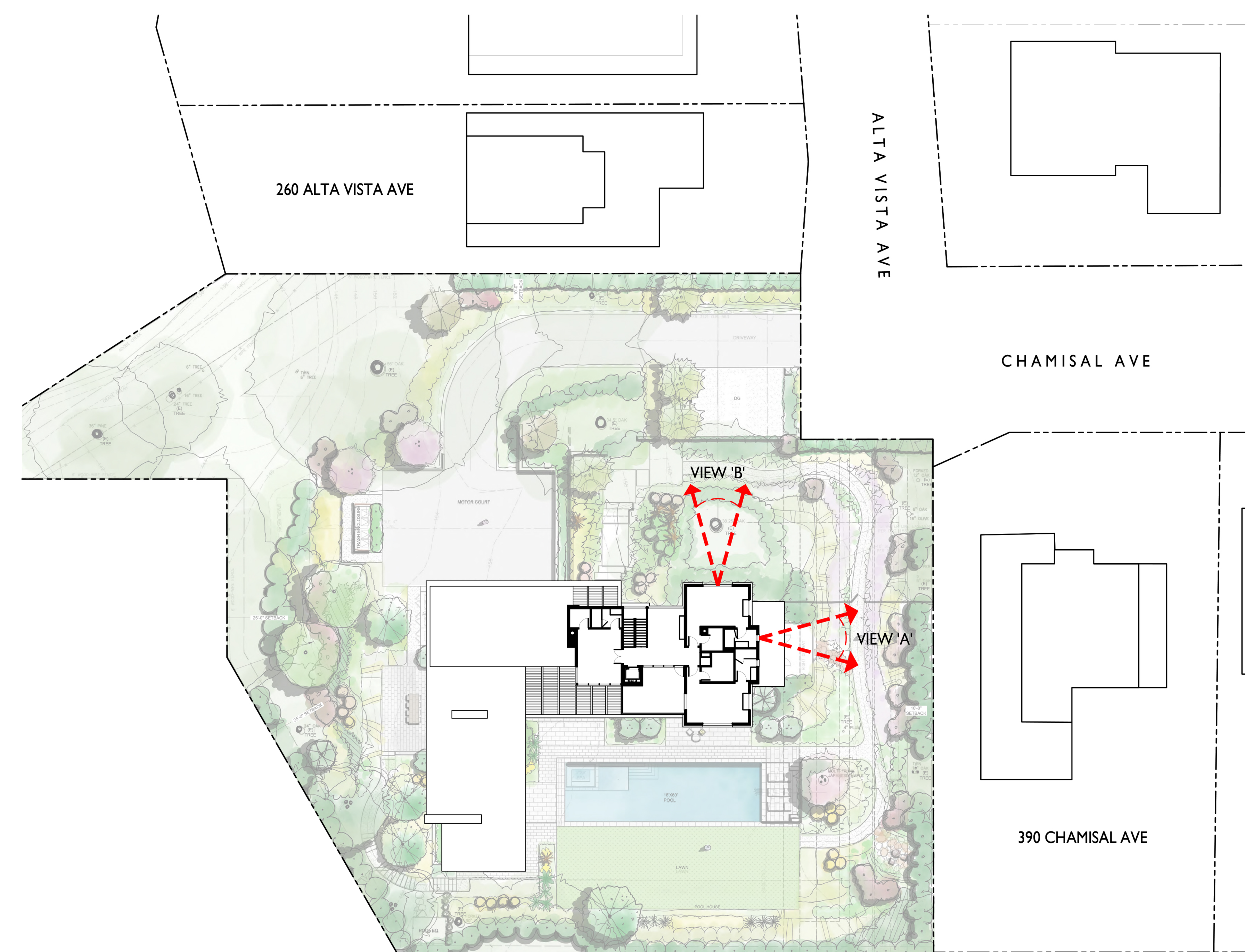
3 A0.15 WINDOW VIEW DIAGRAM - VIEW 'B'

3/32"=1'-0"



2 A0.15 WINDOW VIEW DIAGRAM - VIEW 'A'

3/32"=1'-0"



1 A0.15 WINDOW VIEW DIAGRAM - PLAN

1/32"=1'-0"

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SECOND STORY WINDOW DIAGRAM

SCALE: VARIES

A0.15

STONE VENEER

BOARD-FORMED CONCRETE WALLS

WOOD SIDING

METAL WINDOWS AND DOORS

2 A0.19 MATERIALS BOARD

1 A0.19 PRECEDENT IMAGES

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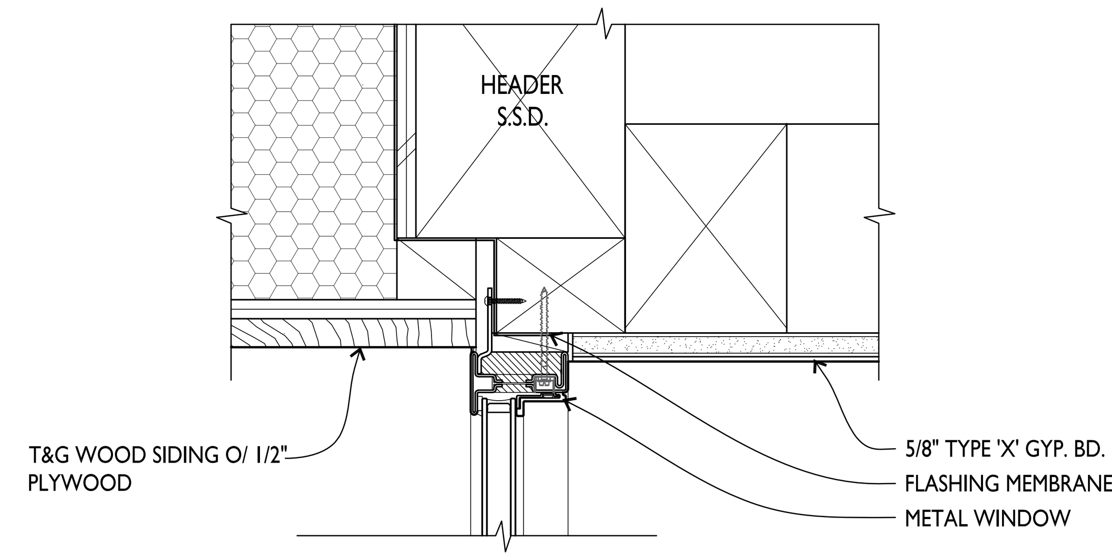
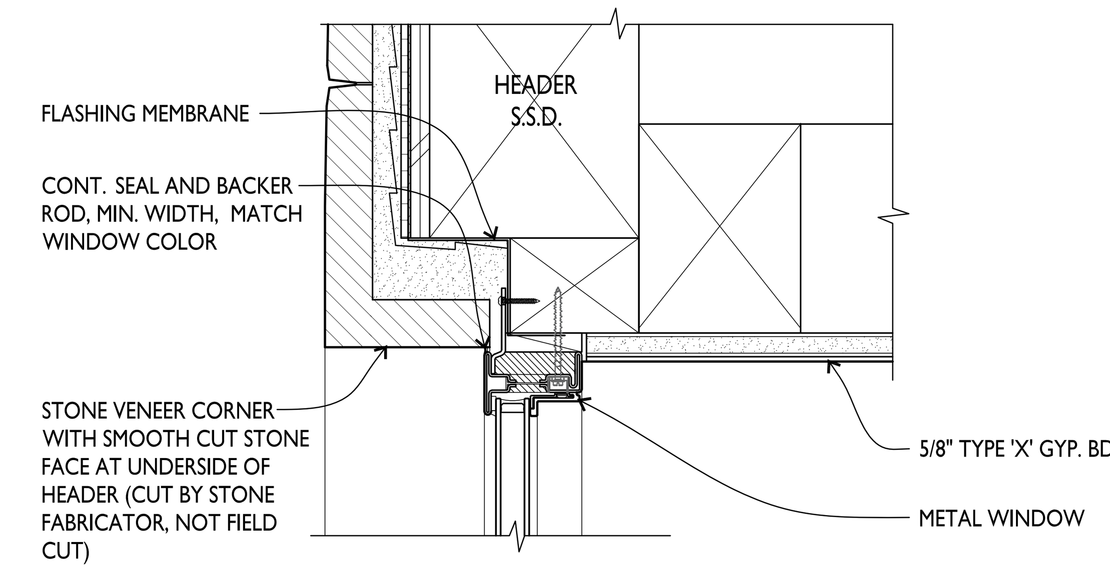
MATERIALS BOARD AND PRECEDENT IMAGES

SCALE: NO SCALE

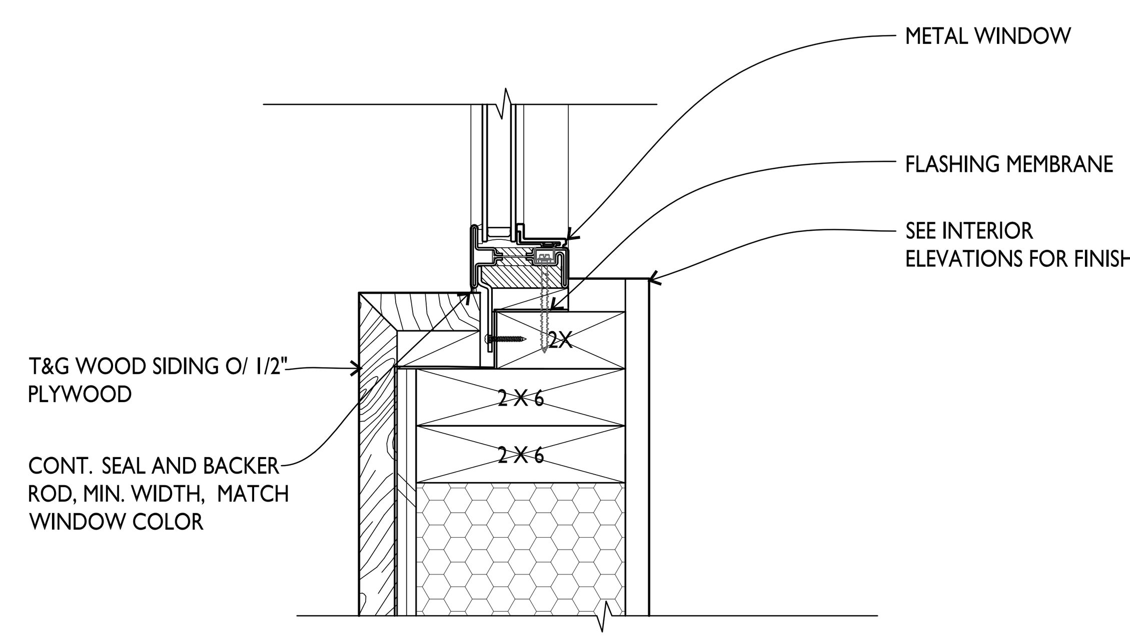
A0.16



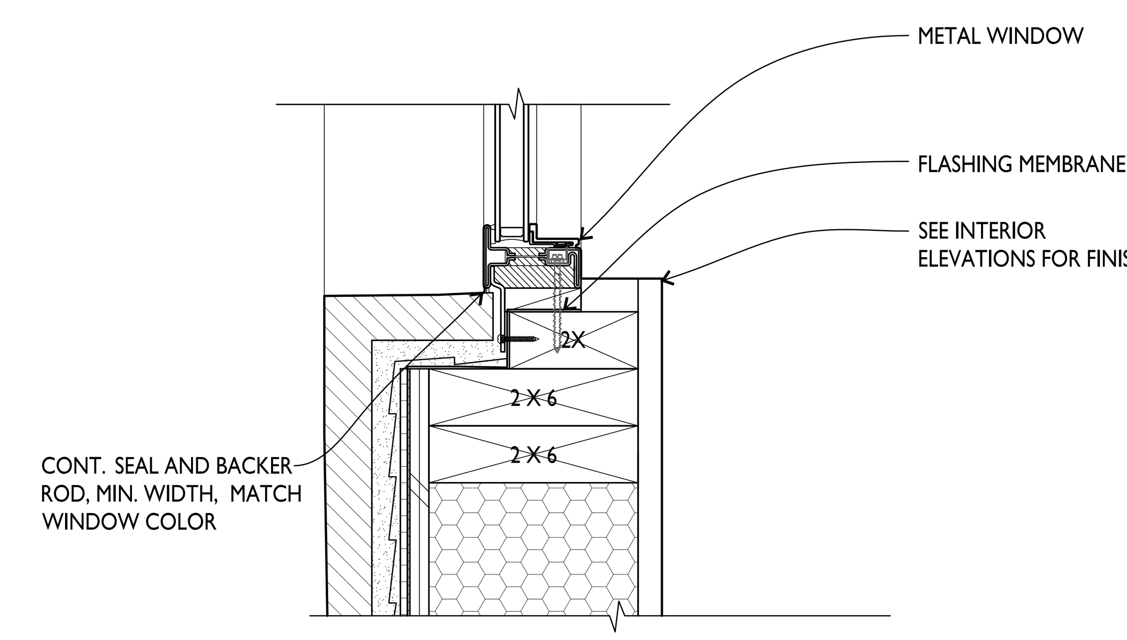
6
A0.20
WINDOW HEAD
AT WOOD EAVES
3" = 1'-0"



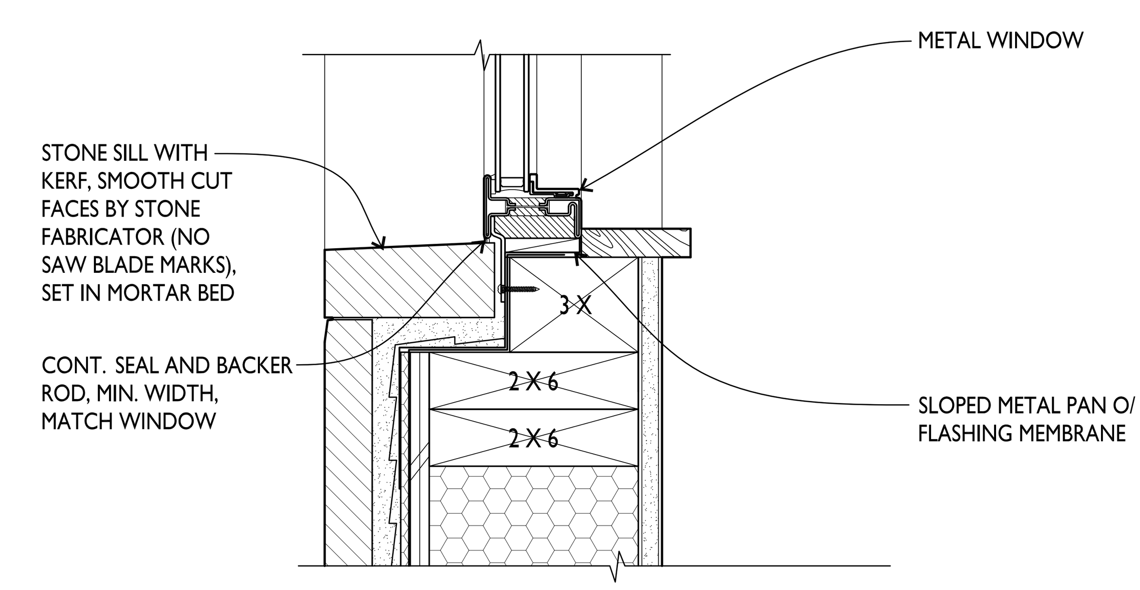
14
A0.20
WINDOW HEAD
AT STONE VENEER
3" = 1'-0"



5
A0.20
WINDOW JAMB
AT WOOD SIDING
3" = 1'-0"



2
A0.20
WINDOW JAMB
AT STONE VENEER
3" = 1'-0"



1
A0.20
WINDOW SILL
AT STONE VENEER
3" = 1'-0"

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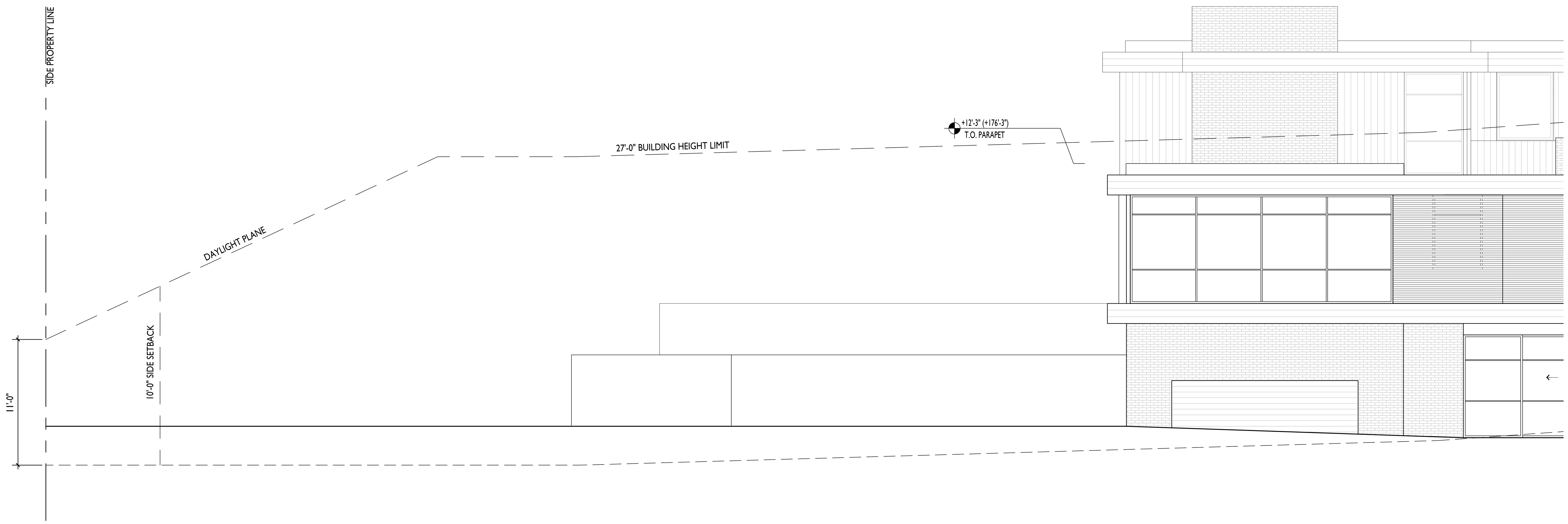
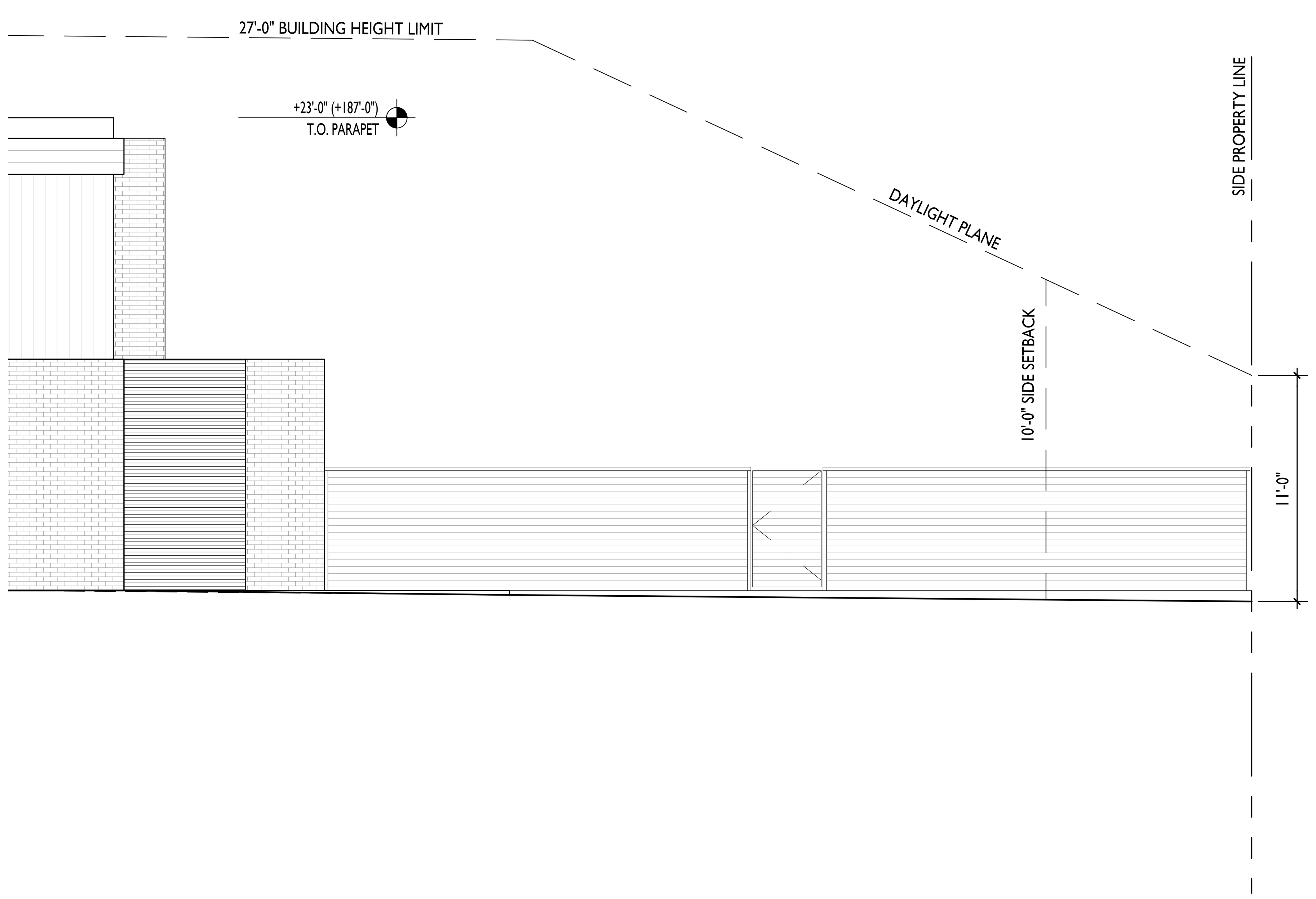
DETAILS 1

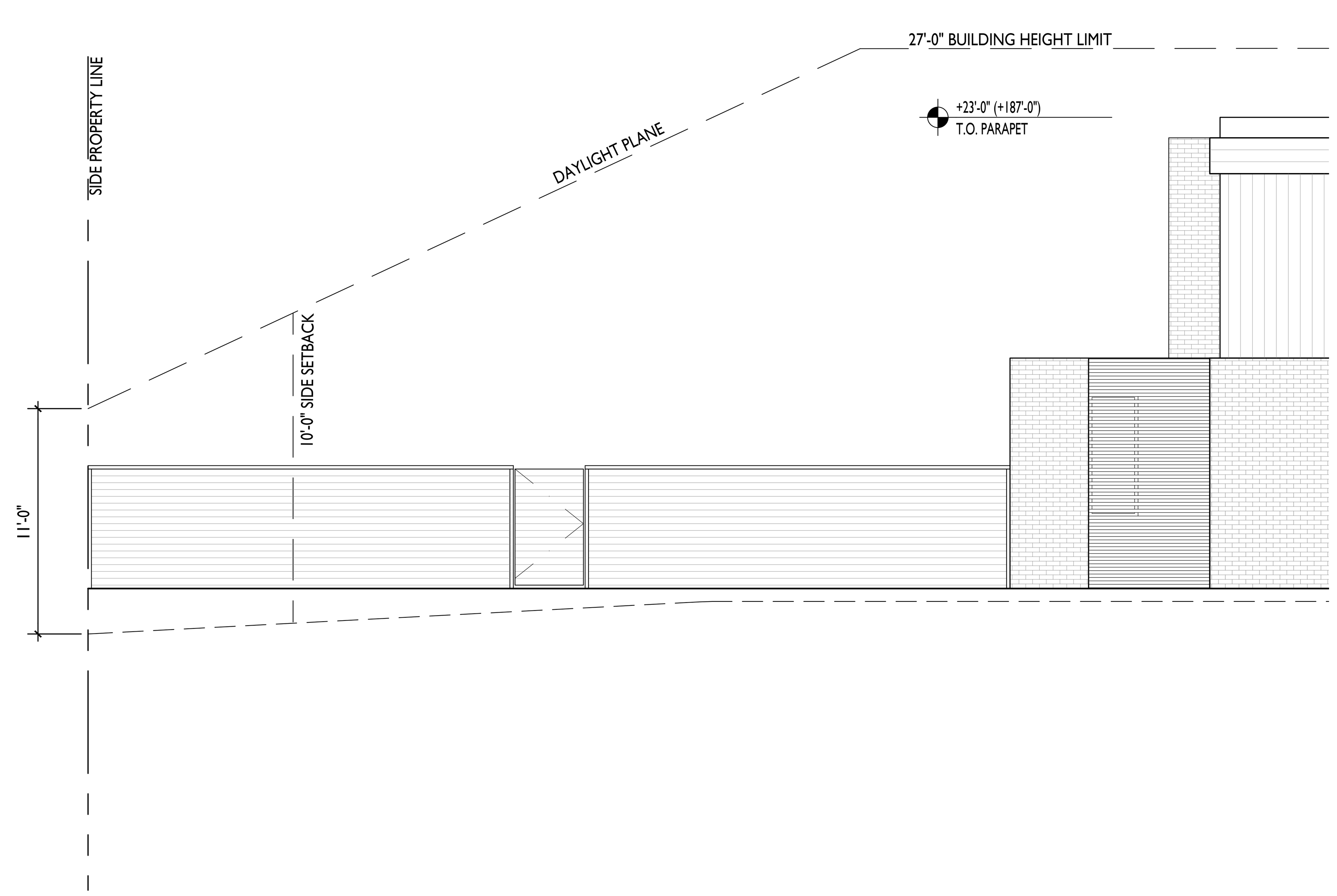
SCALE: AS NOTED

A0.17



3 / A0.18 MAIN HOUSE WEST ELEVATION - DAYLIGHT PLANE





2 / A0.18 MAIN HOUSE SOUTH ELEVATION - DAYLIGHT PLANE

1 / A0.18 MAIN HOUSE NORTH ELEVATION - DAYLIGHT PLANE

0 2' 4' 8' 16'

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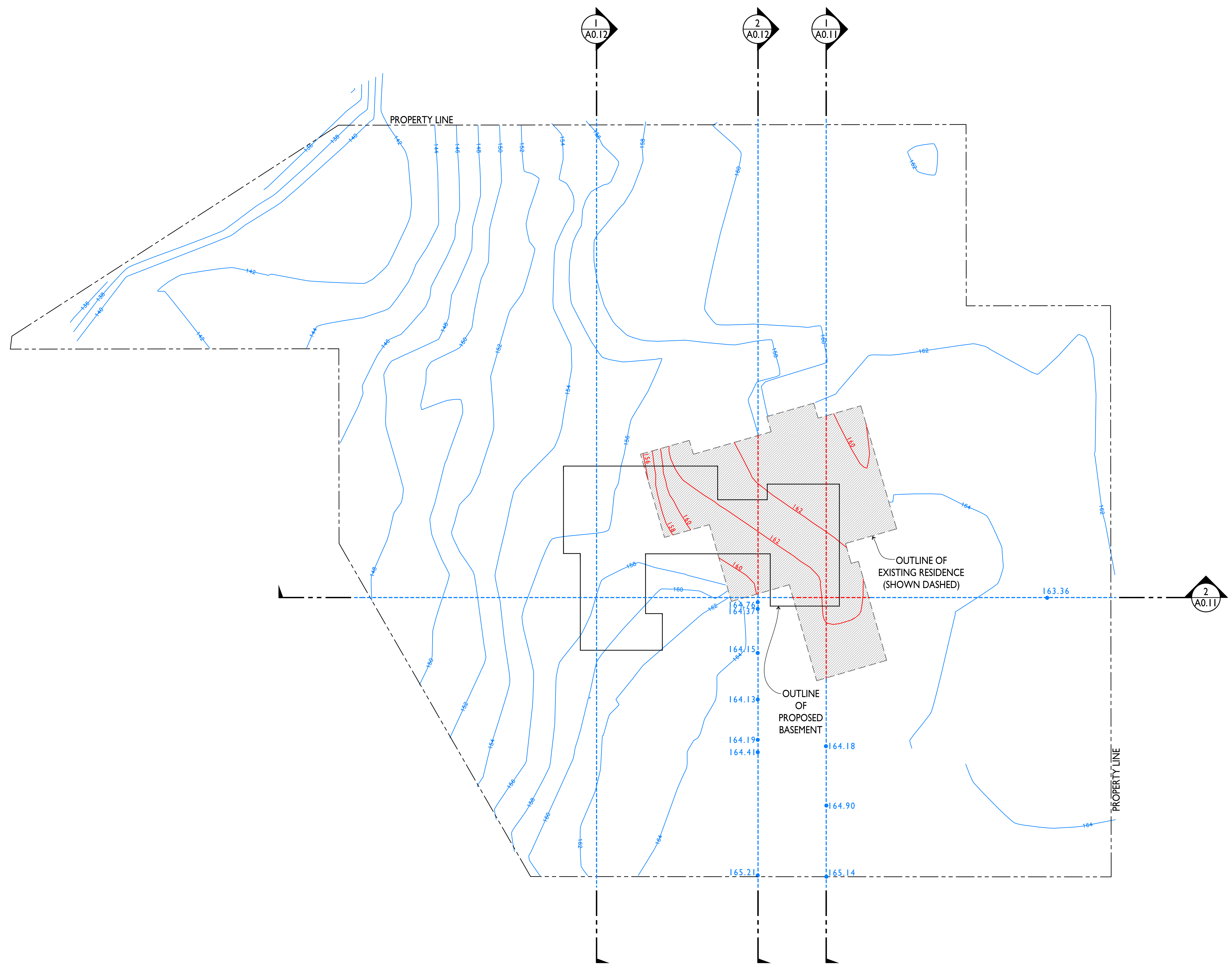
2 DAYLIGHT PLANE ELEVATION DIAGRAM

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

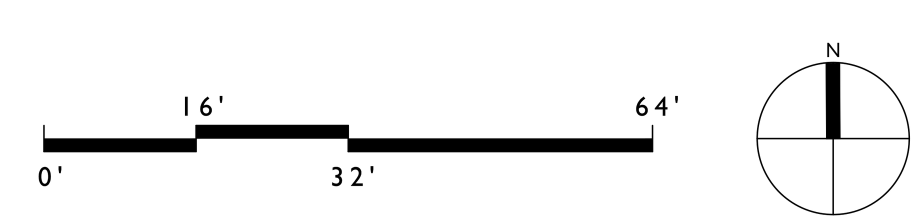
A0.18

LEGEND

- NATURAL STATE CONTOUR LINE (SURVEY PROVIDED BY CITY OF LOS ALTOS PLANNING)
- PRESENT CONDITION CONTOUR LINE (SURVEY PROVIDED BY BGT)
- PRESENT CONDITION SPOT ELEVATION (SURVEY PROVIDED BY BGT)
- PORTION OF EXISTING/NATURAL STATE GRADE LINE DERIVED FROM SURVEY PROVIDED BY CITY OF LOS ALTOS PLANNING
- PORTION OF EXISTING/PRESENT CONDITION GRADE LINE DERIVED FROM SURVEY PROVIDED BY BGT
- AREA OF EXISTING RESIDENCE



1 A0.19 SITE SURVEY DIAGRAM



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SITE SURVEY DIAGRAM

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

A0.19 2

Agenda Item 6.

STRATA
Landscape Architecture

136 Freelon Street,
San Francisco, California 94107

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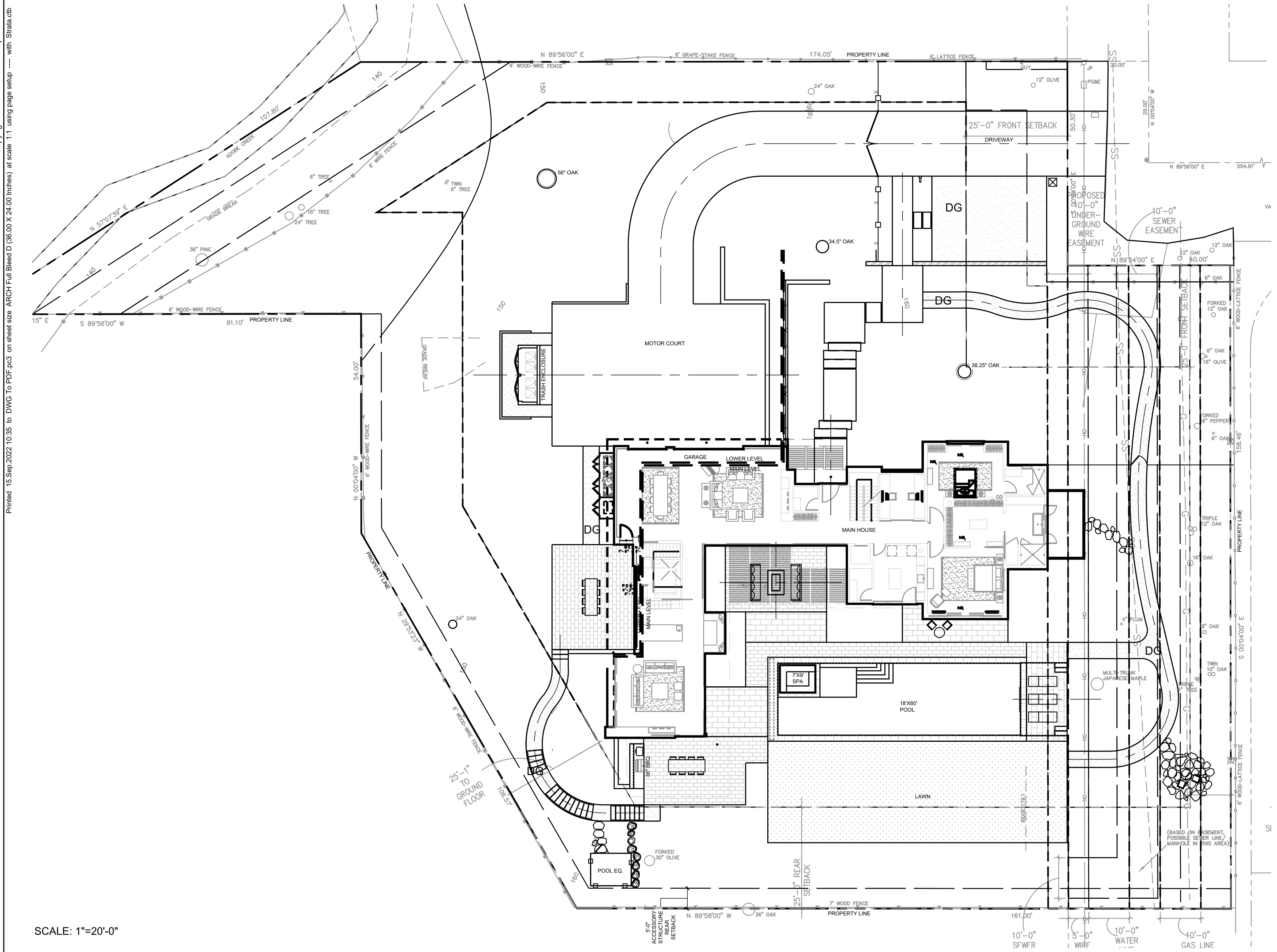
PERMIT



SCALE: 1"=20'-0"

NOTES

PROJECT ADDRESS:
240 ALTA VISTA AVE
LOS ALTOS, CA 94022
PROJECT APN NUMBER: 167-35-075
ZONE DISTRICT: R1-10

SITE COVERAGE:
SITE AREA: 0.99 ACRE / 43,145.86 SF
EXISTING
LOT COVERAGE: 3,733 SF(8.7%)
TOTAL FLOOR AREA: 4,092 SF
FIRST FLOOR: 2,586 SF
SECOND FLOOR: 1,253 SF

CHANGE IN 2
LOT COVERAGE: 5,406.2 SF(12.5%)
TOTAL FLOOR AREA: 6,650.1 SF

PROPOSED
LOT COVERAGE: 12,943.76 SF (30%)
TOTAL FLOOR AREA: 7,064.59 SF

2
-TOTAL BUILDING GROUND FLOOR AREA: 4219.5 SF
-TOTAL EXTERIOR HARDSCAPE AREA: 8,948 SF
-FRONT YARD HARDSCAPE: 422.60 SF (14.65%)

LANDSCAPE BREAKDOWN
-TOTAL HARDSCAPE AREA (EXIST. & PROPOSED): 4219.5+8,948=13,167.5 SF
-EXISTING SOFTSCAPE(UNDISTURBED) AREA: 13,993.36 SF
-NEW SOFTSCAPE(NEW OR REPLACED LANDSCAPING) AREA: 15,985 SF
(SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA)

GENERAL NOTES

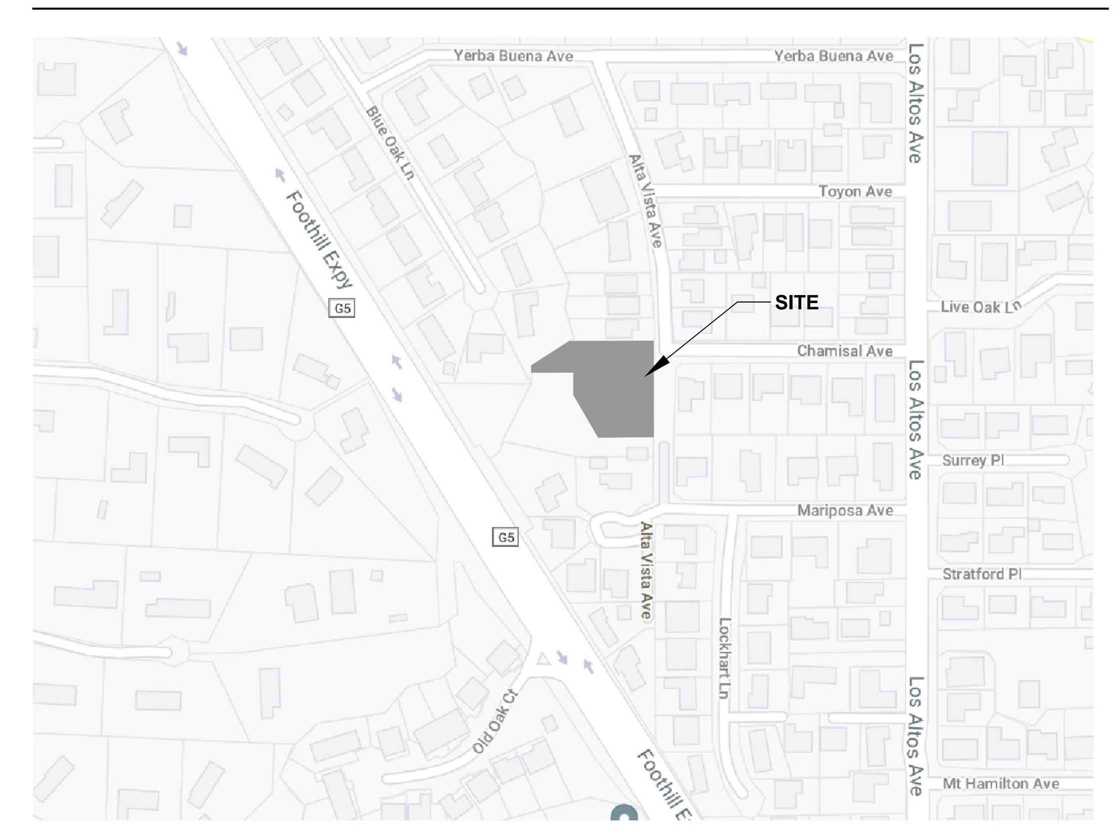
1. SITE DESIGN BASED ON TOPOGRAPHIC SURVEY COMPLETED 09-2020 BY BGT LAND SURVEYING.
2. SITE DESIGN BASED ON GEOTECHNICAL INVESTIGATION COMPLETED 04-30-2021 BY ROMING ENGINEERS. SHOULD CONFLICT ARISE BETWEEN DRAWINGS AND GEOTECHNICAL REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
3. SEE SPECIFICATIONS FOR CONSTRUCTION METHODS AND MATERIALS NOT LISTED.
4. SHOULD CONFLICTS ARISE BETWEEN DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN DIMENSIONS AND QUANTITY, SPECIFICATIONS SHALL GOVERN MATERIALS AND FINISHES.
5. ALL ELECTRICAL WORK TO COMPLY WITH TOWN/CITY OF LOS ALTOS SPECIFICATIONS AND UNDERWRITERS LABORATORIES (UL) SPECIFICATIONS.
6. PLANT PROTECTION: ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR. SEE LAYOUT PLAN FOR RESTRICTIONS; NOTIFY LANDSCAPE ARCHITECT AND ARBORIST WHEN CONSTRUCTION ACTIVITIES MAY DAMAGE EXISTING PLANTS TO REMAIN.
7. REPLACEMENT OF EXISTING TREES TO REMAIN: REPLACE EXISTING TREES TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION WITH ACCEPTED TREES OF SAME SPECIES AND SIZE AS THOSE DAMAGED AT NO COST TO OWNER. LANDSCAPE ARCHITECT WILL DETERMINE EXTENT OF DAMAGE AND VALUE OF DAMAGED PLANTS.
8. CONTRACTOR IS RESPONSIBLE FOR PHOTO DOCUMENTATION OF ALL CLOSED IN WORK.
9. SUBMITTALS AND APPROVALS: NOTIFY LANDSCAPE ARCHITECT FIVE (5) WORKING DAYS PRIOR TO ALL SITE VISITS AND APPROVALS.
10. SEE DETAIL KEY PLAN AND MATERIALS LIST FOR BID ALTERNATIVE SCHEDULE.
11. ARBORIST REPORT: SEE MARCH 24, 2021 BY URBAN TREE MANAGEMENT-MICHAEL YOUNG.
12. ALL EARTHWORK, INCLUDING SITE CLEARING, PIER DRILLING AND SPREAD FOOTING EXCAVATION, PREPARATION OF SUBGRADE AND SELECT FILL BENEATH SLABS-ON-GRADE AND OTHER FLATWORK, PLACEMENT AND COMPACTION OF ENGINEERED FILL, AND SURFACE AND SUBSURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS BY STRUCTURAL ENGINEER. STRUCTURAL ENGINEER SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCED NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND/OR TEST AS NECESSARY TO EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.
13. PROPERTY LINES ARE SHOWN FOR REFERENCE ONLY AND ADDED PER CITY/ TOWN ASSESSOR'S PARCEL MAP. IF A DISCREPANCY ARISES, A BOUNDARY SURVEY SHALL BE COMPLETED BY A LICENSED SURVEYOR TO RESOLVE THE ISSUE.
14. CONTRACTOR TO VISIT SITE TO CONFIRM EXISTING CONDITIONS PRIOR TO SUBMITTING BID. CONTRACTOR TO EXAMINE AND NOTE ALL EXISTING CONDITIONS AS TO THE CHARACTER AND EXTENT OF WORK INVOLVED.
15. CONTRACTOR TO REMOVE ALL OBSTRUCTIONS BOTH BELOW AND ABOVE GROUND, AS NECESSARY FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
16. BID IS TO BE SUBMITTED WITH BASE BID AND ADD ALTERNATES AS SEPARATE LINE ITEMS. SEE PLANS FOR DECLINATION OF ADD ALTERNATES.
17. BID IS TO BE SUBMITTED ON A LINE ITEM BASIS WITH UNIT PRICING WHERE APPLICABLE.
18. NOTIFY LANDSCAPE ARCHITECT IN WRITING OF CONFLICTS BETWEEN ARCHITECTURAL PLANS, ENGINEERING PLANS AND LANDSCAPE PLANS.
19. BIDDING: DEDUCT ALTERNATES IN BID SHALL BE OUTLINED SEPARATELY AS DEDUCT ALTERNATES IN BID FORM BY CONTRACTOR. DEDUCT ALTERNATES MUST BE ACCEPTED IN WRITING BY CLIENT AND LANDSCAPE ARCHITECT.
20. BIDDING: CONTRACTOR IS TO BE PRIME CONTRACTOR AND HAVE SUBCONTRACTOR AS NECESSARY. CONTRACTOR SHALL NOT HAVE CLIENT CONTRACT WITH SUBCONTRACTORS DIRECTLY.
21. SCHEDULE: CONTRACTOR TO FURNISH A SCHEDULE TO CLIENT ON A BIWEEKLY BASIS. SCHEDULE SHALL OUTLINE COMPLETION DATE AND WORK TO BE COMPLETED DURING CURRENT MONTH.
22. FINAL WALK THROUGH: CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE FOR FINAL WALK THROUGH. THE PUNCH LIST SHALL BE CREATED DURING WALK THROUGH. PROJECT IS NOT COMPLETE UNTIL ALL WORK THROUGH PUNCH LIST HAS BEEN COMPLETED AND CONFIRMED BY LANDSCAPE ARCHITECT.
23. IT IS THE RESPONSIBILITY OF THE OWNER AND/ OR CONTRACTOR TO NOTIFY UNDERGROUND SERVICE ALERT (USA) AT LEAST 48 HOURS BEFORE THE START OF ANY EXCAVATION WORK.
24. ALL UTILITY BOX COVERS SHALL BE BLACK

SHEET INDEX

SUBMITTALS AND MEETINGS

1. ORIENTATION / KICK OFF MEETING
2. ROUGH GRADING
3. FENCE LAYOUT
4. HARDSCAPE LAYOUT
5. FINE GRADING
6. IRRIGATION MAINLINE
7. DELIVERY OF ALL LARGE PLANTS (15 GAL. & UP)
8. INSTALLATION OF ALL PLANTS
9. INSTALLATION OF LAWN
10. PRELIMINARY WALK-THROUGH AND PUNCH LIST
11. OPERATION OF ALL FIRE FEATURES AND WATER FEATURES
12. OPERATION OF POOL AND SPA(S)
13. FINAL WALK-THROUGH AND ACCEPTANCE OF PUNCH LIST
14. NIGHT FOCUS
15. ALL INSPECTIONS BY CITY/TOWN OF LOS ALTOS.
16. SEE PLANS AND DETAILS FOR MATERIALS, SHOP DRAWINGS, SUBMITTALS AND APPROVALS

VICINITY MAP



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BGT LAND SURVEYING
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SAN MATEO, CA 94401
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F: (888) 732-9294

FIRE DEPARTMENT NOTES

1. THE HOUSE ADDRESS SHALL BE CLEARLY DELINEATED WITH NUMERALS AT LEAST 4" IN HEIGHT THAT CONTRAST WITH THEIR BACKGROUND AND ARE VISIBLE FROM THE STREET. THESE NUMERALS SHALL BE AT THE STREET, RATHER THAN ON THE FACE OF THE HOUSE.
2. INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED FOR ALL NEW HOMES AND ACCESSORY STRUCTURES EQUIPPED WITH SLEEPING AREA, COOKING AREAS, AND/OR BATHROOMS.
3. SPRINKLER HEADS TO MATCH ADJACENT FINISHES, TYP.
4. AUOTMATIC FIRE SPRINKLER SYSTEMS SHALL COMFORM TO THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION PAMPHLET #13D FOR RESIDENCES. AUTOMATIC FIRE SPRINKLER CONTRACTORS SHALL CALL CENTRAL COUNTY FIRE DEPARTMENT FIRE PREVENTION BUREAU @ 650-375-7421 FOR SPRINKLER REQUIREMENTS OR TO SCHEDULE A FIRE FLOW TEST.
5. FIRE SPRINKLER TO BE SEPARATE PERMIT.

APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE (2019 IBC)
2019 CALIFORNIA BUILDING CODE (2019 IBC)
2019 CALIFORNIA ELECTRICAL CODE (2019 NEC)
2019 CALIFORNIA HISTORICAL BUILDING CODE
2019 EXISTING BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA PLUMBING CODE (2019 UPC)
2019 CALIFORNIA MECHANICAL CODE (2019 UMC)
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE (2019 IFC)
2019 CALIFORNIA ENERGY CODE
2019 CALGREEN BUILDING CODE STANDARD

CONSTRUCTION HOURS

1. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS OF 7:30 AM AND 5:00 PM ON WEEKDAYS, AND NO WORK ON SUNDAYS AND HOLIDAYS.

1-800-227-2600
CALL BEFORE YOU DIG
USA
UNDERGROUND SERVICE ALERT

LICENSED LANDSCAPE ARCHITECT
DUSTIN M MOORE C 5841
Signature
06 / 24 / 2022
Renewal Date
STATE OF CALIFORNIA

240 ALTA VISTA AVE
LOS ALTOS, CA 94022

Revisions

1	07/11/2022	PLAN CHECK REVISIONS
2	09/12/2022	PLAN CHECK REVISIONS

Sheet by: DM/FY
Drawing Scale: AS NOTED
Project #: 0000
Date: 11 JULY 2022

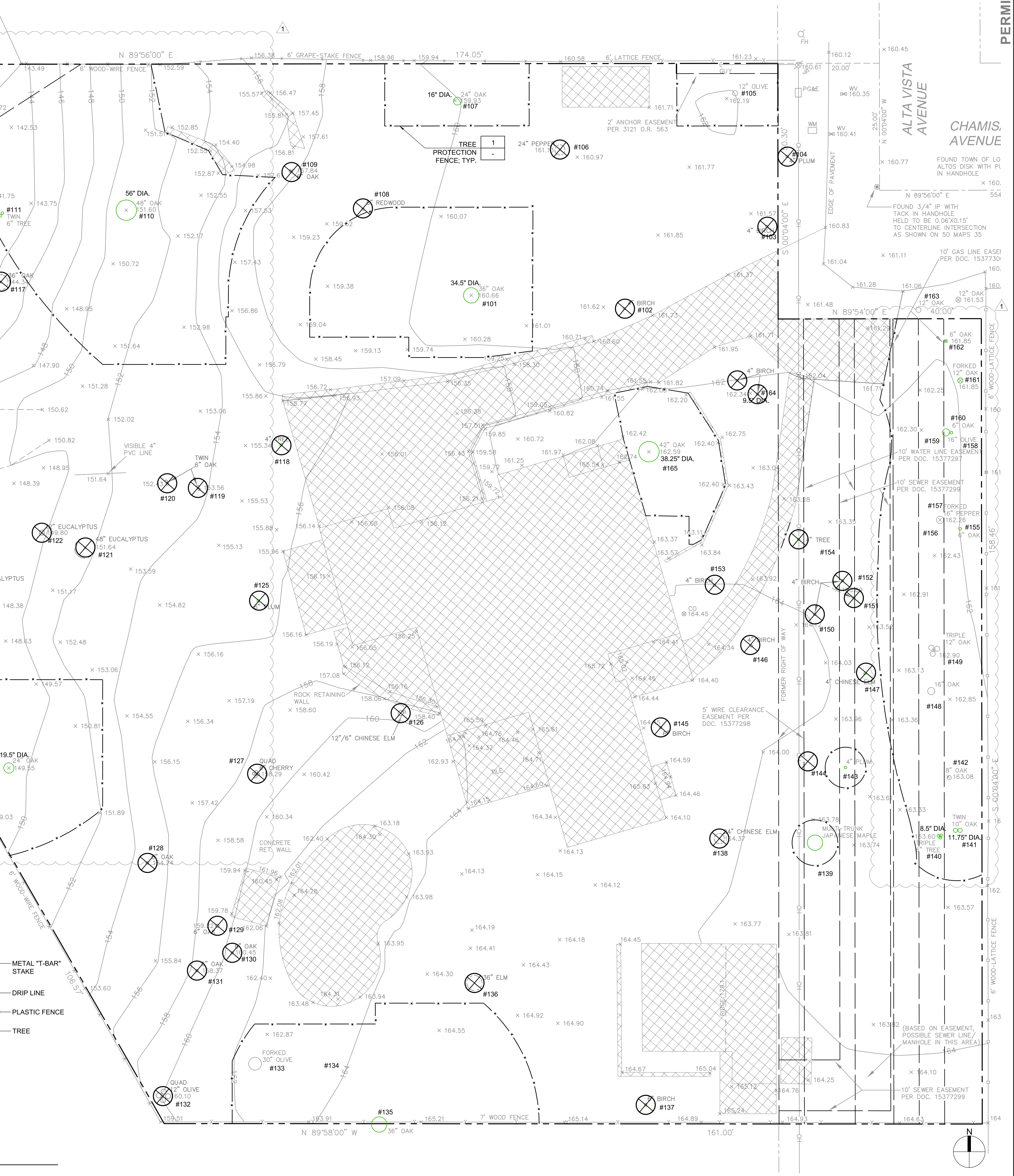
PERMIT SET

COVER SHEET

L0.0

LEGEND

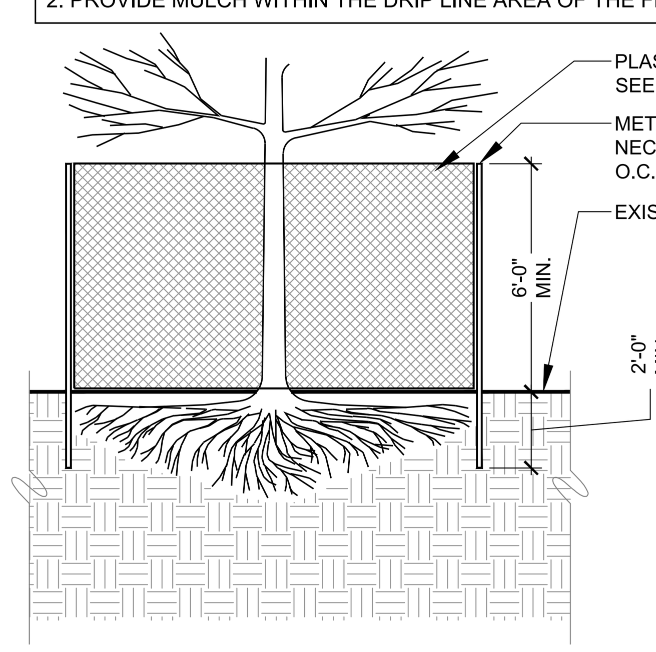
- TREE PROTECTION FENCE
- REMOVE (E) PAVING AND STAIRS
- (E) TREE TO BE REMOVED
- (E) TREE TO BE TRANSPLANTED; SEE L4.0 PLANTING PLAN FOR LOCATIONS.



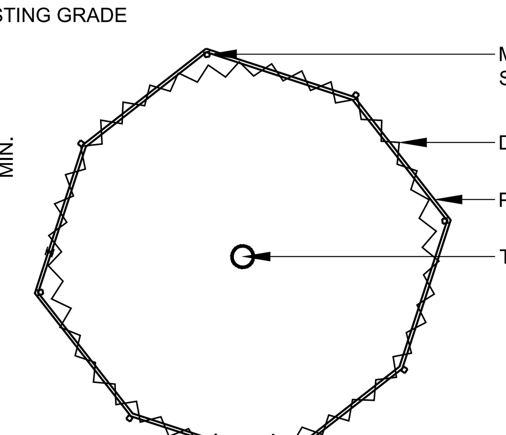
DEMOLITION NOTES

1. STOCKPILE (E) TOPSOIL PER PLAN. TOPSOIL IS TO BE REDISTRIBUTED AS PART OF FINE GRADING.
2. SEE PLANTING PLAN NOTES FOR SOIL AMENDMENT REQUIREMENTS.
3. PROVIDE TREE PROTECTION FENCING AT LOCATIONS SHOWN PRIOR TO START OF CONSTRUCTION. FENCING SHALL REMAIN IN PLACE UNTIL SITE WORK IS COMPLETED AND ACCEPTED BY LANDSCAPE ARCHITECT.
4. DO NOT USE HEAVY EQUIPMENT OR CONDUCT ANY ACTIVITY THAT WILL CAUSE COMPACTION UNDER THE DRIPLINE OF EXISTING TREES TO REMAIN. DO NOT STORE EQUIPMENT OR MATERIALS UNDER THE DRIP LINE OR BEHIND PROTECTIVE FENCES.
5. PROVIDE PROTECTION FOR ROOTS CUT DURING CONSTRUCTION OPERATIONS. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING OUT. COVER WITH EARTH AS SOON AS POSSIBLE. SIMILARLY PROTECT SHRUB AND GROUNDCOVER AREAS TO REMAIN.
6. AT NO COST TO THE PROJECT, CONTRACTOR SHALL REPAIR OR REPLACE ALL VEGETATION INDICATED AS "EXISTING TO REMAIN" THAT IS DAMAGED BY CONSTRUCTION OPERATIONS. LANDSCAPE ARCHITECT OR ARBORIST WILL MAKE SOLE DETERMINATION AS TO EXTENT OF DAMAGE. EMPLOY A LICENSED ARBORIST TO REPAIR ALL DAMAGE TO TREES TO REMAIN.
7. PROTECT ALL EXISTING SITE IMPROVEMENTS FROM DAMAGE. RESTORE DAMAGED ELEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO THE OWNERS, AT NO COST TO THE PROJECT.
8. CONTRACTOR SHALL MINIMIZE DISTURBANCE OF FINISH GRADE AND PROVIDE EROSION CONTROL MEASURES AS NECESSARY.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWLEDGE OF ALL UNDERGROUND IMPROVEMENTS TO BE PROTECTED AND TAKE SOLE RESPONSIBILITY FOR DAMAGE TO ALL SUCH ITEMS. RESTORE DAMAGED UTILITIES TO ORIGINAL CONDITION, AS ACCEPTABLE TO GOVERNING AGENCIES, WHERE REQUIRED BY CODE.
10. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED ON A WEEKLY BASIS AND LEGALLY DISPOSED OF OFF-SITE, INCLUDING ALL MATERIAL FROM VEGETATION REMOVAL. THERE SHALL BE NO ON-SITE BURNING PERMITTED.
11. PLANTS TO BE RELOCATED SHALL BE TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL IMMEDIATELY TRANSPLANT TREES DUG FOR RELOCATION; WATER AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE MORTALITY AND REPLACE FAILED TREES AT NO COST TO CLIENT.
12. ON-SITE STORAGE OF EQUIPMENT AND MACHINERY BY THE CONTRACTOR SHALL BE LIMITED TO DESIGNATED AREAS ACCEPTABLE TO THE LANDSCAPE ARCHITECT.
13. CONTRACTOR SHALL TAKE EXTREME CARE AT ALL TIMES NOT TO BRING ONTO THE SITE ANY SOIL, VEGETATION OR OTHER MATERIAL THAT POSES A CONTAMINATION HAZARD TO EXISTING PLANT MATERIALS. ALL TRUCKS AND ALL EQUIPMENT USED SHALL BE CLEAN OF ALL MUD, DIRT OR TOXIC SUBSTANCES WHEN BROUGHT ONTO AND USED ON THE SITE.
14. SHRUBS TO REMAIN OR TO BE TRANSPLANTED WILL BE TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT. SHRUBS TO REMAIN SHALL BE PROTECTED WITH FENCING SIMILAR TO THE TREE PROTECTION FENCING.
15. TRANSPLANTED TREES AND SHRUBS SHALL BE PROVIDED WITH IRRIGATION AND PART SHADE DURING SUMMER MONTHS. TRANSPLANTS TO BE IRRIGATED WEEKLY AT A MINIMUM BY THOROUGHLY SOAKING THE ROOTBALL. ARBORIST MAY INCREASE IRRIGATION SCHEDULE AS NEEDED.
16. ALL EXISTING CONCRETE, ROCK OR AC PAVING THAT IS APPROVED BY ENGINEER FOR FILL OR BASE ROCK OF FUTURE CONSTRUCTION SHALL BE KEPT AND STORED ON SITE UNTIL NEEDED; PROTECT FROM CONTAMINATION.
17. ALL RETAINING WALLS IDENTIFIED FOR DEMOLITION SHALL INCLUDE REMOVAL OF FOOTINGS.
18. TREE REMOVAL SHALL INCLUDE STUMP GRINDING AND REMOVAL OF MAJOR ROOT SYSTEMS.
19. IRRIGATION DEMOLITION:
    - A. REMOVE (E) IRRIGATION VALVES AND VALVE BOXES (DO NOT BURY).
    - B. DISCONNECT MAIN LINE FROM WATER SERVICE. IF DEEPER THAN 12", BURY. IF SHALLOWER THAN 12", REMOVE.
    - C. REMOVE ALL SPRINKLER HEADS AND RISERS; REMOVE LATERAL LINES.
    - D. REMOVE QUICK COUPLERS AND HOSE BIBS - RECYCLE IF POSSIBLE.
20. DEMOLITION OF ALL STRUCTURES IS NOT INCLUDED IN LANDSCAPE SCOPE OF WORK. DEMOLITION OF ALL STRUCTURES SHALL BE BY OTHERS AS DETERMINED BY GENERAL CONTRACTOR.
21. GENERAL CONTRACTOR SHALL COORDINATE REMOVAL OF ALL STRUCTURES, SECURE TERMINATION AND DISCONNECTION OF ALL UTILITIES AND SECURE NECESSARY CITY PERMITS.
22. DEMOLITION OF STRUCTURES INCLUDES REMOVAL OF FOUNDATIONS AND BASEMENT WALLS UNLESS DETERMINED OTHERWISE BY GEOTECHNICAL ENGINEER. ELEMENTS DETERMINED TO BE LEFT IN SITU SHALL NOT CONFLICT WITH PROPOSED NEW SITE DEVELOPMENT WORK DEPICTED WITHIN THIS SET OF PLANS.
23. WHERE CONFLICTS MAY OCCUR, NEW SITE DEVELOPMENT DESIGN TAKES PRECEDENCE OVER EXISTING ELEMENTS. SUCH CONFLICTING ELEMENTS SHALL BE REMOVED TO ALLOW FOR NEW CONSTRUCTION.

NOTE:
1. PROVIDE SIMILAR INSTALLATION CONTINUOUSLY WHERE NOTED ON DRAWING.
2. PROVIDE MULCH WITHIN THE DRIP LINE AREA OF THE FENCE.



1B SECTION



1A PLAN

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

PERMIT

Agenda Item 6.

STRATA
Landscape Architecture

136 Freelon Street,
San Francisco, California 94107

415.431.9200 | strata-inc.com

LICENSED LANDSCAPE ARCHITECT
DUSTIN M MOORE C-5641
Signature
06 / 24 / 2022
Renewal Date
STATE OF CALIFORNIA

240 ALTA VISTA AVE
LOS ALTOS, CA 94022

Revisions

1 07/11/2022 PLAN CHECK REVISIONS

Sheet by: DM/FY
Drawing Scale: 1"=10'-0"
Project #: 0000
Date: 11 JULY 2022

PERMIT SET

TREE PROTECTION & DEMOLITION

L0.1

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Agenda Item 6.

EXISTING TREE TABLE

Tag no	Common Name	Diameter at Breast Height"	H'/W'	HEALTH	STRUCTURE	REMAIN	REMOVE
101	Coast live oak	34.5	50'/50'	fg	fp	X	
102	Birch	4	21'/8'	f	fp		X
103	Birch	4	16'/7'	f	f		X
104	Plum	5	16'/18'	fg	fp		X
105	Olive	7.2	18'/15'	f	fp	X	
106	Pepper	9/6.5	20'/22'	fp	p		X
107	Coast live oak	16	48'/25'	f	fp	X	
108	Coast redwood	3.5	25'/8'	g	g		X
109	Coast live oak	8.3	20'/15'	f	fp		X
110	Coast live oak	56	60'/75'	f	fp	X	
111	Buckeye	7.5/6	25'/10'	fp	fp	X	
112	Bay	8.5	30'/15'	f	fp		X
113	Bay	8	28'/10	fp	fp	X	
114	Bay	14	30'/15'	fp	fp	X	
115	Bay	20	40'/20'	f	fp	X	
116	Monterey pine	36	70'/25'	fp	fp	X	
117	Coast live oak	38	50'/40'	p	p		X
118	Chinese pistache	3.75	18'/18'	fg	f		X
119	Coast live oak	10.5/9	25'/15'	f	fp		X
120	Coast live oak	7/4.5	20'/12'	f	fp		X
121	Eucalyptus	42.5	65'/60'	f	fp		X
122	Eucalyptus	13	50'/20'	f	f		X
123	Eucalyptus	26.5	65'/35'	fp	fp		X
124	Coast live oak	19.5/11.25	55'/40'	f	fp	X	
125	Plum	5	16'/7'	p	p		X
126	Chinese elm	10.25/7.25	25'/25'	f	fp		X
127	Cherry	8.5/8/8/4.5	16'/18'	fp	fp		X
128	Coast live oak	7	25'/12'	f	f		X
129	Coast live oak	10	25'/16'	fg	fp		X
130	Coast live oak	7.25	22'/10'	f	f		X
131	Coast live oak	9.25	22'/12'	f	fp		X
132	Olive	12.5/10/10/7	30'/25'	fp	fp		X
132A	Coast live oak	6.5	20'/10'	fg	f		
133	Olive	14.5/8.5	25'/18'	f	fp	X	
134	Coast live oak	5.75	18'/10'	fg	f	X	
135	Coast live oak	36	45'/50'	f	f	X	
136	Siberian elm	40	50'/55'	fp	fp		X
137	Birch	6	40'/15'	f	f		X
138	Chinese elm	21.5	40'/28'	f	fp		X
139	Japanese maple	3.5/3/2/2/2	14'/16'	f	fp	X	
140	Black walnut	8.5/7/6	20'/20'	f	fp	X	
141	Coast live oak	11.75/8.75	28'/25'	fg	fp	X	
142	Coast live oak	9	22'/15'	fg	fp	X 1	
143	Plum	5 @ 2'	10'/5'	f	f	X	
144	Birch	4	20'/8'	f	f		X
145	Birch	6.75	30'/8'	f	fp		X
146	Chinese pistache	5	20'/7'	fg	fp		X
147	Chinese elm	5	20'/15'	f	fp		X
148	Coast live oak	14.5	30'/18'	f	fp	X 1	
149	Elm	13.5/13/9	38'/40'	f	fp	X	
150	Birch	4	20'/8'	f	f		X
151	Birch	3.5	18'/8'	f	f		X
152	Birch	3.5	18'/8'	f	f		X
153	Birch	4	20'/8'	fg	f		X
154	Chinese pistache	3.5	18'/15'	f	f		X
155	Coast live oak	6.5/3	23'/12'	fg	fp	X	
156	Pepper	11.5/7	30'/18'	fp	fp	X	
157	Coast live oak	5.5/4/2	22'/20'	fg	fp	X	
158	Coast live oak	9	25'/12'	fg	f	X	
159	Pepper	15.5	26'/20'	f	f	X	
160	Olive	6/4.5/4/2	20'/16'	fg	f	X	
161	Coast live oak	13.5 @ 3'	25'/18'	fg	fp	X	
162	Coast live oak	8.75	25'/15'	fg	f	X	
163	Coast live oak	12.5	28'/20'	fg	f	X	
164	Coast live oak	9.5	22'/12'	fg	f		X
165	Coast live oak	38.25	55'/60'	fg	f	X	

LICENSED LANDSCAPE ARCHITECT
DUSTIN M MOORE
Signature
06/24/2022
Renewal Date
STATE OF CALIFORNIA

240 ALTA VISTA AVE
LOS ALTOS, CA 94022

Revisions

1 07/11/2022 PLAN CHECK REVISIONS

Sheet by: DM/FY
Drawing Scale: NTS
Project #: 0000
Date: 11 JULY 2022

PERMIT SET

TREE TABLE

L0.2

N

NOTE: SEE LETTER SIZE ARBORIST REPORT

PERMIT

urbantreemanagement inc.

Arborist Report

240 Alta Vista Ave
Los Altos, CA 94022

Inspection Date:
March 24, 2021
Revision Date:
April 21, 2022

Prepared by: Chris Stewart
Project Arborist: Michael Young
contractors license # 755989
certified arborist WC ISA #623

(650) 321-0202 | PO Box 971 Los Gatos CA 95031 | urbantreemanagement.com

TABLE OF CONTENTS

Assignment

It was our assignment to physically inspect trees in the survey area based on a topographic map provided by the design team. We were to map, tag and compile data for each tree and write an inventory/survey report documenting our observations.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are sixty-six (66) trees included in this report with seventeen of the trees protected under the City of Los Altos' tree protection ordinance. Twenty-three unprotected and seven protected trees are recommended for removal at the time of this tree survey. There are thirty-six trees to remain on site with ten of these trees being protected.

Discussion

All the trees surveyed were examined and then rated based on their individual health and structure according to the table following. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data sheet that accompanies this report.

Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Tree Disposition Categories

Each tree onsite has been categorized for its suitability for preservation relative to its existing condition. Factors such as tree health, condition, age, planting location, species, and structure are all considered to determine if each tree is suitable for preservation. Each tree in the survey (Tree Data Table) has been assigned one of the following categories:

A - Retain, condition warrants long-term preservation.
B - Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.
C- May be preservable, but is not worthy of extensive effort or design accommodation.
D – Recommend removal due to existing condition and/or structure.

If trees with poor structure or less than ideal conditions are retained, they may require further assessments, monitoring, access restrictions, maintenance, or eventual removal. More thorough conversations about impacts and specific preservation plans can be reported as the project evolves.

Survey Methods

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade. In cases where the main trunk divides below 48", the tree is measured (per the City of Los Altos' protected tree ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning); the presence or absence of poor limb attachments (such as co-dominant leaders); the length and weight of limbs and the extent and location of apparent decay. For each tree, a structural rating of fair or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A fair/poor rating indicates that the tree has significant structural weaknesses and corrective

action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural stresses. A poor structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be done about the problem other than removal of the tree or large portions of the tree. Very large trees that are rated Fair/Poor for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional **CONSIDER REMOVAL" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

Survey Area Observations

The property is in the residential area in the City of Los Altos. The surveyed area is an odd shaped rectangle that slopes down to the rear right of the property. This property has many unprotected trees that are recommended for removal based on poor structure.

Tree Health on this Property

Generally, the health of the trees in the survey area ranges from fair/good to poor. This property would benefit from regular maintenance and irrigation. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet.

Tree Structure on this Property

Ideally, trees are pruned for structure when young and are properly mainained to reduce end-weight as they grow. This practice prevents excessively long, lateral branches that are prone to breaking off due to weight or wind. As mentioned above, the property would benefit from regular maintenance and irrigation. The structure rating on all trees in the surveyed area have received ratings of fair to poor.

Recommended Removals Based on Health/ Structure/Species

Details of each individual tree are located on the attached Survey Data table.

Recommended Protected Removals (Permit required for removal)
Tree #117 is a Coasl live oak (*Quercus agrifolia*)
Tree #121 is a Euclyptus (*Euclyptus sp.*)
Tree #123 is a Euclyptus (*Euclyptus sp.*)
Tree #126 is a Chinese elm (*Ulmus parvifolia*)
Tree #136 is a Siberian elm (*Ulmus pulmila*)

Tree #138 is a Chinese elm (*Ulmus parvifolia*)
Tree #149 ia an Elm (*Ulmus sp.*)

Recommended Unprotected Removals (No permit required)
Tree #102 is a Birch (*Betula sp.*)
Tree #106 is a Pepper (*Schinus mole*)
Tree #108 is a Coast redwood (*Sequoia sempervirens*)
Tree #109 is a Coast live oak (*Quercus agrifolia*)
Tree #111 is a Buckeye (*Aesculus*)
Tree #112 is a Bay (*Umbellularia californica*)
Tree #118 is a Chinese pistache (*Pistacia chinensis*)
Tree #119 is a Coast live oak (*Quercus agrifolia*)
Tree #120 is a Coast live oak (*Quercus agrifolia*)
Tree #125 is a Plum (*Prunus domestica*)
Tree #127 is a Cherry (*Prunus avium*)
Tree #128 is a Coast live oak (*Quercus agrifolia*)
Tree #129 is a Coast live oak (*Quercus agrifolia*)
Tree #130 is a Coast live oak (*Quercus agrifolia*)
Tree #131 is a Coast live oak (*Quercus agrifolia*)
Tree #132 is an Olive (*Olea europaea*)
Tree #137 is a Birch (*Betula sp.*)

Site Images

Main house

Tree #106

Tree #119

Tree #120

Tree #136

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LICENSED LANDSCAPE ARCHITECT
DUSTIN M MOORE C-5441
Signature
06 / 24 / 2022
Renewal Date
STATE OF CALIFORNIA

240 ALTA VISTA AVE
LOS ALTOS, CA 94022

Revisions

1	07/11/2022	PLAN CHECK REVISIONS

Sheet by: DM/FY
Drawing Scale: AS NOTED
Project #: 0000
Date: 11 JULY 2022

PERMIT SET

ARBORIST REPORT

L0.3

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NOTE: SEE LETTER SIZE ARBORIST REPORT


Tree #138


Tree #125

Local Regulations Governing Trees

Protected Trees

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

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

General Tree Protection Plan

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8 to 10 X the diameter at breast height (DBH) in all directions from the tree. DBH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6 X the DBH, where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In my experience, the protective fencing must:

a. Consist of chain link fencing and having a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fencing posts must be located a maximum of 10 feet on center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a certified arborist.
f. Tree Protection Signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. The Project Arborists is Michael Young (650) 321-0202. A Project Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:

a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at:
http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf

+ + + + +

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Michael P. Young

urbantreemanagement inc.

TREE SURVEY DATA

Address: 240 Alta Vista Ave Los Altos, CA 94022
Inspection Date: 3/23/21

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column for excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

KEY	Health	Structure
Good	excellent, vigorous	flawless
Fair - Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair - Poor	in decline; significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

Tag no	Common Name	Diameter at Breast Height"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	RECOMMENDED REMOVAL (X)	RECOMMENDED PROTECTED REMOVAL (XX)		NOTES, RECOMMENDATIONS
101	Coast live oak	34.5	50'/50'	fg	fp	x			B	Recommend EWR, DWR, SP, RCE, codominant leaders at 7', cabling
102	Birch	4	21'/8'	f	fp		x		D	Recommend removal, tree was topped, no hope for recovery
103	Birch	4	16'/7'	f	f				B	Recommend EWR, DWR, SP, RCE
104	Plum	5	16'/18'	fg	fp				B	Recommend EWR, DWR, SP, RCE, multiple leaders at 4.5'
105	Olive	7.2	18'/15'	f	fp				C	Recommend EWR, DWR, SP, RCE, leaning, large nest
106	Pepper	9/6.5	20'/22'	fp	p		x		D	Recommend removal, hole in trunk, codominant leaders, thin canopy
107	Coast live oak	16	48'/25'	f	fp	x			C	Recommend EWR, DWR, SP, RCE, ivy growing up trunk, thin canopy
108	Coast redwood	3.5	25'/8'	g	g		x		D	Recommend removal, species out of place
109	Coast live oak	8.3	20'/15'	f	fp		x		D	Recommend removal, thin canopy, leaning
110	Coast live oak	56	60'/75'	f	fp	x			B	Recommend EWR, DWR, SP, RCE, codominant leaders at 5', rotten limb failures, ivy growin up trunk, cabling
111	Buckeye	7.5/6	25'/10'	fp	fp		x		D	Recommend removal, codominant leaders at base, broken leader at 9', ivy growing up entire tree
112	Bay	8.5	30'/15'	f	fp		x		D	Recommend removal, severe lean, no hope for recovery
113	Bay	8	28'/10	fp	fp				C	Recommend EWR, DWR, SP, RCE, leaning, ivy growing up tree
114	Bay	14	30'/15'	fp	fp				C	Recommend EWR, DWR, SP, RCE, leaning, ivy growing up tree
115	Bay	20	40'/20'	f	fp	x			C	Recommend EWR, DWR, SP, RCE, leaning, ivy growing up tree
116	Monterey pine	36	70'/25'	fp	fp	x			C	Recommend EWR, DWR, SP, RCE, ivy growing up tree, thin canopy
117	Coast live oak	38	50'/40'	p	p	x	x	xx	D	Recommend removal, trunk rot, insects, limb failures, unsafe structure, no hope for recovery
118	Chinese pistache	3.75	18'/18'	fg	f		x		D	
119	Coast live oak	10.5/5	25'/15'	f	fp		x		D	Recommend removal, codominant leaders at base, thin canopy
120	Coast live oak	7/4.5	20'/12'	f	fp		x		D	Recommend removal, codominant leaders at base, thin canopy
121	Eucalyptus	42.5	65'/60'	f	fp	x	x	xx	D	Recommend removal, codominant leaders at 5' prone to failure, thin canopy, declining health
122	Eucalyptus	13	50'/20'	f	f				C	Recommend EWR, DWR, SP, RCE, thin canopy
123	Eucalyptus	26.5	65'/35'	fp	fp	x	x	xx	D	Recommend removal, codominant leaders at 25' prone to failure, thin canopy
124	Coast live oak	19.5/11.25	55'/40'	f	fp	x			C	Recommend EWR, DWR, SP, RCE, codominant leaders at 3.5'
125	Plum	5	16'/7'	p	p		x		D	recommend removal, tree is dead
126	Chinese elm	10.25/7.25	25'/25'	f	fp	x	x	xx	D	Recommend removal, codominant leaders at base prone to failure, thin canopy, declining health
127	Cherry	8.5/8/8/4.5	16'/18'	fp	fp		x		D	Recommend removal, codominant leaders at base, thin canopy
128	Coast live oak	7	25'/12'	f	f		x		D	Recommend removal
129	Coast live oak	10	25'/16'	fg	fp		x		D	Recommend removal
130	Coast live oak	7.25	22'/10'	f	f		x		D	Recommend removal
131	Coast live oak	9.25	22'/12'	f	fp		x		D	Recommend removal
132	Olive	12.5/10/10/7	30'/25'	fp	fp		x		D	Recommend removal, codominant leaders at base, thin canopy
132A	Coast live oak	6.5	20'/10'	fg	f				B	Recommend EWR, DWR, SP, RCE
133	Olive	14.5/8.5	25'/18'	f	fp		x		D	Recommend removal, codominant leaders at base, thin canopy
134	Coast live oak	5.75	18'/10'	fg	f				C	Recommend EWR, DWR, SP, RCE
135	Coast live oak	36	45'/50'	f	f	x			C	Recommend EWR, DWR, SP, RCE, insects, excise trunk bark
136	Siberian elm	40	50'/55'	fp	fp	x	x	xx	D	Recommend removal, codominant leaders at 5.5' that are prone to failure, hazard, declining health
137	Birch	6	40'/15'	f	f		x		B	Recommend EWR, DWR, SP, RCE
138	Chinese elm	21.5	40'/28'	f	fp	x	x	xx	D	Recommend removal, codominant leaders at 6' that are prone to failure, hazard, declining health
139	Japanese maple	3.5/3/2/2/2	14'/16'	f	fp				C	Recommend EWR, DWR, SP, RCE, multiple leaders at 6'
140	Black walnut	8.5/7/8	20'/20'	f	fp				C	Recommend EWR, DWR, SP, RCE, codominant leaders at base, leaning
141	Coast live oak	11.75/8.75	28'/25'	fg	fp	x			B	Recommend EWR, DWR, SP, RCE, codominant leaders at base
142	Coast live oak	9	22'/15'	fg	fp		x		D	Recommend removal, codominant leaders at 6.5, leaning
143	Plum	5 @ 2'	10'/5'	f	f				C	Recommend EWR, DWR, SP, RCE, multiple leaders at base
144	Birch	4	20'/8'	f	f		x		D	Recommend removal
145	Birch	6.75	30'/8'	f	fp		x		D	Recommend removal, tree was topped, no hope for recovery
146	Chinese pistache	5	20'/7'	fg	fp				B	Recommend EWR, DWR, SP, RCE
147	Chinese elm	5	20'/15'	f	fp				C	Recommend EWR, DWR, SP, RCE, codominant leaders at 8'

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TREE SURVEY DATA

Tag no	Common Name	Diameter at Breast Height"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	RECOMMENDED REMOVAL (X)	RECOMMENDED PROTECTED REMOVAL (XX)		NOTES, RECOMMENDATIONS
148	Coast live oak	14.5	30'/18'	f	fp		x		D	Recommend removal leaning, thin canopy
149	Elm	13.5/13/9	38'/40'	f	fp	x	x	xx	D	Recommend removal, codominant leaders at base that are prone to failure, hazard
150	Birch	4	20'/8'	f	f		x		D	Recommend removal
151	Birch	3.5	18'/8'	f	f				B	Recommend EWR, DWR, SP, RCE
152	Birch	3.5	18'/8'	f	f				B	Recommend EWR, DWR, SP, RCE
153	Birch	4	20'/8'	fg	f				B	Recommend EWR, DWR, SP, RCE
154	Chinese pistache	3.5	18'/15'	f	f				B	Recommend EWR, DWR, SP, RCE
155	Coast live oak	6.5/3	23'/12'	fg	fp				B	Recommend EWR, DWR, SP, RCE
156	Pepper	11.5/7	30'/18'	fp	fp				D	Recommend removal, hollow leader, thin canopy, no hope for recovery
157	Coast live oak	5.5/4/2	22'/20'	fg	fp				C	Recommend EWR, DWR, SP, RCE, codominant leaders at base
158	Coast live oak	9	25'/12'	fg	f				B	Recommend EWR, DWR, SP, RCE, slight lean
159	Pepper	15.5	26'/20'	f	f	x			C	Recommend EWR, DWR, SP, RCE, thinning canopy
160	Olive	6/4.5/4/2	20'/16'	fg	f				C	Recommend EWR, DWR, SP, RCE, slight lean
161	Coast live oak	13.5 @ 3'	25'/18'	fg	fp				C	Recommend EWR, DWR, SP, RCE, codominant leaders at 3'
162	Coast live oak	8.75	25'/15'	fg	f				B	Recommend EWR, DWR, SP, RCE
163	Coast live oak	12.5	28'/20'	fg	f				B	Recommend EWR, DWR, SP, RCE
164	Coast live oak	9.5	22'/12'	fg	f				B	Recommend EWR, DWR, SP, RCE, slight lean
165	Coast live oak	38.25	55'/60'	fg	f	x			B	Recommend EWR, DWR, SP, RCE

TOTAL TREES	66
PROTECTED TOTAL	17
RECOMMENDED REMOVAL TOTAL	30
RECOMMENDED PROTECTED REMOVALS TOTAL	7

A = Retain, condition warrants long-term preservation	0
B = Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.	18
C = May be preservable, but is not worthy of extensive effort or design accommodation.	18
D= Recommend removal due to existing condition and/or structure	30

KEY TO ACRONYMS
DWR - Dead Wood Removal pruning recommended
EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure(s).
RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree.
CD - Codominant Leader, two leaders with a narrow angle of attachement and prone to failure.
RR - Recommend Tree Removal based upon Health or Structure of tree.
Prop - Steel prop in concrete footing recommended to help support a tree/limb.
Cable - Recommend a steel cable(s) be installed to help support a weakly attached limb(s).

TREE ORDINANCE

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

Common Name	Latin Name
Coast live oak	*Quercus agrifolia*
Birch	*Betula sp.*
Pepper	*Schinus molle*
Plum	*Prunus domestica*
Olive	*Olea europaea*
Coast redwood	*Sequoia sempervirens*
Buckeye	*Aesculus*
Bay	*Umbellularia californica*
Monterey pine	*Pinus radiata*
Chinese pistache	*Pistacia chinensis*
Eucalyptus	*Eucalyptus sp.*
Cherry	*Prunus avium*
Siberian elm	*Ulmus pumila*
Japanese maple	*Acer palmatum*
Chinese elm	*Ulmus parvifolia*

LICENSED LANDSCAPE ARCHITECT
DUSTIN M MOORE C-5641
Signature
06 / 24 / 2022
Renewal Date
STATE OF CALIFORNIA

240 ALTA VISTA AVE
LOS ALTOS, CA 94022

Revisions
1 07/11/2022 PLAN CHECK REVISIONS

Sheet by: DM/FY
Drawing Scale: AS NOTED
Project #: 0000
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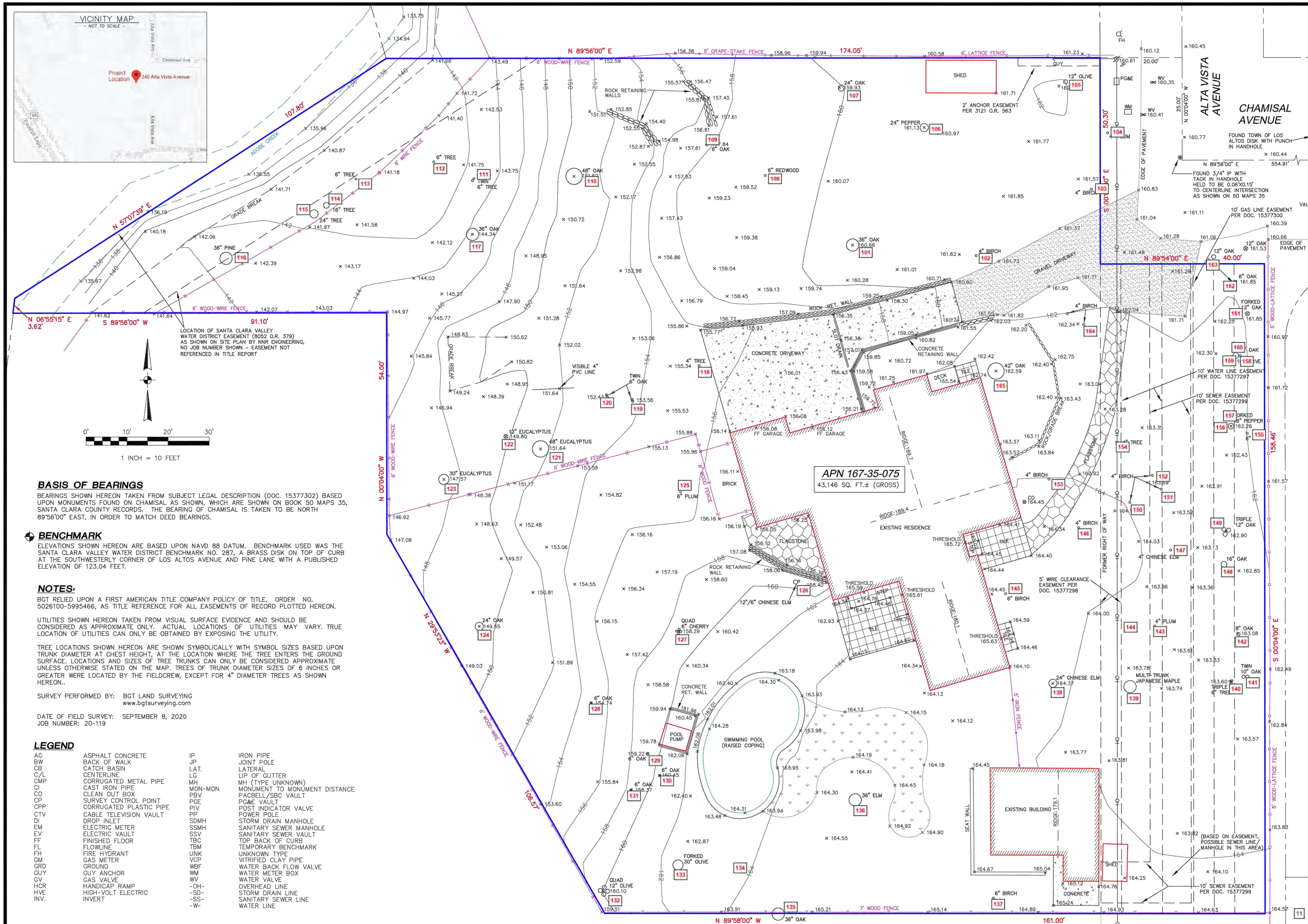
PERMIT SET

ARBORIST REPORT

L0.4



BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM SUBJECT LEGAL DESCRIPTION (DOC. 15377302) BASED UPON MONUMENTS FOUND ON CHAMISAL AS SHOWN, WHICH ARE SHOWN ON BOOK 50 MAPS 35, SANTA CLARA COUNTY RECORDS. THE BEARING OF CHAMISAL IS TAKEN TO BE NORTH 89°56'00" EAST, IN ORDER TO MATCH DEED BEARINGS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE SANTA CLARA VALLEY WATER DISTRICT BENCHMARK NO. 287, A BRASS DISK ON TOP OF CURB AT THE SOUTHWESTERLY CORNER OF LOS ALTOS AVENUE AND PINE LANE WITH A PUBLISHED ELEVATION OF 123.04 FEET.

NOTES:

BGT RELIED UPON A FIRST AMERICAN TITLE COMPANY POLICY OF TITLE, ORDER NO. 5026100-5995466, AS TITLE REFERENCE FOR ALL EASEMENTS OF RECORD PLOTTED HEREON.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW, EXCEPT FOR 4" DIAMETER TREES AS SHOWN HEREON..

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: SEPTEMBER 8, 2020
JOB NUMBER: 20-119

LEGEND

AC	ASPHALT CONCRETE	IP	IRON PIPE
BW	BACK OF WALK	JP	JOINT POLE
CB	CATCH BASIN	LAT.	LATERAL
C/L	CENTERLINE	LG	LIP OF GUTTER
CMP	CORRUGATED METAL PIPE	MH	MH (TYPE UNKNOWN)
CI	CAST IRON PIPE	MON-MON	MONUMENT TO MONUMENT DISTANCE
CO	CLEAN OUT BOX	PBV	PACBELL/SBC VAULT
CP	SURVEY CONTROL POINT	PGE	PG&E VAULT
CPP	CORRUGATED PLASTIC PIPE	PIV	POST INDICATOR VALVE
CTV	CABLE TELEVISION VAULT	PP	POWER POLE
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
EM	ELECTRIC METER	SSMH	SANITARY SEWER MANHOLE
EV	ELECTRIC VAULT	SSV	SANITARY SEWER VAULT
FF	FINISHED FLOOR	TBC	TOP BACK OF CURB
FL	FLOWLINE	TBM	TEMPORARY BENCHMARK
FH	FIRE HYDRANT	UNK	UNKNOWN TYPE
GM	GAS METER	VCP	VITRIFIED CLAY PIPE
GRD	GROUND	WBF	WATER BACK FLOW VALVE
GUY	GUY ANCHOR	WM	WATER METER BOX
GV	GAS VALVE	WV	WATER VALVE
HCR	HANDICAP RAMP	-OH-	OVERHEAD LINE
HVE	HIGH-VOLT ELECTRIC	-SD-	STORM DRAIN LINE
INV.	INVERT	-SS-	SANITARY SEWER LINE
		-W-	WATER LINE

BGT LAND SURVEYING
871 Woodside Way - San Mateo, CA 94401

BOUNDARY AND TOPOGRAPHIC SURVEY

PARCEL A (FORMER LANDS OF ORENSTEIN) PER LOT LINE ADJUSTMENT (15377301), AND PER GRANT DEED 15377302

240 ALTA VISTA AVENUE

LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA

Assessor Parcel Number: 167-35-075

Prepared For: ALISSA FARIS, 840 LOS ALTOS AVENUE, LOS ALTOS, CA 94022

Date: SEPT. 2020
Scale: 1" = 10'
Contour Interval: 2'
Drawn by: LHL
Revisions:

SU-1

Job No. 20-119

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136 Freelon Street,
San Francisco, California 94107

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240 ALTA VISTA AVE

LOS ALTOS, CA 94022

Revisions

1 | 07/11/2 022 | PLAN CHECK REVISIONS

Sheet by: DM/FY
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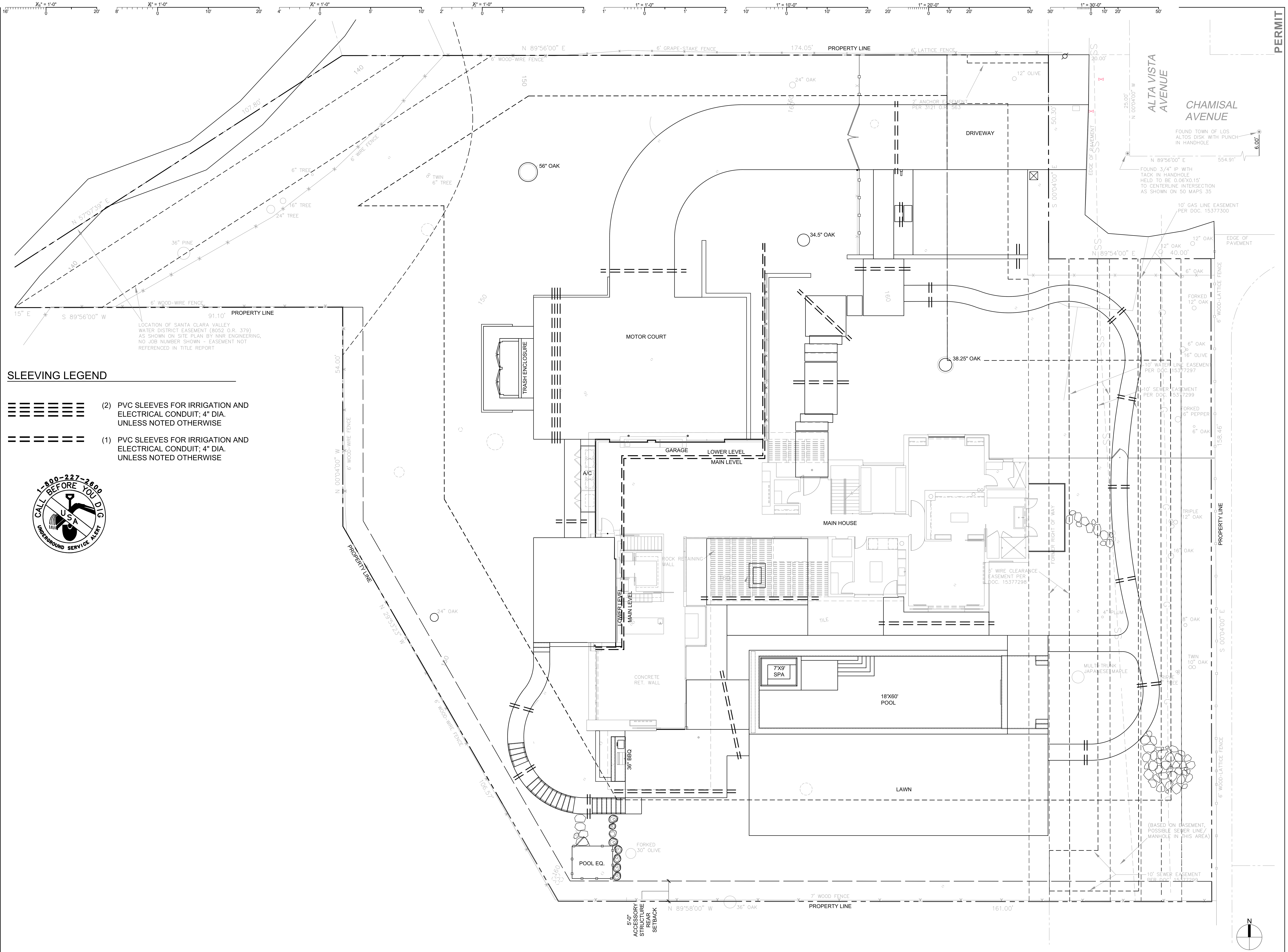
Project #: 0000
Date: 11 JULY 2022

PERMIT SET

ARBORIST REPORT

L0.5



SLEEVING LEGEND

(2) PVC SLEEVES FOR IRRIGATION AND ELECTRICAL CONDUIT; 4" DIA. UNLESS NOTED OTHERWISE

(1) PVC SLEEVES FOR IRRIGATION AND ELECTRICAL CONDUIT; 4" DIA. UNLESS NOTED OTHERWISE

PERMIT

Agenda Item 6.

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Landscape Architecture

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San Francisco, California 94107

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LICENSED LANDSCAPE ARCHITECT
DUSTIN M. MOORE C-5641
Signature
06 / 24 / 2022
Renewal Date
STATE OF CALIFORNIA

240 ALTA VISTA AVE
LOS ALTOS, CA 94022

Revisions

1	07/11/2022	PLAN CHECK REVISIONS

Sheet by: DM/FY
Drawing Scale: 1"=10'-0"
Project #: 0000
Date: 11 JULY 2022

PERMIT SET

SLEEVE PLAN

L0.6

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LAYOUT LEGEND

(E)	EXISTING
(N)	NEW
CB	CATCH BASIN
℄	CENTERLINE
CLR	CLEAR
DN	DOWN
EJ	EXPANSION JOINT
EQ	EQUAL
FOB	FACE OF BUILDING
LA	LANDSCAPE ARCHITECT
PA	PLANTING AREA
℞	PROPERTY LINE
RI	RIM ELEVATION
SAD	SEE ARCHITECTURAL DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SYM	SYMMETRICAL
TBD	TO BE DETERMINED
TYP	TYPICAL
VIF	VERIFY IN FIELD

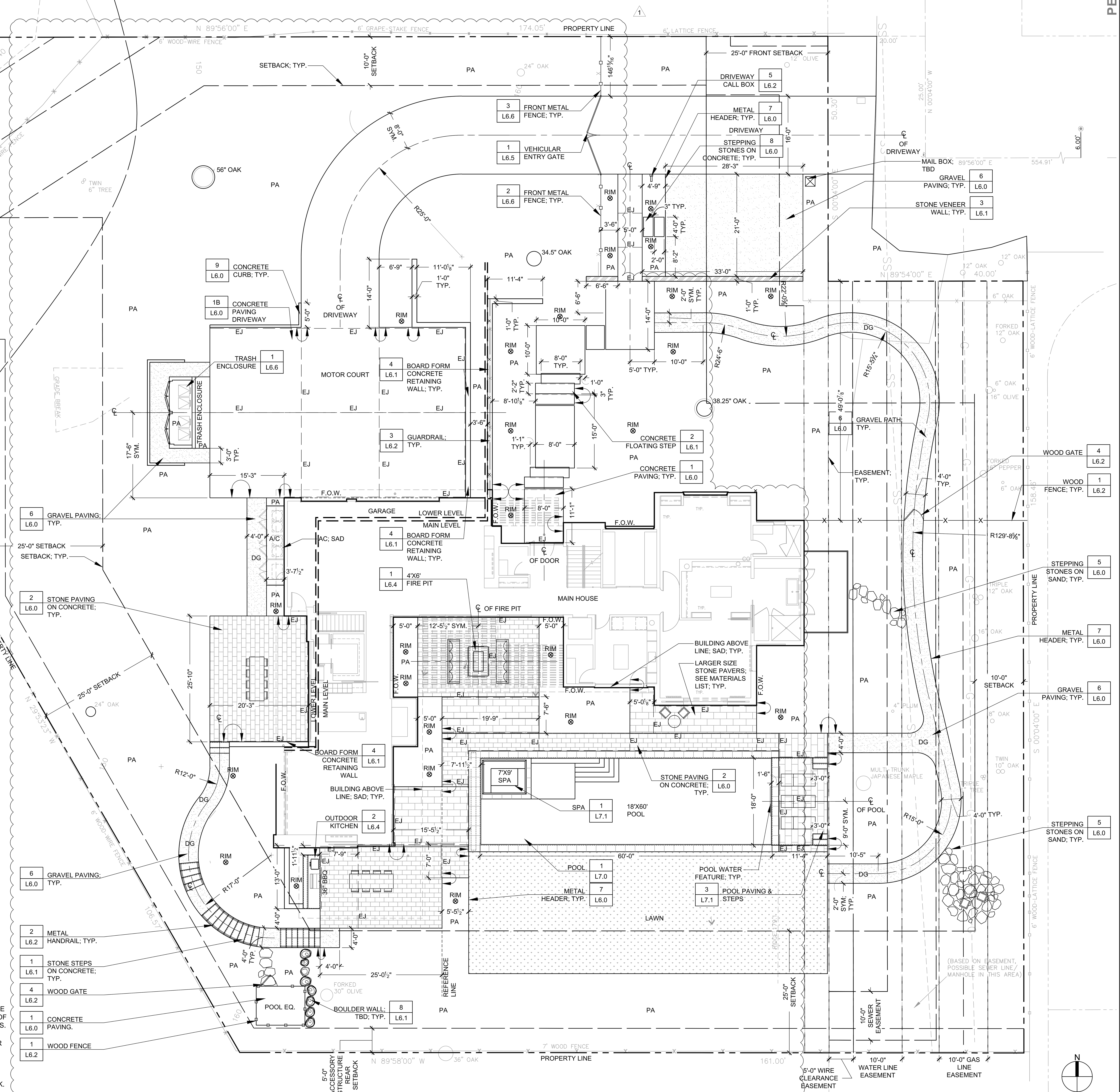
⊗ AREA DRAIN IN PLANTING

2% SLOPE DIRECTION AND GRADE

PROPERTY LINE

LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS PRIOR TO COMMENCING SITE WORK.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES, LIGHTING AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEER'S DRAWINGS.
3. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEERING DRAWINGS FOR ROADWAY CENTERLINE, STATION POINTS, BENCH MARKS AND BUILDING SETBACKS.
4. TAKE ALL DIMENSIONS FROM CENTER OF CURB, WALL OR BUILDING, OR TO CENTERLINE OF BUILDING COLUMNS OR TREES UNLESS OTHERWISE NOTED.
5. ALL DIMENSONS CALLED OUT AS "EQUAL" (EQ) SHALL BE EQUIDISTANT MEASUREMENTS BETWEEN THE REFERENCE POINTS SHOWN.
6. ALL ITEMS DESIGNATED AS "SIMILAR" OR "TYPICAL" (TYP) SHALL BE CONSTRUCTED IN THE MANNER OF THE DETAIL REFERENCED, WITH MINOR ADJUSTMENT FOR SPECIFIC CONDITION.
7. ALL ANGLES SHALL BE 90 DEGREES AND ALL LINES SHALL BE HELD PARALLEL UNLESS OTHERWISE NOTED ON THE DRAWINGS. MAINTAIN HORIZONTAL ALIGNMENT FOR ALL ADJACENT ELEMENTS SO REFERENCED ON THE DRAWINGS.
8. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE APPARENT ON DRAWINGS. DO NOT SCALE FROM DRAWINGS. SEE ENLARGED PLANS AND SPECIFIC DETAILS FOR ADDITIONAL INFORMATION.
9. INDIVIDUAL NOTES AND SPECIFIC DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND GENERIC DETAILS.
10. ALL WORK PERFORMED WITHIN THE TREE PROTECTION ZONE AND/OR THE DRIP LINE OF TREES DESIGNATED AS "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR. NO ROOTS TWO INCHES OR LARGER IN CALIPER SHALL BE SEVERED WITHOUT REVIEW AND ACCEPTANCE BY ARBORIST.
11. CONTRACTOR TO RETAIN CONTROL SAMPLE FOR ALL MATERIALS FOR CONFIRMATION BY OWNER AND LANDSCAPE ARCHITECT.
12. OUTDOOR KITCHEN: UNLESS OTHERWISE NOTED, COUNTERTOPS SHALL HAVE A TURN DOWN EDGE WITH A MITERED JOINT. THE FINISH ON THE FACE OF THE COUNTER SHALL MATCH THE TOP OF THE COUNTER AND SHALL HAVE A 1/8" EASED EDGE. A LAMINATED EDGE DETAIL WILL NOT BE ACCEPTED.
13. ALL VENDOR SUBSTITUTIONS MUST BE APPROVED IN WRITING FROM LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES RIGHT TO REJECT ANY MATERIALS PROVIDED FROM VENDORS NOT APPROVED IN WRITING. RECEIPTS FROM VENDORS ARE TO BE SUBMITTED TO LANDSCAPE ARCHITECT TO PROVE SUPPLIER.
14. STONE SHOP DRAWINGS: STONE VENDOR IS TO PROVIDE SHOP DRAWINGS FOR ALL STONE FOR APPROVAL BY LANDSCAPE ARCHITECT. SHOP DRAWINGS MUST BEAR TITLEBLOCK OF VENDOR.
15. STONE CONTROL SAMPLES AND MOCK UP: ON THE BASIS OF REVIEW OF THE SAMPLES, THE LANDSCAPE ARCHITECT MAY REQUEST A RE-SUBMITTAL AT NO COST TO OWNER. ACCEPTED SAMPLES SHALL ESTABLISH THE DESIGN APPEARANCE OF UNITS SPECIFIED. EACH TYPE, COLOR AND FINISH ARE REQUIRED TO HAVE CONTROL SAMPLES. CONTROL SAMPLE SHALL BE A MINIMUM OF SIX PAVERS SHOWING THE MAXIMUM ALLOWED INCLUSIONS, VEINS, MOVEMENT AND COLOR. A SET OF SIX SAMPLES SHALL BE CUT INTO THREE PIECES. ONE SET SHALL BE HELD BY LANDSCAPE ARCHITECT, ONE BY CONTRACTOR AND ONE BY THIRD PARTY INSPECTOR TO ENSURE STONE MEETS EXPECTATIONS PRIOR TO SHIPMENT. IF MATERIAL IS REJECTED BEYOND OVERAGE ORDERED, REPLACEMENT MATERIAL SHALL BE AIR FREIGHT DELIVERED TO SITE AT NO COST TO OWNER. A MINIMUM OF 2% OF STONE SHALL BE PROVIDED TO OWNER FOR REPAIR WORK AT COMPLETION OF PROJECT AT NO COST TO OWNER. IF MORE THAN 25% OF MATERIAL IS REJECTED FOR ANY SCOPE OF WORK, THE ENTIRE MATERIAL TYPE WILL BE CONSIDERED REJECTED.
16. STONE QUALITY CONTROL: STONE VENDOR IS TO HIRE AN INSPECTOR TO VIEW STONE PRIOR TO SHIPMENT AND TO VERIFY STONE MEETS CONTROL SAMPLES. A COPY OF THE INSPECTION FORM MUST BE SENT TO LANDSCAPE ARCHITECT UPON SHIPPING OF STONE.
17. PAVING AND WALL MOCKUPS: BEFORE INSTALLING PAVING, CONSTRUCT MOCK-UPS TO VERIFY SELECTIONS MADE UNDER SAMPLE SUBMITTALS AND TO DEMONSTRATE AESTHETIC EFFECTS AND QUALITIES OF MATERIALS AND EXECUTION. BUILD MOCK-UPS TO COMPLY WITH THE FOLLOWING REQUIREMENTS, USING MATERIALS INDICATED FOR COMPLETED WORK. CONSTRUCT IN THE LOCATION INDICATED OR, IF NOT INDICATED, AS DIRECTED BY THE LANDSCAPE ARCHITECT. MOCKUP IS TO BE APPROXIMATELY 16-FEET SQUARE. NOTIFY LANDSCAPE ARCHITECT NOT LESS THAN 5 WORKING DAYS IN ADVANCE OF THE DATES AND TIMES WHEN MOCK-UPS WILL BE CONSTRUCTED. THE LANDSCAPE ARCHITECT MAY REQUIRE MINOR MODIFICATIONS TO BE MADE TO THE MOCK-UPS. REVISED MOCK-UP SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL ALLOW FOR UP TO TWO MODIFICATIONS IN THE CONTRACT. MAINTAIN ACCEPTED MOCK-UPS DURING CONSTRUCTION IN AN UNDISTURBED CONDITION AS A STANDARD FOR JUDGING THE COMPLETED WORK. APPROVAL OF MOCK-UPS DOES NOT CONSTITUTE APPROVAL OF DEVIATIONS FROM THE CONTRACT UNLESS SUCH DEVIATIONS ARE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT IN WRITING. WHEN DIRECTED, DEMOLISH AND REMOVE MOCK-UPS FROM PROJECT SITE. APPROVED MOCK-UPS IN AN UNDISTURBED CONDITION AT THE TIME OF SUBSTANTIAL COMPLETION MAY BECOME PART OF THE COMPLETED WORK.
18. STONE SEALER: STONE IS TO RECEIVE DRYTREAT STAIN-PROOF OR APPROVED SEALER. CONTRACTOR TO PROVIDE MOCKUP OF EACH TYPE OF STONE WITH SEALER FOR APPROVAL BY CLIENT AND LANDSCAPE ARCHITECT.
19. STRUCTURAL EPOXY: WHERE CALLED OUT IN DETAILS, EPOXY IS TO BE SIMPSON SET-XP OR APPROVED EQUAL.
20. INCLUDE LARGE-SCALE DRAWINGS FOR FABRICATION AND ERECTION OF ASSEMBLIES NOT COMPLETELY SHOWN BY MANUFACTURER'S PRODUCT DATA.
21. INCLUDE, AS APPROPRIATE, PLANS, ELEVATIONS, COMPLETE DETAILS, THICKNESSES, SIZES, TYPES, GRADES, CLASSES OF METAL, CONNECTING AND JOINING METHODS, ANCHORAGES.
22. WHERE DECORATIVE METAL IS INDICATED TO FIT TO OTHER CONSTRUCTION, VERIFY DIMENSIONS OF OTHER CONSTRUCTION BY FIELD MEASUREMENTS BEFORE FABRICATION AND INDICATE MEASUREMENTS ON SHOP DRAWINGS. COORDINATE FABRICATION SCHEDULE WITH CONSTRUCTION PROGRESS TO AVOID DELAYING THE WORK.



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Agenda Item 6.

STRATA
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136 Freelon Street,
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LICENSED LANDSCAPE ARCHITECT DUSTIN M MOORE C-5641 Signature 06 / 24 / 2022 Renewal Date STATE OF CALIFORNIA

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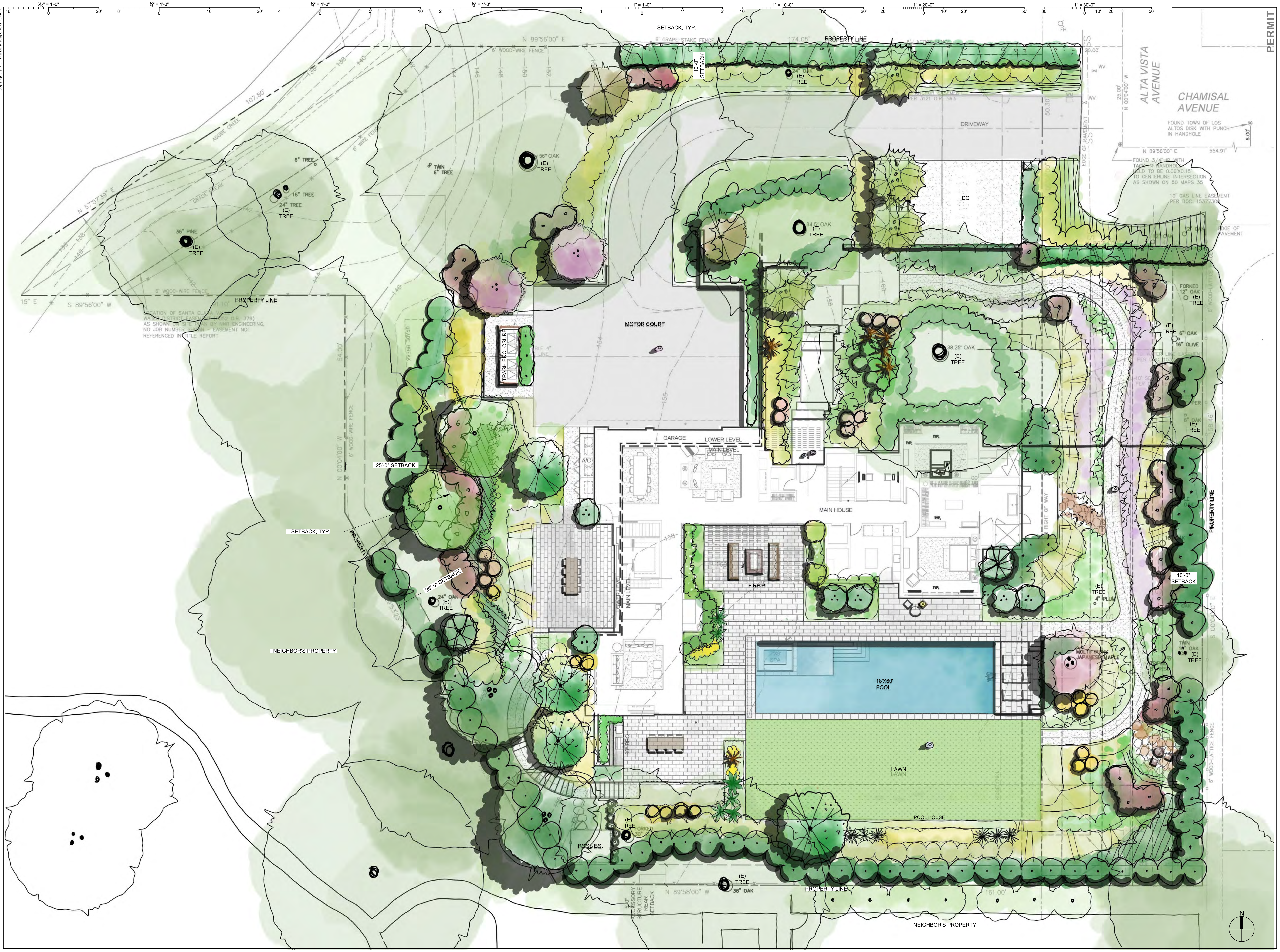
LAYOUT PLAN

L1.0



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DUSTIN M MOORE C-5541
Signature
06 / 24 / 2022
Renewal Date
STATE OF CALIFORNIA

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RENDERING PLAN

L1.0A

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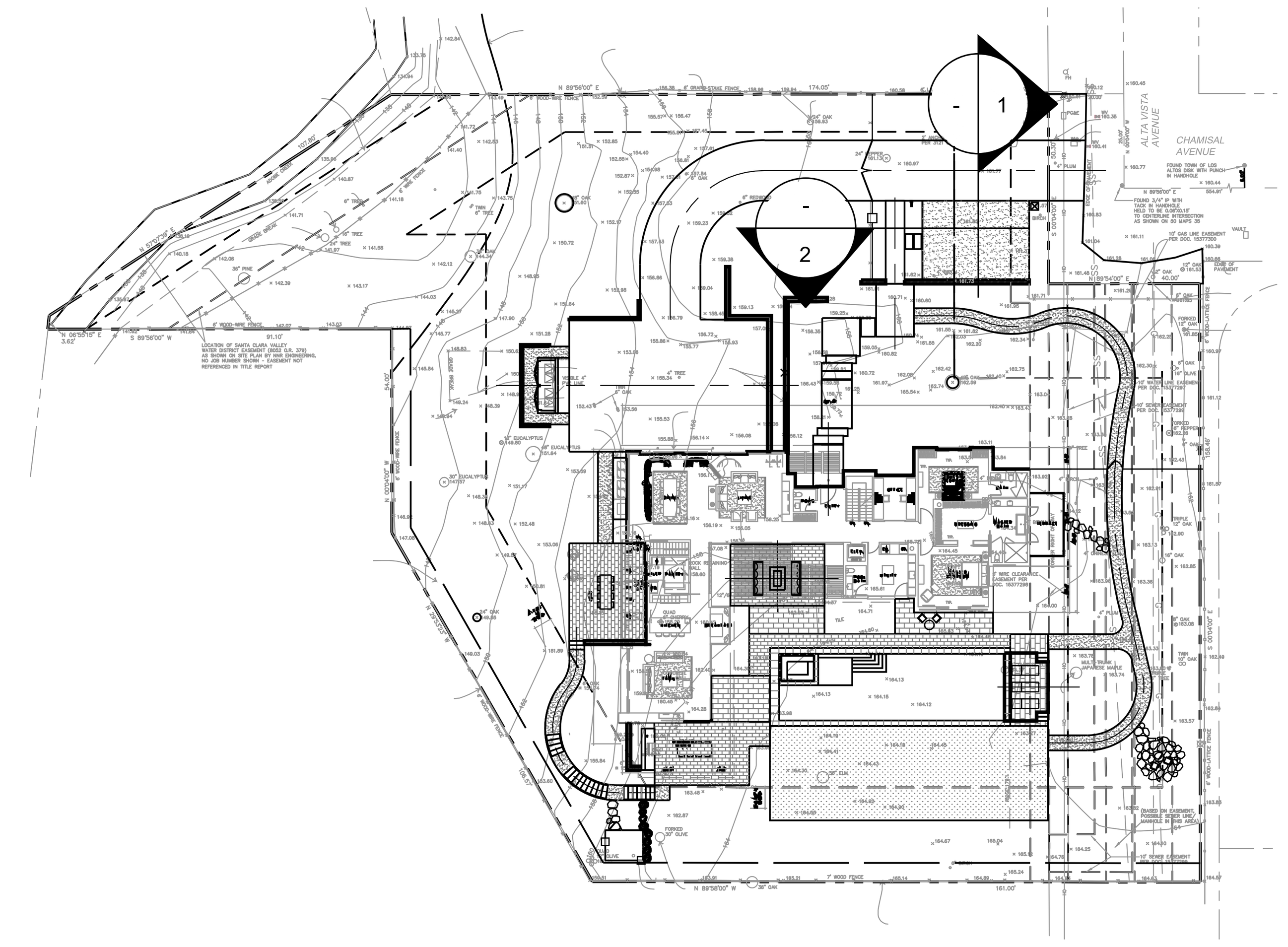
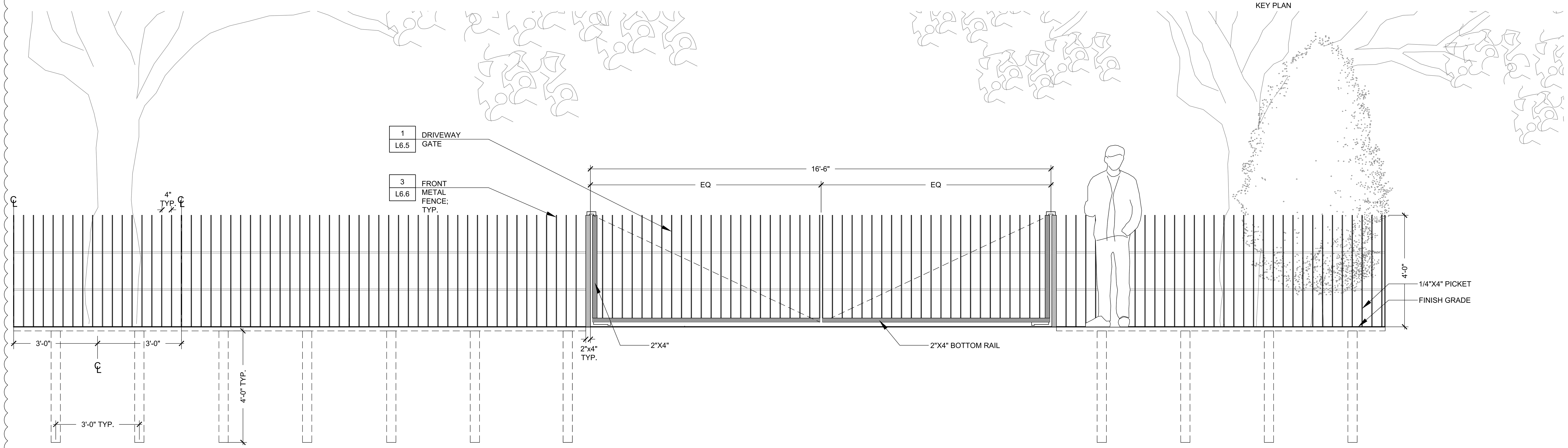
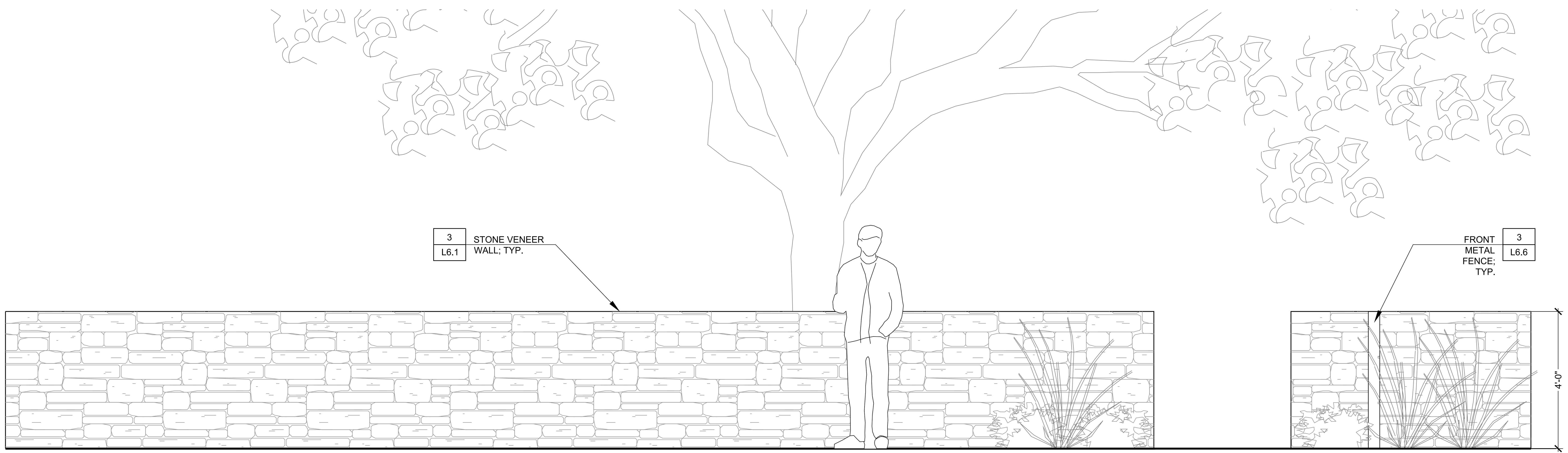


KEY PLAN

SCALE: 1"=40'-0"



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



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

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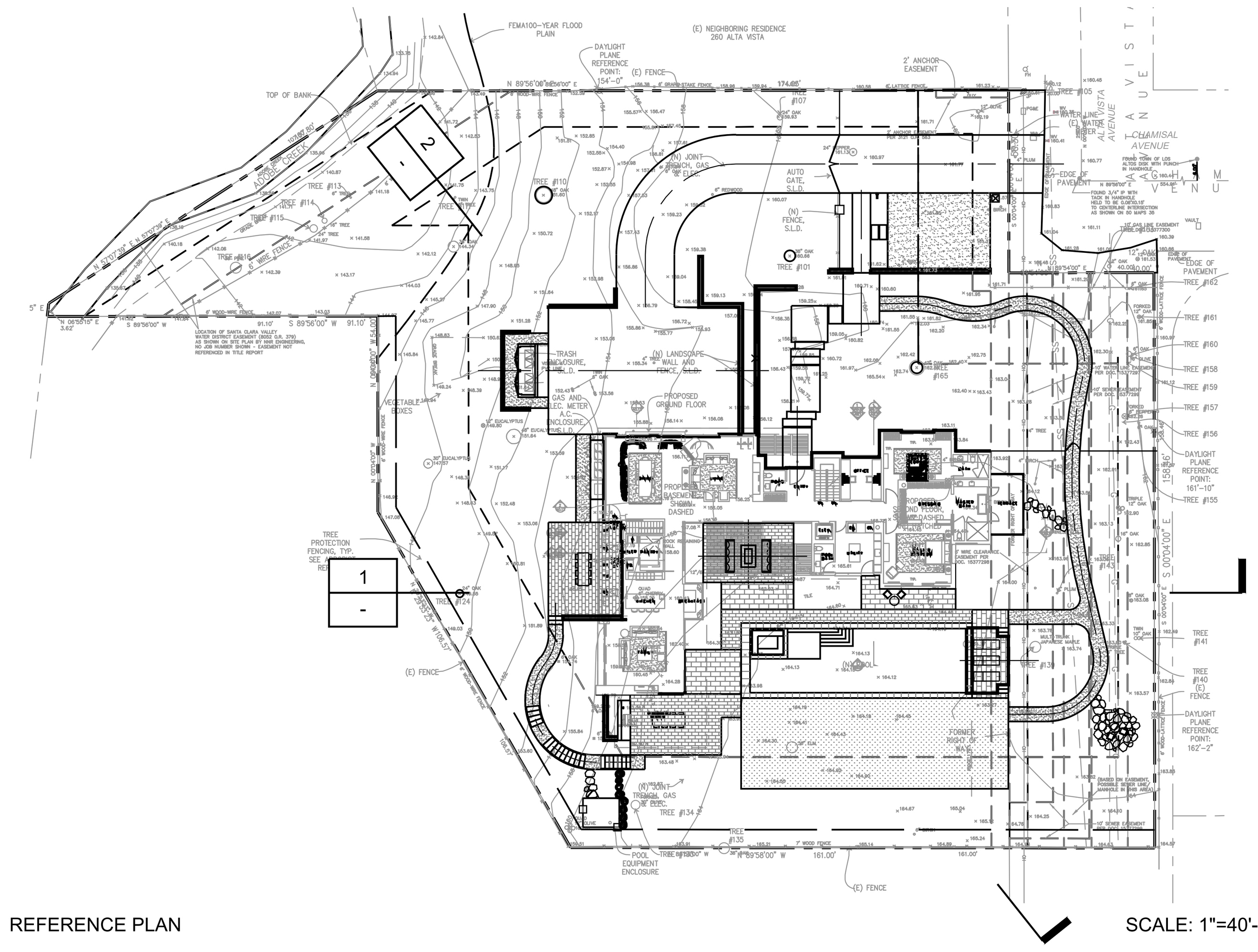
ELEVATIONS

L1.2

Agenda Item 6.

PERMIT



REFERENCE PLAN

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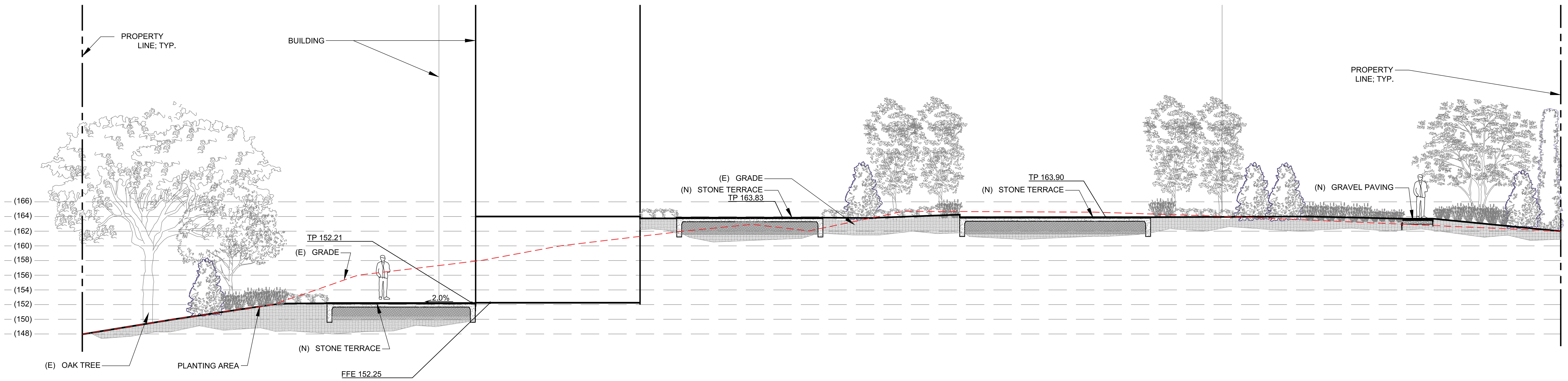
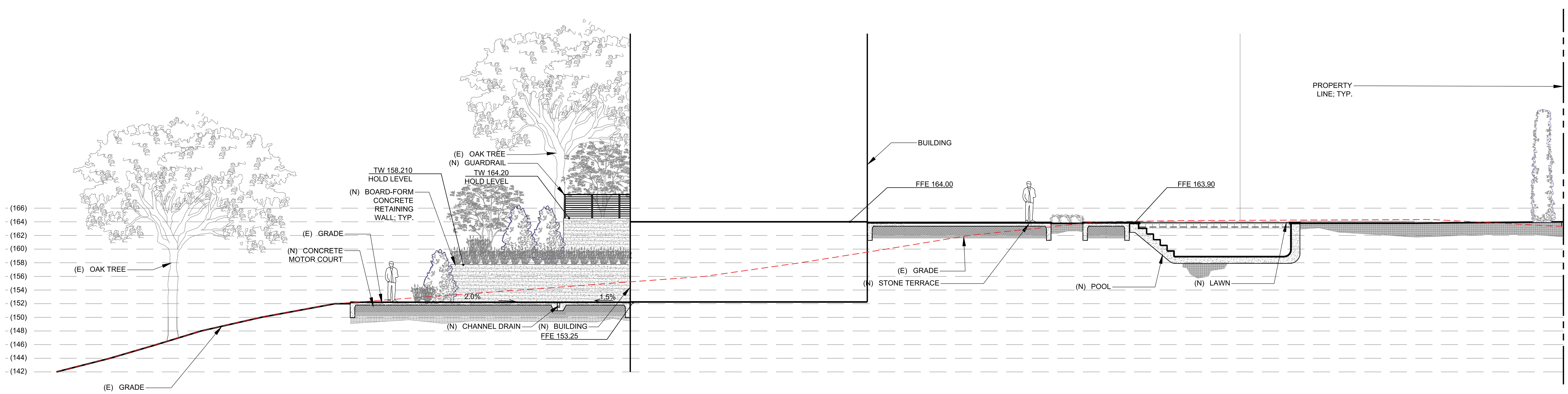


1 SECTION

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



2 SECTION

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

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SECTIONS

L1.3

LAYOUT LEGEND

(E)	EXISTING
(N)	NEW
CB	CATCH BASIN
℄	CENTERLINE
CLR	CLEAR
DN	DOWN
EJ	EXPANSION JOINT
EQ	EQUAL
FOB	FACE OF BUILDING
LA	LANDSCAPE ARCHITECT
PA	PLANTING AREA
℞	PROPERTY LINE
RI	RIM ELEVATION
SAD	SEE ARCHITECTURAL DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SYM	SYMMETRICAL
TBD	TO BE DETERMINED
TYP	TYPICAL
VIF	VERIFY IN FIELD

⊗	ARERA DRAIN IN PLANTING
2% →	SLOPE DIRECTION AND GRADE
—— — — ——	PROPERTY LINE

LAYOUT NOTES

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7. ALL ANGLES SHALL BE 90 DEGREES AND ALL LINES SHALL BE HELD PARALLEL UNLESS OTHERWISE NOTED ON THE DRAWINGS. MAINTAIN HORIZONTAL ALIGNMENT FOR ALL ADJACENT ELEMENTS SO REFERENCED ON THE DRAWINGS.

8. ON FLAGSTONE PAVING, ALL ANGLES SHALL BE GREATER THAN 110 DEGREES (AVOID SHARP POINTS). SMALLEST SIZE STONE SHALL BE ⅓ THE LARGEST SIZE, OR 18"x18", WHICHEVER IS LARGER. MORTAR JOINTS SHALL BE NO LARGER THAN ¾" UNLESS NOTED OTHERWISE. SPACE BETWEEN STEPPING STONES SHOULD BE 3"-6", UNLESS NOTED OTHERWISE. DO NOT ALIGN JOINTS FOR MORE THAN TWO STONES, AND NO MORE THAN TWO CORNERS SHOULD MEET TOGETHER. DISTRIBUTE COLOR AND TEXTURE EVENLY THROUGHOUT PAVING AREA.

9. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE APPARENT ON DRAWINGS. DO NOT SCALE FROM DRAWINGS. SEE ENLARGED PLANS AND SPECIFIC DETAILS FOR ADDITIONAL INFORMATION.

10. INDIVIDUAL NOTES AND SPECIFIC DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND GENERIC DETAILS.

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MATERIALS LIST

MATERIAL	MANUFACTURER/SUPPLIER	STYLE/COLOR	FINISH/SIZE	NOTES/CONTACT
PAVING				
STONE PAVING	TBD		FLAMED FINISH; VERIFY W/ OWNER & LA	
LARGER SIZE STONE PAVING	TBD		FLAMED FINISH; VERIFY W/ OWNER & LA	
STEPPING STONE ON SAND	TBD		2" THICK X VARIED SIZES, NATURAL CLEFT	
STEPPING STONE ON CONCRETE	TBD		2" THICK X VARIED SIZES, NATURAL CLEFT	
COCNRETE PAVING @ MOTOR COURT	DAVIS COLORS	MESA BUFF	TOPCAST VIOLET FINISH	(510) 444 4175
ASPHALT DRIVEWAY	TBD			
CONCRETE PAVING	DAVIS COLORS	MESA BUFF	TOPCAST VIOLET FINISH	(510) 444 4175
CONCRETE FINISH	DAVIS COLORS	TOPCAST	TOPCAST VIOLET FINISH	(510) 444 4175
GRAVEL PAVING	TBD	⅜" SIERRA TAN		
METAL HEADER	SEE DETAILS			
GROUT FOR STONE PAVING	LATICRETE	PERMICOLOR, COLOR: #24 NATURAL/ #89/ #78	3/8" GROUT JOINTS	CONFIRM IN FIELD W/ LANDSCAPE ARCHITECT
WALLS & STEPS				
CONCRETE STEPS	DAVIS COLORS	MESA BUFF	TOPCAST VIOLET FINISH	(510) 444 4175
CONCRETE CURB	TBD			
STONE STEPS TREAD	TBD		FLAMED FINISH TOP & LEADING EDGE; 3" THICK	
STONE STEPS RISER	TBD		FLAMED FINISH TOP & LEADING EDGE; 1" THICK	
STONE VENEER GROUT	LATICRETE	#24 NATURAL SANDED PERMICOLOR	3/8" GROUT JOINTS	CONFIRM IN FIELD W/ LANDSCAPE ARCHITECT
STUCCO WALL	MATCH WITH BUILDING		FLAMED FINISH	
BOARD-FORMED CONCRETE RETAINING WALL	MATCH WITH PAVING		NATURAL SQUARES & RECTANGLES	
WOOD PLANTER	RAW REDWOOD, SEE DETAILS			
DRY STACKED STONE WALL	TBD			
POOL & SPA				
WATER LINE TILE	TBD			LANDSCAPE ARCHITECT TO APPROVE SAMPLE PRIOR TO PURCHASE
SPA COPING - GRANITE	DA VINCI	ABSOLUTE BLACK	FLAMED & BRUSHED FINISH; HONE LEADING EDGE	ELIZABETH VELASCO <ELIZABETH@DAVINCIMARBLE.COM>
POOL COPING	TBD		FLAMED FINISH	
POOL & SPA INTERIOR FINISH	WET EDGE	MIDNIGHT BLUE; VERIFY W/ LA	PRIMERA STONE	VERIFY W/ LANDSCAPE ARCHITECT
POOL COVER	POOL COVERS, INC	LIGHT GRAY		POOLCOVERSINC.COM
POOL COVER TRACK	POOL COVERS, INC	LIGHT GRAY	ANODIZED BRONZE	FINAL LOCATION TBD ON SITE
POOL DRAIN COVER	COLOR MATCH FITTING, INC	UNBLOCKABLE CHANNEL PEBBLE TOP DRAIN COVER		WWW.POOLFITTINGS.COM/CHANNEL-PEBBLE-TOP
WATER FEATURE SCUPPER @ POOL	SEE DETAIL			
WATER FEATURE WALL VENEER	TBD		FLAMED FINISH TOP & LEADING EDGE; 1" THICK	
GROUT @ SPA COPING	LATICRETE	PERMICOLOR, SANDED COLOR: RAVEN	SANDED	LATICRETE.COM, VERIFY COLOR WITH LANDSCAPE ARCHITECT
GROUT @ COPING	LATICRETE	PERMICOLOR, SANDED COLOR: #24 NATURAL	SANDED	LATICRETE.COM, VERIFY COLOR WITH LANDSCAPE ARCHITECT
SPECIALTY				
OUTDOOR KITCHEN CABINET	URBAN BONFIRE	SEE DETAIL		MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR APPVOAL
OUTDOOR KITCHEN GRILL	LYNX	3X TRIDENT BURNERS 36"W (L36ATR)		WWW.LYNXGRILLS.COM; VERIFY W/ LANDSCAPE ARCHITECT PRIOR TO PURCHASE
OUTDOOR KITCHEN PIZZA OVEN	OONI; PROVIDED BY OWNER	KODA 16		
OUTDOOR KITCHEN REFRIGERATOR	LYNX	24"		WWW.LYNXGRILLS.COM; VERIFY W/ LANDSCAPE ARCHITECT PRIOR TO PURCHASE
OUTDOOR KITCHEN SINK	TBD	24"X18"		
OUTDOOR KITCHEN FAUCET	LYNX	PROFESSIONAL GOOSENECK PULL DOWN FAUCET (LPFK); VERIFY W/ LA & OWNER		WWW.LYNXGRILLS.COM; VERIFY W/ LANDSCAPE ARCHITECT PRIOR TO PURCHASE
OUTDOOR KITCHEN BACK SPLASH	TBD			
PEDESTRIAN GATE	SEE DETAIL			
PEDESTRIAN GATE HANDSET	ASHLEY NORTON	MD GATE LATCH	5 ⅛ " X 2 ½"; FINISH & LEVER MATCH W/ EXISTING BUILDING	P: (973) 835 4027
PEDESTRIAN GATE HINGE	TBD	BRONZE	TBD	SUBMIT OPTIONS IN SHOP DRAWINGS
FIRE PIT CAP	TBD	TBD	2" THICK; FLAMED & BRUSHED FINISH ALL EXPOSED SIDES	
FIRE PIT EXTERIOR VENEER	TBD	TBD	NATURAL SQUARES & RECTANGLES	
FIRE PIT INFILL	WOODLAND DIRECT	DECORATIVE ROLLED LAVA STONE	MIXED 1" TO 2" IN DIAMETER	WWW.WOODLANDDIRECT.COM
FIRE PIT IGNITION SYSTEM	SEE DETAILS			
FIRE PIT SHUT OFF VALVE	SEE DETAILS			
GUARDRAIL	SEE DETAILS			
HANDRAIL	SEE DETAILS			
DRIVEWAY GATE	TBD			
DRIVEWAY CALL BOX KEYPAD	TBD	PAINTED STAINLESS STEEL TUBE	PAINT COLOR AND TYPE TBD	ADD TO SUBMITTALS FOR GATE
MAIL BOX	DVAULT COMPANIES, INC.	TBD	TBD	WWW.DVAULT.COM (719) 955-2698
ADDRESS NUMBERING	WOODLAND MANUFACTURING	TBD	TBD	WWW.WOODLANDMANUFACTURING.COM; 1-877-646-0082
CHANNEL DRAIN GRATE	NDS PRO	3" INTERLAKEN	BRONZED	WWW.NDSPRO.COM

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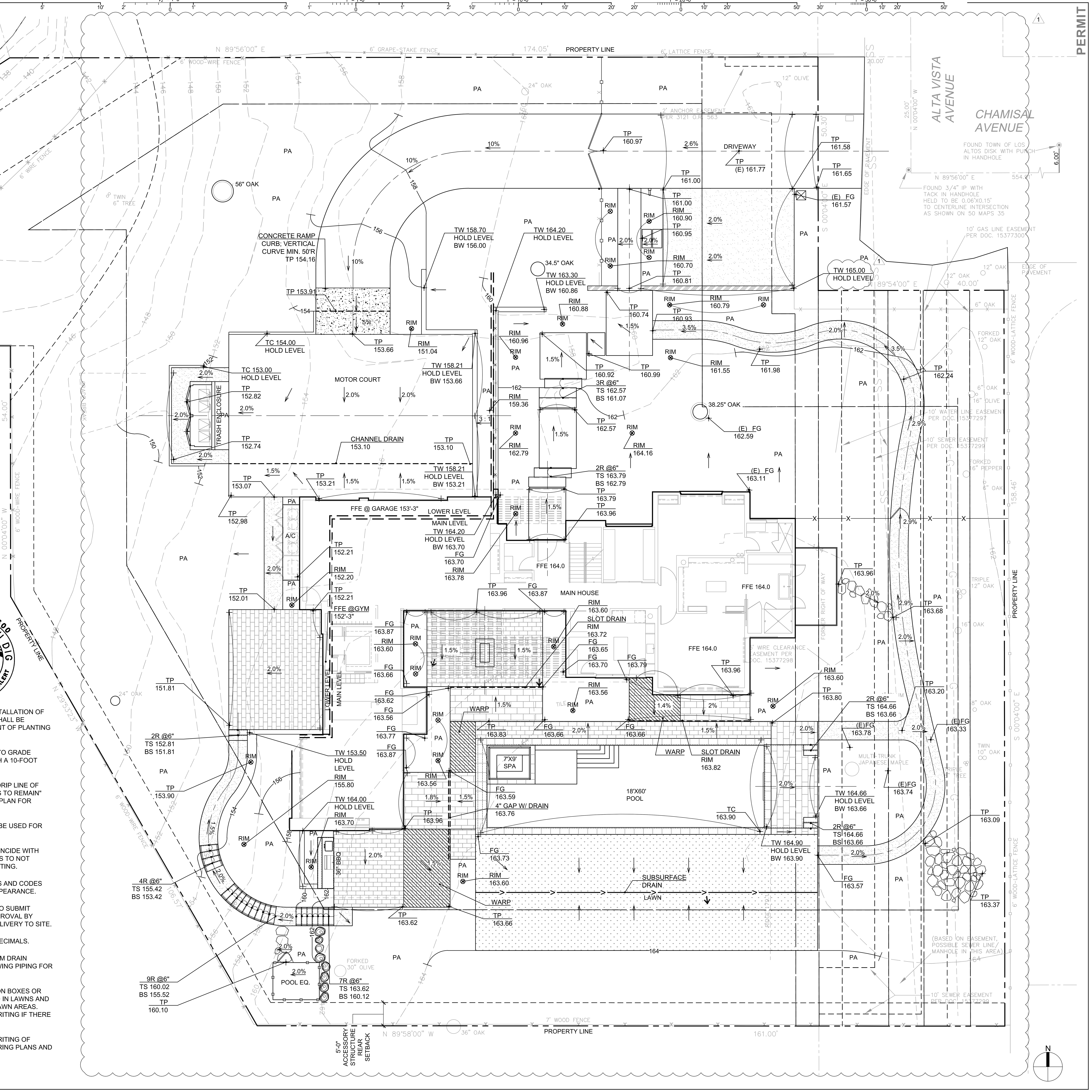

GRADING LEGEND

(E)	EXISTING
(N)	NEW
BW	BOTTOM OF WALL
CB	CATCH BASIN
℄	CENTERLINE
CLR	CLEAR
DI	DRAIN INLET
DN	DOWN
EJ	EXPANSION JOINT
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FOB	FACE OF BUILDING
LA	LANDSCAPE ARCHITECT
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SYM	SYMMETRICAL
TBD	TO BE DETERMINED
TP	TOP OF PAVING
TS	TOP OF STAIR/STEP
TW	TOP OF WALL
TYP	TYPICAL
VIF	VERIFY IN FIELD

SUBSURFACE DRAINAGE
DIRECTION OF FLOW
RIM AREA DRAIN IN PLANTING
TRENCH DRAIN
DIRECTION OF FLOW
90.25 PROPOSED GRADE
2% SLOPE DIRECTION AND GRADE
PROPERTY LINE
SLEEVE

GRADING NOTES

1. ALL DRAINAGE PIPE SIZING, PIPE MATERIAL SPECIFICATION, INVERTS, AND CONNECTIONS BY CONTRACTOR.
2. INSTALL SLEEVES IN ALL WALLS AND UNDER ALL NEW PAVING. REFERENCE SLEEVING PLAN, IRRIGATION PLAN AND LIGHTING PLAN FOR OTHER SLEEVE LOCATIONS.
3. VERIFY ALL FFE AND NOTIFY LANDSCAPE ARCHITECT OF ALL INCONSISTENCIES PRIOR TO CONSTRUCTION.
4. VERIFY ELEVATIONS OF ALL EXISTING BUILDINGS, WALLS, DRAINS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS PRIOR TO COMMENCING SITE WORK.
5. VERIFY LOCATION OF ALL DRAINS, MANHOLES, CONDUIT AND PIPING WITH THE ENGINEERING DRAWINGS AND SURVEY.
6. HOLD FENCES AND TOPS OF WALLS LEVEL UNLESS INDICATED OTHERWISE. HOLD ALL FENCE POSTS PLUMB REGARDLESS OF ADJACENT SLOPES.
7. PROVIDE SMOOTH EVEN TRANSITIONS BETWEEN SLOPES AND RELATIVELY LEVEL AREAS. MAINTAIN UNIFORM PLANES OF GRADING WITHOUT LOW SPOTS OR LOCALIZED MOUNDS UNLESS CALLED FOR ON DRAWINGS. ROUND OFF TOPS AND TOES OF SLOPES.
8. GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN SPOT ELEVATIONS GIVEN.
9. MINIMUM SLOPE IN ALL PAVED AREAS: 1%; MINIMUM IN ALL PLANTED AREAS: 2%; MAXIMUM: 20%.
10. PROVIDE STUBOUTS TO EACH PLANTER POT AT LOCATIONS INDICATED FOR INDIVIDUAL DRAINAGE OF POTS. IRRIGATION WATER FROM POTS SHALL NOT BE ALLOWED TO DRAIN OUT AND ACROSS SURFACE OF PAVING. SEE PLANTING PLAN.
11. ALL GRADES DISTURBED DURING INSTALLATION OF IRRIGATION LINES AND EQUIPMENT SHALL BE RESTORED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
12. ALL GRADED AREAS SHALL BE TRUE TO GRADE WITHIN ONE INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.
13. ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR. SEE LAYOUT PLAN FOR RESTRICTIONS.
14. NO CORRUGATED PVC PIPING SHALL BE USED FOR SITE DRAINAGE.
15. COORDINATE FINISH GRADING TO COINCIDE WITH DELIVERY OF PLANT MATERIALS SO AS TO NOT HINDER THE PROGRESS OF THE PLANTING.
16. COMPLY WITH ALL LOCAL STANDARDS AND CODES FOR EROSION CONTROL AND SITE APPEARANCE.
17. IMPORTED TOPSOIL - CONTRACTOR TO SUBMIT SOURCE AND TESTING DATA FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
18. ELEVATION UNITS ARE IN FEET AND DECIMALS.
19. CONNECT ALL WALL DRAINS TO STORM DRAIN SYSTEM. SUBMIT A PLAN TO LA SHOWING PIPING FOR STORM DRAIN SYSTEM.
20. LAWNS: NO UTILITY BOXES, IRRIGATION BOXES OR EXPOSED DRAINS SHALL BE LOCATED IN LAWNS AND SHALL BE RELOCATED OUTSIDE OF LAWN AREAS. NOTIFY LANDSCAPE ARCHITECT IN WRITING IF THERE IS A CONFLICT WITH THE PLANS.
21. NOTIFY LANDSCAPE ARCHITECT IN WRITING OF CONFLICTS BETWEEN CIVIL ENGINEERING PLANS AND LANDSCAPE PLANS.

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LICENSED LANDSCAPE ARCHITECT DUSTIN M MOORE C-5641 Signature 06/24/2022 Renewal Date STATE OF CALIFORNIA

240 ALTA VISTA AVE
LOS ALTOS, CA 94022

Revisions

1	07/11/2022	PLAN CHECK REVISIONS

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GRADING PLAN

L2.0

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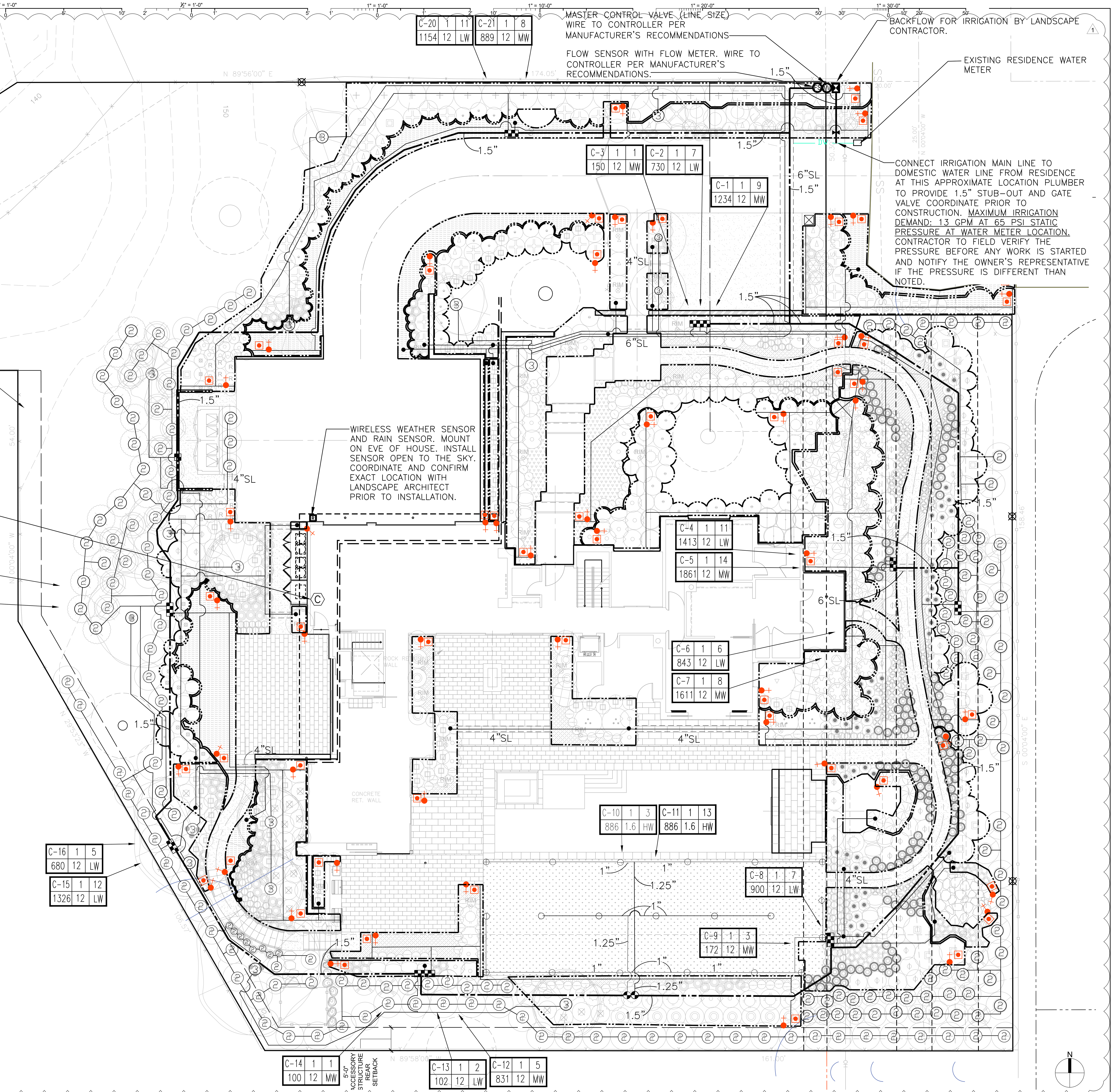

NOTES:

1. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
2. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
3. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM

4. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75	0-500 FT
1"	501-1100 FT
1.25"	1101-2000 FT

6. EACH DRIP ZONE SHALL RECEIVE A FLUSH VALVE AND OPERATION INDICATOR AT FARTHEST ENDS OF EACH SYSTEM.
7. CONTRACTOR TO INSTALL ALL IRRIGATION PIPING TO GO AROUND ALL UTILITY BOX, LIGHTS, SIGNS, ETC. (DRAWINGS ARE DIAGRAMMATIC).
8. CONTRACTOR TO LOCATE REMOTE CONTROL VALVE BOXES AWAY FROM PROMINENT, HIGHLY VISIBLE LOCATION. CONTACT LANDSCAPE ARCHITECT FOR EXACT LOCATIONS.

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IRRIGATION PLAN

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DUSTIN M MOORE C-5441
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06 / 24 / 2022
Renewal Date
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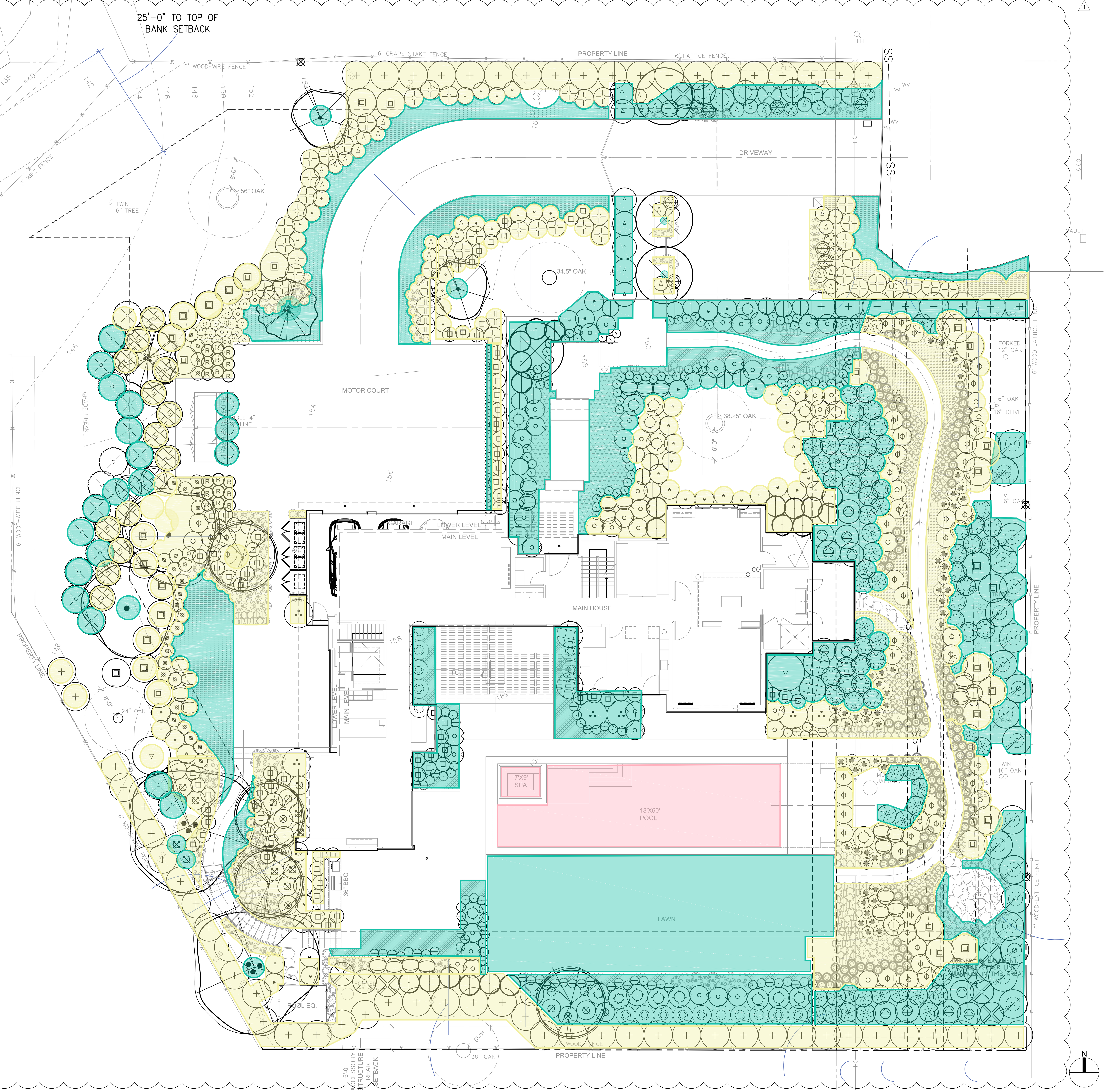
HYDROZONE KEY

	DESCRIPTION	WATER USE TYPE	SQ. FT
	HYDROZONE #1	LOW	7,274
	HYDROZONE #2	MODERATE	8,793
	HYDROZONE #3	HIGH	972



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IRRIGATION HYDROZONE PLAN

L3.1

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

8. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.

9. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.

10. INSTALL 2-WIRE CABLE WITHIN 1.25" CONDUIT WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

11. INSTALL A 14"X19" GREY ELECTRICAL PULL BOX EVERY 200' AND AT EVERY CHANGE IN DIRECTION. ONLY SPLICE TWO WIRE CABLE AT THREE WAY WIRE CONNECTIONS.

12. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS P7354D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.

13. DECODER GROUNDING SHALL BE PROVIDED EVERY (500 FEET OR EVERY 8 DECODERS, WHICHEVER IS SMALLER [RAIN BIRD],600 FEET [BASELINE, RAIN MASTER] ,750 FEET [TORO), 300 FEET AT THE DECODER ONLY (CALSENSE), AT THE CONTROLLER AND AT THE LAST DECODER OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 5/8" X 8' COPPER CLAD GROUNDING ROD. #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.

14. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 24" LONG COIL OF WIRE AT EACH SPLICE AND A 24" LONG EXPANSION LOOP IN ALL PULL BOXES.

15. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

16. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

17. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE, AND PROVIDE 12" FROM THE WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE AND INSTALL EACH BOX 12" APART.

18. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).

19. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

20. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

21. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

22. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

23. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

24. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

25. IRRIGATION DEMAND: REFER TO PLANS.

26. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

27. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

28. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

29. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

30. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

31. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

"A Landscape Irrigation Audit is require. This Audit must be completed by a Certified Landscape Irrigation Auditor, not the designer or installer. The Audit must be submitted to the Building Department, with Certificate of Completion (Appendix C) as required by the Department of Water Resources, prior to scheduling a Final Inspection of the Water Efficient Landscape permit."

WATER CONSERVATION STATEMENT

RUSSELL D MITCHELL AND ASSOCIATES, INC. (RMA) HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JOSE L. CRUZ
IRRIGATION CONSULTANT–PROJECT MANAGER

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IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
	570Z-6P-PRX-COM/ O-T-15HP,15QP	TORO POP-UP SPRAY SPRINKLER (TURF)	1.2,0.6	30	12-15
	570Z-6P-PRX-COM/ O-T-10FP,10HP,10QP	TORO POP-UP SPRAY SPRINKLER (TURF)	1,0.5,0.23	30	8-10
2	T-MCRG-212	TORO DL2000 MICROLINE RING FOR SHRUBS (MINIMUM 2 RINGS PER SHRUB DEPENDING ON SIZE) SEE DETAIL	0.10	30	TRICKLE
3	HDL-06-12	ON GRADE HDL DRIPLINE WITH 12" O.C. EMITTER DRIP RING FOR TREES (3 RINGS PER TREE) SEE DETAIL	0.10	30	TRICKLE
	PGV-101G	HUNTER REMOTE CONTROL VALVE			
	PCZ-101-40	HUNTER REMOTE CONTROL DRIP KIT WITH 40 PSI REGULATOR			
	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
	ECO-ID	HUNTER ECO-INDICATOR			
CV	KC OR KSC	NDS KSC SERIES CHECK VALVE FOR UPHILL FLOW DIRECTION OR KC SERIES SPRING CHECK VALVE FOR DOWNHILL FLOW DIRECTION (LINE SIZE)			
	LGT-XX-SS	LEEMCO STAINLESS STEEL GATE VALVE (LINE SIZE)-2.5" AND SMALLER			
	975XLSEU-1"/PBB-20	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH FREEZE BLANKET.			
MV	ICV-101G	HUNTER MASTER VALVE-1" (NORMALLY CLOSED)			
FS	HC-100-FLOW	HUNTER 1" FLOW METER (0.3 - 30 GPM)			
C	HCC-800-PL/EZ-DM	HUNTER HCC (54) STATION CONTROLLER IN A PLASTIC WALL MOUNTED ENCLOSURE WITH A EZ DECODER SYSTEM.			
-	EZ-1	HUNTER SINGLE STATION DECODER (1 PER VALVE)			
-	EZ-DM	HUNTER DECODER OUTPUT MODULE FOR HCC CONTROLLERS			
-	DUAL-S	HUNTER SURGE ARRESTOR (1 EVERY 1000 FEET ALONG MAIN) REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.			
-	NOT SHOWN ON PLANS	ROUTE TWO WIRE CABLE TO ALL REMOTE CONTROL VALVES. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS PAIGE ELECTRIC WIRE P7072D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KITS OR APPROVED EQUAL. INSTALL 2 WIRE CABLE WITHIN 1.25" SCH 40 ELECTRICAL CONDUIT. PULL BOXES SHALL BE LOCATED EVERY 200' NO SPLICES ARE ALLOWED BETWEEN VALVES. REFER TO DETAIL FOR INSTALLATION INSTRUCTIONS.			

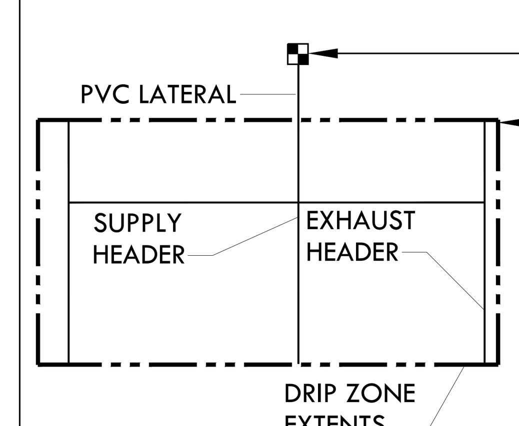
CONTROLLER AND STATION NUMBER
REMOTE CONTROL VALVE SIZE (IN INCHES)
FLOW (GPM)
WATER USE CLASSIFICATION OF ZONE
APPLICATION RATE (IN/HR) or DRIPLINE SPACING
AREA (SQ. FT.)
or — ASSOCIATED REMOTE CONTROL VALVE

MAIN LINE: 1.5" THROUGHOUT: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.

LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.

DRIPLINE LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.

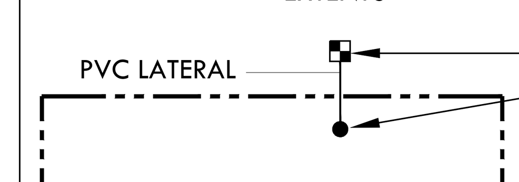
SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.



DRIPLINE REMOTE CONTROL VALVE

DRIP ZONE:

HUNTER HDL SERIES DRIPLINE WITH BUILT IN PRESSURE COMPENSATION AND CHECK VALVE, PART #HDL-06-12-250-CV. USE PLD FITTINGS. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.



DRIPLINE REMOTE CONTROL VALVE

APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIP ZONE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.

N

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IRRIGATION NOTES AND LEGEND

L3.2

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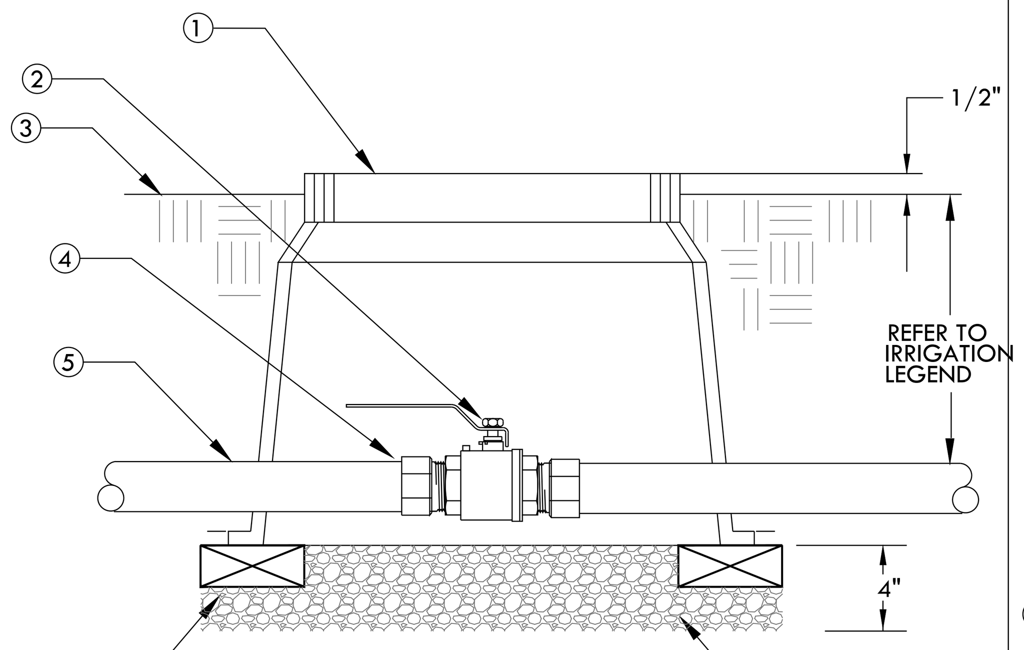
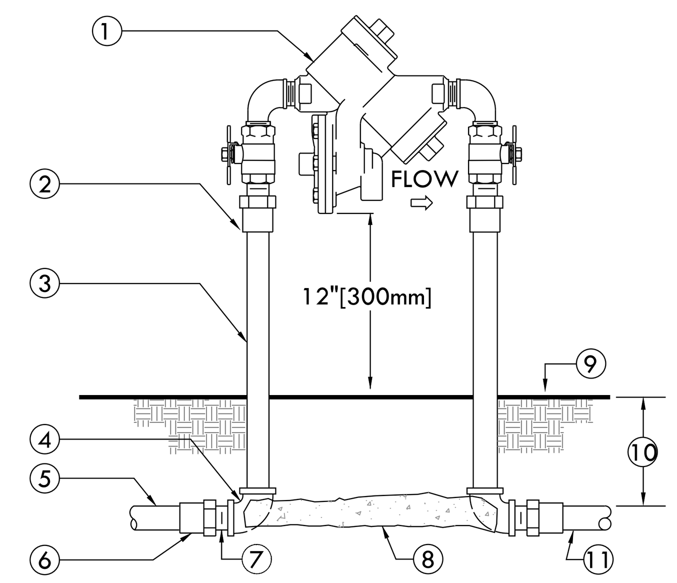


NOTE:
BRASS NIPPLES WILL ALLOW
FOR A 10 FPS FLOW THROUGH VALVE.

1. 10" ROUND X 12" DEEP PLASTIC VALVE BOX
2. BRASS BALL VALVE
3. FINISH GRADE
4. MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.
5. PVC MAIN LINE TO BACKFLOW
6. COMMON BRICK, TWO TOTAL-180° APART
7. PEA GRAVEL (NO SOIL IN VALVE BOX)

1 BALL VALVE-BRASS
SCALE: NONE

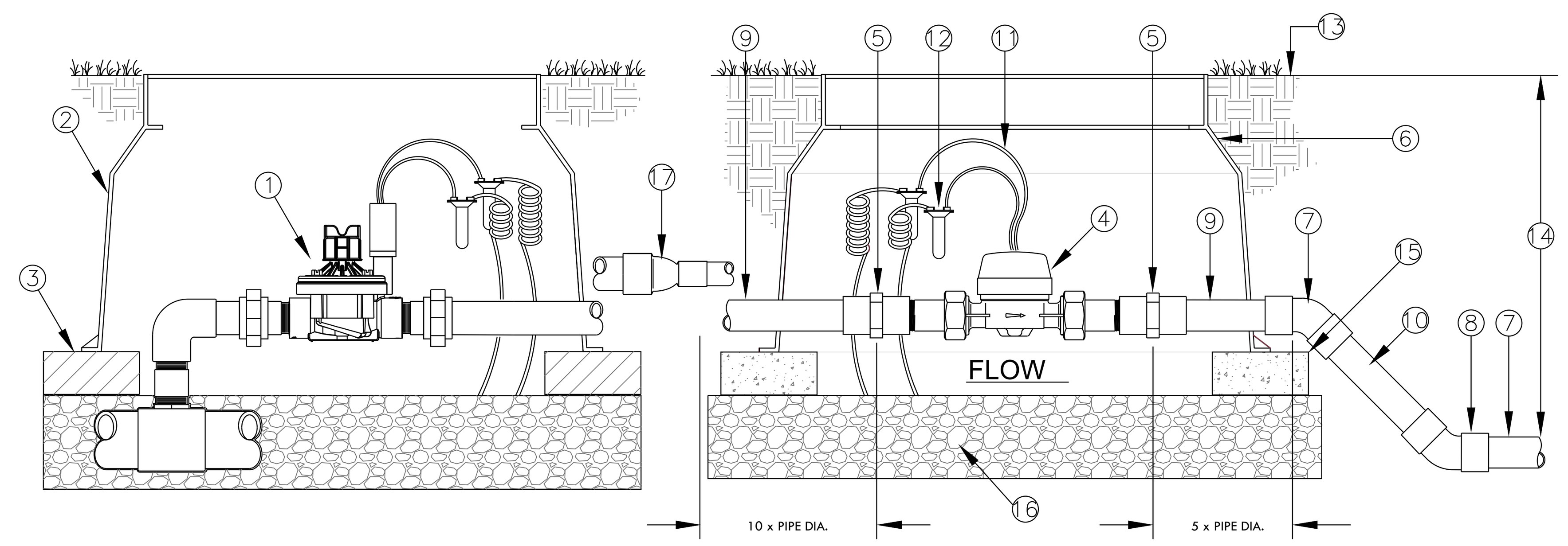


1. REDUCED PRESSURE BACKFLOW ASSEMBLY.
2. WROUGHT COPPER MALE ADAPTER-2 OTAL (SOLDER x THREAD CONNECTION).
3. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
4. WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
5. PVC MAIN LINE TO POINT OF CONNECTION.
6. BUSH AS NECESSARY FOR SIZE TRANSITION.
7. SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL.
8. CONCRETE SUPPORT BLOCK.
9. FINISH GRADE.
10. REFER TO IRRIGATION LEGEND.
11. PVC MAIN LINE TO IRRIGATION SYSTEM.

NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.

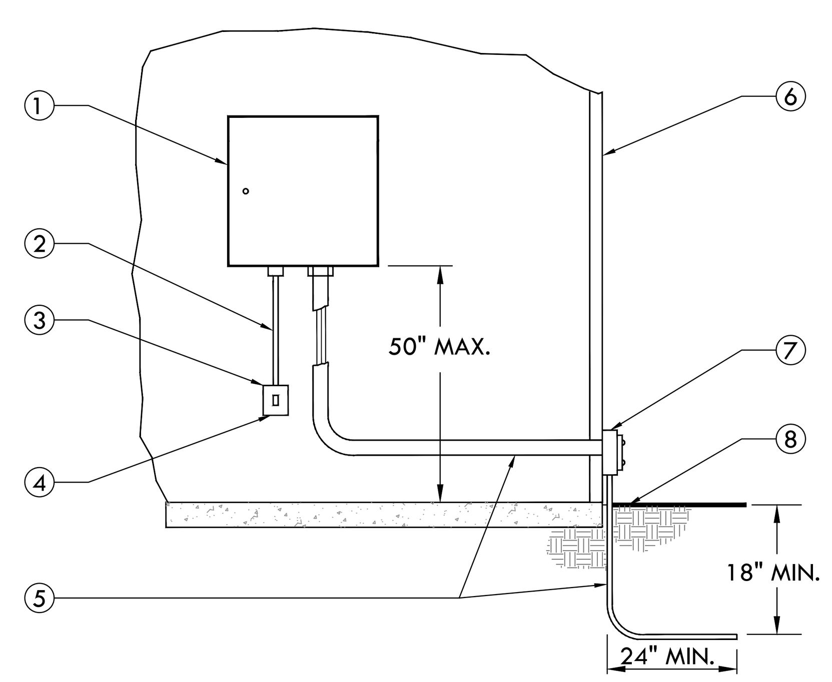
2 REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NONE

NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.



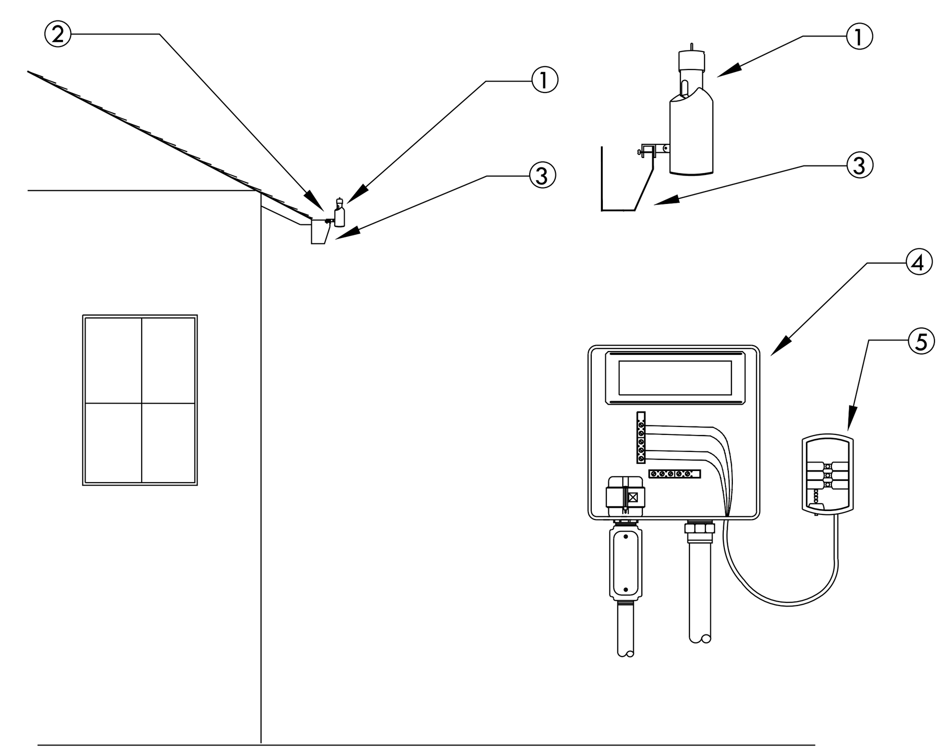
1. MASTER VALVE
2. VALVE BOX
3. BRICK SUPPORT
4. HUNTER HC FLOW METER HC-100 WITH UNION CONNECTIONS
5. SCH 80 PVC FEMALE ADAPTER (S X T)
6. RECTANGULAR VALVE BOX PER SPECIFICATIONS
7. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
8. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
9. 1.5" DIA. (40 mm) MAIN LINE AT INLET & OUTLET
10. MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
11. TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UF (2.08 mm) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.
12. WEATHERPROOF WIRE CONNECTOR
13. FINISH GRADE
14. SPECIFIED SOIL COVER (SEE LEGEND)
15. COMMON BRICK
16. GRAVEL BASE, 6" (15 cm) DEEP
17. IF NECESSARY INSTALL A SCH. 80 REDUCING COUPLING, TYP.

3 HUNTER HC-100 FLOW METER & MASTER VALVE INSTALLATION
Scale: NONE
Det:



1. IRRIGATION CONTROLLER
2. 120 VOLT SERVICE IN RIGID STEEL CONDUIT
3. 120 VOLT LOCKABLE ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT
4. 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY ELECTRICAL CONTRACTOR
5. SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE
6. EXTERIOR WALL
7. ELECTRICAL PULL BOX PER ELECTRICAL CODE
8. FINISH GRADE

4 INTERIOR MOUNTED CONTROLLER
SCALE: NONE

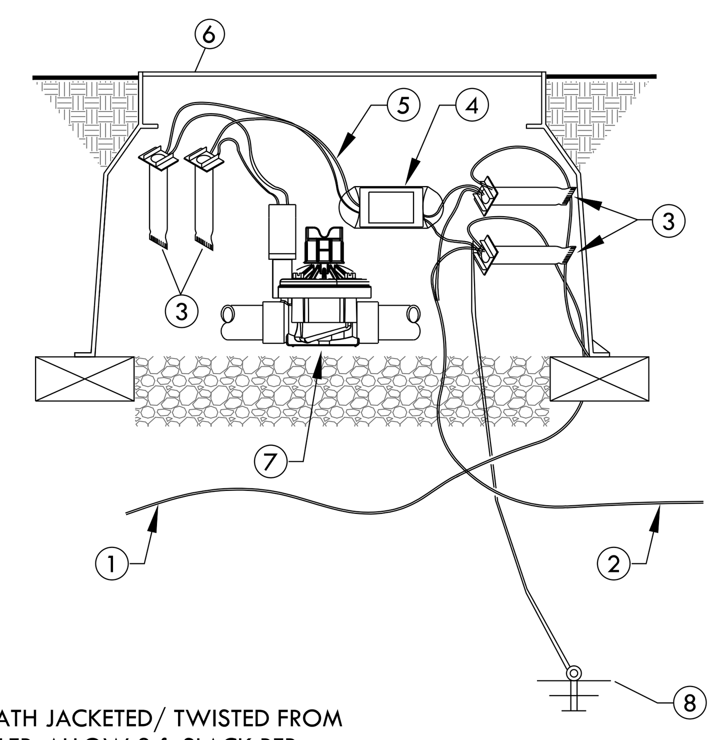


NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

1. WIRELESS RAIN SENSOR TRANSMITTER (GUTTER MOUNTED)
2. MOUNT RAIN SENSOR ON GUTTER/EVE
3. GUTTER
4. CONTROLLER
5. RAIN SENSOR RECEIVER

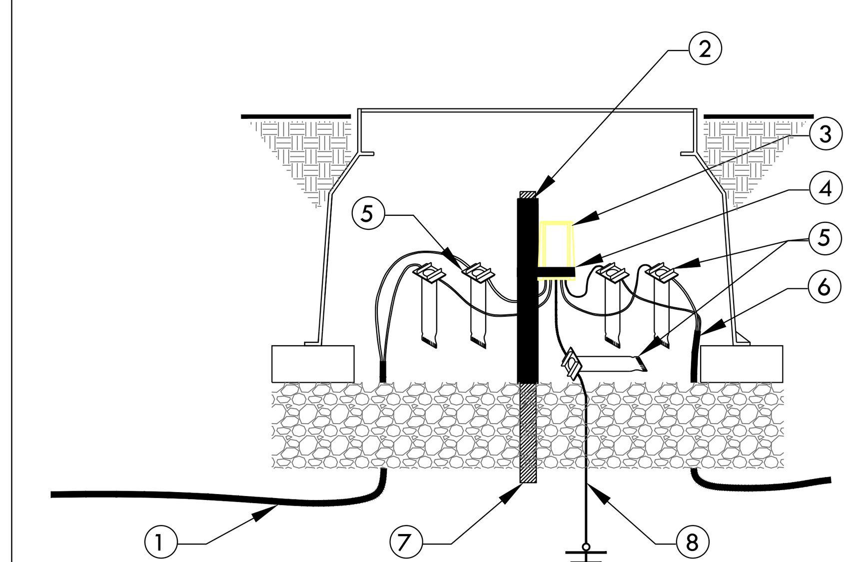
5 WIRELESS RAIN SENSOR-GUTTER MOUNT
SCALE: NONE

NOTE:
TWO WIRE DECODER SYSTEMS MUST BE PROPERLY GROUNDED IN ORDER TO PROTECT AGAINST LIGHTNING SURGES. THE COMMUNICATION CABLE MUST BE GROUNDED NO FURTHER THAN 1000' FROM ANY DECODER.



1. ID WIRE PATH JACKETED/ TWISTED FROM CONTROLLER. ALLOW 3 ft SLACK PER DECODER
2. ID WIRE PATH JACKETED/ TWISTED TO NEXT DECODER
3. DBRY-6 WATERPROOF CONNECTOR.
4. ICD-100 DECODER
5. TWO BLACK WIRES TO VALVE SOLENOID
6. RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
7. REMOTE CONTROL VALVE. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
8. 5/8" DIAMETER GROUND ROD OF 8' LENGTH. 1 PER 12 DECODERS OR EVERY 1000ft./330M. GROUND ROD SHALL BE A MINIMUM OF 8' FROM TWO WIRE PATH.

6 HUNTER ICD DECODER
SCALE: NONE



1. ID WIRE PATH JACKETED/ TWISTED FROM CONTROLLER. ALLOW 3 ft SLACK PER DECODER
2. PVC PIPE-1" SCHEDULE 40
3. MODEL DUAL-S SURGE PROTECTOR MODULE
4. ELECTRICAL CABLE TIE-12"
5. DBR/Y-6 (2)
6. ID WIRE PATH JACKETED/ TWISTED TO NEXT DECODER
7. PVC PIPE-.75" SCHEDULE 40
8. 5/8" DIAMETER GROUND ROD OF 8' LENGTH. INSTALL DUAL-S AT RIGHT ANGLE TO THE 2-WIRE PATH

7 HUNTER DUAL-S SURGE DEVICE
SCALE: NONE

240 ALTA VISTA AVE
LOS ALTOS, CA 94022

Revisions

1	07/11/2022	PLAN CHECK REVISIONS

Sheet by: DM/FY
Drawing Scale: 1"=10'-0"
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IRRIGATION DETAILS

L3.3

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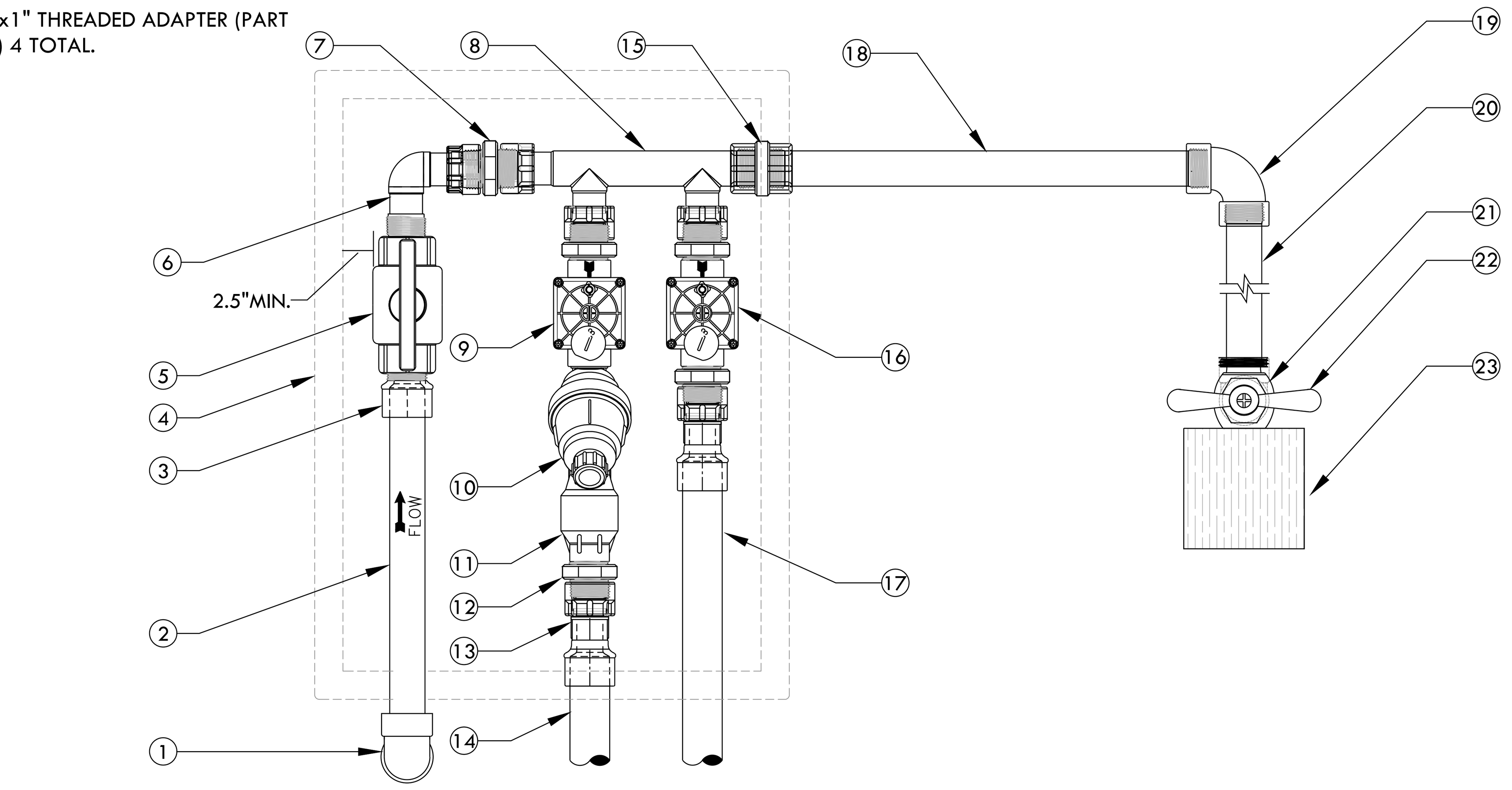
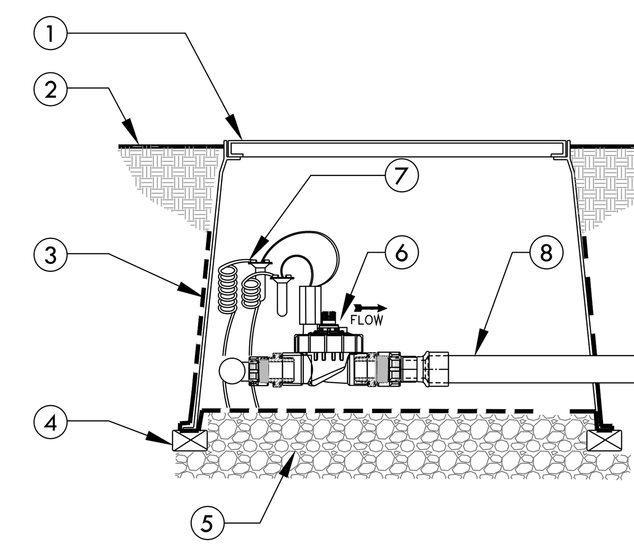
N

1. SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
2. SCH 40 PVC PIPE. LENGTH AS REQUIRED.
3. SCH 80 PVC MALE ADAPTER.
4. CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
5. NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
6. DURA 1" MIPT x 1" SWIVEL 90° (PART #306-009)
7. DURA 1"x1" THREADED ADAPTER (PART #08303) 4 TOTAL.
8. DURA 1" MULTI-PORT MANIFOLD (PART #301-010-2)
9. DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
10. FILTER. REFER TO LEGEND FOR MODEL.
11. 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
12. DURA 1" x 3/4" MALE ADAPTER (PART #08303-131). ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
13. DURA 1" SLIP X 1" SWIVEL (PART #329-011) 2 TOTAL.
14. SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
15. SCHEDULE 80 PVC THREADED FEMALE COUPLING TO SERVICE HOSE BIB. IF NO HOSE BIB INSTALL A DURA 1" CAP (PART #348-010)
16. BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
17. SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.
18. SCHEDULE 80 PVC NIPPLE (LENGTH AS REQUIRED).
19. SCHEDULE 80 PVC 90° ELBOW (TxT).
20. SCHEDULE 80 PVC NIPPLE (LENGTH AS REQUIRED).
21. BRASS 90° ELBOW WITH ANCHOR HOLES (TxT). ANCHOR TO 4"x4" POST.
22. HOSE BIB. PROVIDE SUFFICIENT SPACE BETWEEN POST FOR OPERATION OF BIB.
23. PRESSURE TREATED (REDWOOD COLOR) POST. INSTALL PER DETAIL.



1 TWO REMOTE VALVE MANIFOLD DETAIL WITH HOSE BIB (1" VALVES ONLY)

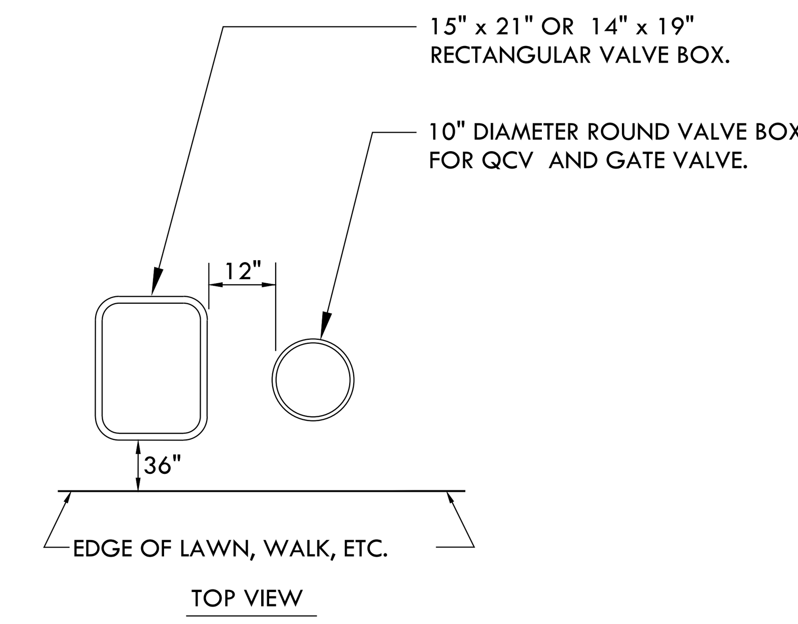
SCALE: NONE



1. CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
2. FINISH GRADE
3. 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
4. BRICK-1 EACH CORNER
5. PEA GRAVEL OR 3/4" DRAIN ROCK- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
6. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
7. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL
8. SCH 40 PVC LATERAL LINE TO BUBBLERS OR SPRAY

2 BUBBLER OR SPRAY REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD

SCALE: NONE



INSTRUCTIONS:

1. CENTER VALVE BOX OVER REMOTE CONTROL VALVES TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

3 VALVE BOX INSTALLATION

SCALE: NONE

1. SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
2. SCH 40 PVC PIPE. LENGTH AS REQUIRED.
3. SCH 80 PVC MALE ADAPTER.
4. CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
5. NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
6. DURA 1"x1" THREADED ADAPTER (PART #08303) 6 TOTAL.
7. DURA 1" MULTI-PORT MANIFOLD (PART #301-010-4)
8. DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
9. FILTER. REFER TO LEGEND FOR MODEL.
10. 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
11. DURA 1" x 3/4" MALE ADAPTER (PART #08303-131) 3 TOTAL. ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
12. DURA 1" SLIP X 1" SWIVEL (PART #329-011) 4 TOTAL.
13. SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
14. SCHEDULE 80 PVC THREADED FEMALE COUPLING TO SERVICE HOSE BIB. IF NO HOSE BIB INSTALL A DURA 1" CAP (PART #348-010)
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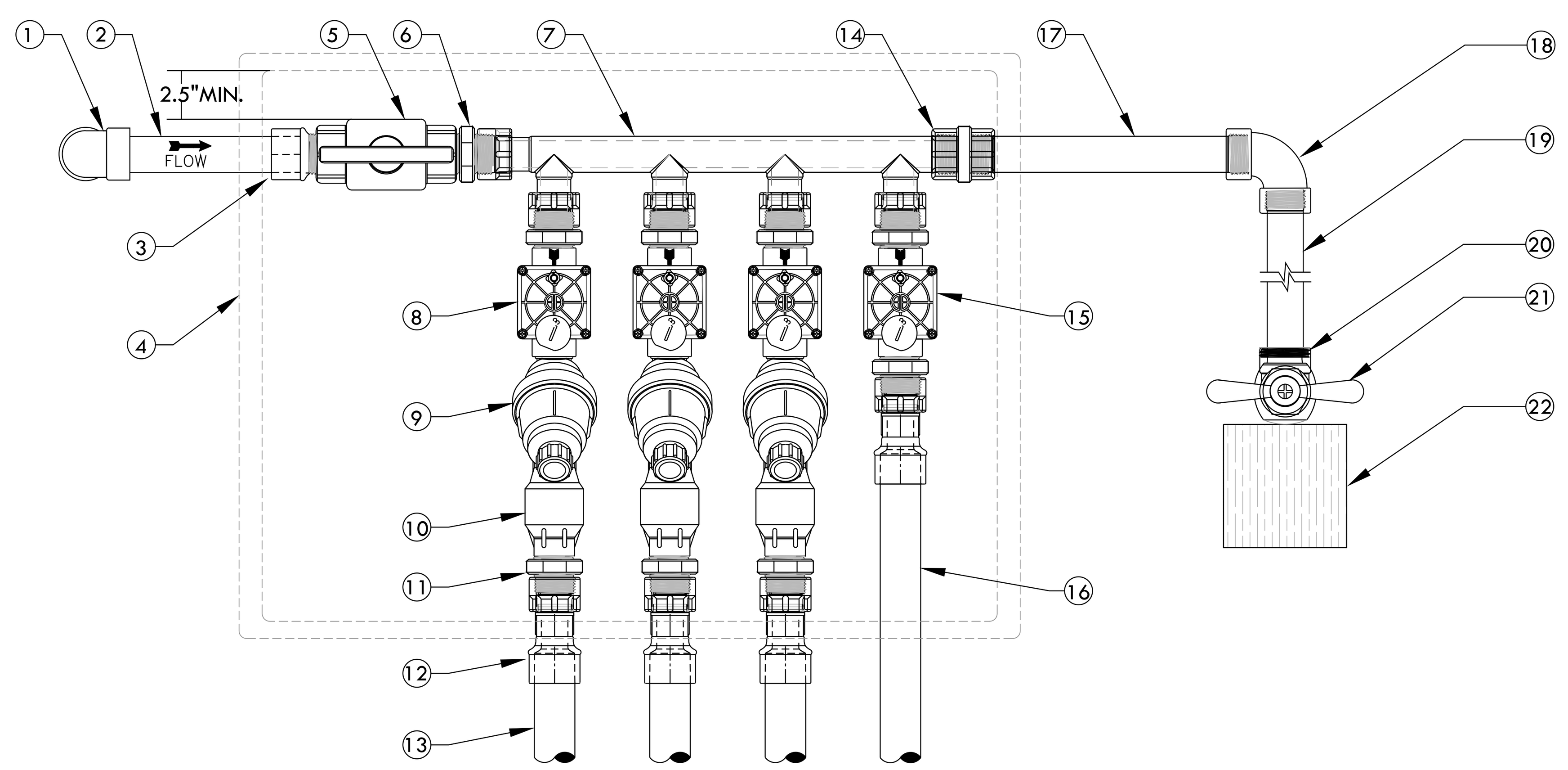
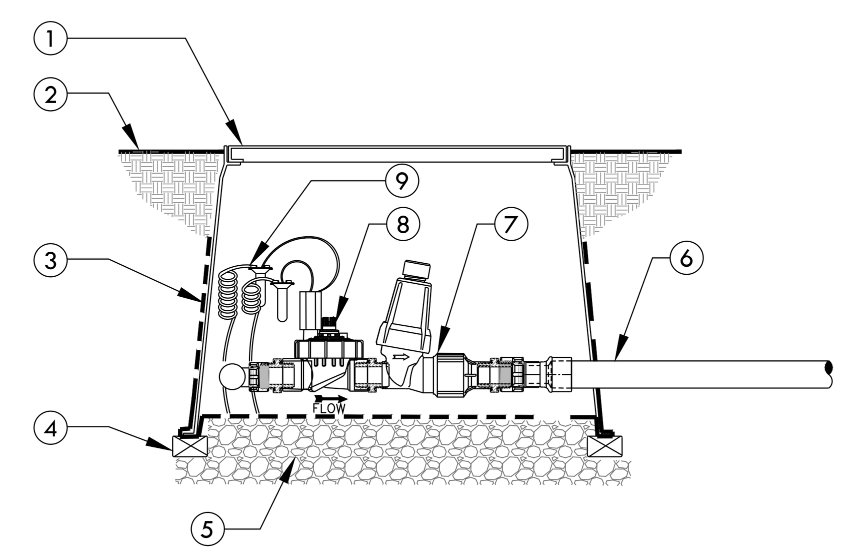
16. SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.
17. SCHEDULE 80 PVC NIPPLE (LENGTH AS REQUIRED).
18. SCHEDULE 80 PVC 90° ELBOW (TxT).
19. SCHEDULE 80 PVC NIPPLE (LENGTH AS REQUIRED).
20. BRASS 90° ELBOW WITH ANCHOR HOLES (TxT). ANCHOR TO 4"x4" POST.
21. HOSE BIB. PROVIDE SUFFICIENT SPACE BETWEEN POST FOR OPERATION OF BIB.
22. PRESSURE TREATED (REDWOOD COLOR) POST. INSTALL PER DETAIL.



4 FOUR REMOTE VALVE MANIFOLD DETAIL WITH HOSE BIB (1" VALVES ONLY)

SCALE: NONE



1. CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
2. FINISH GRADE
3. 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
4. BRICK-1 EACH CORNER
5. PEA GRAVEL OR 3/4" DRAIN ROCK- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
6. SCH 40 PVC LATERAL LINE TO DRIPLINE OR DRIP.
7. DRIP FILTER AND REGULATOR
8. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
9. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL

5 DRIP REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD

SCALE: NONE

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Agenda Item 6.

LICENSED LANDSCAPE ARCHITECT
DUSTIN M MOORE C-5641
Signature
06 / 24 / 2022
Renewal Date
STATE OF CALIFORNIA

240 ALTA VISTA AVE

LOS ALTOS, CA 94022

Revisions

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IRRIGATION DETAILS

L3.4

1/16" = 1'-0" 16' 0 20'   1/8" = 1'-0" 8' 0 10' 20'   1/4" = 1'-0" 4' 0 5' 10'   1/2" = 1'-0" 2' 0 1' 5'   1" = 1'-0" 1' 0 1' 2'   1" = 10'-0" 10' 0 10' 20'   1" = 20'-0" 20' 0 10' 20' 50'   1" = 30'-0" 30' 0 10' 20' 50'

Agenda Item 6.

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Revisions

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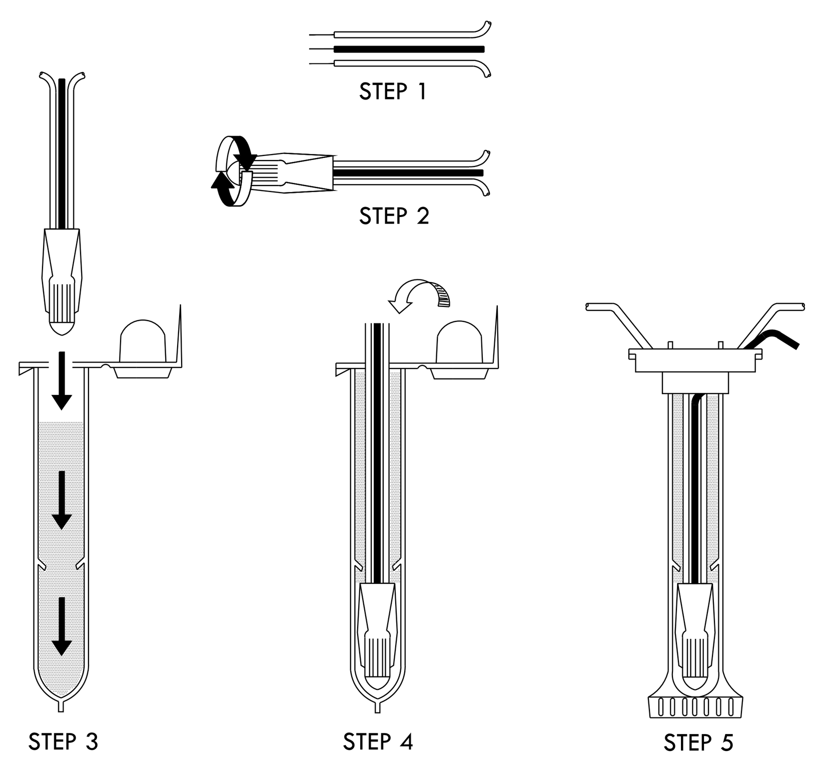
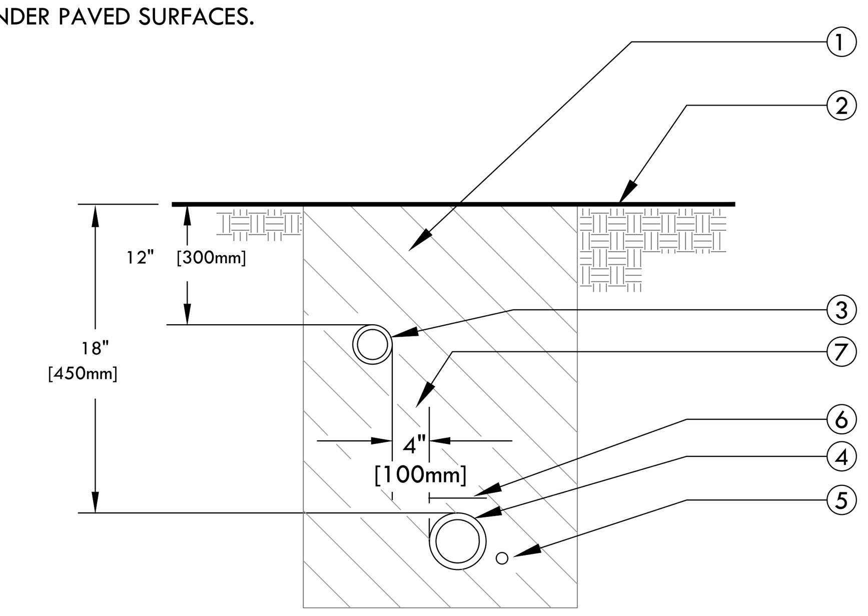


NOTE:
MAXIMUM # OF WIRES PER CONNECTOR:
- 3-#14 GAUGE
- 2-#12 GAUGE

INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

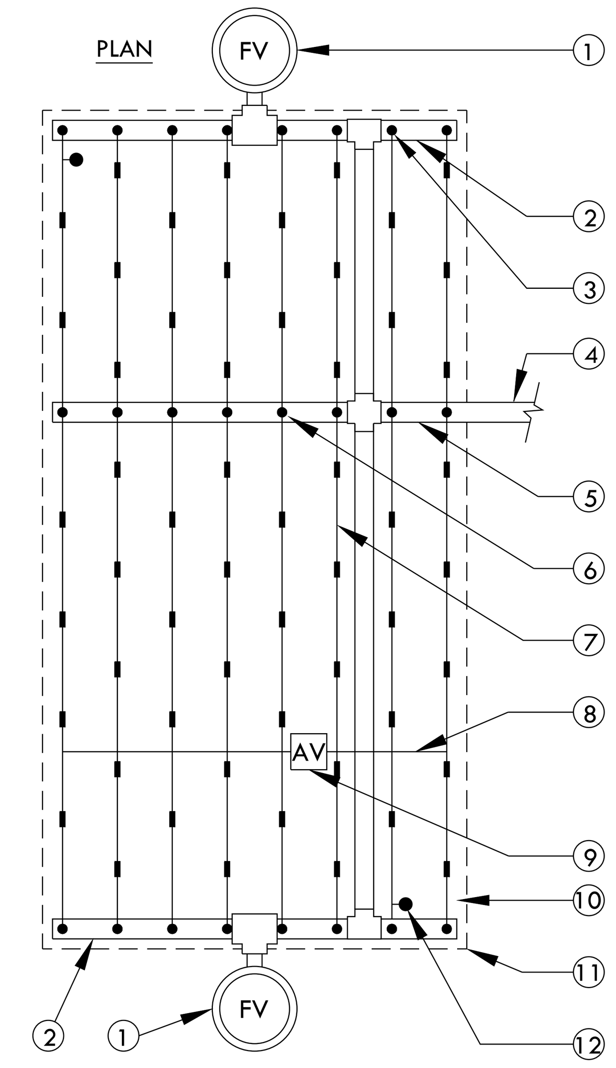
1 WEATHERPROOF WIRE SPLICE ASSEMBLY
SCALE: NONE

NOTES:
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES.



1. CLEAN BACKFILL MATERIAL.
2. FINISH GRADE.
3. LATERAL LINE.
4. MAIN LINE.
5. 2-WIRE CABLE. CABLE SHALL BE LAID OUT LOOSELY IN THE TRENCH.
6. 3" DETECTABLE WARNING TAPE OVER MAIN LINE - 3" [75mm] ABOVE PIPE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
7. TYPICAL DISTANCE BETWEEN PIPES.

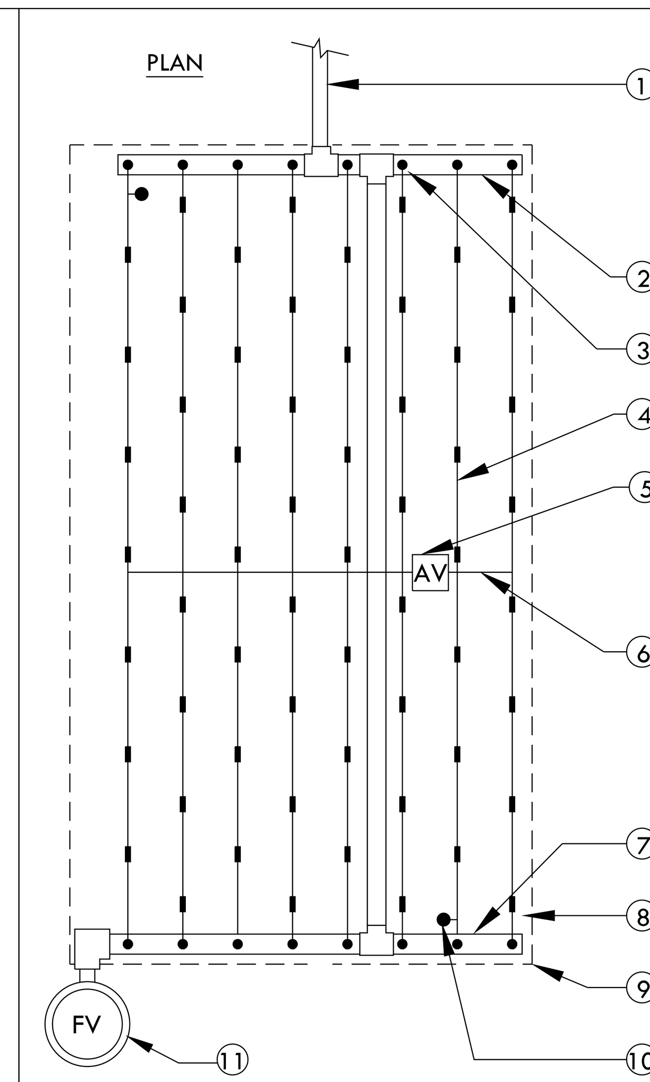
2 TRENCHING
SCALE: NONE



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
5. PVC SUPPLY MANIFOLD. EXTEND TO END OF ZONE/EXHAUST HEADER.
6. MANIFOLD-TO-TEE CONNECTION.
7. DRIPLINE LATERAL.
8. AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
9. AIR/VACUUM RELIEF PLUMBED TO BLANK 5/8" POLY TUBING AT EACH HIGH POINT.
10. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
11. AREA PERIMETER.
12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

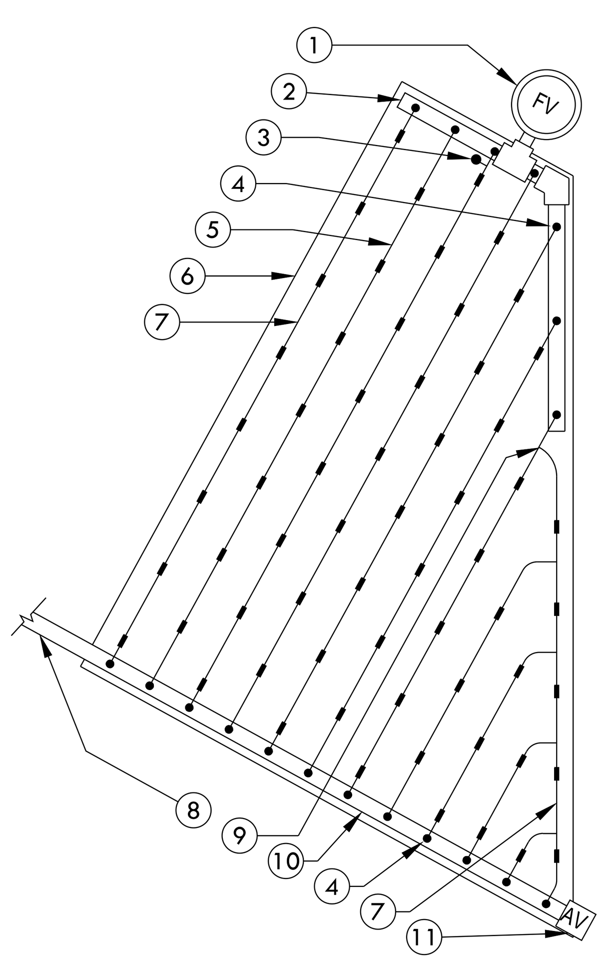
3 HLD DRIPLINE CENTER FEED LAYOUT
SCALE: NONE



1. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. DRIPLINE LATERAL.
5. AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" TUBING AT EACH HIGH POINT.
6. AIR/VACUUM RELIEF LATERAL, BLANK 5/8" POLY TUBING CENTERED ON MOUND OR BERM.
7. 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
8. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
9. AREA PERIMETER.
10. DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
11. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

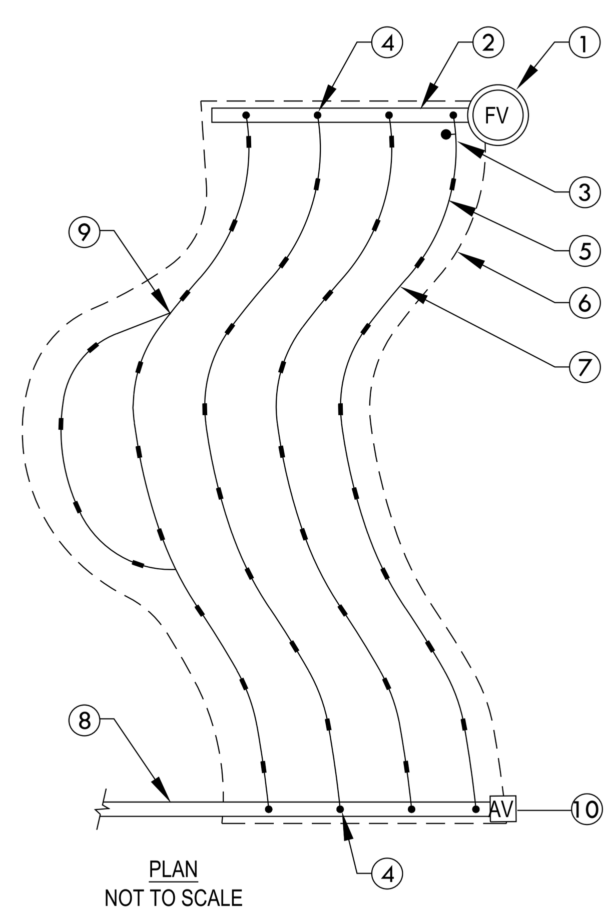
4 HLD DRIPLINE END FEED LAYOUT
SCALE: NONE



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. 1" SCH 40 PVC OR FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
3. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
4. MANIFOLD-TO-ELBOW CONNECTION.
5. DRIPLINE LATERAL.
6. AREA PERIMETER.
7. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
8. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
9. HUNTER PLD-TEE (PLD-TEE)
10. PVC SUPPLY MANIFOLD.
11. HUNTER PLD AIR/VACUUM RELIEF VALVE (PLD-AVR) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

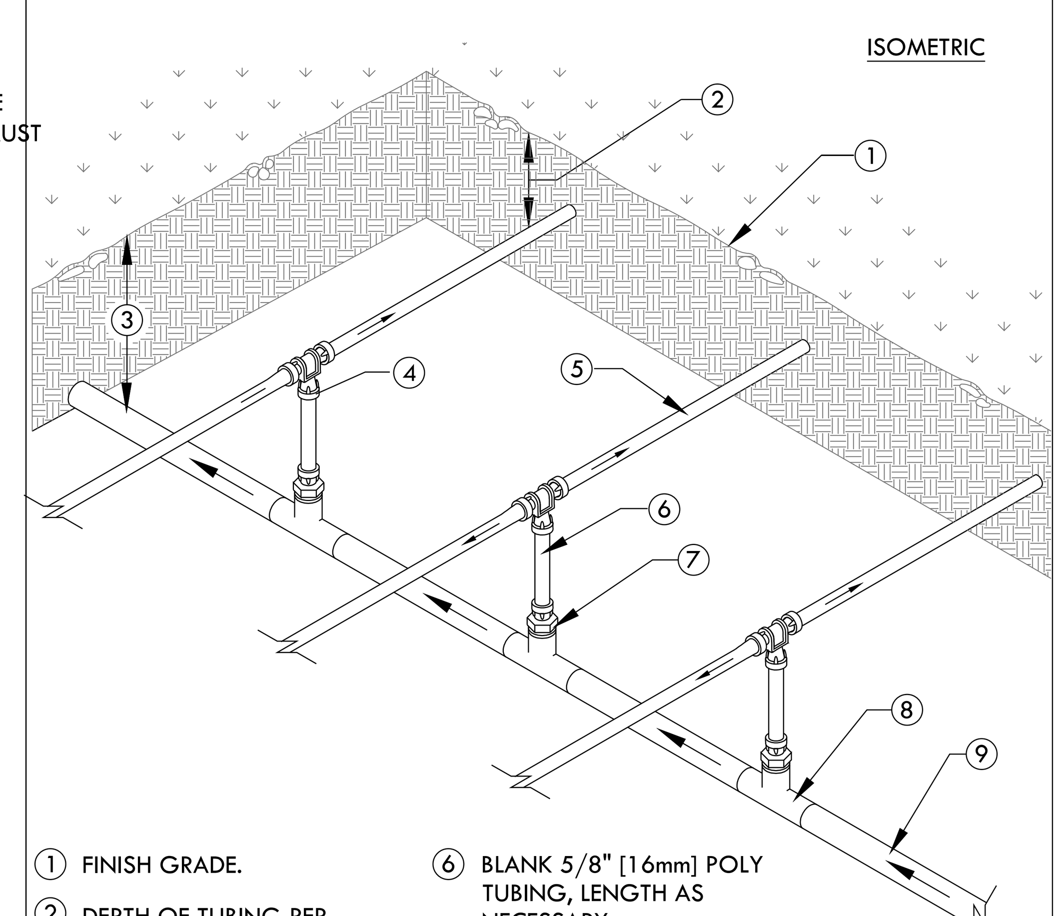
5 HLD DRIPLINE TRIANGULAR LAYOUT
SCALE: NONE



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. 1" SCH 40 PVC OR FLEXIBLE PVC IPS HOSE FLUSH/EXHAUST MANIFOLD.
3. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
4. MANIFOLD-TO-ELBOW CONNECTION.
5. DRIPLINE LATERAL.
6. AREA PERIMETER.
7. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
8. PVC SUPPLY LINE/HEADER FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
9. HUNTER PLD-TEE (PLD-TEE)
10. HUNTER PLD AIR/VACUUM RELIEF VALVE (PLD-AVR) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

6 HLD DRIPLINE ODD CURVE LAYOUT
SCALE: NONE



1. FINISH GRADE.
2. DEPTH OF TUBING PER IRRIGATION LEGEND.
3. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND
4. HUNTER PLD-TEE (PLD-TEE)
5. DRIPLINE TUBING.
6. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
7. HUNTER PLD-MPT ADAPTER (PLD-050)
8. PVC TEE (SxSxT) WITH 1/2" [13mm] FPT OUTLET.
9. PVC LATERAL LINE FROM REMOTE CONTROL VALVE.

NOTE:
THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 300 FT.

7 HLD DRIPLINE CENTER FEED MANIFOLD
SCALE: NONE

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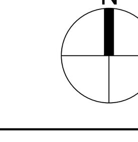

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IRRIGATION DETAILS

L3.5

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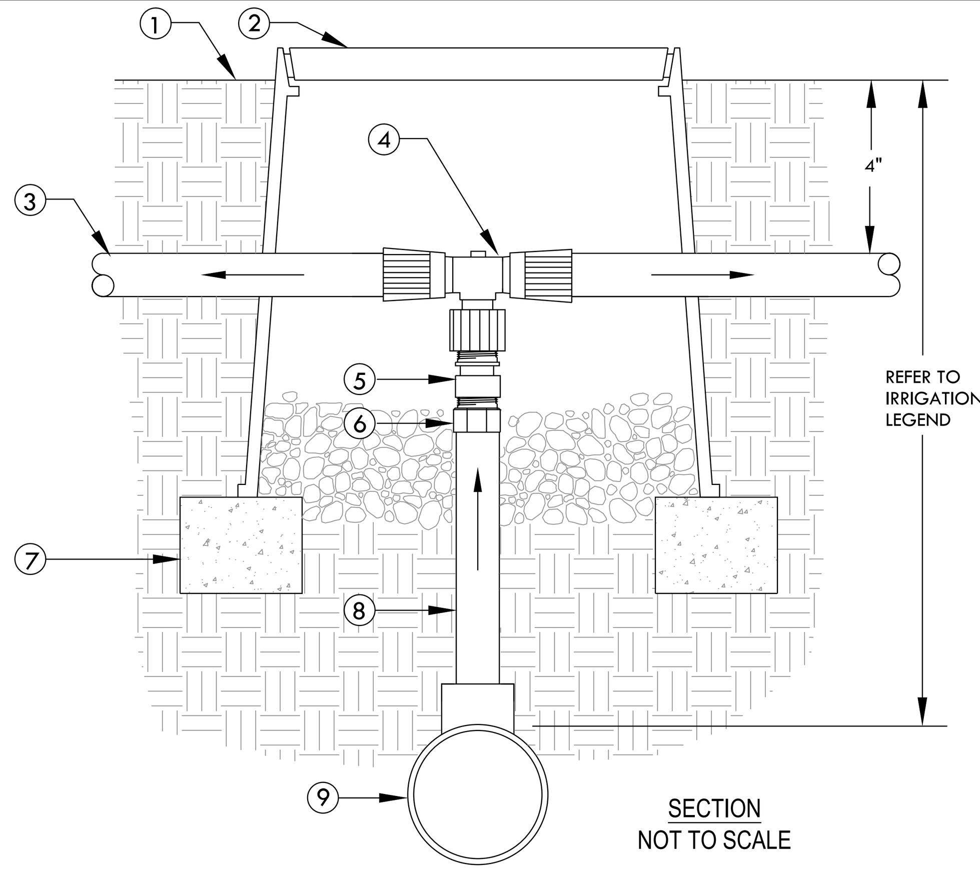
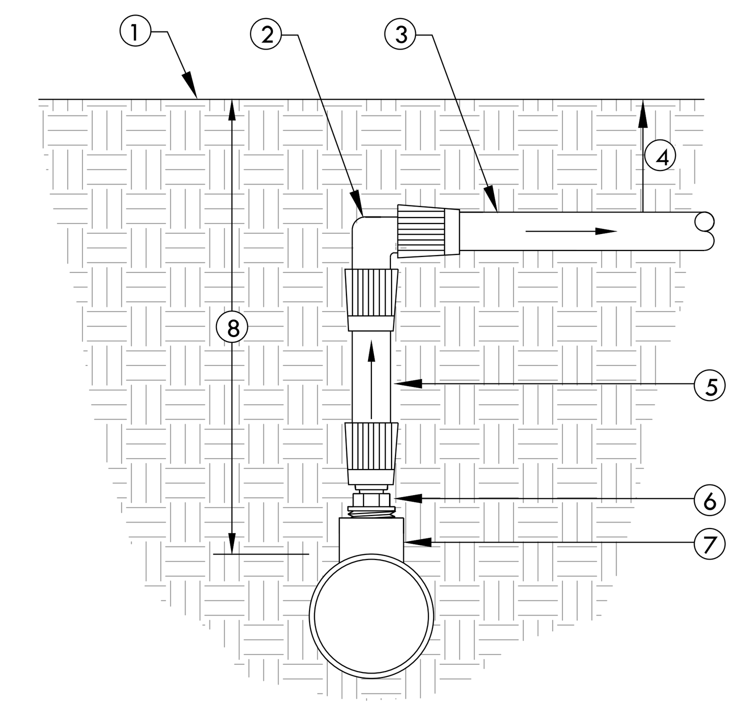
Revisions

1 07/11/2022 PLAN CHECK REVISIONS



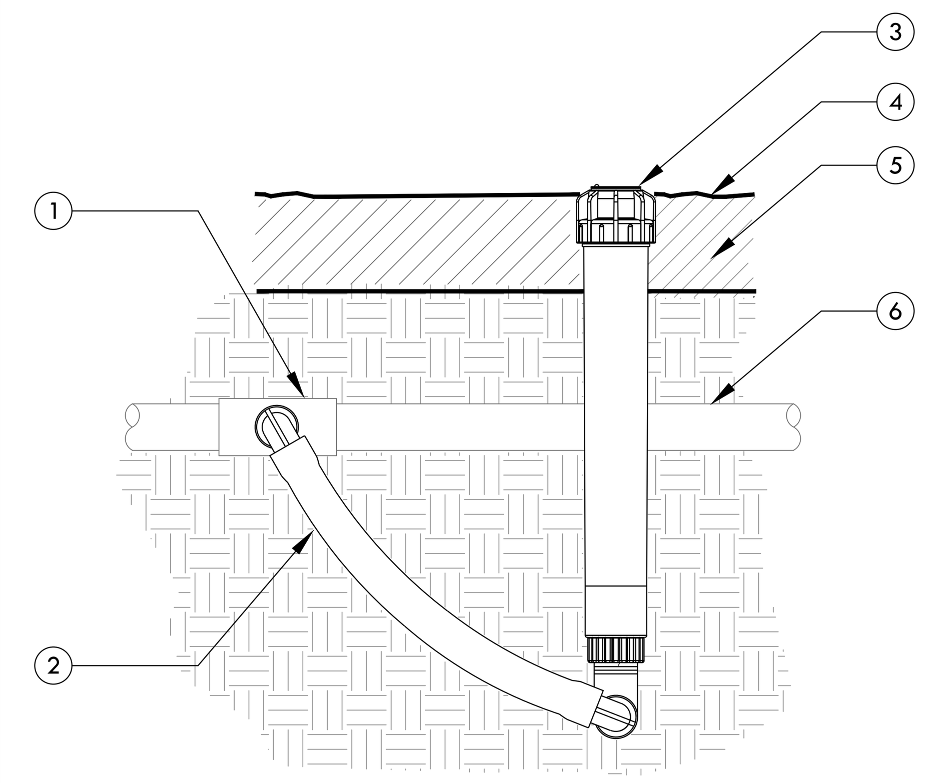
1. FINISH GRADE
2. CARSON 708 OR EQUAL. COLOR: BLACK. USE PURPLE FOR RECYCLED WATER SYSTEMS.
3. DRIPLINE TUBING
4. HUNTER PLD-TEE X 1/2" FPT ADAPTER
5. TORO 1/2" CHECK VALVE (PCV-500)
6. 1/2" SCH 40 MALE ADAPTER.
7. BRICK (1 OF 2)
8. 1/2" SCH 40 PVC (LENGTH AS REQUIRED)
9. PVC LATERAL LINE SUPPLY. MINIMUM SIZE TO BE 1" UNLESS SIZED DIFFERENTLY ON DRAWINGS. USE SCH 40 PVC 1"x1"x1/2" TEE OR 90° ELBOW.

1 DRIPLINE TO PVC CONNECTION
SCALE: NONE



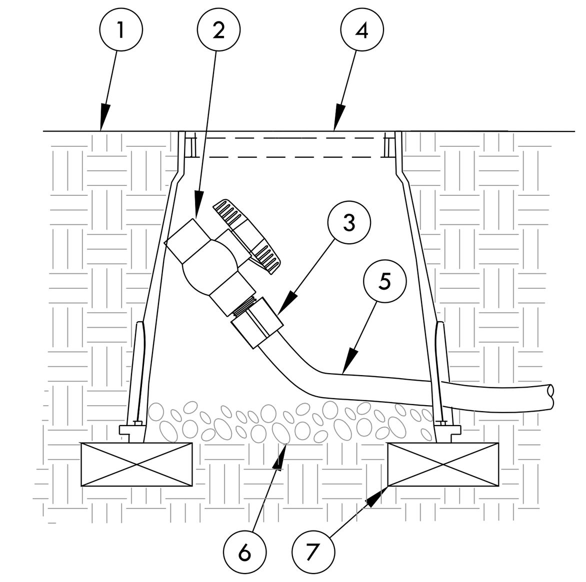
1. FINISH GRADE
2. HUNTER PLD-ELBOW (PLD-ELB)
3. DRIPLINE TUBING
4. DEPTH OF TUBING PER IRRIGATION LEGEND.
5. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
6. HUNTER PLD-MPT ADAPTER (PLD-050)
7. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
8. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND

2 DRIPLINE MANIFOLD TO ELBOW CONNECTION
SCALE: NONE



1. UPC APPROVED SCHEDULE 40 PVC TEE, ELBOW OR BARB x THREAD DRIP FITTING TEE OR ELBOW WITH 3/4" OUTLET.
2. 1/2" X 3/4" X 6" HUNTER SWING JOINT (SJ-7506)
3. ECO INDICATOR
4. FINISHED GRADE
5. MULCH
6. PVC LATERAL PIPE OR DRIPLINE

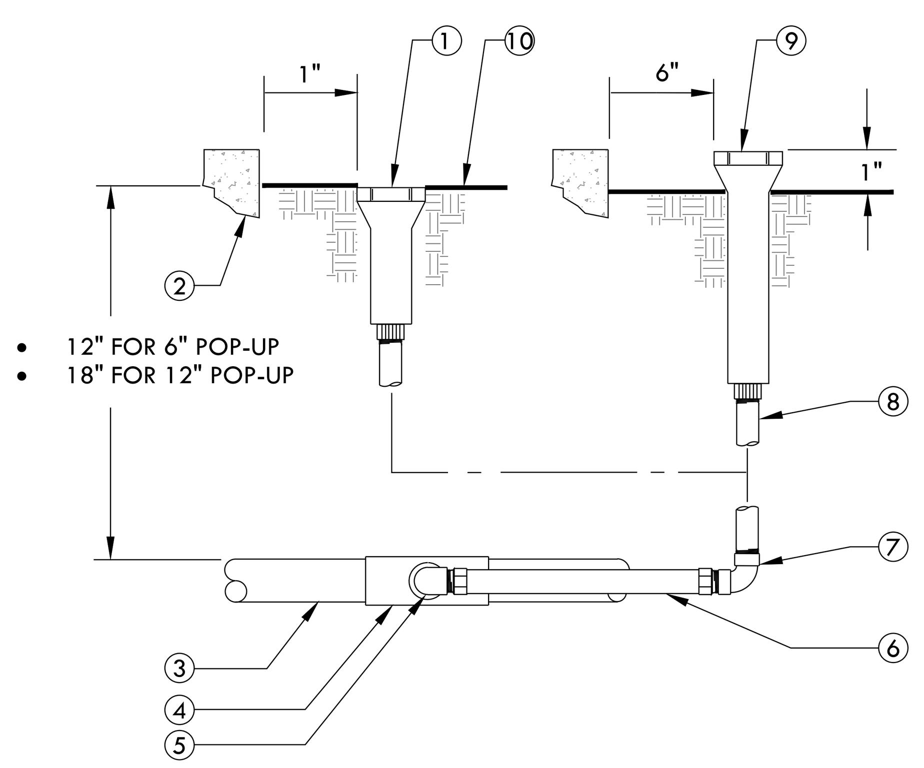
3 DRIPLINE OPERATION INDICATOR
SCALE: NONE



NOTE:
ALLOW A MINIMUM OF PVC HOSE IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

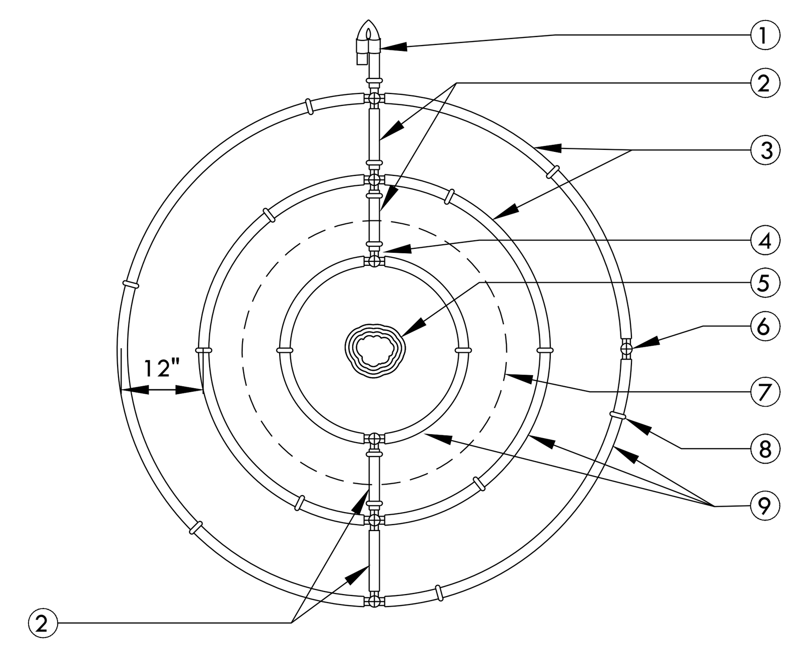
1. FINISH GRADE
2. 1/2" SCH 40 THREADED BALL VALVE.
3. 1/2" SCH 40 MALE ADAPTER.
4. 6" ROUND PLASTIC VALVE BOX.
5. 1" IPS PVC HOSE FROM EXHAUST HEADER.
6. PEA GRAVEL SUMP (6" DEEP).
7. BRICK (1 OF 2)

4 DRIPLINE-FLUSH POINT
SCALE: NONE



1. POP-UP LAWN.
2. WALL, WALK, CURB OR BUILDING.
3. PVC LATERAL LINE.
4. SCH. 40 PVC TEE OR ELBOW.
5. 1/2" SCH. 40 PVC STREET ELL.
6. 1/2" FLEXIBLE IPS HOSE 6" LONG WITH MALE ADAPTERS.
7. 1/2" SCH. 40 PVC THREADED 90° ELL.
8. 1/2" SCH. 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED).
9. POP-UP SHRUB SPRAY SPRINKLER OR BUBBLER.
10. FINISH GRADE.

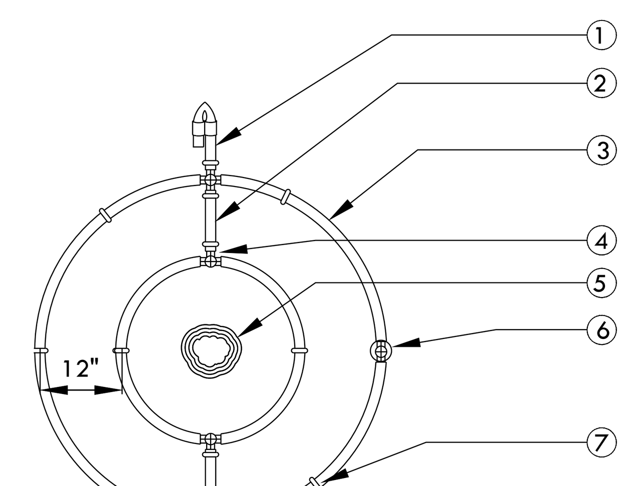
5 POP-UP SPRAY SPRINKLER RISER
SCALE: NONE



1. FIGURE 8 LINE END
2. BLANK TUBING
3. DRIPLINE
4. HUNTER PLD-TEE (PLD-TEE)
5. TREE TRUNK
6. ADAPTER TEE FROM PVC TO DRIPLINE.
7. ROOT BALL
8. 6-INCH SOIL STAPLE (TYP) EQUALLY SPACE 4 AROUND EACH TUBE RING
9. LOCATE FIRST DRIPLINE RING HALFWAY BETWEEN THE TRUNK AND EDGE OF ROOTBALL. LOCATE THE SECOND DRIPLINE RING AT EDGE OF ROOTBALL. LOCATE THE THIRD RING 12" OUTSIDE THE SECOND RING

NOTE:
SUGGESTED QUANTITY DRIP RINGS PER TREES SIZE:
- 15 GAL OR 24" BOX = 2 RINGS
- 36 GAL OR 48" BOX = 3 RINGS
- 60 GAL OR LARGER = 4 RINGS

6 DRIP RINGS AROUND TREE
SCALE: NONE



1. FIGURE 8 LINE END
2. BLANK TUBING
3. DRIPLINE
4. TRI-LOC TEE (TYP)
5. SHRUB ROOTBALL
6. ADAPTER TEE FROM PVC TO DRIPLINE.
7. 6-INCH SOIL STAPLE (TYP) EQUALLY SPACE 4 AROUND EACH TUBE RING

2 DRIP RING AT SHRUB
SCALE: NONE

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Project #: 0000
Date: 2 FEBRUARY 2022

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RMA
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Walnut Creek, CA 94597
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IRRIGATION DETAILS

L3.6

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WATER USE ESTIMATION & IRRIGATION SCHEDULE - 240 Alta Vista Ave., Los Altos CA

WATER TYPE	POTABLE	
CITY	Palo Alto	*Nearest City to project with published ET data*
ETO	43.1	
DATE	7/5/2022	

REGULAR LANDSCAPE AREAS

STATION/HYDROZONE	GPM	AREA (sq.ft) (HA)	WATER USE TYPE (LW=LOW, MW=MOD, HW=HIGH)	PLANT TYPE	IRRIGATION TYPE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	PRECIP. RATE/ APPLICATION RATE (IN/HR)	ETAF (PF/IE)	CYCLES PER DAY	DAYS PER WEEK	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	ETWU (GALLONS PER YEAR)	PERCENTAGE OF LANDSCAPE
												MONTHLY ETO													
												1.5	1.8	2.8	3.8	5.2	5.3	6.2	5.6	5.0	3.2	1.7	1.0		
												TOTAL RUN TIME IN MINUTES PER DAY													
C-1	9	1234	MW	SHRUB GC MW	DRIP LINE 12"	0.5	0.81	0.9	0.6	2	3	0.0	0.0	9.0	12.0	17.0	17.0	20.0	18.0	16.0	10.0	6.0	0.0	20,355	7%
C-2	7	730	LW	SHRUB GC LW	DRIP LINE 12"	0.2	0.81	0.9	0.2	3	2	0.0	0.0	6.0	8.0	10.0	10.0	12.0	11.0	10.0	6.0	4.0	1.0	4,817	4%
C-3	1	150	MW	TREE MW	DRIP RINGS	0.5	0.75	0.9	0.7	4	3	0.0	0.0	10.0	13.0	18.0	18.0	21.0	19.0	17.0	11.0	6.0	2.0	2,672	1%
C-4	11	1413	LW	SHRUB GC LW	DRIP LINE 12"	0.2	0.81	0.9	0.2	5	2	0.0	0.0	6.0	8.0	10.0	10.0	12.0	11.0	10.0	6.0	4.0	3.0	9,323	8%
C-5	14	1861	MW	SHRUB GC MW	DRIP LINE 12"	0.5	0.81	0.9	0.6	6	3	0.0	0.0	9.0	12.0	17.0	17.0	20.0	18.0	16.0	10.0	6.0	4.0	30,697	11%
C-6	6	843	LW	SHRUB GC LW	DRIP LINE 12"	0.2	0.81	0.9	0.2	7	2	0.0	0.0	6.0	8.0	10.0	10.0	12.0	11.0	10.0	6.0	4.0	5.0	5,562	5%
C-7	8	1611	MW	SHRUB GC MW	DRIP RINGS	0.5	0.75	0.9	0.7	8	3	0.0	0.0	10.0	13.0	18.0	18.0	21.0	19.0	17.0	11.0	6.0	6.0	28,699	9%
C-8	7	900	LW	SHRUB GC LW	DRIP LINE 12"	0.2	0.81	0.9	0.2	9	2	0.0	0.0	6.0	8.0	10.0	10.0	12.0	11.0	10.0	6.0	4.0	7.0	5,938	5%
C-9	3	172	MW	SHRUB GC MW	DRIP LINE 12"	0.5	0.81	0.9	0.6	10	3	0.0	0.0	9.0	12.0	17.0	17.0	20.0	18.0	16.0	10.0	6.0	8.0	2,837	1%
C-10	3	886	MW	TURF MW	SPRAY	0.5	0.75	1.6	0.7	11	3	0.0	0.0	6.0	8.0	10.0	10.0	12.0	11.0	10.0	7.0	4.0	9.0	15,784	5%
C-11	13	886	MW	TURF MW	SPRAY	0.5	0.75	1.6	0.7	12	3	0.0	0.0	6.0	8.0	10.0	10.0	12.0	11.0	10.0	7.0	4.0	10.0	15,784	5%
C-12	5	427	MW	SHRUB GC MW	DRIP LINE 12"	0.5	0.81	0.9	0.6	13	3	0.0	0.0	9.0	12.0	17.0	17.0	20.0	18.0	16.0	10.0	6.0	11.0	7,043	3%
C-13	2	82	LW	SHRUB GC LW	DRIP LINE 12"	0.2	0.81	0.9	0.2	14	2	0.0	0.0	6.0	8.0	10.0	10.0	12.0	11.0	10.0	6.0	4.0	12.0	541	0%
C-14	1	100	MW	TREE MW	DRIP RINGS	0.5	0.75	0.9	0.7	15	3	0.0	0.0	10.0	13.0	18.0	18.0	21.0	19.0	17.0	11.0	6.0	13.0	1,781	1%
C-15	12	1326	LW	SHRUB GC LW	DRIP LINE 12"	0.2	0.81	0.9	0.2	15	2	0.0	0.0	6.0	8.0	10.0	10.0	12.0	11.0	10.0	6.0	4.0	13.0	8,749	8%
C-16	5	680	LW	SHRUB GC LW	DRIP RINGS	0.2	0.75	0.9	0.3	17	2	0.0	0.0	6.0	8.0	11.0	11.0	13.0	12.0	11.0	7.0	4.0	15.0	4,846	4%
C-17	4	393	MW	SHRUB GC MW	DRIP LINE 12"	0.5	0.81	0.9	0.6	18	3	0.0	0.0	9.0	12.0	17.0	17.0	20.0	18.0	16.0	10.0	6.0	16.0	6,483	2%
C-18	2	180	MW	SHRUB GC MW	DRIP RINGS	0.5	0.75	0.9	0.7	19	3	0.0	0.0	10.0	13.0	18.0	18.0	21.0	19.0	17.0	11.0	6.0	17.0	3,207	1%
C-19	4	150	LW	TREE LW	DRIP RINGS	0.2	0.75	0.9	0.3	20	2	0.0	0.0	6.0	8.0	11.0	11.0	13.0	12.0	11.0	7.0	4.0	18.0	1,069	1%
C-20	11	1154	LW	SHRUB GC LW	DRIP LINE 12"	0.2	0.81	0.9	0.2	22	2	0.0	0.0	6.0	8.0	10.0	10.0	12.0	11.0	10.0	6.0	4.0	20.0	7,614	7%
C-21	8	889	MW	SHRUB GC MW	DRIP LINE 12"	0.5	0.81	0.9	0.6	23	3	0.0	0.0	9.0	12.0	17.0	17.0	20.0	18.0	16.0	10.0	6.0	21.0	14,664	5%
POOL/SPA		972	HW						1.0															25,653	6%
	TOTAL	17,039																					TOTAL	224,118	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	AREA (sq.ft) (HA)	Percentage of Landscape
			0%

THE IRRIGATION VALVE SCHEDULE SHOWN ABOVE IS INTENDED TO BE USED AS A GUIDELINE ONLY AND INDICATES THE APPROXIMATE RUN TIMES IN MINUTES FOR EACH VALVE BASED ON ESTIMATED WEEKLY WATER REQUIREMENTS FOR ESTABLISHED PLANT MATERIAL. THE TIMES SHOWN ARE APPROXIMATE AND HAVE BEEN DEVELOPED FROM LOCAL AND CURRENT AVERAGES FOR EVAPOTRANSPIRATION, AND REFLECTTHE WATER REQUIREMENTS OF THE PLANT MATERIAL BASED ON PLANT TYPE AND THE APPROXIMATE PRECIPITATION OR APPLICATION RATES OF THE IRRIGATION SYSTEM TYPE. ACTUAL RUN TIMES MAY BE DIFFERENT DEPENDING ON A VARIETY OF FACTORS INCLUDING TOPOGRAPHY, SOIL STRUCTURE, SUN AND WIND EXPOSURE, WEATHER, ACTUAL PLANT WATER REQUIREMENTS, OVERALL PRECIPITATION RATE OF ZONE, ETC.

MAWA	GALLONS/YR	250,424
	ACRE FEET/YR	0.77
	HCF/YR	334.79

ETWU	GALLONS/YR	224,118
	ACRE FEET/YR	0.69
	HCF/YR	299.62

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
79.4%	0.39	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	8,387
TOTAL AREA	17,039
AVG. ETAF	49.22%

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION

0.45= ET ADJUSTMENT FACTOR

LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION

PF = PLANT FACTOR FOR HYDROZONES

HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

RMA
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www.rmairrigation.com

N

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San Francisco, California 94107

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LICENSED LANDSCAPE ARCHITECT
DUSTIN M MOORE C-5541
Signature
06 / 24 / 2022
Renewal Date
STATE OF CALIFORNIA

240 ALTA VISTA AVE
LOS ALTOS, CA 94022

Revisions

1 07/11/2022 PLAN CHECK REVISIONS

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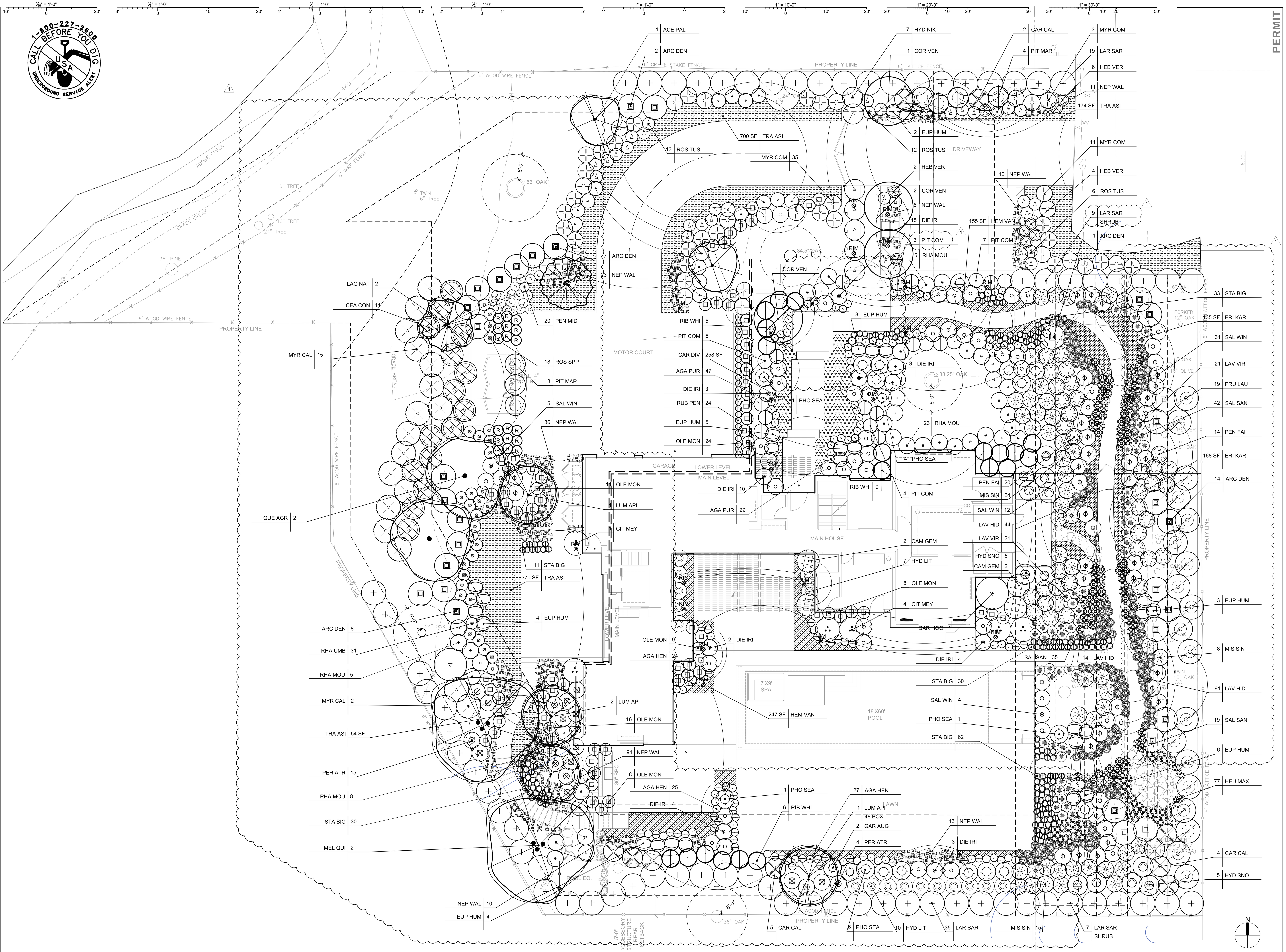
IRRIGATION WATER CALCULATIONS

L3.7



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1	07/11/2022	PLAN CHECK REVISIONS

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PLANTING PLAN

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PLANTING LEGEND

(E)	EXISTING
TBD	TO BE DETERMINED
V.I.F.	VERIFY IN FIELD
S.A.D.	SEE ARCHITECTURAL DRAWINGS
	PROPOSED VINE
	PROPOSED SHRUB, PERENNIAL, GRASS, FERN, ETC.
	PROPOSED TREE
	PLANT IN POT
	GROUNDCOVER, SEE PLANT LIST
	LAWN
	(E) TREE TO REMAIN
	PROPOSED PALMS

PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES FOR TREES INSTALLED IN GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS ROADWAYS, DRIVES OR WALKWAYS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT.
2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY ON TRIANGULAR OR GRID SPACING AS CALLED FOR ON DETAIL. WHERE GROUND COVER IS SHOWN AS A HATCH, QUANTITIES ARE NOT GIVEN. PROVIDE PLANT MATERIAL TO FILL SPACE SHOWN ON DRAWINGS.
3. EQUALLY SPACE VINES PLANTED IN ROWS AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND SPACING. REMOVE ALL VINES FROM NURSERY STAKES AND SPREAD OUT ONTO WALL PRIOR TO ATTACHING TO SURFACE. SIMILARLY ATTACH VINES AT PILASTERS OR POSTS.
4. ALL TREES SHALL BE ACCEPTED OR SELECTED BY LANDSCAPE ARCHITECT PRIOR TO BEING TRANSPORTED TO THE PROJECT SITE. COORDINATE WITH LANDSCAPE ARCHITECT WHETHER A NURSERY VISIT OR PHOTO SUBMISSION WILL BE USED FOR EACH TREE SELECTION.
5. PLANT SUBSTITUTIONS MUST BE SUBMITTED FOR APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO TRANSPORTATION OF THOSE PLANTS TO THE PROJECT SITE.
6. STAKE OUT LOCATION OF EACH TREE AS SPECIFIED. EACH LOCATION OF ALL TREES SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
7. EXACT PLACEMENT FOR ALL HEADERS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
8. COORDINATE WITH IRRIGATION PLANS TO ASSURE CORRECT PLACEMENT OF SPRAY HEADS.
9. IN ADDITION TO HEADERS SHOWN ON THE DRAWINGS, PROVIDE AN ALLOWANCE OF 5 PERCENT OF THE TOTAL LINEAL FOOTAGE OF HEADER TO BE FURNISHED AND INSTALLED DURING THE PROGRESS OF THE WORK AS DIRECTED BY THE LANDSCAPE ARCHITECT.
10. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
11. MULCH: MULCH IS TO BE MINI PINE BARK. CONFIRM SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING.
12. SOIL AMENDMENT: AMEND SOIL PER SOILS REPORT AND DIRECTION OF LANDSCAPE ARCHITECT. SOIL TEST LOCATION PER L.A.; A MINIMUM OF 2" OF FULLY STABILIZED AND CERTIFIED COMPOST IS TO BE INCORPORATED IN THE TOP 12" OF SOIL.
13. SLOW-RELEASE FERTILIZER TABLET: "AGRIFORM" 7 GRAM TABLETS WITH 20-10-5 (N-P-K) BY SCOTTS (800) 492-8255.
14. IRRIGATION AND HARDSCAPE ADJACENT TO PLANTING AREAS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO ALL PLANTING ACTIVITIES.
15. ALL PLANT MATERIALS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
16. LANDSCAPE MAINTENANCE:
    A. LANDSCAPE MAINTENANCE SHALL BE PROVIDED FOR (90 DAYS) AFTER PRELIMINARY ACCEPTANCE. START DATE IS DETERMINED BY LANDSCAPE ARCHITECT.
    B. QUALIFICATIONS: LANDSCAPE CONTRACTOR OR MAINTENANCE SUBCONTRACTOR SHALL HAVE A FULL TIME EMPLOYEE ASSIGNED TO THE JOB AS FOREMAN FOR THE DURATION OF THE CONTRACT. FOREMAN SHALL HAVE A MINIMUM OF FOUR (4) YEARS EXPERIENCE IN LANDSCAPE MAINTENANCE SUPERVISION, WITH EXPERIENCE OR TRAINING IN TURF MANAGEMENT, ENTOMOLOGY, PEST CONTROL, SOILS, FERTILIZERS AND PLANT IDENTIFICATION.
    C. MAINTENANCE CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS AND IRRIGATION SYSTEM.
    D. CONTRACTOR TO INSTRUCT MAINTENANCE CONTRACTOR.
    E. LANDSCAPE MAINTENANCE CONTRACTOR SHALL SUBMIT MAINTENANCE SCHEDULE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF LANDSCAPE MAINTENANCE PERIOD.
    F. AT BEGINNING OF MAINTENANCE PERIOD, VISIT AND WALK SITE WITH LANDSCAPE ARCHITECT TO VERIFY SCOPE OF WORK AND UNDERSTAND EXISTING /SITE CONDITIONS. NOTIFY LANDSCAPE ARCHITECT FIVE (5) DAYS PRIOR TO VISIT.
    G. MATCH ALL MATERIALS WITH SAME MATERIALS USED IN ORIGINAL INSTALLATION.
    H. STERILIZE ALL TOOLS USED PRIOR TO ANY MAINTENANCE WORK.
18. INCLUDE 15% EXTRA BUDGET FOR ADDITIONAL PLANTS.
19. ALL TREES AND HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS AND ARE TO BE LEFT IN A NATURAL HABIT.
20. CLOSE OUT AND MAINTENANCE MANUAL: LANDSCAPE CONTRACTOR SHALL SUBMIT A MANUAL WITH ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION AND MAINTENANCE PERIOD. MAKE CORRECTIONS AND ADDITIONS PER DIRECTION OF LANDSCAPE ARCHITECT PRIOR TO FINAL SUBMITTAL TO THE OWNER. SUBMIT LOG OF ALL FERTILIZERS AND HERBICIDES WITH DATES AND RATES APPLIED DURING MAINTENANCE PERIOD. LANDSCAPE ARCHITECT SHALL WALK SITE WITH CONTRACTOR AND NOTE ALL UNSATISFACTORY WORK. UNSATISFACTORY WORK SHALL BE CORRECTED WITHIN 10 CALENDAR DAYS.
21. SYNTHETIC TURF: FROM ONE LAWN 1-877-661-5296. INSTALL PER MANUFACTURER RECOMMENDATIONS.
22. SOIL AMENDMENT: AMEND SOIL PER SOILS TESTING. CONTRACTOR SHALL USE SOIL & PLANT LABORATORY, INC., SAN JOSE, CA, 408-727-0330, OR ACCEPTED EQUAL. CONTRACTOR TO PROVIDE RECEIPTS FOR SOIL AMENDMENT FOR PROJECT TO LANDSCAPE ARCHITECT FOR PROOF OF APPLICATION.
23. LAWNS: NO UTILITY BOXES, IRRIGATION BOXES OR EXPOSED DRAINS SHALL BE LOCATED IN LAWNS AND SHALL BE RELOCATED OUTSIDE OF LAND AREAS. NOTIFY LANDSCAPE ARCHITECT IN WRITING IF THERE IS A CONFLICT WITH THE PLANS.
24. ARTIFICIAL TURF SHALL HAVE A DEDICATED IRRIGATION ZONE FOR HYGIENE. THE IRRIGATION ZONE SHALL NOT BE DEDUCTED FROM A BID OR ESTIMATE.
25. ARTIFICIAL TURF CANNOT BE PLACED WITHIN FIFTEEN FEET OF A WINDOW. NOTIFY LANDSCAPE ARCHITECT IN WRITING IF A CONFLICT ARISES BETWEEN CLEARANCES BETWEEN TURF AND WINDOWS.

PLANT LIST

KEY	GENUS/SPECIES	COMMON NAME	QTY	SIZE	NOTES
TREES					
ACE CIR	Acer circinatum	Vine Maple	2	36" BOX	MULTI-TRUNK
COR VEN	Cornus kousa 'Venus'	Venus Dogwood	4	36" BOX	
LAG NAT	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2	36" BOX	MULTI-TRUNK
LAU SAR	Laurus nobilis 'Saratoga'	Saratoga Sweet Bay	53	15 GAL.	
LUM API	Luma apiculata	Chilean Myrtle	4	36" BOX	
MEL QUI	Melaleuca quinquenervia	Paperbark Tea Tree	2	36" BOX	MULTI-TRUNK
QUE AGR	Quercus agrifolia	Coast live oak	2	36" BOX	
SHRUBS 1					
ARC DEN	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	34	15 GAL.	
CAM GEM	Camellia japonica 'Nuccio's Gem'	Nuccio's Gem Camellia	4 1	5 GAL.	
CAR CAL	Carpenteria californica	Bush Anemone	21	5 GAL.	
CEA CON	Ceanothus 'Concha'	Concha California Lilac	15	5 GAL.	
CIT MEY	Citrus x meyeri 'Meyer Lemon'	Meyer Lemon	6	15 GAL.	
DAP ODO	Daphne odora	Winter Daphne	17	5 GAL.	
EUP HUM	Euphorbia characias ssp. characias 'Humpty Dumpty'	Dwarf Mediterranean Spurge	27 1	5 GAL.	
GAR AUG	Gardenia augusta 'August Beauty'	August Beauty Gardenia	4	5 GAL.	
HEB VER	Hebe 'Veronica Lake'	Veronica Lake Hebe	12 1	5 GAL.	
HYD LIT	Hydrangea paniculata 'Littlelime Light'	Little Limelight Hydrangea	18	15 GAL.	
HYD NIK	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	8	5 GAL.	
HYD SNO	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	12 1	15 GAL.	
LAU SAR	Laurus nobilis 'Saratoga'	Saratoga Sweet Bay	16	15 GAL.	
MYR CAL	Myrica californica	Pacific Wax Myrtle	17	5 GAL.	
MYR COM	Myrtus communis 'Compacta'	Dwarf Myrtle	49 1	5 GAL.	
OLE MON	Olea europaea 'Montra'	Little Ollie' Olive	79	5 GAL.	
PIT MAR	Pittosporum tenuifolium 'Marjorie Channon'	Variegated Kohuhu	7 1	5 GAL.	
PIT COM	Pittosporum crassifolium 'Compactum'	Dwarf Kohuhu	24	5 GAL.	
PHO SEA	Phormium 'Sea Jade'	New Zealand Flax	13	5 GAL.	
PRU LAU	Prunus lauroceasus	English Laurel	19 1	15 GAL.	
RHA MOU	Ramnus 'Mound San Bruno'	Coffeeberry	39	15 GAL.	
RHA UMB	Rhaphiolepis umbellata	Yeddo hawthorn	34	5 GAL.	
RIB WHI	Ribes sanquineum 'Claremont'	Flowering Current	20	15 GAL.	
ROS TUS	Rosmarinus 'Tuscan Blue'	Tuscan Blue Rosemary	31	5 GAL.	
SAR HOO	Sarcococca hookeriana var. humilis	Sweet Box	2	15 GAL.	
VAC SUN	Vaccinium x 'Sunshine Blue'	Sunshine Blue Blueberry	6	5 GAL	
ROS SPP			18		
PERENNIALS & VINES 1					
AGA HEN	Agapanthus 'Henryi'	Dwarf White Agapanthus	76	1 GAL.	
AGA PUR	Agapanthus 'Purple Delight'	Purple Delight Lily of the Nile	76	1 GAL.	
CAM POS	Campanula poscharskyana	Trailing Bellflower	69 SF	1 GAL.	
CAR DIV	Carex divulsa	Berkeley Sedge	258 SF 1	1 GAL.	
DIE IRI	Dietes iridoides	African Iris	44	5 GAL.	
ERI KAR	Erigeron karvinskianus	Santa Barbara Daisy	303 SF 1	1 GAL.	
HEM VAN	Hemerocallis 'Vanilla Stella'	Vanilla Stella Daylily	472 SF	1 GAL.	
HEU MAX	Heuchera maxima	Alumroot	102	1 GAL.	
LAV HID	Lavandula angustifolia 'Hidcote'	Hidcote Blue English Lavender	139 1	1 GAL.	
LAV VIR	Lavendula viridis	Lemonade Lavender	56	1 GAL.	
MIS SIN	Miscanthus sinensis	Maiden Hair Grass	48	5 GAL.	
NEP WAL	Nepeta 'Walker's Low'	Catmint	171	1 GAL.	
PEN MID	Penstemon 'Midnight'	Beardstongue	21	1 GAL.	
PEN FAI	Pennisetum 'Fairy Tails'	Fairy Tails Fountain Grass	37 1	5 GAL.	
PER ATR	Perovskia atriplicifolia	Russian Sage	20	1 GAL.	
RUB PEN	Rubus pentalobus	Ornamental Raspberry	24	5 GAL.	
SAL WIN	Salvia 'Winnifred Gilman'	Sage	52	5 GAL.	
SAL BER	Salvia officinalis 'Berggarten'	Berggarten Sage	96 1	5 GAL.	
STA BIG	Stachys byzantina 'Big Ears'	Lamb's ears	173	5 GAL.	
TRA ASI	Trachelospermum asiaticum	Asian Star Jasmine	1,298 SF	1 GAL.	
LAWN	Bolero Plus				LOW WATER USE DELTA BLUEGRASS

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Signature
06 / 24 / 2022
Renewal Date
STATE OF CALIFORNIA

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Revisions

1 07/11/2022 PLAN CHECK REVISIONS

Sheet by: DM/FY
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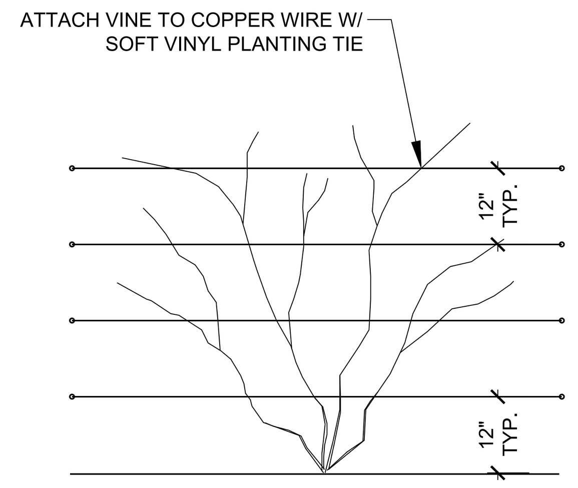
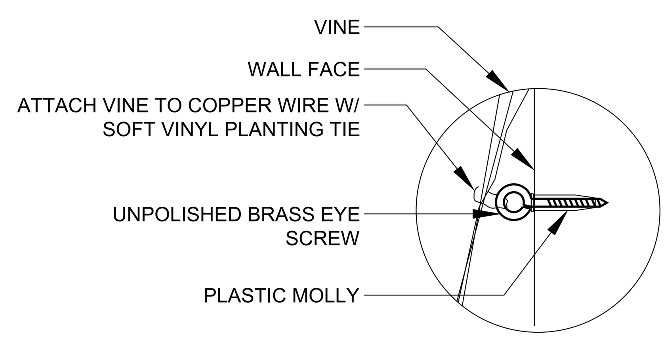
PLANT LIST & NOTES

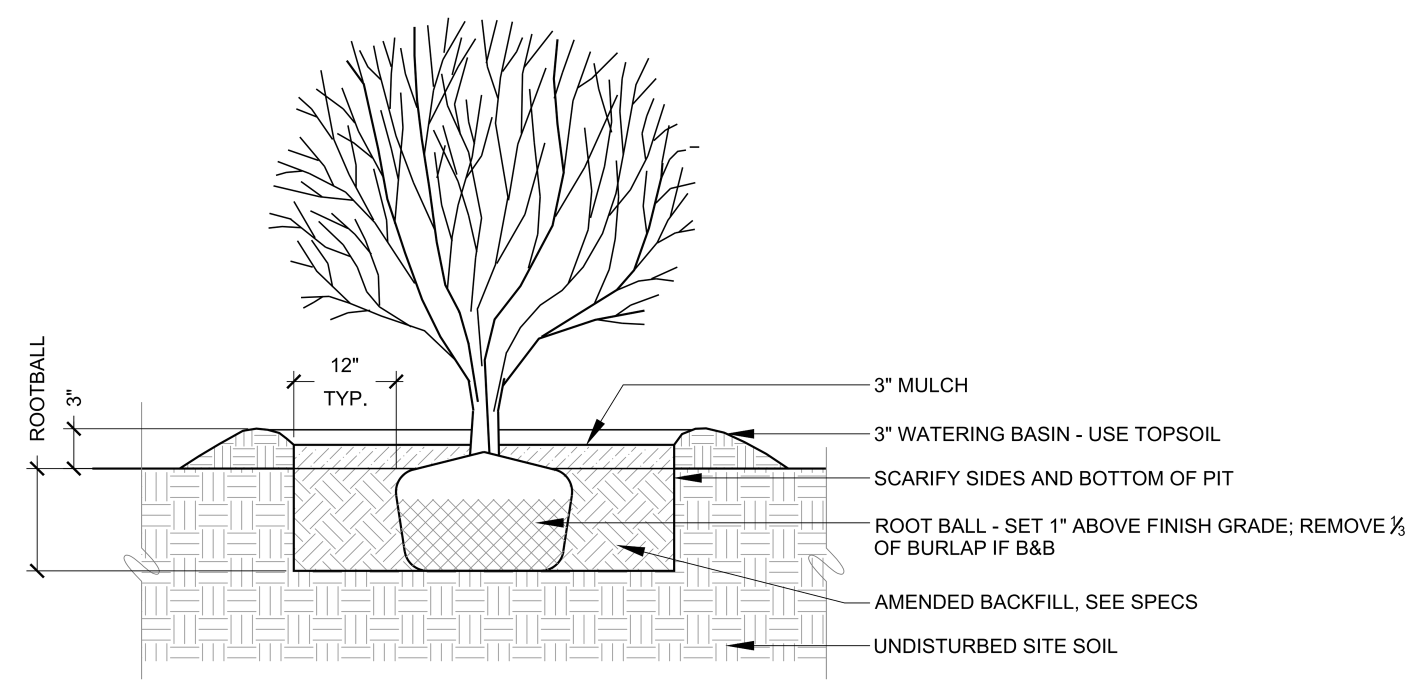
L4.1



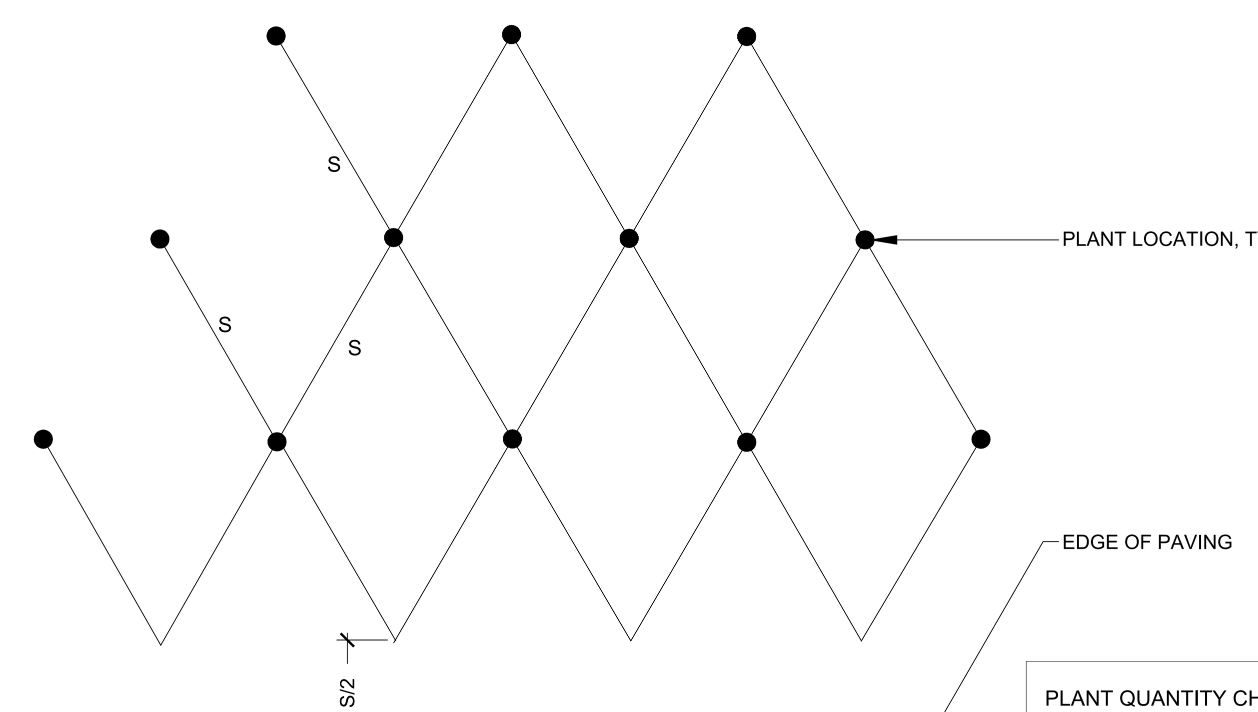
6B ELEVATION ENLARGEMENT
NTS



6B EYE SCREW ATTACHMENT
NTS



3 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

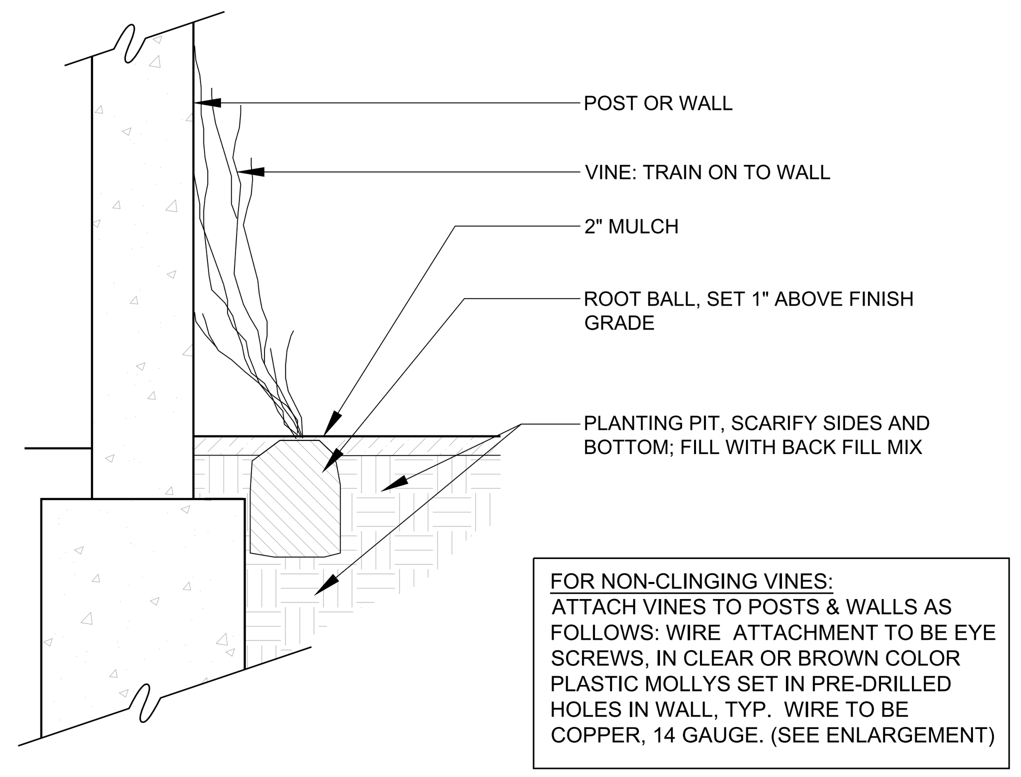


NOTE:
ALL SHRUBS / GROUND COVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS; SEE PLANT LIST FOR SPACING REQUIREMENTS.

PLANT QUANTITY CHART

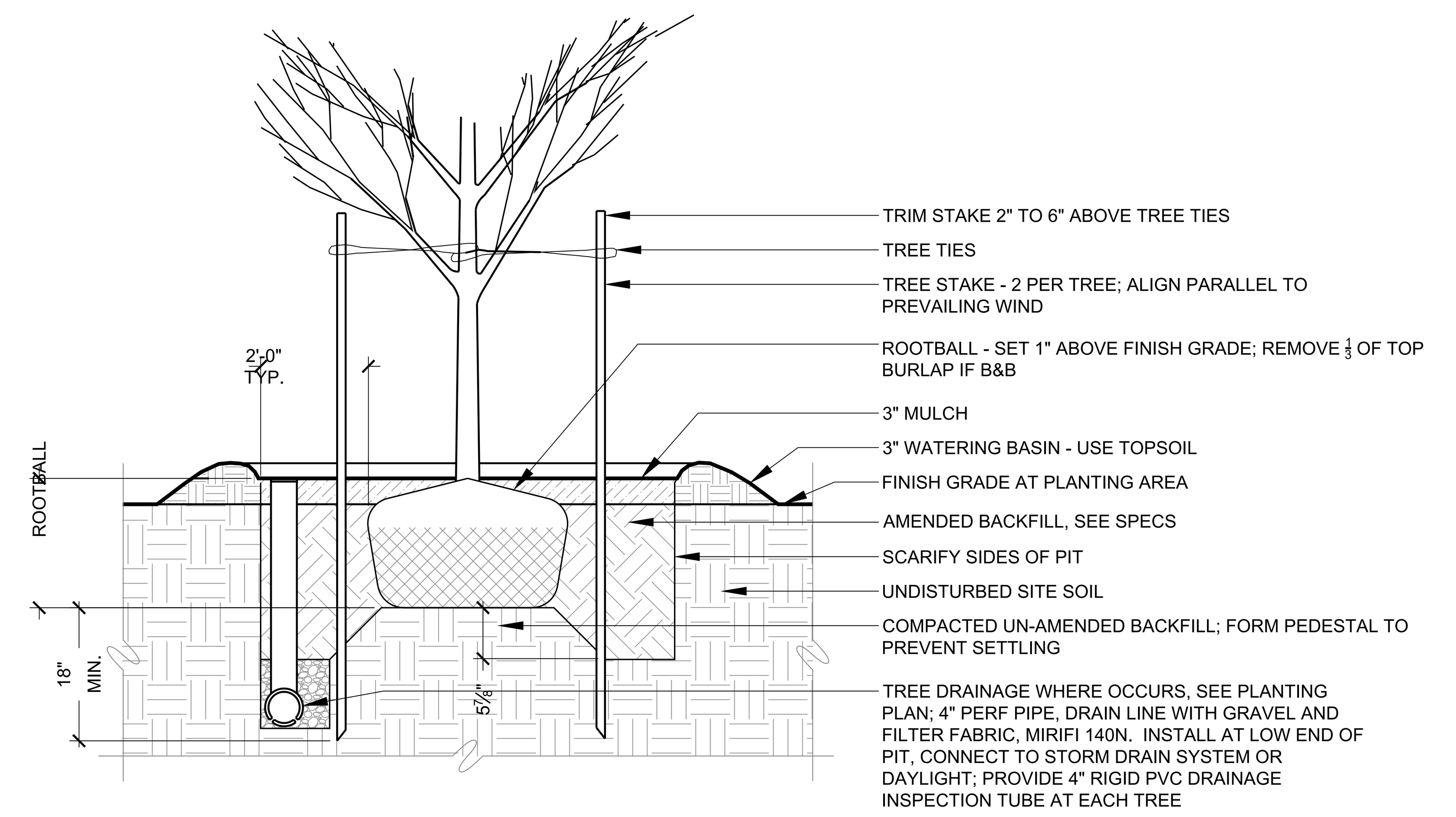
S = SPACING	# OF PLANTS
8" O.C.	2.25
12" O.C.	1
18" O.C.	.44
24" O.C.	.25
30" O.C.	.16
36" O.C.	.14
44" O.C.	.0625
60" O.C.	.04

4 GROUNDCOVER PLANTING
SCALE: 1" = 1'-0"



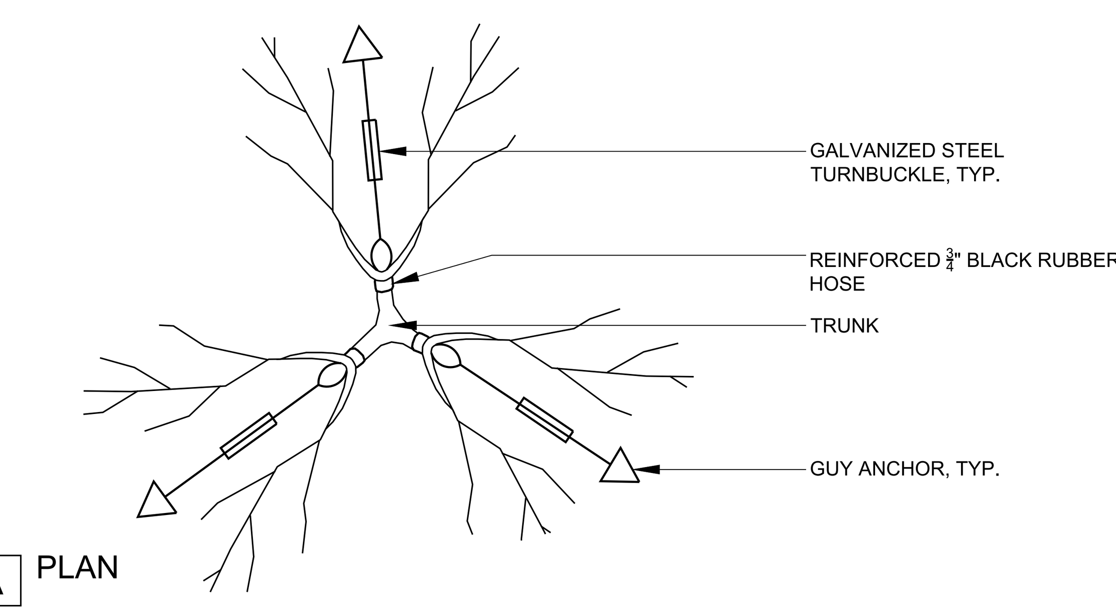
FOR NON-CLINGING VINES:
ATTACH VINES TO POSTS & WALLS AS FOLLOWS: WIRE ATTACHMENT TO BE EYE SCREWS, IN CLEAR OR BROWN COLOR PLASTIC MOLLYS SET IN PRE-DRILLED HOLES IN WALL, TYP. WIRE TO BE COPPER, 14 GAUGE. (SEE ENLARGEMENT)

6 VINE PLANTING
SCALE: 1" = 1'-0"

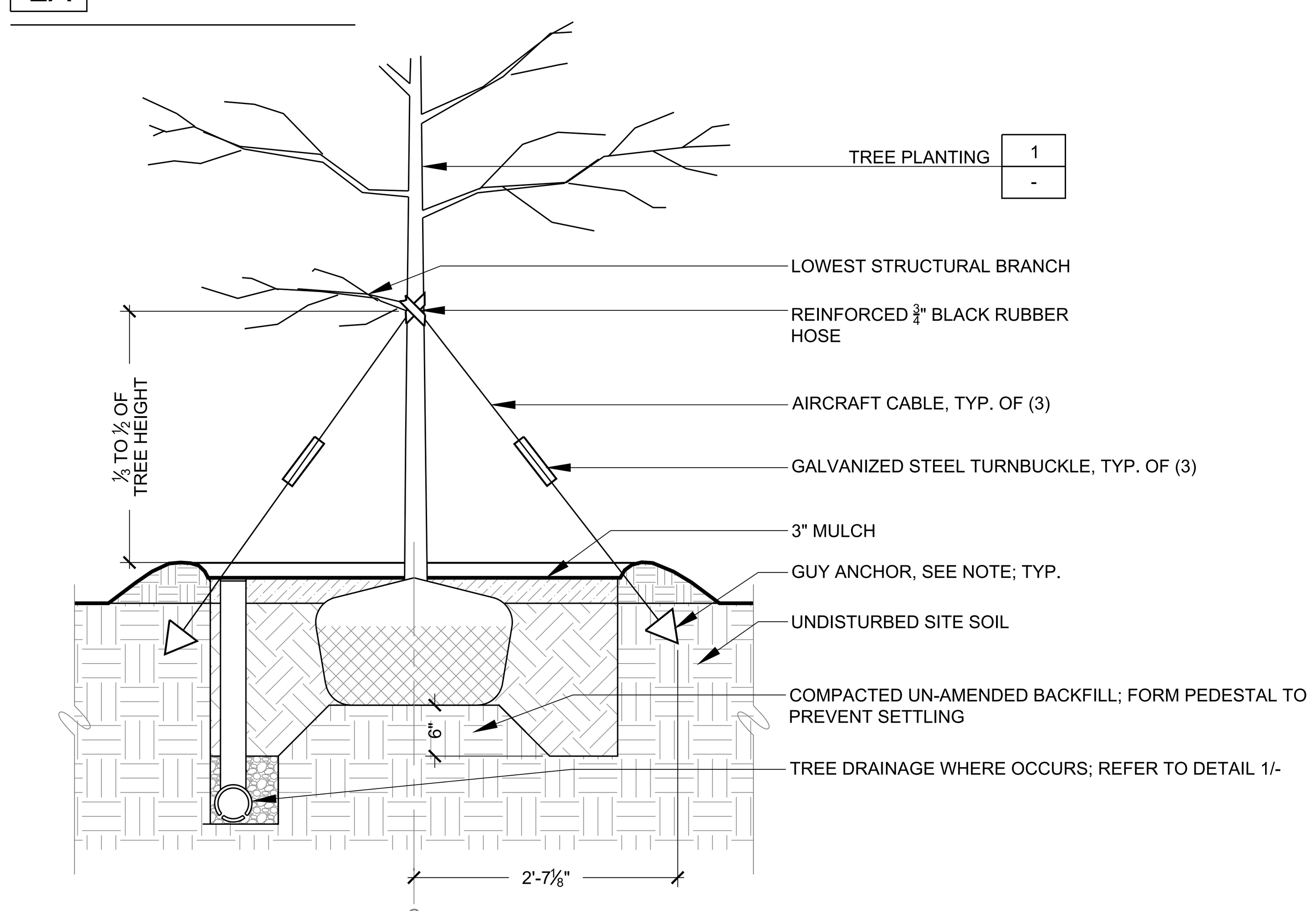


NOTES:
1. ONLY PROVIDE STAKES FOR 48" BOX TREES OR LARGER, OR IN AREAS EXPOSED TO HIGH WINDS
2. USE GUY WIRES FOR TREES 12' OR TALLER IN HEIGHT. SEE DETAIL 4/-
3. TREE DRAINAGE REQUIRED IN TREE PITS W/ POOR DRAINAGE. POOR DRAINAGE IS LESS THAN 1" PER HOUR. TO TEST, FILL TREE PIT WITH 24" OF WATER AND MEASURE EVERY 2 HOURS.

1 TREE PLANTING
SCALE: 3/4" = 1'-0"



2A PLAN

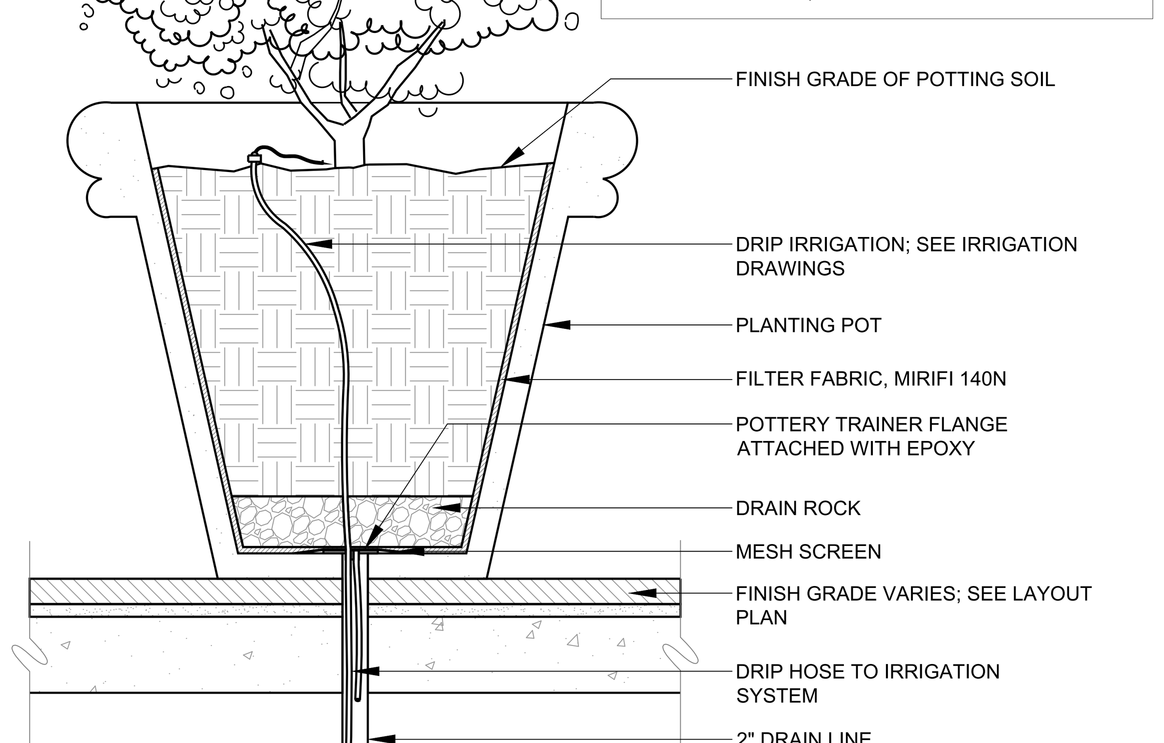


2B SECTION

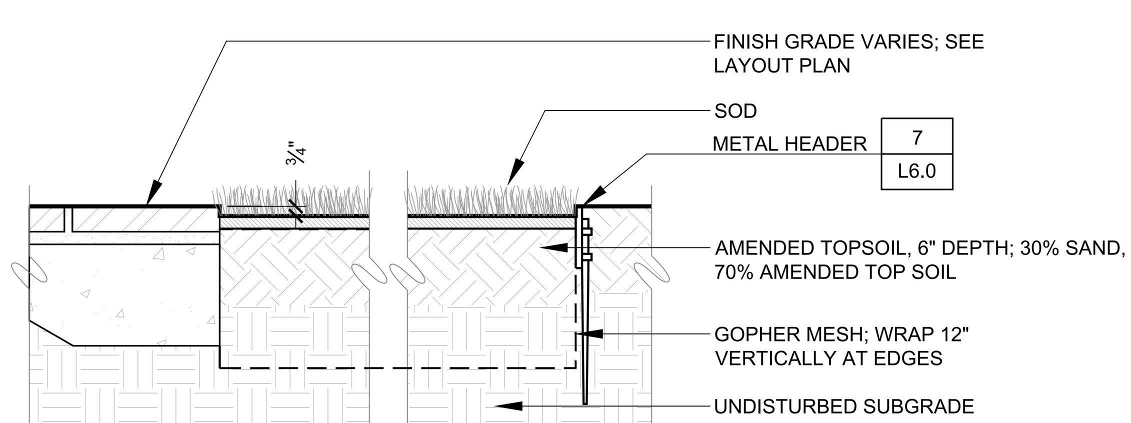
NOTES:
1. NOTIFY LANDSCAPE ARCHITECT IF DEPTH OF IMPORT SOIL AFFECTS STABILITY OF GUY ANCHOR.
2. ANCHOR IS TO BE SPADE TYPE SYSTEM TO 60" BOX TREES. ALL TREES LARGER ARE TO HAVE A CONCRETE REINFORCED ANCHOR. SUBMIT SHOP DRAWINGS FOR APPROVAL
3. TREE DRAINAGE REQUIRED IN TREE PITS W/ POOR DRAINAGE. POOR DRAINAGE IS LESS THAN 1" PER HOUR. TO TEST, FILL TREE PIT WITH 24" OF WATER AND MEASURE EVERY 2 HOURS.

2 TREE GUYING
SCALE: 3/4" = 1'-0"

NOTES:
1. ALL PLANTER POTS ON PAVING OR PIER TO BE INSTALLED WITH THIS DETAIL.
2. EXACT LOCATION OF IRRIGATION AND DRAINAGE TO BE DETERMINED BY LANDSCAPE ARCHITECT IN FIELD.
3. WHEN INSTALLED IN PLANTING AREA, 6" CLASS II AGGREGATE BASE, 90% COMPACTION, TO BE INSTALLED UNDER POT.



7 POT WITH IRRIGATION AND DRAINAGE
SCALE: 1" = 1'-0"



NOTE:
GOPHER MESH TO BE 20-GUAGE, 3/4" MESH WIRE HOT DIPPED IN ZINC

5 LAWN
SCALE: 1" = 1'-0"

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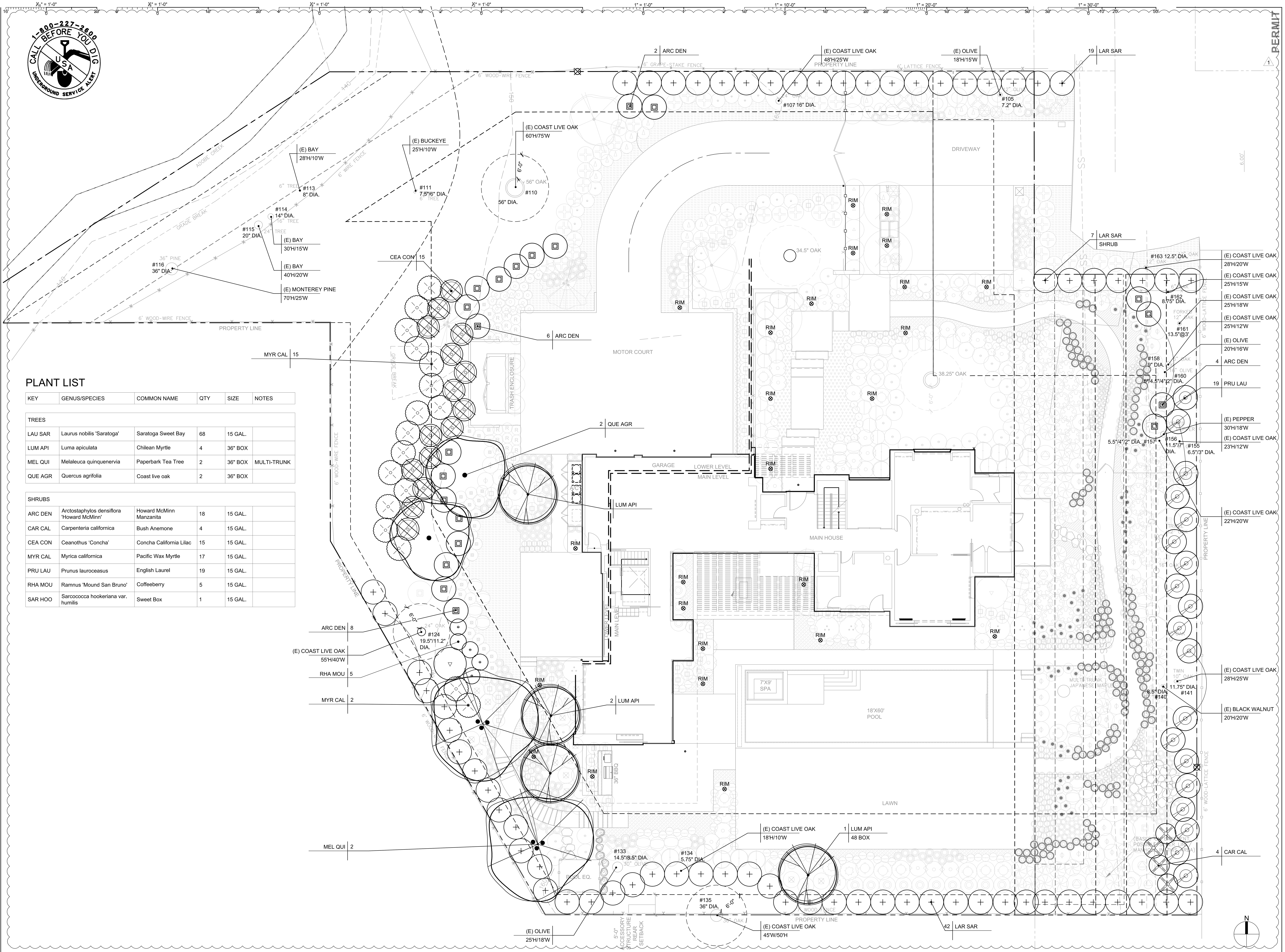
PLANTING DETAILS

L4.2



PLANT LIST

KEY	GENUS/SPECIES	COMMON NAME	QTY	SIZE	NOTES
TREES					
LAU SAR	Laurus nobilis 'Saratoga'	Saratoga Sweet Bay	68	15 GAL.	
LUM API	Luma apiculata	Chilean Myrtle	4	36" BOX	
MEL QUI	Melaleuca quinquenervia	Paperbark Tea Tree	2	36" BOX	MULTI-TRUNK
QUE AGR	Quercus agrifolia	Coast live oak	2	36" BOX	
SHRUBS					
ARC DEN	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	18	15 GAL.	
CAR CAL	Carpenteria californica	Bush Anemone	4	15 GAL.	
CEA CON	Ceanothus 'Concha'	Concha California Lilac	15	15 GAL.	
MYR CAL	Myrica californica	Pacific Wax Myrtle	17	15 GAL.	
PRU LAU	Prunus lauroceasus	English Laurel	19	15 GAL.	
RHA MOU	Ramnus 'Mound San Bruno'	Coffeeberry	5	15 GAL.	
SAR HOO	Sarcococca hookeriana var. humilis	Sweet Box	1	15 GAL.	

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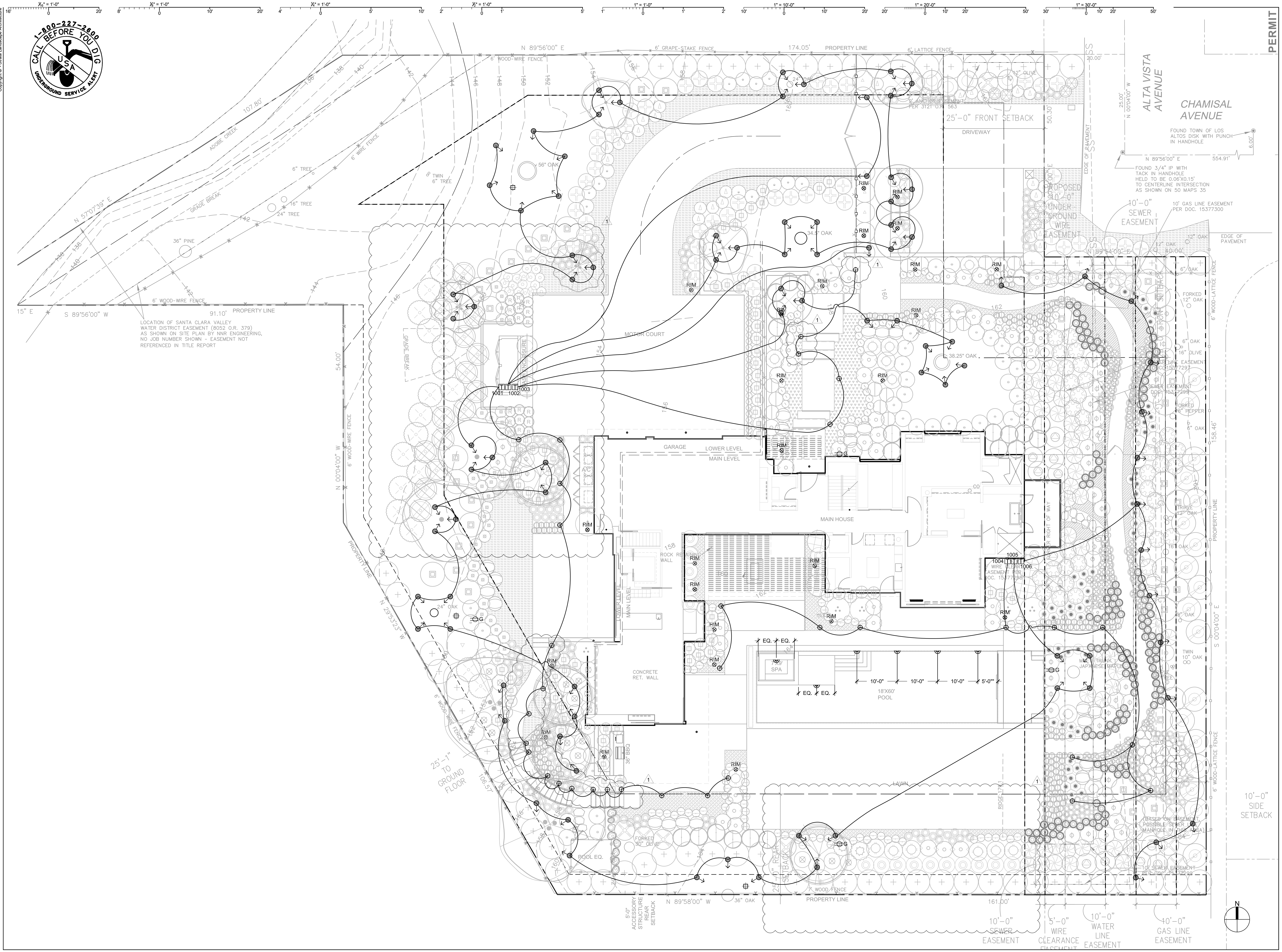
SCREENING PLAN

L4.3



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LIGHTING PLAN

L5.0

LIGHTING NOTES

1. GENERAL CONTRACTOR TO PROVIDE INTERIOR SWITCHING AND POWER STUBOUTS TO 2' FROM FACE OF BUILDING. LANDSCAPE CONTRACTOR TO PROVIDE TRANSFORMERS, LIGHTS, CONNECTIONS, AND INSTALLATION.
2. THIS DRAWING IS PROVIDED FOR INFORMATION ON LOCATION OF FIXTURES ON SITE ONLY. ALL ADDITIONAL EQUIPMENT, TRANSFORMERS, VAULTS, CONDUIT, SLEEVING, WIRING, JUNCTION BOXES, PANEL BOARDS, BREAKERS AND SCHEDULES TO BE PROVIDED & INSTALLED BY CONTRACTOR AS NEEDED.
3. ALL WIRING UNDER PAVING TO BE SLEEVED IN 2" SCH. 40 PVC (NOT SHOWN ON PLAN). SEE SLEEVING PLAN, SHEET L0.2.
4. LIGHT FIXTURES ON PLAN ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. ACTUAL LOCATIONS SHALL BE VERIFIED IN FIELD WITH LANDSCAPE ARCHITECT.
5. FLOOD LIGHTING OR UPLIGHTING PLACED ALONG WALLS SHALL BE SPACED EQUALLY AND ADJUSTED TO PREVENT "SCALLOPING." PRELIMINARY PLACEMENT SHALL BE ACCEPTED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION OF FIXTURES.
6. STEP LIGHTS: ALL STEP LIGHT FIXTURES SHALL BE PLACED 9" ABOVE THE TREAD DIRECTLY BELOW OR CENTERED BETWEEN THE WALL CAP AND THE TREAD BELOW, WHICHEVER IS SMALLER. THE FIXTURE SHALL BE CENTERED ON THE TREAD BELOW. CONFIRM PLACEMENT WITH LANDSCAPE ARCHITECT IN FIELD PRIOR TO SETTING J BOXES.
7. INSTALL ALL COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
8. COORDINATE INSTALLATION OF TREE UPLIGHTS WITH TREE PLANTING WORK UNDER THE PLANTING SECTION. ALL TREE UPLIGHTS SHALL BE ADJUSTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
9. ALL LIGHTING SHALL BE UL APPROVED. ALL LIGHTING DESIGNATED FOR UNDERWATER USE SHALL BE WATERPROOF.
10. ALL POLE- AND RISER-MOUNTED LIGHTING SHALL BE INSTALLED PLUMB. ALL WALL-MOUNTED LIGHT FIXTURES SHALL BE INSTALLED HORIZONTALLY REGARDLESS OF SLOPE OF ADJACENT WALLS OR SURFACES.
11. LANDSCAPE CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.
12. COORDINATE ALL SWITCHING WITH LANDSCAPE ARCHITECT, OWNER, LIGHTING DESIGNER AND GENERAL CONTRACTOR.
13. ALL EXTERIOR ELECTRICAL WORK TO CONFORM WITH CURRENT ELECTRICAL CODE(S).
14. ALL LOADS TO HAVE DIMMERS.
15. CONFIRM LOCATION OF ALL TRANSFORMERS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SUBMIT A PLAN FOR APPROVAL SHOWING LOCATIONS FOR ALL TRANSFORMERS PRIOR TO INSTALLATION.
16. COORDINATE SWITCHING WITH LANDSCAPE ARCHITECT AND OWNER PRIOR TO RUNNING WIRE.
17. ONLY RAW METAL FINISHES IN STAINLESS STEEL, COPPER, BRASS AND BRONZE WILL BE ACCEPTED. NO PAINTED OR POWDER-COATED FINISHES WILL BE ACCEPTED.

LIGHTING LEGEND

SYMBOL	QTY	TYPE	VENDOR	MODEL	LAMP	FINISH	NOTES/ACCESSORIES
	57	UP LIGHT	FX LUMINAIRE	MD	MR16LED20WWF; 12X30° 7WATT;12X120° 4WATT; 32X 60° 5WATT	RAW BRASS (BS)	WWW.FXL.COM (760) 744-5240
	35	PATH LIGHT	FX LUMINIRE	DL	3 LED; 2WATT	RAW BRASS (BS)	WWW.FXL.COM (760) 744-5240
	6	POOL & SPA LIGHT	JANDY	HYDROCOOL PRO SERIES	POOL: 12 WATT RGBW ; SPA:6 WATT RGBW		DIMMABLE, FULL COLOR RGB; GRAY TRIM RING
	2	ORNAMENTAL PENDANT LIGHT	TBD				

AUDIO LEGEND

SYMBOL	QTY	TYPE	VENDOR	MODEL	FINISH	NOTES/ACCESSORIES
		SUBWOOFER				AMPLIFIERS, WIRING & CONTROLS BY OTHERS
		SATELLITE SPEAKER				AMPLIFIERS, WIRING & CONTROLS BY OTHERS

ELECTRICAL LEGEND

SYMBOL	QTY	TYPE	VENDOR	MODEL	FINISH	NOTES/ACCESSORIES
G		GFCI DUPLEX OUTLET	TBD			SEE DETAIL 1/-- FOR POST MOUNT
		SWITCH				
T	6	TRANSFORMER	VISTA	MT SERIES	BLACK	SIZES AS NEEDED FOR ZONES; VERIFY LOCATION W/ LA IN FIELD
SG		GFCI DUPLEX OUTLET	TBD			SEE DETAIL 1/-- FOR POST MOUNT FOR PROGRAM
		ELECTRICAL PANEL	TBD			400 AMP

FXLuminaire.

Down Lights

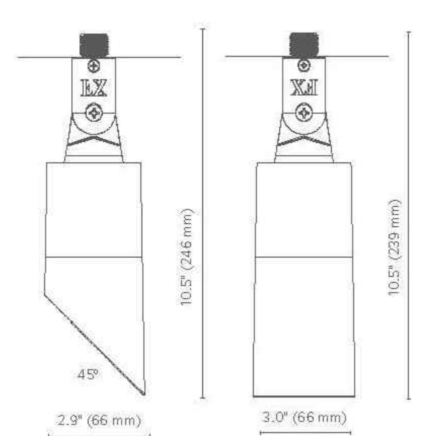
PROJECT
CATALOG #
TYPE
NOTES

MD Down Light STANDARD PLUS

The versatile MD directional down light is available with several mounting options.

Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- MR-16 GU5.3 lamp base
- ProAim® adjustability
- Tamper-resistant features
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



LANDSCAPE & ARCHITECTURAL LIGHTING

FXLuminaire.

Path and Area Lights

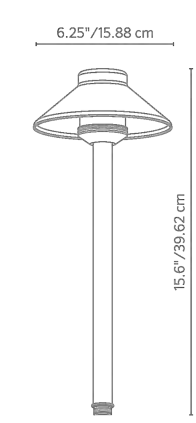
PROJECT
CATALOG #
TYPE
NOTES

DL STANDARD PREMIUM

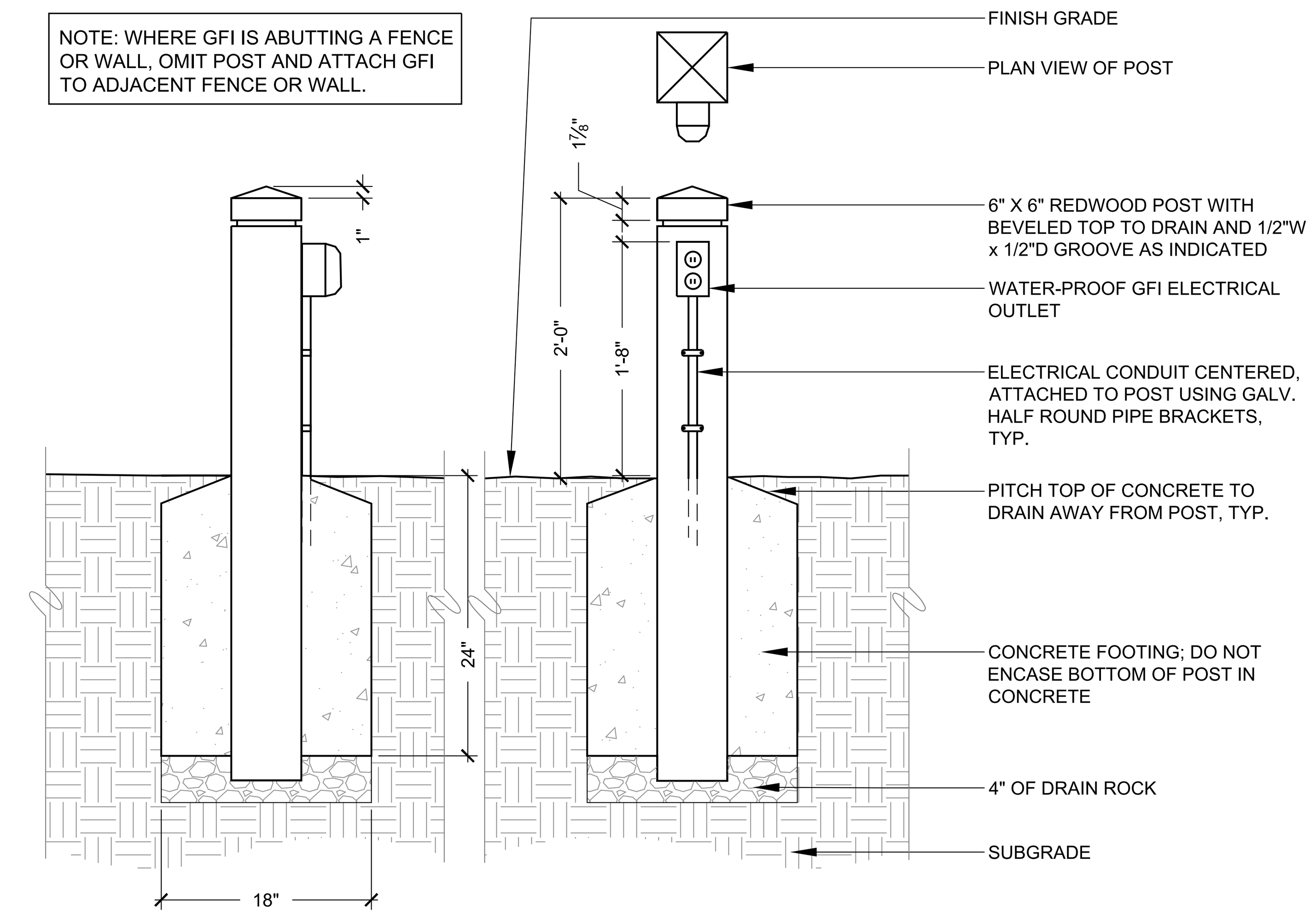
Since its inception, the DL fixture has continuously evolved to maintain its title as unsurpassed in the path lighting category. The sophisticated richness and elegance of the fixture enhances, but never dominates, the landscape. Available in aluminum or copper/brass construction.

Quick Facts

- Copper/brass or aluminum construction
- Natural, powder coated, or antiqued finishes
- G4 bi-pin lamp
- Multiple height options
- 10' (3 m) lead
- Silicone-encapsulated COB LED
- Compatible with Luxor® technology
- Input voltage: 10-15V



LANDSCAPE LIGHTING



1 GFI OUTLET MOUNTED ON POST
SCALE: 1" = 1'-0"

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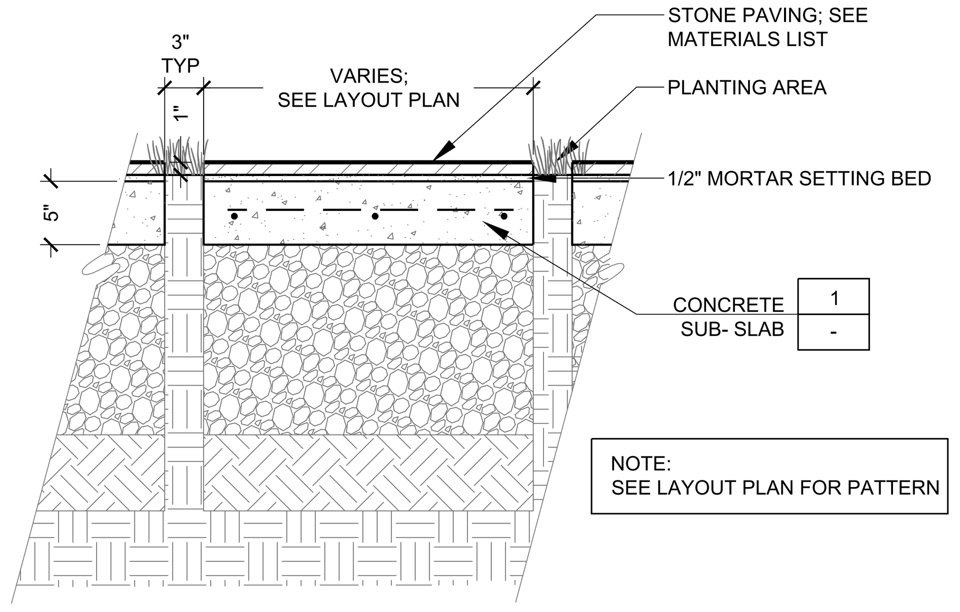
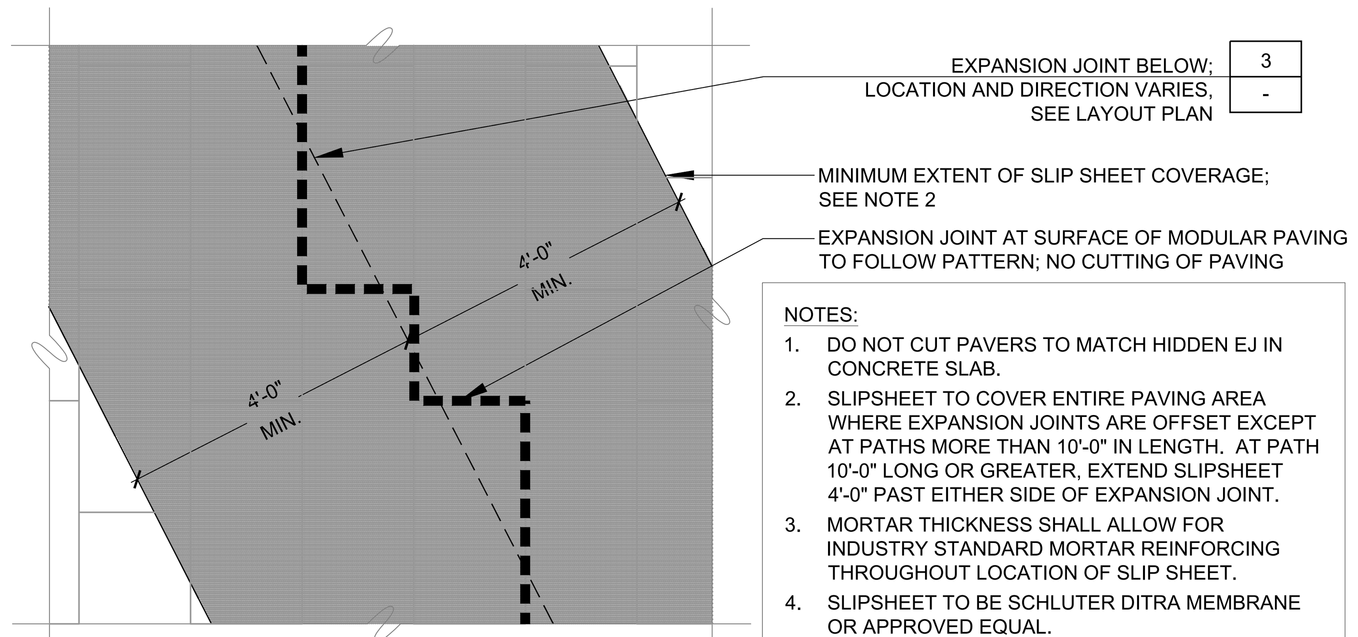
LIGHTING SCHEDULE & NOTES

L5.1

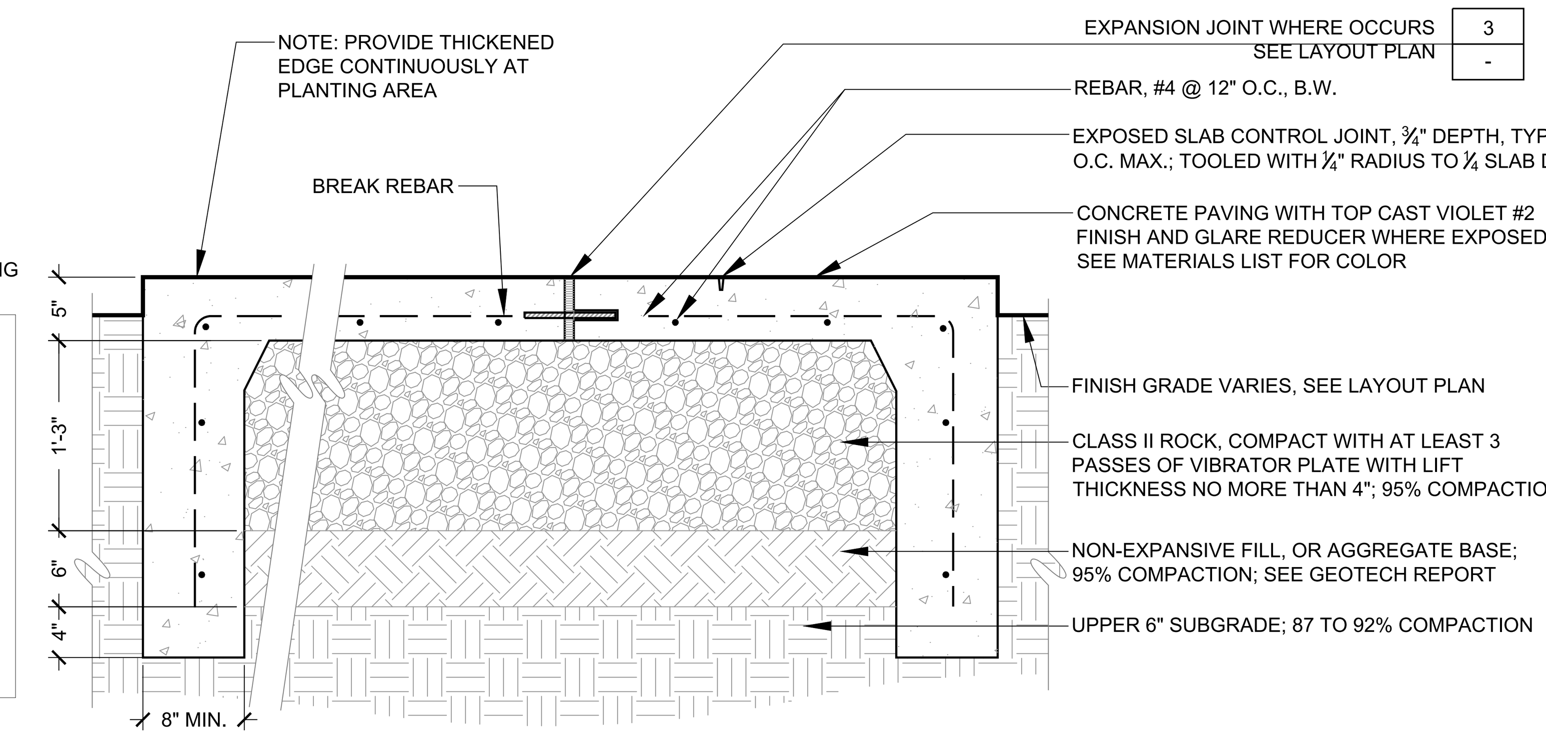


8 STEPPING STONES ON CONCRETE
SCALE: 1" = 1'-0"

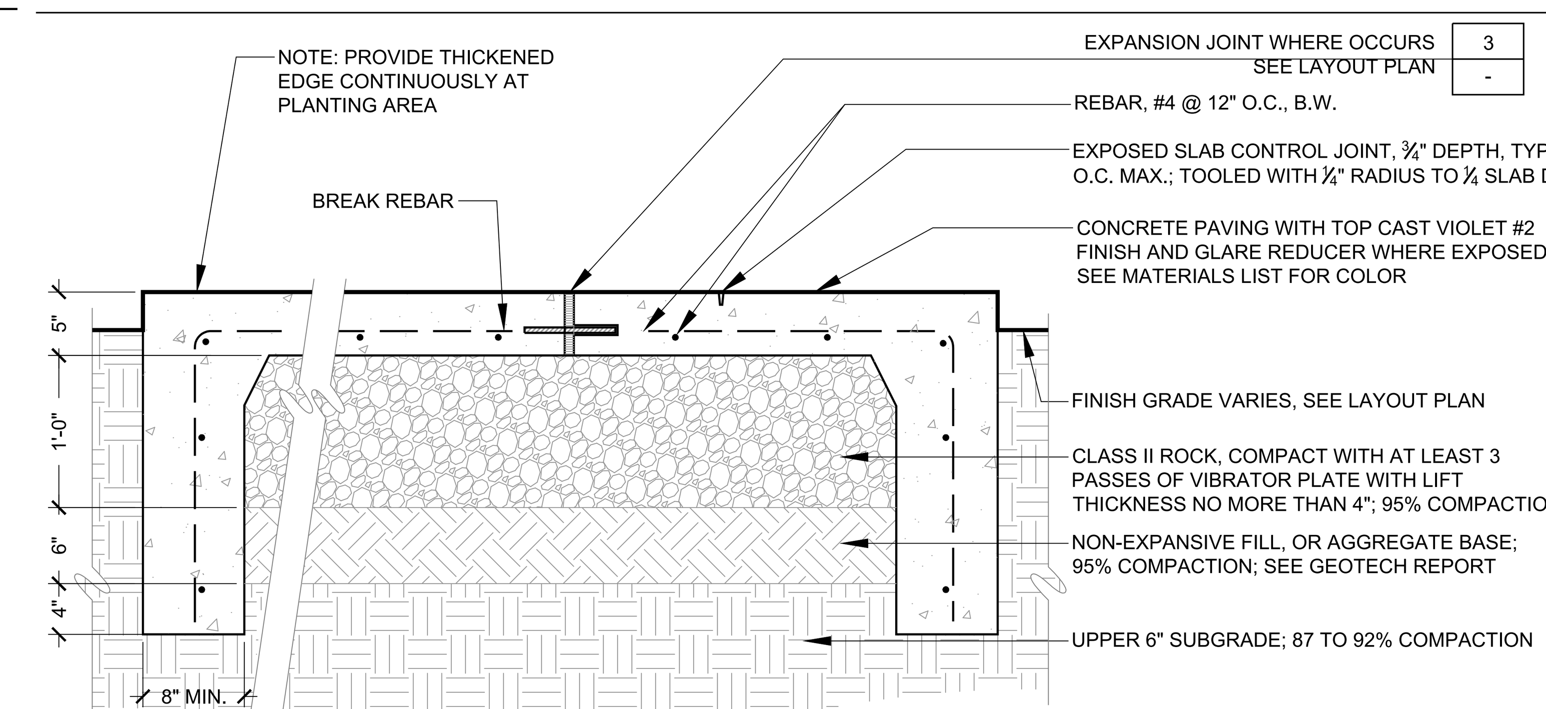


NOTES:
1. DO NOT CUT PAVERS TO MATCH HIDDEN EJ IN CONCRETE SLAB.
2. SLIPSHEET TO COVER ENTIRE PAVING AREA WHERE EXPANSION JOINTS ARE OFFSET EXCEPT AT PATHS MORE THAN 10'-0" IN LENGTH. AT PATH 10'-0" LONG OR GREATER, EXTEND SLIPSHEET 4'-0" PAST EITHER SIDE OF EXPANSION JOINT.
3. MORTAR THICKNESS SHALL ALLOW FOR INDUSTRY STANDARD MORTAR REINFORCING THROUGHOUT LOCATION OF SLIP SHEET.
4. SLIPSHEET TO BE SCHLUTER DITRA MEMBRANE OR APPROVED EQUAL.

4 EXPANSION JOINT IN MODULAR PAVING
SCALE: 1/2" = 1'-0"



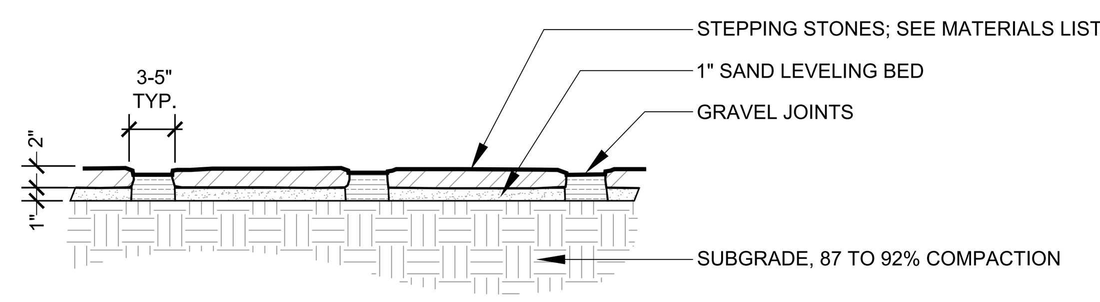
1A CONCRETE PAVING / SUB-SLAB



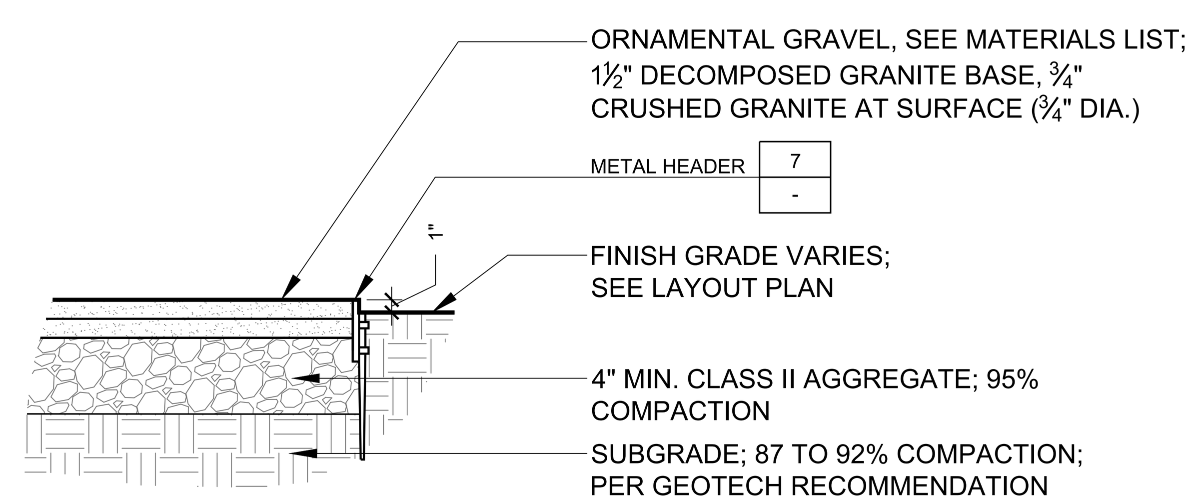
1B CONCRETE PAVING @ MOTOR COURT

1 CONCRETE PAVING / SUB-SLAB
SCALE: 1" = 1'-0"

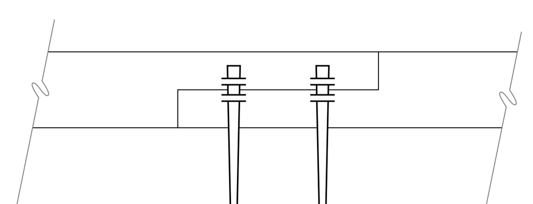
NOTES:
1. ADD GRAVEL AROUND OUTSIDE EDGE OF PATH AND BETWEEN STONES AS DIRECTED BY LANDSCAPE ARCHITECT, SEE MATERIALS LIST FOR GRAVEL SPECIFICATIONS.
2. MAKE ALL ANGLES IN STONE CUTS GREATER THAN 110 DEGREES, NO INSIDE CUTS, AND USE A MINIMUM OF 5 SIDES FOR EACH STONE (AVOID SHARP POINTS).
3. MAKE SMALLEST SIZE STONE ⅓ THE SIZE OF LARGEST, OR 18"x18", WHICHEVER IS LARGER.
4. JOINTS ARE TO BE NO LARGER THAN ¾", UNLESS NOTED ON THE PLANS. THE OVERALL DISTRIBUTION OF COLOR AND TEXTURE IS TO BE UNIFORM. NO JOINTS ARE TO ALIGN FOR MORE THAN TWO STONES. DO NOT LINE UP MORE THAN TWO CORNERS TOGETHER.



5 STEPPING STONES ON SAND
SCALE: 1" = 1'-0"

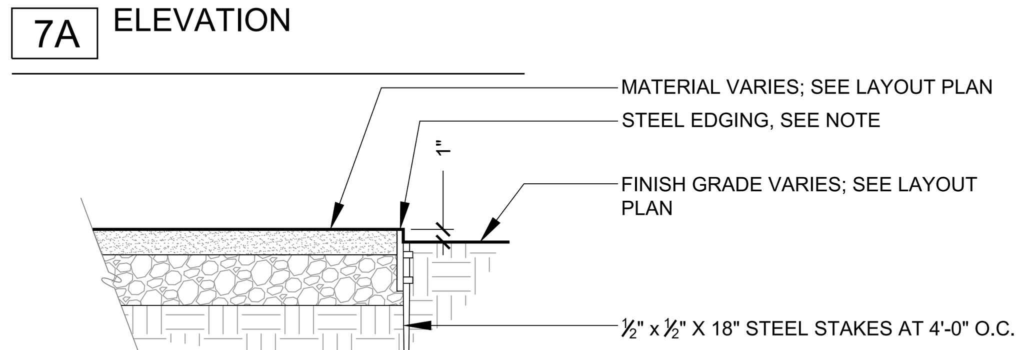


6 GRAVEL PAVING
SCALE: 1" = 1'-0"



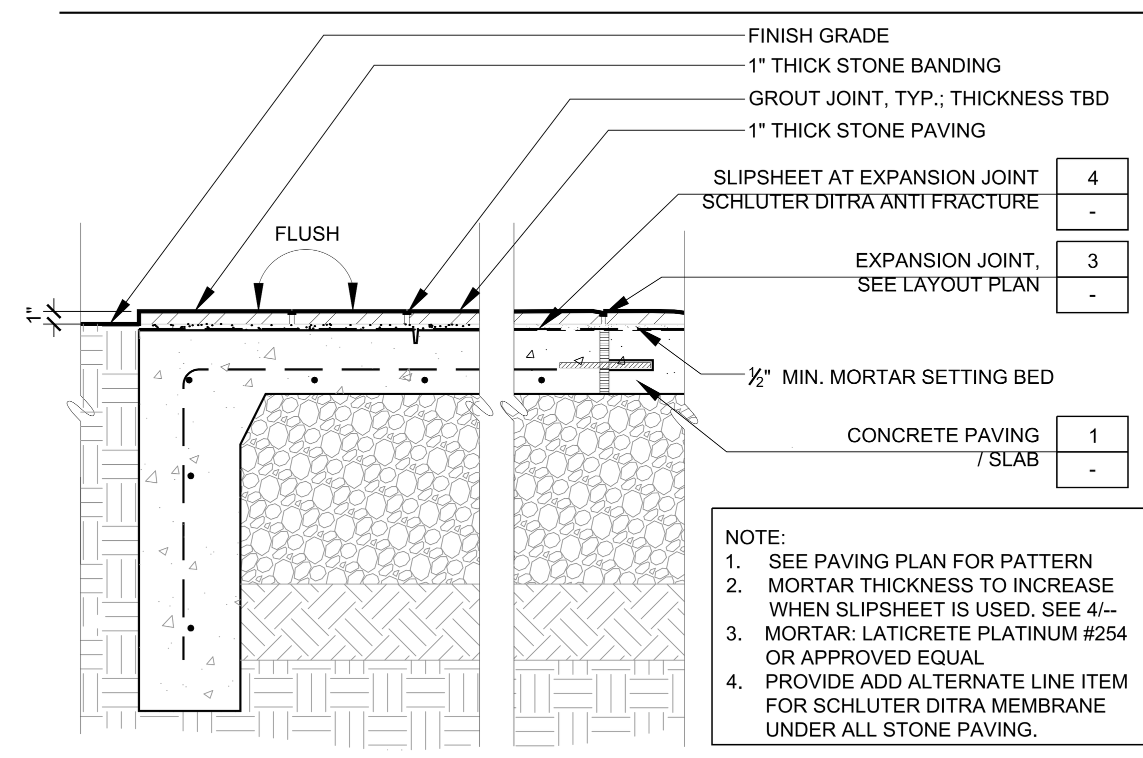
7A ELEVATION

NOTE:
STEEL EDGING TO BE MFG. BY JOSEPH J. RYERSON & SON, INC. OR APPROVED EQUAL. ALL EDGING SHALL BE BLACK IN COLOR. USE 1/4" X 4" EDGING FOR STRAIGHT SECTIONS OR LARGE RADII. USE 3/16" X 4" EDGING FOR TIGHTER CURVES.



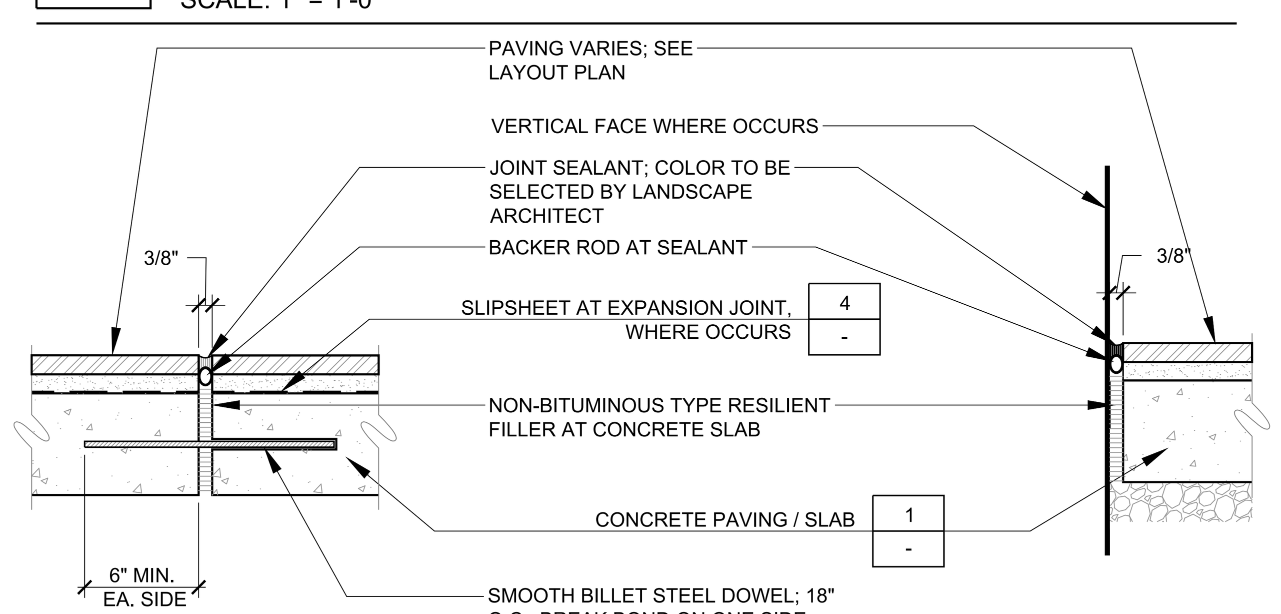
7B SECTION

7 METAL HEADER
SCALE: 1" = 1'-0"



NOTE:
1. SEE PAVING PLAN FOR PATTERN
2. MORTAR THICKNESS TO INCREASE WHEN SLIPSHEET IS USED. SEE 4/--
3. MORTAR: LATICRETE PLATINUM #254 OR APPROVED EQUAL
4. PROVIDE ADD ALTERNATE LINE ITEM FOR SCHLUTER DITRA MEMBRANE UNDER ALL STONE PAVING.

2 STONE PAVING ON CONCRETE
SCALE: 1" = 1'-0"



NOTES:
1. EXPANSION JOINT AT SURFACE AND CONCRETE SLAB MAY NOT BE IN ALIGNMENT WHERE SLIP IS USED.
2. PROVIDE CONTINUOUS SLIP SHEET AT OFFSET BETWEEN SLAB AND SURFACE EJ, SEE DETAIL 6 THIS SHEET.
3. NO DOWELS AT FACE OF STRUCTURE.

3A SECTION IN PAVING

3B SECTION AT FACE OF STRUCTURE

3 EXPANSION JOINT
SCALE: 1-1/2" = 1'-0"

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PAVING DETAILS

L6.0

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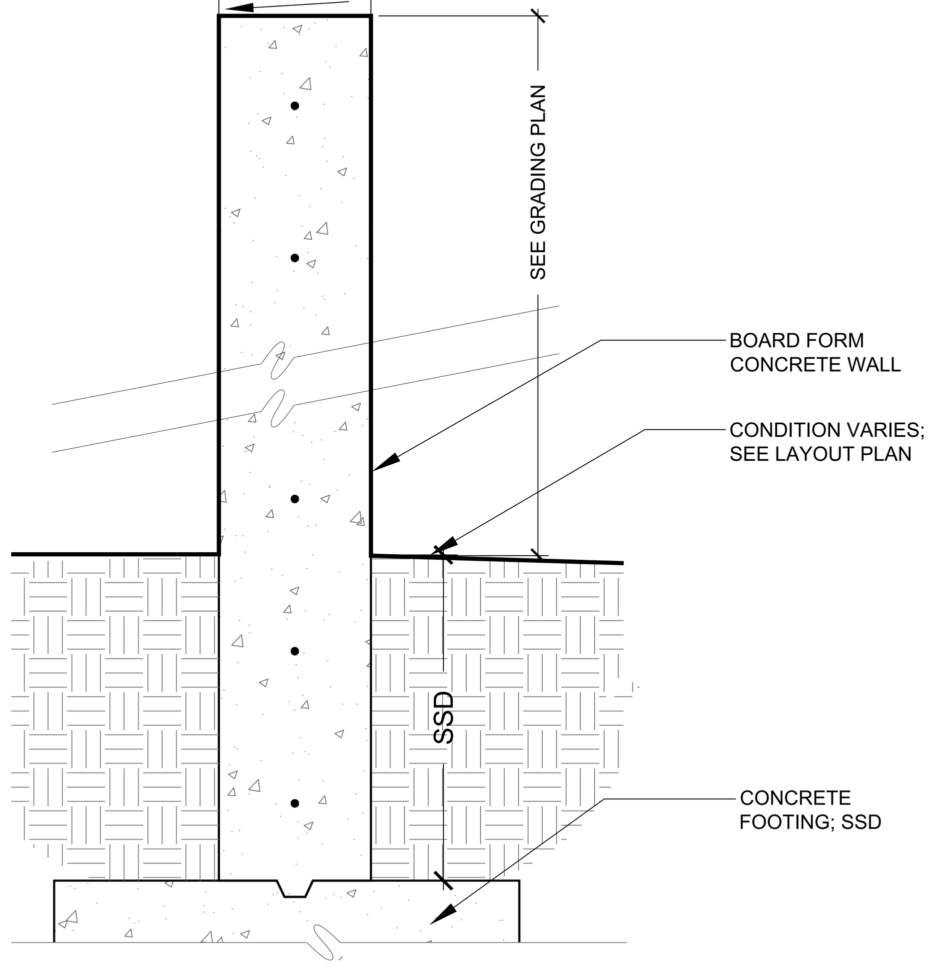
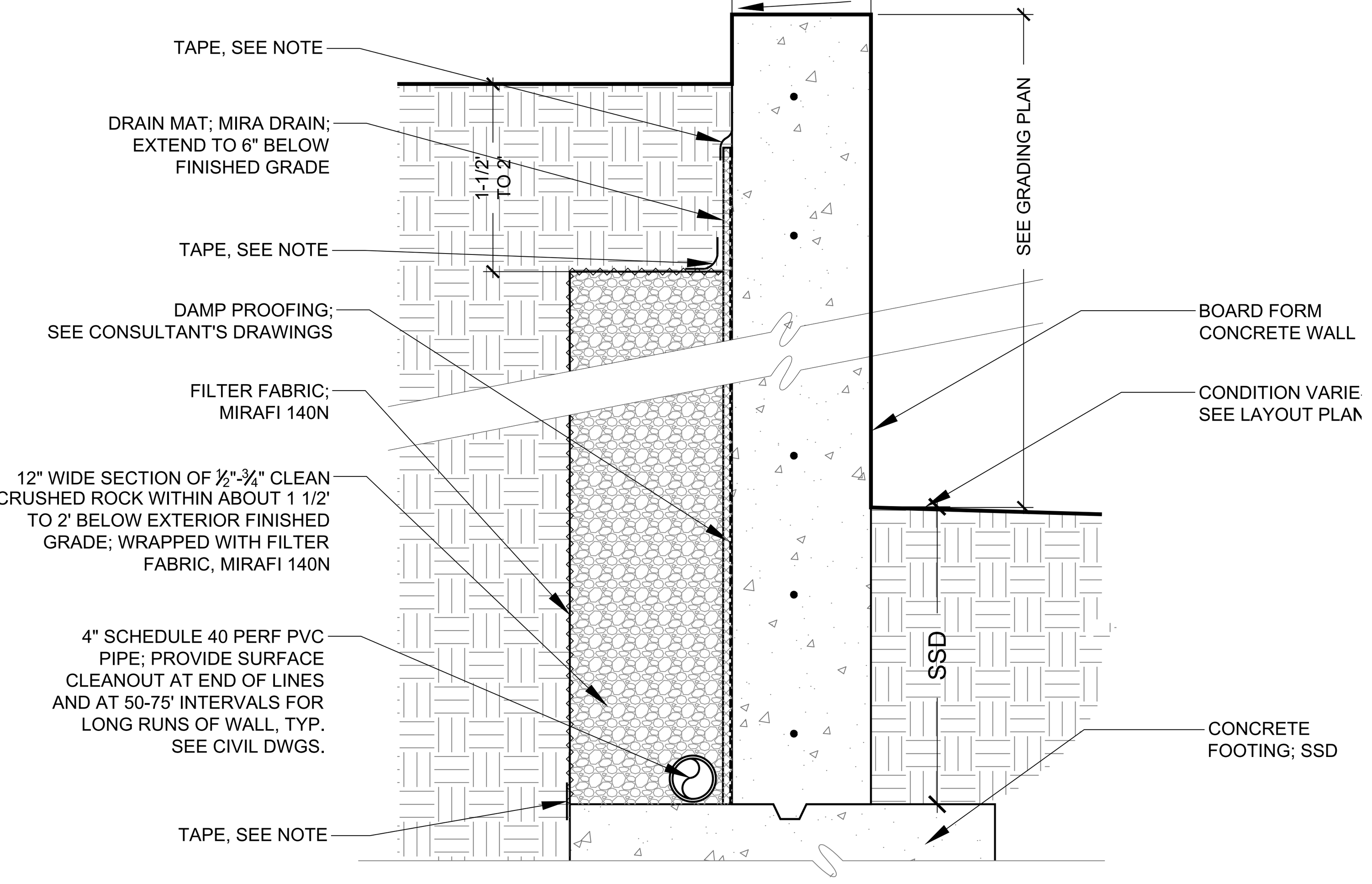
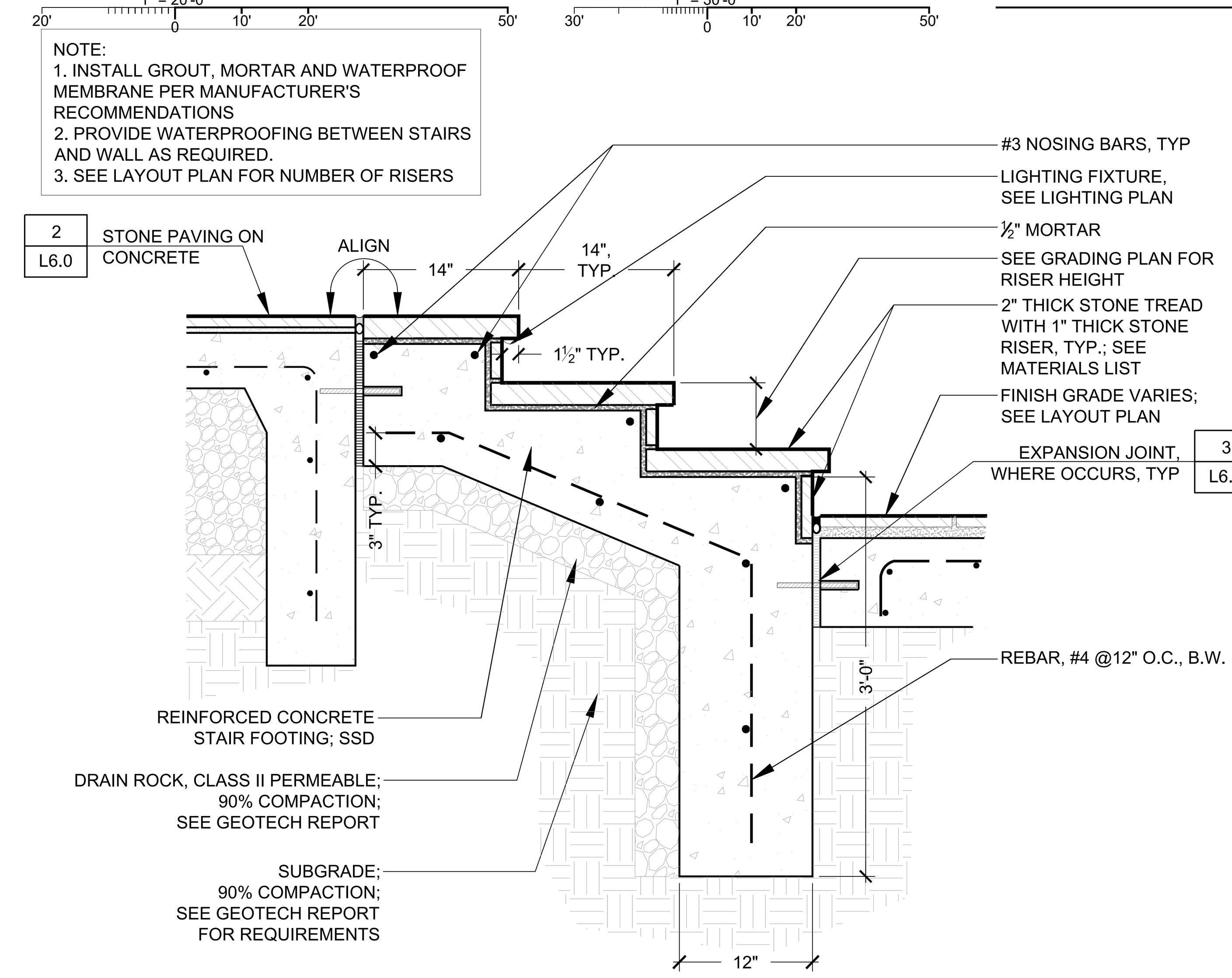


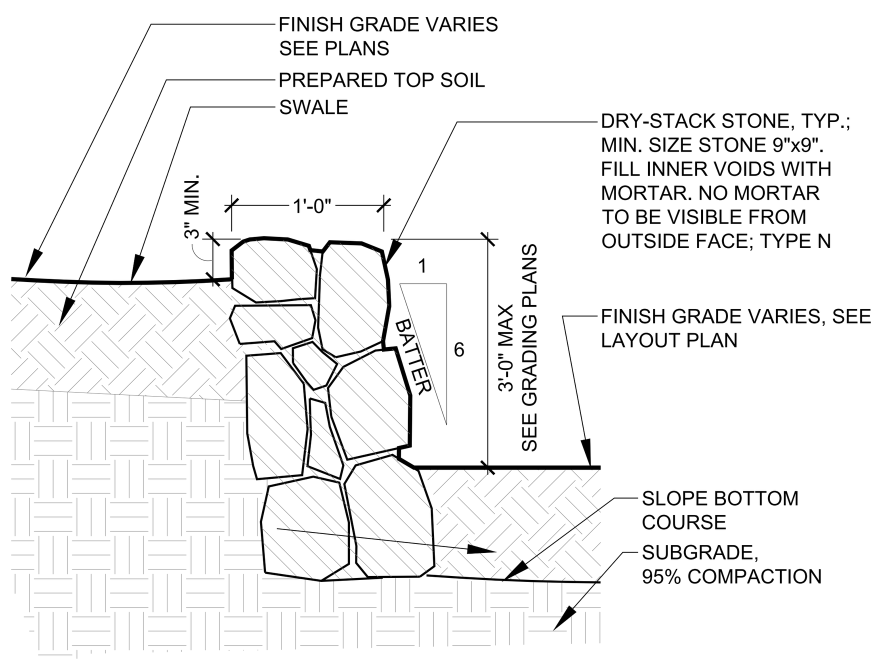
7 BOARD FORM CONCRETE FREESTANDING WALL
SCALE: 1" = 1'-0"



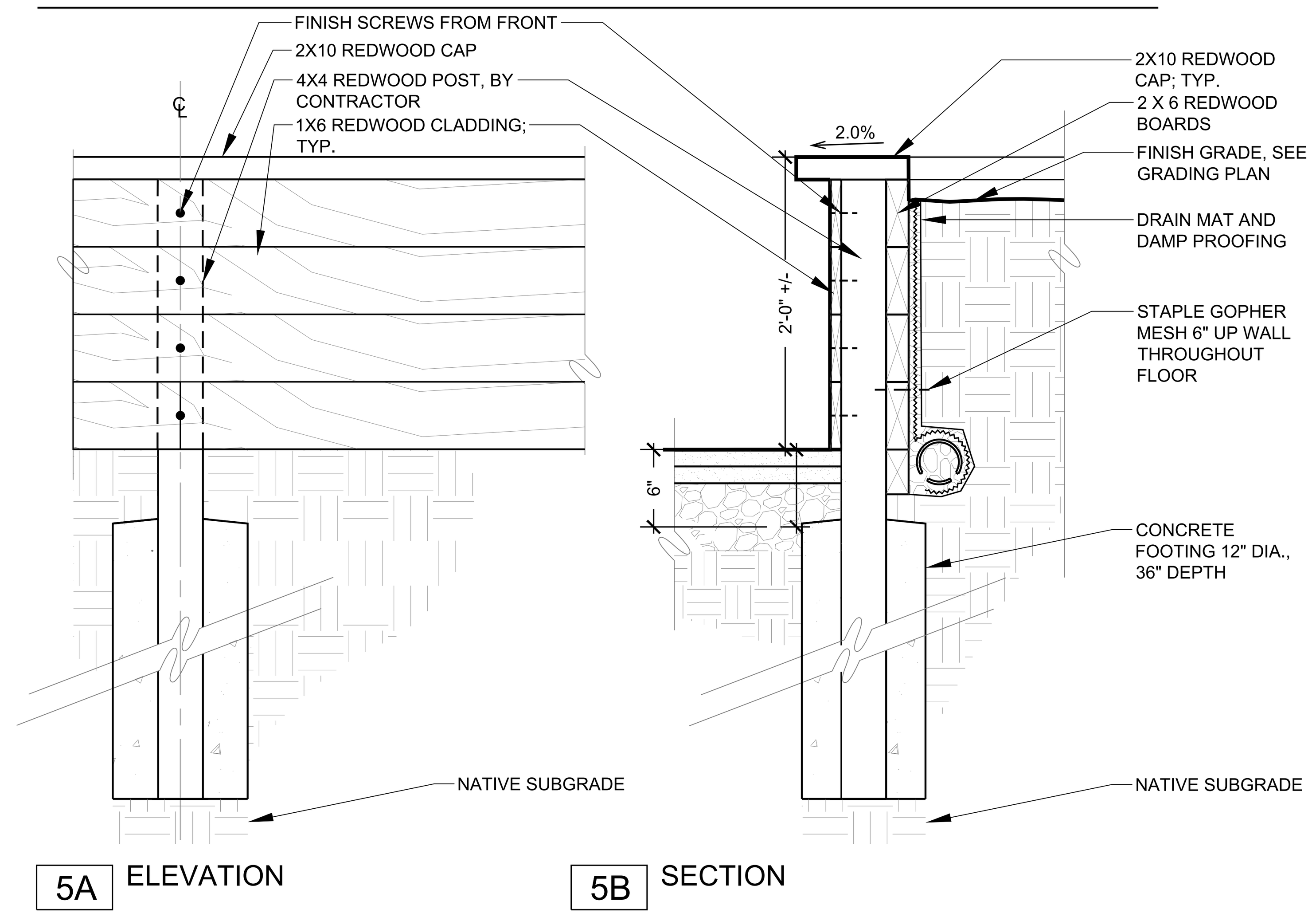
4 BOARD FORM CONCRETE RETAINING WALL
SCALE: 1" = 1'-0"



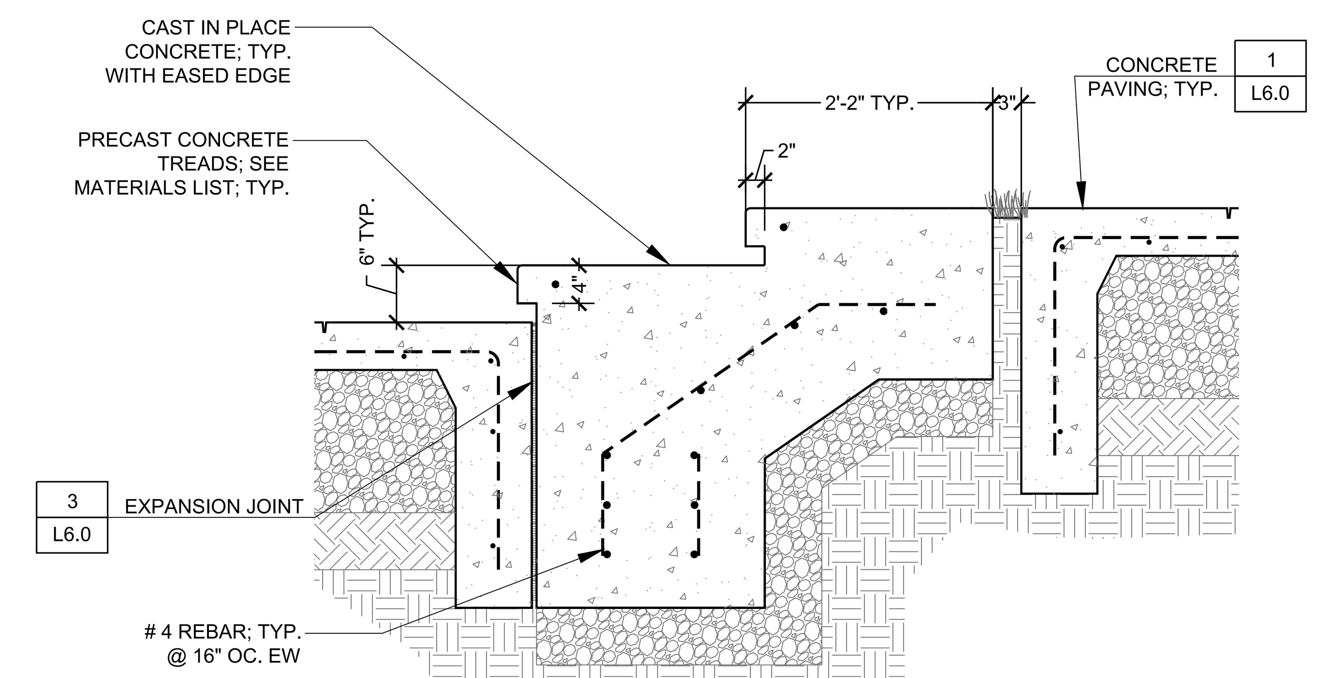
1 STONE STEPS ON CONCRETE
1" = 1'-0"



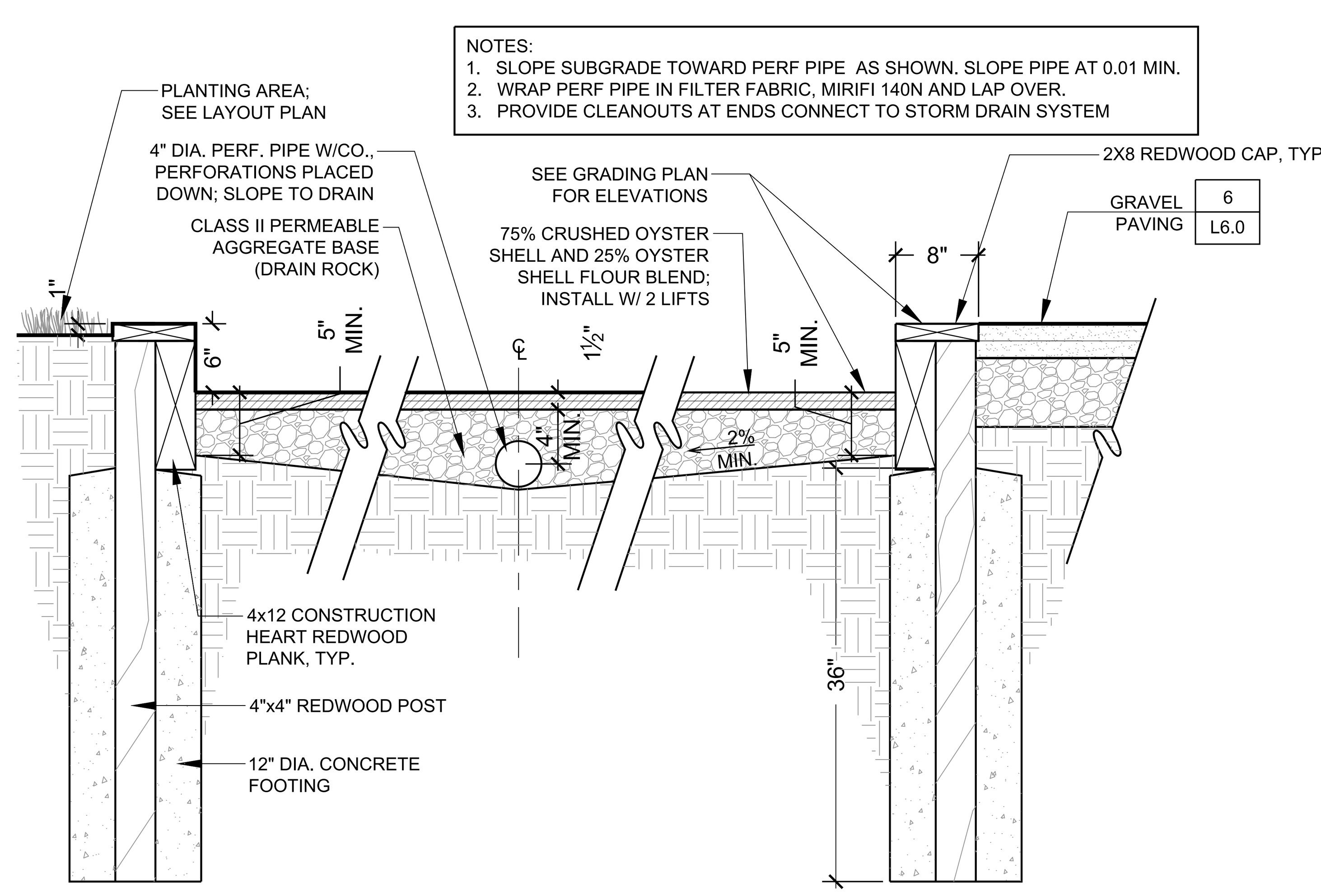
8 RUBBLE/BOULDER WALL
SCALE: 1" = 1'-0"



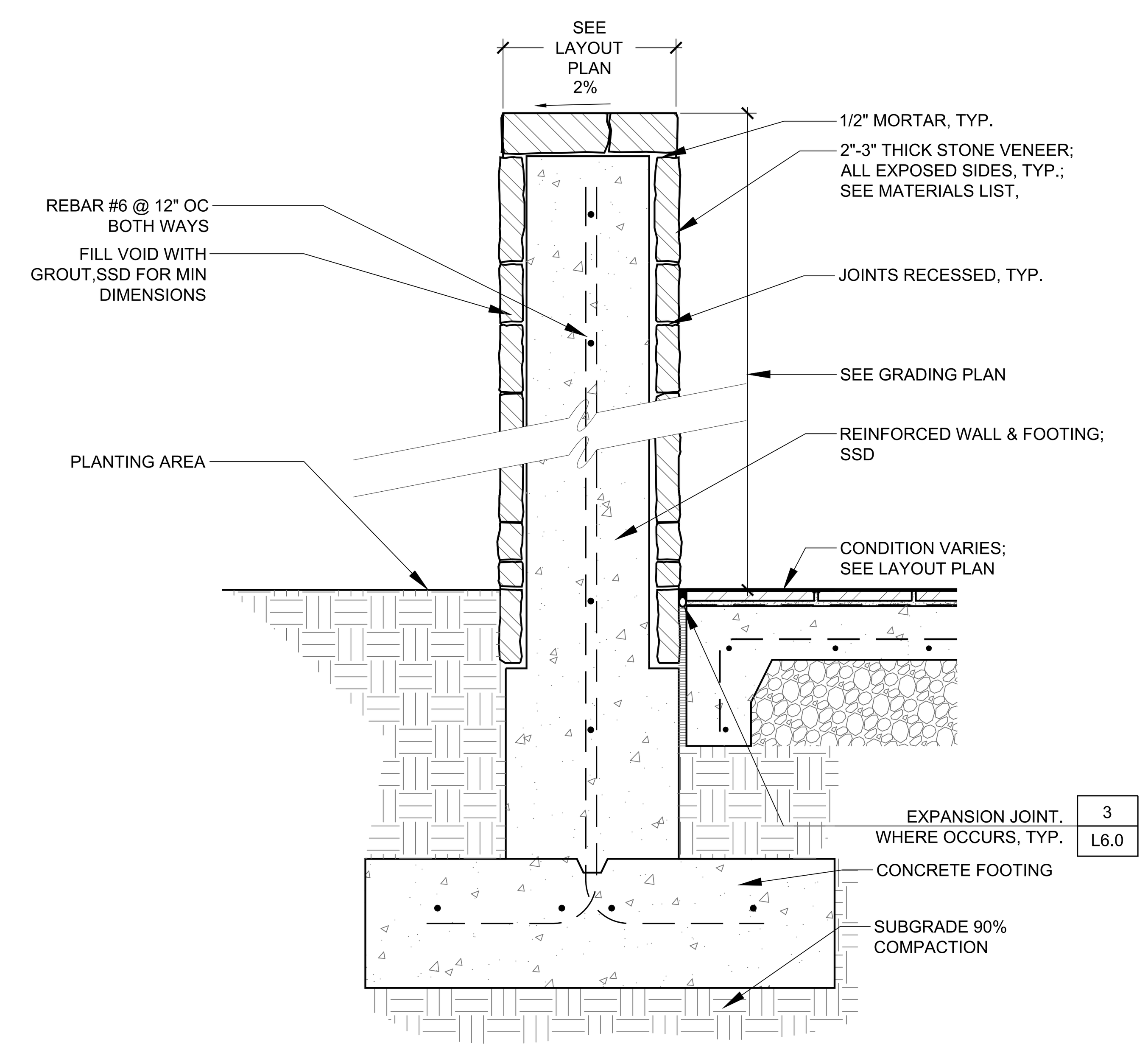
5 WOOD PLANTER
SCALE: 1" = 1'-0"



2 CONCRETE FLOATING STEPS
SCALE: 3/4" = 1'-0"



6 BOCCE COURT
SCALE: 1" = 1'-0"



3 STONE VENEER WALL
SCALE: 1"=1'-0"

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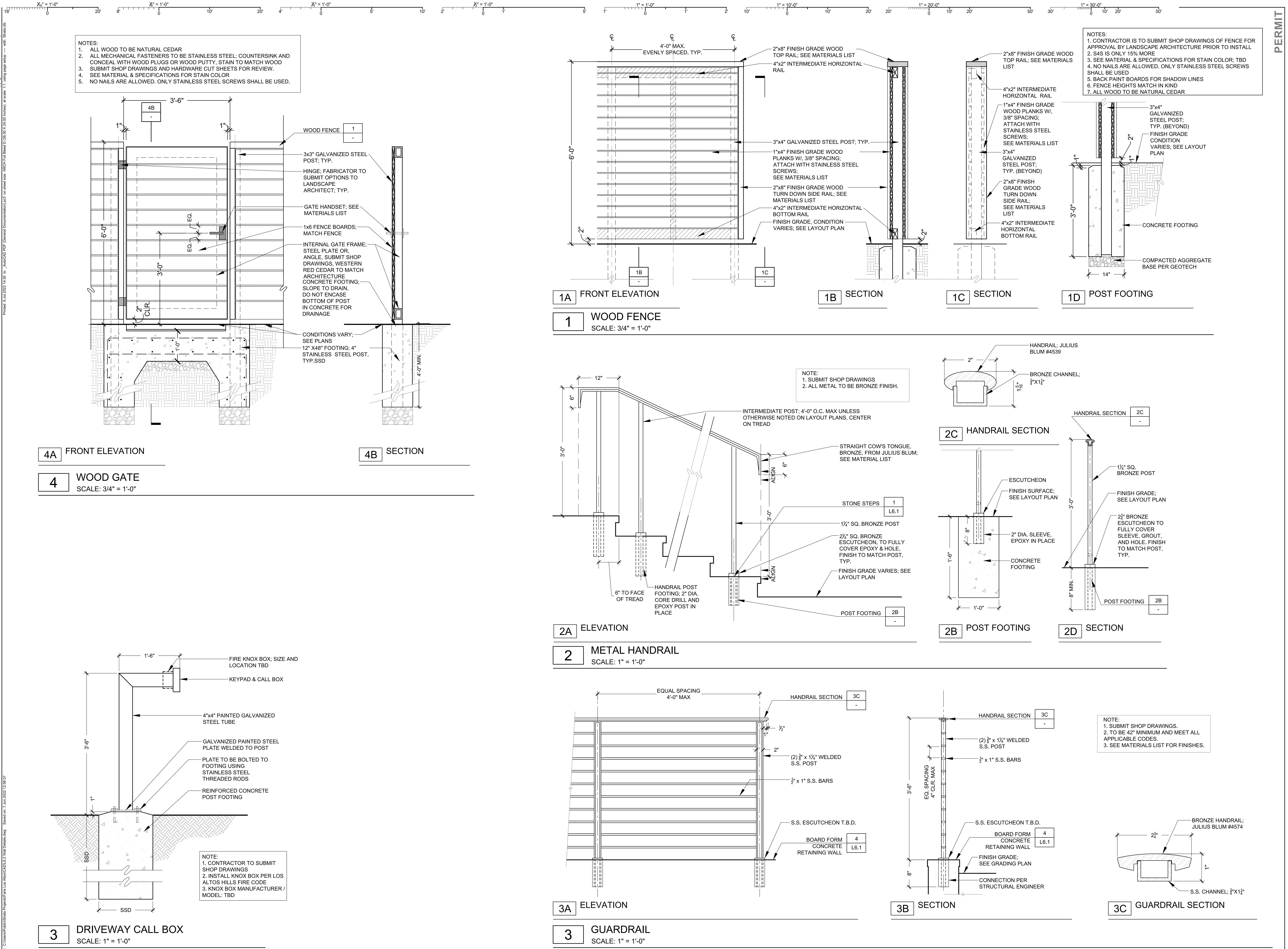
STAIR DETAILS

L6.1



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WALL DETAILS

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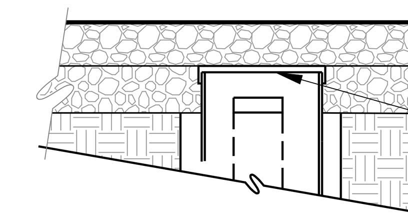
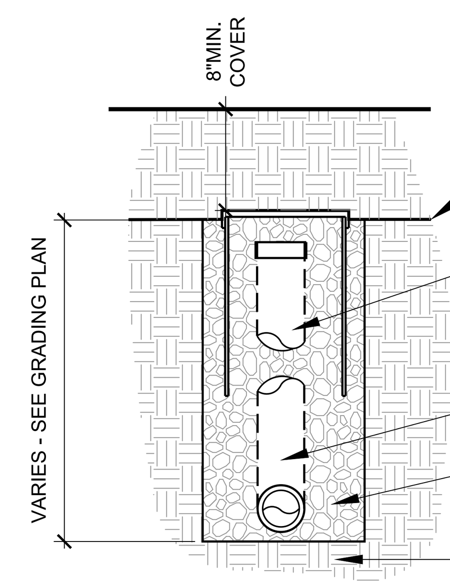
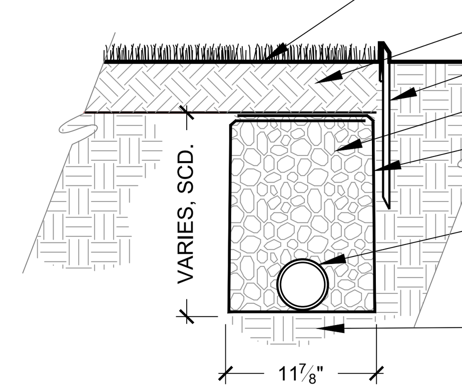


4A CLEANOUT AT GRAVEL PAVING



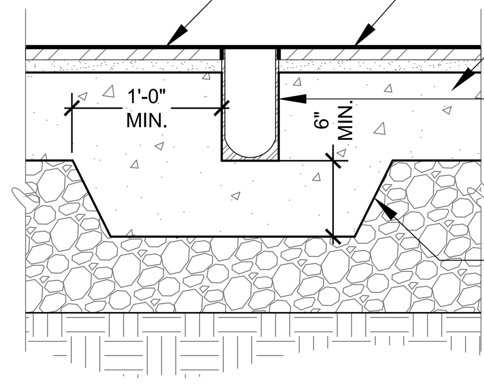
4B CLEANOUT AT PLANTING AREA OR LAWN



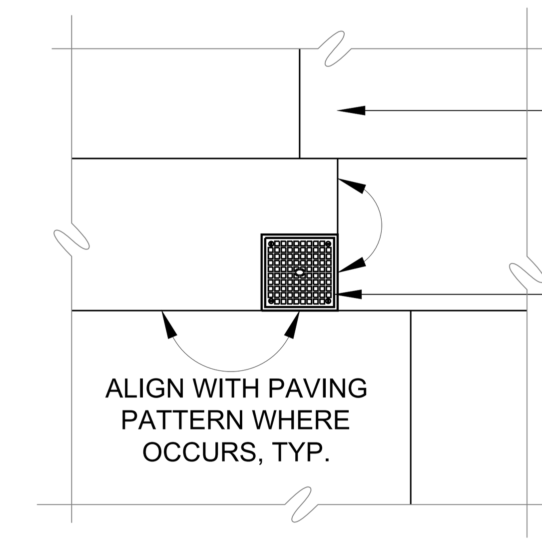
4C SUBSURFACE DRAIN

NOTES:
1. SLOPE SUB GRADE TO PVC DRAINLINE AT 0.05 MIN. TYP.
2. SEE GRADING AND DRAINAGE DRAWINGS FOR LAYOUT OF SUBDRAINS AND LOCATIONS OF CLEAN OUTS.
3. SEE DETAIL 5/-- FOR CLEANOUT.
4. SEE CIVIL PLANS FOR INVERTS AND PIPING.
5. PROVIDE CLEANOUT AT BEGINING AND END OF ALL PERF SYSTEMS AND WHEREVER PIPE BENDS 90°
6. CLEAN OUTS IN LAWN TO BE SET BELOW SOD

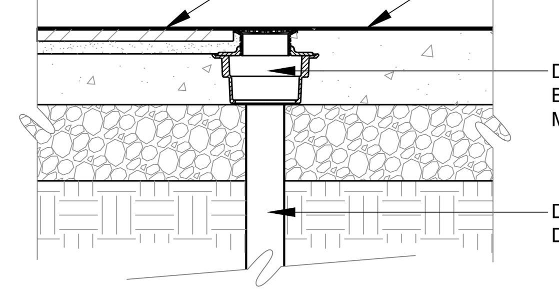
4 SUBSURFACE DRAINAGE AND CLEANOUT
SCALE: 1" = 1'-0"



5 CHANNEL DRAIN
SCALE: 1" = 1'-0"

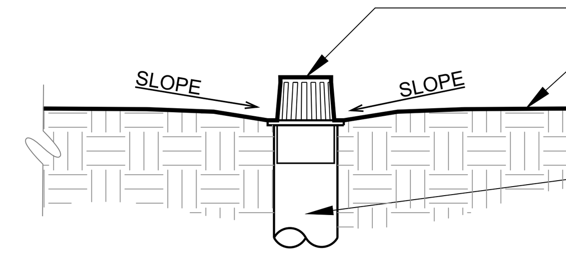


1A PLAN



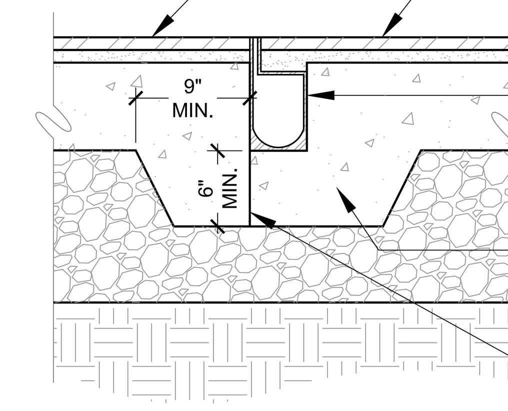
1B SECTION

1 AREA DRAIN IN PAVING - 6" SQ.
SCALE: 1" = 1'-0"



NOTE: USE 4" BLACK ATRIUM GRATE FOR ALL PLANTERS

2 AREA DRAIN IN PLANTING
SCALE: 1" = 1'-0"



3 SLOT DRAIN
SCALE: 1" = 1'-0"

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DRAINAGE DETAILS

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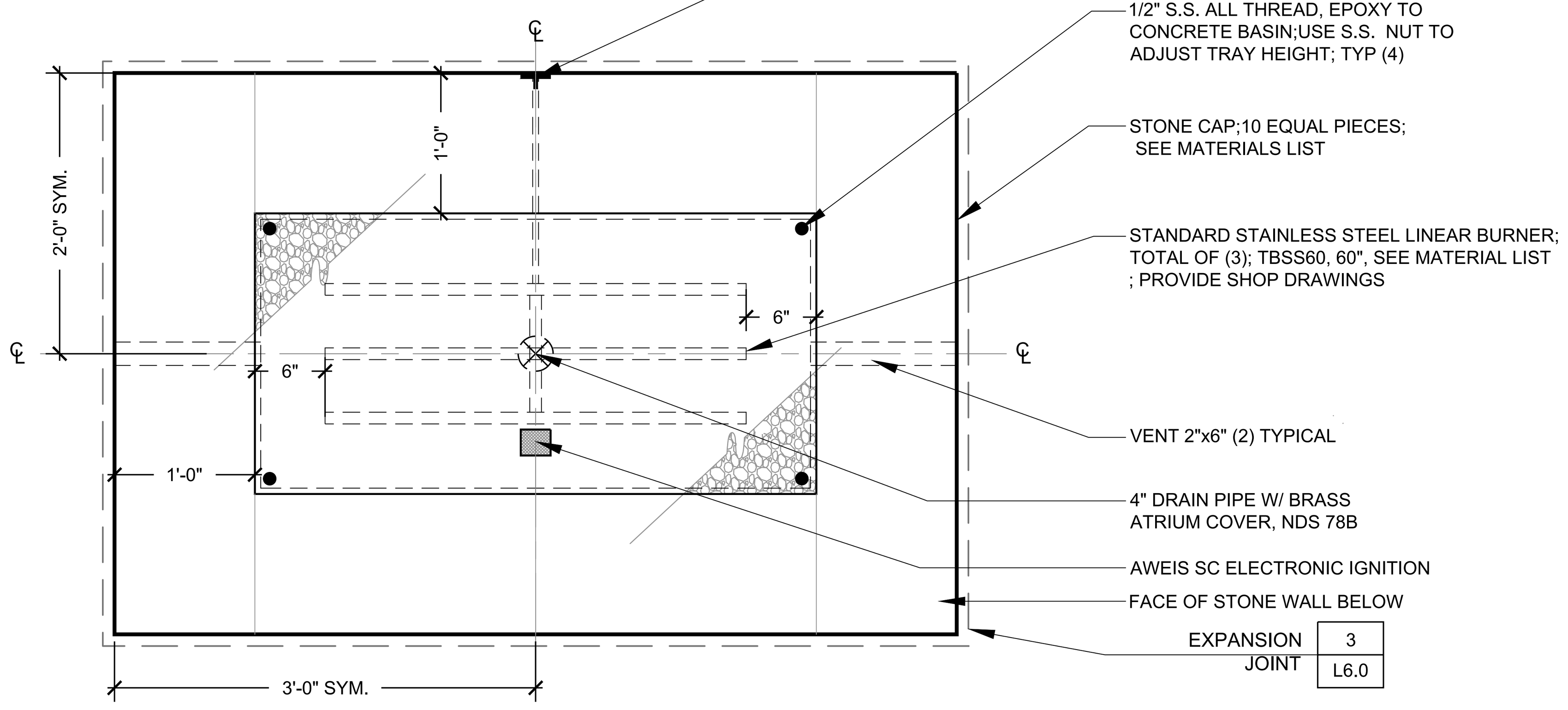
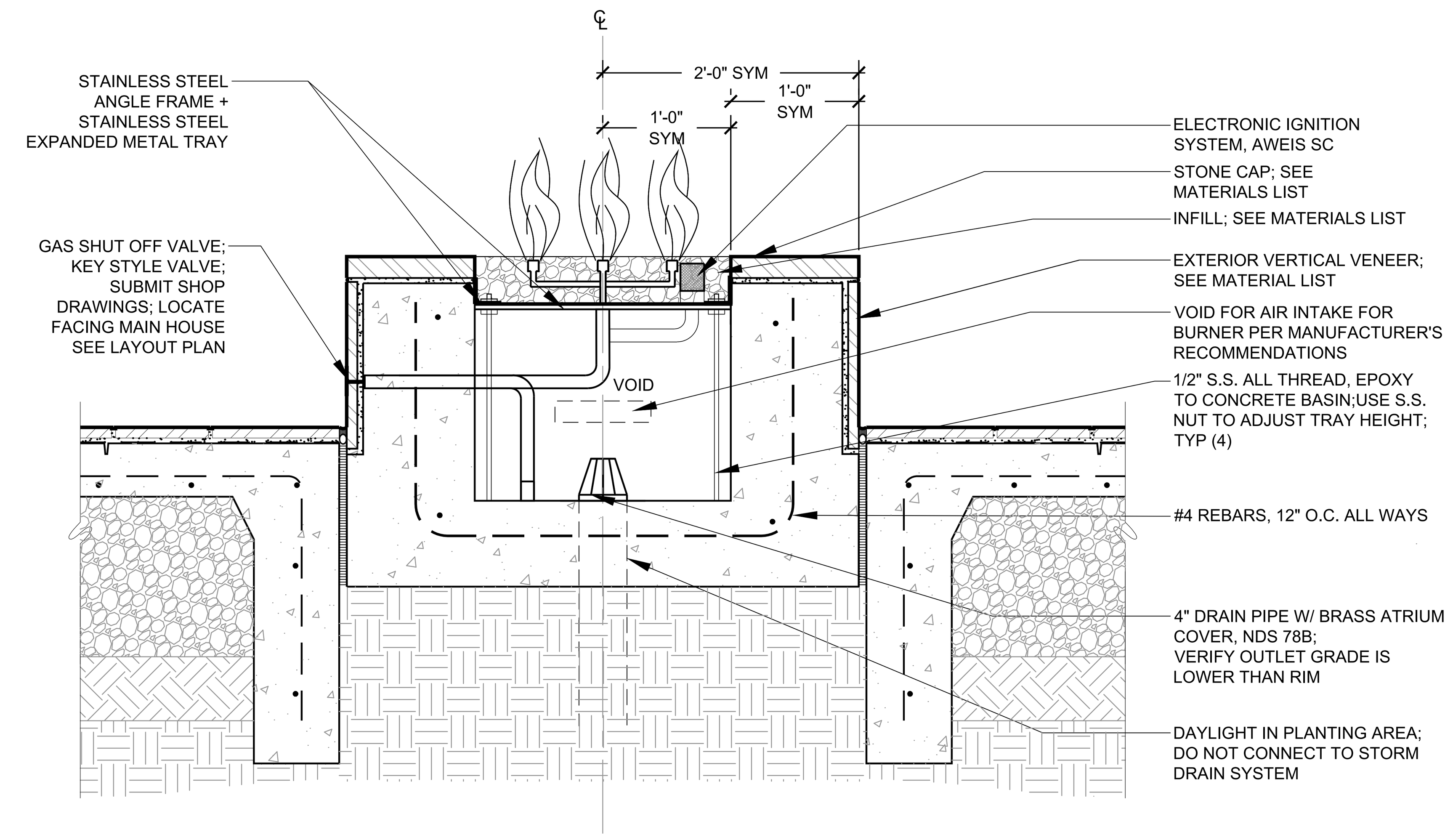
NOTES:
1. INSTALL FIRE RING & CONTROLS PER MANUFACTURER SPECIFICATIONS.
2. CONTROL SYSTEM CONNECTS TO EXISTING SYSTEM, VERIFY W/ CONTRACTOR & LA.
3. SEE MANUFACTURE'S SPECS AND APPROVED LISTING REPORT
4. SUBMIT SHOP DRAWINGS FOR CAP STONE



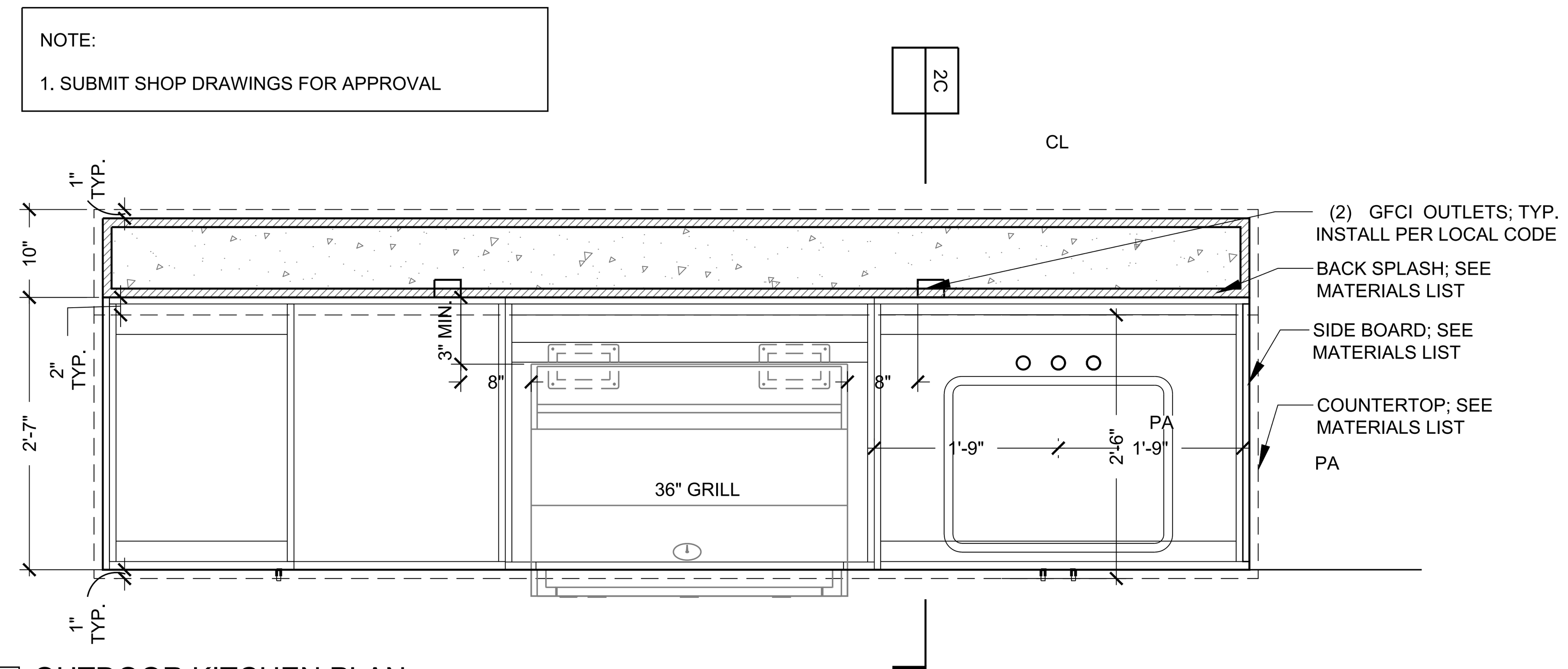
1A PLAN



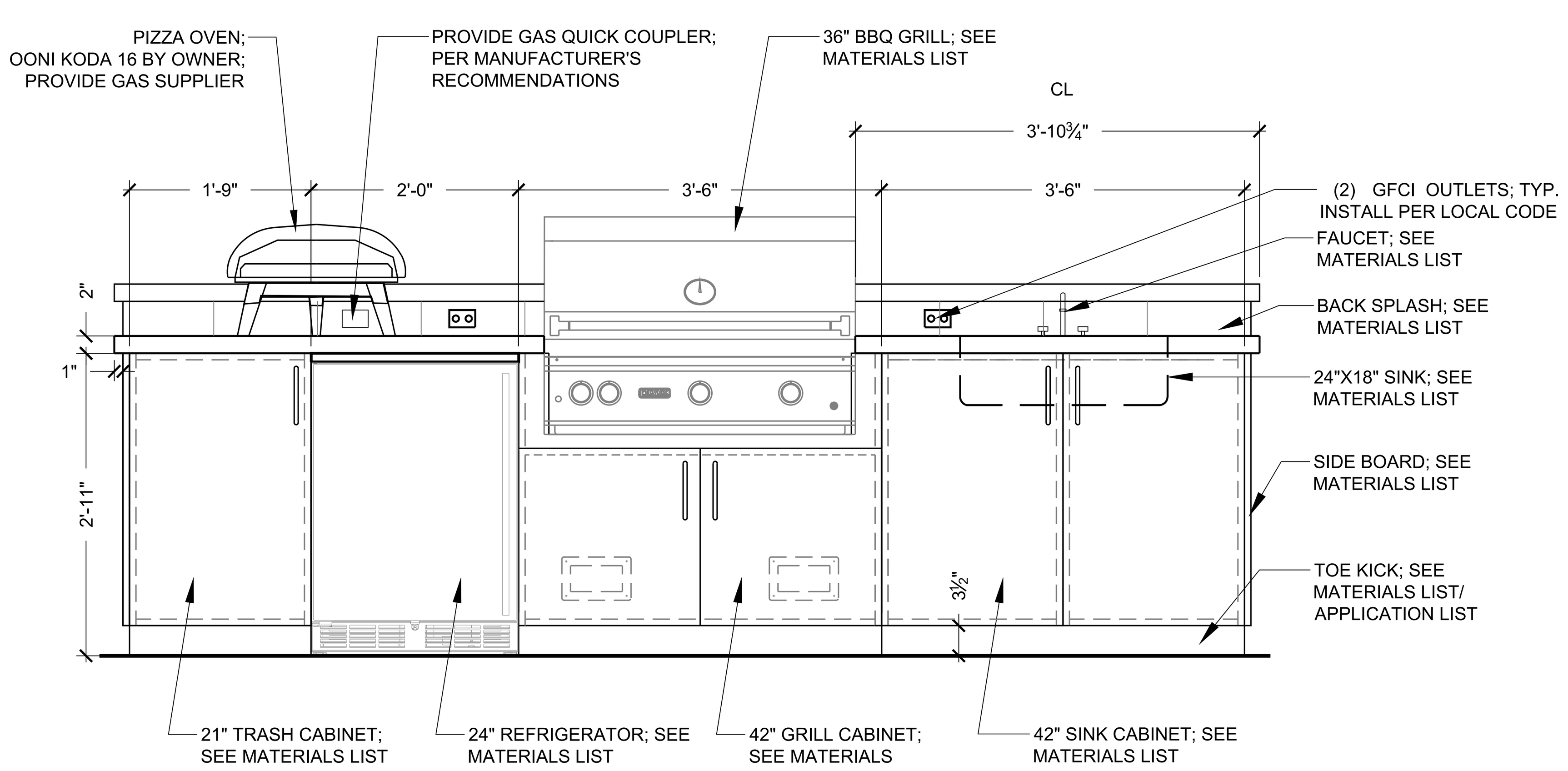
1B SECTION

1 FIRE PIT
SCALE: 1" = 1'-0"

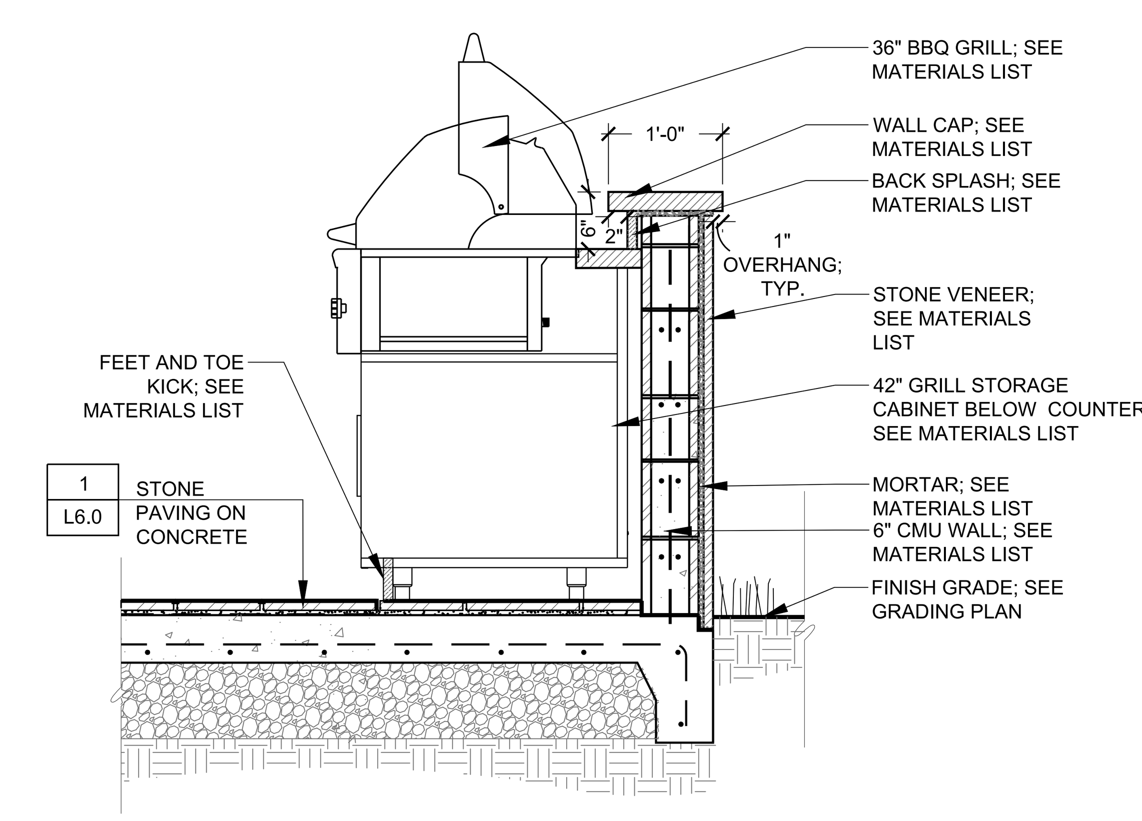
NOTE:
1. SUBMIT SHOP DRAWINGS FOR APPROVAL



2A OUTDOOR KITCHEN PLAN



2B BBQ ELEVATION



2C SECTION

2 OUTDOOR KITCHEN
SCALE: 3/4" = 1'-0"

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SPECIALITY DETAILS

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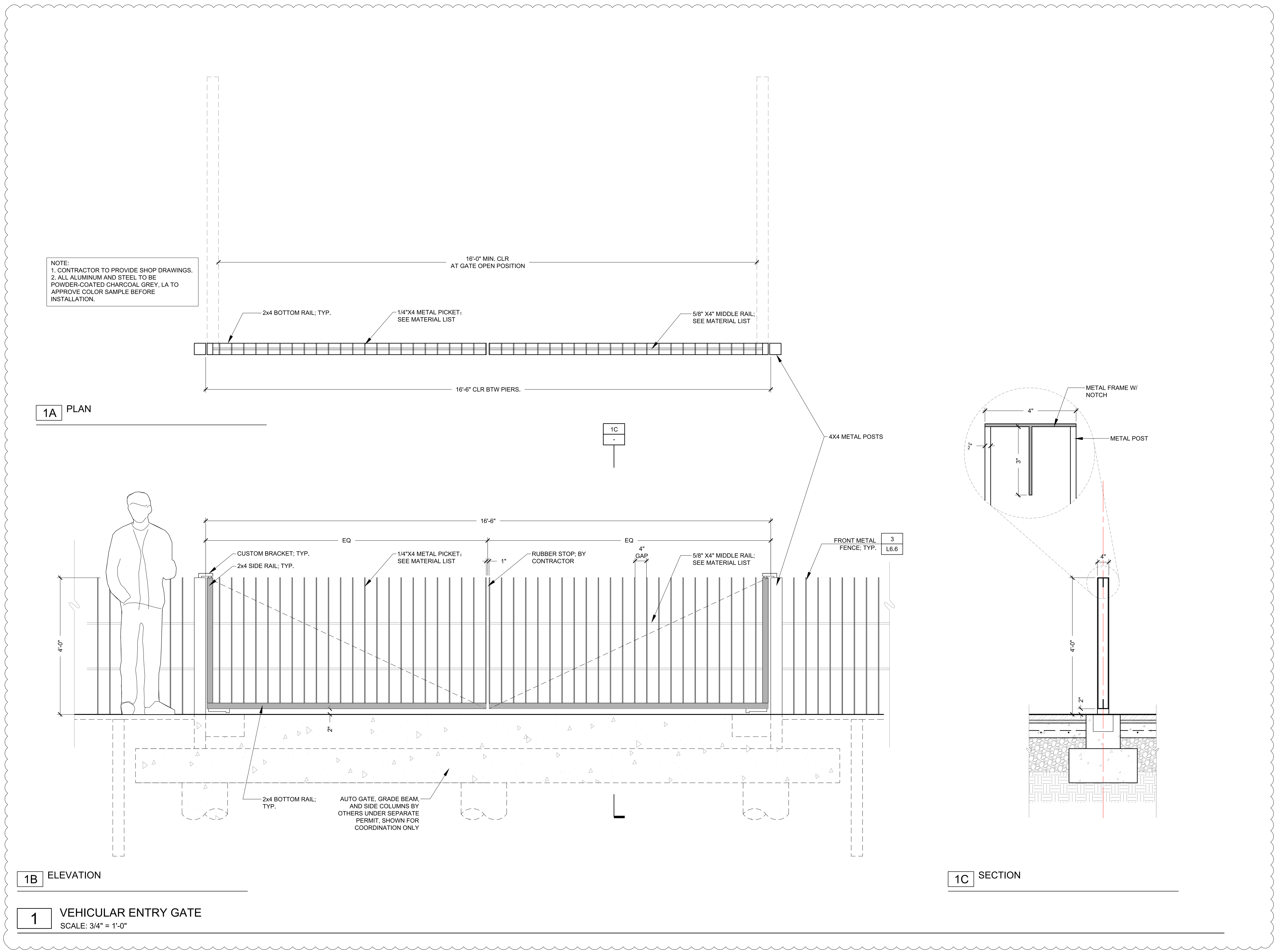

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SPECIALITY DETAILS

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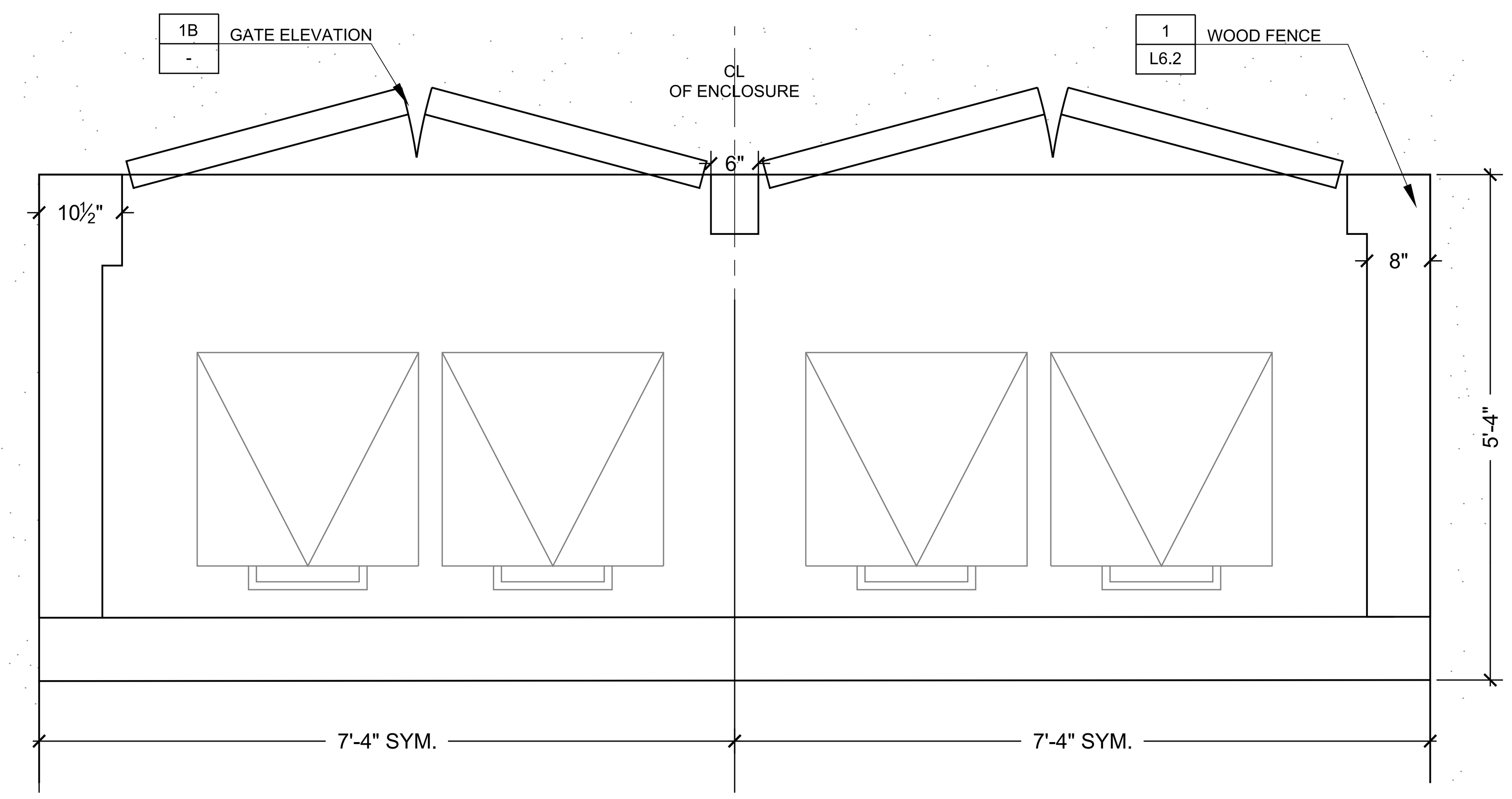
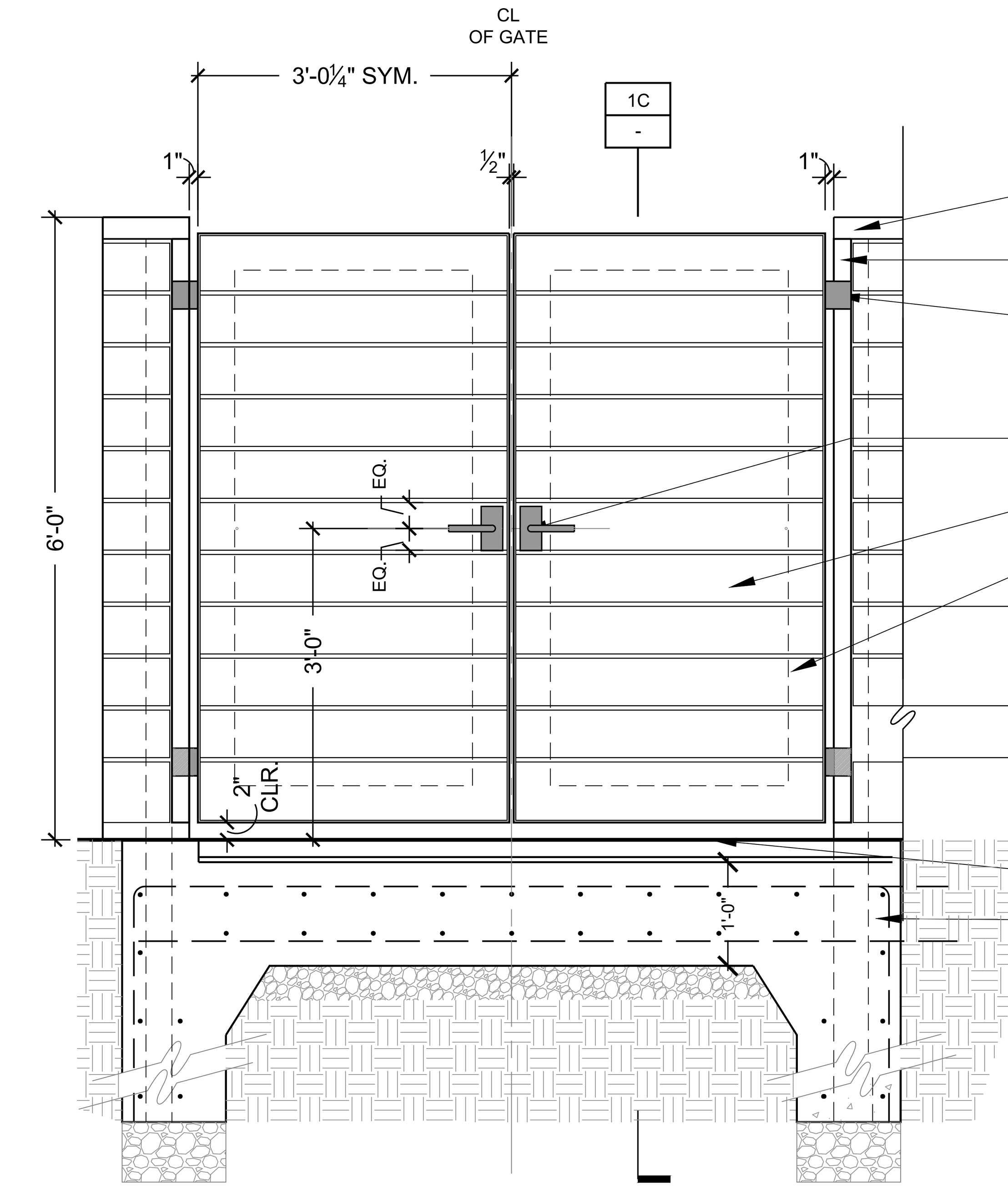
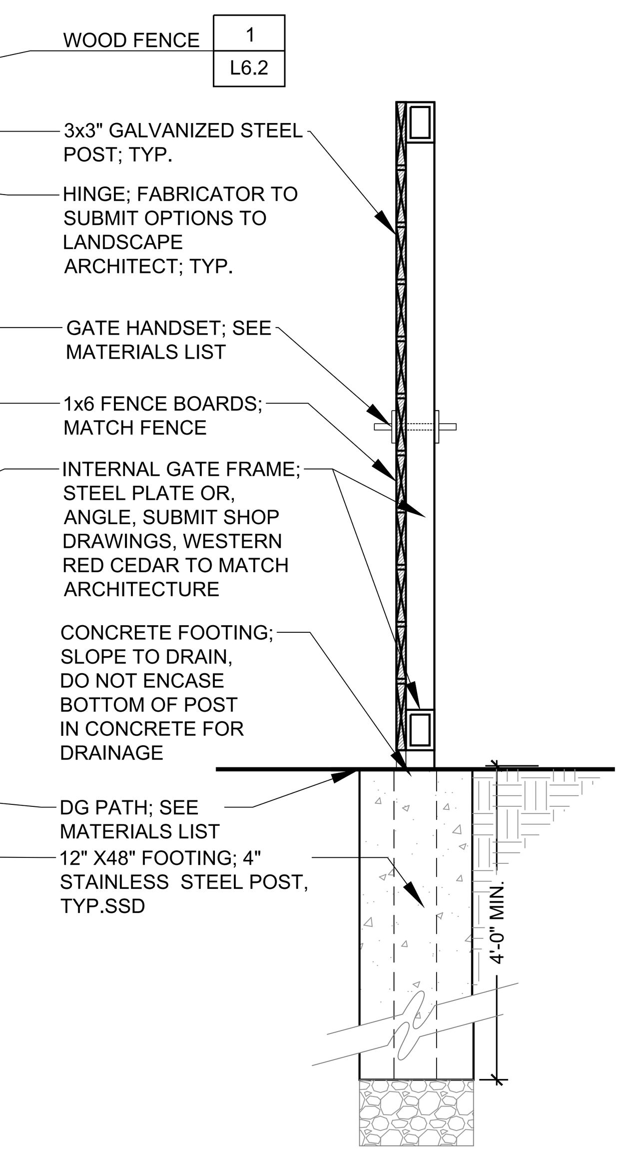


1A PLAN



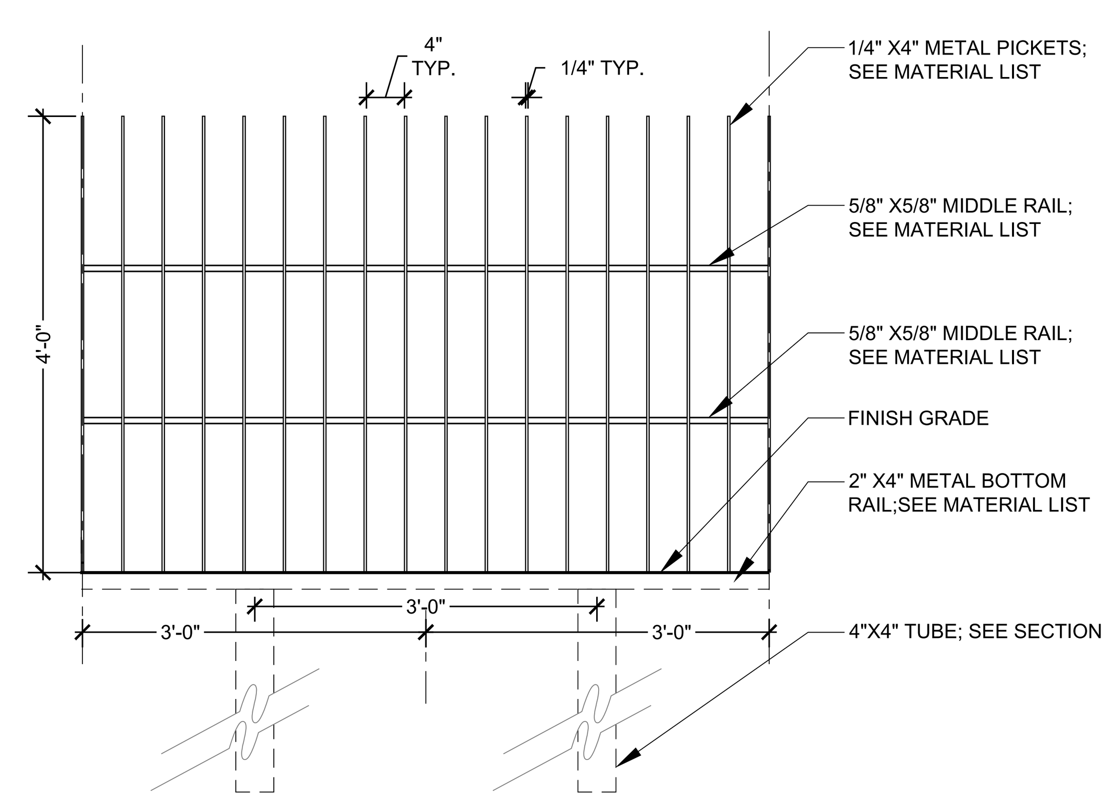
1B GATE ELEVATION



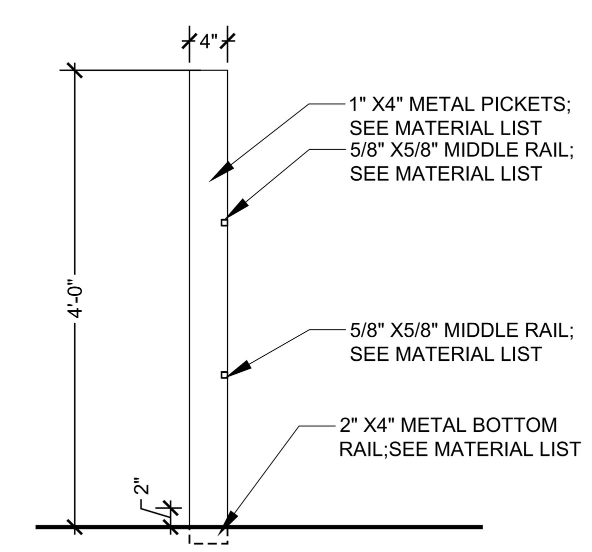
1C GATE SECTION

1 TRASH ENCLOUSURE
SCALE: 3/4" = 1'-0"

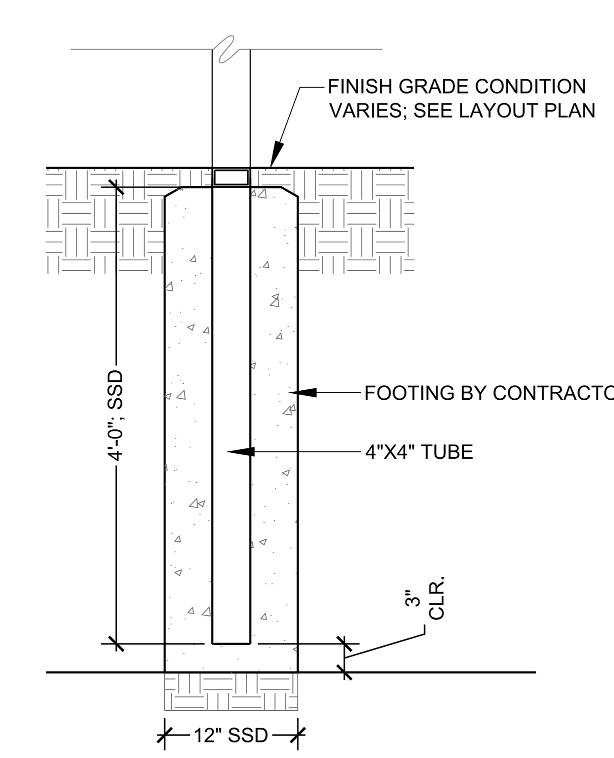
NOTE:
1. ALL METAL TO BE MILD STEEL, COLD DRILLED



2A ELEVATION



2B SECTION



2C FOOTING

2 FRONT METAL FENCE
SCALE: 3/4" = 1'-0"

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SPECIALITY DETAILS

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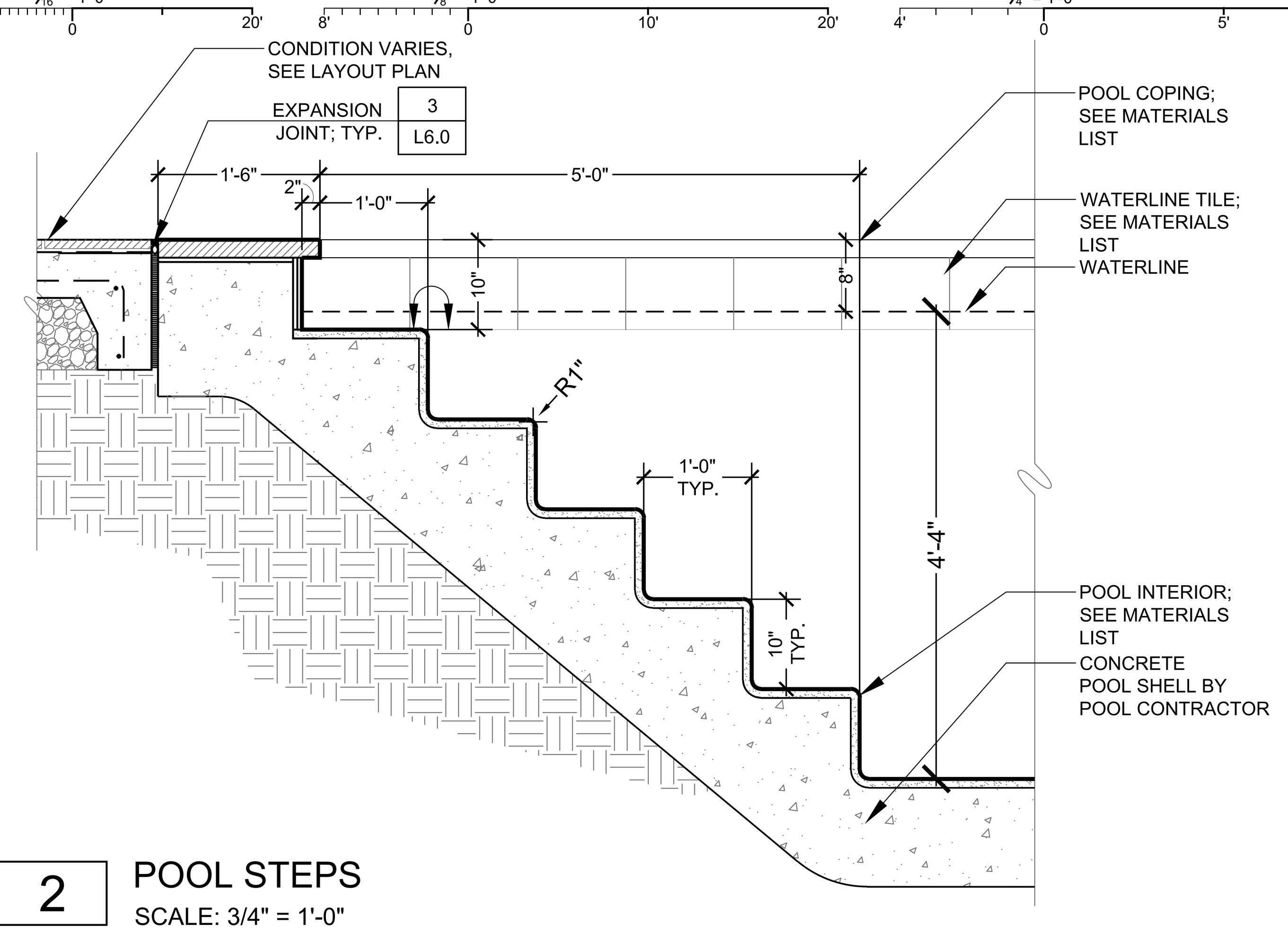
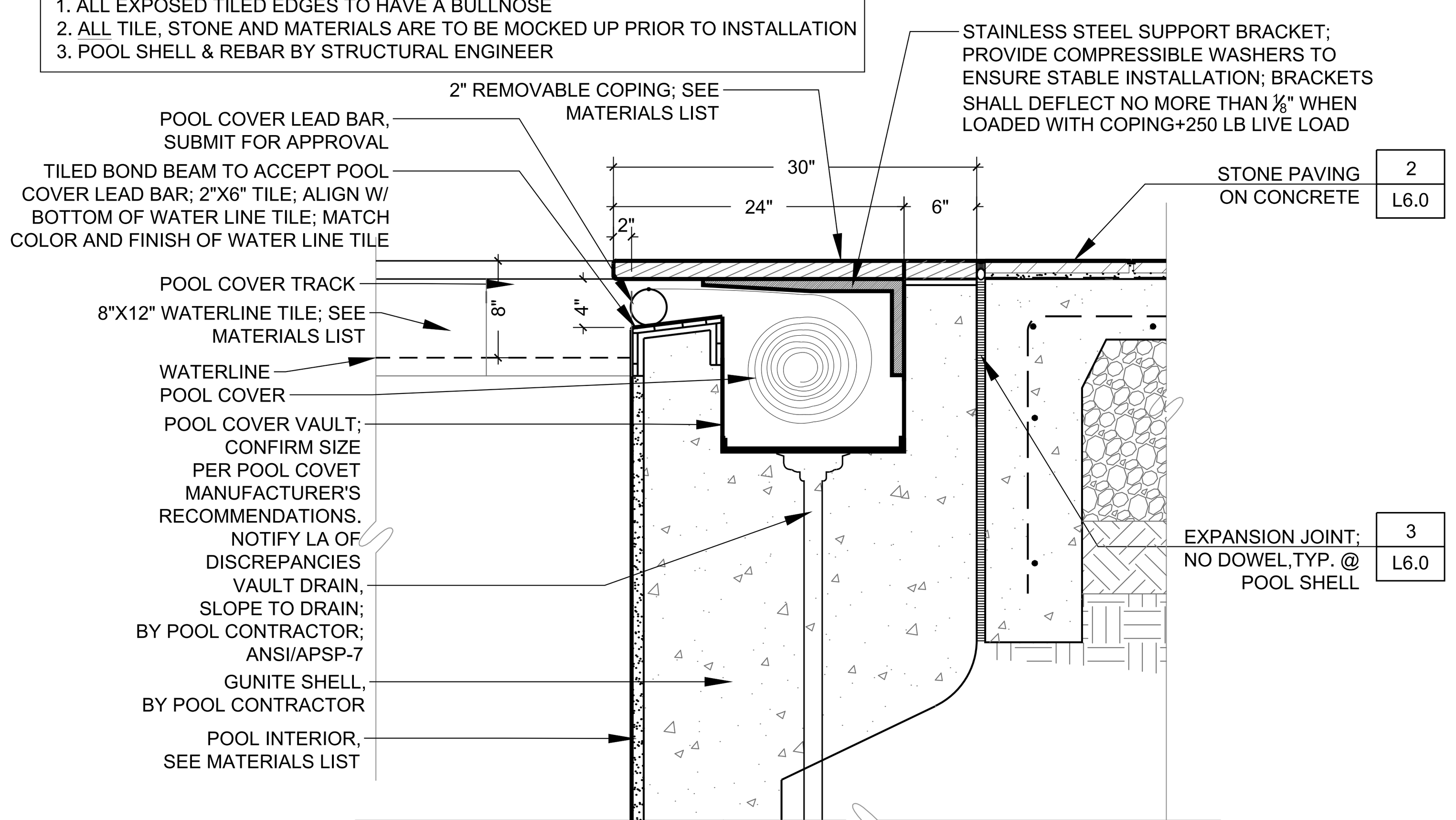
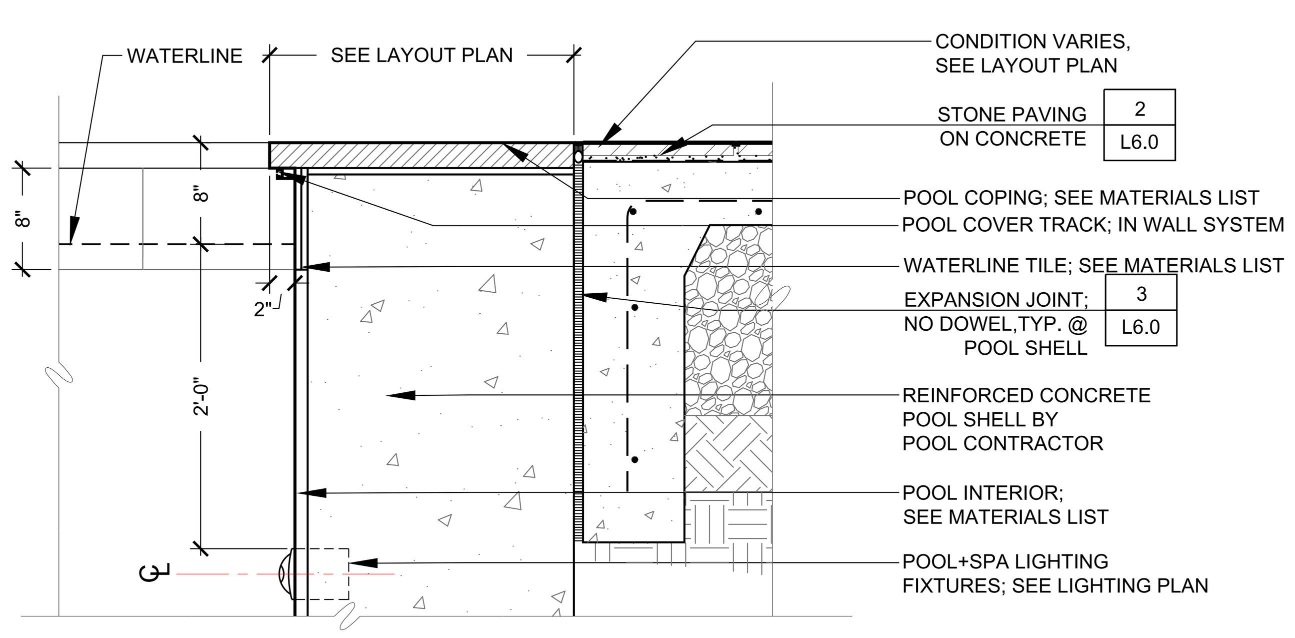


2 POOL STEPS
SCALE: 3/4" = 1'-0"

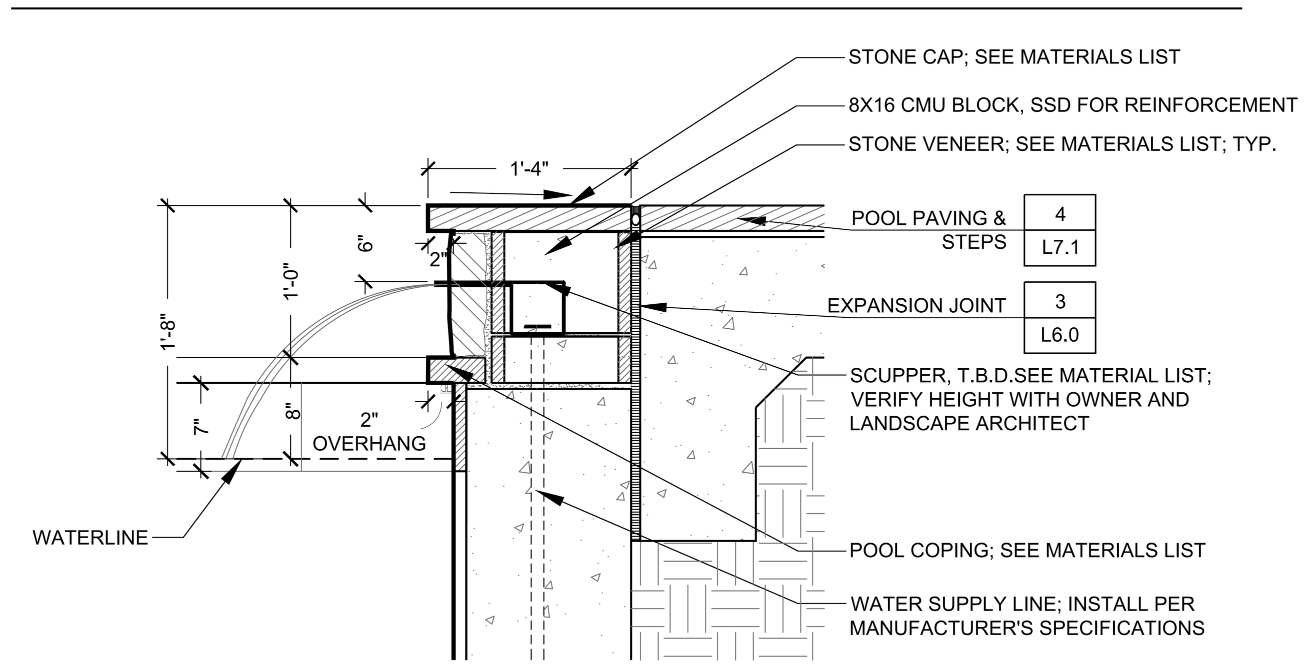
NOTES:
1. ALL EXPOSED TILED EDGES TO HAVE A BULLNOSE
2. ALL TILE, STONE AND MATERIALS ARE TO BE MOCKED UP PRIOR TO INSTALLATION
3. POOL SHELL & REBAR BY STRUCTURAL ENGINEER



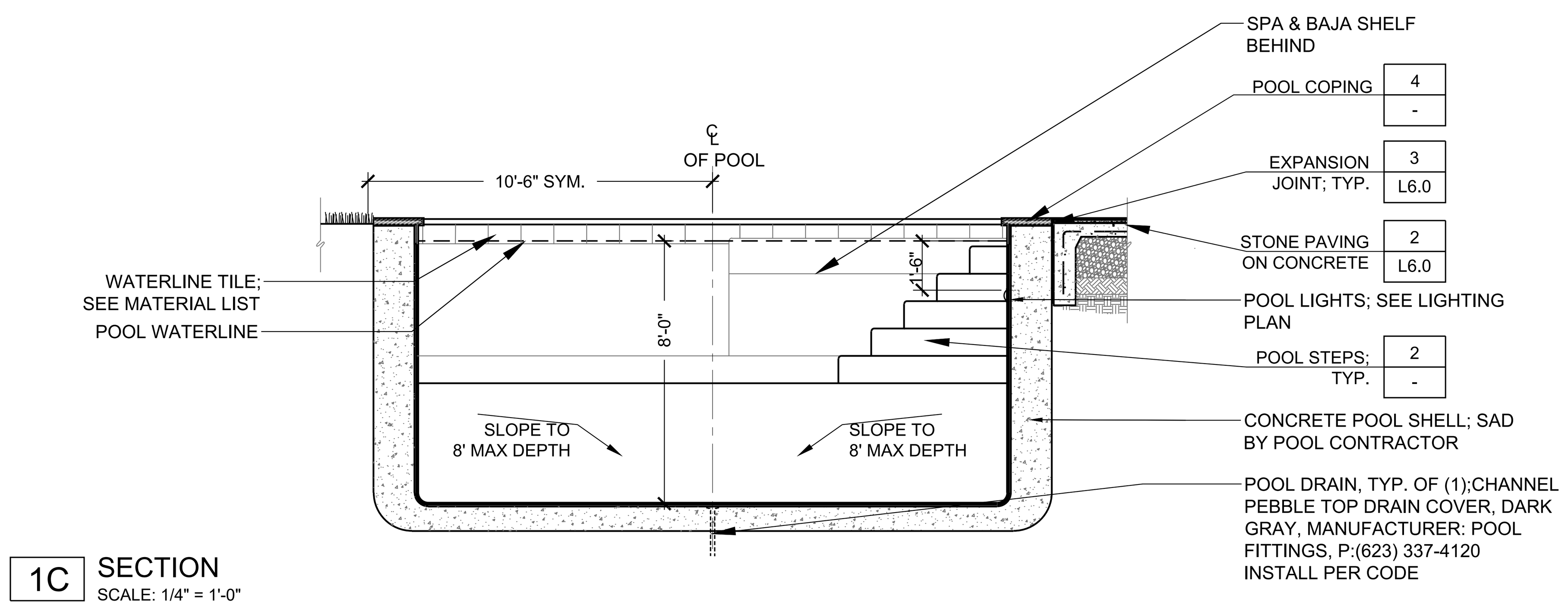
3 POOL COVER VAULT
SCALE: 1" = 1'-0"



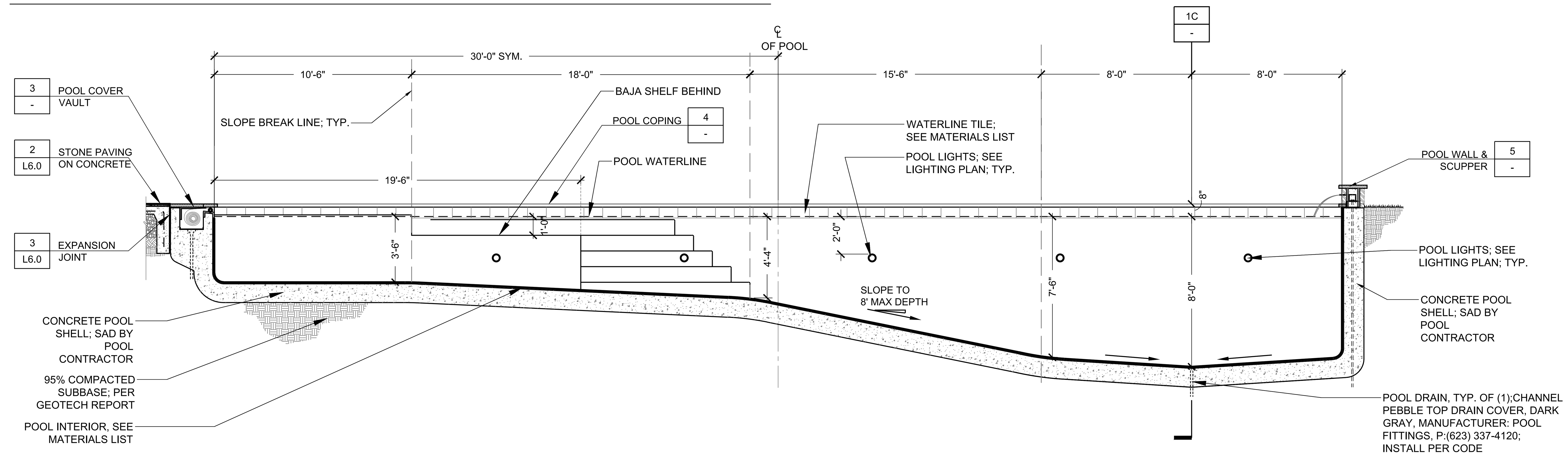
4 POOL COPING
SCALE: 1" = 1'-0"



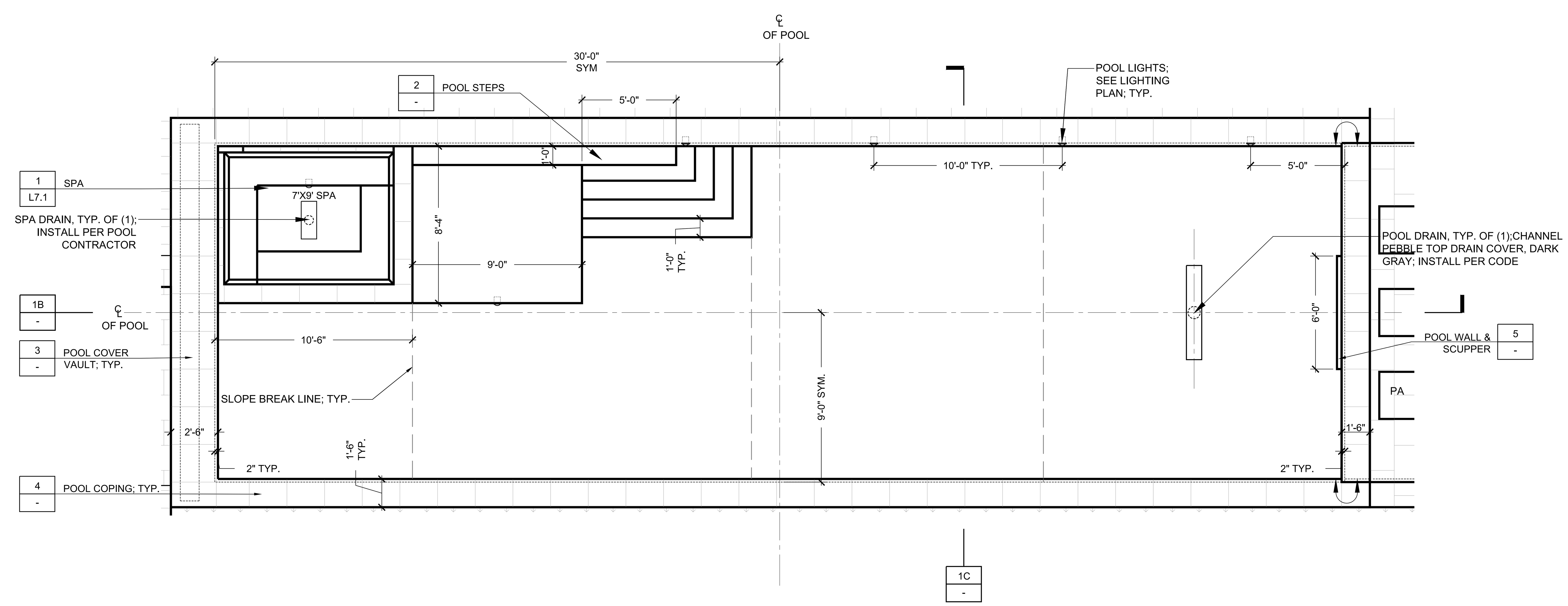
5 POOL WALL & SCUPPER
SCALE: 1"=1'-0"



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



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



1A POOL PLAN
SCALE: 1/4" = 1'-0"

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

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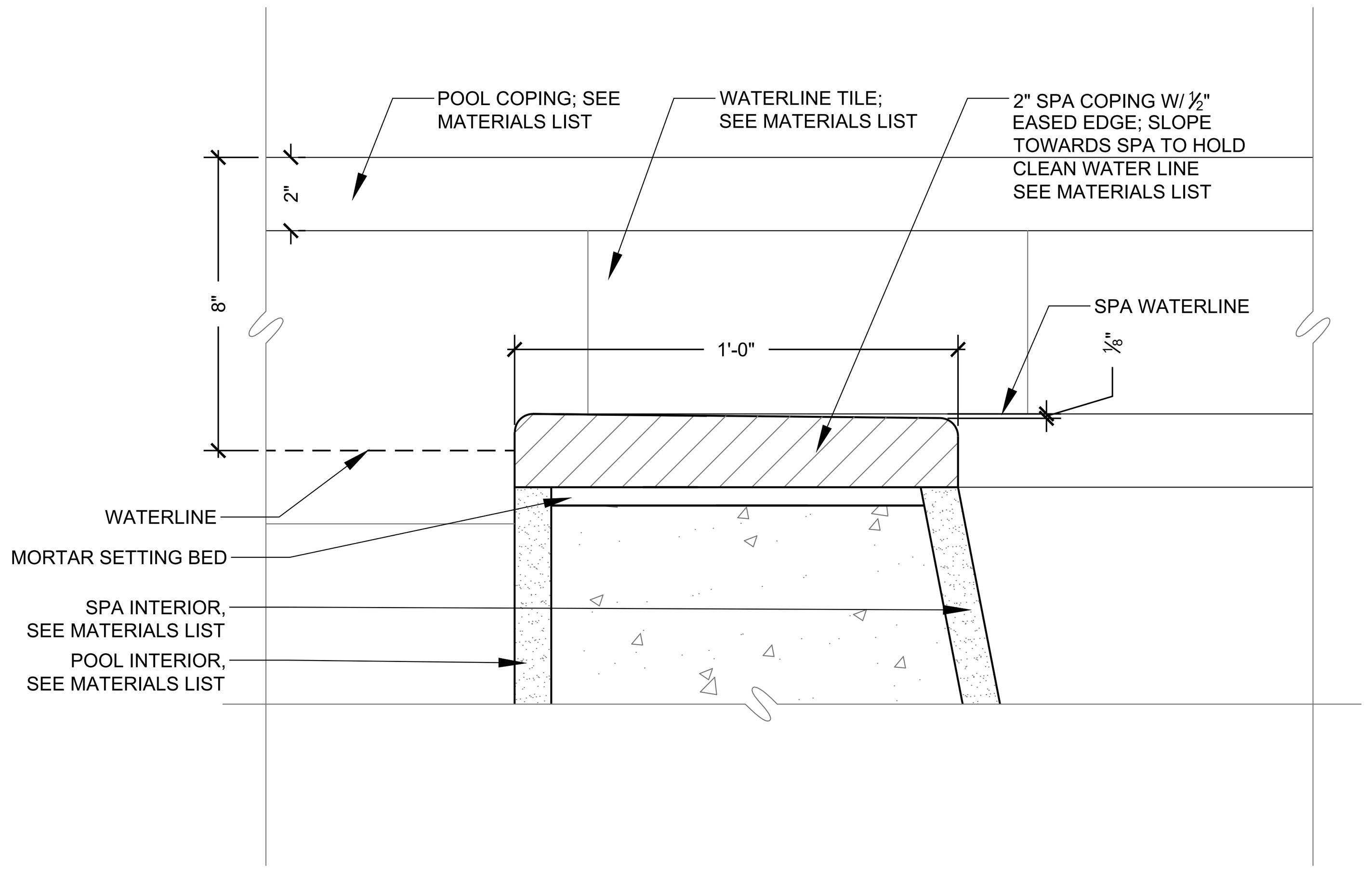
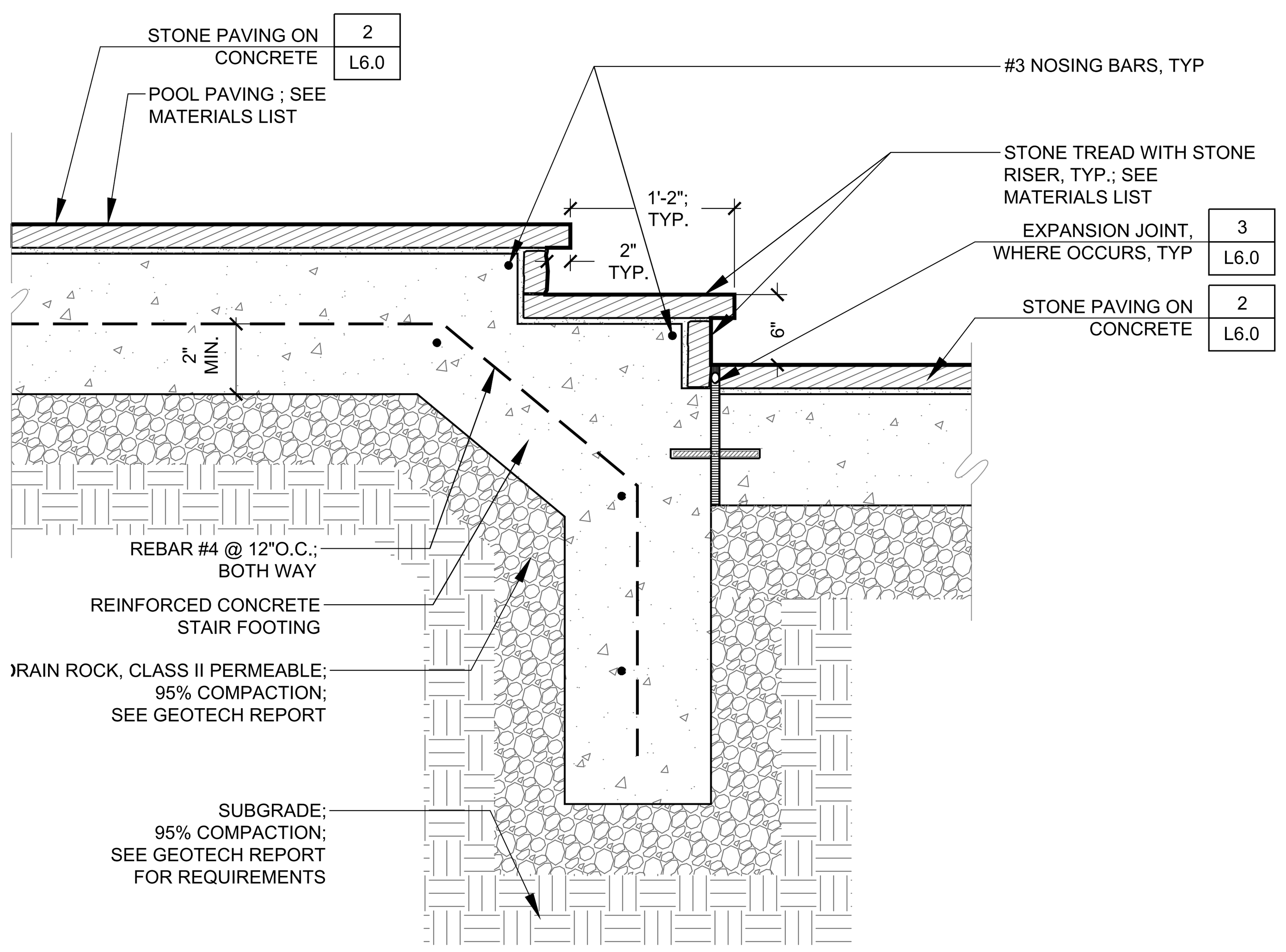
POOL & SPA LAYOUT PLAN

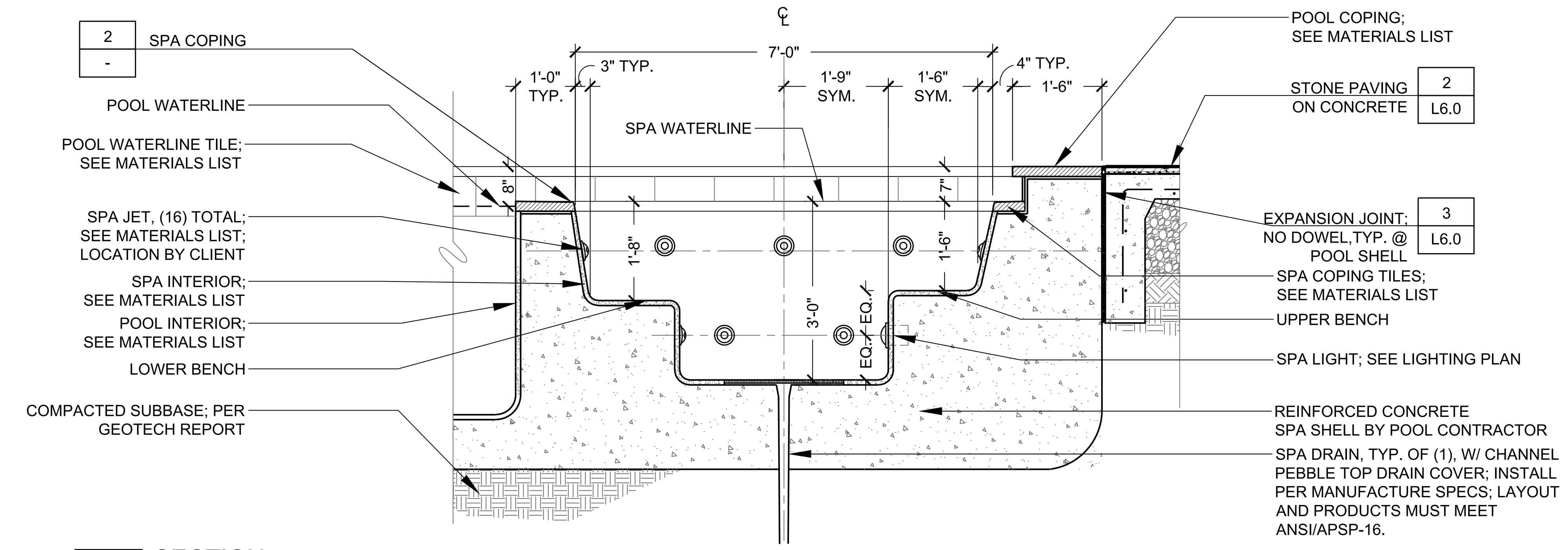
L7.0



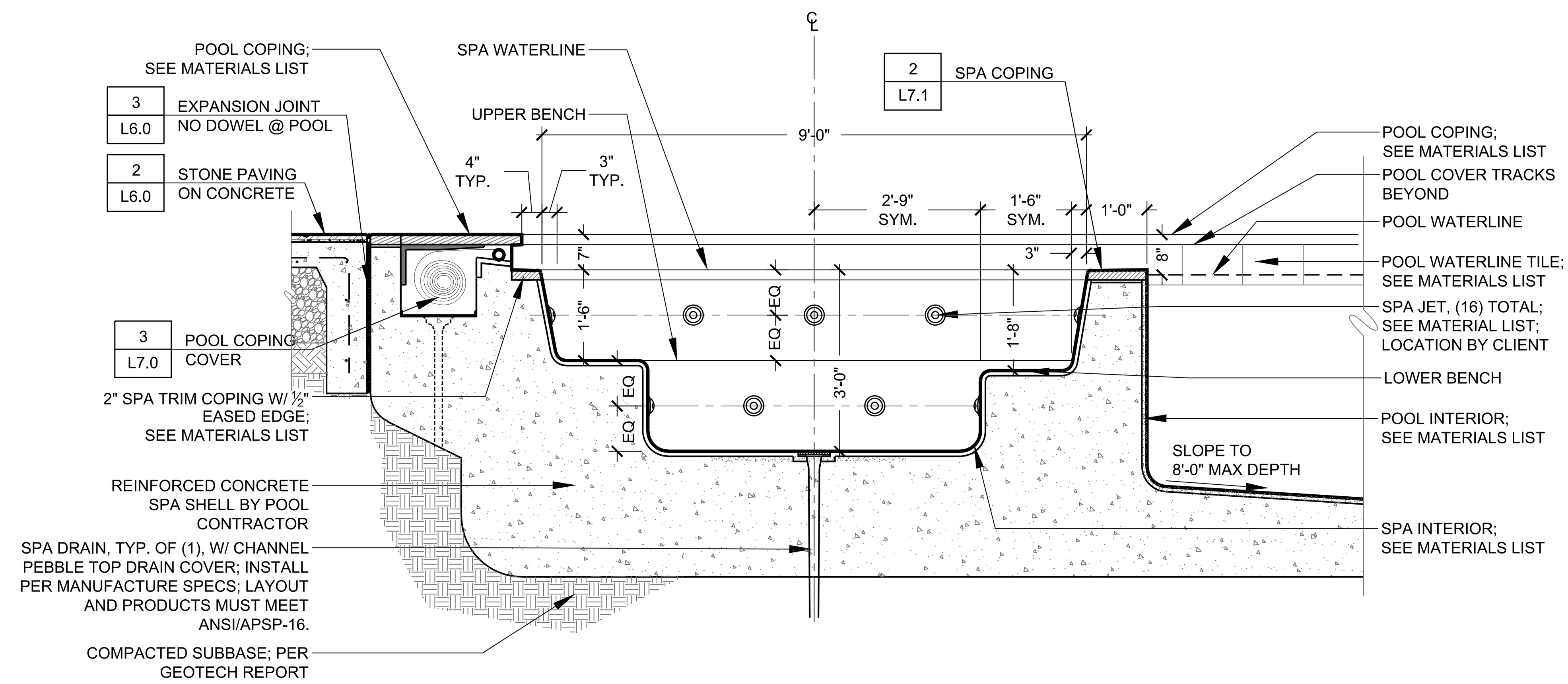
2 SPA COPING
SCALE: 3"=1'-0"



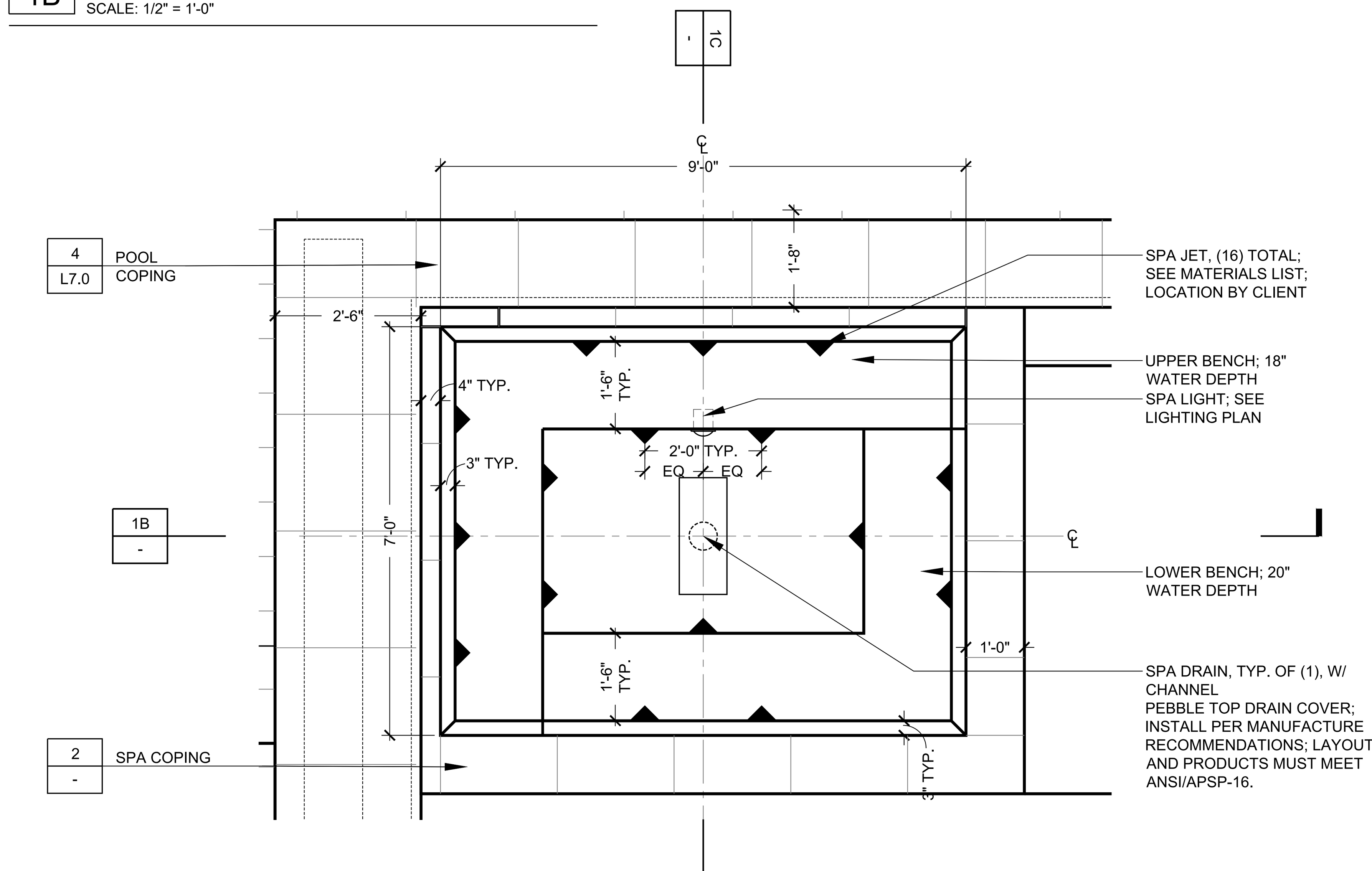
3 POOL PAVING & STEPS
SCALE: 1"=1'-0"



1C SECTION
SCALE: 1/2" = 1'-0"



1B SECTION
SCALE: 1/2" = 1'-0"



1A SPA PLAN
SCALE: 1/2" = 1'-0"

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

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POOL & SPA DETAILS

L7.1