



## DESIGN REVIEW COMMISSION MEETING AGENDA

7:00 PM - Wednesday, February 01, 2023

*Telephone/Video Conference Only*

**Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (253) 215-8782 to participate in the conference call (Meeting ID: 844 5031 4195 or via the web at https://tinyurl.com/4j7f89zs with Passcode: 990875). Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DRCPublicComment@losaltosca.gov. Emails received prior to the meeting will be included in the public record.**

### ESTABLISH QUORUM

### PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

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

### ITEMS FOR CONSIDERATION/ACTION

#### CONSENT CALENDAR

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

1. Design Review Commission Minutes  
Approve the minutes of the regular meeting of November 2, 2022.
2. Design Review Commission Minutes  
Approve the minutes of the regular meeting of January 4, 2023.

### DISCUSSION

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

4. **SC22-0035 – Jenny Kang – 825 Parma Way**

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

**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](mailto:ada@losaltosca.gov).

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

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

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



**DESIGN REVIEW COMMISSION  
MEETING MINUTES**  
7:00 PM - Wednesday, November 2, 2022  
*Telephone/Video Conference Only<sup>1</sup>*

**CALL MEETING TO ORDER**

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

**ESTABLISH QUORUM**

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

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None.

**ITEMS FOR CONSIDERATION/ACTION**

**CONSENT CALENDAR**

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

Action: Upon a motion by Commissioner Blockhus, seconded by Vice-Chair Ma, the Commission approved the minutes of the regular meeting of October 19, 2022 as written.

The motion was approved (4-0) by the following vote:

AYES: Harding, Ma, Blockhus, and Mantica

NOES: None

**PUBLIC HEARING**

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

<sup>1</sup> Due to technical issues, a video recording is not available for the Design Review Commission meeting of November 2, 2022.

STAFF PRESENTATION

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

APPLICANT PRESENTATION

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

PUBLIC COMMENT

None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Blockhus, seconded by Commissioner Mantica, the Commission approved variance and design review applications V21-0003 and DR22-0067 subject to the listed findings and conditions.

The motion was approved (4-0) by the following vote:

AYES: Harding, Ma, Blockhus, and Mantica

NOES: None

**3. V22-0003 & SC22-0019 – John Aldrich – 562 University Avenue**

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

STAFF PRESENTATION

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

APPLICANT PRESENTATION

Project applicant John Aldrich presented the project.

PUBLIC COMMENT

None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

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

The motion was approved (4-0) by the following vote:

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

## DISCUSSION

### 4. SC22-0014 – Joseph Xu – 1074 Riverside Drive

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

## STAFF PRESENTATION

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

## APPLICANT PRESENTATION

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

## PUBLIC COMMENT

None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

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

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

The motion was approved (4-0) by the following vote:

AYES: Harding, Ma, Blockhus and Mantica

NOES: None

## COMMISSIONERS' REPORTS AND COMMENTS

## POTENTIAL FUTURE AGENDA ITEMS

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

## ADJOURNMENT

Chair Harding adjourned the meeting at 8:40 PM.

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Sean Gallegos  
Senior Planner



**DESIGN REVIEW COMMISSION  
MEETING MINUTES  
7:00 PM - Wednesday, January 4, 2023  
*Telephone/Video Conference Only***

**CALL MEETING TO ORDER**

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

**ESTABLISH QUORUM**

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

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**  
None.

**ITEMS FOR CONSIDERATION/ACTION**

**CONSENT CALENDAR**

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

Action: Upon a motion by Commissioner Klein, seconded by Commissioner Mantica, the Commission continued the minutes of the regular meeting of November 2, 2022 so all the Commissioners can be in attendance to review the minutes for accuracy since there was no meeting recording.

The motion was approved (3-0) by the following vote:

AYES: Harding, Klein, and Mantica

NOES: None

ABSENT: Ma and Blockhus

**DISCUSSION**

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

**STAFF PRESENTATION**

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

APPLICANT PRESENTATION

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

PUBLIC COMMENT

Neighbor Fern La Rocca provided public comment.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Mantica, seconded by Commissioner Klein, the Commission approved design review application SC22-0024 subject to the listed findings and conditions.

The motion was approved (3-0) by the following vote:

AYES: Harding, Klein, and Mantica

NOES: None

ABSENT: Ma and Blockhus

**3. SC22-0027 – Varada Malavika Rao– 363 W. Edith Avenue**

Design Review for a two-story addition to a one-story single-family house. The project includes a 49 square-foot one-story addition and 805 square-foot two-story addition. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

STAFF PRESENTATION

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

APPLICANT PRESENTATION

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

PUBLIC COMMENT

None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Mantica, seconded by Commissioner Klein, the Commission approved design review application SC22-0027 subject to the listed findings and conditions.

The motion was approved (3-0) by the following vote:

AYES: Harding, Klein, and Mantica

NOES: None

ABSENT: Ma and Blockhus

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

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

**COMMISSIONERS' REPORTS AND COMMENTS**

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

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

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

**POTENTIAL FUTURE AGENDA ITEMS**

None.

**ADJOURNMENT**

Chair Harding adjourned the meeting at 8:02 PM.

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Sean Gallegos  
Senior Planner





DATE: February 1, 2023  
 AGENDA ITEM # 3

**TO:** Design Review Commission  
**FROM:** Jia Liu, Associate Planner  
**SUBJECT:** SC22-0025 – 311 Hawthorne Avenue

**RECOMMENDATION:**

Approve design review application SC22-0025 subject to the listed findings

**PROJECT DESCRIPTION**

This is a design review application for a new two-story house. The project consists of 2,090 square feet at the first story and 1,760 square feet at the second story. A 577 square-foot attached ADU is part of the project but not subject to design review. This project is categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act. The following table summarizes the project’s technical details:

**GENERAL PLAN DESIGNATION:** Single-Family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 11,108 square feet  
**MATERIALS:** Composition shingle roof, cementitious horizontal and vertical siding with wood eave, fascia, header, and posts at the entry porch, fiberglass framed windows and doors with cementitious trims.

	Existing	Proposed	Allowed/Required
<b>COVERAGE:</b>	--	2,519 square feet	3,332 square feet
<b>FLOOR AREA:</b>			
First floor	--	2,090 square feet	
Second floor	--	1,760 square feet	3,861 square feet
Total	--	3,850 square feet	
<b>SETBACKS:</b>			
Front	--	25 feet	25 feet
Rear	--	37.96 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	--/--	20 feet/23.75 feet	20 feet/20 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	--/--	13.5 feet/24 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	--	26.58 feet	27 feet

## BACKGROUND

### Neighborhood Context

The subject property is located on the northeast corner of Hawthorne Avenue and South Gordon Avenue between Valley Street and El Monte Avenue. The surrounding neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the immediate neighborhood context are a combination of one-story and two-story houses, with two-story homes at 285 and 318 Hawthorne Avenue. Properties in the immediate neighborhood, specifically on the northside of Hawthorne Avenue, do not appear to have consistent front setback patterns. Most homes in the neighborhood feature low to moderate scale horizontal eave lines with wall plates that appear to be between eight to nine feet in height except for the two-story house at 318 Hawthorne Avenue that has an emphasis of two-story vertical walls. Most garages are attached to the existing homes in the front yard facing the street. Roof forms are a combination of simple and complex roof lines 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, composition 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 dense screening shrubs further in.

### Property History

On September 31, 2019, a fire accident occurred and damaged the previous house structure. The prior homeowner applied for a Design Review (DR21-0016) application for the construction of a new one-story single-family house on January 19, 2021 and obtained the approval from the Planning Division on February 19, 2021. The Building Division issued a demolition permit for the main structure on March 8, 2021. The damaged house was later fully demolished. In October 2021, the property was sold to the current owner with no construction activities. In August 2022, the applicant applied for a new two-story house, which is being considered by the Design Review Commission at the February 1, 2023 meeting. The topographic survey (Sheet 1) shows there are two accessory structures and a few existing trees remaining on the site.

## 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.

As the subject site is a corner lot, the proposed residence will have two street facing elevations. The front elevation fronting South Gordon Way uses design elements that have integrated gable and hipped roof forms, recessed second story massing from the first story, horizontal eave lines, a six-foot projecting front porch, and articulated architecture on both first and second floor. The exterior side elevation facing Hawthorne Avenue also provides compatible gable and hipped roof forms with consistent horizontal eave lines, and articulated architecture with consistent siding materials throughout. Both elevations are found compatible in design and materials with the surrounding neighborhood due to maintaining a consistent horizontal eave lines, articulated architecture and similar materials as found in the immediate neighborhood context.

The project is utilizing high quality materials such as the composition shingle roof, cementitious

horizontal and siding exterior finish, and fiberglass framed windows and wood doors, which are integrated into the overall architectural design of the residence and found to relate to the surrounding neighborhood.

The overall height of the proposed residence is 26.58 feet, consistent with the maximum height of 27 feet in the R1-10 zoning district. Consistent wall plate heights are designed at both floors: nine feet and one inch at the first floor and eight feet and six inches at the second floor. Regarding the roof design, the proposed two-story house has a uniformed 4:12 roof pitch for the whole structure with the roof material being composition shingle.

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

### **Privacy**

The following analysis will discuss the privacy impacts on left (north) side elevation plan and rear (east) elevation plan as the other two elevations are facing public right-of-way that do not result in any privacy invasions.

On the left elevation, five windows are proposed at the second floor, including: four small-sized windows and one medium-sized, laundry room window. The four small windows will have the same sill height of five feet and six inches. The medium-sized window will have a sill height of four feet and six inches.

The privacy impact to the interior side neighboring property is found very minimal due to all windows that designed with a minimum sill height of four feet and six inches which are considered by the Design Review Commissioners as an acceptable practice to minimize privacy impact.

Along the rear second story elevation, there are five windows proposed: one small window with a sill height of three feet and six inches, three medium sized windows with the same sill height of two feet and six inches, and one large window with a sill height of three feet. Staff found the design is consistent with the Residential Design Guidelines to minimize the privacy impact from the following aspects:

- The placement of the second story portion is located more than 42 feet away from the rear property line that is further than the required 25-foot rear setback, and
- New screening vegetation and trees will be planted along the rear property line to further mitigate the privacy impact. The details of the proposed evergreen plants will be provided in the Landscaping and Trees section of the staff report.

### **Landscaping and Trees**

The site plans (Sheet A1.0) shows there are eight trees, including five street trees and three onsite trees currently exist within the proximity of the subject site and further assessed by the provided arborist report (Attachment B). One on-site protected tree 52-inch Coast Redwood (No. 1) is located in the rear yard, and it will be removed due to its unrecoverable condition caused by the fire damage in 2020. Two onsite protected trees (Nos. 6, and 7) will be retained and protected during the construction. Four street trees are also proposed for removal; but they are not part of the design review application. As a condition of approval, the applicant shall obtain approval to remove the three trees (Nos. 3 to 5) in the public right-of-way from the Public Works Department. The subject arborist, Edwin E. Stirtz (ISA License #WE-0510A), assessed the proposed construction and provided tree protection recommendations.

A new landscaping plan is proposed including a number of evergreen screening vegetation and new trees.

The proposed screening vegetation will be planted along all the property lines and are outlined in Table 1 below.

**Table 1: Proposed Screening Plant List**

Location	Common Name	No.	Size	Description
Left property line	Saratoga Laurel (Laurus noblis)	5	15 gallons	10'-15' tall x 20'-35' wide
Rear property line	Saratoga Laurel (Laurus noblis)	4	15 gallons	10'-15' tall x 20'-35' wide
Rear property line	Feijoa (Acca Sellowiana)	6	24-inch box	10'-15' tall x 10'-15' wide

In addition to the evergreen screening plants, the landscape plan also includes three new trees with 36-in box in size, 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 nearby property owners on Hawthorne Avenue and South Gordon Way. The Notification Map is included in Attachment C.

The applicant was also dedicated to the community outreach for the subject project. On June 16, 2022, the applicant provided certified mail to the immediate neighborhood for early community awareness. After the application was deemed complete in December, the applicant sent out the second-round certified mail and posted the Notice of Development Proposal (Attachment D). On January 10, 2023, an online community meeting was also hosted for community engagement. The proof of all community outreach and a summary of the community meeting are attached to the staff report in Attachment E.

Cc: Adam Kates c/o SF21G, LLC., Property Owner  
Aaron Hollister, Applicant

**Attachments:**

- A. Neighborhood Compatibility Worksheet
- B. Arborist Report
- C. Notification Map
- D. Pictures of Notice of Development Proposal
- E. Proof of Community Outreach
- F. Material Boards

## FINDINGS

SC22-0025 – 311 Hawthorne 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 new two-story residence complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the proposed new house, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- 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 house 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 new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

SC22-0025 – 311 Hawthorne Avenue

### GENERAL

1. **Expiration**

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

2. **Approved Plans**

The approval is based on the plans and materials received on January 20, 2023, except as may be modified by these conditions.

3. **Protected Trees**

Trees Nos. 1, 6, and 7 along with the approved privacy screening and new trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. **Tree Removal Approved**

Tree No. 2 shown to be removed on plan Sheet A1.0 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. **Trees in Public Right-of-way**

The request for the removal of Trees Nos. 3-5 and a non-protected tree that are located within the public right-of-way are not part of this design review approval. The removal and replacement of the four trees shall obtain the approval from the Public Works Department.

6. **Landscaping**

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

7. **Underground Utility and Fire Sprinkler Requirements**

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

8. **Indemnity and Hold Harmless**

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

## **INCLUDED WITH THE BUILDING PERMIT SUBMITTAL**

### **9. Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans.

### **10. 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.

### **11. 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."

### **12. Reach Codes**

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

### **13. California Water Service Upgrades**

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

### **14. Green Building Standards**

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

### **15. Underground Utility Location**

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

### **16. 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.

### **17. Storm Water Management**

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

## **PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT**

### **18. Tree Protection**

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 1, 6, and 7 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

### **19. School Fee Payment**

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

## **PRIOR TO FINAL INSPECTION**

### **20. Landscaping Installation**

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.

### **21. Landscape Privacy Screening**

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

### **22. Green Building Verification**

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



City of Los Altos

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto: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 1<sup>st</sup> 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** 311 Hawthorne Avenue

**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

### 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: 11,588 square feet  
Lot dimensions: Length 129 feet  
Width 92 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? No  
What % of the front facing walls of the neighborhood homes are at the front setback 56 %  
Existing front setback for house on left 27 ft./on right N/A 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 2  
Garage facing front recessed from front of house face 7  
Garage in back yard 0  
Garage facing the side \_\_\_\_\_  
Number of 1-car garages 0; 2-car garages 8; 3-car garages 1

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

What % of the homes in your neighborhood\* are:

One-story 66

Two-story 33

**5. Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood\*? No

Are there mostly hip , gable style , or other style  roofs\*?

Do the roof forms appear simple  or complex ?

Do the houses share generally the same eave height Yes?

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

What siding materials are frequently used in your neighborhood\*?

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

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

\_\_\_\_\_    
If no consistency then explain: Asphalt shingle and wood shake shingle are the two most commonly used materials, but neither constitutes 80% of the homes.

**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

**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)

The lot is relatively flat. The site slopes down approximately 1.5 to 2.5 feet maximum from the street frontages to the rear.

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.)?

The properties generally have landscaping to the street edge, as well as trees in the front yards with most properties containing mature trees. A mix of lawns and more contemporary low-water usage landscaping motifs with shrubs and ground cover can be found.

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

The existing homes and the proposed home are partially visible from the street due to tree, fence, and landscaping locations.

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 7 existing trees on the site of which 4 are protected trees. The unimproved right-of-way contains landscaping.

**10. Width of Street:**

What is the width of the roadway paving on your street in feet? \_\_\_\_\_

Is there a parking area on the street or in the shoulder area? No

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? The right-of-way contains a sidewalk, curb, landscaping, and street trees.

**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.:

The front yard setbacks and landscaping are consistent. The front setbacks contain mature trees and landscaping up to the edge of the street. Most homes have front-facing two-vehicle garages and complex roof forms.

**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

Address: 311 Hawthorne Avenue  
 Date: 7-1-2022

**Summary Table**

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
319 Hawthorne Avenue	25	48	Side	One	15	Stucco	Simple
318 Hawthorne Avenue	25	25	Front	Two	27	Stucco	Complex
288 S Gordon Way	27	37	Front	One	17	Lap Siding	Complex
280 S Gordon Way	12	28	Front	One	15	Lap Siding	Complex
285 Hawthorne Avenue	25	28	Front	Two	26	Lap Siding	Complex
250 S Gordon Way	25	25	Front	One	19	Stucco/stone	Complex
220 S Gordon Way	25	33	Front	Two	25	Lap siding/shinge	Complex
207 S Gordon Way	30	32	Front	One	17	Stucco/Stone	Complex
249 S Gordon Way	27	31	Side	One	15	Stucco	Simple



## California Tree and Landscape Consulting, Inc.

October 18, 2022

Cynthia Thiebaut, Director of Development  
 Thomas James Homes  
 255 Shoreline Drive, Suite 428  
 Redwood City, California 94065  
 Via Email: [cthiebaut@tjhusa.com](mailto:cthiebaut@tjhusa.com)

### REVISED FINAL ARBORIST REPORT, TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT AND TREE PROTECTION PLAN

RE: 311 Hawthorne Lane, City of Los Altos, California [APN 170-25-045]

#### EXECUTIVE SUMMARY

Thomas James Homes contacted California Tree and Landscape Consulting, Inc. to document the trees on the property for a better understanding of the existing resource and any potential improvement obstacles that may arise. In addition, trees located off the parcel are included if they would be impacted by development of the property. Thomas James Homes requested a revised Arborist Report and Tree Inventory suitable for submittal to the City of Los Altos. This is a Revised Final Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan for the filing of plans to develop the property. Our prior report was dated June 1, 2022.

Thomas M. Stein, ISA Certified Arborist #WE-12854A, visited the property on September 24, October 1, 2021, and May 12, 2022 (to reevaluate Tree #2), to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations. A total of 7 trees were evaluated on this property, 4 of which are protected according to the City of Los Altos Tree Ordinance, Section 11.08.040. Three trees are located off the parcel but were included in the inventory because they may be impacted by development of the parcel. See Appendices for specific information on each tree.

TABLE 1

Tree Species	Total Trees Inventoried	Trees on this Site <sup>1</sup>	Protected Tree	Trees Proposed for Removal	Trees Proposed for Retention <sup>2</sup>
Coast Redwood, <i>Sequoia sempervirens</i>	2	2	2	1 (CR & AR)	1
Italian Cypress, <i>Cupressus sempervirens</i>	3	0	2	3 (CR)	0
Sweetgum, <i>Liquidambar</i>	2	2	0	0	2
<b>TOTALS</b>	<b>7</b>	<b>4</b>	<b>4</b>	<b>1</b>	<b>3</b>

CR=Construction Removal; AR=Arborist Recommended Removal

<sup>1</sup> CalTLC, Inc. is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.

<sup>2</sup> Trees in close proximity to development may require special protection measures. See Appendix/Recommendations for specific details.

**ASSIGNMENT**

Perform an examination of the site to document the presence and condition of trees protected by the City of Los Altos. The study area for this effort includes the deeded parcel as delineated in the field by the property fences and any significant or protected trees overhanging from adjacent parcels.

Prepare a report of findings. All trees protected by the City of Los Altos are included in the inventory.

**METHODS**

Appendix 2 in this report are the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Descriptions will further explain our findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10-20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

**TERMS**

**Species** of trees is listed by our local common name and botanical name by genus and species.

**DBH** (diameter breast high) is normally measured at 4'6" (54" above the average ground, height but if that varies then the location where it is measured is noted here. A steel diameter tape was used to measure the trees.

**Canopy radius** is measured in feet. It is the farthest extent of the crown composed of leaves and small twigs measured by a steel tape. This measurement often defines the Critical Root Zone (CRZ) or Protection Zone (PZ), which is a circular area around a tree with a radius equal to this measurement.

**Actions** listed are recommendations to improve health or structure of the tree. Trees in public spaces require maintenance. If a tree is to remain and be preserved, then the tree may need some form of work to reduce the likelihood of failure and increase the longevity of the tree. Preservation requirements and actions based on a proposed development plan are not included here.

**Arborist Rating** is subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The rating was done in the field at the time of the measuring and inspection.

**Table A – Ratings Descriptions**

No problem(s)	5	excellent
No apparent problem(s)	4	good
<u>Minor problem(s)</u>	<u>3</u>	<u>fair</u>
Major problem(s)	2	poor
Extreme problem(s)	1	hazardous, non-correctable
Dead	0	dead



Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

**Notes** indicate the health, structure and environment of the tree and explain why the tree should be removed or preserved. Additional notes may indicate if problems are minor, extreme or correctible.

**Remove** is the recommendation that the tree be removed. The recommendation will normally be based either on poor structure or poor health and is indicated as follows:

Yes H – Tree is unhealthy

Yes S – Tree is structurally unsound

## OBSERVATIONS AND CONCLUSIONS

The site is located in an existing subdivision with single-family residences, and the vegetation is comprised of ornamental landscape plants. A single-family residence was located on the site. The house burned approximately 2 years ago. The house has been demolished and removed. Refer to Appendix 2 – Tree Data for details.

In addition to collecting data on the trees on this site, a trench was hand dug at the dripline of Tree #1. The purpose of the trench was to identify any structural roots growing toward the likely building envelope. The trench was approximately 35' in length, 12" in width and 18" in depth. One 3" diameter root was revealed. There was one 1-1/2" diameter root and two 1" roots. The remaining roots were 1/4" in diameter and less. Refer to the photograph below.



**RECOMMENDED REMOVALS OF HAZARDOUS, DEFECTIVE OR UNHEALTHY TREES**

At this time, one tree has been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. For reference, the tree which has been recommended for removal due to the severity of noted defects, compromised health, and/or structural instability is highlighted in green within Appendix 2 – Tree Data and briefly summarized as follows:

**TABLE 2**

Tree #	Tag #	Protected Tree 48"+ Circ.	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Circ.	Measured At (ft)	Canopy Radius	Arborist Rating
2	9544	Yes	No	Coast Redwood	<i>Sequoia sempervirens</i>	26,26	52	163	48	20	1 Extreme Problems

## CONSTRUCTION IMPACT ASSESSMENT

This Final Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan is intended to provide Thomas James Homes, the City of Los Altos, and other members of the development team a detailed *pre-development review* of the species, size, and current structure and vigor of the trees within and/or overhanging the proposed project area. At this time, we have reviewed the Topographic Survey prepared by CBG Civil Engineers dated November 5, 2021, the Proposed Site Plan prepared by Bassenian Lagoni dated March 18, 2022, and the Landscape Improvements prepared by Abich Landscape Architecture & Consulting dated May 10, 2022.

Tree # 1 (Tag # 9543): Slight impact to the CRZ is expected due to installation of a concrete walkway. Slight field adjustment of the walkway location may be required due to the large root flare of this tree. Slight impact to the canopy due to clearance for pedestrian traffic. Less than 5% of the canopy is expected to be pruned for clearance.

Tree # 2 (Tag # 9544): This tree is proposed to be removed due to poor vigor (health) and poor structure. Codominant branching at 2' above grade creating weak attachments. Elevated root flare results in support roots conflicting with improvements. Drought stressed dieback throughout tree. Sparse upper canopy. The tree was exposed to a house fire in October 2020, and mid-canopy was damaged by the fire. In May 2022, the tree has not recovered, and the upper and mid-canopy foliage is very sparse. There are no treatments to effectively return the tree to a reasonably safe and healthy tree and recovery is highly unlikely. Additionally, the tree is growing over the gas line location and sanitary sewer.

Tree # 3 (Tag # 9545): This tree is proposed for removal by the developer. It is incompatible with the proposed landscape.

Tree # 4 (Tag # 9546): This tree is proposed for removal by the developer. It is incompatible with the proposed landscape.

Tree # 5 (Tag # 9547): This tree is proposed for removal by the developer. It is incompatible with the proposed landscape.

Tree # 6 (Tag # 9548): This non-protected tree is expected to have slight impact to its CRZ due to the installation of a paver walkway.

Tree # 7 (Tag # 9549): This non-protected tree is expected to have slight impact to its CRZ due to the installation of a paver walkway.

## DISCUSSION

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and County ordinance requirements, so as to enhance tree longevity. This requires their root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

Following is a summary of Impacts to trees during construction and Tree Protection measures that should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document that all contractors will follow. ***The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.***

## RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES

Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.**
- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved:
  1. Irrigate (if needed) and place a 3" layer of chip mulch over the protected root zone of all trees that will be impacted.
  2. Erect Tree Protection Fences. Place boards against trees located within 3' of construction zones, even if fenced off.
  3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.
- For grade cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.
- Where possible, specify geotextile fabric and/or thickened paving, re-enforced paving, and structural soil in lieu of compacting, and avoid root cutting as much as possible, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with hydro-vac equipment or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

General Tree protection measures are included as Appendix 3. These measures need to be included on the Site, Grading, Utility and Landscape Plans. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal.

Report Prepared by:



Edwin E. Stirtz, Consulting Arborist  
International Society of Arboriculture  
Certified Arborist WE-0510A  
ISA Tree Risk Assessment Qualified  
Member, American Society of Consulting Arborists

- Enc.: Appendix 1 – Tree Protection Plan
- Appendix 2 – Tree Data
- Appendix 3 – General Practices for Tree Protection
- Appendix 4 – Photographs

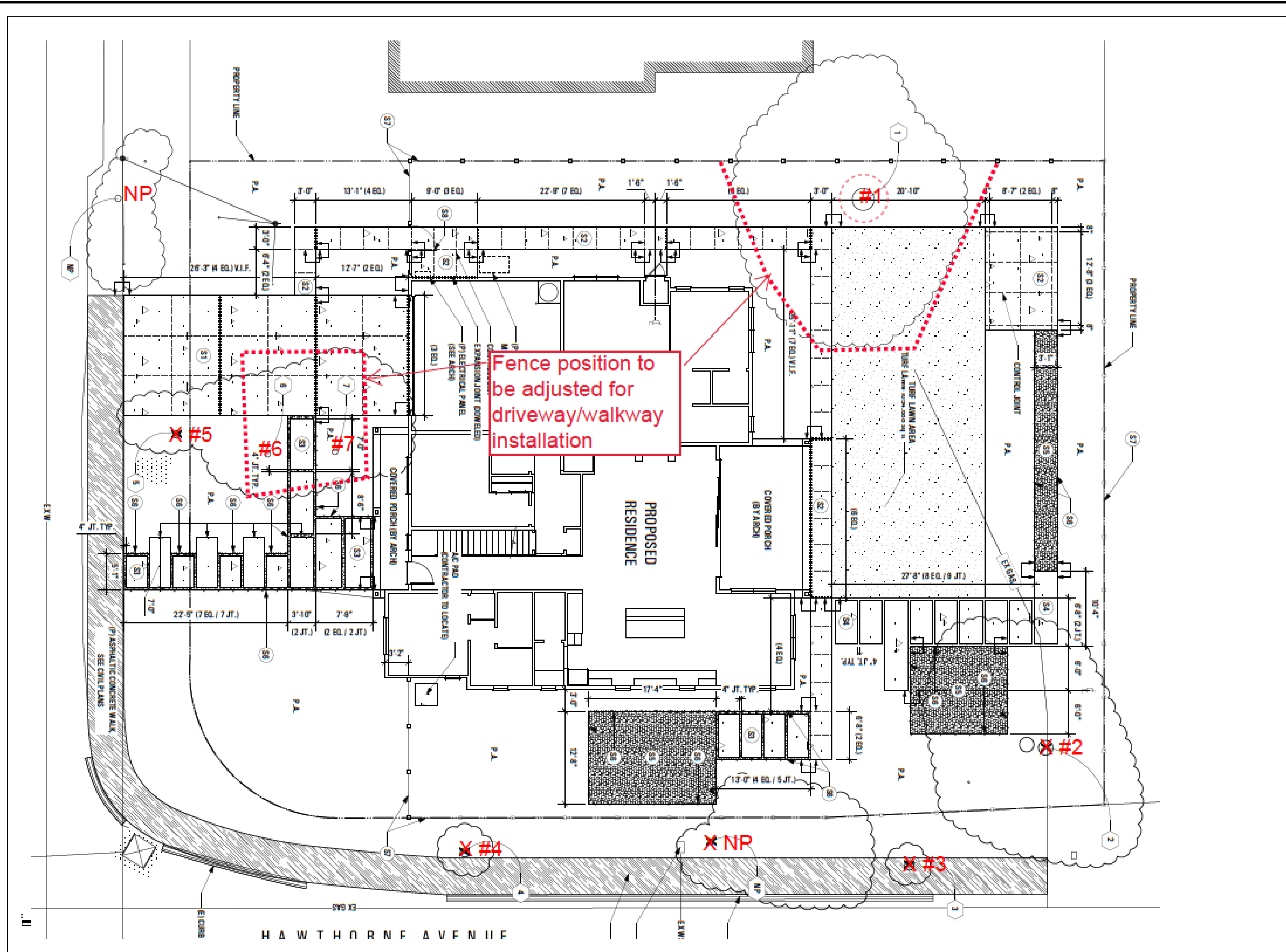
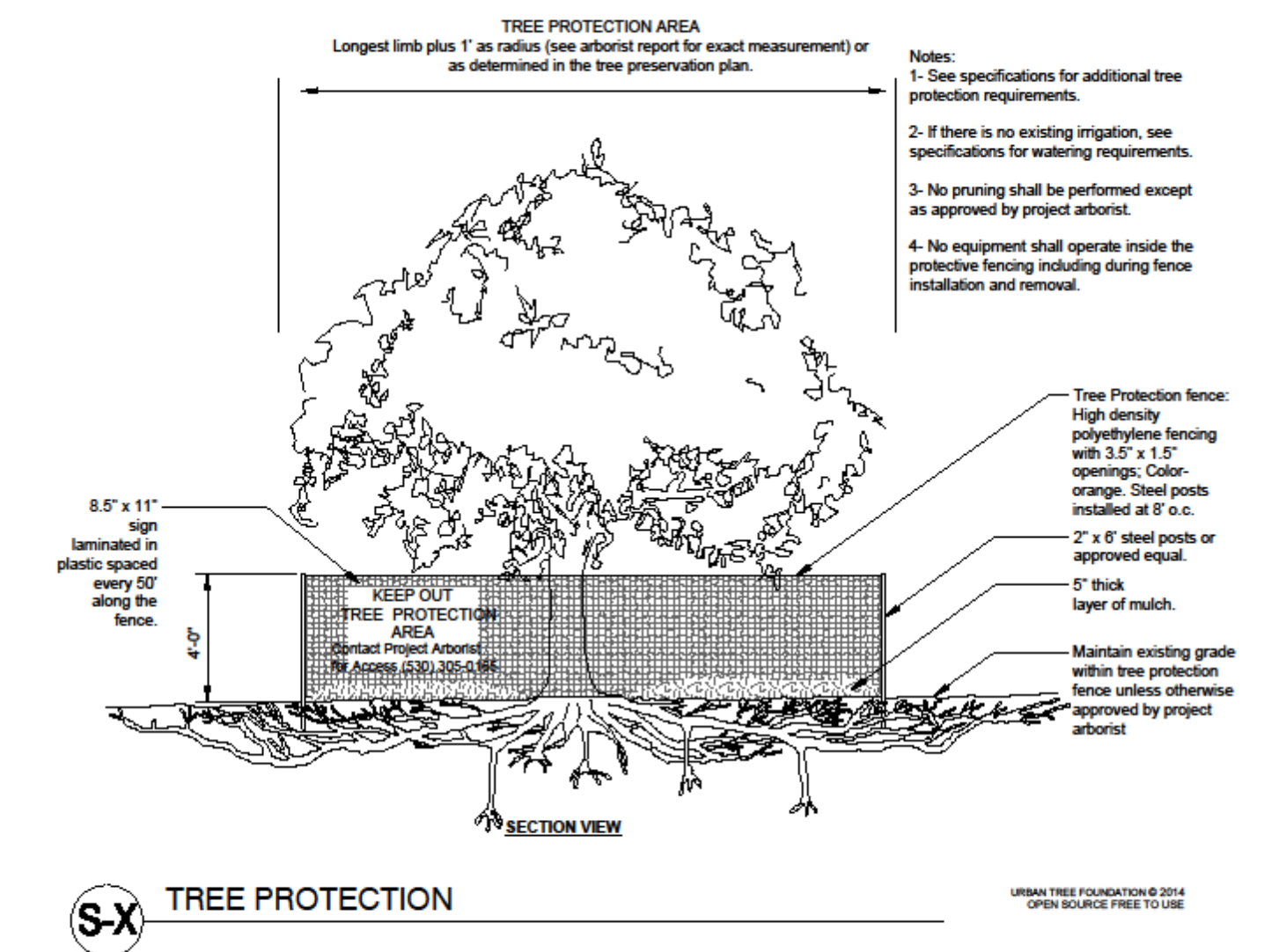


**California Tree & Landscape Consulting, Inc.**

359 Nevada St. Suite 201  
Auburn, CA 95603

**TREE PROTECTION GENERAL REQUIREMENTS**

1. The project arborist for this project is California Tree & Landscape Consulting. The primary contact information is Nicole Harrison (530) 305-0165. The project arborist may continue to provide expertise and make additional recommendations during the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.
2. The project arborist should inspect the exclusionary root protection fencing installed by the contractors prior to any grading and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The root protection zone for trees is specified as the 'canopy radius' in Appendix 2 in the arborist report unless otherwise specified by the arborist. Note 'dripline' is not an acceptable location for installation of tree protection fencing.
3. The project arborist should directly supervise any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, the Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist. Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site.
4. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.
5. Clearly designate an area on the site that is outside of the protection area of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the protection zones of any trees on or off the site.
6. Any and all work to be performed inside the protected root zone fencing, including all grading and utility trenching, shall be approved and/or supervised by the project arborist.
7. Trenching, if required, inside the protected root zone shall be approved and/or supervised by the project arborist and may be required to be performed by hand, by a hydraulic or air spade, or other method which will place pipes underneath the roots without damage to the roots.
8. The root protection zone for trees is specified as the 'canopy radius' in Appendix 2 in the arborist report unless otherwise specified by the arborist. Note 'dripline' is not an acceptable location for installation of tree protection fencing.



**TREE PROTECTION PLAN**

Page 1 of 1

X = Removals  
NP = Non-Protected Tree

- Property Line
- Measured Tree Canopy
- Tree Protection Fencing



**311 Hawthorne Lane**

City of Los Altos, California

Sheet No.

Prepared by Thomas M. Stein, ISA Cert #WE-12854A

TPP 1.1

Date: 05/31/2022

APPENDIX 2 – TREE DATA

Tree #	Tag #	Protected Tree 48"+ Circ.	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Circ.	Measured At (ft)	Canopy Radius	Arborist Rating	Dvlpmt Status	Field Notes	Recommendations	Construction Impact	Protective Measures to be Taken
1	9543	Yes	No	Coast Redwood	<i>Sequoia sempervirens</i>		51	160	48	18	3 Fair - Minor Problems	Preserve	Enlarged root flare ~7' in diameter. Growing 5' S of N property line and 34' W of W property line. Dieback on branch ends. ~120' height. Lower tree exposed to house fire; minor amount of burnt limbs. Root crown measures 58" diameter at 4" above grade.	Prune dead/burn limbs and foliage. Reduce overextended branches over swimming pool on adjacent parcel. Reduce overextended branches in upper canopy. Irrigate 2x monthly, or as needed. Install 3-4" of wood chip much under dripline.	Slight impact to CRZ due to concrete walkway. The location of the walkway may require adjustment in the field due to large root crown flare.	Install protective tree fence as shown in App. 1. Install 4" woodchip mulch under dripline. Monitor irrigation needs 2x/mo & irrigate as needed.
2	9544	Yes	No	Coast Redwood	<i>Sequoia sempervirens</i>	26,26	52	163	48	20	1 Extreme Problems	Unknown	Codominant branching at 2' above grade. Elevated root flare. Growing ~15' N of street, 5' W of E property line, 77' S of N property line. Drought stressed dieback throughout tree. Sparse upper canopy. Tree exposed to house fire in Oct. 2020, and mid-canopy was likely damaged by fire. In May 2022, tree has not recovered, and upper & mid-canopy foliage very sparse. Tree unlikely to recover. Additionally, tree growing over gas line location & sanitary sewer. Consider removal.	<b>Removal. If retained, reduce overextended branches in upper canopy. Irrigate 2x monthly, or as needed. Install 3-4" of wood chip much under dripline.</b>	<b>Developer proposes removal due to poor condition of the tree.</b>	N/A
3	9545	Yes	Yes	Italian Cypress	<i>Cupressus sempervirens</i>		15	47	48	2	3 Fair - Minor Problems	Unknown	Located ~5' N of extruded curb. NE side limbed to 10' above grade. Adjacent to pavement sidewalk. Tree is located within the public right-of-way and should be considered a street tree.	None at this time.	<b>Developer proposes removal due to incompatibility with proposed landscape.</b>	N/A

Tree #	Tag #	Protected Tree 48"+ Circ.	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Circ.	Measured At (ft)	Canopy Radius	Arborist Rating	Dvlpmt Status	Field Notes	Recommendations	Construction Impact	Protective Measures to be Taken
4	9546	Yes	Yes	Italian Cypress	<i>Cupressus sempervirens</i>		17	53	6	3	3 Fair - Minor Problems	Unknown	Growing ~5' N of S property line. Adjacent to pavement. Codominant branching ~5' above grade with included bark. Dead branches in upper canopy. Tree is located within the public right-of-way and should be considered a street tree.	Prune dead branches in upper canopy.	Developer proposes removal due to incompatibility with proposed landscape.	N/A
5	9547	No	Yes	Italian Cypress	<i>Cupressus sempervirens</i>		11	35	48	2	2 Major Structure or Health Problems	Unknown	Growing ~14' E of pavement on Gordon Avenue. NW side pruned for clearance from fence. Growing ~10' E of communication cables. Tree is located within the public right-of-way and should be considered a street tree.	None at this time.	Developer proposes removal due to incompatibility with proposed landscape.	N/A
6	9548	No	No	Sweetgum	<i>Liquidambar</i>		10	31	48	12	2 Major Structure or Health Problems	Unknown	Growing ~27' E of pavement on Gordon Avenue. Mechanical wound SW side 4-5' above grade compromising about 1/4 cambium. Codominant branching 9' above grade with included bark. Codominant branching on W stem 10' above grade with included bark.	None at this time.	Slight impact to CRZ due to paver walkway.	Install protective tree fence as shown in App. 1. Install 4" woodchip mulch under dripline. Monitor irrigation needs 2x/mo & irrigate as needed.
7	9549	No	No	Sweetgum	<i>Liquidambar</i>		9	28	48	15	2 Major Structure or Health Problems	Unknown	DLR estimated to the N. Growing 9' E of Tree #6. Codominant branching at 7' above grade with included bark. SW stem branches again at 11' above grade. Codominant. Out of balance to the N.	None at this time.	Slight impact to CRZ due to paver walkway.	Install protective tree fence as shown in App. 1. Install 4" woodchip mulch under dripline. Monitor irrigation needs 2x/mo & irrigate as needed.

TOTAL INVENTORIED TREES = 7 trees (518 aggregate circumference inches)
<b>TOTAL RECOMMENDED REMOVALS = 1 tree (163 aggregate circumference inches)</b>
<b>TOTAL REMOVALS FOR DEVELOPMENT = 4 trees (298 aggregate circumference inches)</b>
Rating (0-5, where 0 is dead) = 1=1 tree; 2=3 trees; 3=3 trees
<b>TOTAL PROTECTED TREES = 4 trees (423 aggregate circumference inches)</b>





## APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

### **Definitions:**

**Root zone:** The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

**Inner Bark:** The bark on large valley oaks and coast live oaks is quite thick, usually 1” to 2”. If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

### **Methods Used in Tree Protection:**

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor’s ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

**Root Protection Zone (RPZ):** Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree’s canopy (out to the dripline, or edge of the canopy), plus 1’. The Project Arborist must approve work within the RPZ.

**Irrigate, Fertilize, Mulch:** Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12” of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

**Fence:** Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6’.

In areas of intense impact, a 6’ chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3’ of the construction area, place 2” by 4” boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

**Elevate Foliage:** Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.<sup>3</sup>

**Expose and Cut Roots:** Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

**Protect Roots in Deeper Trenches:** The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

**Protect Roots in Small Trenches:** After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of “preserved” roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼” to ½” of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

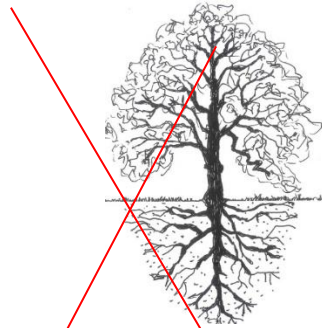
**Monitoring Tree Health During and After Construction:** The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is

<sup>3</sup> International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

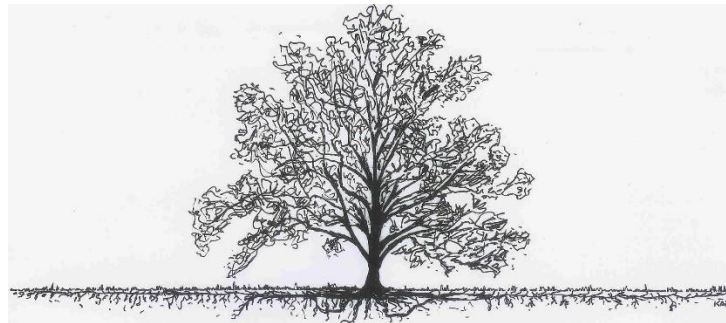
### Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.



Drawing A

Common misconception of where tree roots are assumed to be located



Drawing B

The reality of where roots are generally located

### Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is 'shading' the other trees is considered Dominant. The 'shaded' trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

Dominant Tree

Growth is upright

Canopy is balanced by limbs and foliage equally

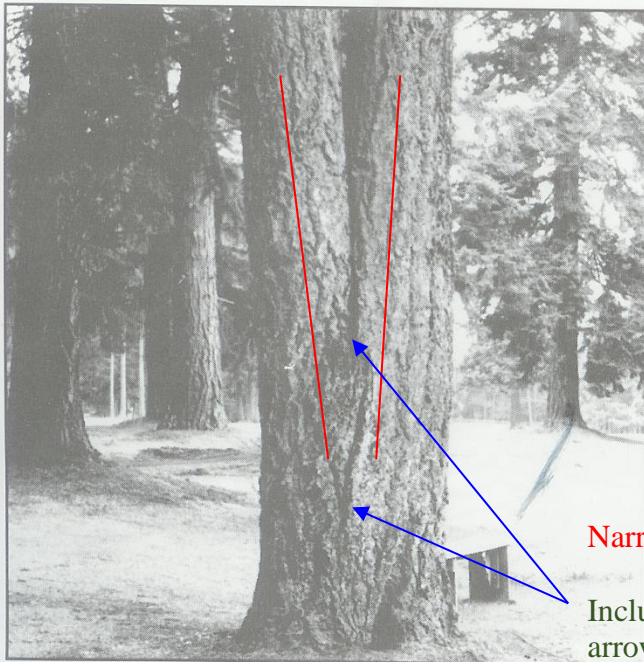


Suppressed Tree

Canopy weight all to one side

Limbs and foliage grow away from dominant tree

Co-dominant leaders are another common structural problem in trees.



The tree in this picture has a co-dominant leader at about 3' and included bark up to 7 or 8'. Included bark occurs when two or more limbs have a narrow angle of attachment resulting in bark between the stems – instead of cell to cell structure. This is considered a critical defect in trees and is the cause of many failures.

Narrow Angle

Included Bark between the arrows

Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

Photo from Evaluation of Hazard Trees in Urban Areas by Nelda P. Matheny and James R. Clark, 1994 International Society of Arboriculture

### Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3” should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not “heal” they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will ‘cover it’ with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for overweight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and require annual inspection.



Normal limb structure

Photo of another tree – not at this site.

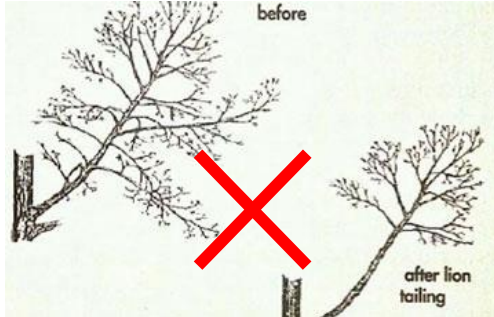
Over weight, reaching limb with main stem diameter small compared with amount of foliage present



Photo of another tree – not at this site

Lion's – Tailing is the pruning practice of removal of “an excessive number of inner and/or lower lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice” ANSI A300 (part 1) 4.23. It increases the risk of failure.

Pruning – Cutting back trees changes their natural structure, while leaving trees in their natural form enhances longevity.



### Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies. These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists. Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist. An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: [isa-arbor.org](http://isa-arbor.org).

Consulting Arborist. An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: <https://www.asca-consultants.org/>

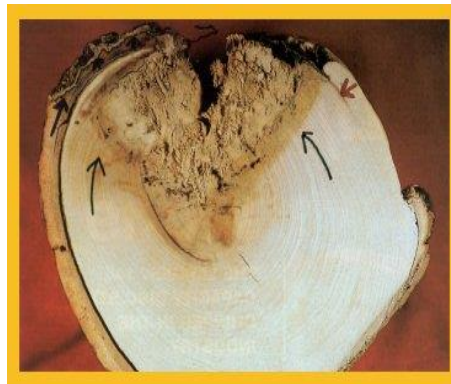
## Decay in Trees

**Decay (in General):** Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.



According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.

additional cells. The weakest of the vertical wall. Accordingly, decay progression inward at large are more than one pruning cut trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.



Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into the barrier zones is the formation of while a tree may be able to limit pruning cuts, in the event that there located vertically along the main

## Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

APPENDIX 4 – PHOTOGRAPHS

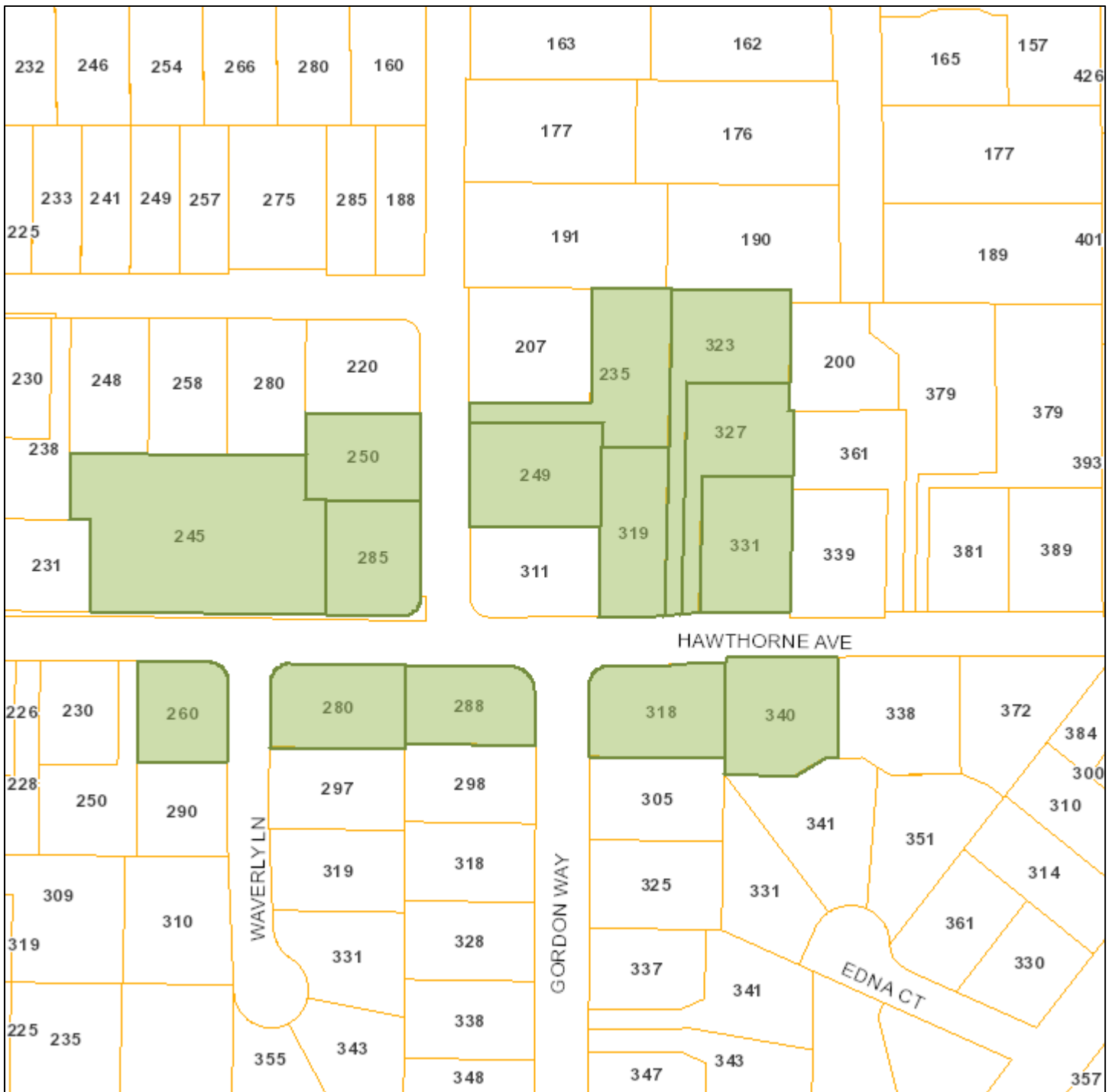






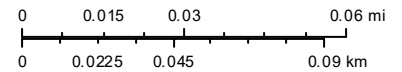
## Notification Map








Agenda Item 3.



Print Date: August 31, 2022

12,257



-  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.

Network: Dec 21, 2022 at 3:50:11 PM PST

Local: Dec 21, 2022 at 3:50:11 PM PST

N 37° 22' 39.509", W 122° 6' 24.587"

318 Hawthorne Ave

Los Altos CA 94022

United States

NOTICE OF DEVELOPMENT PROPOSAL

311 Hawthorne Avenue



Project Description:

The project proposes a new two-story single-family residence containing 3,261-square feet single-family residence with an attached accessory dwelling unit and an attached two-vehicle garage.

Applicant

Aaron Hollister of Thomas James Homes 650-562-8082 ahollister@tjhusa.com

Owner

SF21G, LLC c/o Aaron Hollister 650-562-8082 ahollister@tjhusa.com

City of Los Altos Planner Contact

To submit comments or receive additional information, please contact: Jia Liu, Associate Planner 650-947-2696; jliu@losaltosca.gov

Public Meetings (as scheduled):



NOTICE OF VIRTUAL INFORMATIONAL NEIGHBORHOOD MEETING RELATED TO A PROPOSED SINGLE FAMILY RESIDENTIAL PROJECT AT 311 HAWTHORNE AVENUE

You are invited to attend a virtual neighborhood meeting with representatives from Thomas James Homes to discuss a proposal to construct a new 3,261 square-foot, two-story, single-family residence with an attached accessory dwelling unit and an attached two-vehicle garage at 311 Hawthorne Avenue. The scope of work requires approval of a Design Review Application from the City of Los Altos.

Copies of the latest proposed site plan and building elevations have been included for your reference. The previous version of the plans was distributed in June 2022.

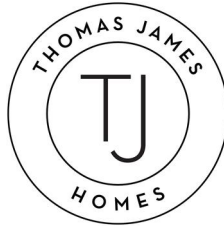
The virtual meeting will be held on January 10, 2023, at 5:30 PM PST. Please utilize the following information to access the virtual meeting:

JOIN US! Scan Code or Use Link Below ZOOM LINK: https://us02zoom.us/j/96482112?pwd=... Phone: +1 669 900 6833 US (San Jose) Meeting ID: 810 3844 2813 Meeting Password: 071623

To attend the virtual meeting, you may enter the Zoom link into your internet browser, scan the provided QR code or call into the meeting. Please don't forget to email your neighbors of those nearest to your home (see below) for an electronic Zoom link that does not need to be manually entered. Please note that you are not required to be visible to others participating in the meeting. Please do not share your phone number and do not should you want to speak.

The purpose of this meeting is to receive comments from the neighborhood regarding our latest plans. After this meeting, the city's Design Review Commission will render a decision on the project's design at a future commission meeting. You will receive another notice from the city regarding the time and date of the Design Review Commission meeting if you wish to attend the meeting. The city's notice will also contain details on how neighbors can participate in the public process associated with the Design Review Commission meeting.

Please contact Aaron Hollister of Thomas James Homes at ahollister@tjhusa.com and/or 650-562-8082. If you have any questions or comments or wish to arrange for an alternative meeting time or location to discuss the project.



## NOTICE OF VIRTUAL INFORMATIONAL NEIGHBORHOOD MEETING RELATED TO A PROPOSED SINGLE-FAMILY RESIDENTIAL PROJECT AT 311 HAWTHORNE AVENUE

You are invited to attend a virtual neighborhood meeting with representatives from Thomas James Homes to discuss a proposal to construct a new 3,261-square-foot, two-story, single-family residence with an attached accessory dwelling unit and an attached two-vehicle garage at 311 Hawthorne Avenue.

This scope of work requires approval of a Design Review Application from the City of Los Altos.

Copies of the latest proposed site plan and building elevations have been included for your reference.

The previous version of the plans was distributed in June 2022.

The virtual meeting will be held on **January 10, 2022, at 5:30 P.M.** Please utilize the following information to access the virtual meeting:



### JOIN US!

Scan Code or Use Link Below

### ZOOM Link:

<https://us06web.zoom.us/j/83638442813?pwd=U1VYzZBvVHFxd1drZUpuYmtodUV4QT09>

Phone: +1 669 900 6833 US (San Jose)

Meeting ID: 836 3844 2813

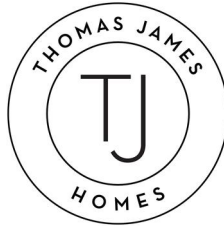
Meeting Passcode: 077633

*To attend the virtual meeting, you may enter the Zoom link into your internet browser, scan the provided QR code or call into the meeting. Please feel free to email Aaron Hollister of Thomas James Homes (contact info below) for an electronic Zoom link that does not need to be manually entered. Please note that you are not required to be visible to others to participate in the meeting. Please be sure that the mute button is not in use should you want to speak.*

The purpose of this meeting is to receive comments from the neighborhood regarding our latest plans.

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**Please contact Aaron Hollister of Thomas James Homes at [ahollister@tjhusa.com](mailto:ahollister@tjhusa.com) and/or 650-562-8082 if you have any questions or comments or wish to arrange for an alternative meeting time or location to discuss the project.**



## **Neighborhood Outreach Summary**

### ***Neighborhood Meeting/Notice***

Date: January 10, 2023

Time: 5:30pm

A notice was sent via certified mail to all owners and occupants within 300 feet of the project site on December 16, 2022. The notice contained information on the virtual meeting time, date, and login information, as well as the latest plans. The neighborhood meeting notice was also posted at the site.

Attendees:

- Tom Sartor – next door neighbors at 319 Hawthorne Avenue
- Joannie Wang – neighbor at 280 Hawthorne Avenue

### **Comments**

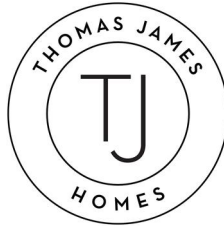
- The fence design and location were discussed with the adjacent neighbor at 319 Hawthorne Avenue. The neighbor's preference was to have an angled corner on the Hawthorne Avenue frontage near the shared property line. There were no other comments provided on the fence design and location.
  - The fence design has been revised with angled corner. The plans now reflect this design. The area between the Hawthorne Avenue frontage and the corner fence area will be landscaped with plantings that will not exceed four feet in height to allow for adequate sight distance from the neighbor's driveway.
- The neighbor at 319 Hawthorne Avenue had questions leading up to the meeting. These questions were related to the construction schedule, site addressing, landscape plan, and the health of a redwood tree proposed for retention.
- The neighbor at 319 Hawthorne Avenue was supportive of the project.
- The neighbor at 280 Hawthorne Avenue did not have questions or comments.

### ***First Neighborhood Notice***

Date: June 16, 2022

Time: 5:30pm

A notice was sent via certified mail to all owners and occupants within 300 feet of the project site on June 16, 2022. The notice contained the applicant's direct contact information and the originally proposed project plans.

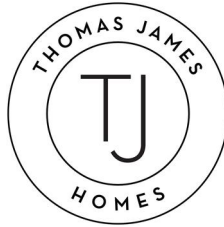


**Comments**

- The neighbor at 319 Hawthorne Avenue reached out for coordination on the proposed fencing. The applicant and neighbor found a fencing solution with the most recent plans.
- The neighbors at 319 Hawthorne Avenue and 250 S Gordon Way reached out for clarifications on the site plan.

**In-Person Outreach**

- The applicant team has reached out to neighbors in-person on several occasions to introduce the applicant, coordinate on fence design, and to provide direct contact information.



**NOTICE OF VIRTUAL INFORMATIONAL NEIGHBORHOOD MEETING RELATED TO A PROPOSED SINGLE-FAMILY RESIDENTIAL PROJECT AT 311 HAWTHORNE AVENUE**

You are invited to attend a virtual neighborhood meeting with representatives from Thomas James Homes to discuss a proposal to construct a new 3,261-square-foot, two-story, single-family residence with an attached accessory dwelling unit and an attached two-vehicle garage at 311 Hawthorne Avenue.

This scope of work requires approval of a Design Review Application from the City of Los Altos.

Copies of the latest proposed site plan and building elevations have been included for your reference.

The previous version of the plans was distributed in June 2022.

The virtual meeting will be held on **January 10, 2022, at 5:30 P.M.** Please utilize the following information to access the virtual meeting:



**JOIN US!**

Scan Code or Use Link Below

**ZOOM Link:**

<https://us06web.zoom.us/j/83638442813?pwd=U1VYzZBvVHFxd1drZUpuYmtodUV4QT09>

**Phone:** +1 669 900 6833 US (San Jose)

**Meeting ID:** 836 3844 2813

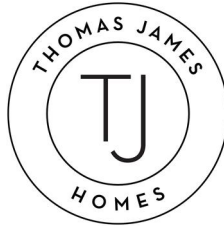
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The purpose of this meeting is to receive comments from the neighborhood regarding our latest plans.

After this meeting, the city’s Design Review Commission will render a decision on the project’s design at a future commission meeting. You will receive another notice from the city regarding the time and date of the Design Review Commission meeting if you wish to attend the meeting. The city’s notice will also contain details on how neighbors can participate in the public process associated with the Design Review Commission meeting.

**Please contact Aaron Hollister of Thomas James Homes at [ahollister@tjhusa.com](mailto:ahollister@tjhusa.com) and/or 650-562-8082 if you have any questions or comments or wish to arrange for an alternative meeting time or location to discuss the project.**



Dear Neighbor,

I would like to take this opportunity to introduce Thomas James Homes to the neighborhood. Thomas James Homes is a nationally recognized luxury homebuilder that has completed more than 800 quality residential projects over the past decade. We have distinguished ourselves by building homes of exceptional quality and design.

We are proposing a new single-family residence on the vacant property at **311 Hawthorne Avenue**. The home is proposed as a two-story home containing 3,820 square feet. An attached two-vehicle garage and an attached accessory dwelling unit are also proposed.

We would like to provide you with an opportunity to review the enclosed proposal and provide comments and ask questions. Neighbors are being provided this notice as a courtesy early in the process.

Please note that the enclosed plans are preliminary and may change due to modifications by Thomas James Homes and/or the City of Los Altos. The plans will be reviewed by the city's Planning Division for compliance with applicable zoning and residential design guideline standards. After this review is completed, the city's Design Review Commission (DRC) will ultimately render a decision on the project's design.

If approved by the DRC, the city will review the project's various construction drawings and will issue applicable permits. The total construction time typically takes 12 months after the project's building permit is issued.

**Please do not hesitate to contact me at [ahollister@tjhusa.com](mailto:ahollister@tjhusa.com) or 650-562-8082 if you have any questions, comments, or concerns about the project.**

Sincerely,

Aaron Hollister  
Senior Development Manager at Thomas James Homes



U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE** stamps.com

Certified Mail Fee \$ **\$0.00**

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

US POSTAGE  
 12/17/2022  
 062S11687008  
 94065  
 000074328

Postage \$

**Kenneth Tsai**  
 305 Gordon Way  
 Los Altos, CA 94022

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**OFFICIAL USE** stamps.com

Certified Mail Fee \$ **\$0.00**

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

US POSTAGE  
 12/17/2022  
 062S11687008  
 94065  
 000074328

Postage \$

**Stephen & Amy Tam**  
 298 Gordon Way  
 Los Altos, CA 94022

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Certified Mail Fee \$ **\$0.00**

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

US POSTAGE  
 12/17/2022  
 062S11687008  
 94065  
 000074326

Postage \$

**Alexander & Bo Macinnis**  
 285 Hawthorne Ave  
 Los Altos, CA 94022

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Certified Mail Fee \$ **\$0.00**

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

US POSTAGE  
 12/17/2022  
 062S11687008  
 94065  
 000074327

Postage \$

**Wen Chen**  
 280 Hawthorne Ave  
 Los Altos, CA 94022

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Certified Mail Fee \$ **\$0.00**

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

US POSTAGE  
 12/17/2022  
 062S11687008  
 94065  
 000074324

Postage \$

**Thomas Sartor**  
 319 Hawthorne Ave  
 Los Altos, CA 94022

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**OFFICIAL USE** stamps.com

Certified Mail Fee \$ **\$0.00**

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

US POSTAGE  
 12/17/2022  
 062S11687008  
 94065  
 000074325

Postage \$

**Sf21g Llc**  
 311 Hawthorne Ave  
 Los Altos, CA 94022

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OFFICIAL USE

Certified Mail Fee

\$0.00<sup>0</sup>

US POSTAGE  
12/17/2022  
062S11687008  
94065  
000074334

S94765 021

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$



Postage

Peter & Anne Astiz  
220 Gordon Way  
Los Altos, CA 94022

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Certified Mail Fee

\$0.00<sup>0</sup>

US POSTAGE  
12/17/2022  
062S11687008  
94065  
000074335

S94765 020

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$



Postage

Verna Sinsley  
207 Gordon Way  
Los Altos, CA 94022

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Certified Mail Fee

\$0.00<sup>0</sup>

US POSTAGE  
12/17/2022  
062S11687008  
94065  
000074332

S94765 023

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$



Postage

John Elms  
249 Gordon Way  
Los Altos, CA 94022

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Certified Mail Fee

\$0.00<sup>0</sup>

US POSTAGE  
12/17/2022  
062S11687008  
94065  
000074333

S94765 022

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$



Postage

Harold Stenfort  
235 Gordon Way  
Los Altos, CA 94022

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Certified Mail Fee

\$0.00<sup>0</sup>

US POSTAGE  
12/17/2022  
062S11687008  
94065  
000074331

S94765 024

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$



Postage

Ian Massey  
250 Gordon Way  
Los Altos, CA 94022

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Certified Mail Fee

\$0.00<sup>0</sup>

US POSTAGE  
12/17/2022  
062S11687008  
94065  
000074330

S94765 025

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$



Postage

William Mavity  
288 Gordon Way  
Los Altos, CA 94022

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Certified Mail Fee  
 \$ **\$0.00**

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

**US POSTAGE**  
 12/17/2022  
 062S11687008  
 94065  
 000074322

94765.033

Samuel Chang  
 318 Hawthorne Ave  
 Los Altos, CA 94022

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Certified Mail Fee  
 \$ **\$0.00**

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

**US POSTAGE**  
 12/17/2022  
 062S11687008  
 94065  
 000074323

94765.032

James March  
 331 Hawthorne Ave  
 Los Altos, CA 94022

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Certified Mail Fee  
 \$ **\$0.00**

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

**US POSTAGE**  
 12/17/2022  
 062S11687008  
 94065  
 000074320

94765.035

James & Patricia Rogers  
 327 Hawthorne Ave  
 Los Altos, CA 94022

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Certified Mail Fee  
 \$ **\$0.00**

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

**US POSTAGE**  
 12/17/2022  
 062S11687008  
 94065  
 000074321

94765.034

Nathan & Janel Giesselman  
 323 Hawthorne Ave  
 Los Altos, CA 94022

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Certified Mail Fee  
 \$ **\$0.00**

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

**US POSTAGE**  
 12/17/2022  
 062S11687008  
 94065  
 000074319

94765.036

Paul & Jill Jene  
 340 Hawthorne Ave  
 Los Altos, CA 94022

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7021 2720 0002 1285 9383

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**OFFICIAL** stamps.com

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

**Total Postage** \$

Sent To

Street and Apt. No.

City, State, ZIP+4®

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

**6/16/2022**  
**CERTIFIED FIRST-CLASS MAIL**  
 062S0011687008  
 FROM 94065

Paul & Jill Jene  
 or Current Neighbor  
 340 Hawthorne Ave  
 Los Altos, CA 94022

7021 2720 0002 1285 9420

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

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**OFFICIAL** stamps.com

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

**Total Postage** \$

Sent To

Street and Apt. No.

City, State, ZIP+4®

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

Agenda Item 3.

**6/16/2022**  
**CERTIFIED FIRST-CLASS MAIL**  
 062S0011687008  
 FROM 94065

Nathan & Janel Giesselman  
 or Current Neighbor  
 323 Hawthorne Ave  
 Los Altos, CA 94022

7021 2720 0002 1285 9390

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

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**OFFICIAL** stamps.com

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

**Total Postage** \$

Sent To

Street and Apt. No.

City, State, ZIP+4®

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

**6/16/2022**  
**CERTIFIED FIRST-CLASS MAIL**  
 062S0011687008  
 FROM 94065

Alexander & Bo Macinnis  
 or Current Neighbor  
 285 Hawthorne Ave  
 Los Altos, CA 94022

7021 2720 0002 1285 9413

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**OFFICIAL** stamps.com

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

**Total Postage** \$

Sent To

Street and Apt. No.

City, State, ZIP+4®

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

**6/16/2022**  
**CERTIFIED FIRST-CLASS MAIL**  
 062S0011687008  
 FROM 94065

John Elms  
 or Current Neighbor  
 249 Gordon Way  
 Los Altos, CA 94022

7021 2720 0002 1285 9376

**U.S. Postal Service™**  
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**OFFICIAL** stamps.com

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

**Total Postage** \$

Sent To

Street and Apt. No.

City, State, ZIP+4®

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

**6/16/2022**  
**CERTIFIED FIRST-CLASS MAIL**  
 062S0011687008  
 FROM 94065

Verna Sinsley  
 or Current Neighbor  
 207 Gordon Way  
 Los Altos, CA 94022

7021 2720 0002 1285 9406

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**OFFICIAL** stamps.com

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

**Total Postage** \$

Sent To

Street and Apt. No.

City, State, ZIP+4®

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**6/16/2022**  
**CERTIFIED FIRST-CLASS MAIL**  
 062S0011687008  
 FROM 94065

Stephen & Amy Tam  
 or Current Neighbor  
 298 Gordon Way  
 Los Altos, CA 94022

7021 2720 0002 1285 9352

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**OFFICIAL USE** stamps.com

Certified Mail Fee  
 \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$

**6/16/2022**  
**CERTIFIED FIRST-CLASS MAIL**  
 062S0011687008  
 FROM 94065

S88427.114

Los Altos, CA 94022

**lan Massey**  
 or Current Neighbor  
 250 Gordon Way  
 Los Altos, CA 94022

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

7021 2720 0002 1285 9345

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Certified Mail Fee  
 \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$

**6/16/2022**  
**CERTIFIED FIRST-CLASS MAIL**  
 062S0011687008  
 FROM 94065

S88427.113

Los Altos, CA 94022

**Peter & Anne Astiz**  
 or Current Neighbor  
 220 Gordon Way  
 Los Altos, CA 94022

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Agenda Item 3.

7021 2720 0002 1285 9321

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Certified Mail Fee  
 \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$

**6/16/2022**  
**CERTIFIED FIRST-CLASS MAIL**  
 062S0011687008  
 FROM 94065

S88427.116

Los Altos, CA 94022

**Samuel Chang**  
 or Current Neighbor  
 318 Hawthorne Ave  
 Los Altos, CA 94022

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7021 2720 0002 1285 9336

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**OFFICIAL USE** stamps.com

Certified Mail Fee  
 \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$

**6/16/2022**  
**CERTIFIED FIRST-CLASS MAIL**  
 062S0011687008  
 FROM 94065

S88427.115

Los Altos, CA 94022

**Kenneth Tsai**  
 or Current Neighbor  
 305 Gordon Way  
 Los Altos, CA 94022

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7021 2720 0002 1285 9314

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Certified Mail Fee  
 \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$

**6/16/2022**  
**CERTIFIED FIRST-CLASS MAIL**  
 062S0011687008  
 FROM 94065

S88427.118

Los Altos, CA 94022

**Harold Stenfort**  
 or Current Neighbor  
 235 Gordon Way  
 Los Altos, CA 94022

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

7021 2720 0002 1285 9369

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Certified Mail Fee  
 \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$

**6/16/2022**  
**CERTIFIED FIRST-CLASS MAIL**  
 062S0011687008  
 FROM 94065

S88427.117

Los Altos, CA 94022

**James & Patricia Rogers**  
 or Current Neighbor  
 327 Hawthorne Ave  
 Los Altos, CA 94022

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7021 2720 0002 1285 9291

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

**6/16/2022**  
**CERTIFIED FIRST-CLASS MAIL**  
 062S0011687008  
 FROM 94065

Wen Chen  
 or Current Neighbor  
 280 Hawthorne Ave  
 Los Altos, CA 94022

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

7021 2720 0002 1285 9307

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

**6/16/2022**  
**CERTIFIED FIRST-CLASS MAIL**  
 062S0011687008  
 FROM 94065

LOS ALTOS, CA 94022

William Mavity  
 or Current Neighbor  
 288 Gordon Way  
 Los Altos, CA 94022

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

7021 2720 0002 1285 9260

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

**6/16/2022**  
**CERTIFIED FIRST-CLASS MAIL**  
 062S0011687008  
 FROM 94065

James March  
 or Current Neighbor  
 331 Hawthorne Ave  
 Los Altos, CA 94022

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

7021 2720 0002 1285 9284

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

**6/16/2022**  
**CERTIFIED FIRST-CLASS MAIL**  
 062S0011687008  
 FROM 94065

Thomas Sartor  
 or Current Neighbor  
 319 Hawthorne Ave  
 Los Altos, CA 94022

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

WINDOW FRAMES: BLACK



**FRONT DOOR**  
MASONITE - VISTAGRANDE  
FIBERGLASS  
¾ LITE 4 SDL PANEL DOOR



**GARAGE DOOR**  
CLOPAY GRAND HARBOR  
MODEL: DESIGN 41



**FENCE STAIN**  
SEMI-TRANSPARENT  
SPANISH MOSS



EXTERIOR RENDERINGS  
(NOT TO SCALE)

311

HOUSE NUMBERS



EXTERIOR LIGHT FIXTURE  
9"W x 18.75"H

**PURE WHITE**

- SW 7005
- FASCIA, EAVES, & HEADERS
- POSTS & BEAMS
- TRIM

**GOSSAMAR VEIL**

- SW 9165
- HORIZONTAL & VERTICAL SIDING
- CORNER BOARDS

**IRON ORE**

- SW 7069
- FRONT DOOR
- GARAGE DOOR

**GAF ROOF SHINGLES**  
CHARCOAL



311 HAWTHORNE AVENUE  
LOS ALTOS, CALIFORNIA 94022

This is an example of design specifications for this particular plan and elevation. Detailed specifications, finishes and fixtures are subject to change, on homes prior to sale. At any time without notice or obligation. Square footages and lot dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and other factors. © 2018 Thomas James Homes, LLC. All rights reserved. CA DRE License #00927877

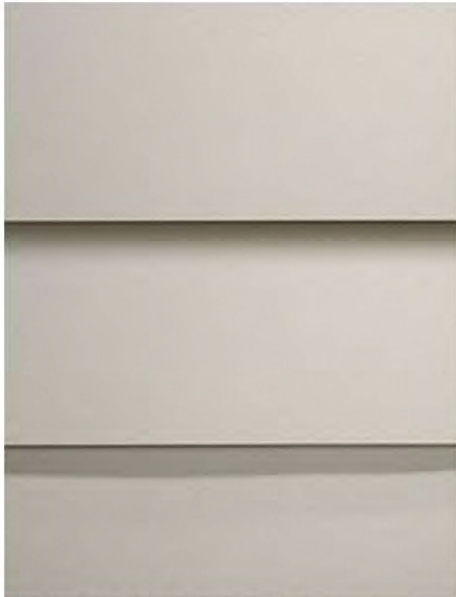
NOTES:  
DIMENSIONS PROVIDED IN THIS DOCUMENT ARE BASED OFF THE ARCHITECTURAL PLANS AND ARE TO BE VERIFIED IN FIELD. ACTUAL FIELD CONDITIONS MAY AFFECT THESE DIMENSIONS. PROJECT MANAGER TO NOTIFY DESIGNER OF DIMENSIONS AND FIELD CONDITIONS THAT DIFFER FROM THE DESIGN PACKAGE AND ARCHITECTURAL PLANS.

DATE: 10.07.22  
DESIGNER: KRISTIN LASKY  
ARCHITECT: BASSENIAN LAGONI

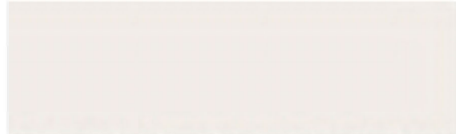
NOTE: RENDERINGS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE HOME OR IT'S SURROUNDINGS

**B38 A**  
**TRANSITIONAL A4.0**

# TRANSITIONAL



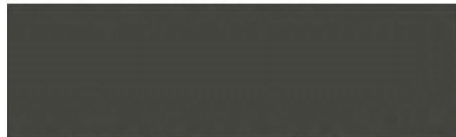
CEMENTITIOUS HORIZONTAL & VERTICAL SIDING  
SW 9165 GOSSAMER VEIL



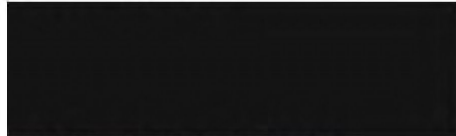
WOOD FASCIA, EAVES, TAILS, HEADERS, BEAMS, DECORATIVE WOOD COLUMNS & CEMENTITIOUS TRIM  
SW 7005 PURE WHITE



FAUX STAINED FIBERGLASS ENTRY DOOR (OPTION) THERMATRU - RAVEN



WOOD SHUTTERS, FIBERGLASS ENTRY DOOR & SECTIONAL GARAGE DOOR  
SW 7069 IRON ORE



FIBERGLASS WINDOW FRAME



COMPOSITION SHINGLE ROOF  
GAF - CHARCOAL

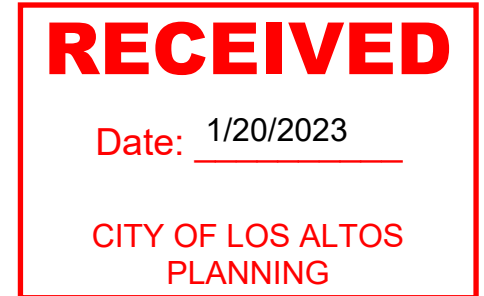


WOODEN FENCE STAIN  
CABOT SEMI-TRANSPARENT- SPANISH MOSS



# 311 HAWTHORNE AVENUE LOS ALTOS, CA 94024

December 20th, 2022



DIRECTORY	
<b>OWNER:</b> SF216, LLC 26880 ALISO VIEJO PARKWAY, SUITE 100 ALISO VIEJO, CA 92656 CONTACT: CYNTHIA THIEBAUT PHONE: (650) 382-0648 EMAIL: CTHIEBAUT@TJHUSA.COM	<b>CIVIL ENGINEER:</b> CBG 2633 CAMINO RAMON #350 SAN RAMON, CA 94583 PHONE: (925) 866-0322
<b>ARCHITECTS:</b> BASSENIAN LAGONI ARCHITECTS 2031 ORCHARD DRIVE NEWPORT BEACH, CA 92660 CONTACT: TERESSA OEHRLIN PHONE: (949) 553-9100 EMAIL: TERESSA@BASSENIANLAGONI.COM	

SHEET INDEX	
A0.0	COVER SHEET
CM-1	CONTEXT MAP
1	TOPOGRAPHIC SURVEY
A1.0	PROPOSED SITE PLAN
A2.0	PROPOSED FIRST FLOOR PLAN
A2.1	PROPOSED SECOND FLOOR PLAN
A2.2	SQUARE FOOTAGE CALCULATIONS: FIRST FLOOR
A2.3	SQUARE FOOTAGE CALCULATIONS: SECOND FLOOR
A3.0	PROPOSED EXTERIOR ELEVATIONS: FRONT AND REAR
A3.1	PROPOSED EXTERIOR ELEVATIONS: LEFT AND RIGHT
A3.2	PROPOSED ROOF PLAN
A3.3	PROPOSED SECTIONS
A4.0	COLOR AND MATERIALS BOARD
A4.1	COLOR AND MATERIALS DETAILS
A5.0	ARCHITECTURAL DETAILS
A6.0	PROPOSED 3D RENDERING
A6.1	PROPOSED 3D STREET SCENE
A7.0	PROPOSED 2D STREET SCENES
L1.1	LAYOUT AND MATERIALS
L1.2	CONSTRUCTION DETAILS
L2.1	IRRIGATION PLAN
L2.2	IRRIGATION DETAILS
L3.1	PLANTING PLAN
L3.2	PLANTING DETAILS AND NOTES
L3.3	TREE PROTECTION PLAN
GP-1	NOTES, LEGEND, ABBREVIATIONS, SITE PLAN
GP-2	CITY STANDARD DETAILS
GP-3	CLEAN BAY BLUEPRINT
ECP-1	EROSION CONTROL NOTES & SITE PLAN
ECP-2	EROSION CONTROL DETAILS

PROJECT DATA	
LEGAL DESCRIPTION :	LOT 1 LOT NO. 16 L.S. CLARK SUBDIVISION SANTA CLARA COUNTY, CALIFORNIA
APN :	170-28-045
PROJECT ADDRESS :	311 HAWTHORNE LOS ALTOS, CA 94024
ZONING :	R-1-10
GENERAL PLAN DESIGNATION :	SMALL LOT - 4 du/net acre FIRE SPRINKLERS PER CRC R313.3
TYPE OF CONSTRUCTION :	TYPE V-B
BUILDING TYPE :	SFD
FIRE ZONE :	N/A
CODES :	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
GOVERNING BODY :	CITY OF LOS ALTOS

**PROJECT DESCRIPTION**

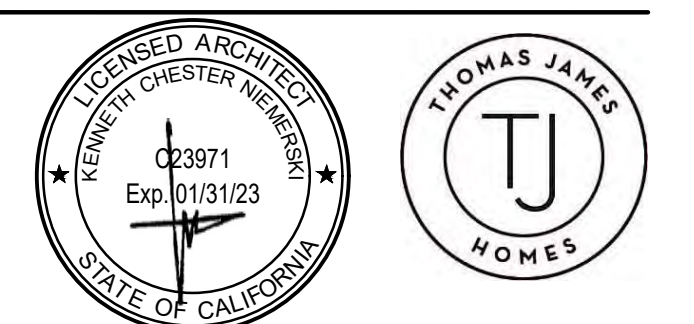
THIS PROPOSED HOME IS A TWO-STORY SINGLE FAMILY DETACHED RESIDENCE. IN 3,261 SQUARE FEET, THERE ARE A TOTAL OF 4 BEDROOMS AND 4.5 BATH WITH THE ADDITION OF A LOFT AND OFFICE. THE HOME ALSO INCLUDES A SEPARATE ENTRANCE LEADING TO A 568 SQUARE FOOT ADU WITH SITTING AREA, BEDROOM AND BATH.

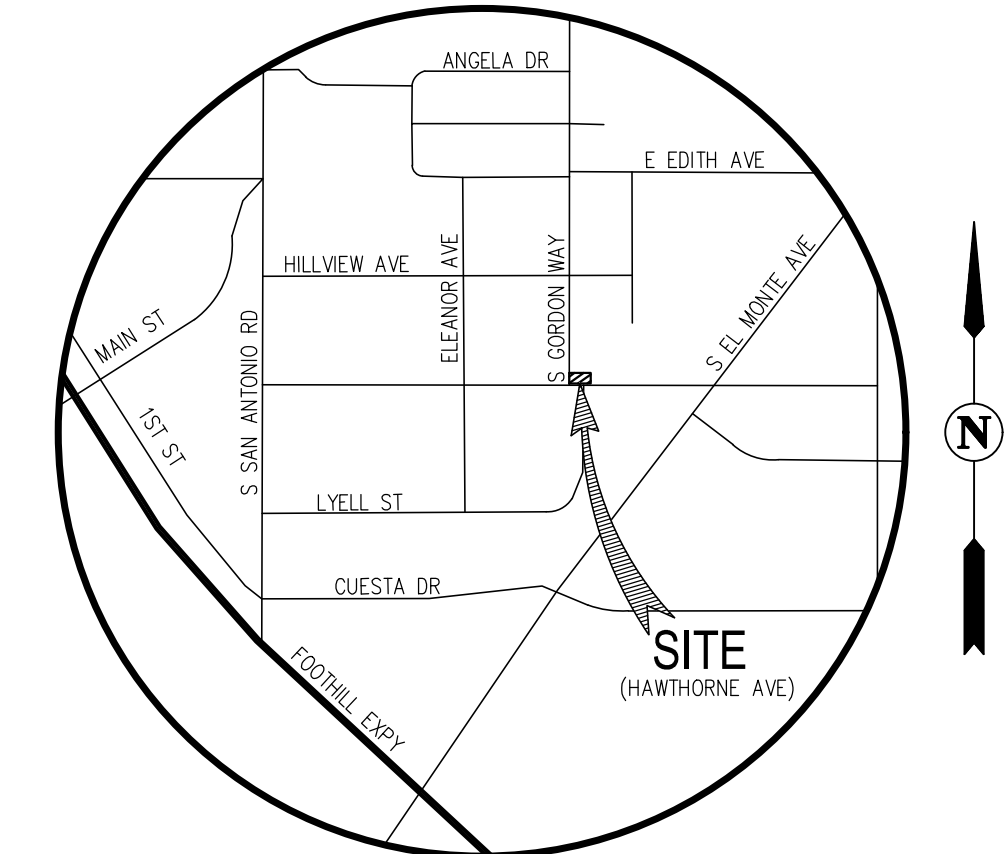
THE TRANSITIONAL STYLE DESIGN HELPS MINIMIZE THE OVERALL SCALE OF THE HOME BY USING LOW PITCHED ROOFS, MINIMIZED OVERHANGS, AND AN INCREASED SECOND FLOOR SETBACKS. THE SHINGLE SIDING, BOTH COMPETITIONS AND CEDAR, FURTHER HELP BALANCE THIS HOME WITH THE SURROUNDING TRADITIONAL STYLE HOMES.

ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE:	N/A	23% (2,519 SQ. FT.)	30% (3,332 SQ. FT.)
FLOOR AREA:	N/A	3,850 SQ. FT.	3,861 SQ. FT.
First Floor	N/A	2,090 SQ. FT.	
Second Floor	N/A	1,760 SQ. FT.	
SETBACKS:	N/A		
Front	N/A	25'-0"	25'-0"
Rear (1st/2nd)	N/A	37'-11.5" / 41'-2.5"	25'-0"
Right Side (1st/2nd)	N/A	20'-0" / 23'-9"	20'-0" / 20'-0"
Left Side (1st/2nd)	N/A	15'-0" / 24'-0"	10'-0" / 17'-5"
HEIGHT:	N/A	26'-7"	27'-0"

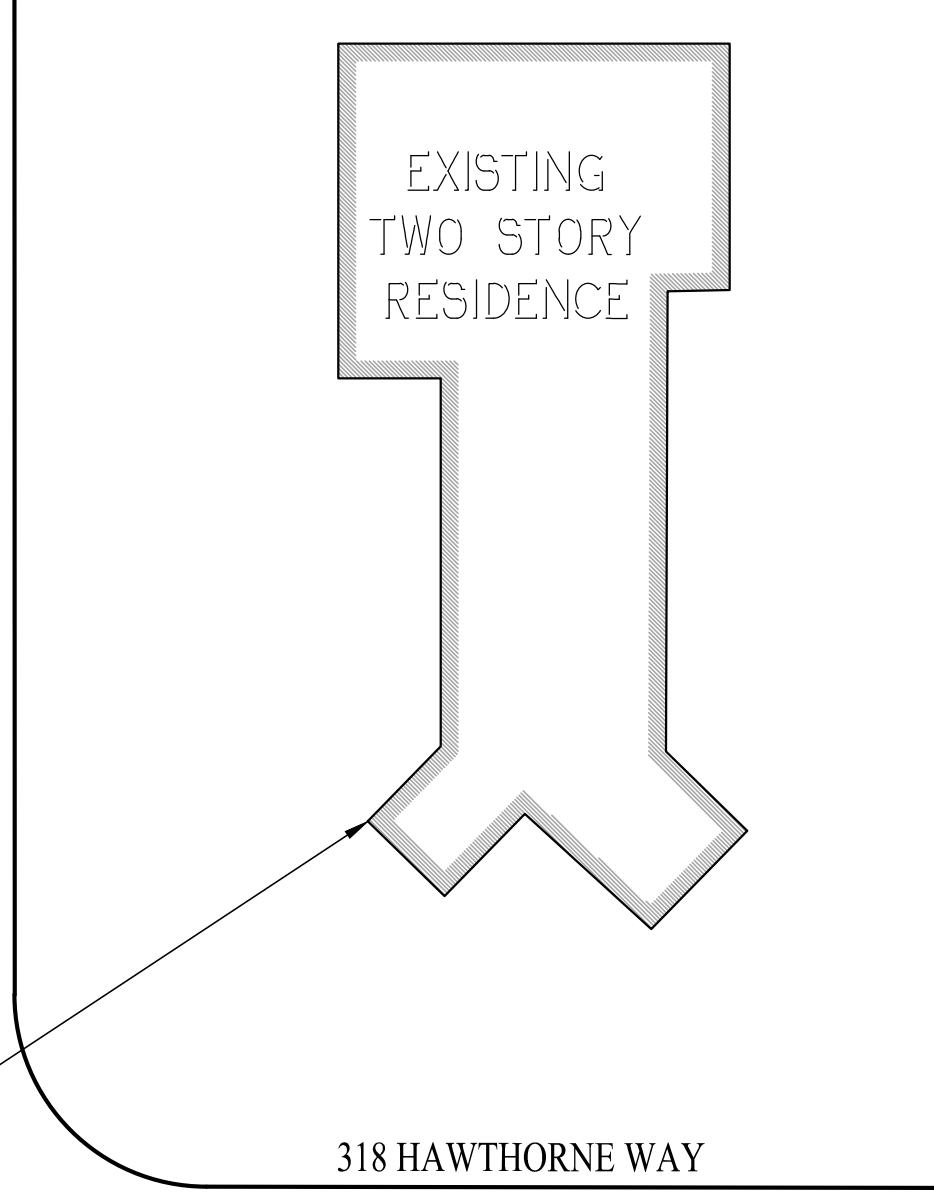
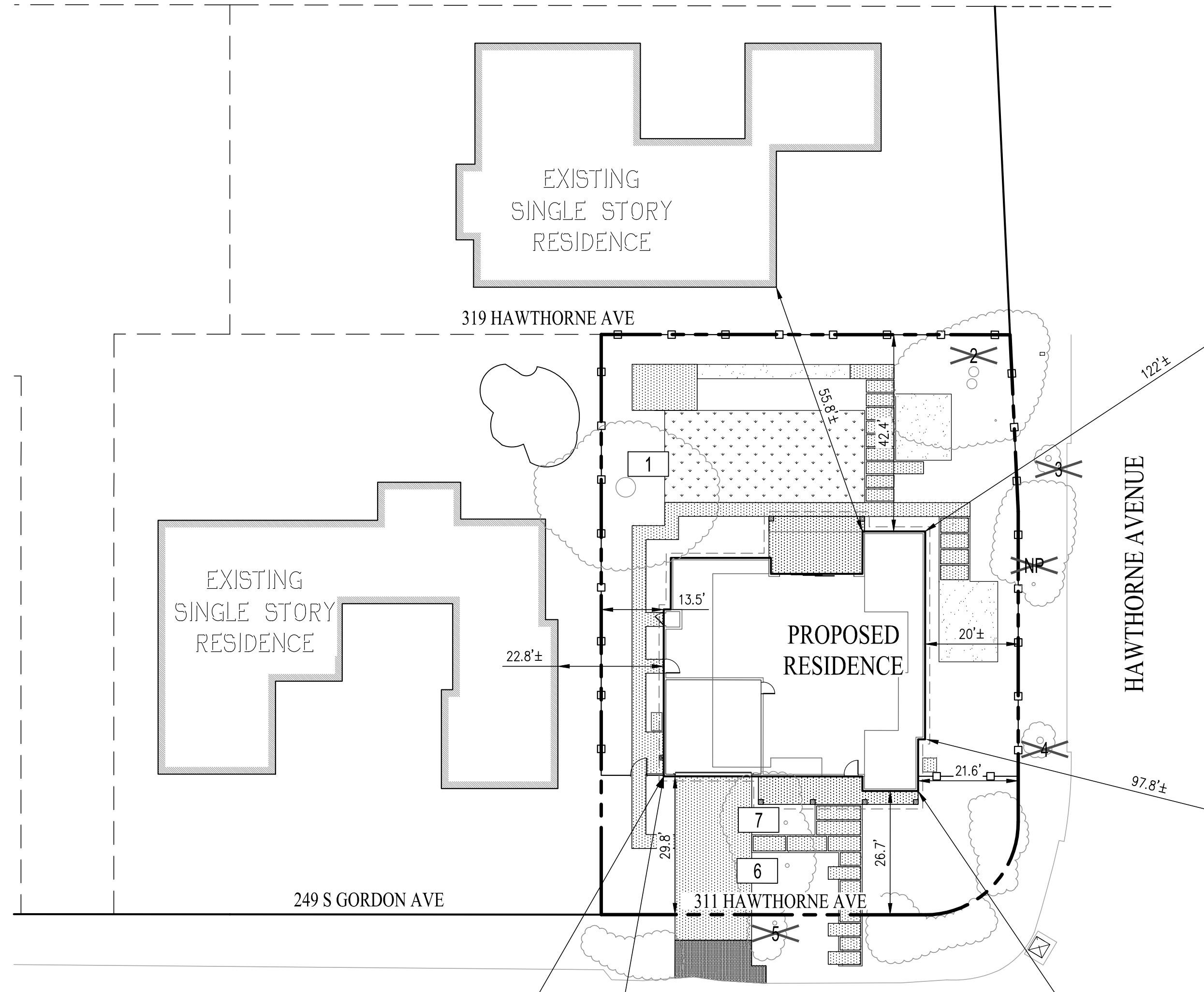
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	PROPOSED
HABITABLE LIVING AREA:	N/A	3,829 SQ. FT.	3,829 SQ. FT.
NON-HABITABLE LIVING AREA:	61 SQ. FT. (SHED) 105 SQ. FT. (SHED)	279 SQ. FT.	445 SQ. FT.

LOT CALCULATIONS	
NET LOT AREA:	11,108 SQ. FT.
FRONT YARD HARDSCAPE AREA:	690 SQ. FT. (33%)
LANDSCAPE BREAKDOWN:	
Total Hardscape Area	4,816 SQ. FT.
Existing Softscape Area	5,285 SQ. FT.
New Softscape Area	1,007 SQ. FT.

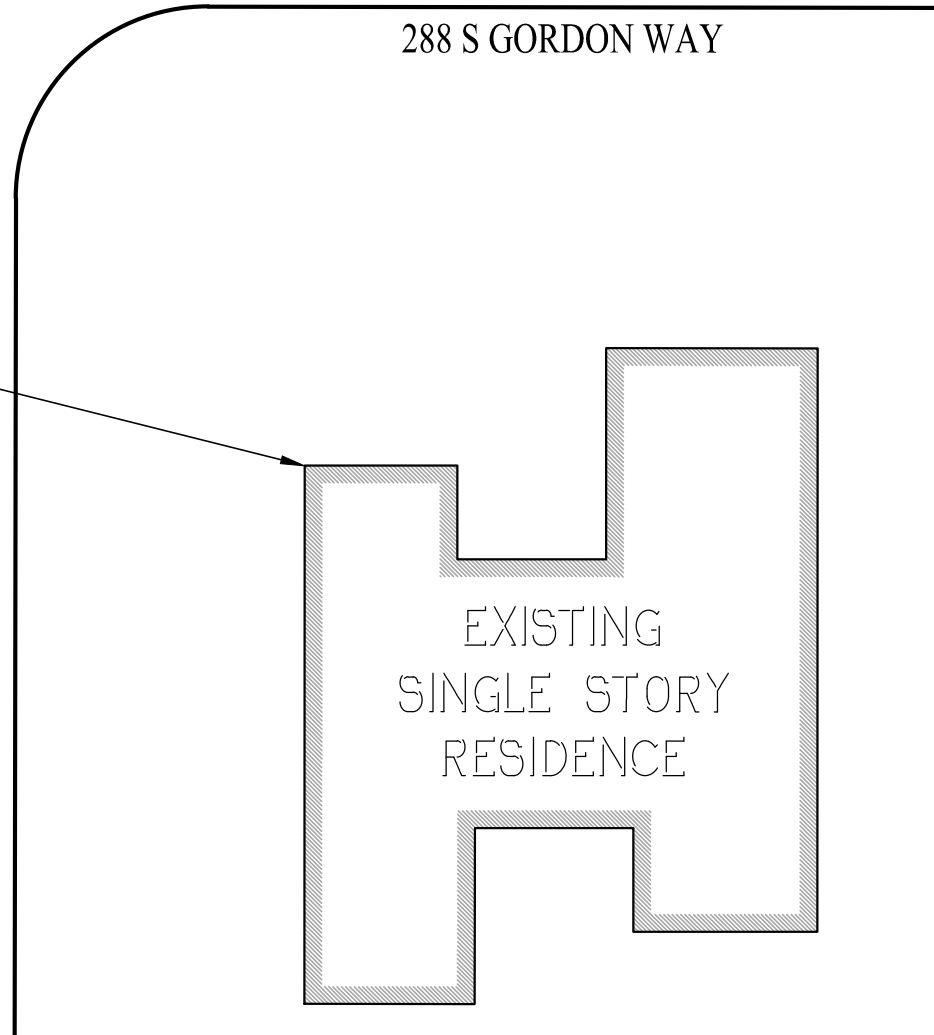




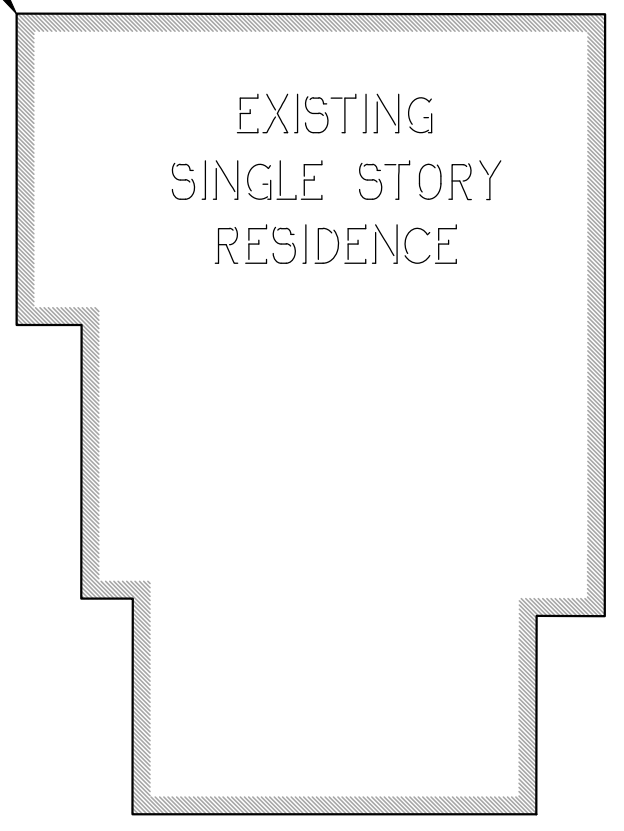
VICINITY MAP  
NOT TO SCALE



S. GORDON WAY



280 HAWTHORNE AVE



EXISTING TREES TO BE REMOVED

TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE	STREET TREE
2	COAST REDWOOD	52	NO	NO	NO
3	ITALIAN CYPRESS	15	NO	YES	YES
4	ITALIAN CYPRESS	17	NO	YES	YES
5	ITALIAN CYPRESS	11	NO	YES	YES

EXISTING TREES TO REMAIN

TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE	STREET TREE
1	COAST REDWOOD	51	NO	NO	NO
6	SWEETGUM	10	NO	NO	NO
7	SWEETGUM	19	NO	NO	NO

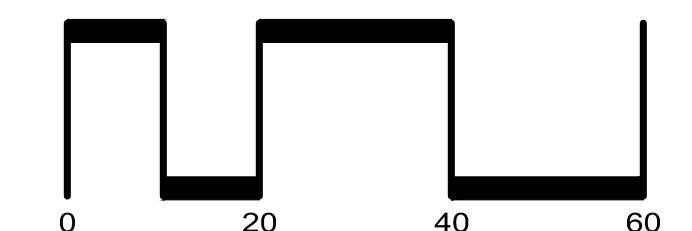
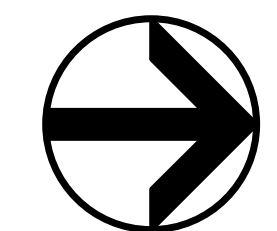
LEGEND

- BOUNDARY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- ADJACENT PROPERTY LINE
- EXISTING STRUCTURE
- EXISTING DRIVEWAY
- PROPOSED RESIDENCE
- PROPOSED SECOND FLOOR OF RESIDENCE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED AC
- PROPOSED ARTIFICIAL GRASS
- PROPOSED GRAVEL
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE

- NOTES:
- THE TABLES ABOVE CONTAIN A SUMMARY OF INFORMATION PRESENT IN THE ARBORIST REPORT. PLEASE REFER TO THE ARBORIST REPORT DATED OCTOBER 27, 2021 AND PREPARED BY CALIFORNIA TREE & LANDSCAPE CONSULTING, INC. FOR MORE INFORMATION.
  - TREES SHOWN TO BE REMOVED ON PLAN WITHOUT A NUMBER ARE NON-PROTECTED TREES.
  - STRUCTURES, IMPROVEMENTS AND TREES ON ADJACENT PROPERTIES HAVE NOT BEEN SURVEYED. LOCATIONS DEPICTED HEREIN ARE APPROXIMATE.

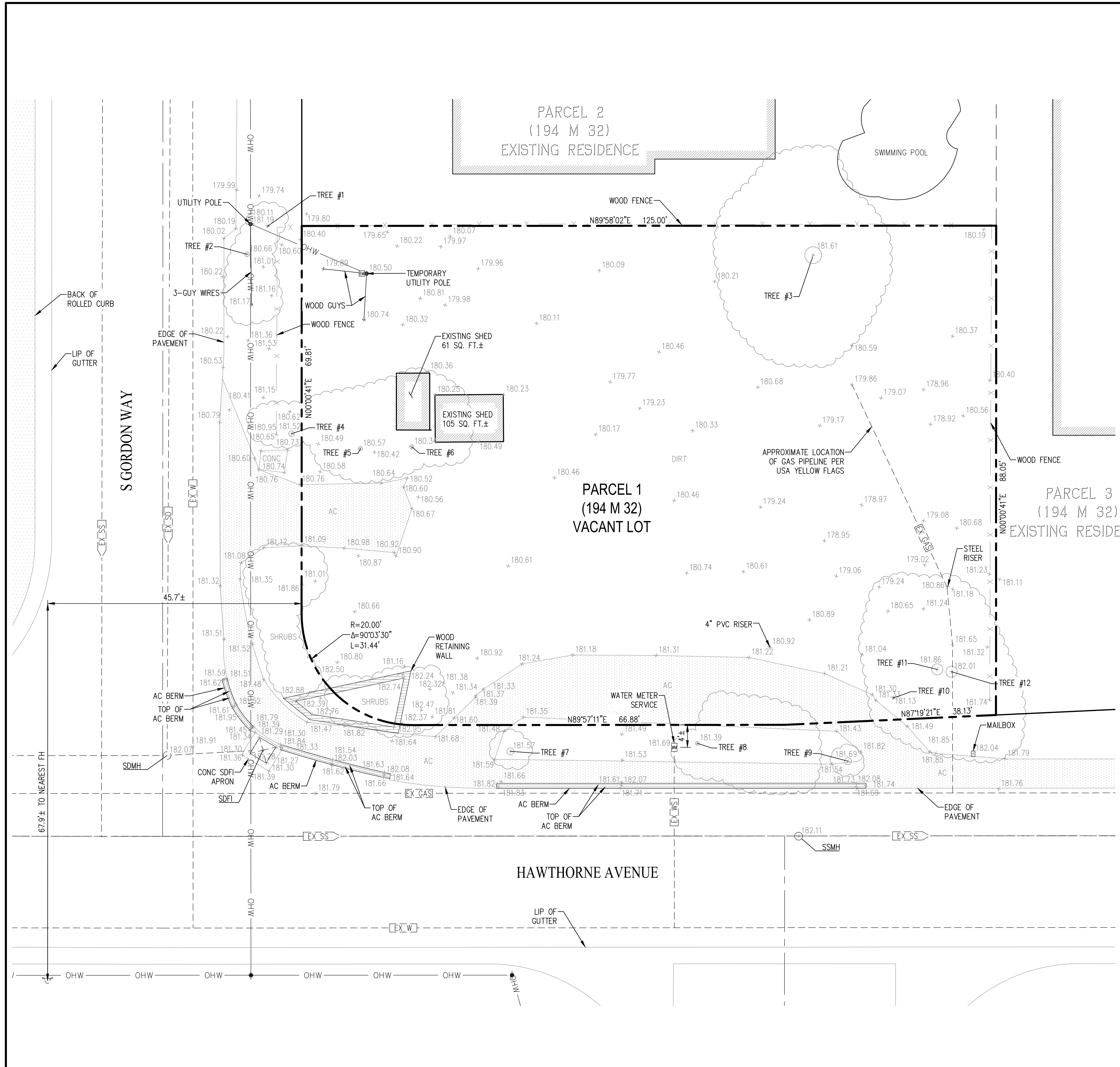
311 HAWTHORNE WAY  
CONTEXT MAP  
THOMAS JAMES HOMES

CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA  
SCALE: 1" = 20' DATE: OCTOBER 18, 2022



SAN RAMON (925) 866-0322  
ROSEVILLE (916) 375-1877  
WWW.CBANDG.COM  
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
CM-1  
OF 1 SHEETS



### TITLE REPORT

FIDELITY NATIONAL TITLE COMPANY  
 TITLE NO.: FSBC-0302101657-DG  
 DATED: AUGUST 31, 2021

### LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 1, AS SHOWN ON THE MAP OF RECORD OF SURVEY PORTION OF LOT NO. 16 L.S. CLARK SUBDIVISION - MAP 2, ACCORDING TO THE MAP THEREOF FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MAY 13, 1965 IN BOOK 194 OF MAPS, AT PAGE 32.

### EXCEPTIONS AND EXCLUSIONS:

# INDICATES TITLE REPORT ITEM NUMBER  
 ITEMS ① THROUGH ⑦ RELATE TO TAXES, LIENS, AND DEED OF TRUST AND CANNOT BE PLOTTED.

### BENCHMARK:

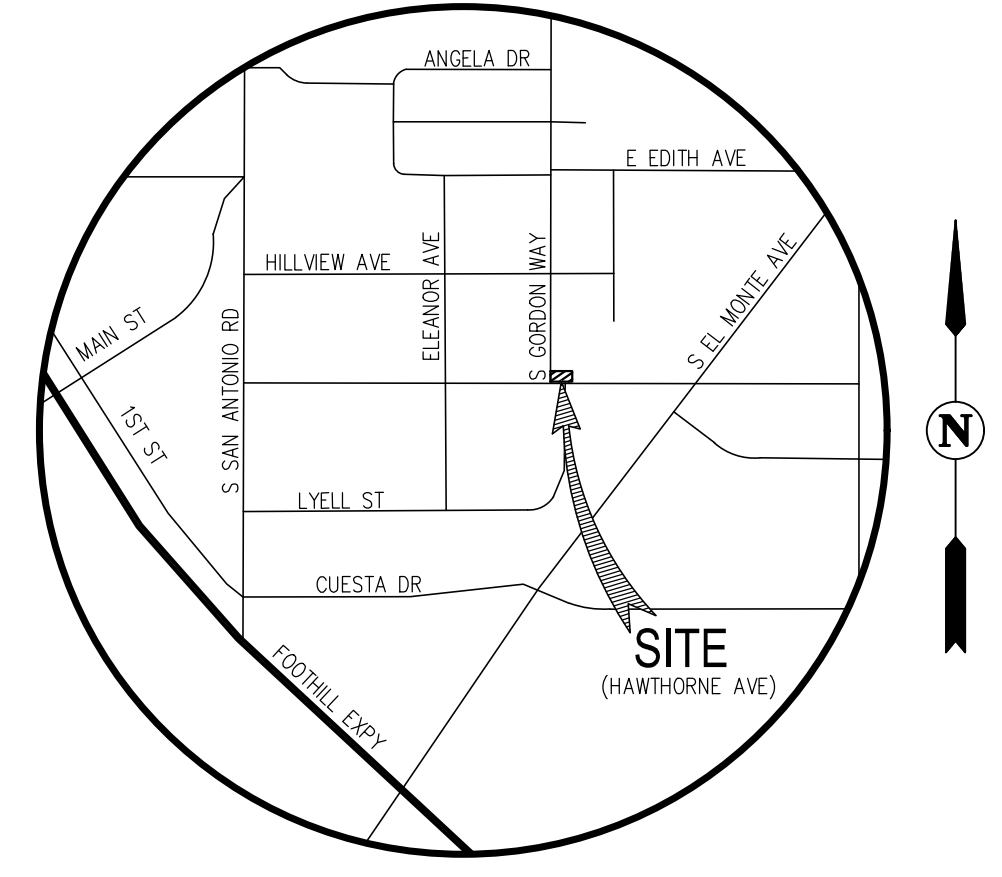
BENCHMARK ID: BM 19 (CITY OF LOS ALTOS)  
 DESCRIPTION: 3.5" BRASS DISC ON TOP OF CURB AT NORTHWEST RETURN OF HAWTHORNE AVENUE AND SOUTH GORDON WAY AT EDGE OF HC RAMP.  
 ELEVATION: 181.640' (NAVD 88)

### ASSESSOR'S PARCEL NUMBER:

170-28-045

### AREA:

11,108 SQ. FT. MORE OR LESS.



VICINITY MAP  
 NOT TO SCALE

### NOTES:

- RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT LISTED HEREON. THIS IS NOT A BOUNDARY SURVEY.
- UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. ADDITIONAL RESEARCH AND INVESTIGATION WOULD BE REQUIRED TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND UTILITIES. DO NOT RELY ON THIS SURVEY FOR SUCH LOCATIONS. SOME UTILITIES COULD BE COVERED BY STRUCTURES OR OBJECTS SUCH AS AUTOMOBILES, TRUCKS, CONTAINERS, ETC.
- ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
- NO SANITARY SEWER CLEANOUT WAS LOCATED DURING FIELD SURVEY.
- STRUCTURES, TREES AND IMPROVEMENTS ON ADJACENT PROPERTIES HAVE NOT BEEN SURVEYED. LOCATIONS DEPICTED HEREIN ARE APPROXIMATE.

### FLOOD ZONE:

ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06085C0038H

DATED: MAY 18, 2009

### LEGEND & ABBREVIATIONS

	PROPERTY BOUNDARY LINE
	EXISTING RIGHT OF WAY
	EXISTING EASEMENT LINE
	CENTERLINE
	EXISTING UTILITY AS NOTED
	TIE LINE
	ADJACENT PROPERTY BOUNDARY LINE
	EXISTING STRUCTURE
	OVERHEAD WIRES
	FENCE LINE
	FOUND STREET MONUMENT
	UTILITY MANHOLE
	EXISTING WATER METER
	EXISTING ELECTRIC METER
	EXISTING WATER FAUCET
	EXISTING GAS METER
	EXISTING FIRE HYDRANT
	GROUND ELEVATION

AC	ASPHALT CONCRETE
CONC	CONCRETE
DW	DRIVEWAY
EL	ELEVATION
EX	EXISTING
FF	FINISHED FLOOR
INV	INVERT
LAT	LATERAL
OHW	OVERHEAD WIRES
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
W	WATER
WM	WATER METER
WS	WATER SERVICE

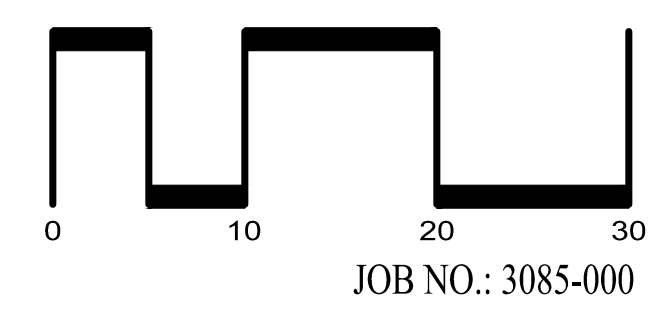
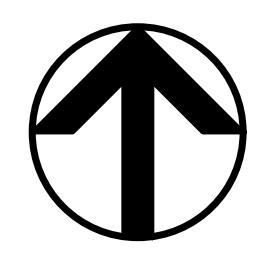
# 311 HAWTHORNE AVENUE TOPOGRAPHIC SURVEY

CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA  
 SCALE: 1" = 10' DATE: OCTOBER 15, 2021

### SURVEYOR'S STATEMENT:

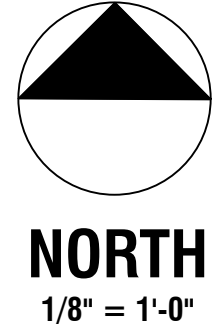
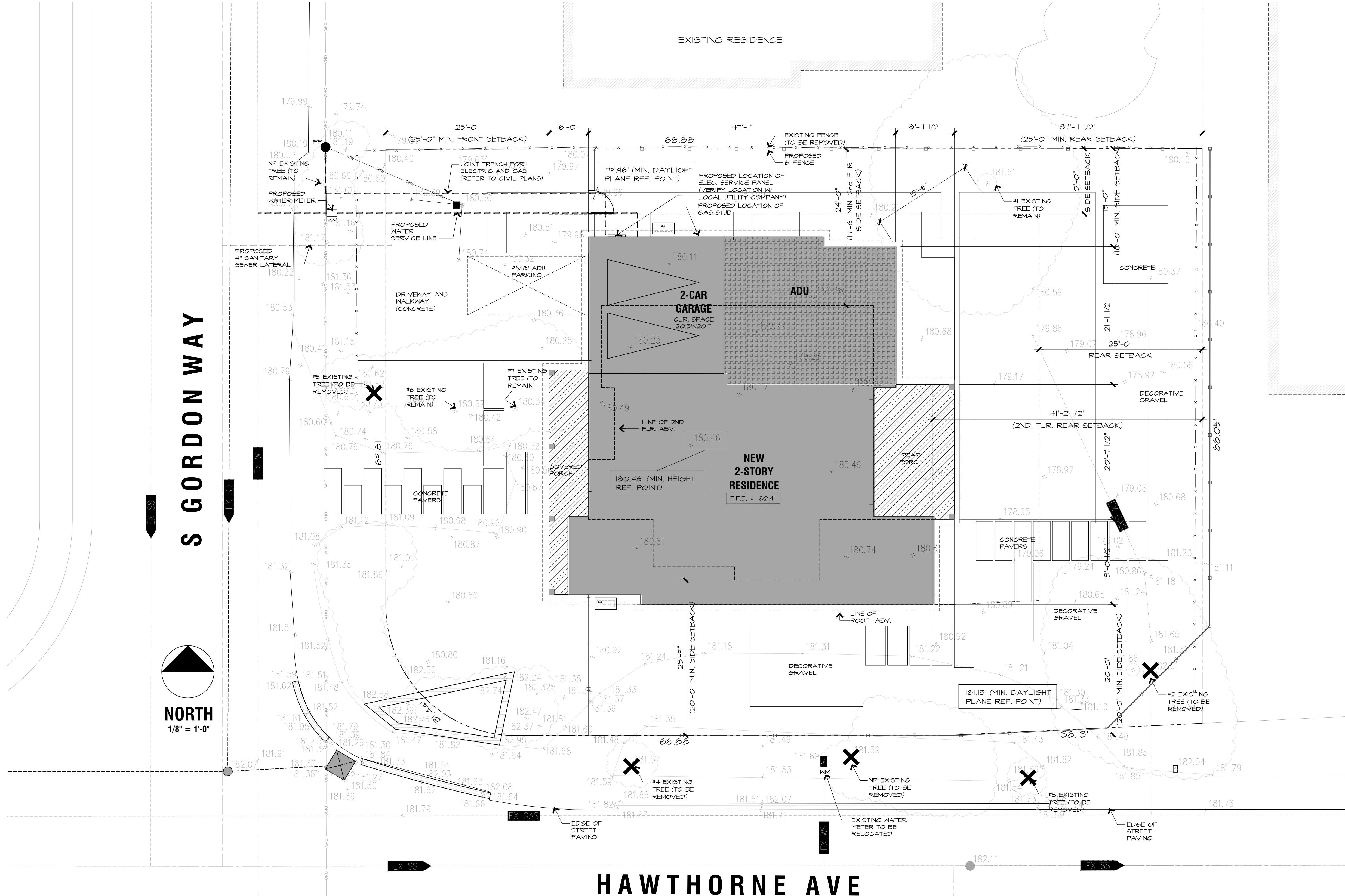
THIS TOPOGRAPHIC SURVEY REPRESENTS A SURVEY BY ME OR UNDER MY DIRECTION.

MARK H. WEHBER  
 REGISTERED L.S. NO. 7960  
 DATE: 10/15/21



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 SACRAMENTO • (916) 375-1877  
 WWW.CBANDG.COM  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.  
**1**  
 OF 1 SHEETS



**HAWTHORNE AVE**

**TREE PROTECTION CHART**

Keynote	Tag #	Protected	Offsite	Common Name	Botanical Name	DBH (inches)	Status	Note
1	9543	Y	N	Coast Redwood	Sequoia sempervirens	51	Retain and Protect	
2	9544	Y	N	Coast Redwood	Sequoia sempervirens	52	Remove	Poor Condition (See Arborist Report)
3	9545	Y	N	Italian Cypress	Cupressus sempervirens	15	Remove	
4	9546	Y	N	Italian Cypress	Cupressus sempervirens	17	Remove	
5	9547	N	N	Italian Cypress	Cupressus sempervirens	11	Remove	
6	9548	N	N	Sweetgum	Liquidambar	10	Retain and Protect	
7	9549	N	N	Sweetgum	Liquidambar	9	Retain and Protect	

**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

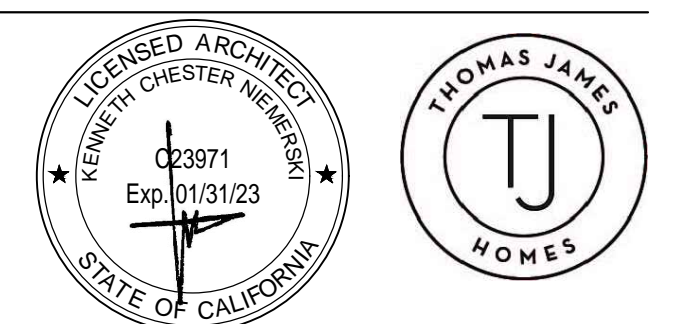
**PROPOSED SITE PLAN**  
**311 HAWTHORNE AVE**  
Los Altos, Ca

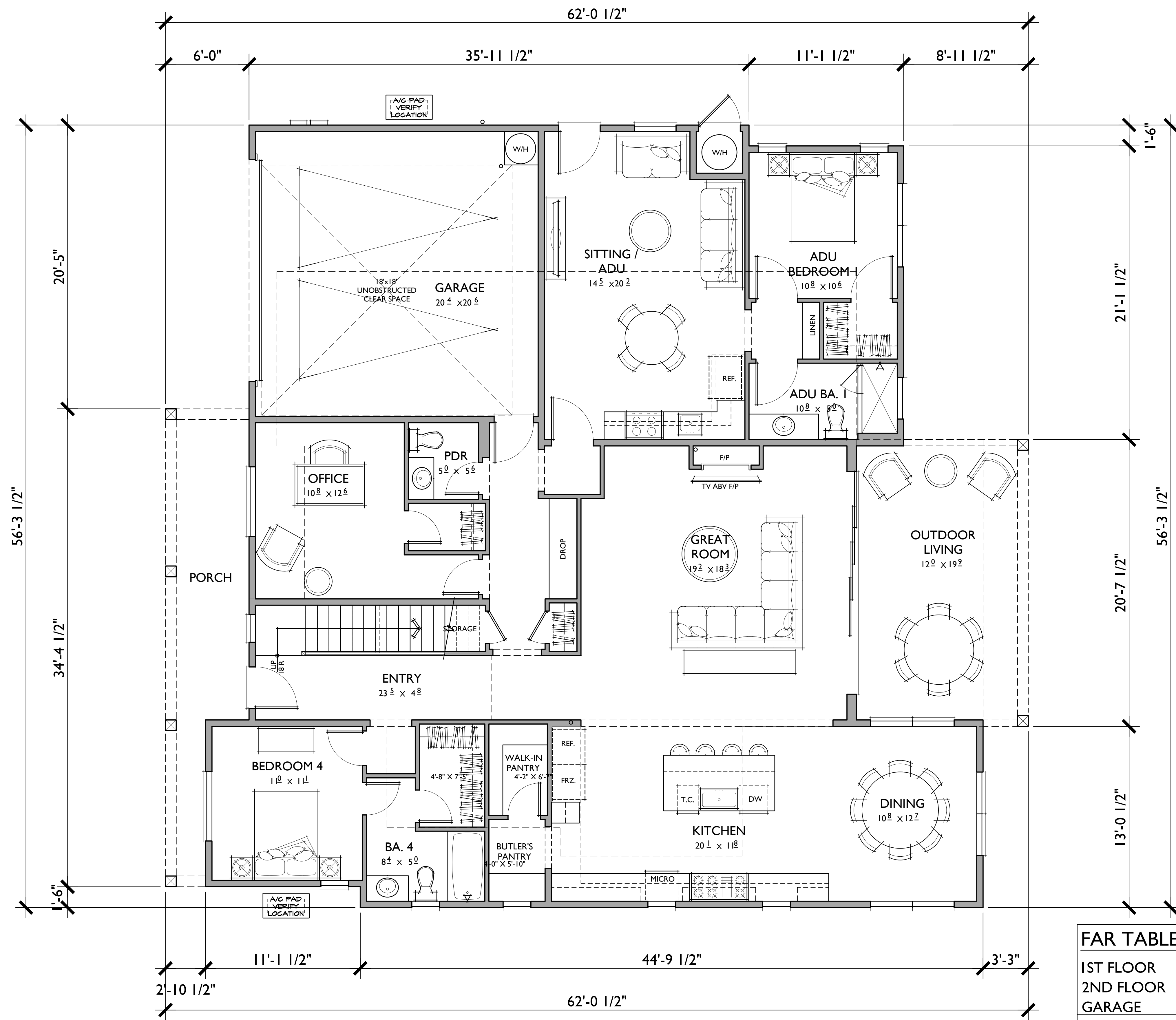
**AT.0**

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2031 Orchard Drive, Suite 100  
Newport Beach, CA USA 92660  
tel. +1 949 553 9100  
fax +1 949 553 0548

0 4 8 16  
SCALE: 1/8" = 1'-0"  
918.21372  
B38A - TS

01.18.23





4 BEDROOMS / 4.5 BATHS / LOFT + ADU  
2 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	1654 SQ. FT.
2ND FLOOR	1613 SQ. FT.
ADU	577 SQ. FT.

<b>TOTAL LIVING</b>	<b>3844 SQ. FT.</b>
2 - CAR GARAGE	436 SQ. FT.
OUTDOOR LIVING	251 SQ. FT.
PORCH	169 SQ. FT.

LOT COVERAGE (30% max.) 23%

**FAR TABLE**

1ST FLOOR	1654 SQ. FT.
2ND FLOOR	1760 SQ. FT.
GARAGE	436 SQ. FT.

**TOTAL FAR (3861 MAX) 3850 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

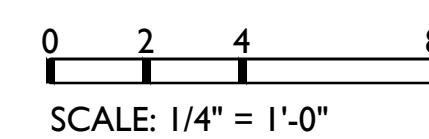
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**FLOOR PLAN**

First Floor

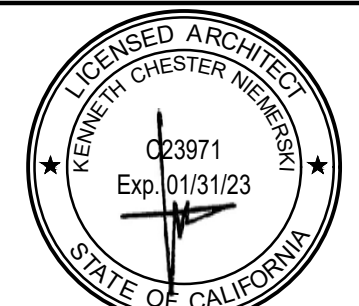
**311 HAWTHORNE AVE**

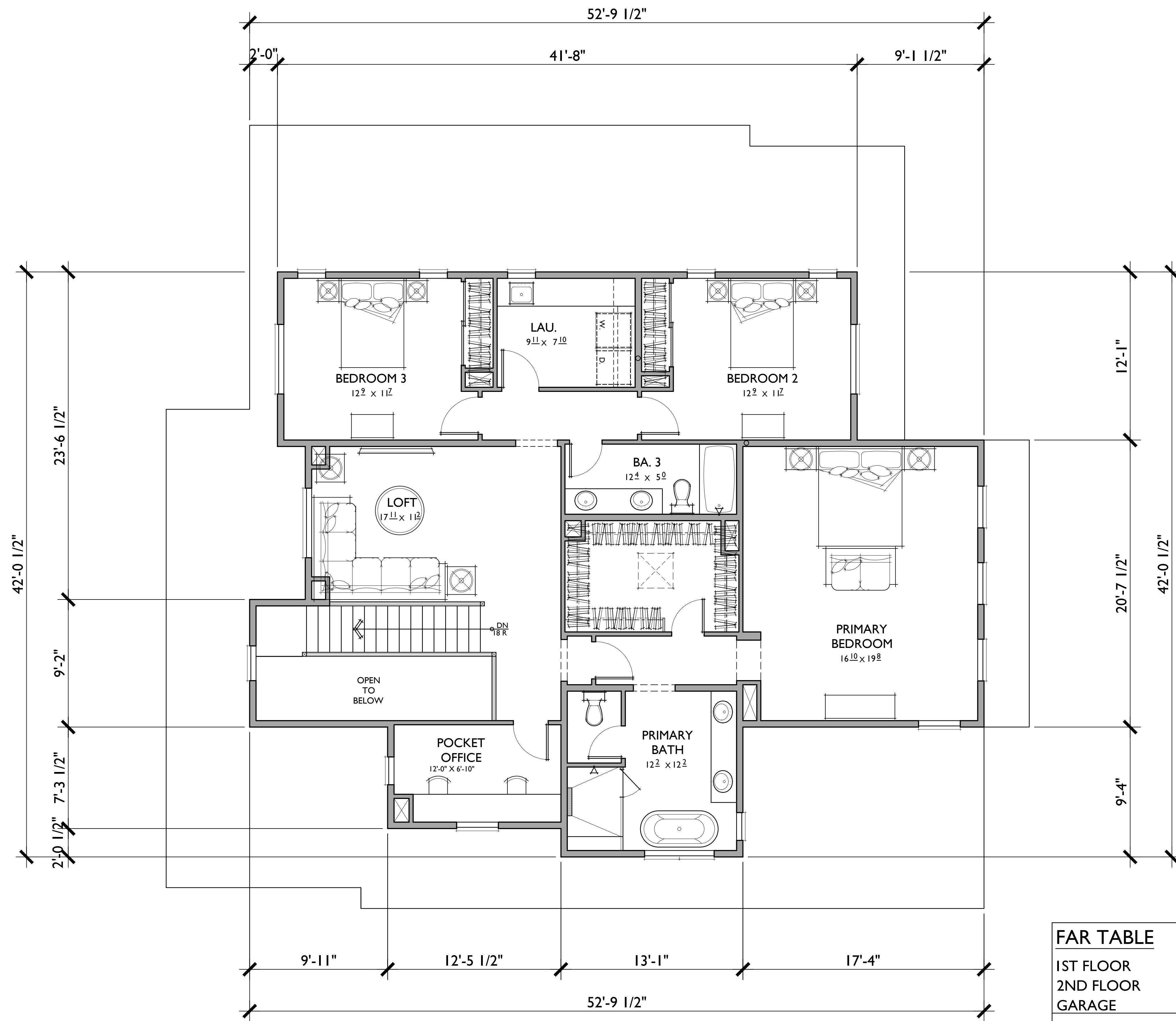
Los Altos, Ca



918.21372

B38A - TS





4 BEDROOMS / 4.5 BATHS / LOFT + ADU  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1654 SQ. FT.
2ND FLOOR	1613 SQ. FT.
ADU	577 SQ. FT.
<b>TOTAL LIVING</b>	<b>3844 SQ. FT.</b>
2 - CAR GARAGE	436 SQ. FT.
OUTDOOR LIVING	251 SQ. FT.
PORCH	169 SQ. FT.
LOT COVERAGE (30% max.)	23%

FAR TABLE	
1ST FLOOR	1654 SQ. FT.
2ND FLOOR	1760 SQ. FT.
GARAGE	436 SQ. FT.
<b>TOTAL FAR (3861 MAX)</b>	<b>3850 SQ. FT.</b>

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

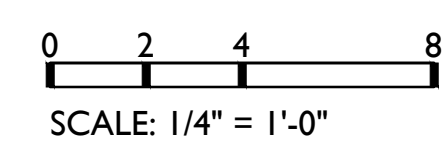
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

# FLOOR PLAN

Second Floor

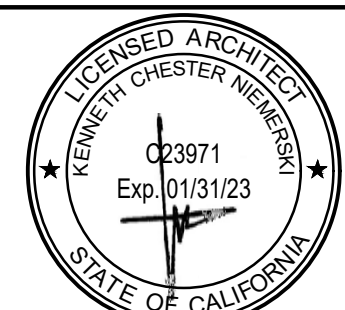
## 311 HAWTHORNE AVE

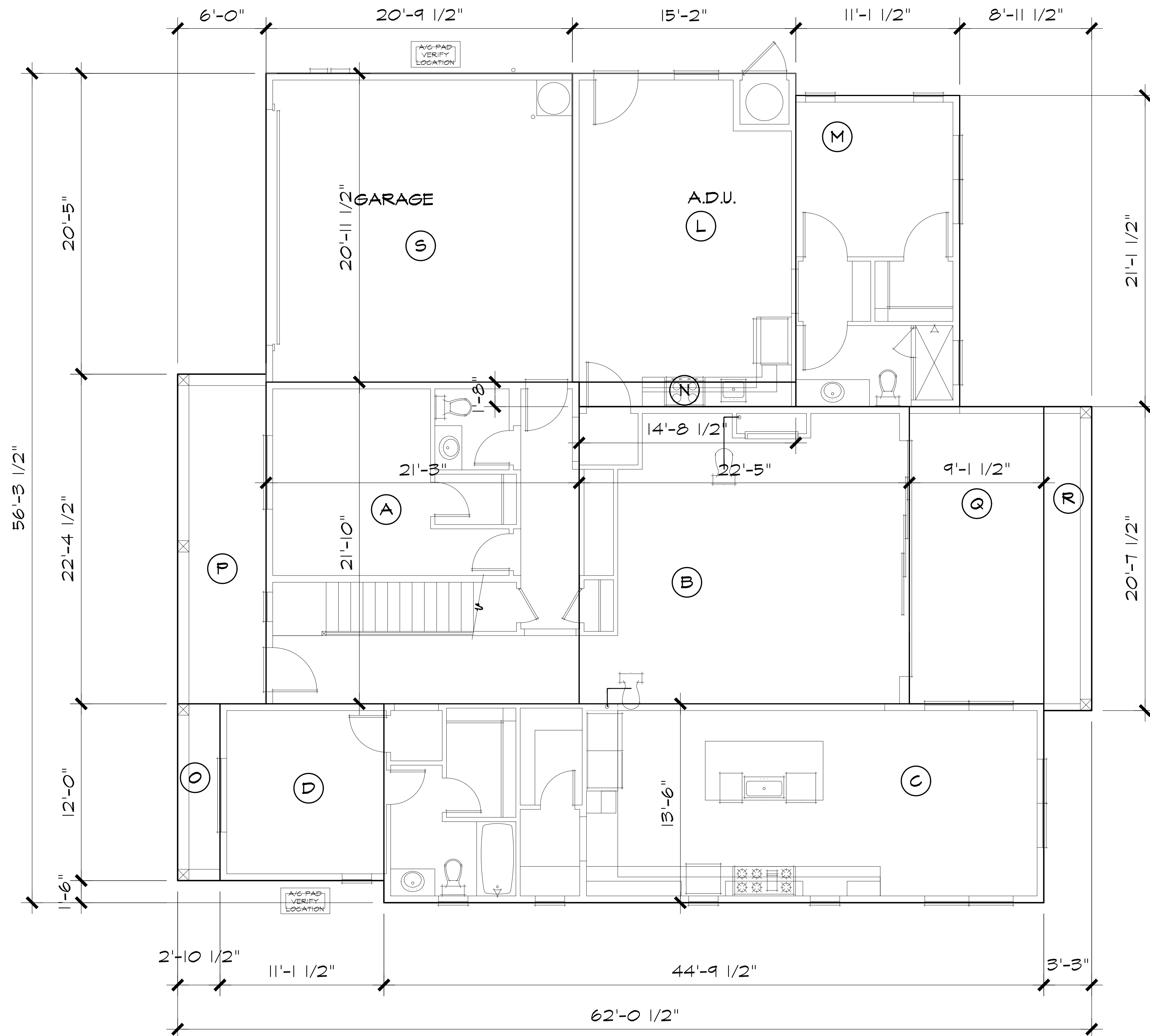
Los Altos, Ca



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B38A - TS





AREA CALCULATION		
LABEL	DIMENSIONS	AREA
A	21'-3" X 21'-10"	464 SQ. FT.
B	22'-5" X 21'-10"	452 SQ. FT.
C	44'-9 1/2" X 13'-6"	605 SQ. FT.
D	11'-1 1/2" X 12'-0"	133 SQ. FT.
E	33'-5 1/2" X 12'-6 1/2"	420 SQ. FT.
F	8'-2 1/2" X 12'-1"	99 SQ. FT.
G	17'-4" X 20'-7 1/2"	358 SQ. FT.
H	13'-1" X 29'-6"	386 SQ. FT.
I	18'-4 1/2" X 20'-2"	371 SQ. FT.
J	12'-5 1/2" X 7'-3 1/2"	91 SQ. FT.
K	4'-0" X 9'-2"	37 SQ. FT.
L	15'-2" X 20'-11 1/2"	318 SQ. FT.
M	11'-1 1/2" X 21'-1 1/2"	235 SQ. FT.
N	4'-8 1/2" X 1'-8"	25 SQ. FT.
O	3'-4.5" X 15'-11.5"	35 SQ. FT.
P	9'-1.5" X 10'-7.5"	134 SQ. FT.
Q	14'-8" X 4'-10.5"	184 SQ. FT.
R	4'-10.5" X 14'-6"	67 SQ. FT.
S	4'-6.5" X 13'-4.5"	436 SQ. FT.
<b>FLOOR AREA</b>		
	FIRST FLOOR AREA (A-D)	1,654 SQ. FT.
	SECOND FLOOR (E-K)	1,760 SQ. FT.
	GARAGE (S)	436 SQ. FT.
	TOTAL	3,850 SQ. FT.
	ADU (L-N)	577 SQ. FT.
	PORCH (O-P)	169 SQ. FT.
	OUTDOOR LIVING (Q-R)	251 SQ. FT.
<b>F.A.R.</b>		
	LOT SIZE	11,108 SQ. FT.
	ALLOWABLE F.A.R.	3,861 SQ. FT.
	PROPOSED F.A.R.	3,850 SQ. FT.
<b>LOT COVERAGE</b>		
	ALLOWABLE COVERAGE (30% MAX.)	3,332 SQ. FT.
	PROPOSED COVERAGE (A-D, O-S) (23%)	2,510 SQ. FT.

FIRST FLOOR PLAN

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

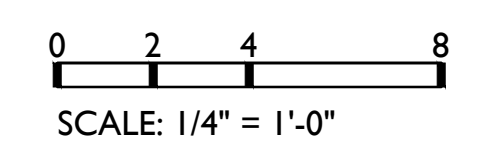
# FLOOR AREA & COVERAGE CALCULATION DIAGRAM

A2.2

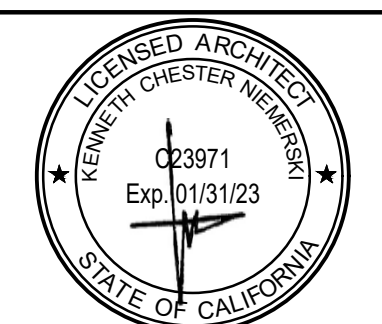
311 HAWTHORNE AVE

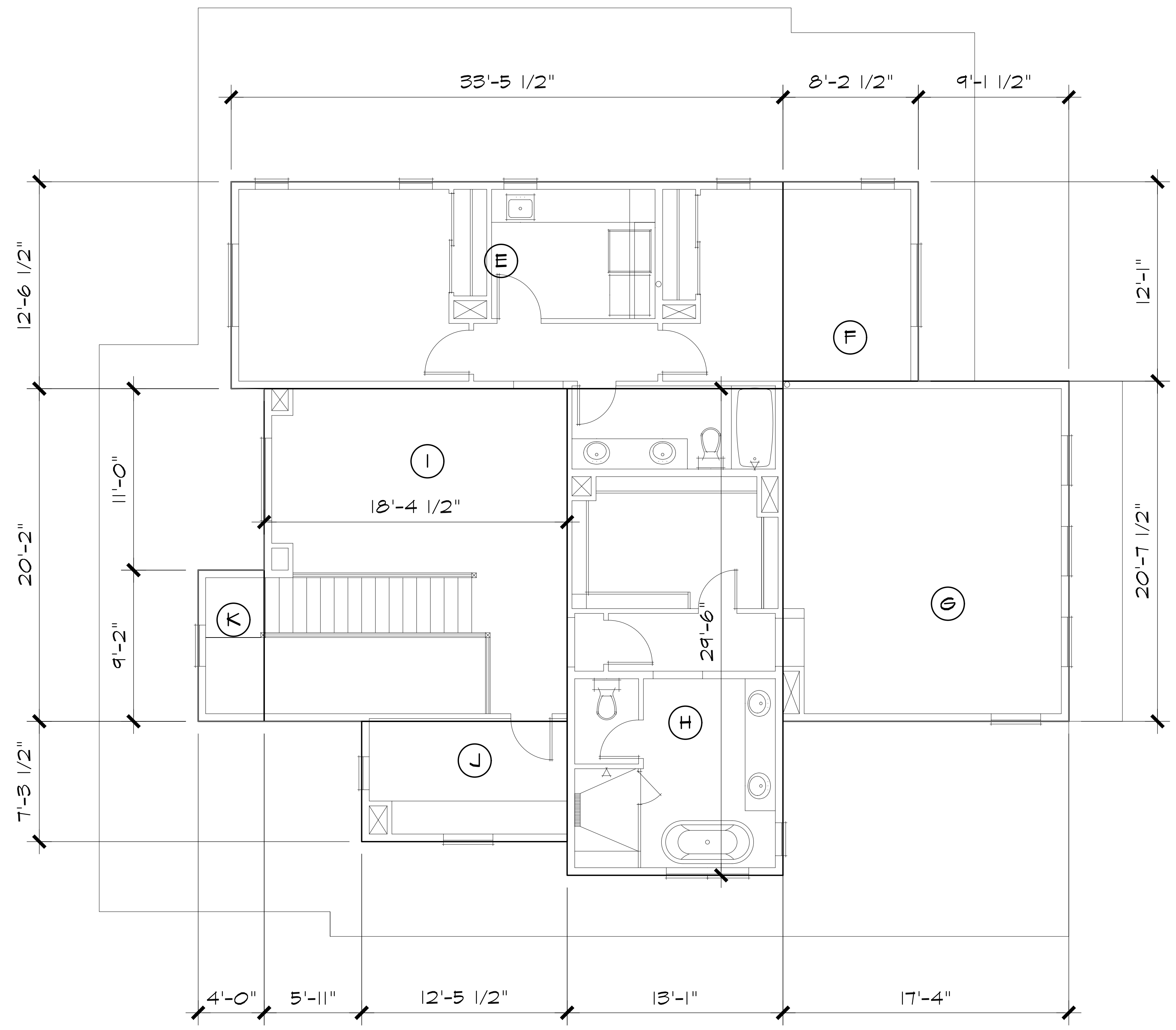
12.19.22

Los Altos, Ca



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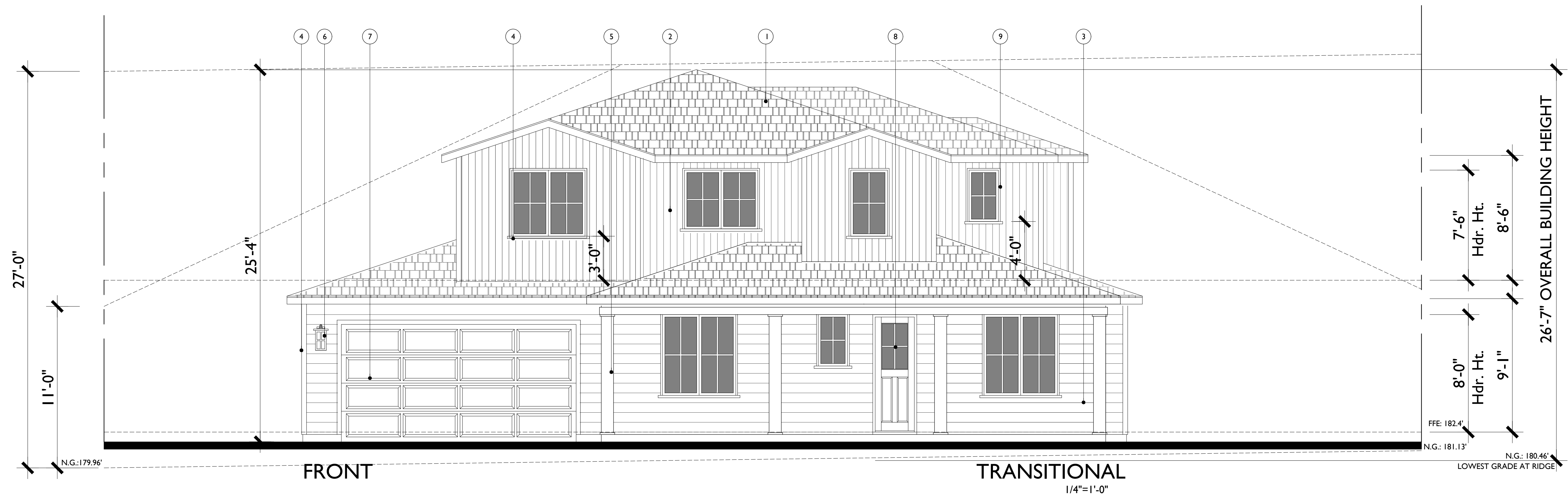


AREA CALCULATION		
LABEL	DIMENSIONS	AREA
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B	22'-5" X 21'-10"	452 SQ. FT.
C	44'-9 1/2" X 13'-6"	605 SQ. FT.
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	LOT SIZE	11,108 SQ. FT.
	ALLOWABLE F.A.R.	3,861 SQ. FT.
	PROPOSED F.A.R.	3,850 SQ. FT.
<b>LOT COVERAGE</b>		
	ALLOWABLE COVERAGE (30% MAX.)	3,332 SQ. FT.
	PROPOSED COVERAGE (A-D, O-S) (23%)	2,510 SQ. FT.

SECOND FLOOR PLAN

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





MATERIALS LEGEND:

- 1. COMPOSITION SHINGLE ROOF
- 2. CEMENTITIOUS VERTICAL SIDING
- 3. CEMENTITIOUS HORIZONTAL SIDING
- 4. CEMENTITIOUS TRIM
- 5. DECORATIVE WOOD COLUMN
- 6. COACH LIGHT
- 7. SECTIONAL GARAGE DOOR
- 8. FIBERGLASS ENTRY DOOR
- 9. FIBERGLASS WINDOW

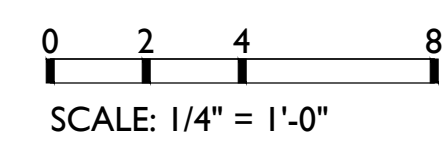


# ELEVATIONS

Front & Rear Elevations + Roof Plan

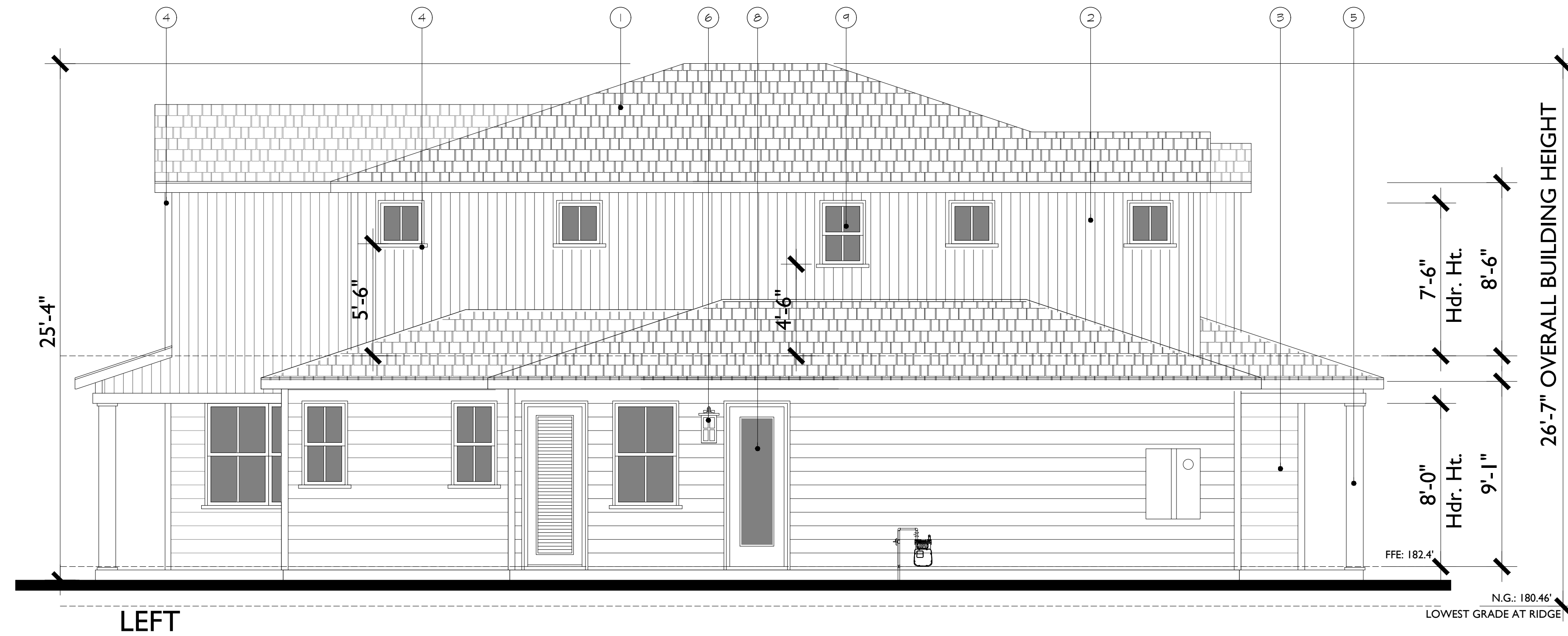
## 311 HAWTHORNE AVE

Los Altos, Ca



918.21372

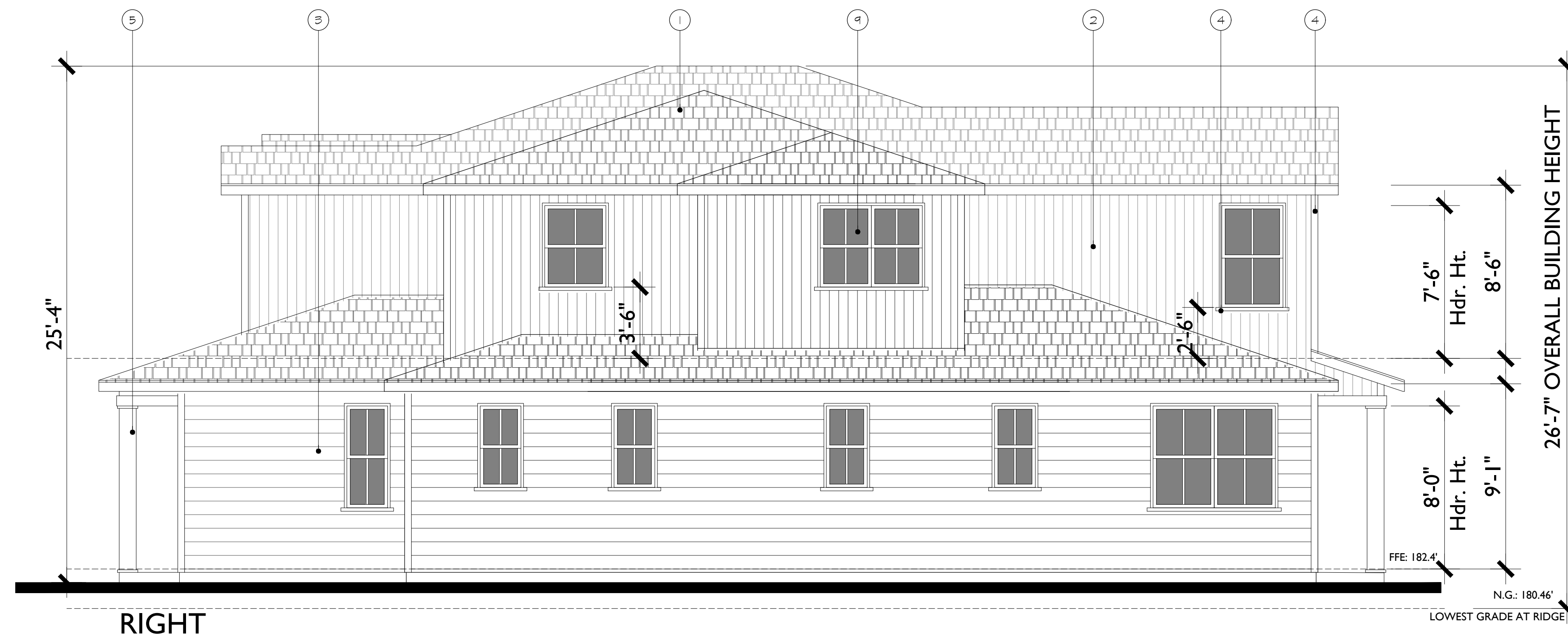
B38A - TS



LEFT

MATERIALS LEGEND:

- 1. COMPOSITION SHINGLE ROOF
- 2. CEMENTITIOUS VERTICAL SIDING
- 3. CEMENTITIOUS HORIZONTAL SIDING
- 4. CEMENTITIOUS TRIM
- 5. DECORATIVE WOOD COLUMN
- 6. COACH LIGHT
- 7. SECTIONAL GARAGE DOOR
- 8. FIBERGLASS ENTRY DOOR
- 9. FIBERGLASS WINDOW



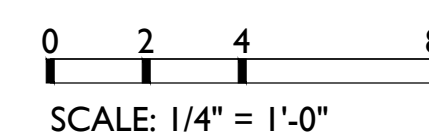
RIGHT

**ELEVATIONS**

Left & Right Elevations

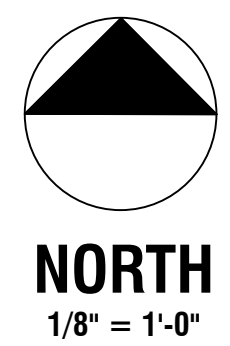
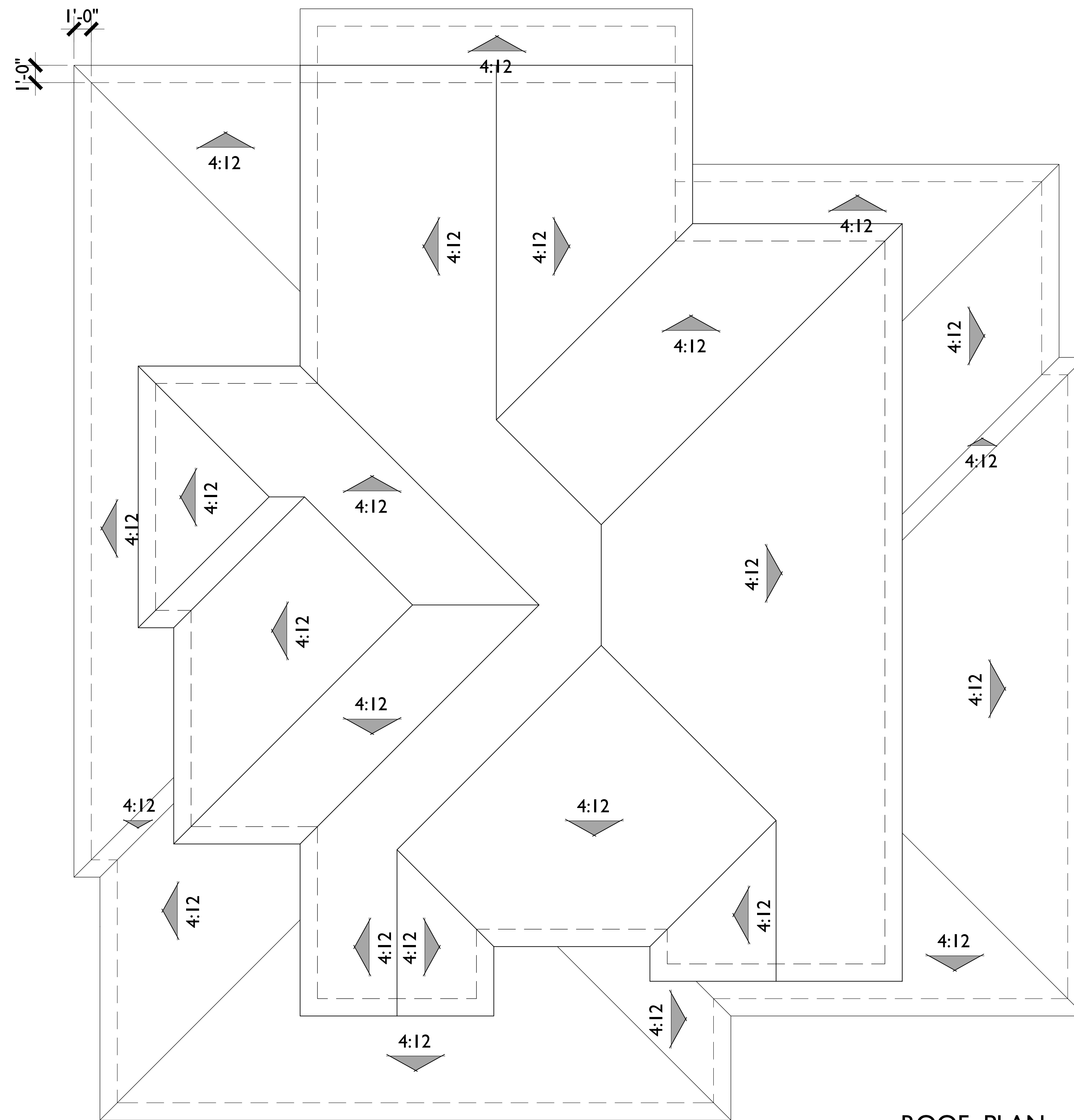
**311 HAWTHORNE AVE**

Los Altos, Ca



918.21372

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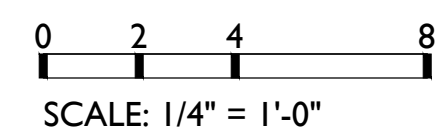
**ROOF PLAN**

PITCH: 4:12  
 RAKE: 12"  
 EAVE: 12"  
 ROOF MATERIAL: COMPOSITE SHINGLES

**ELEVATIONS**  
 Roof Plan

**311 HAWTHORNE AVE**

Los Altos, Ca

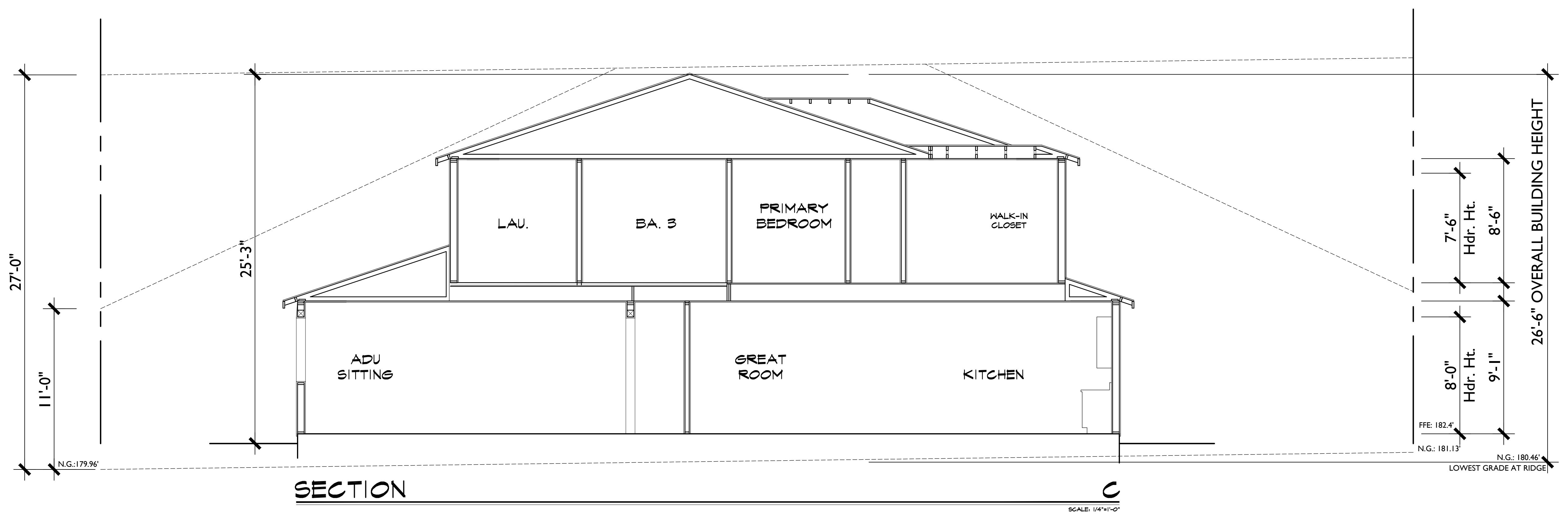
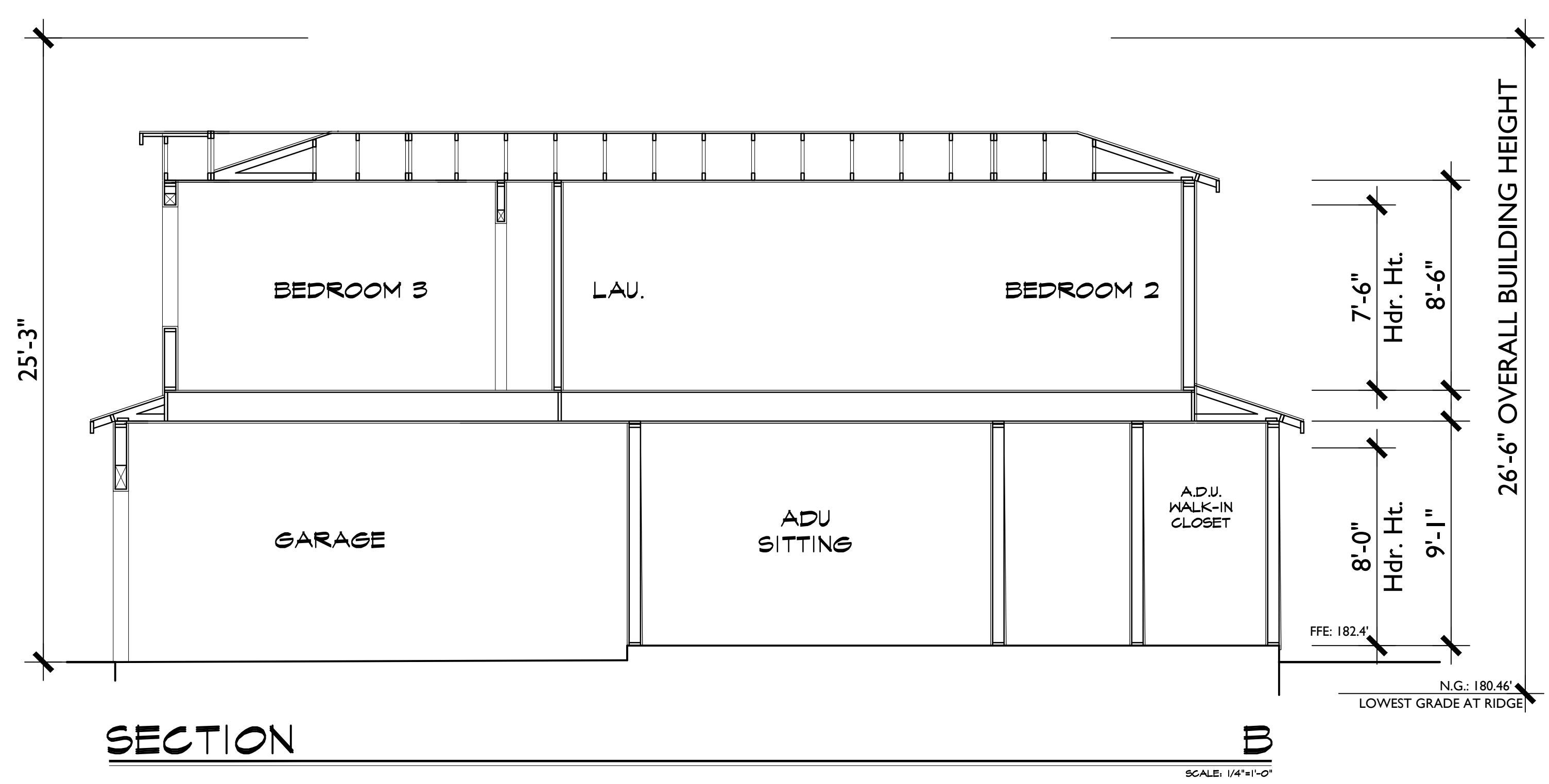
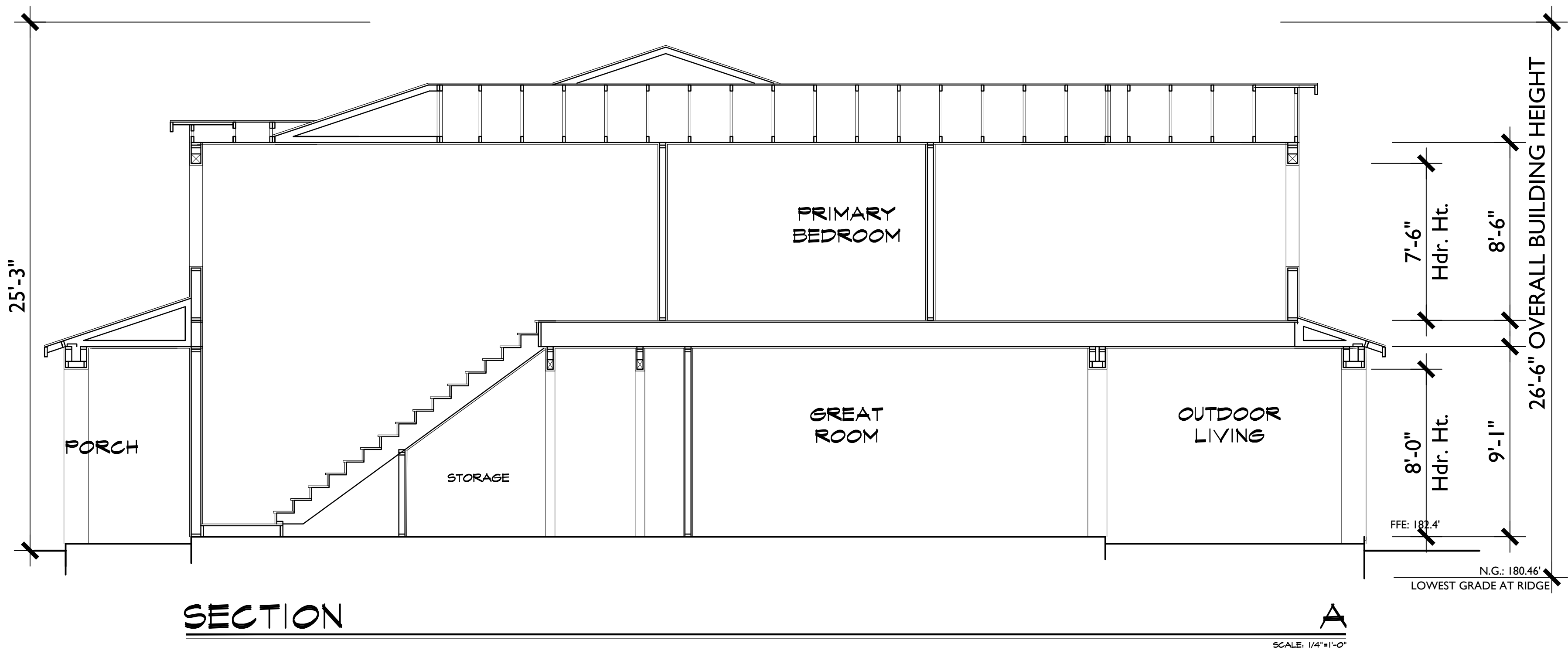


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 B38A - TS

**A3.2**

11.07.22

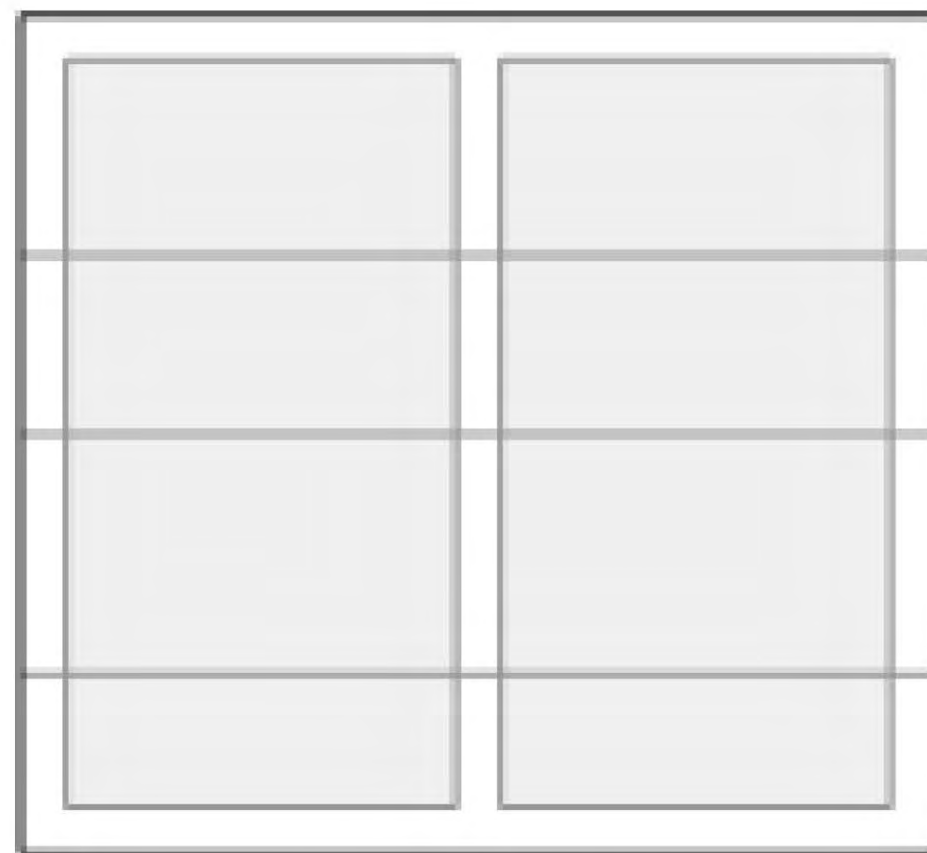




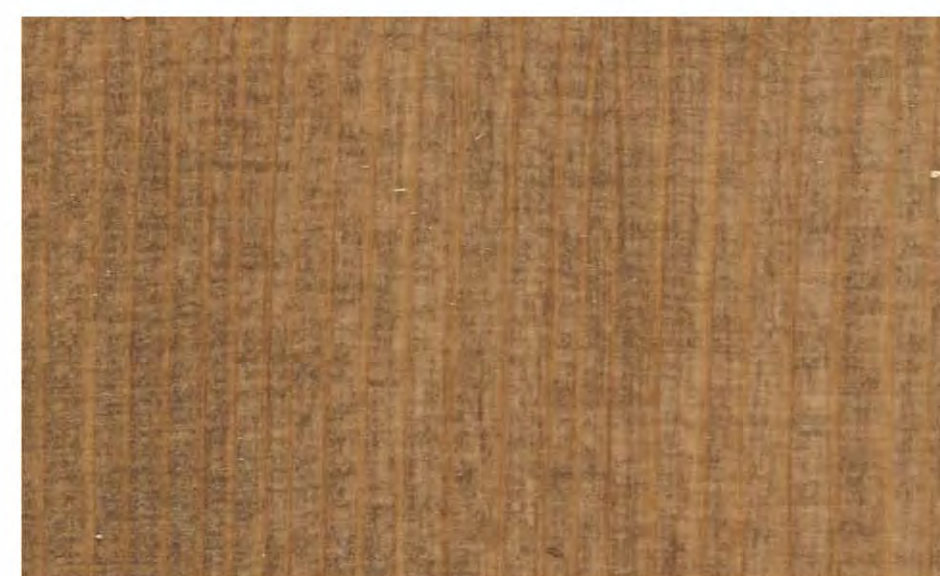
WINDOW FRAMES: BLACK



**FRONT DOOR**  
MASONITE - VISTAGRANDE  
FIBERGLASS  
¾ LITE 4 SDL PANEL DOOR



**GARAGE DOOR**  
CLOPAY GRAND HARBOR  
MODEL: DESIGN 41



**FENCE STAIN**  
SEMI-TRANSPARENT  
SPANISH MOSS



EXTERIOR RENDERINGS  
(NOT TO SCALE)

311

HOUSE NUMBERS



EXTERIOR LIGHT FIXTURE  
9"W x 18.75"H

**PURE WHITE**

SW 7005

- FASCIA, EAVES, & HEADERS
- POSTS & BEAMS
- TRIM

**GOSSAMAR VEIL**

SW 9165

- HORIZONTAL & VERTICAL SIDING
- CORNER BOARDS

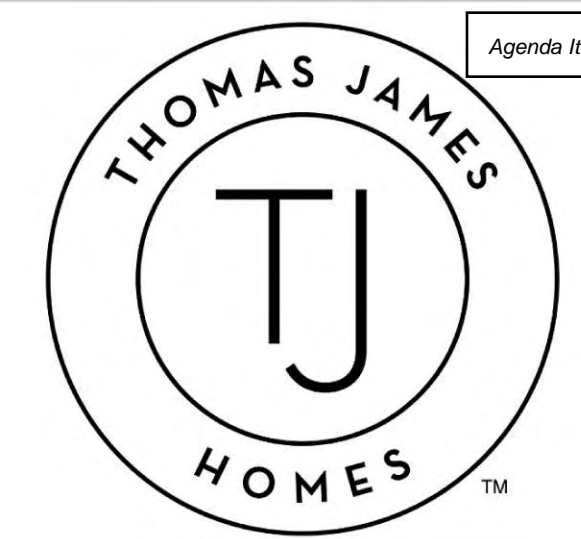
**IRON ORE**

SW 7069

- FRONT DOOR
- GARAGE DOOR



**GAF ROOF SHINGLES**  
CHARCOAL



Agenda Item 3.



This is an example of design specifications for this particular plan and elevation. Detailed specifications, finishes and fixtures are subject to change, on homes prior to sale, at any time without notice or obligation. Dimensions are approximate and may vary in construction and depending on the standard of measurement used. Engineering and architectural drawings are subject to change. Thomas James Homes, LLC, is a registered trademark of Thomas James Homes, LLC. ©2018 Thomas James Homes, LLC. All rights reserved. CA DRE License #02057397

311 HAWTHORNE AVENUE  
LOS ALTOS, CALIFORNIA 94022

NOTES:  
DIMENSIONS PROVIDED IN THIS DOCUMENT  
ARE BASED OFF THE ARCHITECTURAL PLANS  
AND ARE TO BE VERIFIED IN FIELD. ACTUAL  
FIELD CONDITIONS MAY EFFECT THESE  
DIMENSIONS. PROJECT MANGER TO NOTIFY  
DESIGNER OF DIMENSIONS AND FIELD  
CONDITIONS THAT DIFFER FROM THE DESIGN  
PACKAGE AND ARCHITECTURAL PLANS.

DATE: 10.07.22  
DESIGNER: KRISTIN LASKY  
ARCHITECT: BASSENIAN LAGONI

NOTE: RENDERINGS SHOWN  
ARE FOR ILLUSTRATION  
PURPOSES ONLY AND ARE NOT  
INTENDED TO BE AN ACTUAL  
DEPICTION OF THE HOME OR  
IT'S SURROUNDINGS

# TRANSITIONAL



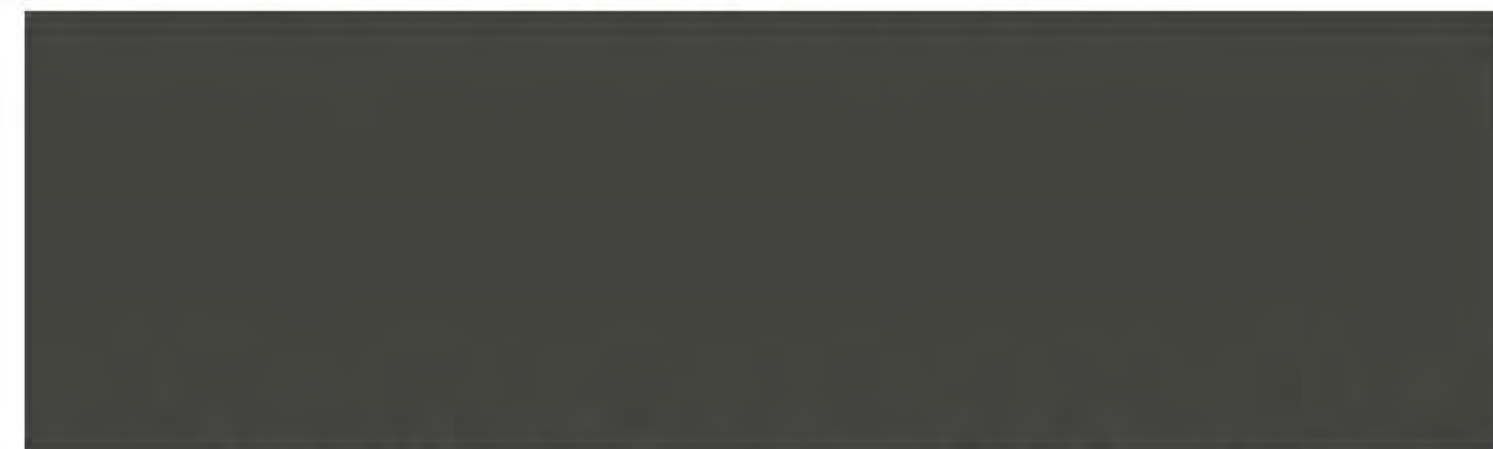
CEMENTITIOUS HORIZONTAL & VERTICAL SIDING  
SW 9165 GOSSAMER VEIL



WOOD FASCIA, EAVES, TAILS, HEADERS, BEAMS, DECORATIVE WOOD COLUMNS & CEMENTITIOUS TRIM  
SW 7005 PURE WHITE



FAUX STAINED FIBERGLASS ENTRY DOOR (OPTION) THERMATRU - RAVEN



WOOD SHUTTERS, FIBERGLASS ENTRY DOOR & SECTIONAL GARAGE DOOR  
SW 7069 IRON ORE



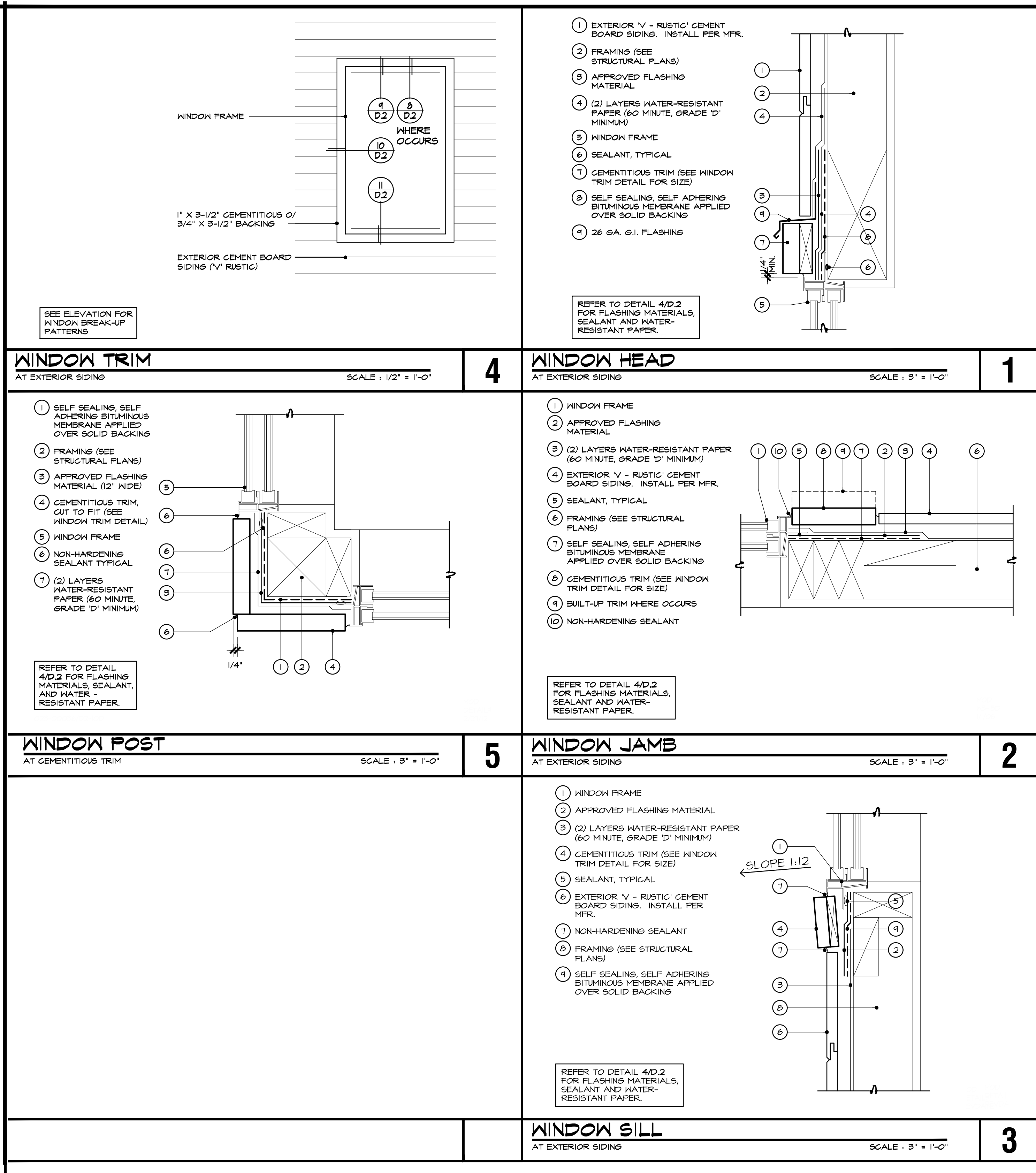
FIBERGLASS WINDOW FRAME



COMPOSITION SHINGLE ROOF  
GAF - CHARCOAL



WOODEN FENCE STAIN  
CABOT SEMI-TRANSPARENT- SPANISH MOSS



### Fortifiber Building Systems Group® HIGH PERFORMANCE WINDOW FLASHING SYSTEM

This system from Fortifiber Building Systems Group raises the standard for flashing windows and doors. The system starts with your choice of one of two tried and true Fortifiber products, **Moistop PF** or **Moistop next**. This base layer of flashing is mechanically attached (large-headed nails). Next, the window is installed using the proper fasteners and **Moistop** Sealant. Finally, the jamb and head flange are covered with **Moistop E-Z Seal**, **FortiFlash** Waterproof Flashing, **FortiFlash Commercial Waterproof Flashing** or **FortiFlash Butyl Waterproof Flashing**. The High Performance Window Flashing System depends on this sequential installation for its success. Also, this system is just one of four proven methods for flashing windows. At [www.fortifiber.com](http://www.fortifiber.com) you can find detailed instructions for the remaining three methods (Method A, A1 and Method B). If you have any further questions, please call our Toll Free Technical Hotline at 800-773-4777.

Note: You can use FortiFlash, FortiFlash Commercial or FortiFlash Butyl in place of E-Z Seal.

Note: You can use Moistop next in place of Moistop PF in base flashing applications.

Listed below are the sizes and lengths available of these Fortifiber products:

- Mechanical flashing for base layer
  - Moistop next Flashing 6, 9 and 12 inch x 200' rolls
  - Moistop PF Flashing 6, 9, 12 and 18 inch x 300' rolls
- Self-adhesive flashing for the jamb and head flange
  - Moistop E-Z Seal Self Adhesive Flashing 6, 9 and 12 inch x 75' rolls
  - FortiFlash Waterproof Flashing 4, 6, 9, 12, 18 and 36 inch x 75' rolls
  - FortiFlash Commercial Waterproof Flashing 6, 9, 12 and 18 inch x 75' rolls
  - FortiFlash Butyl Waterproof Flashing 4, 6, 9 and 12 inch x 75' rolls

Sealant for window flange

- Moistop Sealant (Exceeds AAMA Standards)

#### 1 SILL FLASHING

Install Moistop PF Flashing flush with the sill of the rough opening.

Once the rough opening is prepared, proceed by attaching **Moistop PF Flashing (A)** flush along the bottom of the rough opening extending the flashing beyond the jamb flashing to be applied later. Be sure not to flash the lower edge of the flashing as the Fortifiber weather-resistive barrier may be slipped up underneath the flashing in a weather-board fashion.

#### 2 JAMB FLASHING

The jamb flashing should extend on each side of the Moistop E-Z Seal head flashing.

Once the rough opening is prepared, proceed by attaching **Moistop PF Flashing (A)** flush along the bottom of the rough opening extending the flashing beyond the jamb flashing to be applied later. Be sure not to flash the lower edge of the flashing as the Fortifiber weather-resistive barrier may be slipped up underneath the flashing in a weather-board fashion.

Repeat above steps for the remaining jamb.

CONTINUED...

### CONTINUED FROM FRONT...

#### 3 WINDOW INSTALLATION USING SELF ADHESIVE FLASHING

Before installing the window (C), apply a continuous 1/8" bead of **Moistop Sealant** to the perimeter of the rough opening or to the backside of the mounting flange (D) of the window. Install the window according to the window manufacturer's instructions.

A clean rag and a sharp knife are all that is required for installing **Moistop E-Z Seal**, **FortiFlash** or **FortiFlash Butyl** flashings. See steps 4 and 5 for details.

#### 4 SURFACE PREP

Wipe the window flange (D) and base **Moistop PF Flashing (B)** layer clean before applying **Moistop E-Z Seal**.

#### 5 JAMB FLASHING

Use 6" **Moistop E-Z Seal** for jamb flashing.

Using a sharp knife, cut the desired length of **Moistop E-Z Seal** for the jamb (E) of the window, extending beyond the flange (3" minimum top and bottom). Place the **Moistop E-Z Seal** on top of the flange (D) and seal by applying pressure along the strip. Repeat for the other jamb.

#### 6 HEAD FLASHING

Use 12" **Moistop E-Z Seal** for head flashing.

Cut a strip of **Moistop E-Z Seal** for the head (F) of the window extending beyond the jamb flashing already in place. Place the **Moistop E-Z Seal** on top of the flange (D) of the window with the adhesive strip overlaying the flange and seal by applying pressure along the strip. If desired, staples or sealant may be used to secure the top corners of the head flashing in place.

#### OVERVIEW

Once the High Performance Window Flashing System is properly installed, apply a Fortifiber weather resistive barrier in a weather-board fashion.

Fortifiber recommends the use of a well integrated weather resistive barrier with all of its flashing systems.

Call 1-800-773-4777 for Technical Assistance  
[www.fortifiber.com](http://www.fortifiber.com)

Fortifiber Building Systems Group®  
P.O. Box 1000, Fort Lauderdale, FL 33301  
NATIONAL SALES OFFICE - Fortney, NV



**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

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2031 Orchard Drive, Suite 100  
Newport Beach, CA USA 92660  
tel. +1 949 553 9100  
fax +1 949 553 0548

# PROPOSED RENDERING

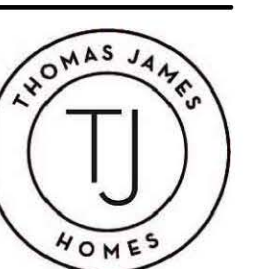
## 311 HAWTHORNE AVE

Los Altos , Ca

918.21372

A6.0

10.18.22







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 ARCHITECTURE • PLANNING • INTERIORS

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2031 Orchard Drive, Suite 100  
 Newport Beach, CA USA 92660  
 tel. +1 949 553 9100  
 fax +1 949 553 0548

# PROPOSED STREET SCENE

## 311 HAWTHORNE AVE

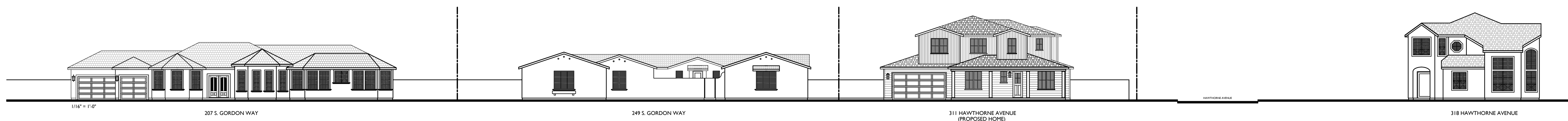
Los Altos , Ca

918.21372

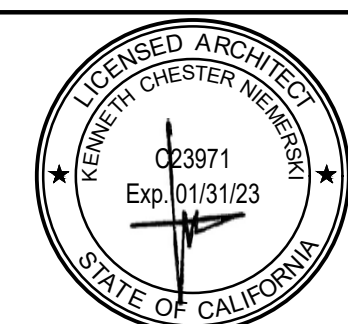
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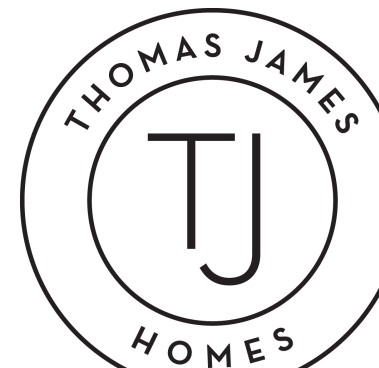
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CONCEPTUAL STREET SCENE  
 311 HAWTHORNE AVE  
 Los Altos , Ca





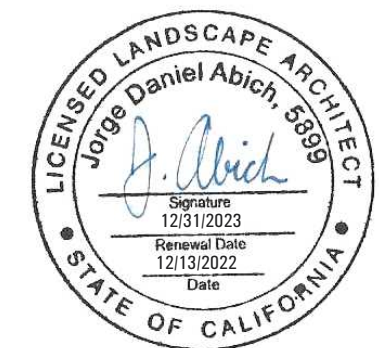
2043 San Pablo Avenue  
Berkeley, CA 94702  
abichlandarch@gmail.com  
(510) 905-7444

Project Title:

LANDSCAPE IMPROVEMENTS

311 HAWTHORNE AVE.  
LOS ALTOS, CA 94022

Sheet:



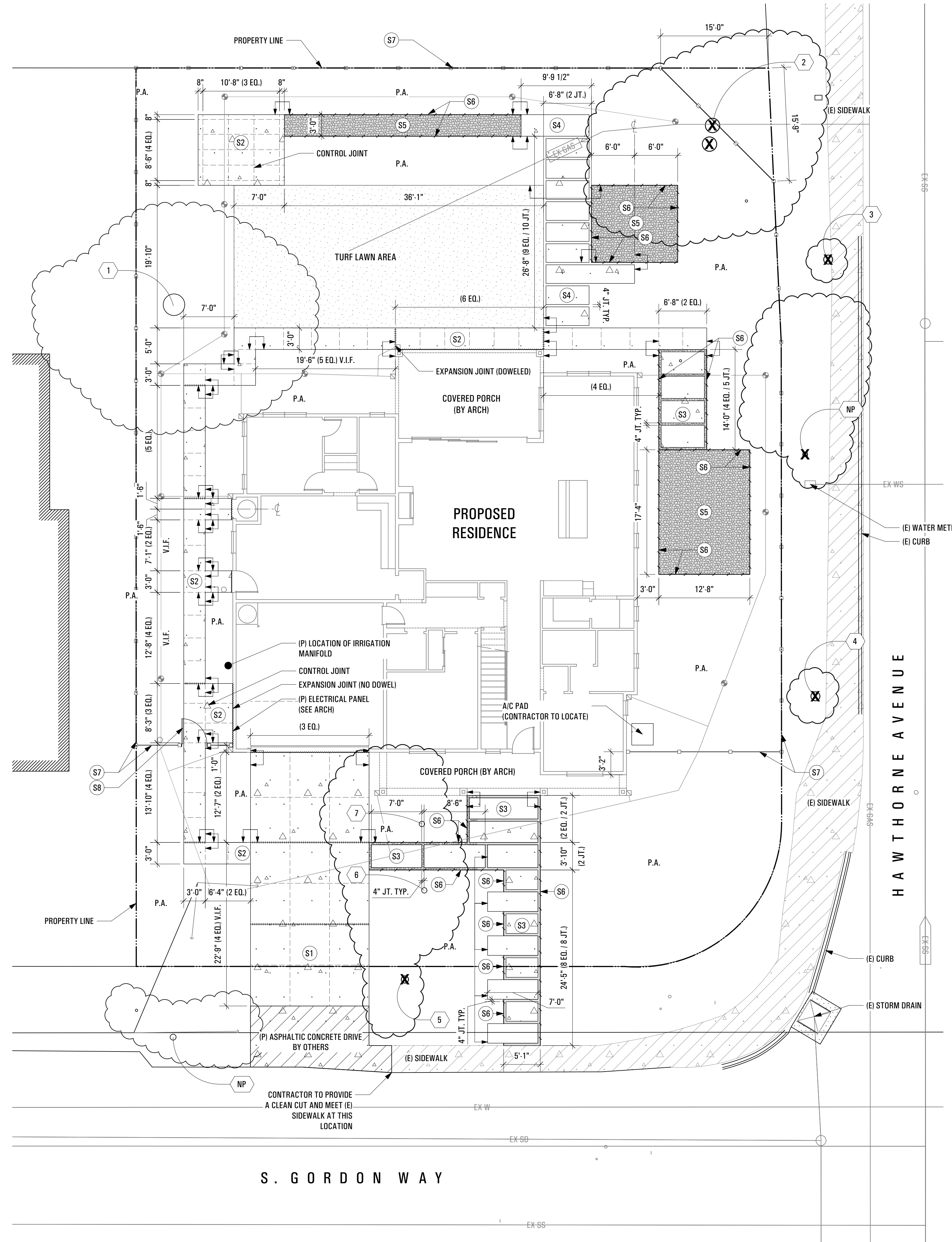
Date No. Revision Notes

Issue No.	PERMIT SET	Project ID	2204-01
Drawn By	D1	Reviewed By	P1
Date	12/15/2022	CAD File Name	311 Hawthorne.vwx

LAYOUT AND MATERIALS

Sheet No.

L1.1



MATERIALS LEGEND

- S1 VEHICULAR CONCRETE PAVEMENT  
STANDARD GRAY CONCRETE WITH ACID ETCH FINISH  
TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- S2 CONCRETE PAVEMENT  
STANDARD GRAY CONCRETE WITH ACID ETCH FINISH  
TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- S3 CONCRETE PAVERS  
STANDARD GRAY CONCRETE WITH ACID ETCH FINISH  
TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. FILL GAPS WITH 3/8" 'DESERT GOLD' CRUSHED AGGREGATE BY LYNGSO.
- S4 CONCRETE PAVERS (MULCHED GAPS)  
STANDARD GRAY CONCRETE WITH ACID ETCH FINISH  
TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. FILL GAPS WITH WOOD MULCH.
- S5 DECORATIVE GRAVEL  
3/8" 'YOSEMITE TAN' CRUSHED AGGREGATE BY LYNGSO  
2" OVER COMPACTED SUBGRADE OVER FILTER FABRIC. WITH 8" GALVANIZED WIRE STAPLES.
- S6 STEEL HEADER
- S7 6'-0" HIGH WOOD FENCE
- S8 GATE

LAYOUT LEGEND

- VIEW DETAIL CALLOUT
- SHT
- DIMENSION
- CENTERLINE
- ALIGN
- CONTROL JOINT
- EXPANSION JOINT (DOWELED)
- EXPANSION JOINT (NO DOWEL)
- (E) TREE TO REMAIN, TYP.
- (E) TREE TO BE REMOVED, TYP.
- (E) NEIGHBORING TREE, TYP.

ABBREVIATIONS

- ADJ. ADJACENT
- AVG. AVERAGE
- C.L. CENTER LINE
- CLR. CLEAR
- CONC. CONCRETE
- (E) EXISTING
- E.W. EACH WAY
- EQ. EQUAL SPACES
- EQPT. EQUIPMENT
- F.G. FINISH GRADE
- F.S. FINISH SURFACE
- F.T. FLUSH TREAD
- HORIZ. HORIZONTAL
- HT. HEIGHT
- JT. JOINT(S)
- MAX. MAXIMUM
- MECH. MECHANICAL
- MIN. MINIMUM
- (N) NEW
- O.C. ON CENTER
- (P) PROPOSED
- P.A. PLANTING AREA
- P.O.B. POINT OF BEGINNING
- PVMT. PAVEMENT
- R. RADIUS
- RS. RISER
- SIM. SIMILAR
- SP. SPACES
- T.B.D. TO BE DETERMINED
- TR. TREAD
- TYP. TYPICAL
- U. UNIT(S)
- VERT. VERTICAL
- V.I.F. VERIFY IN FIELD

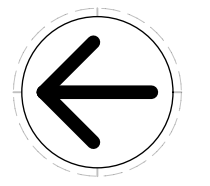
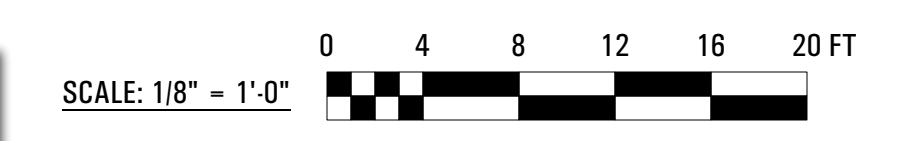
TREE PROTECTION CHART

Keynote	Tag #	Protected	Offsite	Common Name	Botanical Name	DBH (inches)	Status	Note
1	9543	Y	N	Coast Redwood	Sequoia sempervirens	51	Retain and Protect	
2	9544	Y	N	Coast Redwood	Sequoia sempervirens	52	Remove	Poor Condition (See Arborist Report)
3	9545	Y	N	Italian Cypress	Cupressus sempervirens	15	Remove	
4	9546	Y	N	Italian Cypress	Cupressus sempervirens	17	Remove	
5	9547	N	N	Italian Cypress	Cupressus sempervirens	11	Remove	
6	9548	N	N	Sweetgum	Liquidambar	10	Retain and Protect	
7	9549	N	N	Sweetgum	Liquidambar	9	Retain and Protect	

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

Jorge Daniel Abich, P.L.A. (CA #5899)

SEE SHEET L1.2 FOR CONSTRUCTION DETAILS





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abichlandarch@gmail.com  
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Project Title:

LANDSCAPE IMPROVEMENTS

311 HAWTHORNE AVE.  
LOS ALTOS, CA 94022

Stamp:



Date No. Revision Notes

Issue No.	PERMIT SET	Project ID	2204-01
Drawn By	D1	Reviewed By	P1
Date	12/15/2022	CAD File Name	311 Hawthorne.vwx

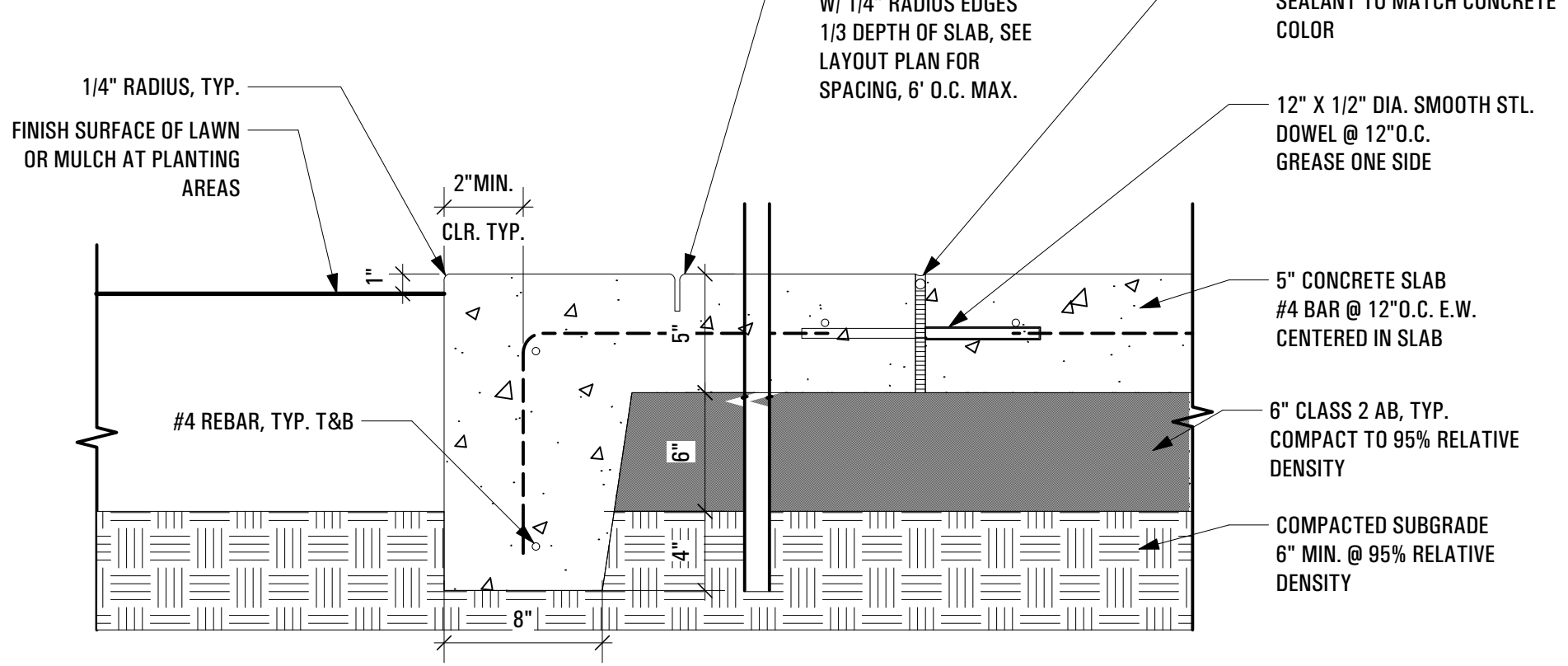
CONSTRUCTION DETAILS

Sheet No.

L1.2

NOTE:

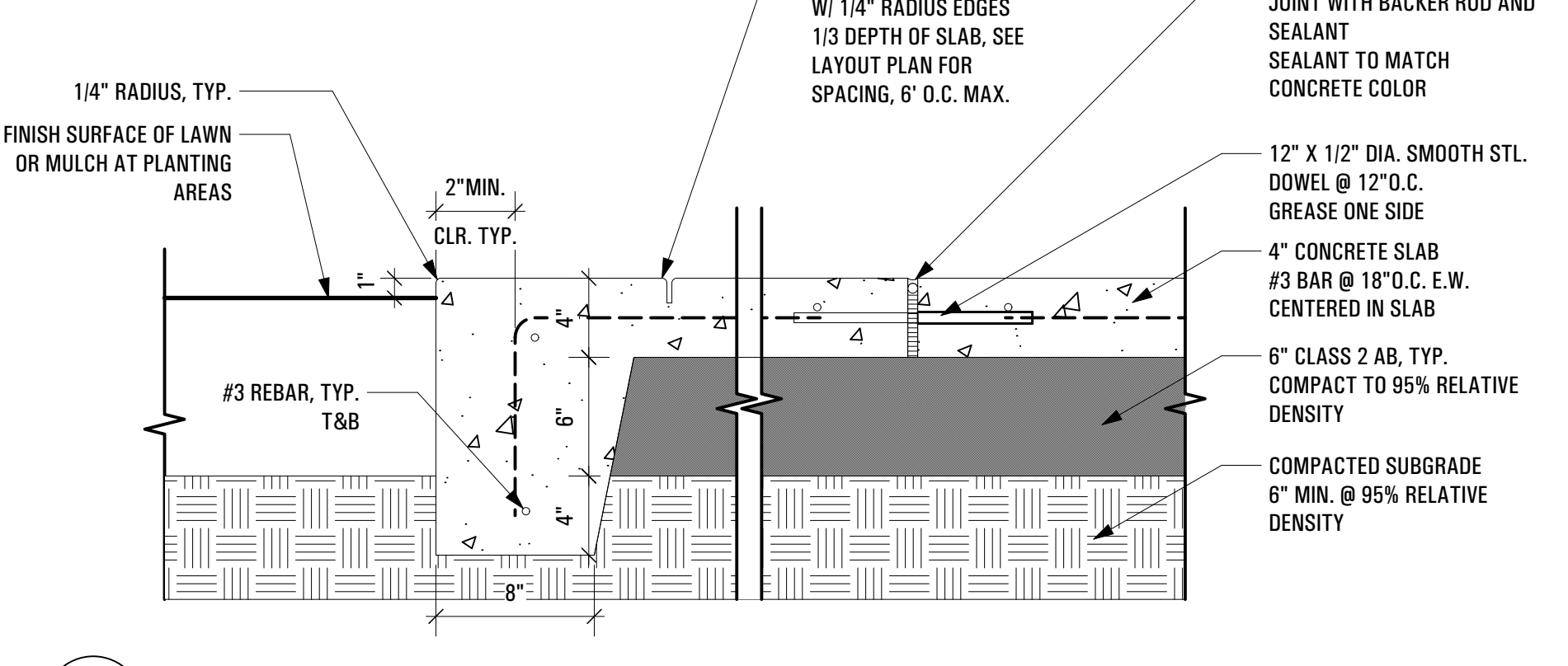
1. GEOTECHNICAL REPORT RECOMMENDATIONS SHALL SUPERCEDE PAVEMENT DESIGN REQUIREMENTS IN THIS DETAIL, IF AND WHEN AVAILABLE.



1 CONCRETE PAVEMENT (VEHICULAR)  
SCALE: 1 1/2" = 1'-0"

NOTE:

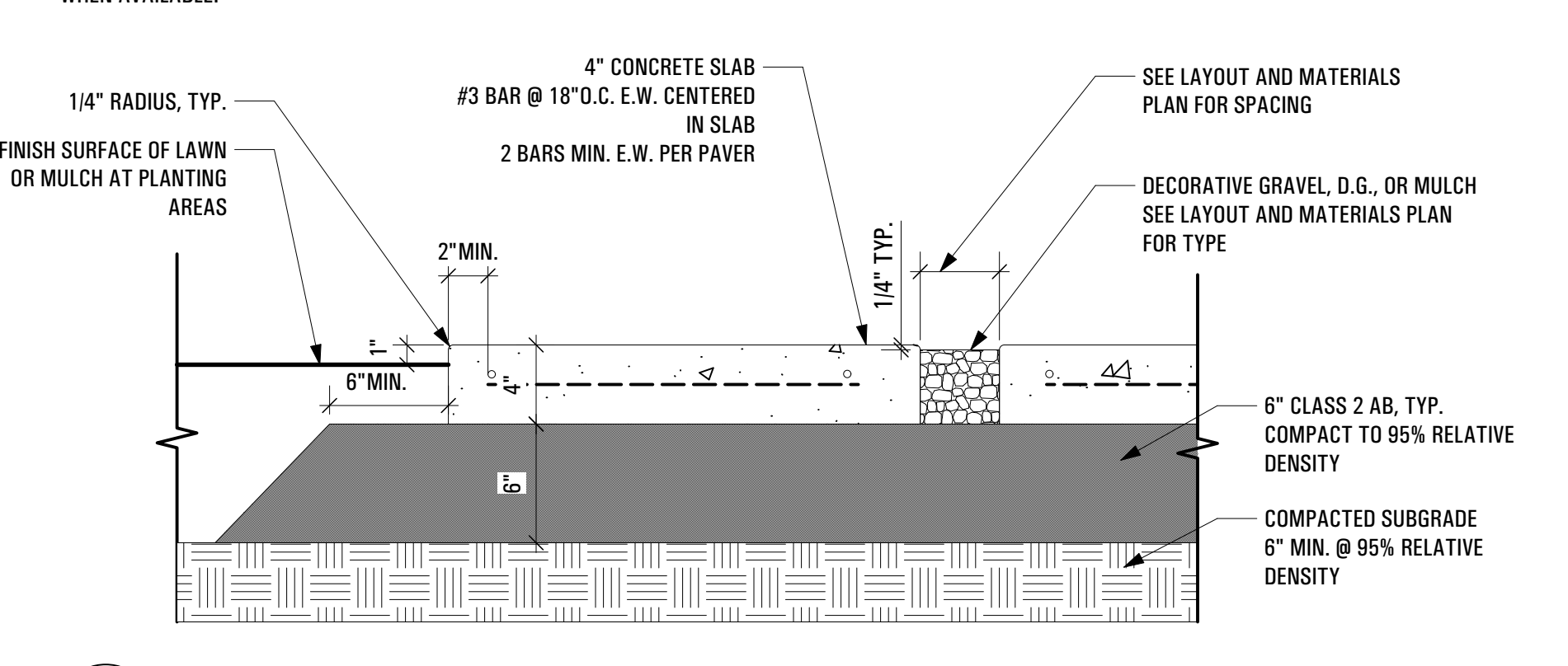
1. GEOTECHNICAL REPORT RECOMMENDATIONS SHALL SUPERCEDE PAVEMENT DESIGN REQUIREMENTS IN THIS DETAIL, IF AND WHEN AVAILABLE.



2 CONCRETE PAVEMENT (PEDESTRIAN)  
SCALE: 1 1/2" = 1'-0"

NOTE:

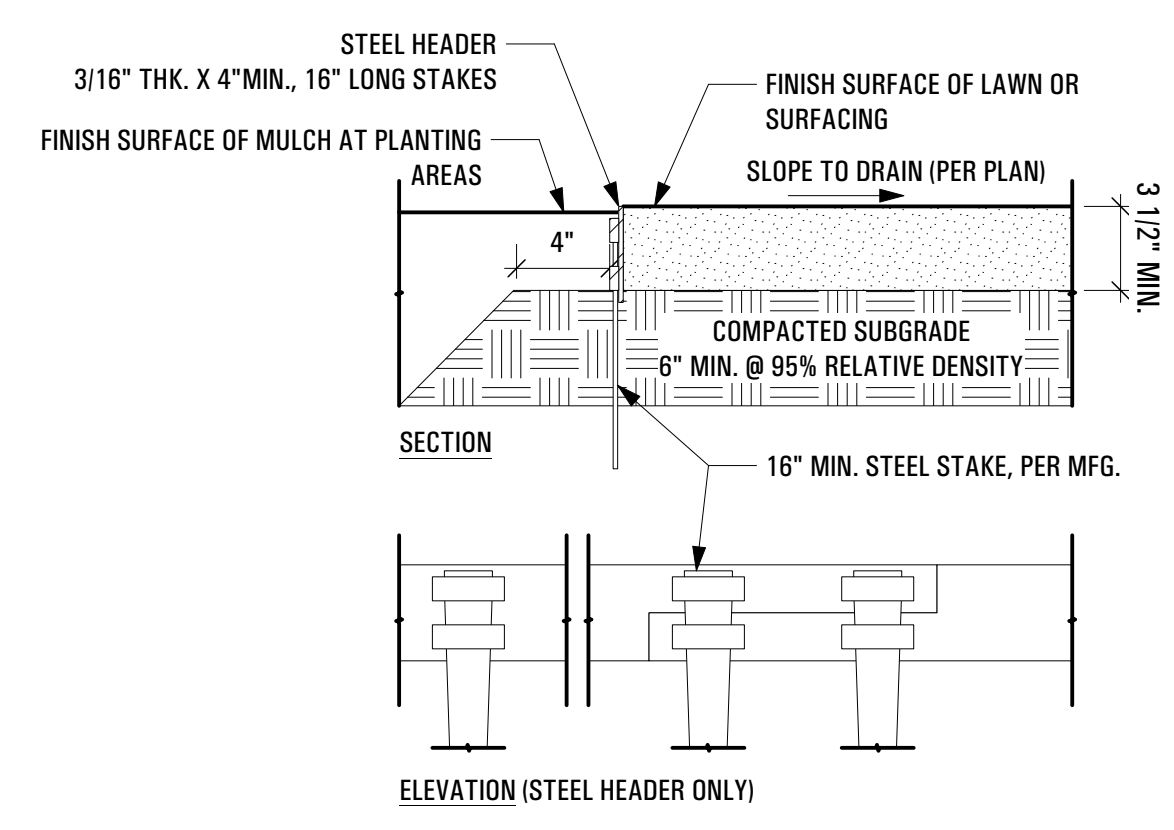
1. GEOTECHNICAL REPORT RECOMMENDATIONS SHALL SUPERCEDE PAVEMENT DESIGN REQUIREMENTS IN THIS DETAIL, IF AND WHEN AVAILABLE.



3 CONCRETE PAVERS  
SCALE: 1 1/2" = 1'-0"

NOTE:

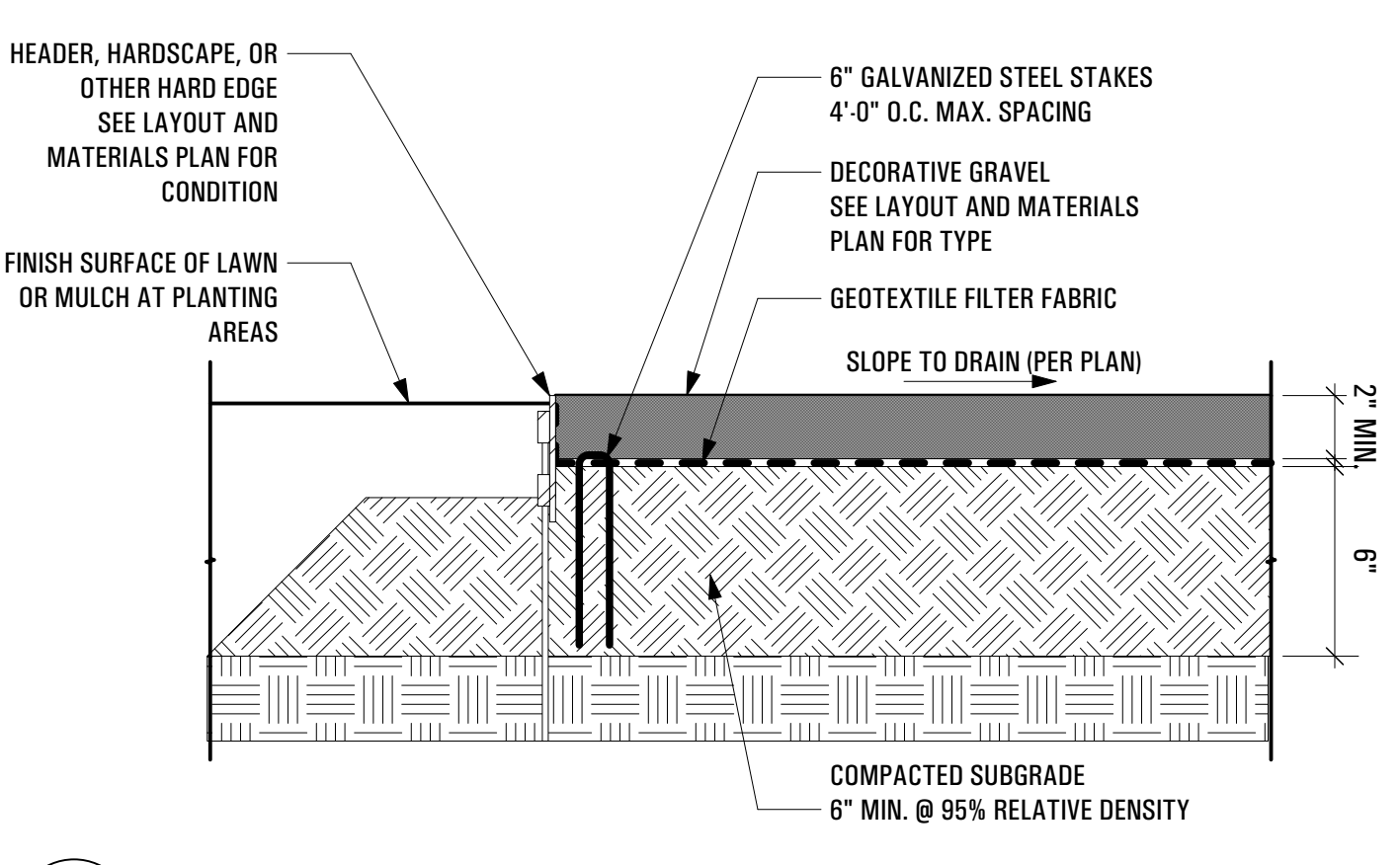
1. BLACK ENAMEL PAINTED FINISH, TYP. U.O.N.



4 STEEL HEADER  
SCALE: 1 1/2" = 1'-0"

NOTE:

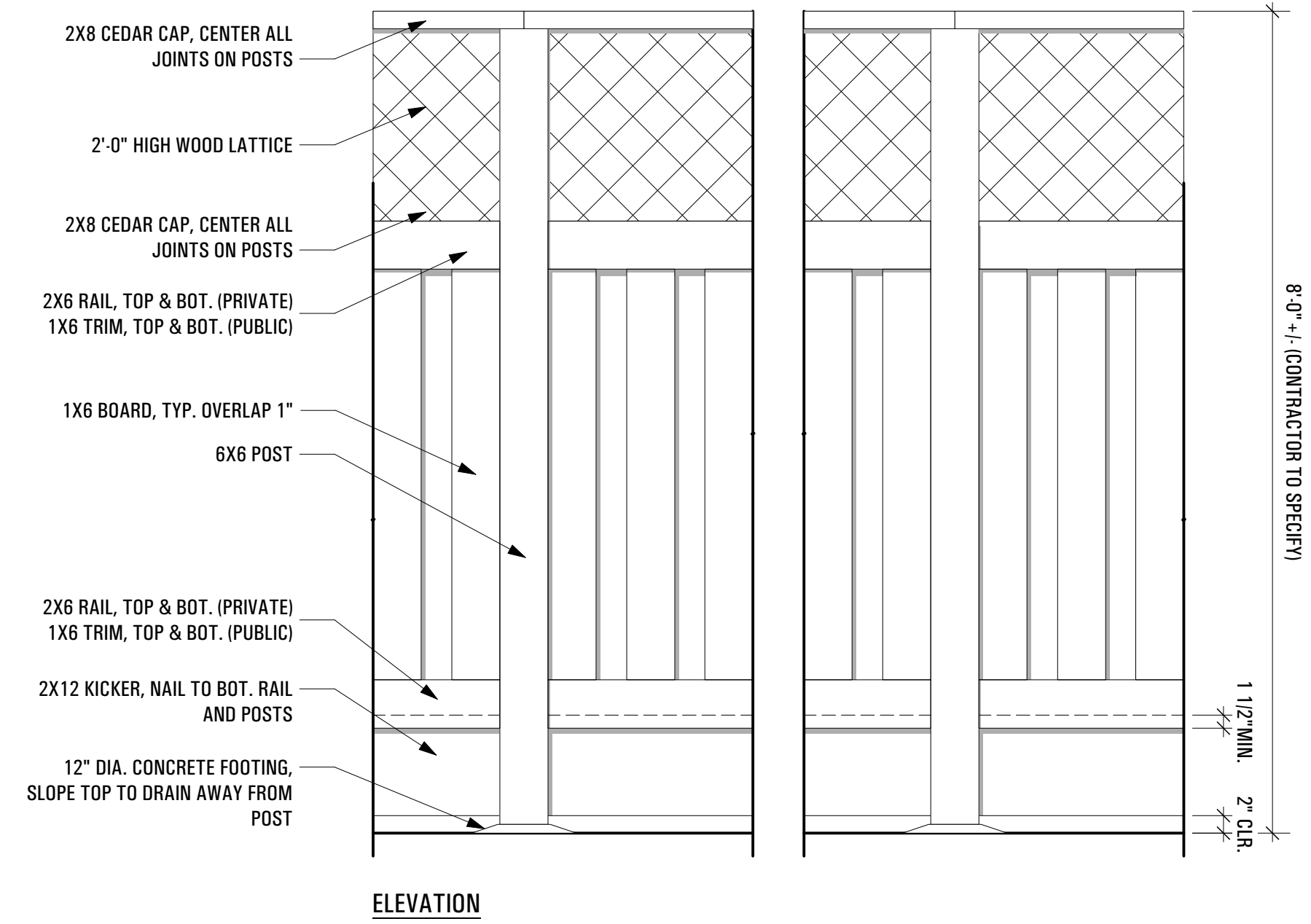
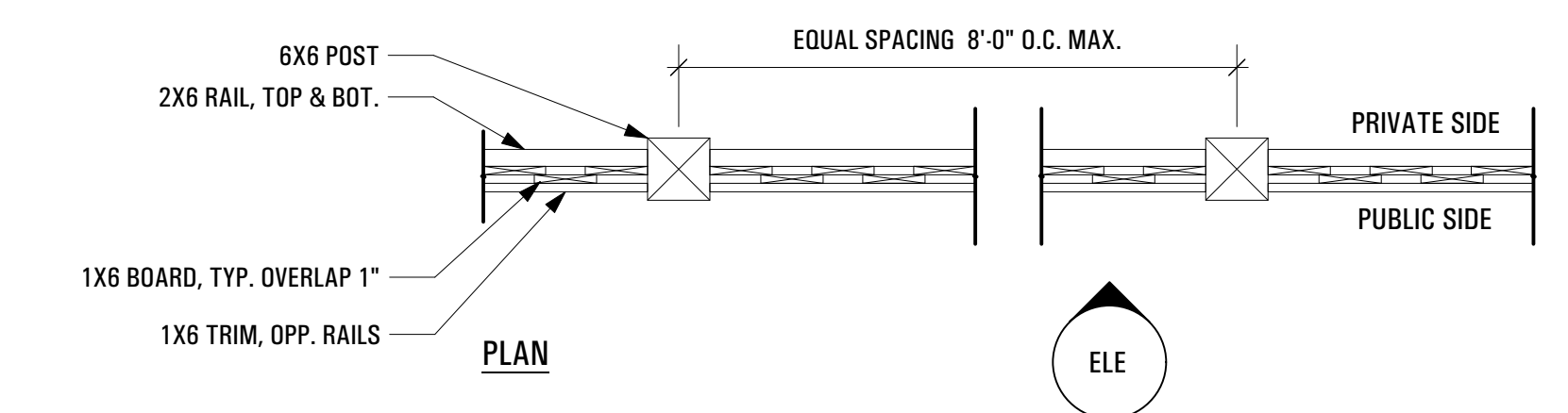
1. DO NOT COMPACT SOIL IN TREE DRILINES OR AREAS OF UNDISTURBED SUBGRADING



5 DECORATIVE GRAVEL  
SCALE: 2" = 1'-0"

PLAN

ELE

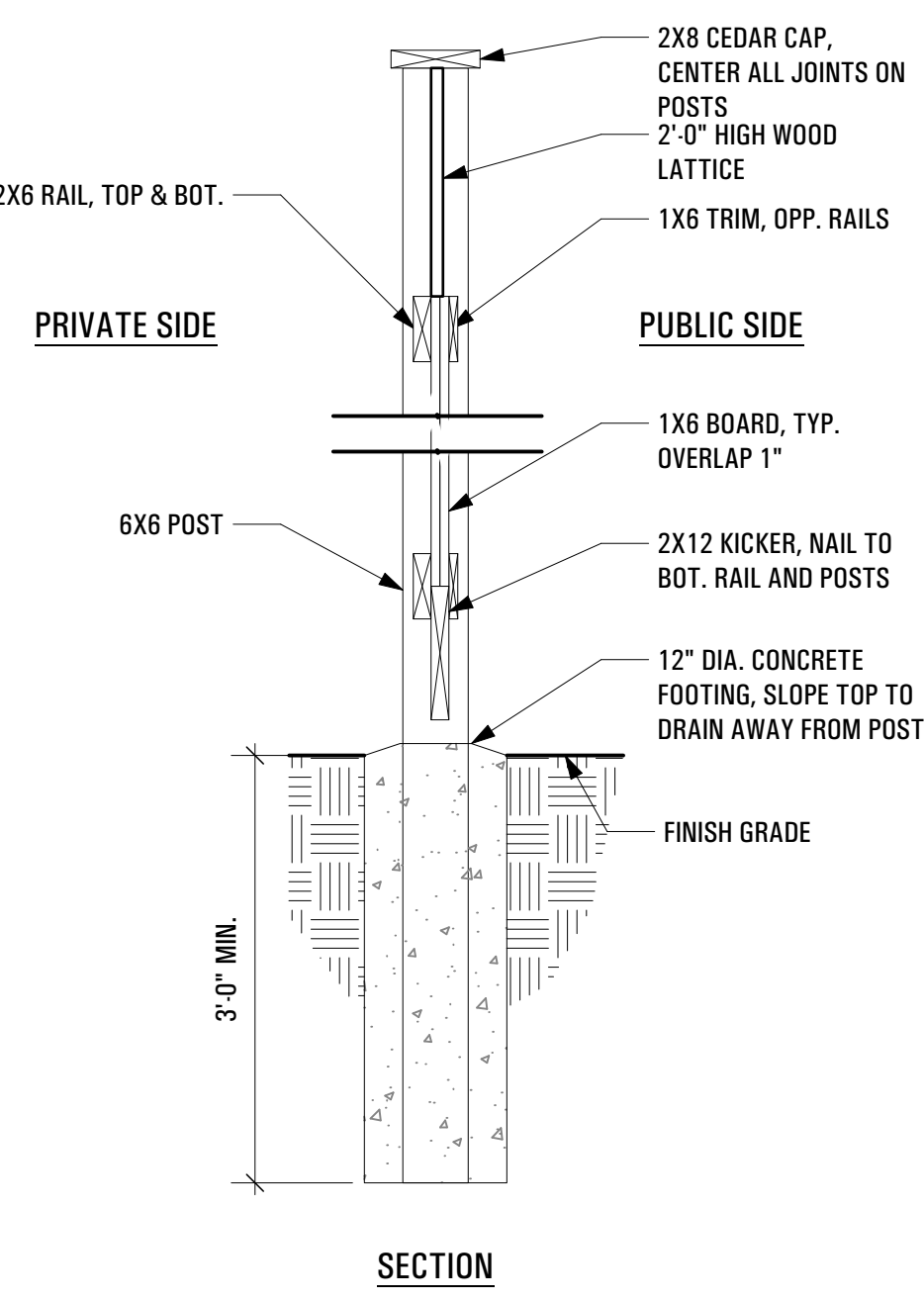


ELEVATION

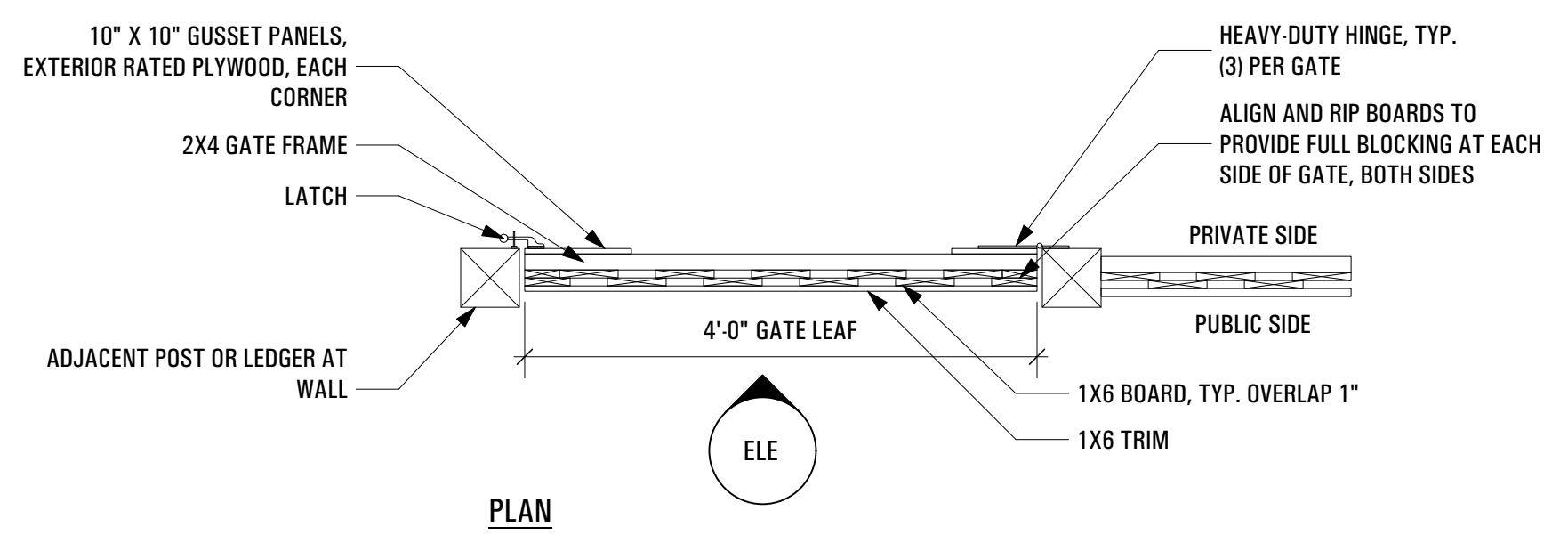
6 FENCE  
SCALE: 3/4" = 1'-0"

NOTES:

- ALL FASTENERS SHALL BE GALVANIZED
- ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR BETTER U.O.N.
- STEP FENCE AT POSTS, FOR GRADES 1-6 (17%) OR GREATER, SLOPE PANELS WITH GRADE
- STAIN HOMEOWNER SIDE WITH SEMI-TRANSPARENT EXT. STAIN COLOR PER BUILDER (SEE COLOR SAMPLES)

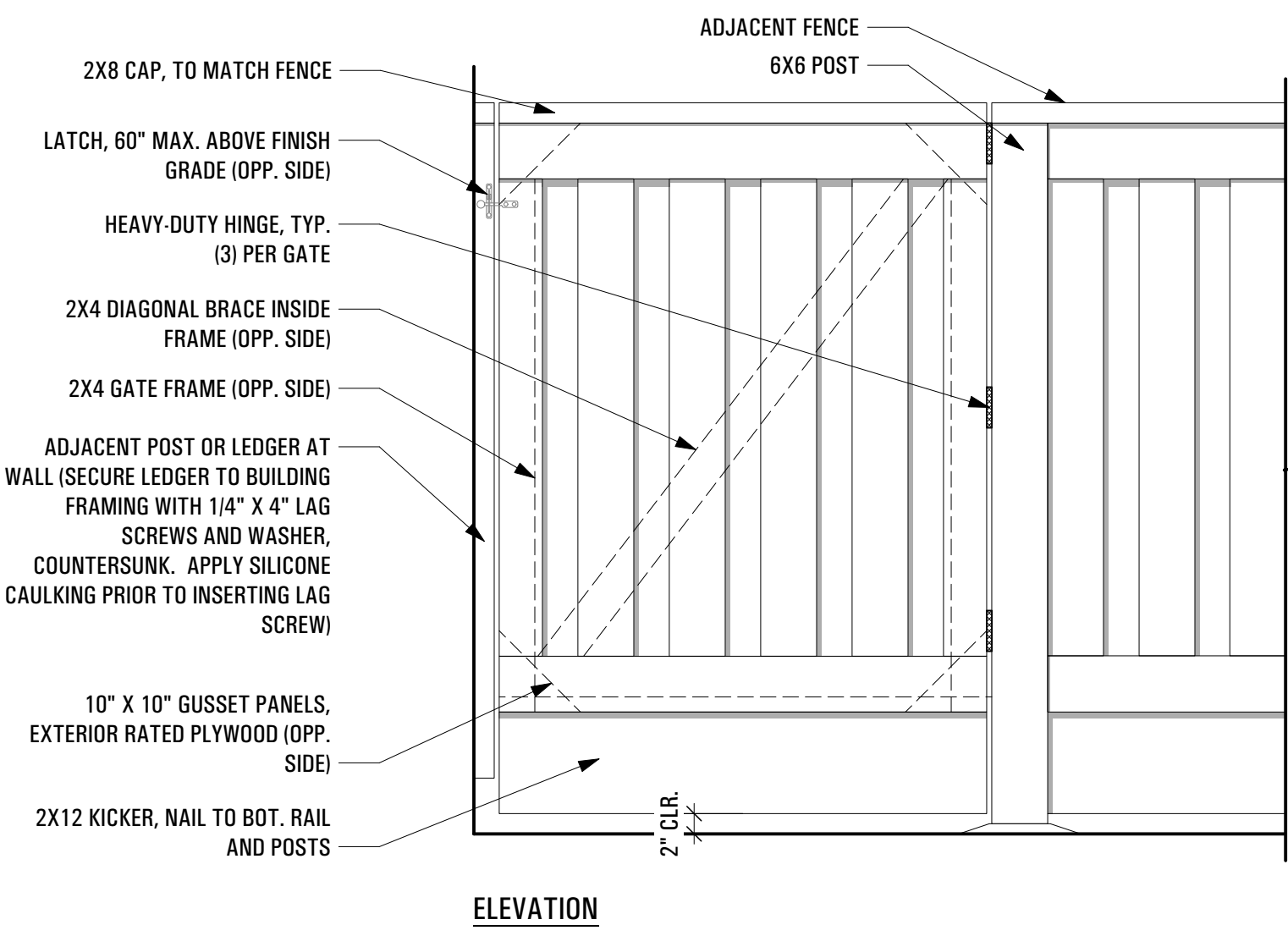


SECTION



PLAN

ELE



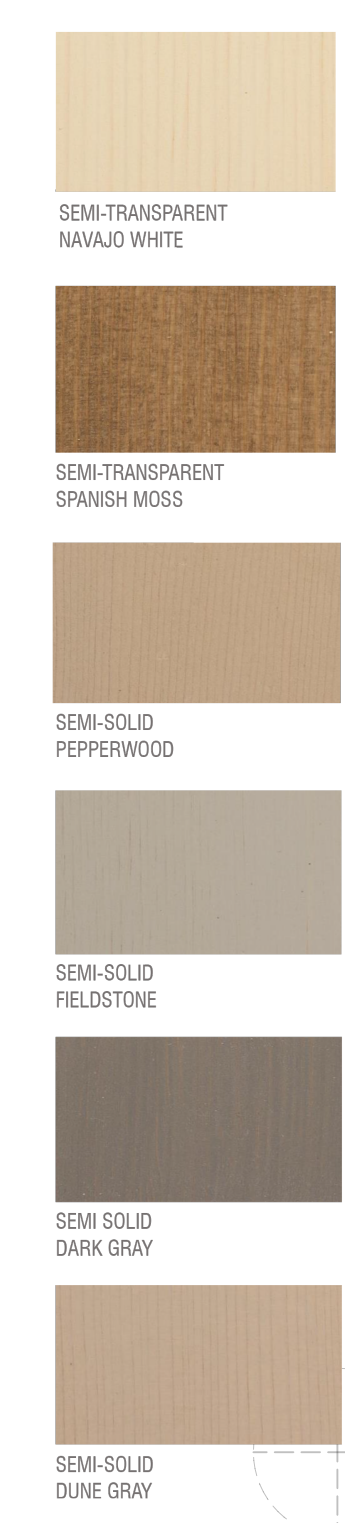
ELEVATION

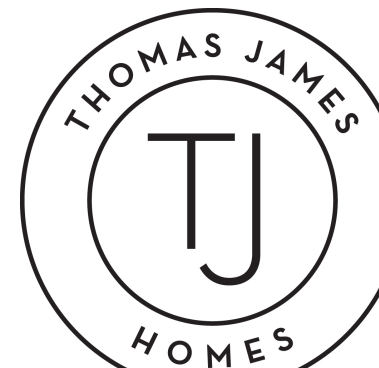
7 GATE  
SCALE: 3/4" = 1'-0"

NOTES:

- ALL FASTENERS SHALL BE GALVANIZED
- ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR BETTER U.O.N.
- STAIN BOTH SIDES WITH SEMI-TRANSPARENT EXT. STAIN COLOR PER BUILDER (SEE COLOR SAMPLES)

REPRESENTATIVE STAIN COLORS



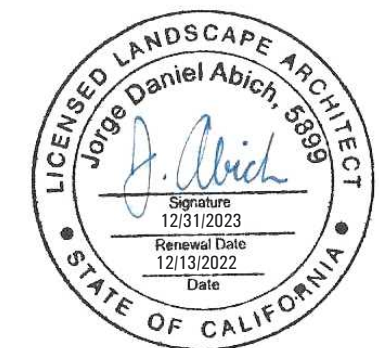


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**IRRIGATION PLAN**

Sheet No.

L2.1

**IRRIGATION LEGEND**

**CONTROLLER**

Symbol	Manufacturer	Series	Model	Quantity	Note
C	Hunter Industries(R)	Pro-HC	PHC-1200	1	Locate controller as directed by builder. Controller shown at approximate location only. Coordinate with builder for all required penetrations and 120v power. 12 station controller.

**VALVES**

Symbol	Manufacturer	Series	Model	Type	Zone ID	Size	Design Flow	Note (*)
⊙	Toro(R)	EZ-Flo(R) Plus Jar-Top Series	EZF-29-03	Control / Zone	A1	0.75	5.00	F Series Y Filter and 40PSI Pressure Regulator
⊙	Toro(R)	EZ-Flo(R) Plus Jar-Top Series	EZF-29-03	Control / Zone	A2	0.75	11.66	F Series Y Filter and 40PSI Pressure Regulator
⊙	Toro(R)	EZ-Flo(R) Plus Jar-Top Series	EZF-29-03	Control / Zone	A3	0.75	17.00	F Series Y Filter and 40PSI Pressure Regulator
⊙	Toro(R)	EZ-Flo(R) Plus Jar-Top Series	EZF-29-03	Control / Zone	A4	0.75	11.24	F Series Y Filter and 40PSI Pressure Regulator
⊙	Toro(R)	EZ-Flo(R) Plus Jar-Top Series	EZF-29-03	Control / Zone	A5	0.75	4.33	F Series Y Filter and 40PSI Pressure Regulator
⊘	Nibco	Gate Valves	T-113	Isolation / Shut Off			0.00	

**SYSTEM COMPONENTS**

Symbol	Manufacturer	Series	Model	Type	Qty	Note
ws	Hunter Industries(R)	Rain Sensor	MINI-CLK(R)	Environmental Sensor / Station	1	Place on gutter in inconspicuous area.
⬢	Hunter Industries(R)	Flow Meter	HC-100-FLOW	Flow Sensor	1	Per Detail 5/L2.2
⊕	Hunter Industries(R)	Automatic Flush Valve	AFV-B	Blow Out Connection	12	Per Detail 10/L2.2
⬢	Rain Bird(R)	Drip System Operation Indicator	OPERIND	Other	12	Per Detail 12/L2.2

**IRRIGATION SPRAY AND BUBBLER HEADS**

Symbol	Manufacturer	Series (Body)	Model	Series (Nozzles)	Model	Quantity	Pattern	Arc	Radius
⊙	Toro(R)	1/2 in MPT Adapter 17 mm barb	i560-M50	Flood Bubbler	570	44	Radial		2'0"
⊙	Hunter Industries(R)	570Z Series	570Z-6P	MP Rotator(R)	MP1000-360	3	Radial	360°	10'0"
⊙	Hunter Industries(R)	570Z Series	570Z-6P	MP Rotator(R)	MP1000-90	1	Radial	180°	10'0"
⊙	Hunter Industries(R)	570Z Series	570Z-6P	MP Rotator(R)	MP1000-90	1	Radial	180°	10'0"
⊙	Hunter Industries(R)	570Z Series	570Z-6P	MP Rotator(R)	MP1000-90	4	Radial	90°	10'0"
⊙	Hunter Industries(R)	570Z Series	570Z-6P	MP Rotator(R)	MP1000-90	6	Radial	180°	10'0"

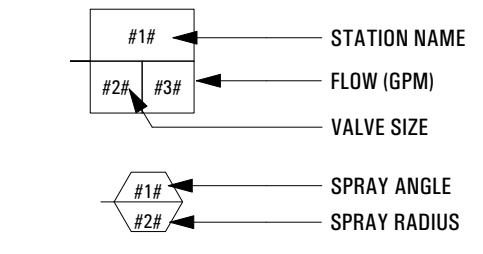
**DRIP LINE**

Symbol	Manufacturer	Series	Model	Area	Row Spacing	Estimated Length	Note
▨	Toro(R)	DL2000(TM) Series	RGP-218	5696 sq ft	1'6"	3798'0 1/4"	Triangulate Emitters

**MAINLINE AND LATERAL PIPING**

	Type	Diameter	Total Length
SLEEVE	PVC Schedule 80	1 1/4"	40'4 1/2"
	PVC Schedule 40	1 1/4"	76'4 1/4"
MAINLINE	PVC Schedule 40	1	238'9 1/2"
	PVC Schedule 40	3/4"	542'2 3/4"
LATERAL	PVC Schedule 40	1/2"	414'0 1/8"
	Polyethylene Tubing	1/2"	262'6 5/8"

**TAG/LABEL LEGEND**



**IRRIGATION NOTES**

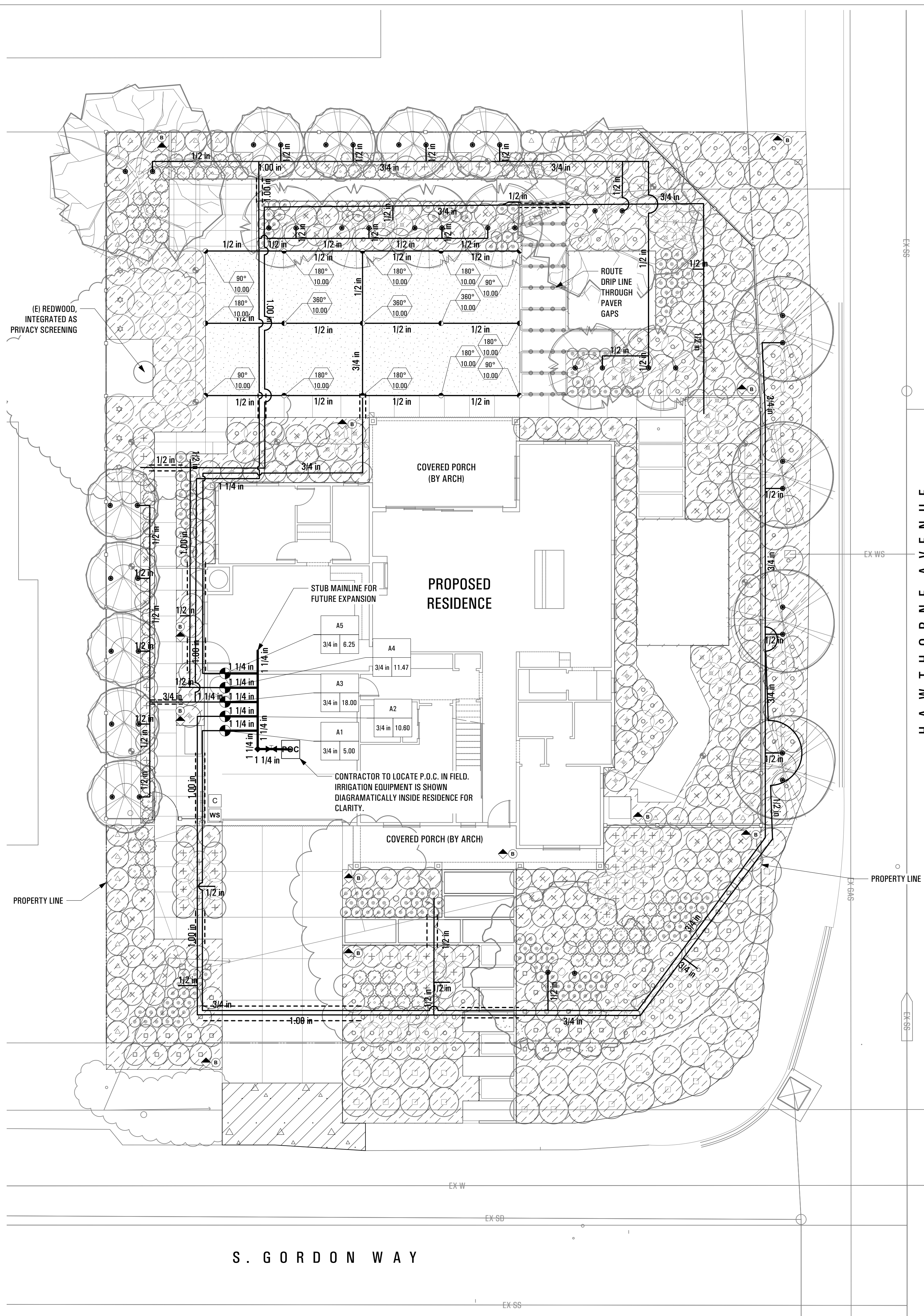
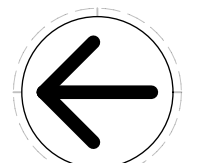
- CODES AND ORDINANCES**  
The irrigation system shall be installed in conformance with all applicable state and local codes and ordinances by licensed contractors and experienced workmen. Contractor shall obtain and pay for all required permits and fees relating to their work.
- DIAGRAMMATIC PLANS**  
This design is diagrammatic. All piping, valves, etc. shown within paved areas is for design clarification only and shall be installed in planting areas where possible. Avoid any conflicts between the sprinkler system, planting and architectural features. Parallel pipes may be installed in common trench. Pipes are not to be installed directly above one another. Valve locations shown are diagrammatic. Install in ground cover/shrub areas where possible (not in lawn area).
- ELECTRICAL CONNECTIONS**  
Electrical contractor to supply 120 VAC (2.5 amp) GFCI Receptacle service to controller location. Irrigation contractor to make final connection from electrical stub-out to controller. Irrigation control wire shall be #16, U.L. approved for direct burial. Common wire shall be #14 U.L. approved and shall be white in color. Wiring to individual remote control valves shall be color other than white.
- FIELD OBSTRUCTIONS**  
Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's representative. If this notification is not performed, the irrigation Contractor shall assume full responsibility for any revisions necessary at no cost to the Owner. When vertical obstructions (street lights, trees, fire hydrants, etc.) interfere with the spray pattern of the heads so as to prevent proper coverage, the irrigation contractor shall field adjust the sprinkler system by installing a quarter, third, or half circle head at the sides of the obstruction so as to provide proper coverage. All adjustments shall be made at no additional cost to the Owner.
- FIELD COORDINATION**  
It is the responsibility of the irrigation Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc. The Contractor shall coordinate their work with the general Contractor and other Subcontractors for the location and the installation of pipe sleeves through walls, under paving, structures, etc. Contractor to verify the location of existing underground utilities and structures prior to the excavation of trenches. Contractor is to repair any damage caused by his work at no additional cost to the Owner.
- FLOW AND OPERATING PRESSURE**  
The sprinkler system design is based on a 50 psi minimum operating pressure. The irrigation Contractor

- shall 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 Representative.
- EXCAVATIONS AND TRENCHING**  
All excavations are to be filled with compacted backfill. Contractor to repair all settled trenches promptly, for a period of 1 year after completion of work. Additionally, Contractor shall warrant that the irrigation system will be free from defects in materials and workmanship for a period of 1 year after final acceptance of work.
- SLEEVE AND CONDUITS**  
In addition to the sleeves and conduits shown on the drawings, the irrigation contractor shall be responsible for coordinating the installation of sleeves and conduits of sufficient size under all paved areas.
- CONTROL WIRE CONNECTIONS**  
Remote control valves shall be wired to controller in sequence as shown on plans. Run wire from each RCV to the controller. Splicing wires together outside of valve boxes will not be permitted. Splicing of 24-volt wires will not be permitted except in valve boxes. Leave a 36" coil of excess wire at each splice and 100 feet on center along wire run. Tape wire in bundles 10 feet on center. No taping permitted inside sleeves.
- SPARE CONTROL WIRE**  
Install two (2) spare control wire for every 6 (six) stations on the controller along the entire main line. Spare wires shall be the same color (one with a white stripe) and of a different color than other control wires. Loop 36" excess wire into each single valve box and into one valve box in each group of valves.
- PRESSURE REGULATION AND FLUSHING**  
The irrigation contractor shall adjust pressure regulating module at each valve to obtain the optimum operating pressure for each system. All main lines shall be flushed prior to the installation of irrigation dripline and bubblers. At 30 days after installation each system shall be flushed to eliminate glue and dirt particles from the lines.
- IRRIGATION COVERAGE**  
Notify Owner's Representative of any aspects of layout that will provide incomplete or insufficient water coverage of plant material and do not proceed until instructions are obtained.
- SPRINKLER ORIENTATION**  
All sprinkler heads shall be set perpendicular to finish grade of the area to be irrigated unless otherwise designated on the plans.
- CHECK VALVES**  
In locations where low head drainage will cause erosion and excess water, install King Bros. CV series check valves in lateral lines for every 5' of elevation change.

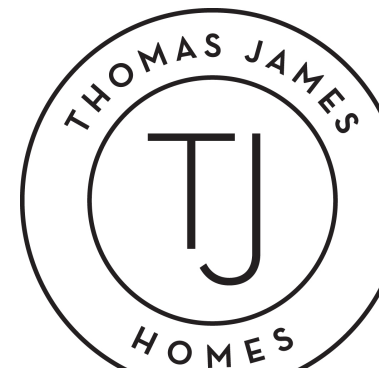
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

*J. Abich*  
JORGE DANIEL ABICH, PLA (CA #5899)

SEE SHEET L2.2 FOR IRRIGATION DETAILS



S. GORDON WAY



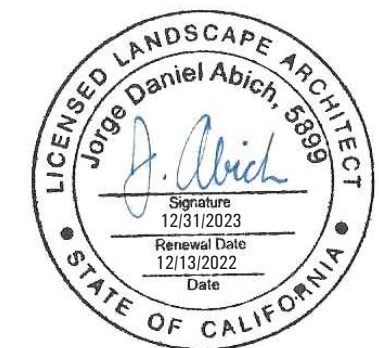
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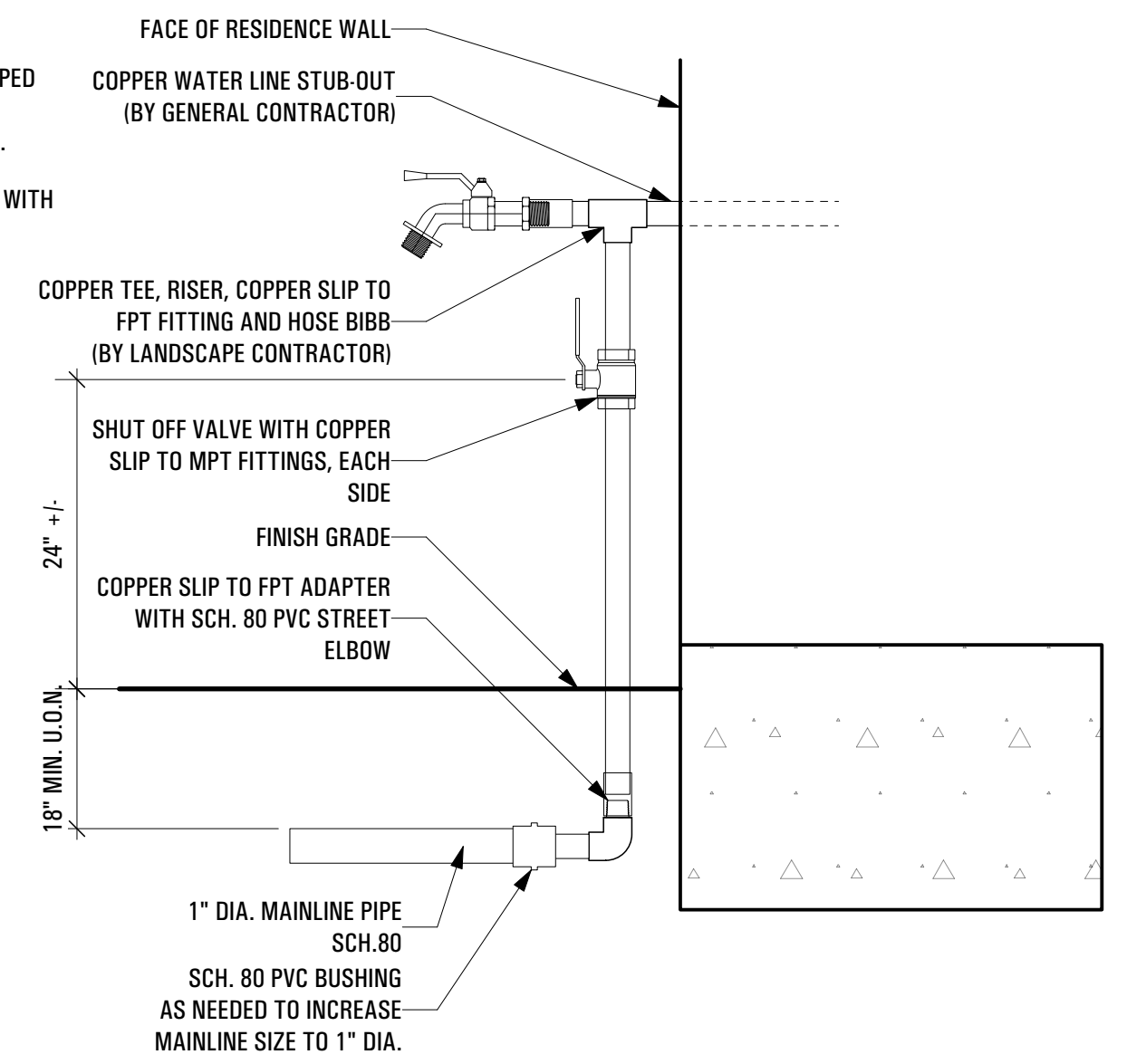
IRRIGATION DETAILS

Sheet No.

L2.2

POINT OF CONNECTION NOTES:

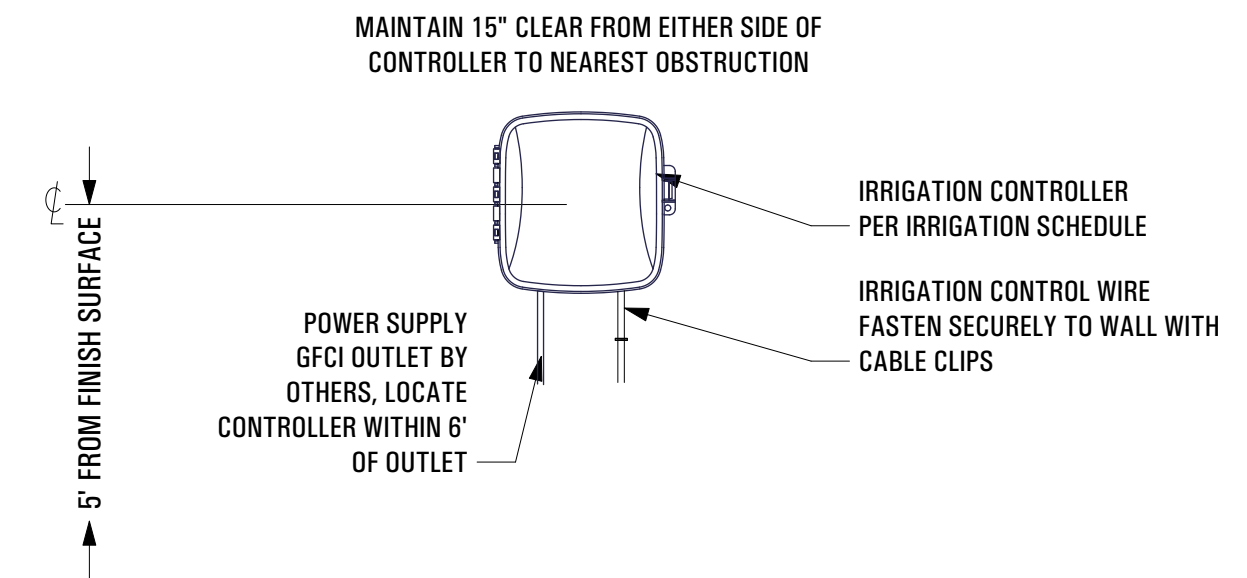
1. ALL THREADED CONNECTIONS TO BE WRAPPED WITH PTFE WHITE TEFLON TAPE. 2 FULL WRAPS MIN. CLOCKWISE DIRECTION.
2. COORDINATE PIPE WRAPPING OR PAINTING WITH GENERAL CONTRACTOR.



1 IRRIGATION POINT OF CONNECTION  
SCALE: NTS

CONTROLLER NOTES:

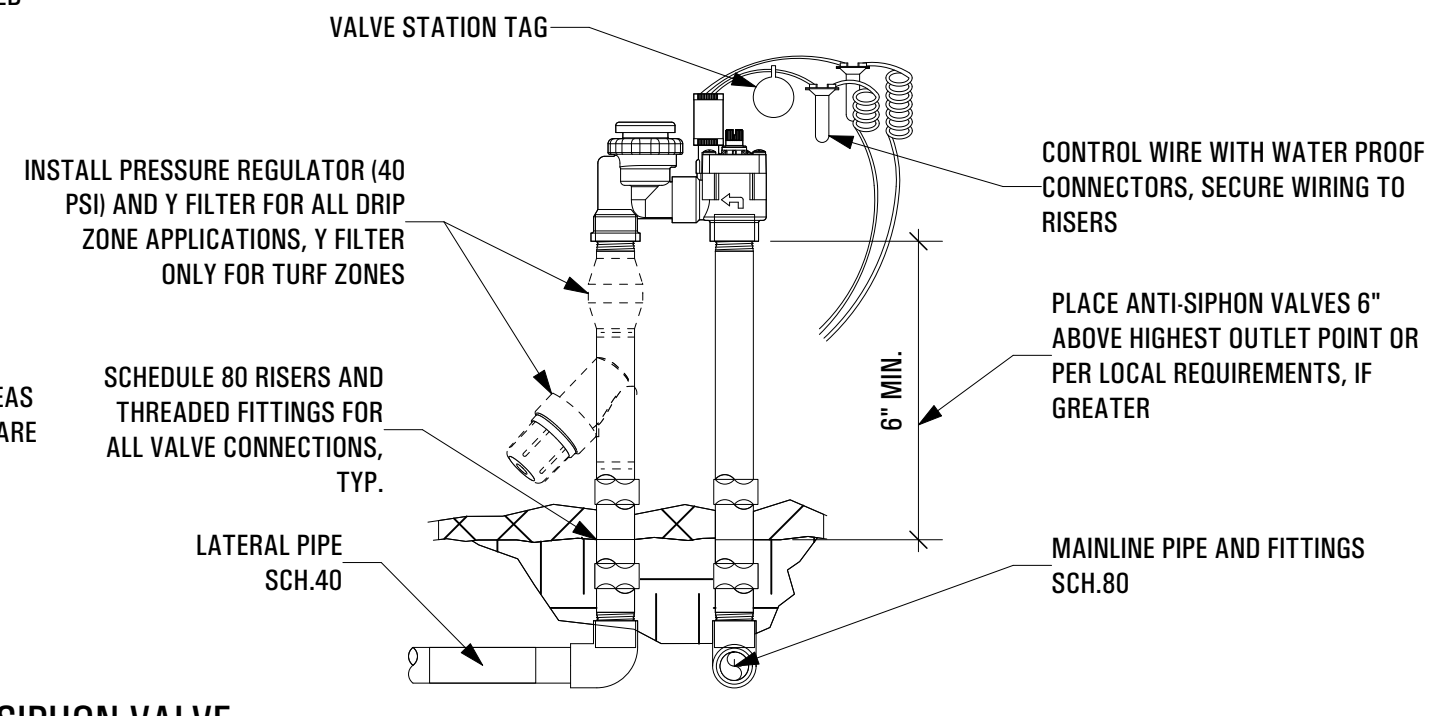
1. FOLLOW NEC AND ALL LOCAL REQUIREMENTS FOR ASSOCIATED ELECTRICAL WORK.
2. VERIFY THE LOCATION AND CLEARANCES TO CONTROLLER WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
3. PROVIDE A CLEARLY WRITTEN SCHEDULE WITH CONTROLLER STATION ASSIGNMENTS ON MANUFACTURER PROVIDED SCHEDULE CARD. PLACE SCHEDULE AND PRODUCT LITERATURE IN WEATHER PROOF ZIPLOC STYLE BAG. COORDINATE STORAGE OF THESE MATERIALS WITH GENERAL CONTRACTOR.



2 WALL MOUNT IRRIGATION CONTROLLER  
SCALE: NTS

VALVE NOTES:

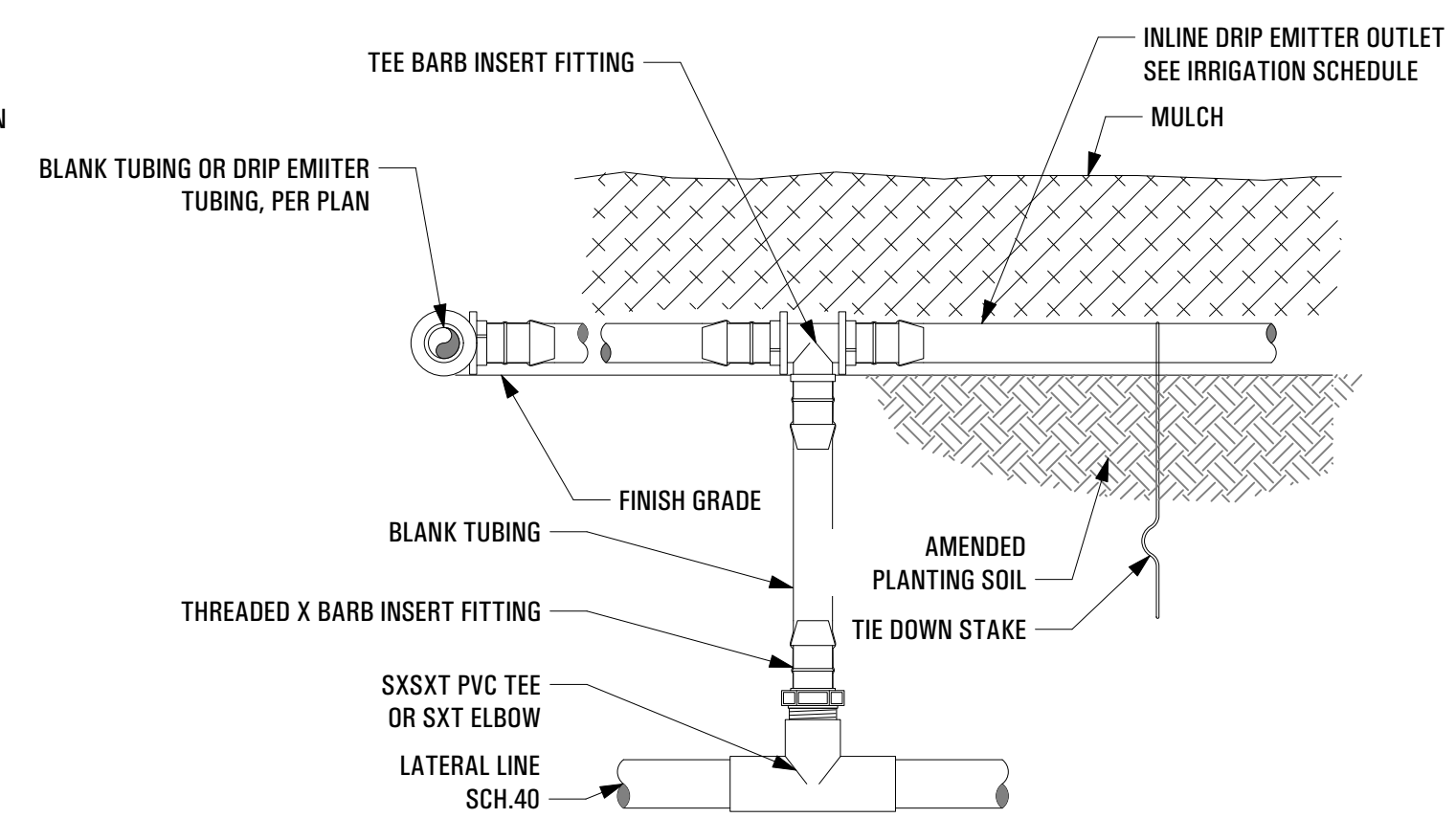
1. ALL THREADED CONNECTIONS TO BE WRAPPED WITH PTFE WHITE TEFLON TAPE. 2 FULL WRAPS MIN. CLOCKWISE DIRECTION.
2. COORDINATE VALVE STATION TAG WITH CONTROLLER STATION ASSIGNMENT PER CONTROLLER NOTES.
3. EXTEND MAINLINE 12" MIN. BEYOND LAST VALVE. CAP FOR FUTURE CONNECTION
4. VALVES ARE TO BE LOCATED IN AN INCONSPICUOUS LOCATION IN PLANTING AREAS OR BEHIND LANDSCAPE FEATURES. VALVES ARE TO BE ALIGNED ON CENTER AND SPACED 12" MIN. TO CENTERLINE OF EACH VALVE.



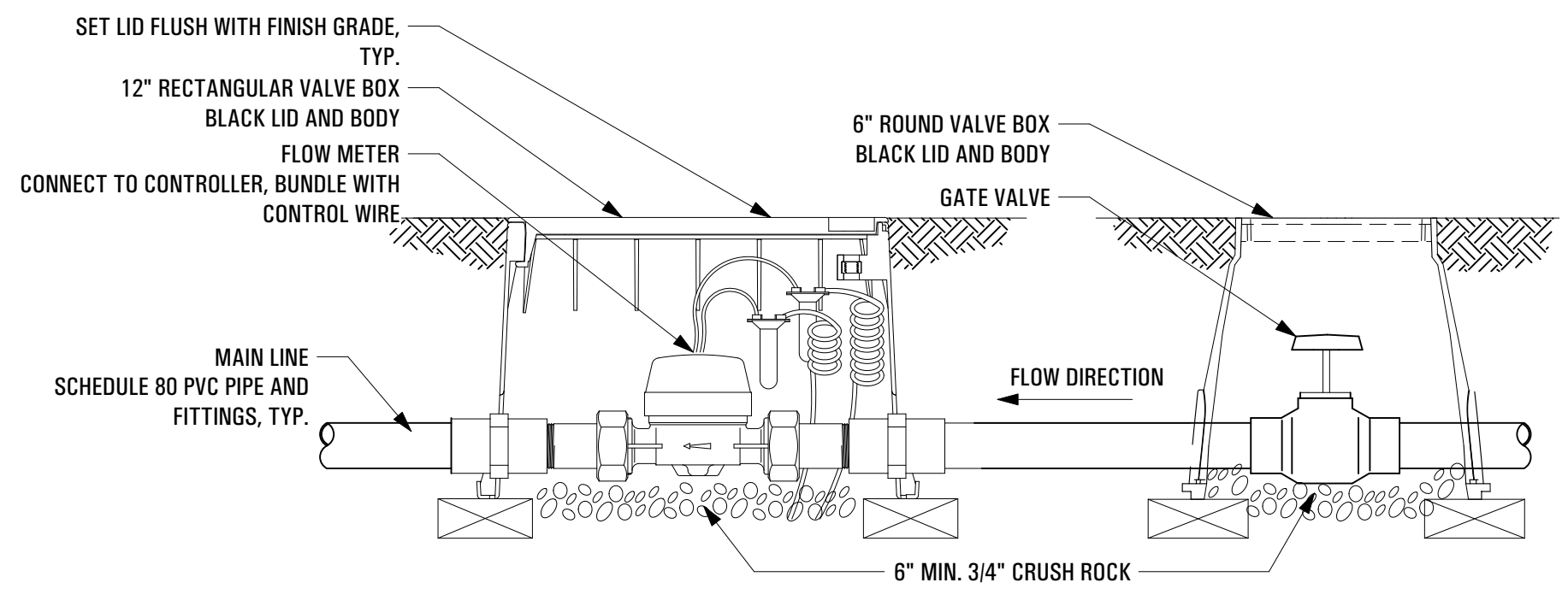
3 REMOTE CONTROL ANTI-SIPHON VALVE  
SCALE: NTS

TIE DOWN NOTES

1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION



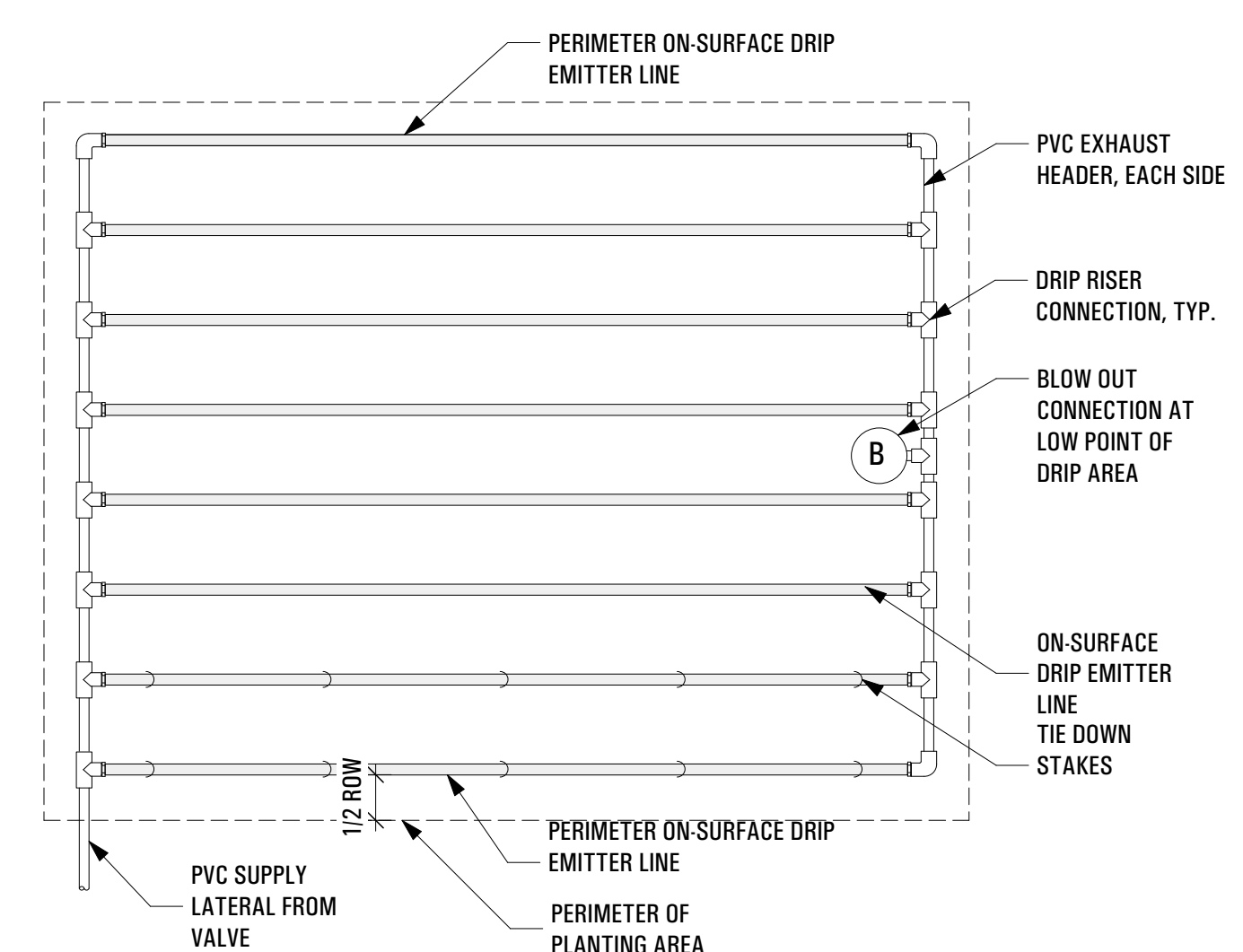
4 DRIP IRRIGATION RISER CONNECTION  
SCALE: NTS



5 GATE VALVE AND FLOW METER  
SCALE: NTS

DRIP LAYOUT NOTES:

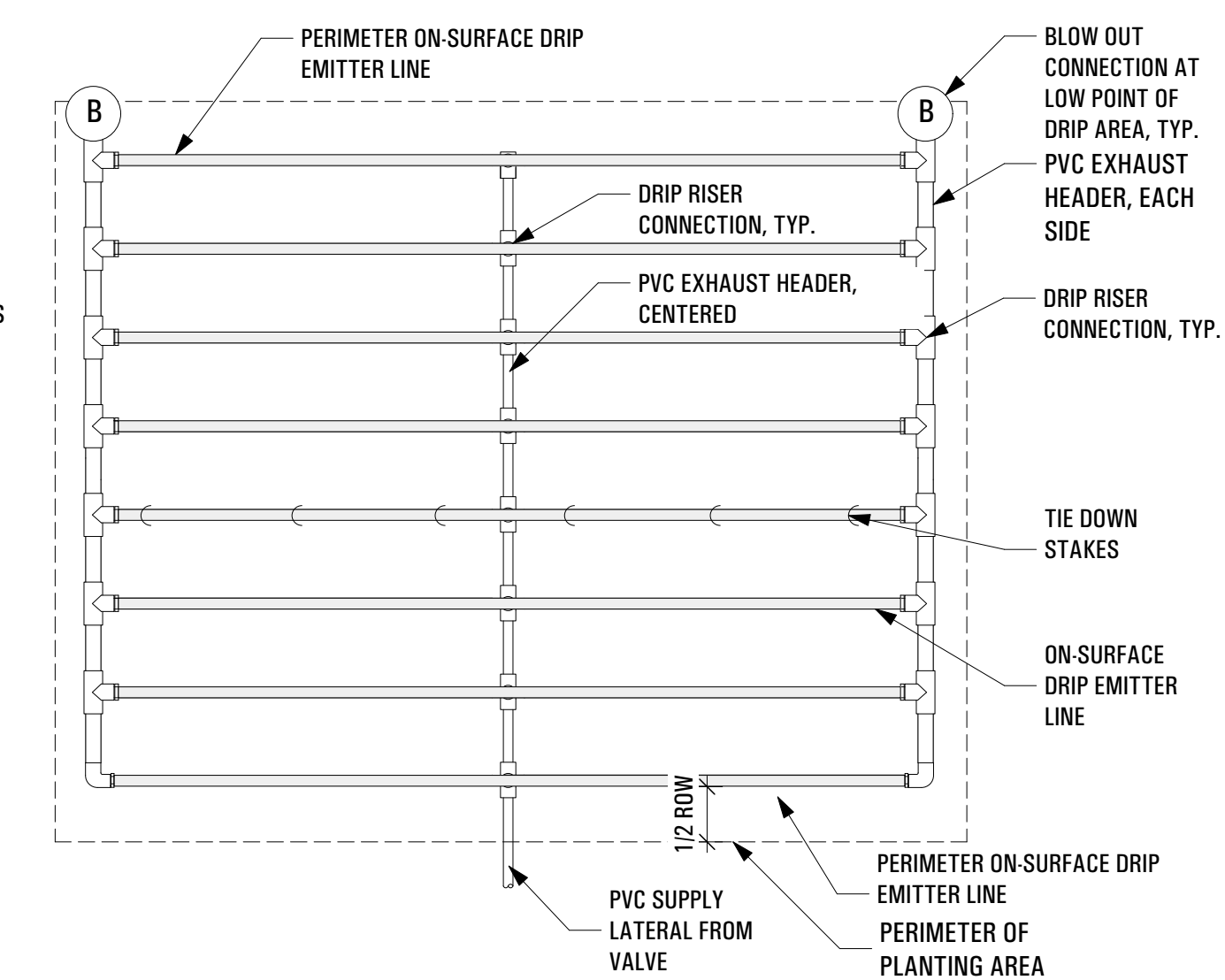
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION SCHEDULE
2. LENGTH OF THE LONGEST DRIPLINE SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS



6 DRIP IRRIGATION END FEED LAYOUT  
SCALE: NTS

DRIP LAYOUT NOTES:

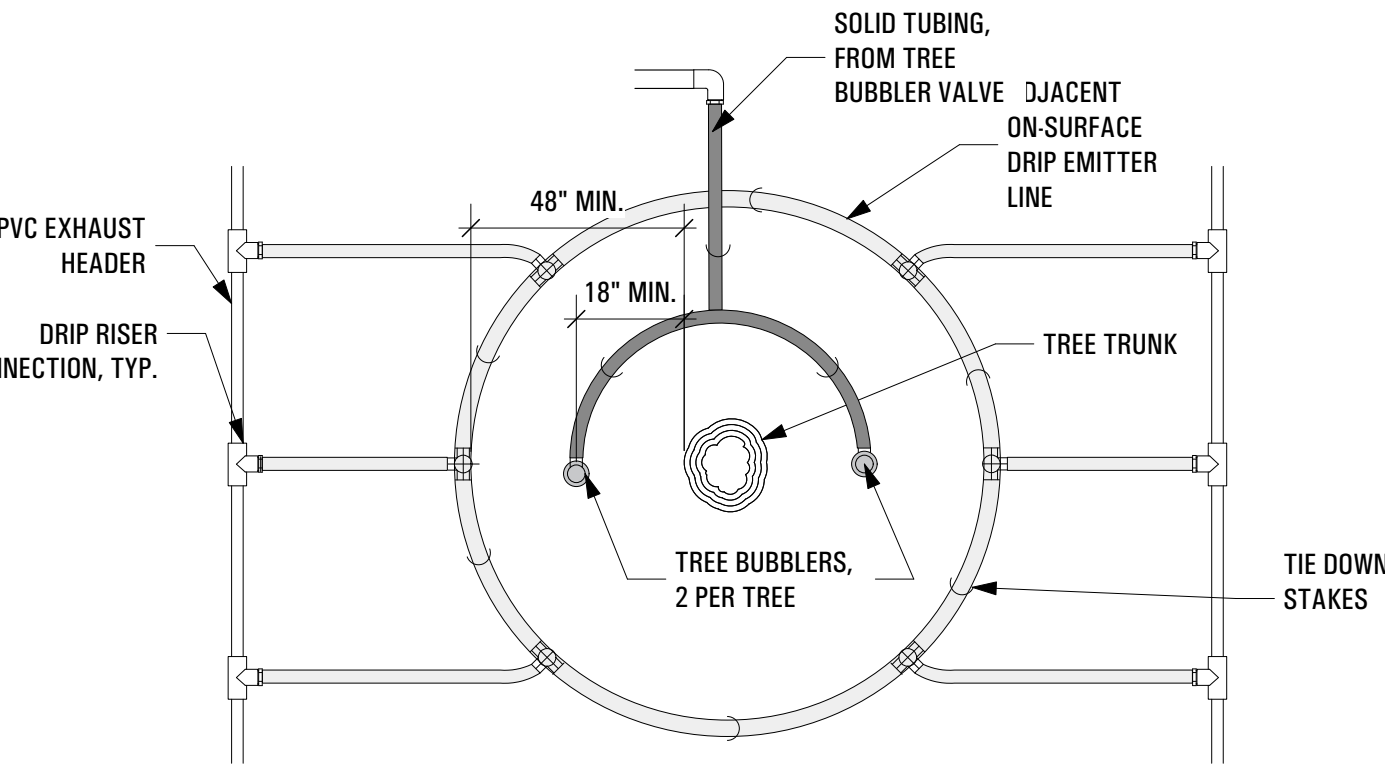
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION SCHEDULE
2. LENGTH OF THE LONGEST DRIPLINE SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS



7 DRIP IRRIGATION CENTER FEED LAYOUT  
SCALE: NTS

DRIP LAYOUT NOTES:

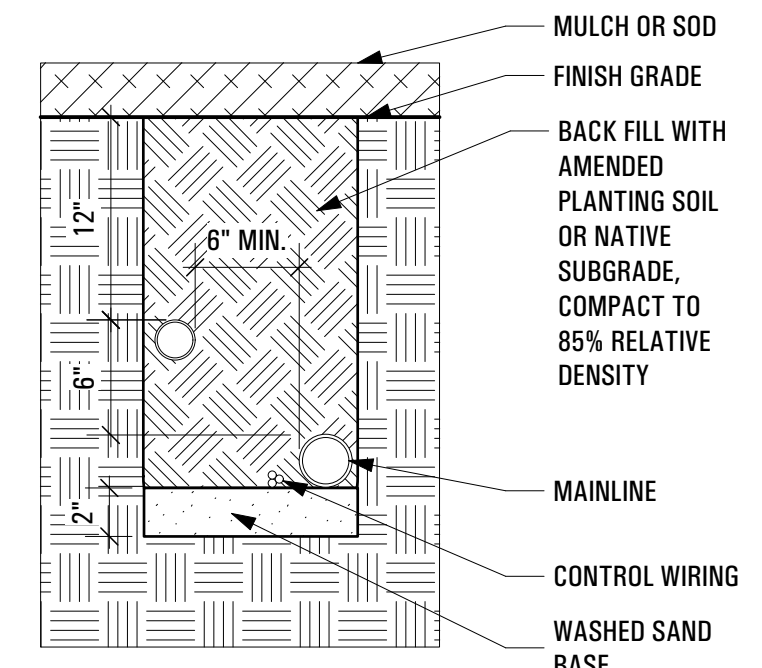
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION SCHEDULE
2. LENGTH OF THE LONGEST DRIPLINE SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS
3. MAINTAIN 18" MIN. SPACING BETWEEN TREE TRUNK AND TREE BUBBLERS
4. MAINTAIN 48" MIN. SPACING BETWEEN TREE TRUNK AND ADJACENT SHRUB DRIP EMITTER LINE



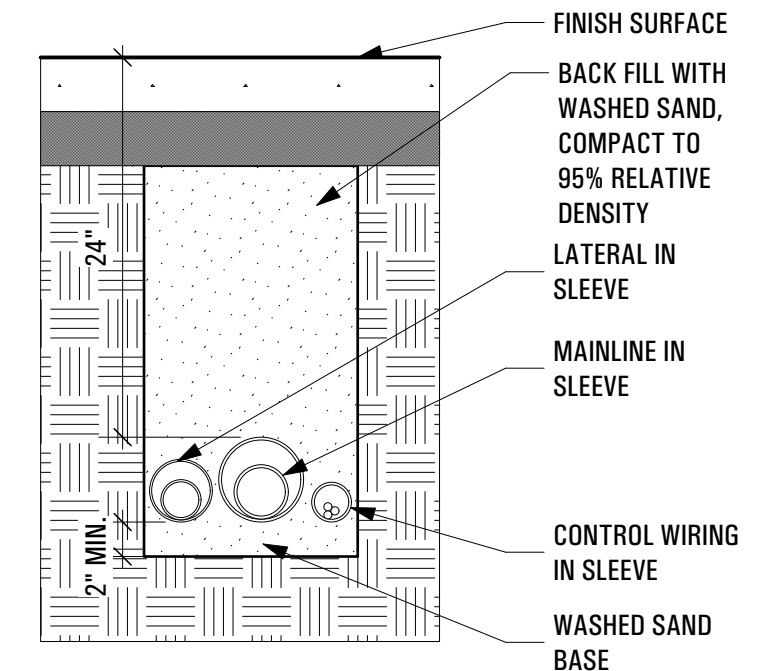
8 TREE BUBBLERS  
SCALE: NTS

IRRIGATION TRENCHING NOTES:

1. INSTALL CONTROL WIRING WITHIN 4" OF MAINLINE BUT NOT DIRECTLY ABOVE MAINLINE.
2. DO NOT STACK PIPES. THREE PIPES MAXIMUM PER TRENCH.
3. EXTEND SLEEVES 12" BEYOND LIMIT OF PAVEMENTS.
4. INSTALL (1) ADDITIONAL SLEEVE FOR FUTURE EXPANSION AT ALL SLEEVE LOCATIONS.
5. SLEEVE DIAMETER TO BE 2X PIPE DIAMETER. 1 PIPE PER SLEEVE/WIRE BUNDLE.

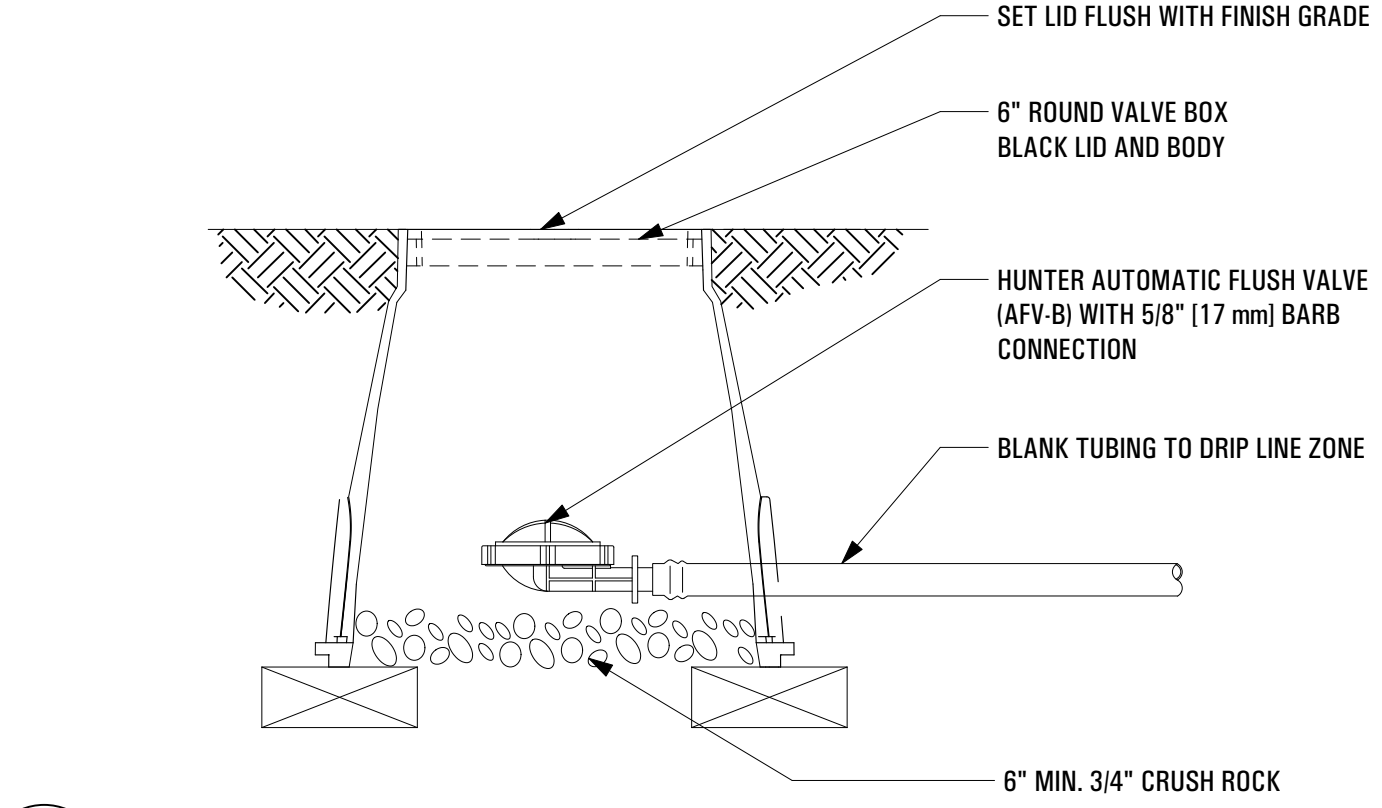


TRENCHING IN PLANTING AREAS



TRENCHING UNDER PAVEMENT

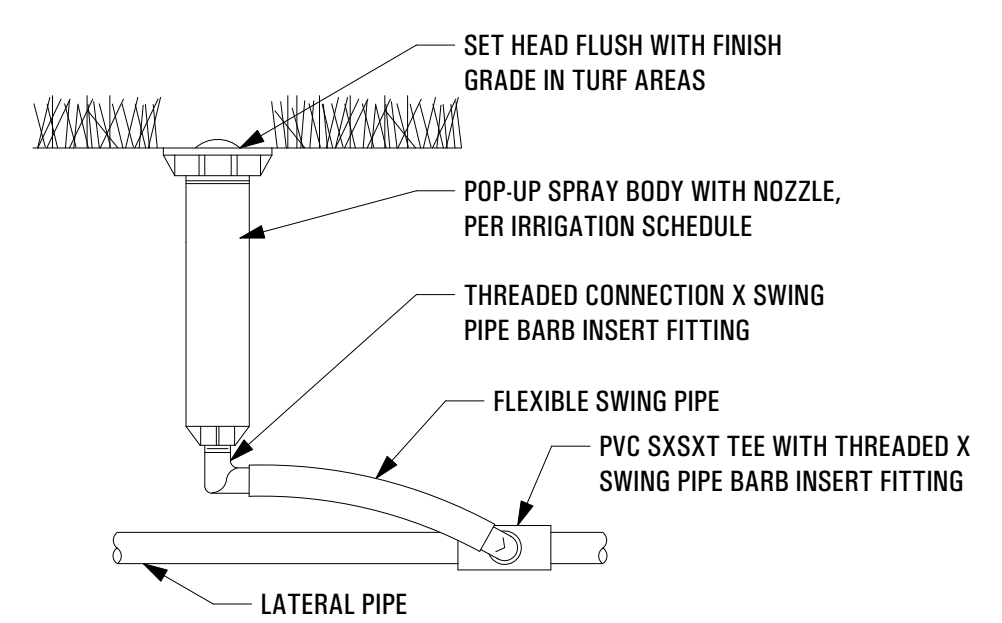
9 IRRIGATION TRENCHING  
SCALE: NTS



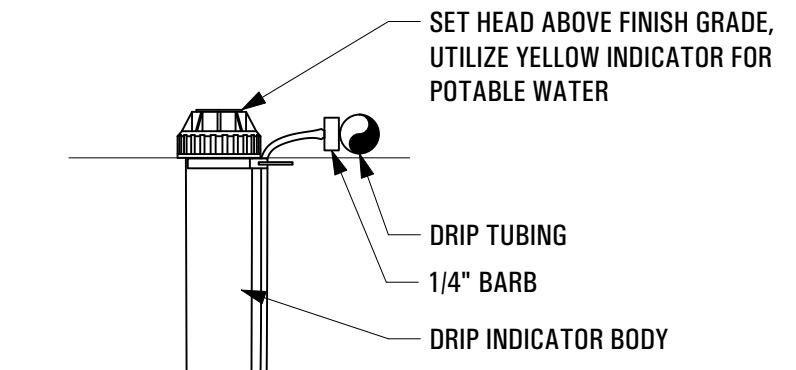
10 DRIP IRRIGATION AUTOFLUSH VALVE  
SCALE: NTS

POP-UP SPRAY HEAD NOTES:

1. PLACE HEADS 2" CLR. FROM EDGES OF ALL PAVEMENTS.
2. DO NOT USE 'MARLEX' TYPE FITTINGS, ACETAL PLASTIC FITTINGS ARE ACCEPTABLE.
3. ALL THREADED CONNECTIONS TO BE WRAPPED WITH PTFE WHITE TEFLON TAPE. 2 FULL WRAPS MIN. CLOCKWISE DIRECTION.



11 POP-UP SPRAY HEAD  
SCALE: NTS



- DRIP INDICATOR NOTES
1. PLACE 2" CLR. FROM EDGES OF ALL PAVEMENTS.
  2. INSTALL NEARBY DRIP AUTOFLUSH VALVE BOX

12 DRIP ZONE OPERATION INDICATOR  
SCALE: NTS





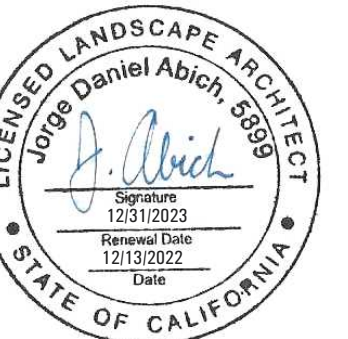
2043 San Pablo Avenue  
Berkeley, CA 94702  
abichlandarch@gmail.com  
(510) 905-7444

Project Title:

LANDSCAPE IMPROVEMENTS

311 HAWTHORNE AVE.  
LOS ALTOS, CA 94022

Stamp:



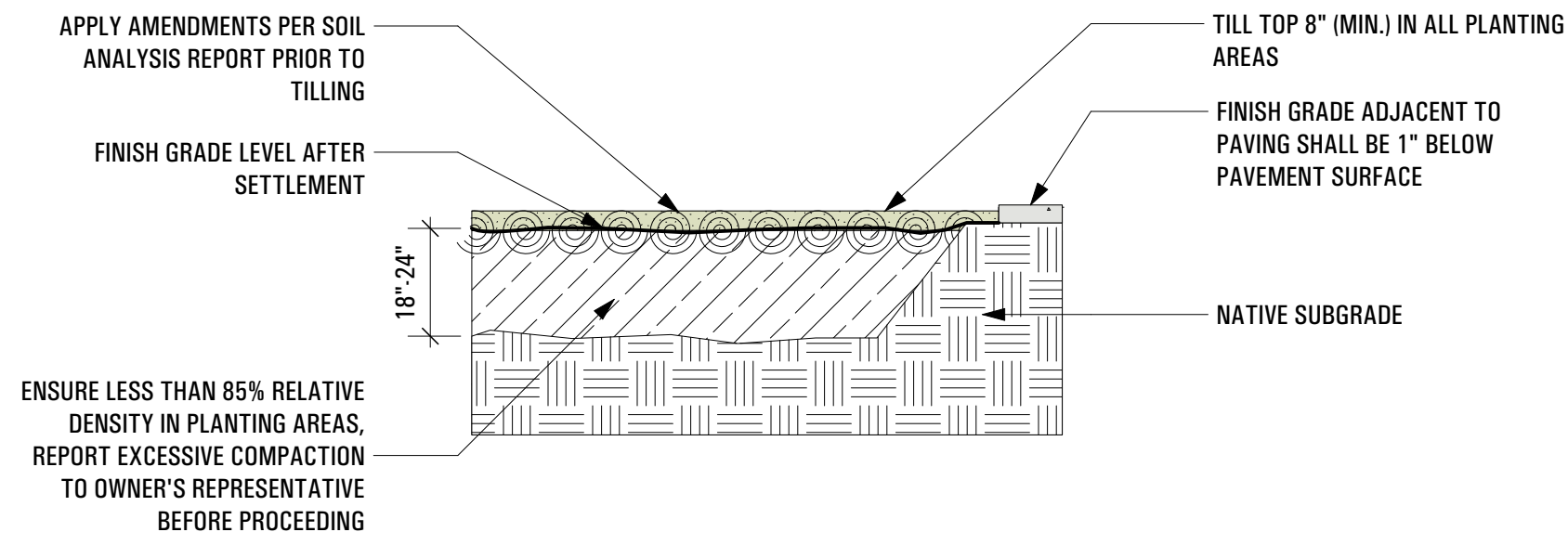
Date No. Revision Notes

Issue Note	PERMIT SET	Project ID	2204-01
Drawn By	D1	Reviewed By	P1
Date	12/15/2022	CAD File Name	311 Hawthorne.vwx

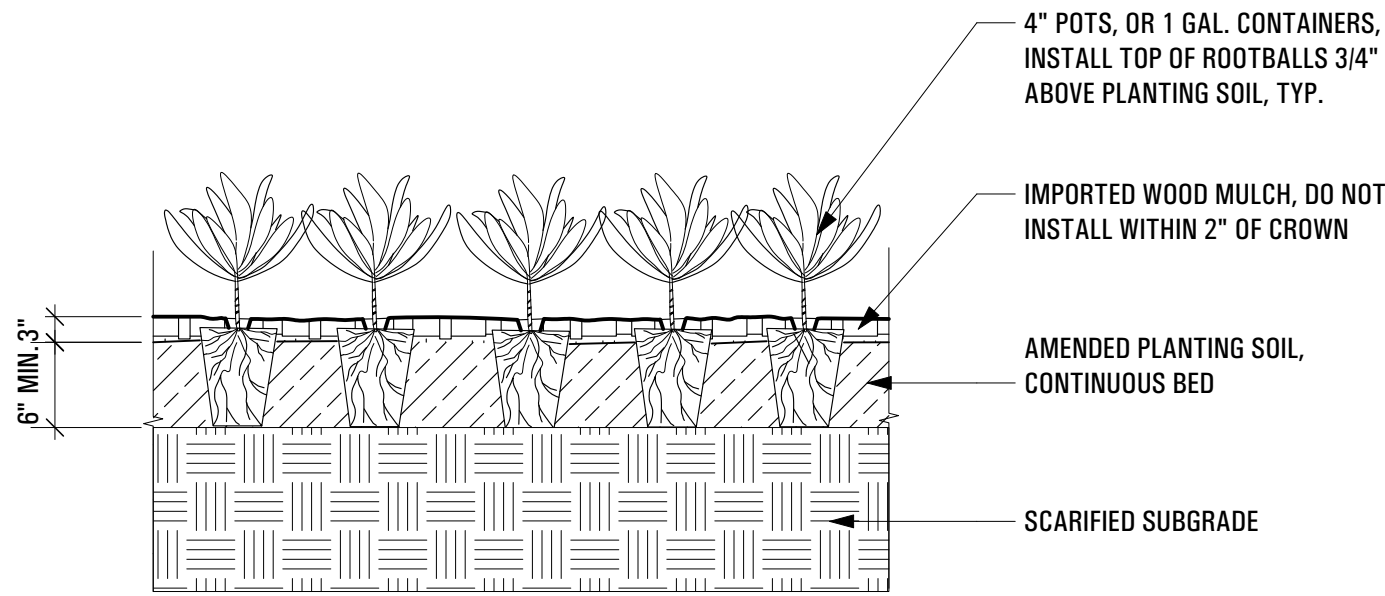
PLANTING DETAILS AND NOTES

Sheet No.

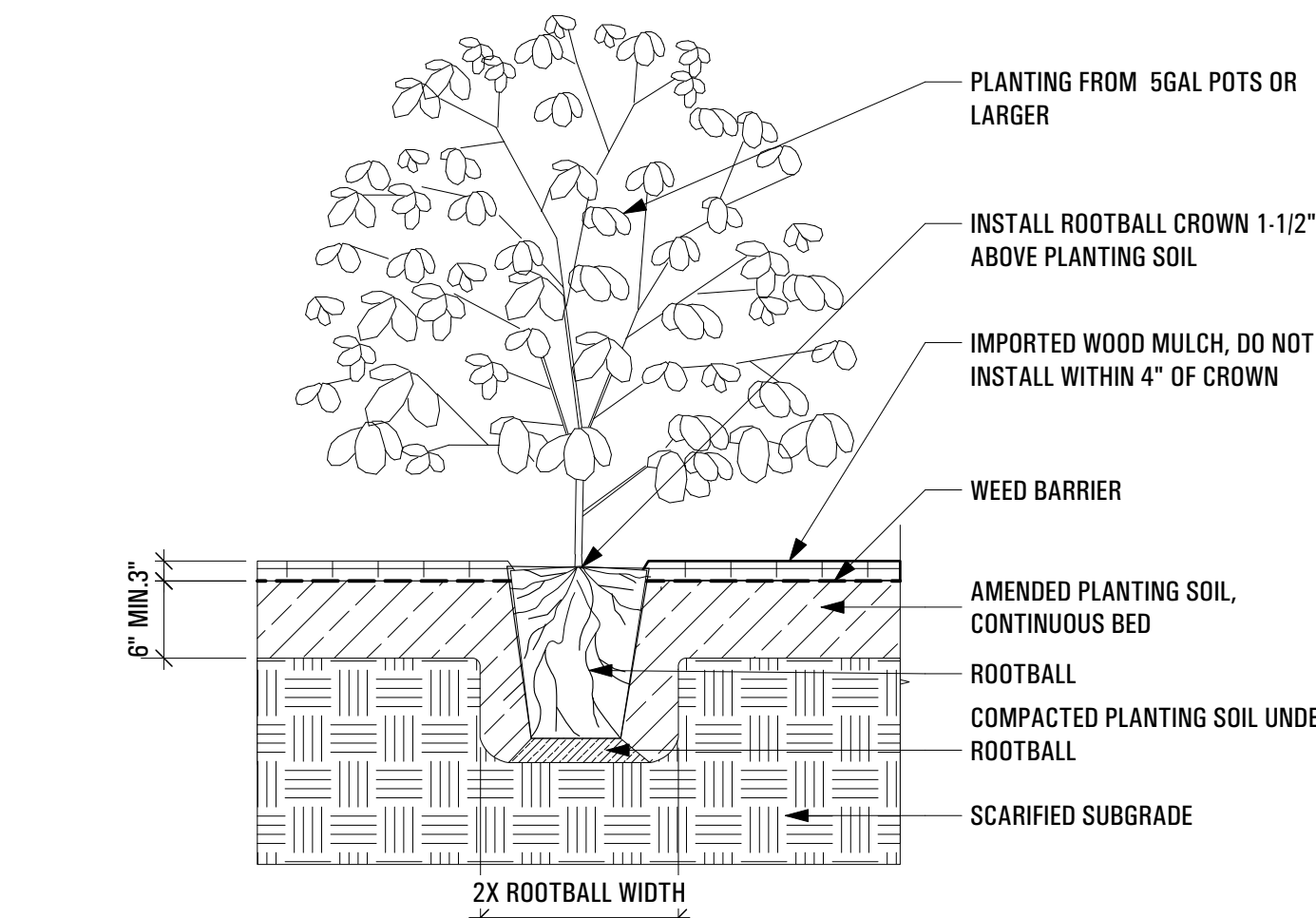
L3.2



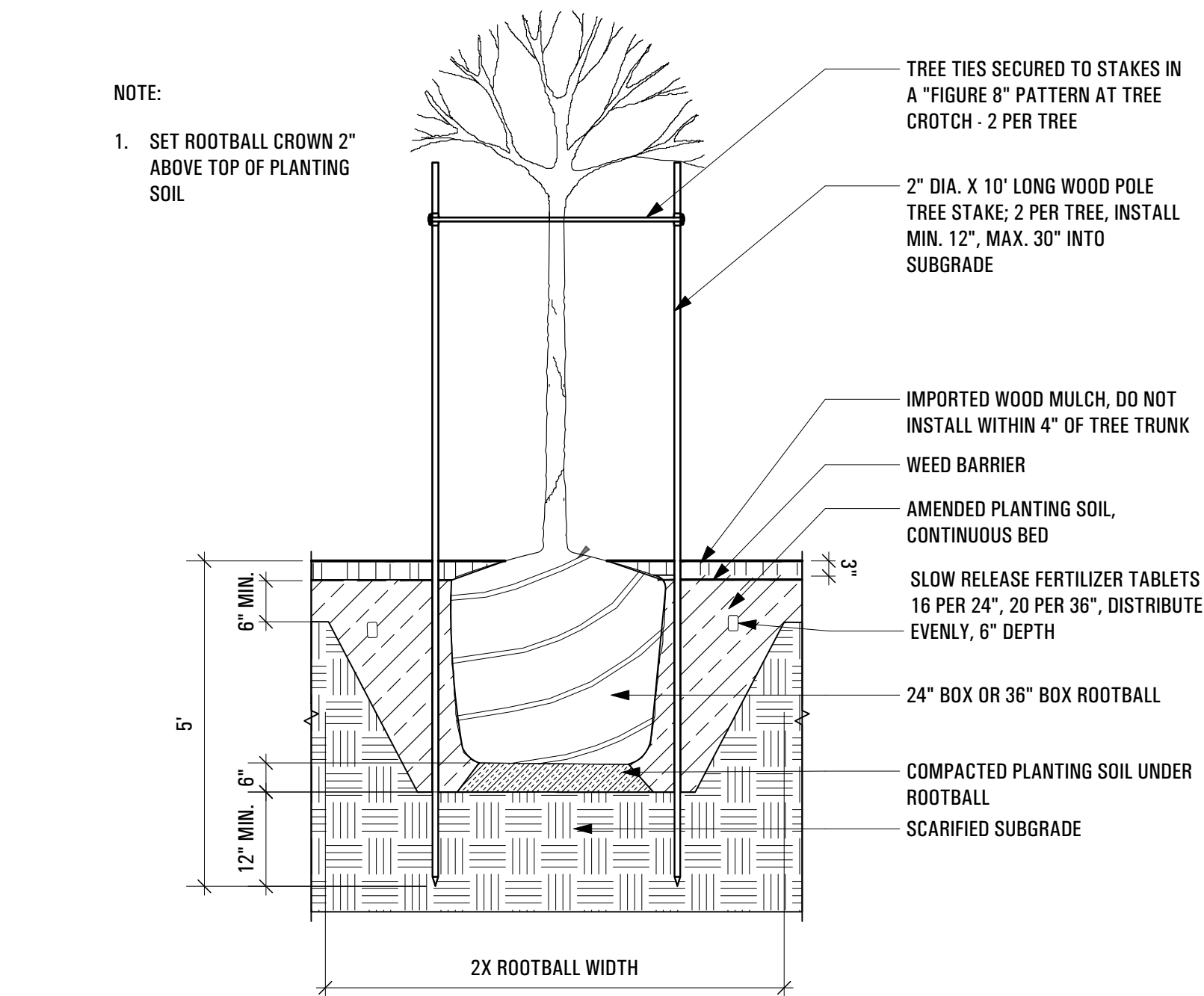
1 SOIL PREPARATION  
SCALE: NTS



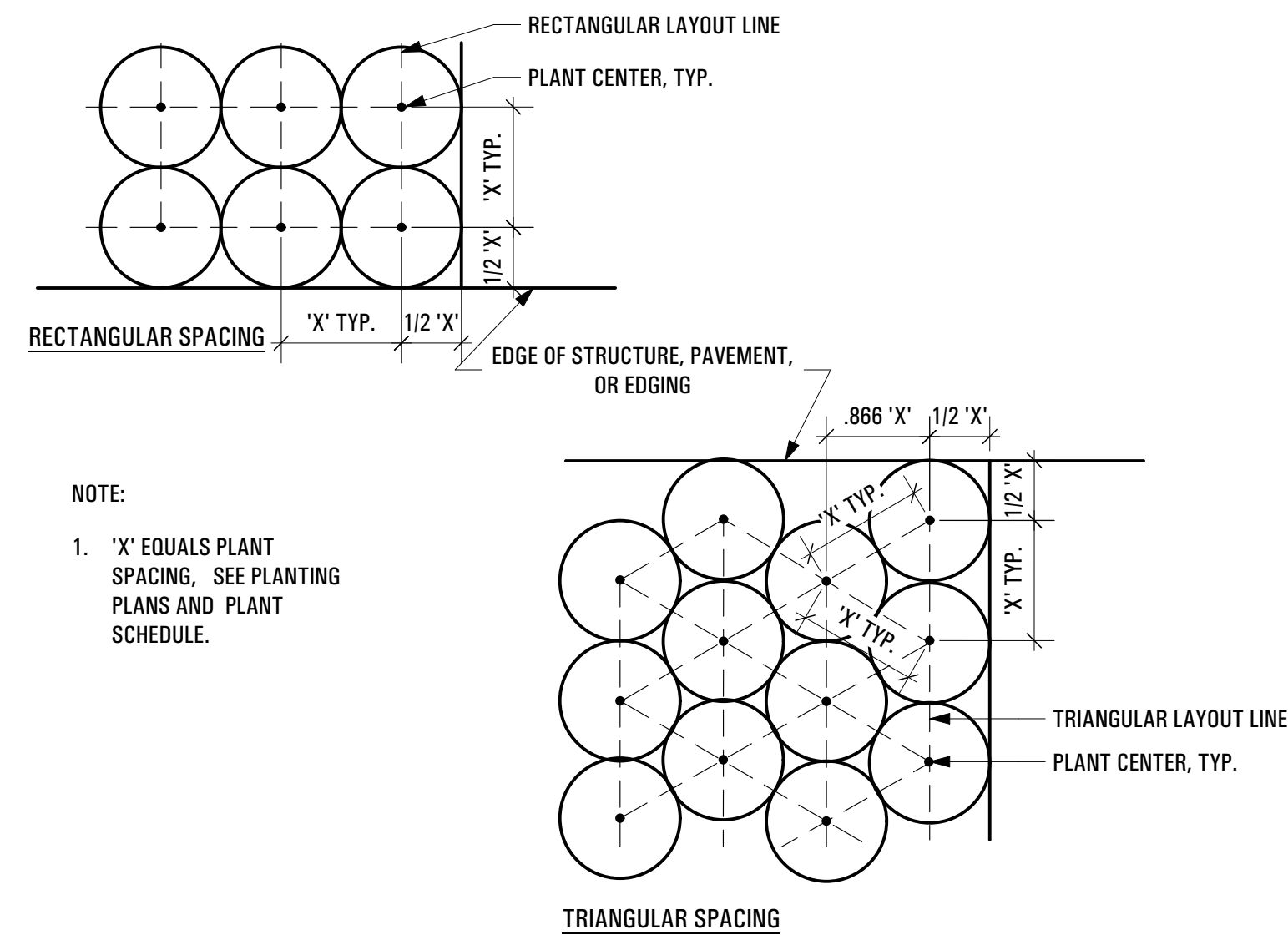
2 GROUND COVER PLANTING  
SCALE: NTS



3 SHRUB PLANTING  
SCALE: NTS



4 TREE PLANTING  
SCALE: NTS



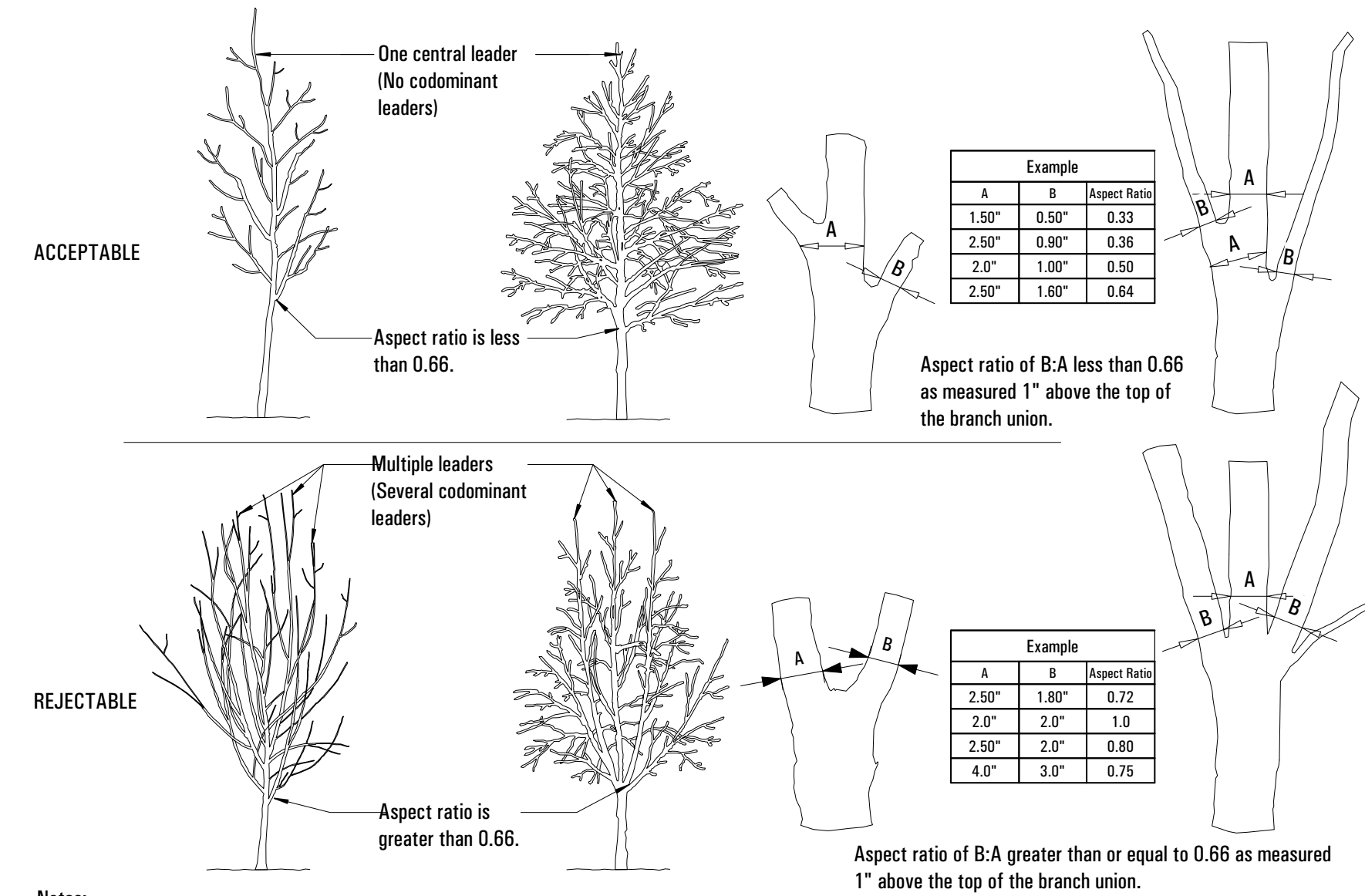
NOTE:

1. 'X' EQUALS PLANT SPACING. SEE PLANTING PLANS AND PLANT SCHEDULE.

5 PLANT SPACING  
SCALE: NTS

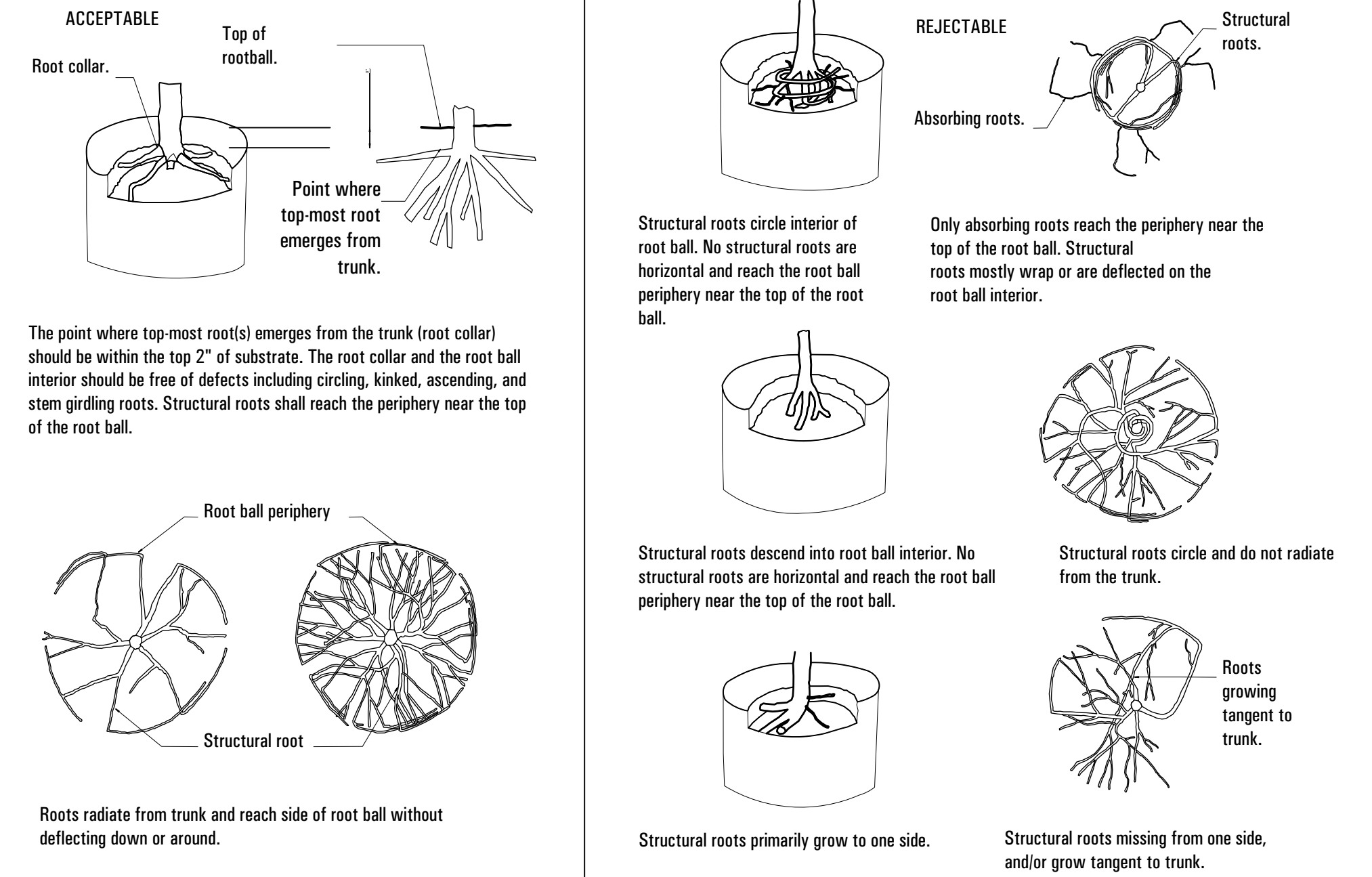
PLANTING NOTES

1. DRAWING CONFORMANCE  
All work shall conform to drawings and planting details. No deviations shall be accepted unless approved by the Owner's Representative.
2. SITE PREPARATION  
Remove all vegetation and deleterious materials prior to rough grading operations. Test on-site soils for horticultural suitability and amendments. Preserve all horticulturally suitable topsoil by stockpiling on site. Topsoil shall be replaced in planting areas to achieve final finish grades. Rip and till areas to receive topsoil on the same day topsoil is relocated. Areas of contaminated soil shall be scraped to a depth of 24" and replaced with amended planting soil per soils analysis report.
3. DRAINAGE  
All softscapes and hardscapes shall slope to drain away from buildings towards drainage appurtenances at a rate of .5% minimum to 1% maximum, unless otherwise noted.
4. WORK IN RIGHT OF WAY  
Any work conducted within the right of way or to be maintained by local jurisdictional agencies shall be installed per the latest edition of the agency construction standards, and all other agency requirements.
5. UTILITY CLEARANCE  
For all trees, a 5' minimum clearance shall be maintained from all water, electric and sanitary sewer utility lines. A 10' minimum clearance shall be maintained from all overhead utilities. All planting except low-growing groundcover shall be 3' clear of all fire appurtenances per NFPA 18.5.7
6. SOIL TESTING  
Contractor shall submit soil samples to a certified soil testing laboratory for the determination of soil suitability and amendments. Contractor shall amend soils per the recommendations provided in the soil analysis report at the rates prescribed by the soil testing laboratory. All tree planting pits shall be backfilled with amended planting soil per the soil analysis report. Contractor shall submit a copy of the soil analysis report to the Landscape Architect for review of compliance with Water Efficient Landscape Ordinance.
7. PLANT STANDARDS  
All plant material shall comply with ANSI Z60.1 "Standard For Nursery Stock," notes, and details on the drawings.
8. SUBSTITUTIONS  
Planting substitutions, if necessary, shall be submitted to the Landscape Architect for approval. Any substitutions made without the approval of the Landscape Architect shall be rejected. Substitutions shall be made at no additional cost to the owner.
9. TREE PLANTING  
All planting pits shall be bermed to allow for appropriate drainage. In soils with slow percolation rates, planting pits shall be augured 12" dia. X 8' depth and filled with drain rock to prevent ponding. All planting pits shall drain completely within a time frame of 2 hours.
10. ROOT BARRIERS  
Root control barriers shall be utilized at any sidewalks, curbs, or hardscapes that are within 5 feet of trees. Root barrier panels shall be 18" deep and span 10' feet to each side of the centerline of the tree.
11. TURF INSTALLATION  
- Rototill or spade the area to a depth of 4 to 6 inches. Rake and smooth the soil, removing rocks, roots, and large clods  
- Ensure proper soil compaction of no more than 85% relative density.  
- Roll the area lightly with a lawn roller 1/3 full of water, maintaining the finish grade of soil 1 inch below adjacent paving.  
- Water the prepared area to settle the soil and provide a moist base for turf. Moisten the soil to a depth of 6 inches minimum.  
- Install turf immediately upon delivery. In hot weather, protect unlaidd turf by placing stacks in shade, covering with moist burlap sacking, and/or sprinkling.  
- Begin installing turf along the longest straight line, such as a driveway or sidewalk. Butt and push edges and ends against each other tightly, without stretching. Avoid gaps or overlaps. Stagger the joints in each row in a brick-like fashion at a minimum overlap of 2'. Avoid leaving small strips at outer edges as they will not retain moisture. On slopes, place the turf pieces across the slope.  
- Begin watering turf within 30 minutes of installation. To avoid causing indentations or air pockets, avoid repeated walking or kneeling on the turf while it is being installed or just after watering.  
- After installation, roll the entire area to improve turf/soil contact and remove air pockets.
12. MULCHING  
All planting areas are to receive a 3" layer of bark mulch. Contractor shall submit a sample of proposed mulch material to Landscape Architect for review. All areas to receive mulch shall be treated with an organic pre-emergent herbicide to control weed growth.
13. CERTIFICATE OF COMPLETION  
A Certificate of Completion shall be certified by the Landscape Contractor upon completion and final review of landscape installation and provided to the Owner's Representative for submittal to the local governing jurisdiction.
14. ESTABLISHMENT PERIOD  
The establishment period shall be a minimum of 60 calendar days commencing upon written verification of substantial completion by the Owner's Representative. Contractor shall observe and maintain planting material to ensure planting material is acclimatized and displays healthy and vigorous growth. Any planting in need of replacement shall trigger an additional establishment period of 60 calendar days commencing on the date of replacement.



- Notes:
- 1- Aspect ratio shall be less than 0.66 on all branch unions. Aspect ratio is the diameter of branch (B) divided by the diameter of the trunk (A) as measured 1" above the top of the branch union.
  - 2- Any tree not meeting the crown observations detail may be rejected.

6 TREE BRANCHING STRUCTURE  
SCALE: NTS



Notes:

- 1- Observations of roots shall occur prior to acceptance. Roots and substrate may be removed during the observation process; substrate/soil shall be replaced after observation has been completed.
- 2- Small roots (1/4" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting.
- 3- See specifications for observation process and requirements.

7 ROOT CONTAINER STRUCTURE  
SCALE: NTS





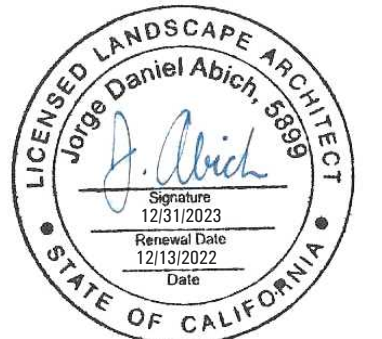
2043 San Pablo Avenue  
Berkeley, CA 94702  
abichlandarch@gmail.com  
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Project Title:

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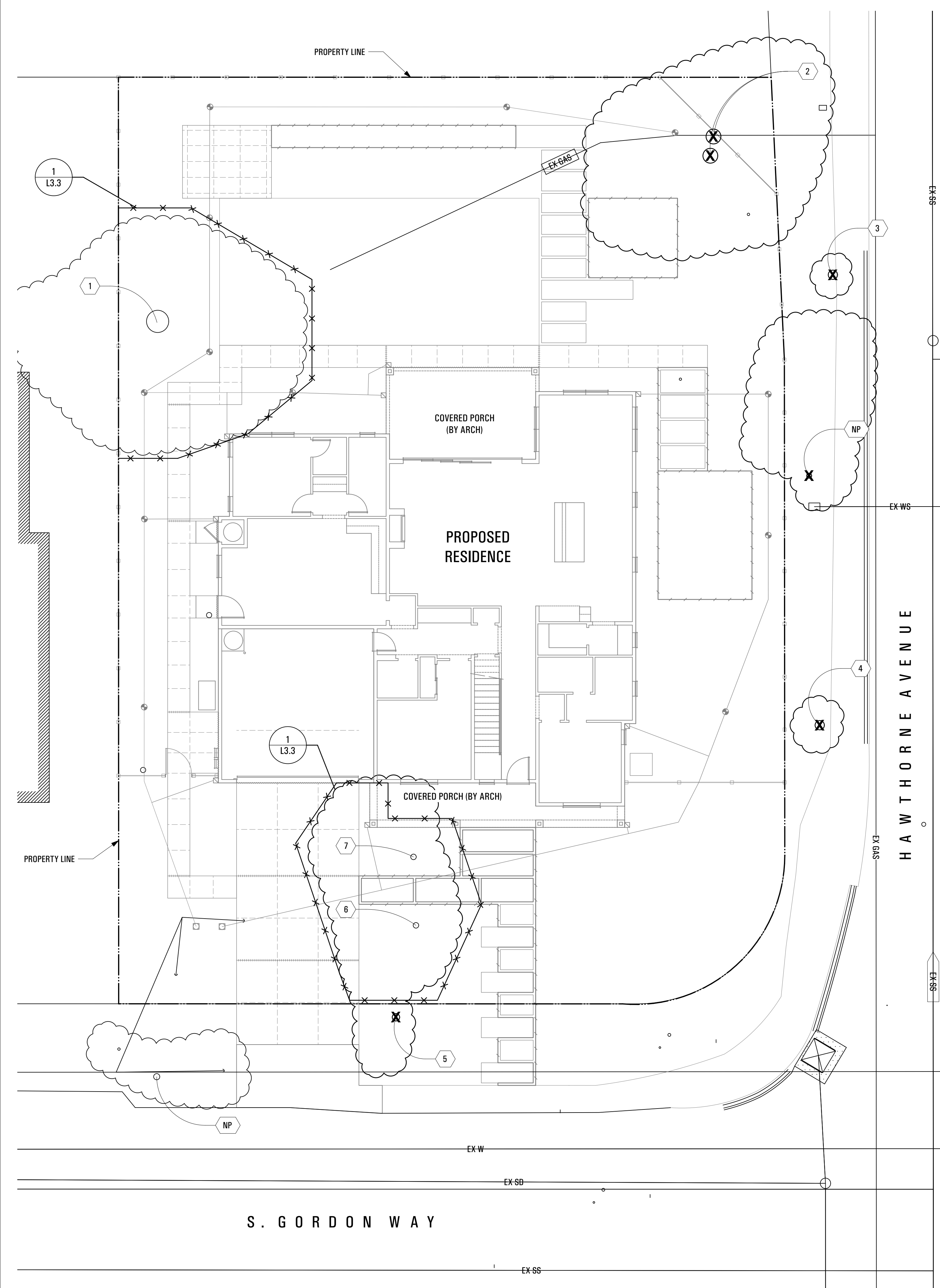
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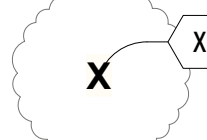

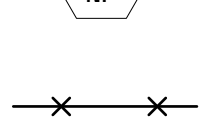

**TREE PROTECTION PLAN**

Sheet No.

L3.3



**TREE PROTECTION LEGEND**

-  (E) TREE TO REMAIN
  -  (E) TREE TO BE REMOVED, TYP.
  -  (E) NEIGHBORING TREE, TYP.
  -  'NOT PROTECTED' DESIGNATION PER ARBORIST REPORT
  -  TREE PROTECTION FENCING
- ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND

**TREE PROTECTION NOTES**

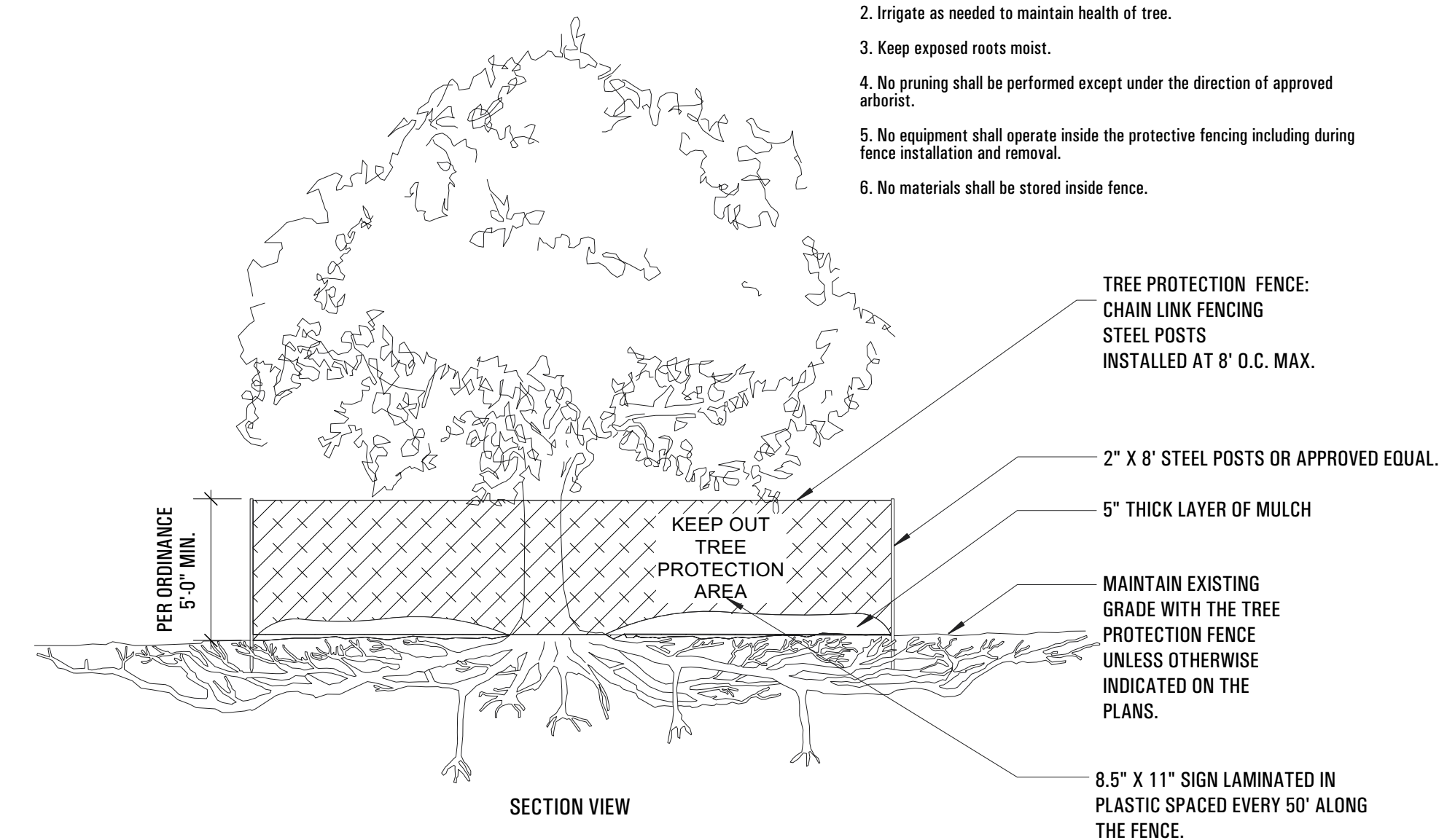
1. Refer to the arborist report "ARBORIST REPORT AND TREE INVENTORY, June 1st, 2022" prepared by "CALTLIC"
2. Trees and shrubs not identified within the arborist report, but as included in survey drawings, are included for reference only.
3. Protect all existing items that are not noted for removal.
4. Existing trees to remain unless noted otherwise. Do not stockpile, drive over, or otherwise disturb soil under driplines of existing trees, except as required for planting operations.
5. Use hand tools only for work under driplines of existing trees to remain.
6. Trees noted to be removed shall be completely removed, including stump and root mass. Refer to arborist report for instructions on removing tree stumps within protected tree root zones.
7. No roots over 2" in diameter shall be cut except under the direction of an arborist. All cut roots shall be covered with burlap or straw and shall remain moist until re-buried in soil.
8. Contractor to refer to final arborist report for tree protection fencing locations.

**TREE PROTECTION CHART**

Keynote	Tag #	Protected	Offsite	Common Name	Botanical Name	DBH (inches)	Status	Note
1	9543	Y	N	Coast Redwood	Sequoia sempervirens	51	Retain and Protect	
2	9544	Y	N	Coast Redwood	Sequoia sempervirens	52	Remove	Poor Condition (See Arborist Report)
3	9545	Y	N	Italian Cypress	Cupressus sempervirens	15	Remove	
4	9546	Y	N	Italian Cypress	Cupressus sempervirens	17	Remove	
5	9547	N	N	Italian Cypress	Cupressus sempervirens	11	Remove	
6	9548	N	N	Sweetgum	Liquidambar	10	Retain and Protect	
7	9549	N	N	Sweetgum	Liquidambar	9	Retain and Protect	

**NOTES**

1. See arborist report for additional protection requirements. Comply with all tree protection requirements per jurisdiction.
2. Irrigate as needed to maintain health of tree.
3. Keep exposed roots moist.
4. No pruning shall be performed except under the direction of approved arborist.
5. No equipment shall operate inside the protective fencing including during fence installation and removal.
6. No materials shall be stored inside fence.

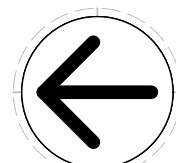
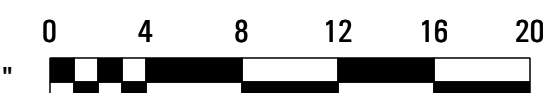


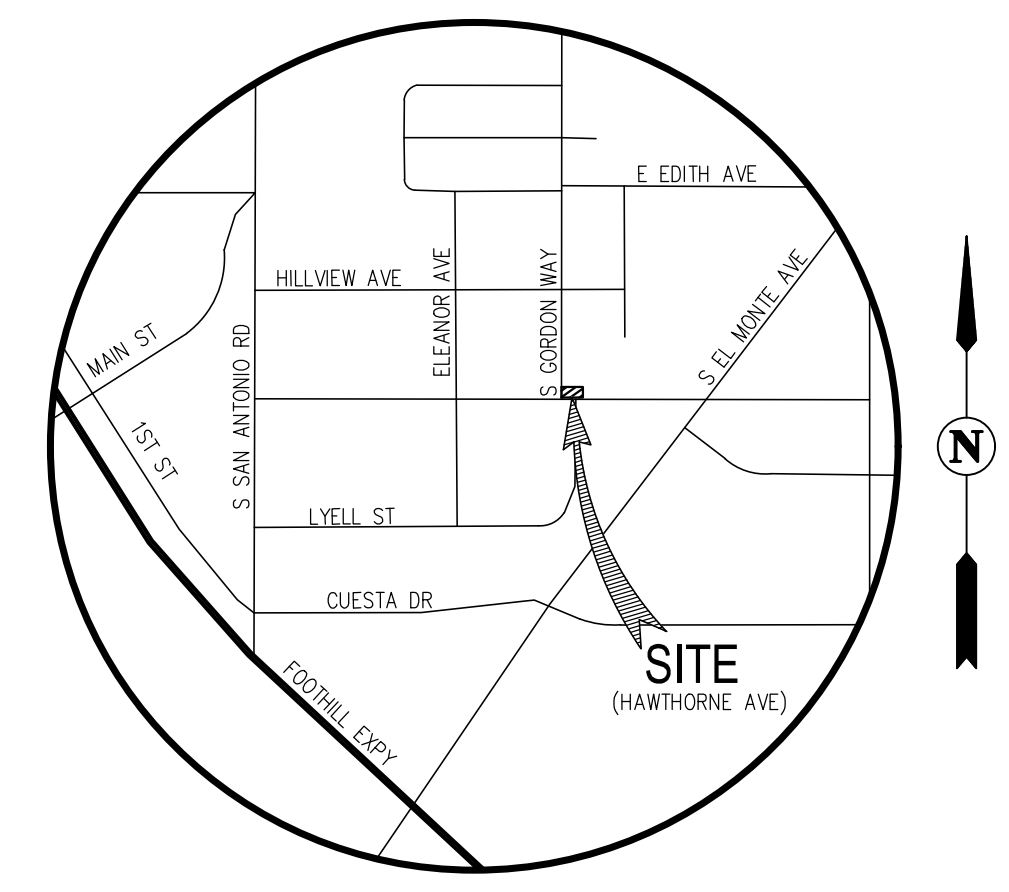
**1 TREE PROTECTION FENCING**  
SCALE: NTS

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

*J. Abich*  
JORGE DANIEL ABICH, PLA (CA #5899)

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





VICINITY MAP  
NOT TO SCALE

GENERAL NOTES

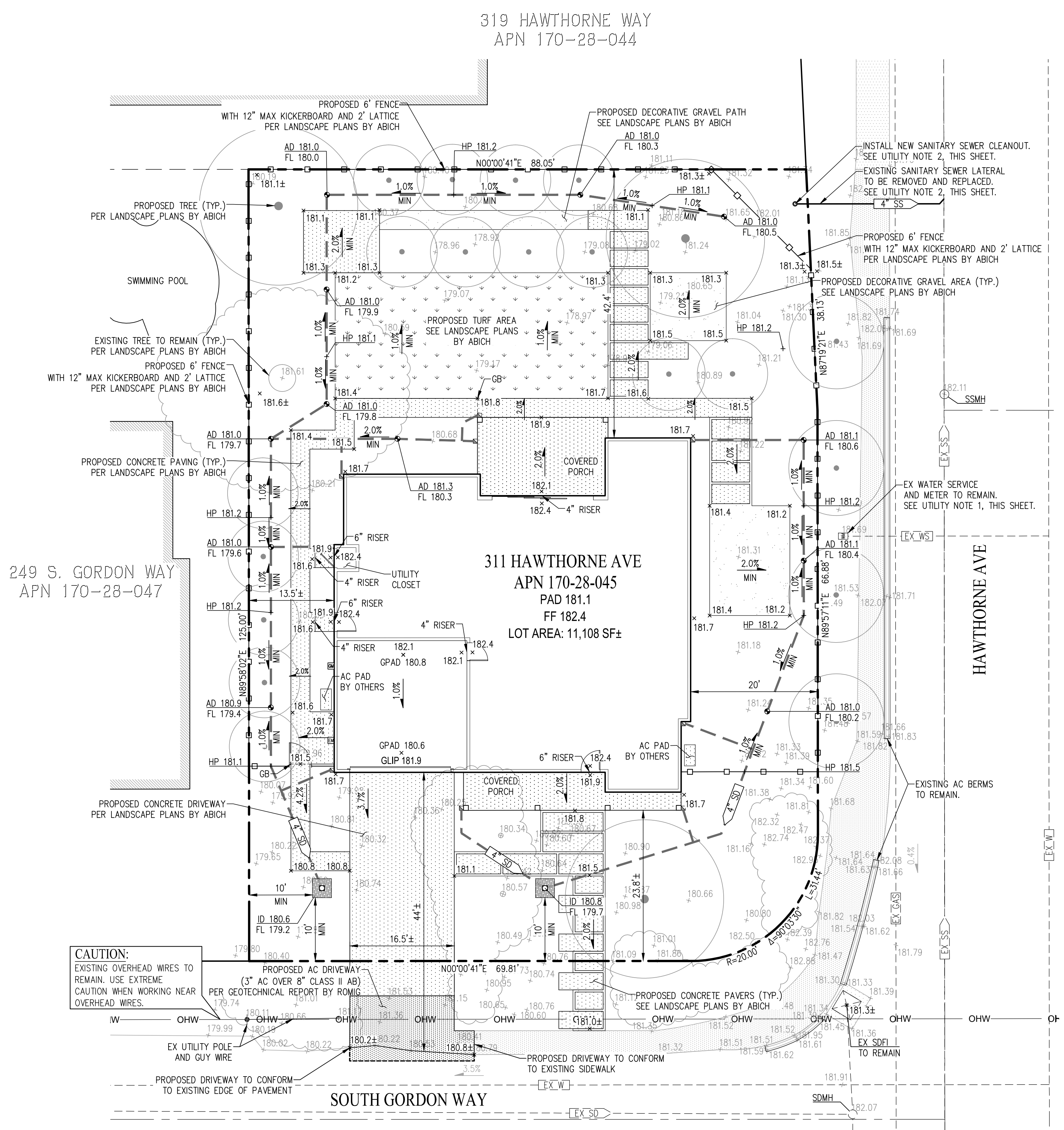
- SITE ADDRESS: 311 HAWTHORNE AVENUE, LOS ALTOS, CA 94024
- DEVELOPER: THOMAS JAMES HOMES, 255 SHORELINE DRIVE, SUITE 428, REDWOOD CITY, CA 94065, (650) 434-7966, KEN KING
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC., 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583, (925) 866-0322, JUSTIN R. DEKNOBLOUGH, R.C.E. 79604
- SOILS ENGINEER: ROMIG ENGINEERS, 1390 EL CAMINO REAL, 2ND FLOOR, SAN CARLOS, CA 94070, (650) 591-5224, JONATHAN J. FONE, R.C.E. 80875
- ARCHITECT: BASSENIAN LAGONI, 2031 ORCHARD DRIVE, SUITE 100, NEWPORT BEACH, CA 92660, (949) 533-9100, SOPHIA BRAVERMAN
- LANDSCAPE ARCHITECT: ABICH LANDSCAPE ARCHITECTURE & CONSULTING, 1136 HEARST AVENUE, UNIT A, BERKELEY, CA 94702, (510) 905-7444, JORGE ABICH
- CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES, AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA, AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT, AND LABOR PERSONNEL.
- THE CONTRACTOR SHALL CONTACT CARLSON, BARBEE AND GIBSON, INC. AT (925) 866-0322 IF DISCREPANCIES EXIST ON THESE PLANS OR IF THE WORK TO BE DONE, OR ANY MATTER RELATED THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS.
- THE GEOTECHNICAL REPORT, NAMED GEOTECHNICAL INVESTIGATION (ROMIG PROJECT NO. 5366-60) JANUARY 24, 2022, SHALL BE RETAINED ON THE CONSTRUCTION SITE.
- EARTHWORK, SLAB AND FOUNDATION CONSTRUCTION, SLAB SUBGRADE AND NON-EXPANSIVE FILL PREPARATION, UTILITY TRENCH BACKFILL, PAVEMENT CONSTRUCTION, AND SITE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS, INC., DATED JANUARY 24, 2022. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK AND SHOULD OBSERVE AND TEST DURING EARTHWORK AND FOUNDATION CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 5 DAYS PRIOR TO EARTHWORK, TRENCH BACKFILL AND SUBGRADE PREPARATION WORK TO ALLOW TIME FOR SAMPLING OF ON-SITE SOIL AND LABORATORY COMPACTION CURVE TESTING TO BE PERFORMED PRIOR TO ON-SITE COMPACTION DENSITY TESTING.
- ON-SITE SLOPES, AWAY FROM THE STRUCTURE, OF AT LEAST 2 PERCENT ARE RECOMMENDED FOR FLATWORK AND PAVEMENT AREAS WITH 5 PERCENT PREFERRED IN LANDSCAPE AREAS WITHIN 8 FEET OF THE STRUCTURES, WHERE POSSIBLE, AS DESCRIBED IN THE PROJECT GEOTECHNICAL INVESTIGATION REPORT.
- CONTRACTOR SHALL FOLLOW ALL PROJECT ARBORIST RECOMMENDATIONS FOR GRADING WITHIN TREE PROTECTION AREAS.

UTILITY NOTES

- EXISTING WATER SERVICE LATERAL AND METER TO REMAIN. IF EXISTING METER IS LESS THAN 1" METER, EXISTING METER IS TO BE REMOVED AND REPLACED WITH 1" WATER METER PER CALIFORNIA WATER SERVICE STANDARD DRAWING CW-555R14. WATER PROVIDER TO DETERMINE IF EXISTING WATER LATERAL IS SUITABLE FOR PROJECT FLOWS. IF WATER METER IS WITHIN DRIVEWAY OR AC PARKING STRIP, THE METER BOX AND LID MUST BE UPGRADED TO A TRAFFIC RATED BOX AND LID. LAYOUT OF WATER SERVICE FROM BACK OF WATER METER TO THE HOUSE IS SHOWN FOR REFERENCE ONLY. SAID LINE SHALL BE CONSTRUCTED PER APPROVED PLUMBING PLANS BY GOUVIS ENGINEERING.
- EXISTING SANITARY SEWER LATERAL TO BE REMOVED AND REPLACED. A NEW PROPERTY LINE CLEANOUT SHALL BE INSTALLED PER CITY OF LOS ALTOS STANDARD DETAIL SS-6. A NEW 4" SEWER LATERAL SHALL BE INSTALLED PER CITY OF LOS ALTOS STANDARD DETAIL SS-5. LAYOUT OF THE BUILDING SEWER LATERAL, FROM THE PROPERTY LINE CLEANOUT TO THE HOUSE, IS SHOWN FOR REFERENCE ONLY. LAYOUT AND CONSTRUCTION OF BUILDING SEWER SHALL FOLLOW APPROVED PLUMBING PLANS BY GOUVIS ENGINEERING.
- THE EXISTING GAS SERVICE LATERAL WILL BE ABANDONED. THE LOCATION OF THE EXISTING GAS MAIN IS UNKNOWN AND SHALL BE VERIFIED PRIOR TO ANY WORK AFFECTING SAID LINE. THIS PLAN DOES NOT COVER ABANDONMENT OF THE EXISTING GAS LATERAL.
- NEW DRY UTILITY SERVICE CONNECTIONS TO FOLLOW PLAN BY DRY UTILITY CONSULTANT.
- THE LOCATIONS OF THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY WORK AFFECTING EXISTING UTILITY LINES TO DETERMINE IF CONFLICTS EXIST.

SHEET INDEX

SHEET NO.	SHEET TITLE
GP-1	NOTES, LEGEND, ABBREVIATIONS, AND SITE PLAN
GP-2	CITY STANDARD DETAILS
GP-3	CLEAN BAY BLUEPRINT
ECP-1	EROSION CONTROL NOTES & SITE PLAN
ECP-2	EROSION CONTROL DETAILS

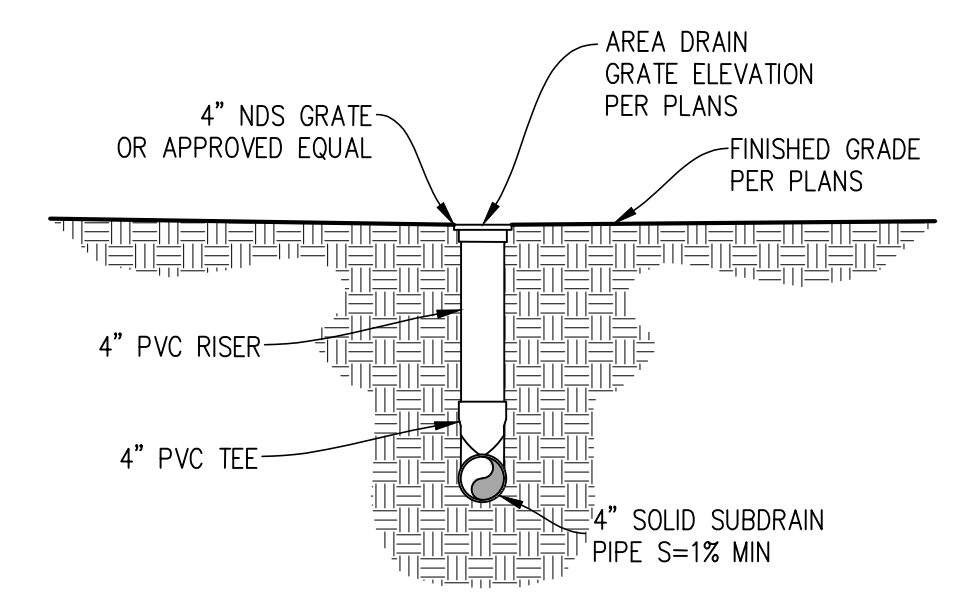


LEGEND

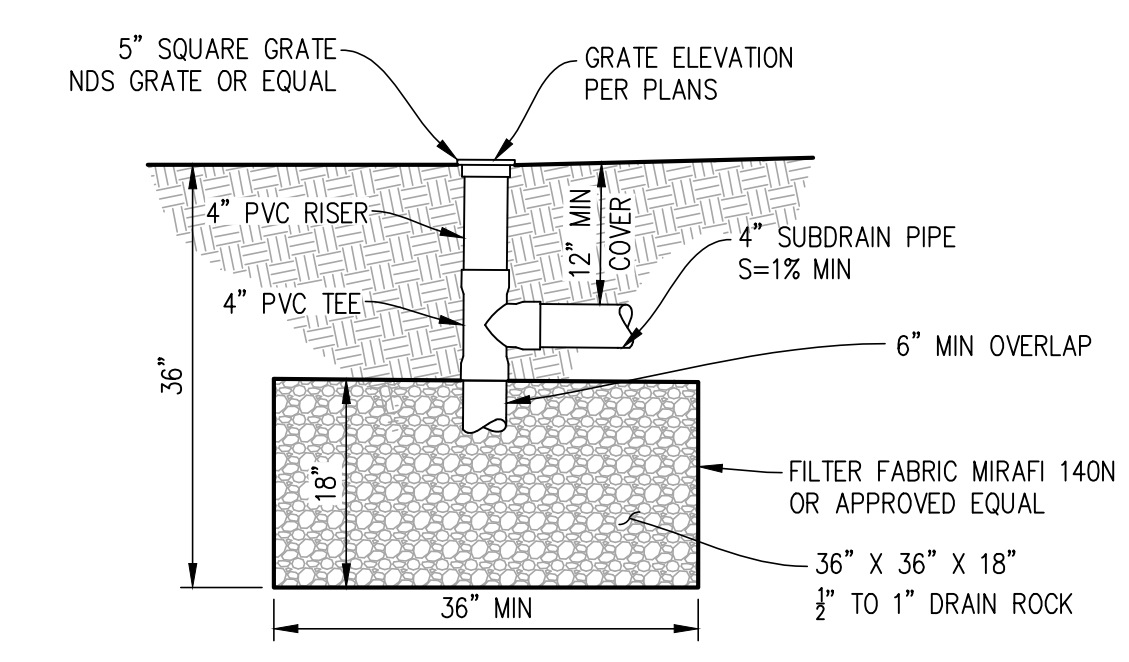
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---	---	PROPERTY LINE (PROJECT)
---	---	PROPERTY LINE (ADJOINER)
---	---	RIGHT OF WAY LINE
---	---	CENTER LINE
---	---	SAW-CUT LINE
---	---	STRUCTURE
---	---	4" AREA DRAIN PIPE
---	---	SANITARY SEWER PIPE OR LATERAL
---	---	WATER PIPE
---	---	FENCE
---	---	SPOT ELEVATION
---	---	DOWNSPOUT (PER ARCHITECTURE)
---	---	AREA DRAIN
---	---	PROPOSED INFILTRATION DEVICE
---	---	SANITARY SEWER CLEANOUT
---	---	SANITARY SEWER MANHOLE
---	---	WATER METER
---	---	ELECTRIC METER (PER ARCHITECTURE)
---	---	GAS METER (PER ARCHITECTURE)
---	---	TREE (SEE LANDSCAPE PLANS)
---	---	STRUCTURAL CONCRETE
---	---	CONCRETE PAVEMENT
---	---	ASPHALT CONCRETE
---	---	DECORATIVE GRAVEL
---	---	TURF

ABBREVIATIONS

AC	AIR CONDITIONER	LS	LANDSCAPE
AD	AREA DRAIN	MAX	MAXIMUM
APN	ACCESSORS PARCEL NUMBER	MIN	MINIMUM
DW	DRIVEWAY	OHW	OVERHEAD WIRES
DWS	DOMESTIC WATER SERVICE	S	SLOPE
EX	EXISTING	SD	SUBDRAIN
FF	FINISHED FLOOR	SDFI	STORM DRAIN FIELD INLET
FL	FLOW LINE	SDMH	STORM DRAIN MANHOLE
GLIP	GARAGE LIP	SS	SANITARY SEWER
GB	GRADE BREAK	SSCO	SANITARY SEWER CLEANOUT
GPAD	GARAGE PAD	SSMH	SANITARY SEWER MANHOLE
HP	HIGH POINT	SW	SIDEWALK
ID	INFILTRATION DEVICE	TC	TOP OF CURB
INV	INVERT	TYP.	TYPICAL
JT	JOINT TRENCH	W	WATER
L	LENGTH	WM	WATER METER
LAT	LATERAL	WS	WATER SERVICE



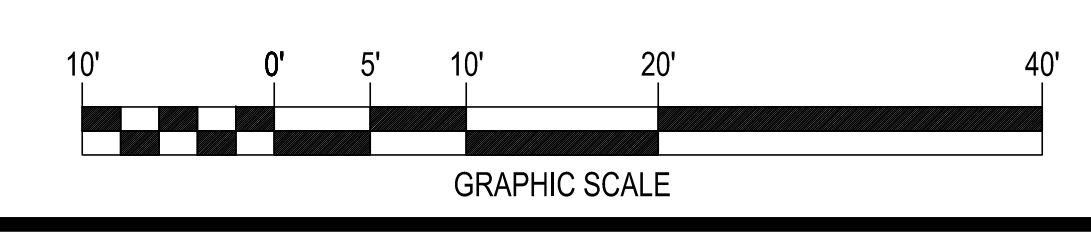
1 AREA DRAIN  
NOT TO SCALE



2 INFILTRATION DEVICE  
NOT TO SCALE

ROUGH EARTHWORK SUMMARY

CUT	30± CY
FILL	70± CY
NET	40± CY



PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

DATE: DEC 2022  
DRAWN BY: SLC  
PROJ. ENGR: REN  
PROJ. MGR: JFD

REGISTERED PROFESSIONAL ENGINEER  
JUSTIN R. DEKNOBLOUGH  
7964  
EXP. 9-30-24  
CIVIL  
STATE OF CALIFORNIA

SAN RAMON  
ROSEVILLE  
WWW.CBAG.COM  
(925) 866-0322  
(916) 788-4456

PLANNERS  
SURVEYORS

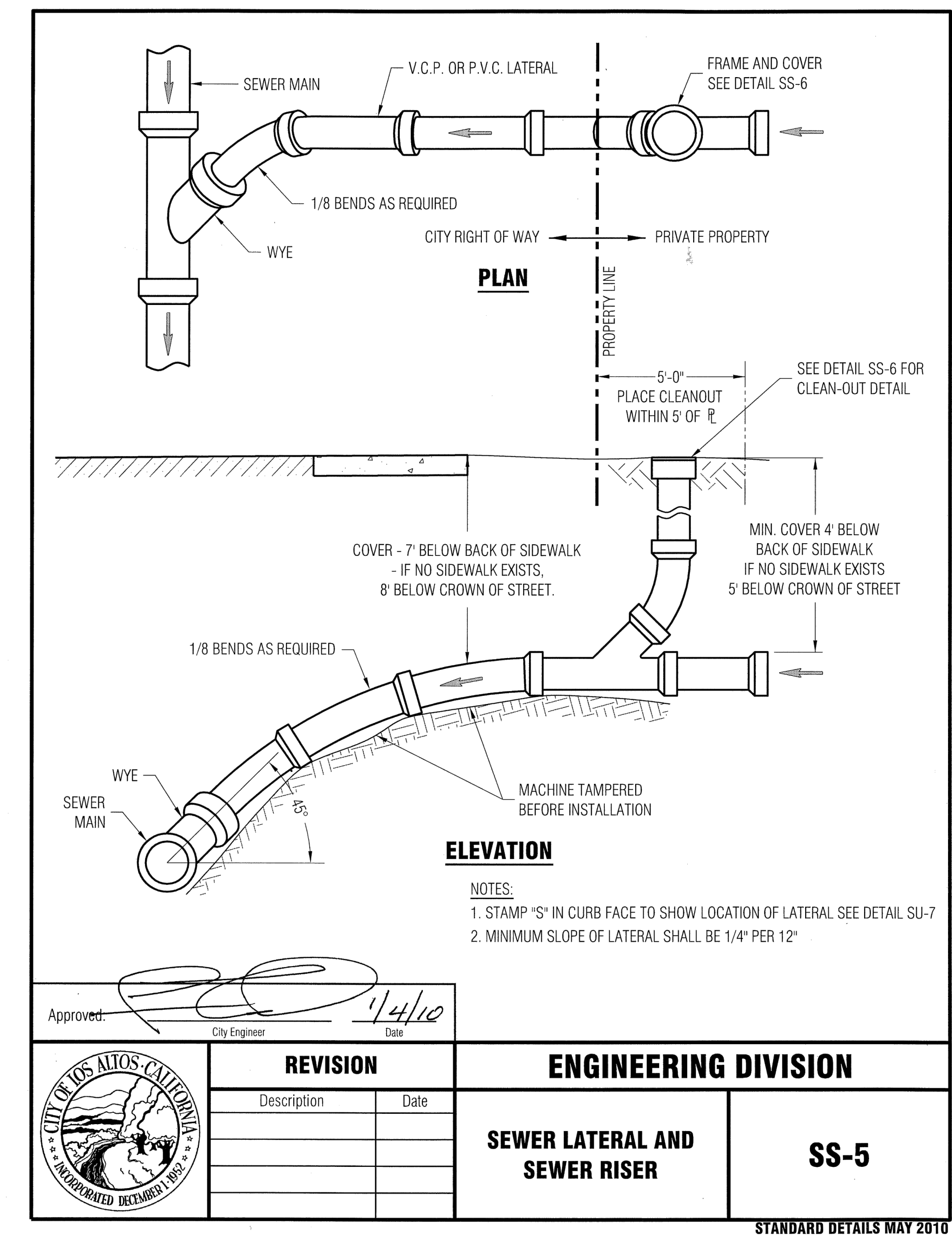
cbg  
CIVIL ENGINEERS

311 HAWTHORNE AVENUE  
CALIFORNIA

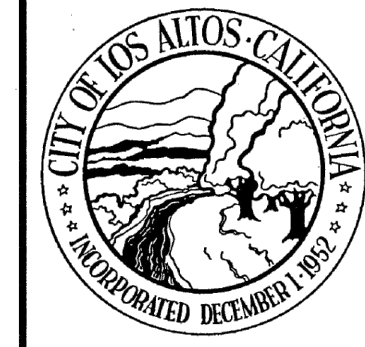
THOMAS JAMES HOMES  
CITY OF LOS ALTOS

GRADING AND DRAINAGE PLAN  
NOTES, LEGEND, ABBREVIATIONS, SITE PLAN

SHEET NUMBER  
GP-1  
1 OF 5  
JOB NUMBER  
3085-00



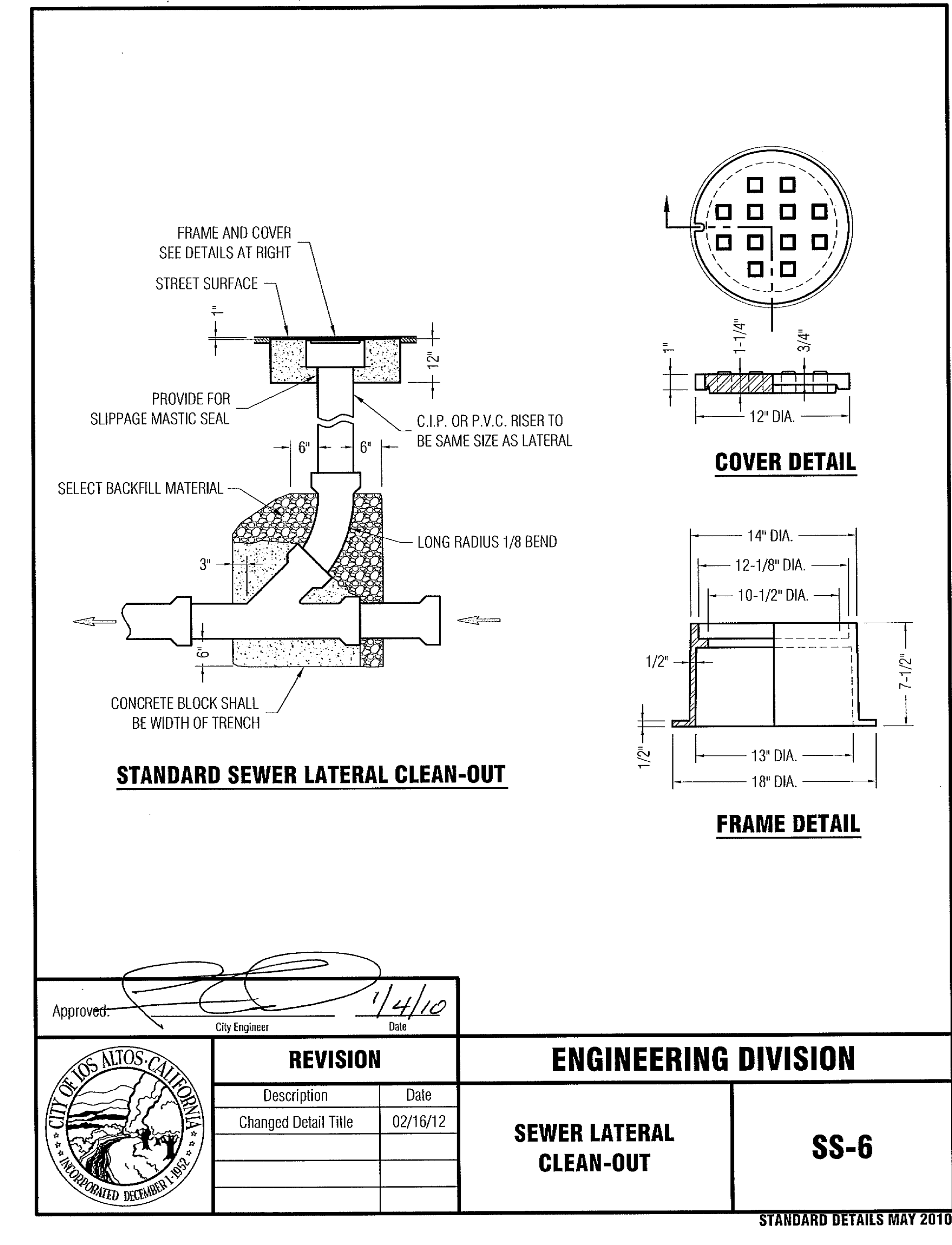
Approved: Date: 1/4/10  
City Engineer



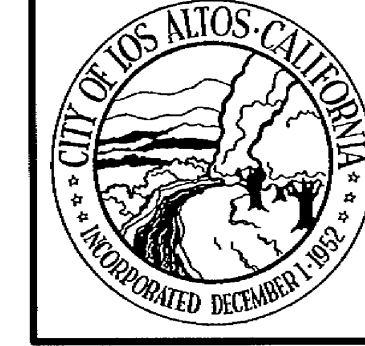
REVISION	
Description	Date

<b>ENGINEERING DIVISION</b>	
<b>SEWER LATERAL AND SEWER RISER</b>	<b>SS-5</b>

STANDARD DETAILS MAY 2010



Approved: Date: 1/4/10  
City Engineer



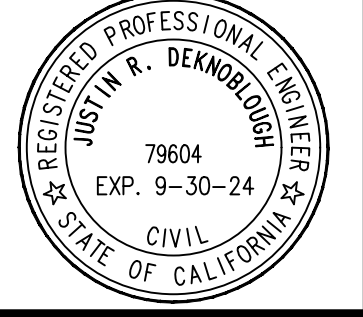
REVISION	
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Changed Detail Title	02/16/12

<b>ENGINEERING DIVISION</b>	
<b>SEWER LATERAL CLEAN-OUT</b>	<b>SS-6</b>

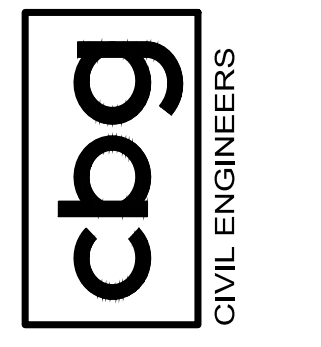
STANDARD DETAILS MAY 2010

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

DATE: DEC 2022  
DRAWN BY: SLC  
PROJ. ENGR. REN  
PROJ. MGR. JFD



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ROSEVILLE • (916) 786-4456  
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311 HAWTHORNE AVENUE  
CITY OF LOS ALTOS  
CALIFORNIA

**GRADING AND DRAINAGE PLAN**  
CITY STANDARD DETAILS

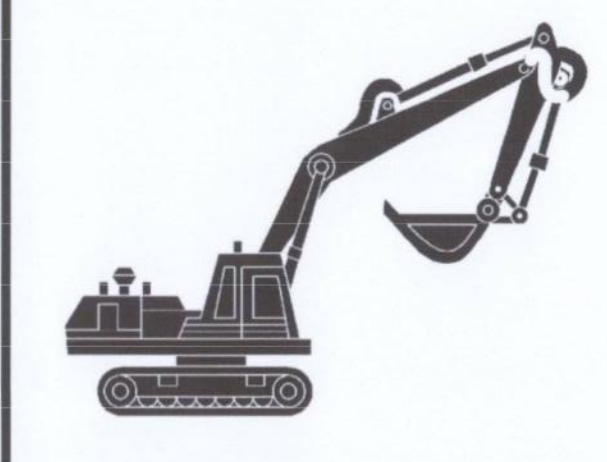
THOMAS JAMES HOMES  
CITY OF LOS ALTOS

SHEET NUMBER  
**GP-2**  
2 OF 5  
JOB NUMBER  
3085-00



### Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

#### Doing The Job Right

##### Site Planning and Preventive Vehicle Maintenance

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

#### Storm water Pollution from Heavy Equipment on Construction Sites

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

#### Spill Cleanup

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

### Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

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

#### Doing The Job Right

##### General Business Practices

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

##### During Construction

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

#### 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. Disposal of these materials to the storm drains or creeks can block storm drains, cause 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 into 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 in 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 Job Right

##### General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Re-vegetation is an excellent form of erosion control for a 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.
- Communicate 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 accepts yard waste. No curbside pickup of yard waste is available for commercial properties.

#### Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

#### 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

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

#### Filter Cleaning

- Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters in 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
- Pipefitters
- Plasterers
- Plastering 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 waste and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- When thinning 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 that contain lead 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 solvents, 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 a 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 waste. 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 (no 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 Latex 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 Chapter 10.08.390 Non-storm water discharges

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

#### Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

- A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where one acre or disturbed soil and for any other projects for which the city engineer determines it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 6-5.643)

#### 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

#### 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.

- 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

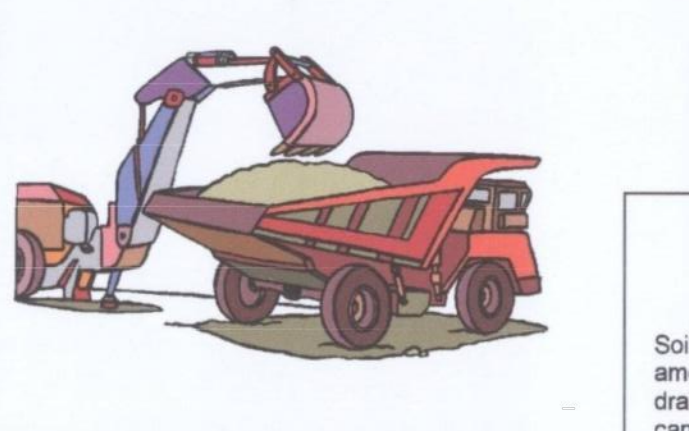
- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches 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.

### 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.

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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.

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

##### Dewatering Operations

- Check for Toxic Pollutants**
  - Check for odors, discoloration, or an oily sheen on groundwater.
  - Call your local wastewater treatment agency and ask whether the groundwater must be tested.
  - If contamination is suspected, have the water tested by a certified laboratory.
  - Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.
- Check for Sediment Levels**
  - If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
  - If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
  - If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
    - Pumping through a perforated pipe sunk part way into a small pit filled with gravel.
    - Pumping from a bucket placed below water level using a submersible pump;
    - Pumping through a 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.:

PRELIMINARY PLANS NOT FOR CONSTRUCTION  
 DATE: DEC 2002  
 DRAWN BY: SLK  
 PROJECT: CIVIL  
 SHEET: 48056  
 OF: 5  
 SHEETS: 3  
 DRAWING NO.:  
 SAN RAMON (925) 866-0022  
 ROSEVILLE (916) 788-4456  
 WWW.CBGR.COM  
 CIVIL ENGINEERS  
 SURVEYORS  
 PLANNERS  
 311 HAWTHORNE AVENUE  
 CALIFORNIA  
 CITY OF LOS ALTOS

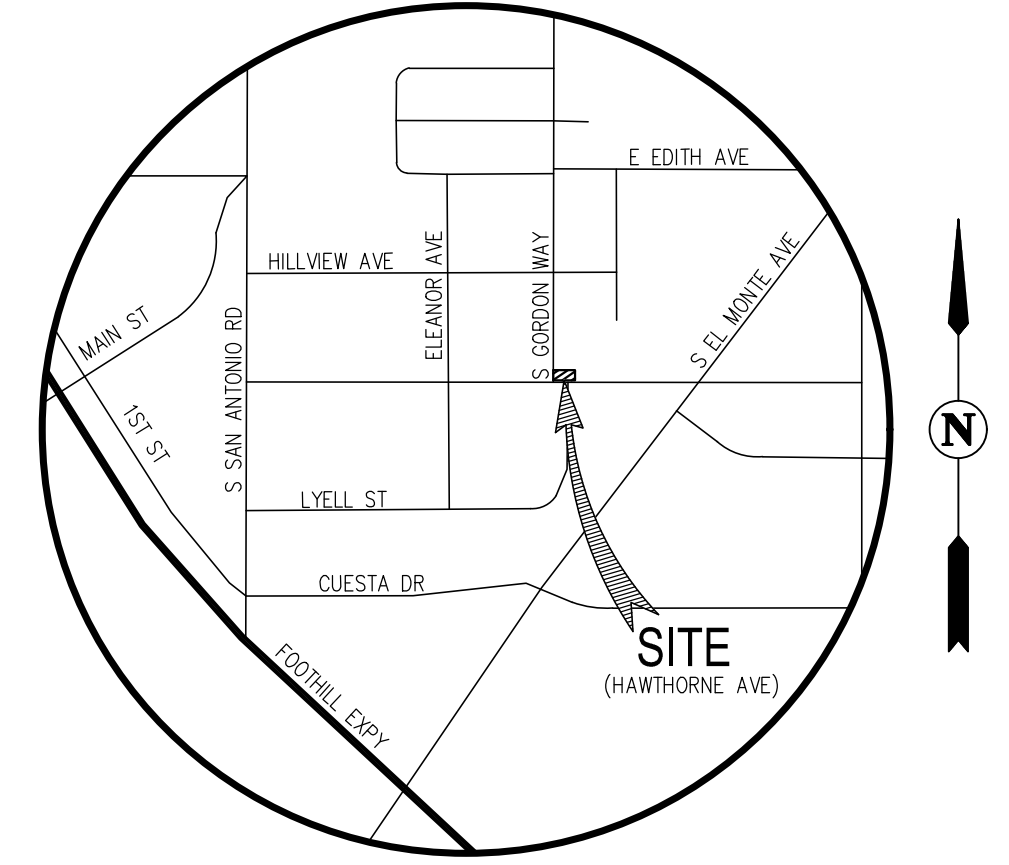
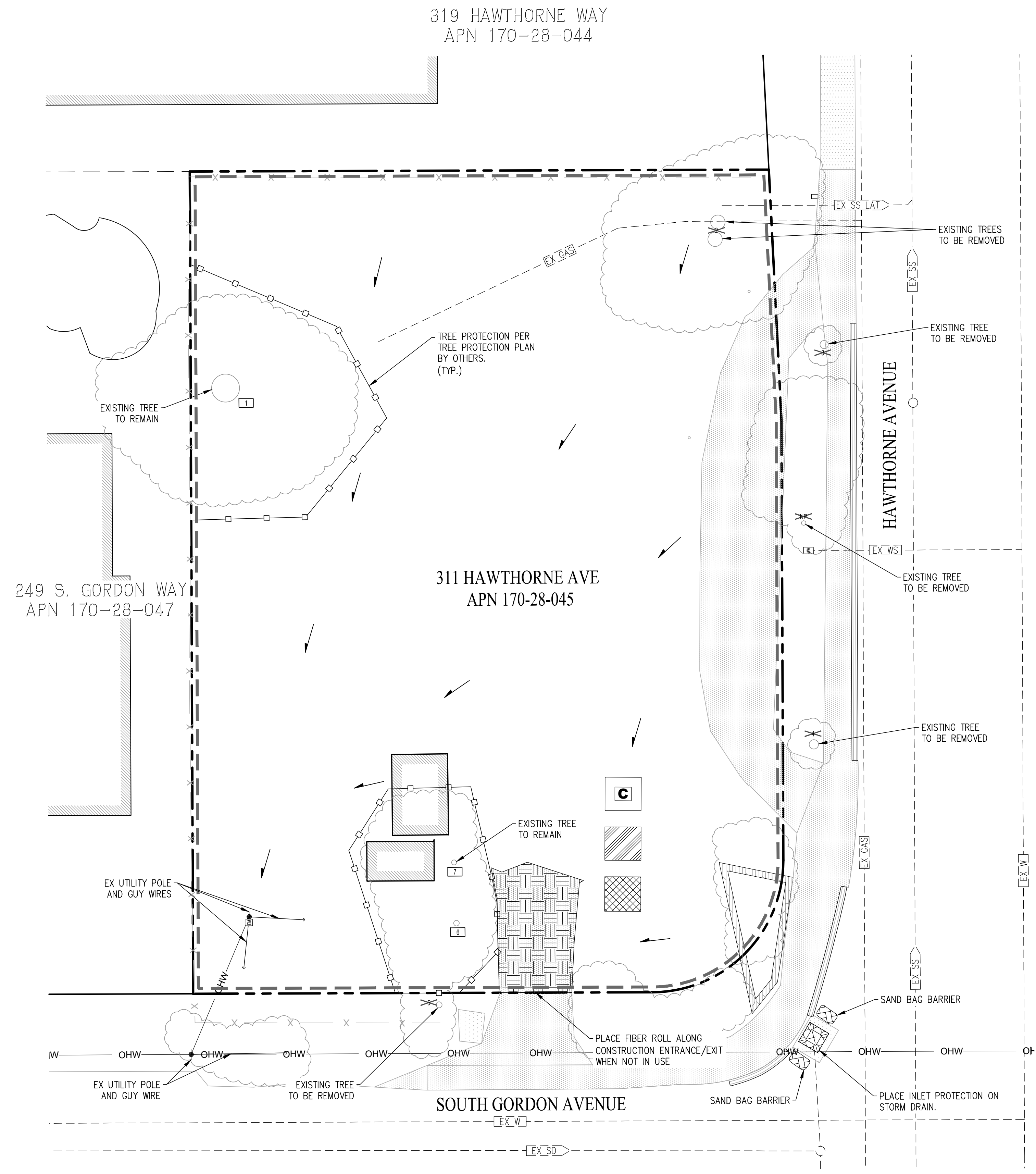


**GENERAL NOTES**

- SITE ADDRESS: 311 HAWTHORNE AVENUE  
LOS ALTOS, CA 94024
- OWNER/DEVELOPER (DISCHARGER): THOMAS JAMES HOMES, LLC  
255 SHORELINE DRIVE SUITE 428  
REDWOOD CITY, CA 94065  
(650) 434-7966  
KEN KING
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
(925) 866-0322  
JUSTIN R. DEKNOBLOUGH, R.C.E. 79604

**BEST MANAGEMENT PRACTICE NOTES**

- IT SHALL BE THE OWNER'S DUTY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO ENSURE THE ENTIRE SITE IS IN COMPLIANCE WITH LOCAL ORDINANCES PROTECTING THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- THIS PLAN IS INTENDED TO BE UTILIZED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE UTILIZED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN AS NECESSARY IN THE FIELD. DOCUMENT AND REPORT ANY FIELD CHANGES AND NOTIFY THE CITY OR COUNTY REPRESENTATIVE OF THE FIELD CHANGES.
- ALL MAINTENANCE AND OPERATION REQUIREMENTS SHALL FOLLOW THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- THE CONTRACTOR OR OWNER SHALL EFFECT AND MAINTAIN PRECAUTIONARY MEASURES NECESSARY TO PROTECT ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.
- THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR ALL ASPECTS OF EROSION CONTROL FOR THE PROJECT AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY OR COUNTY ENGINEER.
- THE CONTRACTOR OR OWNER SHALL ESTABLISH AND MAINTAIN EFFECTIVE BMP PERIMETER CONTROLS AND STABILIZED ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE YEAR-ROUND.
- EROSION CONTROL MEASURES WILL BE PROPERLY IN PLACE YEAR-ROUND. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 50 PERCENT.
- INSPECTIONS AND OBSERVATIONS SHALL OCCUR WEEKLY, AND AT LEAST ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS, TO IDENTIFY AND RECORD BMPs THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED OR THAT COULD FAIL TO OPERATE AS INTENDED.
- DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORMWATER DISCHARGES DURING CONSTRUCTION.
- DISCHARGERS SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROL.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE WORK. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
- APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN MATERIAL STORAGE AREA.
- APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN THE VEHICLE STORAGE AREA.
- PLACE ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- IMPLEMENT BMPs TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS.
- PAVED STREETS WILL BE MONITORED DAILY AND FREQUENTLY CLEANED. STREETS WILL ALSO BE SWEEPED ON AT LEAST A WEEKLY BASIS OR MORE OFTEN, AS NEEDED, TO MAINTAIN CONTINUOUS LITTER AND TRACKING CONTROL. STREET WASHING WILL NOT BE DONE.
- TRASH RECEPTACLES WILL BE PROVIDED THROUGHOUT THE SITE AND UTILIZED BY ALL WORKERS FOR MISCELLANEOUS TRASH. SITE REFUSE WILL BE PICKED UP ON A WEEKLY BASIS OR AS OFTEN AS NECESSARY IN ORDER TO KEEP THE SITE CLEAN.
- COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.).
- CONTAIN AND SECURELY PROTECT STOCKPILED WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- EXCAVATING, FILLING, BACKFILLING AND GRADING WORK SHALL NOT BE PERFORMED DURING UNFAVORABLE WEATHER CONDITIONS.
- DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND COMPLETED LOTS. INACTIVE AREAS OF CONSTRUCTION ARE AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.
- SLOPES WILL BE GRADED SO THAT WATER IS DIRECTED AWAY FROM THE SLOPE FACES AT THE END OF EACH WORKING DAY WHEN A CHANCE OF RAIN IS FORECAST.
- ALL RILLS, GULLIES, ETC. WILL BE PROMPTLY REPAIRED AS PRACTICAL BY REGRADING OR INSTALLATION OF SOIL, GRAVEL OR SANDBAGS.
- ALL DRAIN INLETS WILL BE PROTECTED AS THEY ARE COMPLETED, DURING THE ENTIRE COURSE OF CONSTRUCTION.
- IF SEDIMENT BASINS ARE TO BE USED, DISCHARGERS SHALL, AT A MINIMUM DESIGN SEDIMENT BASINS ACCORDING TO THE METHOD PROVIDED IN CASQA'S CONSTRUCTION BMP GUIDANCE HANDBOOK.
- AFTER EACH RAINSTORM, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, FIBER ROLLS, SILT FENCES AND SILT SACKS. SEDIMENT TRAPS/BASINS SHOULD ALSO BE OBSERVED AND PUMPED DRY AS NECESSARY TO ASSURE PROPER FUNCTION AND CAPACITY.
- INTERIOR FIBER ROLLS MAY BE REMOVED AS THE AREA COMES UNDER CONSTRUCTION FOR FINISH GRADING AND LANDSCAPING INSTALLATION. PERIMETER PROTECTION SHOULD BE LEFT IN PLACE YEAR-ROUND DURING CONSTRUCTION OR DEMOLITION.
- AT A MINIMUM, TREE PROTECTION FENCING IS TO BE ORANGE CONSTRUCTION FENCING AND PLACED AROUND TREE TO CREATE A TREE PROTECTION ZONE AND SHALL BE INSTALLED AROUND TREES THAT ARE TO REMAIN. IF PROJECT ARBORIST REQUIRES ADDITIONAL PROTECTIONS, THE CONTRACTOR SHALL FOLLOW AND INSTALL SAID PROTECTIONS.



**LEGEND**

- PROPERTY BOUNDARY
- ADJONER PROPERTY LINE
- EXISTING FENCE
- TREE PROTECTION FENCE
- TEMPORARY TREE PROTECTION FENCE DURING DEMOLITION
- FIBER ROLL - (EC-1 & EC-4)
- TREE NUMBER PER ARBORIST REPORT (RETAINED)
- TREE NUMBER PER ARBORIST REPORT (REMOVE)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT - (EC-2)
- DIRECTION OF EXISTING RUNOFF FLOW

**PROJECT SUPERINTENDENT TO MARK KNOWN LOCATIONS\***

- MATERIALS AND EQUIPMENT STORAGE AREA (WM-1 - WM-3\*\*)
- SANITARY FACILITY (WM-9\*\*)
- CONCRETE/WASTE WASHOUT (WM-8)

NOTE:  
\* THE MATERIALS AND EQUIPMENT STORAGE AREA AND SANITARY FACILITY WILL BE PLACED AT THE PROJECT SUPERINTENDENT'S DISCRETION AND ARE SUBJECT TO CHANGE.  
\*\* DENOTES SECTION RELATED TO BMP IN THE CASQA BMP HANDBOOK.

**CURRENT CASQA STORMWATER BMP CONSTRUCTION HANDBOOK DETAILS**

- EC-1 SCHEDULING
- NS-1 WATER CONSERVATION PRACTICES
- NS-8 VEHICLE & EQUIPMENT CLEANING
- NS-9 VEHICLE & EQUIPMENT FUELING
- NS-10 VEHICLE & EQUIPMENT MAINTENANCE
- NS-12 CONCRETE DURING
- NS-13 CONCRETE FINISHING
- SE-1 SILT FENCE
- SE-5 FIBER ROLLS
- SE-8 SANDBAG BARRIER
- SE-10 STORM DRAIN INLET PROTECTION
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- WE-1 WIND EROSION CONTROL
- WM-1 MATERIAL DELIVERY & STORAGE
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT

NOTE:  
NOT ALL DETAILS LISTED MAY BE APPLICABLE FOR THIS SITE.

**SHEET INDEX**

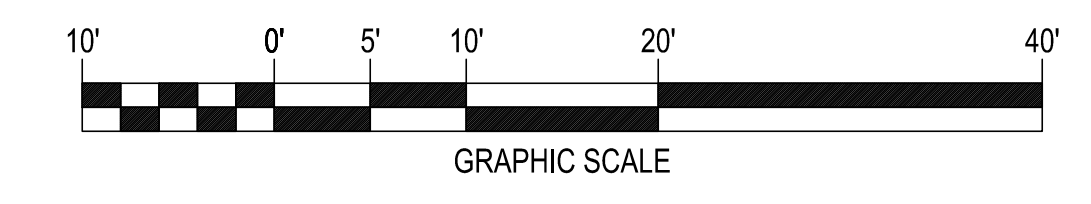
- ECP-1 EROSION CONTROL PLAN
- ECP-2 EROSION CONTROL NOTES & DETAILS

**EXISTING TREES TO BE RETAINED**

TREE NUMBER	COMMON NAME	DBH (IN)
1	COAST REDWOOD	51
6	SWEETGUM	10
7	SWEETGUM	9

**EXISTING TREES TO BE REMOVED**

TREE NUMBER	COMMON NAME	DBH (IN)
2	COAST REDWOOD	18
3	ITALIAN CYPRESS	15
4	ITALIAN CYPRESS	17
5	ITALIAN CYPRESS	11



**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

DATE: DEC 2022  
DRAWN BY: SLC  
PROJ. ENGR.: REN  
PROJ. MGR.: JRD

JUSTIN R. DEKNOBLOUGH  
REGISTERED PROFESSIONAL CIVIL ENGINEER  
STATE OF CALIFORNIA  
EXP. 9-30-24

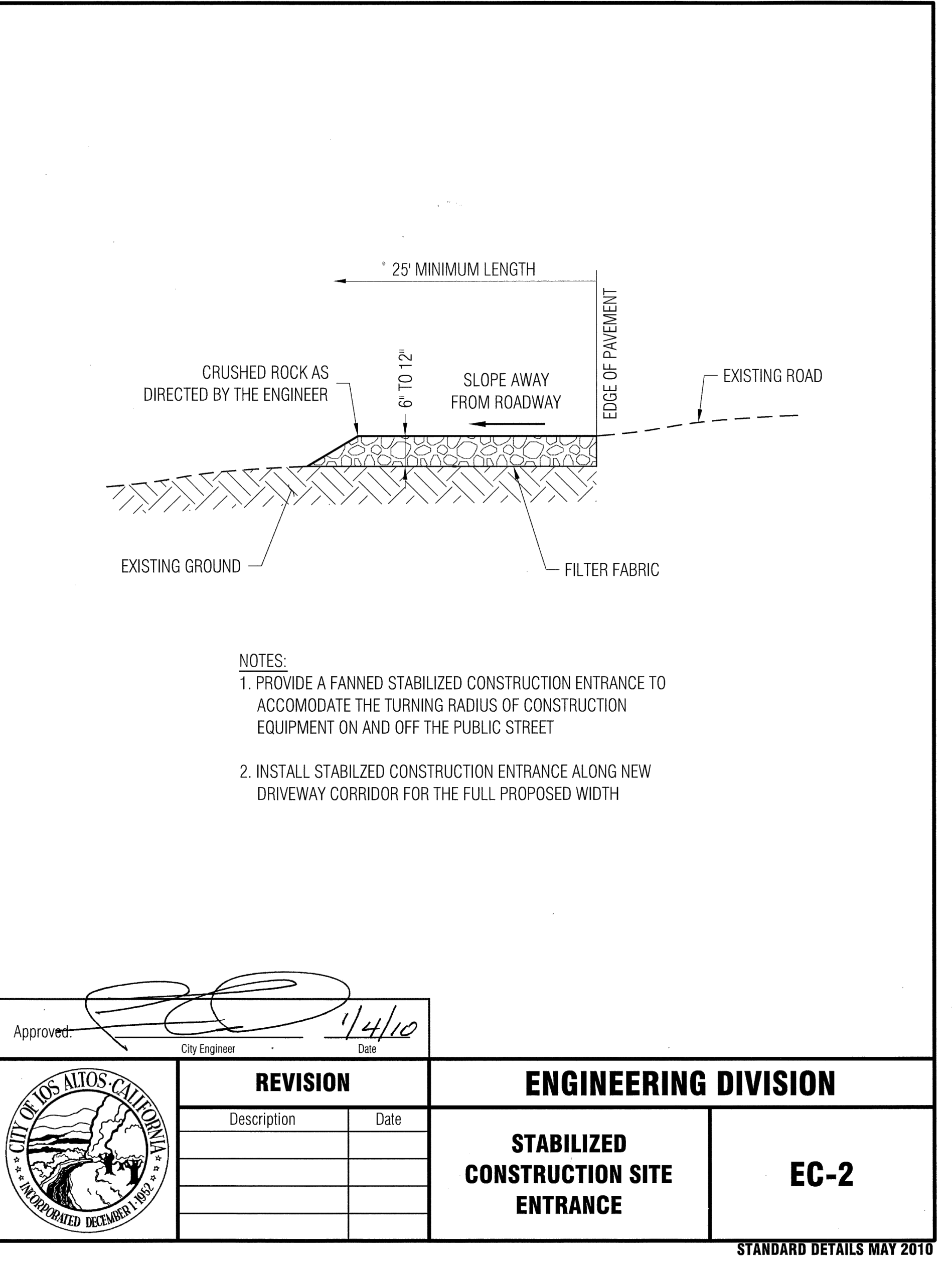
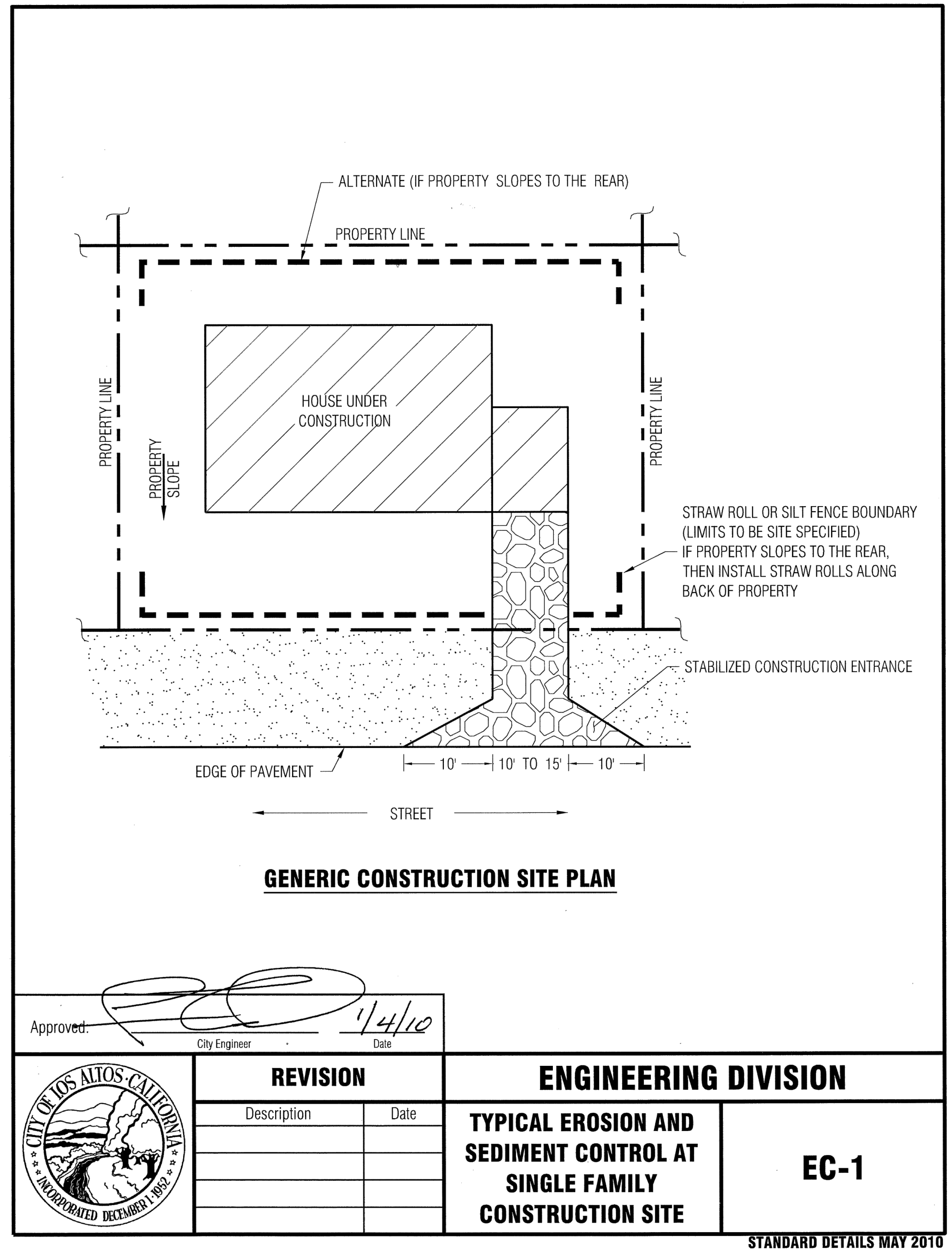
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ROSEVILLE • (916) 788-4456  
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**cbg**  
CIVIL ENGINEERS

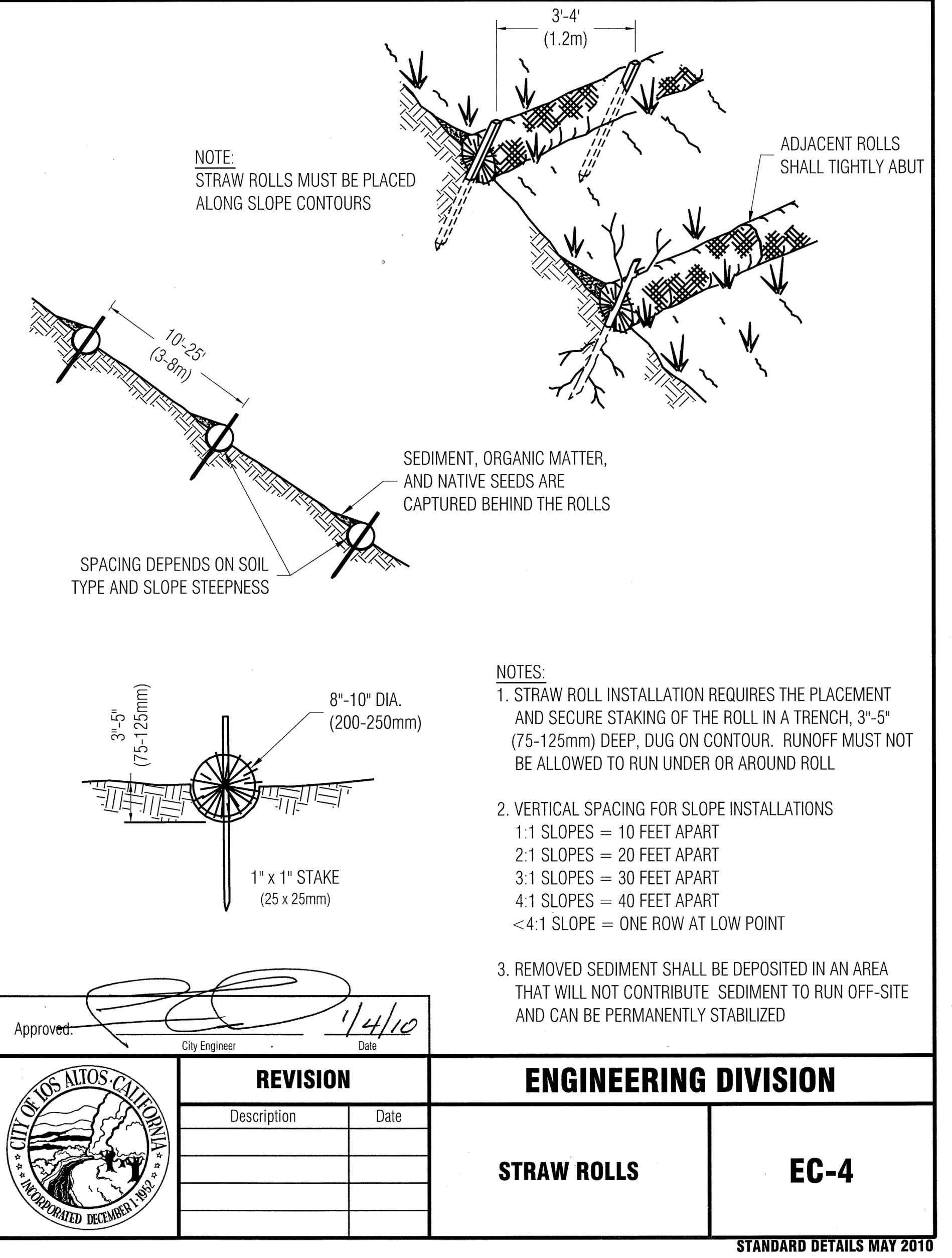
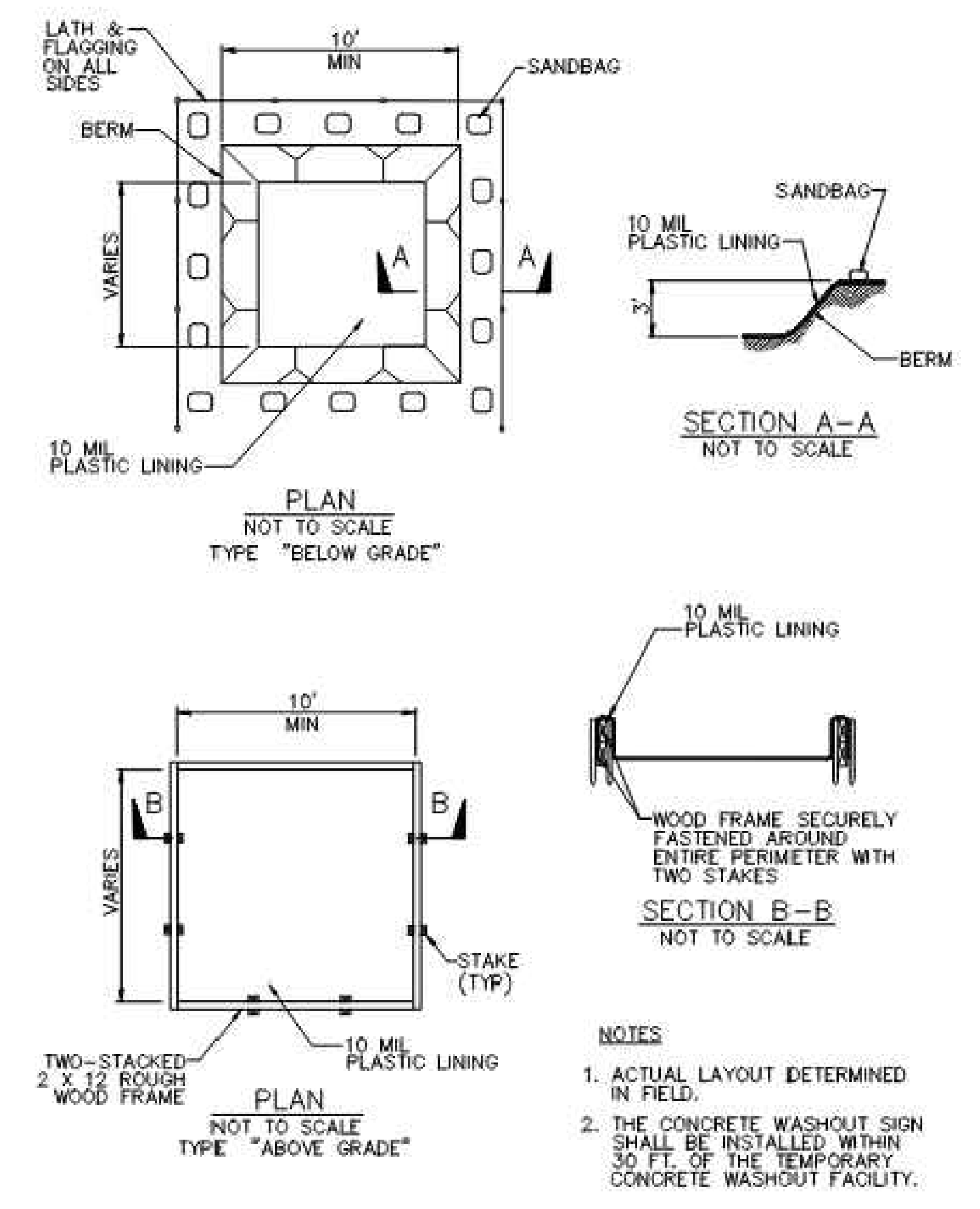
PLANNERS  
SURVEYORS

311 HAWTHORNE AVENUE  
**GRADING AND DRAINAGE PLAN**  
EROSION CONTROL NOTES & SITE PLAN  
CITY OF LOS ALTOS

SHEET NUMBER  
**ECP-1**  
4 OF 5  
JOB NUMBER  
3085-00



**Concrete Waste Management WM-8**



**PRELIMINARY PLANS NOT FOR CONSTRUCTION**

DATE: DEC 2022  
DRAWN BY: SLC  
PROJ. ENGR: REN  
PROJ. MGR: JFD

**CIVIL ENGINEERS**  
SAN RAMON • (925) 866-0322  
ROSEVILLE • (916) 786-4456  
WWW.CBAG.COM

**PLANNERS**  
SURVEYORS

**cbg**  
CIVIL ENGINEERS

311 HAWTHORNE AVENUE  
**GRADING AND DRAINAGE PLAN**  
EROSION CONTROL DETAILS  
THOMAS JAMES HOMES  
CITY OF LOS ALTOS  
CALIFORNIA

SHEET NUMBER  
**ECP-2**  
5 OF 5  
JOB NUMBER  
3085-00

**From:** [Jia Liu](#)  
**To:** [Yvonne Dupont](#)  
**Subject:** FW: Neighbor comments on 311 Hawthorne Ave -- 2/1/2023.  
**Date:** Wednesday, February 01, 2023 7:13:44 AM

---

Hi Yvonne,

Can you please post the comment below for SC22-0025 scheduled for the DRC meeting tonight.

Jia Liu, AICP  
Associate Planner  
City of Los Altos  
650-947-2696

For more timely responses to general email inquiries, please email [planning@losaltosca.gov](mailto:planning@losaltosca.gov) and the Planner of the Day will respond.

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**From:** Thomas Sartor <tfsartor@yahoo.com>  
**Sent:** Tuesday, January 31, 2023 5:54 PM  
**To:** Jia Liu <jliu@losaltosca.gov>  
**Subject:** Neighbor comments on 311 Hawthorne Ave -- 2/1/2023.

Dear Mr. Liu,

I have had good interaction with Aaron and TJHomes. The modification of the corner of the fencing was responsive to my concern for sight line when backing out of my driveway.

I also have a concern about the large tree #1 which is being protected. Please have the arborist examine closely the juncture of the top 50' of the tree with the lower part. The top of the tree was originally twin trunks from that point. One trunk broke off a few years ago. The remaining one may still be weak. Removal of top should be done if that is determined.

The privacy of my house does not seem to be affected by their second floor with the large setback of their backyard.

It will be good to have neighbors again.

Regards,  
Tom Sartor  
319 Hawthorne Ave.



DATE: February 1, 2023  
AGENDA ITEM # 4

**TO:** Design Review Commission

**FROM:** Sean K. Gallegos, Senior Planner

**SUBJECT:** SC22-0035 – 825 Parma Way

**RECOMMENDATION:**

Approve design review application SC22-0035 subject to the findings and conditions

**PROJECT DESCRIPTION**

This is a design review application for a new two-story house. The project includes 2,587 square feet on the first story and 1,448 square feet on the second story. The project also includes an 850 square-foot, attached Accessory Dwelling Unit (ADU); but it is not part of this design review application. This project should be categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act. The following table summarizes the project’s technical details:

<b>GENERAL PLAN DESIGNATION:</b>	Single-Family, Residential
<b>ZONING:</b>	R1-10
<b>PARCEL SIZE:</b>	12,856 square feet
<b>MATERIALS:</b>	Composition shingle roof, stucco siding, fiberglass windows and front door, wood garage door and wood trim and details

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>LOT COVERAGE:</b>	3,045 square feet	3,540 square feet	3,857 square feet
<b>FLOOR AREA:</b>			
First floor	3,045 square feet	2,587 square feet	
Second floor	650 square feet	1,448 square feet	
Total	3,695 square feet	4,035 square feet	4,036 square feet
<b>SETBACKS:</b>			
Front	16.5 feet	25 feet	25 feet
Rear	91.3 feet	63.5 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet/-	10 feet/22.5 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	10.3 feet/-	10 feet/23.5 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	24 feet	26.8 feet	27 feet



## **BACKGROUND**

### **Neighborhood Context**

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The property is located on Parma Way, between Covington Road and Harrington Avenue. The houses in this neighborhood context are diverse in character with varying styles, massing and scale. The front yard setbacks on the southern end of Parma Way vary because of the street curve, while the front yard setbacks on the northern portion of Parma Way are more consistent because the road is linear. The house is located on the southern end of the street with a curved front property line. The landscaping along Parma Way includes a variety of mature trees and vegetation. The subject property is located on the east side of the street with the rear of the property adjacent to Hale Creek.

## **DISCUSSION**

### **Design Review**

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

The house is a contemporary style house with rectangular forms and simple massing and details that relate well to the low-scale, Ranch style houses in the neighborhood context. The project uses low-sloped gable and hipped roof forms, which are consistent with the gable and hipped roofs found in the neighborhood. The proposed project uses more eclectic forms than those found in the surrounding neighborhood, such as a formal front entry, which is integral to the proposed architectural style. The detailing and materials of the structure reflect a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials, which include composition shingle roof, stucco siding, fiberglass windows and front door, wood garage door and wood trim and details, are integral to the design. Overall, the design incorporates a contemporary style with simple elements and quality materials that produce a thoughtful and integrated appearance that is compatible with the character of the area.

According to the Residential Design Guidelines, a house should be designed to fit the lot and should not result in a home that stands out in the neighborhood. The proposed project is sensitive to the scale of the neighborhood and incorporates similar massing found within the neighborhood context. The project has relatively low eaves along the front elevation, which contributes to a more horizontal appearance and provides a strong single-story relationship to adjacent houses. The proposed nine-foot, six-inch tall first floor wall plate is consistent with the eight-foot to nine-foot plate heights of existing residences in the neighborhood. The eight-foot, six-inch second floor wall plate height along the front, right and rear elevation is partially concealed within the roof, which minimizes the perception of bulk.

The project is in keeping with the scale of other homes found in the neighborhood. The proposed 26.8-foot-tall home is shorter than the maximum permitted 27-foot height in a neighborhood with one-story houses 14 feet to 17 feet tall and 22-foot to 26-foot tall two-story houses. The project reduces the perception of bulk by proposing low wall plate heights on the first and second story, and a low-pitched 4:12 roof with gable and hipped roof elements. The second floor is centered over the first story and visually softened by being recessed within the roofline of the structure. The low-pitched roof provides variation of the eave line facing the street, and diminishes the overall scale of the structure. Overall, the two-story design does not create an abrupt change and is well proportioned and articulated to reduce the effect of bulk and mass.

**Privacy**

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

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

Along the rear second story elevation, there is one large three-panel window with a clerestory window with a three-foot sill height for bedroom No. 1, and a large three panel window with a three-foot sill height for bedroom No. 2. Staff found the design is consistent with the Residential Design Guidelines to minimize the privacy impact from the following aspects:

- The privacy impacts from bedrooms are diminished due to being setback between 71 feet from the rear property line to 33 feet from the left and right side property line, and
- The overall views are obscured by existing evergreen screening along the rear property line, which is along Hale Creek.

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

**Landscaping**

The application includes an arborist report (Attachment F) that provides an inventory of the three on-site trees and 11 trees on adjacent properties. The applicant proposes the removal of no protected trees. The applicant proposes the removal of one purple leaf sand cherry tree (No. 13), but it is not protected under the City’s Tree Protection Ordinance.

A comprehensive landscaping plan has been provided, which includes street trees and screening trees. The landscaping plan includes maintaining the existing oak and Chinese Pistache trees. The project meets the City’s landscaping regulations and street tree guidelines with the new landscaping and hardscape. Since the new landscaping area exceeds 500 square feet, the project requires a landscape plan that complies with the City’s Water Efficient Landscape Regulations.

**Environmental Review**

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

**Public Notification and Community Outreach**

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Parma Way, Harrington Avenue, Rosewood Court and Birchwood Court. The Notification Map is included in Attachment C.

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

Cc: Jenny Kang, Applicant  
 Hai-Ching Liao, Architect  
 Jay and Niyati Yagnik, Property Owners

Attachments

- A. Neighborhood Combability Worksheet
- B. Public Notification Map
- C. Public Notice Poster
- D. Proof of Community Outreach
- E. Design Plans

**FINDINGS**

SC22-0035 – 705 Leonello Avenue

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

- a. The proposed structure complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS OF APPROVAL

SC22-0035 – 705 Leonello Avenue

### GENERAL

#### 1. **Expiration**

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

#### 2. **Approved Plans**

The approval is based on the plans and materials received on December 29, 2022, except as may be modified by these conditions.

#### 3. **Protected Trees**

Tree Nos. 1, 2, 5, 6, 7, 9, and 10 on Sheet L-1 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director.

#### 4. **Encroachment Permit**

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

#### 5. **Landscaping**

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

#### 6. **Underground Utility and Fire Sprinkler Requirements**

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

#### 7. **Indemnity and Hold Harmless**

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

## **INCLUDED WITH THE BUILDING PERMIT SUBMITTAL**

### **8. Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans.

### **9. 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.”

### **10. Water Efficient Landscape Plan**

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

### **11. Reach Codes**

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

### **12. 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.

### **13. Green Building Standards**

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

### **14. 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.

### **15. Outdoor Condensing Unit Sound Rating**

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. Provide the manufacturer’s specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City’s Noise Control Ordinance (Chapter 6.16) and in

compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

#### **16. 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**

#### **17. Tree Protection**

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

#### **18. 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**

#### **19. Landscaping Installation and Verification**

Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping and irrigation were installed per the approved landscape documentation package. *(Note: only include if project exceeds the 500/2,500 sq ft threshold.)*

#### **20. Landscape Privacy Screening**

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

#### **21. Green Building Verification**

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



City of Los Altos

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto: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 1<sup>st</sup> 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** 825 PARMA WAY, LOS ALTOS, CA 94024

**Scope of Project: Addition or Remodel** \_\_\_\_\_ **or New Home**

**Age of existing home if this project is to be an addition or remodel?** \_\_\_\_\_

**Is the existing house listed on the City’s Historic Resources Inventory?** NO



### 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: 11,500 square feet  
Lot dimensions: Length 150 feet  
Width 75 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? **No**  
What % of the front facing walls of the neighborhood homes are at the front setback **50 %**  
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 **4**  
Garage facing front recessed from front of house face **5**  
Garage in back yard **1**  
Garage facing the side **1**  
Number of 1-car garages **0** ; 2-car garages **11** ; 3-car garages **0**

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

What % of the homes in your neighborhood\* are:

One-story 64 %

Two-story 36%

**5. Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood\*? Yes (2story houses)

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

**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)  
same slope as the street

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

**9. Landscaping:**

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

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

**10. Width of Street:**

What is the width of the roadway paving on your street in feet? 60 feet  
Is there a parking area on the street or in the shoulder area? Yes  
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Paved

**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.:  
Mix of hip and gable roof, ranch style architecture.

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**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

Address: 825 Parma way  
 Date: Oct, 6, 2022

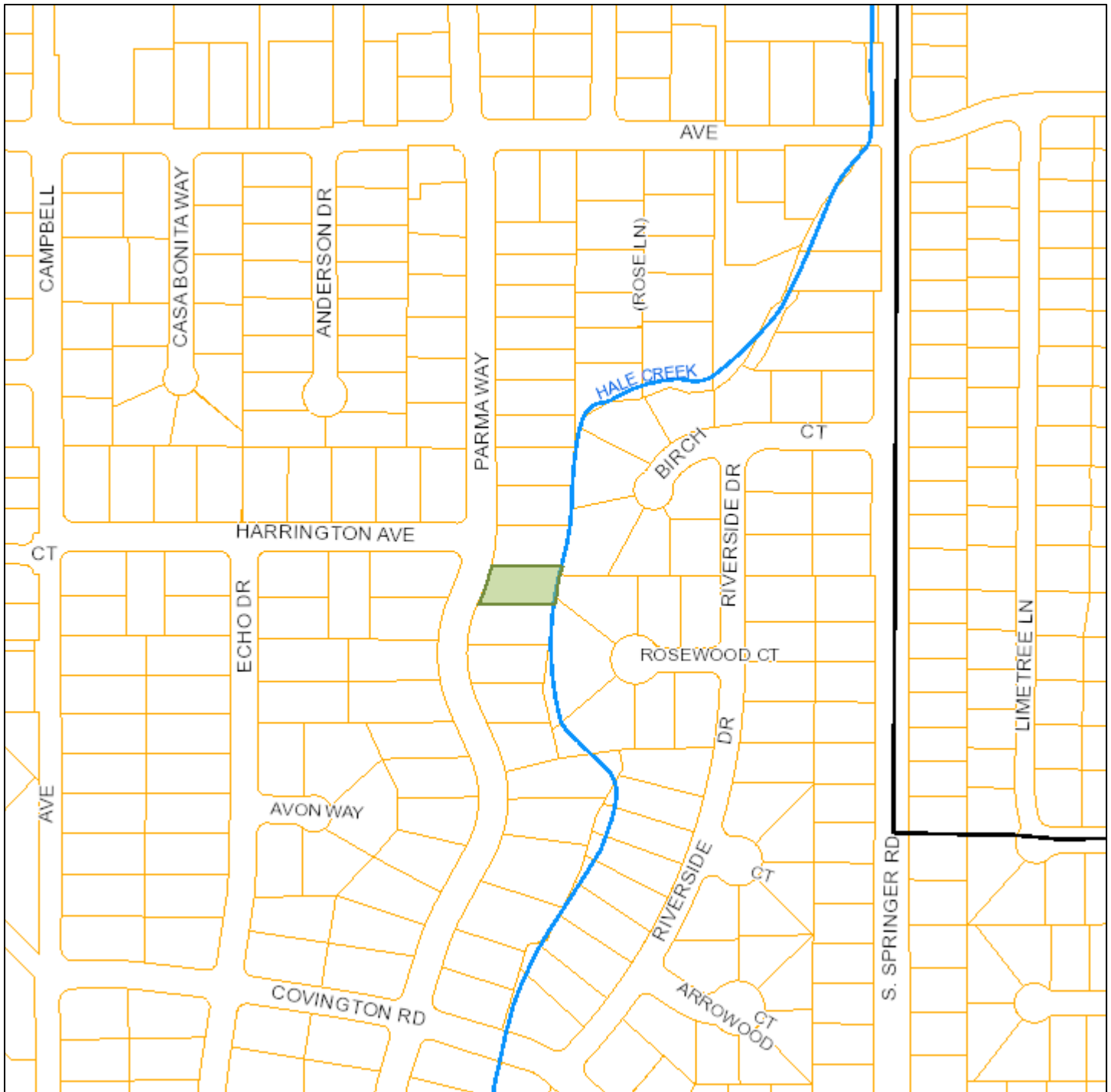
### Summary Table

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)
805 Parma way	25 FT	60 FT	Attached Front	2	22 FT	wood siding	Cap Cod
840 Parma Way	25 FT	70 FT	Attched Front	1	14 FT	Sttuco	Ranch
851 Parma way	15 FT	65 FT	Detached Rear	1	14 FT	stucco, brick	Ranch
839 Parma way	25 FT	45 FT	Detached Front	2	23 FT	wood siding	Modern
826 Parma way	40 FT	30 FT	Attached Front	1	18 FT	wood siding, brick	Ranch
814 Parma way	25 FT	85 FT	Attached side	1	14 FT	Stucco, brick	Ranch
621 Harrington Ave	25 FT	40 FT	Attached Front	2	26 FT	Stucco, stone	Tuscany
797 Parma way	22 FT	60 FT	Attached Front	1	14 FT	wood siding	Ranch
650 Rosewood Ct	35 FT	35 FT	Attached Front	1	17 FT	stucco, wood siding	Modern, Ranch
653 Rosewood Ct	35 FT	40 FT	Attached Front	1	15 FT	wood siding	Tudor, Ranch
640 Birchwood Ct	35 FT	40 FT	Attached Front	1	15 FT	wood siding, brick	Ranch

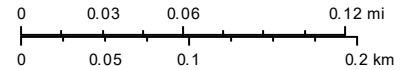
## 825 Parma Way Vicinity Map

Agenda Item 4.



Print Date: December 13, 2022

14,514



- 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 user community

**From:** [Silicon Valley Custom Homes](#)  
**To:** [Yvonne Dupont](#)  
**Cc:** [Sean Gallegos](#)  
**Subject:** Re: SC22-0035 825 PARMA WAY  
**Date:** Friday, January 20, 2023 8:10:04 AM

Hi Yvonne,

Forgot to share the pic of the posting. See attached.



Jenny Kang  
Silicon Valley Custom Homes



On Jan 18, 2023, at 2:58 PM, Yvonne Dupont <[ydupont@losaltosca.gov](mailto:ydupont@losaltosca.gov)> wrote:

Hello Jenny,

Your property posting for 825 Parma Way for the February 1, 2023 DRC meeting is ready for pick-up here at City Hall. Your property posting is located in the black handout rack that is attached to a steel beam to your right as you walk up the ramp to our front doors. It is

printed on white cardstock, is laminated, and has a yellow post-it with the project address on it. I have attached a picture of the pick-up location.

Please note, this posting must be posted no later than Saturday, January 21<sup>st</sup> in order to meet the 10-day posting requirement prior to the meeting date. Thanks and have a wonderful day!

*Yvonne D. Dupont, Management Analyst I*

Development Services Department

City of Los Altos

One North San Antonio Road

Los Altos, CA 94022-3088

Phone: (650) 947-2643

Fax: (650) 947-2733

Email: [ydupont@losaltosca.gov](mailto:ydupont@losaltosca.gov)

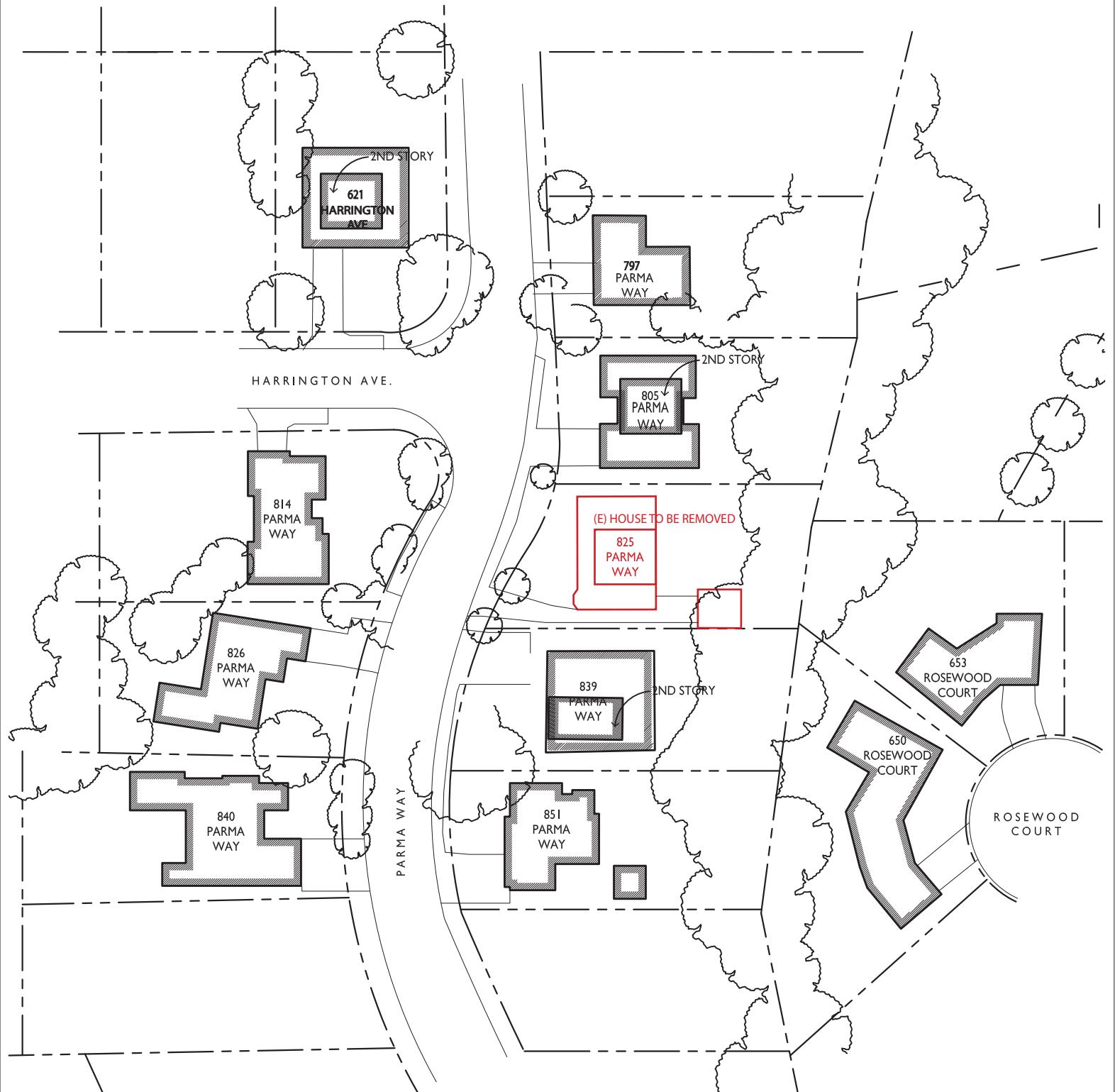
**NEW!** Sign-up to receive City of Los Altos news delivered right to your inbox!

[www.losaltosca.gov/enotify](http://www.losaltosca.gov/enotify)

<20230118\_144159.jpg>



## Neighbor Map



To: Los Altos Design Review Commission  
Re: Jay and Niyati Yagnik Residence  
825 Parma Way

Dear Commissioners,

We have reviewed the plans for the Yagnik's new home at 825 Parma Way and we support this project with the exception of the following concerns:

None

Comment: looks very nice

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your consideration.

Best Regards,

*Paula Tuerk*

\_\_\_\_\_  
Name(s): Paula Tuerk

Resident at 797 Parma Way

Email: paula-tuerk@slacglobal.net

Phone: \_\_\_\_\_

To: Los Altos Design Review Commission  
Re: Jay and Niyati Yagnik Residence  
825 Parma Way

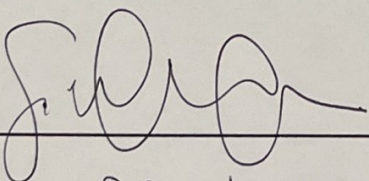
Dear Commissioners,

We have reviewed the plans for the Yagnik's new home at 825 Parma Way and we support this project with the exception of the following concerns:

- None
- Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your consideration.

Best Regards,



Name(s): Sofia & Adam Budelli

Resident at 805 parma way

Email: sofia.canova@gmail.com / acbudelli@gmail.com

Phone: 408-314-7007 , 650-823-9410

To: Los Altos Design Review Commission  
Re: Jay and Niyati Yagnik Residence  
825 Parma Way

Dear Commissioners,

We have reviewed the plans for the Yagnik's new home at 825 Parma Way and we support this project with the exception of the following concerns:

None

Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your consideration.

Best Regards,

Dale DeVivo

Name(s): Dale DeVivo Judith DeVivo

Resident at 851 Parma Way

Email: DEVIVOJ@Yahoo.COM

Phone: 650 279-5127

To: Los Altos Design Review Commission  
Re: Jay and Niyati Yagnik Residence  
825 Parma Way

Dear Commissioners,

We have reviewed the plans for the Yagnik's new home at 825 Parma Way and we support this project with the exception of the following concerns:

None

Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your consideration.

Best Regards,



\_\_\_\_\_

Name(s): SHARON ZHAN

Resident at 814 Parma Way, Los Altos

Email: sharonzhan335@gmail.com

Phone: 510-329-8328

To: Los Altos Design Review Commission  
Re: Jay and Niyati Yagnik Residence  
825 Parma Way

Dear Commissioners,

We have reviewed the plans for the Yagnik's new home at 825 Parma Way and we support this project with the exception of the following concerns:

None

Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your consideration.

Best Regards,



Name(s): TZIPOR ULMAN + DAN RUBIN STEIN

Resident at 650 ROSEWOOD CT.

Email: tzipor.ulman@gmail.com

Phone: 650 5750492

To: Los Altos Design Review Commission  
Re: Jay and Niyati Yagnik Residence  
825 Parma Way

Dear Commissioners,

We have reviewed the plans for the Yagnik's new home at 825 Parma Way and we support this project with the exception of the following concerns:

None

Comment: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Thank you for your consideration.

Best Regards,

Lorraine M. Malmgren

Name(s): LORRAINE MALMGREN

Resident at 653 ROSEWOOD CT.

Email: luckylovi5@aol.com

Phone: (~~97~~ 530) 948-4620

To: Los Altos Design Review Commission  
Re: Jay and Niyati Yagnik Residence  
825 Parma Way

Dear Commissioners,

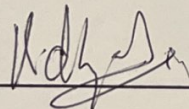
We have reviewed the plans for the Yagnik's new home at 825 Parma Way and we support this project with the exception of the following concerns:

None

Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your consideration.

Best Regards,

  
\_\_\_\_\_

Name(s): SRINIVASAN RASAGOPAL & VIDHYA JAYAKRISHNAN

Resident at 840 PARMA WAY, LOS ALTOS CA 94024

Email: vforvidhya@gmail.com

Phone: 408-221-9370



To: Los Altos Design Review Commission  
Re: Jay and Niyati Yagnik Residence  
825 Parma Way

Dear Commissioners,

We have reviewed the plans for the Yagnik's new home at 825 Parma Way and we support this project with the exception of the following concerns:

None

Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your consideration.

Best Regards,

\_\_\_\_\_  
*Jennifer Miley*

Name(s): Jennifer Miley

Resident at 621 Harrington Ave. Los Altos

Email: jenmiley@me.com

Phone: 650-279-2689

To: Los Altos Design Review Commission  
Re: Jay and Niyati Yagnik Residence  
825 Parma Way

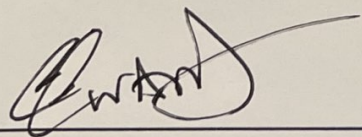
Dear Commissioners,

We have reviewed the plans for the Yagnik's new home at 825 Parma Way and we support this project with the exception of the following concerns:

- None
- Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your consideration.

Best Regards,



Name(s): ALI WASTI

Resident at 826 PARMA WAY

Email: awasti@gmail.com

Phone: 408-829-4508

To: Los Altos Design Review Commission  
Re: Jay and Niyati Yagnik Residence  
825 Parma Way

Dear Commissioners,

We have reviewed the plans for the Yagnik's new home at 825 Parma Way and we support this project with the exception of the following concerns:

None

Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your consideration.

Best Regards,

Alexandra Fairney

Name(s): William & Alexandra Fairney

Resident at 839 Parma Way, Los Altos, CA  
94024

Email: ahfairney@gmail.com

Phone: 650-463-6675

# ATTACHMENT E

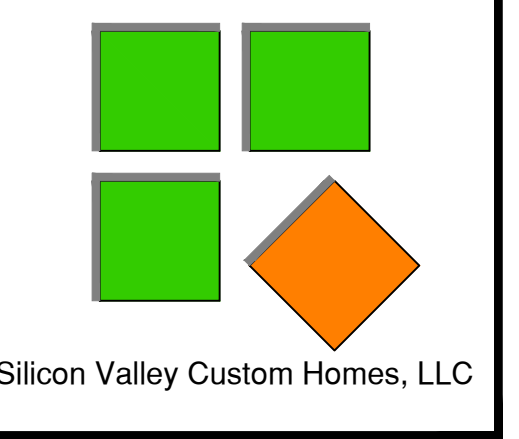
OWNER:  
 JAY & NIYATI YAGNIK  
 3368 MILTON COURT  
 MOUNTAIN VIEW, CA 94040  
 TEL: (650) 450-3729

## YAGNIK RESIDENCE 2 STORY SINGLE FAMILY HOUSE 825 PARMA WAY LOS ALTOS, CA 94024

ARCHITECT:  
 LHC ARCHITECTURAL DESIGN  
 13937 LYNDE AVENUE  
 SARATOGA, CA 95070  
 TEL: (408) 483-1965

### PROJECT DATA

PROPERTY ADDRESS: 825 PARMA WAY , LOS ALTOS, CA 94024  
 ZONING DESIGNATION: R1-10  
 TYPE OF CONSTRUCTION: V-B  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 APN: 189-42-038  
 EXISTING BUILDING: 4 BEDROOMS & 3 BATHS  
 PROPOSED BUILDING: 5 BEDROOMS & 4.5 BATHS, ADU (2 BEDROOMS, 2 BATHS)  
 FIRE SPRINKLER SYSTEM: YES  
 SITE AREA: 12,856 S.F. (0.27 ACRES)



682 Villa Street, Suite C1  
 Mountain View, CA 94041  
 www.svcustomhomes.com  
 (408) 204-0345



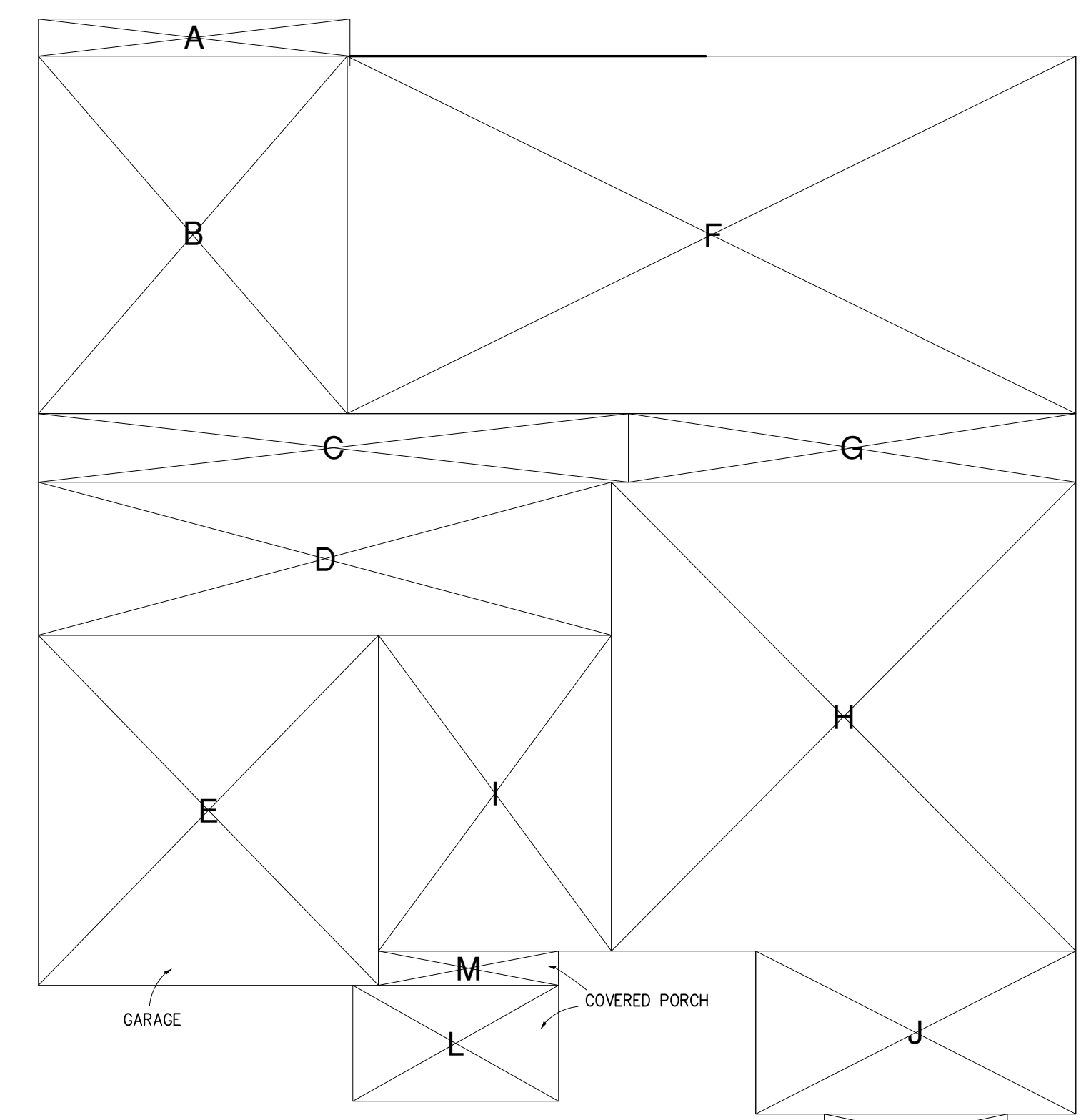
OWNER:  
 JAY & NIYATI YAGNIK  
 3368 MILTON COURT  
 MOUNTAIN VIEW, CA 94040  
 (650) 450-3729

### SCOPE OF WORK

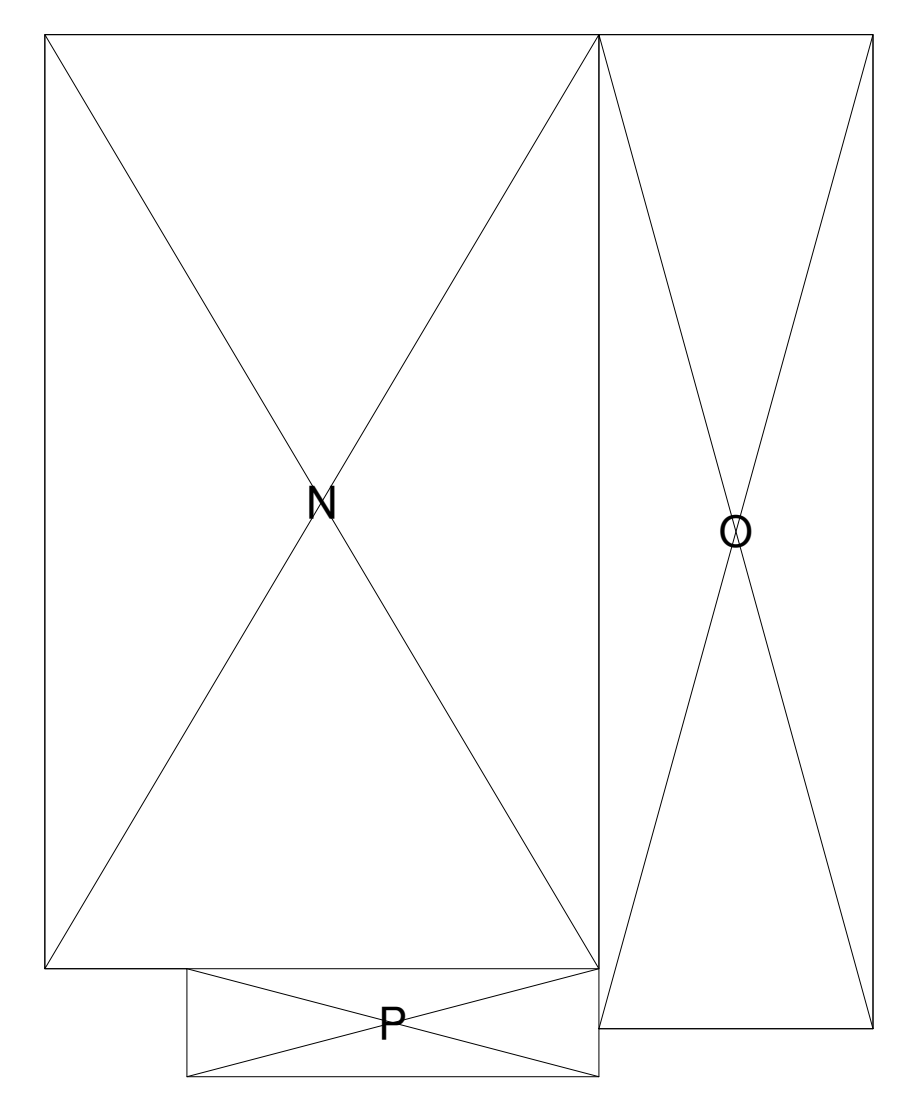
- Demolish the existing main dwelling
- Build a new 2-story residence with an attached ADU

### DRAWING INDEX

- ARCHITECTURE PLAN
- A-1 COVER SHEET / BLOCKOUT CALCULATION DIAGRAM
  - A-2 NEIGHBORHOOD CONTEXT MAP
  - A-3 VISUAL REPRESENTATION OF THE NEIGHBORHOOD STREETScape
  - A-4 MATERIALS BOARD
  - A-5.1 EXISTING SITE PLAN
  - A-5.2 PROPOSED SITE PLAN
  - A-6 FLOOR PLAN
  - A-7 ROOF PLAN
  - A-8.1 BUILDING ELEVATIONS - FRONT, REAR
  - A-8.2 BUILDING ELEVATIONS - SIDE
  - A-9.1 BUILDING CROSS SECTIONS - MAIN
  - A-9.2 BUILDING CROSS SECTIONS - ADU
  - A-10 TOPOGRAPHIC SURVEY
- LANDSCAPE PLAN
- L-1 EXISTING TREE PLAN & TREE PROTECTION
  - L-2 PROPOSED LANDSCAPE LAYOUT
  - L-3 PROPOSED PLANTING PLAN
  - L-4 LANDSCAPE NOTES
- GRADING & DRAINAGE PLAN
- G-1 TITLE SHEET
  - G-2 DEMOLITION PLAN
  - G-3 OVERALL SITE PLAN
  - G-4 GRADING & DRAINAGE PLAN
  - G-5 BUILDING CROSS SECTION
  - G-6 EROSION CONTROL PLAN
  - G-7 EROSION CONTROL DETAILS



1ST STORY



2ND STORY

**LOT COVERAGE CALCULATION**  
 (1ST STORY + ADU + COVERED PORCH)

A =	18'2"X2'2"= 39 SF
B =	18'0"X20'10"= 375 SF
C =	34'5"X4'0"= 138 SF
D =	33'5"X8'11"= 278 SF

**ADU SUBTOTAL** 850 SF

E =	19'10"X20'5"= 405 SF
F =	42'6"X20'10"= 886 SF
G =	26'1"X4'0"= 105 SF
H =	27'1"X27'4"= 740 SF
I =	13'7"X18'5"= 250 SF
J =	18'8"X9'6"= 177 SF
K =	10'8"X2'3"= 24 SF

**FIRST STORY SUBTOTAL** 2587 SF

L =	12'0"X6'11"= 82 SF
M =	10'6"X1'10"= 21 SF

**COVERED PORCH SUBTOTAL** 103 SF

**LOT COVERAGE TOTAL** 3540 SF

**FLOOR AREA CALCULATION**  
 (1ST STORY + 2ND STORY)

E =	19'10"X20'5"= 405 SF
F =	42'6"X20'10"= 886 SF
G =	26'1"X4'0"= 105 SF
H =	27'1"X27'4"= 740 SF
I =	13'7"X18'5"= 250 SF
J =	18'8"X9'6"= 177 SF
K =	10'8"X2'3"= 24 SF
N =	23'1"X38'11"= 898 SF
O =	11'5"X41'5"= 473 SF
P =	17'2"X4'6"= 77 SF

**FIRST STORY SUBTOTAL** 2587 SF    **SECOND STORY SUBTOTAL** 1448 SF

**FLOOR AREA TOTAL** 4035 SF

FLOOR AREA & COVERAGE CALCULATION DIAGRAM 1/8" 1

### ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE	3045 SQFT (23.69%)	3540 SQFT (27.54%)	3857 SQFT (30 %)
FLOOR AREA	1st FLOOR: 2556 SQFT.	1st FLOOR: 2182 SQFT.	
	2nd FLOOR: 650 SQFT.	2nd FLOOR: 1448 SQFT.	
	GARAGE: 489 SQFT.	GARAGE: 405 SQFT.	
	TOTAL: 3695 SQFT.	TOTAL: 4035 SQFT.	TOTAL: 4036 SQFT.
		ADU: 850 SQFT.	
SETBACKS			
FRONT	16 FT 6 IN	25 FT	25 FT
REAR	91 FT 4 IN	63 FT 6 IN	25 FT
RIGHT SIDE (1st / 2nd)	10 FT / NA	10 FT / 22 FT 6 IN	10 FT / 17 FT 6 IN
LEFT SIDE (1st / 2nd)	10 FT 4 IN / NA	10 FT / 23 FT 6 IN	10 FT / 17 FT 6 IN
HEIGHT	24 FT	26 FT 10 IN	27 FT

### ADU ZONING COMPLIANCE

	PROPOSED ADU	ALLOWED/REQUIRED
FLOOR AREA	850 SQFT	850 SQFT
SETBACKS		
FRONT	25 FT	25 FT
REAR	63 FT 6 IN	4 Ft
RIGHT SIDE	10 FT	4 FT
LEFT SIDE	10 FT	4 FT
To the primary dwelling	0 FT	
ROOF OVERHANG AREA	N/A	
SIZE		
Lot Coverage		
HEIGHT	26 FT 10 IN	27 FT

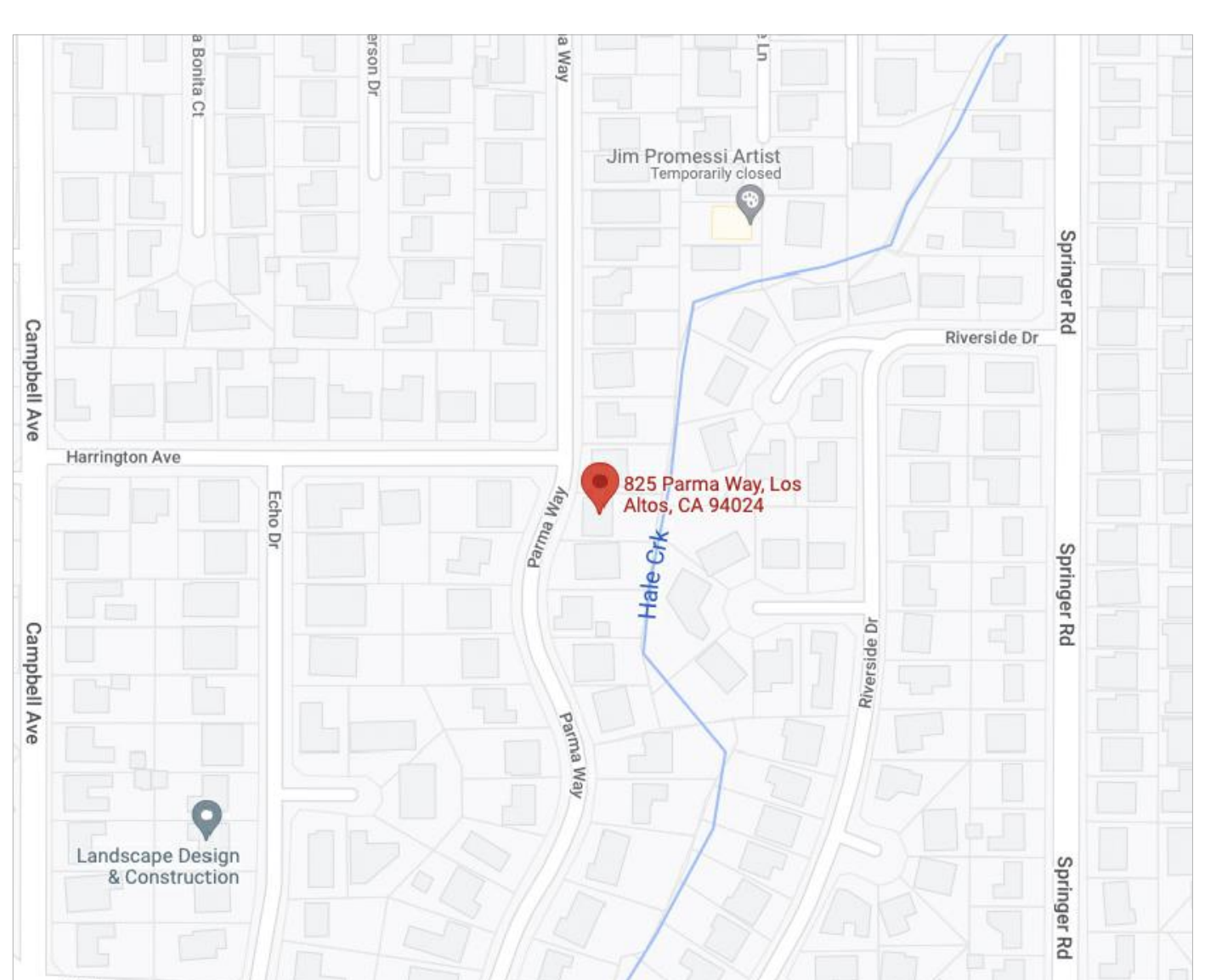
### SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA	3206 SQFT	424 SQFT	3630 SQFT
NON-HABITABLE AREA	489 SQFT	-84 SQFT	405 SQFT

### LOT CALCULATION

NET LOT AREA:	12,856 SQFT
FRONT_YARD HARDSCAPE AREA:	1342 SQFT (43%)
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE AREA (EXISTING & PROPOSED): 6525 SQFT.
	EXISTING SOFTSCAPE (UNDISTRUBED) AREA: 1500 SQFT.
	NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING) AREA: 5032 SQFT.

### VICINITY MAP



YAGNIK RESIDENCE & ADU  
 SINGLE FAMILY HOUSE  
 825 PARMA WAY  
 LOS ALTOS, CALIFORNIA 94024

REVISIONS:

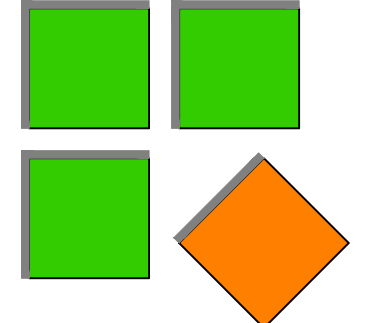
SHEET TITLE:

COVER SHEET

DATE: Sep, 2022  
 PROJECT NO.: 22-  
 SCALE: AS SHOWN  
 DRAWN: HC

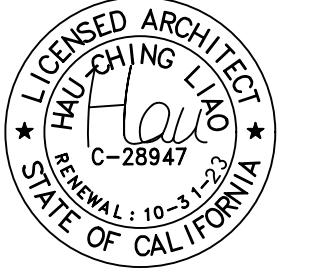
SHEET  
 A-1

OF SHEETS



Silicon Valley Custom Homes, LLC

682 Villa Street, Suite C1  
Mountain View, CA 94041  
www.svcustomhomes.com  
(408) 204-0345



OWNER:  
JAY & NIYATI YAGNIK  
3368 MILTON COURT  
MOUNTAIN VIEW, CA 94024  
(650) 450-3729

YAGNIK RESIDENCE & ADU  
2 STORY  
SINGLE FAMILY HOUSE  
825 PARMA WAY  
LOS ALTOS, CALIFORNIA 94024

REVISIONS:

SHEET TITLE:

NEIGHBORHOOD  
CONTEXT MAP

DATE	PROJECT NO.
Sep. 2022	22-
SCALE	DRAWN
AS SHOWN	HC
SHEET	

A-2

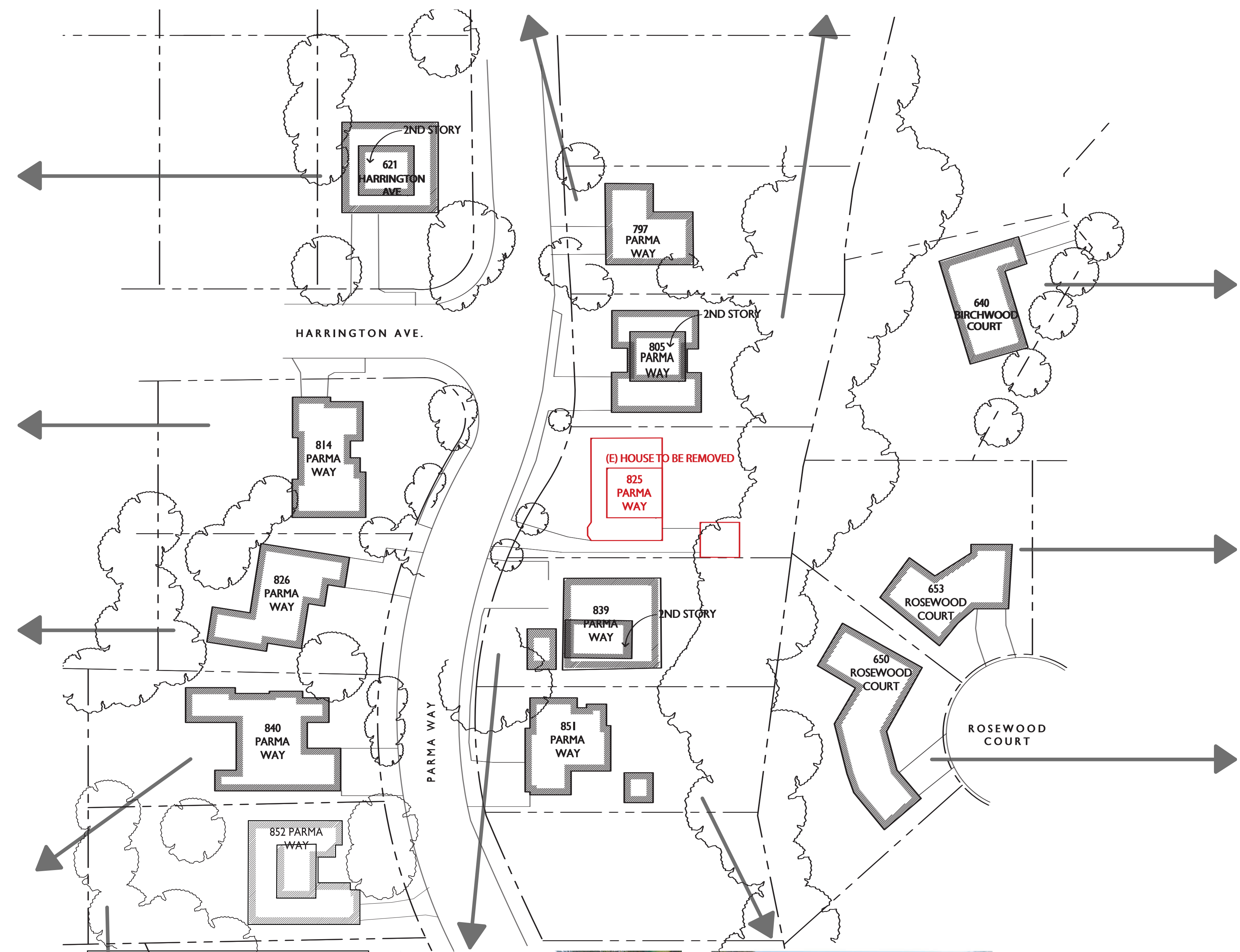
OF SHEETS



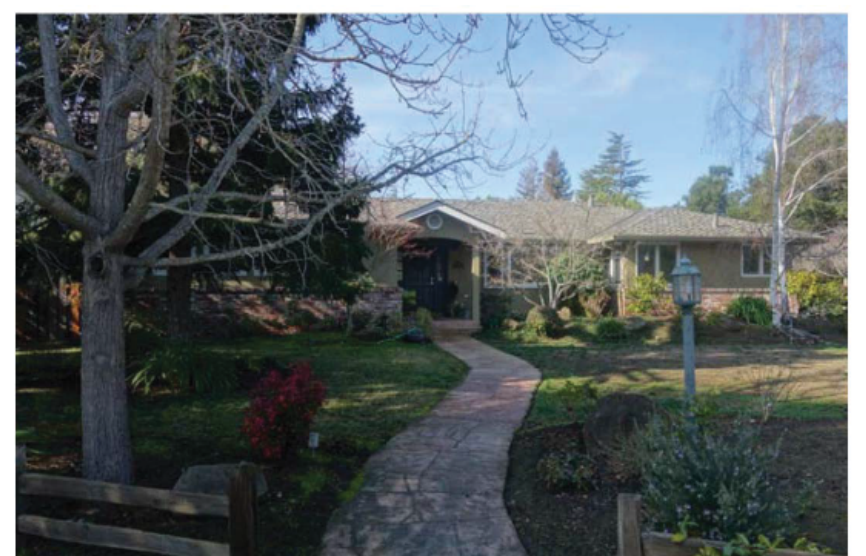
797 PARMA WAY



805 PARMA WAY



621 HARRINGTON AVE



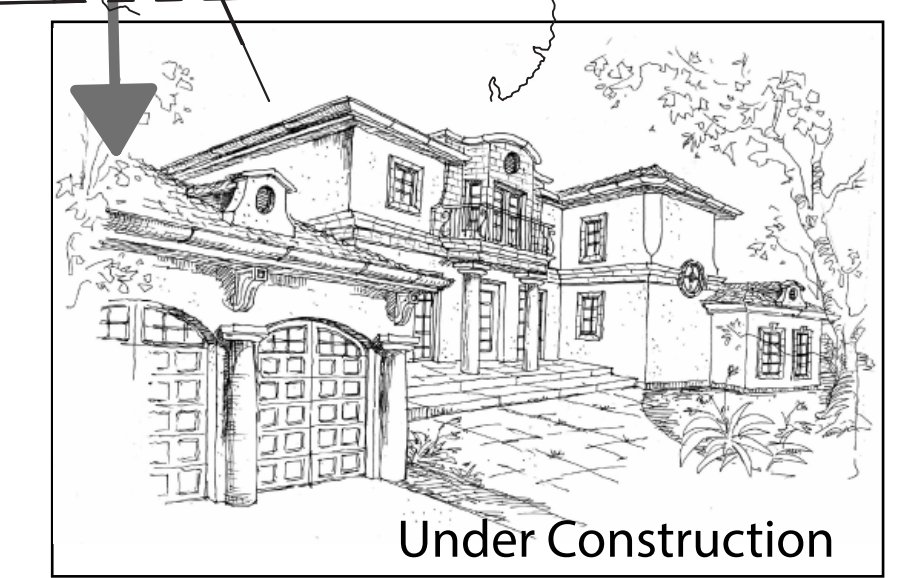
814 PARMA WAY



826 PARMA WAY



840 PARMA WAY



852 PARMA WAY



839 PARMA WAY



851 PARMA WAY



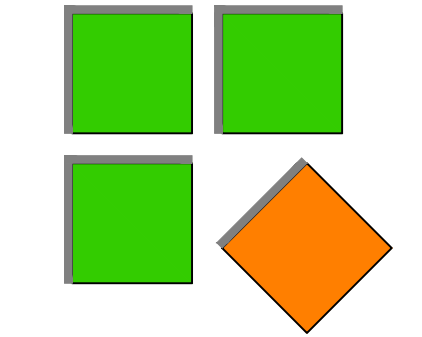
640 BIRCHWOOD COURT



653 ROSEWOOD COURT



650 ROSEWOOD COURT



Silicon Valley Custom Homes, LLC

682 Villa Street, Suite C1  
Mountain View, CA 94041  
www.svcustomhomes.com  
(408) 204-0345



OWNER:  
JAY & NIYATI YAGNIK  
3368 MILTON COURT  
MOUNTAIN VIEW, CA 94024  
(650) 450-3729

YAGNIK RESIDENCE & ADU  
2 STORY  
SINGLE FAMILY HOUSE  
825 PARMA WAY  
LOS ALTOS, CALIFORNIA 94024

825 PARMA WAY PROPOSED 3D RENDERING

1



805 PARMA WAY

825 PARMA WAY

839 PARMA WAY

REVISIONS:

SHEET TITLE:

NEIGHBORHOOD  
STREETSCAPE

DATE PROJECT NO.  
Sep. 2022 22-

SCALE DRAWN  
AS SHOWN HC

SHEET

A-3

OF SHEETS

NEIGHBORHOOD CONTEXT MAP

1/8" 2

# MATERIAL BOARD

## STUCCO \_ STUCCO SUPPLY



**GRAY BLOCK**  
BASE B LRV 83

## WINDOW \_ MILGARD

Ultra™ Series | C650



Fiberglass \$\$\$\$ ★★★★★

Strong and beautiful, durable fiberglass windows are built to last.

- Suitability:**  
Replacement, New Construction
- Style:**  
Contemporary
- Innovation:**  
Strong and weather resistant



## ENTRANCE DOOR | Therma-Tru



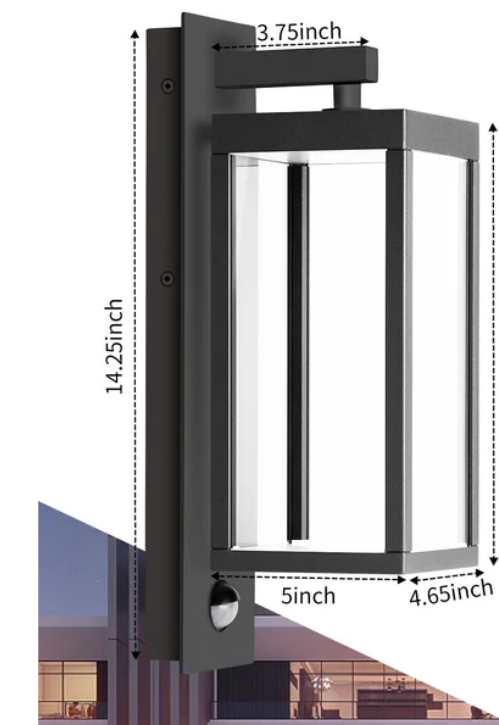
## GARAGE DOOR | Wooden Garage door



## FASCIA, SOFFIT \_ V Rustic



## DARK SKY LIGHTING

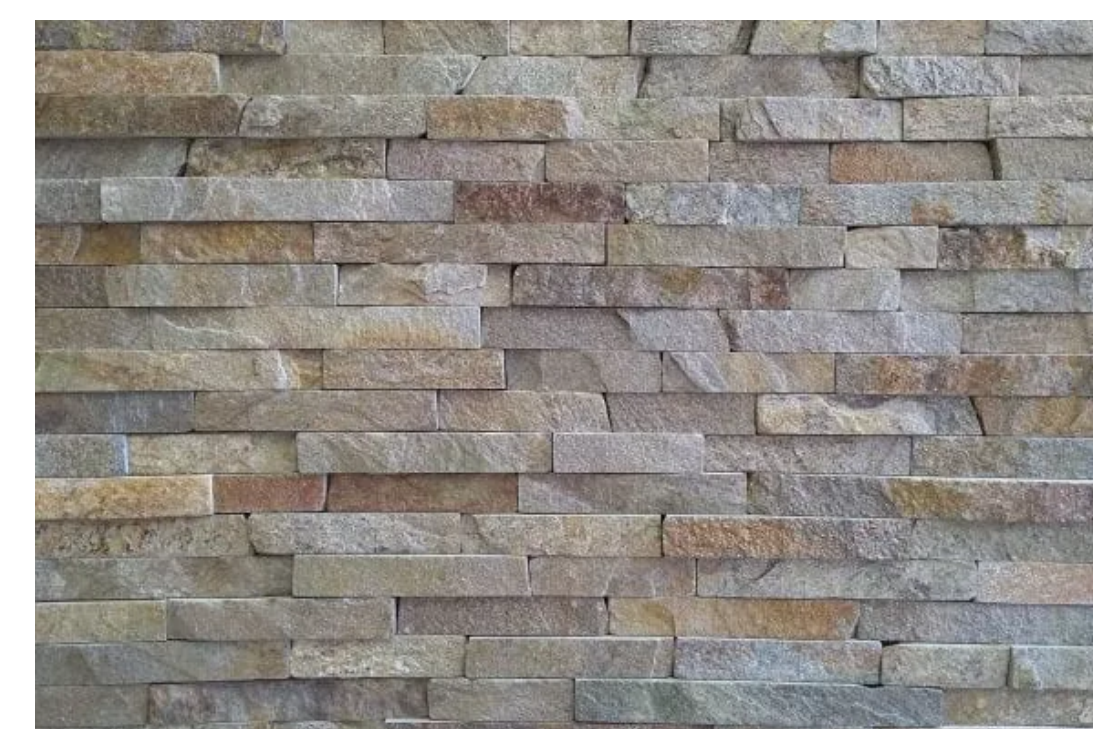


- Material: **Aluminum, Glass**
- Voltage: **100-240V**
- Power Source: **Hard Wired**
- Color: **Dark Grey**
- Style: **European Modern**
- Wattage: **15W**
- Color Temperature: **3000K**
- Warranty: **36 Months**
- Application: **Porch, Entryway**
- Lumen: **800**

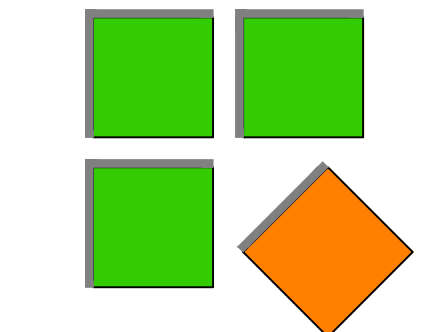
## COMPOSITION SHINGLE ROOF \_ CERTAINTEED



## EXTERIOR STONE

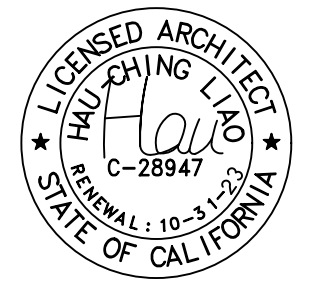


## FOLDING DOOR \_ LaCantina Doors



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www.svcustomhomes.com  
(408) 204-0345



OWNER:  
JAY & NIYATI YAGNIK  
3368 MILTON COURT  
MOUNTAIN VIEW, CA 94024  
(650) 450-3729

YAGNIK RESIDENCE & ADU  
2 STORY  
SINGLE FAMILY HOUSE  
825 PARMA WAY  
LOS ALTOS, CALIFORNIA 94024

REVISIONS:

SHEET TITLE:

## MATERIAL BOARD

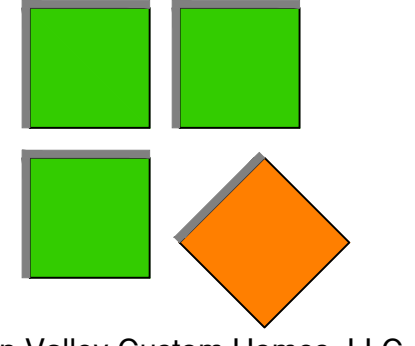
DATE	PROJECT NO.
Sep, 2022	22-
SCALE	DRAWN
AS SHOWN	HC

SHEET

# A-4

OF SHEETS

# YAGNIK RESIDENCE 2 STORY SINGLE FAMILY HOUSE 825 PARMA WAY LOS ALTOS, CA 94024



Silicon Valley Custom Homes, LLC

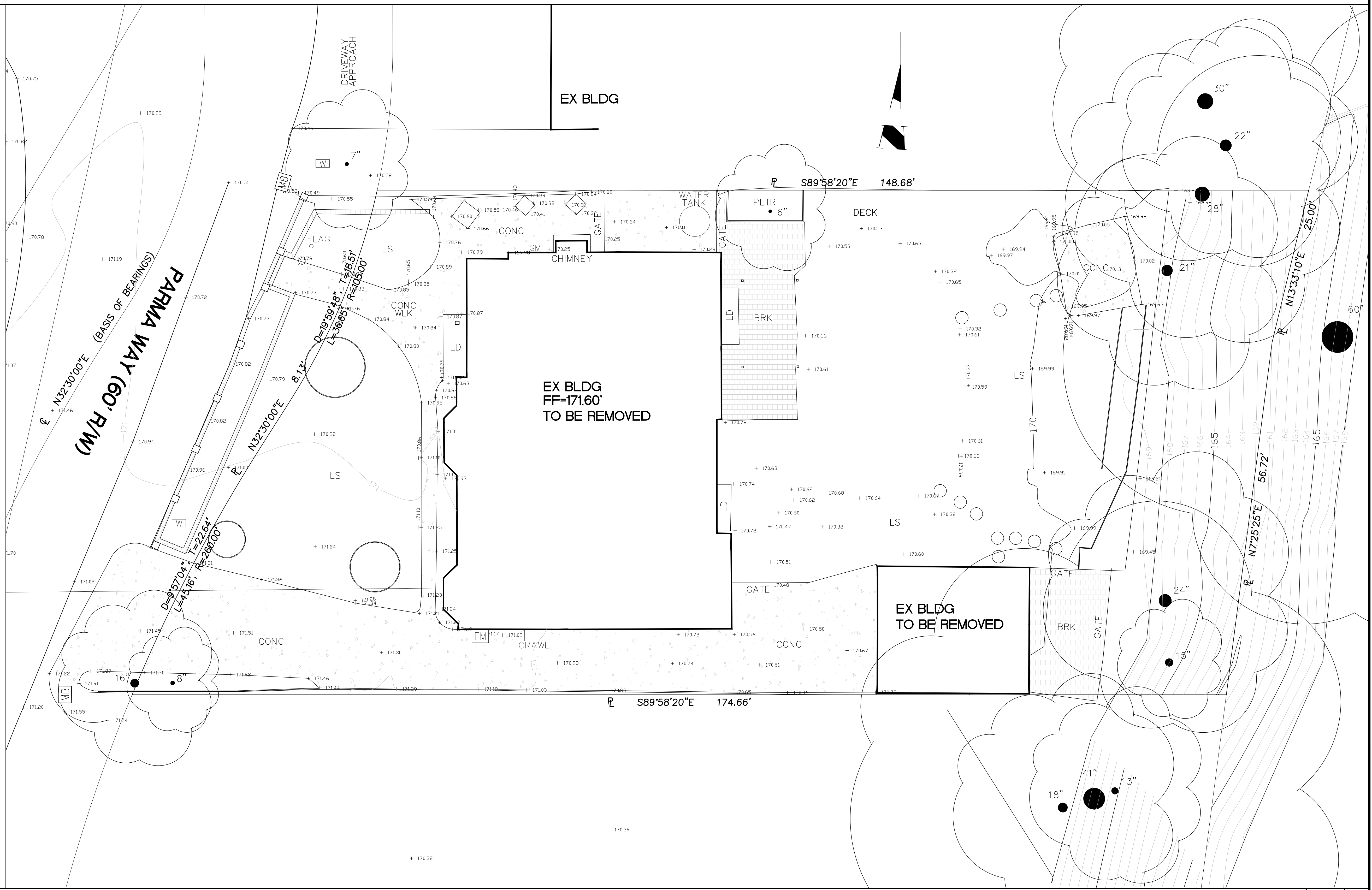
682 Villa Street, Suite C1  
Mountain View, CA 94041  
www.svcustomhomes.com  
(408) 204-0345



OWNER:  
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3368 MILTON COURT  
MOUNTAIN VIEW, CA 94040  
(650) 450-3729

OWNER:  
JAY & NIYATI YAGNIK  
3368 MILTON COURT  
MOUNTAIN VIEW, CA 94040  
TEL: (650) 450-3729

ARCHITECT:  
LHC ARCHITECTURAL DESIGN  
13937 LYNDE AVENUE  
SARATOGA, CA 95070  
TEL: (408) 483-1965



YAGNIK RESIDENCE & ADU  
2 STORY  
SINGLE FAMILY HOUSE  
825 PARMA WAY  
LOS ALTOS, CALIFORNIA 94024

REVISIONS:

SHEET TITLE:

SITE PLAN

DATE	PROJECT NO.
Sep, 2022	22-
SCALE	DRAWN
AS SHOWN	HC

SHEET

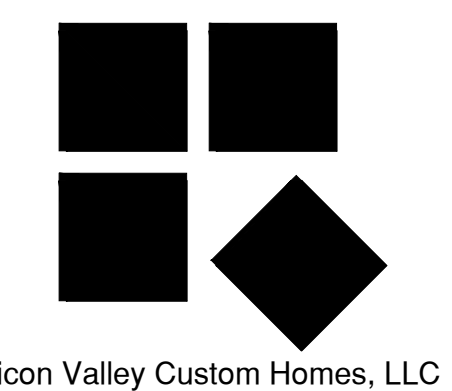
A-5.1

OF SHEETS

EXISTING SITE PLAN

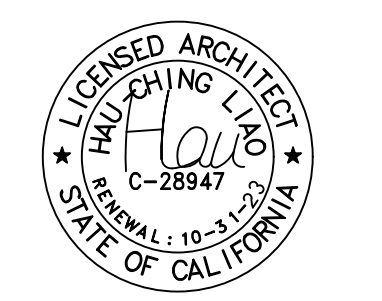
1/8" 1





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(650) 450-3729

YAGNIK RESIDENCE & ADU  
2 STORY  
SINGLE FAMILY HOUSE  
825 PARMA WAY  
LOS ALTOS, CALIFORNIA 94024

REVISIONS:

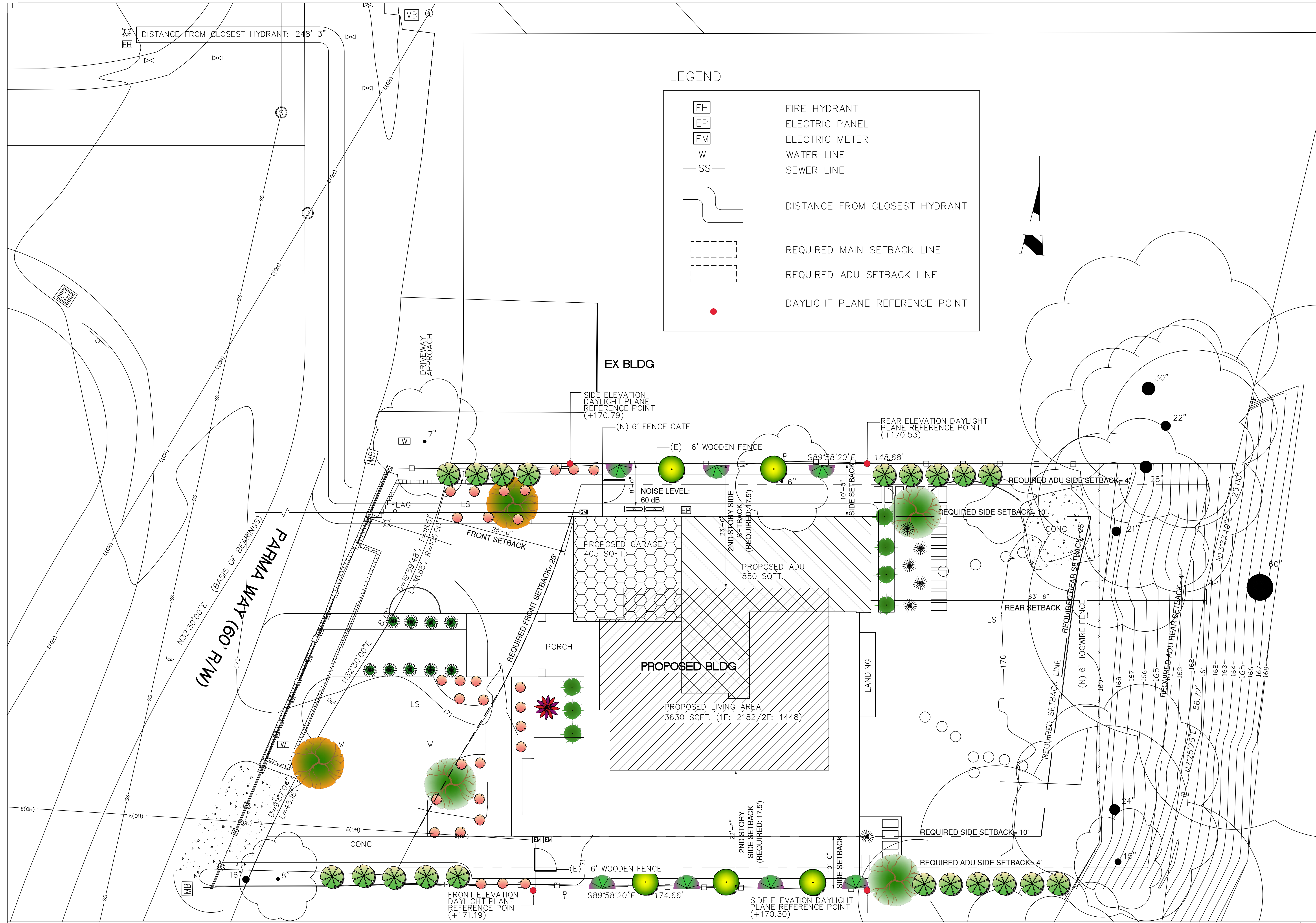
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SITE PLAN

DATE	PROJECT NO.
Sep, 2022	22-
SCALE	DRAWN
AS SHOWN	HC

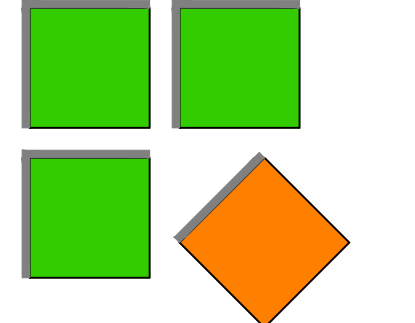
SHEET  
A-5.2

OF SHEETS



EXISTING SITE PLAN

1/8" 1



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2 STORY  
SINGLE FAMILY HOUSE  
825 PARMA WAY  
LOS ALTOS, CALIFORNIA 94024

REVISIONS:

SHEET TITLE:

FLOOR PLAN

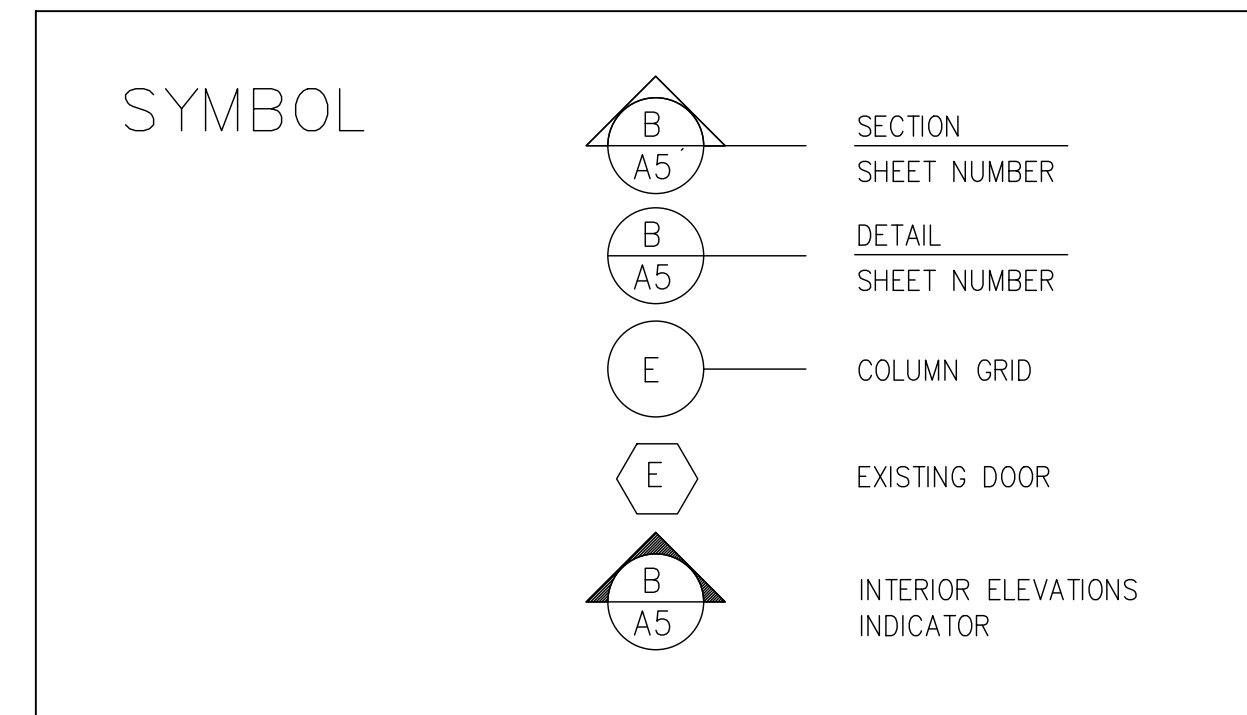
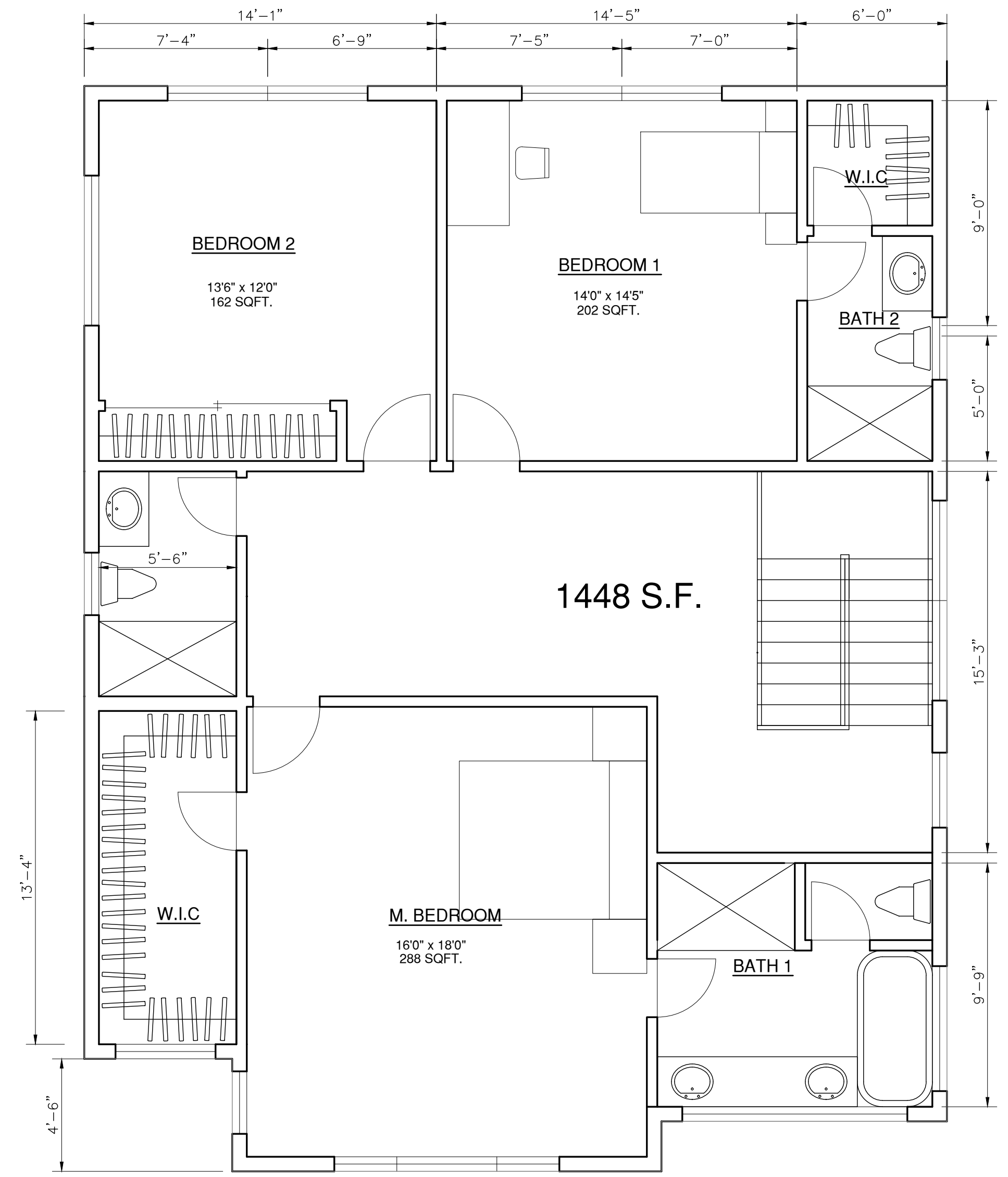
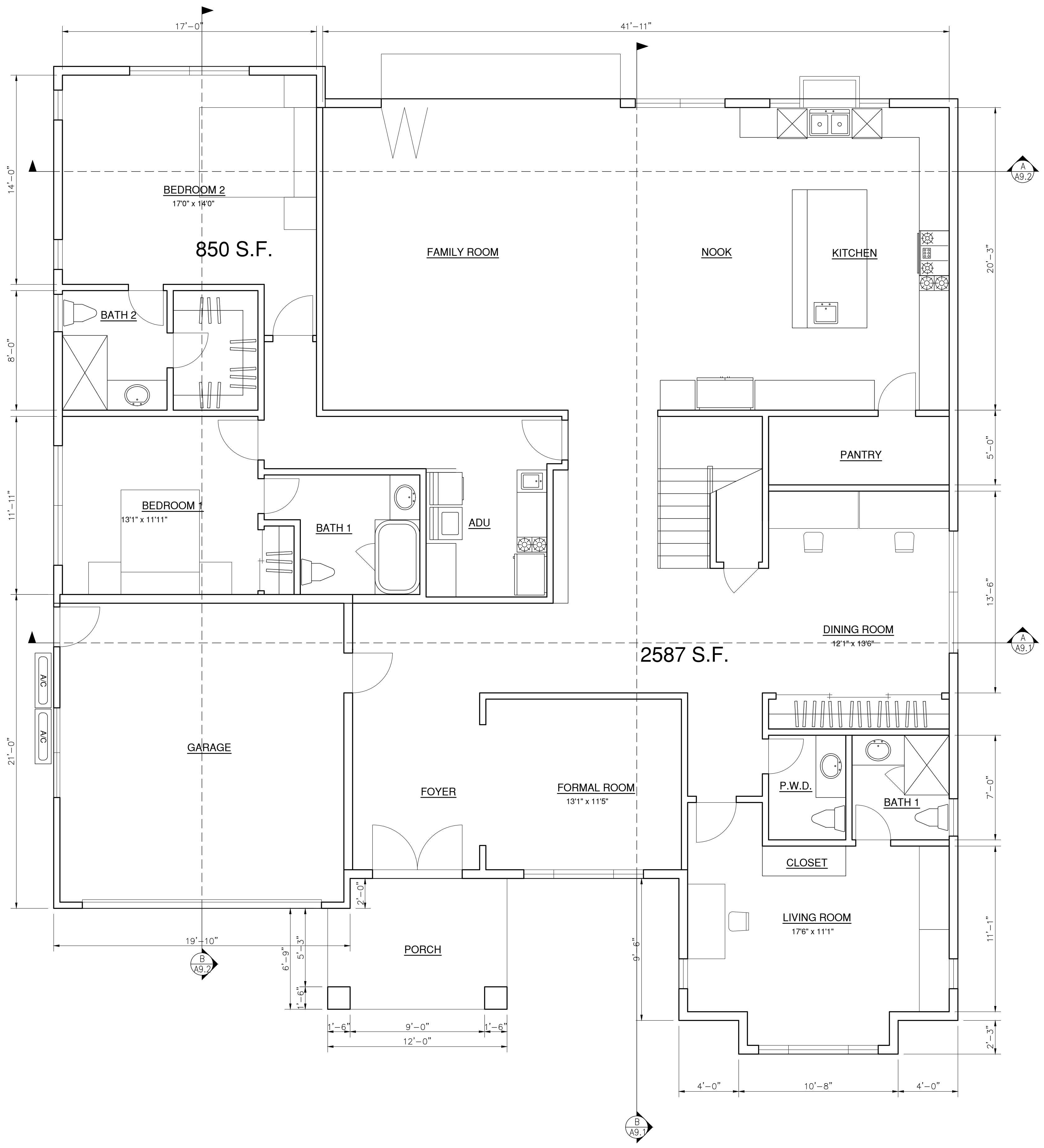
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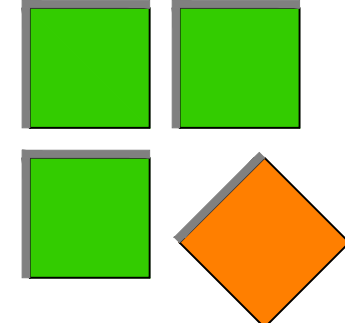
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SHEET

A-6

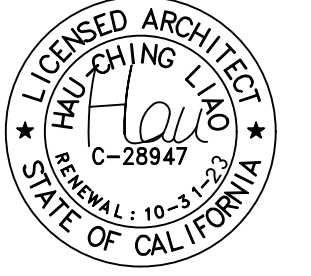
OF SHEETS





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LOS ALTOS, CALIFORNIA 94024

REVISIONS:

SHEET TITLE:

ROOF PLAN

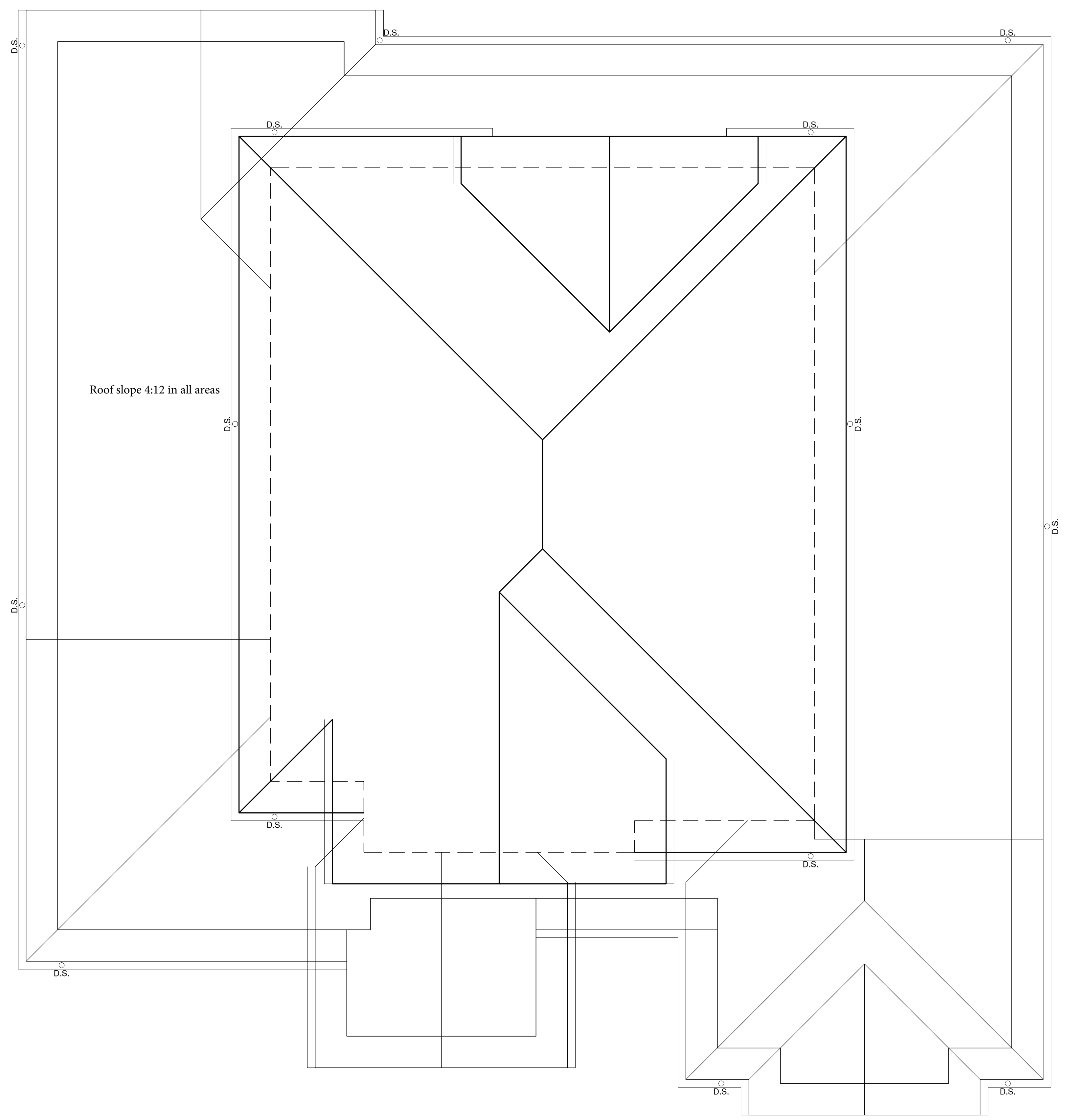
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Sep, 2022 22-

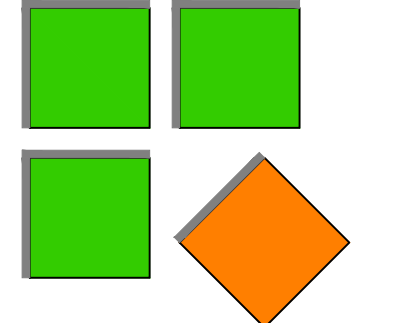
SCALE DRAWN  
AS SHOWN HC

SHEET

A-7

OF SHEETS





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REVISIONS:

SHEET TITLE:

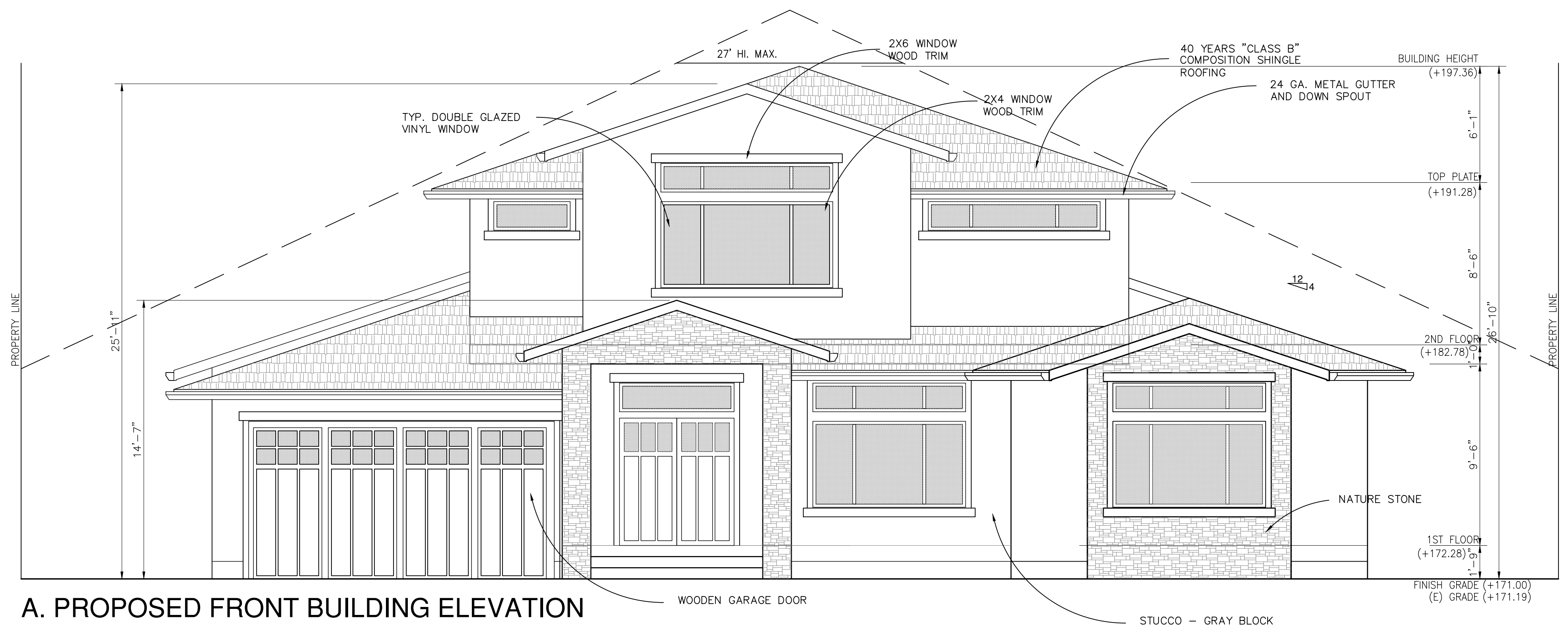
ELEVATION

DATE: Sep, 2022 PROJECT NO.: 22-  
SCALE: AS SHOWN DRAWN: HC

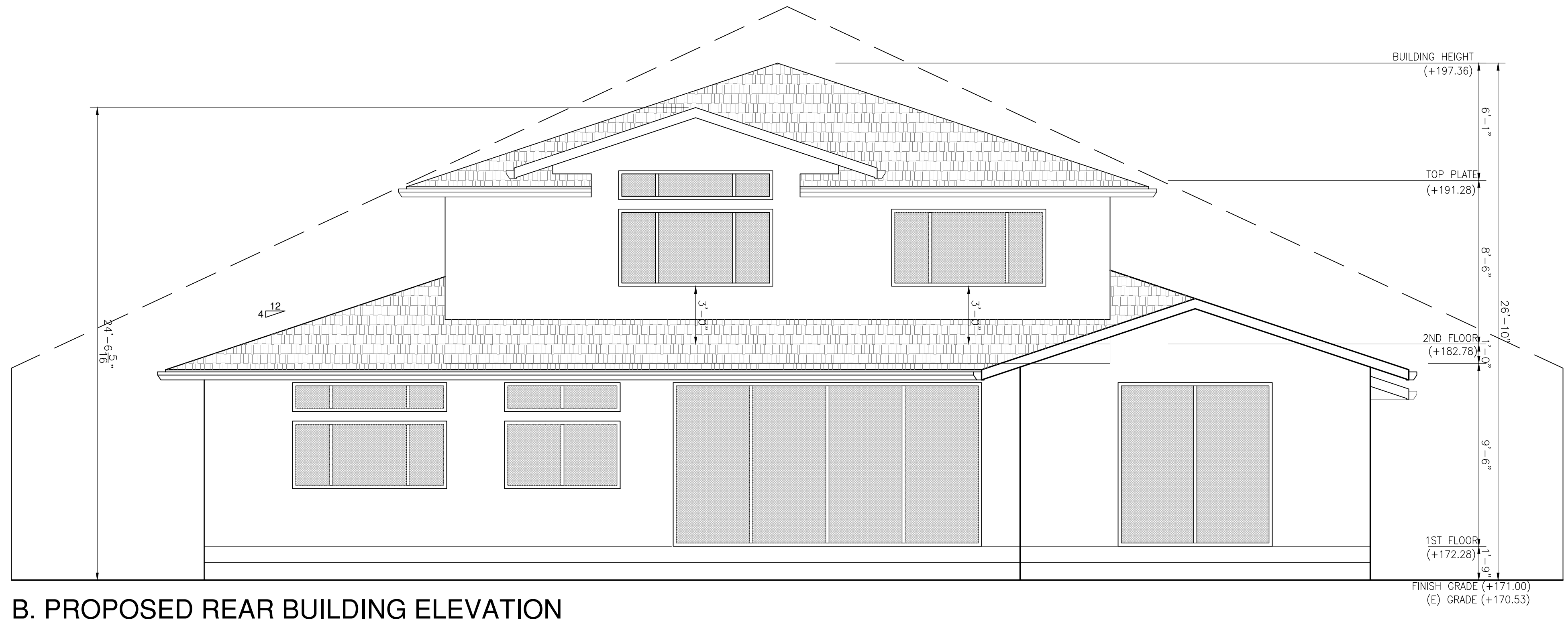
SHEET

A-8.1

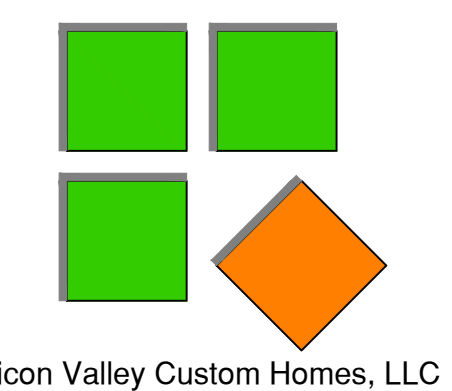
OF SHEETS



A. PROPOSED FRONT BUILDING ELEVATION

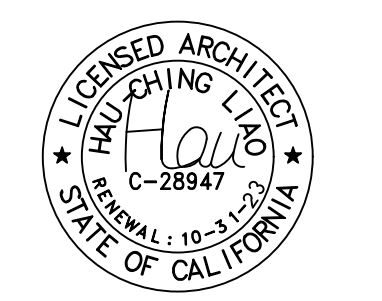


B. PROPOSED REAR BUILDING ELEVATION



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REVISIONS:

SHEET TITLE:

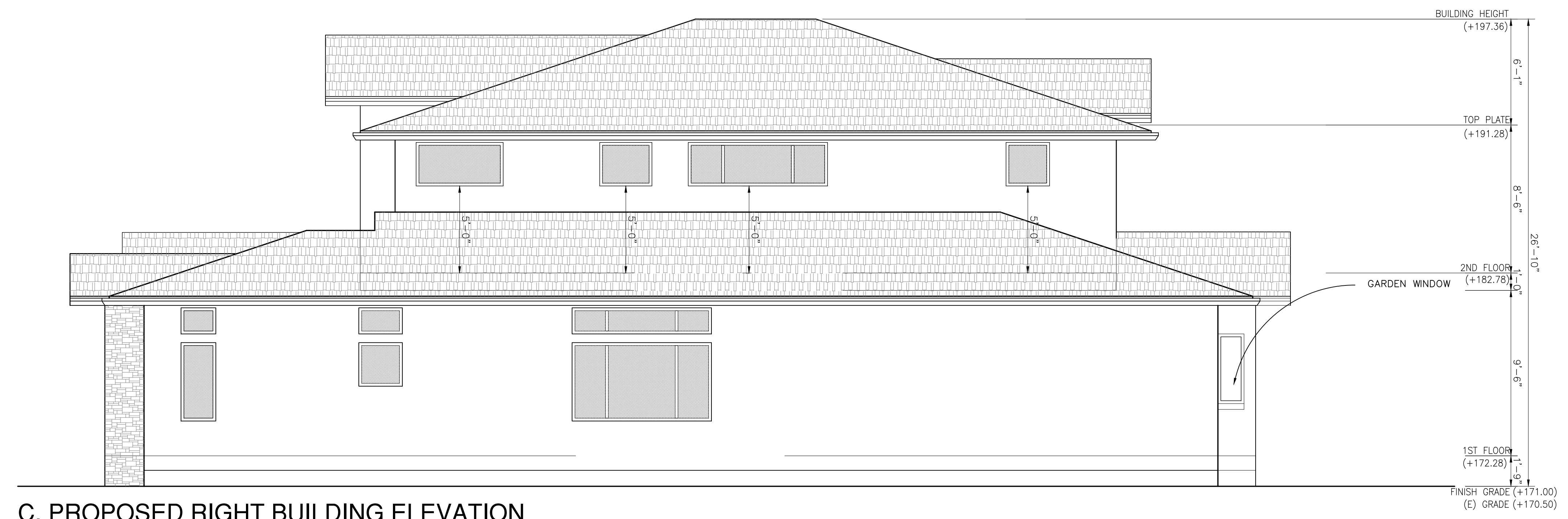
ELEVATION

DATE: Sep, 2022 PROJECT NO.: 22-  
SCALE: AS SHOWN DRAWN: HC

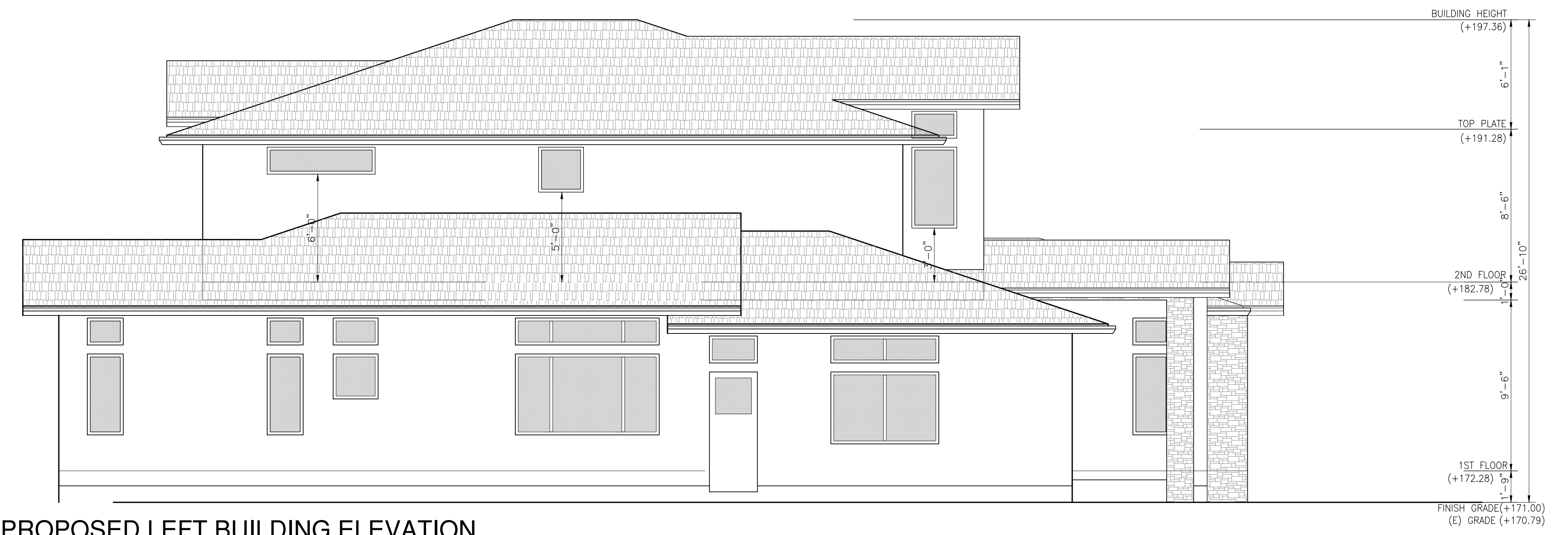
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A-8.2

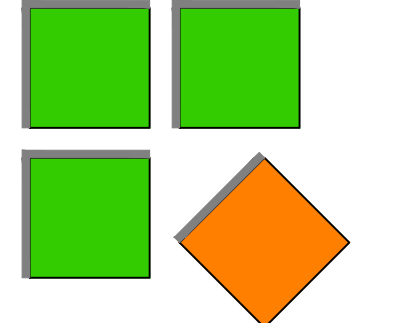
OF SHEETS



C. PROPOSED RIGHT BUILDING ELEVATION



D. PROPOSED LEFT BUILDING ELEVATION



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825 PARMA WAY  
LOS ALTOS, CALIFORNIA 94024

REVISIONS:

SHEET TITLE:

SECTION - MAIN

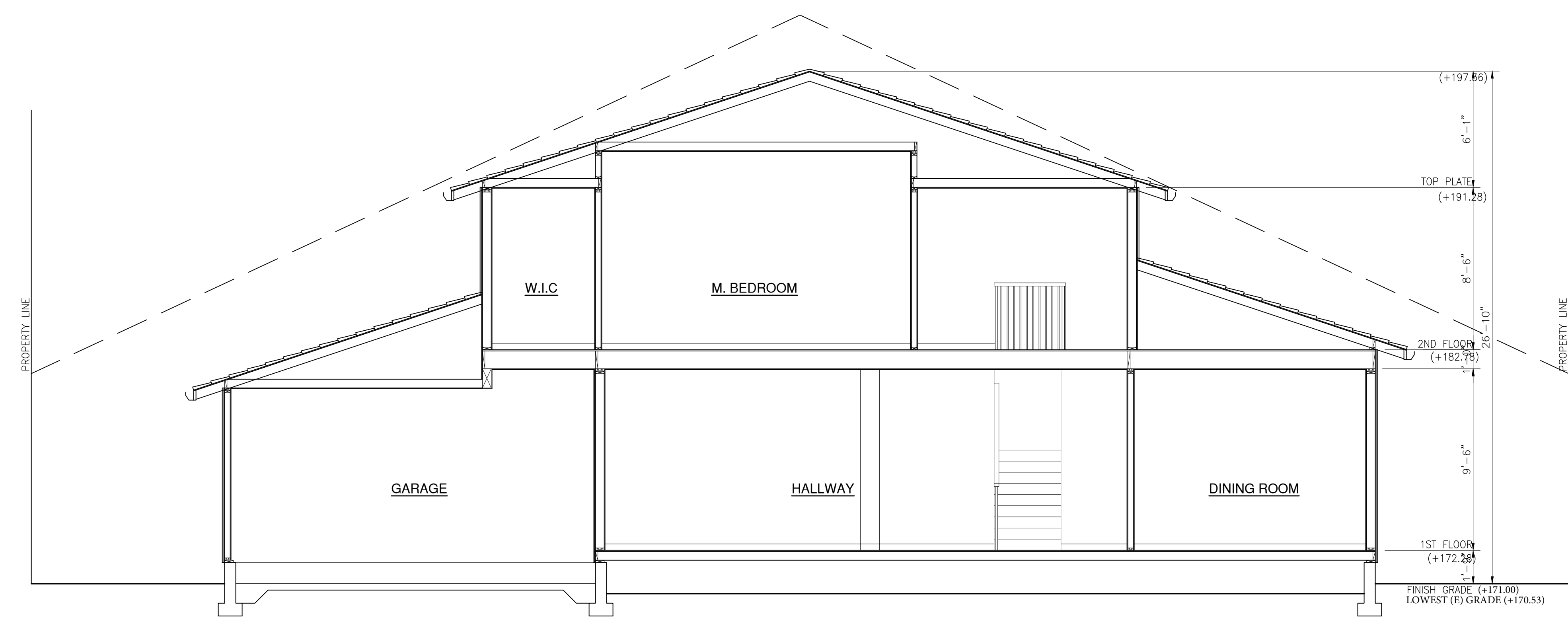
DATE PROJECT NO.  
Sep, 2022 22-

SCALE DRAWN  
AS SHOWN HC

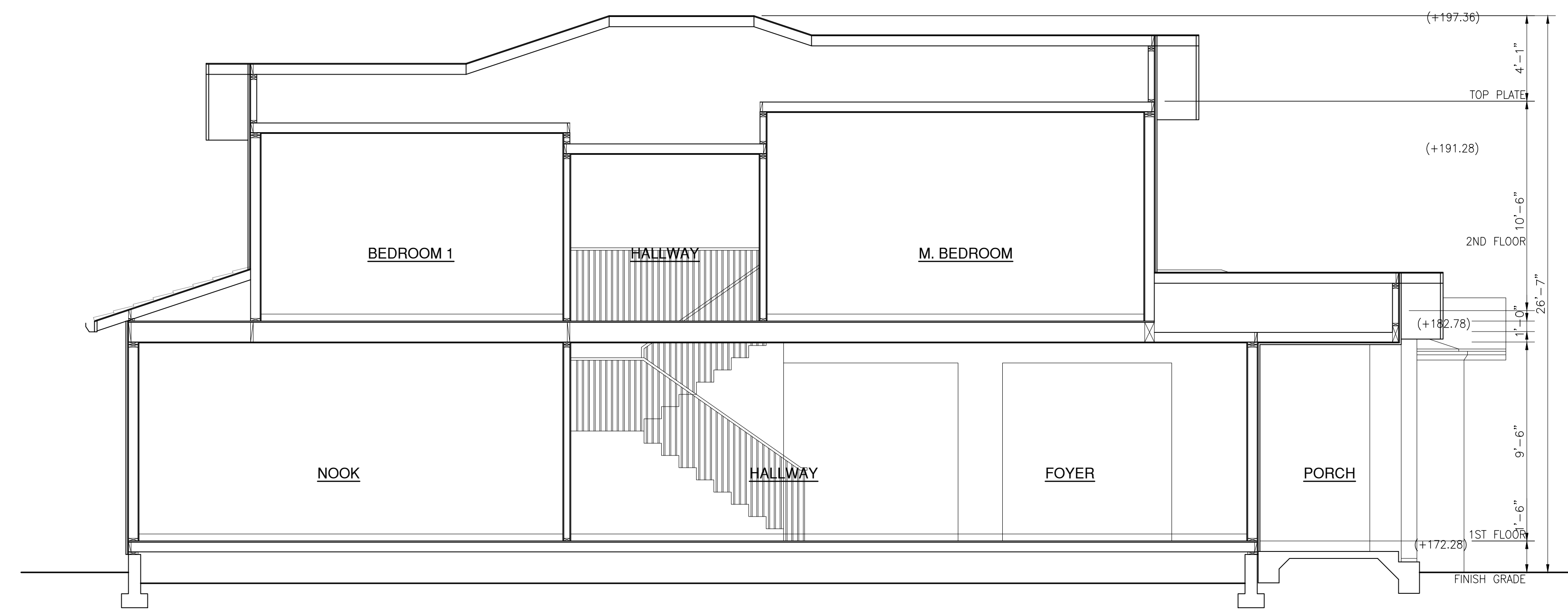
SHEET

A-9.1

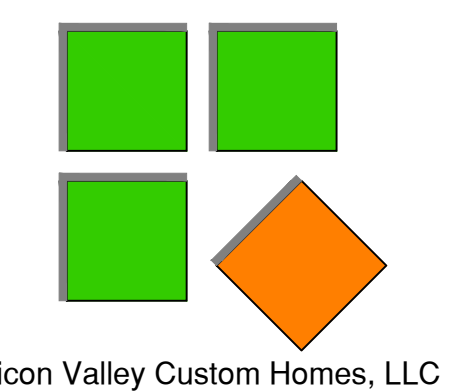
OF SHEETS



A. PROPOSED CROSS SECTION

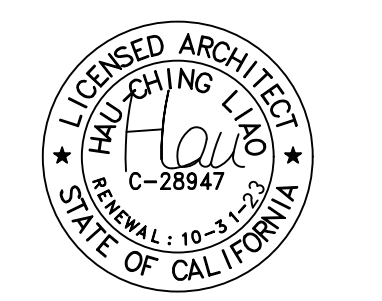


B. PROPOSED CROSS SECTION



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YAGNIK RESIDENCE & ADU  
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825 PARMA WAY  
LOS ALTOS, CALIFORNIA 94024

REVISIONS:

SHEET TITLE:

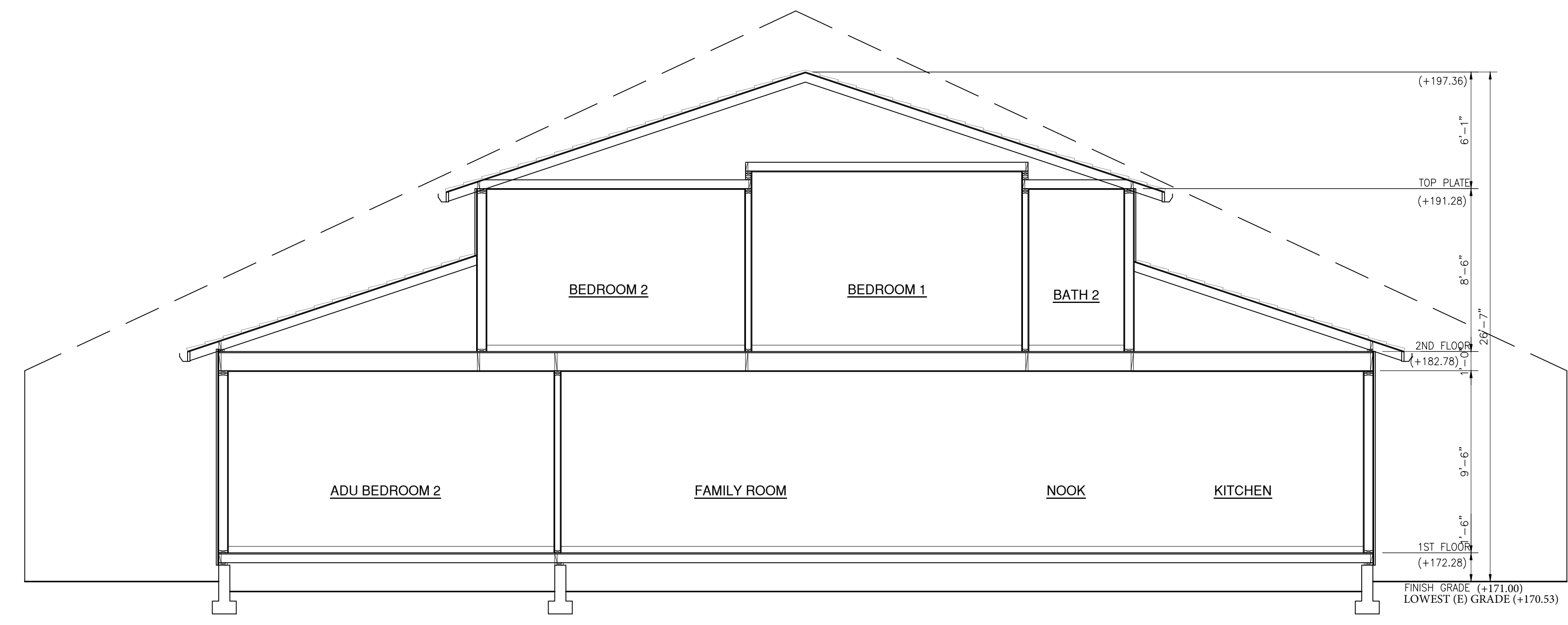
SECTION – ADU

DATE	PROJECT NO.
Sep, 2022	22-
SCALE	DRAWN
AS SHOWN	HC

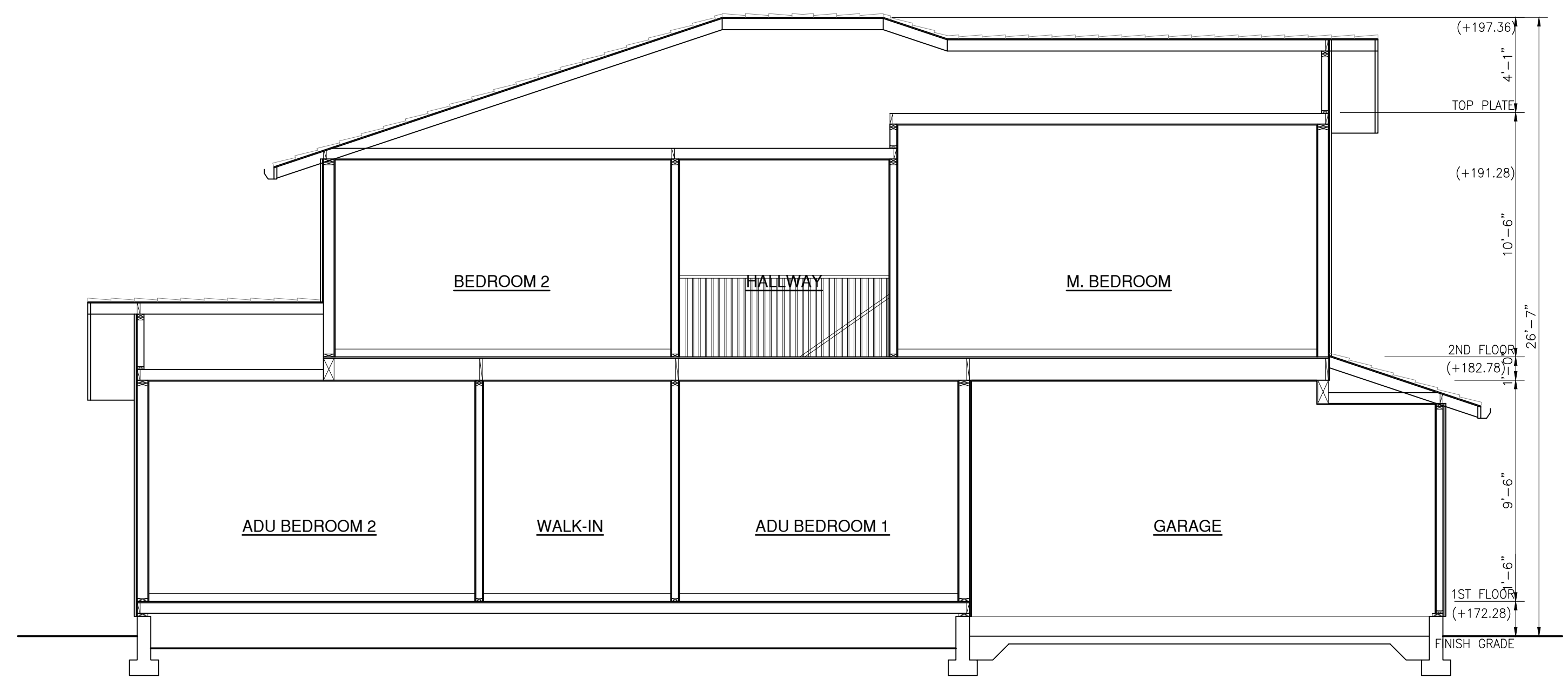
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A-9.2

OF SHEETS



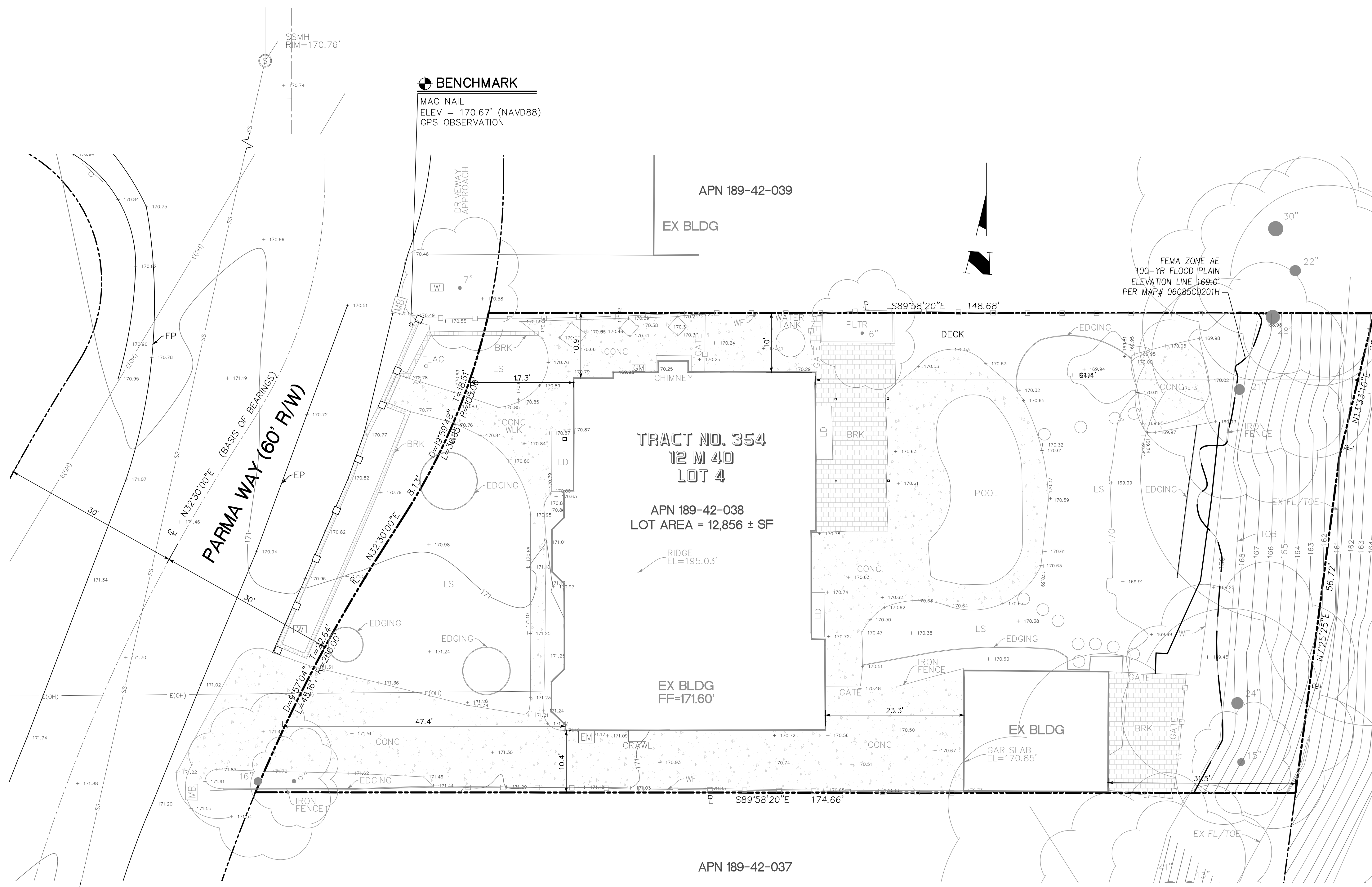
A. PROPOSED ADU CROSS SECTION



B. PROPOSED ADU CROSS SECTION

LEGEND & ABBREVIATIONS

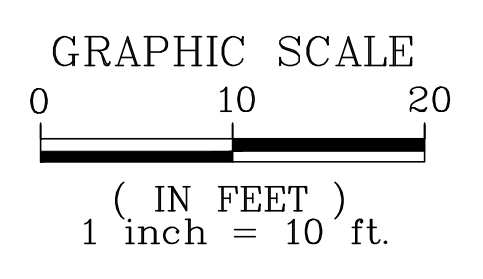
	BENCHMARK	AC	ASPHALT CONCRETE
	BORDER LINE	AD	AREA DRAIN
	BOUNDARY	BD	BRASS DISC
	BUILDING OUTLINE	BLDG	BUILDING
	CATCH BASIN	BOL	BOLLARD
	CENTERLINE	BRC	BACK OF ROLLED CURB
	PAVED	BSL	BUILDING SETBACK LINE
	BRICK	BWK	BACK OF WALK
	CONCRETE	BWV	BACKFLOW WATER VALVE
	EXISTING CONTOUR	CB	CATCH BASIN
	EASEMENT LINE	CG	CURB & GUTTER
	ELECTRICAL METER	CL	CENTERLINE
	EXISTING ELEVATION	CLF	CHAIN LINK FENCE
	EXISTING CHAIN LINK FENCE	CLM	COLUMN
	EXISTING WOOD FENCE	CLST	CLOSET
	EXISTING TREE AND DIAMETER	CONC	CONCRETE
	FLOW LINE	COR	CORNER
	GAS METER	DWY	DRIVEWAY
	GUY WIRE ANCHOR	EA	EASEMENT
	EXISTING HYDRANT	EC	EDGE OF CONCRETE
	JOINT POLE	ELEV	ELEVATION
	LIGHT POST	EM	ELECTRIC METER
	MANHOLE	E(OH)	ELECTRIC OVERHEAD
	STREET MONUMENT	E(UG)	ELECTRIC UNDERGROUND
	PROPERTY CORNER MONUMENT	EP	EDGE OF PAVEMENT
	MONUMENT LINE	EX	EXISTING
	PARCEL LINE / RIGHT OF WAY	FF	FINISH ELEVATION OF SUBFLOOR
	PGE BOX	FG	GROUND FINISH GRADE
	PVC PIPE AND DIAMETER	FH	FIRE HYDRANT
	SANITARY SEWER CLEAN OUT	FL	FLOW LINE
	SANITARY SEWER MANHOLE	G	GAS LINE
	SANITARY SEWER STORM DRAIN	GAR	GARAGE SLAB ELEVATION
	SETBACK LINE	GD	GROUND
	STREET SIGN	GM	GAS METER
	TREE STUMP AND DIAMETER	HC	HANDICAPPED
	UTILITY: EXISTING	INV	INVERT
	WATER METER	IEE	INGRESS AND EGRESS EASEMENT
	WATER VALVE	IP	IRON PIPE
	BOLLARD	IRR	IRRIGATION
	AREA DRAIN	LD	LANDING
	MAIL BOX	LIP	LIP OF GUTTER
	STUMP	LS	LANDSCAPED AREA
		MH	MANHOLE
		MON	MONUMENT
		PLTR	PLANTER
		PP	POWER POLE
		PRUE	PRIVATE SERVICES AND UTILITY EASEMENT
		PSDE	PRIVATE STORM DRAINAGE EASEMENT
		PSE	PUBLIC SERVICE EASEMENT
		PSSE	PRIVATE SANITARY SEWER EASEMENT
		PUE	PUBLIC UTILITY EASEMENT
		PVAE	PRIVATE VEHICLE ACCESS EASEMENT
		PVMT	PAVEMENT
		RC	ROLLED CURB
		RW	RETAINING WALL
		R/W	RIGHT OF WAY
		SDE	STORM DRAIN EASEMENT
		SSCO	SANITARY SEWER CLEANOUT
		SSE	SANITARY SEWER EASEMENT
		SSMH	SANITARY SEWER MANHOLE / LATERAL
		STLT	STREET LIGHTING BOX
		SW	SIDEWALK
		TEL	TELEPHONE BOX
		TW	TOP OF WALL
		TYP	TYPICAL
		WCE	WIRE CLEARANCE EASEMENT
		WF	WOOD FENCE
		WLE	WATER LINE EASEMENT
		WLK	WALKWAY
		WV	WATER VALVE



**FEMA**  
 ZONES:  
 100-YEAR BASE FLOOD ELEVATION:  
 COMMUNITY:  
 MAP NUMBER:  
 EFFECTIVE DATE:  
 FEMA INFORMATION  
 SHOWN ON SURVEY WERE INTERPOLATED  
 USING FEMA FIRM AND GIS MAPS  
 FROM FEMA FLOOD MAP SERVICE WEBSITE:  
<https://msc.fema.gov>

**BASIS OF BEARINGS**  
 THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF PARMA WAY, AS SHOWN AS N32°30'00"E ON TRACT NO. 354, RECORDED IN BOOK 12 OF MAPS, AT PAGE 40, SANTA CLARA COUNTY RECORDS.

- NOTES**
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
  - DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
  - NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
  - TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.



**SURVEYOR'S STATEMENT**

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.  
*Woon Chui*  
 H. W. CHUI  
 RCE NO. 32912  
 EXP.06-30-2024



**BOUNDARY MAP AND TOPOGRAPHIC SURVEY**  
**825 PARMA WAY**  
**APN 189-42-038**

**Los Altos**  
 CONTRACT NO. PROJECT NO.

**ENGINEERING**  
 598 E Santa Clara St #270  
 San Jose, CA 95112  
 Phone: (408) 806-7187

DESIGNED	DATE	08/14/2022
DRAWN	DATE	08/14/2022
CHECKED	DATE	08/14/2022

FILE NO. 1 OF 1



825  
Parma

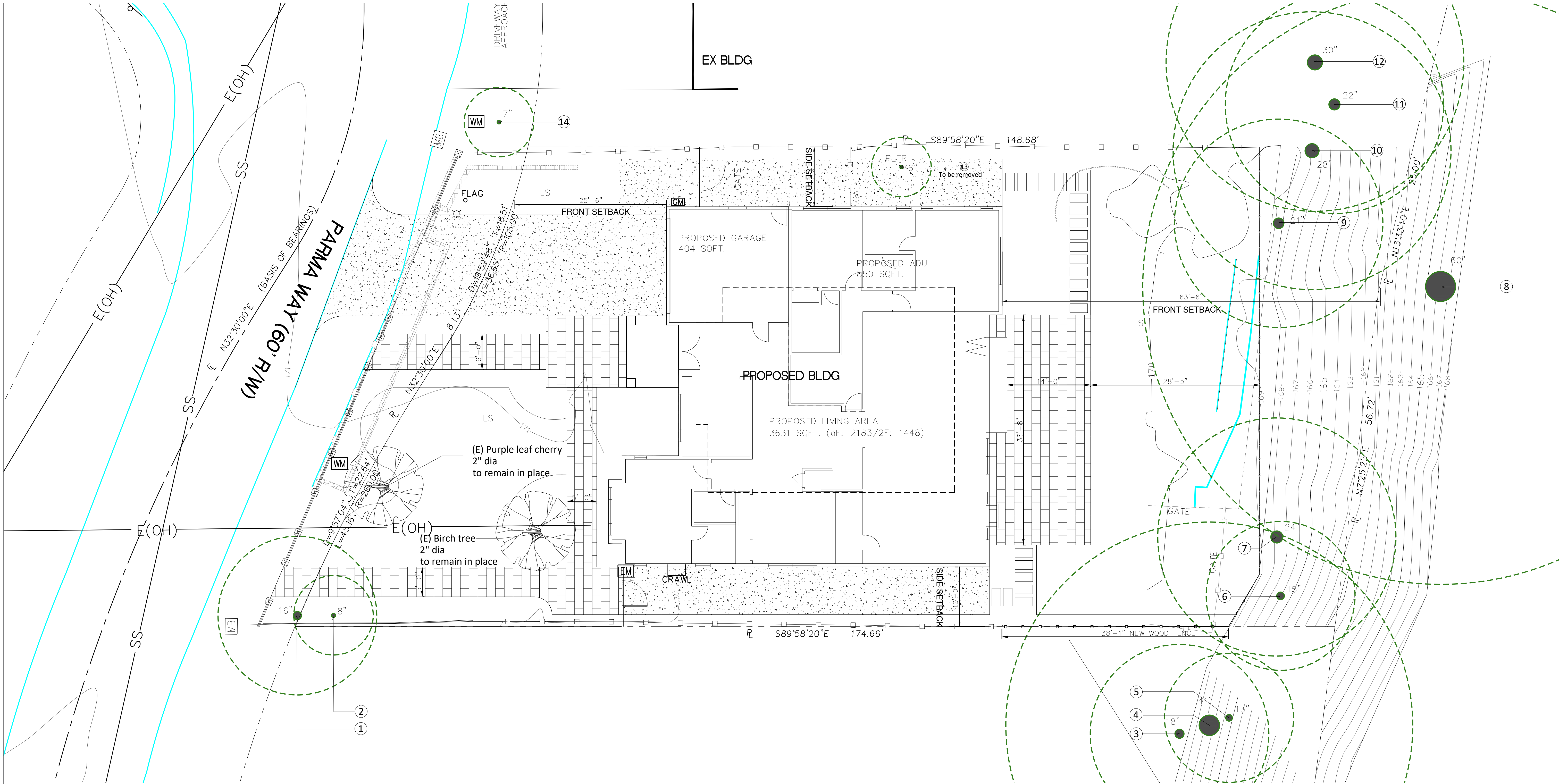
**MUZIK**  
DESIGN STUDIO

1117 Wayne Way  
San Mateo, CA 94403  
(239) 410-9251

RESIDENTIAL  
LANDSCAPE  
PLAN

Property Owner:  
Jay and Niyati Yahnk  
825 Parma Way  
Los Altos, CA 94024

Plan Prepared by  
Muzik Design Studio  
Agnes Tung/Xiaoyan Sun  
(239) 410-9251  
agnesytung@gmail.com



**Legend**

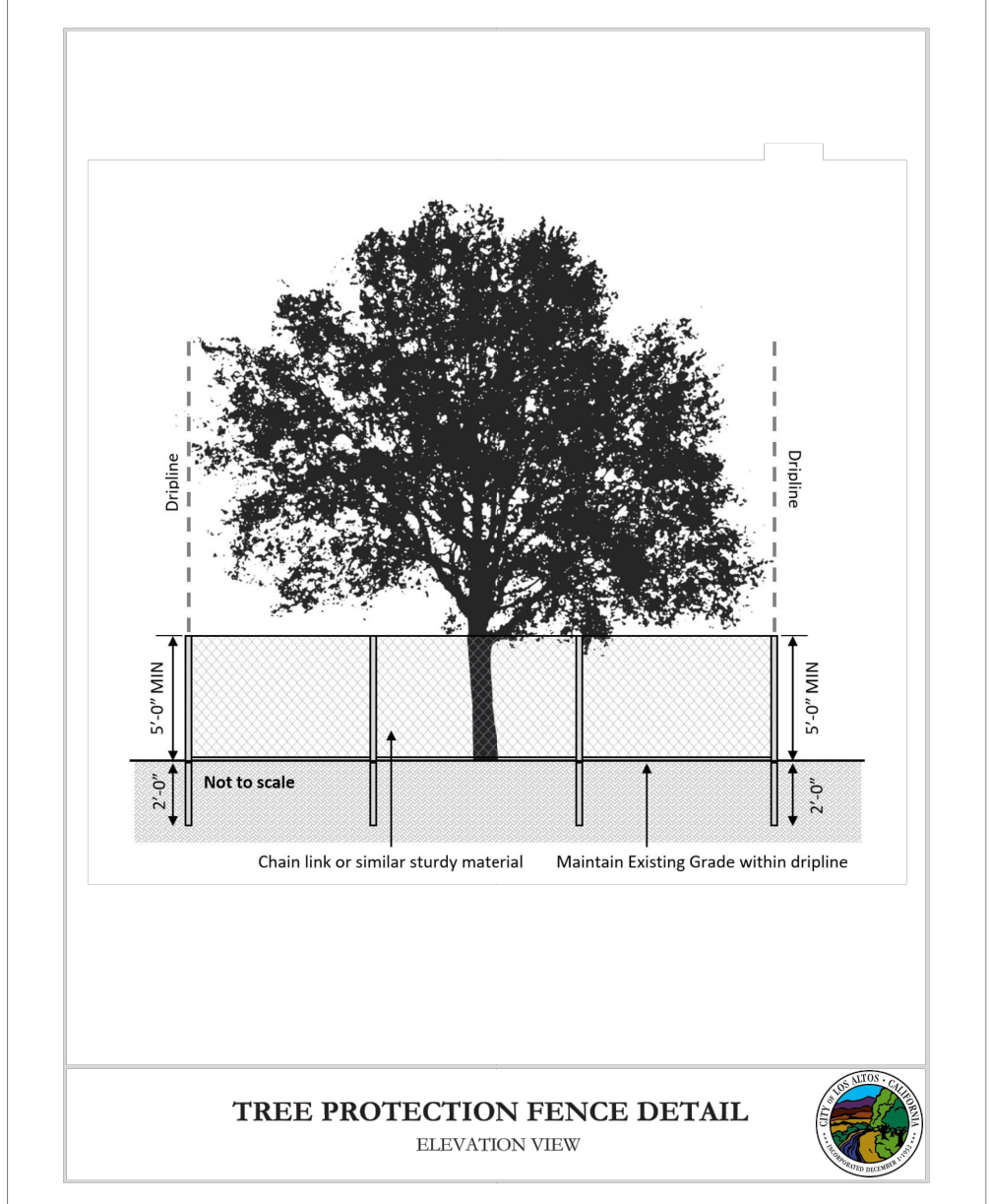
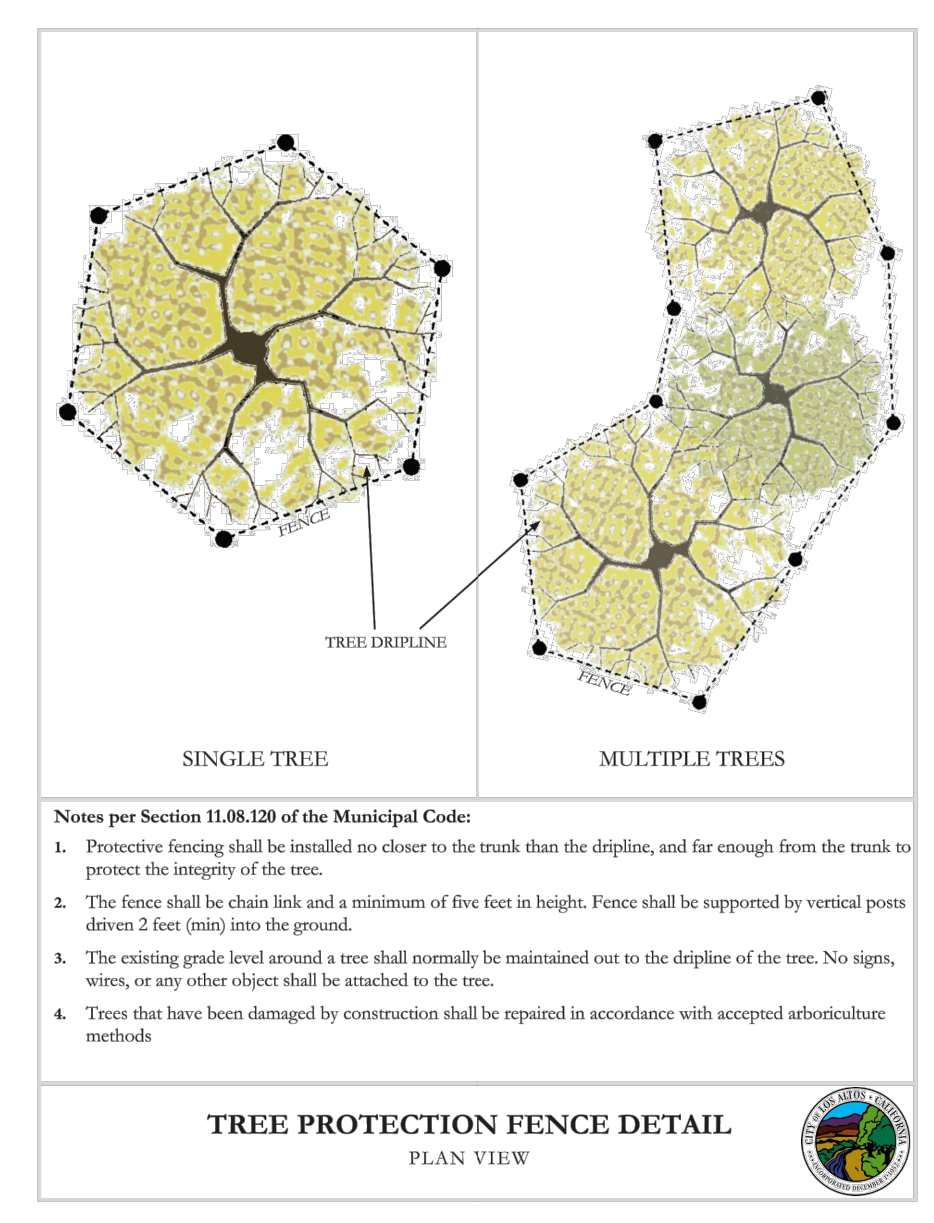
- Existing Tree dripline (Tree dia larger than 4")
- Existing Tree to remove
- Existing Tree to remain ( less than 4" dia)

**Tree Protection**

TREE PROTECTION ZONES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT. PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT PROJECT, A CHAIN LINK FENCE SHALL BE INSTALLED AT ABOUT THE DRIP LINE (WHERE POSSIBLE) OF ANY PROTECTED TREE WHICH WILL OR WILL NOT BE AFFECTED BY THE CONSTRUCTION. THE DRIP LINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCORCHMENT OF THE CONSTRUCTION. FENCING FOR THE PROTECTION ZONES SHOULD BE 6 FOOT TALL METAL CHAIN LINK TYPE SUPPORTED BY 2 INCH METAL POLES POUNDED INTO THE GROUND BY NO LESS THAN 2 FEET. THE SUPPORT POLES SHOULD BE SPAED NO MORE THAN 10 FEET APART ON CENTER. SIGNS SHOULD BE PLACED ON FENCING SIGNIFYING "TREE PROTECTION ZONE - KEEP OUT". NO MATERIALS OR EQUIPMENT SHOULD BE STORED OR CLEANED INSIDE THE TREE PROTECTION ZONES. EXCAVATION, GRADING, SOIL DEPOSITS, DRAINAGE AND LEVELING ARE PROHIBITED WITHIN THE TREE PROTECTION ZONES. NO WIRES, SIGNS, OR ROPES SHALL BE ATTACHED TO THE PROTECTED TREES ON SITE. UTILITY SERVICES AND IRRIGATION LINES SHALL ALL BE PLACED OUTSIDE OF THE TREE PROTECTION ZONES.

**Existing Tree List**

Symbol	Botanical Name	Common Name	Tree DBH (DIA.)	TPZ (RAD.)	Protected tree	Tree removal	Location	Reason to remove
1	Quercus agrifolia	Coast live oak	16"	13'-4"	Yes	No	Driveway	
2	Quercus agrifolia	Coast live oak	8"	6'-8"	Yes	No	Driveway	
3	Quercus agrifolia	Coast live oak	18"	15'-0"	Yes	No	#839 yard	
4	Quercus agrifolia	Coast live oak	41"	34'-2"	Yes	No	#839 yard	
5	Quercus agrifolia	Coast live oak	13"	10'-10"	Yes	No	#839 yard	
6	Quercus agrifolia	Coast live oak	24"	20'-0"	Yes	No	Backyard	
7	Quercus agrifolia	Coast live oak	16"	13'-4"	Yes	No	Backyard	
8	Quercus agrifolia	Coast live oak	60"	50'-0"	Yes	No	Backyard	
9	Quercus agrifolia	Coast live oak	21"	17'-6"	Yes	No	Backyard	
10	Quercus agrifolia	Coast live oak	28"	23'-4"	Yes	No	Backyard	
11	Quercus agrifolia	Coast live oak	22"	18'-4"	Yes	No	#805 yard	
12	Quercus agrifolia	Coast live oak	30"	25'-0"	Yes	No	#805 yard	
13	Prunus x cistena	Purpleleaf Sand Cherry	6"	5'-0"	No	Yes	Left sideyard	too close to building
14	Pistacia chinensis	Chinese pistache	7"	5'-10"	No	No	#805 yard	



Drawing Title  
Existing Tree Plan and Tree Protection

Drawing Scale  
1/8"=1'-0"

Sheet Title  
L-1

12/13/2022

825  
Parma

**MUZIK**  
DESIGN STUDIO  
1117 Wayne Way  
San Mateo, CA 94403  
(239) 410-9251

**RESIDENTIAL  
LANDSCAPE  
PLAN**

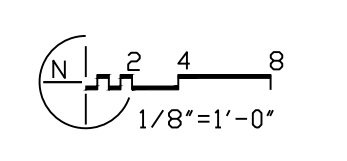
Property Owner:  
Jay and Niyati Yahnik  
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Los Altos, CA 94024

Plan Prepared by  
Muzik Design Studio  
Agnes Tung/Xiaoyan Sun  
(239) 410-9251  
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Drawing Title

Proposed  
Landscape  
Layout

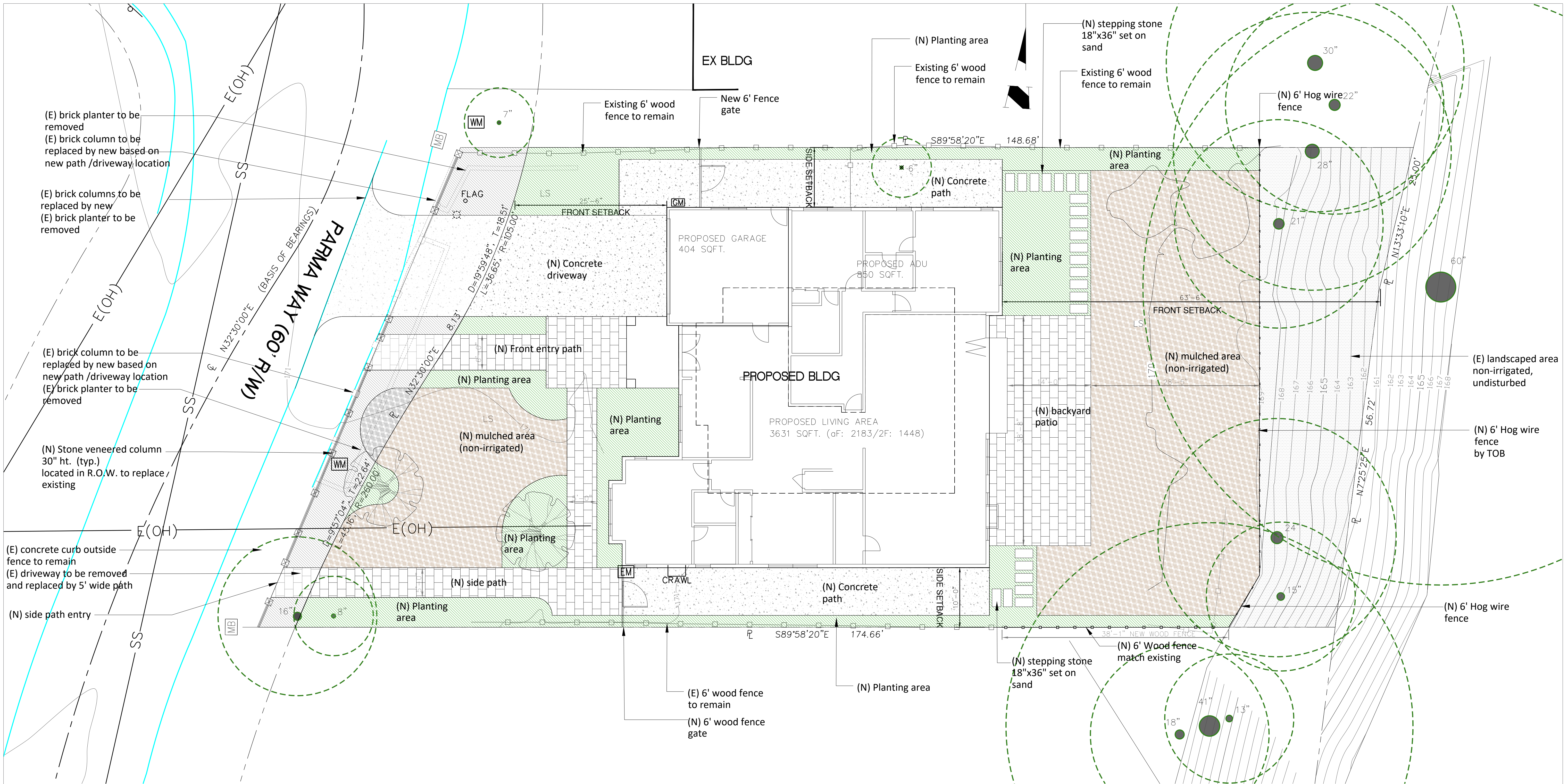
Drawing Scale



Sheet Title

L-2

12/13/2022



**LEGEND**

	Concrete area		Concrete area encroached into R.O.W.
	Concrete Paver area		Concrete Paver area encroached into R.O.W.
	Planting area		Planting area encroached into R.O.W.
	Mulch area		Mulch area encroached into R.O.W.
	Existing softscape (undisturbed)		
	New hog wire fence		
	Existing 6-foot wood fence		
	New column with stone veneer 18"x18"x30" material match architectural material Location match existing column in R.O.W.		

**SITE DATA**

<b>Front Landscape</b>		
Total Area	3119	100%
Impervious area	1342	43.03%
Mulch and Planting	1777	56.97%
<b>Site Landscape</b>		
Lot size	12856	100%
Building coverage	3436	49.25%
Porch, landing and steps	102+48+12=162	
Driveway	510	
sideyard path	900	
Concrete paved area	1323	
Landscape Pervious area	6525	50.75%
<b>Landscaping Breakdown</b>		
Total hardscape area (driveway + path, paved)	2733 s.f.	
Total softscape area	6525 s.f.	
New softscape, irrigated	Planting 1970 s.f.	
New softscape, non irrigated	Mulch 3055 s.f.	
Existing softscape, undisturbed, non-irrigated	1500 s.f.	

- LANDSCAPE GENERAL 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 ITEMS DESIGNATED AS "SIMILAR" OR "TYPICAL" (TYP) SHALL BE CONSTRUCTED IN THE MANNER OF THE DETAIL REFERENCED, WITH MINOR ADJUSTMENT FOR SPECIFIC CONDITION.
  6. SITE DESIGN BASED ON TOPOGRAPHIC INFORMATION FROM ARCHITECT. ALL GRADES TO BE VERIFIED IN FIELD.
  7. SPECIFICATIONS FOR CONSTRUCTION METHODS AND MATERIALS NOT LISTED.
  8. SHOULD CONFLICTS ARISE BETWEEN DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN DIMENSIONS AND QUANTITY, SPECIFICATIONS SHALL GOVERN MATERIALS AND FINISHES.
  9. ALL ELECTRICAL WORK TO COMPLY WITH CITY OF SUNNYVALE SPECIFICATIONS AND UNDERWRITERS LABORATORIES (UL) SPECIFICATIONS.
  10. PLANT PROTECTION: ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR. SEE LANDSCAPE PLAN FOR RESTRICTIONS.
  11. CONTRACTOR IS RESPONSIBLE FOR PHOTO DOCUMENTATION OF ALL CLOSED IN WORK.
  12. ALL EARTHWORK, INCLUDING SITE CLEARING, PIER DRILLING AND SPREAD FOOT 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 OF 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 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 ON A LINE ITEM BASIS WITH UNIT PRICING WHERE APPLICABLE.

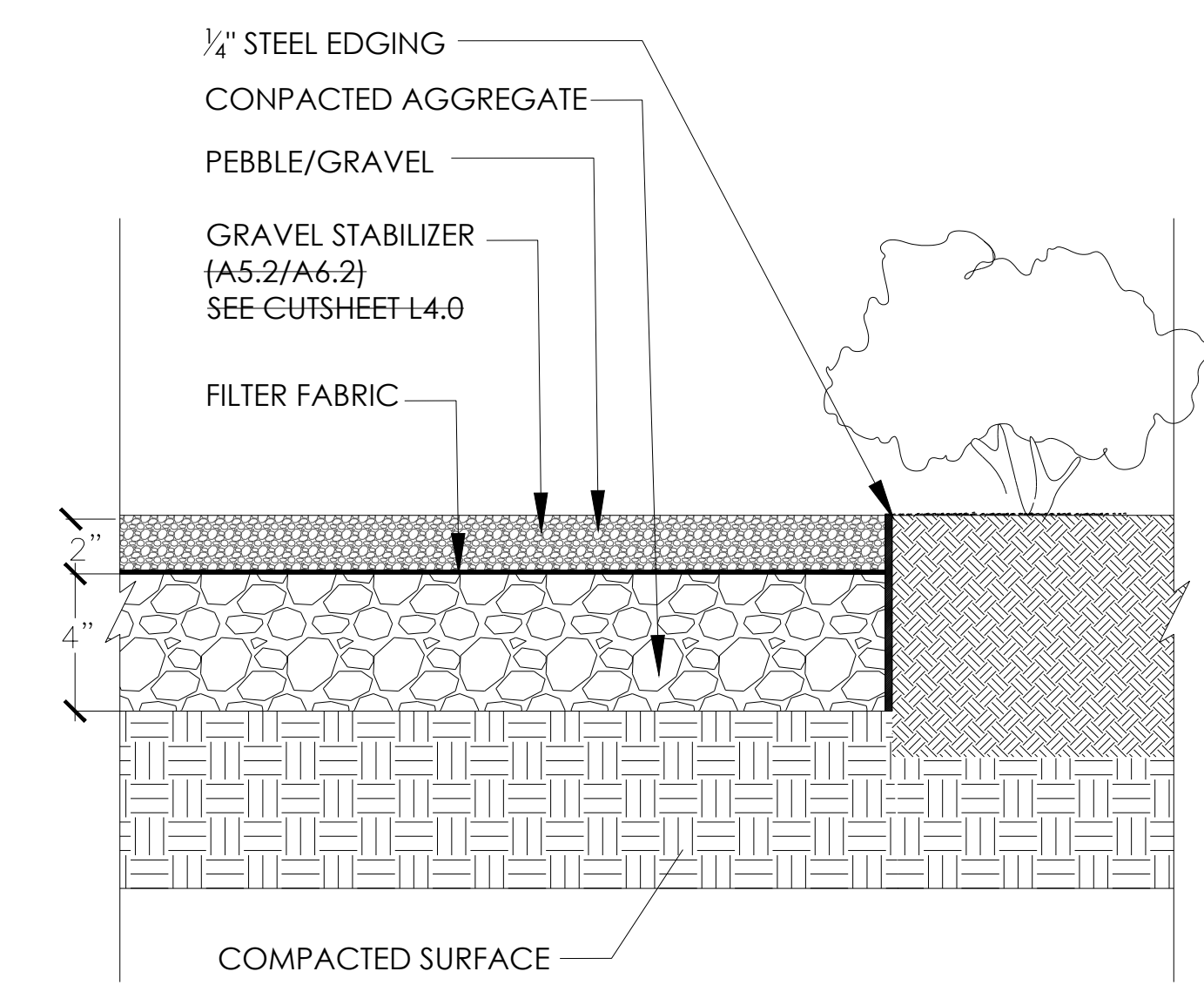


**PLANTING NOTES**

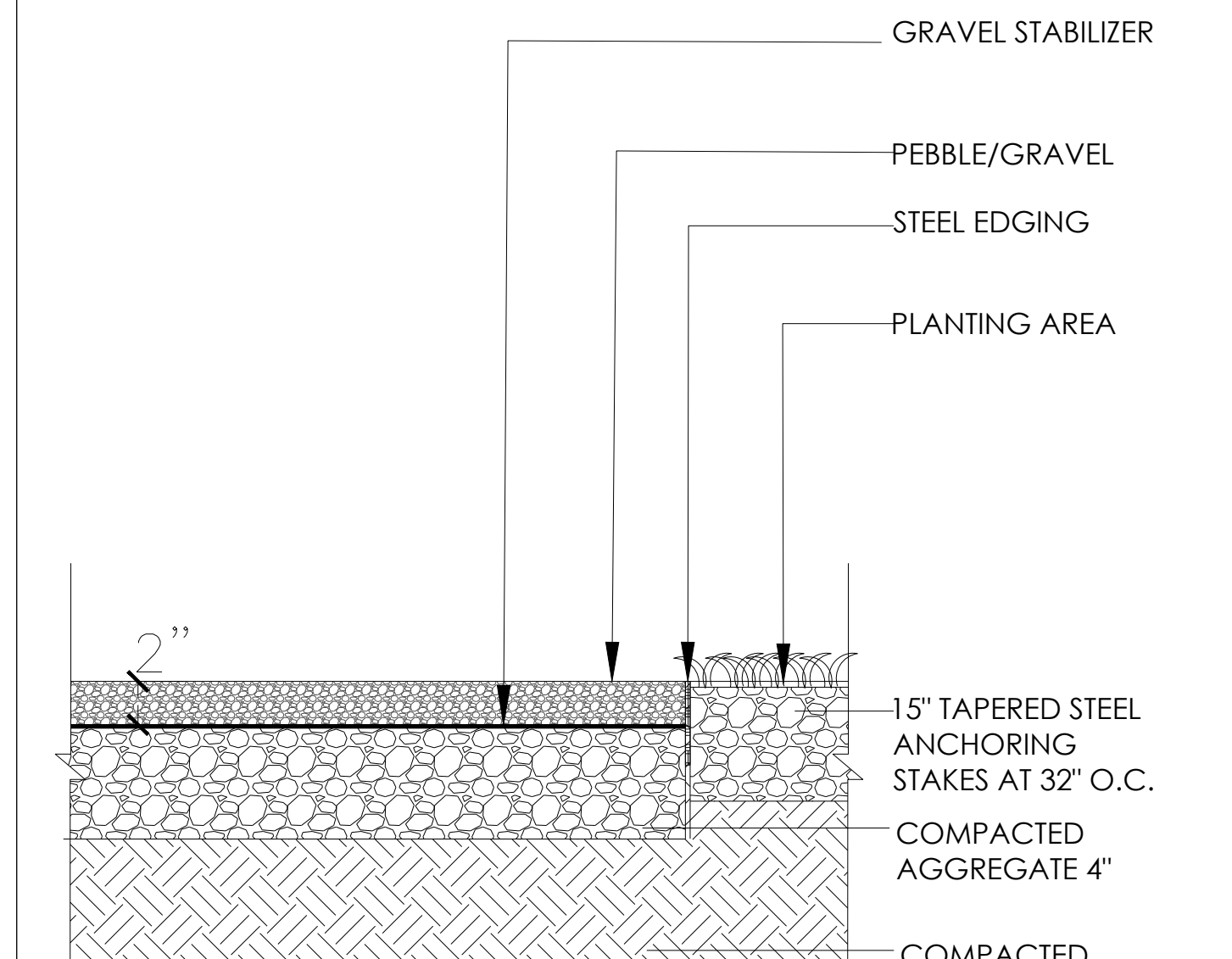
1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES FOR TREES INSTALLED IN GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS ROADWAYS, DRIVES OR WALKWAYS. ADJUST SPACING AS NECESSARY.
2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY ON TRIANGULAR OR GRID 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.
4. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
5. MULCH: MULCH IS TO BE 3" MINI PINE BARK. CONFIRM SELECTION WITH OWNER/PROJECT MANAGER PRIOR TO PLANTING.
6. SOIL AMENDMENT: AMEND SOIL PER SOILS REPORT AND DIRECTION OF OWNER/PROJECT MANAGER. 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.
7. SLOW-RELEASE FERTILIZER TABLET: "AGRIFORM" 7 GRAM TABLETS WITH 20-10-5 (N-P-K) BY SCOTTS (800) 492-8255.
8. LANDSCAPE MAINTENANCE:
  - A. LANDSCAPE MAINTENANCE SHALL BE PROVIDED FOR (90 DAYS) AFTER PRELIMINARY ACCEPTANCE.
  - 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.
17. ALL TREES AND HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS AND ARE TO BE LEFT IN A NATURAL HABIT.
18. 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.

**IRRIGATION NOTES**

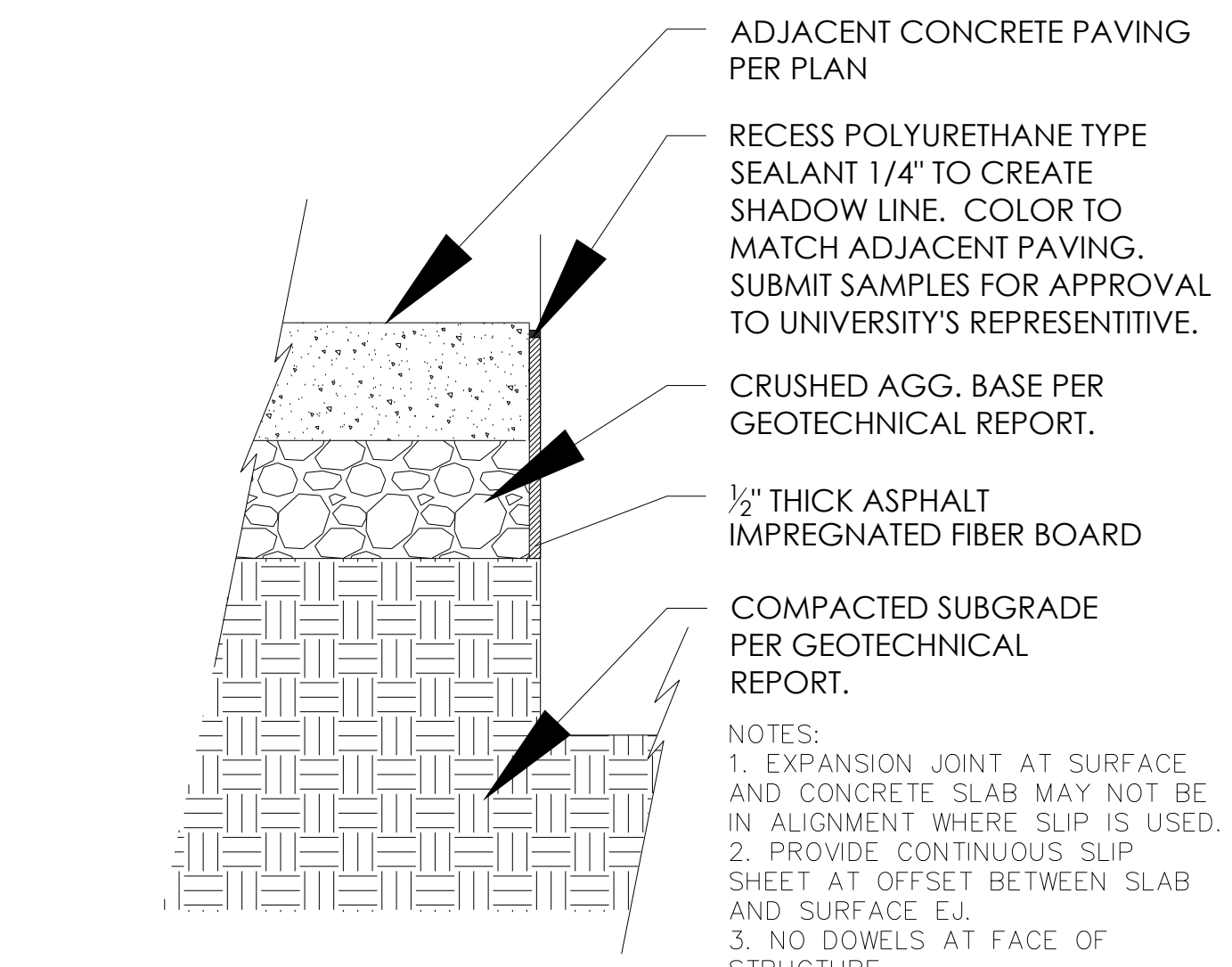
1. ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
2. IRRIGATION EQUIPMENT WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE 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 WITHIN 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.
3. UNSIZED LATER LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE ¾" IN SIZE. (TYPICAL).
4. SIZING OF LATERA; PIPE SHALL BE AS FOLLOWS:  
 .75" 0-6 GPM  
 1" 7-12 GPM  
 1.25" 13-20 GPM
5. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:  
 .75" 0-500 FT  
 1" 501-1100 FT
6. SIZING OF LATERAL PIPE FOR DRIPLINE (18" O.C GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:  
 .75" 0-1100 FT  
 1" 1101-2200 FT
7. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
8. IRRIGATION CONTROLLERS SHALL BE A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
10. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE TO POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
11. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD." ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
12. DEDICATED IRRIGATION METERS ARE REQUIRED FOR NON-RESIDENTIAL PROJECTS WITH MORE THAN 1,000 SQ. FT. OF LANDSCAPE AREA.



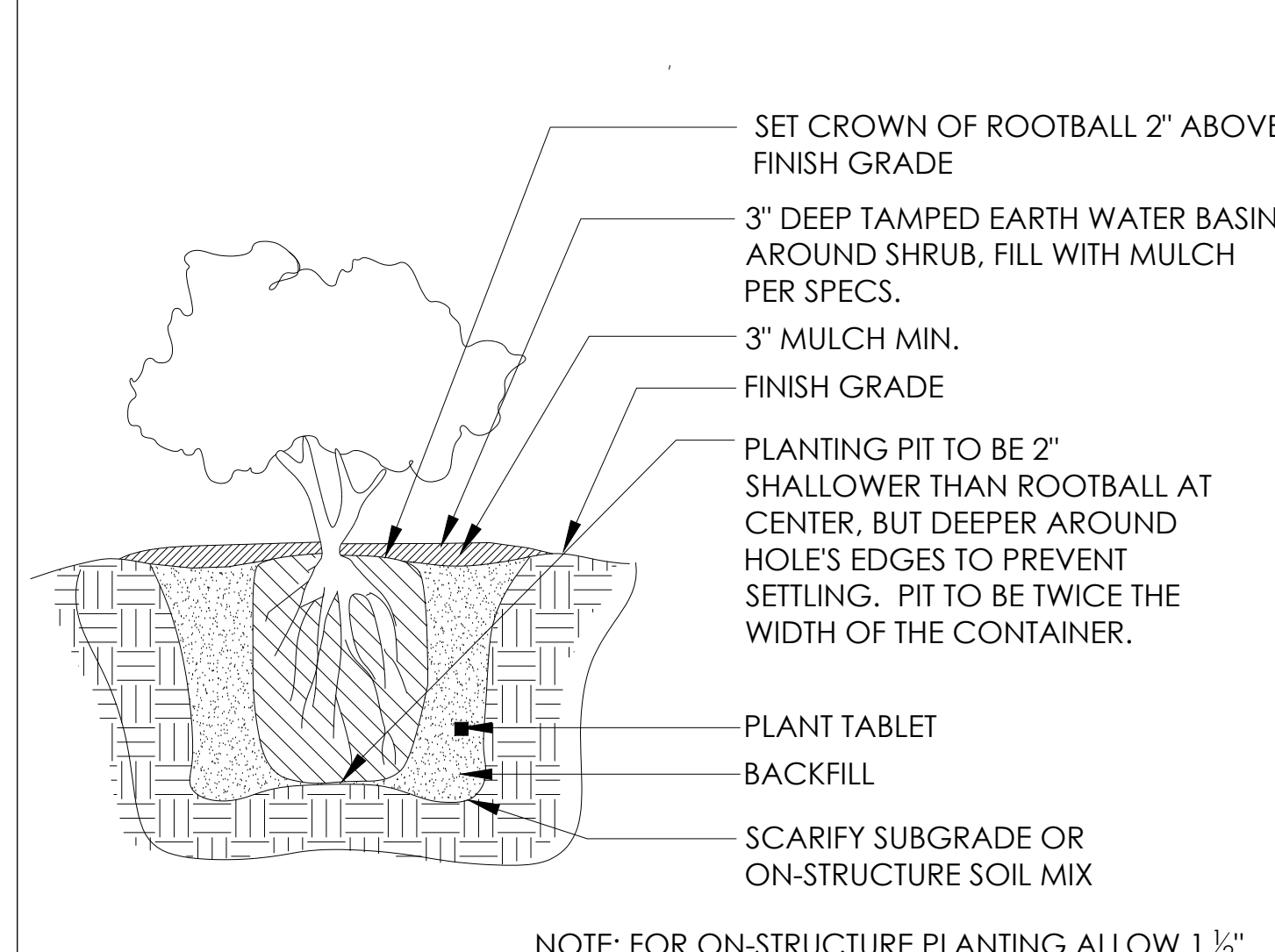
6 PLANTING NEXT TO PEBBLE  
N.T.S.



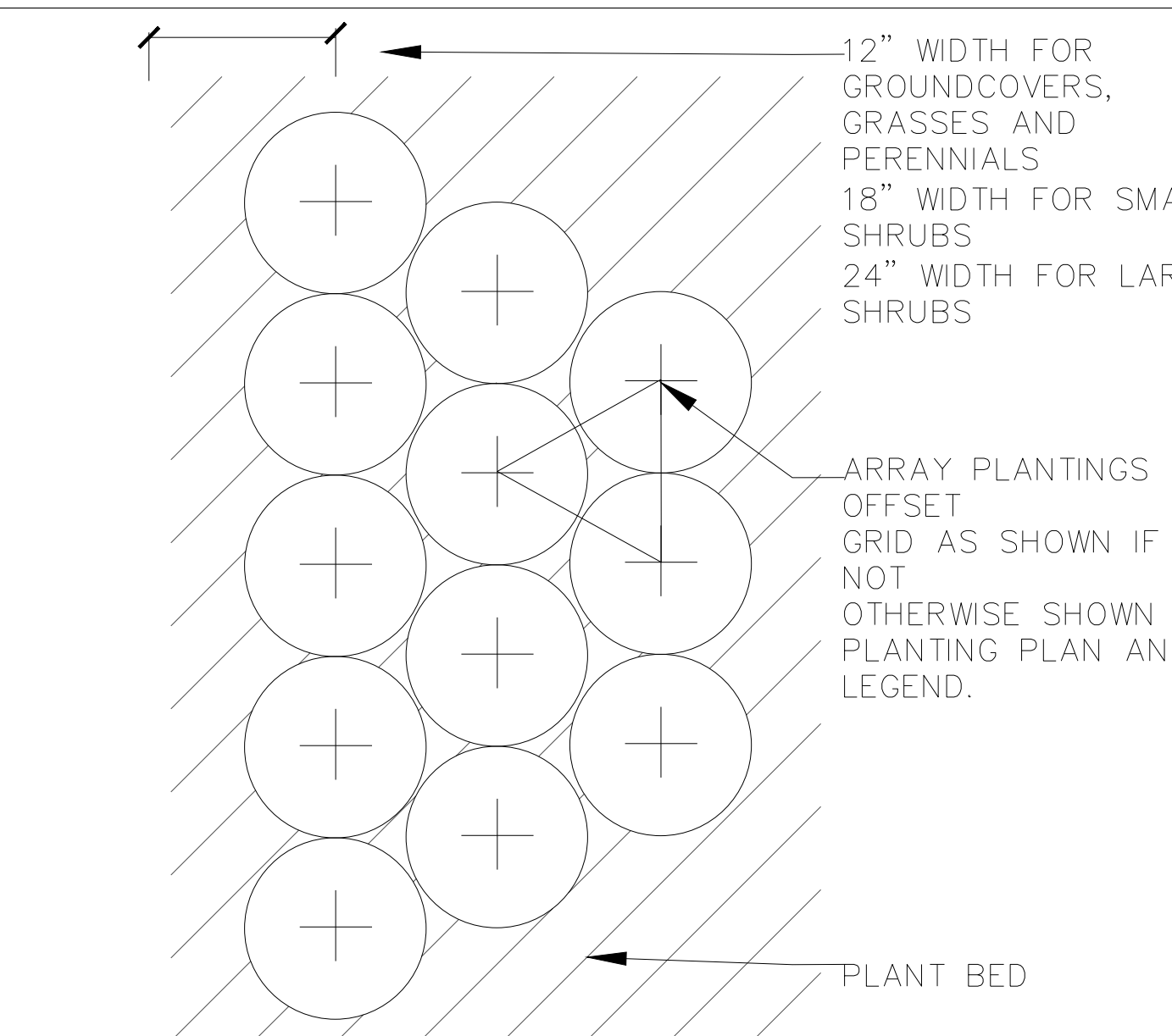
3 PEBBLE WITH STEEL EDGE  
N.T.S.



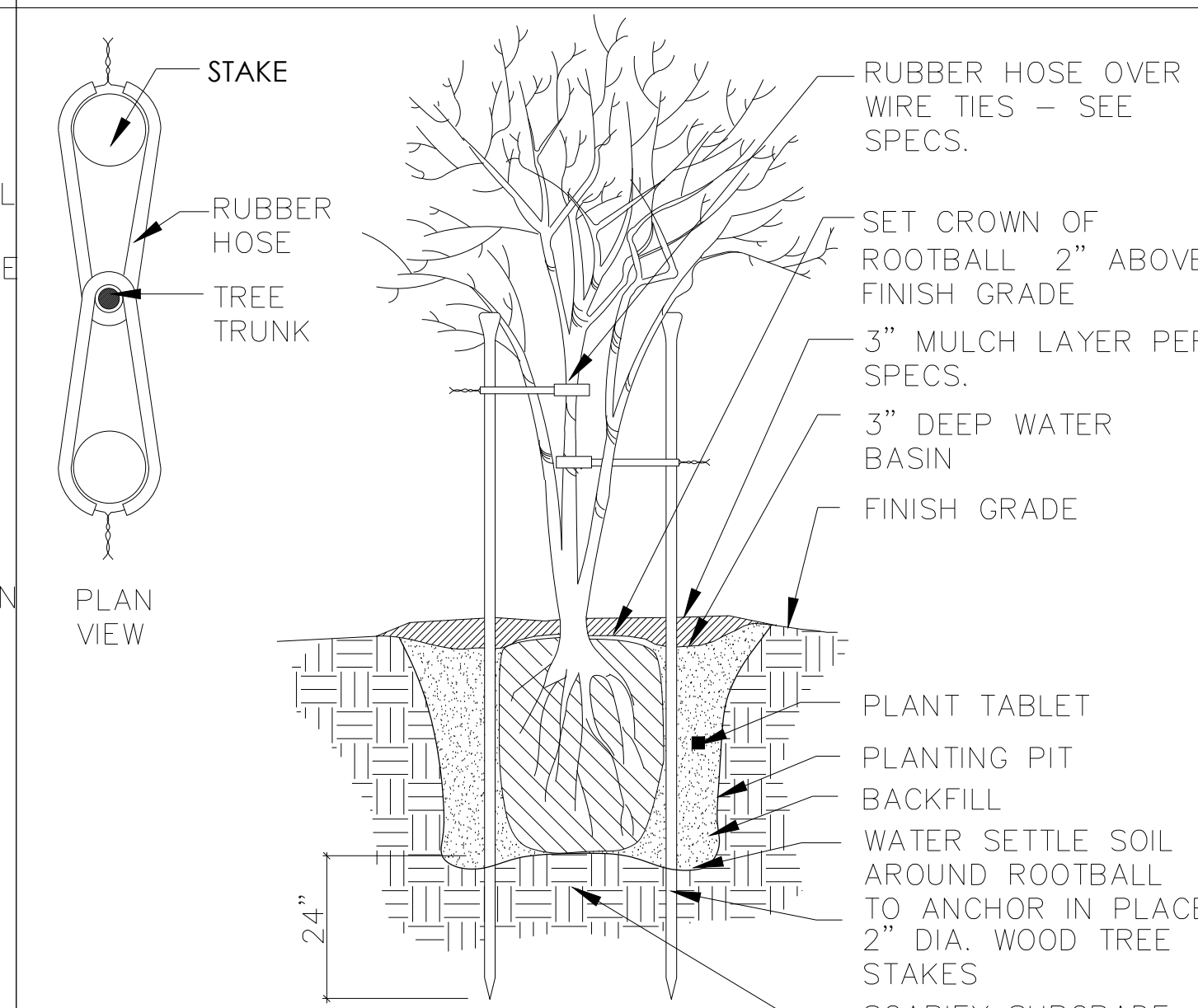
5 EXPANSION JOINT AT VERTICAL SURFACE  
N.T.S.



2 SHRUB PLANTING  
N.T.S.



4 GROUNDCOVER PLANTING  
N.T.S.



1 TREE PLANTING / STAKING  
N.T.S.

**825 Parma**  
**MUZIK DESIGN STUDIO**  
 1117 Wayne Way  
 San Mateo, CA 94403  
 (239) 410-9251

**RESIDENTIAL LANDSCAPE PLAN**

Property Owner:  
**Jay and Niyati Yahnik**  
 825 Parma Way  
 Los Altos, CA 94024

Plan Prepared by  
**Muzik Design Studio**  
 Agnes Tung/Xiaoyan Sun  
 (239) 410-9251  
 agnesytung@gmail.com

Drawing Title  
**Landscape Notes**

Drawing Scale

Sheet Title  
**L-4**

12/13/2022

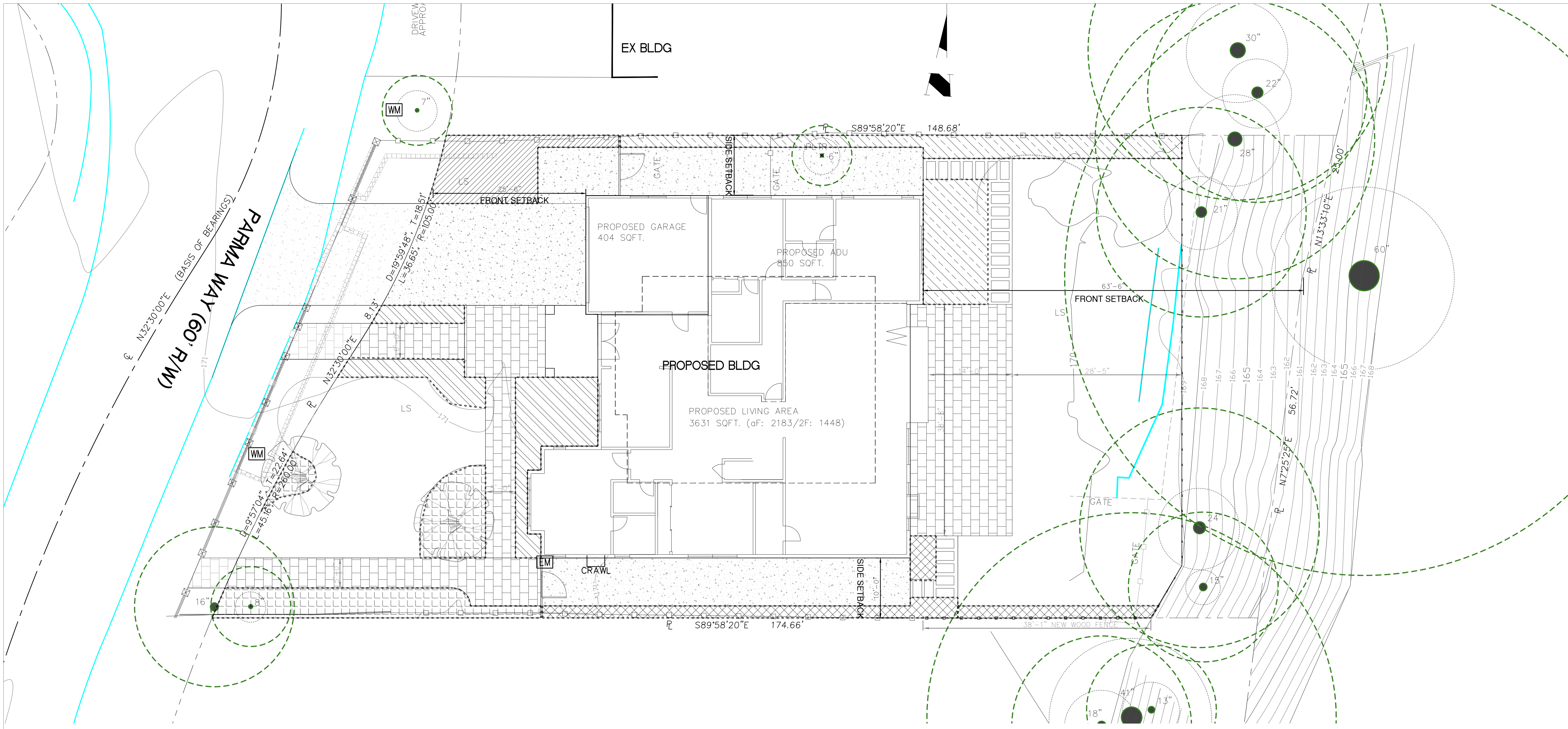
# 825 Parma

**MUZIK**  
DESIGN STUDIO  
1117 Wayne Way  
San Mateo, CA 94403  
(239) 410-9251

## RESIDENTIAL LANDSCAPE PLAN

Property Owner:  
Jay and Niyati Yahnik  
825 Parma Way  
Los Altos, CA 94024

Plan Prepared by  
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LEGENDS OF WATER ZONES

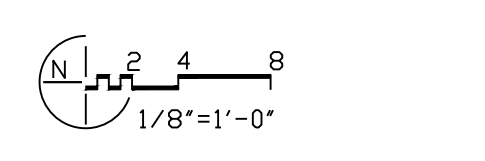
- Zone 1  
Planting between new driveway and property line
- Zone 2  
Shrubs at front entryway and building front
- Zone 3  
Shrubs and trees side pathway and property line
- Zone 4  
Large shrub and vine by sideyard and backyard planting
- Zone 5  
Large shrub and vine by sideyard

Reference Evapotranspiration (Eto)		43 Los Altos						
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement		
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF / IE)	Landscaped Area (LA) (sq.ft.)	ETAF x area	Estimate Total Water Use (ETWU)	
<b>Regular Landscape Area</b>								
Zone 1 Front -left of driveway	0.2	Drip	0.81	0.247	210	51.85	1382.37	
Zone 2 Front entryway	0.2	Drip	0.81	0.247	338	83.46	2224.96	
Zone 3 Sidepath	0.2	Drip	0.81	0.247	393	97.04	2587.01	
Zone 4 Side yard	0.2	Drip	0.81	0.247	433	106.91	2850.32	
Zone 5 Side yard	0.2	Drip	0.81	0.247	596	147.16	3923.30	
					<b>Totals</b>	<b>1970</b>	<b>486.42</b>	<b>12967.95</b>
<b>Special Landscape Area (SLA): Recycled Water</b>								
1) Low water use plants					1	0	0.00	
2) Medium water use plants					1	0	0.00	
3) Medium water use plants					1	0	0.00	
					<b>Totals</b>	<b>0</b>	<b>0.00</b>	
						<b>Estimate Total Water Use (ETWU)</b>	<b>12967.95</b>	
						<b>Maximum Allowed Water Allowance (MAWA)</b>	<b>23634.09</b>	
<b>Regular Landscape Areas</b>								
Total ETAF x Area	486.42	Average ETAF for regular landscape areas must be 0.55 or below						
Total Area	1970.00	for residential areas, and 0.45 or below for non-residential areas.* Caltrans projects must be 0.45 or below						
<b>Average ETAF</b>	<b>0.247</b>	<b>Less than 0.55</b>						
<b>Total Landscape Areas</b>								
MAWA Total	23634.09	Gallons / year						
ETWU Total	12967.95	Gallons / year						
		<b>Percent reduction of Portable</b>						
<b>Sitewide ETAF</b>	<b>45.13</b>	<b>Portable</b>						

Drawing Title

### Proposed Irrigation Plan and Hydrozone

Drawing Scale



Sheet Title

## L-5

12/13/2022

**GRADING & DRAINAGE IMPROVEMENTS**

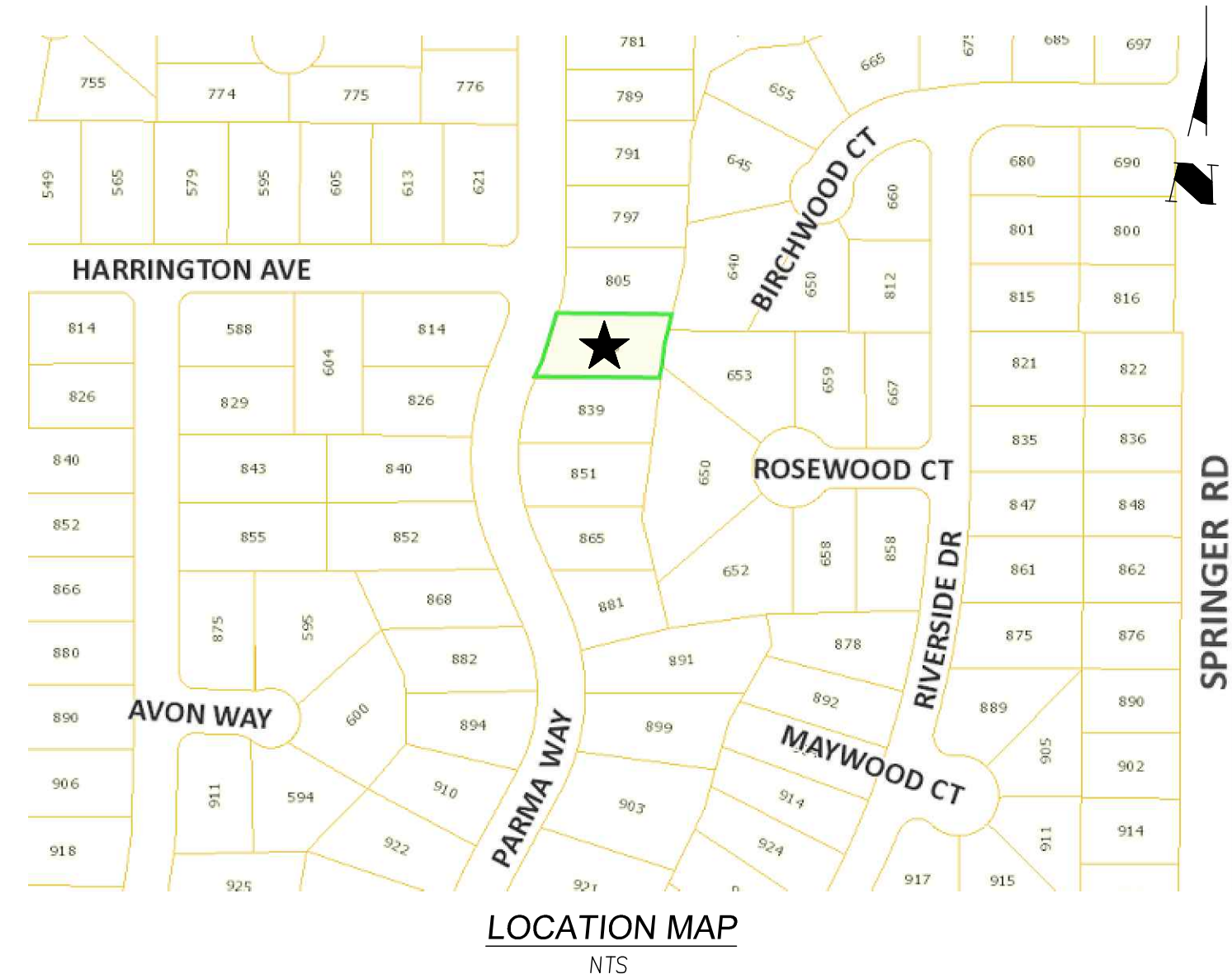
**I. GRADING NOTES**

- ALL GRADING SHALL COMPLY WITH THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS AND CHAPTER 18 AND APPENDIX 33 OF THE UNIFORM BUILDING CODE.
  - THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.
  - ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER. THE SOIL ENGINEER SHALL BE DESIGNATED BY THE OWNER AND SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.
- ALL ROOF DOWNSPOUTS TO BE DIRECTED AWAY FROM HOME TO SUITABLE DRAINAGE FACILITY VIA DOWNSPOUTS, PAVEMENT AND COLLECTION PIPES THAT DISCHARGE DIRECTLY TO THE STORM DRAIN SYSTEM.
- EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.
- DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL PROVIDE UNDERGROUND PIPES AND REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 5% FOR UNPAVERSURFACE AND 2% FOR PAVEMENT SURFACE.
- THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS- OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY.
- THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS. SEE ARCHITECT PLAN.
- CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.
- CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.
- APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.
- EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE AMOUNT OF THE GRADING PERMIT.
- ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
- SOIL ENGINEER WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTOR'S WORKMEN'S ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH.
- IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE COUNTY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.
- ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED, ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR LOCATION OF UNDERGROUND UTILITIES, OR FOR EMERGENCY ASSISTANCE.  
  
CALL: UNDERGROUND SERVICE ALERT (USA) 800-642-2444
- THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.
- ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 mm) PLUS 2%.
- THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE. COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
- ALL CONSTRUCTION SHALL COMPLY WITH SECTION 24 OF THE STATE OF CALIFORNIA ADMINISTRATIVE CODE AND CHAPTERS 10 AND 11 OF THE 2013 CALIFORNIA BUILDING CODE.
- ABS AND PVC EXTENDABLE BACKWATER VALVE MAY BE ORDERED FROM CLEAN CHECK, INC AT 1 (866) 288-2583 OR P.O. BOX 2437, HAYDEN, ID 83835-2437.

**II. DUST CONTROL**

- ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST.
- AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR.
- STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED.
- THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEEPED (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

# GRADING AND DRAINAGE PLAN FOR 825 PARMA WAY, LOS ALTOS CALIFORNIA 94024



**PROJECT NOTES**

- ASSESSORS PARCEL NO: 184-42-038
- SITE ADDRESS: 825 PARMA WAY, LOS ALTOS, CA 95024
- OWNER: JAY & NIYATI YANIK  
3368 MILTON COURT, MOUNTAIN VIEW  
(650) 450-3729
- ARCHITECT: SILICON VALLEY CUSTOM HOMES, LLC  
682 VILLA STREET, SUITE C1  
MOUNTAIN VIEW, CA 94041  
(408) 204-0345
- SOIL ENGINEER: WAYNE TING ASSOCIATES INC  
42329 OSGOOD RD # A, FREMONT, CA 94539  
(510) 623-7768
- SURVEYOR/CIVIL ENGINEER: LC ENGINEERING/ NINH LE  
598 E SANTA CLARA STREET #270  
SAN JOSE, CA 95112  
(408)806-7187  
NLE@LCENGINEERING.NET

**SCOPE OF WORK**

- GRADE HOUSE, HOUSE SITE
- PAVE DRIVEWAY & WALKWAY

**EARTHWORK QUANTITY**

CUT = 18 CY ; MAXIMUM CUT DEPTH = 0.5'±  
 FILL = 6 CY ; MAXIMUM FILL DEPTH = 0.5'±  
 IMPORT 0 CY  
 EXPORT 12 CY

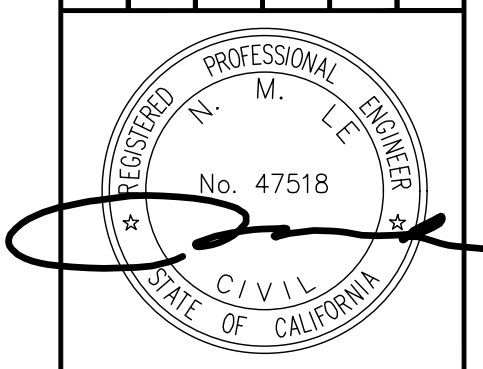
EARTHWORK QUANTITIES AS SHOWN ON THE PLAN IS FOR INFORMATION ONLY. CONTRACTOR TO CALCULATE HIS/HER OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSE.

**SHEET INDEX**

- SHEET 1: TITLE SHEET
- SHEET 2: DEMOLITION PLAN
- SHEET 3: OVERALL SITE PLAN
- SHEET 4: GRADING & DRAINAGE PLAN
- SHEET 5: BUILDING CROSS SECTIONS
- SHEET 6: EROSION CONTROL PLAN
- SHEET 7: EROSION CONTROL DETAILS

**LEGEND & ABBREVIATIONS**

⊗	AREA DRAIN	AB	AGGREGATE BASE
↖	BACKWATER VALVE	AC	ASPHALT CONCRETE
⊕	BENCHMARK	AD	AREA DRAIN
—	BOUNDARY	AE	ANCHOR EASEMENT
⊠	CATCH BASIN	BB	BUBBLER BOX
—	CENTER LINE	BLDG	BUILDING
⊠	CHRISTY V12 DRAIN BOX UNLESS OTHERWISE NOTED	BSL	BUILDING SETBACK LINE
⊠	COBBLE ROCK ENERGY DISSIPATOR	BW	BOTTOM OF WALL
—	CONCRETE	CG	BACK OF WALK CURB & GUTTER
—	CONTOUR: EXISTING	⊕	CENTERLINE
—	CONTOUR: PROPOSED OR NEW	CLF	CHAIN LINK FENCE
100.48	DESIGN GRADE	CO	SANITARY SEWER CLEANOUT
▽	DOWNSPOUT WITH SPLASHBLOCK	COP	CURB OPENING
⊠	DRAINAGE EMITTER	CONC	CONCRETE
⊠	DIVERSION VALVE	CSD	CITY STANDARD DETAIL
⊠	DRAINAGE SWALE	DE	DRAINAGE EASEMENT
—	EASEMENT LINE	DI	DRAINAGE INLET
⊠	EXISTING ELEVATION	DS	DOWNSPOUT
⊠	EXISTING FENCE	DWY	DRIVEWAY
⊠	EXISTING TREE TO BE REMOVED	EA	EASEMENT
⊠	EXISTING TREE TO REMAIN	ELEV	ELEVATION
⊠	IRON PIPE AT PROPERTY CORNER	EGR	EGRESS
⊠	FIBER ROLLS	EM	ELECTRIC METER
⊠	ELECTRIC METER	E(OH)	ELECTRIC OVERHEAD
⊠	GAS METER	E(UG)	ELECTRIC UNDERGROUND
⊠	GAS VALVE	EP	EDGE OF PAVEMENT
⊠	GRADE TO DRAIN	EX	EXISTING
⊠	GUY POLE	FC	FACE OF CURB
⊠	GUY WIRE ANCHOR	FD	FOUND
⊠	HIGH POINT	FF	FINISH ELEVATION OF SUBFLOOR
⊠	HYDRANT: EXISTING	FG	GROUND FINISH GRADE
⊠	HYDRANT: PROPOSED OR NEW	FH	FIRE HYDRANT
⊠	JOINT POLE	FL	FLOW LINE
⊠	LIGHTING	G	GARAGE SLAB ELEVATION
⊠	LIGHTING POLE	GPE	/GAS LINE GENERAL PUBLIC EASEMENT
⊠	LOW POINT	GSB	GRADING SETBACK
⊠	OVERLAND FLOW DIRECTION	GM	GAS METER
⊠	PGE BOX	HP	HI POINT
⊠	POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURE	IEE	INGRESS EGRESS EASEMENT
★	PROJECT SITE	INV	INVERT
—	RETAINING WALL	LAT	LATERAL
—	RIGHT OF WAY/ LOT LINE	LIP	LIP OF GUTTER
⊠	MANHOLE	LS	LANDSCAPED AREA
⊠	SANITARY SEWER CLEAN OUT	MAX	MAXIMUM
⊠	MANHOLE SANITARY SEWER MANHOLE	M	MANHOLE
⊠	STORM DRAIN MANHOLE	MIN	MINIMUM
⊠	SUMP PUMP	N&S	NAIL AND SILVER
⊠	TELEPHONE BOX	NTS	NOT TO SCALE
⊠	TELEVISION BOX	OH	OVERHEAD
⊠	TEST PIT	OG	ORIGINAL GROUND
⊠	TOP OF FILL	OR	OFFICIAL RECORD
⊠	TOE OF FILL	P	PAVEMENT FINISH GRADE
⊠	TOP OF CUT	PAD	PAD ELEVATION
⊠	TOE OF CUT	PL	PROPERTY LINE
⊠	TREE NUMBER	PEE	PEDESTRIAN EQUESTRIAN EASEMENT
⊠	T-Vault	PERF	PERFORATED PIPE
⊠	UTILITY: EXISTING	PP	POWER POLE
⊠	UTILITY: PROPOSED OR NEW	PROP	PROPOSED
⊠	WATER METER	PSDE	PRIVATE STORM DRAINAGE EASEMENT
⊠	WATER VALVE	PSE	PUBLIC SERVICE EASEMENT
⊠	WELL	PUE	PUBLIC UTILITY EASEMENT
⊠	SECTION NUMBER	PVMT	PAVEMENT
⊠	SHEET NUMBER	PVC	POLYVINYL CHLORIDE
		R	RADIUS
		R&R	REMOVE & RECONSTRUCT
		RW	RETAINING WALL REMOVE
		REM	REMOVE
		R/W	RIGHT OF WAY
		SD	STORM DRAIN
		SDE	STORM DRAIN EASEMENT
		SE	SLOPE EASEMENT
		SEP	SLOPE EASEMENT PRIVATE
		SS	SANITARY SEWER/LATERAL
		SSE	SANITARY SEWER EASEMENT
		STA	STATION
		STD	STANDARD CITY DETAIL
		SW	SIDEWALK
		TB	TOP OF BANK
		TC	TOP OF CURB
		TEMP	TEMPORARY
		TOC	TOP OF COVER
		TOE	TOE OF BANK
		TG	TOP OF GRATE
		TPF	TREE PROTECTION FENCE
		TV/T	TELEVISION & PHONE LINE
		TYP	TOP OF WALL
		VC	TYPICAL VALLEY GUTTER
		W	WATER
		WCE	WIRE CLEARANCE EASEMENT
		WLK	WALKWAY
		WM	WATER METER
		WOE	WIRE OVERHANG EASEMENT
		WV	WATER VALVE



**JAY & NIYATI YAGNIK**  
 3368 MILTON CT, MOUNTAIN VIEW, CA 94040  
 TEL: (650) 450-3729

**LC ENGINEERING**  
 598 E Santa Clara St, #270  
 San Jose, CA 95112  
 Phone: (408) 806-7187  
 Fax: (408) 583-4006

**TITLE SHEET**  
 825 PARMA WAY  
 APN 184-42-038

LOS ALTOS  
 Project No.:  
 Designed: P11  
 Checked: NL  
 Date: 10/25/22  
 CALIFORNIA

**SHEET**  
 1  
 OF 7 SHEETS  
 PW PROJECT #

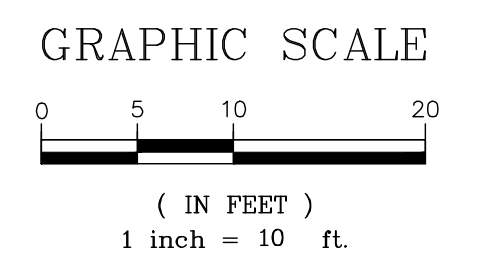
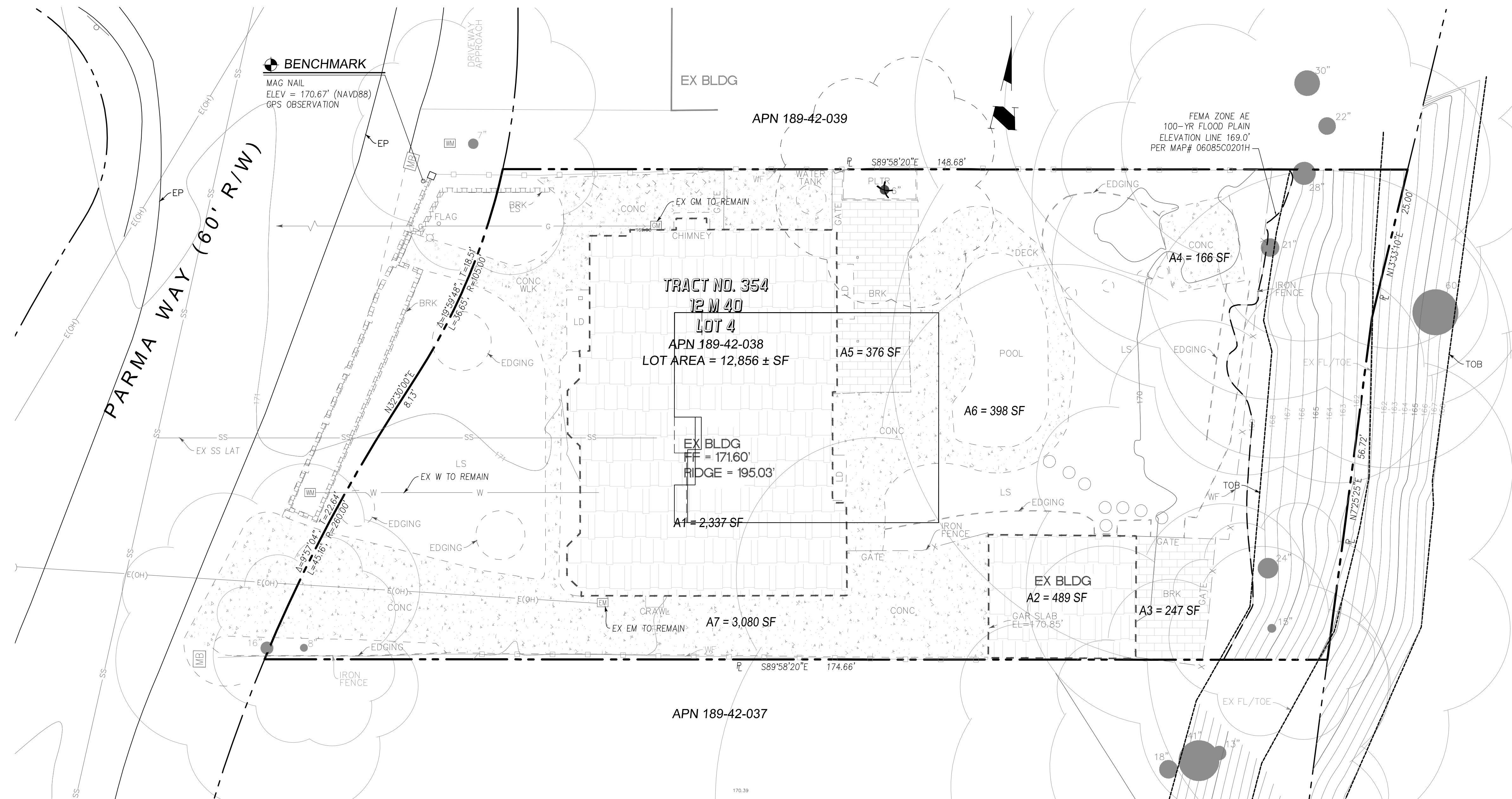
PRE - DEVELOPMENT				
ITEM NO.	SURFACE AREA	STATUS	IMPERVIOUS	PERVIOUS
A1	EX BLDG	REMOVE	2,337 SF	
A2	EX BLDG	REMOVE	489 SF	
A3	CONC BRICK	REMOVE	247 SF	
A4	CONC WLK	REMOVE	166 SF	
A5	CONC BRICK	REMOVE	376 SF	
A6	POOL	REMOVE	398 SF	
A7	CONC WLK	REMOVE	3,080 SF	
	LANDSCAPING			5,763 SF
	<b>TOTAL</b>		<b>7,093 SF</b>	<b>5,763 SF</b>

**LEGEND:**

- ITEM OR AREA TO BE REMOVED
- EX BLDG TO BE REMOVED
- EX BRICK TO BE REMOVED
- EX CONC TO BE REMOVED
- TREE TO REMAIN
- TREE TO BE REMOVED
- EX FENCE TO BE REMOVED

**BASIS OF BEARINGS**

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF PARMA WAY, AS SHOWN AS N32°30'00"E ON TRACT NO. 354, RECORDED IN BOOK 12 OF MAPS, AT PAGE 40, SANTA CLARA COUNTY RECORDS.



NO.	DATE	BY	REVISIONS



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**DEMOLITION PLAN**  
 825 PARMA WAY  
 APN 184-42-038

Project No.: \_\_\_\_\_  
 Designated: PT  
 Checked: NL  
 Date: 10/25/22  
 CALIFORNIA

SHEET  
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 PW PROJECT #  
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POST - DEVELOPMENT				
ITEM NO.	SURFACE AREA	STATUS	IMPERVIOUS	PERVIOUS
B1	BLDG	NEW	3,436 SF	
B2	PORCH	NEW	102 SF	
B3	LANDING	NEW	48 SF	
B4	STEPS	NEW	12 SF	
B5	DWY	NEW	510 SF	
	LANDSCAPING	NEW		8,748 SF
	<b>TOTAL</b>		<b>4,108 SF</b>	<b>8,748 SF</b>

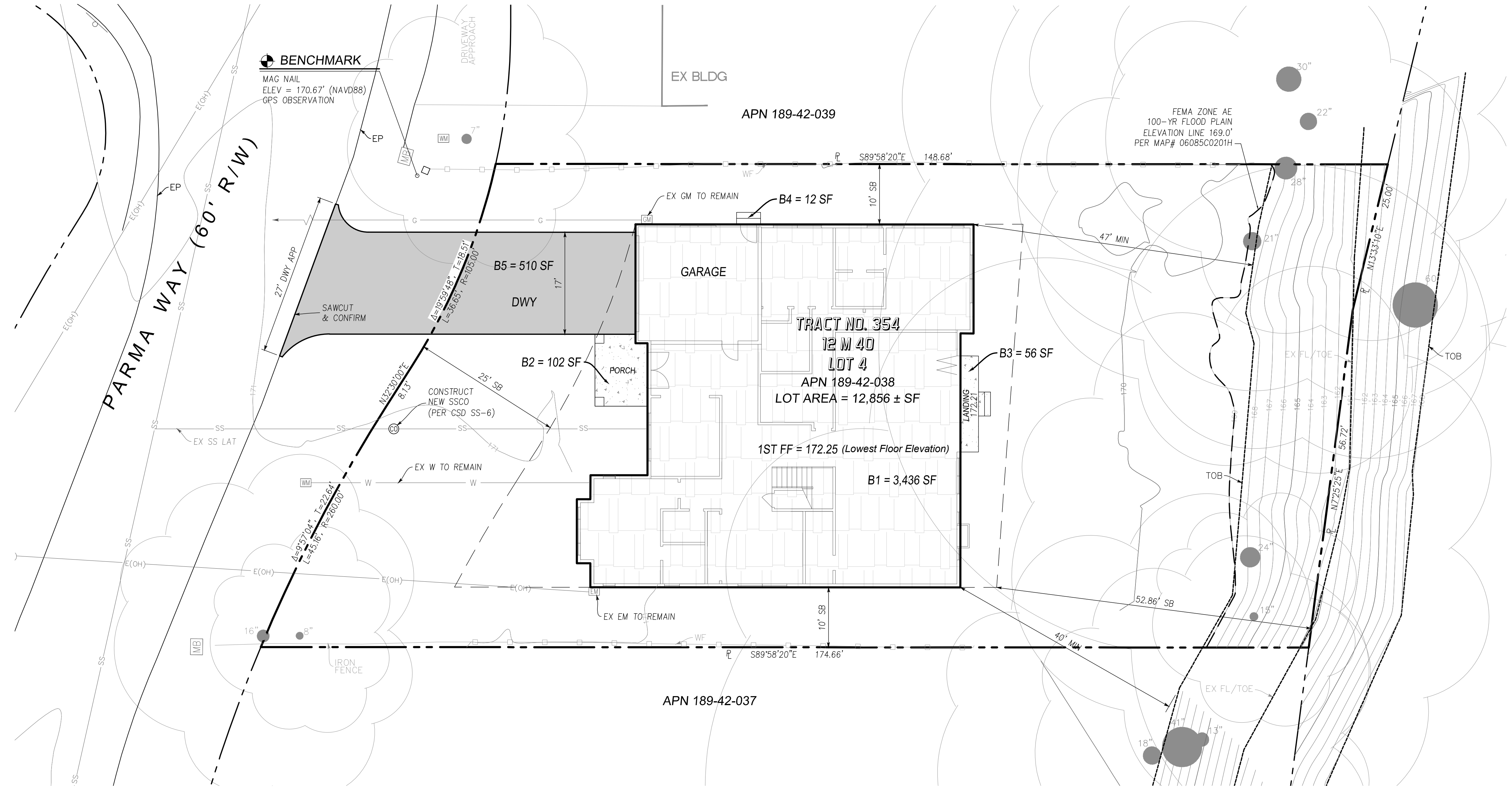
  

SUMMARY		
DESCRIPTION	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT	7,093 SF	5,763 SF
POST-DEVELOPMENT	4,108 SF	8,748 SF
DIFFERENCE	-2,985 SF	2,985 SF

**LEGEND:**

- PROPOSED BLDG
- PROPOSED CONCRETE
- PROPOSED ASPHALT CONCRETE

- NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES, STORM DRAIN, SANITARY SEWER BEFORE BEGIN WORK. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND IN FIELD.
  - ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.
  - PRIOR TO COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.



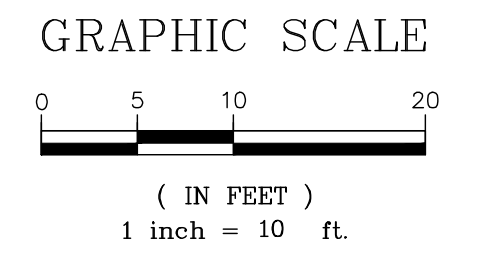
**JAY & NIYATI YAGNIK**  
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 598 E Santa Clara St. #270  
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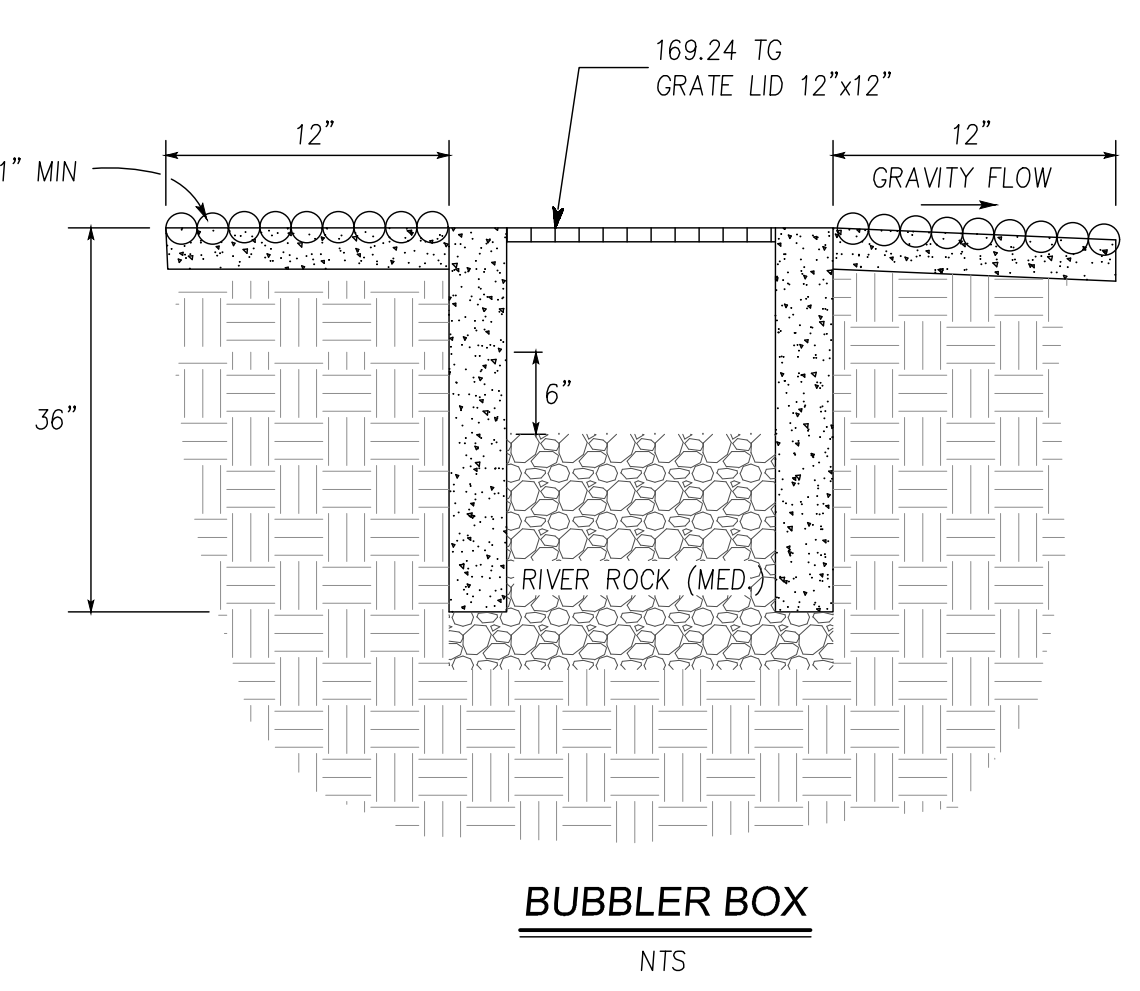
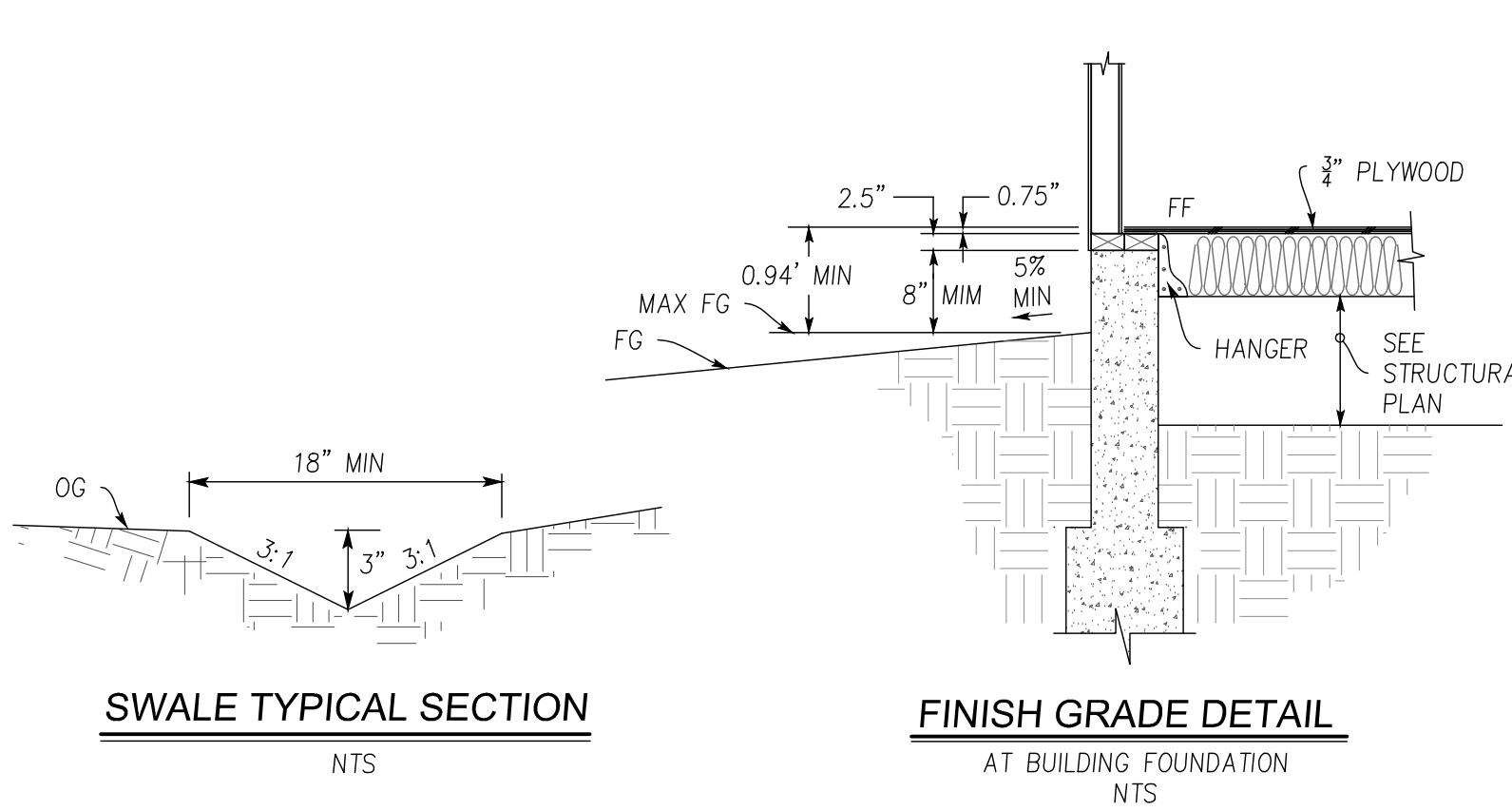
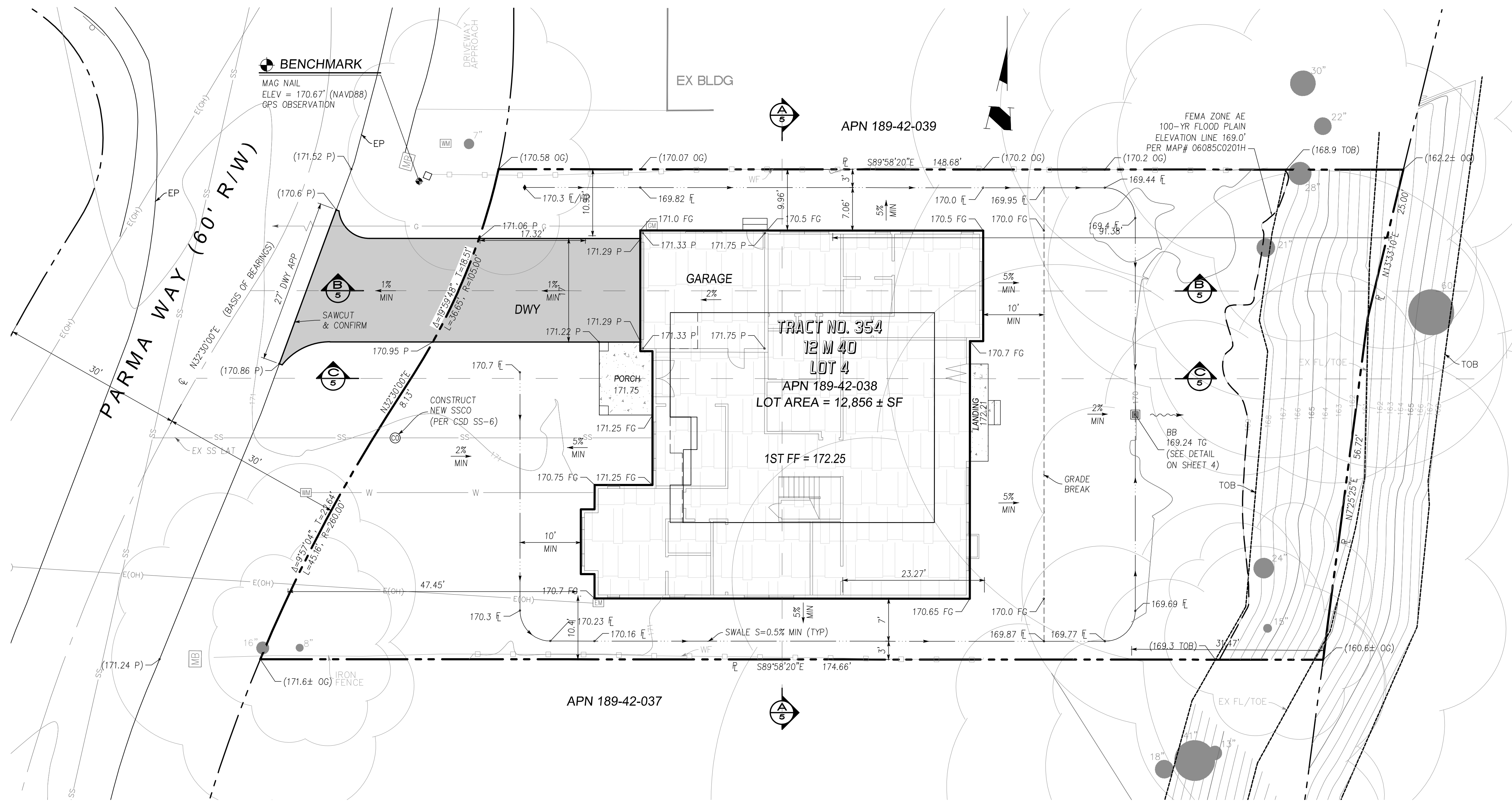
OVERALL SITE PLAN  
 825 PARMA WAY  
 APN 184-42-038

Project No.: \_\_\_\_\_  
 Designed: PT  
 Checked: NL  
 Date: 10/25/22

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 PW PROJECT #  
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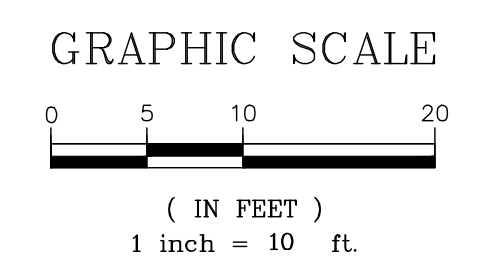


**NOTES:**

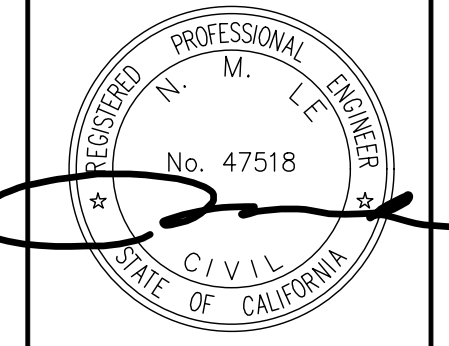
1. RIGID PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX FROM PUMP
2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER & LANDSCAPE WATER FROM ENTERING.
3. BOX SHALL BE SET IN LANDSCAPED AREA TO FACILITATE PERCOLATION.
4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.
5. BOX MUST BE LOCATE AT LEAST 10 FEET FROM BACK OF SIDEWALK AND 3 FEET MINIMUM AWAY FROM SIDE AND REAR PROPERTY LINES, APPROPRIATELY LOCATED IN SWALE, VEGETATED OR RETENTION AREA.

**FEMA:**

ZONES: X AND AE 100-YEAR BASE FLOOD ELEVATION: 169'  
 COMMUNITY: SANTA CLARA COUNTY  
 CITY OF LOS ALTOS,  
 MAP NUMBER: 06085C0201H  
 EFFECTIVE DATE: MAY 18, 2009  
 FEMA INFORMATION SHOWN ON SURVEY WERE INTERPOLATED USING FEMA FIRM AND GIS MAPS FROM FEMA FLOOD MAP SERVICE WEBSITE:  
[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)



NO.	REVISIONS	BY	DATE



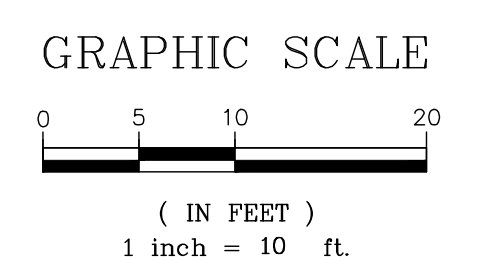
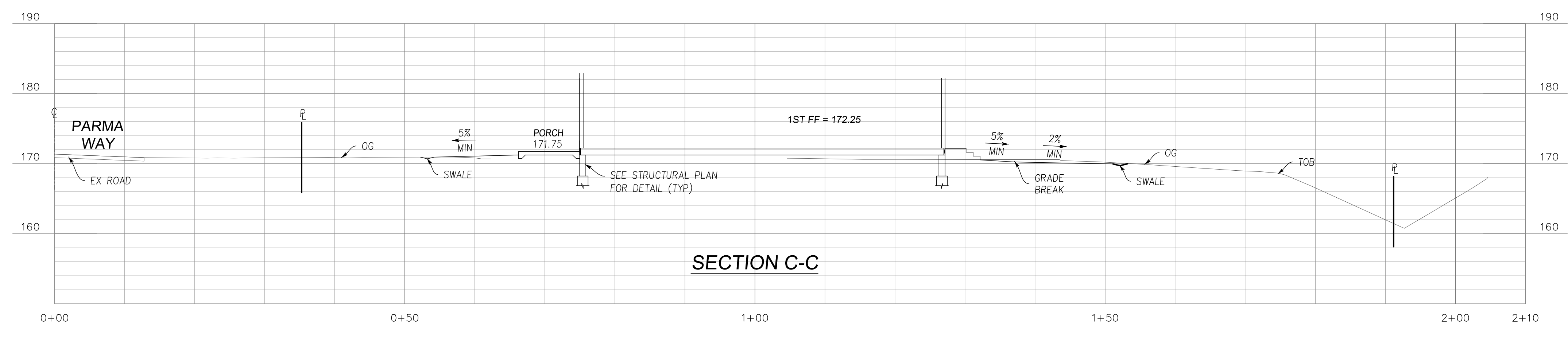
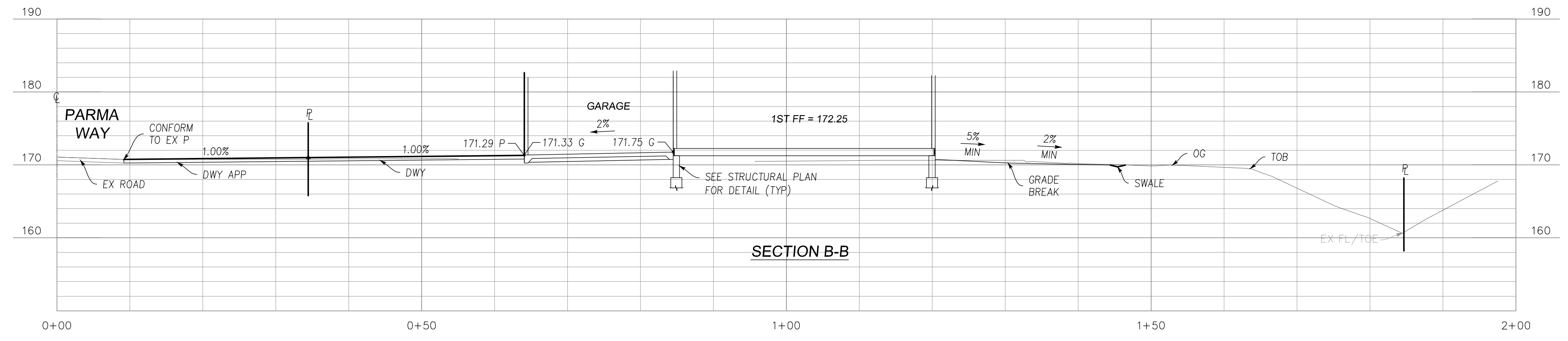
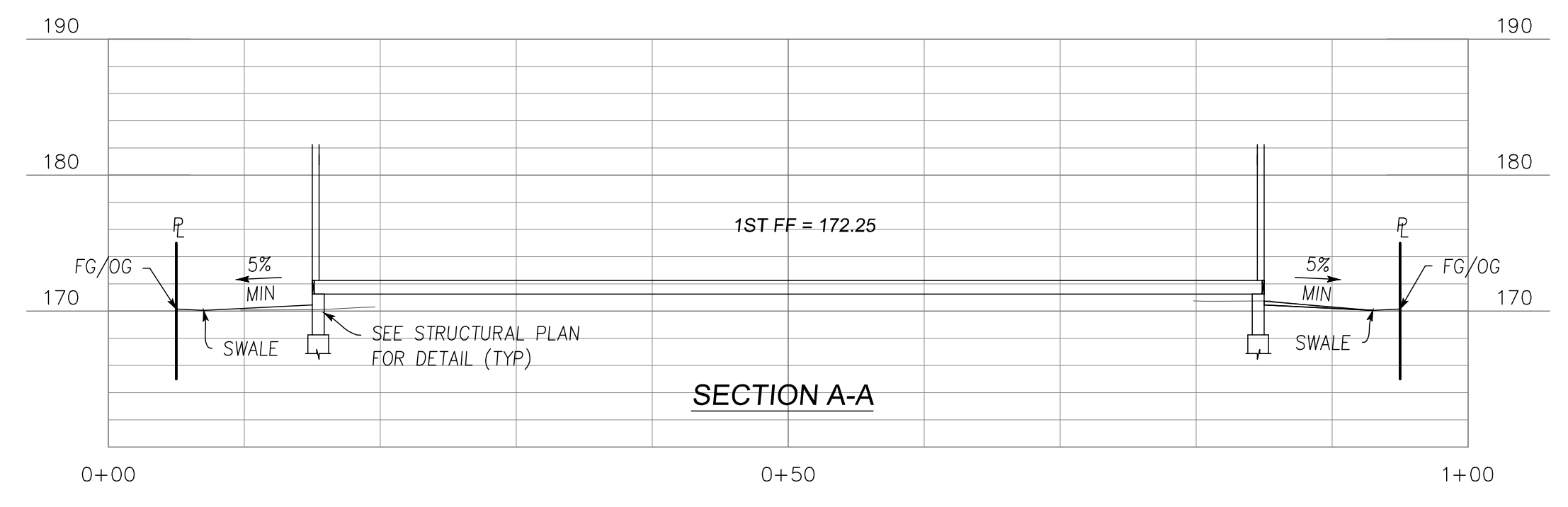
**JAY & NIYATI YAGNIK**  
 3388 MILTON CT, MOUNTAIN VIEW, CA 94040  
 TEL: (650) 450-3729

**JENGINEERING**  
 588 E Santa Clara St. #270  
 San Jose, CA 95112  
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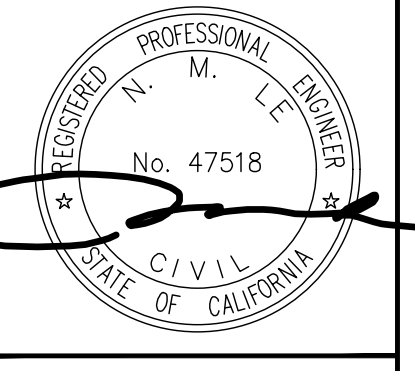
**GRADING & DRAINAGE PLAN**  
 825 PARMA WAY  
 APN 184-42-038

Project No.: LOS ALTOS, CALIFORNIA  
 Checked: NL  
 Designed: PT  
 Date: 07/25/22

SHEET  
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 OF 7 SHEETS  
 PW PROJECT #



NO.	DATE	BY	REVISIONS



**JAY & NIYATI YAGNIK**  
 3388 MILTON CT, MOUNTAIN VIEW, CA 94040  
 TEL: (650) 450-3729

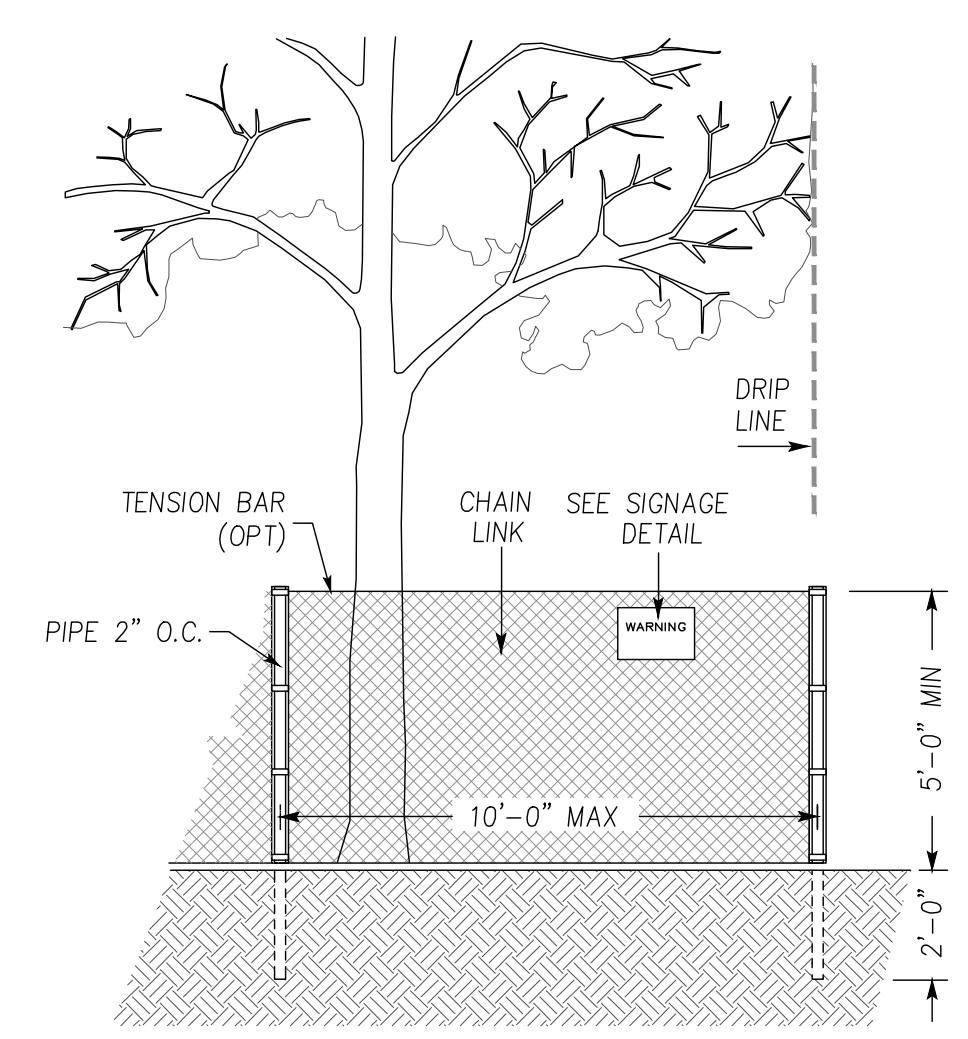
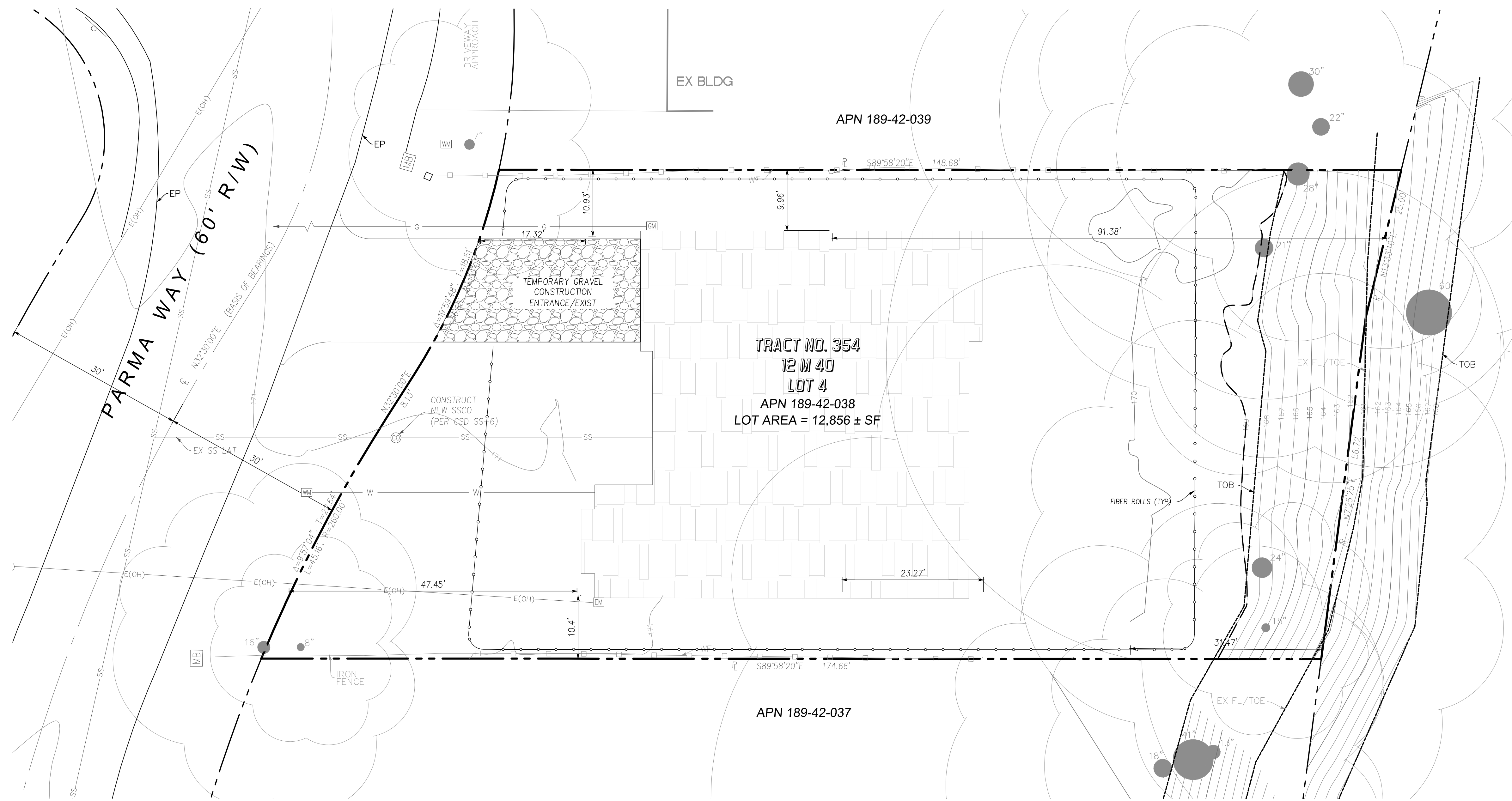
**ENGINEERING**  
 598 E Santa Clara St. #270  
 San Jose, CA 95112  
 Phone: (408) 906-7187  
 Fax: (408) 993-4006

**BUILDING CROSS SECTIONS**  
 825 PARMA WAY  
 APN 184-42-038

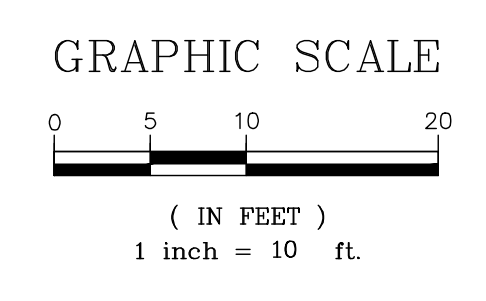
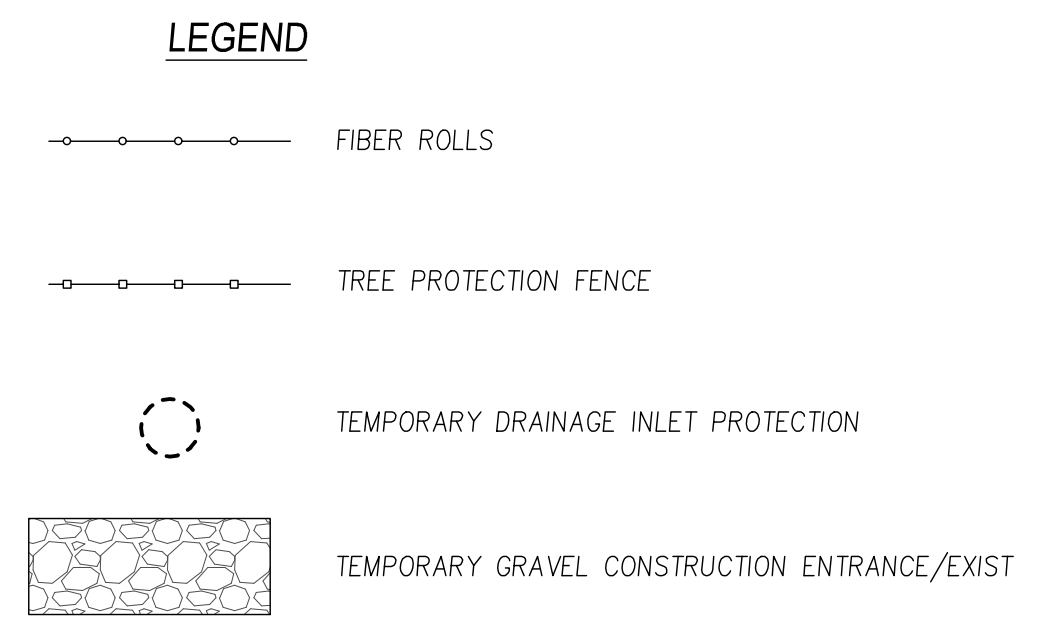
Project No.: LOS ALTOS CALIFORNIA Date: 07/25/22  
 Designed: PT Checked: NL

SHEET  
 5  
 OF 7 SHEETS

PW PROJECT #  
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- EXISTING TREE PROTECTION DETAIL**
- PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
  - FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
  - FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
  - TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
  - A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE CITY LOS ALTOS PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.



- NOTES:**
- EROSION AND SEDIMENTS CONTROL SHALL REMAIN IN PLACE AND MAINTAINED UNTIL THE PERMANENT LANDSCAPING IS INSTALLED.
  - CONTRACTOR TO PROVIDE STORMDRAIN INLET PROTECTION AT NEAREST INLET DOWNSTREAM OF PROJECT SITE

REVISIONS	BY	DATE

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598 E Santa Clara St. #270  
San Jose, CA 95112  
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---

**EROSION CONTROL PLAN**  
825 PARMA WAY  
APN 184-42-038

Project No.: \_\_\_\_\_  
Designed: PT  
Checked: NL  
Date: 10/25/22

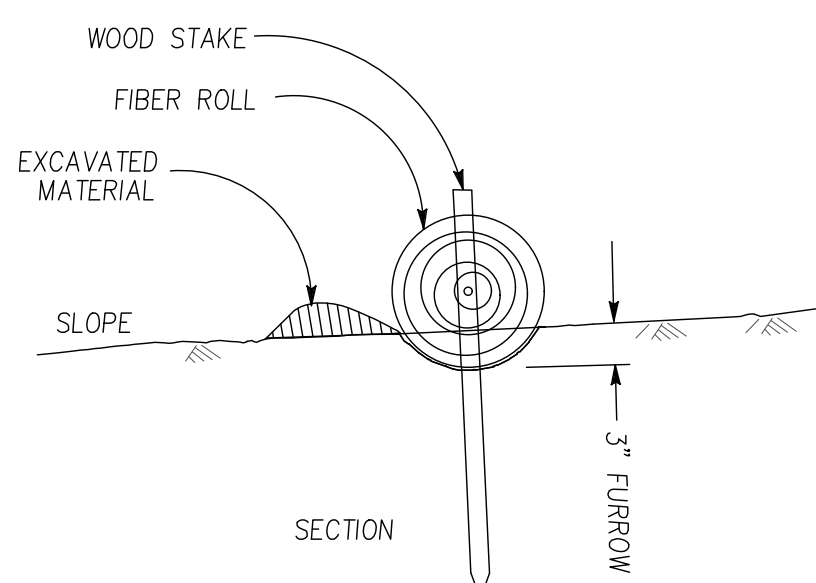
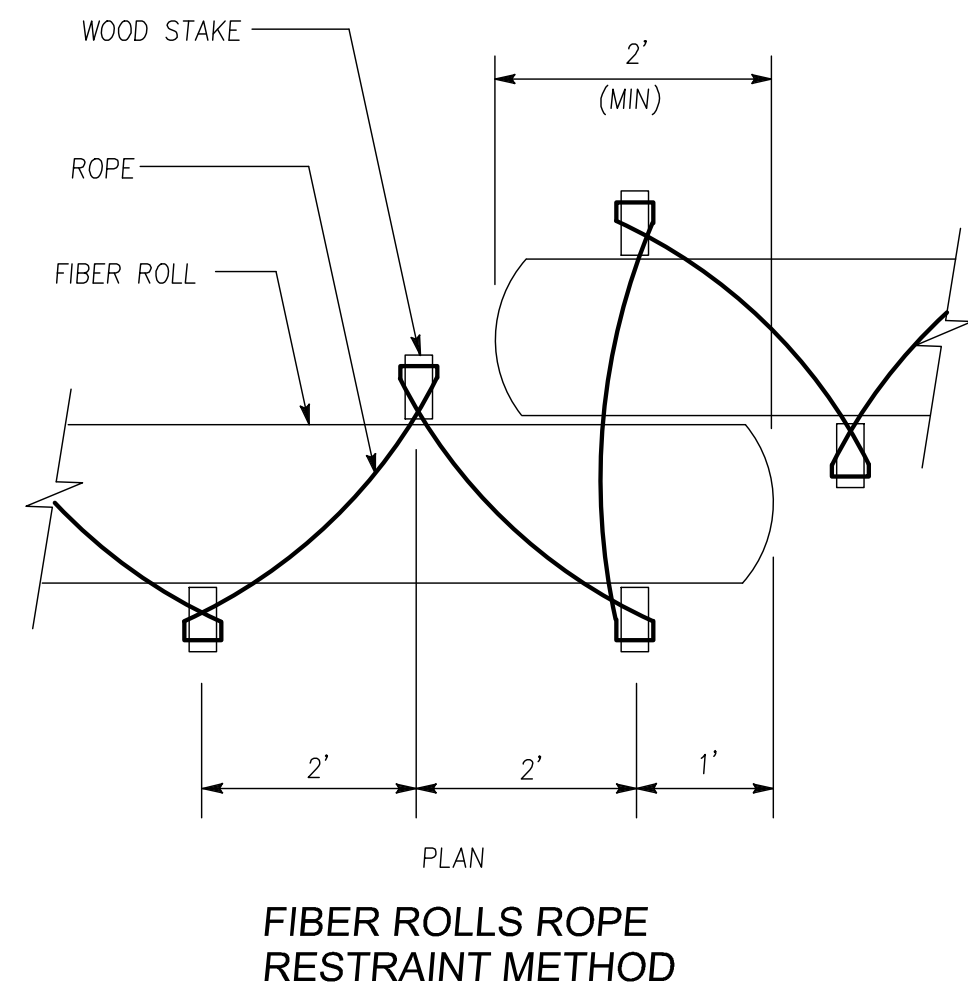
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LOS ALTOS CALIFORNIA

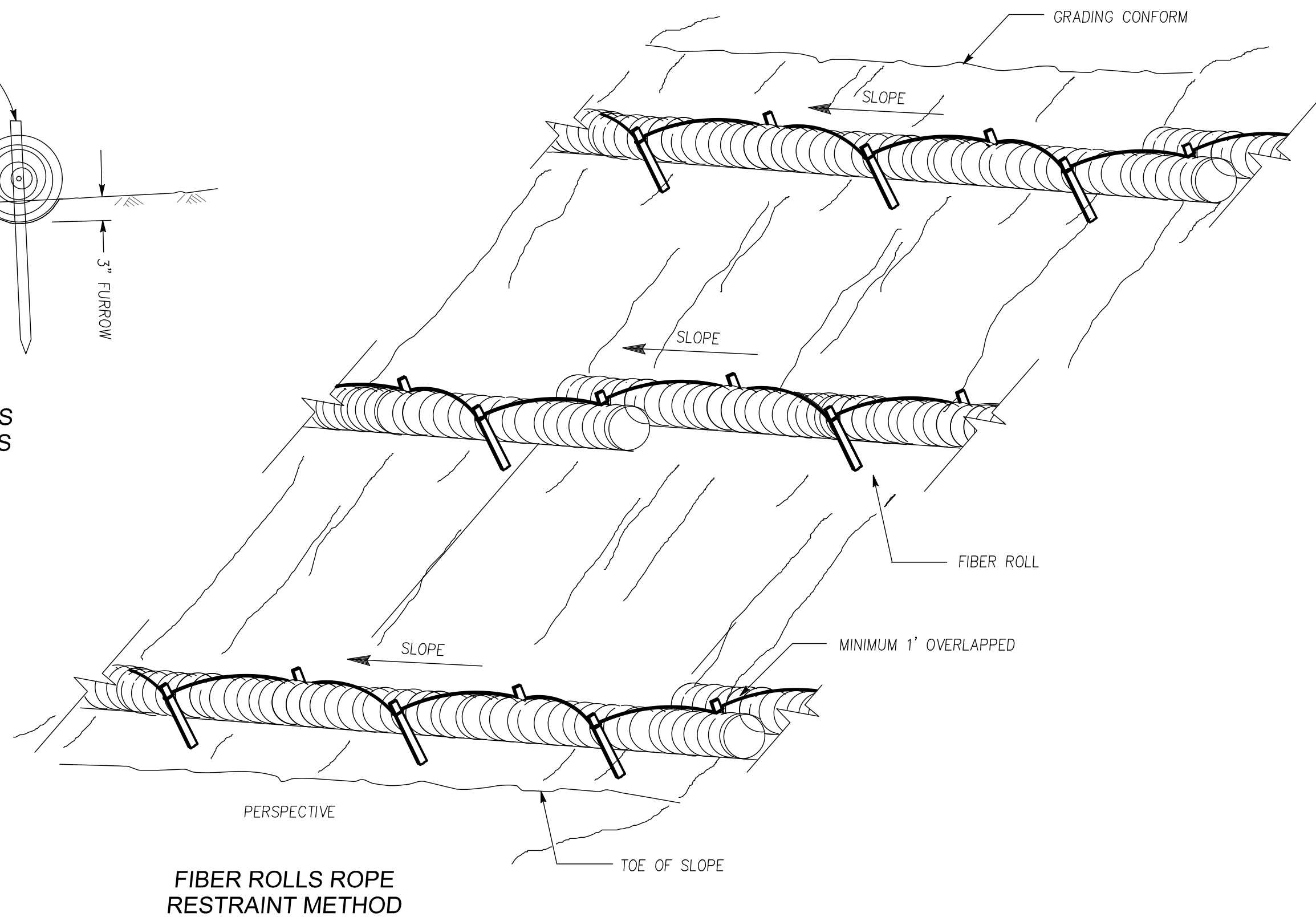
SHEET  
6  
OF 7 SHEETS  
PW PROJECT #

**EROSION CONTROL NOTES:**

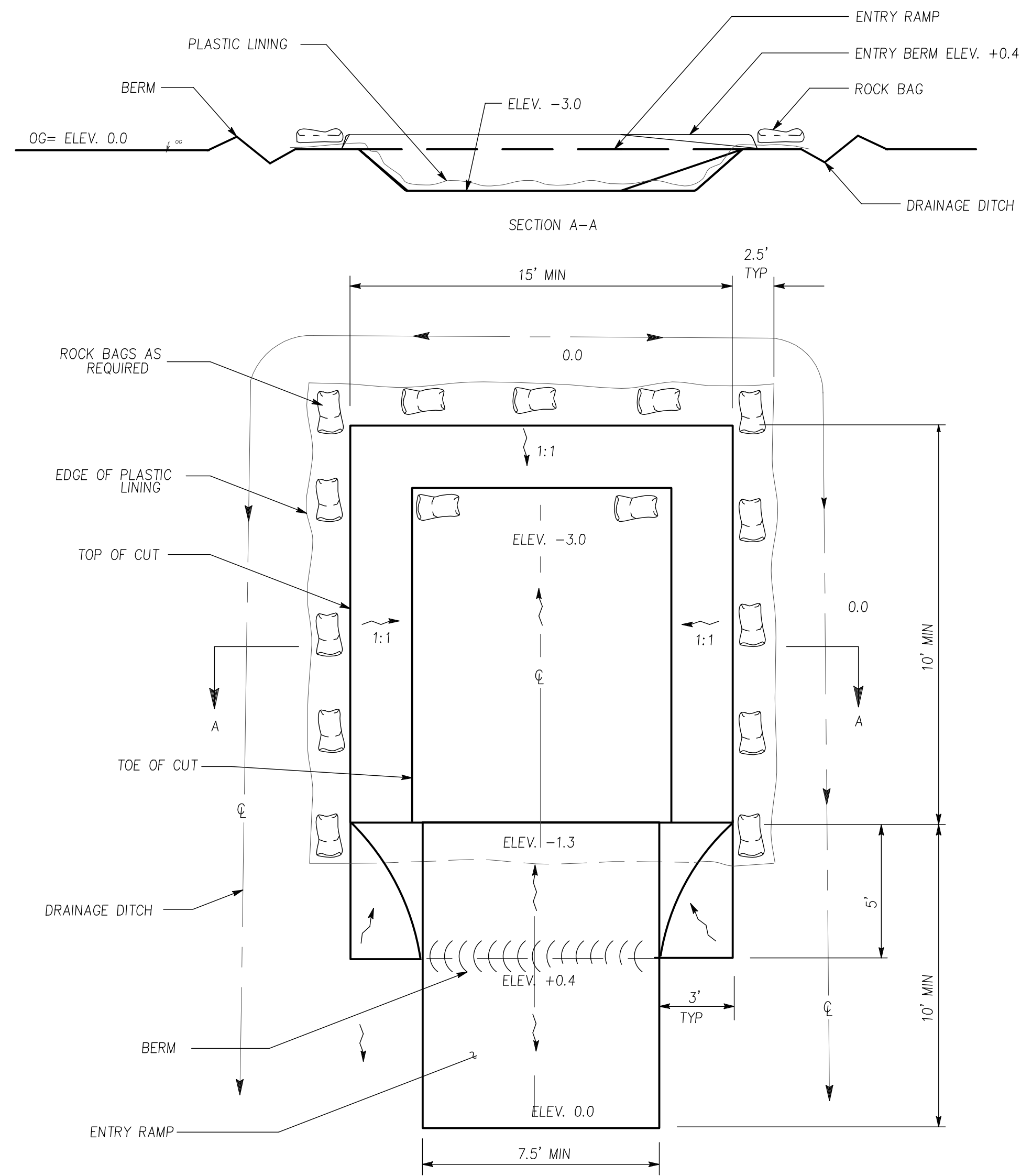
1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL PLAN ELEVATIONS OR PERMANENT IMPROVEMENTS. THE COUNTY INSPECTOR MAY REQUIRE INSTALLING ADDITIONAL EROSION CONTROL MEASURES DURING EARLY WORK OPERATION.
2. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR THE PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
4. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
5. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY.
6. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO
7. CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
8. FINISHED SLOPES ON THE SITE SHALL BE STABILIZED USING SEED AND STRAW OR HYDROSEED TREATMENTS. UNFINISHED ROADWAY AREAS SHALL BE PROTECTED FROM EROSION AS SHOWN ON THE EROSION CONTROL PLAN. HAY BALE CHECK DAMS WILL BE REQUIRED ON ROADWAY SLOPES STEEPER THAN FIVE PERCENT.



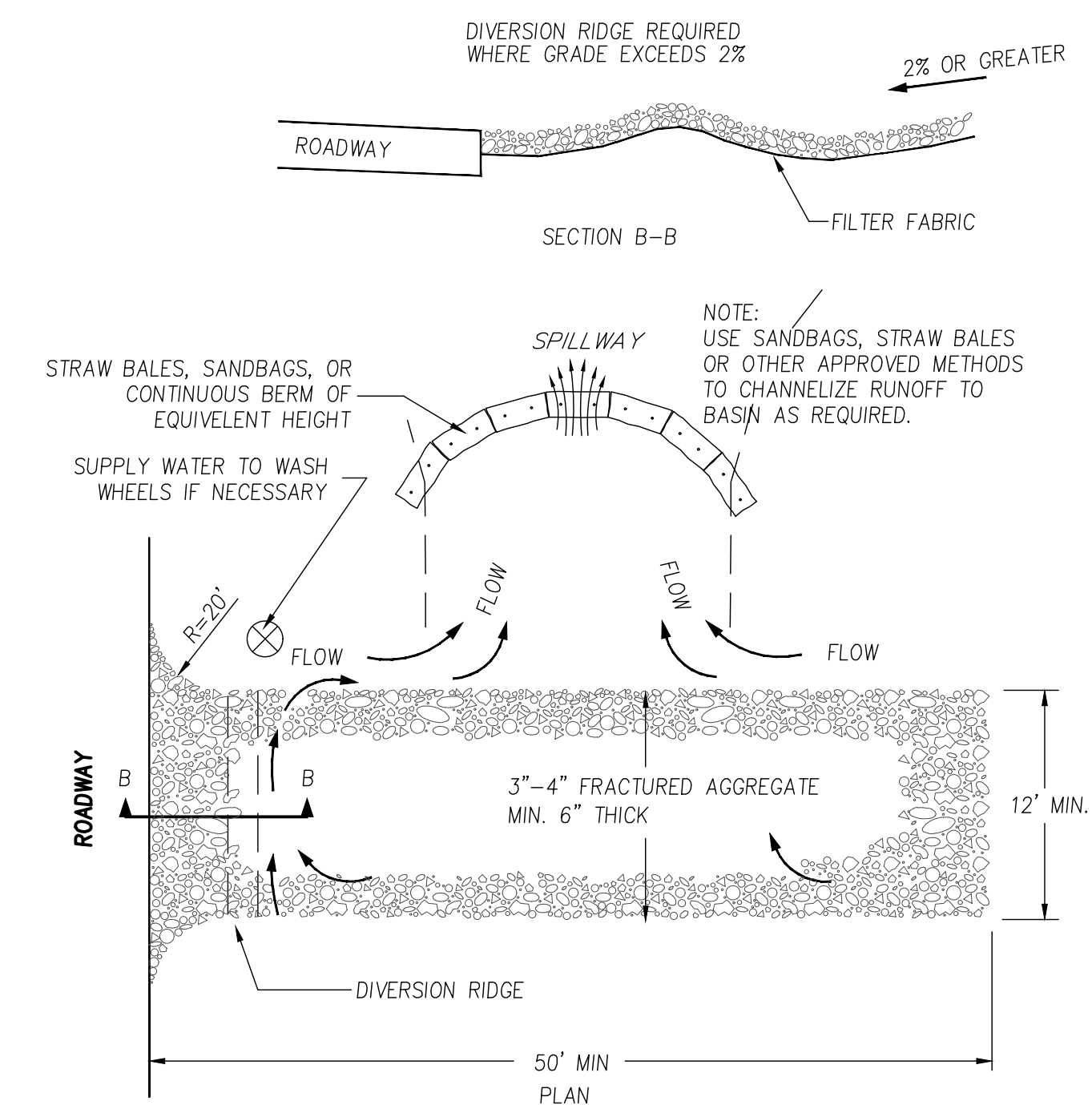
**FIBER ROLLS IN FURROWS**



**FIBER ROLLS ROPE RESTRAINT METHOD**



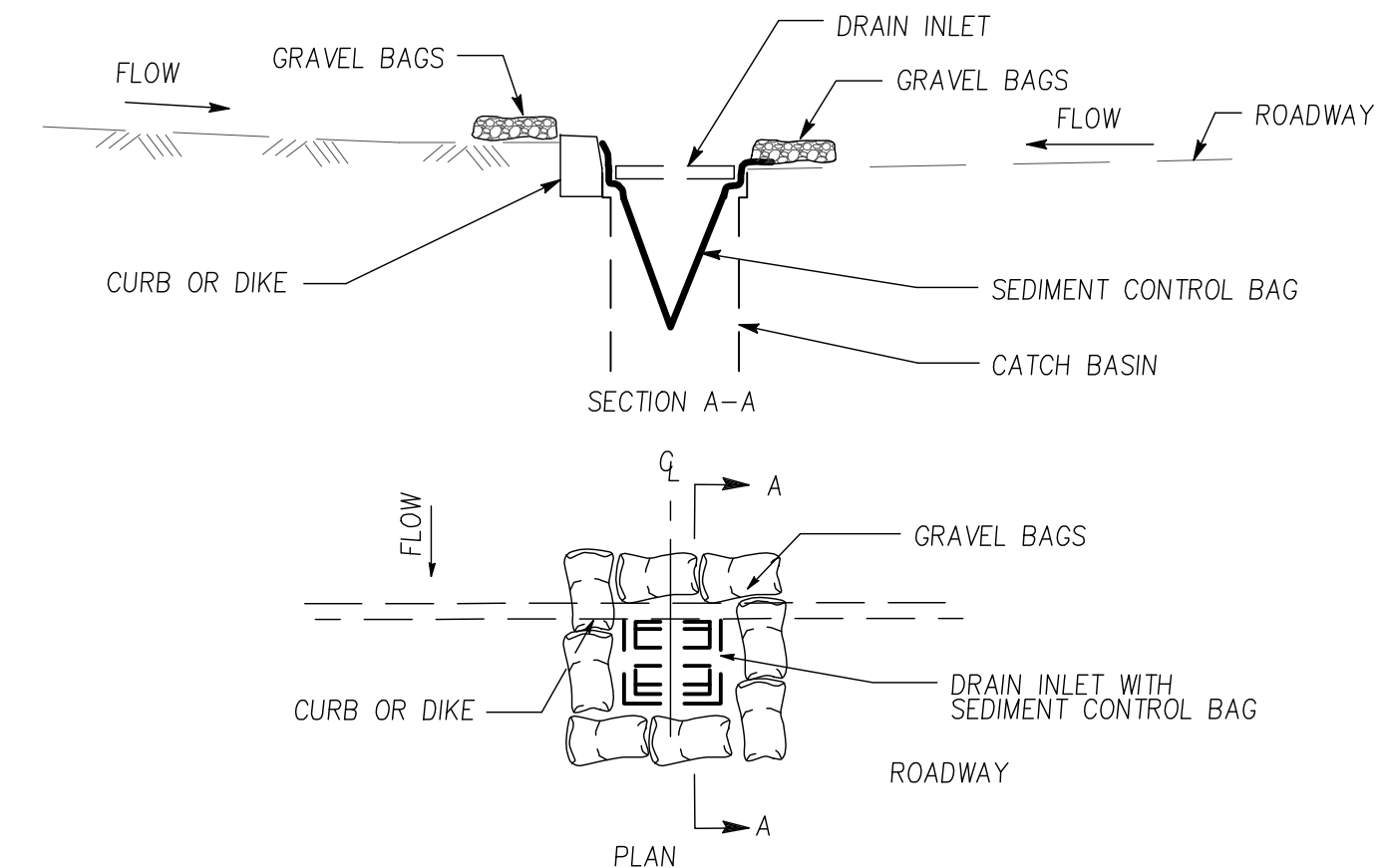
**TEMPORARY EQUIPMENT WASHING FACILITY (BELOW GRADE)**



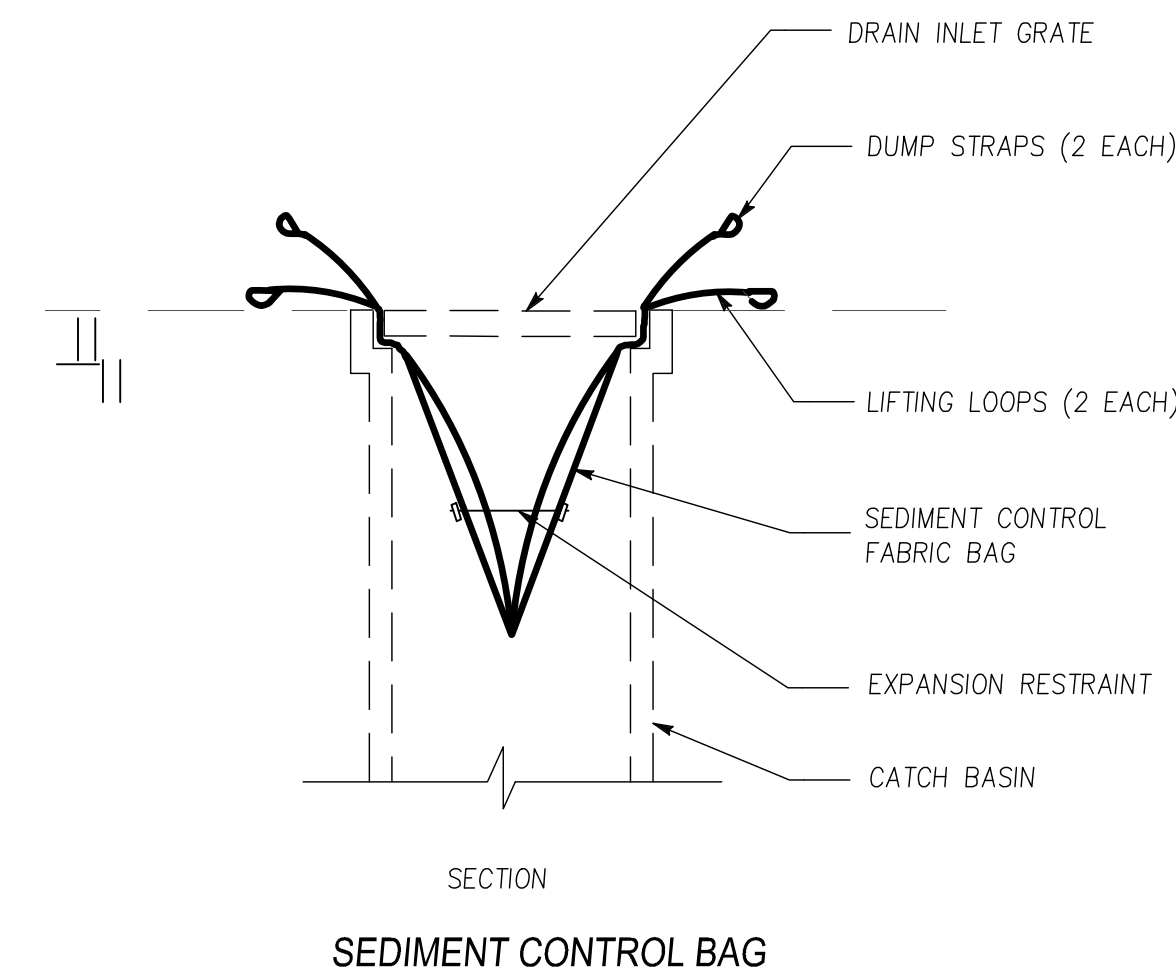
**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT**

**NOTES:**

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. 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.

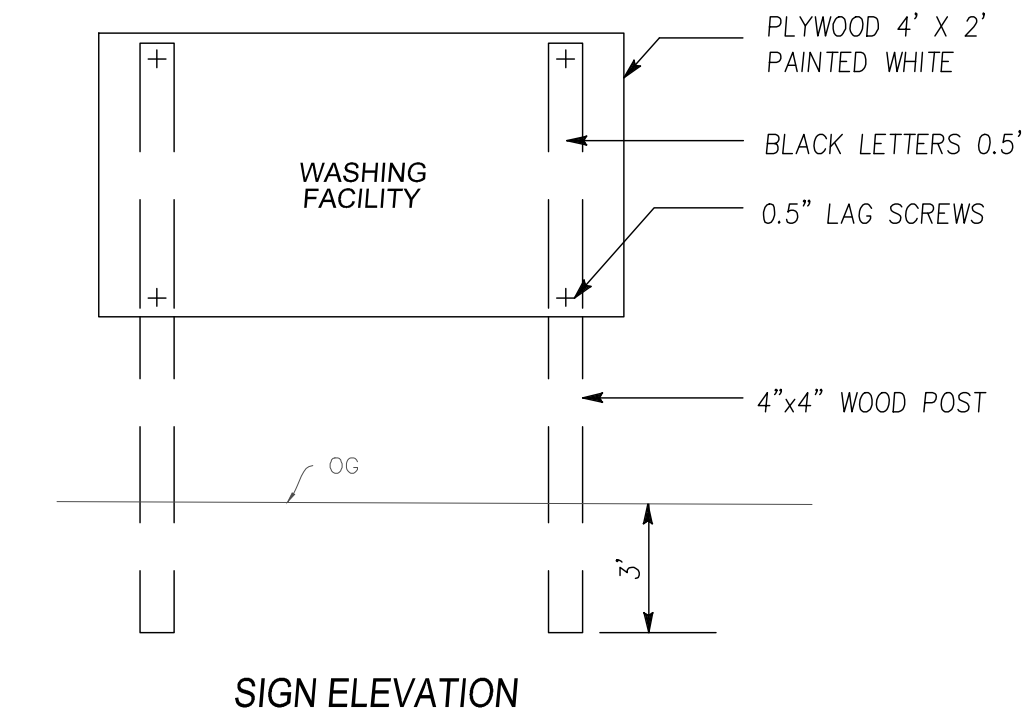


**TEMPORARY DRAINAGE INLET PROTECTION FOR PAVED AREAS EXPOSED TO TRAFFIC**



**NOTE:**

THE TEMPORARY EQUIPMENT WASHING FACILITY SIGN SHALL BE INSTALLED WITHIN 20 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



**WASHING FACILITY SIGN ELEVATION**

NO.	REVISIONS	BY	DATE

**JAY & NIYATI YAGNIK**  
3388 MILTON CT, MOUNTAIN VIEW, CA 94040  
TEL: (650) 450-3729

**J E ENGINEERING**  
598 E Santa Clara St. #270  
San Jose, CA 95112  
Phone: (408) 906-7187  
Fax: (408) 980-4006

**EROSION CONTROL DETAILS**  
825 PARMA WAY  
APN 184-42-038

Project No.: LOS ALTOS CALIFORNIA  
Designed: PT Checked: NL Date: 10/25/22

**SHEET 7 OF 7 SHEETS**  
PW PROJECT #

**From:** [Sofia Canova](#)  
**To:** [Sean Gallegos](#)  
**Cc:** [Public Comment - DRC](#)  
**Subject:** In Reference to SC22-0035 – 825 Parma Way  
**Date:** Wednesday, February 01, 2023 4:57:36 PM

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To Whom It May Concern,

We are the neighbors at 805 Parma, the immediate neighbors of the subject property. We have reviewed the design request and have the following comments for your consideration. We of course wish to be accommodating and welcoming to our new neighbors but wanted to share our concerns that we believe can be easily remedied.

1. We are concerned with the screening of the property between the subject property and ours. In the landscaping plan, they specify planting 3 (POD) and 3 (TEC). This area is where our master bedroom sits and we don't find those to be appropriate screening hedges. We request that they instead plant a minimum of 6 (15 gallon) Prunus carolina trees that would be maintained as hedges extending above the fence line to screen their building view from our side yard. Prunus Carolina trees are a screening solution often advocated by the City and are acceptable to us both in appearance and function.
2. The plans indicate that there are two existing trees in the front yard that will remain, a birch tree and a purple-leaf cherry tree. These trees have already been removed from the property. We ask that the two trees be replaced with mature trees to reduce the appearance of bulk of the property from the street and be in keeping with the character of the neighborhood. Examples of appropriate trees may be Ginkgo, Chinese Pistache, Magnolia or Maple.

Sincerely,

Sofia and Adam Budelli