



## **ZONING ADMINISTRATOR MEETING AGENDA**

**4:00 PM - Wednesday, May 17, 2023**

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

**Members of the Public may only comment during times allotted for public comments and public testimony will be taken at the direction of the Zoning Administrator. Members of the public are also encouraged to submit written testimony prior to the meeting at [ZAPublicComment@losaltosca.gov](mailto:ZAPublicComment@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 Zoning Administrator's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to Staff. Speakers are generally given two or three minutes, at the discretion of the Zoning Administrator. Please be advised that, by law, the Zoning Administrator is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "the Brown Act") items must first be noticed on the agenda before any discussion or action.

### **ITEMS FOR CONSIDERATION/ACTION**

#### **CONSENT CALENDAR**

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

**1. Zoning Administrator Meeting Minutes**

Approval of the FINAL minutes of the regular meeting of May 3, 2023.

### **PUBLIC HEARING**

**2. SC22-0033 – Lauren Tilton – 125 S. Gordon Way**

Design Review for a new 4,725 square-foot two-story single-family residence. This project is categorically exempt from environmental review under Section 15303 ("New Construction or Conversion of Small Structures") of the California Environmental Quality Act (CEQA). *Project Planner: Golden*

**3. SC22-0036 – Shweta Singh – 960 Parma Way**

Design Review for a new 4,141 square-foot two-story single-family residence. This project is categorically exempt from environmental review under 15303 ("New Construction or Conversion of Small Structures") of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

**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.



# ZONING ADMINISTRATOR MEETING MINUTES

4:00 PM - Wednesday, May 03, 2023

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

## CALL MEETING TO ORDER

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

## ESTABLISH QUORUM

PRESENT: Zoning Administrator Zornes

STAFF: Senior Golden, Associate Planner Liu, and Associate Planner Healy

## PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

## ITEMS FOR CONSIDERATION/ACTION

### PUBLIC HEARING

**1. SC22-0026 - Burhan Baba - 705 Vista Grande Ave - Lot B**

The applicant requests a Design Review approval for a new two-story 3,827 square-foot residence with 2,222 square feet on the first story and 1,522 square feet on the second story. The project also includes a 757 square-foot attached ADU, not subject to Design Review approval. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Golden*

### STAFF PRESENTATION

Senior Planner Golden presented the staff report recommending approval of design review application SC22-0026 subject to the listed findings and conditions.

### PUBLIC COMMENT

Property owner Sandesh Tawari of 705 Vista Grande Avenue made himself available to answer any questions.

Zoning Administrator Zornes closed the public comment period.

Action: Zoning Administrator Zornes approved design review application SC22-0026 per the staff report findings and conditions.

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

AYES: Zornes

NOES: None

**2. SC23-0002 – Walter Chapman – 925 Echo Drive**

Design Review for a new 3,914 square-foot two-story single-family residence. This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA). *Project Manager: Healy*

**STAFF PRESENTATION**

Associate Planner Healy presented the staff report recommending approval of design review application SC23-0002 subject to the listed findings and conditions.

**PUBLIC COMMENT**

Neighbor Tom Hancock provided public comment.

Zoning Administrator Zornes closed the public comment period.

Action: Zoning Administrator Zornes approved design review application SC23-0002 per the staff report findings and conditions, with the following changes:

- Staff will modify Condition No. 4 for driveway site visibility.
- Remove Condition No. 5.

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

AYES: Zornes

NOES: None

**3. SC22-0015 – Jon Freel - 1210 Altamead Drive**

Design Review for the construction of a new two-story house including 2,456 square feet at the first story and 1,106 square feet at the second story. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act (CEQA). *Project Planner: Liu*

**STAFF PRESENTATION**

Associate Planner Liu presented the staff report recommending approval of design review application SC22-0015 subject to the listed findings and conditions.

**PUBLIC COMMENT**

A neighbor provided public comment.

Zoning Administrator Zornes closed the public comment period.

Action: Zoning Administrator Zornes approved design review application SC22-0015 per the staff report findings and conditions.

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

AYES: Zornes

NOES: None

**4. SC22-0017 – Mike Ma – 1219 Portland Avenue**

Design Review for the construction of a new two-story house including 2,433 square feet at the first story and 1,505 square feet at the second story. A 654 square-foot attached accessory dwelling unit is also proposed, but not subject to design review. This project is categorically exempt from environmental review under 15303 of the California Environmental Quality Act (CEQA). *Project Planner: Liu*

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application SC22-0017 subject to the listed findings and conditions.

PUBLIC COMMENT

A neighbor provided public comment.

Zoning Administrator Zornes closed the public comment period.

Action: Zoning Administrator Zornes approved design review application SC22-0017 per the staff report findings and conditions.

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

AYES: Zornes

NOES: None

**5. D22-0006 & TM22-0004 - Chris Kummerer - 14 Fourth Street**

Request for Multiple-Family Design Review and Tentative Map application for the construction of a new two-story, four-unit, residential condominium development with underground parking. The project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. *Project Planner: Liu*

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application D22-0006 and TM22-0004 subject to the listed findings and conditions.

PUBLIC COMMENT

None.

Zoning Administrator Zornes closed the public comment period.

Action: Zoning Administrator Zornes approved design review application D22-0006 and TM22-0004 per the staff report findings and conditions.

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

AYES: Zornes

NOES: None

**ADJOURNMENT**

Zoning Administrator Zornes adjourned the meeting at 4:48 PM.

Signature:   
NICK ZORNES (May 9, 2023 11:10 PDT)

Email: [nick.zornes@losaltosca.gov](mailto:nick.zornes@losaltosca.gov)

Nick Zornes  
Zoning Administrator







# ZA 5-3-23 Special Meeting FINAL action minutes

Final Audit Report

2023-05-09

Created:	2023-05-09
By:	Yvonne Dupont (ydupont@losaltosca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAjpy4TAtkEqm13DIHj5gcEHbGtnWlqGUf

## "ZA 5-3-23 Special Meeting FINAL action minutes" History

-  Document created by Yvonne Dupont (ydupont@losaltosca.gov)  
2023-05-09 - 6:07:45 PM GMT- IP address: 12.202.14.68
-  Document emailed to nick.zornes@losaltosca.gov for signature  
2023-05-09 - 6:08:08 PM GMT
-  Email viewed by nick.zornes@losaltosca.gov  
2023-05-09 - 6:09:47 PM GMT- IP address: 12.202.14.68
-  Signer nick.zornes@losaltosca.gov entered name at signing as NICK ZORNES  
2023-05-09 - 6:10:19 PM GMT- IP address: 12.202.14.68
-  Document e-signed by NICK ZORNES (nick.zornes@losaltosca.gov)  
Signature Date: 2023-05-09 - 6:10:21 PM GMT - Time Source: server- IP address: 12.202.14.68
-  Agreement completed.  
2023-05-09 - 6:10:21 PM GMT



**TO:** Nick Zornes, Zoning Administrator  
**FROM:** Steve Golden, Senior Planner  
**SUBJECT:** SC22-0033 – 125 South Gordon Way

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## RECOMMENDATION

Approve design review application SC22-0033 for the construction of a new 4,725 square foot, two-story house subject to the listed findings and conditions of approval and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (“New Construction or Conversion of Small Structures”).

## BACKGROUND

### Project Description

- Project Location: 105 South Gordon Way, on the east side of South Gordon Way between East Edith Avenue and Hillview Avenue
- Lot Size: 19,750 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: Two-story home

The proposed project includes the demolition of an existing two-story home and construction of a new two-story home with 2,721 square feet on the first story and 2,004 square feet on the second story (see Attachment A – Project Plans). The proposed project will remove the circular driveway and construct a new driveway along the northerly property line. The proposed residence will be setback closer to South Gordon Way with a 25-foot front yard setback, whereas the existing residence has a 75-foot setback. The style of the proposed residence is best characterized as a “Queen Anne” style consisting of steep pitched front facing gable roofs and a variety of other non-uniform roof forms. The front façade includes a covered front entry with a wrap-around porch with columns. The exterior materials include compositional roof shingles and a standing seam metal roof at the front porch, brick water table, wood shingle siding, aluminum clad windows and other decorative windows, and detailed with wood trim and paneling that integrates with the design style and architectural characteristics of the proposed residence. The proposed project also includes a detached 450 square-foot pavilion in the rear yard.

The subject site has 26 trees on the property and an additional four trees on the abutting right-side property that have driplines encroaching within the property. Seven (Tree Nos. 6, 7, 9, 14, 22, 24, and 25) of the 26 on-site trees and the four trees on the abutting property are considered protected trees per the city’s Tree Protection Regulations (Chapter 11.08 Los Altos Municipal Code). A total of 21

trees are proposed to be removed, five of which are protected trees. Sheet T2 of the design plans contains a list of the trees and a tree location plan. Sheets T3 and T4 includes an arborist report that assesses the condition of the trees and provides recommended tree protection measures before, during, and after construction.

**ANALYSIS**

**Design Review**

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

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	4,731 square feet	3,634 square feet	3,650 square feet
<b>FLOOR AREA:</b>			
1st Floor	4,147 square feet	2,721 square feet	
2nd Floor	840 square feet	2,004 square feet	
Total	4,987 square feet	4,725 square feet	4,725 square feet
<b>SETBACKS:</b>			
Front	75 feet	25 feet	25 feet
Rear	24.5 feet	41 feet	25 feet
Right side(1 <sup>st</sup> /2 <sup>nd</sup> )	14.5 feet/56 feet	11 feet/18.5 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet/±17.5 feet	10 feet/32 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	23 feet	26.8 feet	27 feet

The project also includes a 3,553 square-foot basement that is not included in the floor area calculation per the definition of floor area and an 850 square-foot attached accessory dwelling unit (ADU) at the first story, which is not included in the floor area total in the above table or the design review application per state law and city ordinance.

Pursuant to Chapter 14.76 of the LAMC, new two-story residences shall be consistent with policies and implementation techniques described in the Single-Family Residential Design Guidelines. The neighborhood is best described as a “Transitional Character Neighborhood” since the neighborhood has both smaller, older homes and larger newer or upgraded homes. According to the design guidelines, in Transitional Character Neighborhoods, good neighbor design reduces the abrupt changes that result from juxtaposing radically different designs or sizes of structures and proposed projects should not set the extreme and should be designed to soften the transition. The guidelines also suggest applying design mitigations to address deviations. Sheet A-0.020 shows the proposed residence in relation to the surrounding properties and Sheet A-0.021 shows other two-story residences in a larger neighborhood area. Although the proposed residence is one of the larger homes in the neighborhood, it is also on one of the larger lots in the neighborhood at 0.5 acres, whereas most of the lots range from 0.25 to 0.4 acres in size.



The design guidelines and design review findings require designs to minimize the bulk of the structure. The design of the first story has a 10-foot wall plate height, and the second story has an 8.5-foot wall plate height. The steeper pitched roof structures add to the bulk of the structure and while the applicant modified some of the roof pitches upon staff direction, the design is consistent with the Queen Anne style and reducing the roof pitches would be out of character with that style of architecture. The proposed design includes one-story elements at the front façade including the parlor and wrap around porch with the second story stepped further back. The covered porch roof structure also creates a horizontal eave line that breaks up the wall plane and massing of the two-story staircase feature at the front façade. The first story also includes a brick veneer water table which also visually breaks down the massing of the first story. The building articulation and the roof forms at the second story further breaks down the massing into smaller portions which helps to minimize the bulkiness of the structure as suggested in the Residential Design Guidelines.

With regards to tree preservation and removal, the arborist evaluated the conditions of the trees and determined they were in poor to fair condition. Most of the smaller trees are proposed for removal because they are not in good condition, within the footprint of the property improvements, or are not consistent with the new, more formal landscape plan. Of the five protected trees proposed to be removed, the arborist recommends removal of three of them (Tree Nos. 6, 7, and 24) for a variety of reasons and two trees have partial dead canopies or other structural defects (Tree Nos. 9 and 25). Aside from the five existing trees to remain, including two trees that are protected by city ordinance, staff recommends a condition of approval requiring the applicant plant five replacement trees including at least two Category I trees (Condition #3b). Two other conditions are proposed to protect the trees including incorporating the arborist recommendations for construction mitigations to reduce impacts to the trees into the building permit plans (Condition #5) and incorporate a shoring plan into the building permit plans to reduce impacts to existing on-site and off-site trees (Condition #3a).

The proposed landscape plan has a more formal landscape design and includes a variety of groundcovers, shrubs, trees, and hardscape. The new or rebuilt landscaping would need to satisfy the Water Efficient Landscape Ordinance requirements since it exceeds the 500 square-foot landscaping threshold for new residences and is conditioned as such. Staff recommends incorporation of Condition #3c, which requires the landscape screening around the property boundary to be a taller variety to help buffer direct views of the structure and mitigate the perception bulkiness from other adjacent viewpoints.

Overall, the project complies with the development standards in the R1-10 zoning district, is an appropriate design within the Transitional Character Neighborhood setting, maintains an appropriate relationship to the adjacent structures, minimizes excessive bulk, and protects trees insofar as practical.

## **ENVIRONMENTAL REVIEW**

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

## **PUBLIC NOTIFICATION AND CORRESPONDENCE**

A public meeting notice was posted on the property, mailed to property owners within a 300' radius, and published in the Town Crier. The applicant posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements. The applicant sent out letters to 12 neighbors in the immediate area by certified mail. One public correspondence was received and has been included in Attachment B.

Attachment:

- A. Project Plans
- B. Public Correspondence

Cc: Lauren Tilton, Applicant/Designer  
Eugene Letuchy and Anjali Khurana, Property Owners

## FINDINGS

SC22-0033 125 South Gordon Way

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

- A. The proposed residence complies with all provision of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed home maintains a similar finished floor elevation and orientation on the lot as the existing home and complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas because the trees on the property protected by city ordinance that are suitable for preservation are being preserved and there will not be any substantial grade changes nor soil removal to construct the residence. The proposed landscaping includes trees to replace protected trees and other new trees, shrubs, and ground cover will be in keeping with the surrounding neighborhood.
- D. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass because the proposed structure incorporates architectural design features such as horizontal eave lines, a brick water table, building articulation and a stepped back second story that breaks up the massing.
- 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. The design incorporates composition shingle and standing seam metal roof materials, wood shingle exterior siding, brick water table, aluminum clad wood windows, and window and door trim that are high quality and architecturally integrated. The size and scale of the proposed residence based on the overall building height and the height of each story relates to the larger lot size and relates well with the neighborhood.
- F. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the site is relatively flat and has incorporated softscape and hardscape surfaces into the plan and proposes a drainage plan to minimize off-site stormwater drainage.

## CONDITIONS OF APPROVAL

SC22-0033 125 South Gordon Way

### GENERAL

#### 1. Expiration

The Design Review Approval will expire on May 17, 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 March 16, 2023, except as may be modified by these conditions.

#### 3. Building Design Revisions

- a. The building plan set will incorporate a shoring plan for the basement construction that minimizes impacts to on-site and off-site protected trees. Unless exploratory trenching is performed by a certified arborist, the shoring plan shall include soldier piles within the 2/3's driplines of protected trees on the left and right side (i.e., alongside yard areas) of the proposed basement. Slope cuts shall be avoided in these areas. A letter from a certified arborist confirming exploratory trenching or approval of the shoring plan shall be provided with the building permit application.
- b. A minimum of five Category I/II sized trees (minimum 24-inch box container size) shall be planted as replacement trees. Of the five trees, at least two of them should be Category I type trees and have a height at maturity of at least 50 feet.
- c. The landscape screening proposed for planting along the side and rear property lines shall be revised to a species of plant that grows up to 12-15 feet at maturity and shall be a minimum of 15-gallon container size.

#### 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 comply with the City's Shoulder Paving Policy.

#### 5. Protected Trees

Tree Nos. 8, 14, 17, 22 and 26 as shown on Sheet T2 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director. The tree protection plan outlined in the arborist report (Ned Patchett Consulting, dated August 26, 2022) shall be incorporated into the building permit plans and implemented before and during construction.

#### 6. New Fireplaces

Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

**7. Landscaping**

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

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

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

**9. Indemnity and Hold Harmless**

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

**INCLUDED WITH THE BUILDING PERMIT SUBMITTAL**

**10. Conditions of Approval**

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

**11. Water Efficient Landscape Plan**

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

**12. Tree Protection Note**

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

**13. Reach Codes**

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

**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. Outdoor Condensing Units**

The plans shall show the location of any outdoor condensing unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. The Applicant shall provide the manufacturer's specifications showing the sound rating for each unit. The condensing units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

**16. Storm Water Management**

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

**17. California Water Service Upgrades**

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

**18. Underground Utility Location**

The Plans shall show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.

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

**19. Tree Protection**

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

**20. School Fee Payment**

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

**PRIOR TO FINAL INSPECTION**

**21. Landscaping Installation and Verification**

All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant

shall also provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package.

**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).

























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REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1

ABBREVIATIONS

- |                              |                              |
|------------------------------|------------------------------|
| EB ELECTRIC BOX              | T TELEPHONE                  |
| EM ELECTRIC METER            | TS TRAFFIC SIGNAL            |
| GM GAS METER                 | SS SANITARY SEWER            |
| HVE HIGH VOLTAGE ELEC. VAULT | SSCO SANITARY SEWER CLEANOUT |
|                              | WM WATER METER               |

(P) UTILITY NOTES

- REFER TO ADDITIONAL SITE NOTES ON SHEET A0.100.
- 1) GAS: NEW GAS METER AT NEW LOCATION
  - 2) WATER: EXISTING WATER METER TO REMAIN. UPGRADE AS REQUIRED PER DISTRICT STANDARDS
  - 3) ELECTRIC: NEW HOUSE ELECTRIC 400AMP METER AT NEW LOCATION. NEW ADU ELECTRIC 200AMP METER AT NEW LOCATION.
  - 4) SANITARY SEWER: EXISTING SANITARY SEWER LATERAL TO REMAIN. UPGRADE AS REQUIRED PER DISTRICT STANDARDS.

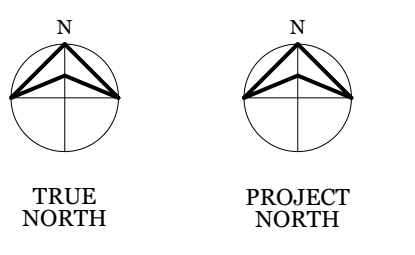
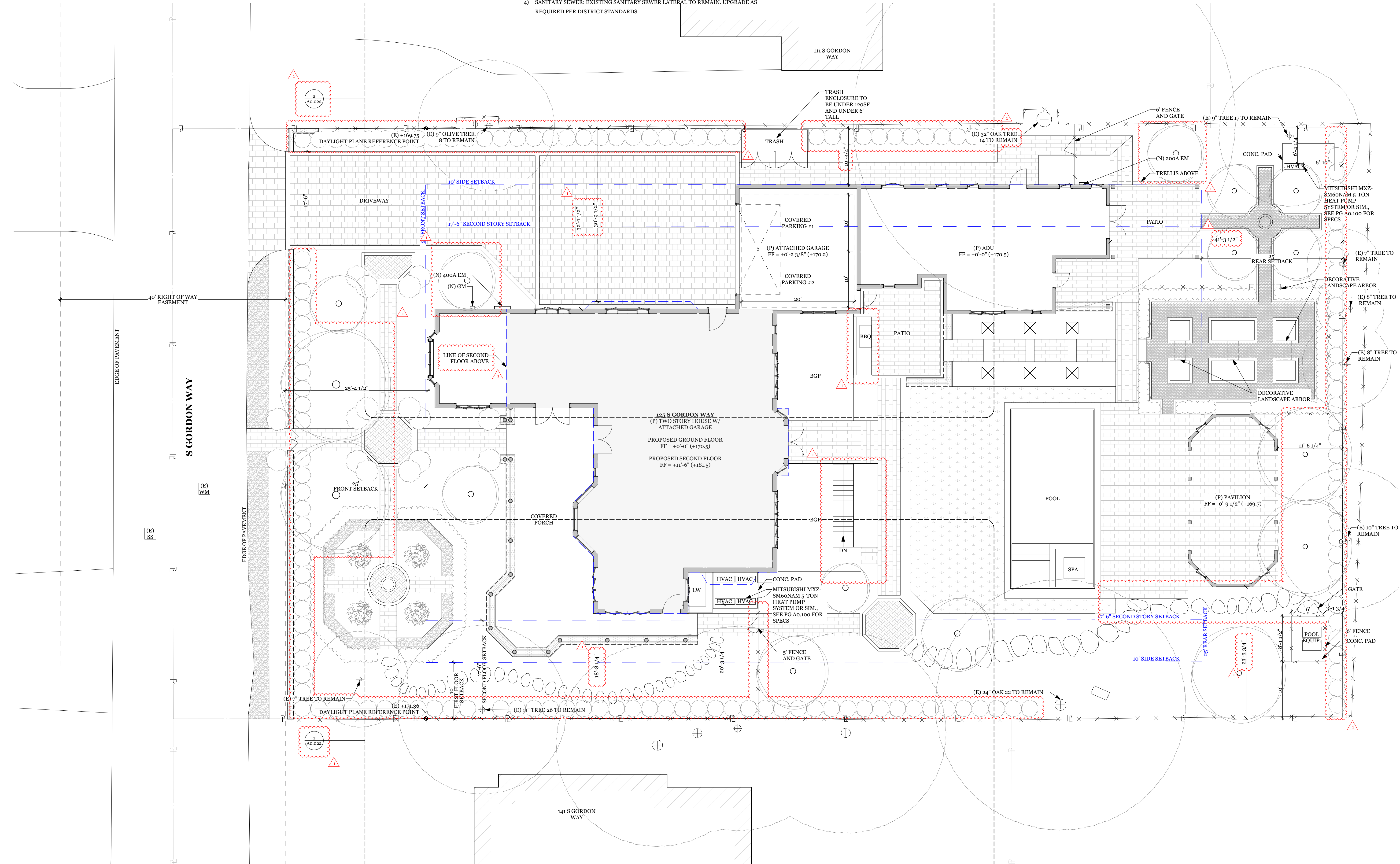
SITE PLAN LEGEND

- |  |  |  |                    |
|--|--|--|--------------------|
|  | BUILDING SETBACK   |  | (E) TREE TO REMAIN |
|  | PROPERTY LINE  |  | (N) TREE, SLD      |
|  | PERIMETER FENCING  |  |                    |
|  | TREE PROTECTION FENCING  |  |                    |
|  | SURVEY POINT FOR DETERMINED (E) GRADE FOR DAYLIGHT PLANES, SEE SU1 |  |                    |

(P) SITE PLAN NOTES

- REFER TO ADDITIONAL SITE NOTES ON SHEET A0.100.
- 1) FF HTS & STAIRS TO GRADE TO BE COORD. W/ CIVIL ENGINEER
  - 2) SEE SHEET A0.000 FOR TOTAL LOT AREA, ALLOWED LOT COVERAGE, AND ALLOWED FLOOR AREA RATIO

TREE NOTES UPDATED PER PLANNING COMMENTS



SITE PLAN

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

A1.100

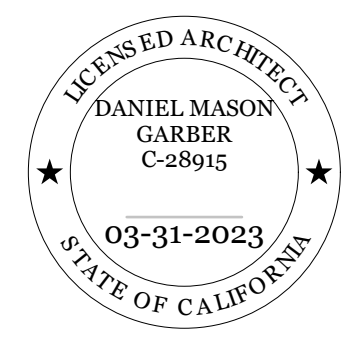






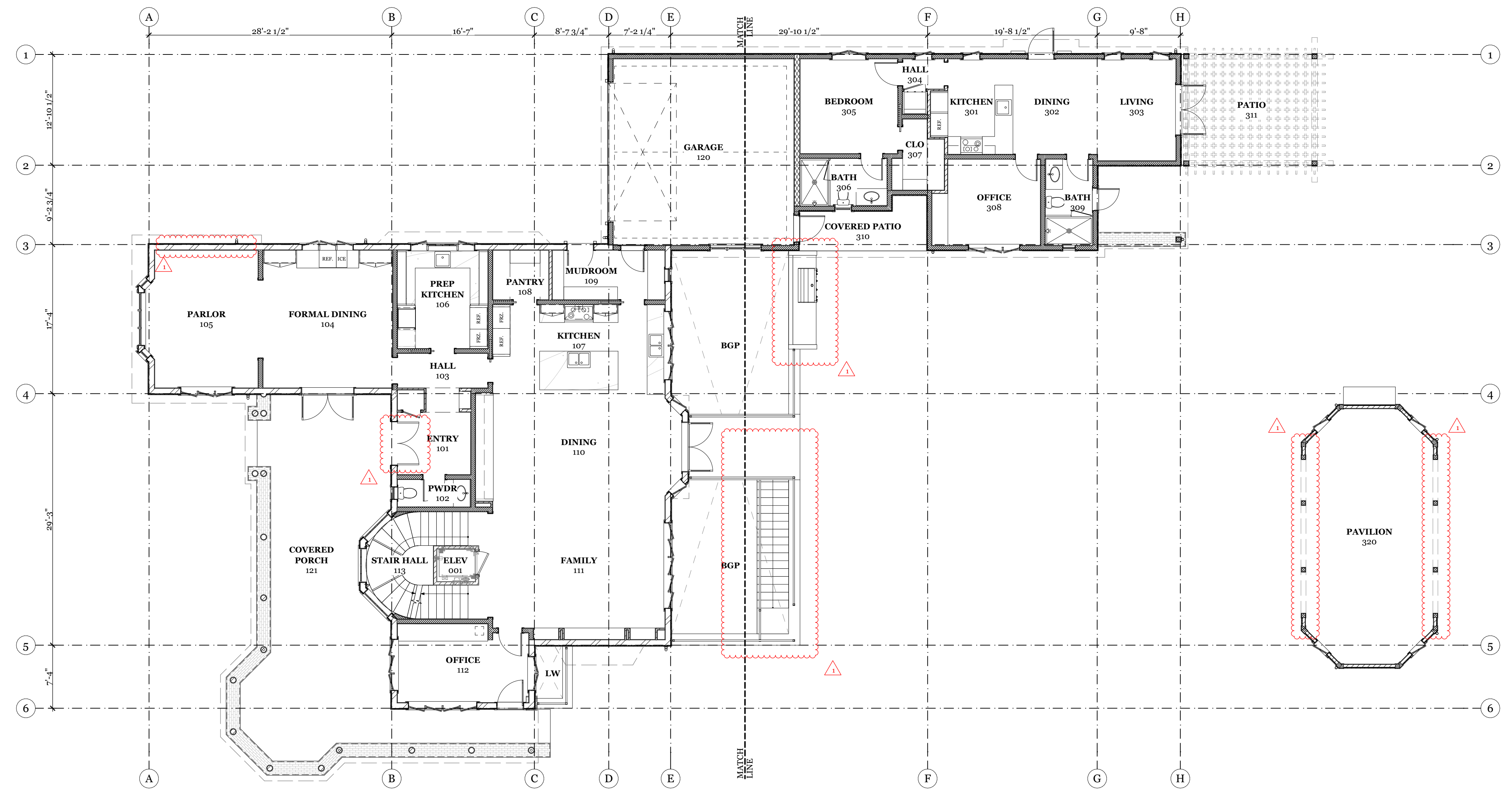


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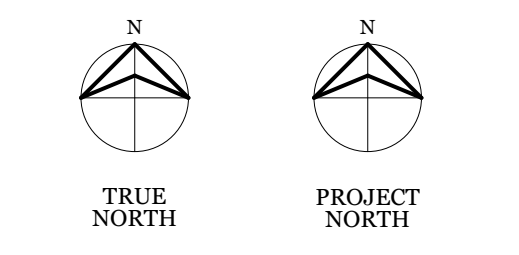


### 125 S GORDON

KHURANA / LETUCHY RESIDENCE  
125 S GORDON WAY  
LOS ALTOS CA 94022



ISSUANCES		
REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1



### FIRST FLOOR KEY PLAN

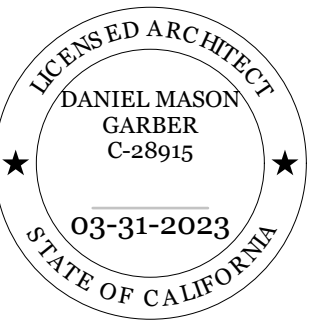
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125 S GORDON

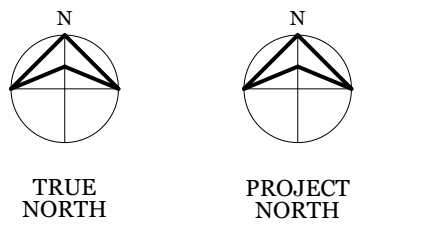
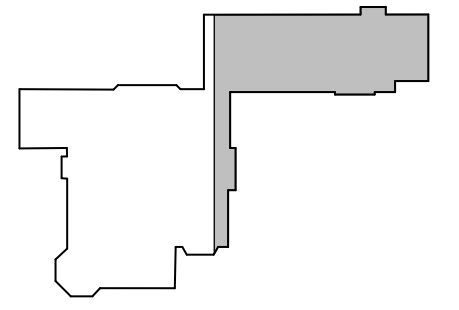
KHURANA / LETUCHY RESIDENCE  
125 S GORDON WAY  
LOS ALTOS CA 94022

(P) FLOOR PLAN NOTES

REFER TO ADDITIONAL FLOOR PLAN NOTES ON SHEET A0.100.



ISSUANCES	REV	DATE	DESCRIPTION
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1		03/16/23	PLANNING SET REV1

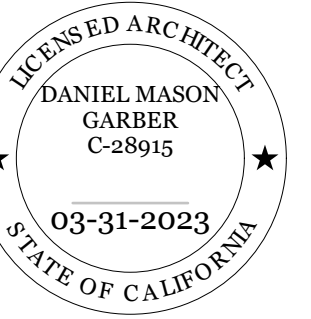


FIRST FLOOR  
PARTIAL PLAN

FIRST FLOOR PARTIAL PLAN

A1.212

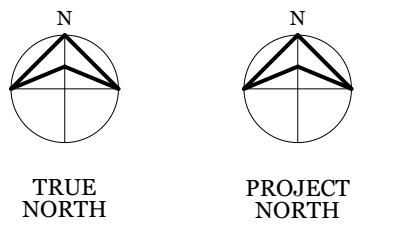
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## 125 S GORDON

KHURANA / LETUCHY RESIDENCE  
125 S GORDON WAY  
LOS ALTOS CA 94022

ISSUANCES	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET

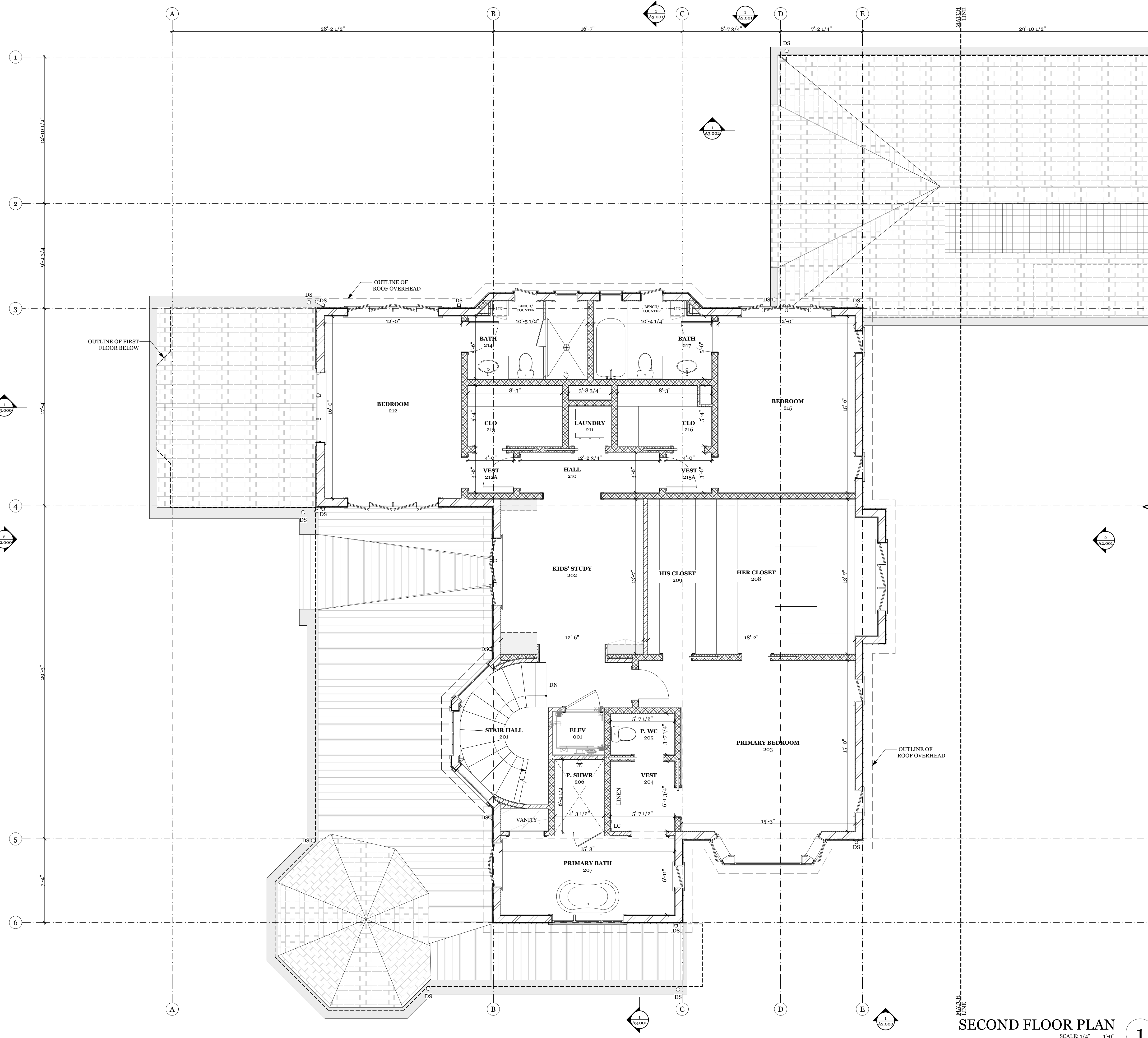


### SECOND FLOOR PLAN

# A1.220

#### (P) FLOOR PLAN NOTES

REFER TO ADDITIONAL FLOOR PLAN NOTES ON SHEET A0.100.



## SECOND FLOOR PLAN

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

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DATE PLOTTED: 9/6/23 10:02 PM



















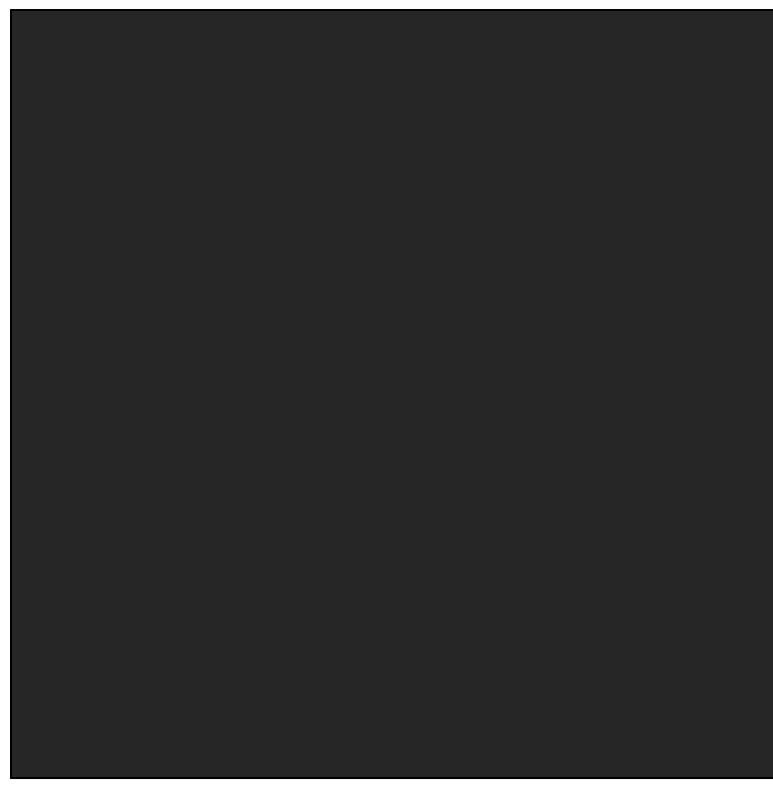
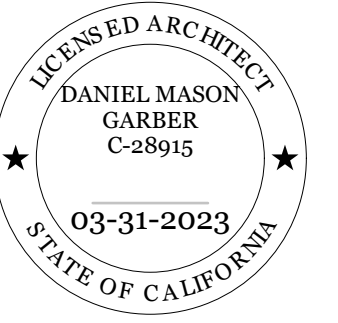








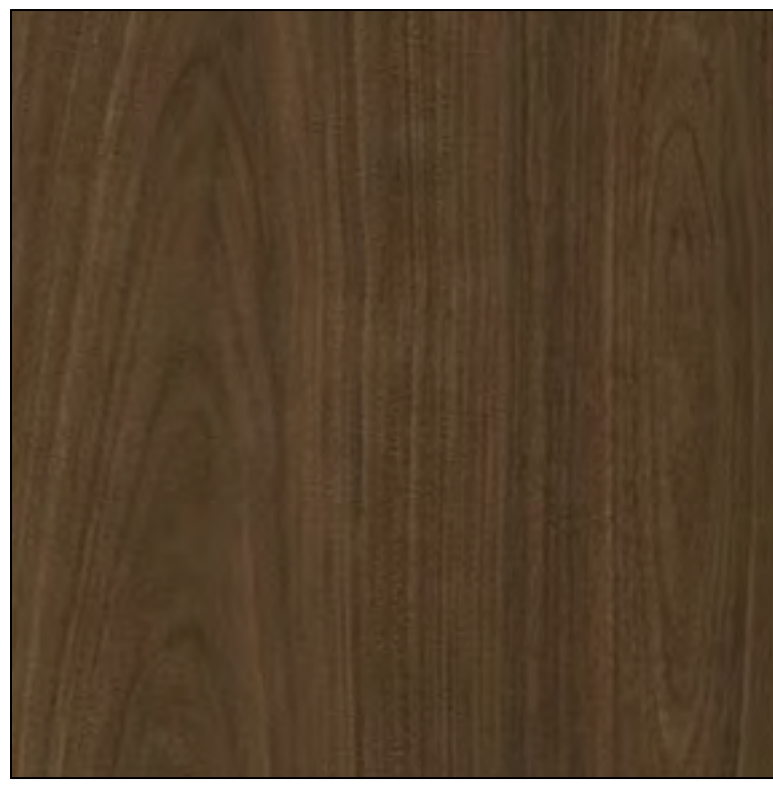
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SOUTHLAND WINDOWS AND DOORS -  
'BENJAMIN MOORE'S JET BLACK'



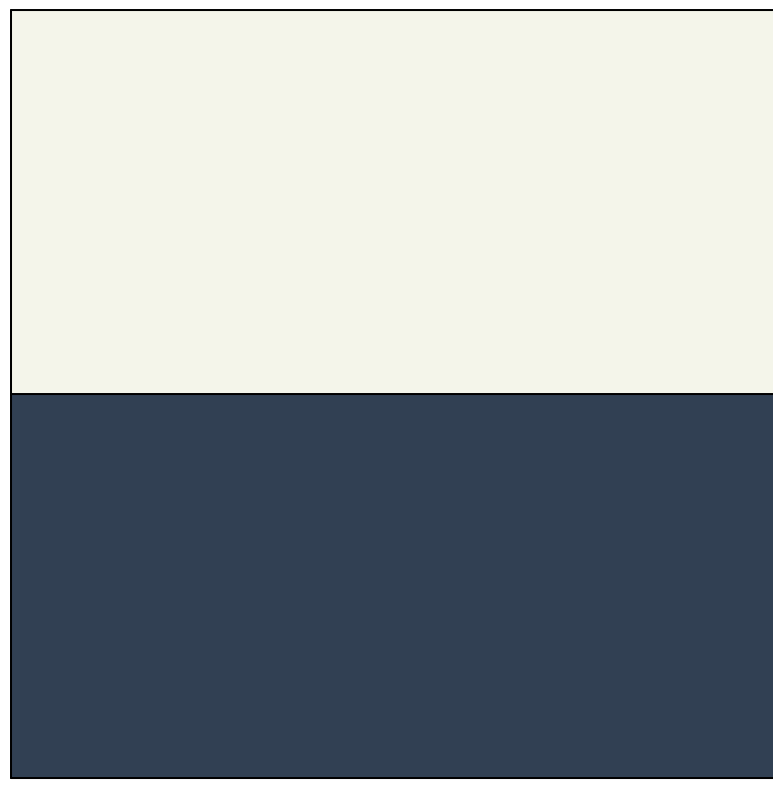
EXTERIOR SHINGLES  
BENJAMIN MOORE'S 'HUDSON BAY'



GARAGE AND ENTRY DOORS  
MEDIUM STAINED WOOD



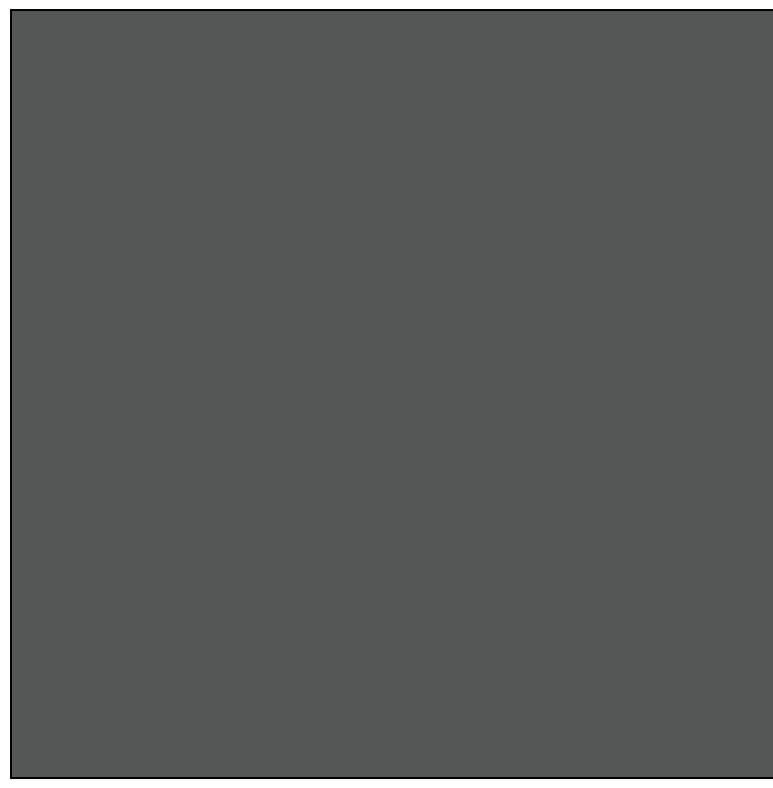
BASE MATERIAL- BRICK  
BENJAMIN MOORE'S 'SNOWFALL'



TRIM/PANELING  
BENJAMIN MOORE'S 'SNOWFALL'  
BENJAMIN MOORE'S 'HUDSON BAY'



COMPOSITE SHINGLE ROOF  
CERTAINTED 'LANDMARK SOLARIS GRAPHITE'



STANDING SEAM METAL ROOF  
CUSTOM BILT'S 'STROM GRAY'

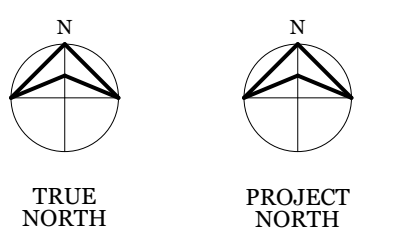


125 S GORDON

KHURANA / LETUCHY RESIDENCE  
125 S GORDON WAY  
LOS ALTOS CA 94022

ISSUANCES

REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1



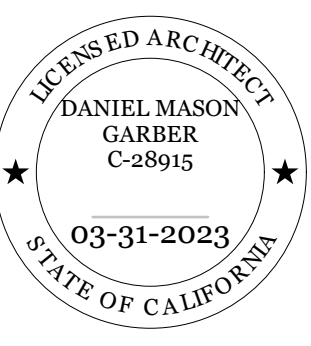
MATERIALS BOARD / RENDERING

A9.000

DATE REVISION: 3/16/23 10:00 AM



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125 S GORDON

KHURANA / LETUCHY RESIDENCE  
125 S GORDON WAY  
LOS ALTOS CA 94022



**ENTRY**  
SCALE: 1:0.60 **4**



**SIDE YARD**  
SCALE: 1:0.64 **2**



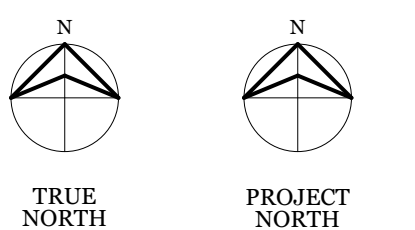
**DRIVEWAY**  
SCALE: 1:0.53 **3**



**STREET VIEW**  
SCALE: 1:0.67 **1**

ISSUANCES

REV	DATE	DESCRIPTION
1	03/16/23	PLANNING SET REV1



3D VIEWS

**A9.001**

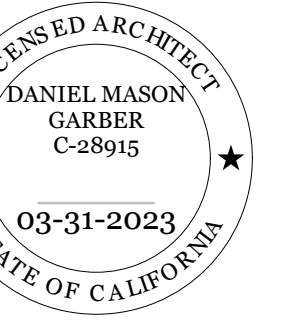
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125 S GORDON

KHURANA / LETUCHY RESIDENCE  
125 S GORDON WAY  
LOS ALTOS CA 94022

FLOOR AREA NOTES

BASIS FOR FLOOR AREA CALCULATIONS:  
- THE SUM OF ALL FLOORS IN A MAIN STRUCTURE MEASURED TO EXT. FACE OF FINISH

FAR CALCULATIONS LEGEND

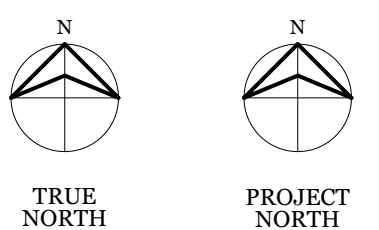
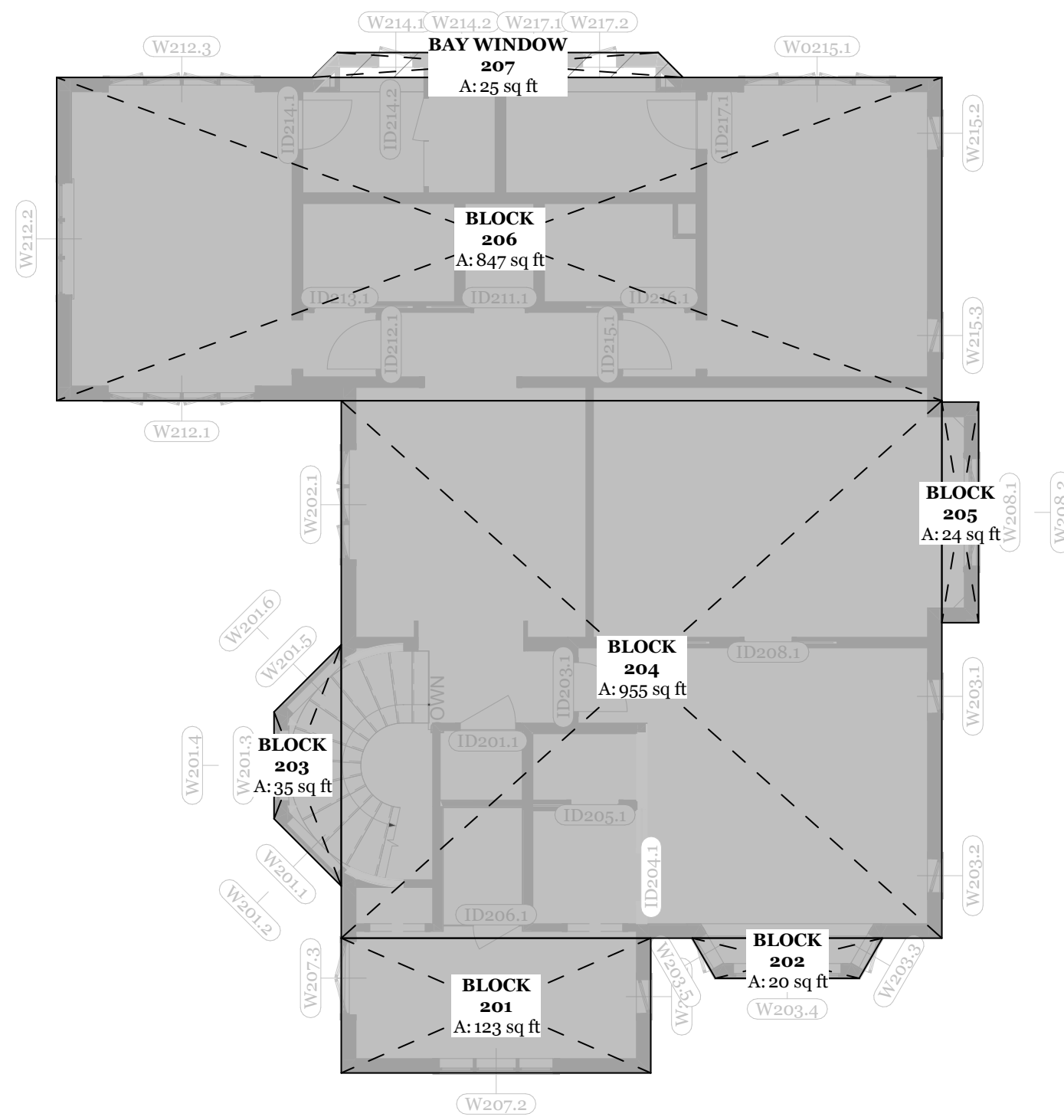
- FAR
- LIGHTWELL / BELOW GRADE PATIO
- NON-FAR
- LOT COVERAGE (NON-FAR)

PROPOSED FAR CALCULATIONS			
	ZONE NAME	ZONE NUMBER	AREA
<b>SECOND FLOOR</b>			
	BLOCK	201	123
	BLOCK	202	20
	BLOCK	203	35
	BLOCK	204	955
	BLOCK	205	24
	BLOCK	206	847
			<b>2,004 ft<sup>2</sup></b>

PROPOSED NON-FAR (BAY WINDOWS)			
	ZONE NAME	ZONE NUMBER	AREA
<b>SECOND FLOOR</b>			
	BAY WINDOW	207	25
			<b>25 ft<sup>2</sup></b>

ISSUANCES

REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET



SECOND FLOOR  
AREA CALCS

A9.120

SECOND FLOOR AREA CALCS

1

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

# FGA

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## 125 S GORDON

KHURANA / LETUCHY RESIDENCE  
125 S GORDON WAY  
LOS ALTOS CA 94022

PROPOSED NON-FAR CALCS (BASEMENT)			
ZONE NAME	ZONE NUMBER	AREA	
<b>BASEMENT</b>			
BLOCK	001	121	
BLOCK	002	44	
BLOCK	003	583	
BLOCK	004	375	
BLOCK	005	20	
BLOCK	006	931	
BLOCK	007	123	
BLOCK	008	508	
BLOCK	009	272	
BLOCK	010	451	
BLOCK	011	125	
		<b>3,553 ft<sup>2</sup></b>	

PROPOSED FAR CALCULATIONS			
ZONE NAME	ZONE NUMBER	AREA	
<b>FIRST FLOOR</b>			
BLOCK	101	123	
BLOCK	102	955	
BLOCK	103	35	
BLOCK	104	20	
BLOCK	105	11	
BLOCK	106	940	
BLOCK	107	124	
BLOCK	108	513	
		<b>2,721 ft<sup>2</sup></b>	
<b>SECOND FLOOR</b>			
BLOCK	201	123	
BLOCK	202	20	
BLOCK	203	35	
BLOCK	204	955	
BLOCK	205	24	
BLOCK	206	847	
		<b>2,004 ft<sup>2</sup></b>	
		<b>4,725 ft<sup>2</sup></b>	

LIGHTWELL & BGP			
ZONE NAME	ZONE NUMBER	MEASURED AREA	
<b>BASEMENT</b>			
LW	012	17	
BGP	013	581	
		<b>598 ft<sup>2</sup></b>	

PROPOSED LOT COVERAGE			
ZONE NAME	ZONE NUMBER	AREA	
<b>FIRST FLOOR</b>			
COVERED PORCH	113	347	
COVERED PORCH	114	55	
COVERED PORCH	115	205	
COVERED PORCH	116	64	
COVERED PORCH	117	102	
COVERED PATIO	118	50	
COVERED PATIO	119	25	
COVERED PATIO	120	89	
TRELLIS	121	208	
PAVILION	122	450	
		<b>1,595 ft<sup>2</sup></b>	

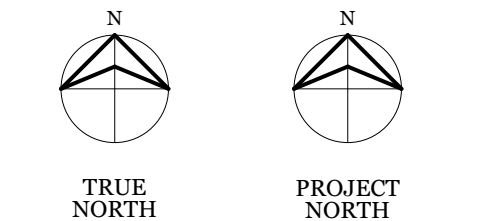
PROPOSED NON-FAR (BAY WINDOWS)			
ZONE NAME	ZONE NUMBER	AREA	
<b>SECOND FLOOR</b>			
BAY WINDOW	207	25	
		<b>25 ft<sup>2</sup></b>	

PROPOSED ADU AREA CALCS			
ZONE NAME	ZONE NUMBER	AREA	
<b>FIRST FLOOR</b>			
BLOCK	109	199	
BLOCK	110	65	
BLOCK	111	459	
BLOCK	112	127	
		<b>850 ft<sup>2</sup></b>	

AREAS UPDATED BASED ON MINOR PLAN DESIGN CHANGES



ISSUANCES		
REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1



### AREA CALCS SUMMARY

# A9.200

DATE PLOTTED: 3/16/23 10:04 PM









Tree Inventory and Protection Report For Eugene Letuchy and Anjali Khurana 125 S. Gordon in Los Altos, CA 94022

Submitted by Ned Patchett Certified Arborist WE-4597A Date: August 26, 2022



Ned Patchett Consulting PO Box 1354 in San Carlos, CA 94070 Office 650 728-8308 ned@nedpatchettconsulting.com www.nedpatchettconsulting.com

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Summary

Eugene Letuchy and Anjali Khurana retained our services to inventory trees 6 inches in diameter and larger located at 125 S. Gordon in Los Altos, CA 94022. The purpose of the examination was to assess the health and condition of the subject trees, identify which trees are considered Protected Trees as defined in the Los Altos Tree Protection Regulations, provide recommendations to improve the health and condition of trees that warrant retention and to provide tree protection recommendations to protect the trees during any future construction projects.

Table with 3 columns: Total Trees, Protected Trees, Non-Protected Trees. Values: 26, 7, 19.

We have identified trees that we recommend or believe removal should be considered and have provided recommendations for the trees that warrant retention to improve their health and condition.

In addition, we have provided basic tree protection recommendations to reduce the potential for impacts on these trees during future construction projects. A review of all proposed construction plans will be necessary to help identify and mitigate activities that could impact these trees.

Protection of trees considered to be Protected Trees in Los Altos during construction is a mandatory part of the construction process. In addition, proposed construction within Tree Protection Zones can require the direct onsite supervision of a Project Arborist and can include specialized construction designs and methods to reduce tree impacts.

Tree Protection Fencing must be erected around these trees before any construction activities on the site.

Introduction

Assignment

Eugene Letuchy and Anjali Khurana retained my services to perform the following tasks:

- 1. Assess the tree health and condition of the subject trees.
2. Identify if the tree is a Protected Tree, as defined in Section 11.08.040 of the Los Altos Municipal Code.
3. Provide recommendations to improve the health and condition of trees that warrant retention.
4. Provide construction guidelines to be followed throughout all phases of a construction project.
5. Document this information in a written report.

Limits of Assignment

I did not perform an aerial inspection of the upper crown or a detailed root crown inspection on the subject trees.

Tree Assessment Methods

On July 7, 2022, Kevin Patchett (Certified Arborist WE 4384) visited the site to collect information for this report. A Level I Visual Tree Assessment (VTA) was performed on the subject trees. The tree numbers in this report correspond to the tree numbers on the included Tree Map (see Tree Map in Appendix C). The following outlines the procedure for collecting information for this report:

- 1. Identify tree species.
2. Measure the diameter of the trunk at 48 inches above grade Diameter at Standard Height (DSH).
3. Identify if the tree is a Protected Tree, as defined in Section 11.08.040 of the Los Altos Municipal Code.
4. Assess the health and condition of each tree.
5. Assess the structural stability of each tree.
6. Inspect the trees for pests or diseases.

Health and Structure Rating System

The following table provides an overview of the rating system used when visually assessing the health and structure of the subject trees within this report.

Table with 3 columns: Rating, Health, Structure. Rows include 1-Poor, 2-Poor to Fair, 3-Fair, 4-Fair to Good, 5-Good.

Los Altos-Protected Tree Definition

Protected Trees

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

Suitability for Preservation

The goal of tree preservation is for the existing trees to remain assets to the site for years to come. Trees that are in poor condition and cannot tolerate construction impacts will become a liability and therefore should be removed. An assessment of a tree's suitability for preservation includes the following:

- 1. Tree Health-A healthy tree can tolerate construction impacts better than a tree in poor health and is more likely to adapt to new site conditions after development.

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A 8/26/2022 Page 1

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A 8/26/2022 Page 2

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A 8/26/2022 Page 3

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A 8/26/2022 Page 4

Tree Pruning Recommendations

A crown cleaning is the removal of all dead branches 1 inch in diameter and larger, removal of all broken branches, and selective limb removal or end weight reduction to reduce the chances of limb failure.

I have indicated which trees require a crown cleaning within the Tree Inventory.

Each Tree to be protected shall be protected with 6-foot high, minimum 12-gauge chain link fence. Fences are to be mounted on 2-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing.

Tree fencing shall be erected before any demolition, grading or construction begins and remain in place until the Project Arborist approves the removal.

Tree Protection Zones

Each Tree to be protected, including those on neighboring properties, shall have a designated TPZ identifying the area sufficiently large enough to protect the tree and roots from disturbance. The TPZ area can be determined by the formula: 10 inches per inch of diameter.

I have calculated the optimal TPZ for each that is going to be retained. This information can be found in the Tree Inventory (See Tree Inventory in Appendix A).

Activities prohibited within the TPZ include: 1. Storage of parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials, including but not limited to, paint, petroleum products, concrete, stucco mix or dirty water.

2. The use of tree trunks as a winch support, anchorage, as a temporary power pole, signposts or other similar function.
3. Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation.
4. Soil Disturbance, Soil Compaction, or grade changes.
5. Drainage changes.

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A 8/26/2022 Page 5

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A 8/26/2022 Page 6

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A 8/26/2022 Page 7

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A 8/26/2022 Page 8

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A 8/26/2022 Page 9

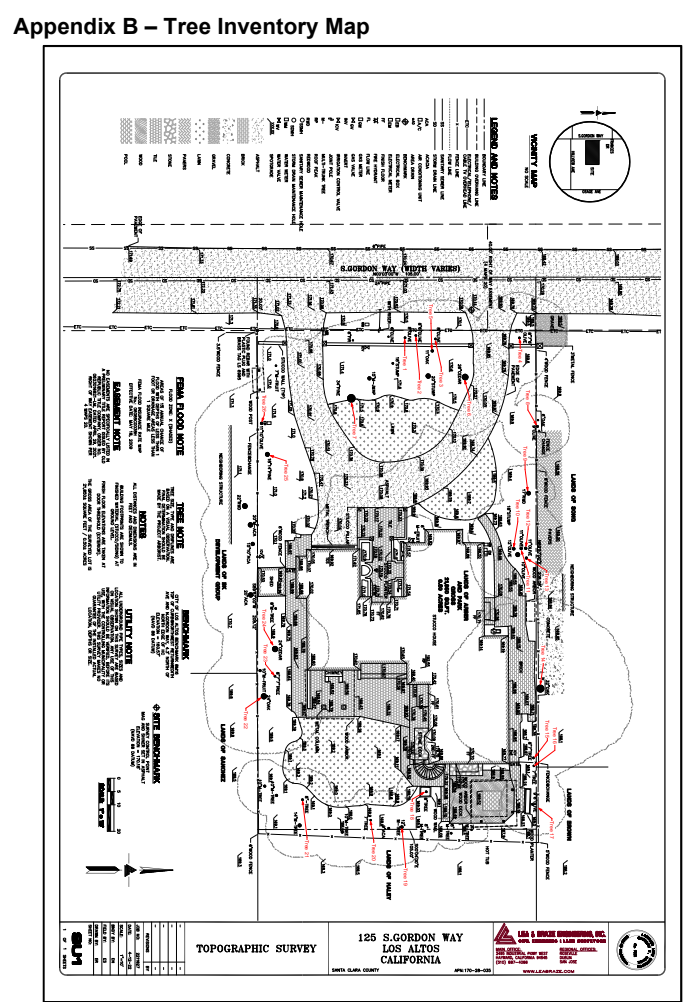
Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A 8/26/2022 Page 10

Table with 10 columns: Tree #, Species, Botanical Name, DSH (inches), Protected Tree, Health Rating, Structural Condition, Observation, Recommendations, 10 x Tree Protection Zone.

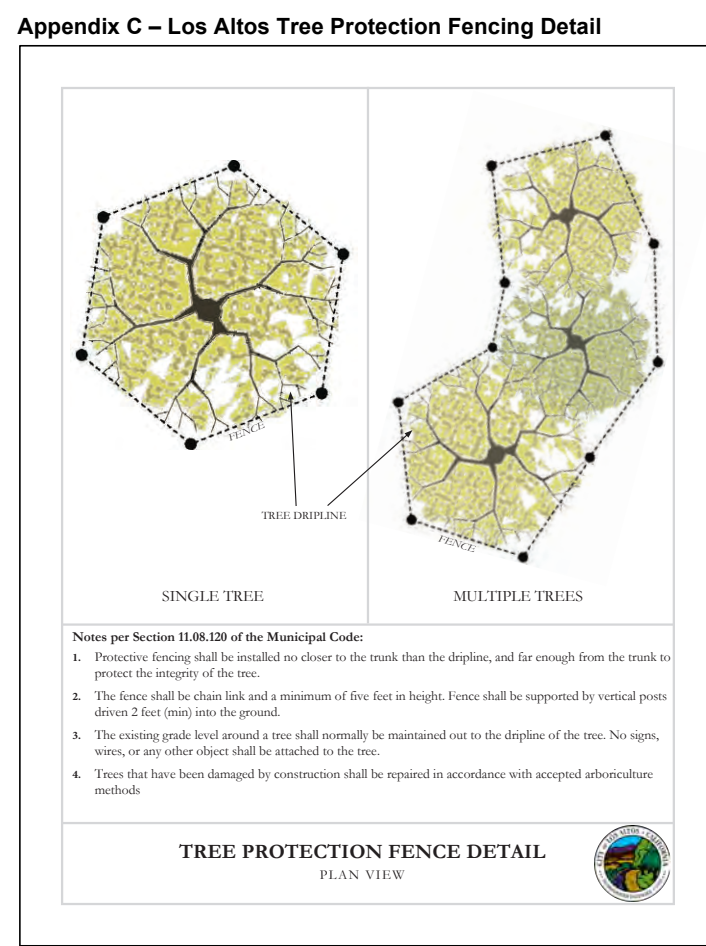
Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A 8/26/2022 Page 11

Table with 10 columns: Tree #, Species, Botanical Name, DSH (inches), Protected Tree, Health Rating, Structural Condition, Observation, Recommendations, 10 x Tree Protection Zone.

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A 8/26/2022 Page 12



Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A 8/26/2022 Page 13



Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A 8/26/2022 Page 14

Appendix D - Arborist Disclosure Statement. Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees. They recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees.

I, Ned Patchett, Certified Arborist WE-4597A

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A 8/26/2022 Page 15

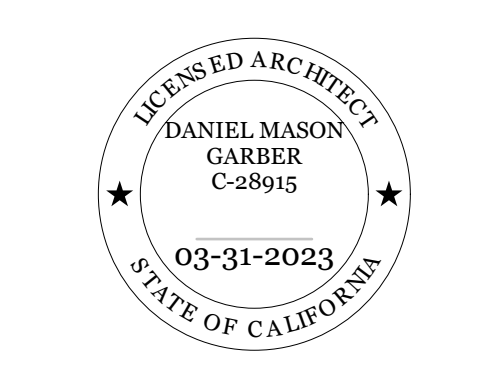
Appendix E - Certification of Performance. I, Ned Patchett, certify: That I have personally inspected the tree and the property referred to in this report. I have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment.

I further certify that I am an International Society of Arboriculture Certified Arborist, and have been involved in the practice of arboriculture and the study of trees for over 27 years.

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A 8/26/2022 Page 16



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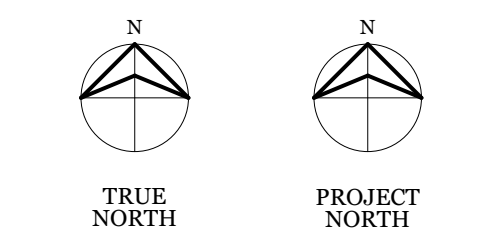


125 S GORDON

KHURANA / LETUCHY RESIDENCE 125 S GORDON WAY LOS ALTOS CA 94022

ISSUANCES 11/09/22 PLAN CHECK SET

Table with 3 columns: REV, DATE, DESCRIPTION



ARBORIST REPORT





Tree Inventory and Protection Report For Eugene Letuchy and Anjali Khurana 125 S. Gordon in Los Altos, CA 94022

Submitted by Ned Patchett Certified Arborist WE-45974 Date: August 26, 2022 Revised: March 15, 2023



Ned Patchett Consulting PO Box 1354 in San Carlos, CA 94070 Office 650 728-8308 ned@nedpatchettconsulting.com www.nedpatchettconsulting.com

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Summary

Eugene Letuchy and Anjali Khurana retained our services to inventory trees 6 inches in diameter and larger located at 125 S. Gordon in Los Altos, CA 94022. The purpose of the examination was to assess the health and condition of the subject trees, identify which trees are considered Protected Trees as defined in the Los Altos Tree Protection Regulations, provide recommendations to improve the health and condition of trees that warrant retention and provide tree protection recommendations to protect the trees during any future construction projects.

There is a total of 103 trees included in this report. Seven (7) trees are considered protected per Los Altos Municipal Code.

Table with 3 columns: Total Trees, Protected Trees, Non-Protected Trees. Row 1: 103, 7, 96.

We have identified trees that we recommend or believe removal should be considered and have provided recommendations to improve the health and condition of trees that warrant retention.

Five (5) of the protected trees are proposed for removal due to a combination of health and structural concerns and/or because they are located in the proposed construction zone and therefore require removal.

Portions of the proposed construction are located within the tree protection zone (TPZ) of the two remaining protected trees on the site. Therefore this work has the potential to impact these trees and cause a decline. Tree 14 has excavation for a basement cut proposed within approximately 20% of the TPZ, and Tree 23 has some minor excavation for the shallow end of the proposed pool located within approximately 7% of the TPZ. As a result, planting had the following comments when reviewing the proposed construction.

\*Shall request a shoring plan for the basement excavation that minimizes potential impacts to the protected on-site and/or off-site trees. The shoring plan should identify the locations of vertical cuts, slopes, and/or ditches/shoring plans in relation to the protected trees and cross section detail(s) of the shoring. If potential impacts to trees are identified which include excavation within two-thirds of the drip-line, the arborist should evaluate potential impacts and recommend design or mitigation measures to reduce impacts to trees.

We have prepared specific tree protection recommendations to address these concerns and provided basic tree protection recommendations to reduce the potential for impacts on the other trees designated for retention during the construction project. A review of any modifications to construction plans will be necessary to help identify and mitigate activities that could impact these trees.

Table with 3 columns: Tree Report for Eugene Letuchy and Anjali Khurana, Date: 3/15/2023, Page 1

Table with 3 columns: Tree Report for Eugene Letuchy and Anjali Khurana, Date: 3/15/2023, Page 2

Health and Structure Rating System

The following table provides an overview of the rating system used when visually assessing the health and structure of the subject trees within this report.

Table with 3 columns: Rating, Health, Structure. Row 1: 1-Poor, Dead, diseased or dying, Hazardous. Row 2: 2-Fair to Fair, Declining with significant signs of decline, Structural weakness or flaws that could lead to failure. Row 3: 3-Fair, Minor dead branches, early stages of decline, Cumulative measures such as pruning or structural support systems may be needed. Row 4: 4-Fair to Good, Trees in good health, No major structural issues. Row 5: 5-Good, Excellent health, No structural issues.

Introduction

Assignment

Eugene Letuchy and Anjali Khurana retained my services to perform the following tasks:

- 1. Assess the tree health and condition of the subject trees.
2. Identify if the tree is a Protected Tree, as defined in Section 11.08.040 of the Los Altos Municipal Code.
3. Provide recommendations to improve the health and condition of trees that warrant retention.
4. Provide construction guidelines to be followed throughout all phases of a construction project.
5. Document this information in a written report.

Limits of Assignment

I did not perform an aerial inspection of the upper crown or a detailed root crown inspection on the subject trees.

Tree Assessment Methods

On July 7, 2022, Kevin Patchett (Certified Arborist WE-4384) visited the site to collect information for this report. A Level 1 Visual Tree Assessment (VTA) was performed on the subject trees. The tree numbers in this report correspond to the tree numbers on the included Tree Map (see Tree Map in Appendix B). The following outlines the procedure for collecting information for this report:

- 1. Identify tree species
2. Measure the diameter of the trunk at 4.5 feet above grade Diameter at Standard Height (DSH)
3. Identify if the tree is a Protected Tree, as defined in Section 11.08.040 of the Los Altos Municipal Code.
4. Assess the health and condition of each tree
5. Assess the structural stability of each tree
6. Inspect the trees for pests or diseases.

Los Altos-Protected Tree Definition

Protected Trees

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

Suitability for Preservation

The goal of tree preservation is for the existing trees to remain assets to the site for years to come. Trees that are in poor condition and cannot tolerate construction impacts will be a liability and therefore should be removed. An assessment of a tree's suitability for preservation includes the following:

- 1. Tree Health: A healthy tree can tolerate construction impacts better than a tree in poor health and is more likely to adapt to new site conditions after development.
2. Tree Structure: Trees with structural defects such as decayed wood, weak branch attachment and codominant stems are a liability and therefore should be removed.
3. Tree Age: Mature and over-mature trees are less able to tolerate construction impacts while younger trees have more tolerance for construction impacts.
4. Species Tolerance: All trees require protection to avoid injury. However, certain tree species tolerate construction impacts better than others.

Observations

The site is located at 125 S. Gordon in Los Altos, CA 94022. A single-family residential home is currently located on the site.

I have prepared a tree inventory with all the necessary information required by the town of Los Altos (see Tree Inventory in Appendix A).

Conclusion

We have identified trees that we recommend or believe removal should be considered and have provided recommendations for the trees that warrant retention to improve their health and condition.

Five (5) of the protected trees are proposed for removal due to a combination of health and structural concerns and/or because they are located in the proposed construction zone and therefore require removal.

In addition, we have provided basic tree protection recommendations to reduce the potential for impacts on these trees during the construction project.

I have reviewed the following proposed construction plans for this report.

- Site Plan A1.109.dated 1/7/23
• Landscape Master Plan L.1.0.dated 2/1/23
• Planting Plan L.2.0.dated 2/1/23
• Shoring Plan SHS.K.1.dated 5/8/23
• Grading and Draining C.2.1/2/23

A review of any modifications to construction plans will be necessary to help identify and mitigate activities that could impact these trees.

Protection of trees considered to be Protected Trees in Los Altos during construction is a mandatory part of the construction process. In addition, proposed construction within Tree Protection Zones can require the direct onsite supervision of a Project Arborist and can include specialized construction designs and methods to reduce tree impacts.

Tree Protection Recommendations

Tree 14

Tree 14 is a Coast Live Oak with good tolerance to construction impacts according to Best Management Practices for Managing Trees During Construction publication from the International Society of Arboriculture. However, portions of the proposed construction are located a distance approximately 20% of the TPZ of this tree (see Tree Protection Zones in Appendix C). Therefore, this work has the potential to impact this tree and cause the tree to decline. The portions of the basement cut overlies the existing foundation for the current structure located within the TPZ of this tree. The current structure has a foundation wall that extends approximately 3 feet down from grade, likely acting as a barrier for root growth in this zone. Additionally, a shoring plan has been developed to help reduce the potential impacts on this tree that will maintain the existing perimeter of the current foundation, and avoid further excavation in the direction of the tree. The following are my recommendations to help reduce the potential for impacts on this tree.

- 1. The portions of the existing foundation located in the TPZ of this tree should be gently pulled away from the tree to create no further disturbance to the roots. Backfill should be placed over any roots revealed during this work, and the backfill should be kept moist daily until the root can be covered again with soil to prevent desiccation. Any damaged or torn roots should be clearly cut with a sharp handaxe before being covered in backfill. The project arborist should oversee this work.

- 2. Removal of the existing brick pathways located within the TPZ of this tree should be performed by hand and as a mason that minimizes damage to the tree's roots.
3. Maintain a vertical excavation cut along the perimeter of the existing foundation using shoring pipes. No further excavation in the direction of the tree shall be performed.
4. Air-spade or hand-dig the initial 2 feet of the proposed drill holes for the shoring pipes. If roots smaller than 1 inch in diameter are encountered, they can be cleanly cut at the edge of the excavation zone. If roots larger than 1 inch in diameter are encountered, they should be retained and wrapped in moist burlap until the project arborist can inspect the roots. If significant roots are encountered in the root holes, then shoring the root holes located may not be necessary to preserve the tree. Excavation for the proposed fence post and helix posts should be treated similarly.
5. Avoid hitting or damaging the branches in the tree's upper canopy while using the drilling rig for the shoring pipes. The trees should be laid out on a mat that avoids the branches. The project arborist should supervise this work.
6. The portions of the proposed pathways located within the TPZ of this tree should be designed with minimal impact on the roots and do not require more than 2-4 inches of excavation into the tree's root zone. The surface should be permeable. Consider excavating the pathway layout near the tree trunk and using gravel or similar for the sections of the pathway located within the TPZ of the tree.
7. The Civil Grading and Drainage plans need to be modified to route storm drains, joint trenches, area drains, and any grading outside of the TPZ of this tree.
8. Fertilize the tree with NutriRoot in spring of 2023 and again 10 days before the start of this work.
9. A certified arborist or tree care professional should perform any necessary clearance pruning using Best Management Guidelines.
10. Apply a 3-5 inch layer of wood mulch in the TPZ of this tree. Only foot traffic should occur within the TPZ of this tree. No mulch should be located within 3 feet of the trunk of this tree.
11. No plantings or irrigation should be within 5 feet of the trunk of this tree.
12. Wrap the tree trunk with orange protection snow fencing and 2x4s to prevent physical damage to the tree.
13. Perform monthly inspections by the project arborist.

Tree 22

Tree 22 is a Coast Live Oak with good tolerance to construction impacts according to Best Management Practices for Managing Trees During Construction. However, portions of the proposed construction are located within approximately 25% of the TPZ of this tree. This work should have a minimal impact on this tree. The following are my recommendations to help reduce the potential for impacts on this tree.

- 1. Maintain a vertical excavation cut along the perimeter of the proposed pool.
2. Air-spade or hand-dig the initial 2 feet of the proposed excavation cut closest to the tree. All roots larger than 1 inch in diameter that are encountered should be cleanly cut at the edge of the excavation zone.
3. Fertilize the tree with NutriRoot in spring of 2023.
4. Apply a 3-5 inch layer of wood mulch in the TPZ of this tree. Only foot traffic should occur within the TPZ of this tree. No mulch should be located within 1 foot of the trunk of this tree.
5. No plantings or irrigation should be within 5 feet of the trunk of this tree.
6. Perform monthly inspections by the project arborist.

Protective Tree Fencing for Protected Trees

Fenced enclosures shall be erected around trees to be protected to establish the TPZ, in which no soil disturbance is permitted, and activities are restricted.

Size and type of fence

All trees to be preserved shall be protected with 6-foot high, minimum 12-gauge chain link fence. Fences are to be mounted on 2-inch diameter galvanized steel posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. This detail shall appear on grading, demolition and building permit plans.

Tree Protection Zones

Each Tree to be protected, including those on neighboring properties, shall have a designated TPZ identifying the area sufficiently large enough to protect the tree and roots from disturbance. The TPZ area can be determined by the formula: 10 inches per inch of diameter. For example a 20" diameter tree shall have a 16' radius from the perimeter of the trunk or a 32-foot TPZ. Any deviation in determining the TPZ will require approval by the project arborist.

I have calculated the optimal TPZ for each that is going to be retained. This information can be found in the Tree Inventory (see Tree Inventory in Appendix A).

Activities prohibited within the TPZ include

- 1. Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of potpourri materials, including but not limited to, paint, petroleum products, concrete, stucco or any other dry matter.
2. The use of the tree trunk as a wind support, anchorage, as a temporary power pole, supports or other similar function.
3. Cutting of tree roots by utility trenching, foundation, placement of curbs and trenches and other miscellaneous excavation.
4. Soil Disturbance, Soil Compaction, or grade changes.
5. Damage changes.

Tree Pruning Recommendations

Crown cleaning is the removal of all dead branches 1 inch in diameter and larger, removal of all broken branches, and selective limb removal or root weight reduction to reduce the chances of limb failure.

Mulching Recommendations

I recommended that wood chips be spread within the TPZ to a 3-to 5-inch depth, leaving the trunk clear of mulch.

Glossary of Terms

Aerial Inspection

An inspection of the upper crown of the tree that requires climbing.

Crown

Part of the tree above the trunk, including leaves, branches and scaffold limbs. (Matsney and Clark, 1994)

Diameter at standard height (DSH)

The diameter of a tree's trunk as measured at 4.5 feet from the ground. (Matsney and Clark, 1994)

Windthrow

Tree failure due to uprooting caused by wind. (Glossary of Arboriculture Terms, 2007)

Root crown

Area where the main roots join the plant stem, usually at or near ground level. (Rowl Collar, Glossary of Arboriculture Terms, 2007)

Root crown inspection

Process of removing soil to expose and assess the root crown of a tree. (Glossary of Arboriculture Terms, 2007)

Visual Tree Assessment (VTA)

A method of visual assessing the condition of a tree that does not include a root crown inspection or an aerial inspection.

Bibliography

- Matsney, N.P. and J.R. Clark. A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas (2nd Edition). Pleasanton, CA: HortScience, Inc, 1984.
Matsney, N.P. and J.R. Clark. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: International Society of Arboriculture, 1998.
Harris, R. Arboriculture Integrated Management of Landscape Trees, Shrubs, and Vines. Englewood Cliffs, NJ: Prentice-Hall, Inc., 1992.
International Society of Arboriculture. Glossary of Arboriculture Terms. Champaign, IL: Diane Goolsby, 2007.
International Society of Arboriculture. Managing Trees During Construction. Champaign, IL: Premier Print Group, 2008.

Appendix A – Tree Inventory

Table with 10 columns: Tree #, Species, Historical Name, DBH (inches), Protected Tree, Health Rating, Structural Condition, Observation, Recommendations, # in Tree Protection Zone. Rows 1-103.

Appendix B – Tree Inventory

Table with 10 columns: Tree #, Species, Historical Name, DBH (inches), Protected Tree, Health Rating, Structural Condition, Observation, Recommendations, # in Tree Protection Zone. Rows 1-103.

Table with 3 columns: Tree Report for Eugene Letuchy and Anjali Khurana, Date: 3/15/2023, Page 6

Table with 3 columns: Tree Report for Eugene Letuchy and Anjali Khurana, Date: 3/15/2023, Page 7

Table with 3 columns: Tree Report for Eugene Letuchy and Anjali Khurana, Date: 3/15/2023, Page 8

Table with 3 columns: Tree Report for Eugene Letuchy and Anjali Khurana, Date: 3/15/2023, Page 9

Table with 3 columns: Tree Report for Eugene Letuchy and Anjali Khurana, Date: 3/15/2023, Page 10

Table with 3 columns: Tree Report for Eugene Letuchy and Anjali Khurana, Date: 3/15/2023, Page 11

Table with 3 columns: Tree Report for Eugene Letuchy and Anjali Khurana, Date: 3/15/2023, Page 12

Table with 10 columns: Tree #, Species, Historical Name, DBH (inches), Protected Tree, Health Rating, Structural Condition, Observation, Recommendations, # in Tree Protection Zone. Rows 11-20.

Table with 3 columns: Tree Report for Eugene Letuchy and Anjali Khurana, Date: 3/15/2023, Page 13

Table with 3 columns: Tree Report for Eugene Letuchy and Anjali Khurana, Date: 3/15/2023, Page 14

Table with 10 columns: Tree #, Species, Historical Name, DBH (inches), Protected Tree, Health Rating, Structural Condition, Observation, Recommendations, # in Tree Protection Zone. Rows 21-30.

Table with 3 columns: Tree Report for Eugene Letuchy and Anjali Khurana, Date: 3/15/2023, Page 15

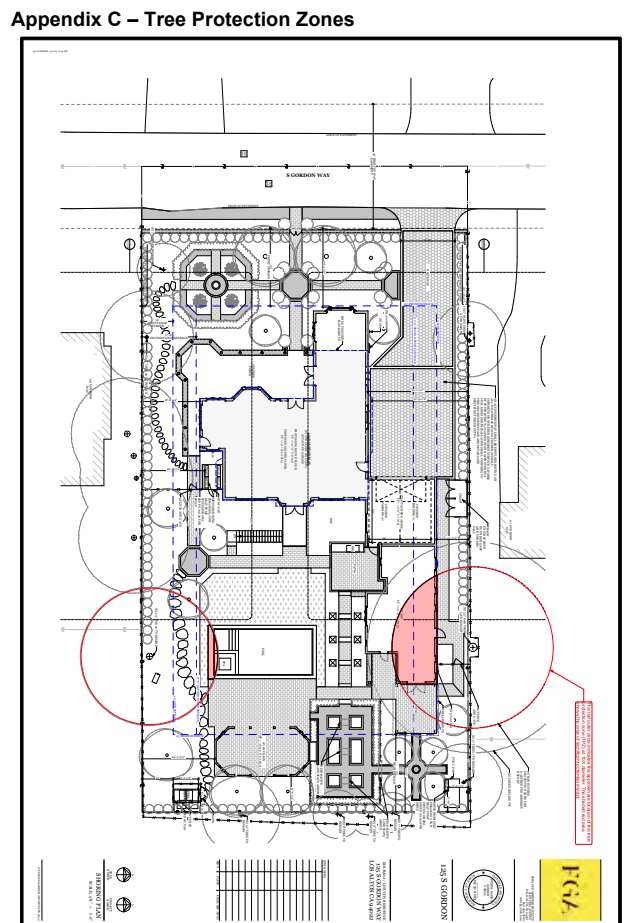


Table with 3 columns: Tree Report for Eugene Letuchy and Anjali Khurana, Date: 3/15/2023, Page 16

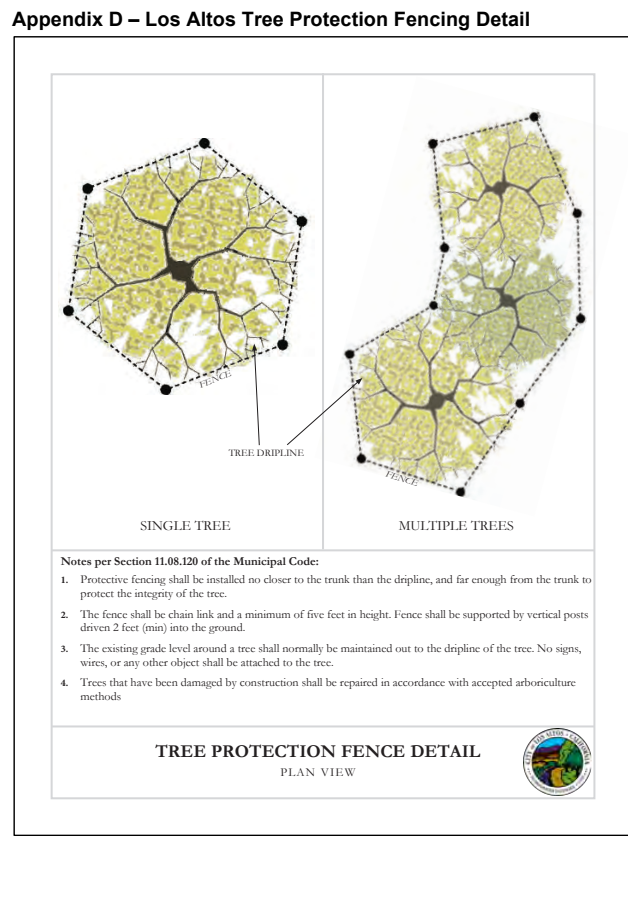


Table with 3 columns: Tree Report for Eugene Letuchy and Anjali Khurana, Date: 3/15/2023, Page 17

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees. They recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. Likewise, remedial treatments like any pesticide cannot be guaranteed. Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Table with 3 columns: Tree Report for Eugene Letuchy and Anjali Khurana, Date: 3/15/2023, Page 18

I further certify that I am an International Society of Arboriculture Certified Arborist and have been involved in the practice of arboriculture and the study of trees for over 27 years. Signed: Ned Patchett, Certified Arborist WE-45974, Date: 3/15/23

Table with 3 columns: Tree Report for Eugene Letuchy and Anjali Khurana, Date: 3/15/2023, Page 19



FERGUS GARBER ARCHITECTS 81 ENCINA AVENUE PALO ALTO, CA 94301 650-459-3700 www.fg-arch.com



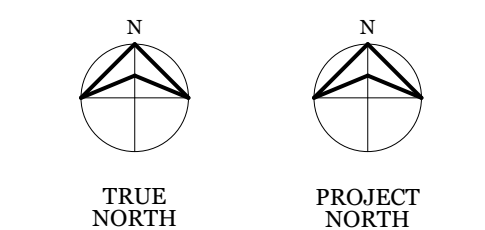
125 S GORDON

KHURANA / LETUCHY RESIDENCE 125 S GORDON WAY LOS ALTOS CA 94022

ISSUANCES

Table with 3 columns: Issue #, Date, Description. Row 1: 1, 03/16/23, PLANNING SET REV1

REV DATE DESCRIPTION



UPDATED/ SUPPLEMENTAL ARBORIST REPORT

T4

# NEW RESIDENCE 125 S. GORDON WAY LOS ALTOS, CA 94024

## PROJECT DESIGN TEAM

OWNER: ANJALI KHURANA & EUGENE LETUCHY  
1211 BYRON STREET  
PALO ALTO, CA 94301

ARCHITECT: FERGUS GARBER ARCHITECTS  
81 ENCINA AVENUE  
PALO ALTO, CA 94301  
(650)459-3700

LANDSCAPE: CHRISTIAN DOUGLAS DESIGN  
101 OAK RIDGE ROAD  
SAN RAFAEL, CA 94903  
(415)747-9006

SOIL: ROMIG ENGINEERS, INC.  
1390 EL CAMINO REAL, 2ND FLOOR  
SAN CARLOS, CA 94070  
(650)591-5524  
PROJECT NO. 5984-1

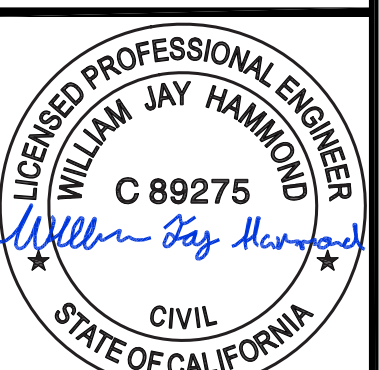
SURVEY: LEA & BRAZE ENGINEERING, INC.  
2495 INDUSTRIAL PKWY WEST  
HAYWARD, CA 94545  
(510)887-4086

CIVIL: L. WADE HAMMOND  
36660 NEWARK BLVD. SUITE C  
NEWARK, CA 94560  
(530)409-9332  
WILL@WHLANDSURVEYOR.COM

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

SCALE 1" = 20'  
DATE 1-1-2023  
JOB# 5117  
APN 170-28-035

**NEW RESIDENCE**  
**125 SOUTH GORDON WAY**  
**LOS ALTOS, CA 94022**  
CITY OF LOS ALTOS SANTA CLARA COUNTY



DESIGN REVIEW PLN 22-4635  
3/7/2023

1

SHEET NUMBER

# C-1

### CAUTION

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

### GENERAL SITE NOTES

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

### DEMOLITION NOTES

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

### RECORD DRAWINGS

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

### TREE PRESERVATION

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

### PAVEMENT SECTIONS

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

### SITE MAINTENANCE

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

GRAVELED AREAS DURING WET WEATHER.

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

### DUST CONTROL

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

### STORM DRAIN MAINTENANCE

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

### NPDES REQUIREMENTS

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

### EROSION AND SEDIMENT CONTROL

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

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

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

### SITE CONSTRUCTION FENCE

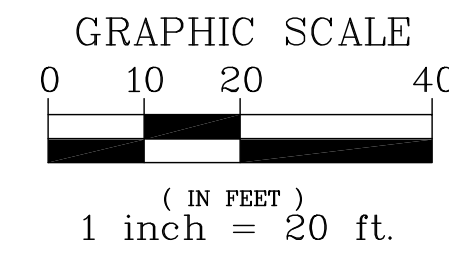
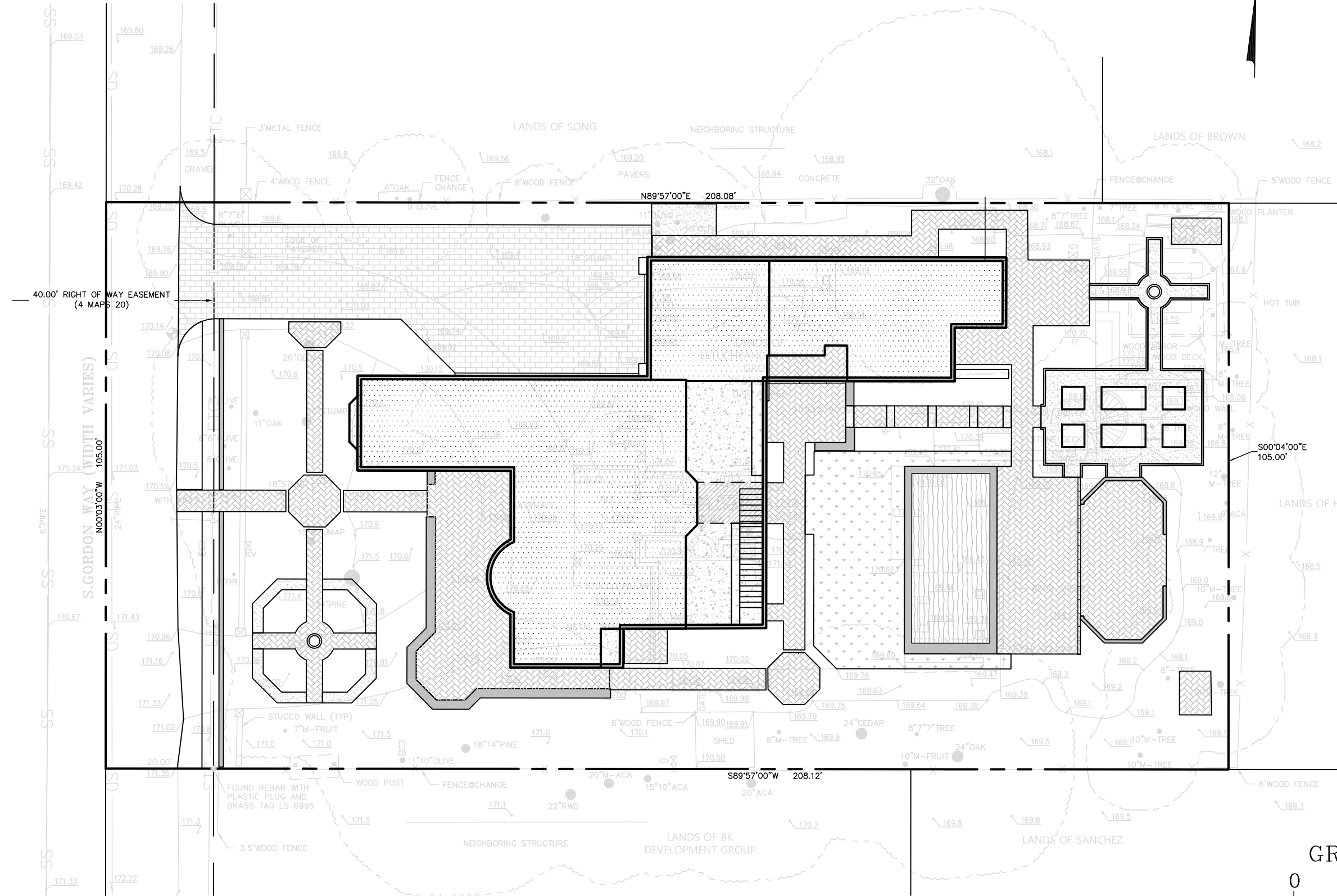
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION. THE FENCE SHALL BE A MINIMUM OF A 6' GALVANIZED CHAIN LINK WITH WINDSCREEN FABRIC.

### UTILITY NOTES

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

### FIRE PROTECTION NOTES

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



EXISTING	PROPOSED
WMU	FBR FBR FIBER ROLL
⊕	TP TP TREE PROTECTION FENCE
SD	SD 4" PVC STORM DRAIN CONVEYANCE LINE
SS	SS 4" PVC SANITARY SEWER LINE
FM-SD	FM-SD 2" FORCE MAIN FOR STORM WATER
PERF	PERF 4" PVC PERFORATED PVC SUBDRAIN LINE
W	W WATER SERVICE
G	G GAS SERVICE
⊖	OVERHEAD ELECTRIC/COMM. SERVICE
→	IMPROVEMENT OUTLINE
→	DRAINAGE COURSE
+25.34	FINISHED GRADE SPOT ELEVATION
⊙	RAINWATER DOWNSPOUT
⊕	AREA DRAIN

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

ESTIMATED EARTHWORK QUANTITIES	
CUT (WITHIN BUILDING ENVELOPE)	2,100 C.Y.
CUT (OUTSIDE BUILDING ENVELOPE)	20 C.Y.
FILL (WITHIN BUILDING ENVELOPE)	0 C.Y.
FILL (OUTSIDE BUILDING ENVELOPE)	20 C.Y.
BALANCE (EXPORT)	2,100 C.Y.

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

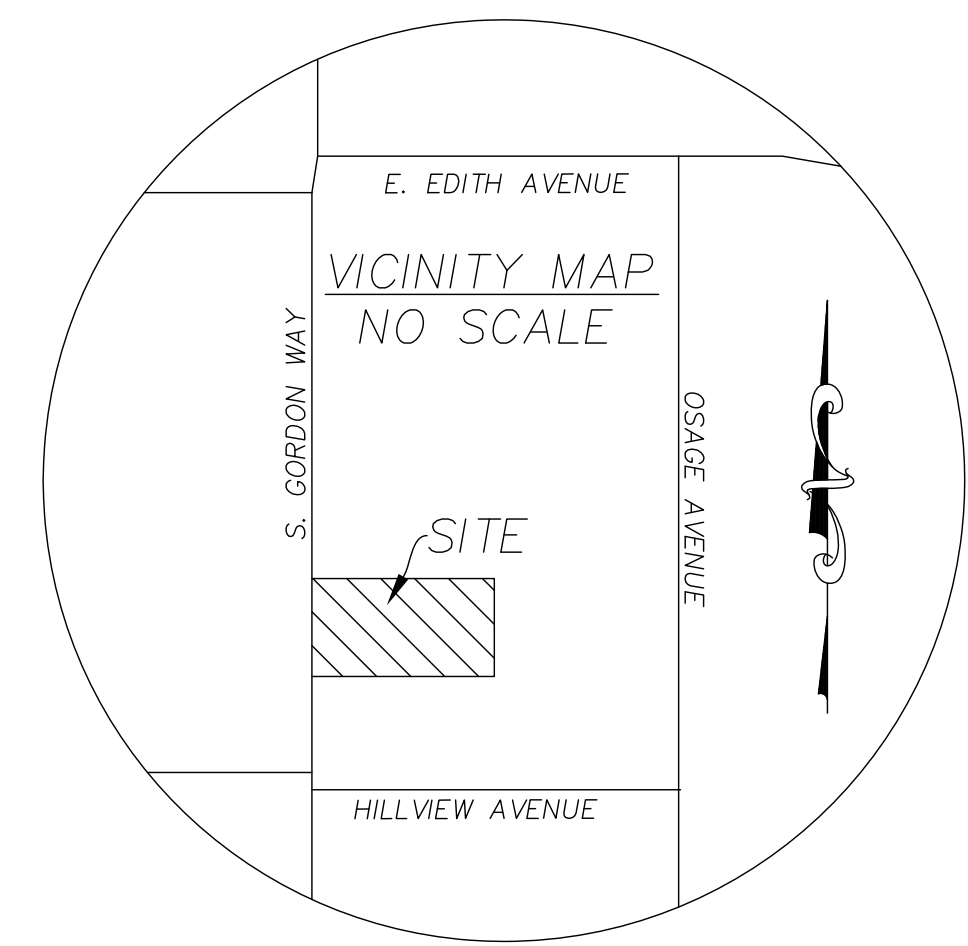
### ABBREVIATIONS

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



### SHEET INDEX

- C-1 TITLE SHEET
- C-2 GRADING & DRAINAGE PLAN
- C-3 DETAILS
- C-4 DETAILS
- C-5 DETAILS
- C-6 EROSION CONTROL PLAN
- C-7 CITY OF LOS ALTOS BMPs
- C-8 IMPERVIOUS AREAS EXHIBIT



# GRADING & DRAINAGE PLAN

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

SCALE 1" = 8'  
 DATE 1-1-2023  
 JOB# 5117  
 APN 170-28-035

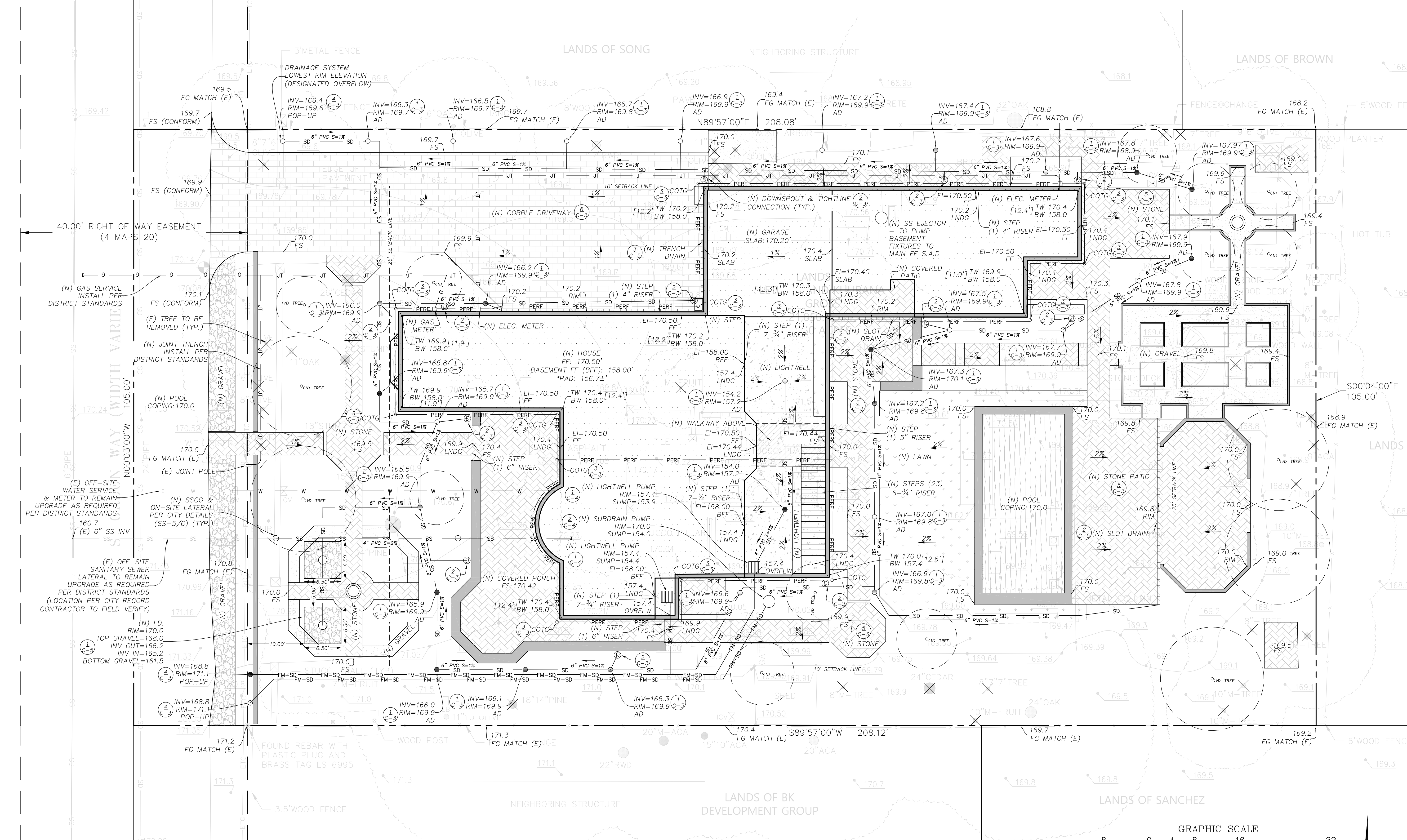
**NEW RESIDENCE**  
**125 SOUTH GORDON WAY**  
**LOS ALTOS, CA 94022**  
 SANTA CLARA COUNTY  
 CITY OF LOS ALTOS



DESIGN REVIEW PLN 22-4635  
 3/7/2023

SHEET NUMBER

**C-2**



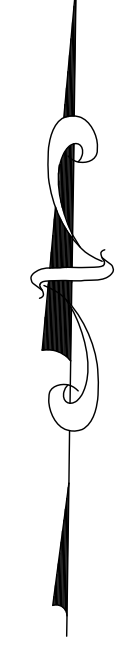
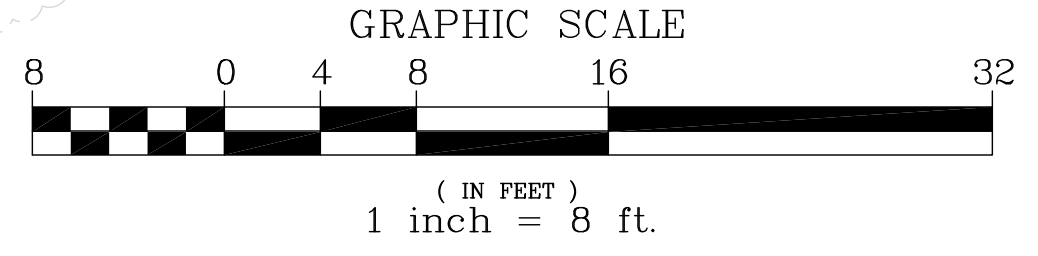
**GRADING NOTES:**

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

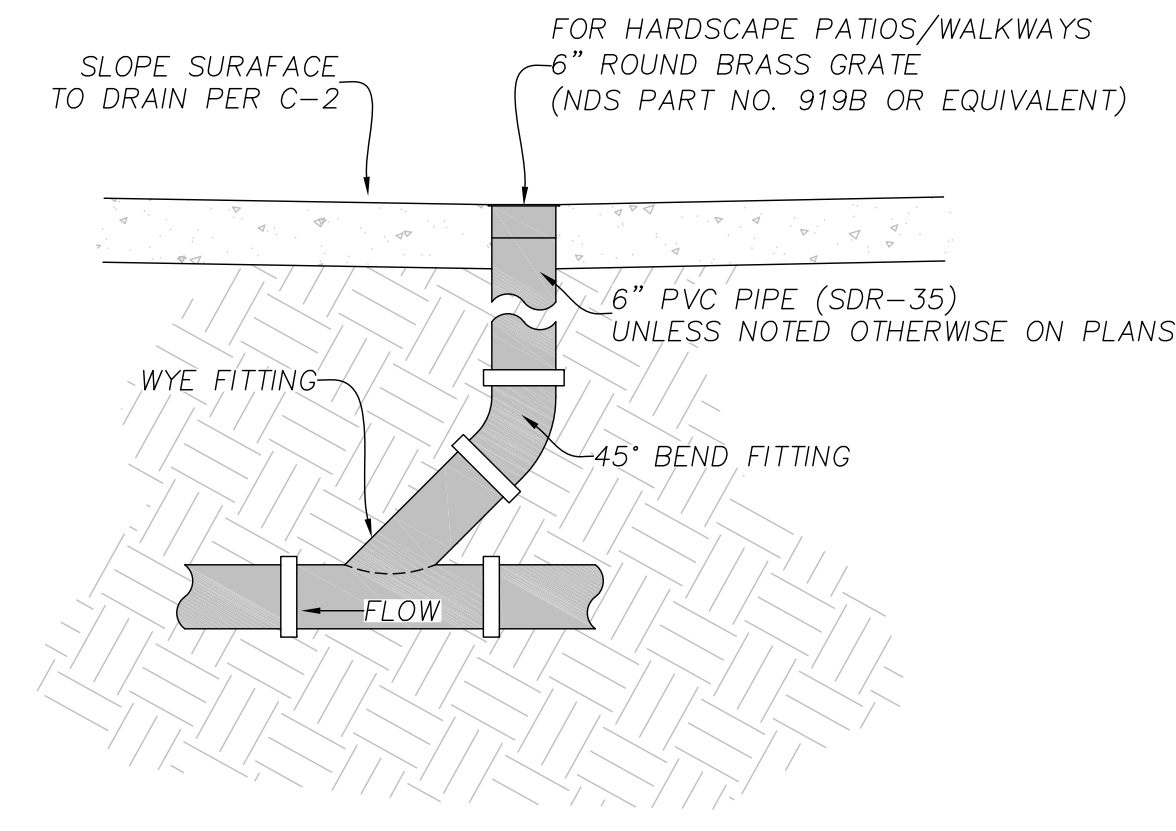
DRIVEWAY SHALL HAVE AN ALL-WEATHER SURFACE OF EITHER ASPHALT, CONCRETE OR OTHER ENGINEERED SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS & A MAXIMUM SLOPE OF 15%.

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

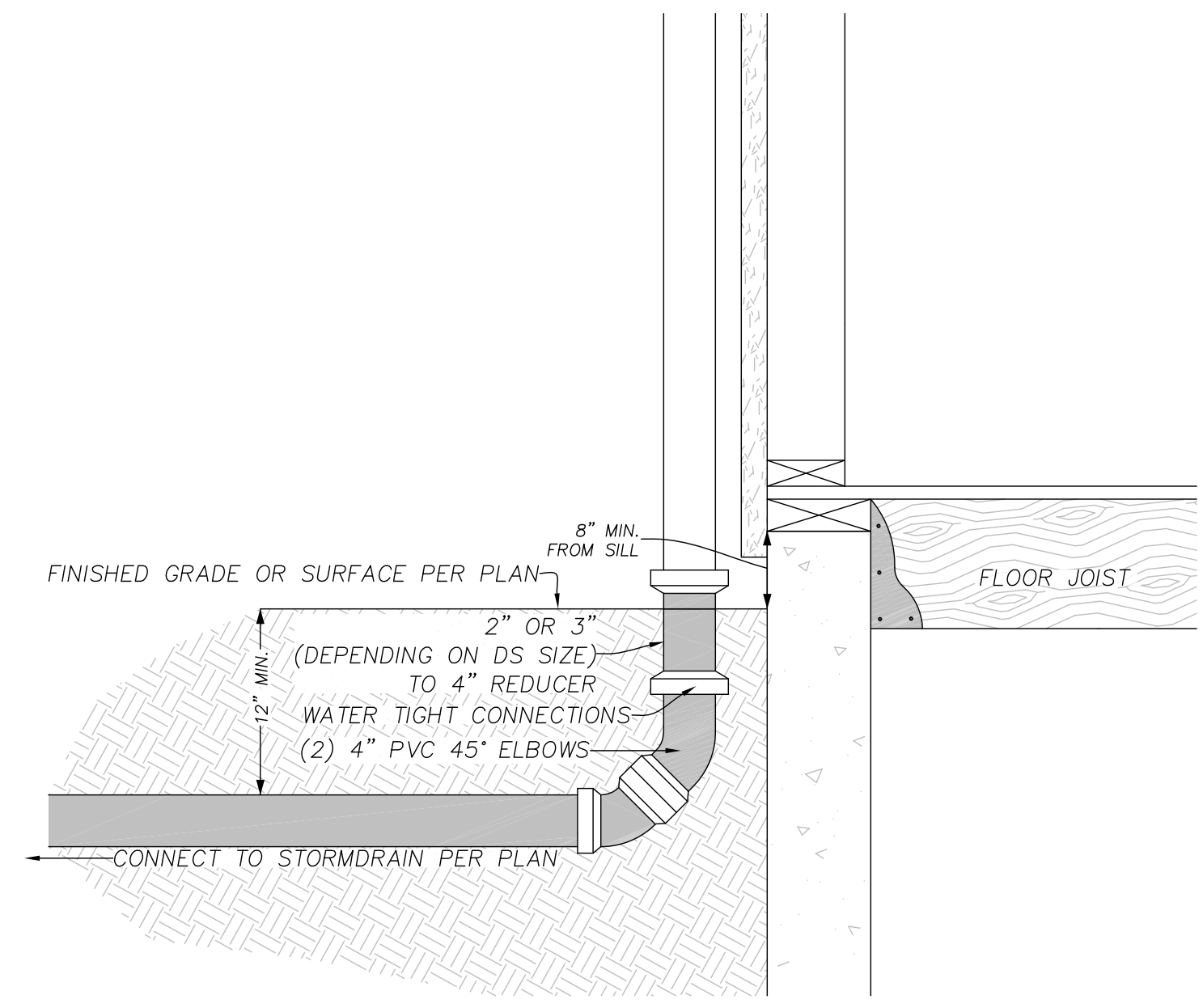
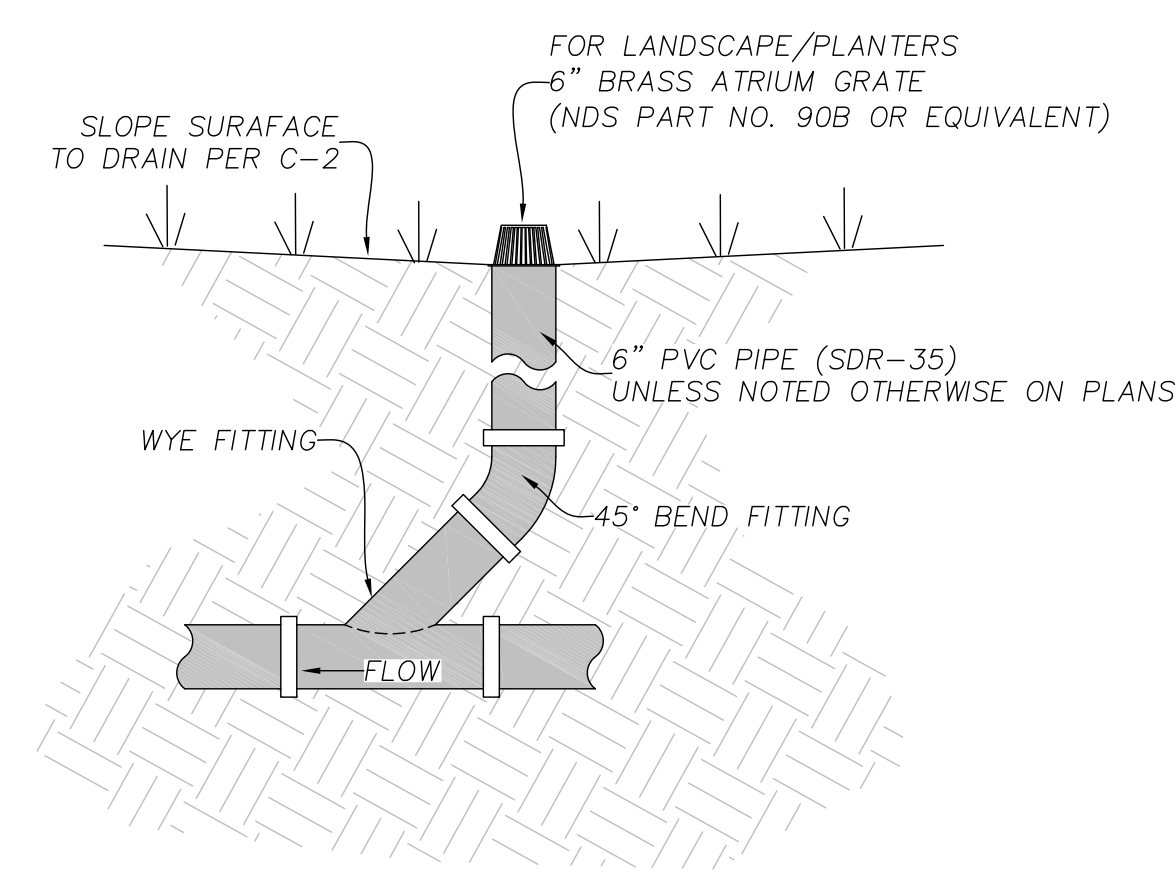
ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.



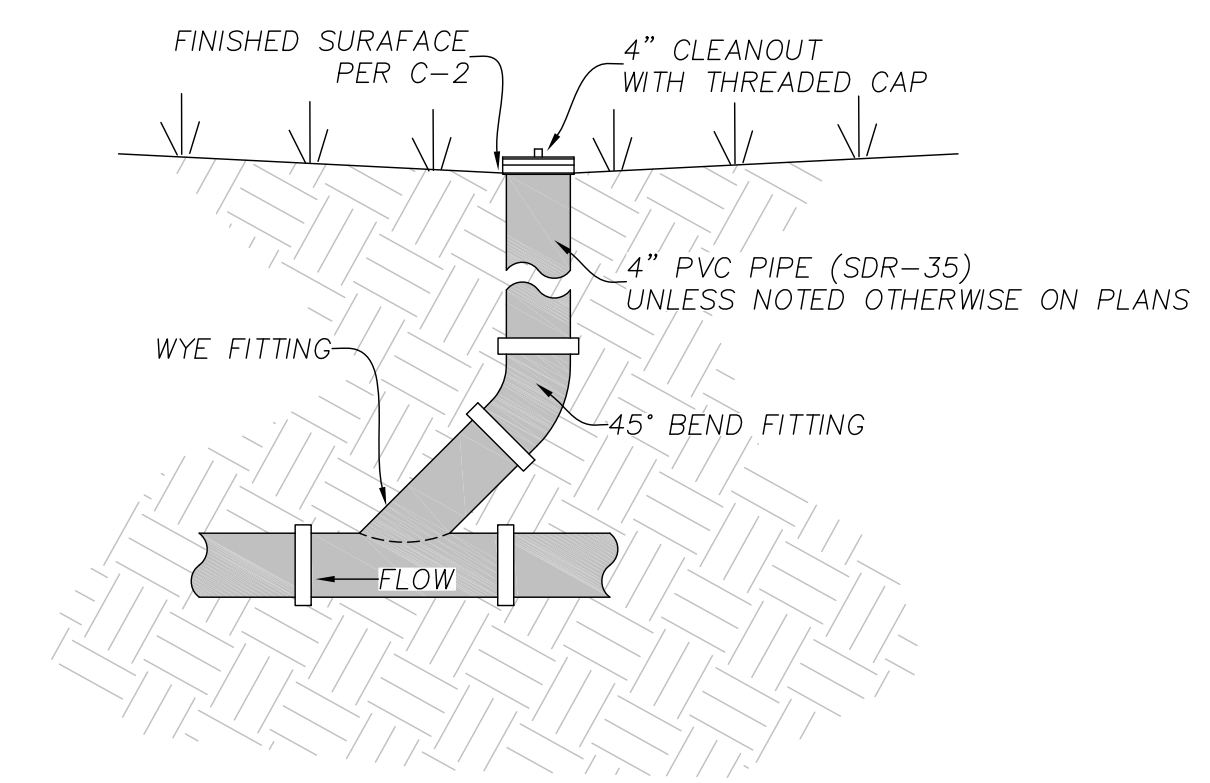
# DETAILS



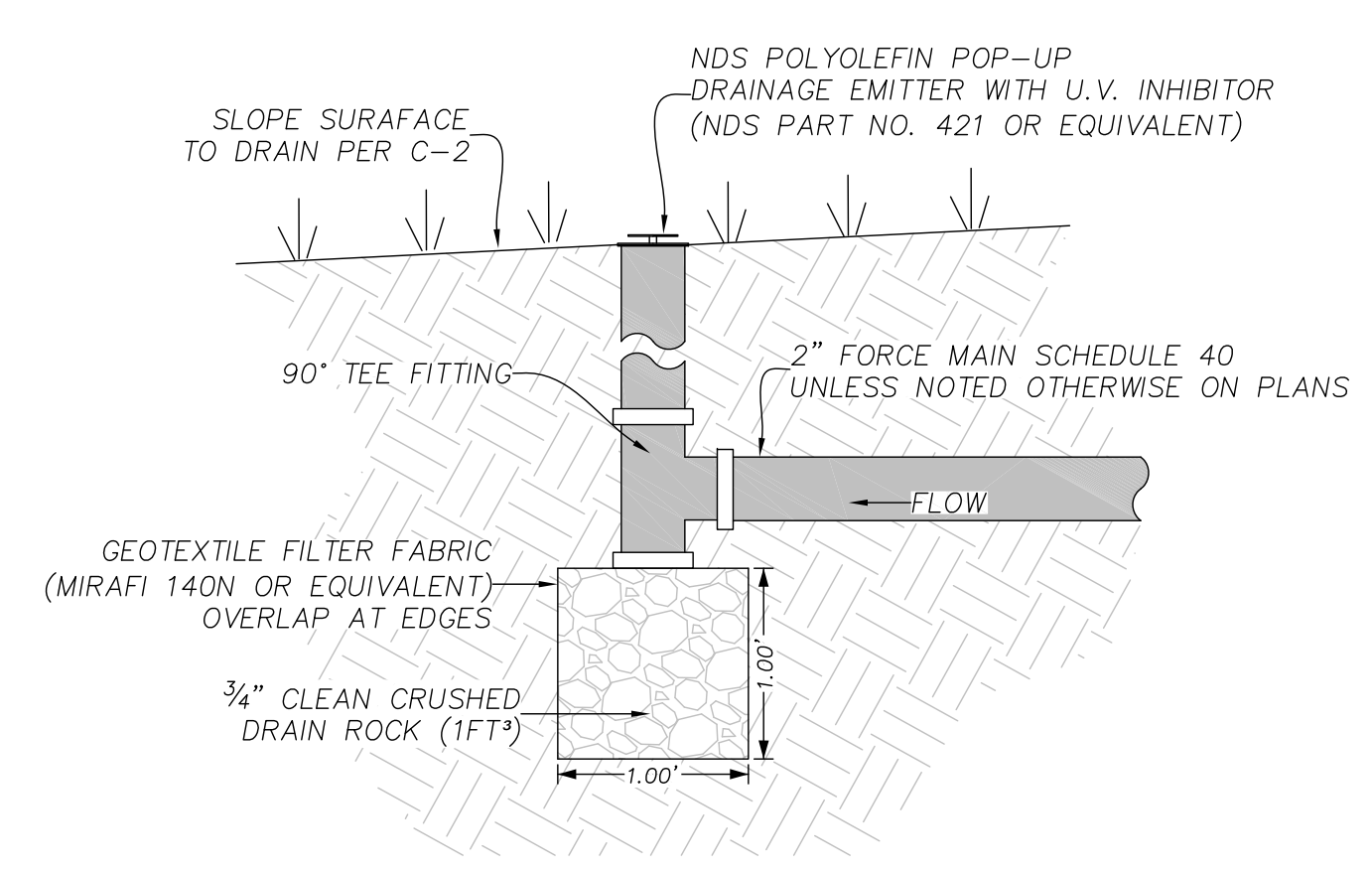
**1** AREA DRAIN  
NOT TO SCALE



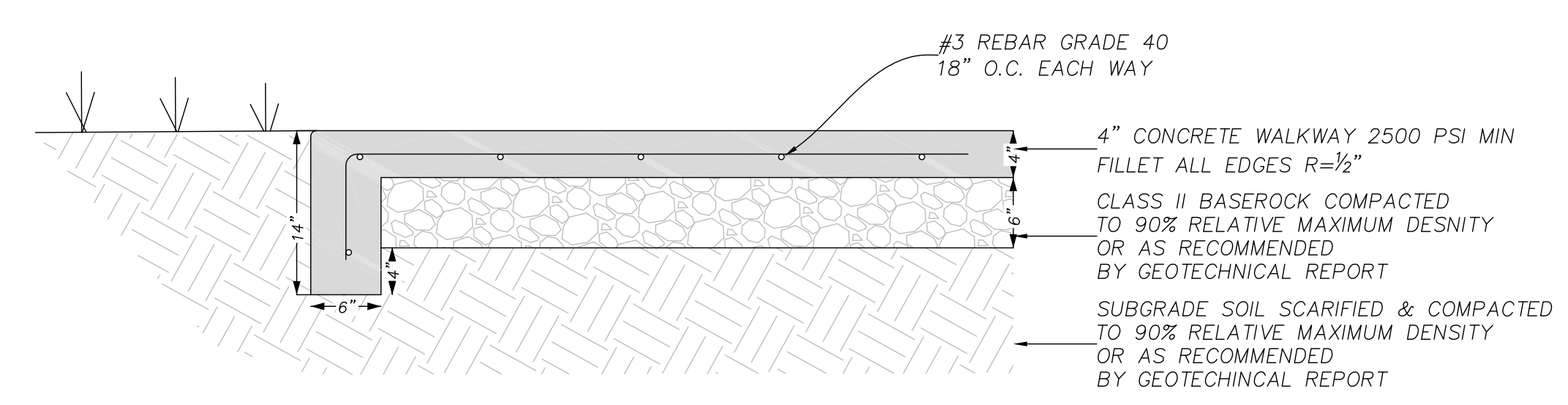
**2** DOWNSPOUT & TIGHTLINE  
NOT TO SCALE



**3** CLEAN OUT TO GRADE  
NOT TO SCALE



**4** POP-UP EMITTER  
NOT TO SCALE

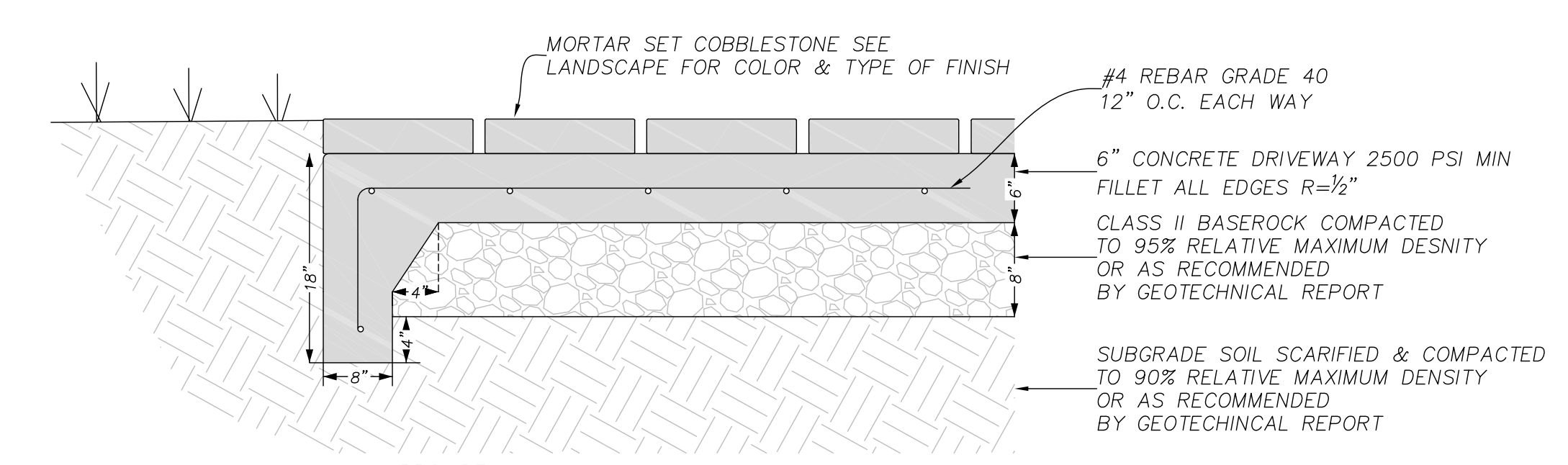


PROVIDE:  
CONTRACTION JOINTS  
AT 10' INTERVALS, 1.5" DEEP

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

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

**5** CONCRETE PATIO  
NOT TO SCALE



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

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

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

**6** CONCRETE DRIVEWAY  
NOT TO SCALE

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Newark, California 94560  
Tel: (510) 579-6112 wade@wladamsurveyor.com

SCALE	N.T.S.
DATE	1-1-2023
JOB#	5117
APN	170-28-035

**NEW RESIDENCE**  
**125 SOUTH GORDON WAY**  
**LOS ALTOS, CA 94022**  
CITY OF LOS ALTOS SANTA CLARA COUNTY

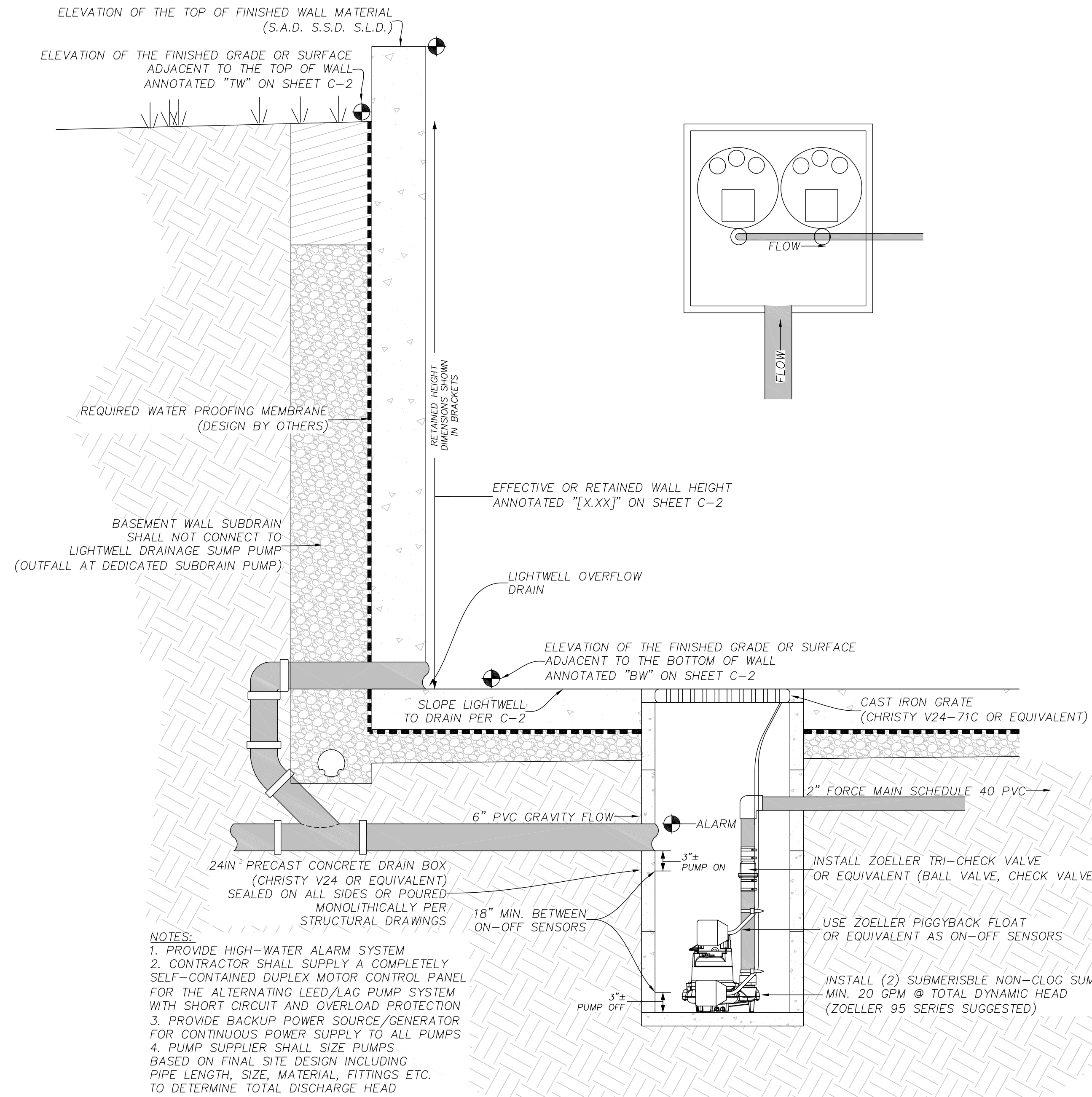


DESIGN REVIEW PLN	22-4635	3/7/2023
1		

SHEET NUMBER

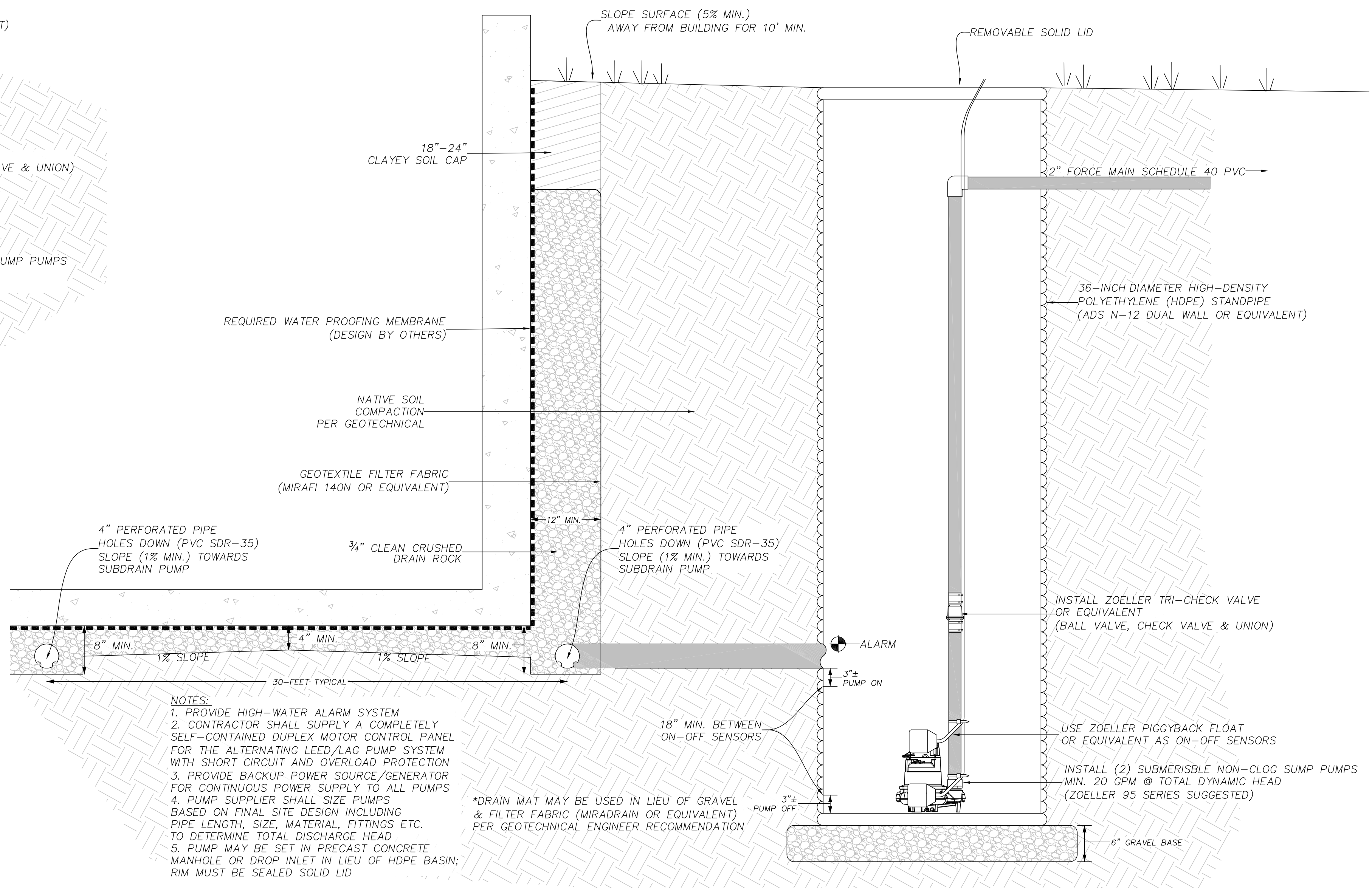
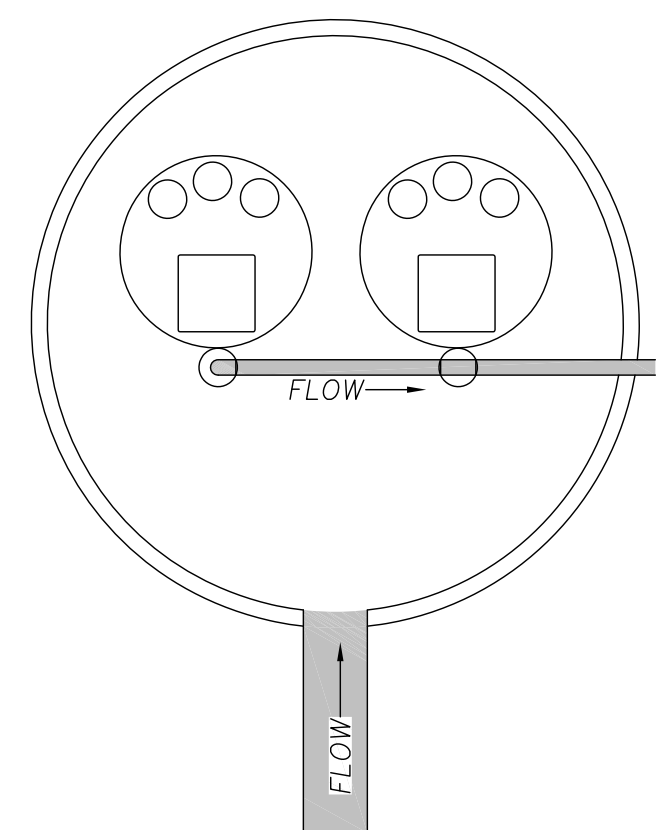
**C-3**

# DETAILS



- NOTES:
1. PROVIDE HIGH-WATER ALARM SYSTEM
  2. CONTRACTOR SHALL SUPPLY A COMPLETELY SELF-CONTAINED DUPLEX MOTOR CONTROL PANEL FOR THE ALTERNATING LEED/LAG PUMP SYSTEM WITH SHORT CIRCUIT AND OVERLOAD PROTECTION
  3. PROVIDE BACKUP POWER SOURCE/GENERATOR FOR CONTINUOUS POWER SUPPLY TO ALL PUMPS
  4. PUMP SUPPLIER SHALL SIZE PUMPS BASED ON FINAL SITE DESIGN INCLUDING PIPE LENGTH, SIZE, MATERIAL, FITTINGS ETC. TO DETERMINE TOTAL DISCHARGE HEAD

**1** LIGHTWELL DUAL SUMP PUMPS  
NOT TO SCALE



- NOTES:
1. PROVIDE HIGH-WATER ALARM SYSTEM
  2. CONTRACTOR SHALL SUPPLY A COMPLETELY SELF-CONTAINED DUPLEX MOTOR CONTROL PANEL FOR THE ALTERNATING LEED/LAG PUMP SYSTEM WITH SHORT CIRCUIT AND OVERLOAD PROTECTION
  3. PROVIDE BACKUP POWER SOURCE/GENERATOR FOR CONTINUOUS POWER SUPPLY TO ALL PUMPS
  4. PUMP SUPPLIER SHALL SIZE PUMPS BASED ON FINAL SITE DESIGN INCLUDING PIPE LENGTH, SIZE, MATERIAL, FITTINGS ETC. TO DETERMINE TOTAL DISCHARGE HEAD
  5. PUMP MAY BE SET IN PRECAST CONCRETE MANHOLE OR DROP INLET IN LIEU OF HDPE BASIN; RIM MUST BE SEALED SOLID LID

**2** SUBDRAIN & DUAL SUMP PUMPS  
NOT TO SCALE

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36660 Newark Blvd. Suite C  
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Tel: (510) 579-6112 wade@williamssurveyors.com

SCALE	N.T.S.
DATE	1-1-2023
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APN	170-28-035

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**125 SOUTH GORDON WAY**  
**LOS ALTOS, CA 94022**  
CITY OF LOS ALTOS SANTA CLARA COUNTY



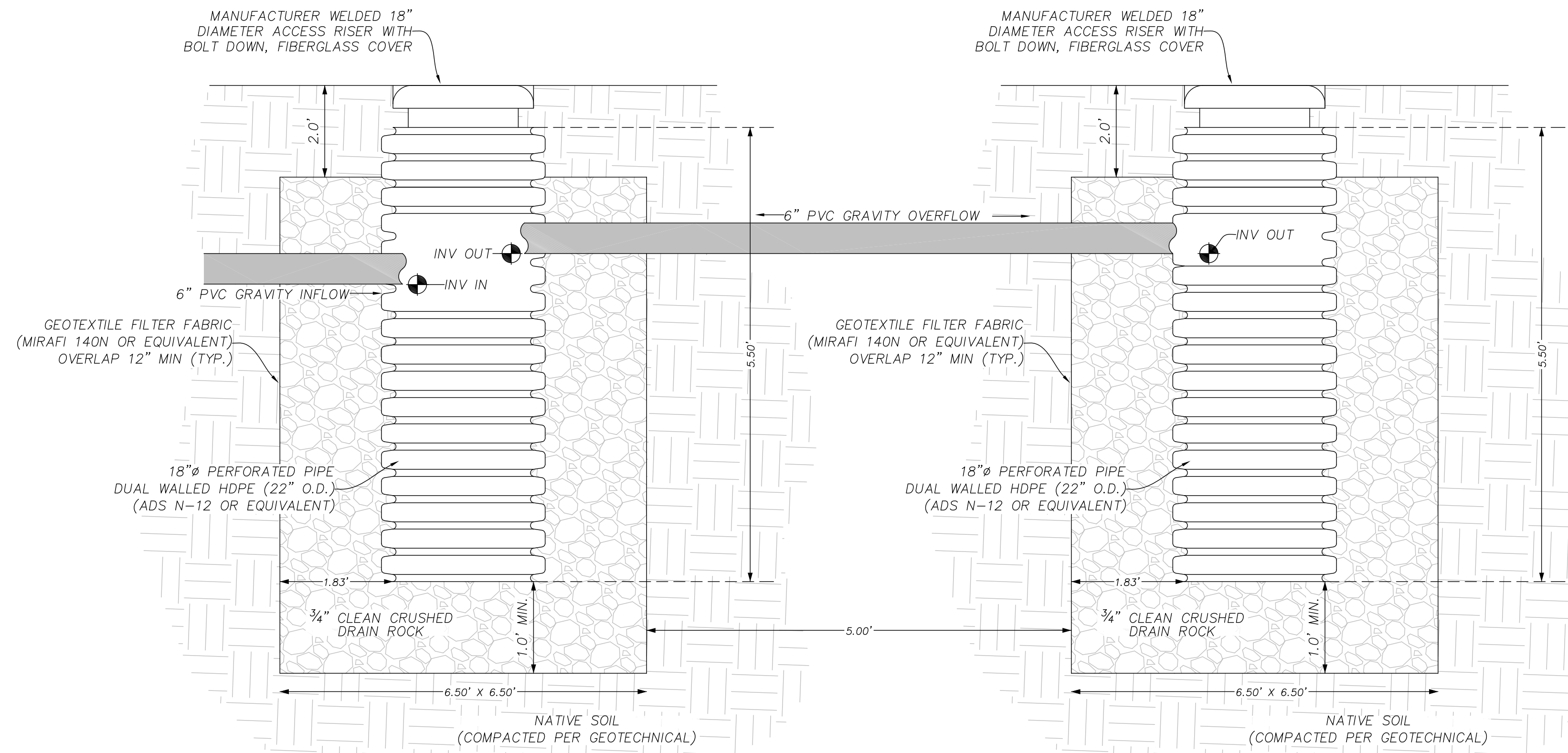
DESIGN REVIEW	PLN 22-4635	3/7/2023
1		

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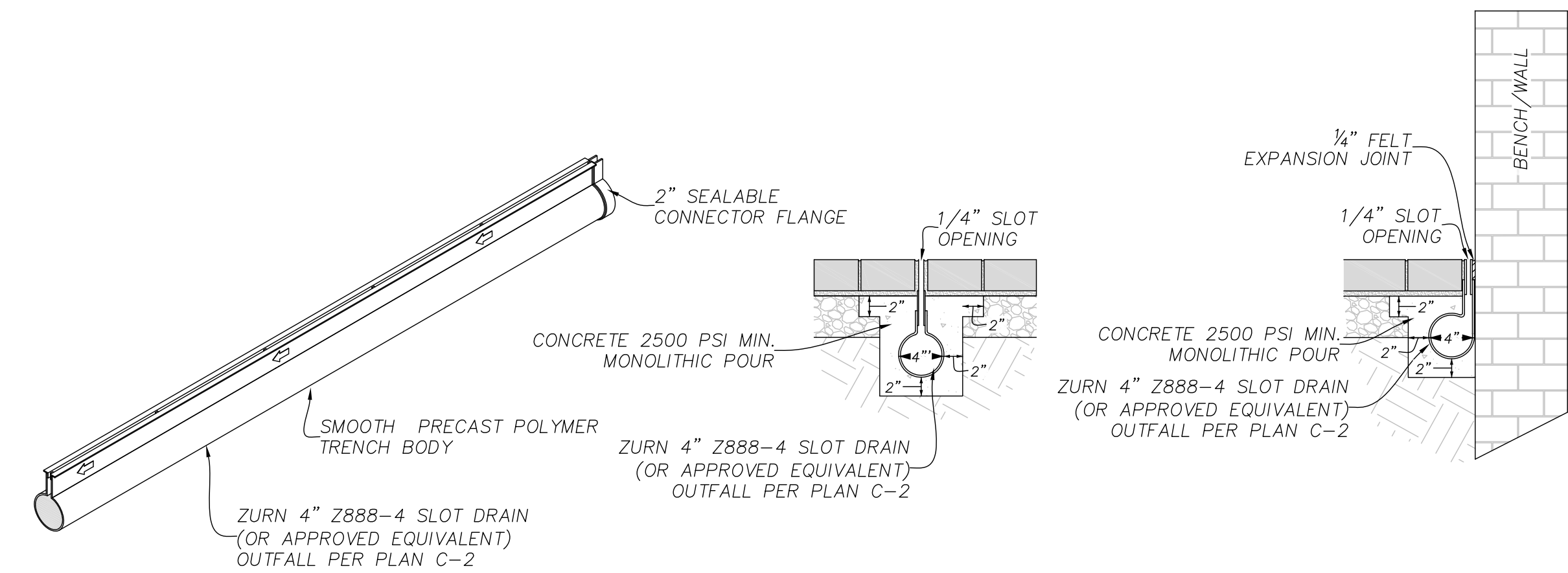
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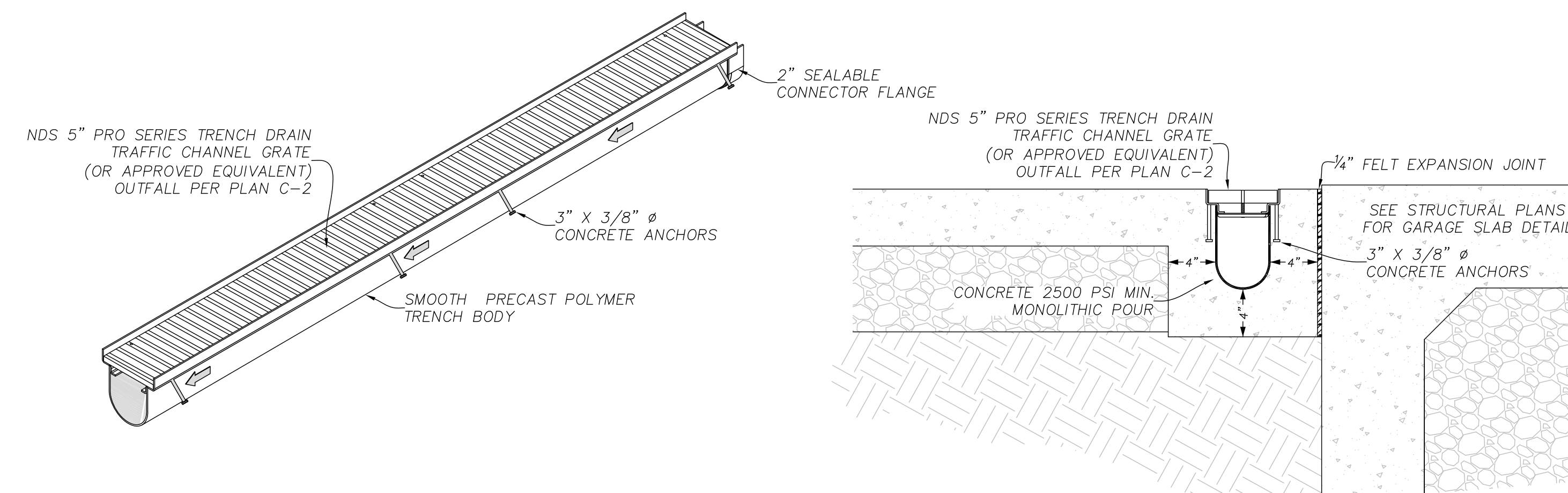
# DETAILS



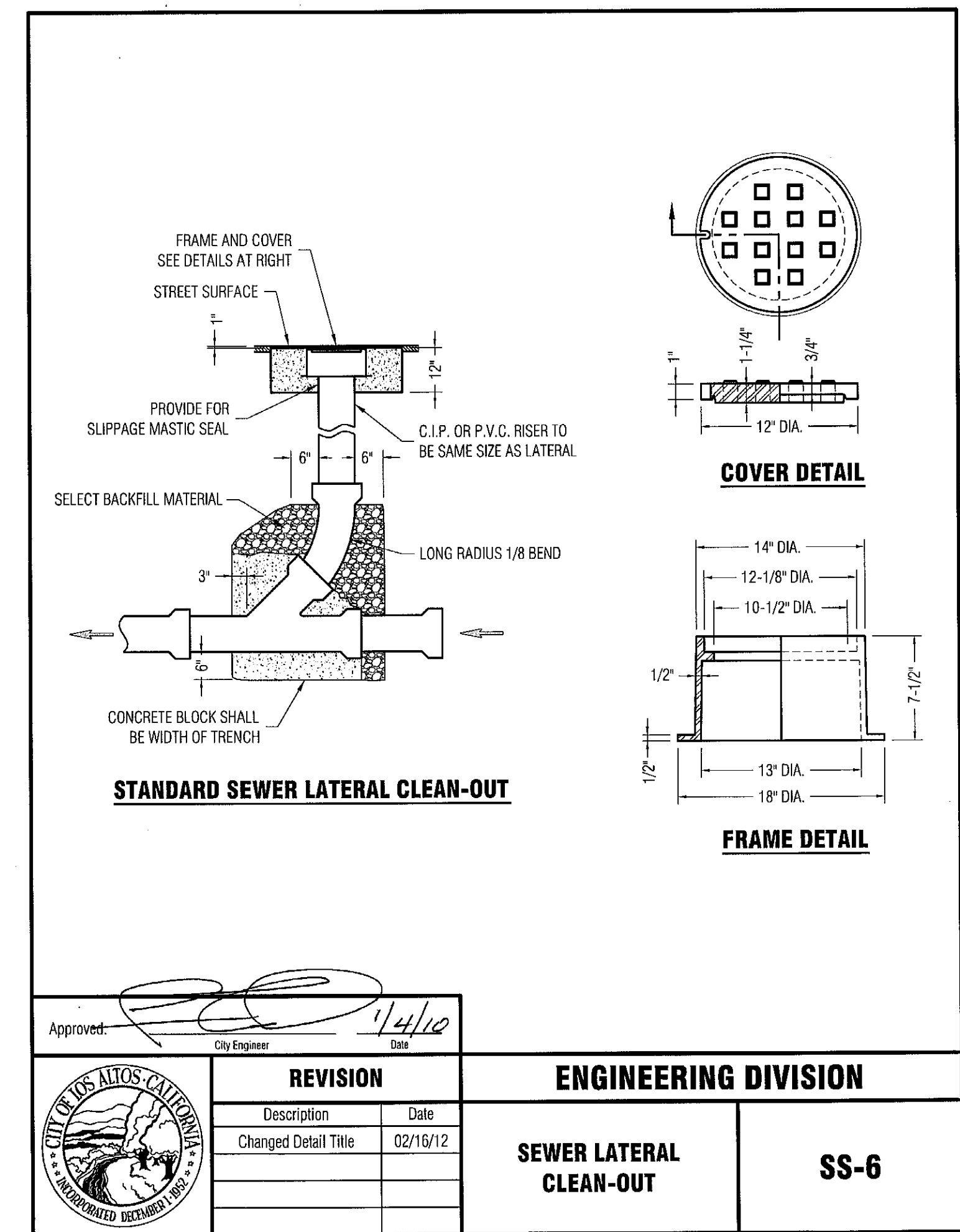
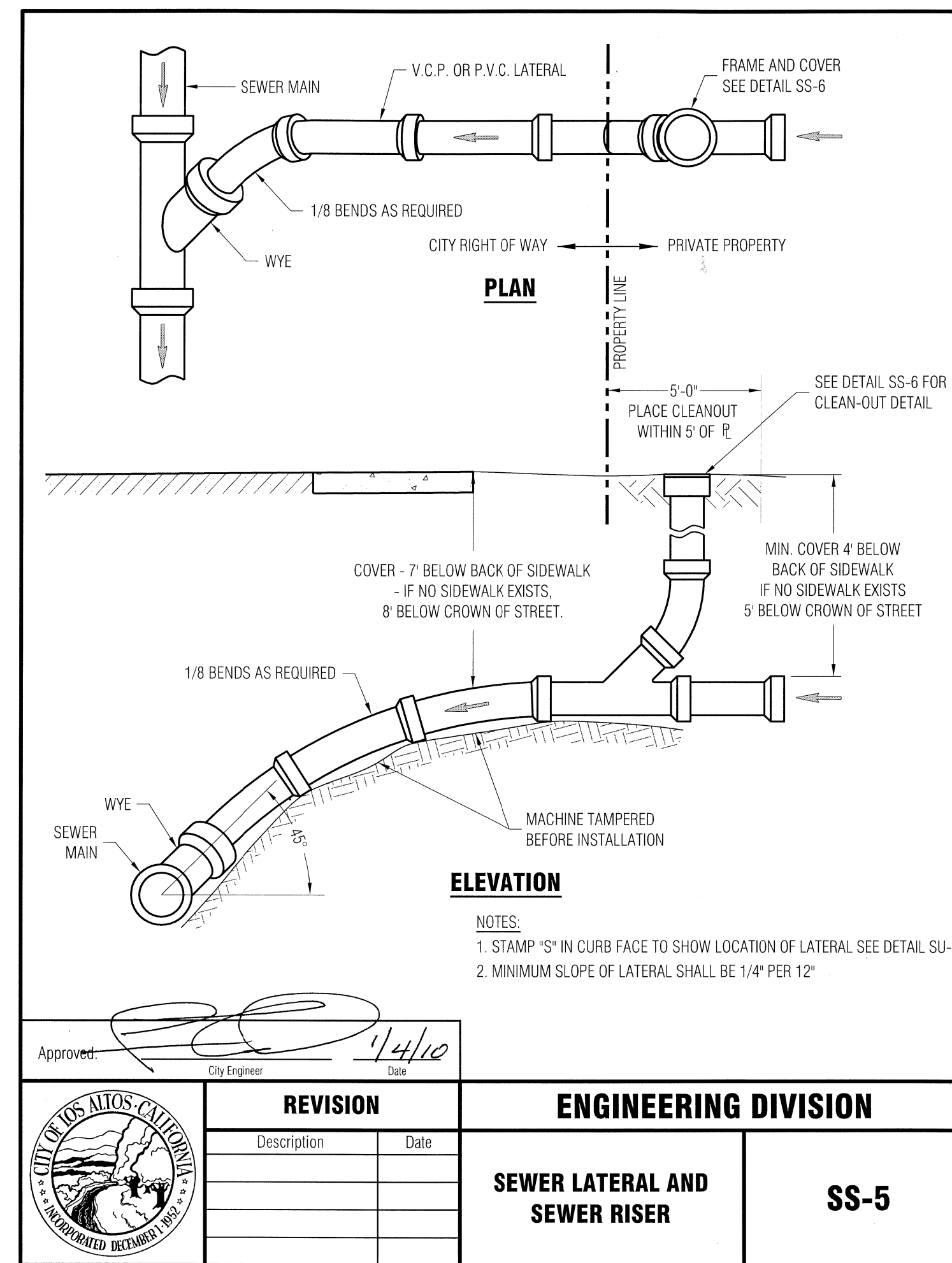
1 INFILTRATION DEVICE  
NOT TO SCALE



2 SLOT DRAIN  
NOT TO SCALE



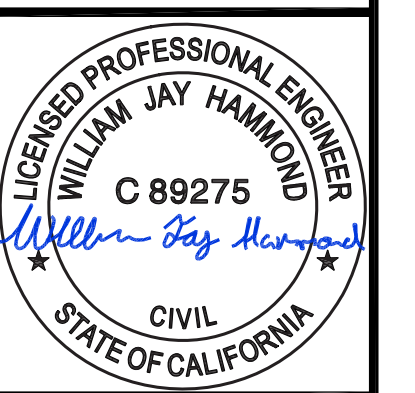
3 TRENCH DRAIN  
NOT TO SCALE



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

SCALE	N.T.S.
DATE	1-1-2023
JOB#	5117
APN	170-28-035

NEW RESIDENCE  
125 SOUTH GORDON WAY  
LOS ALTOS, CA 94022  
CITY OF LOS ALTOS SANTA CLARA COUNTY

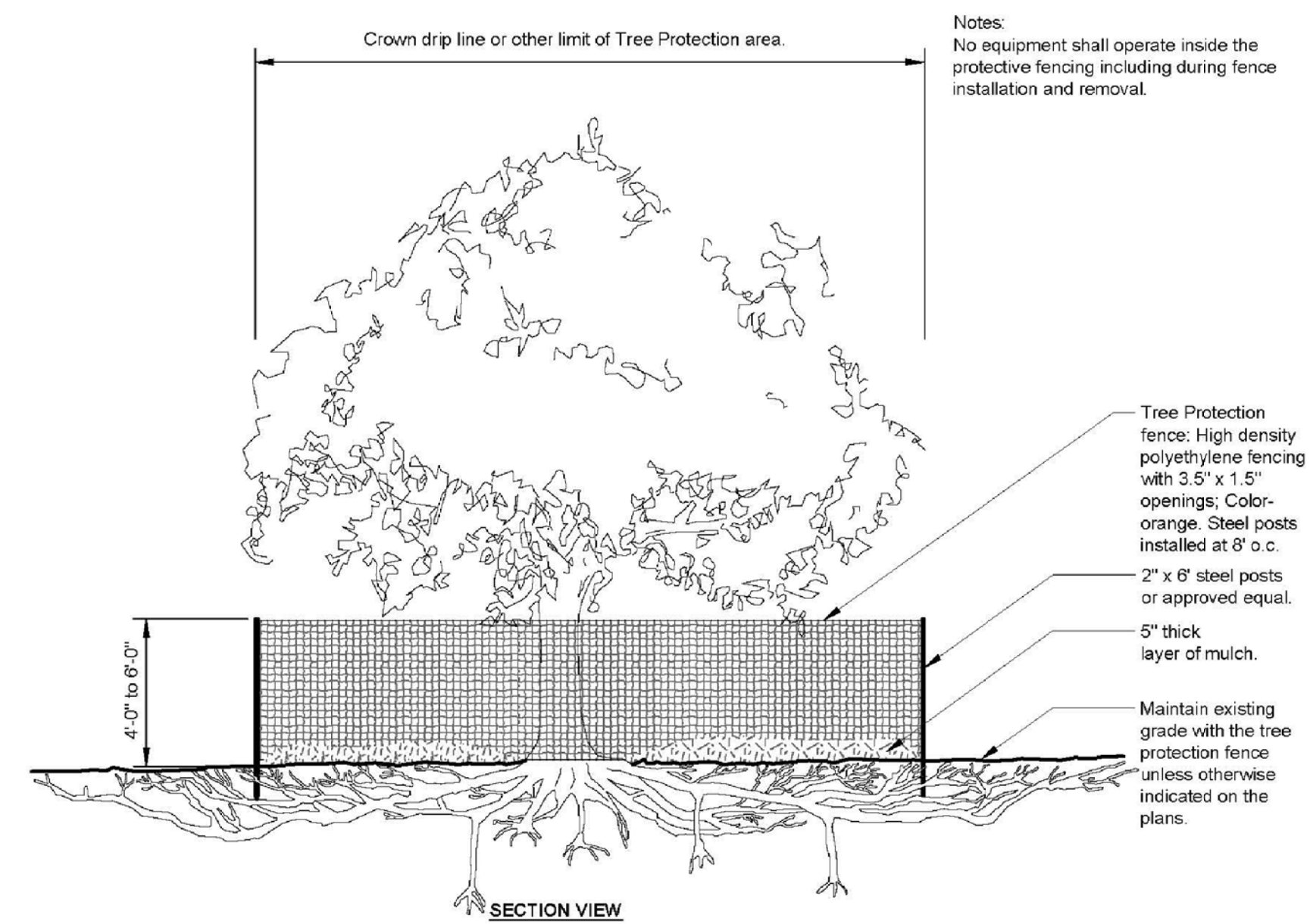
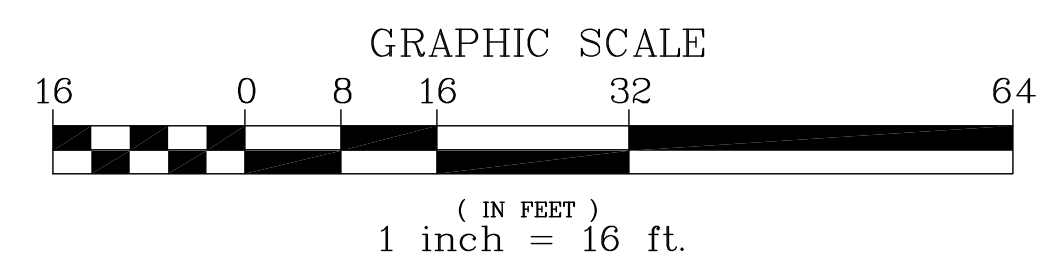
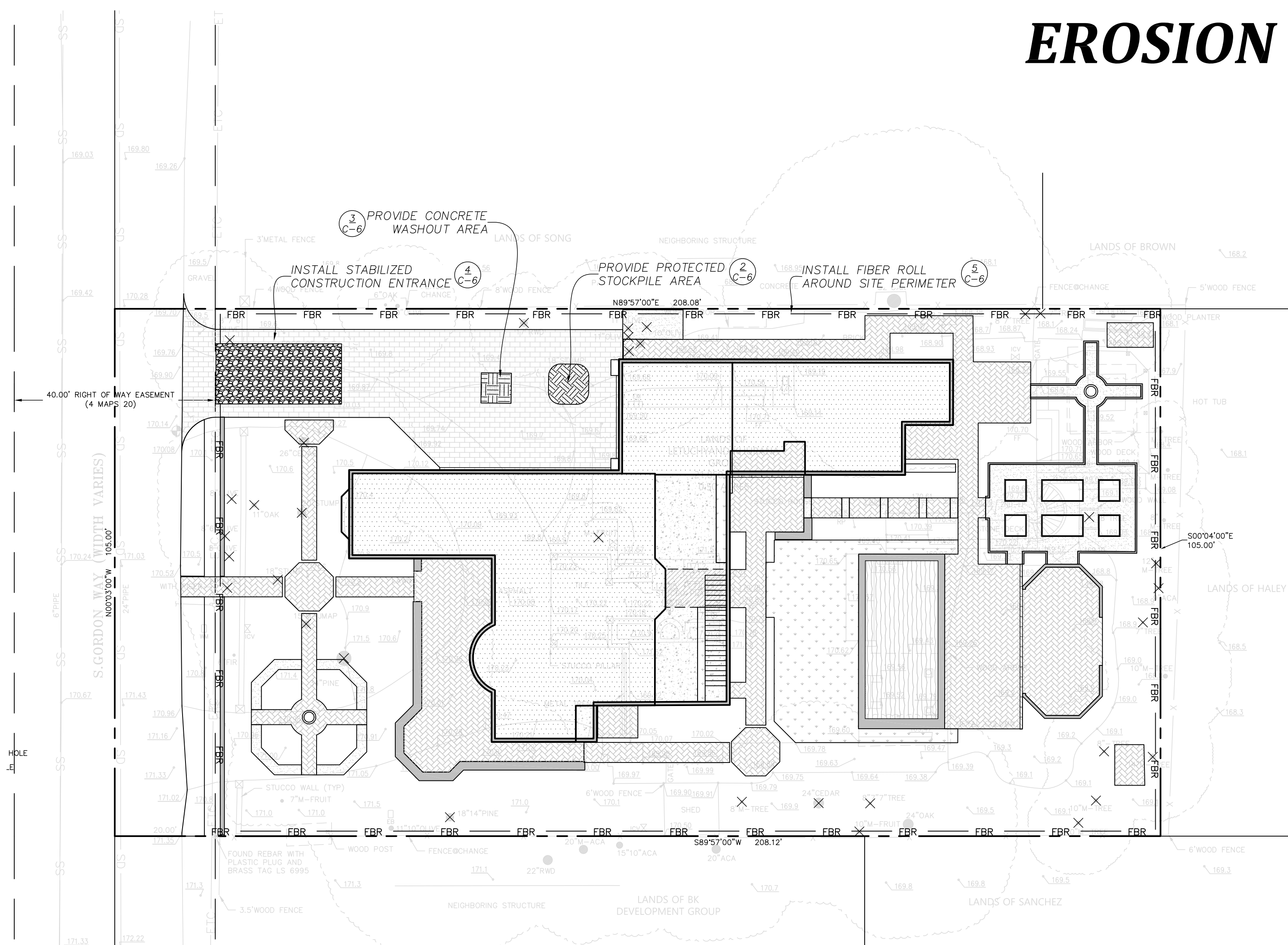


DESIGN REVIEW PLN 22-4635	3/7/2023
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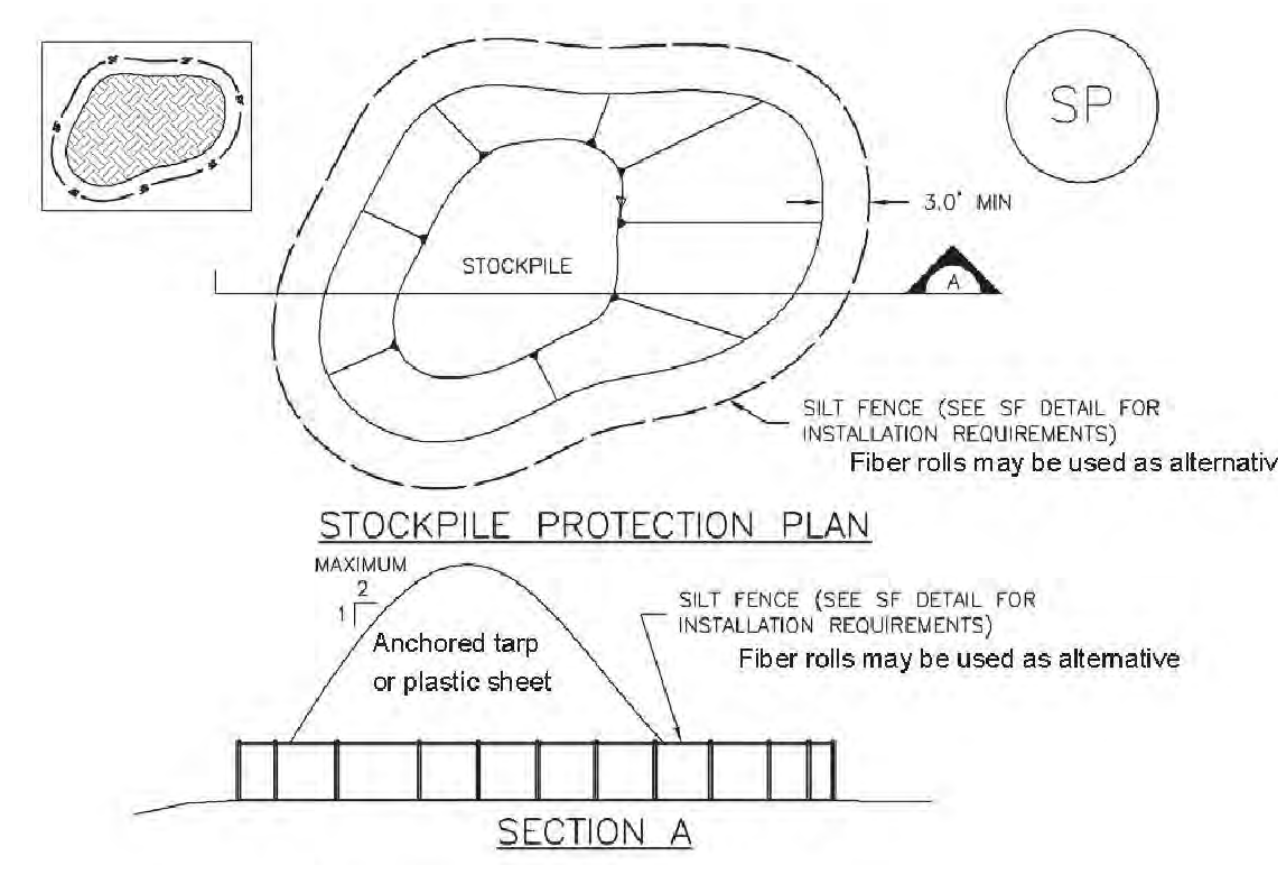
SHEET NUMBER

C-5  
5 OF 8

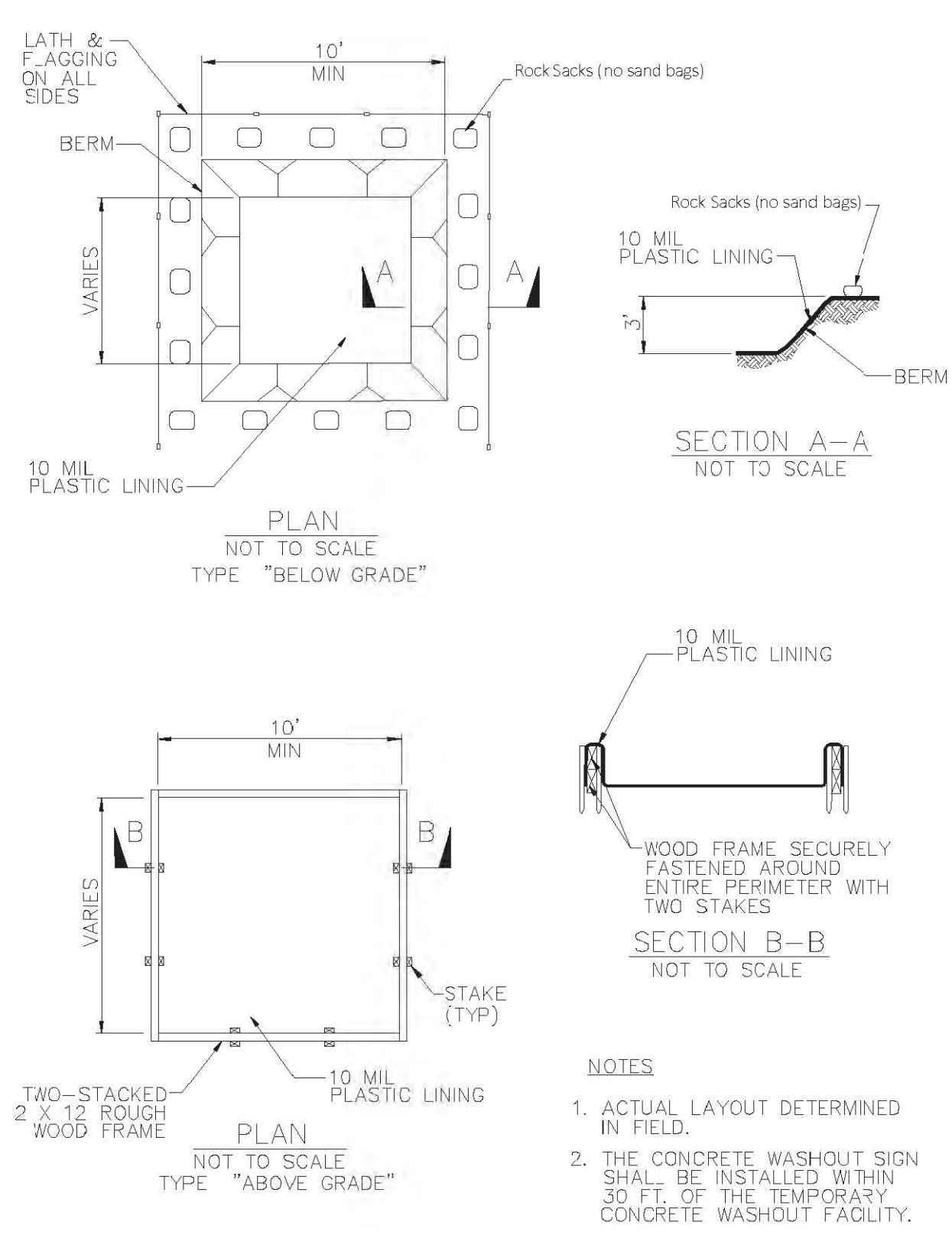
# EROSION CONTROL PLAN



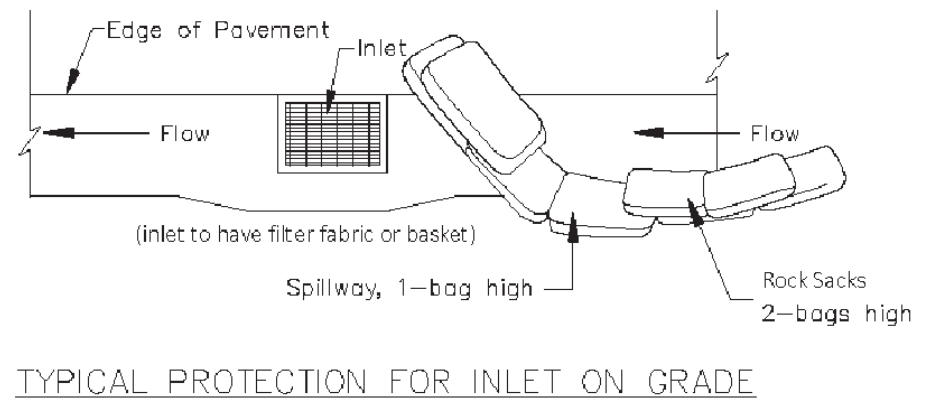
1 TREE PROTECTION NOT TO SCALE



2 STOCKPILE PROTECTION NOT TO SCALE

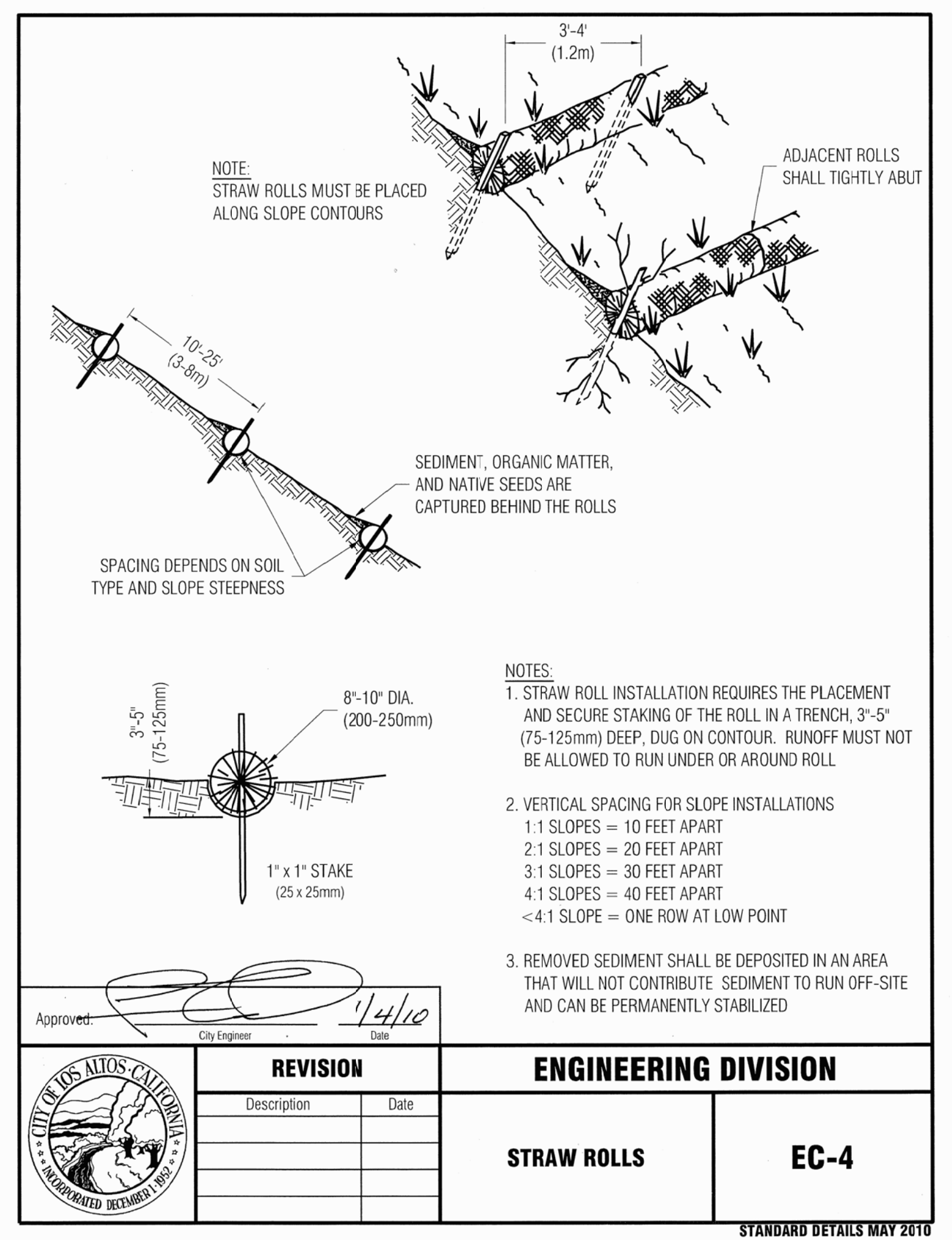


3 CONCRETE WASHOUT NOT TO SCALE

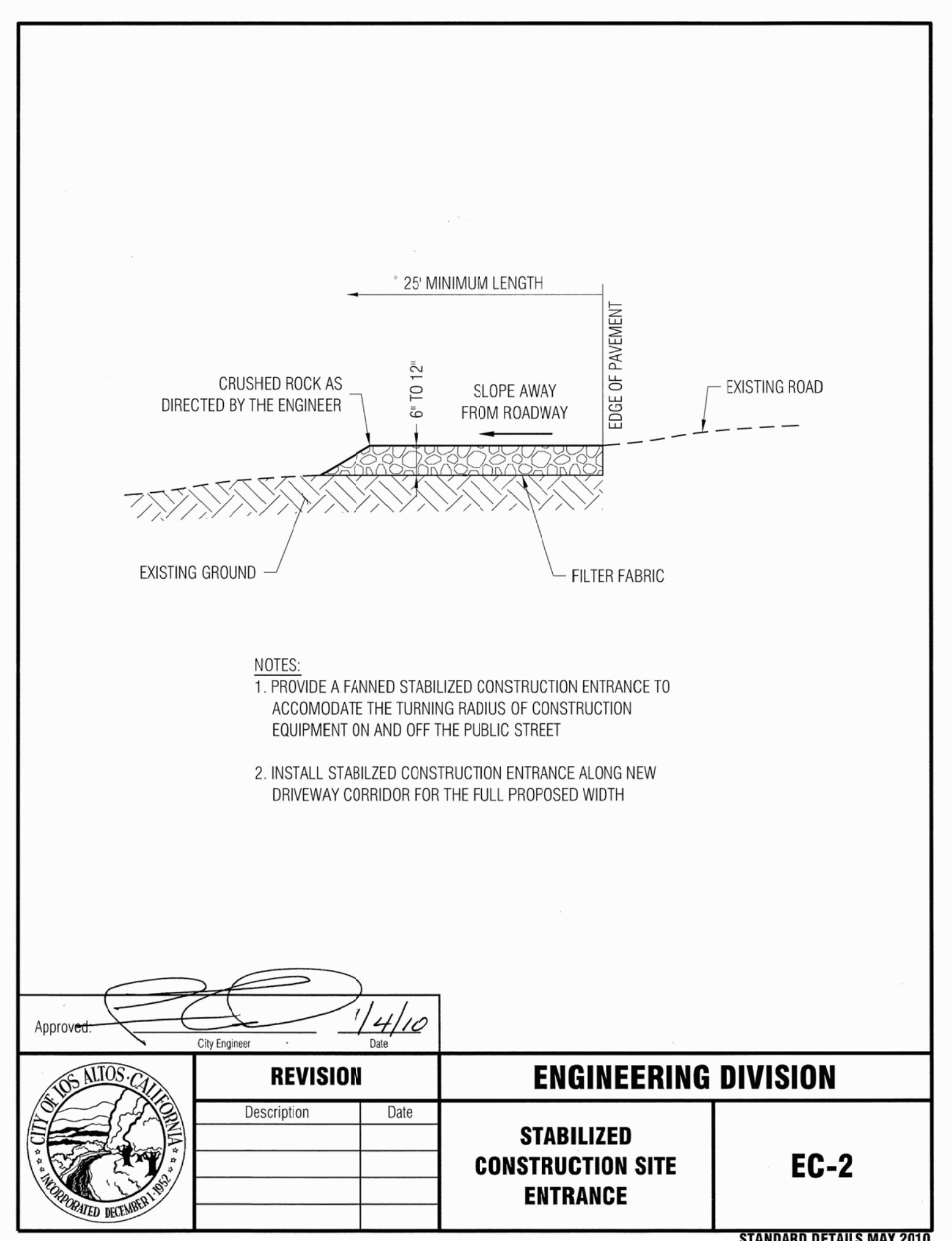


NOTES:  
 1. Intended for short-term use.  
 2. Use to inhibit non-storm water flow.  
 3. Allow for proper maintenance and cleanup.  
 4. Bags must be removed after adjacent operation is completed.  
 5. Not applicable in areas with high silts and clays without filter fabric.  
 6. Protection can be effective even if it is not immediately adjacent to the inlet provided that the inlet is protected from potential sources of pollution.

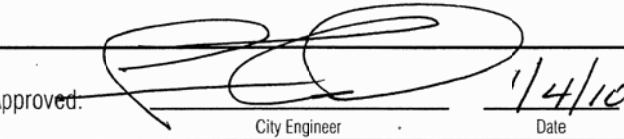
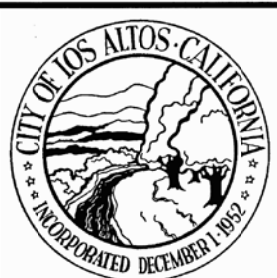
6 INLET PROTECTION NOT TO SCALE

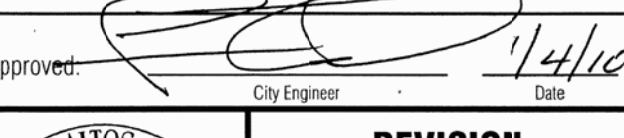
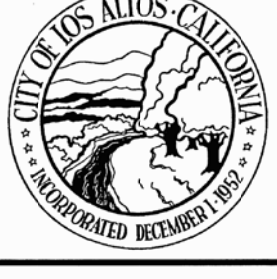


5 FIBER ROLL NOT TO SCALE



4 CONSTRUCTION ENTRANCE NOT TO SCALE

Approved:  1/4/10 City Engineer Date		<b>ENGINEERING DIVISION</b>	
	<b>REVISION</b>	<b>STRAW ROLLS</b>	<b>EC-4</b>
	Description	Date	

Approved:  1/4/10 City Engineer Date		<b>ENGINEERING DIVISION</b>	
	<b>REVISION</b>	<b>STABILIZED CONSTRUCTION SITE ENTRANCE</b>	<b>EC-2</b>
	Description	Date	

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

SCALE 1" = 16'
DATE 1-1-2023
JOB# 5117
APN 170-28-035

**NEW RESIDENCE**  
**125 SOUTH GORDON WAY**  
**LOS ALTOS, CA 94022**  
 SANTA CLARA COUNTY  
 CITY OF LOS ALTOS



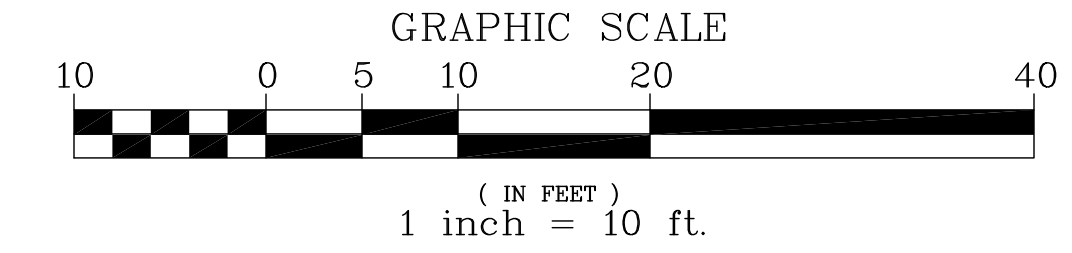
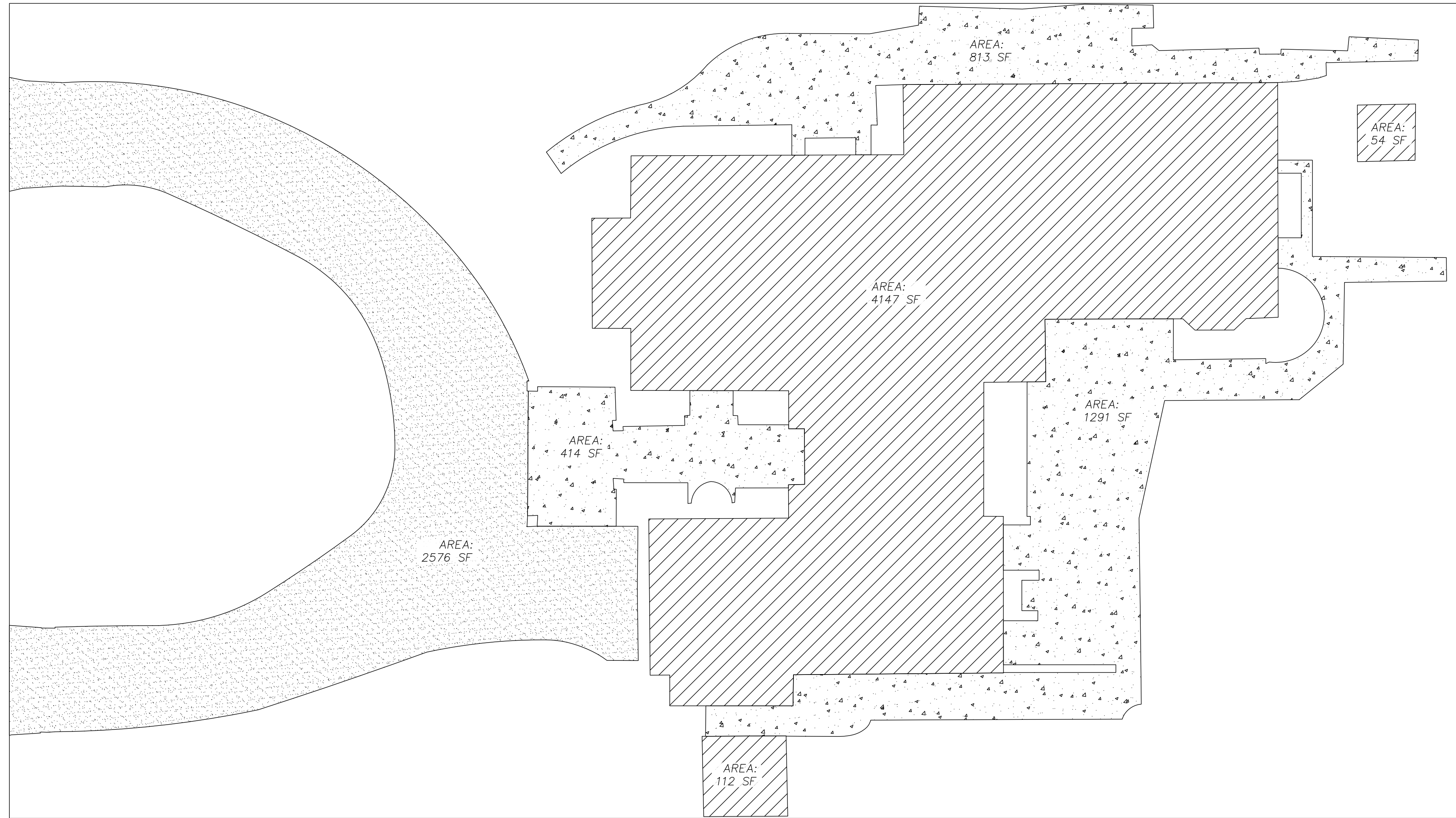
DESIGN REVIEW PLN 22-4635	3/7/2023
1	

SHEET NUMBER

**C-6**



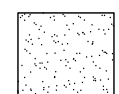



# IMPERVIOUS AREAS EXHIBIT

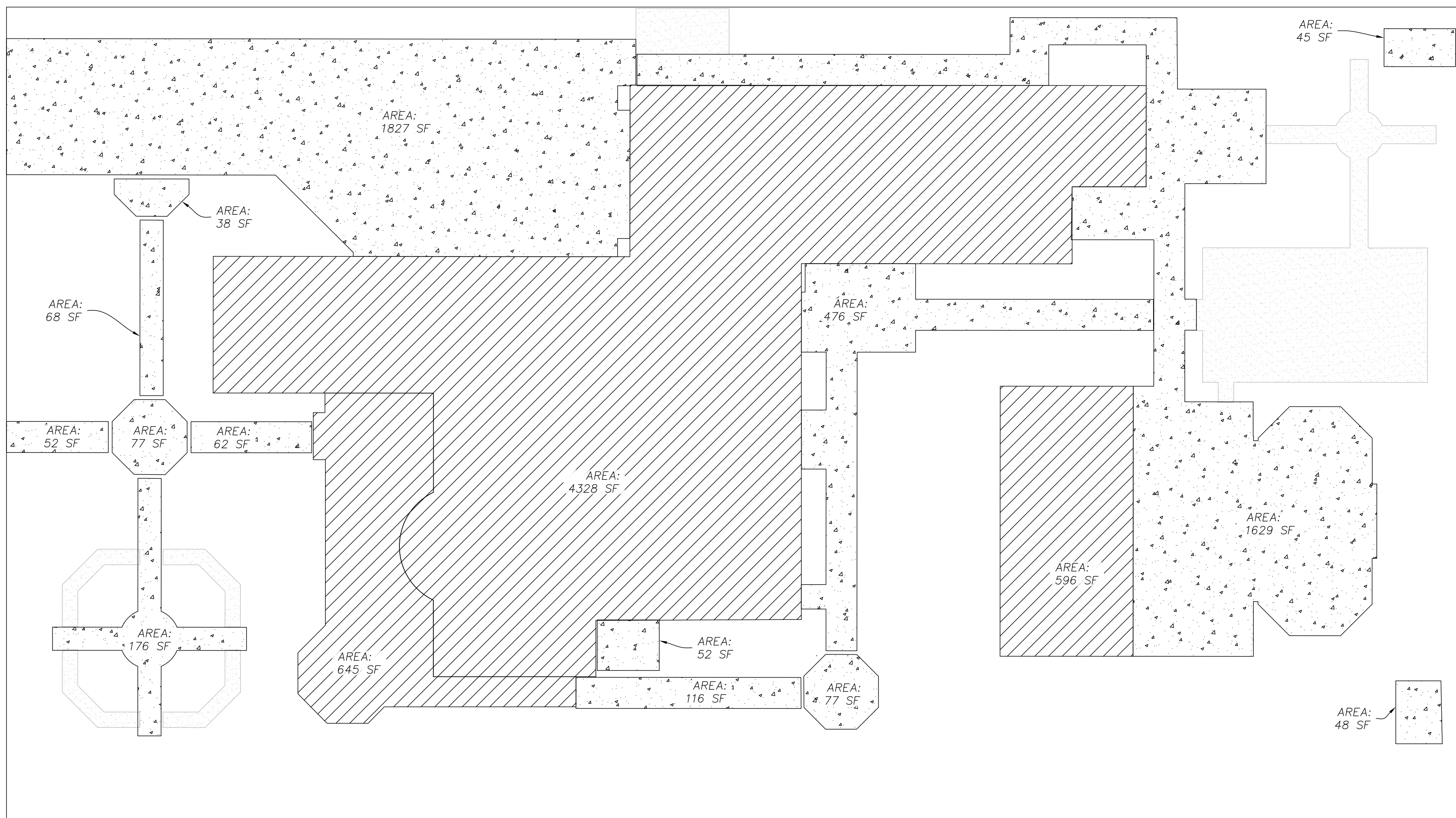


## PRE-CONSTRUCTION

### HATCH LEGEND

-  ROOF/POOL
-  BRICK/CONCRETE
-  ASPHALT PAVEMENT
-  GRAVEL (NOT COUNTED AS IMPERVIOUS)

IMPERVIOUS SURFACE AREAS	
GROSS PROPERTY AREA	21,850 FT <sup>2</sup>
NET PROPERTY AREA	19,750 FT <sup>2</sup>
IMPERVIOUS AREAS	
PRE-CONSTRUCTION	9,407 FT <sup>2</sup>
POST-CONSTRUCTION	10,312 FT <sup>2</sup>
NET CHANGE	+905 FT <sup>2</sup>



## POST-CONSTRUCTION

**NEW RESIDENCE**  
**125 SOUTH GORDON WAY**  
**LOS ALTOS, CA 94022**  
 CITY OF LOS ALTOS SANTA CLARA COUNTY



DESIGN REVIEW PLN 22-4635	3/7/2023
---------------------------	----------

1 SHEET NUMBER

**C-8**

**L. Wade Hammond**  
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 36660 Newark Blvd. Suite C  
 Newark, California 94560  
 Tel: (510) 579-6112 wade@wilhamhsurveyor.com

SCALE 1" = 10'
DATE 1-1-2023
JOB# 5117
APN 170-28-035

# Landscape Plan 125 S. Gordon Way Los Altos, CA

Revision/ Issue Schedule		
No.	Description	Date

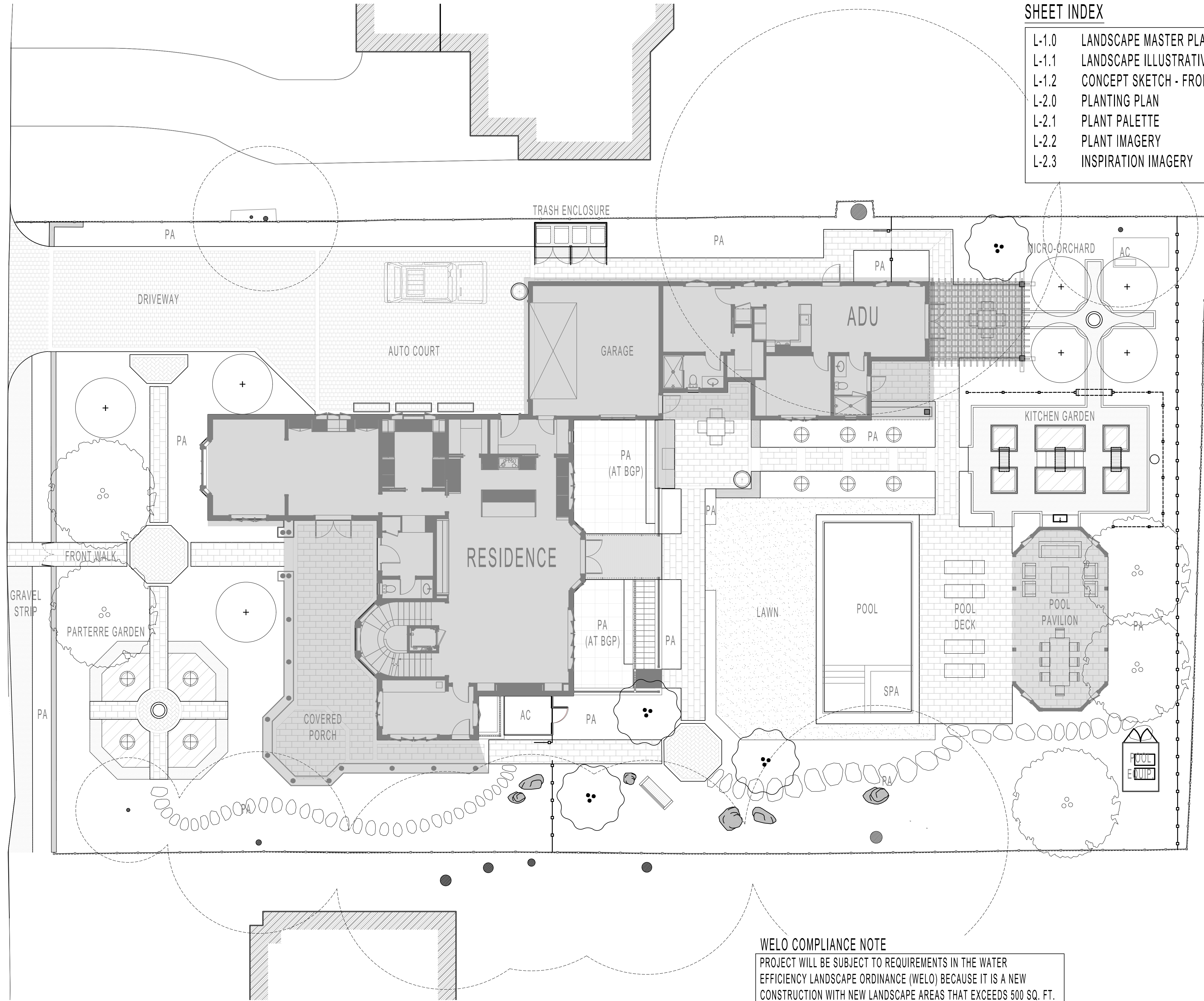
## LANDSCAPE MASTER PLAN & TITLE SHEET

Issue	AGENCY REVIEW
Date	2/1/2023
Scale	

# L-1.0

### SHEET INDEX

- L-1.0 LANDSCAPE MASTER PLAN & TITLE SHEET
- L-1.1 LANDSCAPE ILLUSTRATIVE
- L-1.2 CONCEPT SKETCH - FRONT YARD
- L-2.0 PLANTING PLAN
- L-2.1 PLANT PALETTE
- L-2.2 PLANT IMAGERY
- L-2.3 INSPIRATION IMAGERY



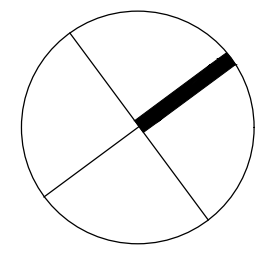
### WELO COMPLIANCE NOTE

PROJECT WILL BE SUBJECT TO REQUIREMENTS IN THE WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO) BECAUSE IT IS A NEW CONSTRUCTION WITH NEW LANDSCAPE AREAS THAT EXCEEDS 500 SQ. FT.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WELO AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

### NOTES

1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS AND VISUAL OBSERVATION. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.



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

SOUTH GORDON WAY

# Landscape Plan 125 S. Gordon Way Los Altos, CA

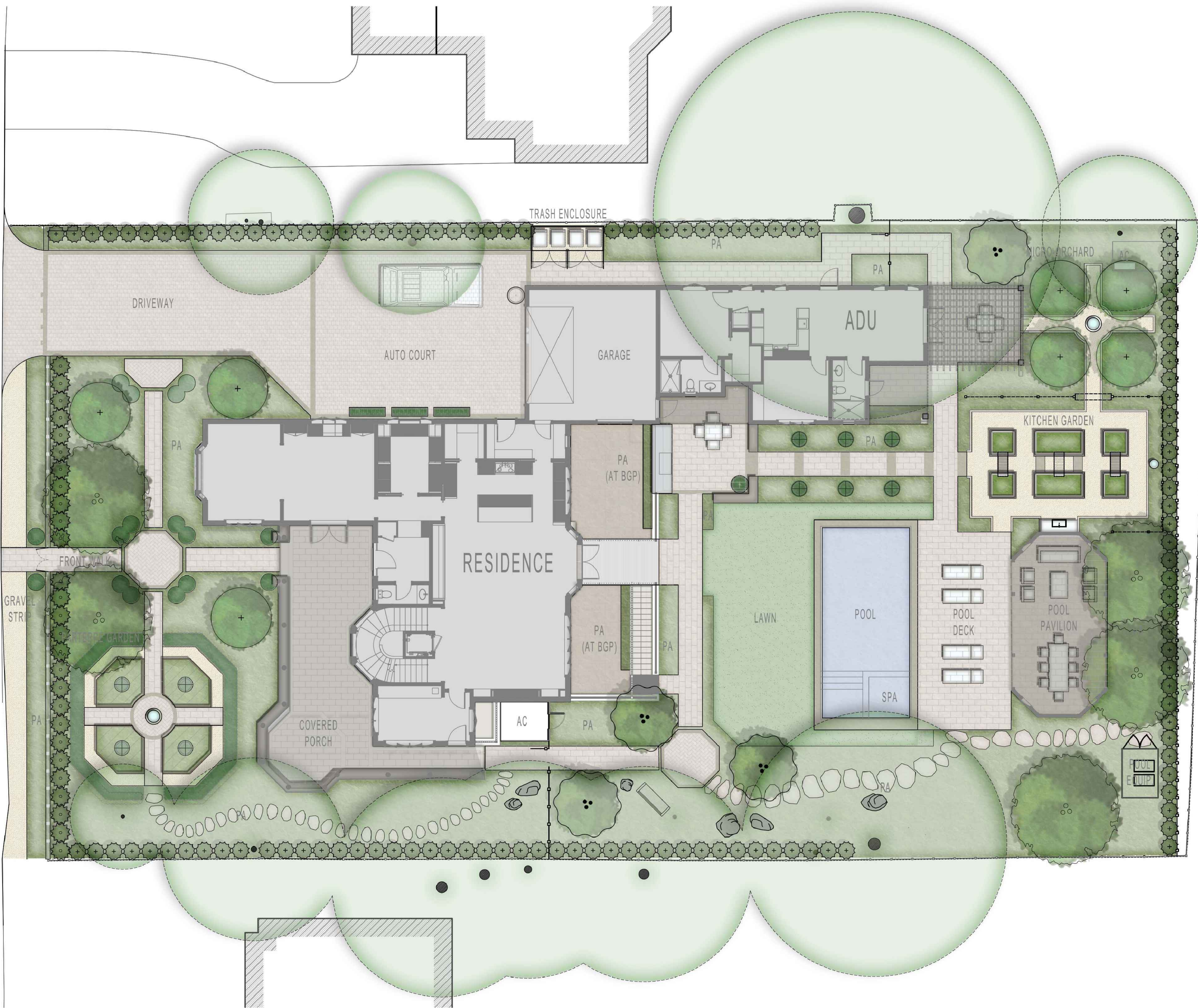
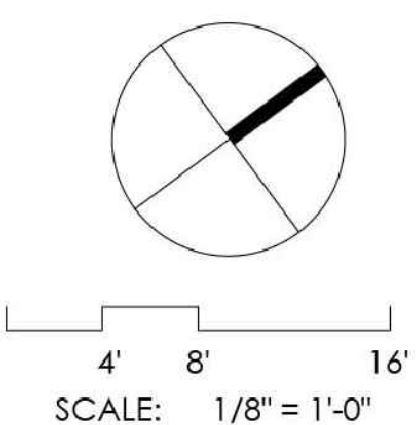
Revision/ Issue Schedule

No.	Description	Date

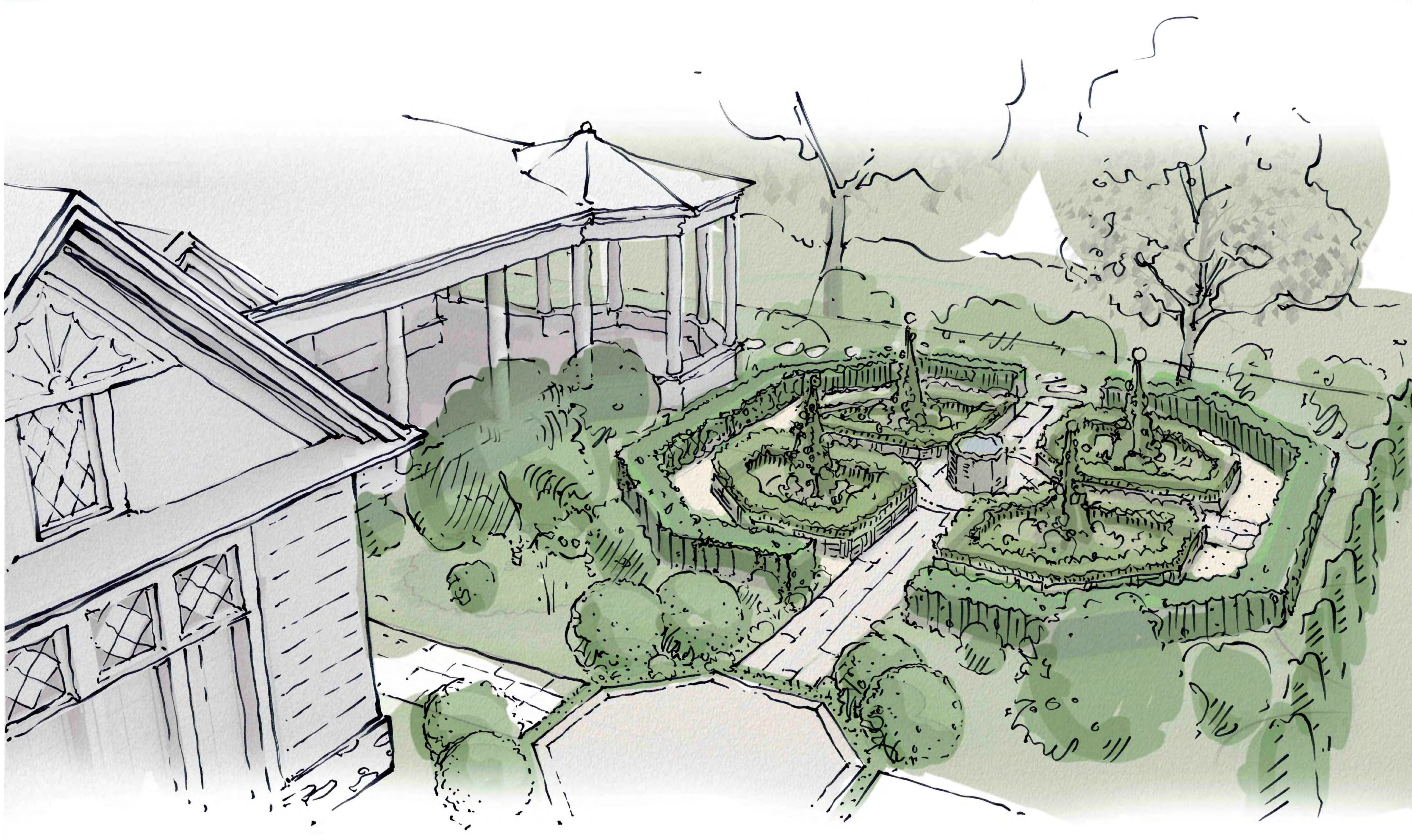
## LANDSCAPE ILLUSTRATIVE

Issue: AGENCY REVIEW  
Date: 2/1/2023  
Scale:

### L-1.1



SOUTH GORDON WAY



**Landscape Plan**  
**125 S. Gordon Way**  
**Los Altos, CA**

Revision/ Issue Schedule

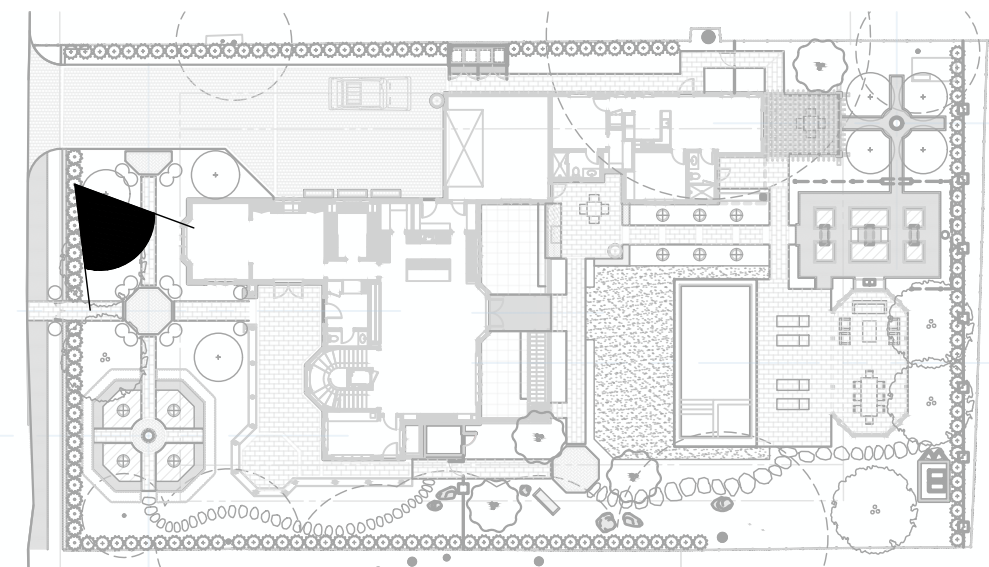
No.	Description	Date

**CONCEPT SKETCH - FRONT YARD**

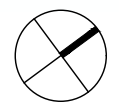
Issue AGENCY REVIEW  
Date 2/1/2023  
Scale

**L-1.2**

PERSPECTIVE VIEW

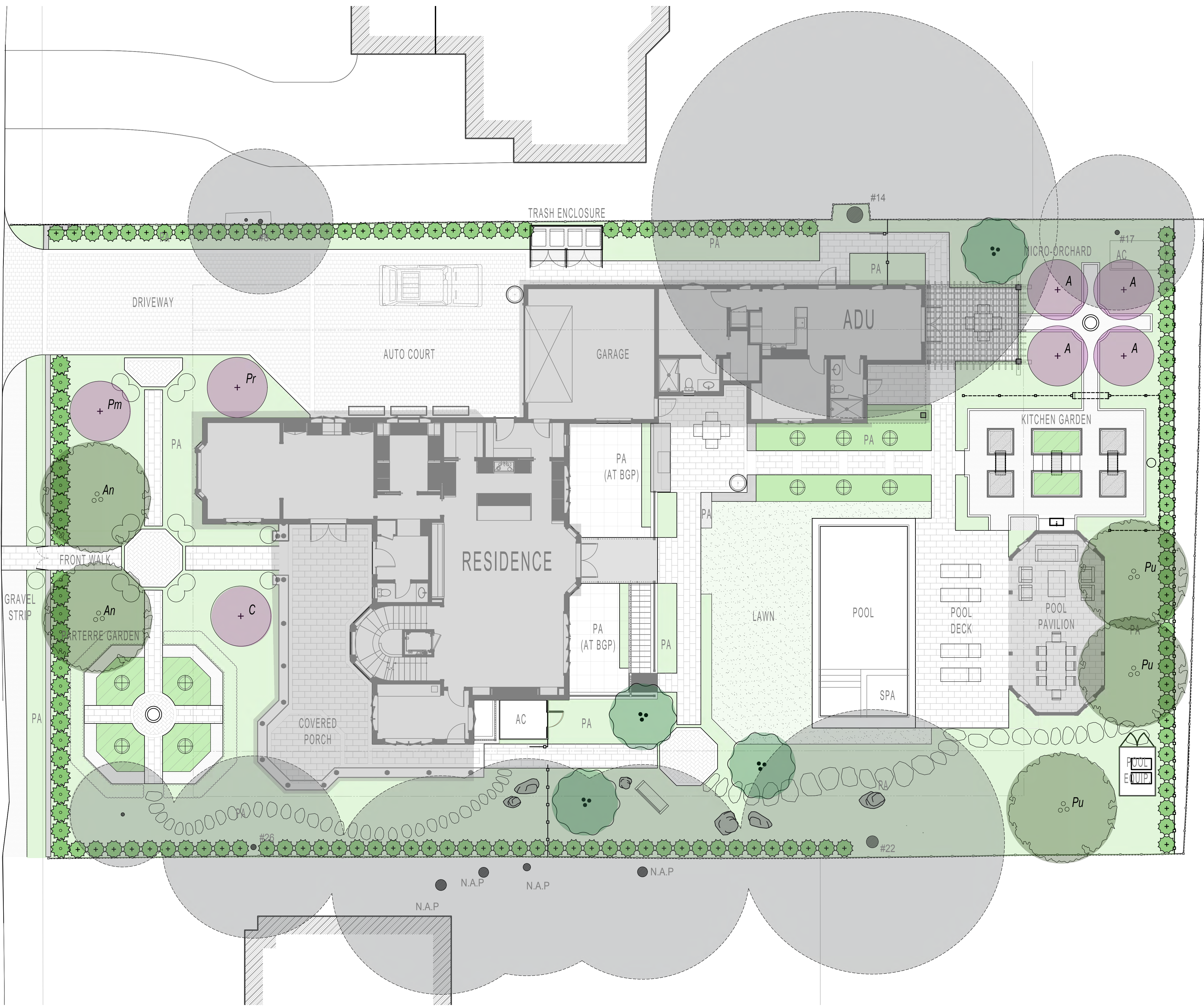


KEY MAP



# Landscape Plan 125 S. Gordon Way Los Altos, CA

SOUTH GORDON WAY



Revision/ Issue Schedule		
No.	Description	Date

## PLANTING PLAN

Issue	AGENCY REVIEW
Date	2/1/2023
Scale	

L-2.0

**NOTES**  
 1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS AND VISUAL OBSERVATION. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.



# PLANT SCHEDULE

Symbol	Common Name	Botanical Name	Quantity	Size	Wucols	Notes	Height & Spread at Maturity	Growth Rate
--------	-------------	----------------	----------	------	--------	-------	-----------------------------	-------------

### Existing Tree to Remain

Existing Tree to Remain -  
Refer to Arborist's Report & Tree Protection Plan for Additional Information

### Trees

Canopy Tree (Category III Trees, per City of Los Altos Street Tree Planting List)								
	An	Boxelder	Acer negundo 'Sensation'	2	24" Box	M	-	45' h x 30' w ~24 in / yr.
	Pu	Victorian Box	Pittosporum undulatum	3	Min.			35' h x 15' w ~24 in / yr.

### Semi-dwarf Fruit Tree (Options)

	A	Apple var.	Best Available	4	#20/25 or	M	-	8' h x 10' w ~12 in / yr.
	C	Citrus	Improved Meyer Lemon	1	24" Box			15' h x 10' w ~16 in / yr.
	Pr	Pear var.	Best Available	1				8' h x 10' w ~12 in / yr.
	Pm	Persimmon var.	Best Available	1				20' h x 25' w ~18 in / yr.
	F	Edible Fig var.	Best Available	1				20' h x 12' w ~12 in / yr.
	Po	Pomegranate var.	Best Available	1				15' h x 15' w ~18 in / yr.

### Medium Accent Tree (Options)

		Pineapple Guava	Feijoa sellowiana	4	24" Box	M / L	-	20' h x 15' w ~24 in / yr.
		Strawberry Tree	Arbutus unedo		Min.			20' h x 15' w ~16 in / yr.
		Dogwood var.	Cornus kousa var.					20' h x 20' w ~18 in / yr.
		Western Redbud	Cercis occidentalis					15' h x 15' w ~18 in / yr.

### Hedge and Screening

		Bay laurel	Laurus nobilis	Per Plan	#20	L	Columns	6' h x 6' w ~5 in / yr., To Be Maintained at 5' h
		Green Spires Euonymus	Euonymus 'Green Spires'	Per Plan	#5	M	-	4' h x 2' w ~4 in / yr., To Be Maintained at 4' h
		Japanese privet	Ligustrum japonicum 'Texanum'	Per Plan	#20	M	Columns	8' h x 6' w ~18 in / yr., To Be Maintained at 12-15' h

### Mixed Shrubs, Perennials, Grasses & Groundcover (All species to be size #1 minimum.)

	Coffeeberry	Frangula californica 'Eve Case'	Rozanne Cranesbill	Geranium 'Rozanne'
	Dwarf Yeddo Hawthorn	Rhaphiolepis umbellata 'Minor'	Western Sword Fern	Polystichum munitum
	Cleveland sage	Salvia clevelandii*	Giant Chain Fern	Woodwardia fimbriata
	Wall Germander	Teucrium chamaedrys	Berkeley Sedge	Carex tumulicola*
	Pine Muhly	Muhlenbergia dubia	Greenlee Moor Grass	Sesleria 'Greenlee'
	Deer Grass	Muhlenbergia rigens	Meadow Sedge	Carex pansa*
	Greenlee Moor Grass	Sesleria 'Greenlee'	California Fescue	Festuca californica*
	Creeping Lily Turf	Liriope spicata	Pine Muhly	Muhlenbergia dubia*
	Giant Lily Turf	Liriope muscari	Lavender Varieties	Lavandula spp
	Groundcover Rosemary	Rosmarinus p. 'Huntington Carpet'	Woodland Sage	Salvia nemorosa
	Oak Leaf Hydrangea	Hydrangea quercifolia var.	Douglas Iris	Iris douglasiana
	Magenta Rockrose	Cistus 'Sunset'	African Iris	Diets iridiodes
	Upright Rosemary	Rosmarinus o. 'Tuscan Blue'	Purple Rockrose	Cistus 'Sunset'
	Groundcover Manzanita	Arctostaphylos 'Emerald Carpet**'	Common Yarrow	Achillea millefolium
	Giant Chain Fern	Woodwardia fimbriata*	Catmint	Nepeta x faassenii
	Japanese Tassel Fern	Polystichum polyblepharum	Strawberry	Fragaria 'Allstar', 'Sequoia' or 'Chandler'
	Creeping Thyme	Thymus serpyllum 'Elfin'		

### Edible species

Mixed annual culinary species

### Lawn

Native Mow Free Fescue Blend

### IRRIGATION SYSTEM DESCRIPTION & NOTES

1. THE EXISTING IRRIGATION SYSTEM EMPLOYS A 'SMART' WEATHER-BASED ET CONTROLLER WITH UP-TO-DATE VALVES AND SYSTEM EQUIPMENT AND PREDOMINANTLY DRIP IRRIGATION.
2. IRRIGATION RETROFIT IMPROVEMENTS TO THE EXISTING SYSTEM ARE ANTICIPATED TO BE WITH THE DRIP DISTRIBUTION AND EMITTERS ONLY. VALVE ZONES ARE TO REMAIN IN RELATIVELY THE SAME POSITIONS OR AS DISCUSSED PENDING ZONE DISTRIBUTION TEST DURING CONSTRUCTION.
3. CONTRACTOR TO REPLACE IN-KIND ALL EMITTERS, DISTRIBUTION LINES AND MAINLINE AND CONNECT TO EXISTING SYSTEM PER LOCAL CODES, ORDINANCES AND BEST PRACTICES.
4. CONTRACTOR TO INFORM LANDSCAPE ARCHITECT OR OWNER IF ADDITIONAL IMPROVEMENTS ARE DEEMED NECESSARY OR FURTHER ACTIONS ARE REQUIRED TO ENSURE PROPER IRRIGATION SYSTEM PERFORMANCE.

### PLANTING NOTES

1. PLANT SYMBOLS WITH MULTIPLE SPECIES LISTED MAY BE ANY OF THE SPECIES, AS AVAILABLE AT TIME OF INSTALLATION.
2. ALL PLANTING AREAS TO BE EXCAVATED 8" MINIMUM (18" AT TREE LOCATIONS) WITH ROCKS AND DEBRIS REMOVED. BACKFILL, IN 4" LIFTS, PLANTER AREAS WITH EXISTING CLEAN SOIL AMENDED WITH COMPOST. CONFIRM WITH LANDSCAPE ARCHITECT SOURCE OF COMPOST PRIOR TO ORDERING. AMENDED SOIL NOT CONSISTENT WITH DESIGN INTENT AND ACCEPTABLE STANDARD OF CARE WILL BE REJECTED.
3. INSTALL CONTAINER PLANT MATERIAL AS SPECIFIED. ANY PROPOSED SUBSTITUTIONS TO BE MADE IN WRITING FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
4. ALL PLANTING AREAS TO RECEIVE IN-LINE DRIP IRRIGATION TO COVER AS NEEDED. DRIP LINES TO BE STAKED BELOW MULCH.
5. ALL PLANTING AREAS TO RECEIVE 3" LAYER COMPOSTED BARK MULCH (50% 'GARDEN MULCH' + 50% 'FOREST FLOOR BARK' BY: AMERICAN SOIL & STONE) CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.

**Landscape Plan**  
**125 S. Gordon Way**  
**Los Altos, CA**

### Revision/ Issue Schedule

No.	Description	Date

### PLANT PALETTE

Issue	AGENCY REVIEW
Date	2/1/2023
Scale	

L-2.1

**Landscape Plan**  
**125 S. Gordon Way**  
**Los Altos, CA**

Revision/ Issue Schedule

No.	Description	Date

**PLANT  
IMAGERY**

Issue	AGENCY REVIEW
Date	2/1/2023

Scale

**L-2.2**



Arbutus unedo



Cornus kousa var.



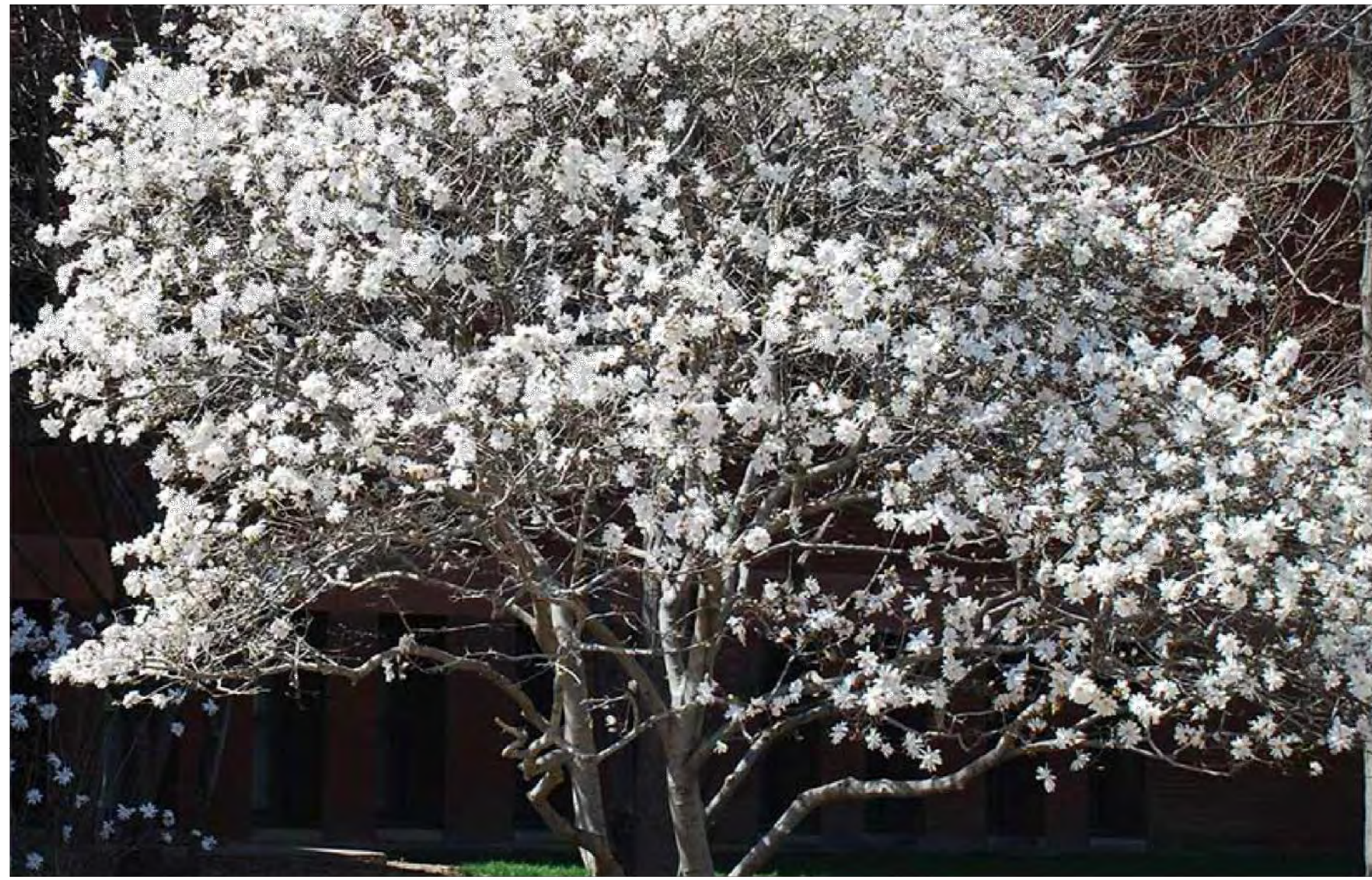
Feijoa sellowiana



Bay Laurel hedge



Privet Hedge



Magnolia stellata



Citrus Lemon var.



Pomegranate var.



Citrus Sour Orange var.



**Landscape Plan**  
**125 S. Gordon Way**  
**Los Altos, CA**

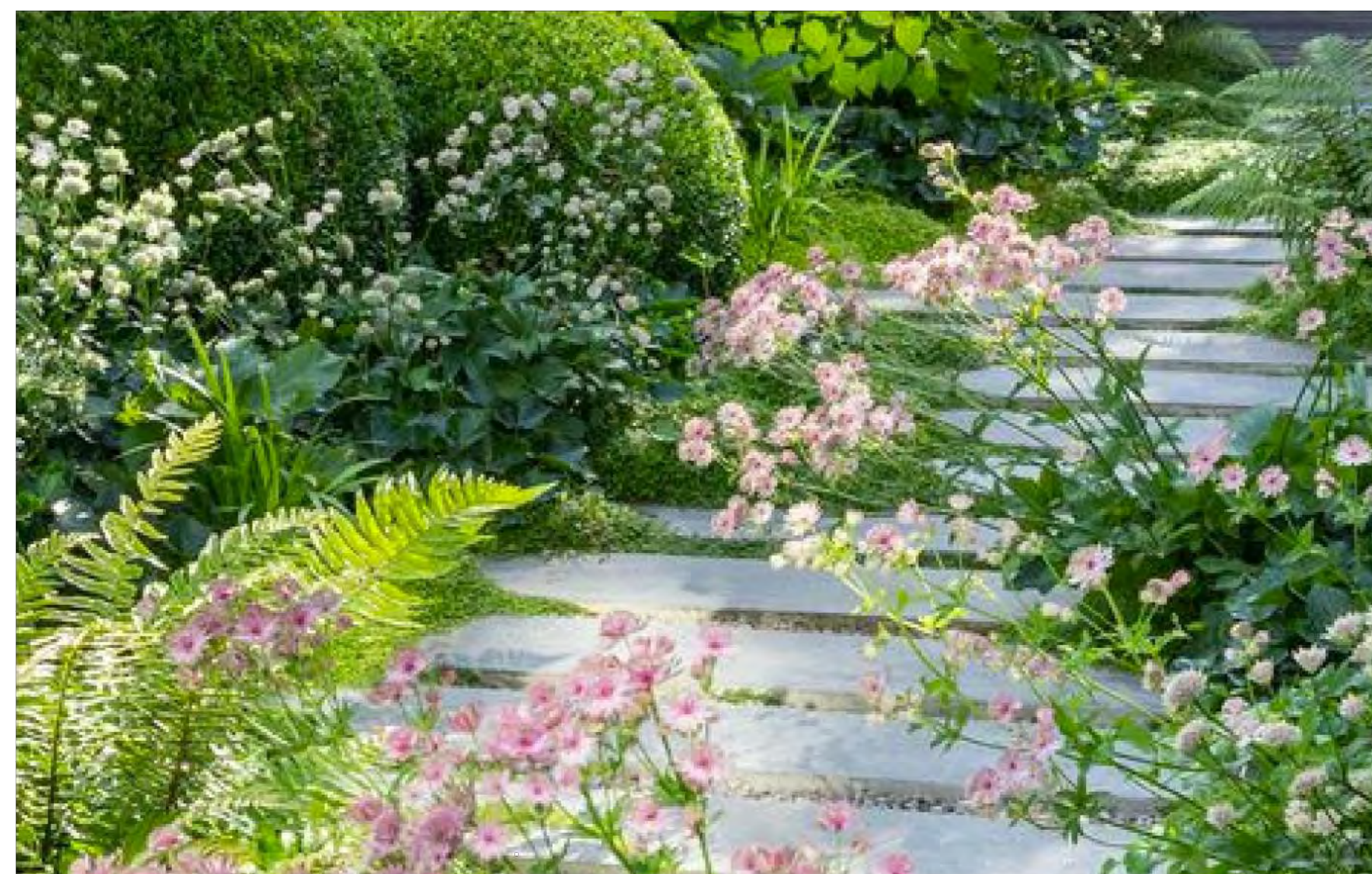
Revision/ Issue Schedule

No.	Description	Date

**INSPIRATION  
IMAGERY**

Issue AGENCY REVIEW  
Date 2/1/2023  
Scale

L-2.3





STRUCTURAL ENGINEER



**Holmes Structures**  
 523 West 6th St, STE 1122  
 Los Angeles, CA 90014 USA  
 T: 213 491 5430 holmesstructures.com

STAMP

PROJECT NAME / LOCATION

**125 S GORDON  
 TEMPORARY EARTH  
 SHORING**

ISSUE / REVISION

No.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03/08/23

SCALE AS NOTED IF PRINT SIZE IS 24"x36"

S.E.R. JAMIE STEINMAN

DESIGN LUIS CRUZ

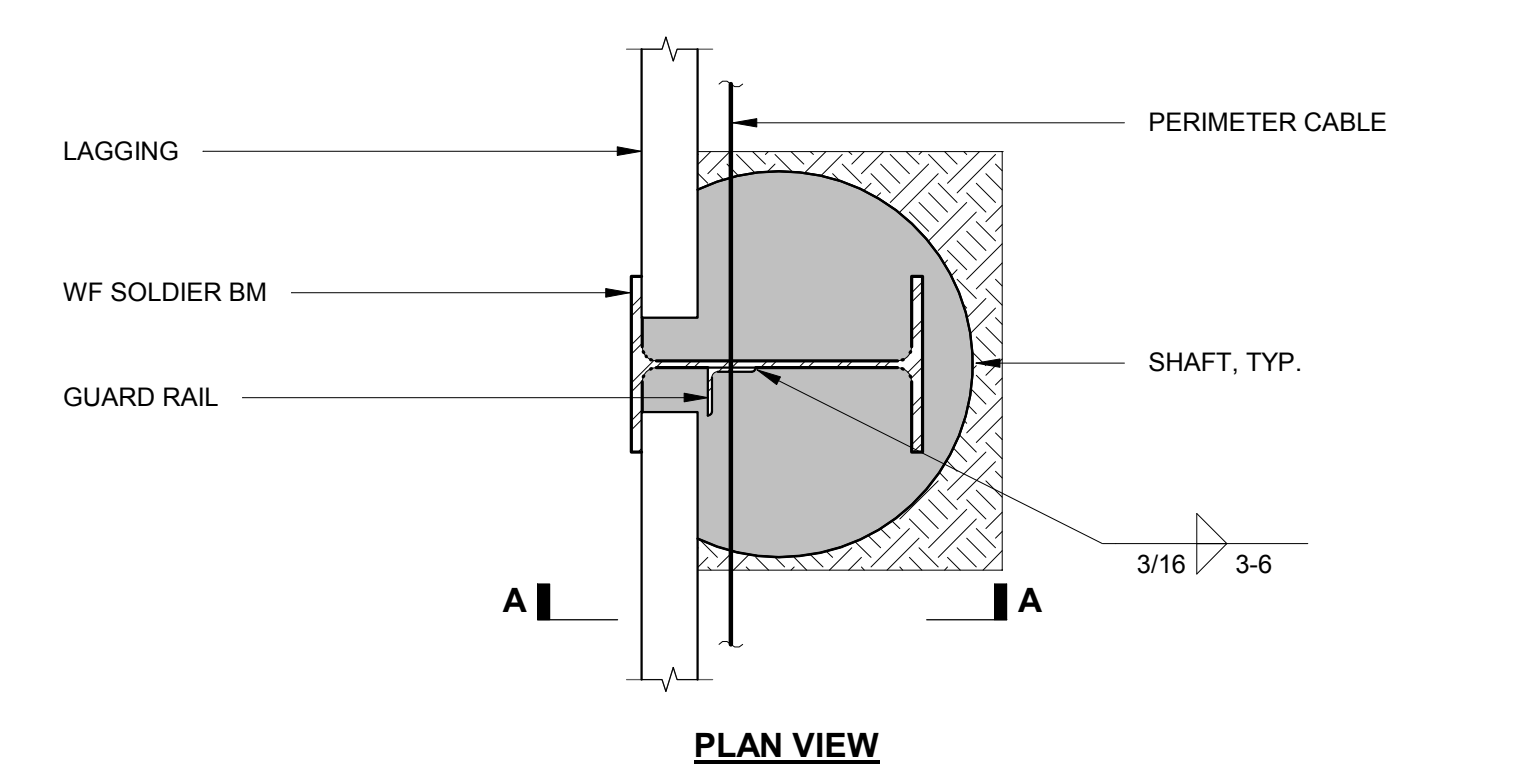
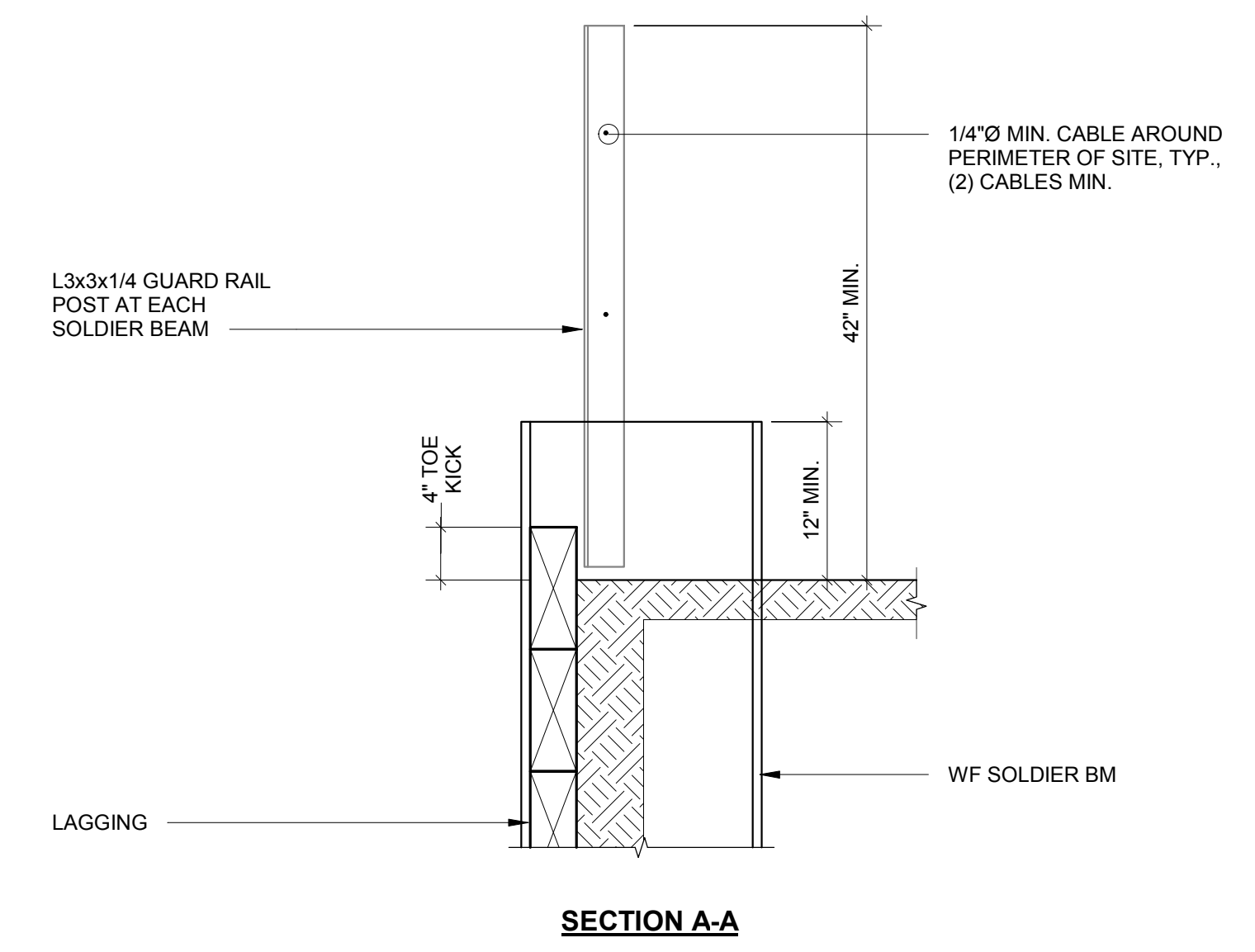
DRAWN LUIS CRUZ

PROJECT No. 22341.11

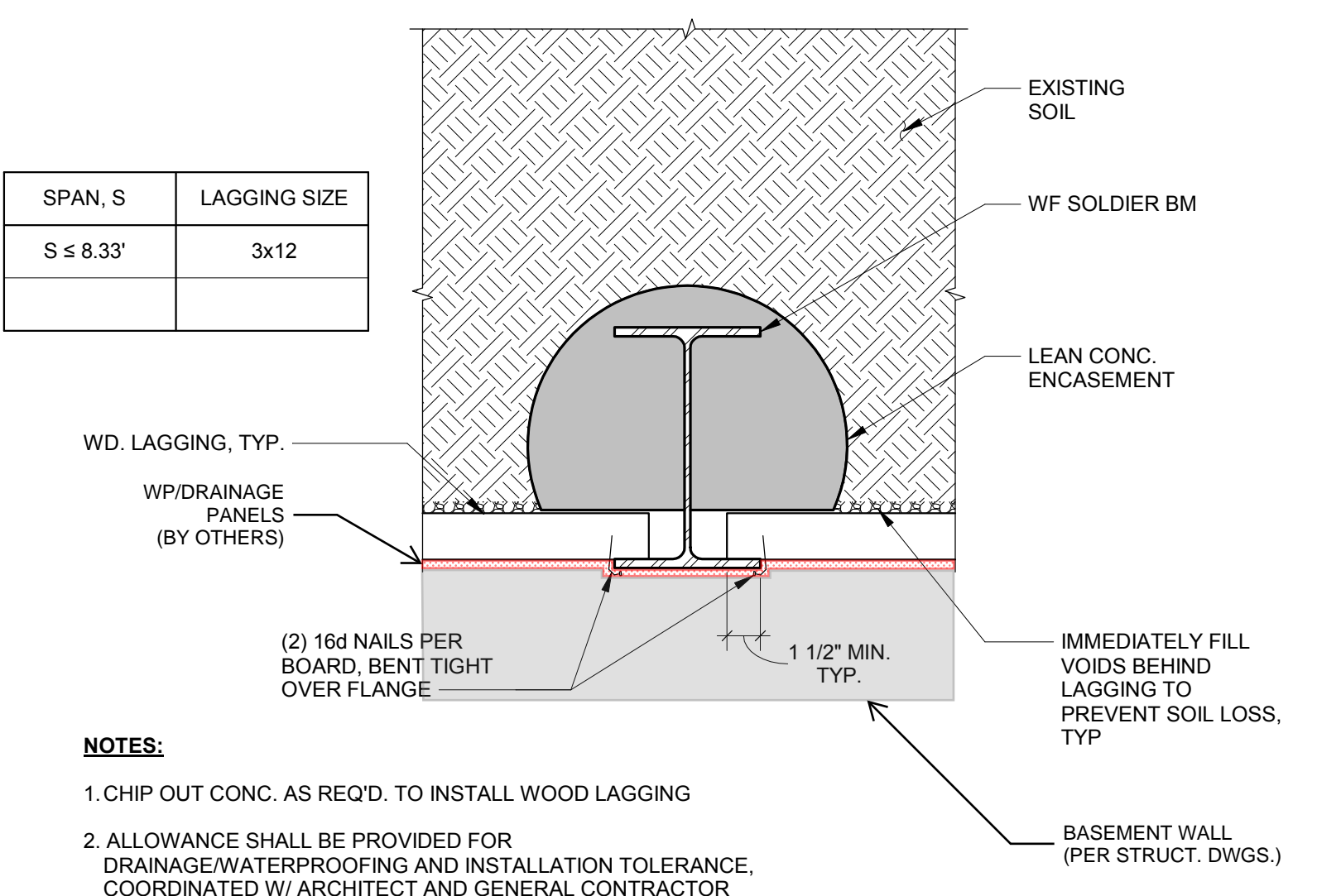
DRAWING TITLE

SHORING  
 TYPICAL DETAILS

**SHSK-2**  
 SHEET 2 OF 2

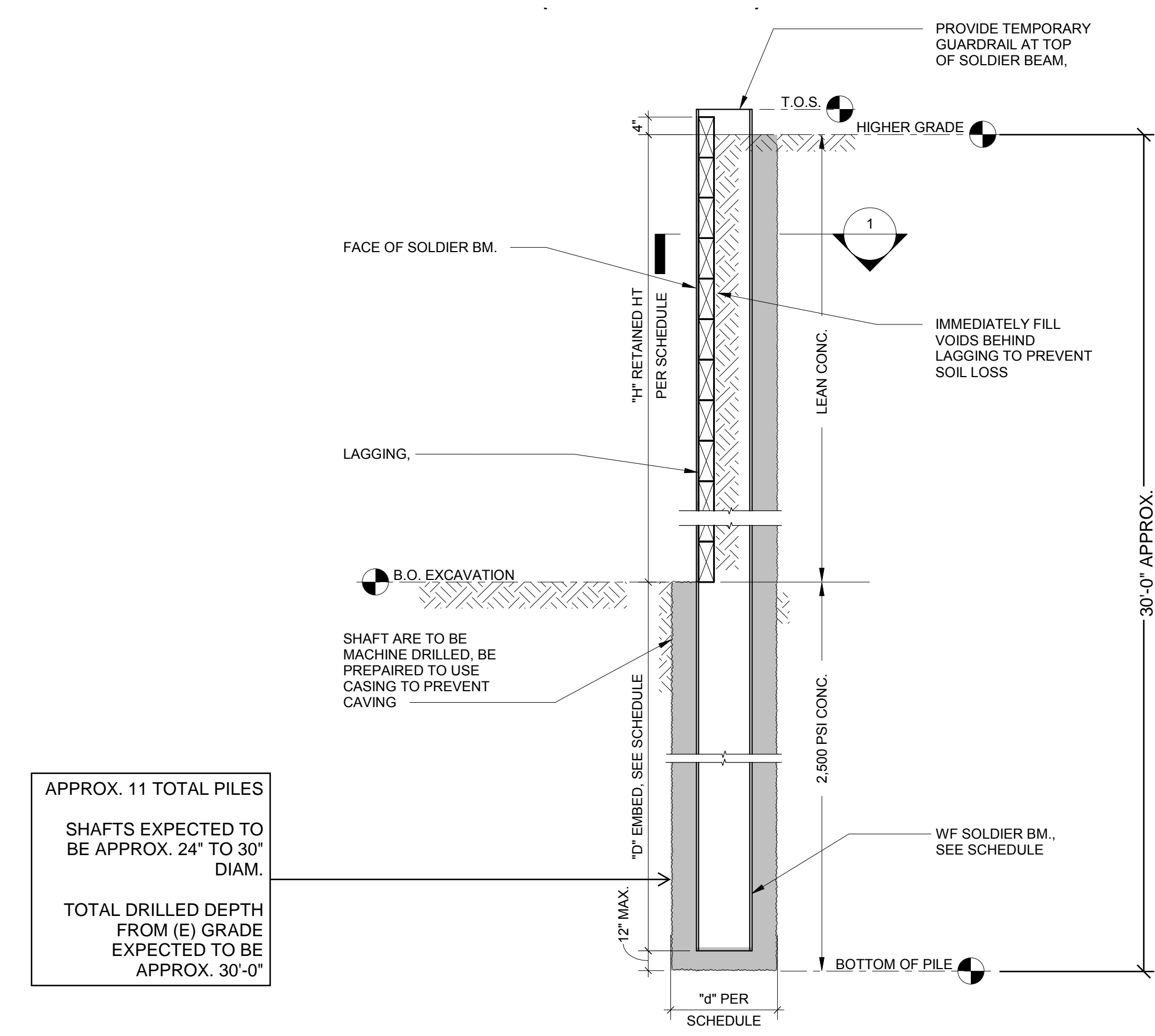


**5 TYPICAL TEMPORARY GUARDRAIL DETAIL**  
 1" = 1'-0"



- NOTES:**
- CHIP OUT CONC. AS REQ'D. TO INSTALL WOOD LAGGING
  - ALLOWANCE SHALL BE PROVIDED FOR DRAINAGE/WATERPROOFING AND INSTALLATION TOLERANCE, COORDINATED W/ ARCHITECT AND GENERAL CONTRACTOR

**1 TYPICAL FRONT LAGGED DETAIL**  
 1" = 1'-0"



APPROX. 11 TOTAL PILES  
 SHAFTS EXPECTED TO BE APPROX. 24" TO 30" DIAM.  
 TOTAL DRILLED DEPTH FROM (E) GRADE EXPECTED TO BE APPROX. 30'-0"

**6 TYPICAL CANTILEVERED SOLDIER PILE WALL SECTION (FRONT-LAGGED)**  
 1/2" = 1'-0"

**From:** [REDACTED]  
**To:** [Public Comment - ZA](#)  
**Cc:** [REDACTED]  
**Subject:** 125 S Gordon Way  
**Date:** Saturday, May 06, 2023 8:12:32 PM

---

We received the notice on the public meeting, unfortunately we are busy at this time. We live right next door in 141 S Gordon Way.

We would like to make sure that there is no privacy encroachment (proposed two story construction) and any impedance of light.

Hope this is helpful.

Regards

Orathi and Suchitra Srinivasan

**LAW OFFICES OF STEVEN B. HALEY**

ATTORNEY AT LAW  
 1570 The Alameda, Suite 100  
 San Jose, California 95126  
 (408) 251-2700 • Fax: (408) 286-3423  
 shaley@stevenhaley.com

May 15, 2023

*Via Email*

Eugene Letuchy ([eletuchy@gmail.com](mailto:eletuchy@gmail.com))  
 Anjali Khurana ([anjalik@gmail.com](mailto:anjalik@gmail.com))  
 Lauen Titlon ([lauren@fg-arch.com](mailto:lauren@fg-arch.com))  
 Steve Golden ([sgolden@losaltosca.gov](mailto:sgolden@losaltosca.gov))  
 Zoning Administrator ([ZAPublicComment@losaltosca.gov](mailto:ZAPublicComment@losaltosca.gov))

Re: Development Proposal for 125 S. Gordon Way, Los Altos, CA

Gentlepersons:

This letter relates to Line Item No. 2 of the Zoning Administrator Meeting Agenda for Wednesday, May 17, 2023, SC22-0033 – Lauren Tilton – 125 S. Gordon Way.

I am the co-trustee of the Haley Family Trust (“the **Trust**”), which owns the property located at 124 Osage Avenue, Los Altos, California. My mother, Madonna Haley, is my co-trustee. My mother has resided in this property since 1952.

The 124 Osage property is located directly behind the 125 S. Gordon Way property, i.e., the two properties share the rear boundary of each of the properties.

Regarding the development proposal for the property located at 125 S. Gordon Way, Los Altos, California, the Trust has the following comments/requests.

1, Privacy Protection for the 124 Osage Avenue Property. The design for the 125 S. Gordon property should be required to maintain protection of privacy rights for the 124 Osage Avenue property. Any and all windows facing the rear of the 125 S. Gordon Way property should be required to be clerestory windows. This request applies to the main residence proposed for the 125 S. Gordon Way property.

With regard to the proposed ADU addon to the main residence, no window should be facing the 124 Osage Avenue property; if any windows are included in the design for the ADU, they too should be limited to clerestory windows.

2. Landscape Design. Please ensure that the proposed landscape design for the 125 S. Gordon Way property includes a requirement that the trees and/or hedges be placed along the boundary between the two properties be of sufficient height to ensure protection of privacy rights for the 124 Osage Avenue property.

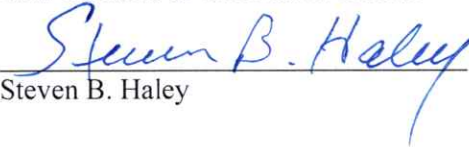
Further, the drip line for the trees/vegetation should be located sufficiently within the boundary line of the 125 S. Gordon Way property so as to minimize possible root damage and to minimize the impact of leaves and branches falling over the fence onto the 124 Osage Avenue property as the trees/vegetation grow and mature.

**LAW OFFICES OF STEVEN B. HALEY**

Page - 2 -

Please direct response to the above-listed email address.

Sincerely,  
LAW OFFICES OF STEVEN B. HALEY

  
Steven B. Haley

/sbh





**TO:** Nick Zornes, Zoning Administrator  
**FROM:** Sean Gallegos, Senior Planner  
**SUBJECT:** SC22-0036 – 960 Parma Way

---

## RECOMMENDATION

Approve design review application SC22-0036 for the construction of a new 4,142 square foot, two-story house subject to the listed findings and conditions of approval and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (“New Construction or Conversion of Small Structures”).

## BACKGROUND

### Project Description

- Project Location: 960 Parma Way, on the southwest corner of Parma Way and Covington Road
- Lot Size: 14,134 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: Two-story house

The proposed project includes the demolition of an existing two-story house and replacement with a new two-story house with 2,714 square feet on the first story and 1,428 square feet on the second story (see Attachment A – Project Plans). The new residence features a neo-eclectic architectural style that combines a variety of decorative techniques from different house styles. The design incorporates elements of a ranch house, with its simple massing and roof forms, stripped-down details and practical aesthetic, and contemporary architecture, as seen in its use of a flat roof at the front entry and minimalistic details. This blend of styles creates a cohesive design that strikes a balance between tradition and modernity. The exterior materials include asphalt shingle roof, flat stucco siding, fiber cement horizontal siding, wood veneer and stone veneer, as well as wood-clad aluminum-framed windows and doors.

The proposed design of the residence maintains the front facade facing Parma Way and expands the driveway in width. The driveway will not exceed 50% of the required front yard area. The new house will increase its front setback, which eliminates the nonconforming front yard setback of the previous house.

The subject property has eight trees, five of which are classified as protected trees under the city's Tree Protection Regulations. Of the five protected trees, tree numbers 3-6 and 8 are slated to remain, while tree numbers 1, 2, and 7 will be removed. The arborist report found the Black Acacia tree (No.

1) is in poor health, the California Pepper Tree (No. 2) is both in poor health and highly impacted by the new driveway, and the Evergreen Ash tree (No. 7) exhibits signs of poor health and weakened structural stability in its limbs. The decision to remove these trees is based on criteria No. 1 of the Tree Protection Regulations, which specifies the removal of diseased trees and those that pose a hazard of falling, and criteria No. 3, which allows for tree removal for economic or aesthetic reasons related to property enjoyment. Overall, the preservation of the other protected trees and the removal of these three trees are in compliance with the Tree Protection Regulations and are intended to balance the property's landscape aesthetics and safety concerns.

**ANALYSIS**

**Design Review**

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

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,600 square feet	4,020 square feet	4,240 square feet
<b>FLOOR AREA:</b>			
1st Floor	1,978 square feet	2,714 square feet	
2nd Floor	400 square feet	1,428 square feet	
Total	2,378 square feet	4,142 square feet	4,164 square feet
<b>SETBACKS:</b>			
Front	22.8 feet	26.2 feet	25 feet
Rear	65.6 feet	55.75 feet	25 feet
Right side(1 <sup>st</sup> /2 <sup>nd</sup> )	29 feet	20.2 feet/23.75 feet	20 feet (Exterior)
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	10.3 feet/24.25	17.5 feet/24.5 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	21 feet	23.5 feet	27 feet

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

The neighborhood context map, depicted on Sheet A1.4 of the plan set, provides a visual representation of the physical characteristics of the neighborhood, including its boundaries, streets, buildings, and natural features. The streetscape elevations, on Sheet A1.5, show the architectural style, massing, and bulk of the proposed residence in relation to the surrounding residences.

The design guidelines and design review findings require designs to minimize the bulk of the structure. The proposed use of stucco, stone veneer, and wooden veneer rainscreen material on the first story visually breaks down the massing of the first story, while horizontal siding and wooden veneer rainscreen material soften and reduce the appearance of bulk at the second story. The use of different

materials on the exterior of the building also helps to break down the massing and create a more visually interesting facade.

The proposed wall plate heights of 9.5 feet for the first story and 8.5 feet for the second story are compatible with the scale of the surrounding residences, which have plate heights between 8 and 9 feet. This helps to ensure that the building does not appear out-of-scale or out of place when viewed from the street. The eight-foot, six-inch second-floor wall plate height is concealed within the existing roof along the elevation, which helps to maintain the overall scale of the structure and ensure that it fits in with the surrounding properties.

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

The proposed 23.5-foot-tall house is also in keeping with the scale of other houses found in the neighborhood. In a neighborhood with one-story houses that are 14 feet to 17 feet tall and two-story houses that are 22 feet to 26 feet tall, the proposed height of 23.5 feet is shorter than the maximum permitted 27-foot height. This helps to ensure that the building does not stand out or detract from the overall character of the neighborhood.

New trees will be planted on the property for privacy, and existing trees (Nos. 3-6 and 8) will be kept. The landscaping plan will comply with the Water Efficient Landscape Ordinance, which requires water-efficient landscaping for new residences with landscaping over 500 square feet.

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

## **ENVIRONMENTAL REVIEW**

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

## **PUBLIC NOTIFICATION AND CORRESPONDENCE**

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

The applicant sent out letters to 20 neighbors in the immediate area by certified mail. No comments from neighbors have been received by staff as of the writing of this report.

Attachment:

A. Project Plans

Cc: Shweta Sing, Open Remodel, Applicant  
Ashutosh Gupta, Open Remodel, Designer  
Babak Salamat Property Owner

## FINDINGS

SC22-0036 960 Parma Way

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

- A. The proposed residence complies with all provision of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed house maintains a similar finished floor elevation and orientation on the lot as the existing house and complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas because the trees on the property protected by city ordinance are proposed to remain and there will not be any substantial grade changes nor soil removal to construct the residence. The proposed landscaping including new trees, shrubs, and ground cover will be in keeping with the surrounding neighborhood.
- D. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass because the proposed structure incorporates architectural design features such as low scale, horizontal eave lines, stone veneer and horizontal siding, building articulation, and roof forms that break up the massing and minimize 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. The design incorporates durability, high-quality and architecturally integrated asphalt shingle roof, flat stucco siding, fiber cement horizontal siding, wood veneer and stone veneer, as well as wood-clad aluminum-framed windows and door finishes. The size and scale of the building also fits well with the neighborhood, based on overall building height and height of each story.
- F. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the site is relatively flat and has incorporated softscape and hardscape surfaces into the plan and proposes a drainage plan to minimize off-site stormwater drainage.

## CONDITIONS OF APPROVAL

SC22-0036 960 Parma Way

### GENERAL

**1. Expiration**

The Design Review Approval will expire on May 17, 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 March 20, 2023 except as may be modified by these conditions.

**3. Encroachment Permit**

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

**4. Protected Trees**

Tree Nos. 3-6 and 8 as shown on Sheet A-1.2 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director. The tree protection plan outlined in the arborist report (Heartwood Consulting Arborists, dated 11/8/22) shall be incorporated into the building permit plans and implemented before and during construction.

**5. New Fireplaces**

Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

**6. Landscaping**

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

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

New residences and 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 and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can found.

**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. Tree Protection Note**

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

**12. Reach Codes**

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

**13. 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. Outdoor Condensing Units**

The plans shall show the location of any outdoor condensing unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. The Applicant shall provide the manufacturer's specifications showing the sound rating for each unit. The condensing 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.

**15. Storm Water Management**

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

**16. California Water Service Upgrades**

The Applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting

with California Water Service Company as early as possible to avoid construction or inspection delays.

#### **17. Underground Utility Location**

The Plans shall show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.

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

#### **18. Tree Protection**

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

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

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

### **PRIOR TO FINAL INSPECTION**

#### **20. Landscaping Installation and Verification**

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

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

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



## GENERAL CONDITIONS/NOTES

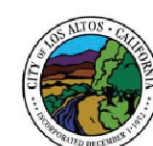
- All material stored on the site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may be cause for rejection of work.
  - All construction and materials shall be as specified and/or as required by the adopted edition of the California Building Code and all local and national codes and authorities which are applicable.
  - All products, materials and finishes to be installed per manufacturers specifications - no exceptions.
  - All required Exit doors shall be operable from the inside without the use of a key or special knowledge or effort.
  - The General Contractor shall verify all dimensions and site conditions prior to commencing any work. The General Contractor shall notify the Owner of any discrepancy of these plans and specifications.
  - The General Contractor shall maintain the job site in a clean, orderly condition free of debris and litter. Each subcontractor immediately upon completion of each phase of his work shall remove all trash and debris as a result of his operation. The job site shall be left clean and swept each day by the end of work that day.
  - No portion of the work requiring a shop drawing or sample submission shall be commenced until the submission has been reviewed and acted upon by the Owner.
  - All such portions of work shall be in accordance with the reviewed shop drawings and samples.
  - The contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the contract documents, and shall not unreasonably encumber the site with any material or equipment.
  - Should an error appear in specifications or drawings, or in work done by others, affecting this work, notify the designer at once for instructions as to procedure. If contractor proceeds with work affected without instructions from the designer, the contractor shall make good any resulting damage or defect.
  - Should conflict occur in or between drawings and specifications or where detail references on contract drawings have been omitted, contractor is deemed to have estimated the most expensive materials and construction involved unless he shall have asked for and obtained written decision from designer as to which method or materials will be required.
  - All patching, repairing and replacing of materials and surfaces cut or damaged in execution of work shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces See documents prepared by the Civil Engineering, if applicable, for all finish grades, drainage and site details. Review all site utility documents, landscape and irrigation documents prior or commencement of any under grounding or trenching. Notify the designer immediately of any discrepancies of the contract documents.
  - Construction contractor and his subcontractors agree that in accordance with generally accepted construction practices, construction contractor and his subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not limited to normal working hours, and construction contractor and his subcontractors further agree to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional as identified in item # 14 of these general conditions.
  - General Contractors, Sub-contractors, Builders, and Owner are to check all drawings for errors and omissions prior to commencement of construction. Any errors and/or omissions must be reported immediately to the designer in writing prior to commencement of construction. The designer will not take liability for any errors and/or omissions not reported immediately in writing prior to commencement of construction. The designer's liability for the total project shall not exceed one thousand dollars.
  - All screws/nails in finish woodwork to be countersunk and filled smooth with putty to match finish.
  - If the manufacturer's specifications and applicable codes are not consistent with each other, notify the designer immediately prior to commencement of any work and await direction or contractor accepts full responsibility of work
  - All gypsum board to be a minimum of 5/8" TYPE "X" sheetrock, smooth finish or as otherwise indicated on drawings. Install as needed to meet applicable codes. Use radiused corners.
  - Electrical, Mechanical, Plumbing, Fire Extinguishing System and Fire Alarm System to be Design/Build.
  - A delta ("A") symbol located at the top right hand corner of any drawing indicates that drawing has been significantly revised and should be treated as an entirely new drawing.
  - Contractor to protect all interior spaces (as required) from any weather, theft, or vandalism.
  - All walls floors and ceilings are to be finished to match existing adjacent surfaces. All new finishes and fixtures are to be approved by owner or designer, prior to installation.
  - Relocate or install new plumbing, gas, and electrical lines (as required) for the new construction.
  - Contractor to dispose of all debris at an approved dump site per all Town, County, State and Federal regulations.
  - Contractor to notify owner and designer if he suspects that any asbestos is on site and stop work immediately until authorities have proved the work to be safe.
  - Smoke detectors shall be installed in all bedrooms and halls.
  - All roof flashings to be primed and painted with rust proof paint.
  - Bidding - The contractor needs to examine all the drawings and the site conditions if they are different from the drawings, verify all the existing conditions on site and notify the designer prior to any construction.
- Please bid for max. of 10 colors in a bid, not exceeding 4 colors in any given room at a time.
- All wood coming in contact with concrete must be pressure treated, typical.
  - Contractor & sub-contractor's responsibility to make sure that all materials installation & craftsmanship for this project meets all applicable codes.
  - Incorporate best management practice (cbmp's) into construction plans & incorporate post construction water run-off measures into project plans in accordance with the city's urban run-off pollution prevention program.
  - All exterior plaster finish shall be 7/8" smooth cement plaster finish unless otherwise noted.
  - Plaster expansion joints should meet the following criteria or as shown on the drawings.
    - no length should be greater than 18 ft. in either direction.
    - no panel should exceed 144 sq. ft. for vertical applications
    - no panel should exceed 100 sq. ft. for horizontal, curved, or angular sections
    - no Length-to-width ratio should exceed 2 1/2 to 1 in any given panel.
  - Flashing provider to prime and paint with rust proof paint all flashings.
  - Emergency escape and rescue openings shall open directly into a public way; or to a yard or court that opens to a public way. Minimum opening is 24 inches in height and 20 inches in width with a minimum net clear opening of not less than 5.7 square feet. The net clear opening dimension shall be the result of normal operation of the opening.

## PROJECT INFORMATION:

Assessors Parcel No.:	189-46-001
Zoning:	R1-10
Occupancy Group:	R3-U (Single Family Residence)
Flood Hazard:	Zone X
Seismic Hazard:	No
Name of Owner:	Babak Salamat & Anahita Navid
Email of Owner:	salamat@gmail.com
Project Address:	960 Parma Way, Los Altos, CA 94024
Net Sq.Ft. of Lot:	14,134 Sq.Ft.
Existing Detached Garage/Shed Area:	500 Sq.Ft.
Proposed First Floor Area:	2,217 Sq.Ft.
Proposed Attached Garage Area:	497 Sq.Ft.
Proposed Covered Patio & Porch Area:	805.5 Sq.Ft.
Proposed Second Floor Area:	1,427.5 Sq.Ft.
Height:	23'-5"
No of Floors:	2
Allowable Lot Coverage Area:	30% X 14,134 = 4,240 Sq.Ft.
Proposed Lot Coverage:	1st Floor: 2,217 + 497 + 500 + 805.5 = 4,019.5 / 14,134 = 28.44%
Allowable Floor Area:	4,163.4 Sq.Ft.
Proposed Floor Area:	1st Floor: 2,217 + 497 + 1,427.5 = 4,141.5 Sq.Ft.
Type of Construction:	VB
House is Fire Sprinklered:	Yes (Deferred Submittal)
Proposed Bedrooms/Baths:	4 Beds / 4 Baths / 1 Half Bath / 1 Office

## SCOPE OF WORK:

- DEMOLITION OF EXISTING RESIDENCE AND ANCILLARY STRUCTURES TO BUILD A NEW TWO STORY RESIDENCE, WHILE PRESERVING MOST EXISTING TREES AND VEHICULAR ENTRANCE STREET LOCATION.



### RESIDENTIAL CONSTRUCTION HOURS

7:00 AM – 5:30 PM MONDAY – FRIDAY  
9:00 AM – 3:00 PM SATURDAY

### COMMERCIAL CONSTRUCTION HOURS

7:00 AM – 7:00 PM MONDAY – FRIDAY  
9:00 AM – 6:00 PM SATURDAY

**NO CONSTRUCTION ON SUNDAY OR THE CITY OBSERVED HOLIDAYS OF:**  
(NEW YEARS DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERANS DAY, THANKSGIVING DAY AND CHRISTMAS DAY.)



## R1 - 10 ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED / REQUIRED	
		VALUE	VALUE	#
<b>ZONING COMPLIANCE</b>				
<b>LOT COVERAGE:</b> Land area covered by all structures that are over 6 feet in height	2,600.0	4,019.5	4,240	S.F.
<b>FLOOR AREA:</b> Measured to the outside surfaces of exterior walls	1ST FLOOR 1,978.0 2ND FLOOR 400.0 TOTAL 2,378.0	2,714.0 1,427.5 4,141.5	4,163.4	S.F.
<b>SETBACKS:</b>				
FRONT - 1ST FLOOR	22'-10"	26'-2"	25'-0"	
FRONT - 2ND FLOOR	51'-8"	31'-10"	25'-0"	
REAR - 1ST FLOOR (NEIGHBOR)	65'-7"	55'-9"	25'-0"	
REAR - 2ND FLOOR (NEIGHBOR)	83'-0"	62'-11"	25'-0"	
RIGHT SIDE - 1ST FLOOR (STREET)	29'-0"	20'-2"	20'-0"	
RIGHT SIDE - 2ND FLOOR (STREET)	46'-4"	23'-9"	20'-0"	
LEFT SIDE - 1ST FLOOR (NEIGHBOR)	10'-4"	17'-6"	10'-0"	
LEFT SIDE - 2ND FLOOR (NEIGHBOR)	24'-3"	24'-5"	17'-6"	
HEIGHT	21'-0"	23'-5"	27'-0"	
<b>SQUARE FOOTAGE BREAKDOWN</b>				
HABITABLE LIVING AREA	2,378.0	3,644.5		S.F.
NON- HABITABLE AREA: Includes garage, does not include covered porches, Sheds or other open structures		497		S.F.
TOTAL	2,378.0	4,141.5	4,163.4	S.F.
<b>LOT CALCULATIONS</b>				
NET LOT AREA		14,134.0	10,000	S.F.
FRONT YARD HARDSCAPE AREA: Shall not exceed 50%		181.0	1,074	S.F.
LANDSCAPING BREAKDOWN		9,136.0	-	S.F.
TOTAL HARDSCAPE		4,998.0	7,067	S.F.
EXISTING SOFTSCAPE		0.0	-	S.F.
NEW SOFTSCAPE: new or replaced landscape area		9,136.0	-	S.F.
SUM OF ALL THREE: Should be equal to site's net lot area		14,134.0	-	S.F.



LOCATION MAP

PROJECT LOCATION

## SHEET INDEX:

### ARCHITECTURE PLANS:

- A1.0 COVER SHEET
- A1.1 EXISTING SITE TOPO
- A1.2 SITE PLAN
- A1.3 ARBORIST REPORT
- A1.4 NEIGHBORHOOD CONTEXT MAP
- A1.5 NEIGHBORHOOD STREETSCAPE
- A1.5.1 NEIGHBORHOOD STREETSCAPE
- A1.6 SITE DETAILS
- A1.7 FIRST FLOOR PLAN
- A1.8 SECOND FLOOR PLAN
- A1.8.1 DOOR WINDOW SCHEDULE
- A1.9 ROOF PLAN
- A1.10 FLOOR AREA DIAGRAMS
- A1.11 EXTERIOR ELEVATIONS
- A1.12 EXTERIOR ELEVATIONS
- A1.13 SECTIONS
- A1.14 MATERIAL & FINISHES
- A1.15 NEW RESIDENCE EXTERIOR IMAGES
- A1.16 NEW RESIDENCE EXTERIOR IMAGES
- A1.17 NEW RESIDENCE INTERIOR IMAGES
- A1.18 DETAILS

### LANDSCAPE PLAN:

- L-01 LANDSCAPE PLAN

### GRADING AND DRAINAGE PLANS:

- C1 SITE PLAN
- C2 GRADING & DRAINAGE PLAN
- C3 GRADING & DRAINAGE PLAN-SECTIONS
- C4 EROSION CONTROL PLAN
- C5 BLUEPRINT FOR A CLEAN BAY

## APPLICABLE CODES:

- 2022 CALIFORNIA BUILDING CODE - VOL 1&2
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD CODE
- 2022 CITY OF LOS ALTOS MUNICIPAL CODE ALL APPLICABLE CODES AS AMENDED BY THE STATE OF CALIFORNIA AND CITY OF LOS ALTOS

## PROJECT DIRECTORY:

DESIGN:  
SHWETA SINGH  
OPEN REMODEL  
PHONE: 408.357.3043  
EMAIL: CONTACT@OPENREMODEL.COM

SURVEYOR and CIVIL:  
MH ENGINEERING  
Eric Yamasaki  
Surveying Manager  
eric@mhengineering.com  
408.779.7381 x237

ARBORIST:  
HEARTWOOD CONSULTING ARBORISTS  
PHONE: 650.542.8733

LANDSCAPE DESIGN:  
Kim Leichner  
KL Designs LLC  
Residential Landscape Planning  
Email preferred kim@KLDesigns.biz  
408-910-3198



Architecture / Home Design

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## SALAMAT - NAVID NEW RESIDENCE

960 PARMA WAY  
LOS ALTOS CALIFORNIA



### Revisions

NO.	Date	Note
1	3/08/23	PLANNING CHK REV.

DESIGN MANAGER:  
SHWETA SINGH

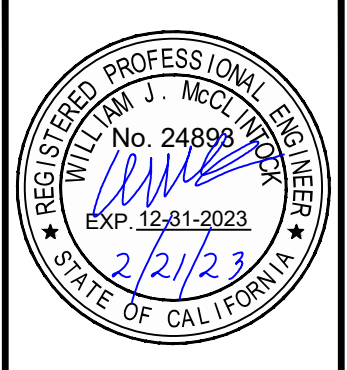
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SCALE: AS SHOWN

DATE: 1/31/23

## COVER SHEET

A1.0



Vicinity Map

**Applicant/Owner:**

Ashish Kumar  
Open Remodel  
19400 Stevens Creek Blvd Ste 200  
Cupertino, CA  
408-357-3043  
ashish@openremodel.com

**Engineer:**

William J. McClintock, RCE 24893  
MH Engineering  
16075 Vineyard Blvd.  
Morgan Hill, CA 95037  
408.779.7381  
billm@mhengineering.com

**Project Information:**

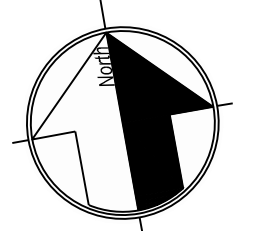
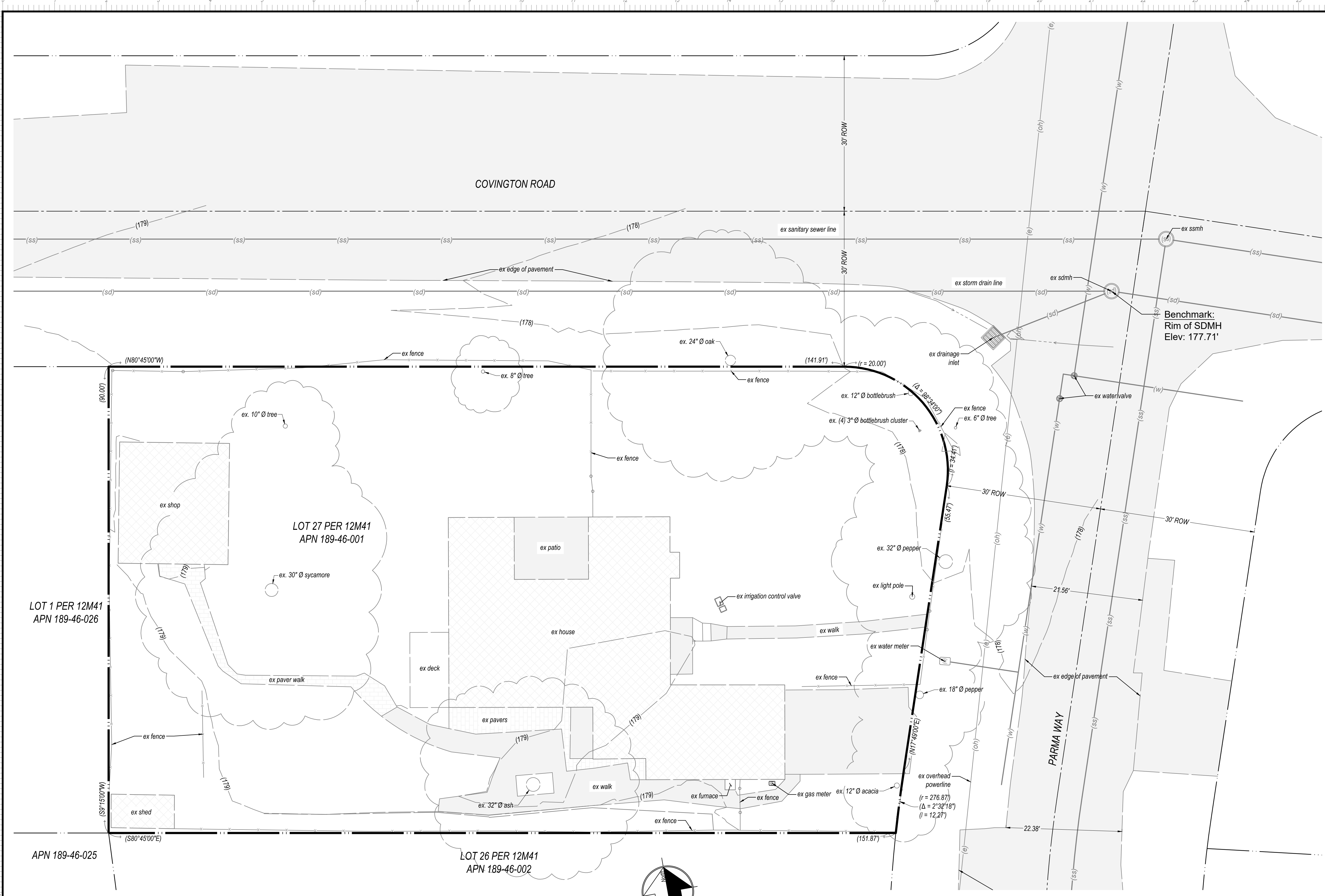
APN	189-46-001
Present Use:	Residential
Proposed Use:	Residential
Present Zoning:	R1-10
Existing Improvements:	As Shown
Water:	California Water Service
Sanitary Sewer:	City of Los Altos
Gas & Electric:	PGE
Fire Responsibility Area:	LRA
Wildland Urban Interface:	N/A
HCP Area:	N/A
Hazard Zone(s):	N/A
Area:	0.325 ac

**Boundary Note:** Property lines shown on this plan are based on record data and boundary monumentation measured to date.

**Flood Zone:** The property lies wholly in Zone X, areas 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, per FEMA Firm Panel 06085C0201H, effective May 18, 2009.

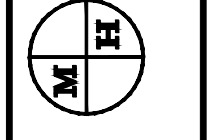
**Basis of Bearings:** The bearings shown on this map are based on the centerline of Parma Way as found monumented and recorded as North 17° 49' East, on that record of survey thereof recorded in Book 12 of Maps at Page 40, Santa Clara County Records.

**Benchmark:** Elevations shown on this plan are based on the top of a storm drain manhole at the intersection of Parma Way and Covington Road, 4.15' west of the centerline of Parma Way and 15.43' south of the centerline of Covington Road.  
ELEVATION = 177.71'. (NAVD88)



SCALE: 1"=10'  
0 5 10 15 20

**MH engineering Co.**  
16075 Vineyard Boulevard  
Morgan Hill, CA 95037



**Open Remodel - Existing Site Topo**  
**960 Parma Way - APN 189-46-001**

DATE:	2/21/23
SCALE:	1"=10'
DRAWN BY:	DY
CHECKED BY:	WJM
JOB NO:	222133
SHEET:	1
OF:	1



Architecture / Home Design

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# SALAMAT - NAVID NEW RESIDENCE

960 PARMA WAY  
 LOS ALTOS CALIFORNIA



Revisions		
NO.	Date	Note
1	3/08/23	PLANNING CHK REV.

DESIGN MANAGER:  
 SHWETA SINGH

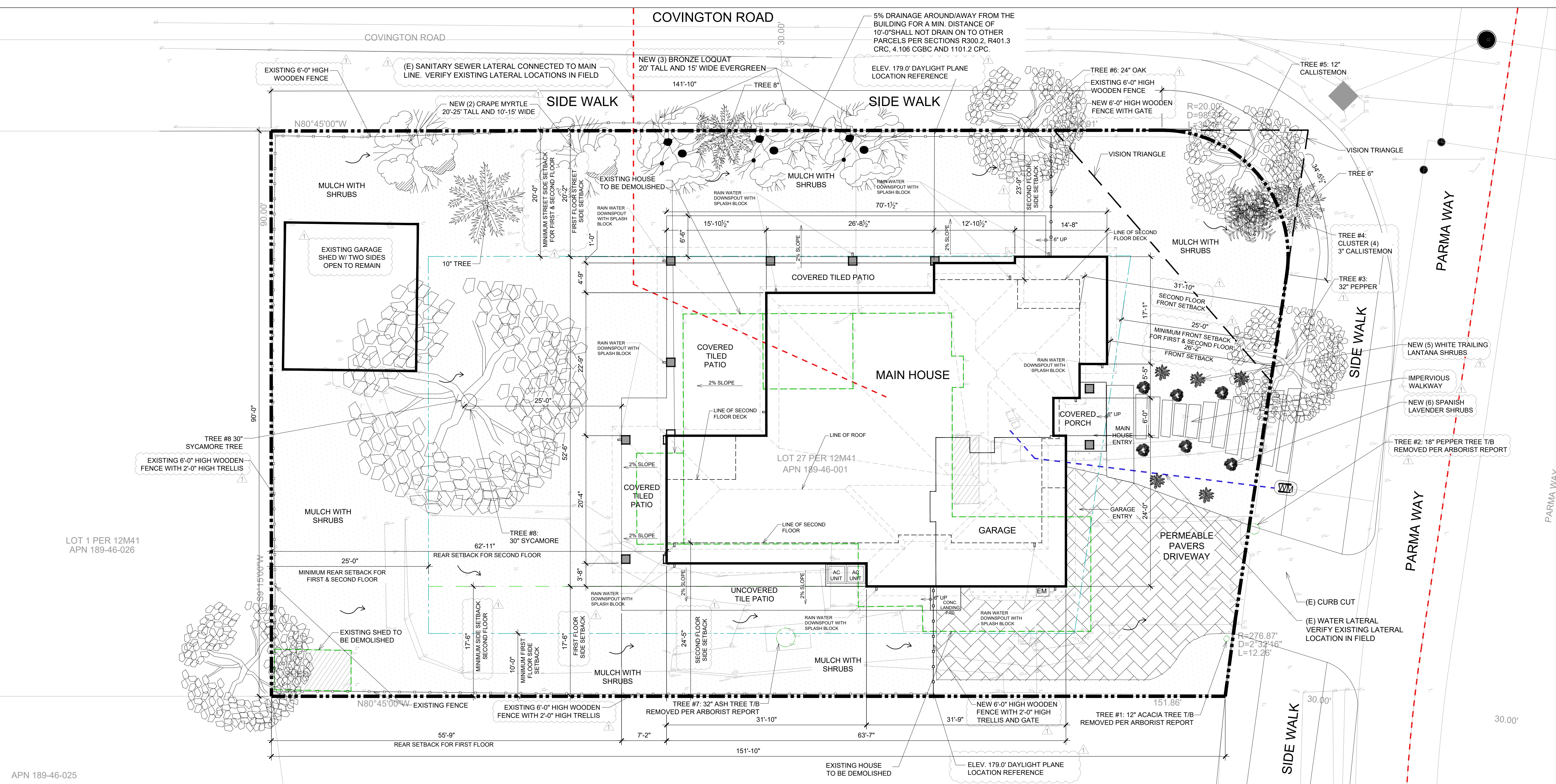
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DATE: 1/31/23

## SITE PLAN

A1.2



**PROPOSED SITE PLAN**  
 SCALE: 1/8" = 1'-0"  
 TOTAL LOT AREA = 14134 SQFT.

- WOODEN FENCE
- DIRECTION OF DRAINAGE
- MINIMUM SETBACK LINE FOR FIRST FLOOR
- MINIMUM SETBACK FOR SECOND FLOOR

- SW-C SEWER CLEANOUT
- EM ELECTRIC METER
- FT FAUCET
- AC A/C EXTERNAL UNIT
- WM WATER METER

**NOTE:**  
 CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.

**NOTE:**  
 THE NUMBER POSTED FROM 50 TO 100 FEET FROM PUBLIC STREET SHALL BE ONE BOLD COLOR WHICH IS CONTRASTING TO THE BACKGROUND AT LEAST SIX (6) INCHES HIGH WITH A ONE (1) INCHES STROKE.  
 IF BOTH MAIN HOUSE AND ADU EXCEED 3 WATER CLOSETS TOTAL, BUILDING SEWER, BUILDING DRAIN INCLUDING HORIZONTAL BRANCHES TO BE UPGRADED TO A 4" LINE WITH BUILDING AND PROPERTY LINE CLEANOUTS.  
 DIVERTERS TO BE ADDED TO DOWN SPOUTS TO DIVERT RAINWATER AWAY FROM NEIGHBOR'S LOTS ON ALL SIDES.

**GRADING & DRAINAGE NOTES:**

- FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET (CBC 1804.4). (CRC R401.3)
- IMPERVIOUS SURFACES WITHIN 10-FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. (CBC 1804.4) (CRC R401.3)
- ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MINIMUM OF 12 INCHES PLUS 2%. (CBC 1808.7.4) (CRC R403.1.7.3)

**EROSION CONTROL NOTES:**

1. ALL EROSION CONTROL MEASURES SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
2. SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR STORM
3. REVEGETATE DISTURBED AREAS. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET
4. ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6MIL PLASTIC SHEETS, SUITABLY ANCHORED.
5. THE SITE SHALL BE MONITORED BY THE CONTRACTOR/OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.
6. PROTECT (E) CATCH BASIN WITH GRAVEL BAGS

APN 189-46-025



Architecture / Home Design

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408 357-3043

# SALAMAT - NAVID NEW RESIDENCE

960 PARMA WAY  
LOS ALTOS CALIFORNIA



### Revisions

NO.	Date	Note
▲	3/08/23	PLANNING CHK REV.

DESIGN MANAGER:  
SHWETA SINGH



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SCALE: AS SHOWN

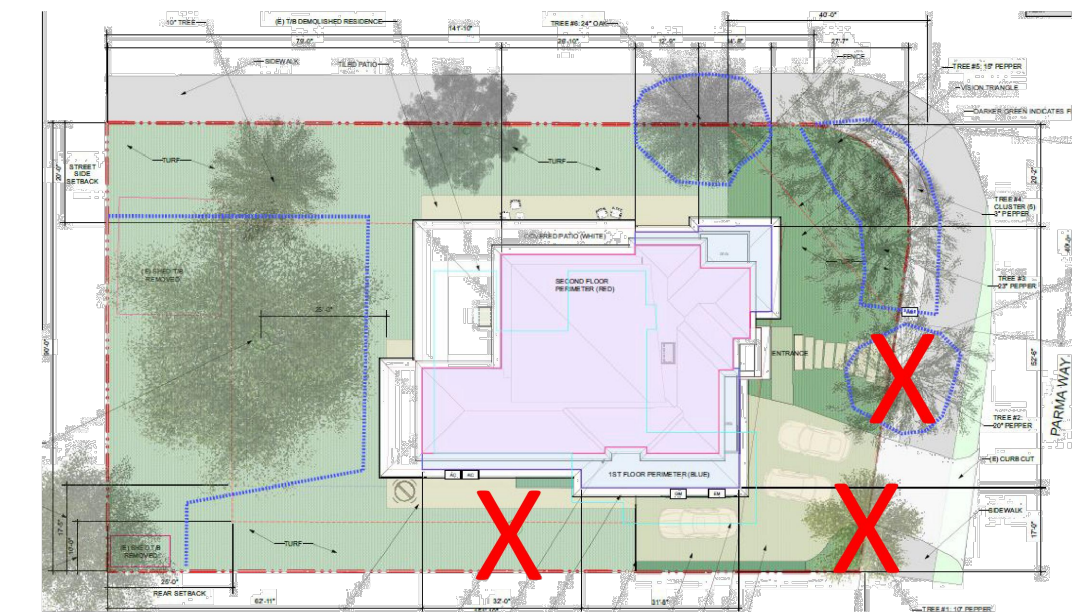
DATE: 1/31/23

# ARBORIST REPORT

A1.3

960 Parma Way Arborist's Report 8 Nov 2022

### Appendix B: Tree Protection Zone Schematic



X (red) indicates tree to be removed.  
Blue lines indicate locations of tree protection fencing. Sturdy property line fencing, where existing, may be substituted for chain link fencing. See Appendix C for fencing specifications.

Trees not shown as protected are either proposed for removal or they are shrubby masses that did not qualify as "trees" during the inventory.

HEARTWOOD CONSULTING ARBORISTS  
matthew@heartwoodarborists.com  
650-542-8733 11 of 18

960 Parma Way Arborist's Report 8 Nov 2022

### Conclusion

There are eight (8) trees in the vicinity of the proposed construction—five (5) of which are Protected Trees per LAMC 11.08. Tree protection is very straight forward by installing "Type 1" tree protection fencing and following the Tree Protection Guidelines in Appendix C. Three (3) trees are proposed for removal due to their poor condition and interference with proposed construction. The impact level rating for all trees to be preserved is low.

### Recommendations

1. Obtain required permits to remove Tree #2 and Tree #7.
2. Place tree numbers and tree protection fence locations and guidelines in the plan set.
3. Install tree protection fence according to the schematic in Appendix B2. Refer to fencing specifications and Tree Protection Guidelines in Appendix C.
4. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
5. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

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960 Parma Way Arborist's Report 8 Nov 2022

### Table 1. Tree Inventory

Tree #	Species	Trunk Dia. (in.)	Cond. Num. (0-100)	Overall Cond.	Suitability	Impact Level	Comments
1	Black acacia <i>Acacia melanocoxylon</i>	12	30	Poor	Poor	NA	REMOVE
2	California peppertree <i>Schinus molle</i>	18	35	Poor	Poor	Low	PROTECTED. <b>REMOVAL recommended.</b> Poor condition and will be highly impacted by new driveway.
3	California peppertree <i>Schinus molle</i>	32	45	Fair	Fair	Low	PROTECTED
4	Weeping bottlebrush <i>Callistemon viminalis</i>	3, 3, 3, 3	30	Poor	Poor	Low	
5	Weeping bottlebrush <i>Callistemon viminalis</i>	12	20	Very Poor	Poor	Low	
6	Blue Oak <i>Quercus douglasii</i>	24	55	Good	Good	Low	PROTECTED
7	Evergreen ash <i>Fraxinus uhdei</i>	32	30	Poor	Poor	NA	PROTECTED. <b>REMOVAL recommended.</b> Overmature tree. Evidence of many past limb failures. Considerable hardscape damage.
8	California sycamore <i>Platanus racemosa</i>	30	70	Good	Good	Low	PROTECTED

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### Observations

#### Description of Site

The site is a residential parcel with a two-story home and two sheds on it.

#### Proposed Development Activities

Demolition of existing home and sheds. Construction of a new two-story home. Two Protected Trees (#2 and #7) are proposed for removal.

#### Tree Inventory

The inventory consists of eight (8) trees. Five (5) of the trees are Protected Trees.

Tree #1 (not Protected) is a black acacia in poor condition. Its stem will come within inches of the new driveway. This will threaten the long-term fitness of the tree and shorten the lifespan of the driveway. Tree #1 is therefore recommended for removal.

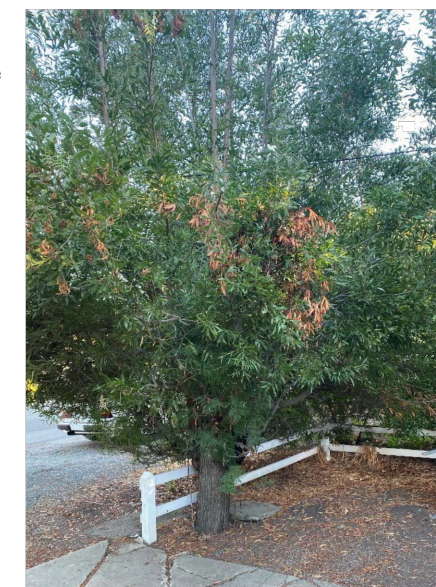


Photo 1. Tree #1.

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### Arborist's Report

960 Parma Way  
Los Altos, CA 94024

Prepared for:  
Open Remodel

November 8, 2022

Prepared by:



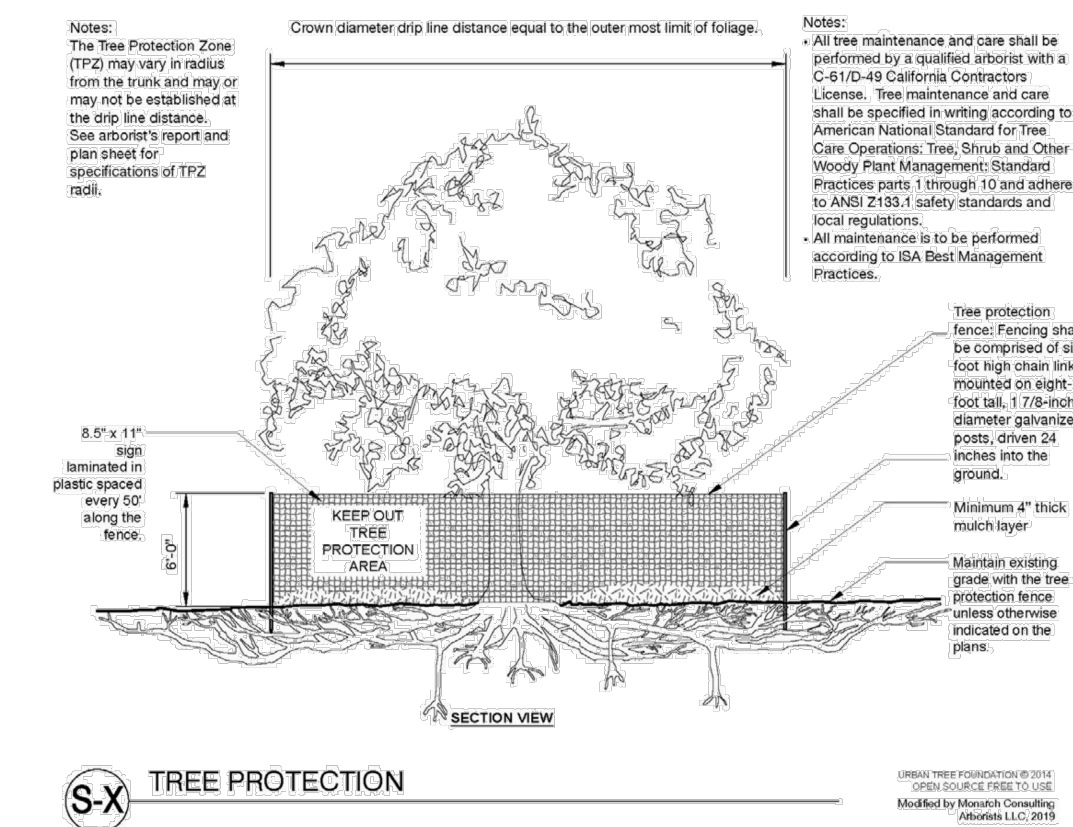
San Francisco, CA  
650.542.8733

ASCA - Registered Consulting Arborist # 651  
ISA - Certified Arborist # MA-4851A

960 Parma Way Arborist's Report 8 Nov 2022

### Appendix C: Tree Protection Guidelines

#### Plan Sheet Detail (Type 1 Tree Protection Fence)



KEEP OFF TREE PROTECTION AREA

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### Discussion

#### Tree Removals

Three trees (#1, #2, and #7) are proposed for removal due to their poor condition and their conflicts with proposed hardscape.

#### Tree Protection Zone

The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. Access and staging are restricted from off-site trees by existing property line fencing. TPZ fencing specifications and guidelines for working inside the TPZ are provided in Appendix C.

#### Impact Level from Construction

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

All five (5) trees scheduled for preservation have an impact rating of low.

The complete impact level ratings are listed in Table 1.

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960 Parma Way Arborist's Report 8 Nov 2022

### Tree #7

Tree #7 is an overmature Shamel ash with multiple large wounds indicative of past limb failures. Remaining limbs have weak, narrow "V"-shaped attachments. The roots of this tree have made the outdoor patio almost impassable. Construction of the new patio would threaten the stability of this tree. The tree, if retained would shorten the lifespan of the patio and expose patio users to future failures of heavy limbs.

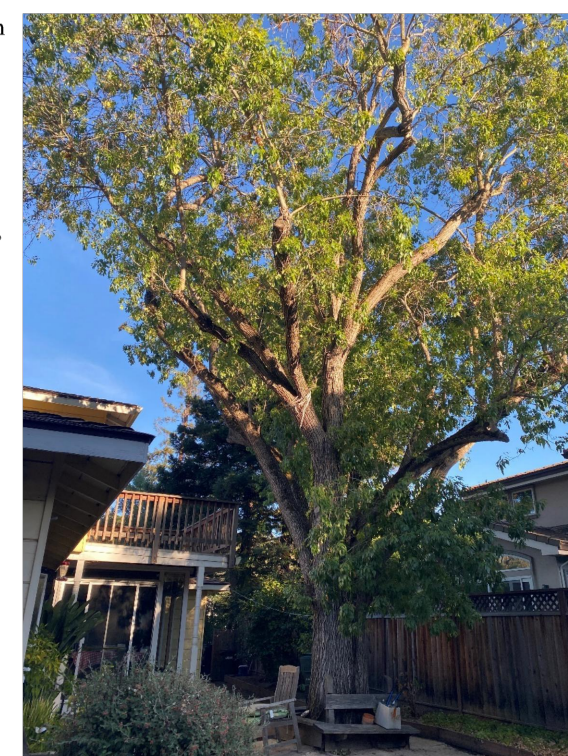


Photo 2. Tree #7.

Tree #7 has poor vigor and structure, is causing property damage, and should be removed.

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### Summary

Demolition of the existing residence and accessory structures, and construction of a new two-story home is proposed. There are eight (8) trees in the vicinity of the proposed construction—five (5) of which are Protected Trees per LAMC 11.08. Tree protection is very straight forward by installing "Type 1" tree protection fencing and following the Tree Protection Guidelines in Appendix C. Three (3) trees are proposed for removal due to their poor condition and interference with proposed construction. The impact level rating for all trees to be preserved is low.

### Background and Assignment

In advance of proposed development, Open Remodel asked me to assess the site, trees, and available conceptual plans and provide a report with my findings and recommendations to help satisfy the City of Los Altos requirements. Specifically, my assignment was as follows:

1. Visit site to assess tree species, condition, trunk diameter, protection status, and retention status, of all trees greater than 6 inches DBH.
2. Review site plan and assess potential impacts of construction on trees.
3. Present tree preservation measures for minimizing impacts to trees.
4. Detail all of the above in an Arborist's Report for submission to the City.

### Limits of Assignment

- The information in this report is limited to the tree and site conditions during my inspection on September 27, 2022 (6:00 PM). No tree risk assessments were performed.
- Trunk diameters of neighbor trees are estimates.
- The plans reviewed for this assignment were as follows:
  - o Existing Foundation Exhibit, MH Engineering Co. (9/19/22)
  - o Site & Roof Plan A1.2, Open Remodel. (11/8/22)

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**SALAMAT - NAVID  
 NEW RESIDENCE**  
 960 PARMA WAY  
 LOS ALTOS CALIFORNIA



Revisions		
NO.	Date	Note
1	3/08/23	PLANNING CHK REV.

DESIGN MANAGER:  
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**NEIGHBORHOOD  
 CONTEXT MAP**

A1.4



NEIGHBORHOOD CONTEXT MAP  
 SCALE: 1" = 25'-0"



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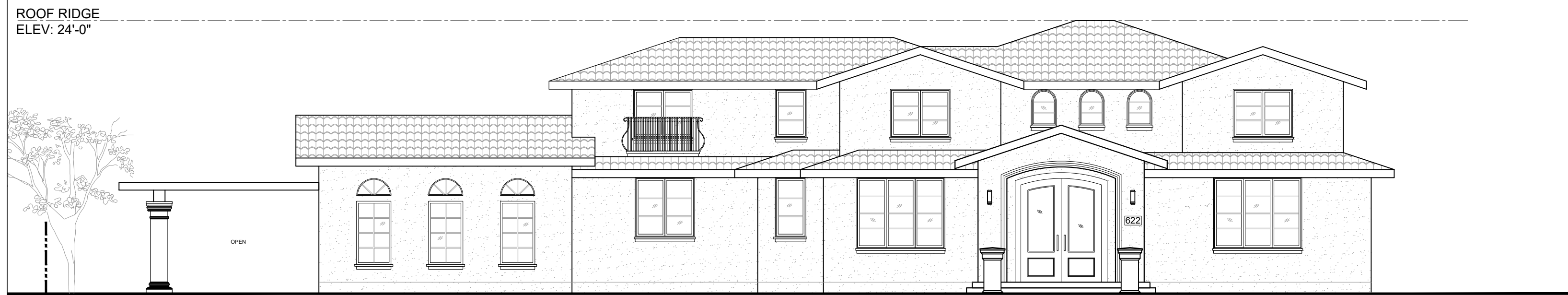
**980 PARMA WAY, LOS ALTOS, CA**  
 SCALE: 1/8" = 1'-0"



**970 PARMA WAY, LOS ALTOS, CA**  
 SCALE: 1/8" = 1'-0"



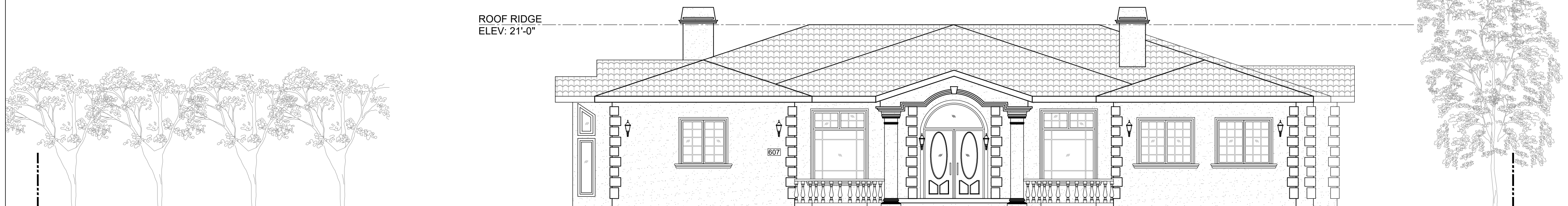
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**622 COVINGTON RD, LOS ALTOS, CA**  
 SCALE: 1/8" = 1'-0"



**951 ECHO DR, LOS ALTOS, CA**  
 SCALE: 1/8" = 1'-0"



**607 COVINGTON RD, LOS ALTOS, CA**  
 SCALE: 1/8" = 1'-0"

Revisions		
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**NEIGHBORHOOD  
 STREETScape**

**A1.5**



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960 PARMA WAY  
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1	3/08/23	PLANNING CHK REV.

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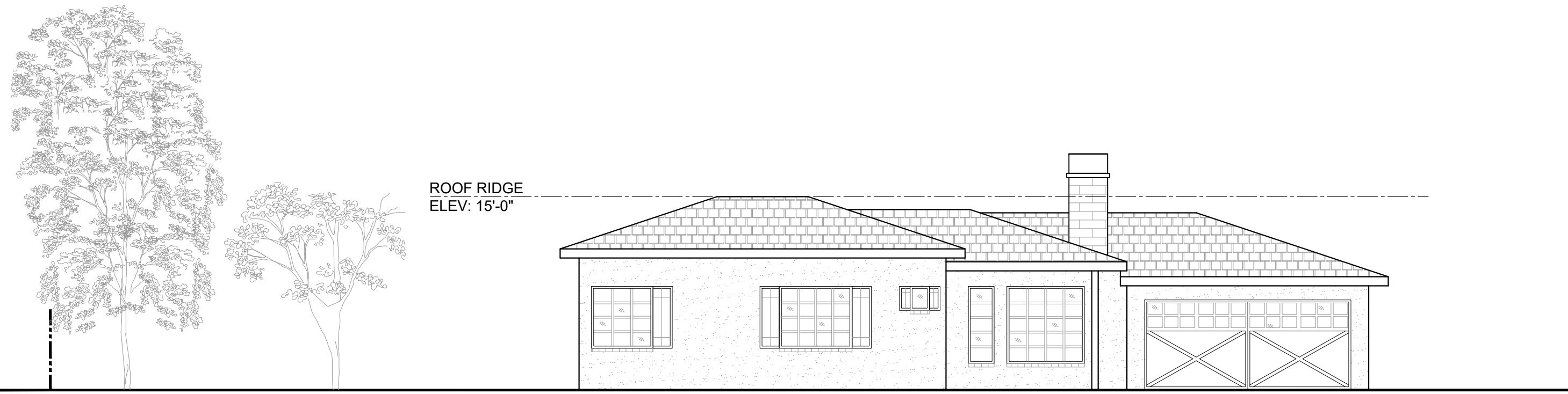
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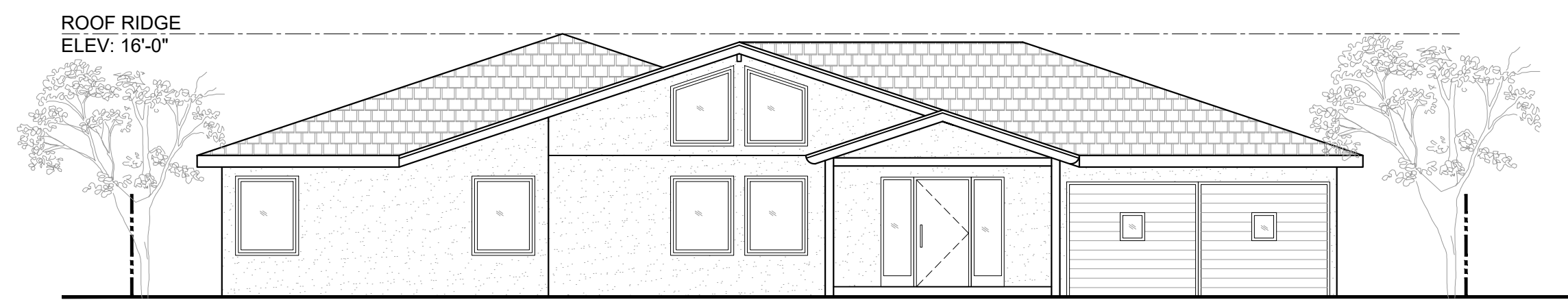
DATE: 1/31/23

### NEIGHBORHOOD STREETSCAPE

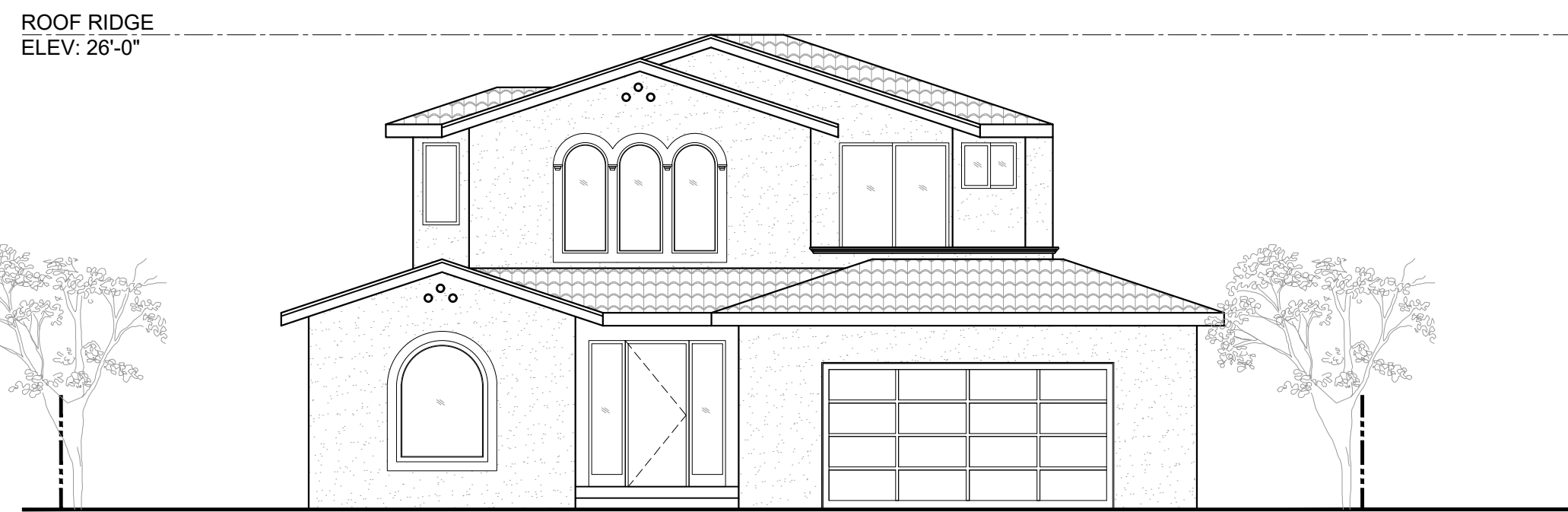
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**627 COVINGTON RD, LOS ALTOS, CA**  
SCALE: 1/8" = 1'-0"



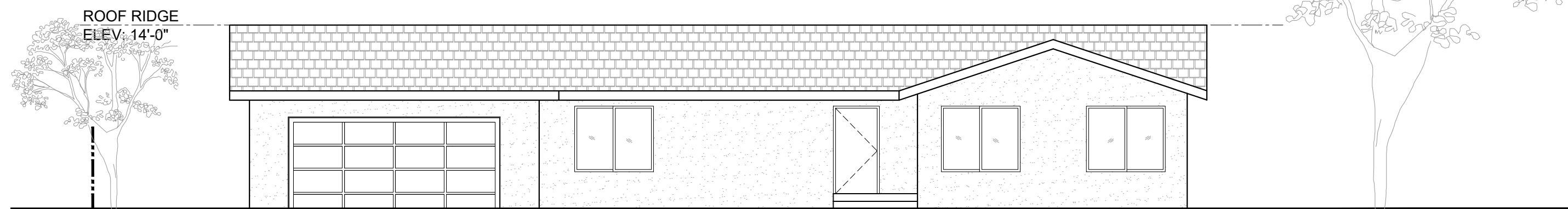
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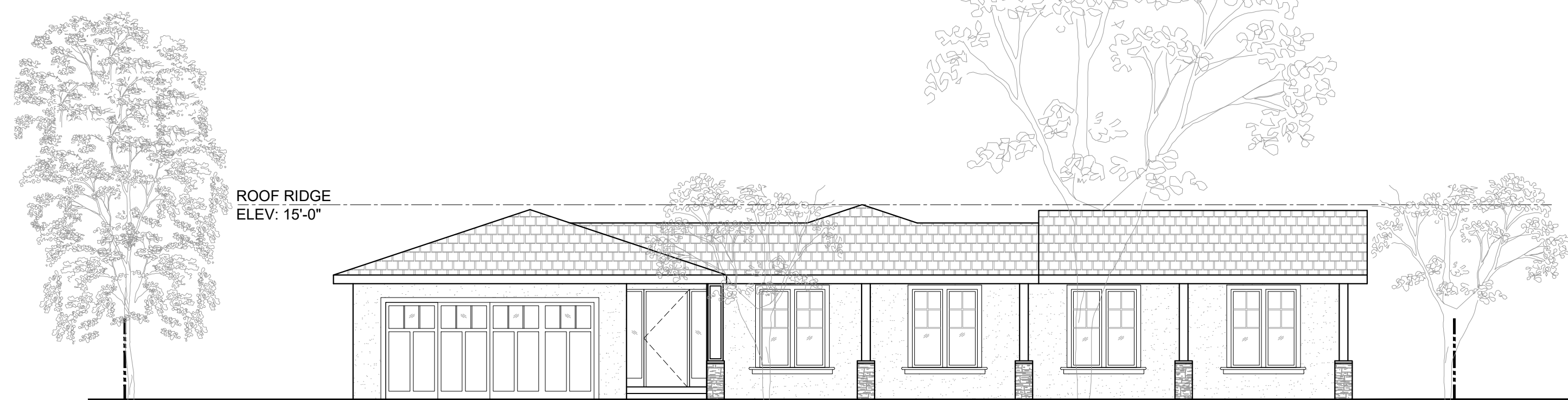
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SCALE: 1/8" = 1'-0"



**995 PARMA WAY, LOS ALTOS, CA**  
SCALE: 1/8" = 1'-0"



**965 ECHO DRIVE, LOS ALTOS, CA**  
SCALE: 1/8" = 1'-0"



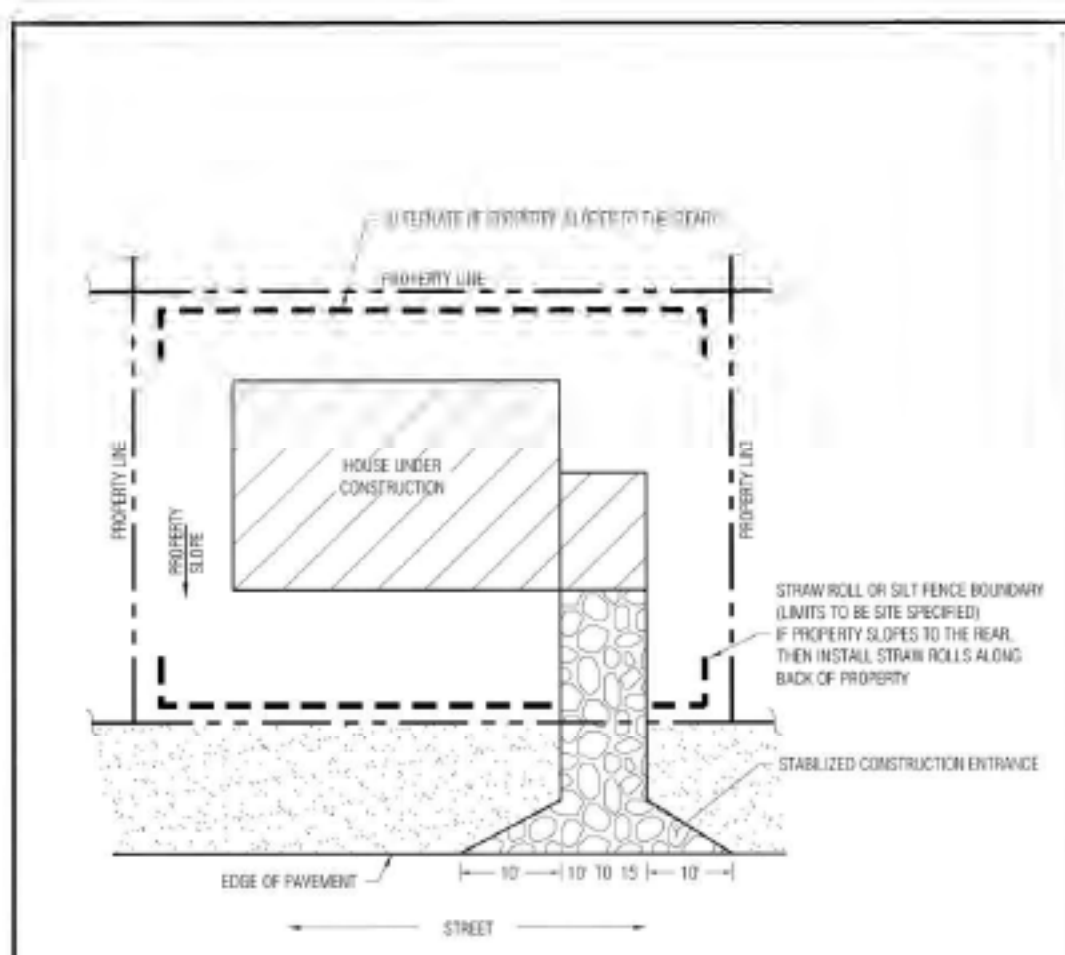
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GENERIC CONSTRUCTION SITE PLAN

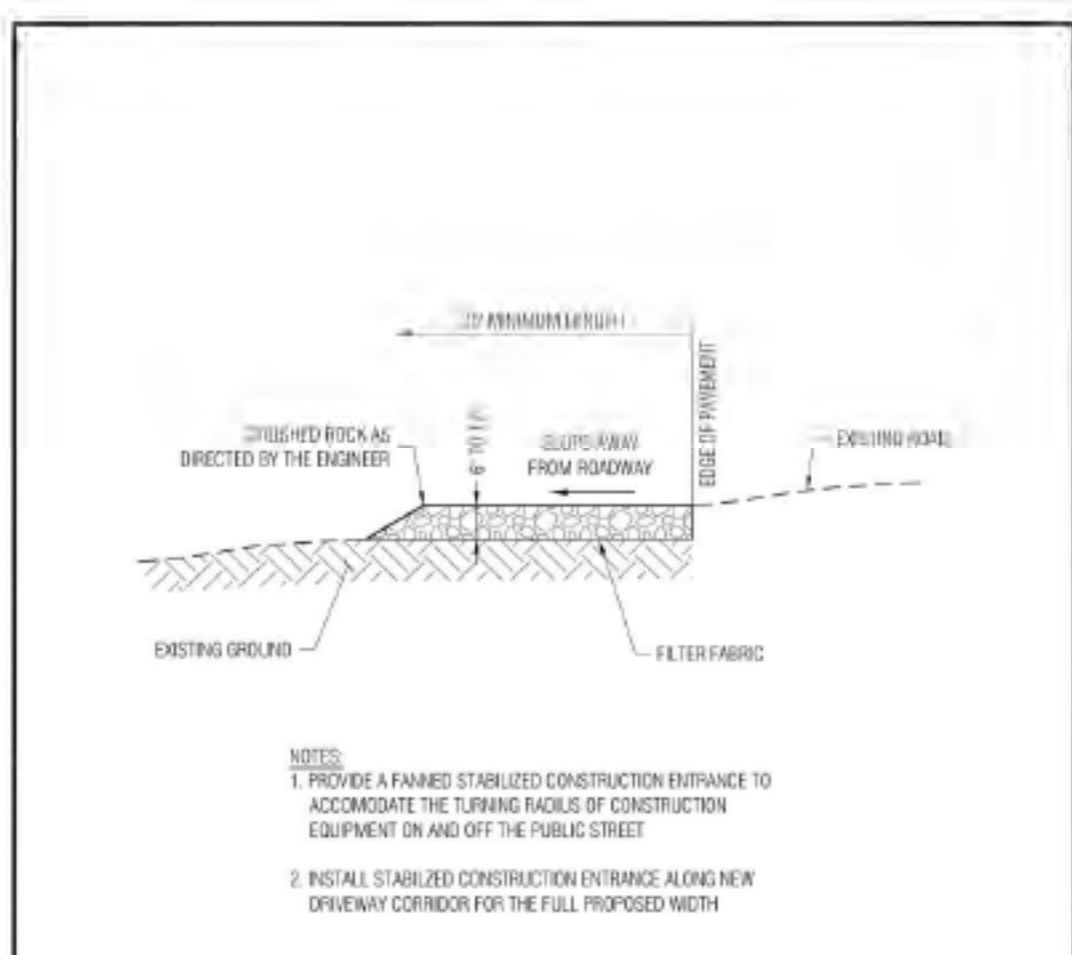
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TYPICAL EROSION AND SEDIMENT CONTROL AT SINGLE FAMILY CONSTRUCTION SITE

EC-1

STANDARD DETAILS MAY VARY



STABILIZED CONSTRUCTION SITE ENTRANCE

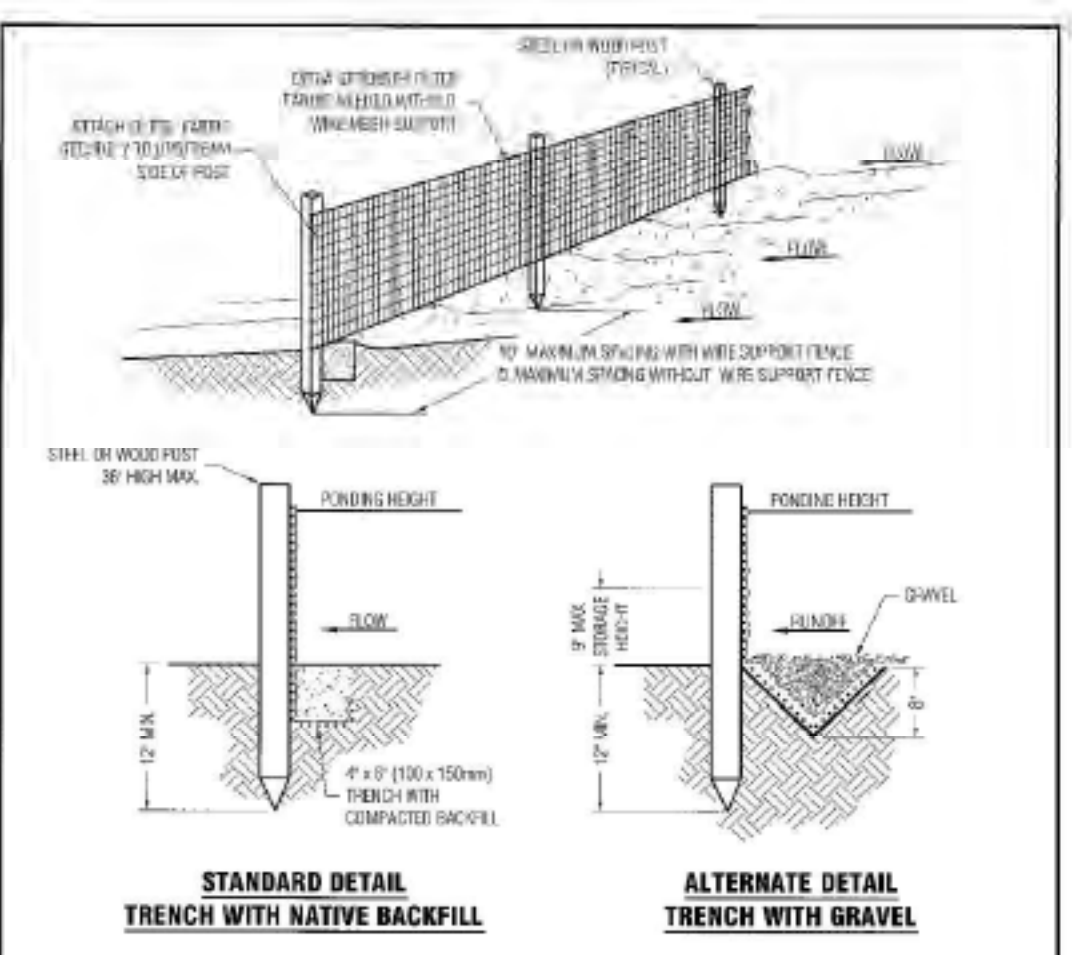
REVISION	DESCRIPTION	DATE

**ENGINEERING DIVISION**

STABILIZED CONSTRUCTION SITE ENTRANCE

EC-2

STANDARD DETAILS MAY VARY



STANDARD DETAIL TRENCH WITH NATIVE BACKFILL

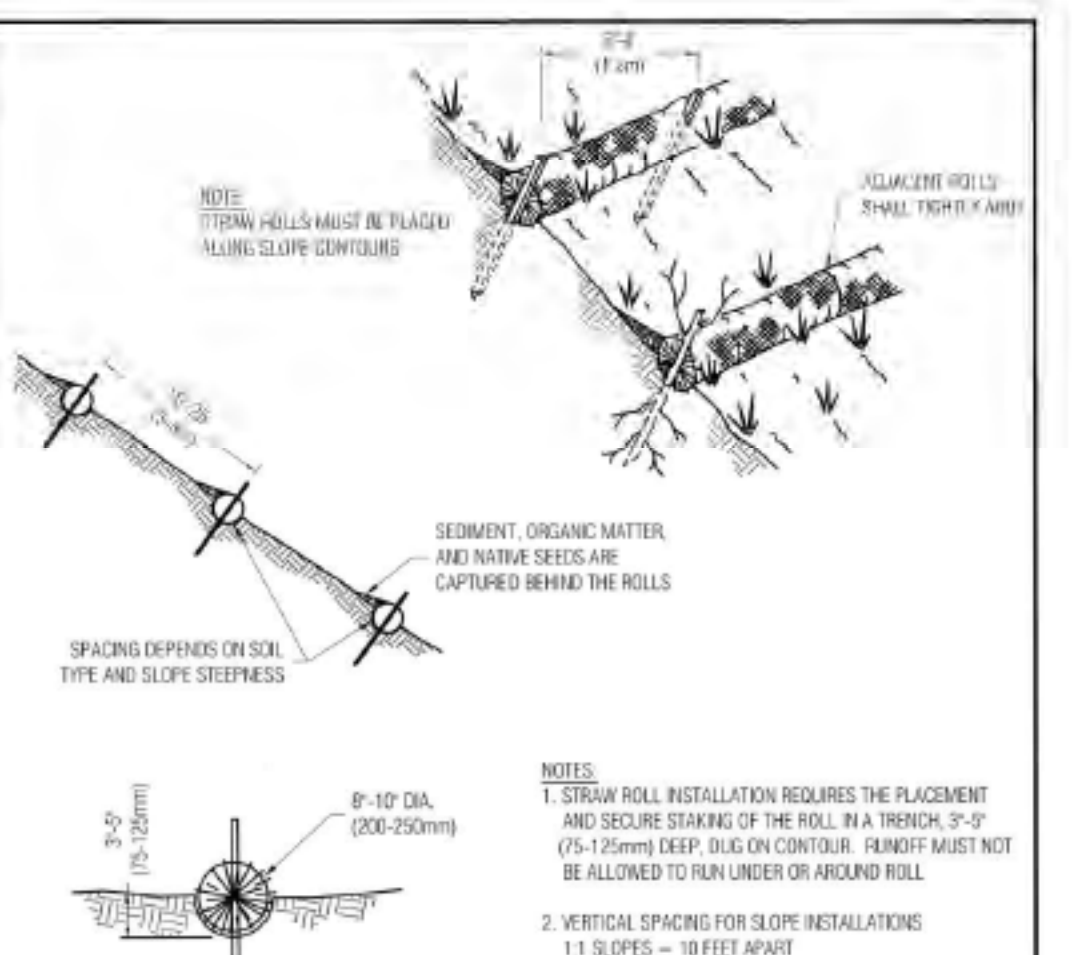
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SILT FENCE

EC-3

STANDARD DETAILS MAY VARY



STRAW ROLLS

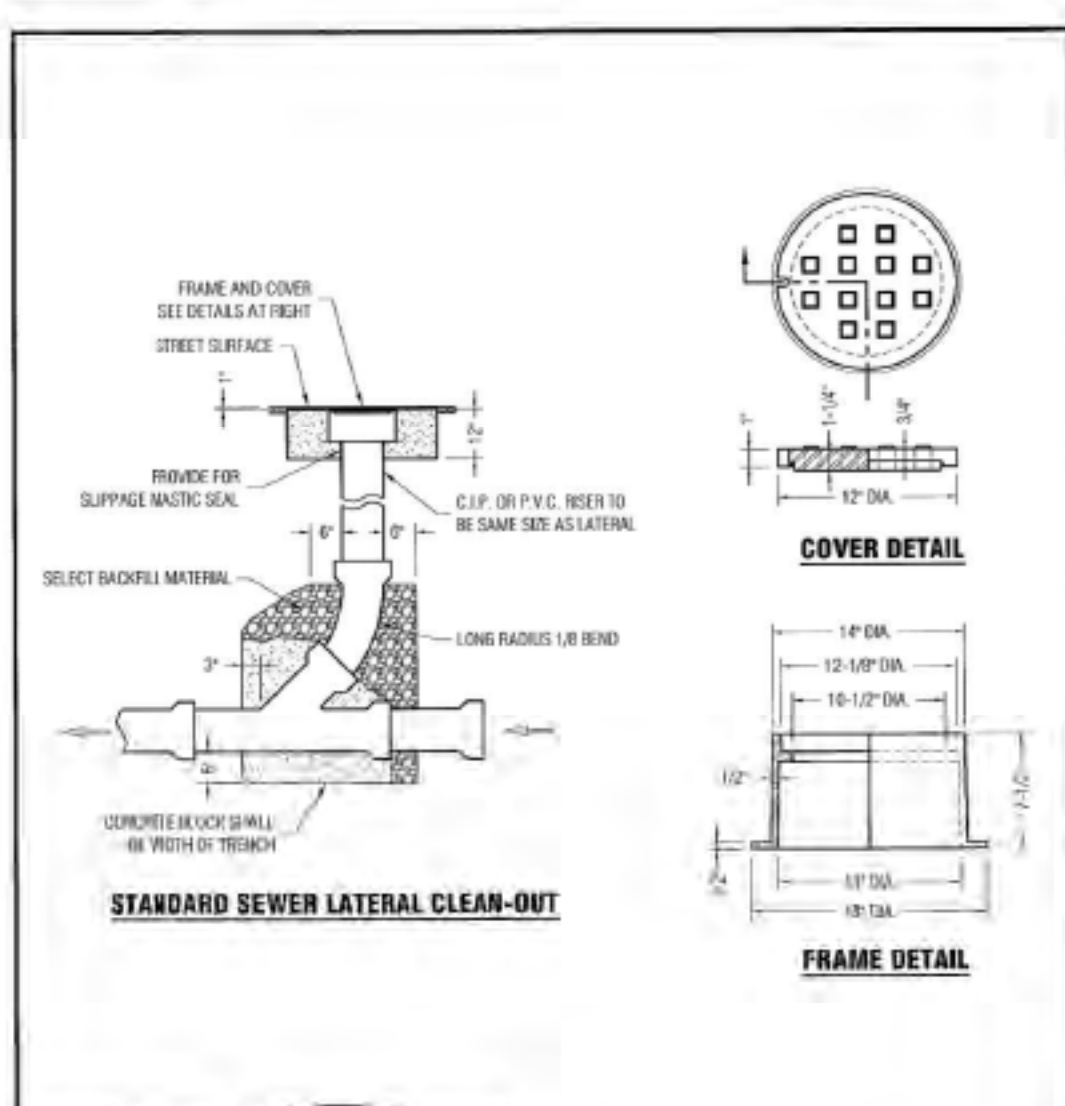
REVISION	DESCRIPTION	DATE

**ENGINEERING DIVISION**

STRAW ROLLS

EC-4

STANDARD DETAILS MAY VARY



STANDARD SEWER LATERAL CLEAN-OUT

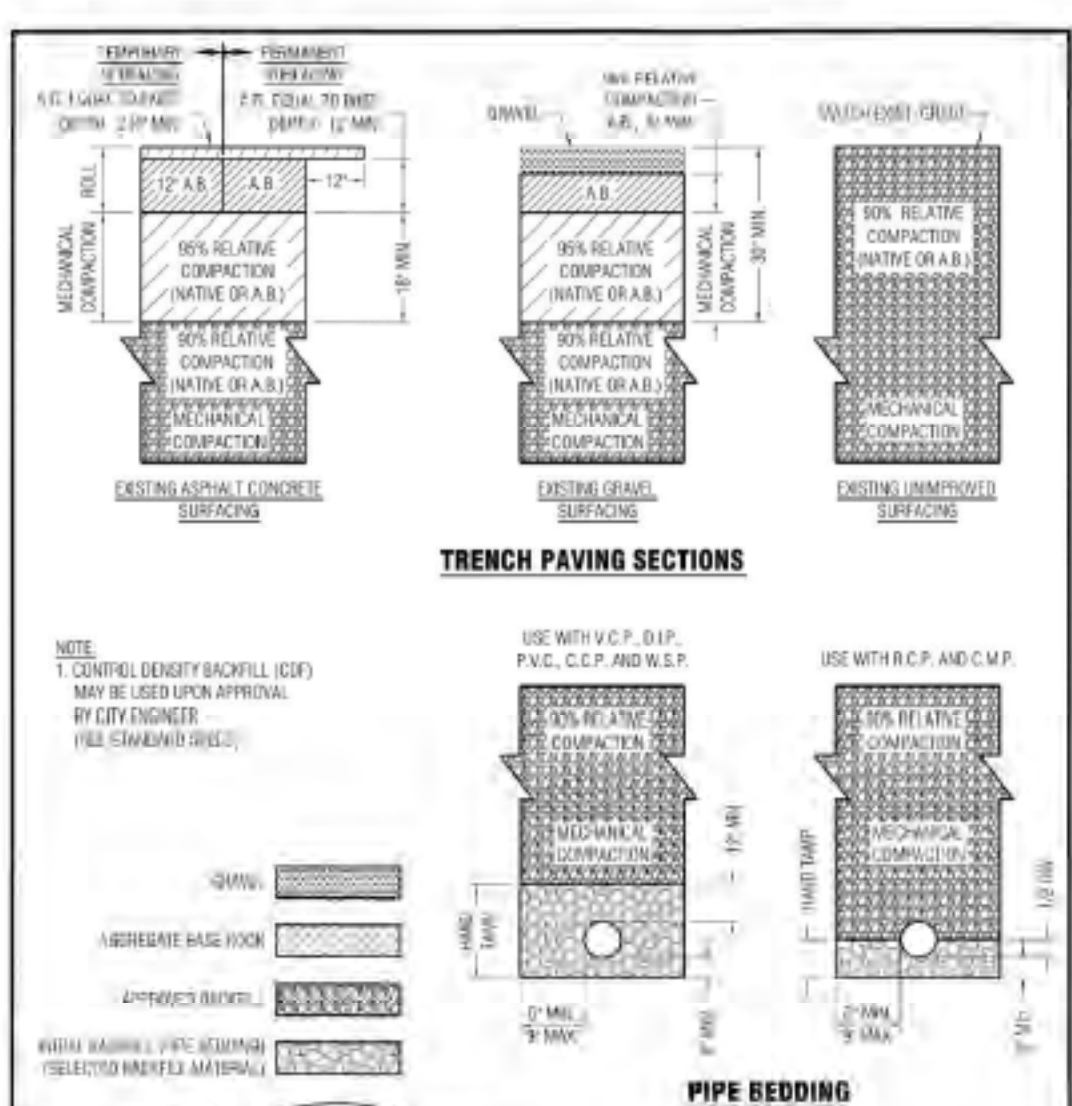
REVISION	DESCRIPTION	DATE

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SEWER LATERAL CLEAN-OUT

SS-6

STANDARD DETAILS MAY VARY



TRENCH PAVING SECTIONS

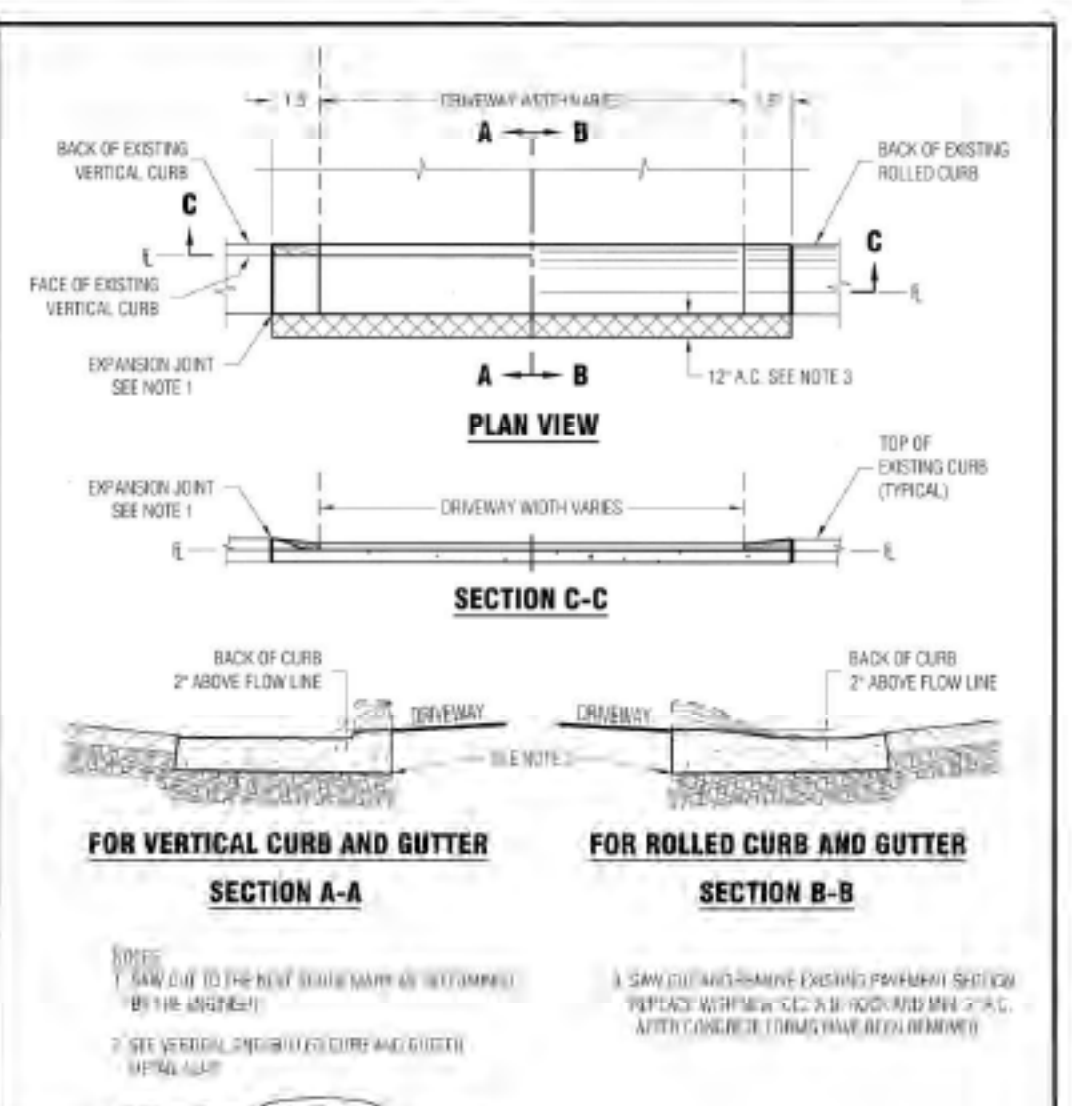
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TRENCH PAVING, BACKFILL AND PIPE BEDDING SECTIONS

SU-19

STANDARD DETAILS MAY VARY



VERTICAL CURB AND GUTTER

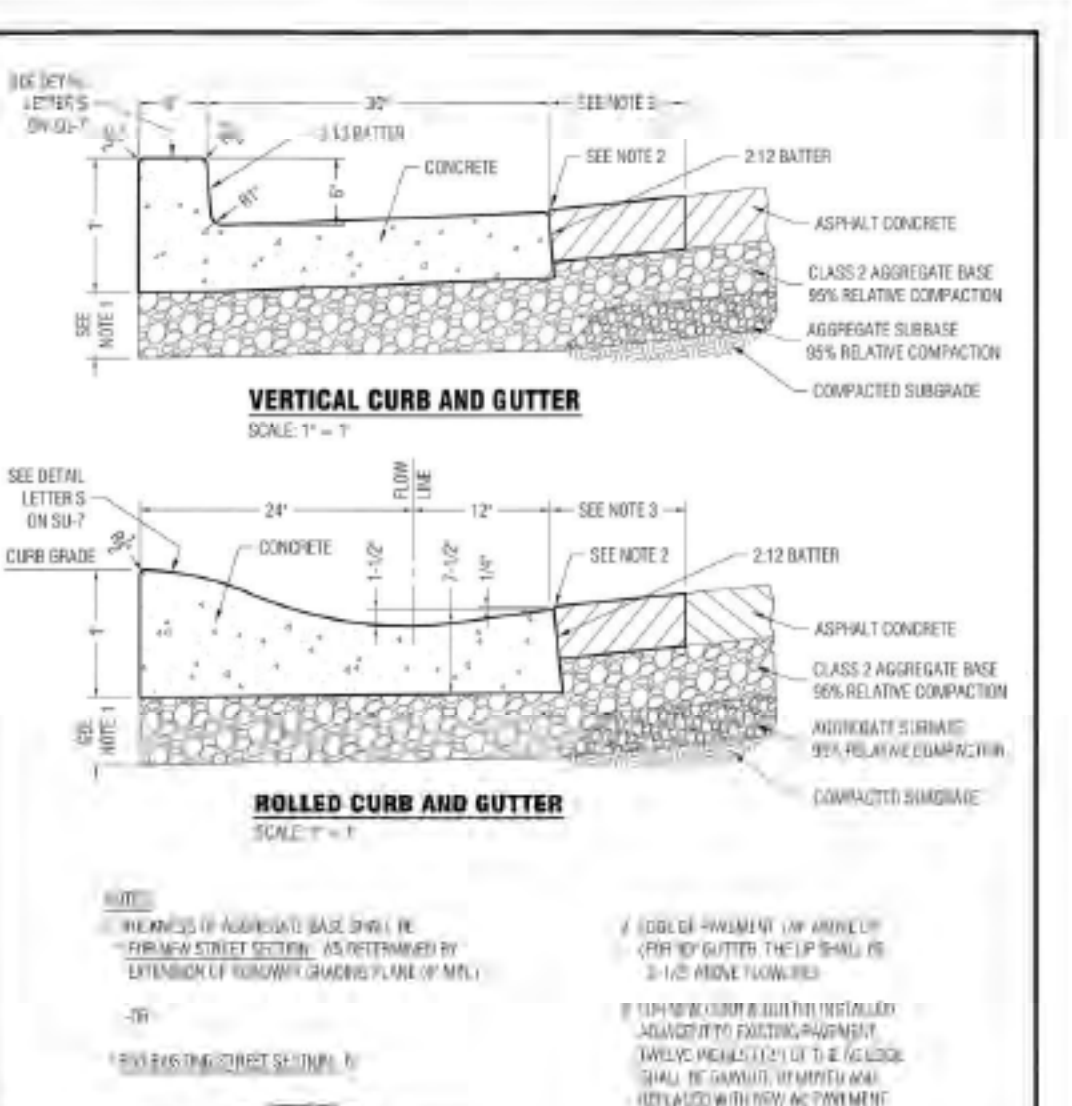
REVISION	DESCRIPTION	DATE

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VERTICAL AND ROLLED CURB DETAIL AT DRIVEWAY ENTRANCE

SU-21

STANDARD DETAILS MAY VARY



ROLLED CURB AND GUTTER

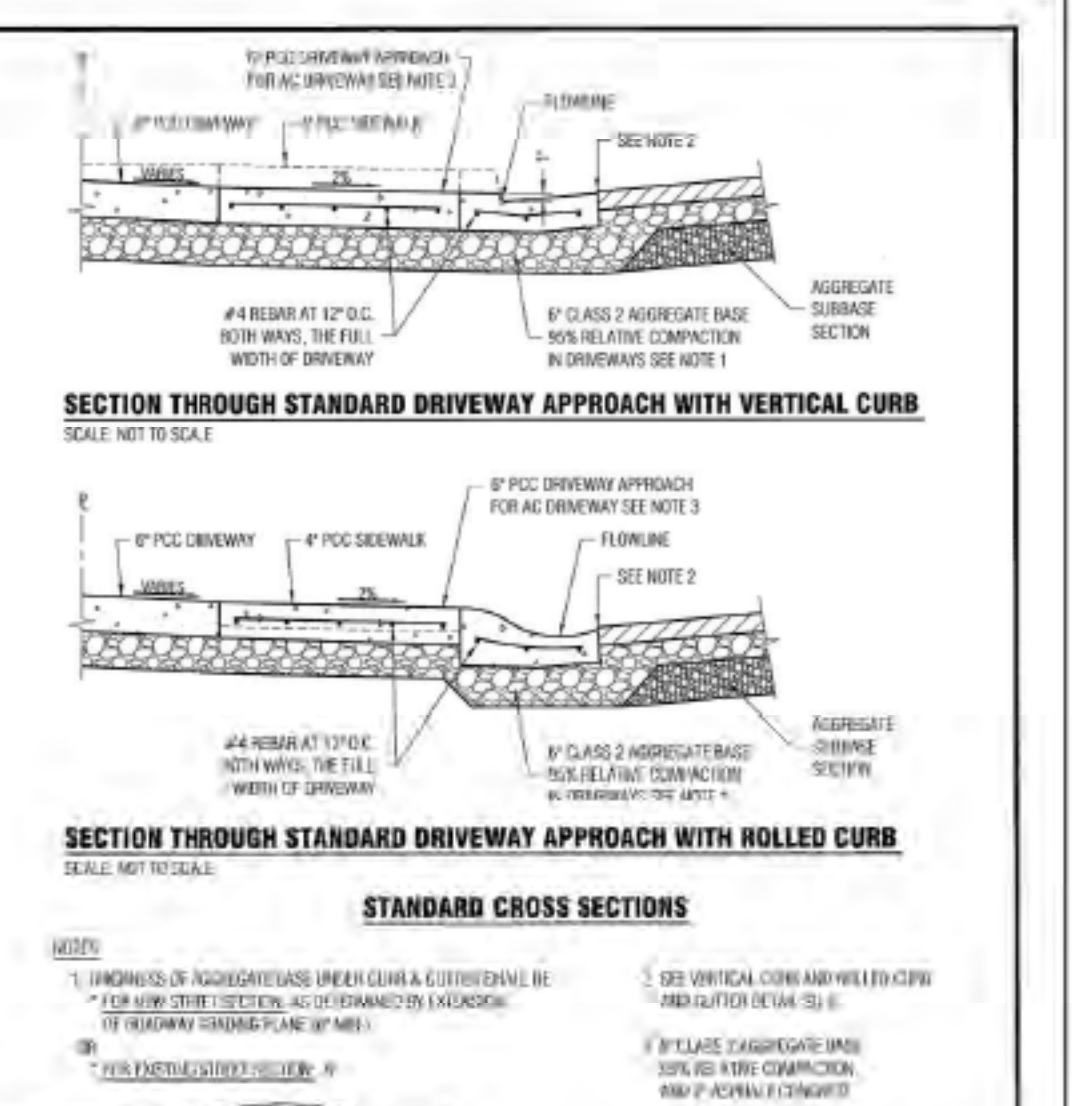
REVISION	DESCRIPTION	DATE

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VERTICAL AND ROLLED CURB AND GUTTER

SU-6

STANDARD DETAILS MAY VARY



SECTION THROUGH STANDARD DRIVEWAY APPROACH WITH VERTICAL CURB

REVISION	DESCRIPTION	DATE

**ENGINEERING DIVISION**

DRIVEWAY CROSS-SECTION

SU-9

STANDARD DETAILS MAY VARY

Revisions

NO.	Date	Note

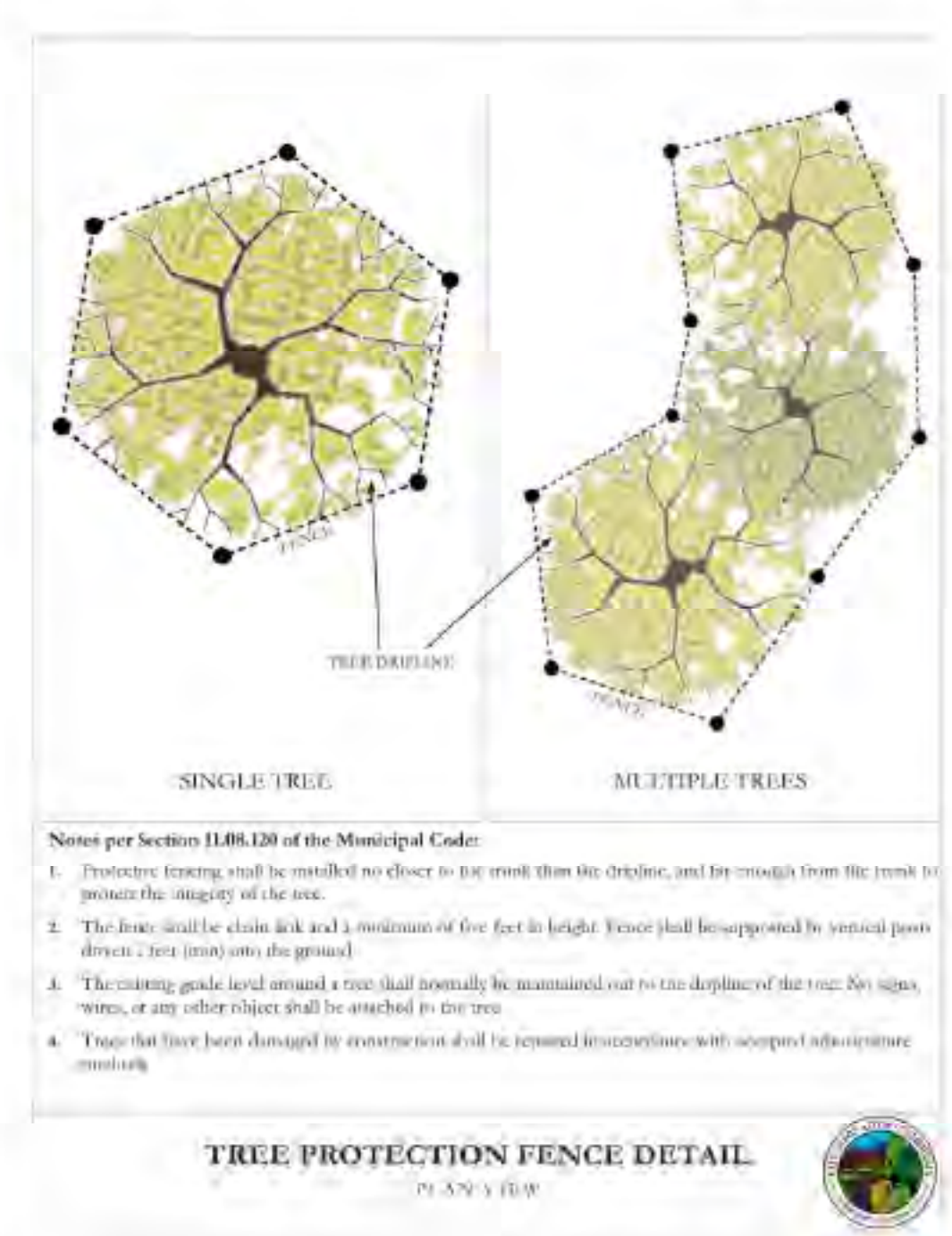


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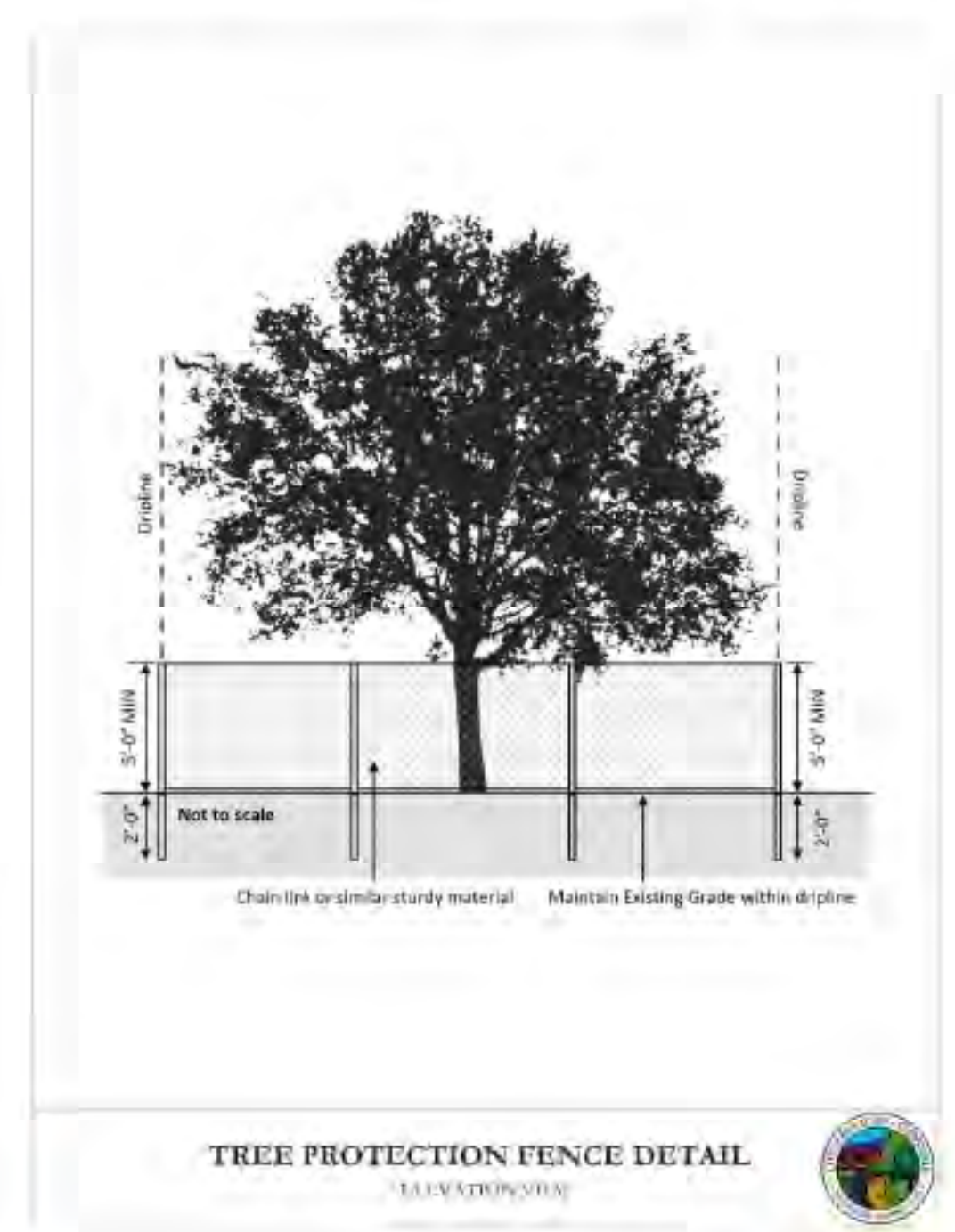
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SCALE: AS SHOWN  
DATE: 11/9/22  
PROJECT MANAGER: SHWETA SINGH

**SITE DETAILS**

A1.6



TREE PROTECTION FENCE DETAIL



TREE PROTECTION FENCE DETAIL





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# SALAMAT - NAVID NEW RESIDENCE

960 PARMA WAY  
 LOS ALTOS CALIFORNIA



### LANDING REQUIREMENT AND NOTE:

- DOORS OTHER THAN REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7" BELOW THE TOP OF THE THRESHOLD.
- THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.
- THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).

### EGRESS WINDOW REQUIREMENTS:

- THE BOTTOM OF THE EGRESS WINDOW OPENING CAN'T EXCEED 44" FROM THE FINISHED FLOOR.
- THE MINIMUM OPENING AREA OF THE EGRESS WINDOW IS 5.7 SQUARE FEET.
- THE MINIMUM EGRESS WINDOW OPENING HEIGHT IS 24" HIGH.
- THE MINIMUM EGRESS WINDOW OPENING IS 20" WIDE.

### BATHROOM SPECIFIC NOTES:

- A. REQUIRED CLEARANCES ARE 24" IN FRONT AND 15" FROM CENTERLINE TO WALL OR CABINET. (30" TOTAL) (CPC SEC. 402.5)
- B. WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)
- C. NEW OR ALTERED SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED DAM, CURB, OR THRESHOLD NOT LESS THAN 2 INCHES OR EXCEEDING 9 INCHES IN DEPTH, WITH AN INTERIOR OF 1,024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE MEASURED TO THE CENTER OF THE THRESHOLD. (CPC SEC 408.5 & CPC SEC. 408.6).

1. SHOWER ENTRANCE SHALL BE PROVIDED WITH A MINIMUM OF 22" CLEAR OPENING AND IF FEATURED WITH A DOOR SHALL BE SLIDING OR OUTWARD SWING.
2. ANY GLAZING WITHIN 60" RADIUS OF TUB/SHOWER ENCLOSURES SHALL BE TEMPERED SAFETY GLASS (BATHROOMS INCLUSIVE OF SHOWERS SHALL HAVE ALL GLAZING TEMPERED SAFETY GLASS)
3. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE EQUIPPED WITH A PRESSURE / BALANCE THERMOSTATIC MIXING VALVE. MAX FLOW OF ANY SHOWER HEADS OR HANDHELD OUTLETS CONTROLLED BY DIVERTER VALVE SHALL BE 2.00 G.P.M. COMBINED.
4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (6 FT). (CRC R307.2)
5. SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30" DIA. CIRCLE. (CPC 408.5 & 408.6)

### WATER EFFICIENT PLUMBING FIXTURES (CALIFORNIA CIVIL CODE 1101.4(A)) :

RESIDENTIAL PROPERTY BUILT AND AVAILABLE FOR USE OR OCCUPANCY ON OR BEFORE JANUARY 1, 1994, BE EQUIPPED WITH WATER-CONSERVING PLUMBING FIXTURES. ON OR BEFORE JANUARY 1, 2017, NONCOMPLIANT PLUMBING FIXTURES IN ANY SINGLE-FAMILY RESIDENTIAL REAL PROPERTY SHALL BE REPLACED BY THE PROPERTY OWNER WITH WATER-CONSERVING PLUMBING FIXTURES.

Type of Fixture	Required Water-Conserving Plumbing Fixture (maximum flow rates)
Water Closet (Toilet)	1.28 gpf
Showerhead	1.80 gpm
Lavatory Faucets	1.20 gpm
Kitchen Faucets	1.80 gpm

Revisions		
NO.	Date	Note
1	3/08/23	PLANNING CHK REV.

DESIGN MANAGER:  
 SHWETA SINGH



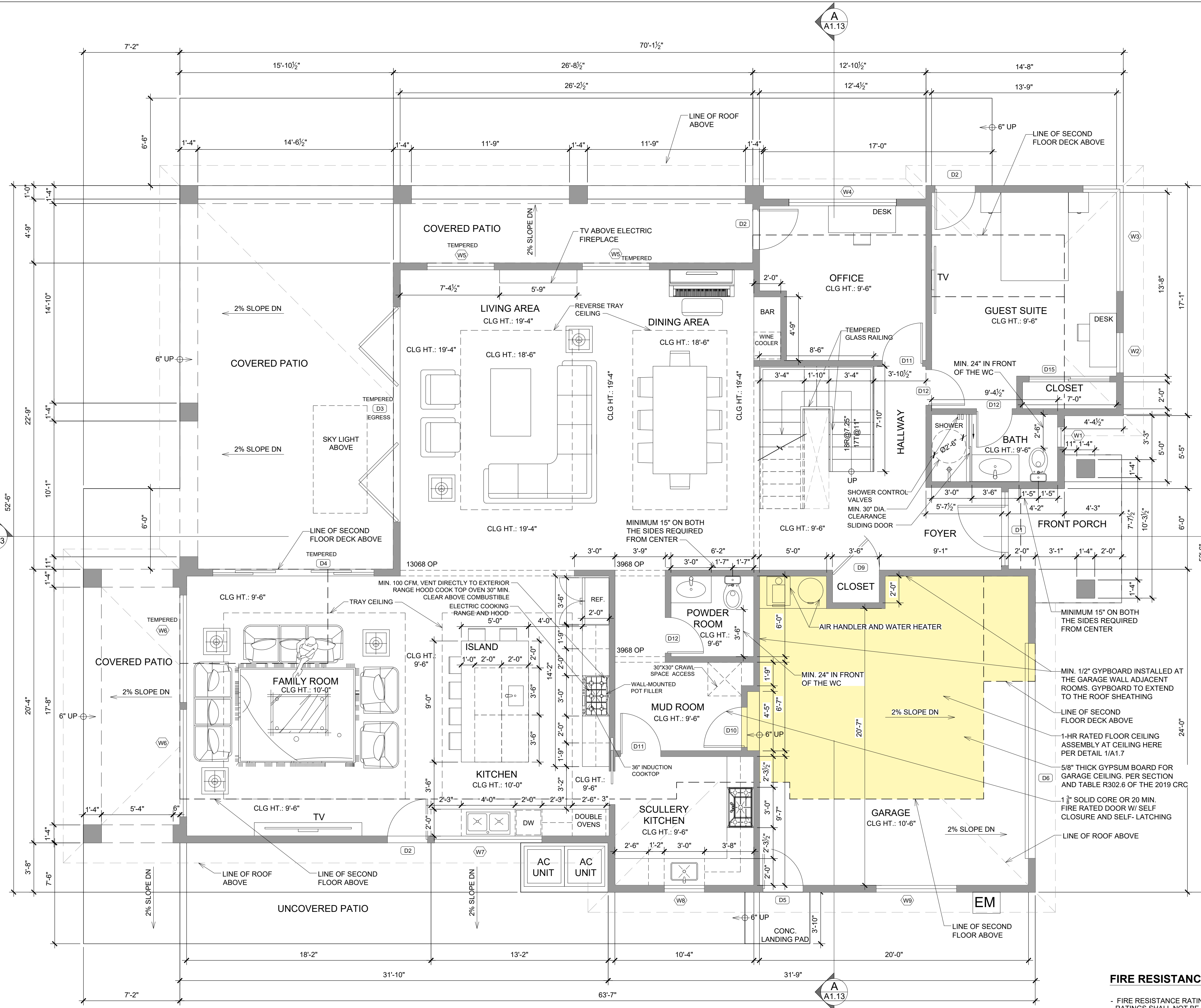
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# FIRST FLOOR PLAN

A1.7

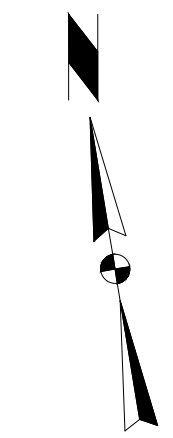


## PROPOSED FIRST FLOOR PLAN

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

FIRST FLOOR AREA: 2217 SQ.FT.  
 ATTACHED GARAGE AREA: 497 SQ.FT.  
 FIRST FLOOR AREA: 2217 + 497 = 2714 SQ.FT.  
 COVERED FRONT PORCH AREA: 53 SQ.FT.  
 COVERED REAR PATIO AREA: 752.5 SQ.FT.

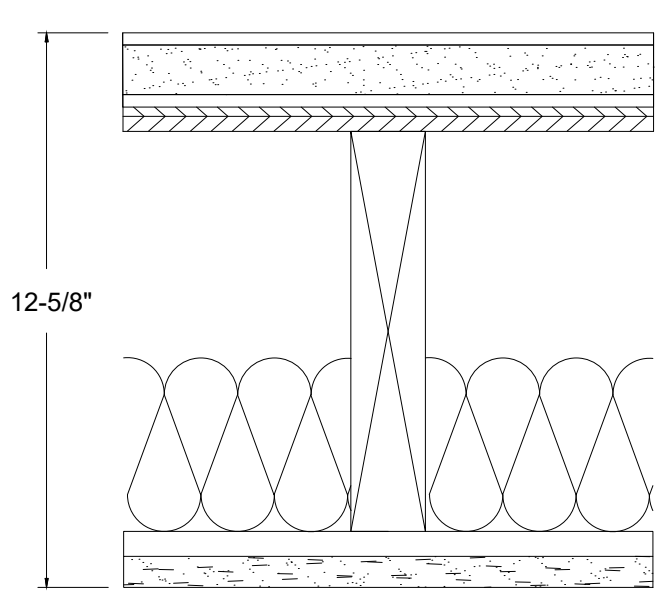
- PROPOSED WALLS
- 1-HR FLOOR-CEILING ASSEMBLY PER DETAIL-2.
- AC A/C EXTERNAL UNIT
- WS WATER SUPPLY
- SW-C SEWER CLEANOUT
- EM ELECTRIC METER
- TWH TANKLESS WATER HEATER



### FIRE RESISTANCE FLOOR TO CEILING NOTES:

- FIRE RESISTANCE RATINGS OF STRUCTURAL MEMBERS AND ASSEMBLIES SHALL COMPLY WITH SECTION 704 (CBC). THE FIRE RESISTANCE RATINGS SHALL NOT BE LESS THAN THE RATINGS REQUIRED FOR THE FIRE-RESISTANCE RATED ASSEMBLIES SUPPORTED BY THE STRUCTURAL MEMBERS.
- MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NON-LOAD-BEARING WALL MORE THAN TWO FEET ON STOREYS HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING ALL SIDES FOR THE FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.
- STUDS, COLUMNS AND BOUNDARY ELEMENTS THAT ARE INTEGRAL ELEMENTS IN WALLS OF LIGHT-FRAME CONSTRUCTION AND ARE LOCATED ENTIRELY BETWEEN THE TOP AND BOTTOM PLATES OR TRACKS SHALL BE PERMITTED TO HAVE REQUIRED FIRE-RESISTANCE RATINGS PROVIDED BY THE MEMBRANE PROTECTION PROVIDED FOR THE WALL.
- HORIZONTAL ASSEMBLIES ARE PERMITTED TO BE PROTECTED WITH A MEMBRANE OR CEILING WHERE THE MEMBRANE OR CEILING PROVIDES THE REQUIRED FIRE-RESISTANCE RATING AND IS INSTALLED IN ACCORDANCE WITH SECTION 711.
- THE EDGES OF LUGS, BRACKETS, RIVETS AND BOLT HEADS ATTACHED TO STRUCTURAL MEMBERS SHALL BE PERMITTED TO EXTEND TO WITHIN 1 INCH (25 MM) OF THE SURFACE OF THE FIRE PROTECTION.
- THE VOID CREATED AT THE INTERSECTION OF A FLOOR/CEILING ASSEMBLY AND AN EXTERIOR CURTAIN WALL ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 715.4.
- FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACE, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING. JOINTS AND VOIDS AT INTERSECTIONS SHALL COMPLY WITH SECTIONS 707.8 AND 707.9

1 1-HR RATED FLOOR CEILING ASSEMBLY BETWEEN GARAGE AND 2ND FLOOR N.T.S.



**System Description**  
 Dimensional Lumber  
 - engineered wood laminate  
 - SRM-25 sound mat  
 - 1" LEVELROCK Floor Underlayment  
 - T&G or plywood flooring  
 - 2x10 wood joist 16" o.c. or 24" o.c. when battens used  
 - 3-1/4" fiberglass batt insulation  
 - 5/8" SHEETROCK Brand FIRECODE C Core Gypsum Panels

**System Performance**  
 1 HR Fire  
 UL File No. L569  
 58 STC, 55 IIC  
 RAL-TL-04-034 & RAL-IN-04-007



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**DRYER DUCTS NOTES:**

DRYER DUCTS SHALL TERMINATE ON THE BUILDING EXTERIOR IN A BACKDRAFT DAMPER. SCREENS OR LOUVERS SHALL NOT BE INSTALLED [CMC 504.4].

MINIMUM OF 100 SQ. IN. OF MAKEUP AIR REQUIRED, WHICH CAN BE SUPPLIED BY LOUVERS OR UNDERCUTTING THE DOOR [CMC 504.4.1].

DRYER DUCTS SHALL BE SMOOTH-WALLED METAL 4-INCH DIAMETER AND NOT MORE THAN 14 FEET IN LENGTH, WITH AN ALLOWANCE OF 2 90DEG BENDS IN THAT 14 FT. DEDUCT 2 FT. FOR EACH ADDITIONAL 90DEG BEND IN EXCESS OF 2 [CMC 504.4.2.1].

**NOTE: APPLY WINDOW FALL PREVENTION DEVICE FOR ALL OPERABLE KID'S ROOM WINDOWS :**

- WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.
- OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR.
- WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090.

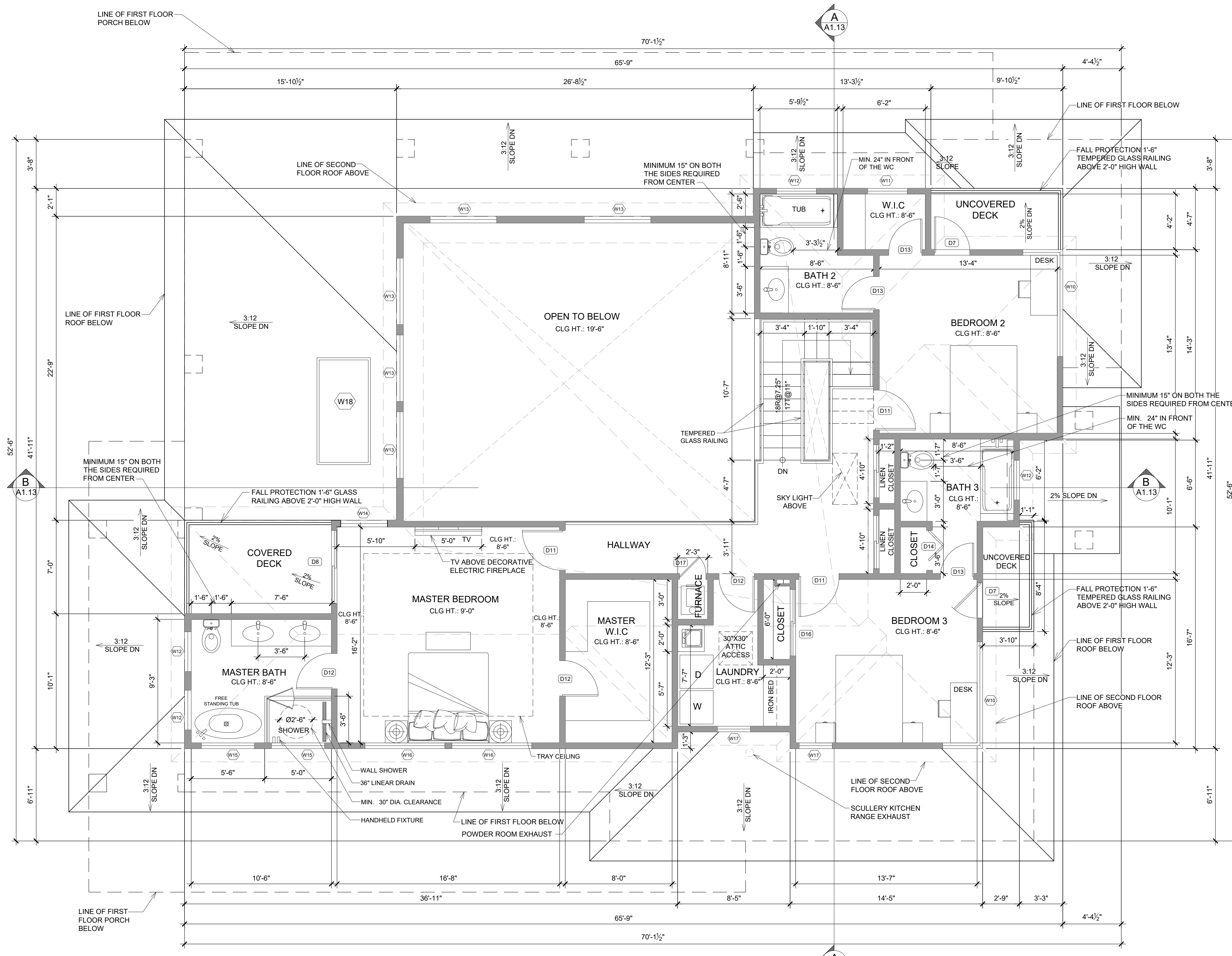
**BATHROOM SPECIFIC NOTES:**

- REQUIRED CLEARANCES ARE 24" IN FRONT AND 15" FROM CENTERLINE TO WALL OR CABINET, (30" TOTAL) (CPC SEC. 402.5)
  - WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)
  - NEW OR ALTERED SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED DAM, CURB, OR THRESHOLD NOT LESS THAN 2 INCHES OR EXCEEDING 9 INCHES IN DEPTH, WITH AN INTERIOR OF 1,024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE MEASURED TO THE CENTER OF THE THRESHOLD. (CPC SEC. 408.5 & CPC SEC. 408.6)
- SHOWER ENTRANCE SHALL BE PROVIDED WITH A MINIMUM OF 22" CLEAR OPENING AND, IF FEATURED WITH A DOOR SHALL BE SLIDING OR OUTWARD SWING.
  - ANY GLAZING WITHIN 60" RADIUS OF TUB/SHOWER ENCLOSURES SHALL BE TEMPERED SAFETY GLASS (BATHROOMS INCLUSIVE OF SHOWERS SHALL HAVE ALL GLAZING TEMPERED SAFETY GLASS)
  - SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE EQUIPPED WITH A PRESSURE / BALANCE THERMOSTATIC MIXING VALVE. MAX FLOW OF ANY SHOWER HEADS OR HANDHELD OUTLETS CONTROLLED BY DIVERTER VALVE SHALL BE 2.00 G.P.M. COMBINED.
  - SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (6 FT). (CRC R307.2)
  - SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30" DIA. CIRCLE. (CPC 408.5 & 408.6)

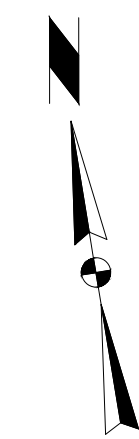
**WATER EFFICIENT PLUMBING FIXTURES (CALIFORNIA CIVIL CODE 1101.4(A)) :**

RESIDENTIAL PROPERTY BUILT AND AVAILABLE FOR USE OR OCCUPANCY ON OR BEFORE JANUARY 1, 1994, BE EQUIPPED WITH WATER-CONSERVING PLUMBING FIXTURES. ON OR BEFORE JANUARY 1, 2017, NONCOMPLIANT PLUMBING FIXTURES IN ANY SINGLE-FAMILY RESIDENTIAL REAL PROPERTY SHALL BE REPLACED BY THE PROPERTY OWNER WITH WATER-CONSERVING PLUMBING FIXTURES.

Type of Fixture	Required Water-Conserving Plumbing Fixture (maximum flow rates)
Water Closet (Toilet)	1.28 gpf
Showerhead	1.80 gpm
Lavatory Faucets	1.20 gpm
Kitchen Faucets	1.80 gpm

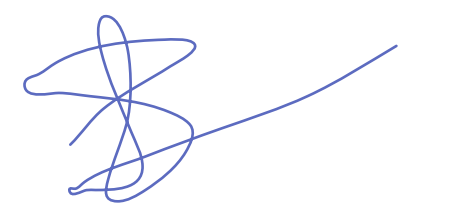


**PROPOSED SECOND FLOOR PLAN**  
 PROPOSED SECOND FLOOR AREA: 1427.5 SQ.FT.



Revisions		
NO.	Date	Note
1	3/08/23	PLANNING CHK REV.

DESIGN MANAGER:  
 SHWETA SINGH



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**SECOND FLOOR PLAN**

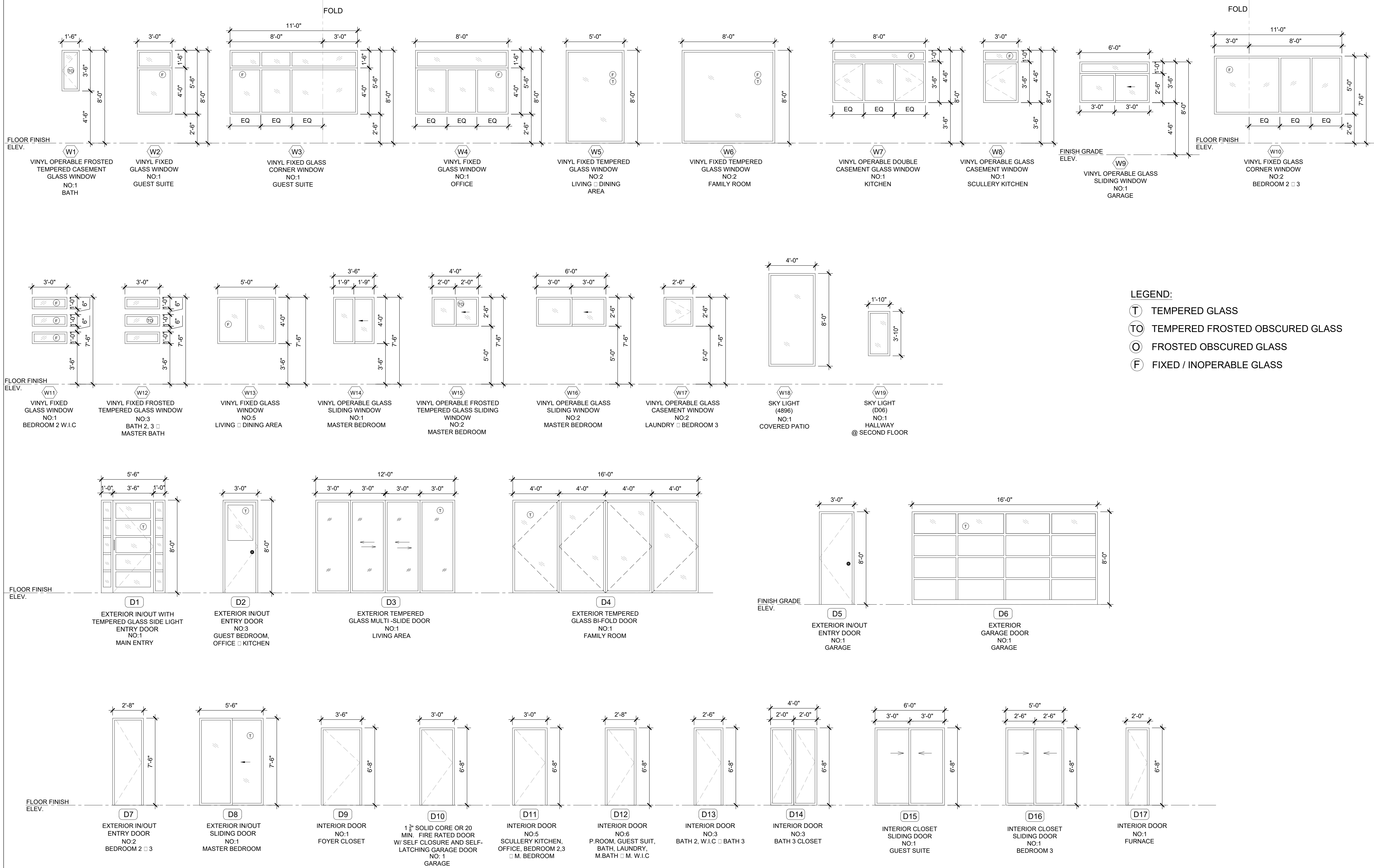
A1.8



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**NOTE: APPLY WINDOW FALL PREVENTION DEVICE FOR ALL OPERABLE KID'S ROOM WINDOWS :**

- WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.
- OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR.
- WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090.

**NOTE (SECTION 18.09.040 2B):**

SECOND STORY WINDOWS, EXCLUDING THOSE REQUIRED FOR EGRESS, SHALL HAVE A FIVE-FOOT SILL HEIGHT AS MEASURED FROM THE SECOND-FLOOR LEVEL, OR UTILIZE OBSCURED GLAZING ON THE ENTIRETY OF THE WINDOW WHEN FACING ADJACENT PROPERTIES. SECOND STORY EGRESS WINDOWS SHALL UTILIZE OBSCURED GLAZING ON THE ENTIRETY OF THE WINDOWS WHICH FACE ADJACENT PROPERTIES.

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**DOOR WINDOW SCHEDULE**

A1.8.1



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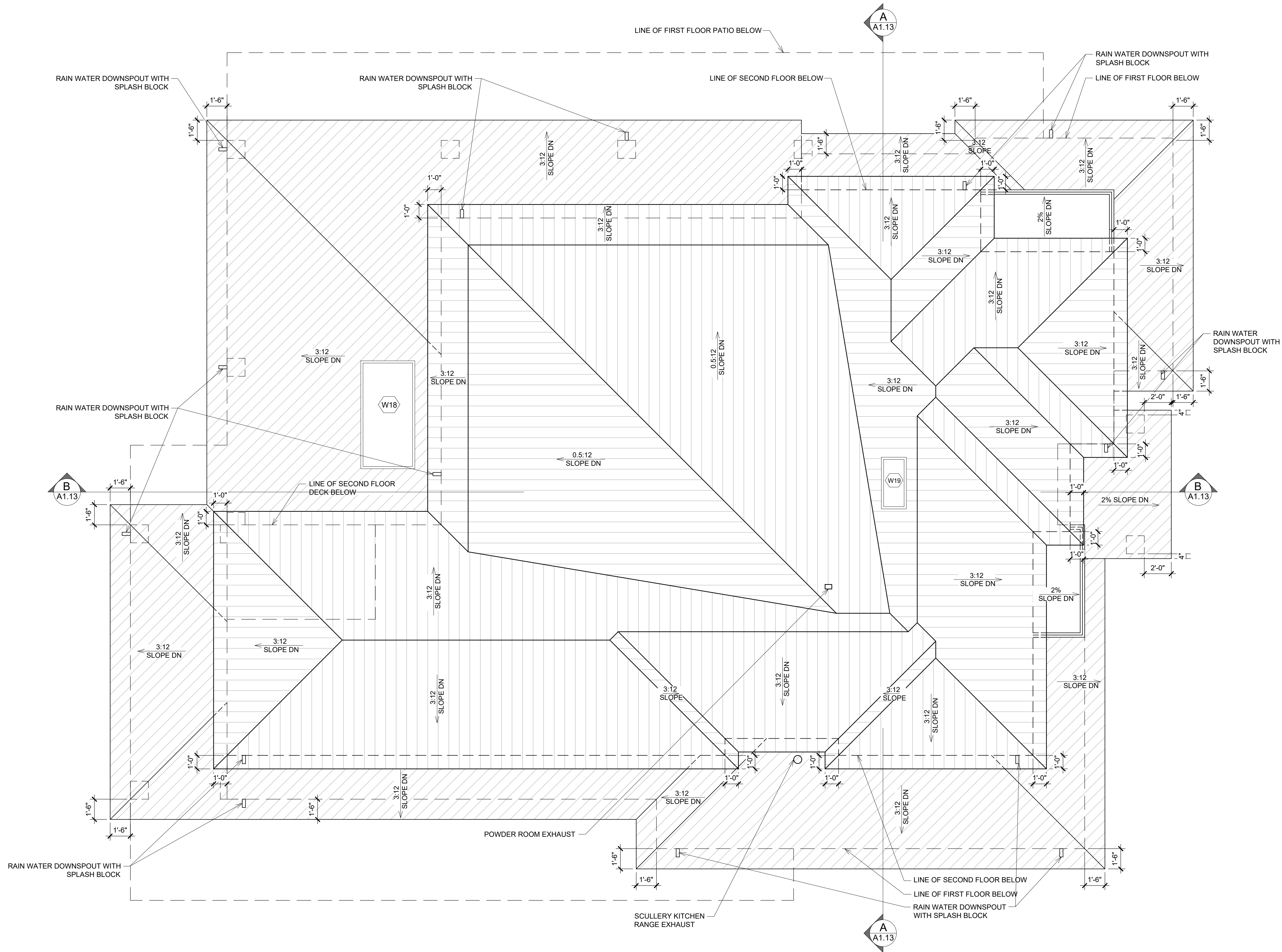
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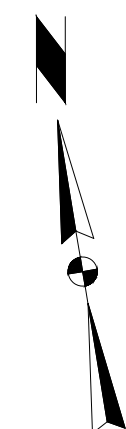
**ROOF PLAN**

A1.9



**PROPOSED ROOF PLAN**

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



- PROPOSED FIRST FLOOR ROOFS
- PROPOSED SECOND FLOOR ROOFS



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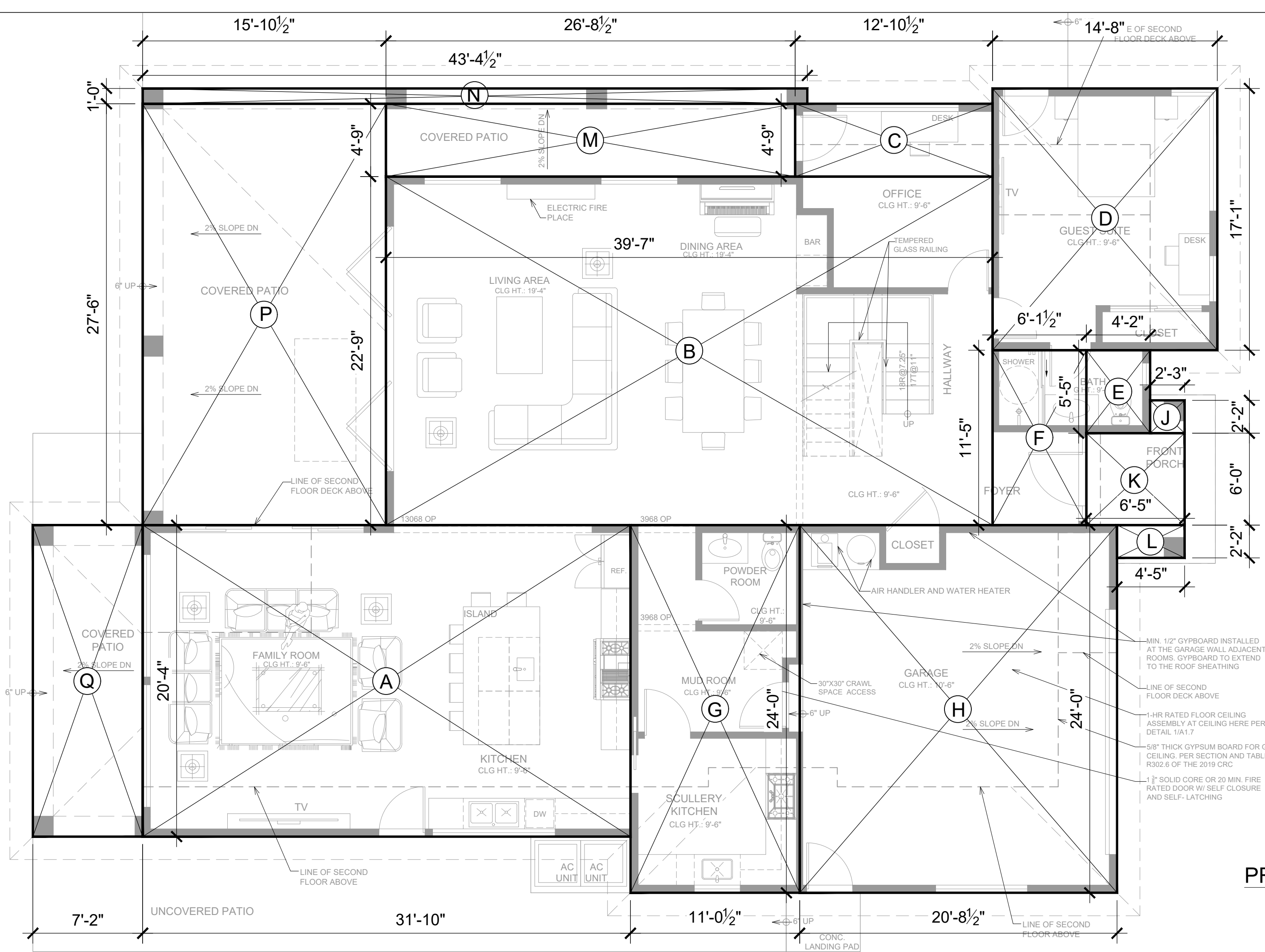
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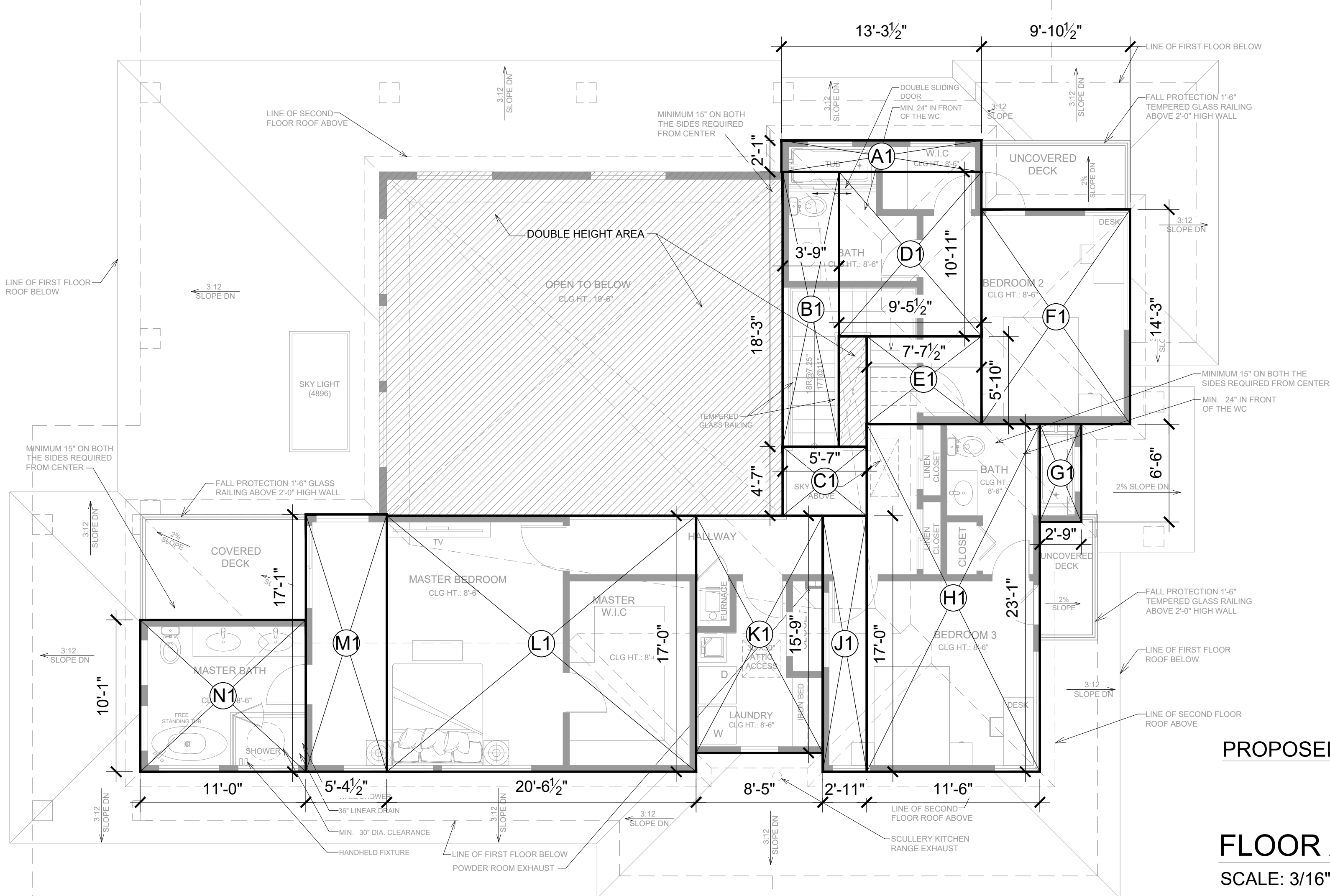
SCALE: AS SHOWN  
DATE: 1/31/23

**FLOOR AREA  
DIAGRAMS**

A1.10



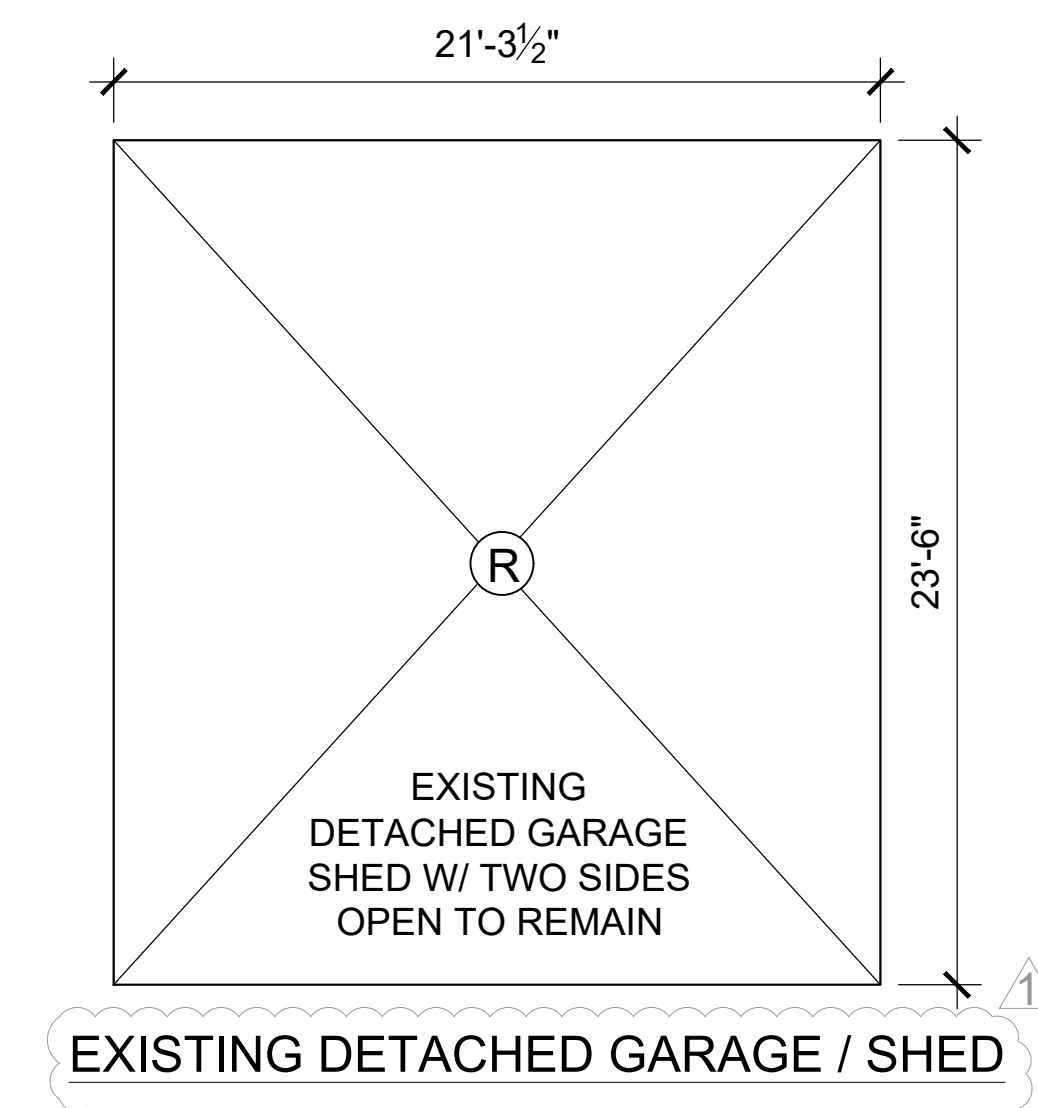
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

**LOT COVERAGE & FLOOR AREA CALCULATIONS**

AREA	DIMENSIONS	SQ.FT.
<b>FIRST FLOOR AREA</b>		
A	31'-10" X 20'-4"	647.27
B	39'-7" X 22'-9"	900.52
C	12'-10.5" X 4'-9"	61.15
D	14'-8" X 17'-1"	250.56
E	4'-2" X 5'-5"	22.57
F	6'-1.5" X 11'-5"	69.93
G	11'-0.5" X 24'-0"	265.00
H	20'-8.5" X 24'-0" (GARAGE)	497.00
<b>TOTAL FIRST FLOOR AREA (A-H)</b>		<b>2714.00</b>
<b>SECOND FLOOR AREA</b>		
A1	13'-3.5" X 2'-1"	27.69
B1	3'-9" X 18'-3"	68.43
C1	5'-7" X 4'-7"	25.59
D1	9'-5.5" X 10'-11"	103.25
E1	7'-7.5" X 5'-10"	44.48
F1	9'-10.5" X 14'-3"	140.71
G1	2'-9" X 6'-6"	17.88
H1	11'-6" X 23'-1"	265.46
J1	2'-11" X 17'-0"	49.59
K1	8'-5" X 15'-9"	132.56
L1	20'-6.5" X 17'-0"	349.21
M1	5'-4.5" X 17'-1"	91.82
N1	11'-0" X 10'-1"	110.92
<b>TOTAL SECOND FLOOR (A1-N1)</b>		<b>1427.59</b>
<b>TOTAL FLOOR AREA:</b>		<b>4141.59</b>
<b>MAX. ALLOWABLE FLOOR AREA:</b>		<b>4165</b>
<b>PORCH &amp; PATIO AREA</b>		
J	2'-3" X 2'-2"	4.88
K	6'-5" X 6'-0"	38.50
L	4'-5" X 2'-2"	9.58
M	26'-8.5" X 4'-9"	126.88
N	43'-4.5" X 1'-0"	43.37
P	15'-10.5" X 27'-6"	436.58
Q	7'-2" X 20'-4"	145.74
R	21'-3.5" X 23'-6"	500.00
<b>TOTAL FIRST FLOOR EXTERIOR COVERED AREAS</b>		<b>1305.53</b>
<b>TOTAL LOT COVERAGE:</b>		<b>4019.53</b>
<b>LOT AREA:</b>		<b>14134</b>
<b>ALLOWABLE LOT COVERAGE:</b>		<b>4240 (30%)</b>



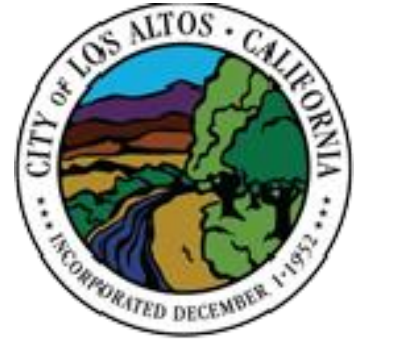
**FLOOR AREA AND LOT COVERAGE CALCULATIONS DIAGRAM**  
SCALE: 3/16" = 1'-0"



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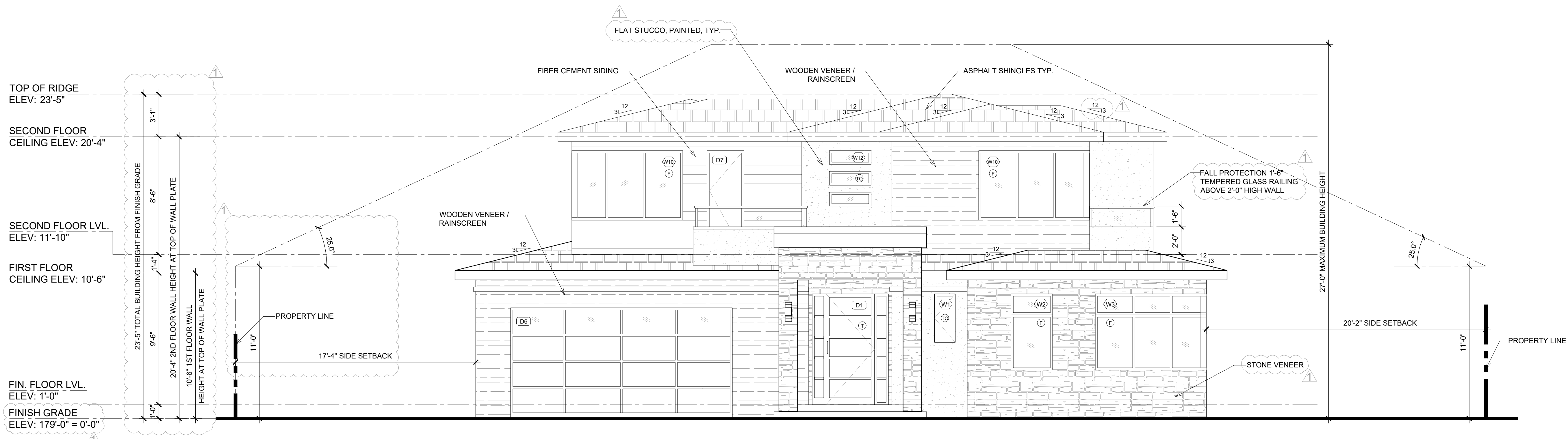
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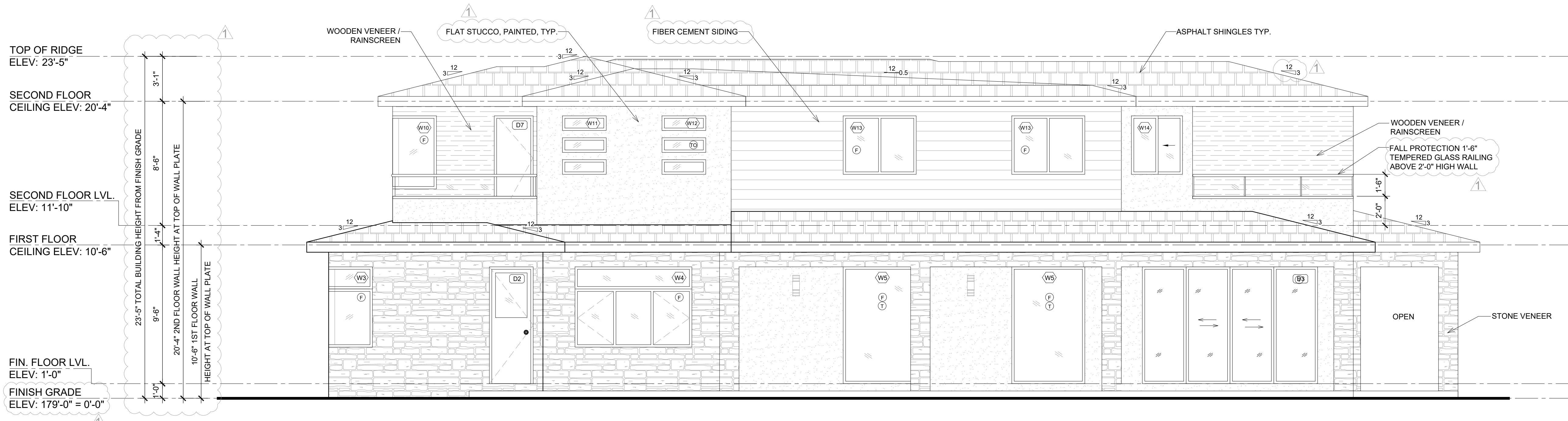
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**EXTERIOR  
 ELEVATIONS**

A1.11



**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



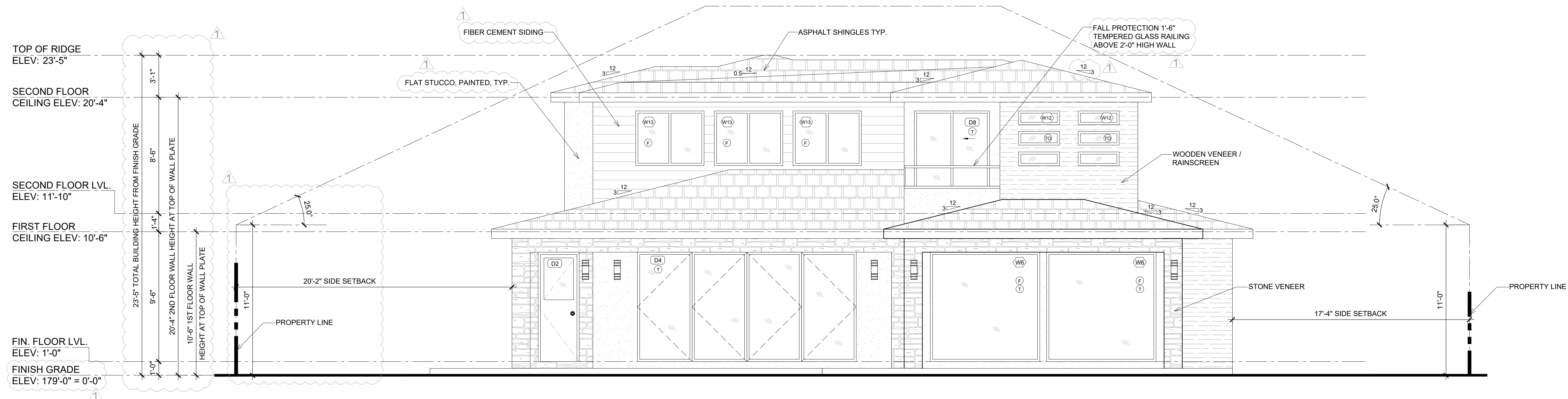
**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



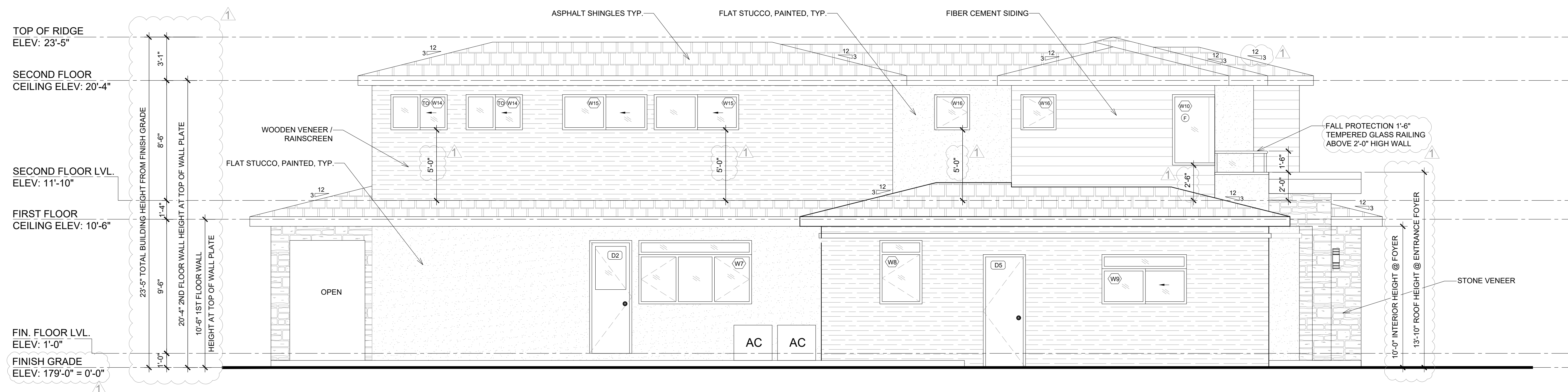
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**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

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**EXTERIOR  
 ELEVATIONS**

A1.12



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**LEGEND:**

- ① ROOF COVERING OVER PLYWOOD SHEATHING.
- ② EAVE VENTS (NET VENT AREA = 1/150 X ATTIC AREA.)
- ③ CEILING INSULATION R-
- ④ WALL INSULATION R-
- ⑤ WALL COVERING OVER PLYWOOD SHEATHING.
- ⑥ RADIANT BARRIER
- ⑦ FLOOR INSULATION R-

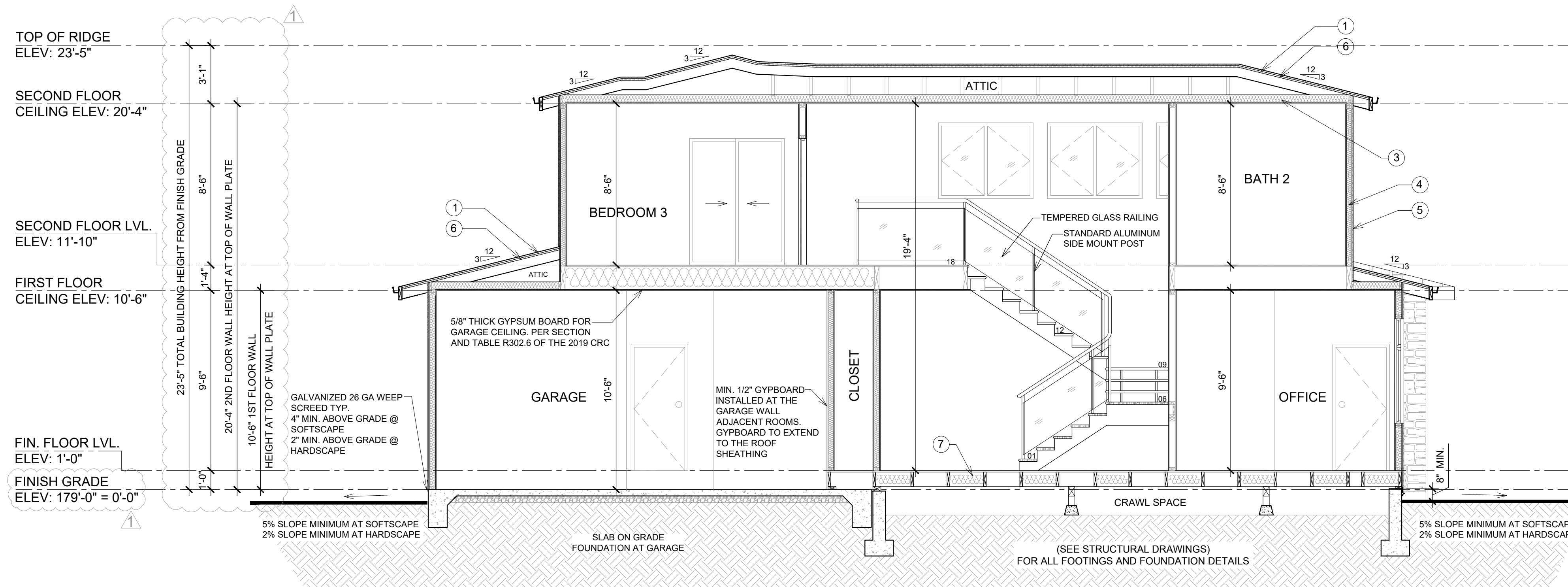
\*\*\* FLOOD VENT REQUIRED IF IN FLOOD ZONE  
 (1 SQ. IN. FOR EVERY SQ. FT. CRAWL SPACE AREA)

**NOTE:**

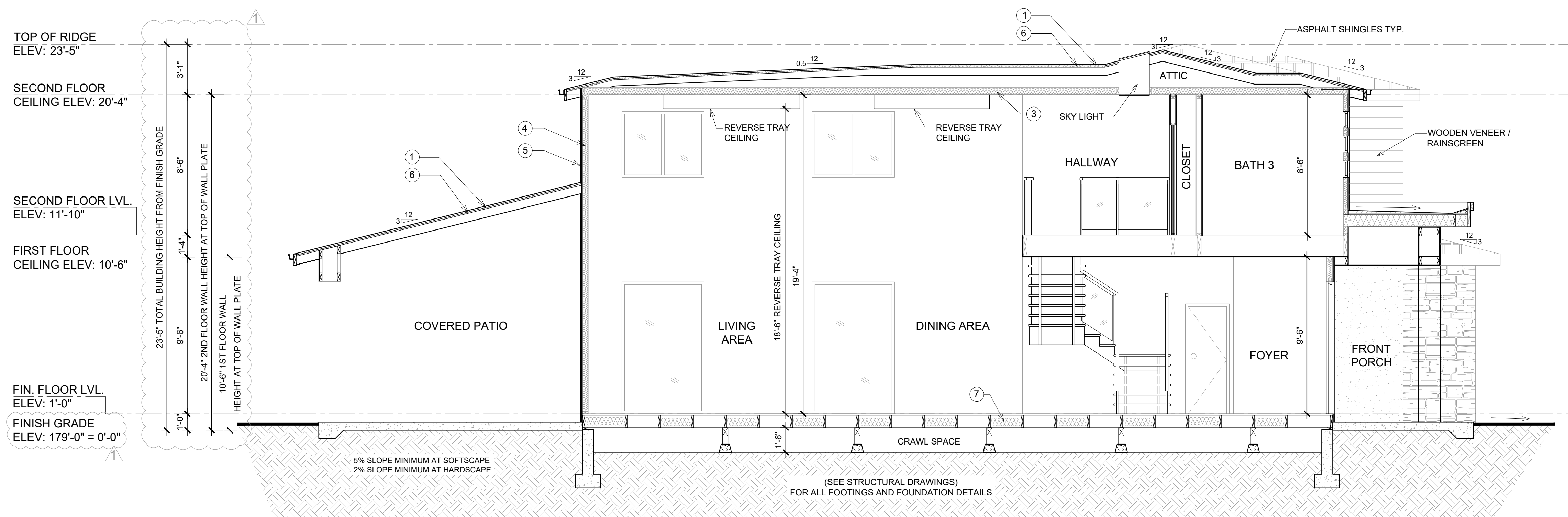
- 1/2" GYPSUM BOARD FOR CEILING
- 5/8" GYPSUM BOARD FOR WALLS
- 1/2" GYPSUM BOARD TO PROTECT WALLS AND SOFFITS ON THE ENCLOSED SIDE (E.G. CLOSET, INTERIOR STAIRS, PANTRY, POWDER ROOM, ETC.) CRC R302.7

**GENERAL NOTES:**

1. CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF THE BUILDING SHALL NOT BE LESS THAN 6" EXCEPT WHERE USING PRESERVATIVE-TREATED WOOD- CRC R317.1
2. THE CHIMNEY WILL TERMINATE A MINIMUM OF 2 FEET ABOVE ANY PART OF THE STRUCTURE WITHIN 10 FEET OF CHIMNEY TERMINATION AND SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. 2019 CRC R1003.9
3. ALL FLASHINGS TO BE GA GI U.O.N
4. ALL GUTTERS TO BE GA GI U.O.N
5. ROOF IS CLASS "A"
6. ALL RAINWATER LEADERS IN THE WALLS AND POSTS TO BE OF CAST IRON
7. ALL VALLEY FLASHINGS TO BE 26 GA GI INSTALLED OVER A MIN. OF 36"W UNDERLAYMENT
8. ALL GUTTERS TO HAVE SCREENS
9. ALL WOOD FRAMING MEMBERS THAT REST ON THE EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. CRC R317.1
10. WOOD IN CONTACT WITH THE EARTH OR EMBEDDED IN CONCRETE MASONRY SHOULD BE PRESSURE TREATED.



**SECTION AA**  
 SCALE: 1/4" = 1'-0"

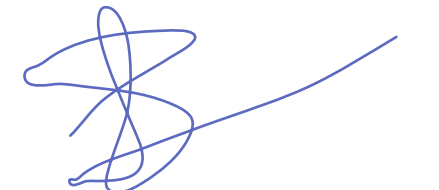


**SECTION BB**  
 SCALE: 1/4" = 1'-0"

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**SECTIONS**

A1.13





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## MATERIALS & FINISHES

# A1.14



### GARAGE DOOR



MAIN ENTRANCE DOOR SOLID WOOD W/ LIGHTS



MANUFACTURED MAIN ENTRANCE DOOR (SIMILAR TO PROPOSED, FINAL SELECTION BY CLIENT)

### DOORS

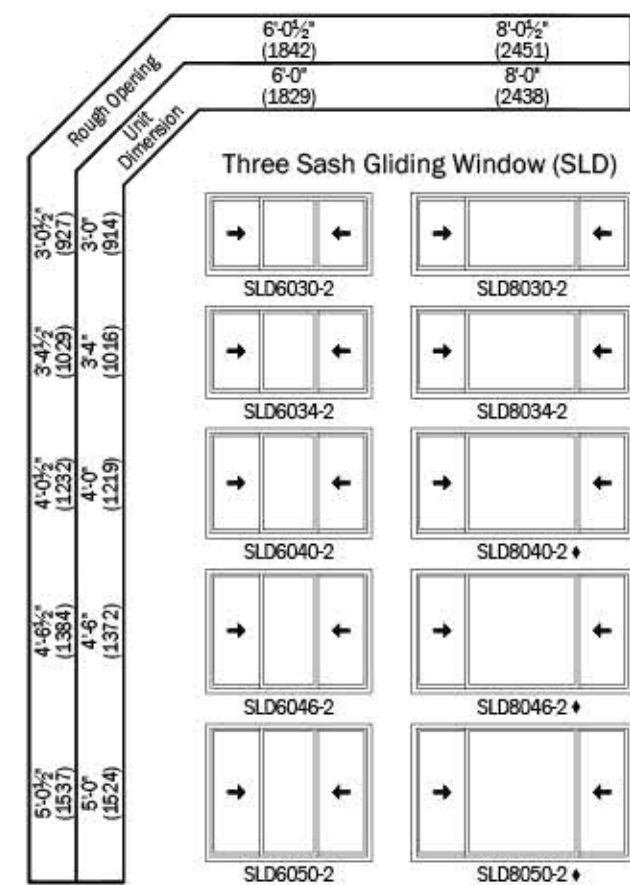


STONE VENEER ALTERNATIVE #1

STONE VENEER ALTERNATIVE #2

STONE VENEER ALTERNATIVE #3

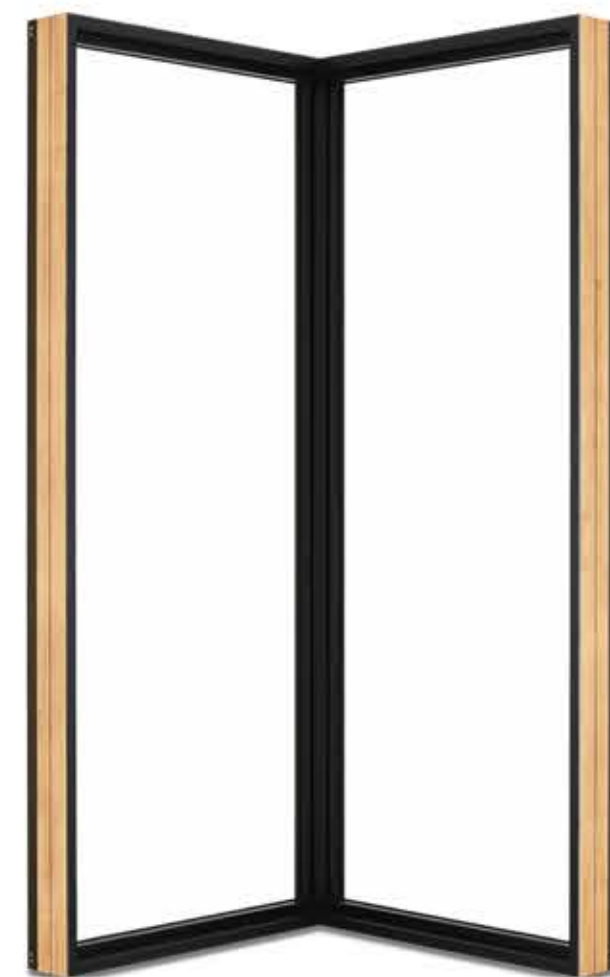
### EXTERIOR STONE VENEER WALLS



GLIDING WINDOWS

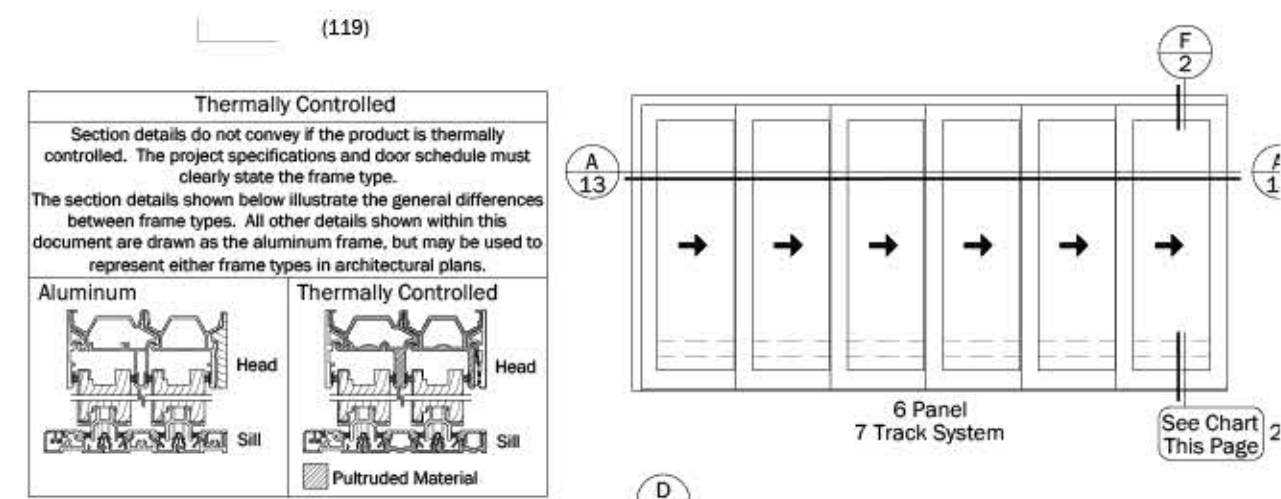


MULLIONS



CORNER WINDOW

### WINDOWS



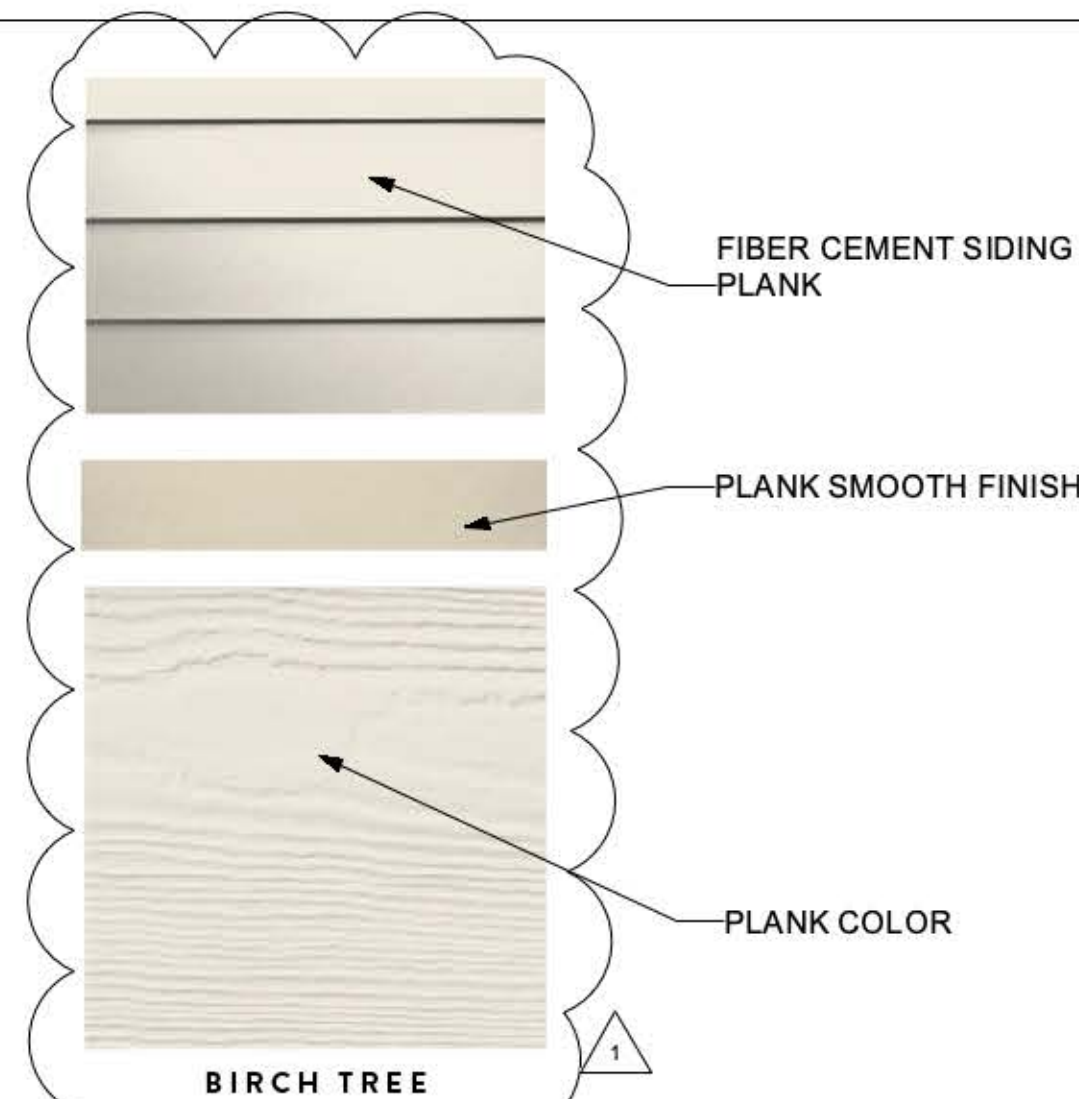
LARGE PATIO DOORS



### LARGE PATIO DOORS

LIVING ROOM

SINGLE TRACK SLIDING GLASS WALLS W/ TOP-HUNG INDIVIDUAL PANELS, OVER A SINGLE FLOOR TRACK, IN ALUMINUM OR SOLID WOOD



### EXTERIOR HORIZONTAL SIDING

SECOND FLOOR



WHITE STUCCO - LOW TEXTURE EXTERIOR WALL

### EXTERIOR STUCCO WALLS

FIRST & SECOND FLOOR

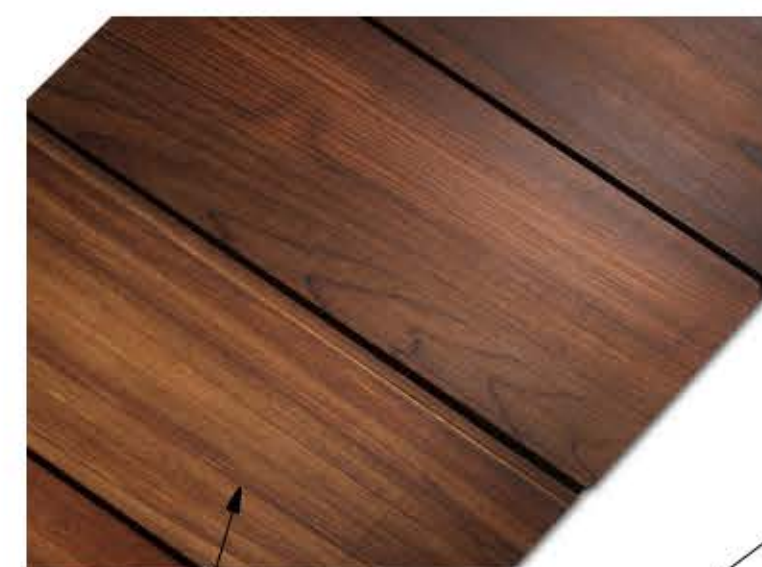
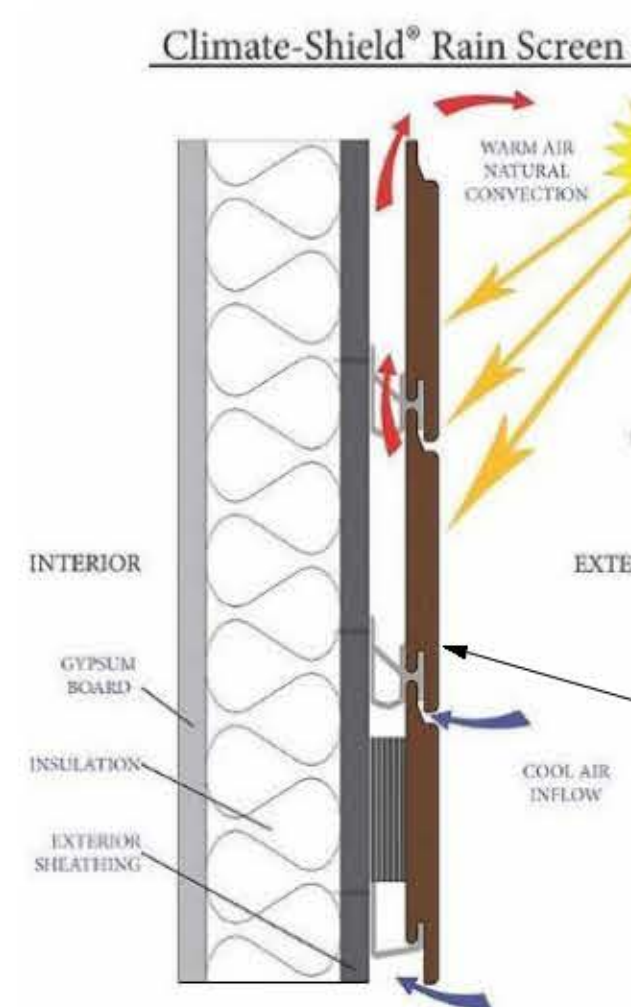


### INTERIOR STAIRS



### ROOFS

ASPHALTIC SHINGLE - MAIN ROOF



### EXTERIOR WOOD RAINSCREEN

FIRST FLOOR FRONT FACADE & SECOND FLOOR



CONCRETE - GARAGE & OTHER AREAS



PATIO TILE - T/B SELECTED



ENTRANCE TILE - T/B SELECTED

### FLOORS

REAR & SIDE PATIOS & ENTRANCE



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## EXTERIOR IMAGES

# A1.15



1. PARMA STREET VIEW - MAIN ENTRANCE



2. PARMA STREET VIEW - MAIN ENTRANCE



1. PARMA STREET VIEW - MAIN ENTRANCE



3. PARMA STREET VIEW - MAIN ENTRANCE



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## EXTERIOR IMAGES

# A1.16



1. COVINGTON STREET VIEW - SIDE YARD



2. REAR YARD



3. REAR & INTERIOR SIDE YARD



4. REAR & SIDE YARDS



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## INTERIOR IMAGES

# A1.17



1. ENTRANCE FOYER



2. SECOND FLOOR - LOOKING INTO LIVING ROOM



3. KITCHEN LOOKING INTO FAMILY ROOM



4. SECOND FLOOR - MASTER BEDROOM

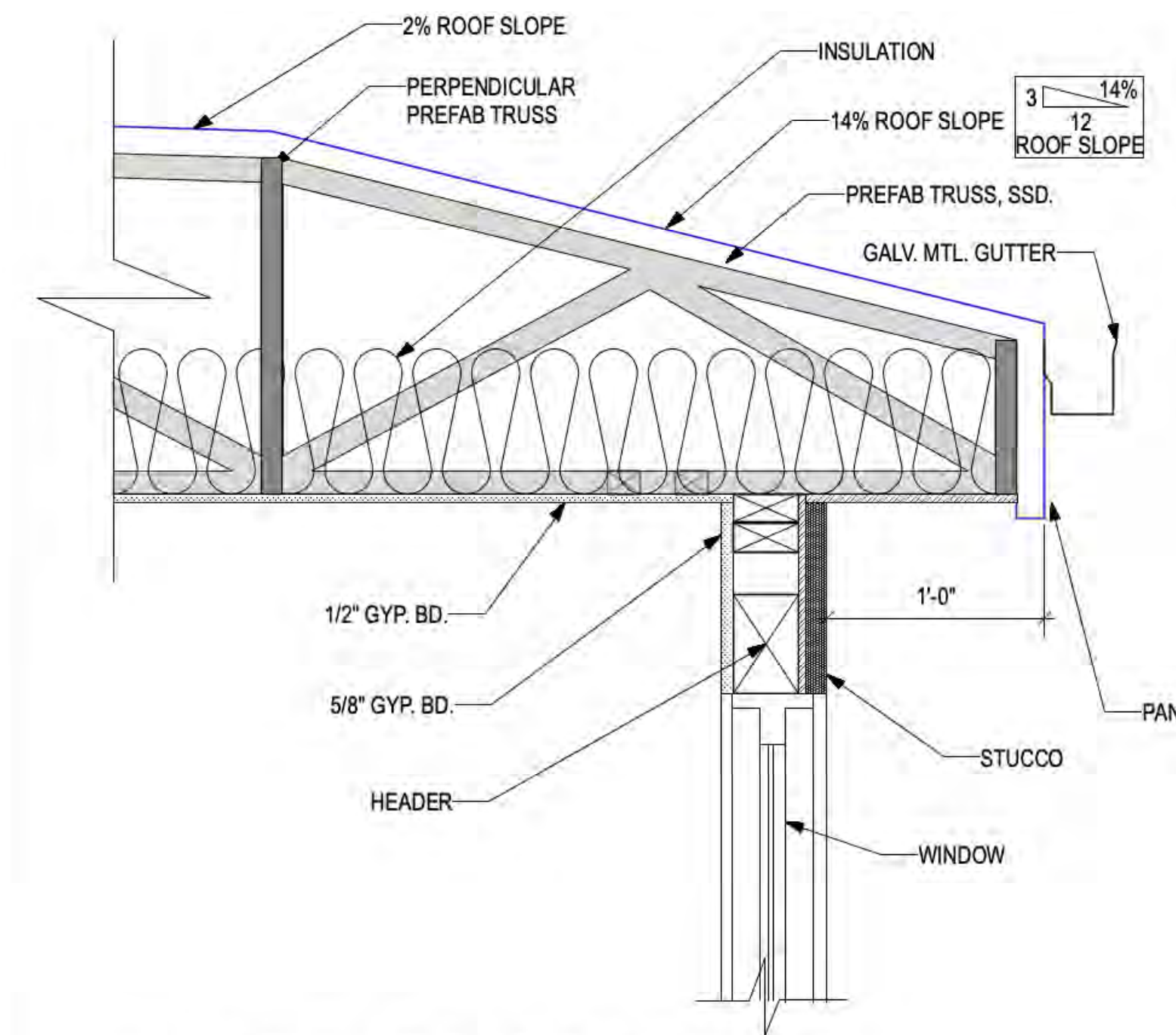


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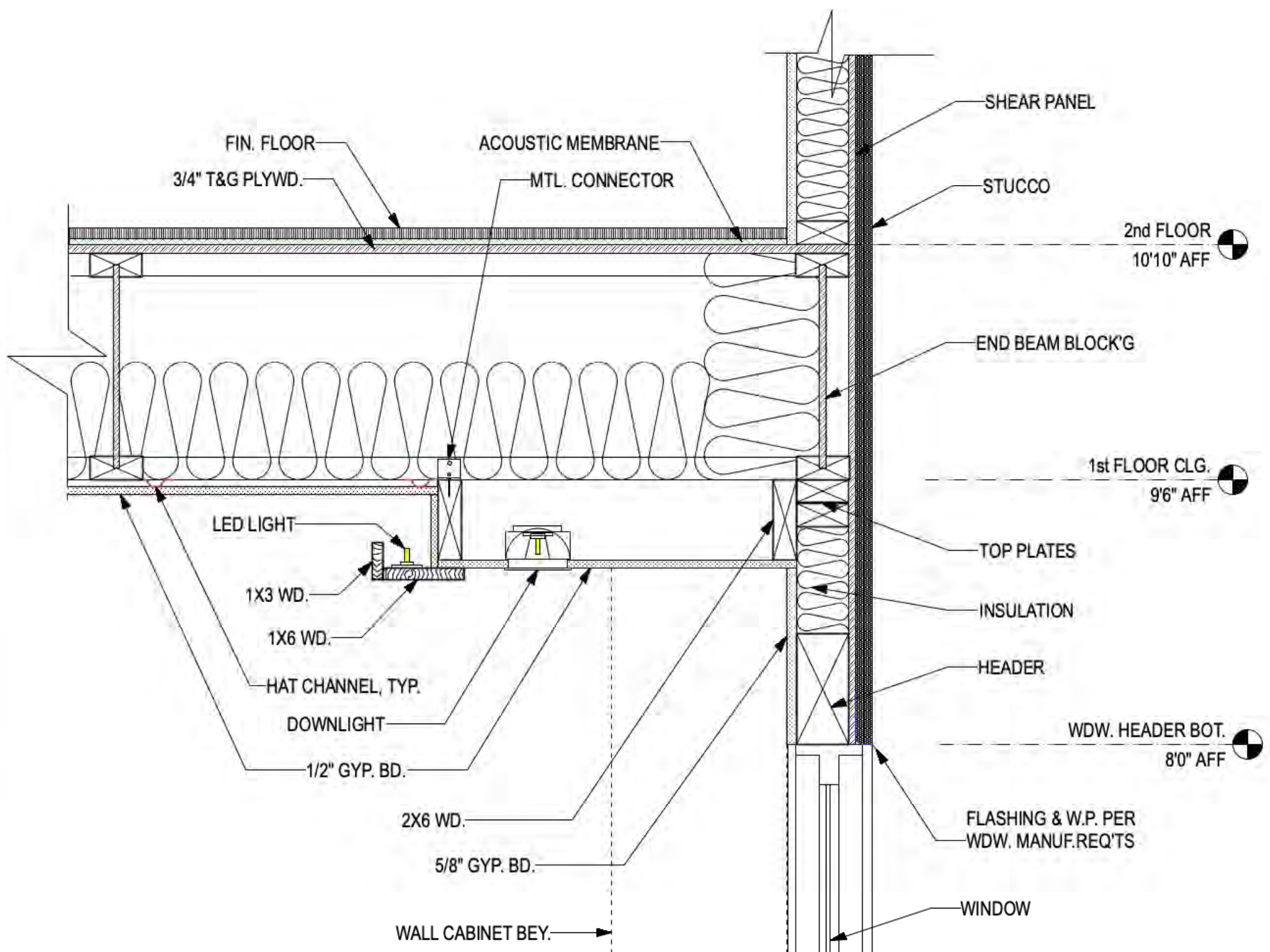
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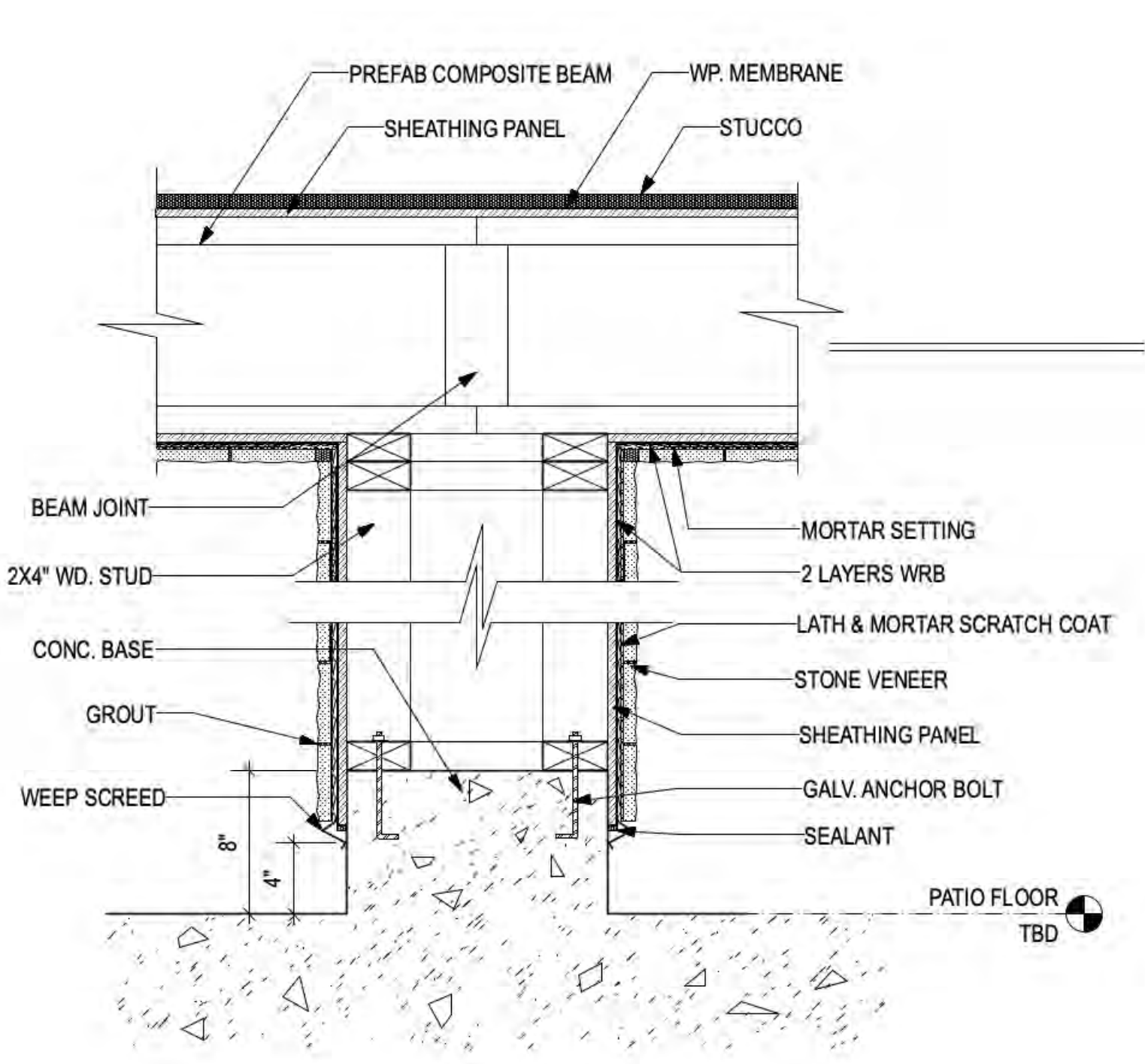
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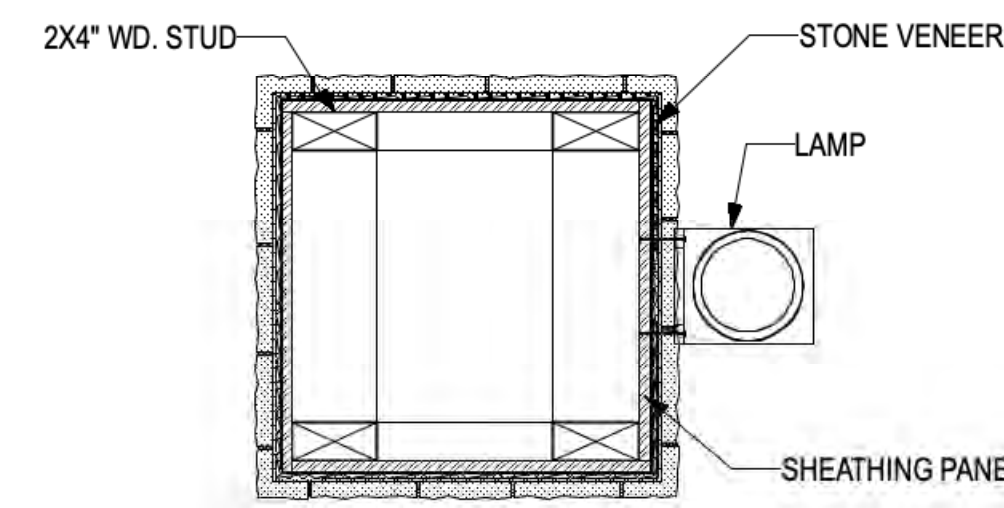
**3** DETAIL - ROOF OVERHANG  
Scale: 1 1/2" = 1'-0"



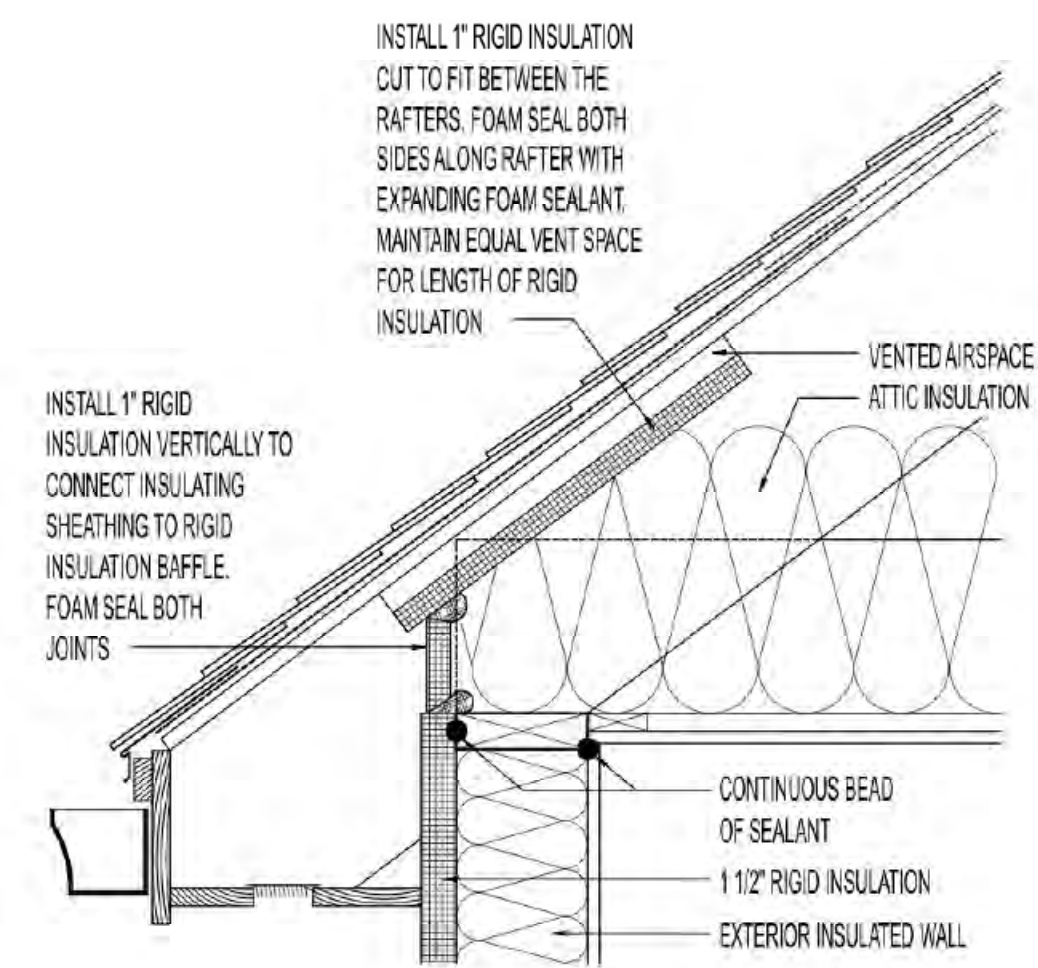
**6** DETAIL - TRAY CEILING  
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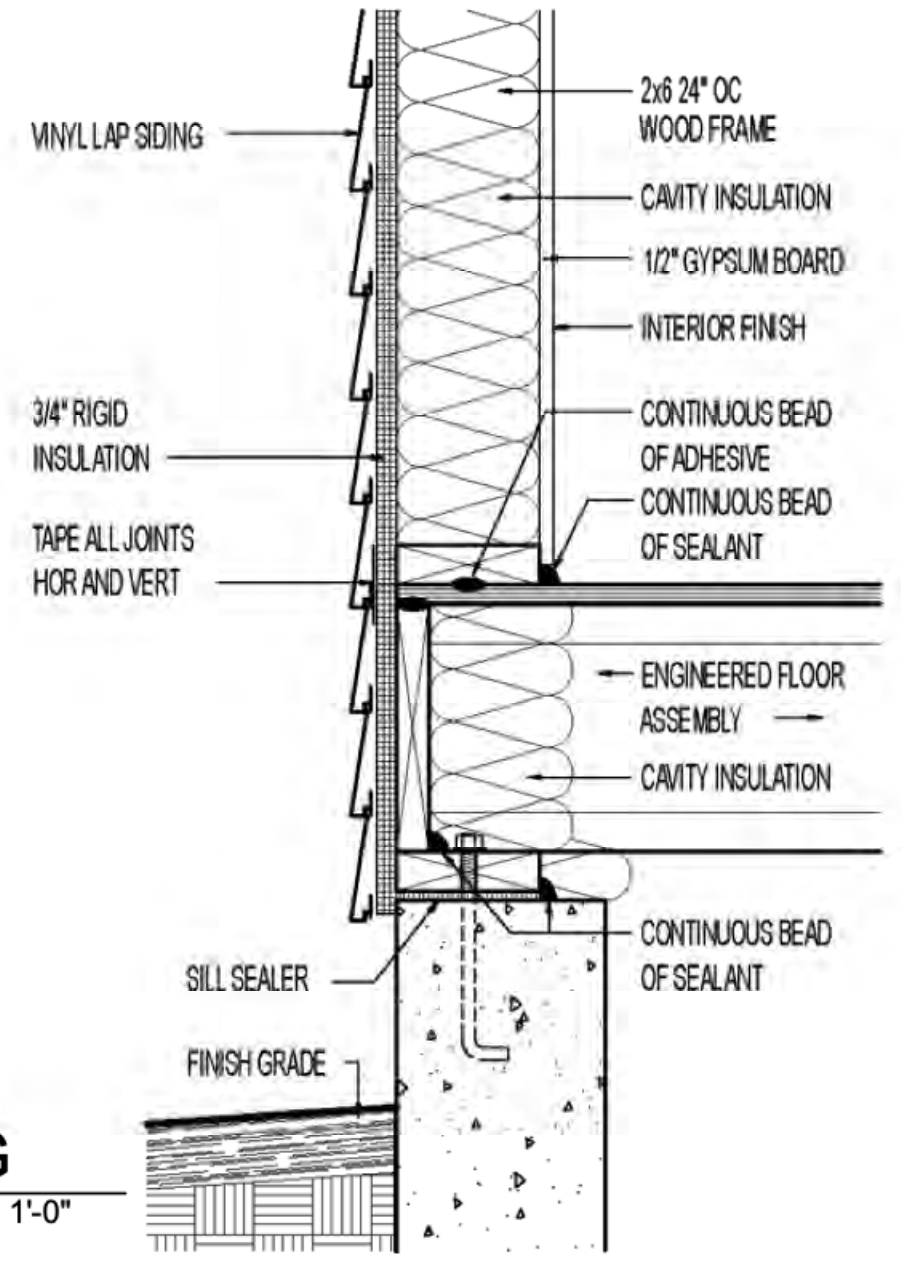
**11** DETAIL/SECTION - PATIO COLUMN  
Scale: 1 1/2" = 1'-0"



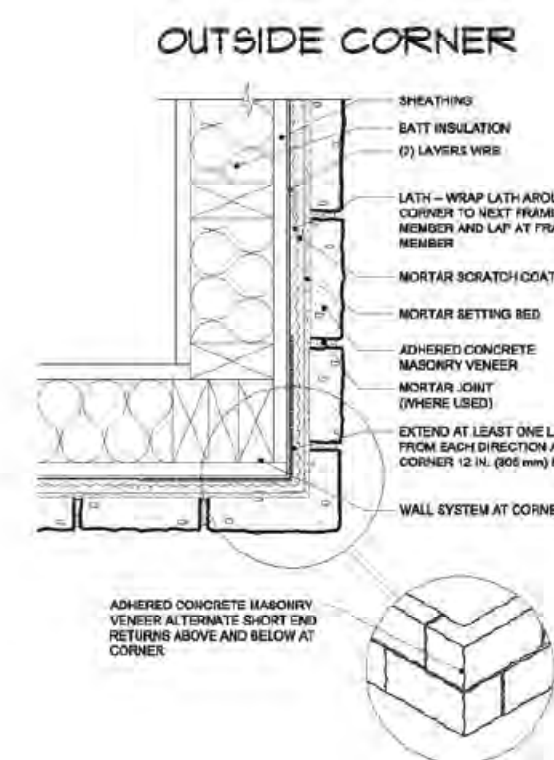
**2** DETAIL - PATIO COLUMN  
Scale: 1 1/2" = 1'-0"



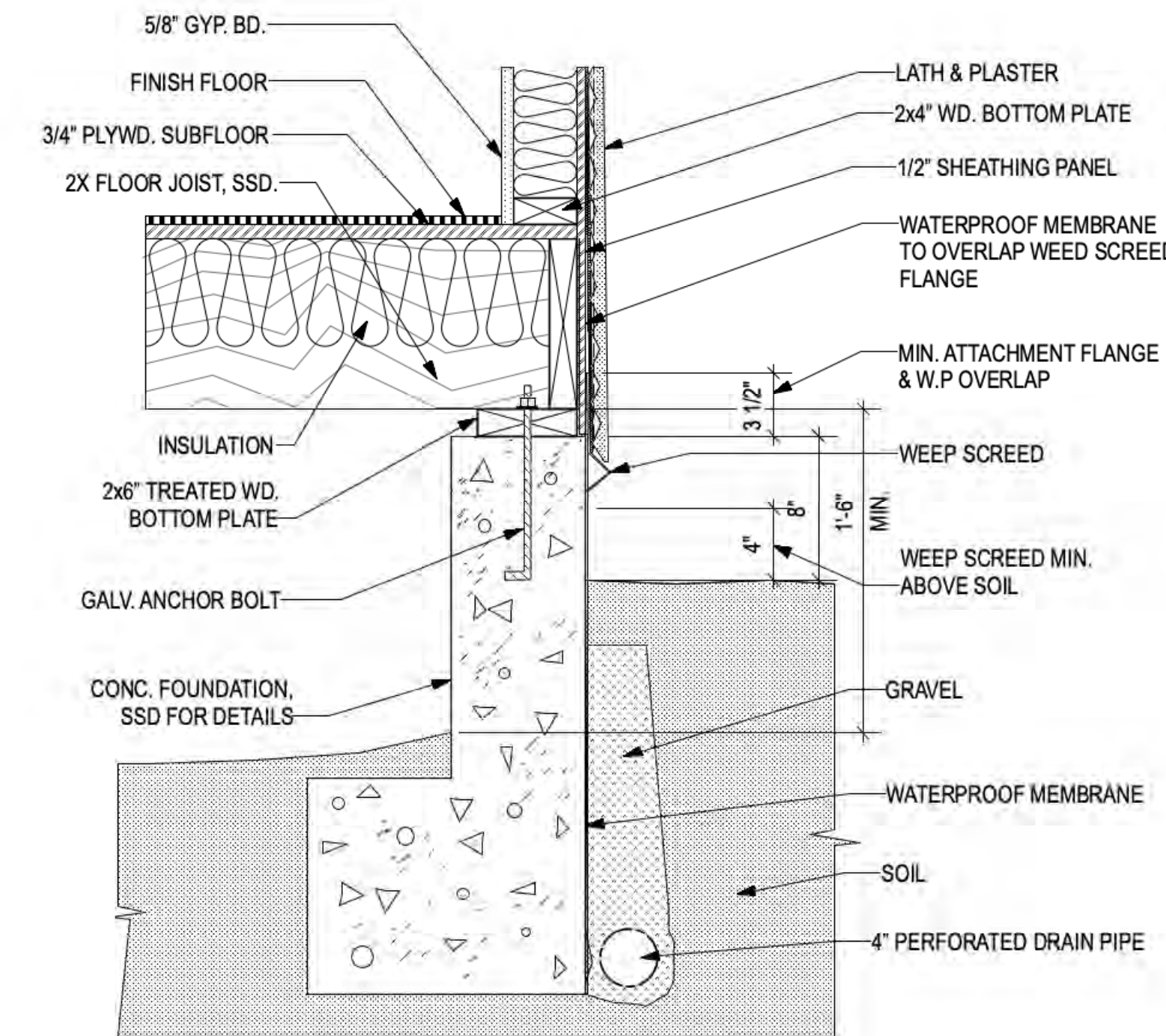
**10** ROOF OVERHANG  
Scale: 1 1/2" = 1'-0"



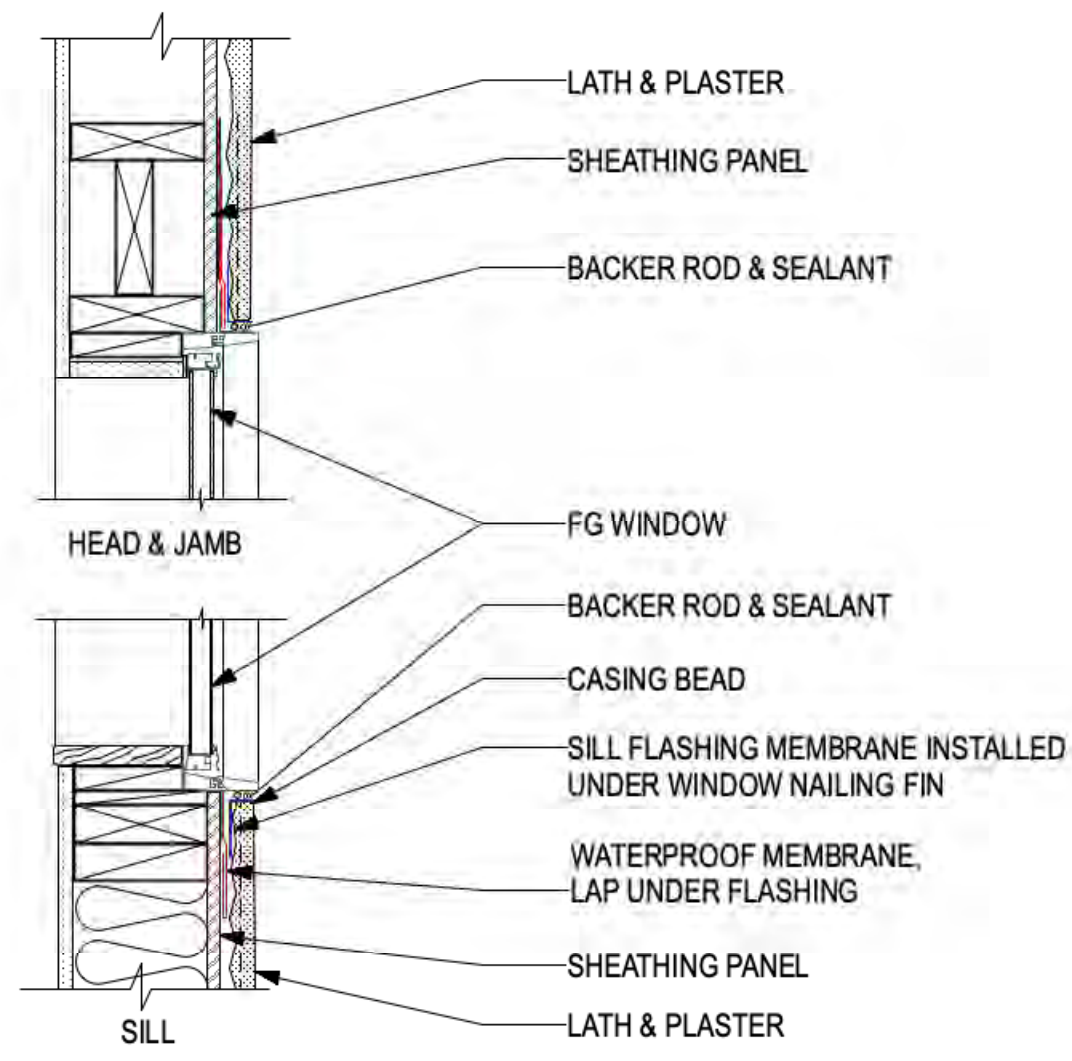
**7** SIDING  
Scale: 1 1/2" = 1'-0"



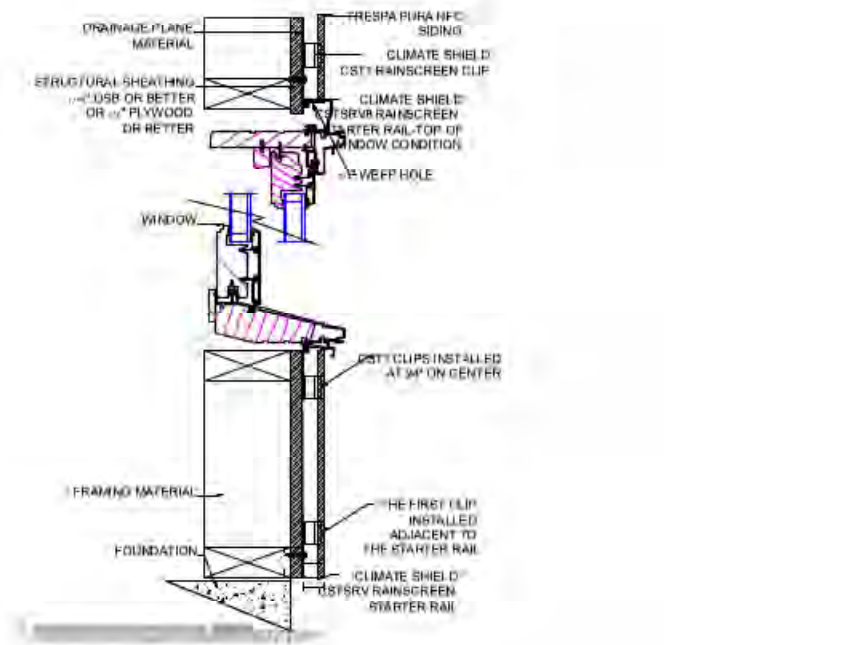
**5** STONE VENEER CORNER  
Scale: 1 1/2" = 1'-0"



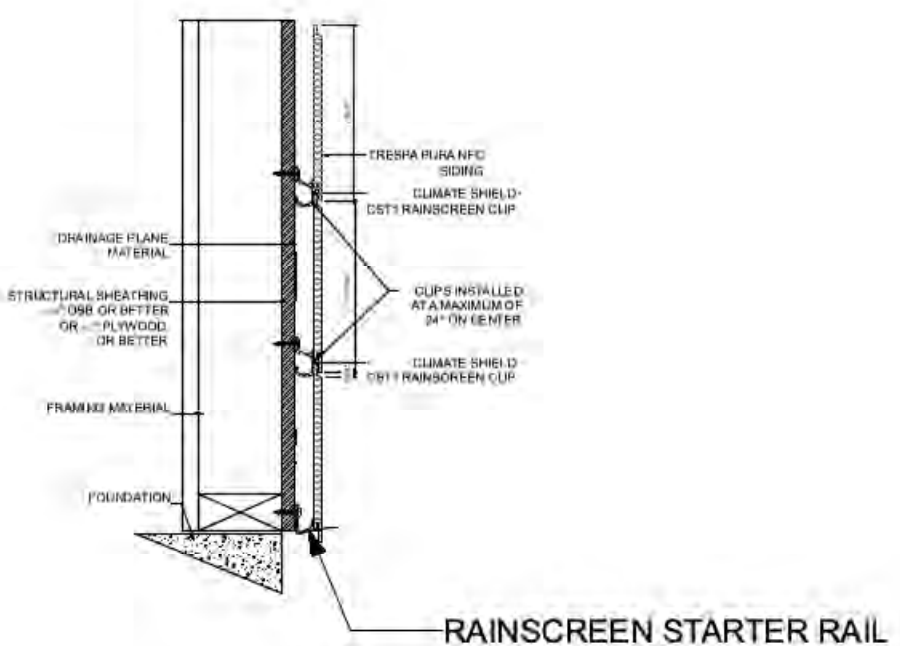
**1** STUCCO @ FOUNDATION  
Scale: 1 1/2" = 1'-0"



**9** WINDOW HEAD/SILL @ STUCCO  
Scale: 1 1/2" = 1'-0"



**8** WDW HEAD/SILL @ RAINDSCREEN  
Scale: 1 1/2" = 1'-0"



**4** WOOD RAINDSCREEN BASE  
Scale: 1 1/2" = 1'-0"

Revisions		
NO.	Date	Note



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CAD FILE: PAR20230131del01.wvx

SCALE: AS SHOWN

DATE: 2/14/23

PROJECT MANAGER: SHWETA SINGH

## DETAILS

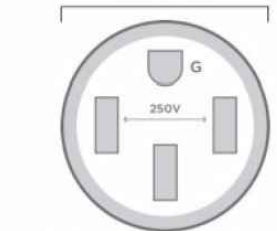
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**ELECTRIC VEHICLE CHARGER DETAIL**



**CHARGING INSTALLATION 240 VOLT NEMA 14-50 OUTLET**

The Mobile Connector is included as standard equipment with all new vehicles. This is a 25-foot-long cable with interchangeable adapters which can be used to plug in to different outlets. This guide provides detail on installing a NEMA 14-50 outlet for home charging with the Mobile Connector. Adapter purchased separately.



**NEMA 14-50 OUTLET DETAILS**

- Circuit Breaker: 50 amp
- Voltage: Single phase, 208-250 volt AC supply, 60 hertz
- Four Wire Configuration: Line 1 - Line 2 - Ground - Neutral
- Conductors: 6 AWG copper wire for circuits up to 150 feet
- Outlet: Use a high quality, industrial grade outlet
- Ground Pin Orientation: Top position of outlet.
- Ventilation: Not required

**USING THE MOBILE CONNECTOR**

Attach adapter to Mobile Connector, plug into outlet and then into vehicle to begin charging. The NEMA 14-50 adapter will allow a Tesla to draw up to 32 amps (7.6 kW at 240 volts). Recharge speeds will vary between different models.

MILES OF RANGE PER HOUR OF CHARGE	MODEL S	MODEL X
0-100	2.5	2.5
100-200	2.5	2.5
200-300	2.5	2.5
300-400	2.5	2.5
400-500	2.5	2.5
500-600	2.5	2.5
600-700	2.5	2.5
700-800	2.5	2.5
800-900	2.5	2.5
900-1000	2.5	2.5

**KITCHEN REMODEL NOTES:**

- MINIMUM 2-20 AMP DEDICATED KITCHEN COUNTER CIRCUITS ARE REQUIRED. ALL KITCHEN COUNTER RECEPTACLES SHALL BE GFCI-PROTECTED. COUNTER TOP CIRCUITS MAY BE SHARED WITH DINING ROOM OR PANTRY RECEPTACLES. DISHWASHERS, GARBAGE DISPOSALS, TRASH COMPACTORS, BUILT-IN MICROWAVE OVENS, AND KITCHEN LIGHTING SHALL BE ON THEIR OWN CIRCUITS.
- RECEPTACLES SHALL BE LOCATED SO APPLIANCES ARE NO FURTHER THAN 24" FROM ANY PLUG (48" MAXIMUM DISTANCE BETWEEN RECEPTACLES). COUNTER TOP SURFACE WIDER THAN 12" REQUIRE RECEPTACLES. RECEPTACLES SHALL BE NO HIGHER THAN 18" ABOVE THE COUNTER SURFACE.
- ISLANDS OR PENINSULAS REQUIRE AT LEAST 1 RECEPTACLE. ALL COUNTER TOP RECEPTACLES SHALL BE NO GREATER THAN 12" BELOW THE COUNTER SURFACE, AND NOT BELOW A COUNTER SURFACE THAT EXTENDS MORE THAN 6" BEYOND A CABINET END.
- ALL NEWLY INSTALLED LIGHTING TO BE HIGH EFFICACY IN ACCORDANCE WITH CENCTABLE 150.0A PER CENCTABLE 150.0(K).
- AT LEAST 50% OF TOTAL WATTAGE IN THE KITCHEN SHALL BE HIGH EFFICACY. LOW EFFICACY FIXTURES MAY BE INSTALLED BUT NOT TO EXCEED 50% OF TOTAL WATTAGE IN THE KITCHEN AREA.
- MAXIMUM LENGTH FOR A GARBAGE DISPOSAL CORD IS 36". MAXIMUM LENGTH FOR A DISHWASHER CORD IS 48".
- MULTI-WIRE DUPLEX RECEPTACLES FOR GARBAGE DISPOSALS AND DISHWASHERS REQUIRE TIE-BARS AT THE BREAKER IN THE SERVICE PANELS.

**PLUMBING:**

- HOT WATER PIPING 3/4" AND GREATER SERVING A KITCHEN SHALL BE INSULATED WITH MINIMUM 1" THICK INSULATION.
- AN APPROVED GAS SHUT-OFF VALVE SHALL BE ACCESSIBLE WITHIN 6-FEET OF THE APPLIANCE. GAS CONNECTORS SHALL NOT EXTEND FROM ONE ROOM TO ANOTHER OR PASS THROUGH WALL PARTITIONS, CEILING, OR FLOORS.
- A 2" ACCESSIBLE PLUMBING CLEANOUT SHALL BE INSTALLED UNDER THE KITCHEN SINK.
- AN AIR-GAP ABOVE THE SINK RIM SHALL BE INSTALLED BETWEEN THE DISHWASHER DRAINPIPE AND THE GARBAGE DISPOSAL INLET.

**MECHANICAL:**

- MINIMUM VERTICAL CLEARANCE OF 30" IS REQUIRED ABOVE A COOKING RANGE TO COMBUSTIBLE MATERIALS. MINIMUM VERTICAL CLEARANCE OF 24" SHALL BE PROVIDED BETWEEN A COOK TOP AND COMBINATION MICROWAVE VENTING APPLIANCE. LARGER COOKING UNITS REQUIRE GREATER CLEARANCES (REFER TO THE MANUFACTURER'S INSTALLATION SPECIFICATIONS).
- A BACK DRAFT DAMPER SHALL BE PROVIDED ON VENTILATION SYSTEMS.

**NOTE:**

- SMOKE ALARMS INSTALLED WITHIN 20 FT. OF A KITCHEN, BATHROOM, OR ROOM CONTAINING A FIREPLACE OR WOOD BURNING STOVE SHALL BE OF THE PHOTOELECTRIC TYPE ONLY.
- SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, BE EQUIPPED WITH BATTERY BACK-UP AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
- FOR PROPER PLACEMENT OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED ETC.), REFER TO THE MANUFACTURERS GUIDELINES.

**BATHROOM SPECIFIC NOTES:**

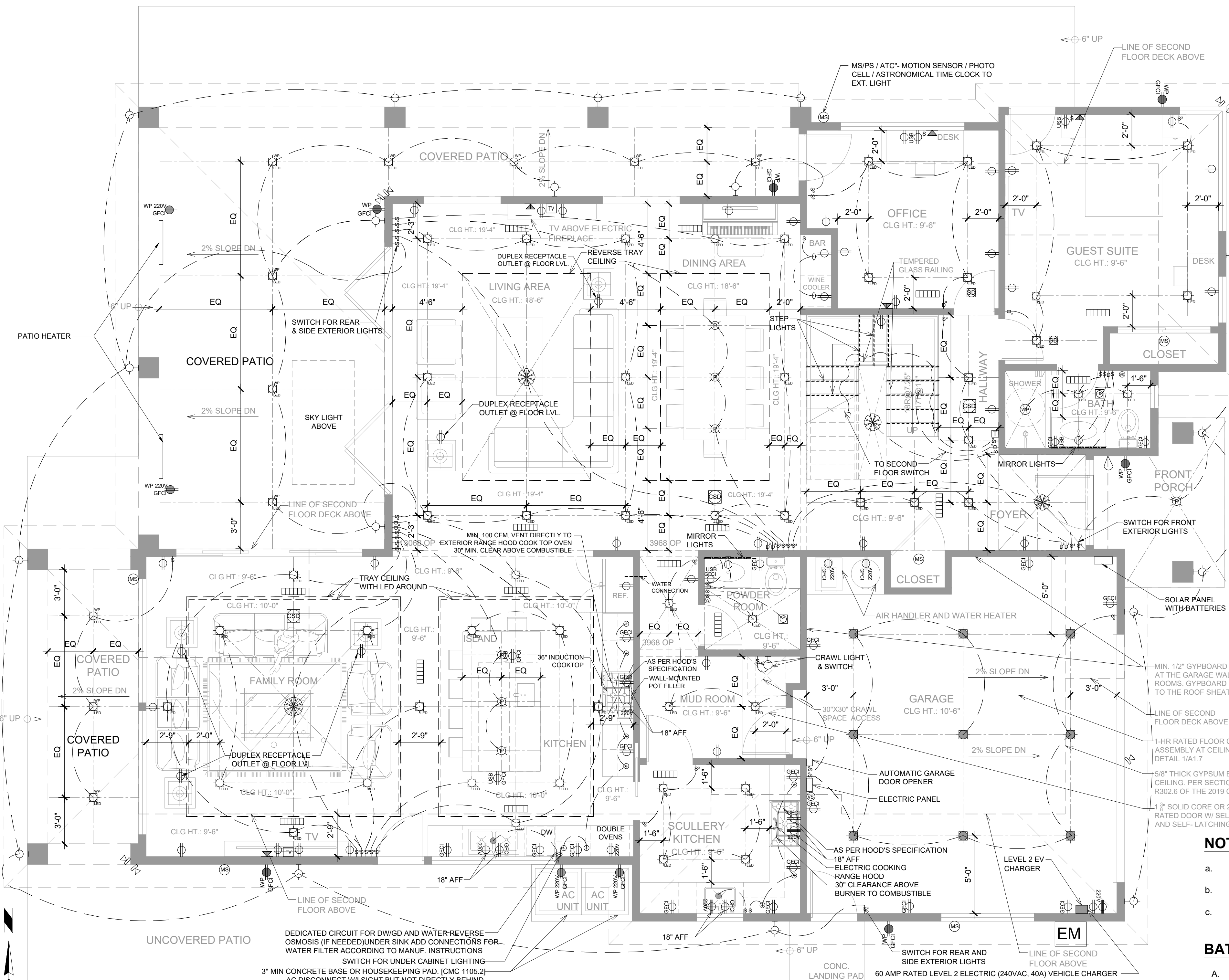
- REQUIRED CLEARANCES ARE 24" IN FRONT AND 15" FROM CENTERLINE TO WALL OR CABINET. (30" TOTAL) (CPC SEC. 402.5)
- WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)
- NEW OR ALTERED SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHEDDAM, CURB, OR THRESHOLD NOT LESS THAN 2 INCHES OR EXCEEDING 9 INCHES IN DEPTH, WITH AN INTERIOR OF 1,024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE MEASURED TO THE CENTER OF THE THRESHOLD. (CPC SEC.408.5 & CPC SEC. 408.6).

- SHOWER ENTRANCE SHALL BE PROVIDED WITH A MINIMUM OF 22" CLEAR OPENING AND, IF FEATURED WITH A DOOR SHALL BE SLIDING OR OUTWARD SWING.
- ANY GLAZING WITHIN 60" RADIUS OF TUB/SHOWER ENCLOSURES SHALL BE TEMPERED SAFETY GLASS (BATHROOMS INCLUSIVE OF SHOWERS SHALL HAVE ALL GLAZING TEMPERED SAFETY GLASS)
- SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE EQUIPPED WITH A PRESSURE / BALANCE THERMOSTATIC MIXING VALVE. MAX FLOW OF ANY SHOWER HEADS OR HANDHELD OUTLETS CONTROLLED BY DIVERTER VALVE SHALL BE 2.00 G.P.M.COMBINED.
- SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (6 FT). (CRC R307.2)
- SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30" DIA. CIRCLE. (CPC 408.5 & 408.6)

**WATER EFFICIENT PLUMBING FIXTURES (CALIFORNIA CIVIL CODE 1101.4(A)) :**

RESIDENTIAL PROPERTY BUILT AND AVAILABLE FOR USE OR OCCUPANCY ON OR BEFORE JANUARY 1, 1994, BE EQUIPPED WITH WATER-CONSERVING PLUMBING FIXTURES ON OR BEFORE JANUARY 1, 2017, NONCOMPLIANT PLUMBING FIXTURES INCLUDING SINGLE-FAMILY RESIDENTIAL REAL PROPERTY SHALL BE REPLACED BY THE PROPERTY OWNER WITH WATER-CONSERVING PLUMBING FIXTURES.

Type of Fixture	Required Water-Conserving Plumbing Fixture (maximum flow rates)
Water Closet (Toilet)	1.28 gpf
Showerhead	1.80 gpm
Lavatory Faucets	1.20 gpm
Kitchen Faucets	1.80 gpm



**FIRST FLOOR M.E.P PLAN**

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

**NOTES FOR THE KITCHEN: CEC 210.8, 210.12, 210.23, 210.52, 422.16:**

- SPECIFY THAT GFCI PROTECTION SHALL BE PROVIDED FOR ALL KITCHEN COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK (INCLUDING BELOW COUNTER AND BEHIND AN APPLIANCE), AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
- COUNTERTOP RECEPTACLES SHALL BE SUPPLIED BY A MINIMUM OF TWO 20-AMP BRANCH CIRCUITS.
- THE ISLAND SINK IN THE KITCHEN WILL BE VENTED IN ACCORDANCE WITH THE CPC 909.0 AND PROVIDE A REFERENCE TO THE FOLLOWING DETAIL.

**NOTE:**

- ALL KNOB AND TUBE WIRING THAT IS EXPOSED WHEN WALLS ARE OPENED IS TO BE REMOVED BACK TO THE ATTIC OR UNDER FLOOR ACCESSIBLE SPACES AND SPLICED IN A JUNCTION BOX WITH ROMEX, OR OTHER APPROVED WIRING METHOD, TO BE RUN BACK TO THE ORIGINAL LOCATION. KNOB AND TUBE BOXES MUST BE REPLACED TO ACCOMMODATE NEW WIRING TYPE. IF REMOVAL OF WIRING WOULD NECESSITATE OPENING OF ADDITIONAL WALLS NOT IN THE SCOPE OF THE WORK, AND THE WIRING IS IN SOUND CONDITION, THEN IT MAY REMAIN. MENLO PARK REQUIREMENT

**NOTE:**

- KITCHEN EXHAUST VENT TO EXTERIOR NOT WITHIN 3' OF ANY OPENING.
- FOR DRYER VENT TO EXTERIOR NOT WITHIN 3' OF ANY OPENING.
- EXTERIOR WATER HEATER PIPING SHALL BE INSULATED AND WRAPPED TIGHTLY WITH A UV RESISTANT TAPE (150 CEC).

**NOTE:**

- THE DRAIN PIPE SHALL BE AT LEAST 2" AND MAINTAIN THE MINIMUM 2" DRAIN SYSTEM TO THE SEWER SYSTEM FOR ALL PROPOSED SHOWERS. CPC TABLE 702.1

**GENERAL ELECTRICAL NOTES:**

PROVIDE ARC-FAULT CIRCUIT INTERRUPTER AT ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, KITCHENS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, LAUNDRY ROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. (CEC210.12 CA) ALL 125-VOLT, 15-AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (CEC 406.11) ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL (CEC 210.8): BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, LAUNDRY AREAS, KITCHEN COUNTERTOP SURFACES, SINKS (WITHIN 6 FEET OF THE EDGE OF SINK) BATHHOUSES BATHTUBS/SHOWER STALLS (WITHIN 6 FEET OF EDGE OF TUB/SHOWER) PROVIDE AT LEAST ONE WEATHER-RESISTANT TYPE RECEPTACLE IN A WEATHERPROOF ENCLOSURE AT THE FRONT AND BACK OF THE DWELLING. (CEC 210.52 (E)(1) & 406.9 (B)(II))

**LANDING REQUIREMENT AND NOTE:**

- DOORS OTHER THAN REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 3/8" BELOW THE TOP OF THE THRESHOLD.
- THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.
- THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).

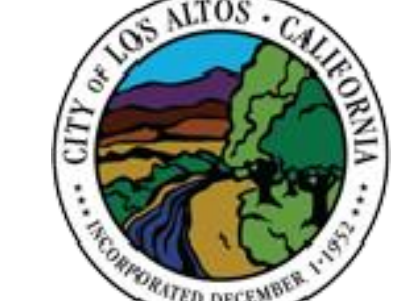
**PRESCRIPTIVE PLUMBING FIXTURE REQUIREMENTS CGBC 4.303.1:**

- WATERS CLOSETS: ≤ 1.28 GAL/FLUSH, CGBC 4.303.1.1
- SINGLE SHOWERHEADS: ≤ 1.8 GPM @ 80 PSI, CGBC 4.303.1.3
- MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME. CGBC 4.303.1.3.2
- RESIDENTIAL LAVATORY FAUCETS: ≤ 1.2 GPM @ 60 PSI, CGBC 4.303.1.4.1
- KITCHEN FAUCETS: ≤ 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM. 4.303.1.4.4



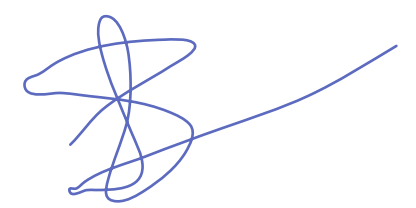
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**SALAMAT - NAVID  
NEW RESIDENCE**  
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LOS ALTOS CALIFORNIA



Revisions		
NO.	Date	Note
1	3/08/23	PLANNING CHK REV.

DESIGN MANAGER:  
SHWETA SINGH



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**FIRST FLOOR  
M.E.P PLAN**

A1.19

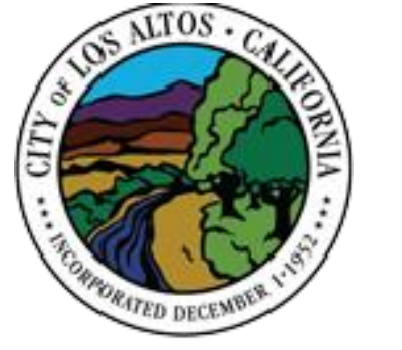


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# SALAMAT - NAVID NEW RESIDENCE

960 PARMA WAY  
LOS ALTOS CALIFORNIA



Revisions		
NO.	Date	Note
▲	3/08/23	PLANNING CHK REV.

DESIGN MANAGER:  
SHWETA SINGH



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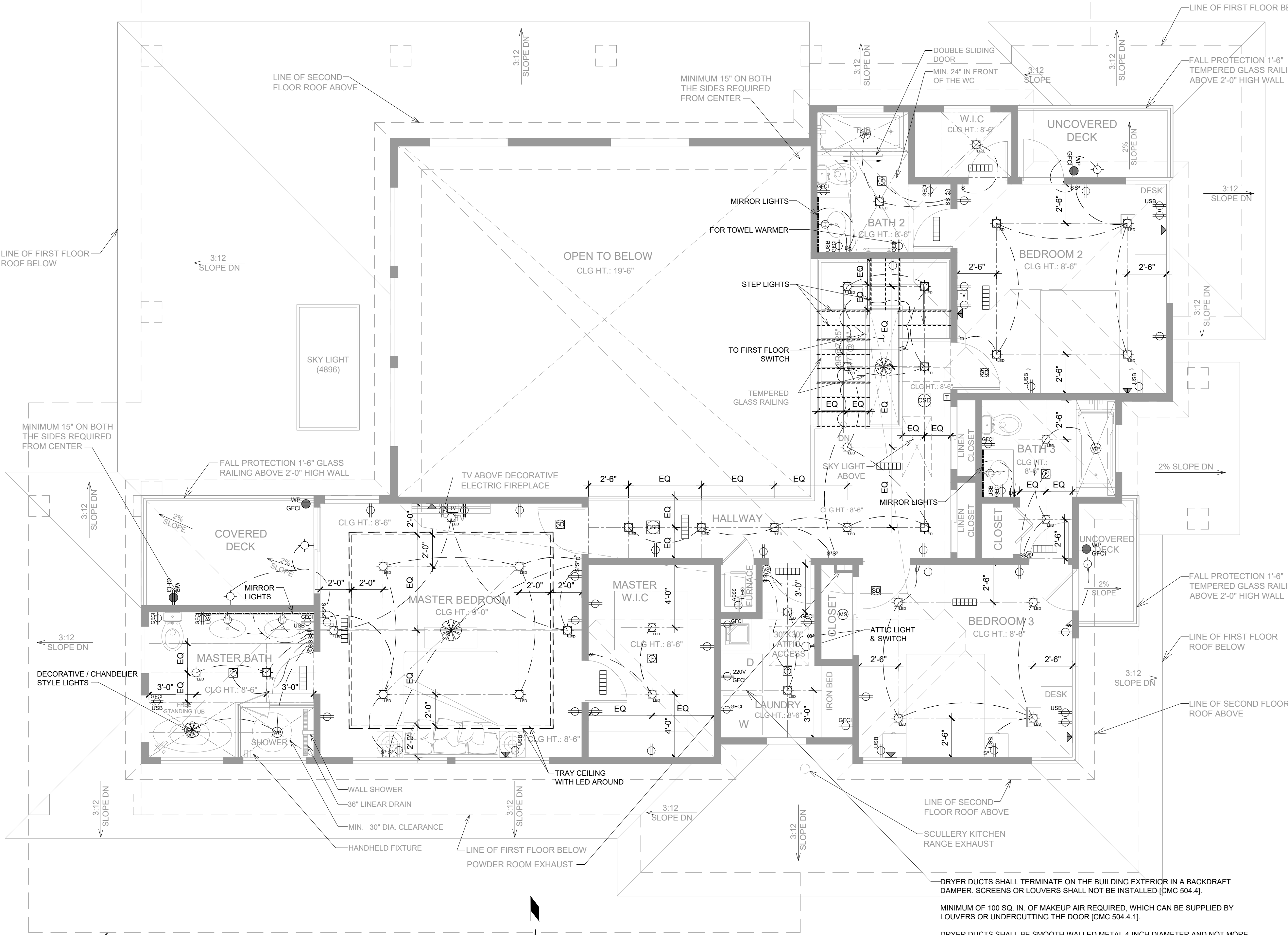
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DATE: 1/31/23

## SECOND FLOOR M.E.P PLAN

A1.20

### ELECTRICAL AND LIGHTING NOTES :

- SYMBOLS LISTED ON LEGEND ARE FOR GENERAL USE AND DON'T NECESSARILY APPEAR ON ALL PLANS. DISREGARD ANY SYMBOL NOT INDICATED ON THE ELECTRICAL PLAN.
- THESE NOTES SUPPLEMENT THOSE FOUND ELSEWHERE IN THESE DOCUMENTS; ALL REQUIREMENTS SHALL REMAIN IN FULL FORCE REGARDLESS OF WHERE THEY APPEAR, FOR ADDITIONAL INFORMATION & REQUIREMENTS, SEE OTHER SHEETS.
- SUBMIT SHOP DRAWINGS PER NOTES 16& 17. SUBMIT ANY PROPOSED CHANGE OR DEVIATION FROM THESE NOTES & PLANS AS A SUBSTITUTION REQUEST OR RFI.
- ALL 15-AMP & 20- AMP RECEPTACLES SHALL BE LISTED TAMPER- RESISTANT RECEPTACLES AND AFCI PROTECTED. ALL DEVICES & EQUIPMENT SHALL BE COMMERCIAL GRADE, LISTED BY A NATIONALLY RECOGNIZED TESTING LAB. ALL DEVICES & EQUIPMENT INSTALLED OUTDOORS AND/ OR EXPOSED TO WEATHER/MOISTURE SHALL BE OF WEATHERPROOF CONSTRUCTION & LISTED FOR SUCH USE. LIGHTING FIXTURES INSTALLED IN EXTERIOR LOCATIONS AND THOSE FOR USE IN DAMP LOCATIONS SHALL BE APPROVED FOR USE IN WET LOCATIONS, TYP. ALL 15 AND 20-AMP RECEPTACLES IN THE BATHROOMS SHALL BE GFCI PROTECTED CEC210.8.
- PROVIDE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION AT ALL LOCATIONS DENOTED & AT ALL LOCATIONS WHERE REQUIRED BY CODE . PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION AT ALL DWELLING UNIT OUTLETS NOT PROTECTED BY GFCI.
- DIMENSIONS TO RECEPTACLES, SWITCHES AND ALL OTHER BOXES & DEVICES ARE FROM THE TOP OF THE FINISHED FLOOR SURFACE TO THE CENTERLINES OF THE DEVICE, UNLESS OTHERWISE NOTED. ELECTRICAL SWITCHES SHALL BE WALL MOUNTED 42" AFF. TYP. UNLESS OTHERWISE NOTED.
- RECEPTACLES FOR ELECTRICAL POWER, TELEVISION, TELEPHONE, ETC. SHALL BE WALL MOUNTED 12" AFF AT INTERIOR WEATHER PROTECTED LOCATIONS. WALL MOUNTED 42" AFF WHERE ABOVE BASE CABINETS. 18"(MIN) ABOVE FINISH FLOOR/ FINISH GRADE WHERE LOCATED OUTDOORS OR IN THE GARAGE, UNLESS OTHERWISE NOTED.
- PROVIDE ELECTRICAL RECEPTACLES, SWITCHES, JACKS & ALL OTHER BOXES & DEVICES WITH MATCHING THERMOPLASTIC COVER PLATES. PROVIDE COVER PLATE GASKETS AT ALL BOXES & DEVICES LOCATED WITHIN EXTERIOR WALLS AND/OR INSULATED WALLS. WHERE MULTIPLE DEVICES OCCUR AT A SINGLE LOCATION, GANG DEVICES UNDER A SINGLE COVER PLATE. COLOR OF DEVICES & PLATES WILL BE SELECTED & CONFIRMED BY OWNER PRIOR TO INSTALLATION.
- ALL EXTERIOR FIXTURES SHALL DIRECT LIGHT DOWNWARD & NOT REFLECT OR ENCR OACH ON ADJACENT PROPERTIES.
- ALL RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE AIRTIGHT AND I.C. RATED (ZERO- CLEARANCE) CALIFORNIA ENERGY CODE 150.0 (K) 1C.
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES (EXCEPTIONS: LUMINAIRES IN CLOSETS LESS THAN 70 SQ. FT. AND IN HALLWAYS). UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
- PROVIDE LIGHTING FIXTURES WITH LAMPS OF APPROPRIATE WATTAGES & TYPES AS APPROVED BY FIXTURE MANUFACTURER, TYP. UNLESS OTHERWISE NOTED.
- ALL HIGH EFFICACY FIXTURES SHALL BE FLUORESCENT OR CA CERTIFIED LED. LED FIXTURES REQD TO BE HIGH EFFICACY MUST BE CERTIFIED BY THE CA ENERGY COMMISSION & LISTED IN THE DATABASE AT www.appliances.energy.ca.gov. ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR A VACANCY SENSOR THAT REQUIRES MANUAL ACTIVATION AND AUTOMATICALLY TURNS OFF WITHIN 30 MINS AFTER THE ROOM IS VACATED.
- PROVIDE ELECTRICAL RECEPTACLES SPACES MAX 12'-0" IN EVERY ROOM ON ALL WALLS 2'-0" OR GRE IN WIDTH . PROVIDE ONE RECEPTACLE(MIN) AT EACH HALLWAY.
- PROVIDE SEPARATE SWITCH FOR LIGHT FIXTURES AND EXHAUST FAN(S) IN BATHROOMS, EXCEPT FOR COMBINATION UNITS WITHIN SHOWER STALLS & TUB/ SHOWER ENCLOSURE.
- PROVIDE DEDICATED CIRCUIT FOR EACH DISHWASHER, MICROWAVE, STOVE, RANGE, WALL OVEN, GARBAGE DISPOSAL, REFRIGERATOR, CLOTHES DRYER, WATER HEATER, FURNACE, AIR CONDITIONER, & OTHER APPLIANCE/ EQUIPMENT AS REQD BY MANUFACTURER.
- PROVIDE ONE DEDICATED 20 AMP CIRCUIT TO SERVE EACH BATHROOM. THIS CIRCUIT SHALL NOT SUPPLY ANY OTHER OUTLETS, RECEPTACLES, ETC.
- PROVIDE TWO 20 AMP SMALL-APPLIANCE BRANCH CIRCUITS TO SERVE KITCHEN & DINING ROOM WALL & COUNTER RECEPTACLES ONLY.
- PROVIDE A MINIMUM OF ONE 20 AMP RECEPTACLE FOR LAUNDRY.
- PROVIDE UPDATED ACCURATE, & LEGIBLE CIRCUIT DIRECTORY ON FACE OR DOOR OF EACH PANEL BOARD/ SWITCHBOARD. LOCATE PANELS PER ALL CODE & LOCAL AHJ REQMENTS.
- CONNECT MECH EQUIP W/24" MIN WEATHERPROOF FLEXIBLE CONDUIT.
- SMOKE DETECTORS & CARBON MONOXIDE DETECTORS MUST BE 110V W/ BATTERY BACKUP, INTERCONNECTED, AUDIBLE IN ALL SLEEPING AREAS, & APPROVED & LISTED BY CA STATE FIRE MARSHAL, PROVIDE EVIDENCE OF SFM APPROVAL & LISTING TO BUILDING INSPECTOR PRIOR TO INSTALLATION.
- WHIRLPOOL JETTED BATHTUB: PROVIDE UNIT LISTING BY UL, OAE, WITH ACCESS TO MOTOR, SELF-DRAINING PUMP& CIRCULATION PIPING TO MINIMIZE WATER RETENTION. SUCTION FITTINGS COMPLIANT W/LISTED STANDARDS, CIRCULATION PUMP LOCATED ABOVE CROWN WEIR OF TRAP, & SUPPLIED BY GFCI DEDICATED CIRCUIT. ALL METAL CABLES, FITTINGS, PIPING, ETC WITHIN 5 FT OF INSIDE TUB WALL SHALL BE PROPERLY BONDED W/MIN #8 AWG BARE COPPER WIRE & BONDING SHALL BE ACCESSIBLE.
- BATHROOM EXHAUST FANS MUST BE: ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE BLDG, & CONTROLLED BY READILY ACCESSIBLE HUMIDISTAT.
- CLOTHES DRYER EXHAUST WILL TERMINATE AT THE EXTERIOR OF THE BUILDING AND WILL BE MAX. 14' IN LENGTH WITH A MAX. OF TWO 90DEG. ELBOWS.
- SEAL ALL ANNUAL SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/SILL/BOTTOM PLATES AT EXTERIOR WALLS WITH FLEXIBLE, DURABLE SEALANT MATERIAL, CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS TO PROTECT AGAINST PASSAGE OF RODENTS.
- THIS PLAN SHOWN SCHEMATICALLY, IS NOT COMPLETE DESIGN & DOES NOT REPRESENT ALL REQD ELEMENTS. THE ENTIRE ELECTRICAL SYSTEM SHALL BE DESIGNED BY A CALIFORNIA LICENSED ELECTRICAL CONTRACTOR PER ALL CA CODE & LOCAL AHJ REQUIREMENTS.
- PROVIDE & SUBMIT MECHANICAL HVAC PLANS/ SINGLE LINE DIAGRAMS, DESIGN & CALCULATIONS PREPARED BY LICENSED MECHANICAL CONTRACTOR TO DESIGNER FOR REVIEW PRIOR TO INSTALLATION.
- PROVIDE & MAINTAIN ON SITE PROJECT BINDER INCLUDING INSTALLATION INSTRUCTIONS & OWNER'S MANUALS FOR ALL SPECIFIED/ INSTALLED/ REQD EQUIPMENT. MAKE BINDER AVAILABLE TO FIELD INSPECTOR AT THE TIME OF INSPECTION, TO THE OWNER & DESIGNER UPON REQUEST, AND PRESENT TO OWNER UPON COMPLETION.
- MECHANICAL EQUIPMENT INSTALLED IN ATTIC: THE EQUIPMENT SHALL NOT BE MORE THAN 20' FROM THE ATTIC OPENING WHERE LESS THAN 6' HEIGHT IS PROVIDED. A LIGHT SWITCH SHALL BE PROVIDED AT THE ACCESS. A RECEPTACLE SHALL BE PROVIDED AT THE EQUIPMENT FOR SERVICING THE EQUIPMENT. A 24" CLEAR WIDE PATH SHALL BE PROVIDED FROM THE ATTIC ACCESS TO THE EQUIPMENT AND 30"x30" PLATE FORM SHALL BE PROVIDED IN FRONT OF THE EQUIPMENT.
- UFER GROUND WILL BE INSTALLED FOR ALL MAIN AND SUB-ELECTRICAL PANELS CEC 250
- ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2019, (JA8-2019-E FOR SEALED LENS OR RECESSED FIXTURE), SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.
- CONDENSING UNIT SHALL BE LOCATED AND SECURED TO A MINIMUM THREE INCH THICK SLAB OR APPROVED PLATFORM. UNITS RATED UP TO 45,000 BTU/H SHALL HAVE A MINIMUM EFFICIENCY RATING OF 14 SEER AND 12.2 EER.
- THE CONDENSATE LINE SHALL DRAIN TO A LANDSCAPED AREA OR TO THE TAIL PIECE OF A SANITARY SEWER LINE .
- INSULATION ON THE SUCTION LINE (COOLING REFRIGERANT LINE) SHALL BE PROTECTED FROM PHYSICAL DAMAGE OR ULTRAVIOLET DEGRADATION BY AN ALUMINUM OR METAL SHROUD, PAINT, PLASTIC COVER OR ULTRAVIOLET RESISTANT TAPE. CEES 150.0(m)9
- THE REFRIGERANT CIRCUIT ACCESS PORT SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH A LOCKING-TYPE TAMPER RESISTANT CAP. CMC 1105.11
- ALL ELECTRICAL RECEPTACLES SHALL BE TAMPER PROOF PER ARTICLE 406.12 AND 210.52 CEC201. ALL 125V, 15 AND 20 AMP RECEPTACLES FOR ALL AREAS OF SINGLE FAMILY HOMES.
- ANTI-HAMMER DEVICE SHOULD BE INSTALLED AT DISHWASHER AND WASHER DRYER LOCATIONS TO ABSORB HIGH PRESSURE WATER FROM THE QUICK CLOSING OF QUICK-ACTING VALVES. CPC 609.10
- ALL MECHANICAL, ELECTRICAL AND PLUMBING AND SIMILAR PENETRATIONS OF THE FLOOR OR TOP PLATES SHALL BE CAULKED WITH A RESIDENTIAL RATED FIRE CAULK WITH AN ASTM E136 RATING.
- ALL PLASTIC CONDUIT OR CABLE IN 1 HR WALL SHALL BE "F" RATING.
- ALL VENTILATION AND HEATING AND AIR CONDITIONING SYSTEMS TO HAVE MERV 6 FILTERS OR BETTER.
- CENTRAL HEATING EQUIPMENTS TO HAVE DEDICATED CIRCUITS. A/S ARE PERMITTED TO USE THE SAME CIRCUIT.
- INSTALL A DEDICATED FUEL SHUTOFF VALVE WITHING 6 FEET OF EACH GAS APPLIANCE ACCORDING TO CPC 1212.5 AND CMC 1313.4
- SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN 3' OF BATHROOM DOOR, FAN OR SUPPLY REGISTERS. IONIZATION SMOKE ALARMS MUST NOT BE INSTALLED WITHIN 20' HORIZONTAL OF COOKING APPLIANCES. PHOTOELECTRIC MAYBE INSTALLED WITHIN 10' HORIZONTAL OF COOKING APPLIANCES.
- ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 6" ABOVE THE ROOF NOR LESS THAN 1' FROM ANY VERTICAL SURFACE. VENTS SHALL TERMINATE NOT LESS THAN 10" FROM OR 3' ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT NOR 3' FROM LOT LINE. CPC 906
- NON-REMOVABLE BACKFLOW PREVENTOR OR BIBB-TYPE VACUUM BREAKER WILL BE INSTALLED ON ALL EXTERIOR HOSE BIBS. CPC 603.4.7
- IF THE WATER PRESSURE EXCEEDS 80PSI AND EXPANSION TANK AND AN APPROVED PRESSURE REGULATOR SHALL BE INSTALLED. CPC 608.2
- THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120 DEGREE F. THE WATER FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120 DEGREE F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. CPC 408.3, 409.4
- ALL DOMESTIC WATER PIPING INSULATION- ALL HOT WATER PIPING WITH A DIAMETER OF 3/4" OR LARGER. HOT WATER PIPING BURIED BELOW GRADE. ALL HOT WATER PIPES FROM THE WATER HEATER TO THE KITCHEN FIXTURES.
- A SEDIMENT TRAP SHALL BE PROVIDED ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE, AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL, AND UPSTREAM OF THE FLEX CONNECTOR. CPC 1212.8
- ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL "ON" AND "OFF" SWITCH AND CONTROLLED BY PHOTOCCELL AND MOTION SENSOR.



**SECOND FLOOR M.E.P PLAN**  
SCALE: 1/4" = 1'-0"

### BATHROOM SPECIFIC NOTES:

- REQUIRED CLEARANCES ARE 24" IN FRONT AND 15" FROM CENTERLINE TO WALL OR CABINET. (30" TOTAL) (CPC SEC. 402.5)
  - WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)
  - NEW OR ALTERED SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHEDDAM, CURB, OR THRESHOLD NOT LESS THAN 2 INCHES OR EXCEEDING 9 INCHES IN DEPTH, WITH AN INTERIOR OF 1,024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE MEASURED TO THE CENTER OF THE THRESHOLD. (CPC SEC.408.5 & CPC SEC. 408.6).
- SHOWER ENTRANCE SHALL BE PROVIDED WITH A MINIMUM OF 22" CLEAR OPENING AND,IF FEATURED WITH A DOOR SHALL BE SLIDING OR OUTWARD SWING.
  - ANY GLAZING WITHIN 60" RADIUS OF TUB/SHOWER ENCLOSURES SHALL BE TEMPERED SAFETY GLASS (BATHROOMS INCLUSIVE OF SHOWERS SHALL HAVE ALL GLAZING TEMPERED SAFETY GLASS)
  - SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE EQUIPPED WITH A PRESSURE / BALANCE THERMOSTATIC MIXING VALVE. MAX FLOW OF ANY SHOWER HEADS OR HANDHELD OUTLETS CONTROLLED BY DIVERTER VALVE SHALL BE 2.00 G.P.M.COMBINED.
  - SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (6 FT). (CRC R307.2)
  - SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30" DIA. CIRCLE. (CPC 408.5 & 408.6)

### WATER EFFICIENT PLUMBING FIXTURES (CALIFORNIA CIVIL CODE 1101.4(A)) :

RESIDENTIAL PROPERTY BUILT AND AVAILABLE FOR USE OR OCCUPANCY ON OR BEFORE JANUARY 1, 1994, BE EQUIPPED WITH WATER-CONSERVING PLUMBING FIXTURES ON OR BEFORE JANUARY 1, 2017, NONCOMPLIANT PLUMBING FIXTURES IN ANY SINGLE-FAMILY RESIDENTIAL REAL PROPERTY SHALL BE REPLACED BY THE PROPERTY OWNER WITH WATER-CONSERVING PLUMBING FIXTURES.

Type of Fixture	Required Water-Conserving Plumbing Fixture (maximum flow rates)
Water Closet (Toilet)	1.28 gpf
Showerhead	1.80 gpm
Lavatory Faucets	1.20 gpm
Kitchen Faucets	1.80 gpm

### GENERAL ELECTRICAL NOTES:

PROVIDE ARC-FAULT CIRCUIT INTERRUPTER AT ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, KITCHENS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, LAUNDRY ROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. (CEC210.12 CA) ALL 125-VOLT, 15-AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER- RESISTANT RECEPTACLES (CEC 406.11) ALL 125-VOLT , SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL (CEC 210.8);BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, LAUNDRY AREAS. KITCHEN COUNTERTOP SURFACES SINKS (WITHIN 6 FEET OF THE EDGE OF SINK) BOATHOUSES BATHTUBS/SHOWER STALLS (WITHIN 6 FEET OF EDGE OF TUB/SHOWER) PROVIDE AT LEAST ONE WEATHER-RESISTANT TYPE RECEPTACLE IN A WEATHERPROOF ENCLOSURE AT THE FRONT AND BACK OF THE DWELLING. (CEC 210.52 (E)(1) & 406.9 (B)(11))

COORDINATE LOCATION OF RETURNS, SUPPLY AND REGISTERS ON-SITE WITH CONTRACTOR AND MECHANICAL SUB CONTRACTOR

### PRESCRIPTIVE PLUMBING FIXTURE REQUIREMENTS CGBC 4.303.1:

- WATERS CLOSETS: ≤ 1.28 GAL/FLUSH. CGBSC 4.303.1.1
- SINGLE SHOWERHEADS: ≤ 1.8 GPM @ 80 PSI. CGBSC 4.303.1.3
- MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME. CGBSC 4.303.1.3.2
- RESIDENTIAL LAVATORY FAUCETS: ≤ 1.2 GPM @ 60 PSI. CGBSC 4.303.1.4.1
- KITCHEN FAUCETS: ≤ 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM. 4.303.1.4.4

Revisions	Date	By
Revised	022723	KAL
Revised	050423	KAL



KL Designs LLC  
 San Jose, CA 95118  
 kim@KLDesigns.biz

Landscape Plan

**Plant Material shall comply with the following:**

For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.

**Mulch & Soil Preparation**

- 1 Incorporate turf at a rate of at least four cubic yards per 1,000 square feet to a depth of 6" into landscape area (unless contra-indicated by a soil test).
- 2 A minimum of 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting ground covers, direct seeding applications where mulch is contra-indicated.
- 3 no turf present on this installation.
- 4 Prior to planting, compacted materials shall be transformed to a friable condition.
- 5 For soils less than 6% organic matter in the top 6" of soil, add organic compost to planting areas equal to a rate of minimum 4 cubic yards per 1,000sqf of permeable area to a minimum depth of 6" into the soil.
6. A soils report may be required.

**Tree Protection**

The following general tree preservation measures apply to all trees to be retained: No storage of material, top soil, vehicles, or equipment shall be permitted within the tree enclosure area. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

**Landscape & Irrigation Maintenance**

1. Maintenance may include but not limited to the following: routine inspection, auditing, pressure testing, adjustment, and repair of the irrigation system; top dressing with compost, replenishing mulch, fertilizing, pruning, replanting of failed plants, weeding, pest control.
2. Failed plants shall be replaced with the same functionally equivalent plants that may be size-adjusted as appropriate for the stage of growth of the overall installation. Failing plants shall either be replaced or be revived through appropriate adjustments to water, nutrients, pest control or other factors recommended by landscape professional.

Total Landscape Area 8,478sf existing landscape  
 Total Modified NEW Area Planted 590sf

**IRRIGATION**

- 1 Irrigation Controller with rain sensing shut off device either integral or auxiliary required. Controller to be outside of building. Exact location of the controller and weather sensor to be determined by the contractor.
2. Valve Boxes: Exact location of valves to be determined by the contractor based on site conditions and underground utilities. Valves shall have Pressure Reducer and Filter appropriate for Drip. A manual Shut Off Valve shall be installed with Valve Nest.
3. Irrigation for each hydro-zone shall have a separate valve as indicated. Emitter tubing and deep root water stakes recommended for each new tree.
4. Manual Shut Off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.
5. All irrigation emission devices must meet the requirements set in the ANSI standard, ASBABE/ICC 802-2014.
6. No new sprinklers will be installed at this site.
7. Irrigation shall be designed, maintained and managed to meet or exceed an average landscape efficiency of 70%.
8. Irrigation run times shall be scheduled between 8pm and 10am. Operation outside time window is allowed for auditing and system maintenance.
- 9 A diagram or list of the hydro-zones shall be kept with the irrigation controller for subsequent management purposes.
10. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, irrigation schedule and a schedule of landscape and irrigation maintenance.
11. An irrigation audit report shall be completed at the time of final inspection.

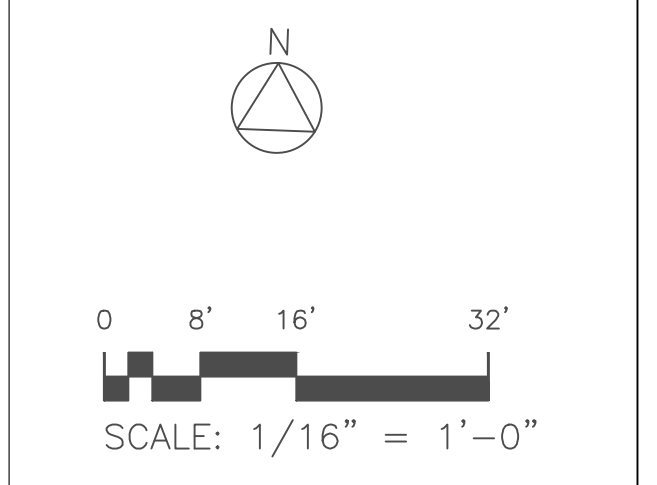
**HYDRO-ZONES**

NEW BACK DRIP  
 1) New Trees Only - LW 0.3

Static Water Pressure = 70psi  
 Meter size 3/4"



SAMPLE IRRIGATION FOR TREES  
 INLINE EMITTER TUBING & DEEP WATER STAKES ON DRIP

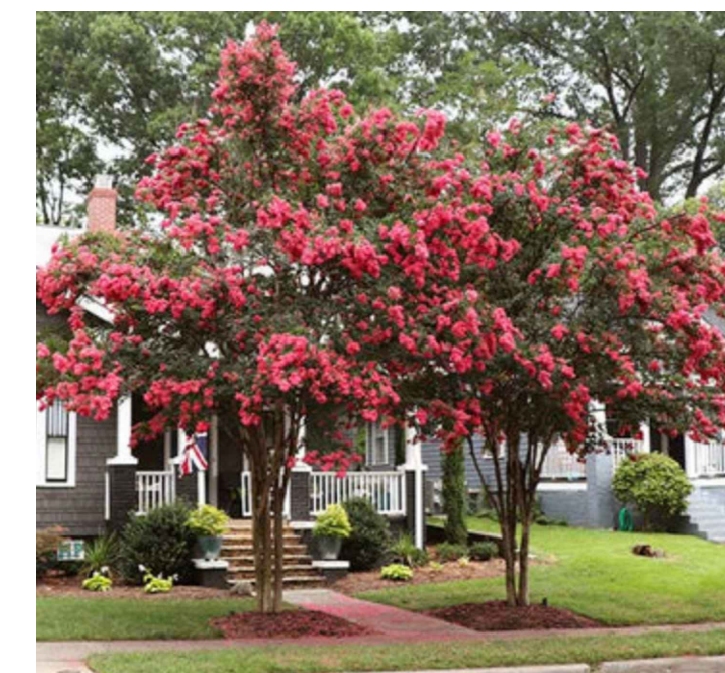


Date: 021523  
 Drawn By: KAL  
 Job No 1881

**L- 01**



Eriobotria deflexa  
 Bronze Loquat



Lagerstroemia x fauriei 'Arapaho'  
 Crape Myrtle

Model Water Efficient Landscape Ordinance – Submittals and Guidelines Page 4 of 7

**CERTIFICATE OF COMPLETION OF THE LANDSCAPE DOCUMENTATION PACKAGE**

This certificate is filled out by the project applicant upon completion of the Landscape Documentation Package.

**PART 1. PROJECT INFORMATION SHEET**

Date	960 Parma Way., Los Altos
Project Name	960 Parma Landscape Design
Name of Project Applicant	Shweta Singh
Telephone No.	408.357.3043
Fax No.	
Title	Design Manager
Email Address	design@openremodel.com
Company	Open Remodel
Street Address	19925 Stevens Creek Blvd., #100
City	Cupertino
State	CA
Zip Code	95014

<b>Project Address and Location:</b>	
Street Address	960 Parma Way
City	Los Altos
State	CA
Zip Code	94024

<b>Project Landscape Information:</b>	
Total Landscaped Area (square feet)	
Water Supply Type:	<input checked="" type="checkbox"/> Potable <input type="checkbox"/> Recycled <input type="checkbox"/> Well
Project Type (select all that apply):	<input type="checkbox"/> New <input type="checkbox"/> Rehabilitated <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Cemetery <input type="checkbox"/> Homeowner-installed

<b>Property Owner or his/her designee:</b>	
Name	BABAK SALAMAT & ANAHITA NAVID
Telephone No.	(650) 396-9656
Fax No.	
Title	
Email Address	salamat@gmail.com
Company	
Street Address	1141 Katie Ct
City	Mountain View
State	CA
Zip Code	94040

**Property Owner**  
 I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule.

Signature: Babak Salamat Date: 02.03.23

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

**FOR OFFICIAL USE ONLY:**  
 Please answer the questions below:  
 1. Date the Landscape Documentation Package was submitted to the local agency: \_\_\_\_\_  
 2. Date the Landscape Documentation Package was approved by the local agency: \_\_\_\_\_  
 3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor: \_\_\_\_\_

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS
	Eriobotrya deflexa Std	Bronze Loquat Std	15 gal	3	LW - 0.3
	Lagerstroemia fauriei 'Arapaho' STD	Crape Myrtle	15 gal.	2	LW - 0.3
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS
	Lantana montevidensis 'White'	White Trailing Lantana	1 gal	5	LW - 0.3
	Lavandula stoechas	Spanish Lavender	1 gal	6	LW - 0.3

**MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL) SHORT FORM PRESCRIPTIVE COMPLIANCE**

**Applicant Information:**  
 Name: Shweta Singh (Design Manager- Open Remodel)  
 Phone: 408.357.3043  
 Address: 19925 Stevens Creek Blvd., #100, Cupertino, CA 95014  
 Email: design@openremodel.com

**Project**  
 Site Address: 960 Parma Way, Los Altos, CA  
 Project Type (*new dwelling, commercial, or rehab*): New Dwelling

This project does incorporate landscaping equal to or less than 2500 sq ft and will be using this form to identify prescriptive requirements which will be included as part of the landscape project. (Please provide the information below specific to the landscape area and identify the location on the plans each design measure can be found using the LANDSCAPE WATER-EFFICIENCY (MWEL) APPENDIX - D CHECKLIST on page two):

Total Landscape Area (sq. ft.): 8,478sf Turf Area (sq. ft.): 0.0sf  
 Non-Turf Plan Area (sq. ft.): 590sf Special Landscape Area (sq. ft.): 0.0sf  
 Water Type (*potable, recycled, well*): potable  
 Name of water purveyor (*if not served by private well*): CA Water Service Co.

**Signature**  
 I certify the above information is correct and agree to comply with the requirements of the MWEL.

Designed by: Babak Salamat Date: 02.03.23  
 Signature of property owner or authorized representative \_\_\_\_\_ Date \_\_\_\_\_

**LANDSCAPE WATER-EFFICIENCY (MWEL) APPENDIX - D CHECKLIST**  
 (Can only be used when aggregate landscape areas are 2,500 square feet or less)

Landscaping Parameter	Design Measures	Location on Plans
Compost	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).	yes
Plant Water Use	Residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. Non-residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.	yes
Mulch	A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	yes
Turf	Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff. Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor. Irrigation controller programming data will not be lost due to an interruption in the primary power source.	n/a n/a
Irrigation System	Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff. A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	yes drip n/a

**Signature**  
 I agree to comply with the requirements of the prescriptive compliance option of the MWEL per Appendix D.

Signature: Babak Salamat Date: 02.03.23  
 Signature of property owner or authorized representative \_\_\_\_\_ Date \_\_\_\_\_

**Note**  
 For the purposes of this for landscape area includes all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

- Prescriptive Compliance Pathway- Appendix D
  - Project Information Worksheet
  - Water Efficient Landscape Worksheet
  - Landscape Design Plan





Vicinity Map

**Applicant/Owner:**

Ashish Kumar  
Open Remodel  
19400 Stevens Creek Blvd Ste 200  
Cupertino, CA  
408-357-3043  
ashish@openremodel.com

**Engineer:**

William J. McClintock, RCE 24893  
MH Engineering  
16075 Vineyard Blvd.  
Morgan Hill, CA 95037  
408.779.7381  
billm@mhengineering.com

**Project Information:**

APN	189-46-001
Present Use:	Residential
Proposed Use:	Residential
Present Zoning:	R1-10
Existing Improvements:	As Shown
Water:	California Water Service
Sanitary Sewer:	City of Los Altos
Gas & Electric:	PGE
Fire Responsibility Area:	LRA
Wildland Urban Interface:	N/A
HCP Area:	N/A
Hazard Zone(s):	N/A
Area:	0.325 ac

**Boundary Note:** Property lines shown on this plan are based on record data and boundary monumentation measured to date.

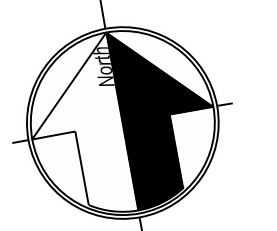
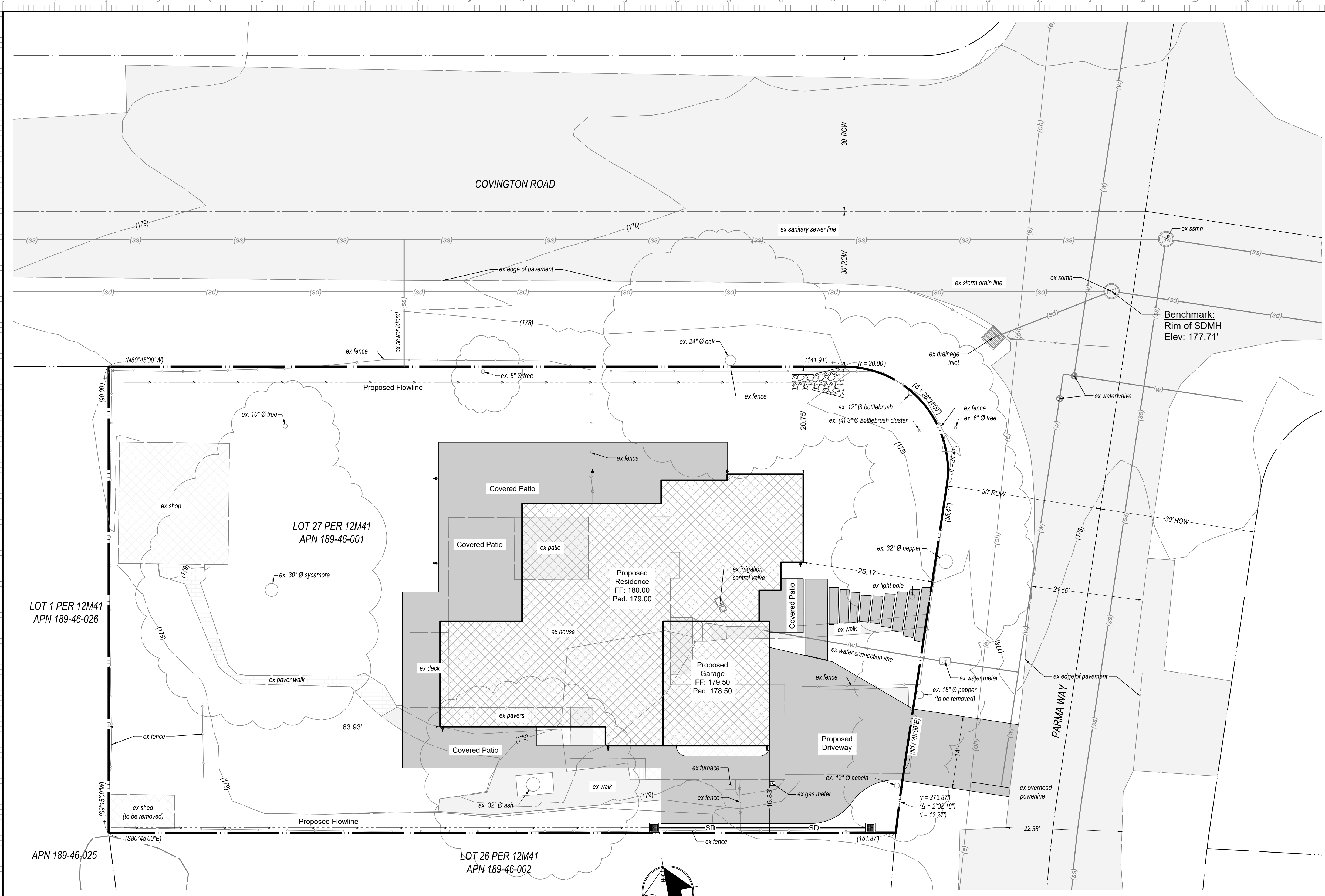
**Flood Zone:** The property lies wholly in Zone X, areas 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, per FEMA Firm Panel 06085C0201H, effective May 18, 2009.

**Basis of Bearings:** The bearings shown on this map are based on the centerline of Parma Way as found monumented and recorded as North 17° 49' East, on that record of survey thereof recorded in Book 12 of Maps at Page 40, Santa Clara County Records.

**Benchmark:** Elevations shown on this plan are based on the top of a storm drain manhole at the intersection of Parma Way and Covington Road, 4.15' west of the centerline of Parma Way and 15.43' south of the centerline of Covington Road.  
ELEVATION = 177.71'. (NAVD88)

**Utility Note:**

Contractor to connect new residence to existing utilities

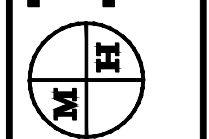


SCALE: 1"=10'  
0 5 10 15 20

Impervious Area Summary	
Proposed Residence	2,219 SF
Proposed Garage	501 SF
Proposed Patio	1,454 SF
Proposed Walkway	257 SF
Proposed Driveway	1,250 SF
<b>Total New Impervious Area</b>	<b>5,681 SF</b>

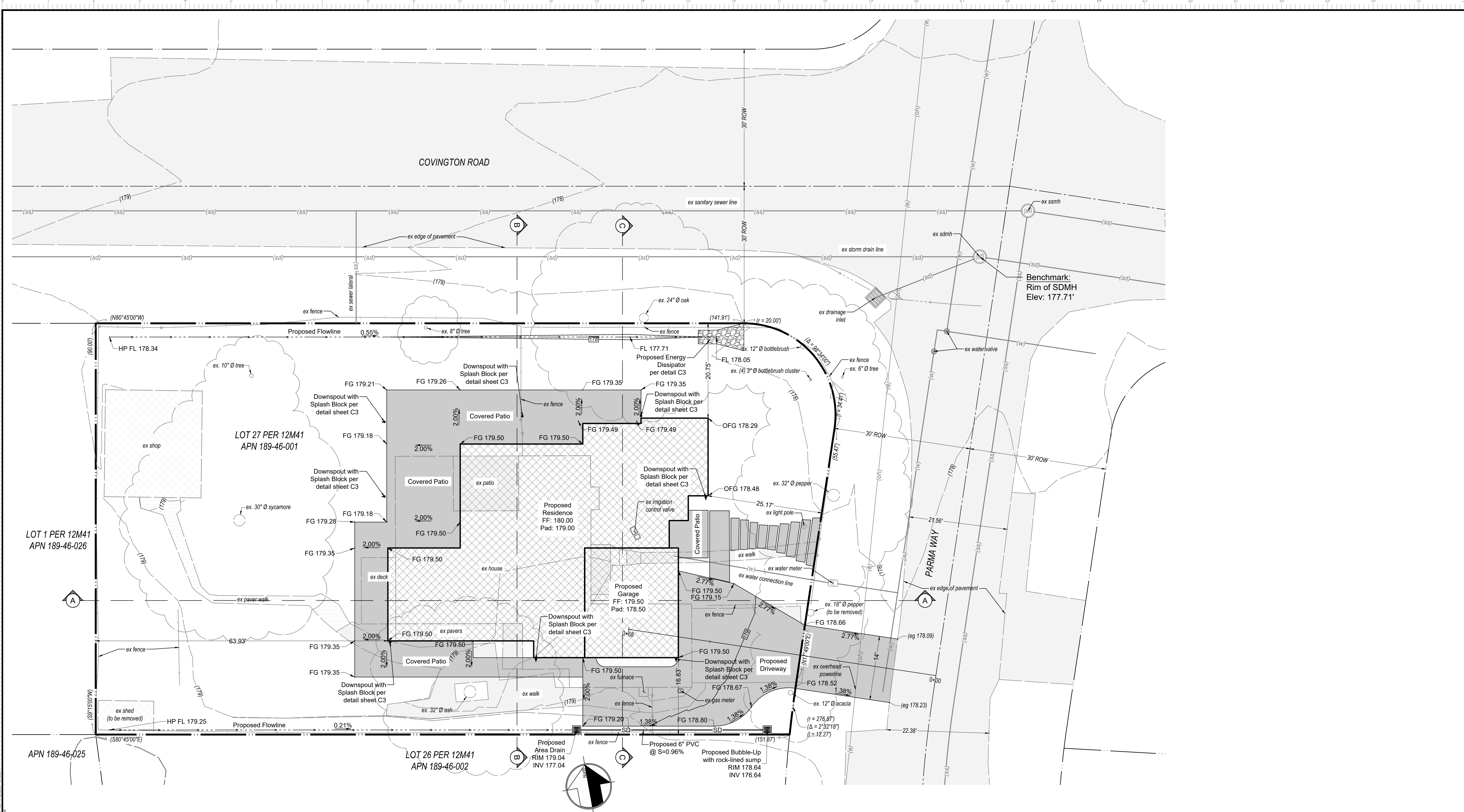
Earthwork Quantities					
	Cut	Fill	Net	Max Cut	Max Fill
Residence	1 cy	25 cy	24 cy (fill)	0.20'	0.70'
Garage	6 cy	0 cy	6 cy (cut)	0.60'	0.00'
Patio	0 cy	30 cy	30 cy (fill)	0.20'	0.80'
Driveway	35 cy	0 cy	35 cy (cut)	1.40'	0.00'
<b>Total</b>	<b>42 cy</b>	<b>55 cy</b>	<b>13 (fill)</b>		

**MH engineering Co.**  
16075 Vineyard Boulevard  
Morgan Hill, CA 95037



**Open Remodel - Site Plan**  
**960 Parma Way - APN 189-46-001**

DATE: 3/20/23  
SCALE: 1"=10'  
DRAWN BY: DY  
CHECKED BY: WJM  
JOB NO: **222133**  
SHEET: **C1**  
OF: **5**

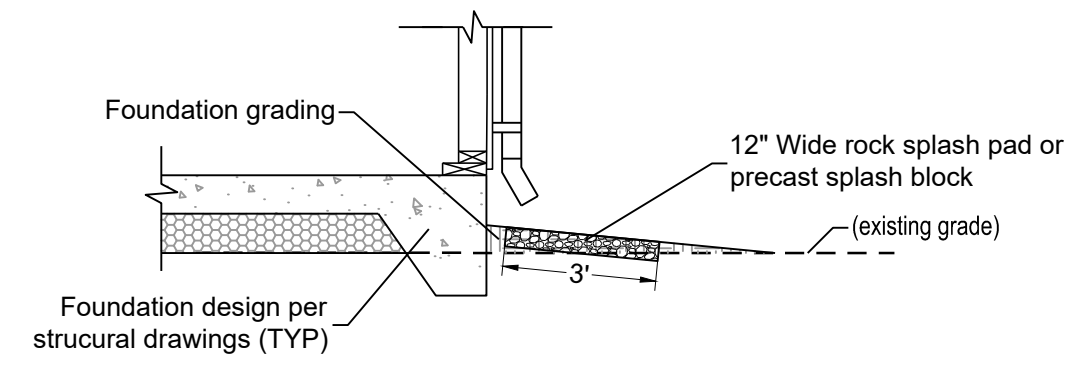
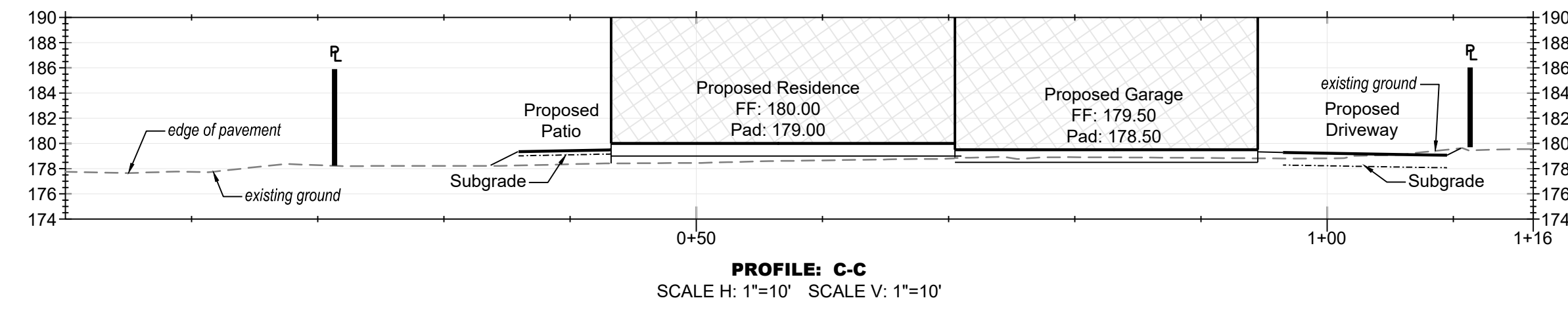
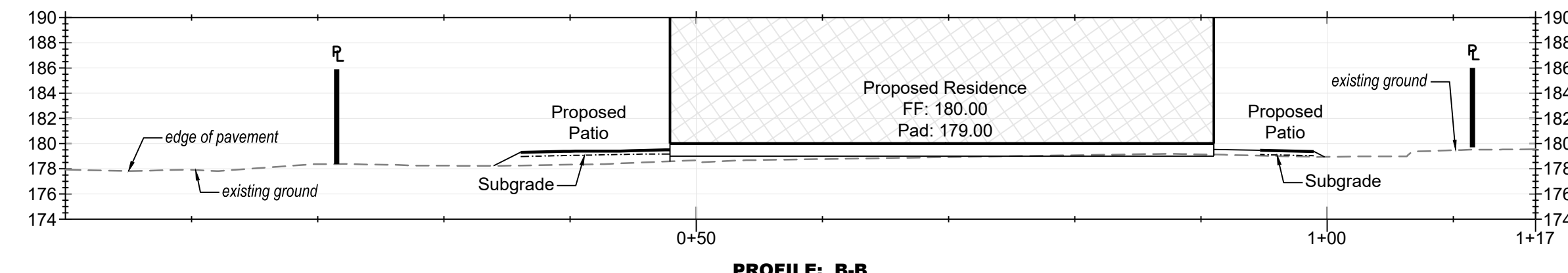
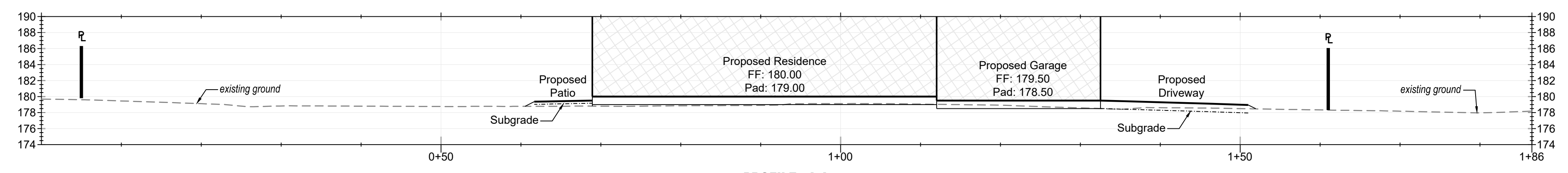


**Impervious Area Summary**

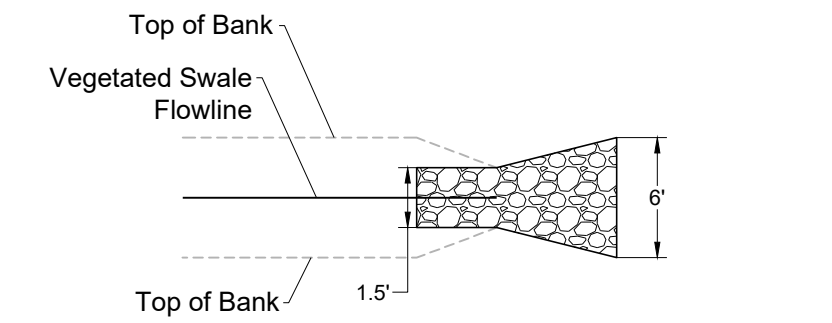
Proposed Residence	2,219 SF
Proposed Garage	501 SF
Proposed Patio	1,454 SF
Proposed Walkway	257 SF
Proposed Driveway	1,250 SF
<b>Total New Impervious Area</b>	<b>5,681 SF</b>

**Earthwork Quantities**

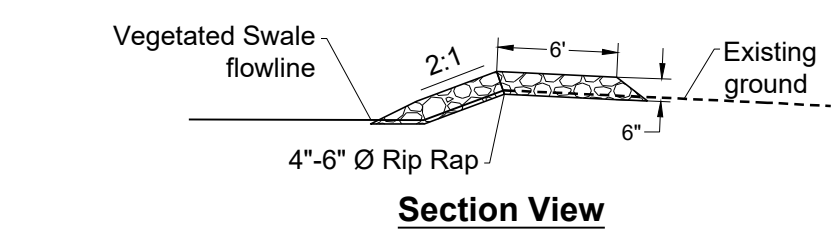
	Cut	Fill	Net	Max Cut	Max Fill
Residence	1 cy	25 cy	24 cy (fill)	0.20'	0.70'
Garage	6 cy	0 cy	6 cy (cut)	0.60'	0.00'
Patio	0 cy	30 cy	30 cy (fill)	0.20'	0.80'
Driveway	35 cy	0 cy	35 cy (cut)	1.40'	0.00'
<b>Total</b>	<b>42 cy</b>	<b>55 cy</b>	<b>13 (fill)</b>		



**Downspout and Splash Block Detail**  
N.T.S.



**Plan View**



**Section View**

**Energy Dissipator @ Swale Outlet**

**GRADING AND SITE PREPARATION NOTES**

ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED TO A DEPTH TO BE DETERMINED BY THE SOILS ENGINEER. ANY A.C. OR P.C.C. PAVING SHALL BE SCARIFIED & REMOVED & SUBGRADE PREPARED & COMPACTED PER SOIL ENGINEER'S RECOMMENDATIONS PRIOR TO ANY FILLING.

ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING AREAS TO BE FREE OF ALL VEGETATION & FOREIGN MATTER AND SHALL BE APPROVED BY SOILS ENGINEER.

STRIPPING MAY BE PLACED IN PLANTING AREA; ALL EXCESS STRIPPING SHALL BE HAULED AWAY. PAVING DEBRIS SHALL BE HAULED AWAY TO AN APPROVED DISPOSAL SITE.

ALL GRADING WORK SHOWN OR NOTED ON THESE PLANS SHALL BE DONE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER'S SOILS REPORT, ALL LOCAL, STATE, AND FEDERAL MINIMUM STANDARDS AND THE LATEST EDITION OF THE UNIFORM BUILDING CODE. NOTIFY SOILS ENGINEER 2 WORKING DAYS PRIOR TO BEGINNING OF ANY GRADING.

CONNECTIONS TO EXISTING PUBLIC UTILITIES SHALL BE DONE WITH APPROVAL & IN ACCORDANCE WITH THE UTILITY COMPANY'S REQUIREMENTS.

CONTRACTORS SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT SCHEDULED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW CONDITION AT THEIR EXPENSE.

VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS AND GRADES PRIOR TO START OF WORK.

CONFORM TO THE RECOMMENDATIONS OF THE DRAWINGS, DETAILS AND SITE SOILS REPORT FOR COMPACTION, STRIPPING, GRADING, PAVING AND UTILITY TRENCHES.

SOIL COMPACTION TESTS SHALL BE PAID FOR BY THE OWNER/DEVELOPER.

ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LOS ALTOS AND THE RECOMMENDATION OF THE SOILS ENGINEER.

CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING SERVICES AND UNDERGROUND UTILITIES & SEWERS. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL CALL U.S.A. AT 800-642-2444 48 HOURS PRIOR TO UNDERGROUND WORK FOR FIELD LOCATOR SERVICE.

CONTRACTOR SHALL VERIFY THE LOCATIONS OF THE POOL IMPROVEMENTS FROM THE ARCHITECT'S DIMENSIONED DRAWING.

FOUNDATIONS AND FOOTING DETAILS SHOWN ARE FOR GRADING RELATIONSHIPS ONLY. CONTRACTOR SHALL REFER TO DIMENSIONED STRUCTURAL OR ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONED DETAILS.

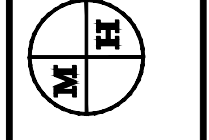
ANY VOIDS CREATED BY STRUCTURE REMOVAL, TREE REMOVAL, SEPTIC TANK AND LEACH LINE REMOVAL MUST BE BACKFILLED WITH PROPERLY COMPACTED NATIVE SOILS THAT ARE FREE OF ORGANICS & OTHER DELETERIOUS MATERIALS OR WITH APPROVED IMPORT FILL & COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS.

IT SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR, DURING THE GRADING OPERATION, IN COOPERATION WITH MH ENGINEERING TO VERIFY QUANTITIES WITHIN THIS PROPERTY. THE EARTHWORK QUANTITIES SHOWN HAVE BEEN DILIGENTLY ESTIMATED BY THE ENGINEER, BASED UPON AVAILABLE INFORMATION. IN ORDER TO ASSIST THE CONTRACTOR, THE GROUND TOPOGRAPHY ELEVATIONS & CONTOURS WERE FURNISHED BY MH ENGINEERING. DATE OF TOPOGRAPHY SURVEY IS 01-30-2023. MH ENGINEERING DOES NOT GUARANTEE CURRENT ACCURACY. CONTRACTOR SHALL FIELD VERIFY FOR THEMSELVES THAT NO ADDITIONAL GRADING IMPORTING OR EXPORTING OF EARTH HAS TAKEN PLACE SINCE THE DATE OF THE TOPO SURVEY STATE.

THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED AS A COURTESY AND CONVENIENCE TO THE CONTRACTOR. THE CUT & FILLS SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS (CONTOURS) & ROUGH GRADE ELEVATIONS. THE CALCULATION MAKES NO PROVISION FOR SCARIFICATION & COMPACTION WORK OR FILLS. FOR THIS REASON & BECAUSE OF VARIABLES SUCH AS COMPACTION, SHRINKAGE & THE CONTRACTOR'S METHOD OF OPERATION, THE VOLUME OF DIRT ACTUALLY MOVED IN THE FIELD WILL PROBABLY VARY TO SOME EXTENT FROM THE CALCULATED VOLUME. FOR THE PURPOSE OF APPROXIMATING THE SHRINKAGE, 15% WAS USED FOR THE FILL VOLUMES.

THE CONTRACTOR'S EARTHWORK BID REFLECTS HIS OWN CALCULATION OF THE EARTHWORK COMPACTED & COMPLETE IN PLACE TO THE DETAILS, LINE, AND GRADE SHOWN ON THE PLANS.

**MH engineering Co.**  
16075 Vineyard Boulevard  
Morgan Hill, CA 95037



**Grading & Drainage Plan - Sections**  
**960 Parma Way - APN 189-46-001**

DATE: 3/20/23  
SCALE: 1"=10'  
DRAWN BY: DY  
CHECKED BY: WJM

JOB NO  
**222133**

SHEET  
**C3**  
OF  
**5**



### Area of Disturbance = 6,430 SF

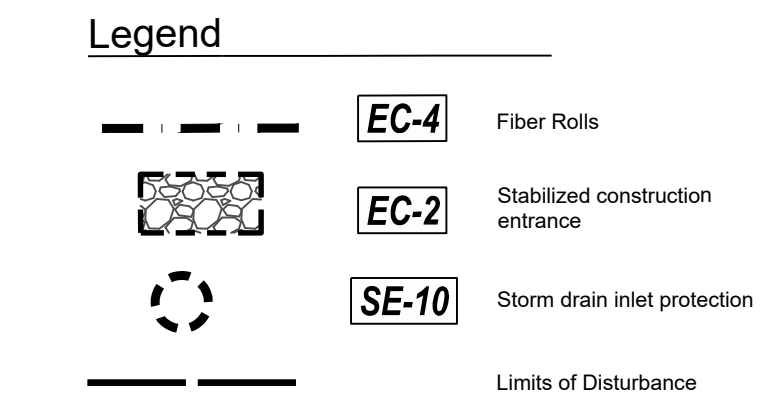
- Note 1:** All concrete washout shall be done at the supplier. If concrete washout is required on-site, all concrete washout areas shall conform with California State BMP WM-8
- Note 2:** No hazardous material is anticipated for this project. If hazardous materials are used, notify engineer, Santa Clara County Land Development Engineering Department, and comply to California Stormwater Quality Association Stormwater Best Management Practice Handbook.
- Note 3:** It is expected that all grading equipment is to remain in the disturbed area and all other vehicular traffic will remain on the existing driveway. If sediment tracking occurs, a vehicle wash down will be required and must comply with California State BMP TC-3 near or within the Stabilized Construction Entrance (TC-1) or City of Los Altos Stabilized Construction Entrance (EC-2)
- Note 4:** All non improved disturbed area shall be hydroseeded to match native vegetation.

**California Native Grass Mix**  
Use a mix of:

Prostrate Hordeum californicum (Prostrate California Barley) @ 16 lb/ac, minimum purity 90%, minimum germination 80%

Elymus glaucus 'Berkeley' (Berkeley Blue Wildrye) @ 12 lb/ac, minimum purity 95%, minimum germination 85%

Bromus carinatus 'S.F. Bay Area' ('S.F. Bay Area' California Brome) @ 10 lb/ac minimum purity 95%, minimum germination 85%

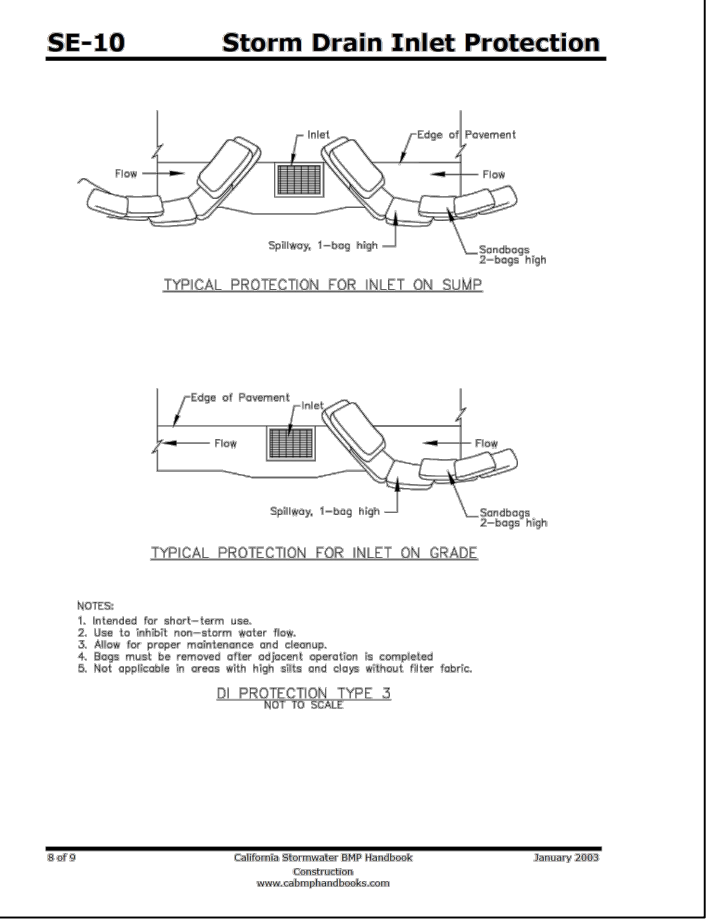
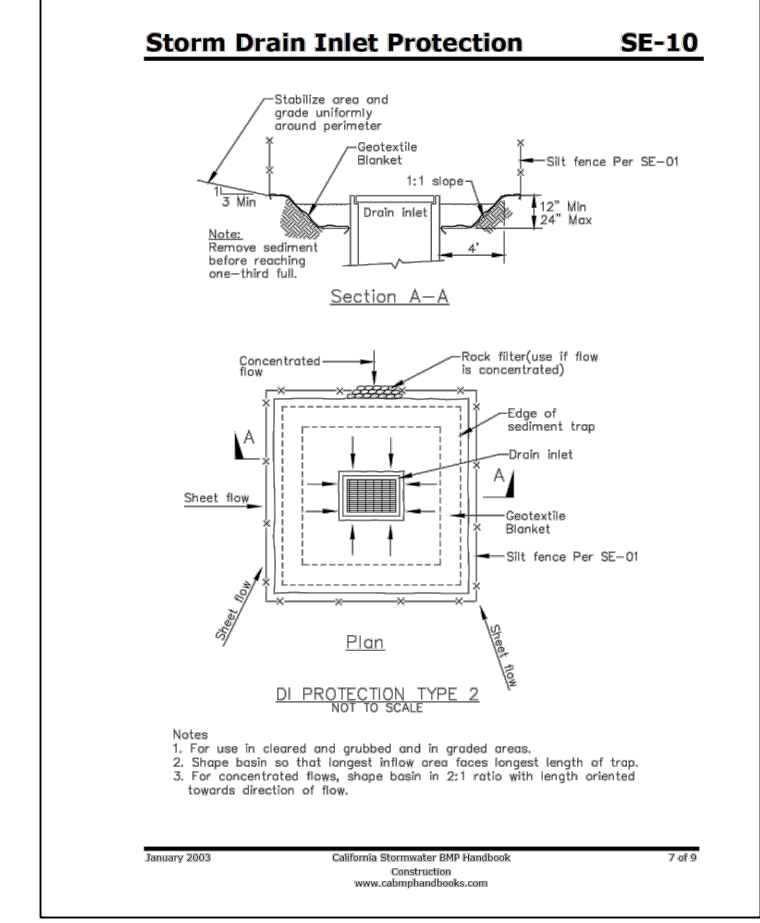
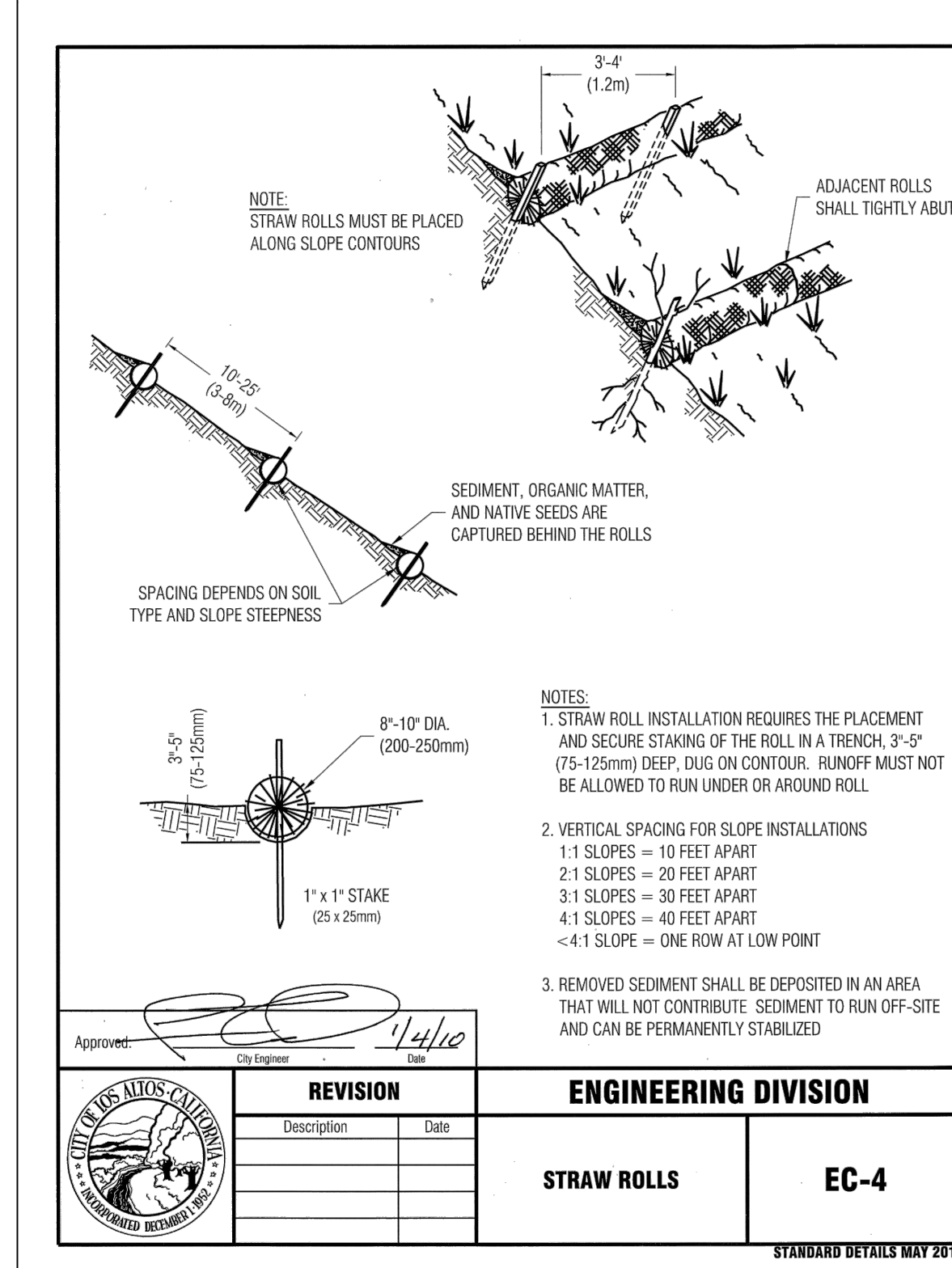
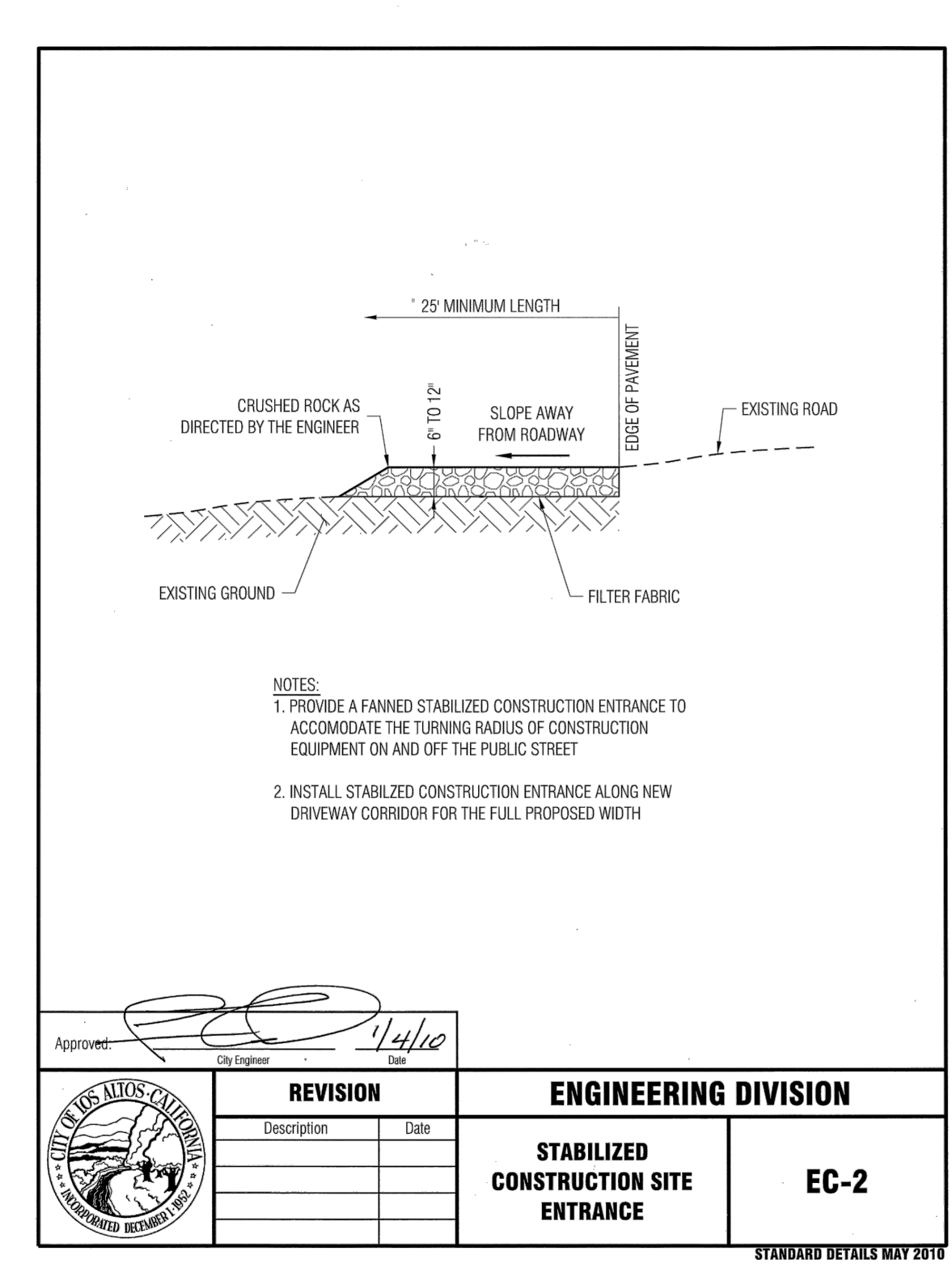
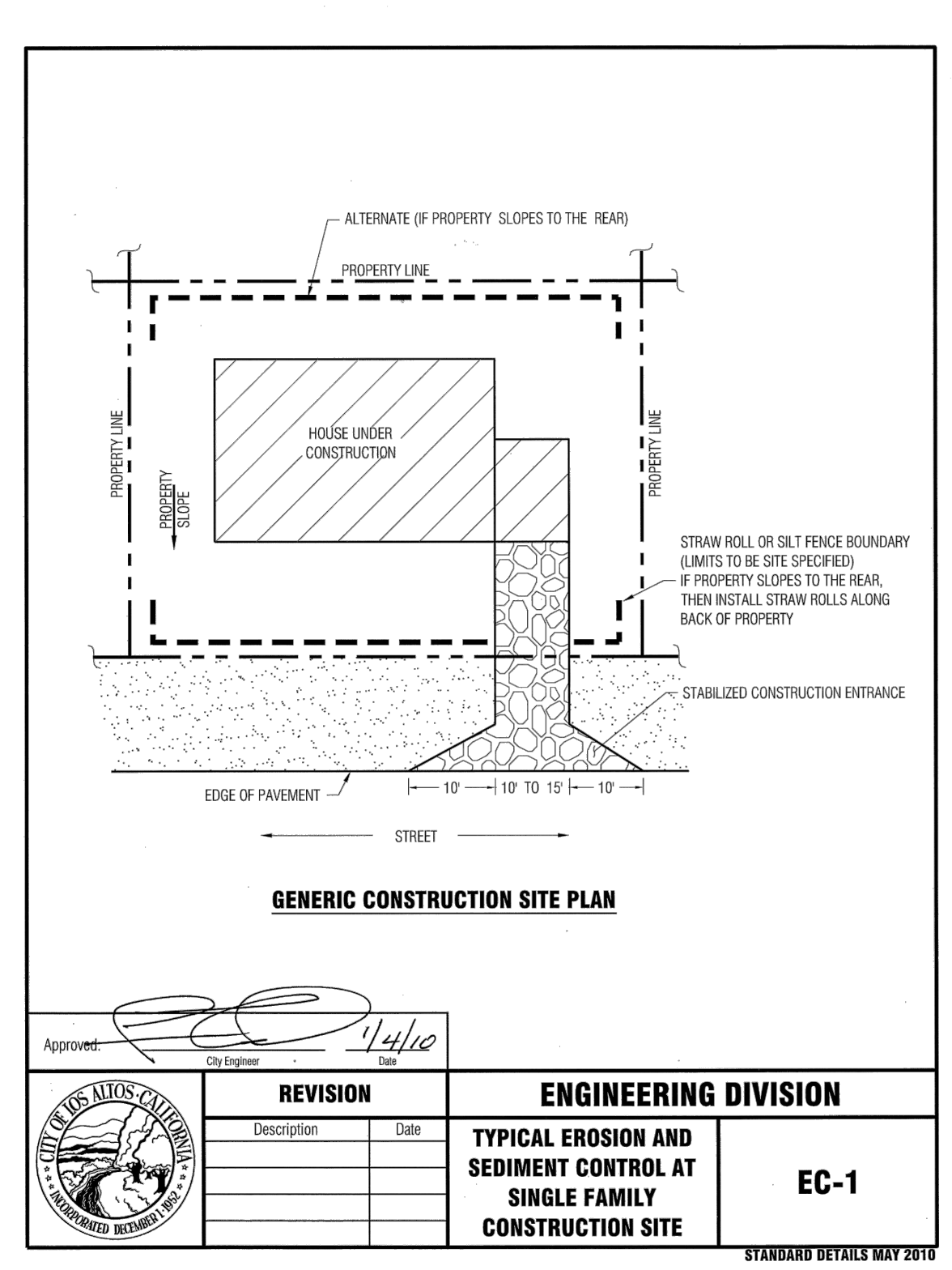
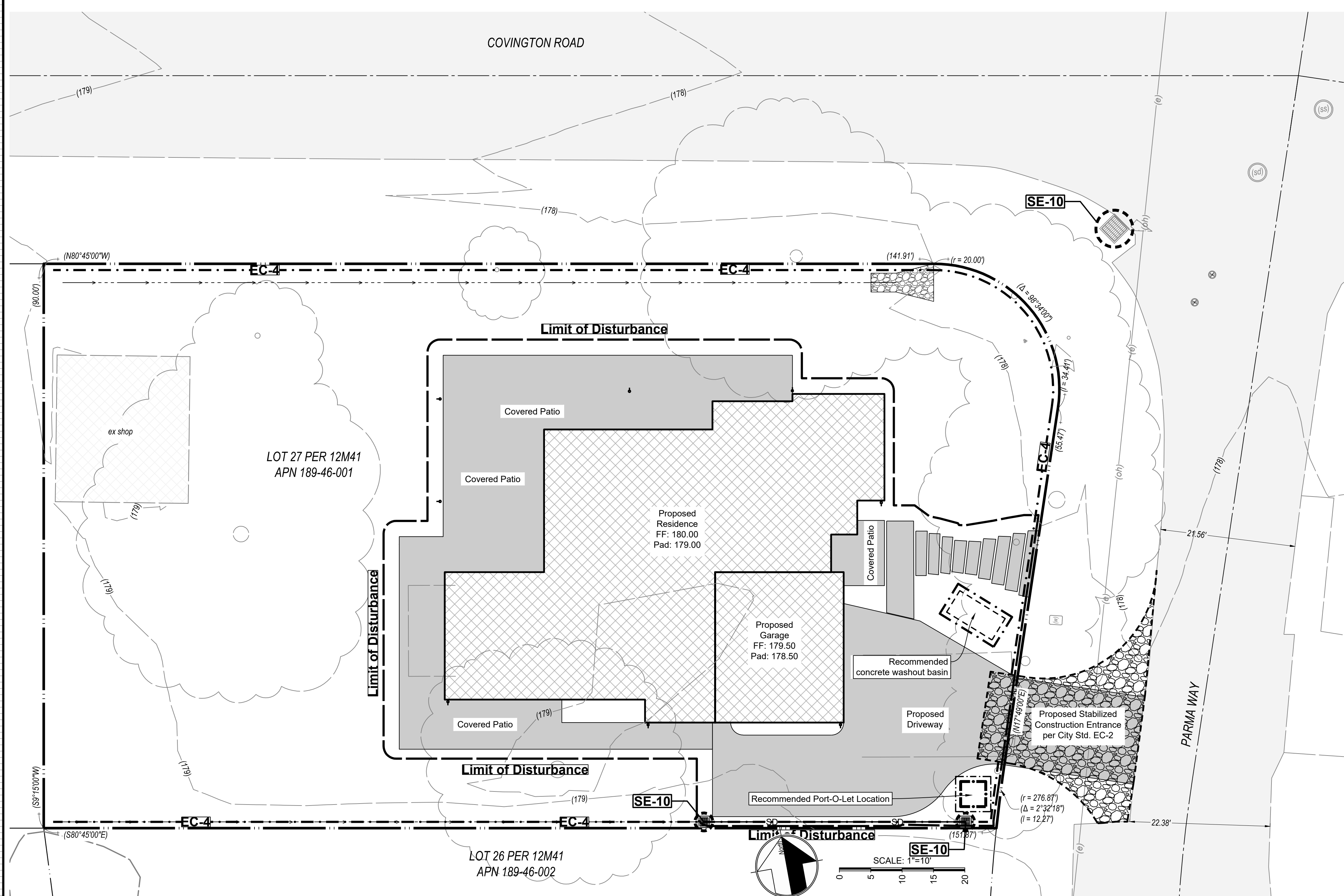


### County of Santa Clara Construction Stormwater Control Plan (CSCP) Notes:

- The contractor shall comply with all County of Santa Clara Standards, and is advised that the County has adopted the California Storm Water Quality Association (CASQA) Handbook for Construction as its Storm Water best management practices (BMP) standards. The BMPs contained within the County standards are minimum requirements. The contractor shall comply with all BMPs for sediment control, tracking control, waste management and materials pollution control, non-stormwater management control, and erosion control. Examples of BMPs that are required but are not limited to:
  - SE-10 Storm Drain Inlet Protection
  - SE-7 Street Sweeping and Vacuuming
  - WM-5 S-Solid Waste Management
  - WM-9 Sanitary/Septic Waste Management
  - WM-10 Concrete Waste Management
- Portable sanitary facilities shall have secondary containment, and be located on relatively level ground away from traffic areas and storm drain inlets.
- The contractor shall notify the County 48 hours in advance of the start of construction to request inspection of stormwater BMPs. All stormwater BMPs shall be in place prior to the start of construction, and maintained throughout the duration of the project.
- The interim CSCP is considered a "living document" which may be subject to change from time to time in order to facilitate construction. All requested changes must be approved by the County of Santa Clara prior to installation.
- The contractor shall inspect all stormwater BMPs regularly to assure they are functioning properly. If a BMP fails, the contractor shall make repairs immediately and clean all portions of storm drain systems that may have been contaminated by the failure of BMP to the satisfaction of the County of Santa Clara.

### General Notes:

- Best management practices(BMPs) for this project shall be in substantial compliance at all times with the storm water pollution prevention plan (SWPPP) prepared for the project in accordance with the state water resources control board (SWRCB) order no. 2009-0009-DWQ National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. This permit requires that the SWPPP be kept up to date to reflect the changing site conditions and the SWPPP is to be available on site at all times for review by state and local inspectors.
- The erosion control measures are to be operated during the rainy season, September 15 to April 15. By September 15, grading, installation of storm drainage and erosion control facilities will need to be completed with erosion control planting established by that time. No grading shall occur between October 1 and April 15 unless authorized by the County Engineer.
- Standard drop inlet, underground drainage pipe and appurtenances shall be constructed prior to winterization and will remain as permanent tract improvements.
- Changes to this erosion and sediment control plan shall be made to meet field conditions only with the approval of or at the direction of the County Engineer. 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.
- This plan covers only the first winter following grading. Plans are to be resubmitted for County approval prior to September 1 of each subsequent year until the tract improvements are accepted by the County.
- Seed and mulch are to be placed on all disturbed slopes steeper than 2% and higher than 3 feet, on all cut and fill slopes within or adjacent to all public rights of way and as directed by the County. Seed placed between May and September shall be irrigated as necessary to establish growth by October 1.
- Stabilized entrance shall be installed per detail TC-18TC-3 of SWPPP manual prior to grading activities.
- Drain inlets shall be protected per details SE-10 of SWPPP manual prior to grading activities or as soon as practical.
- Sediment control BMPs shall be installed prior to grading activities or as soon as practical, and maintained year round.



**Notes: SE-10 Storm Drain Inlet Protection Installation**

- DI Protection Type 2 - Excavated Drop Inlet Sediment Trap** - The excavated drop inlet sediment trap (Type 2) is shown in the attached figures. Install filter fabric fence in accordance with DI Protection Type 1. Size excavated trap to provide a minimum storage capacity calculated at the rate 67 yd<sup>3</sup>/acre of drainage area.
- Inspection and Maintenance**
- Inspect BMPs prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and at two-week intervals during the non-rainy season.
- Filter Fabric Fences. If the fabric becomes clogged, torn, or degrades, it should be replaced. Make sure the stakes are securely driven in the ground and are in good shape (i.e., not bent, cracked, or splintered, and are reasonably perpendicular to the ground). Replace damaged stakes.
- Gravel Filters. If the gravel becomes clogged with sediment, it must be carefully removed from the inlet and either cleaned or replaced. Since cleaning gravel at a construction site may be difficult, consider using the sediment-laden stone as fill material and put fresh stone around the inlet. Inspect bags for holes, gashes, and snags, and replace bags as needed. Check gravel bags for proper arrangement and displacement.
- Sediment that accumulates in the BMP must be periodically removed in order to maintain BMP effectiveness. Sediment should be removed when the sediment accumulation reaches one-third of the barrier height. Sediment removed during maintenance may be incorporated into earthwork on the site or disposed at an appropriate location.
- Remove storm drain inlet protection once the drainage area is stabilized.
- Clean and regrade area around the inlet and clean the inside of the storm drain inlet as it must be free of sediment and debris at the time of final inspection.

REVISION		ENGINEERING DIVISION	
Description	Date	TYPICAL EROSION AND SEDIMENT CONTROL AT SINGLE FAMILY CONSTRUCTION SITE	EC-1

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

REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

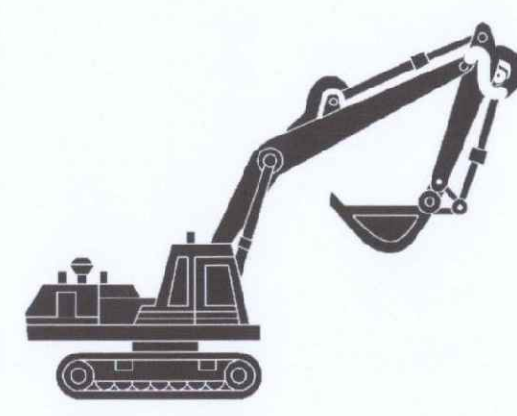
**MH engineering Co.**  
16075 Vineyard Boulevard  
Morgan Hill, CA 95037

**Open Remodel - Erosion Control Plan**  
**960 Parma Way - APN 189-46-001**

DATE: 3/20/23  
SCALE: 1"=10'  
DRAWN BY: DY  
CHECKED BY: WJM  
JOB NO: 222133  
SHEET: C4  
OF: 5

# Heavy Equipment Operation

Best Management Practices for the Construction Industry



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

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

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

- Best Management Practices for the**
- Vehicle and equipment operators
  - Site supervisors
  - General contractors
  - Home builders
  - Developers

# Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



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

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

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

- Best Management Practices for the**
- Landscapers
  - Gardeners
  - Swimming pool/spa service and repair workers
  - General contractors
  - Home builders
  - Developers
  - Homeowners

# Roadwork and Paving

Best Management Practices for the Construction Industry



- Doing The Job Right**
- General Business Practices**
- Develop and implement erosion/sediment control plans for roadwork embankments.
  - Schedule excavation and grading work during dry weather.
  - Check for and repair leaking equipment.
  - Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
  - When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
  - Do not use diesel oil to lubricate equipment parts or clean equipment.
  - Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.
- During Construction**
- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
  - Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
  - Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

**Storm Drain Pollution from Roadwork**

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

- 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

# Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



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

**Storm Drain Pollution from Fresh Concrete and Mortar Applications**

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

- 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

- During Construction**
- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
  - Set up and operate small mixers on tarps or heavy plastic drop cloths.
  - When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
  - Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
  - Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area, (2) drain onto a bermed surface from which it can be pumped and disposed of properly, or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary barriers. 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

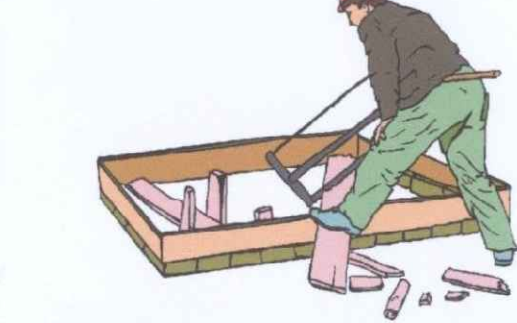
## Local Pollution Control Agencies

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 Plan: (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

# General Construction And Site Supervision

Best Management Practices For Construction



- Doing The Job Right**
- General Principles**
- Keep an orderly site and ensure good housekeeping practices are used.
  - Maintain equipment properly.
  - Cover materials when they are not in use.
  - Keep materials away from streets, storm drains and drainage channels.
  - Ensure dust control water doesn't leave site or discharge to storm drains.
- Advance Planning To Prevent Pollution**
- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual available from the Regional Water Quality Control Board, as a reference.
  - Control the amount of runoff crossing your site (especially during 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.

**Storm Drain Pollution from Construction Activities**

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

- Best Management Practices for the**
- General contractors
  - Site supervisors
  - Inspectors
  - Home builders
  - Developers

# Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



- 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 Manual for proper erosion and sediment control measures.

**Storm Drain Pollution from Earth-Moving Activities and Dewatering**

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

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

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

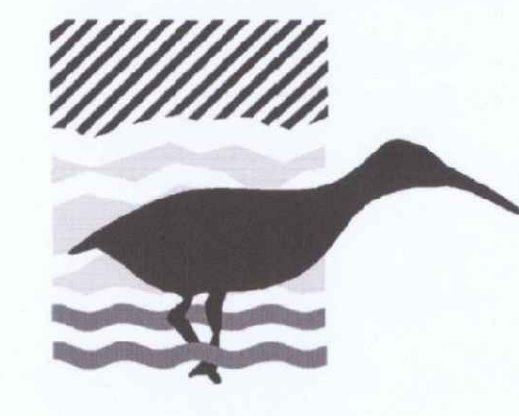
- Best Management Practices for the**
- Bulldozer, back hoe, and grading machine operators
  - Dump truck drivers
  - Site supervisors
  - General contractors
  - Home builders
  - Developers

- 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. CR, 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. CR pump water through a grassy swale prior to discharge.

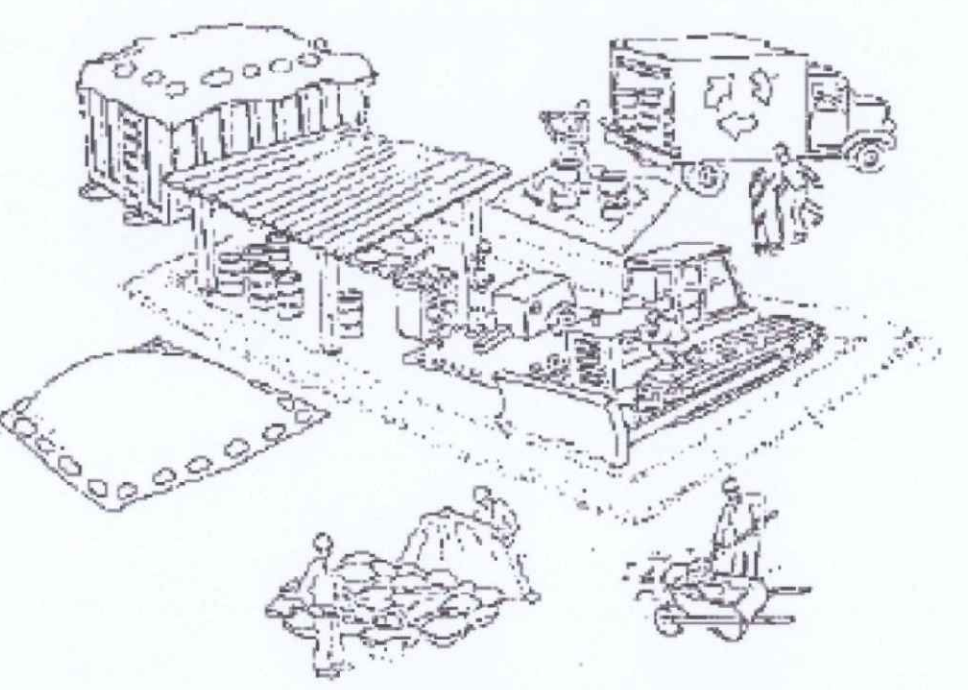
# Blueprint for a Clean Bay

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**



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