ZONING ADMINISTRATOR MEETING AGENDA

4:00 PM - Wednesday, May 21, 2025

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

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

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

https://tinyurl.com/39e267nz

Telephone: 1-253-215-8782 / Webinar ID: 970 0901 0878 / Passcode: 701956

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

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

AGENDA

CALL MEETING TO ORDER

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA
Members of the audience may bring to the Zoning Administrator's attention any item that is not on the agenda. The Zoning Administrator will announce the time speakers will be granted before comments begin. Please be advised that, by law, the Zoning Administrator is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "The Brown Act") items must first be noted on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

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

1. **Zoning Administrator Meeting Minutes**
   Approval of the DRAFT minutes of the regular meeting of May 7, 2025.

PUBLIC HEARING

2. **SC25-0005 – Bahi Oreizy – 709 Los Ninos Way**
   Request for Design Review for the construction of a new 3,566 square foot, two-story home. The property is located on the east side of Los Ninos Way, between Marich Way and Alvarado Avenue. This project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Liu*

ADJOURNMENT

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act and California Law, it is the policy of the City of Los Altos to offer its programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact department staff. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Agendas, Staff Reports and some associated documents for the Zoning Administrator items may be viewed on the Internet at *https://www.losaltosca.gov/calendar*.

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

ZONING ADMINISTRATOR MEETING MINUTES

4:00 PM – Wednesday, May 7, 2025

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

CALL MEETING TO ORDER

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

ESTABLISH QUORUM

PRESENT:	Zoning Administrator Zornes and Development Services Deputy Director Williams
STAFF:	Senior Planner Whitehill

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR.

1. **Zoning Administrator Meeting Minutes**
   Approval of the DRAFT minutes of the regular meeting of April 16, 2025.

Action: Zoning Administrator Zornes approved the meeting minutes for the regular meeting of April 16, 2025.

The motion was approved (1-0) by the following vote:
AYES: Zornes
NOES: None

PUBLIC HEARING

2. **SC25-0004 – Sam Lee – 677 Linden Avenue**
   Request for Design Review for the construction of a new 3,945 square foot, two-story home. The property is located on the east side of Linden Avenue between Pine Lane and West Portola Avenue This project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). Project Planner: Whitehill

STAFF PRESENTATION
Senior Planner Whitehill presented the staff report recommending approval of design review application SC25-0004 subject to the listed findings and conditions of approval.

PUBLIC COMMENT
Donna Wing, Eric Rumptz, Adnan Asar, Gregory Burns, and Jalen Morshed from the public spoke.

Action: Zoning Administrator Zornes approved design review application SC25-0004 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 4:40 PM.

_____
Nick Zornes
Zoning Administrator

ZONING ADMINISTRATOR
AGENDA REPORT

TO: Nick Zornes, Zoning Administrator

FROM: Jia Liu, Associate Planner

SUBJECT: SC25-0005 – 709 Los Ninos Way

RECOMMENDATION

Approve Design Review application SC25-0005 for the construction of a new 3,566 square-foot, two-story residence 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: Located on the east side of Los Ninos Way, between Marich Way and Alvarado Avenue
- Lot Size: 10,202 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes the demolition of an existing one-story house and a detached accessory structure and replacement with a new two-story house (see Attachment 1 – Project Plans). The new house will feature an attached garage and an attached accessory dwelling unit, which will be reviewed ministerially as part of the building permit submittal. The home is designed in a transitional modern architectural style, incorporating high-quality materials including a standing seam metal roof, smooth cement plaster exterior finish with horizontal wood siding accents, wood soffit, and aluminum framed windows and steel framed doors.

There are 12 trees on the property, including one protected tree. No protected trees are proposed to be removed as part of the project.

ANALYSIS

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

	Existing	Proposed	Allowed/Required
COVERAGE*:	2,616 square feet	2,590 square feet	3,061 square feet
FLOOR AREA*:			
First floor	2,462 square feet	2,284 square feet	
Second floor	----	1,282 square feet	
Total	2,462 square feet	3,566 square feet	3,571 square feet
SETBACKS:			
Front	24.83 feet	25.00 feet	25 feet
Rear	3.17 feet	52.5 feet	25 feet
Right side (1st/2nd)	30.00 feet/---- feet	10.58 feet/17.50 feet	10 feet/17.50 feet
Left side (1st/2nd)	14.83 feet/---- feet	10.25 feet/19.08 feet	10 feet/17.50 feet
HEIGHT:	13.33 feet	26 feet	27 feet

** The project includes an attached ADU, which will be reviewed ministerially as part of the building permit. Pursuant to Los Altos Municipal Code (LAMC) Section 14.14.060, the ADU has not been included in the floor area or lot coverage calculations for the site.*

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 (Design Guidelines). The surrounding neighborhood is considered a Consistent Character Neighborhood according to the Design Guidelines. The immediate neighborhood is comprised of one-story and two-story houses. Homes in the neighborhood exhibit similar front setback patterns, a combination of simple and complex roof forms, and consistent massing. The horizontal eave lines typically range from approximately eight to nine feet and six inches in height at the first floor and seven feet to eight feet at the second floor. Most of the homes in the neighborhood feature attached garages in the front yard facing the street.

The massing of the proposed new residence is compatible with the immediate neighborhood. The first story features one uniformed plate height of nine feet while the second story also has a consistent plate height of seven feet and 10 inches. The proposed residence retains key design attributes indicative of the neighborhood including pitched roof lines at the second story, traditional exterior materials such as cement plaster and wood siding, and maintains a moderate scale found in the neighborhood. All design considerations and alignments reflect a thoughtful approach to achieving a harmonious architectural composition within the neighborhood.

The proposed landscaping includes five new trees and 11 evergreen screening bushes along the south side property line and three evergreen screening bushes along with the rear property line which will be integrated with existing screening vegetation to remain. A variety of ground cover plants and low shrubs will also be placed on the project site. 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, preserves existing trees, and enhances landscaping to the extent possible.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to 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 COMMUNITY OUTREACH

A public meeting notice was mailed to property owners within a 300-foot radius and published in the newspaper. The applicant also posted a public notice sign on the property in conformance with the Planning Division posting requirements.

The applicant reached out to 11 neighbors in the immediate area either in person, with a letter, or by email for the community outreach. No comments from the public have been received by staff as of the writing of this report.

Attachment:

1. Project Plans

Cc: Bahi Oreizy, Applicant and Architect
Cen Ling & Yuanyuan Li, Property Owners

FINDINGS

SC25-0005 – 709 Los Ninos 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 new two-story residence complies with all provisions 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, maximum height, and daylight plane requirement pursuant to LAMC Chapter 14.06.

C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal. Grade changes shall be minimized because the existing site is relatively level and does not require substantial grading. There are 12 trees on the property, including one protected tree which will be preserved as part of the project.

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 moderate scale, horizontal eave lines, building articulation, and roof forms that break up the massing and minimize excessive bulk.

E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to ensure the compatibility of the development with its design concept and the character of adjacent buildings. The proposed home complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06 and the design of the home incorporates consistent and compatible features including standing seam metal roof, cement plaster exterior finish with horizontal wood siding accents, wood soffits, and aluminum framed windows and steel framed doors.

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

SC25-0005 – 709 Los Ninos Way

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on May 21, 2027 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.

2. **Approved Plans:** The approval is based on the plans and materials received on March 21, 2025, except as modified by these conditions as specified below.

3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the approval may be approved by the Development Services Director.

4. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

5. **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.

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

7. **Protected Trees:** Trees No. T9 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.

8. **Tree Protection Fencing:** The grading and tree or landscape plan of the building permit submittal shall show the required tree protection fencing which shall be installed around the dripline(s), or as required by the project arborist, of trees No. T9. Verification of installation of the fencing shall be submitted to the City prior to building permit issuance. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed

until all building construction has been completed unless approved by the Planning Division.

9. **Tree Removal and Replacement in Public Right-of-Way**: Proposed removal and replacement of any trees located in the public right-of-way is not part of the design review approval. The applicant shall obtain the Public Work's Department approval prior to the tree removal.

10. **Landscaping:** The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code. 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. **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 prior to final inspection.

12. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.

BUILDING DIVISION

13. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable adopted standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

14. **Conditions of Approval:** Incorporate the conditions of approval into the building permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.

15. **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.

16. **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. Payments shall be made directly to the school districts.

17. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development

and impact fees in accordance with State Law and the City of Los Altos current adopted fee schedule. All impact fees not paid prior to building permit issuance shall be required to provide a bond equal to the required amount prior to issuance of the building permit.

18. **Swimming Pools, Water Features, and Outdoor Kitchens:** The proposed pool and associated equipment, water feature, and/or outdoor kitchen require a separate building permit and are subject to the City's standards pursuant to Section 14.06.120 and Chapter 14.15.

19. **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.

20. **Underground Utility and Fire Sprinkler Requirements:** New construction 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.

21. **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.

22. **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.

23. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

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

25. **Work Hours/Construction Site Signage:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 5:30 p.m., Monday through Friday, from 9 a.m. to 3 p.m. Saturday, and no work is permitted on Sunday or any City observed holiday. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours and contact information, including an after-hours contact.

ENGINEERING DIVISION

26. **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.

27. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.

28. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main.

29. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. The applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.

30. **Grading and Drainage Plan:** The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to the issuance of the building permit.

31. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) *National Pollutant Discharge Elimination System (NPDES)* Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site and affected portions of the public right-of-way that are developed or redeveloped as part of the project must also complete a C.3. Data Form available on the City's Building Division website.

32. **Storm Water Filtration Systems:** Prior to the issuance of the building permit the applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation. Storm water filtration measures shall be installed separately for each lot. All storm water runoff shall be treated onsite. Discharging storm water runoff to neighboring properties or public right-of-way and connections to existing underground storm water mains shall not be allowed.

FIRE DEPARTMENT

33. **Applicable Codes and Review**: The project shall comply with the California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code Review of this developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make an application to, and receive from, the Building Department all applicable construction permits.

34. **Violations**: This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to

give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].

35. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter. 33.

36. **Fire Sprinklers Required:** Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations (Sprinklers noted on sheet A0).

37. **Required Fire Flow:** The minimum required fire flow for this project is 1000 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]. Provide a fire flow letter from a local water purveyor confirming the required fire flow of 1000 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corner of the structure is required. Contact your local water purveyor (California Water) for details on how to obtain the fire flow letter.

38. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection system, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

39. **Address Identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

RECEIVED
Date: 3/21/2025
CITY OF LOS ALTOS PLANNING

DESIGN REVIEW APPLICATION

NEW TWO STORY HOUSE

LING RESIDENCE

709LOS NINOS WAY, LOS ALTOS, CA 94022

360 design studio
ARCHITECTURE
1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905
info@360designstudio.net

PROJECT CONSISTS OF A NEW TWO STORY HOUSE + ATTACHED ACCESORY DWELLING UNIT

PROJECT DESCRIPTION 1

709 LOS NINOS WAY
LOS ALTOS, CA, 94022

APN:	**170-11-016**
ZONE :	**R1-10**
OCCUPANCY GROUP:	**GROUP R DIVISION 3**
GARAGE OCCUPANCY:	**U**
CONSTRUCTION TYPE:	**VB**
LOT AREA:	**10.202 SF**

PROPOSED FLOOR AREA

GROUND FLOOR AREA:	2273 SF
SECOND FLOOR AREA:	1270 SF
GARAGE:	451 SF
COVERED PORCH:	384 SF
ATTACHED ADU:	845 SF

PROJECT INFORMATION 2

A0	COVER SHEET
EC1	EXISTING FLOOR PLAN
EC2	EXISTING ELEVATIONS
A1.1	PROPOSED SITE PLAN
A1.2	AREA CALC. DIAGRAM
A2.1	GROUND FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.1	FRONT AND REAR ELEVATIONS
A3.2	SIDE ELEVATIONS
A4.1	SECTIONS
A4.2	SECTIONS
A5	MATERIALS & FINISHES
A6.1	3D IMAGES
A6.2	3D IMAGES
L000	COVER SHEET AND WELO
L100	MATERIAL PLAN
L400	PLANTING PLAN
L401	IRRIGATION & HYDROZONE DIAGRAM
T1	TREE PROTECTION PLAN
C0	**TOPOGRAPHICAL SURVEY**
C1	GRADING AND DRAINAGE PLAN
C2	CONSTRUCTION DETAILS
C3	EROSION CONTROL PLAN
C4	CITY STANDARD DETAILS
C5	BLUEPRINT FOR A CLEAN BAY

SHEET INDEX 3


364 Marich Way


388 Marich Way


718 Los Ninos Way

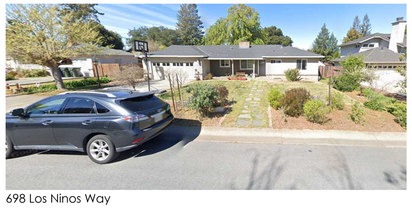

715 Los Ninos Way


712 Los Ninos Way


701 Los Ninos Way - One Story


706 Los Ninos Way


691 Los Ninos Way

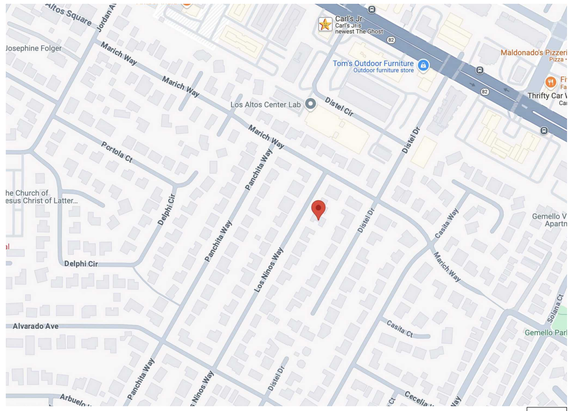

698 Los Ninos Way


692 Distel Dr

NEIGHBORHOOD PHOTOS 9


709 Los Ninos Way

PROPOSED FACADE 6



VICINITY MAP 7

NEIGHBORHOOD CONTEXT 8

OWNERS:
CEN LING
709 LOS NINOS WAY
LOS ALTOS, CA 94022
Charlesling6@gmail.com
626-807-7358

ARCHITECT/ APPLICANT:
360 DESIGN STUDIO
BAHI OREIZY
1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
info@360designstudio.net
650-360-2905 office

ARBORIST
AESCULUS ARBORICULTURAL CONSULTING
KATHERINE NAEGELE
211 HOPE STREET #391653
MOUNTAIN VIEW, CA 94041
katherine@aacarbor.com
408-675-1769 office

CIVIL
NNR ENGINEERING SERVICES CO.
NADIM RAFFOUL
535 WEYBRIDGE DRIVE
SAN JOSE, CA 95123
nnrengineering@yahoo.com
408-348-7813

LANDSCAPE ARCHITECTS
DUNE HAI
ANOOSHEY RAHIM
8262 RANCHO REAL
GILROY, CA 95020
contact@DUNEHAI.com
415-273-9379

DIRECTORY 4

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
Lot Coverage:	2,616 SF (26%)	2,590 SF (25.4%)	3,061 SF (30%)
Total Floor Area:	2,462 SF	3,566 SF (34.9%)	3,571 SF (35%)
Ground Floor		2,284 SF (22.4%)	
Second Floor		1,282SF (12.5%)	
Setbacks:			
Front	24'-10"	25'-0"	25'-0"
Rear	3'-2"	52'-6"	25'-0"
Side Left (Ground Flr)	14'-10"	10'-3"	10'-0"
Side Right (Ground Flr)	1'-9"	10'-7"	10'-0"
Side Left (2nd Flr)	N/A	19'-1"	17'-6"
Side Right (2nd Flr)	N/A	17'-6"	17'-6"
Height:	13' - 4"	26'- 0"	27'-0"
ADU Area:		845 SF	
ADU Side Setback:		5'-10"	4'-0"
ADU Rear Setback:		7'-2"	4'-0"
ADU Height:		11'-3"	16'-0"

SQUARE FOOTAGE BREAKDOWN

	Existing		Total Proposed
Habitable Living Area	2,022 SF	+ 1,092	3,115 SF
Non-Habitable Floor area	440 SF	+ 11	451 SF

LOT CALCULATIONS

Net Lot Area:	10,202 SF	
Total Front Yard area	2,126 SF	
Front Yard Hardscape area	651 SF (31%)	
Landscaping breakdown	Total Hardscape area (existing and proposed)	5,435 SF
	Existing Softscape (undisturbed) area	6,892 SF
	New Softscape area:	- 2,125 SF
	Sum of all three equals net site area:	10,202

PROJECT SUMMARY TABLE 5

Ling Residence
709 Los Ninos Way
Los Altos, CA 94022

LICENSED ARCHITECT BAHAREH OREIZY 32375 11/30/25 RENEWAL DATE STATE OF CALIFORNIA

Date 02/03/25
Rev 1 3/17/2025

TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Sheet Title
Cover Sheet

Sheet No.
A0

360 design studio
ARCHITECTURE

1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905

info@360designstudio.net

Ling Residence

709 Los Ninos Way
Los Altos 94022

P.L.

25' OFFSET

GUEST SUITE

BATHRM

EM

GARAGE

LIVING RM

PATIO

±F.F. 95.5'

KITCHEN

BEDRM

BEDRM

BATHRM

BATHRM

BEDRM SUITE

GM

P.L.

P.L.

P.L.

LICENSED ARCHITECT
BAHAREH OREIZY
32375
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA

Date
02/03/25

Rev
1 3/17/2025

TWO STORY DESIGN REVIEW SUBMITAL - REV 1

Sheet Title
EXISTING FLOOR PLAN

Sheet No.
EC1

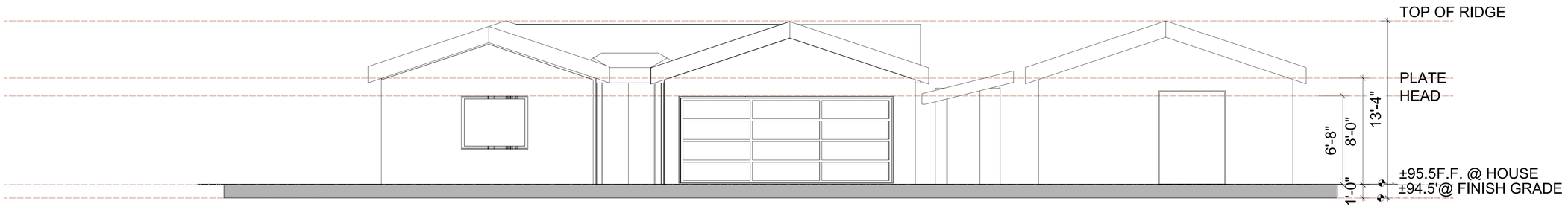
EXISTING FLOOR PLAN
Scale: 1/4" = 1'-0"

1

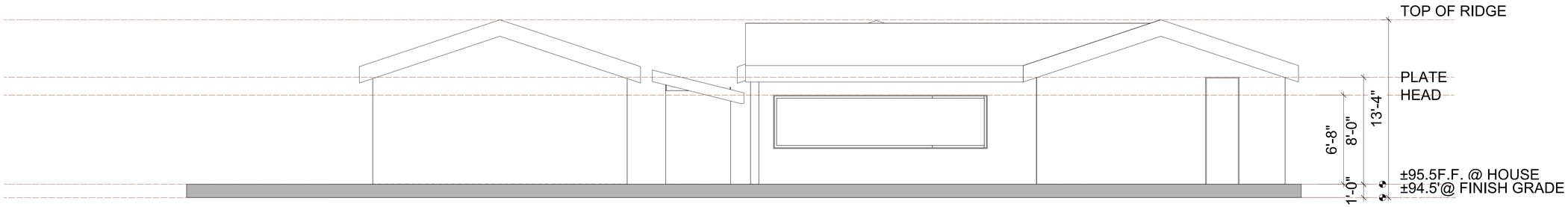
360 design studio
ARCHITECTURE

1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905

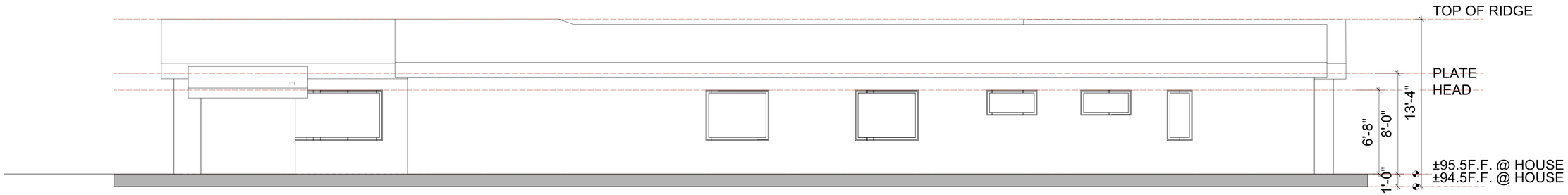
info@360designstudio.net



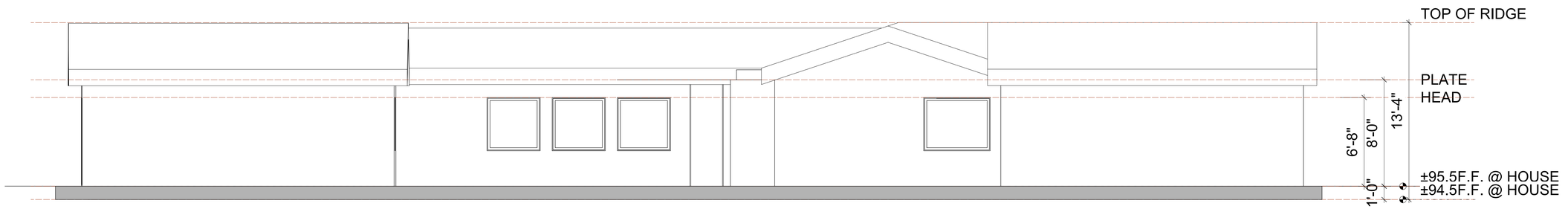
EXISTING FRONT (WEST) ELEVATION 1
Scale: 1/4" = 1'-0"



EXISTING REAR (EAST) ELEVATION 2
Scale: 1/4" = 1'-0"



EXISTING LEFT (NORTH) ELEVATION 3
Scale: 1/4" = 1'-0"



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

LICENSED ARCHITECT
BEHAREH ORENAY
32375
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA

Ling Residence

709 Los Ninos Way
Los Altos 94022

TWO STORY DESIGN REVIEW SUBMITAL - REV 1

Date
02/03/25

Rev
1 3/17/2025

Sheet Title
EXISTING ELEVATIONS

Sheet No.
EC2

FRONT YARD LANDSCAPE

TOTAL FRONT YARD AREA (25' x 85'): **2,126 SQFT**
470 SQFT (DRIVEWAY) +
157 SQFT (WALKWAY) +
24 SQFT (STEPPING STONES)=
TOTAL FRONT YARD CONCRETE PAVER: **651 SQFT**
651 SQFT = **31% HARDSCAPE**
69% WILL BE LANDSCAPED (MEETS MIN. 50% REQUIRMENT PER LAZC SECTION 14.06.060)

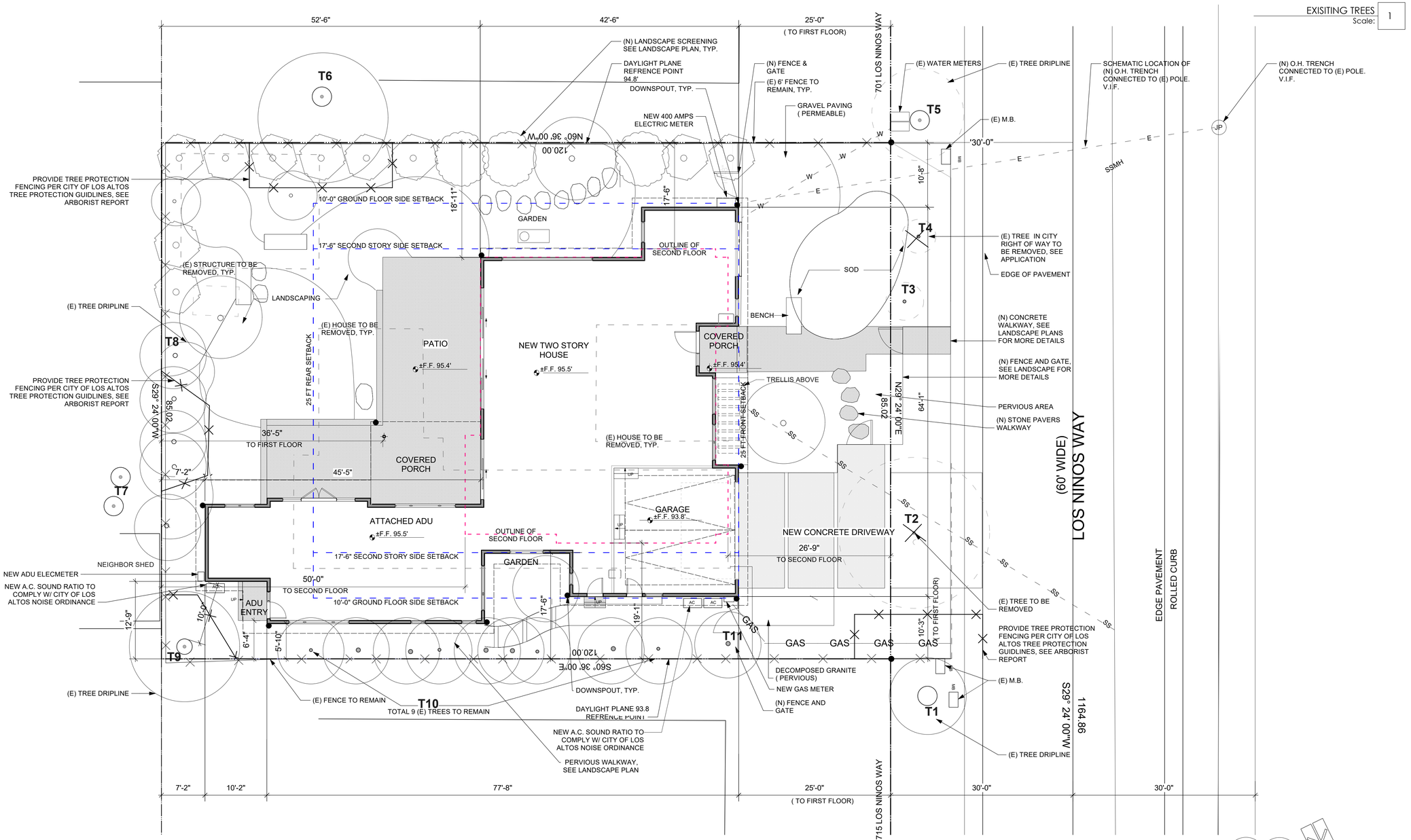
SEE LANDSCAPE DRAWINGS

SEE ARBORIST REPORT & SHEET T1 FOR TREE IDENTIFICATION AND PROTECTION INFORMATION

SEE CIVIL GRADING & DRAINAGE PLAN

ID	LATIN NAME	COMMON NAME	DBH	PROTECTED	NOTES
1	PINUS CANARIENSIS	CANARY ISLAND PINE	26"	YES	TO REMAIN
2	LAGERSTROEMIA INDICA	CRAPE MYRTLE	8"	NO	TO BE REMOVED
3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	5"	NO	TO REMAIN
4		CRAPE MYRTLE	4.5"	NO	TO BE REMOVED
5	SEQUOIA SEMPERVIRENS	COAST REDWOOD	30"	YES	TO REMAIN
6		COAST REDWOOD	40" ES.	YES	TO REMAIN
7		COAST REDWOOD	40" ES.	YES	TO REMAIN
8	PITTOSPORUM SPP.	PITTOSPORUM	6" AVE.	NO	TO REMAIN
9	QUERCUS AGRIFOLIA	COAST LIVE OAK	1'10"	YES	TO REMAIN
10	PYRUS KAWAKAMI	EVERGREEN PEAR	6.5" AVE.	NO	TO REMAIN
11		CRAPE MYRTLE	6"	NO	TO REMAIN

EXISITING TREES
Scale: 1



PROPOSEED SITE PLAN
Scale: 1/8" = 1'-0"
2
1

360 design studio
ARCHITECTURE
1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905
info@360designstudio.net

Ling Residence
709 Los Ninos Drive
Los Altos 94022

LICENSED ARCHITECT
BHAREH ORDAT
32375
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA

Date
02/03/25

Rev
1 3/17/2025

TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Sheet Title
Proposed Site Plan

Sheet No.
A1.1

360 design studio
ARCHITECTURE

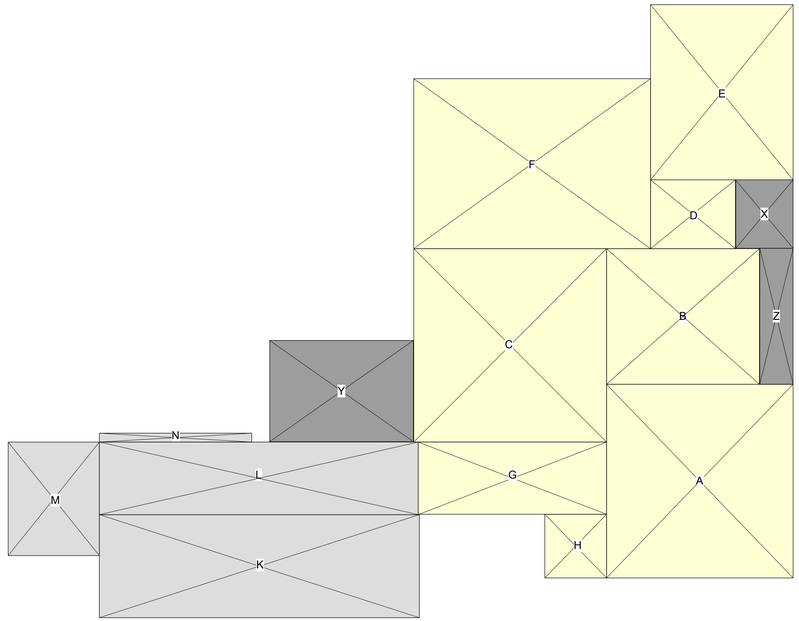
1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905

info@360designstudio.net

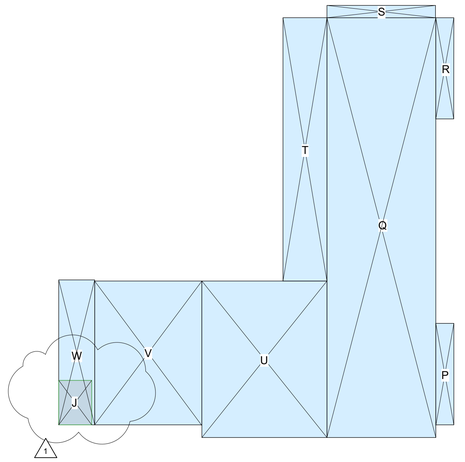
Ling Residence

709 Los Ninos Drive
Los Altos 94022

Summary Table		
Section	**Dimensions**	**Area (SF)**
GROUND FLOOR		
GARAGE - A	20'-10" X 21'-8"	451
B	17'-1" X 15'-2"	259
C	21'-7" X 21'-7"	466
D	9'-6" X 7'-8"	73
E	15'-11" X 19'-7"	312
F	26'-6" X 19'	504
G	21'-1" X 8'-1"	170
H	6'-11" X 7'-1"	49
GROUND FLOOR AREA		2284
SECOND FLOOR		
P	2' X 11'-4"	23
Q	12'-2" X 46' -11"	571
R	2' X 11'-4"	23
S	12'-2" X 1'-5"	17
T	4'-11" X 29'-5"	145
U	14' X 17'-6"	245
V	12' X 16'-1"	193
W	4' X 16'-2"	65
SECOND FLOOR AREA		1282
TOTAL FLOOR AREA		3566
ATTACHED ADU		
K	35'-9" X 11'-6"	411
L	35'-8" X 8'-1"	288
M	10'-2" X 12'-8"	129
N	17'-0" X 1'-0"	17
TOTAL ATTACHED ADU AREA		845
COVERED PORCH		
J	5'-0" X 3'-8"	18
X	6'-5" X 7'-8"	49
Y	16'-1" X 11'-4"	182
Z	3'-9" X 15'-2"	57
TOTAL COVERED PORCH AREA		306
TOTAL LOT COVERAGE		2590



AREA CALC. GROUND FLOOR 1
Scale: 1/8" = 1'-0"



AREA CALC. SECOND FLOOR 2
Scale: 1/8" = 1'-0"

LICENSED ARCHITECT
BAHAREH OREIZY
32375
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA

TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Date
02/03/25

Rev
1 3/17/2025

Sheet Title
Area Calcs Diagram

Sheet No.
A1.2

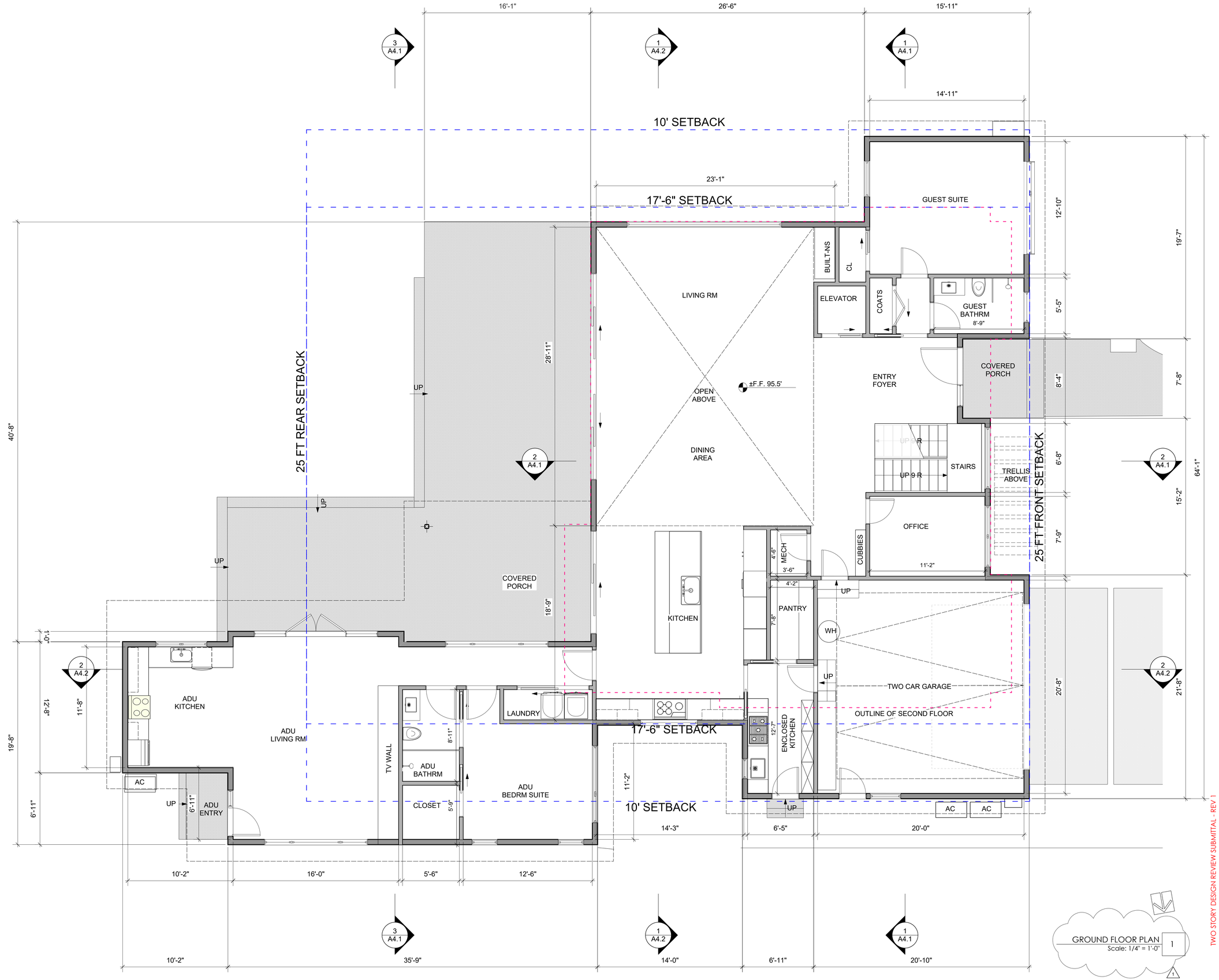
360 design studio
ARCHITECTURE

1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905

info@360designstudio.net

Ling Residence

709 Los Ninos Drive
Los Altos 94022



GROUND FLOOR PLAN
Scale: 1/4" = 1'-0"

LICENSED ARCHITECT
BAHAREH ORDIZ
32375
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA

Date
02/03/25

Rev
1 3/17/2025

TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Sheet Title
Ground Floor Plan

Sheet No.
A2.1

360 design studio
ARCHITECTURE

1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905

info@360designstudio.net

Ling Residence

709 Los Ninos Drive
Los Altos 94022

SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"
1

LICENSED ARCHITECT
BAHAREH OREIZY
32375
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA

Date
02/03/25

Rev
1 3/17/2025

TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Sheet Title
Second Floor Plan

Sheet No.
A2.2

360 design studio
ARCHITECTURE

1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905

info@360designstudio.net

Ling Residence

709 Los Ninos Drive
Los Altos 94022

Proposed Roof Plan
Scale: 1/4" = 1'-0"

1

LICENSED ARCHITECT
BAHAREH ORDIZ
32375
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA

TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Date
02/03/25

Rev
1 3/17/2025

Sheet Title
Roof Plan

Sheet No.
A2.3

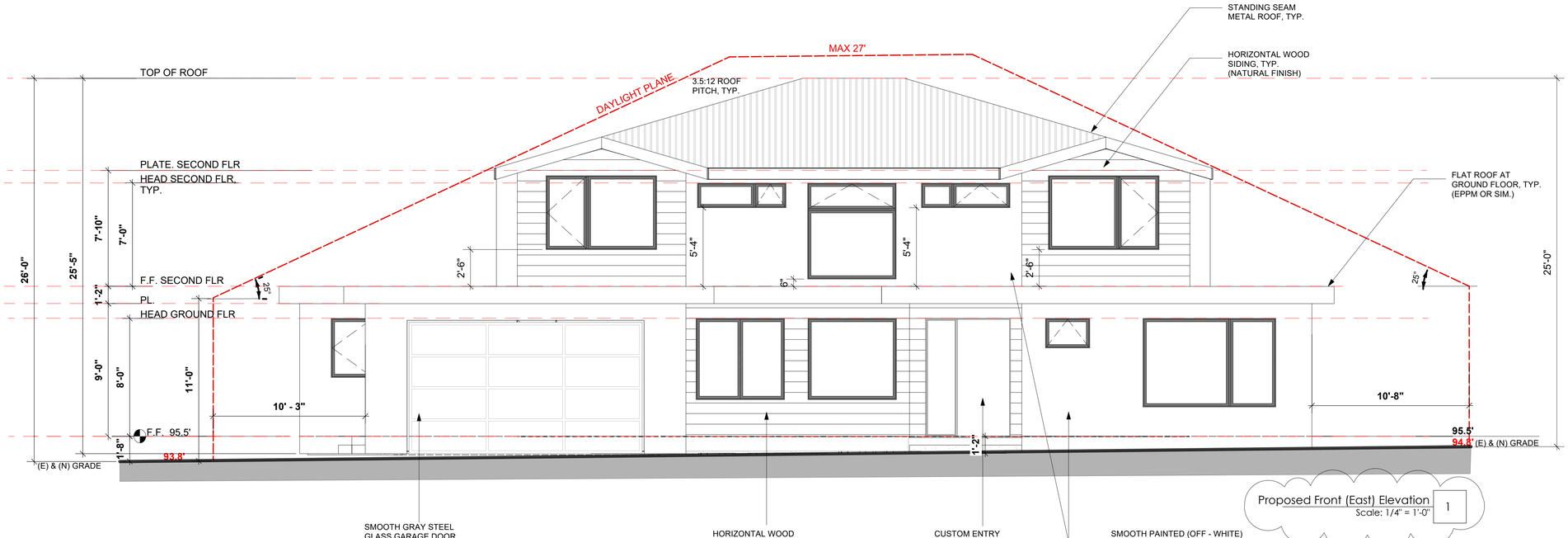
360 design studio
ARCHITECTURE

1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905

info@360designstudio.net

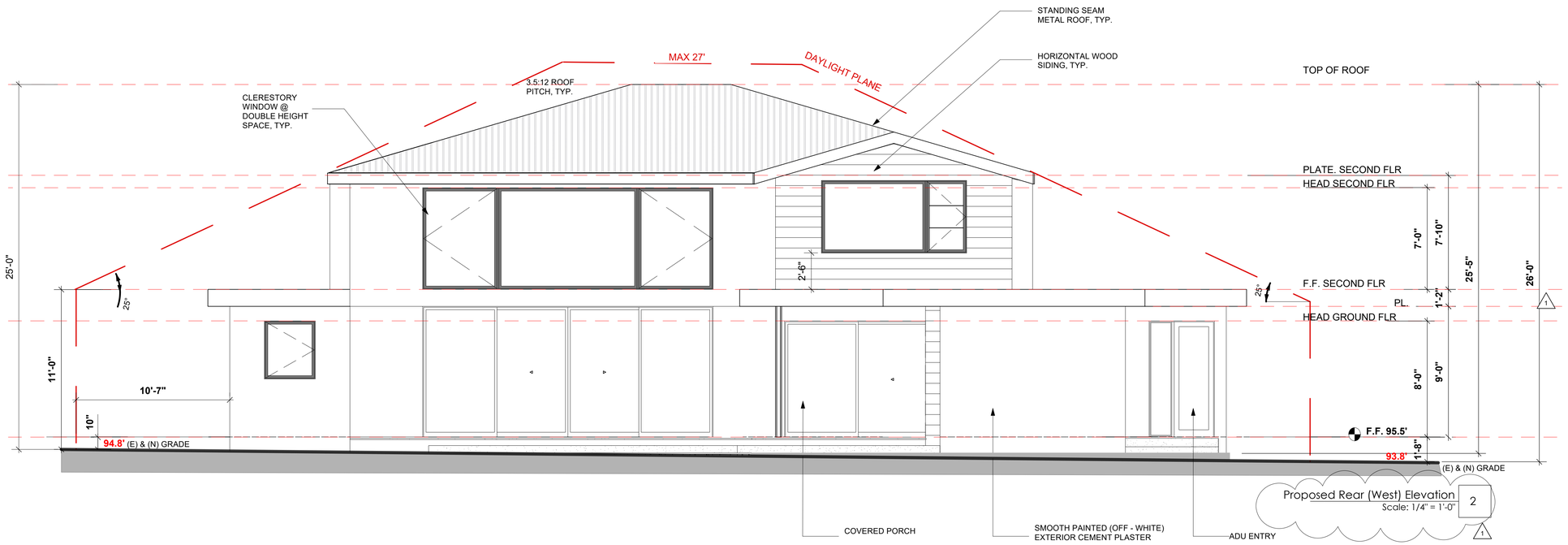
Ling Residence

709 Los Ninos Drive
Los Altos 94022



Proposed Front (East) Elevation 1
Scale: 1/4" = 1'-0"

SEE A5 FOR EXTERIOR COLOR AND METAL PALETTE



Proposed Rear (West) Elevation 2
Scale: 1/4" = 1'-0"

LICENSED ARCHITECT
BEHAREH ORDIZ
32375
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA

Date
02/03/25

Rev.
1 3/17/2025

TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Sheet Title
Front and Rear Elevations

Sheet No.
A3.1

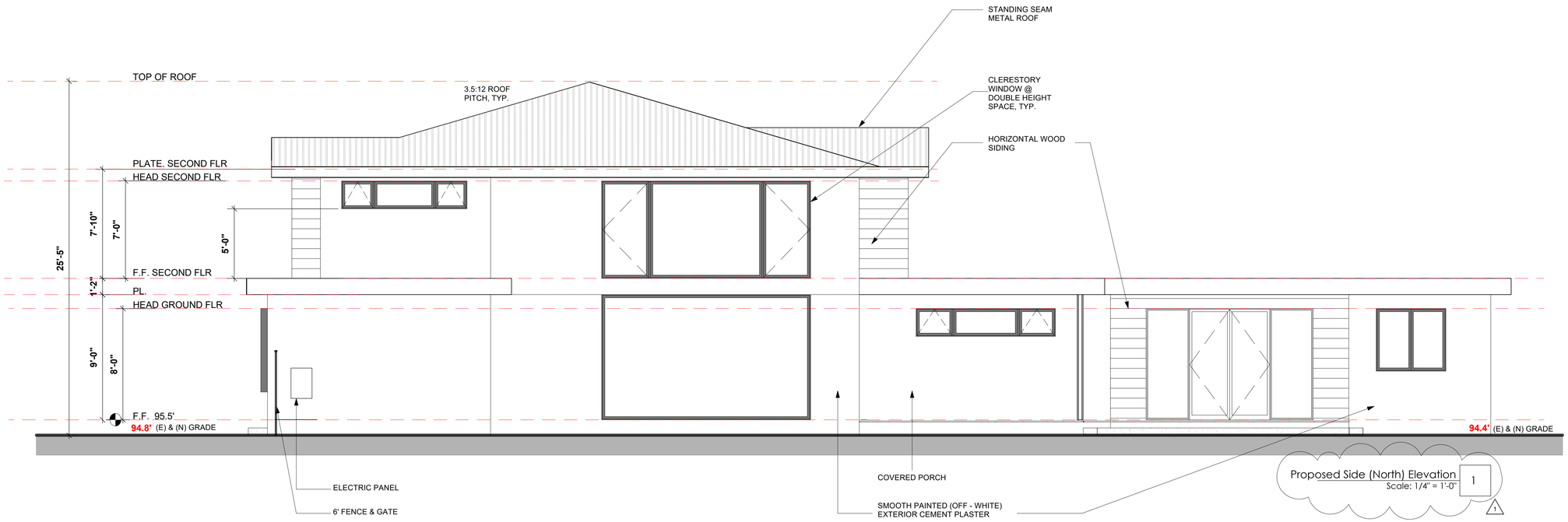
360 design studio
ARCHITECTURE

1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905

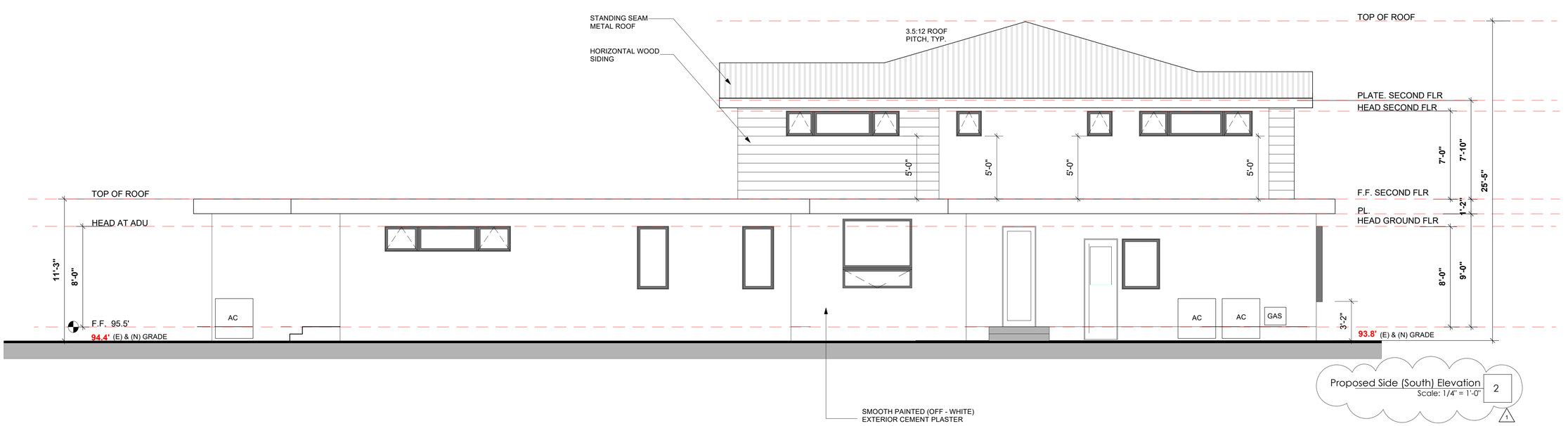
info@360designstudio.net

Ling Residence

709 Los Ninos Drive
Los Altos 94022



Proposed Side (North) Elevation 1
Scale: 1/4" = 1'-0"



Proposed Side (South) Elevation 2
Scale: 1/4" = 1'-0"

LICENSED ARCHITECT
BAHAREH ORDEST
32375
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA

Date
02/03/25

Rev
1 3/17/2025

TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Sheet Title
Side Elevations

Sheet No.
A3.2

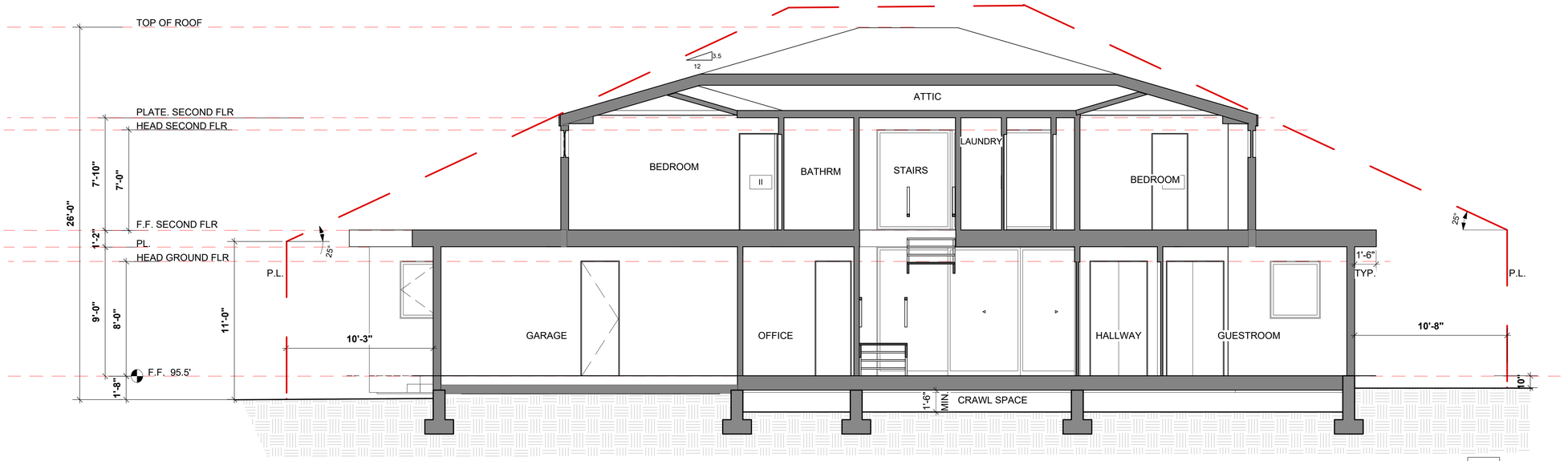
360 design studio
ARCHITECTURE

1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905

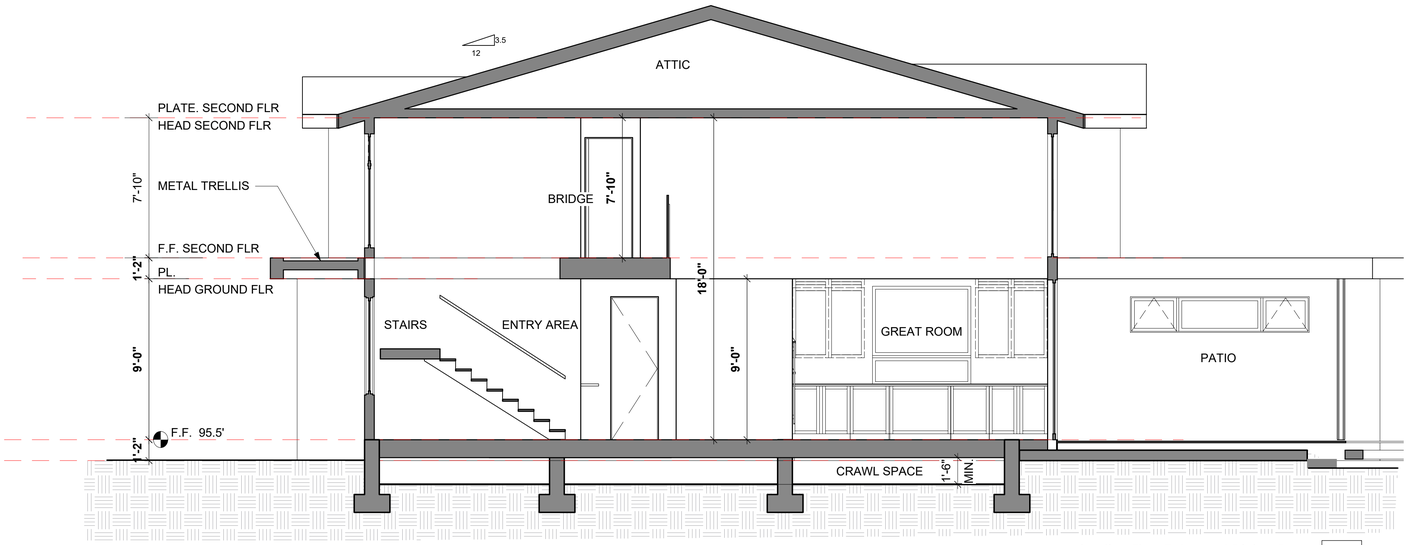
info@360designstudio.net

Ling Residence

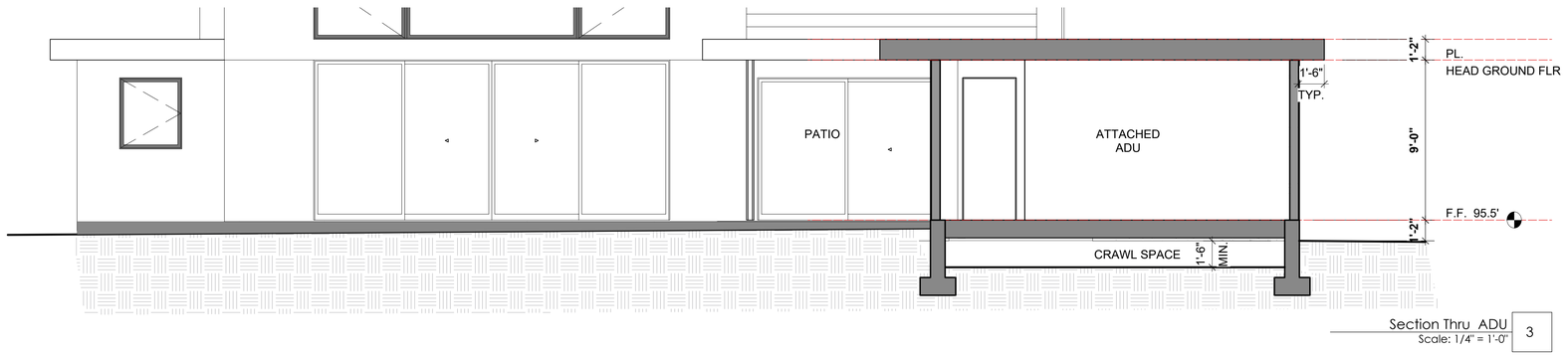
709 Los Ninos Drive
Los Altos 94022



Section Thru Garage and Guest Room
Scale: 1/4" = 1'-0"
1



Section Thru Entry and Dining Room
Scale: 1/4" = 1'-0"
2



Section Thru ADU
Scale: 1/4" = 1'-0"
3

LICENSED ARCHITECT
BAHAREH ORDEAT
32375
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA

Date
02/03/25

Rev
1 3/17/2025

TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Sheet Title
Section

Sheet No.
A4.1

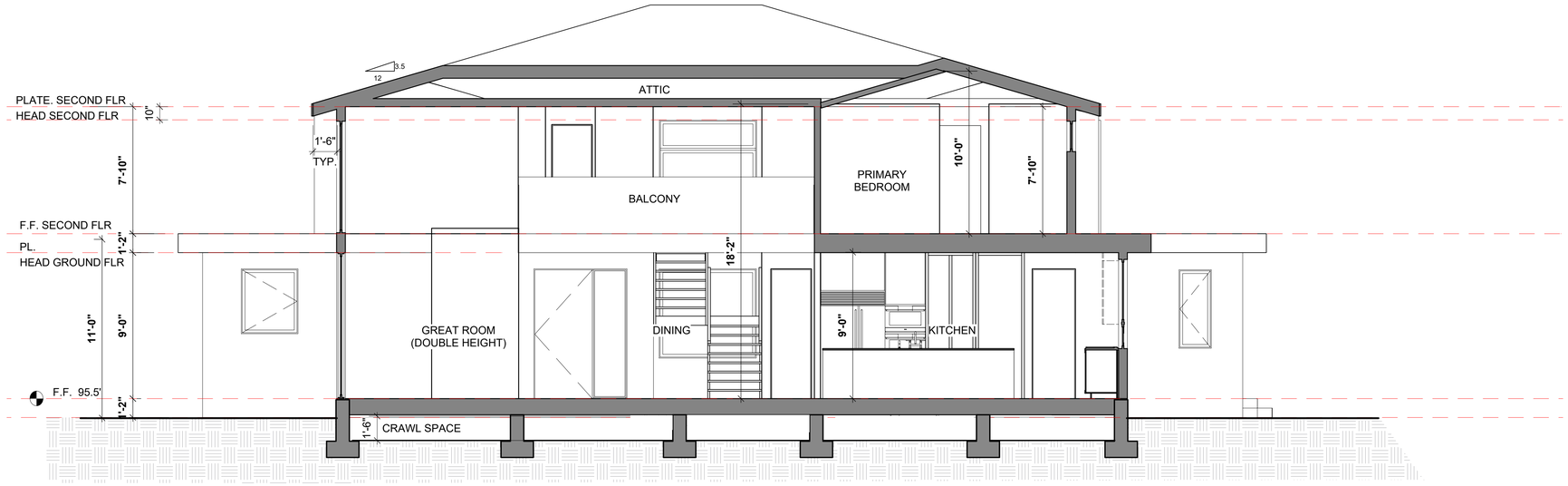
360 design studio
ARCHITECTURE

1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905

info@360designstudio.net

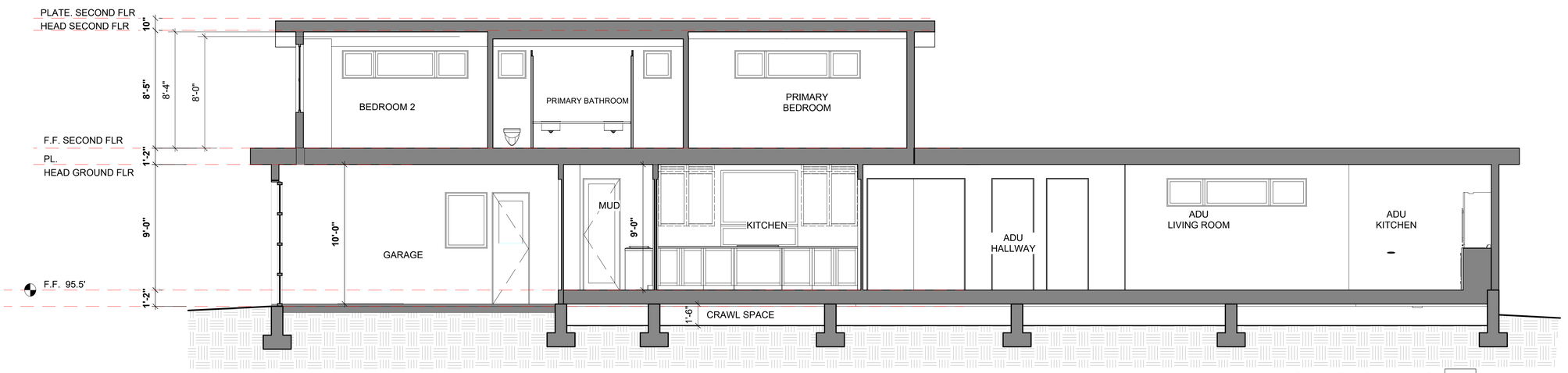
Ling Residence

709 Los Ninos Drive
Los Altos 94022



Section thru living and Kitchen
Scale: 1/4" = 1'-0"

1



Section Thru Garage & ADU
Scale: 1/4" = 1'-0"

2

LICENSED ARCHITECT
BEHAREH ORDAT
32375
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA

Date
02/03/25

Rev.
1 3/17/2025

TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Sheet Title
Section

Sheet No.
A4.2

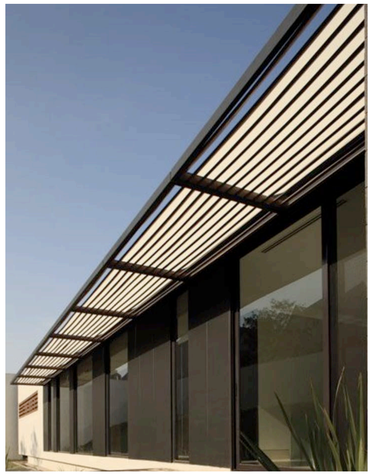
360 design studio
ARCHITECTURE

1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905

info@360designstudio.net

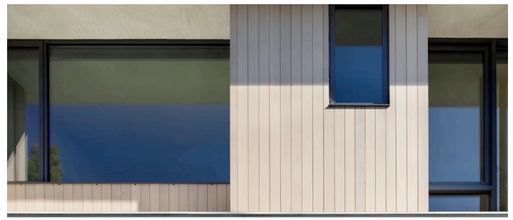
Ling Residence

709 Los Ninos Way
Los Altos, CA 94022

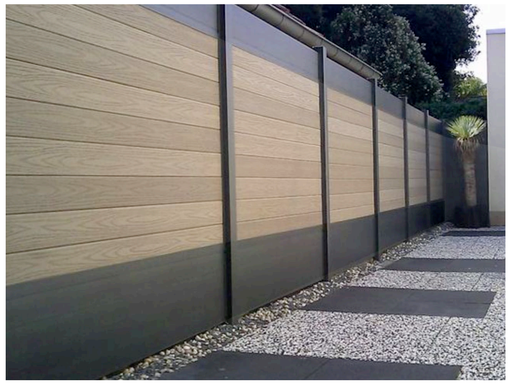


TRELLIS
Steel open frame (dark anodized) to match windows

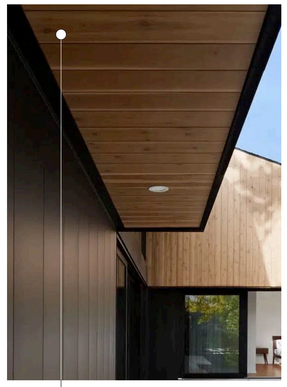
ROOF @ SECOND FLOOR
Standing Seam Metal Flat Roof



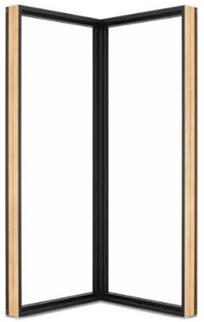
EXTERIOR WALLS
@ ACCENT WALLS
Exterior Wood Siding
Color - Aged Teak



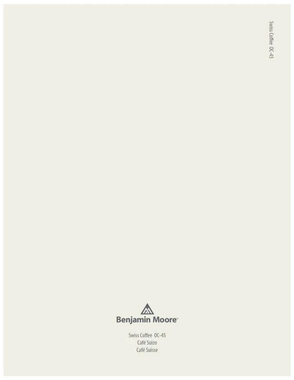
6' HEIGHT FENCE
Wood Fence w/ Metal Posts



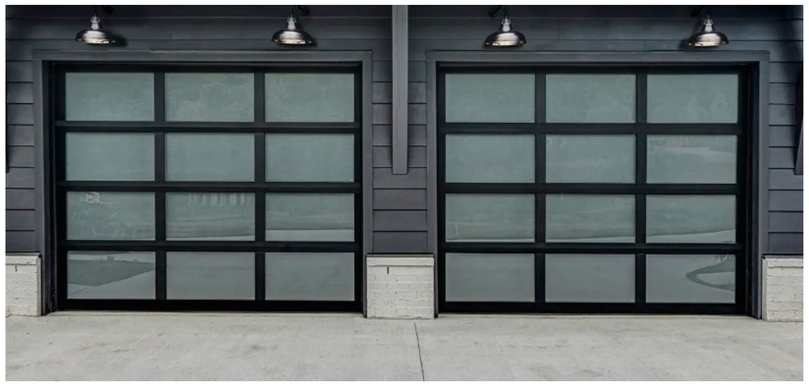
ROOF EAVE @ GROUND FLOOR
Exterior Wood Siding



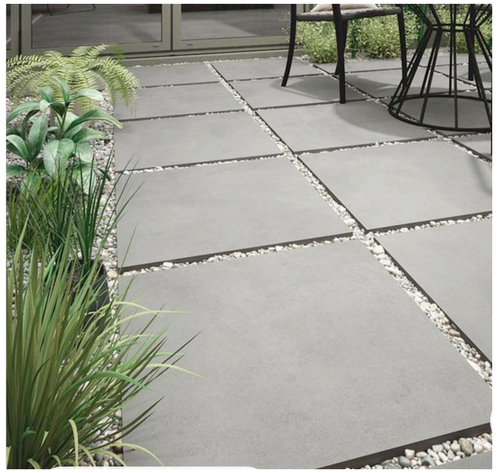
EXTERIOR WINDOWS
- Trimless window units
- Dark Anodized ALuminum



EXTERIOR CONCRETE PAINT
SWISS COFFEE OC-45



GARAGE DOOR
Glass
Avante Clopay



PATIOS
Gray Tone Porcelain or Concrete Tiles

REAR COURTYARD PATIO
Concrete Tiles

LICENSED ARCHITECT
BAHAREH ORDEY
32375
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA

TWO STORY DESIGN REVIEW SUBMITTAL

Date
02/03/25

Rev

Sheet Title
Material & Finishes

Sheet No.
A5

360 design studio
ARCHITECTURE

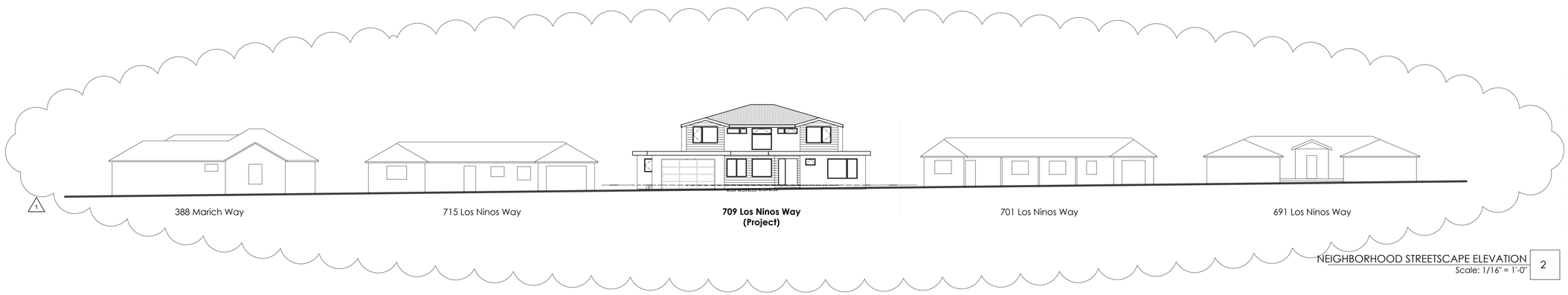
1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905

info@360designstudio.net

Ling Residence

709 Los Ninos Drive
Los Altos 94022

LICENSED ARCHITECT
BAHAREH OREIZY
32375
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA



NEIGHBORHOOD STREETSCAPE ELEVATION
Scale: 1/16" = 1'-0"

2

TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Date
02/03/25

Rev
1 3/17/2025

Sheet Title
3D VIEWS

Sheet No.
A6.1

Agenda Item 2.

360 design studio
ARCHITECTURE

1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905

info@360designstudio.net

Ling Residence

709 Los Ninos Drive
Los Altos 94022

LICENSED ARCHITECT
BAHAREH OREIZY
B Oreizy
32375
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA

TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Date
02/03/25

Rev
1 3/17/2025

Sheet Title
3D VIEWS

Sheet No.
A6.2

492.3: PROJECT INFORMATION

DATE: 12-20-2024

PROJECT APPLICANT:

PROJECT ADDRESS: 709 LOS NINOS WAY, LOS ALTOS, CA 94022

TOTAL LANDSCAPE AREA (SF): 6,769

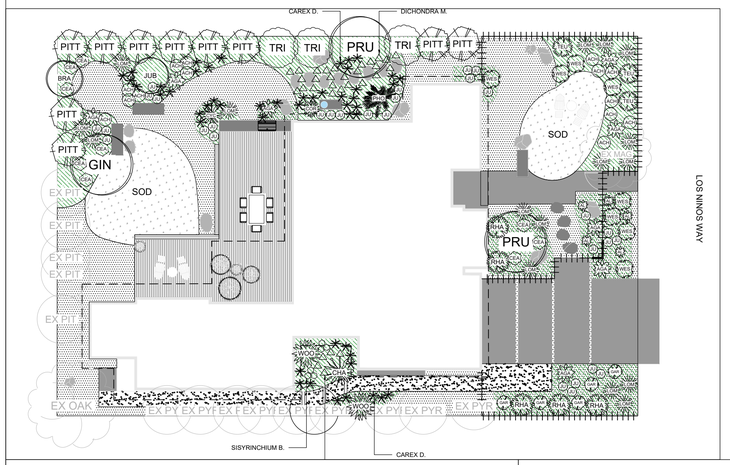
PROJECT TYPE: NEW (NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)

WATER SUPPLY TYPE : POTABLE (POTABLE/RECYCLED/WELL)

LOCAL WATER PURVEYOR: CALIFORNIA WATER SERVICE

492.3: LANDSCAPE DOCUMENTATION PACKAGE

- L000 WELO DOCUMENTATION COVER SHEET
- L100 LANDSCAPE DESIGN PLAN
- L401 IRRIGATION DESIGN PLAN
- L400 PLANTING PLAN
- ARBORIST REPORT, SEE PROJECT PACKAGE
- GRADING DESIGN PLAN BY CIVIL, SEE PROJECT PACKAGE
- SOIL MANAGEMENT REPORT BY GEOTECH, SEE PROJECT PACKAGE



492.4: WATER EFFICIENT LANDSCAPE WORKSHEET

Zone	Plant Factor	Irr.	Irr. Eff.	ETAF (PF/IE)	Area	ETAF x Area	ETWU	Delete
1	.1	Drip	0.81	0.12	1006 s.f.	121	3,488	×
2	.1	Drip	0.81	0.12	1352 s.f.	162	4,688	×
3	.4	Drip	0.81	0.49	206 s.f.	101	2,857	×
4	.4	Spray	0.75	0.53	818 s.f.	434	12,253	×
5	.1	Drip	0.81	0.12	252 s.f.	30	874	×
6	.1	Drip	0.81	0.12	55 s.f.	7	191	×
7	Pool or water feature			1	5 s.f.	5	140	×
TOTALS					3,694 s.f.		24,491 gal/yr	
TOTAL SPECIAL LANDSCAPE AREA					0 s.f.			

MAWA: 57,062 gal/yr	PASS!
ETWU: 24,491 gal/yr	

Los Altos Annual ETo = 45.3 in

492.6: LANDSCAPE DESIGN PLAN

THE LANDSCAPE IS DESIGNED TO COMPLY WITH WELO, THE STATE OF CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE.

1. THE DESIGN IS DROUGHT RESILIENT AND FIRE RESISTANT
2. TURF DOES NOT EXCEED 25% OF THE TOTAL LANDSCAPE AREA
3. SPECIES ARE SELECTED WITH CONSIDERATION OF THEIR WATER USE
4. PLANTS ARE PLACED IN APPROPRIATE MICROCLIMATES
5. PLANTS ARE GROUPED IN HYDROZONES BASED ON SIMILAR WATER NEEDS AND EXPOSURES.
6. HYDROZONES ARE DELINEATED AND LABELLED.

492.7: IRRIGATION DESIGN PLAN

492.7 THE IRRIGATION SYSTEM IS DESIGNED COMPLY WITH WELO, THE STATE OF CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE.

490.1: APPLICABILITY

THIS PLAN SHEET IS FOR USE BY
1) NEW LANDSCAPES ≥ 500 SF. (IF BETWEEN 500 - 2,500 SF MAY COMPLY WITH PRESCRIPTIVE MEASURES IN APPENDIX D.)
2) REHABILITATED LANDSCAPES ≥ 2,500 SF.

TITLE 24, PART 11, CALIFORNIA GREEN BUILDING CODE (CALGREEN) http://www.bsc.ca.gov/Home/CALGreen.aspx

STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE:
http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf

PHASE 1: PRE-CONSTRUCTION SIGNATURES 492.3:

LANDSCAPE DOCUMENTATION PACKAGE

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

APPLICANT SIGNATURE DATE

492.6: LANDSCAPE DESIGN PLAN

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

SIGNATURE * 3/17/25 DATE

*LICENSED LANDSCAPE ARCHITECT, LICENSED LANDSCAPE CONTRACTOR OR OTHER AUTHORIZED PERSON

492.7: IRRIGATION DESIGN PLAN

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

SIGNATURE * 3/17/25 DATE

*LICENSED LANDSCAPE ARCHITECT, CERTIFIED IRRIGATION DESIGNER, LICENSED LANDSCAPE CONTRACTOR, OR OTHER PERSON AUTHORIZED TO DESIGN AN IRRIGATION SYSTEM

491(cccc), 492.6 (C), & 492.6(D): SWIMMING POOL REQUIREMENTS

1. SWIMMING POOLS ARE CONSIDERED WATER FEATURES
2. THE SURFACE AREA OF WATER FEATURES ARE INCLUDED IN THE HIGH WATER USE HYDROZONE OF THE LANDSCAPE AREA
3. POOL COVERS ARE HIGHLY RECOMMENDED

492.5: SOIL MANAGEMENT REPORT

1. PER WELO 492.5 (2)(B) SIGNIFICANT MASS GRADING IS PLANNED.
2. CONTRACTOR SHALL TEST SOIL AND PROVIDE SOIL ANALYSIS REPORT TO DESIGNER AND OWNER AFTER CONSTRUCTION IS COMPLETE AND BEFORE PLANTING IS INSTALLED.
3. CONDUCT SOIL SAMPLING IN ACCORDANCE WITH ALL LABORATORY PROTOCOLS.
4. THE SOIL TEST SHALL INCLUDE: SOIL TEXTURE, INFILTRATION RATE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER AND RECOMMENDATIONS FOR ORGANIC AMENDMENTS AND COMPOST
5. SUBMIT SOIL TEST REPORT BY ACCREDITED SOILS LAB SOIL PLANT LAB. TAKE SAMPLES FROM A MINIMUM OF 3 LOCATIONS (FRONT, MIDDLE AND BACK) OF SITE. FOLLOW SAMPLING INSTRUCTIONS FROM LAB. REQUEST ORGANIC AMENDMENTS.
6. COMPOST: PER THE WATER EFFICIENT LANDSCAPE ORDINANCE, A MINIMUM OF FOUR CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET OF PERMEABLE AREA TO A DEPTH OF SIX INCHES SHALL BE APPLIED FOR THE PURPOSE OF REDUCING EVAPORATION, SUPPRESSING WEEDS, MODERATING SOIL TEMPERATURE AND PREVENTING SOIL EROSION.
7. SOIL PREPARATION:
   A. TOPDRESS PLANTING AREAS WITH A MINIMUM OF 6CY/1000 SF OF ORGANIC COMPOST TO THE ENTIRE PLANTING AREA.
   B. DO NOT TILL. TILLING DAMAGES SOIL STRUCTURE AND RELEASES CARBON INTO THE ATMOSPHERE.
8. MOISTURE CONTENT: DO NOT WORK ON OR AROUND THE SOIL WHEN MOISTURE CONTENT IS SO GREAT THAT COMPACTION WILL OCCUR, NOR WHEN IT IS SO DRY THAT DUST WILL FORM, OR WHEN SOIL CLODS WILL NOT BREAK READILY. APPLY WATER IF NECESSARY TO BRING SOIL TO OPTIMUM MOISTURE CONTENT TO COMPLETE THE SPECIFIED WORK.
9. MULCH: PER THE WATER EFFICIENT LANDSCAPE ORDINANCE, A MINIMUM 3-INCH LAYER OF ORGANIC MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES FOR THE PURPOSE OF REDUCING EVAPORATION, SUPPRESSING WEEDS, MODERATING SOIL TEMPERATURE AND PREVENTING SOIL EROSION.
10. CONTRACTOR SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

709 LOS NINOS WAY

PROJECT ADDRESS:
709 LOS NINOS WAY, LOS ALTOS, CA 94022

OWNER/CLIENT:
CHARLES & YVONNE LING

PROJECT DESCRIPTION
DRIVEWAY AND PAVED ENTRY PATH, ENTRY PLANTING AND DROUGHT TOLERANT GRASSES, PERMEABLE GRAVEL HARDSCAPING AND PLANTING, REAR DROUGHT TOLERANT SOD AND SEATING AREA. CREATING SPACE FOR THE FAMILY TO GATHER AND ENGAGE IN PLAY. EASING FLOW AROUND THE PERIMETER OF THE HOUSE AND PLANTED TRANSITIONS.

APPLICABLE CODES AND STANDARDS:

CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO:
1. 2022 CALIFORNIA BUILDING CODES
2. CALIFORNIA GREEN BUILDING STANDARDS CODE
3. 2010 ADA STANDARD ACCESSIBILITY GUIDELINES
4. 2022 CALIFORNIA ELECTRICAL CODE
5. 2022 CALIFORNIA MECHANICAL CODE
6. 2022 CALIFORNIA PLUMBING CODE
7. AIR QUALITY MAINTENANCE DISTRICT REQUIREMENTS

ABBREVIATIONS

@	AT
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALL AND BURLAP
BC	BOTTOM OF CURB
BF	BOTTOM OF FENCE
BLDG	BUILDING
BR	BIKE RACK
BS	BOTTOM OF STEP
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN
CH	CONCRETE HEADER
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEARANCE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COJ	CONSTRUCTION JOINT
CONC	CONCRETE
CONT	CONTINUOUS
CP	CENTER POINT
D/B	DESIGN/BUILD
DI	DRAIN INLET
DIA	DIAMETER
DN	DOWN
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ENGR	ENGINEER
EP	EDGE OF PAVEMENT
EQ	EQUAL
EW	EACH WAY
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOW	FACE OF WALL
FS	FINISH SURFACE
GB	GRADE BREAK
GJ	GROUT JOINT
H	HANDICAP PARKING STALL
HC	HANDICAP
HH	HANDHOLE
HP	HIGH POINT
HV	HANDICAP VAN PARKING STALL
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERTED
LOW	LIMIT OF WORK
LP	LOW POINT
LSJ	LONGITUDINAL SHRINKAGE JOINT
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MM	MILLIMETERS
NEW	
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
PA	PLANTING AREA
PED	PEDESTRIAN
PERF	PERFORATED
POC	POINT OF CONNECTION
PT	POINT OF TANGENCY
RADIUS	
RB	ROOT BARRIER
RGB	ROUNDED GRADE BREAK
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
SLOPE	
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SD	STORM DRAIN
SED	SEE ELECTRICAL DRAWINGS
SG	SUBGRADE
SH	STEEL HEADER
SHP	SWALE FLOWLINE HIGH POINT
SIM	SIMILIAR
SJ	SCORE JOINT
SLD	SEE LANDSCAPE DRAWINGS
SS	STRAIGHT SLOPE
SSD	SEE STRUCTURAL DRAWINGS
TBD	TO BE DETERMINED
TC	TOP OF CURB
TH	TOP OF HEADER
TPTL	TREE PLANTING TRENCH LIMIT
TOB	TOP OF BERM
TOE	TOE OF BERM
TOF	TOP OF FENCE
TOFG	TOP OF FOOTING
TOFN	TOP OF FOUNDATION
T&B	TOP AND BOTTOM
TOP	TOP OF POST
TS	TOP OF STEP
TW	TOP OF WALL
TWL	TREE WELL
TYP	TYPICAL
UFC	UNIFORM FIRE CODE
VEH	VEHICULAR
VIF	VERIFY IN FIELD
WWF	WELDED WIRE FABRIC

dune hai
LANDSCAPE ARCHITECTURE
CONTACT@DUNEHAI.COM
415.273.9379

STAMP

LICENSED LANDSCAPE ARCHITECT
ANOOSHEY RAHIM 6569
Signature
10-2025
Renewal Date
12-2027
Date
STATE OF CALIFORNIA

ISSUANCE	DATE
PLANNING PERMIT	12.24.2024

#	REVISION LIST	DATE
1		03.17.2025

PROJECT NAME AND ADDRESS

LOS NINOS WAY

709 LOS NINOS WAY
LOS ALTOS, CA 94022

LANDSCAPE IMPROVEMENT

PHASE

PERMIT DRAWINGS (NOT FOR CONSTRUCTION)

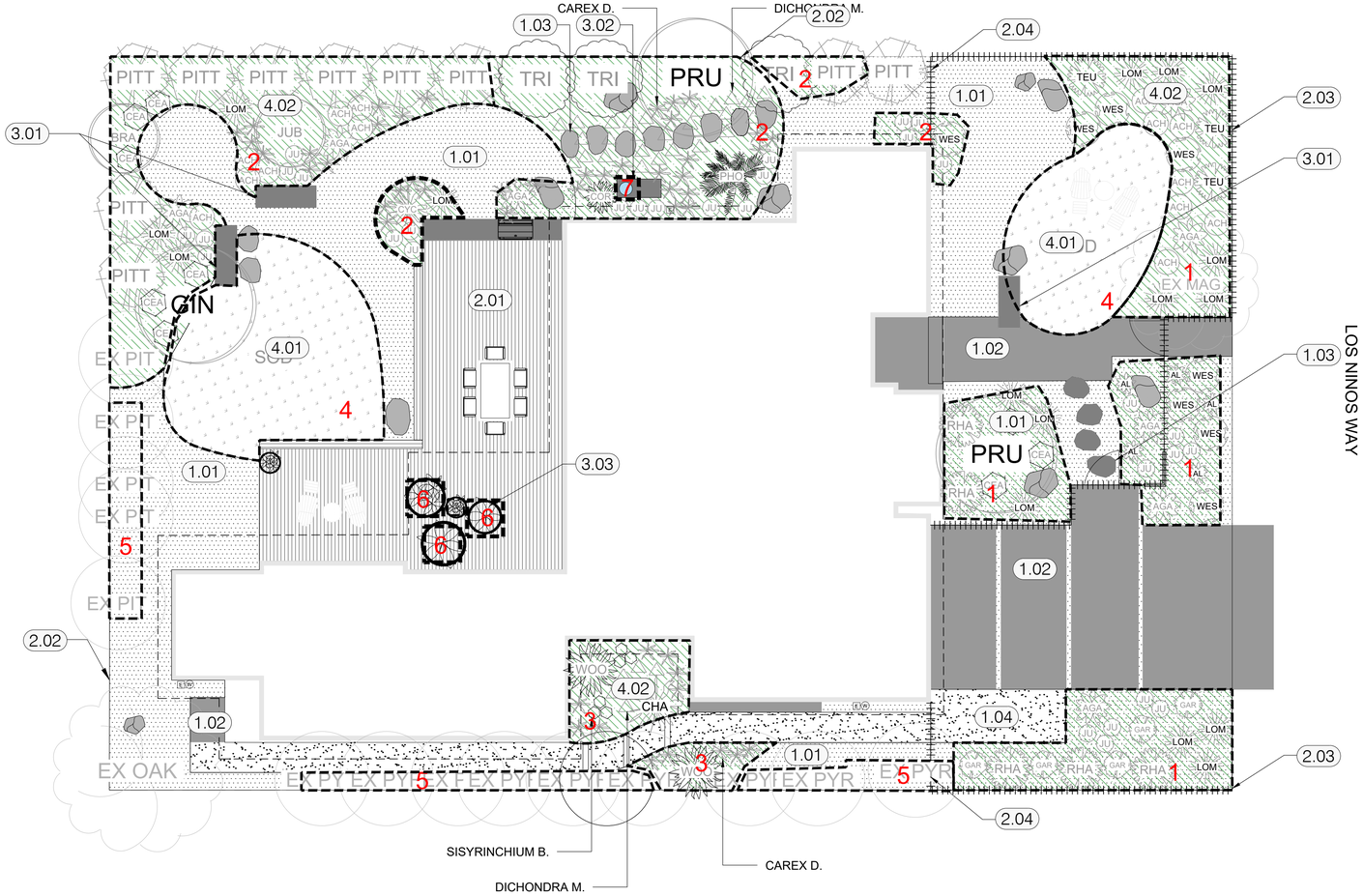
SHEET NO. & TITLE & SCALE

L000

COVER SHEET AND WELO

N

0 3 6 12
SCALE : 1/16" = 1'-0"
OR AS NOTED



MATERIALS SCHEDULE					
KEY	SF/LF/ NO.	DESCRIPTION	MATERIAL / SUPPLIER / NOTES	SIZE / COLOR	DETAIL / IMAGE
PAVING					
1.01	2,870 SF	GRAVEL PAVING	CRUSHED ROCK MATERIAL	SIZE: 3/8"; COLOR: TBD	-
1.02	1,040 SF	CONCRETE PAVING	CAST-IN-PLACE REINFORCED CONCRETE WITH INTEGRAL COLOR,	COLOR & FINISH: TBD	-
1.03	60 SF, 12 PIECES	STONE PAVERS	NATURAL STONE PAVERS	SIZE: 2-3' COLOR/FINISH: TBD	-
1.04	391 SF	DECOMPOSED GRANITE	STABILIZED DECOMPOSED GRANITE PAVING	SIZE: FINES; COLOR: TBD	-
STRUCTURES & FENCING					
2.01	941 SF	WOOD DECK AND BBQ	SEE ARCH DRAWINGS	COLOR/FINISH: TBD	-
2.02	227 LF	EXISTING FENCE	EXISTING 6' WOOD FENCE WITH LATTICE	COLOR/FINISH: TBD	-
2.03	180 LF	LOW FENCE	4' HIGH WOOD FENCE WITH GATE	COLOR/FINISH: TBD	-
2.04	21 LF	FENCE	6' HIGH WOOD FENCE WITH GATE	COLOR/FINISH: TBD	-
SITE FURNISHINGS					
3.01	3 PIECES	STONE BENCH	TYPE TBD	COLOR/FINISH: TBD	-
3.02	1 PIECE	WATER FEATURE	STONE WATER FEATURE W/ CIRCULATING DRIVE PUMP AND 18" DIAM.CARVED BASIN	SIZE: APPROX. 2 SF BASIN AREA	-
3.03	5 PIECES	POTS	14"-22" DIAM. CERAMIC PLANTERS	-	-
PLANTING & DRAINAGE					
4.01	818 SF	DROUGHT TOLERANT SOD	NATIVE SOD BLEND, INCLUDE DRIP IRRIGATION	-	-
4.02	1,659 SF	TYPICAL PLANTING AREA	INCLUDE COMPOST SOIL AMENDMENT AND 3" ORGANIC WOOD CHIP MULCH	-	NEED DETAILS

ZONE 1 LOW WATER 1,006 SQ. FT	ZONE 2 LOW WATER 1,352 SQ. FT
ZONE 3 MEDIUM WATER 206 SQ. FT	ZONE 4 MEDIUM WATER 818 SQ. FT
ZONE 5 LOW WATER 352 SQ. FT	ZONE 6 LOW WATER 55 SQ. FT
ZONE 7 WATER FEATURE HIGH WATER 5 SQ. FT	

dune hai

LANDSCAPE ARCHITECTURE

CONTACT@DUNEHAI.COM
415.273.9379

STAMP

LICENSED LANDSCAPE ARCHITECT
ANOOSHEY RAHIM 6569
Signature
10-2025
Renewal Date
12-2021
Date
STATE OF CALIFORNIA

ISSUANCE	DATE
PLANNING PERMIT	12.24.2024

REVISION LIST	DATE
1	03.17.2025

PROJECT NAME AND ADDRESS

LOS NINOS WAY

709 LOS NINOS WAY
LOS ALTOS, CA 94022

LANDSCAPE IMPROVEMENT

PHASE

PERMIT DRAWINGS (NOT FOR CONSTRUCTION)

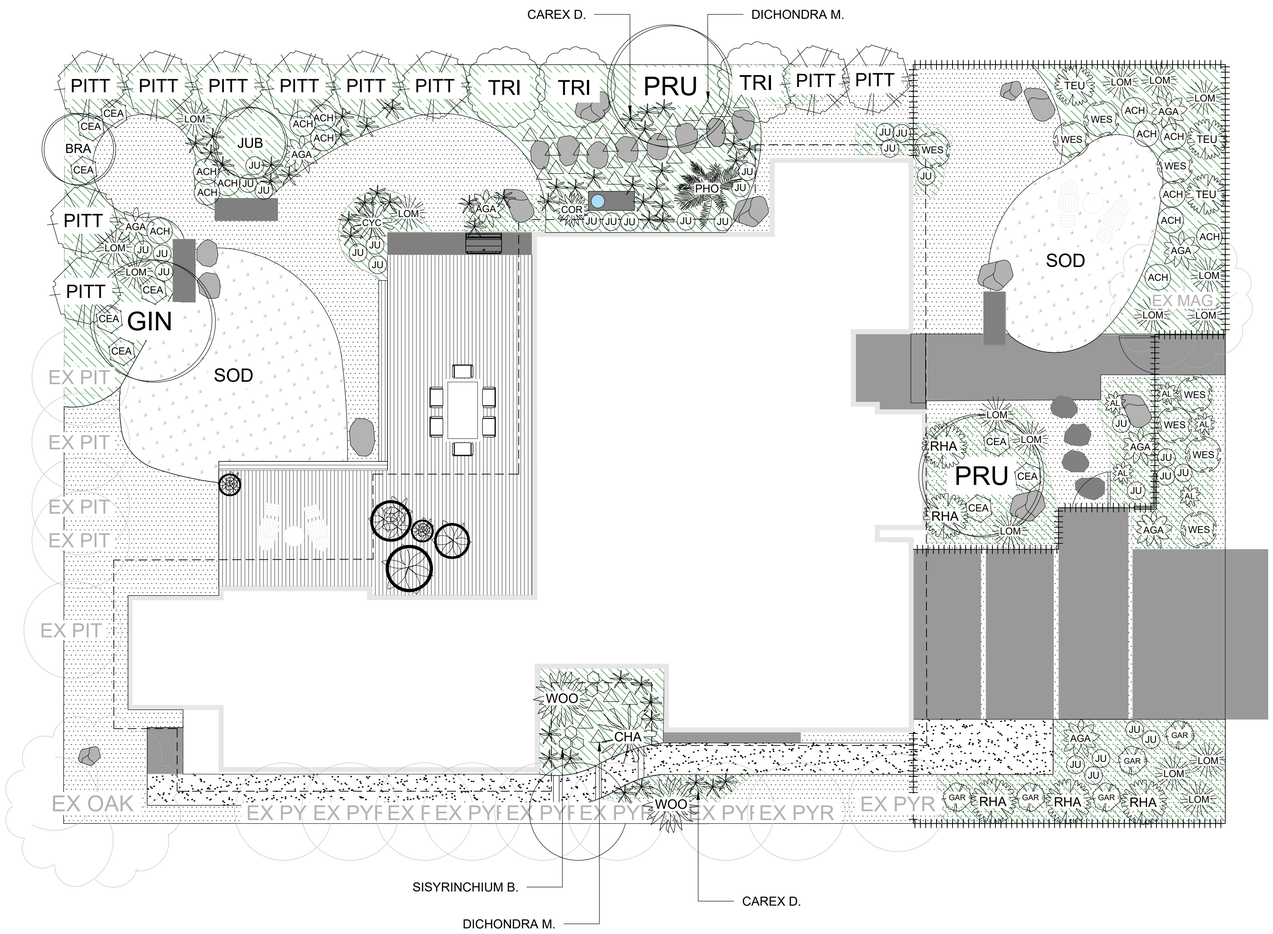
SHEET NO. & TITLE & SCALE

L100

MATERIAL PLAN

N

0 3 6
SCALE : 1/8" = 1'-0"
OR AS NOTED



LOS NINOS WAY

709 Los Ninos Planting Schedule

Code	Botanical	Common	Height	Width	Quantity	Growth Rate	Planting Size	Water Usage
Tree								
GIN	Ginkgo biloba	Maidenhair Tree	35-50 ft.	35-40 ft.	1	Slow	24" Box	Moderate
PRU	Prunus ilicifolia ssp. lyonii	Catalina Cherry	15-25 ft.	10-15 ft.	2	Moderate	24" Box	Low
TRI	Tristaniopsis laurina 'Elegant'	Elegant Water Gum	25 ft.	15 ft.	3	Slow	24" Box	Low
BRA	Brahea edulis	Guadalupe Palm	35 ft.	15 ft.	1	Slow	24" Box	Low
JUB	Jubaea chilensis	Chilean Wine Palm	60 ft.	25 ft.	1	Slow	24" Box	Low
Shrub								
CHA	Chamaedorea microspadix	Mexican Bamboo Palm	6-12 ft.	2-4 ft.	1	Moderate	15G	Low
PITT	Pittosporum undulatum	Victorian Box	25-50 ft.	10-20 ft.	11	Moderate	24" Box	Low
CYC	Cycas revoluta	Sago palm	3-10 ft.	3-10 ft.	1	Slow	15G	Low
PHO	Phoenix roebelenii	Pygmy Date Palm	10 ft.	6-8 ft.	1	Moderate	15G	Low
RHA	Frangula californica 'Mound San Bruno'	Mound San Bruno Coffeeberry	3-4 ft.	8-12 ft.	5	Moderate	15G	Low
TEU	Teucrium fruticans 'Azureum'	Azure Bush Germander	4 ft.	5 ft.	3	Moderate	5G	Low
WES	Westringia fruticosa 'Mundi'	Mundi Rosemary	1-2 ft.	4-6 ft.	8	Moderate	1G	Low
Grasses and Perennials								
AGA	Agave pedunculifera	Durango Soft Agave	1-3'	1-3'	8	Moderate	5G	Low
ACH	Achillea millefolium	Common Yarrow	2-3 ft.	2-3 ft.	14	Moderate	1G	Low
ALO	Aloe striata	Coral Aloe	2-3 ft.	1-2 ft.	5	Slow	5G	Low
CAR	Carex tumulicola	Foothill Sedge	1-1.5 ft.	2 ft.	49	Fast	1G	Low
CEA	Ceanothus griseus hor. 'Yankee Point'	Yankee Point Ceanothus	2-3 ft.	8-10 ft.	9	Slow	1G	Low
COR	Cordyline australis	Australian Dracaena	6-15 ft.	3-6 ft.	1	Slow	5G	Low
DIC	Dichondra micrantha	Dichondra	0.2 ft.	0.5-1 ft.	31	Moderate	4"	Moderate
GAU	Gaura lindheimeri	White Gaura	2-4 ft.	2 ft.	5	Fast	1G	Low
JUN	Juncus patens	California Gray Rush	2-3 ft.	2-3 ft.	30	Fast	1G	Low
LOM	Lomandra confertifolia 'Seascape'	Seascape Mat Rush	2 ft.	2.5 ft.	16	Fast	5G	Low
SIS	Sisyrinchium bellum	Blue-Eyed Grass	1 ft.	1 ft.	6	Fast	1G	Low
WOO	Woodwardia fimbriata	Giant Chain Fern	4-8 ft.	4-8 ft.	2	Slow	1G	Low
Native Blend SOD								
SOD	Festuca idahoensis, Festuca rubra, Festuca occidentalis		Native Mow Free		818 SF	Moderate	SOD ROLL	Moderate
Existing Screening Plants								
EX PIT	Pittosporum undulatum	Victorian Box	25-50 ft.	10-20 ft.	5	Moderate	-	Low
EX PYR	Pyrus kawakamii	Evergreen Pear	15-25 ft.	10-15 ft.	10	Moderate	-	Low
EX MAG	Magnolia grandiflora	Southern Magnolia	30-60 ft.	30-50 ft	1	Moderate	-	Moderate
EX OAK	Quercus agrifolia	Coast Live Oak	25-50 ft	25-50 ft	1	Moderate	-	Low

PROPOSED SCREENING PLANTS


Catalina Cherry
Prunus ilicifolia ssp. lyonii


Maidenhair Tree
Ginkgo biloba


Victorian Box
Pittosporum undulatum


Elegant Water Gum
Tristaniopsis laurina 'Elegant'


Guadalupe Palm
Brahea edulis


Chilean Wine Palm
Jubaea chilensis

EXISTING SCREENING PLANTS


Evergreen Pear
Pyrus kawakamii


Victorian Box
Pittosporum undulatum


Southern Magnolia
Magnolia grandiflora


Coast Live Oak
Quercus agrifolia

dune hai
LANDSCAPE ARCHITECTURE
CONTACT@DUNEHAI.COM
415.273.9379

STAMP

LICENSED LANDSCAPE ARCHITECT
ANOOSHEY RAHIM 6569
Signature
10-2025
Renewal Date
12-2021
Date
STATE OF CALIFORNIA

ISSUANCE	DATE
PLANNING PERMIT	12.24.2024

#	REVISION LIST	DATE
1		03.17.2025

PROJECT NAME AND ADDRESS

LOS NINOS WAY

709 LOS NINOS WAY
LOS ALTOS, CA 94022

LANDSCAPE IMPROVEMENT

PHASE

PERMIT DRAWINGS (NOT FOR CONSTRUCTION)

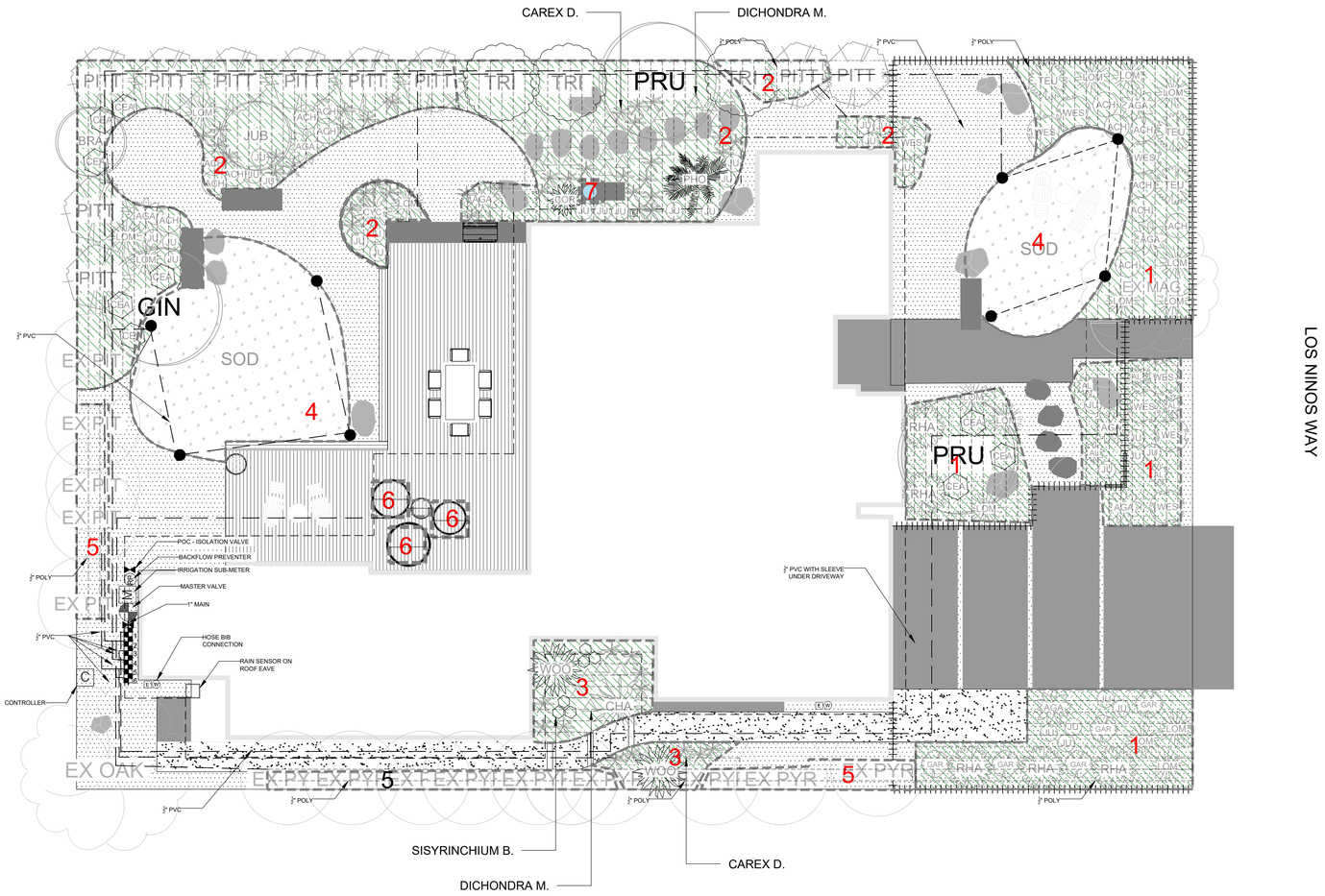
SHEET NO. & TITLE & SCALE

L400

PLANTING PLAN

N

0 3 6
SCALE : 1/8" = 1'-0"
OR AS NOTED



GENERAL NOTES:

1. A DIAGRAM OF THE HYDROZONE PLAN SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
2. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
3. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
4. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, SCHEDULE OF LANDSCAPE MAINTENANCE, AND SCHEDULE OF IRRIGATION MAINTENANCE.

IRRIGATION NOTES:

DRIP

1. ALL PLANTED AREAS ARE DRIPPED WITH NETAFIM TLCV6-12 GRID. THE EMITTER SPACING IS 12", AND THE ROW SPACING IS 16".
2. ENSURE THAT PLANTS HAVE ONE EMITTER POSITIONED ON THE ROOT BALL. IF AN EMITTER DOES NOT FALL DIRECTLY ON TOP OF A ROOT BALL, USE THE NETAFIM MICRO TUBING ADAPTOR PLUGGED INTO A NEARBY NETAFIM INLINE EMITTER, AND RUN 1/4" DRIP TUBE ONTO ROOT BALL, AND SECURE.
3. ON SLOPES MAKE SURE TO POSITION EMITTERS THAT FALL ON THE ROOT BALL ON THE UPHILL SIDE OF THE PLANT.
4. THE DRIP ZONES HAVE DASHED LINES DRAWN IN MARKING THE POSITIONS OF ALL THE DRIP TUBING.
5. ON THE EDGES OF THE DRIP ZONES, START THE EMITTER LINE ROWS NO MORE THAN 4" FROM HARDSCAPE EDGES.
6. THE SUPPLY AND EXHAUST HEADERS FOR EACH SUB-GRID CONSIST OF 1/2" BLANK POLYETHYLENE TUBING. SEE EX-AMPLE DRAWINGS ON THE NOTES AND DETAILS PAGE.
7. ALL DRIP GRIDS AND SUB-GRIDS HAVE A FLUSH POINT AT THE HYDRAULIC OPPOSITE END OF THE SUPPLY HEADER. INSTALL PER DETAIL ON NOTES AND DETAILS PAGE.
8. INSTALL HUNTER ECO INDICATORS WHERE INDICATED ON PLAN TO SHOW WHEN A ZONE IS RUNNING.
9. BE SURE TO RUN DRIP GRIDS ALONG CONTOUR OF SLOPES, AS PICTURED.

VALVES

1. VALVES ARE 1" HUNTER LOW FLOW CONTROL ZONE KITS WITH PRE-INSTALLED FILTER/ 40 PSI PRESSURE REGULATOR. THEY ARE TO BE INSTALLED PER INSTALLATION DETAIL..
2. THE VALVE MANIFOLDS HAVE A GATE VALVE UPSTREAM OF THE FIRST VALVE.
3. EACH VALVE MANIFOLD HAS TWO EXTRA FIELD WIRES.

PIPES AND POLYETHYLENE TUBING

1. THE MAINLINE PIPE IS 1" SCHEDULE 40 PVC.ALL VALVES HAVE PVC RUN FROM THE VALVE TO THE ZONE. FRONT YARD ZONES USE 1/2" PVC, AND BACKYARD ZONES USE 3/4" PVC. RUN ONLY PVC THROUGH SLEEVES UNDER HARDSCAPING.

CONTROLLER, SENSOR, AND IRRIGATION SUB-METER

1. THE IRRIGATION CONTROLLER IS A HUNTER PRO-HC, WIFI ENABLED, WITH A CAPACITY OF 12 STATIONS.
2. RAIN SHUT-OFF DEVICE IS A HUNTER WIRELESS RAIN-CLIK. INSTALL ON ROOF EAVE THAT HAS NO OBSTRUCTION FROM ABOVE. ENSURE THAT NOTHING BLOCKS RAIN FROM HITTING THE SENSOR.
3. IRRIGATION SUB-METER IS A HUNTER HC FLOW METER, INSTALLED DIRECTLY DOWNSTREAM OF THE BACKFLOW PREVENTER.

IRRIGATION DESIGN STATEMENT:

THIS PLAN COMPLIES WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIES THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THIS IRRIGATION DESIGN PLAN.

DRIP SPECS
LANDSCAPE AREA: 3,694 SQ. FT.
STATIC PRESSURE: 50 PSI

DRIP EMITTER FLOW: .6 GPH
DRIP EMITTER SPACING: 12"
DRIP ROW SPACING: 16"
DRIP APPLICATION RATE: 0.72 IN/HR

ZONE 1
LOW WATER
1,006 SQ. FT
446 LIN. FT. TUBING
4.5 GPM

ZONE 2
LOW WATER
1,352 SQ. FT
980 LIN. FT. TUBING
9.8 GPM

ZONE 3
MEDIUM WATER
206 SQ. FT
80 LIN. FT. TUBING
.8 GPM

ZONE 4
MEDIUM WATER
818 SQ. FT
8 SPRINKLER HEADS
12 GPM

ZONE 5
LOW WATER
252 SQ. FT
133 LIN. FT. TUBING
.1 GPM

ZONE 6
LOW WATER
55 SQ. FT
25 LIN. FT. TUBING
.3 GPM

ZONE 7
WATER FEATURE
HIGH WATER
5 SQ. FT

IRRIGATION LEGEND

POINT OF CONNECTION

SYMBOL	MANUFACTURER / MODEL NO. / DESCRIPTION
	1" BRASS QATE VALVE
RP	BACKFLOW PREVENTER - FEBCO 860 - 1" 860-100
M	HUNTER FLOW METER - 1" HC-100-FLOW
	HUNTER MASTER VALVE -1" ICV-101G
CONTROL VALVES	
	HUNTER PCZ-101-40 ORIO CONTROL ZONE KIT
IRRIGATION ACCESSORIES	
C	CONTROLLER - HUNTER PRO-HC 12-STATION WIFI ENABLED
	HUNTER WIRELESS RAIN SENSOR WR-CLIK

PVC PIPE	
———	IRRIGATION MAIN SCHEDULE 40 1"
— —	1/2" SCHEDULE 40 PVC
DRIP/EMITTER PARTS	
●	HUNTER PGP ROTOR POP UP
– – – –	NETAFIM TLCV6-1
———	½" BLANK POLYETHYLENE TUBING
F	NETAFLM MANUAL LINE-FLUSHING VALVE - #TLSOV
X	HUNTER ECO INDICATOR ECO-ID

dunehai

LANDSCAPE
ARCHITECTURE

CONTACT@DUNEHAI.COM
415.273.9379

STAMP

LICENSED LANDSCAPE ARCHITECT
ANOOSHEY RAHIM 6569
Signature
10-2025
Renewal Date
12-2021
Date
STATE OF CALIFORNIA

ISSUANCE	DATE
PLANNING PERMIT	12.24.2024

#	REVISION LIST	DATE
1		03.17.2025

PROJECT NAME AND ADDRESS

LOS NINOS WAY

709 LOS NINOS WAY
LOS ALTOS, CA 94022

LANDSCAPE IMPROVEMENT

PHASE

PERMIT DRAWINGS (NOT FOR CONSTRUCTION)

SHEET NO. & TITLE & SCALE

L401

IRRIGATION AND HYDROZONE DIAGRAM

N

0 3 6
SCALE : 1/8" = 1'-0"
OR AS NOTED

Tree Protection Plan
709 Los Ninos Drive, Los Altos

Sheet T1
of one sheet

K.F
10/28/2024
APN: 170-11-016

Legend

- Protected Tree Location ●
- Non-Protected Tree Location ●
- Tree Protection Fencing
- Tree Canopy Extents
- Hand Trenching & Root Pruning >>>>>>>>>>>>
- Remove Tree X

Tree Protection Specifications & Recommended Sequence

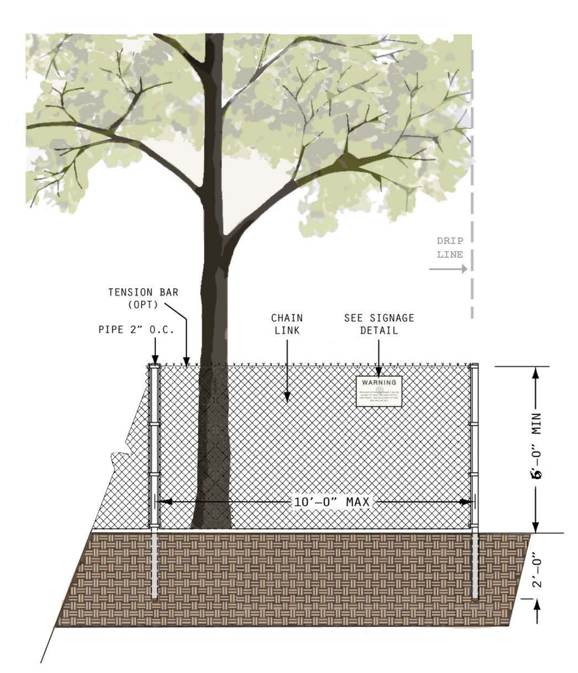
Whenever construction work includes soil disturbance near heritage trees, the Project Arborist shall be contacted to supervise work. The arborist shall be given 48 hours' notice for site visits. The Projects Arborist shall make monthly site inspections, document tree condition, and address any areas of concern.

Demolition Phase:

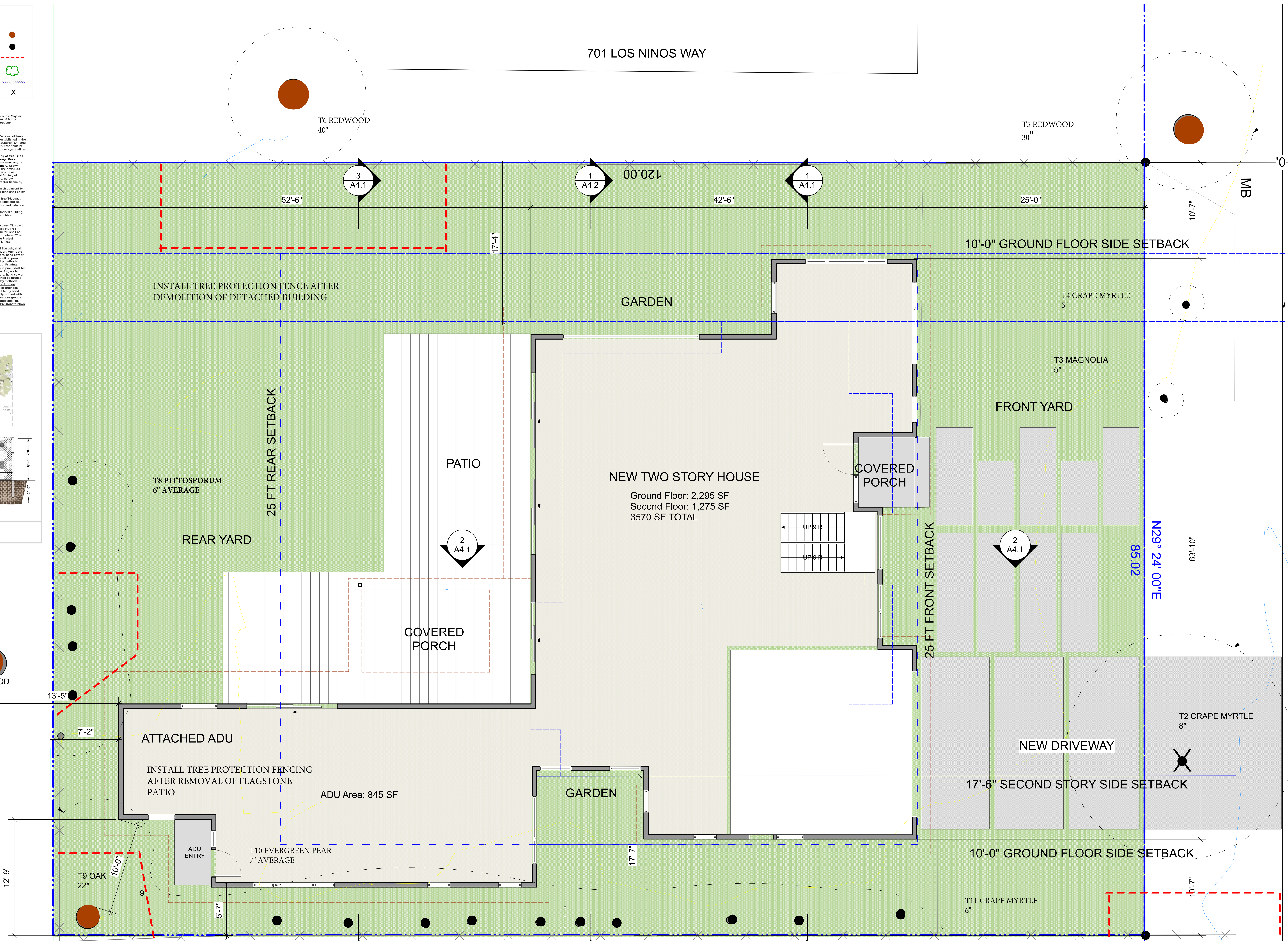
1. Tree Removal – Remove trees marked for removal on Sheet T1. Removal of trees shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA), and the American National Standards Institute, Safety Requirements in Arboriculture Operations ANSI Z133-2017. Contractor licensing and insurance coverage shall be verified.
2. Tree Canopy Clearance Pruning – **Minor targeted clearance pruning of tree T9, to achieve clearance for construction of the new ADU will be necessary. Minor targeted clearance pruning of a few trees in the T10, evergreen pear tree row, to achieve clearance for construction of the new home will be necessary.** Crown reduction pruning to achieve a minimum of 5-feet clearance from the new ADU and home shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA), and the American National Standards Institute, Safety Requirements in Arboriculture Operations ANSI Z133-2017. Contractor licensing and insurance coverage shall be verified.
3. Backyard Stone Porch & Paver Walkway – Demolition of stone porch adjacent to tree T9, oak and paver walkway adjacent to tree T1, Canary Island pine shall be by hand methods. Use handheld tools and hand load pieces.
4. Detached Building – Excavation of detached building adjacent to tree T6, coast redwood shall be by hand methods. Use handheld tools and hand load pieces.
5. Tree Protection Fencing - Install Tree Protection Fencing, in location indicated on Tree Protection Plan Sheet T1, prior to beginning of demolition.
6. Existing Home Demolition – After demolition of rear patio and detached building, install tree protection fencing and proceed with existing home demolition.

Construction Phase:

1. A.D.U. Foundation – Excavation for A.D.U. foundation adjacent to trees T9, coast live oak, & T7 coast redwood, shall be by hand methods. See Sheet T1, Tree Protection Plan, for location. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Sheet T1, Tree Protection Plan, Pre-Construction Root Pruning.
2. ADU Entry - Excavation for A.D.U. entry adjacent to tree T9, coast live oak, shall be by hand methods. See Sheet T1, Tree Protection Plan, for location. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on, Sheet T1, Tree Protection Plan, Pre-Construction Root Pruning.
3. New Driveway – Excavation for new driveway tree T1, Canary Island pine, shall be by hand methods. See Sheet T1, Tree Protection Plan, for location. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Sheet T1,Tree Protection Plan, Pre-Construction Root Pruning.
4. Utilities and Drainage Elements - Any excavation for a utility line or drainage element that is within the canopy dripline of a protected tree, shall be by hand methods. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Sheet T1, Tree Protection Plan, Pre-Construction Root Pruning.



TREE PROTECTION FENCE DETAIL
ELEVATION VIEW



Scale: 3/16" = 1'-0"

PRE-CONSTRUCTION ROOT PRUNING

Excavation shall only occur within the TPZ (Tree Protection Zone), of retained trees, when designated by the Project Arborist. Excavations within (or outside of the TPZ, as designated), the Tree Protection Zone, will be performed by hand in order to preserve roots. Pruning of roots 2" in diameter or greater shall be conducted under the supervision of the Project Arborist. These activities will be documented, and a monitoring report will be provided to the City Arborist.

Trenches for root pruning will be hand dug according to locations shown on Tree Protection Plan sheet:

- Trenches will be dug one foot behind staking on tree side of stakes.
- The depth of the trench will equal the depth required for installation of the adjacent element.
- Cleanly prune any roots encountered smaller than 2" in diameter. Use lopper, hand saw, or Sawzall. A sharp spade may be used for palm roots.
- If piping is to be installed, roots 2" in diameter or greater should be retained, if possible, by installing the piping under or over the root.
- The pruned roots should be backfilled before the end of the day. If this is not feasible, the roots shall be covered with burlap layers or carpeting and kept moist until the trench is backfilled.
- If roots are encountered 2" in diameter or greater, the Project Arborist shall be notified, and a determinations shall be made to prune the root or retain it depending on site specific conditions.

Base map from Sheet A1.1 , Proposed Site Plan, dated 10/10/24, by 360 Design Studio Architecture

Additional tree protection information can be found in Appendix F of arborist report dated 10/28/2024.

Warning
Tree Protection Zone
Keep Out

NOTICE: PROTECTIVE FENCING IS REQUIRED ON THIS JOB SITE.
REMOVAL OR DAMAGE OF THIS FENCING MAY RESULT IN A FINE

This sign must be prominently displayed. Fencing may not be moved or removed without permission of the Project Arborist.
During demolition and construction, all reasonable steps necessary to prevent damage, or the destruction of protected trees is required. Failure to comply with all precautions may result in a STOP WORK order being issue by the regulating agency.

No Entry without Project Arborist Authorization
Kurt Fouts –Arborist Consultant- 831 – 359 -3607

709 Los Ninos Drive, Los Altos

Tree Assessment Chart - Appendix A

Suitability for Preservation Ratings:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment

Retention or Removal Code:

RT: Retain Tree
RI: Remove Due to Construction Impacts

I.M. Impacts Can Be Mitigated With Pre-Construction Treatments
R.C. Remove Due to Condition

Protected Tree City of Los Altos Any tree 15 inches or greater in diameter measured at 4 feet above grade.

Tree #	Species	Trunk Diameter @ 48 inches a.g.	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T1	Canary Island pine (*Pinus canariensis*)	26"	Yes	60'X15'	Fair	Fair	Fair	15'	Moderate (Root loss, excavation)	R.T.,I.M.	In R.O.W. Codominant trunks (3), at 15' above grade.
T2	crape myrtle (*Lagerstroemia indica*)	8"	No	25'X15'	Good	Good	Good	5'	High	R.I.	Within new driveway footprint.
Kurt Fouts Arborist Consultant 826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com							Page 1 of 3				10/28/2024

709 Los Ninos Drive, Los Altos

Tree Assessment Chart - Appendix A

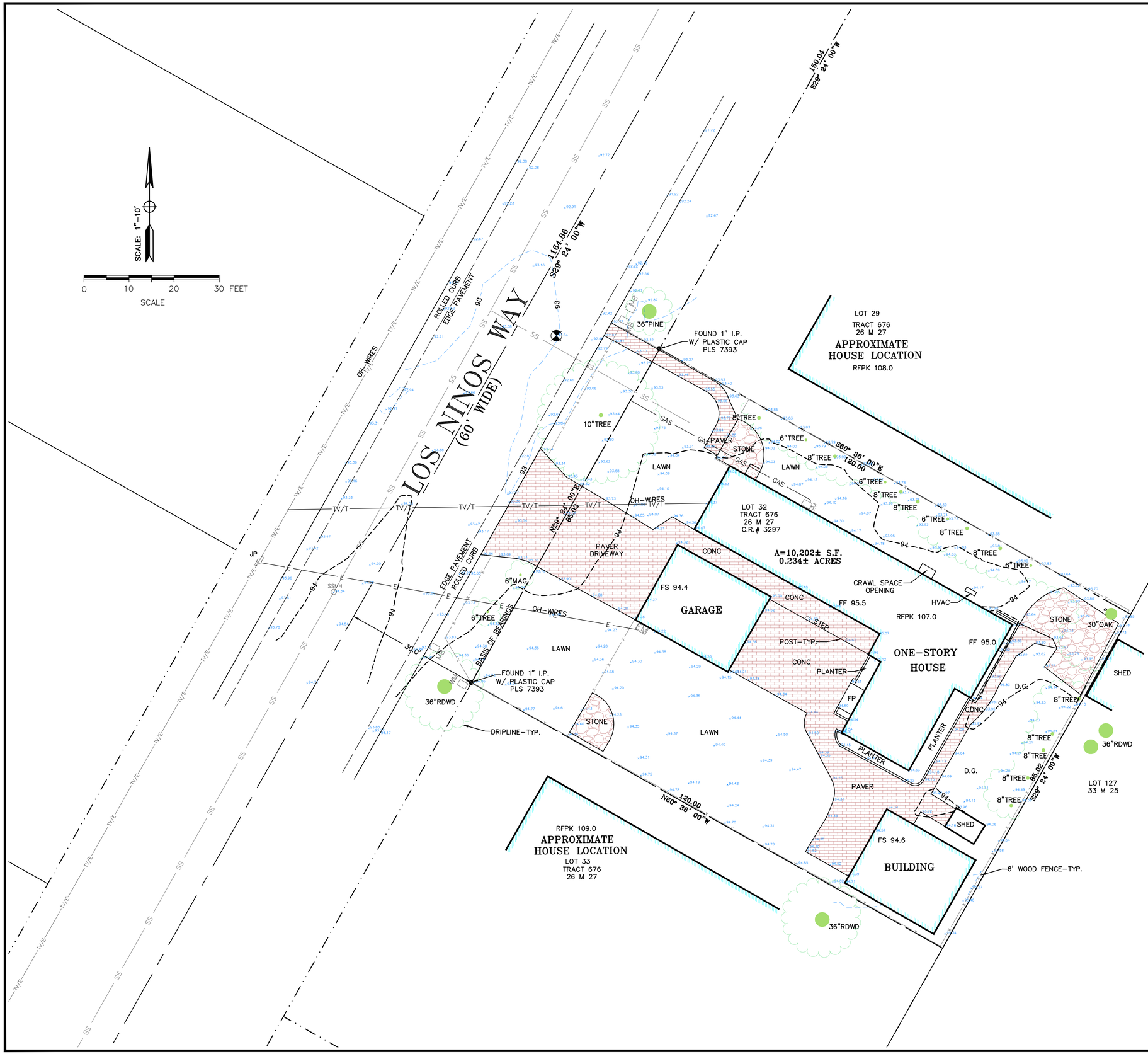
Tree #	Species	Trunk Diameter @ 48 inches a.g.	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T3	southern magnolia (*Magnolia grandiflora*)	5"	No	20'X15'	Good	Good	Good	5'	Moderate (Root loss, excavation)	R.T., I.M.	
T4	crape myrtle	4.5"	No	20'X10'	Good	Good	Good	5'	Moderate (Root loss, excavation)	R.T.,I.M.	
T5	coast redwood (*Sequoia sempervirens*)	30"	Yes	70'X15'	Fair	Good	Good	15'	Low	R.T.	In R.O.W. No branch structure on lower half of one side of tree.
T6	coast redwood	40" (estimated)	Yes	90'X30'	Fair	Good	Good	20'	Low	R.T.	On neighboring property.
T7	coast redwood	40" (estimated)	Yes	90'X20'	Fair	Fair	Good	20'	Moderate (Root loss, excavation)	R.T.,I.M.	On neighboring property.
T8	pittosporum (*Pittosporum spp.*)	6" (ave.)	No	15'X5' (ave.)	Fair	Fair	Fair	5'	Low	R.T.	Hedge row of 5 shrubs.
Kurt Fouts Arborist Consultant 826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com							Page 2 of 3				10/28/2024

709 Los Ninos Drive, Los Altos

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 48 inches a.g.	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T9	coast live oak (*Quercus agrifolia*)	22"	Yes	45'X25'	Good	Good	Good	15'	Moderate (Root loss, excavation)	R.T.,I.M.	Codominant trunks at 5' above grade. Needs minor clearance pruning from ADU.
T10	evergreen pear (*Pyrus kawakamii*)	4" - 9"	No	15'-25'X10'-15'	Fair	Fair	Fair	5'	Low	R.T.	Row of 9 trees. Needs minor clearance pruning from new home.
T11	crape myrtle	6"	No	20'x10'	Good	Good	Good	5'	Low	R.T.	
Kurt Fouts Arborist Consultant 826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com							Page 3 of 3				10/28/2024

Kurt Fouts
Arborist Consultant
826 Monterey Avenue
Capitola, CA 95010
831-359-3607
kurtfouts1@outlook.com



SURVEYOR'S NOTE:

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

LEGEND

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

ABBREVIATIONS

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

BENCHMARK

SURVEY CONTROL POINT
SET MAG NAIL
ASSUMED ELEVATION=93.04'

BASIS OF BEARING

BASIS OF BEARINGS IS PER CORNER RECORD DOCUMENT NUMBER 3297

SURVEYORS STATEMENT:

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

Darryl Lydell Bond
PLS 9213
EXPIRES 9-30-25

LICENSED LAND SURVEYOR
DARRYL LYDELL BOND
NO. LS9213
EXP. 09-30-25
STATE OF CALIFORNIA

May 28,2024

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

TOPOGRAPHICAL SURVEY

709 LOS NINO WAY

APN: 170-11-016
SANTA CLARA COUNTY CALIFORNIA
LOS ALTOS

SCALE: 1"=10'	DATE 5-28-2024	DRAWN NR	CHECKED D. BOND	PROJ. MGR. DLB

DATE	MK	SHEET REVISIONS	BY	CK

SHEET NO.
C-0
OF SHEETS
JOB NO.
CAD FILE:

GRADING AND DRAINAGE CONSTRUCTION NOTES:

1. TIE ALL ROOF DOWNSPOUT LEADERS WITH 4" SOLID PIPE TO DISCHARGE AT INFILTRATION DEVICE.
2. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS, AND DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE WHERE LOT LINES PROHIBIT THE REQUIRED GRADING.
3. 4" SDR-26 SS. LAT. @ 2% MIN.
4. NEW WATER METER AND SERVICE LINE. DESIGN BY OTHERS.
5. APPROXIMATE LOCATION OF NEW GAS LINE.
6. APPROXIMATE LOCATION OF NEW UNDERGROUND ELECTRICAL LINE.
7. 6" PVC (SDR-35) @ S=1% MIN.
8. CONSTRUCT (N) CONCRETE DRIVEWAY. "PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC R/W, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED".
9. INSTALL DOUBLE CHECK VALVES PER CALIFORNIA WATER SERVICE.
10. INSTALL (N) 4" SSCO OVER EXISTING SS. LATERAL PER CITY STD. DETAIL SS-5,
11. INSTALL COMBO BACK WATER WITH ATMOSPHERIC RELIEF VALVE INSTALLED UPSTREAM OF THE BACKWATER VALVE OUTSIDE OF THE BUILDING IN CLOSE PROXIMITY TO THE FOUNDATION
12. EARTH SWALE, SEE DETAIL ON SHEET C-2.
13. (N) GRAVEL BASIN (6'X14'X4.5'). SEE DETAIL. ON C-2.
14. (N) GRAVEL BASIN (10'X10'X4.5'). SEE DETAIL. ON C-2.
15. APPROXIMATE LOCATION OF 4" PERFORATED PIPE @ S=1% MIN. FOOTING DRAIN- TYP. SEE DETAIL ON SHEET C-2.
16. FOOTING DRAIN CLEAN-OUT- TYP.
17. INFILTRATION DEVICE-SEE DETAIL 2 ON SHEET C-3.
18. PROVIDE DEDICATED SUB DRAINAGE SUMP WITH PUMP. PUMP TO DISCHARGE AT BUBBLER PROVIDE BACKFLOW PREVENTION DEVICE ON DISCHARGE LINE. BACKUP POWER IS RECOMMENDED. SEE DETAIL ON SHEET C-3.
19. 1 1/2" PRESSURE DISCHARGE LINE.

GENERAL NOTES

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

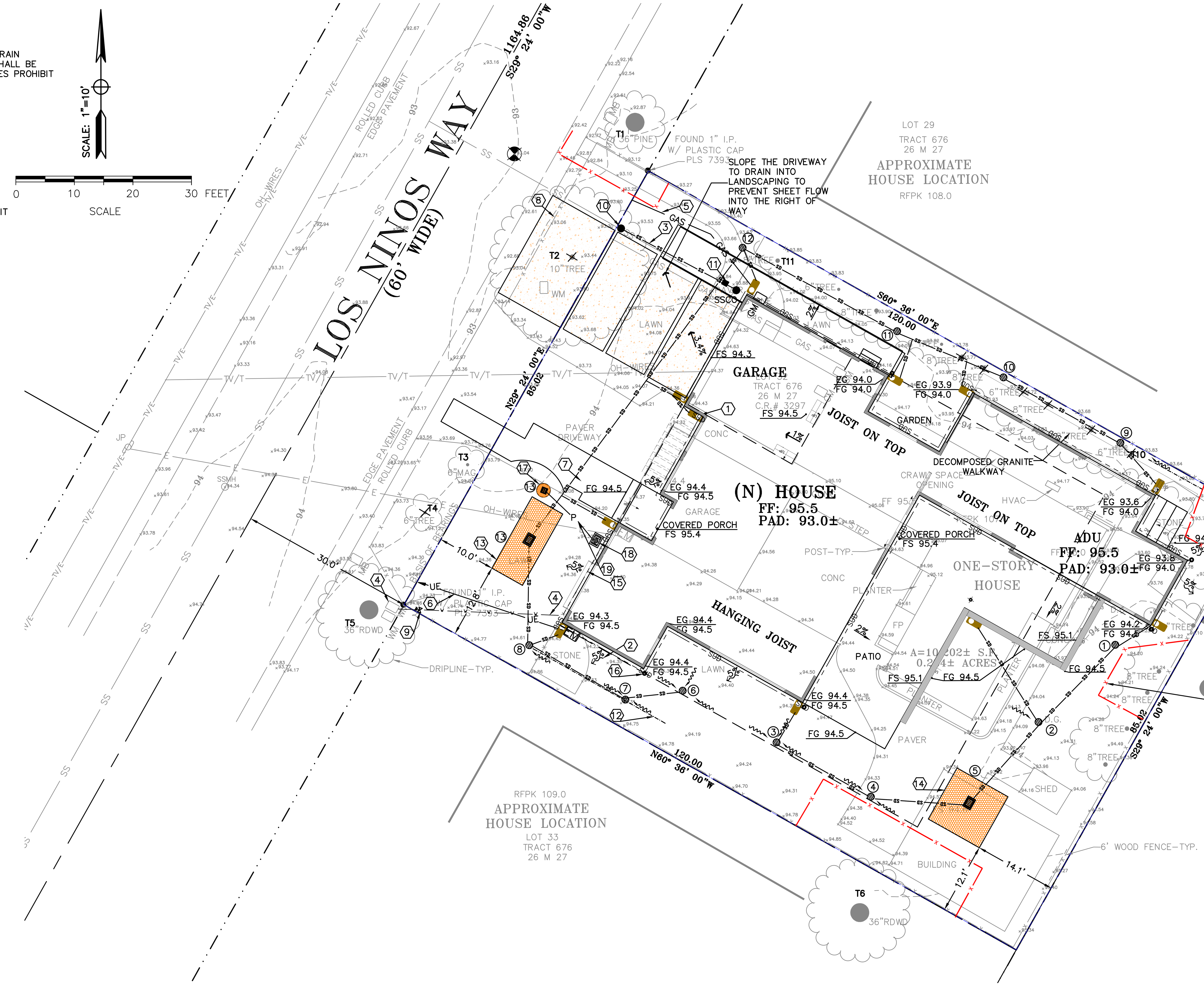
UNDERGROUND NOTES

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

ENCROACHMENT PERMIT

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

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



DRAINAGE NOTE

No.	Type	RIM	INV
1	AD	94.2±	92.2±
2	AD	94.0±	92.0±
3	AD	94.2±	92.2±
4	AD	94.2±	92.0±
5	CB	94.0±	91.5±
6	AD	94.2±	92.2±
7	AD	94.2±	92.0±
8	AD	94.2±	91.8±
9	AD	93.9±	92.4±
10	AD	93.7±	92.0±
11	AD	93.7±	91.8±
12	AD	93.6±	91.5±
13	CB	94.0±	90.8±

LEGEND:

AREA DRAIN (CHRISTY BOX V-1) OR EQUAL

CATCH BASIN (CHRISTY BOX V-24) OR EQUAL

SHEET INDEX

ABBREVIATION

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

DESCRIPTION	LEGEND
PROPERTY LINE	— — —
CENTERLINE	—·—·—
SANITARY SEWER	—SS—SS—
STORM DRAIN LINE	—SD—SD—
WATER LINE	—W—W—
UNDERROUND ELEC. LINE	— UE — UE —
DRAINAGE FLOW	⤳
REMOVE TREE	✕

STANDARD NOTE:

A. "UNDER NO CIRCUMSTANCE SHALL THE GRADING AND DRAINAGE ACTIVITIES ASSOCIATED WITH THIS PROJECT DIRECTLY SHEET FLOW ONTO THE NEIGHBORING PROPERTY."

NEW SANITARY SEWER CLEANOUT SHALL BE INSTALLED IN LINE WITH EXISTING SANITARY SEWER LATERAL, THERE SHALL BE NO NEW TURNS INSTALLED AFTER PROPERTY LINE SANITARY SEWER CLEANOUT.

*PAD ELEVATION

REFER TO STRUCTURAL PLANS/ SOIL REPORT FOR SLAB SECTION, CRAWL SPACE SUBGRADE TO ESTABLISH PAD LEVEL.

TREE PROTECTION FENCE- SEE DETAILS ON SHEET C-4

EARTH WORK NOTE:

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

NOTE:

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

APPROXIMATE CUT REQUIRED	125± CY
FILL REQUIRED	00± CY

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/26
CIVIL
STATE OF CALIFORNIA

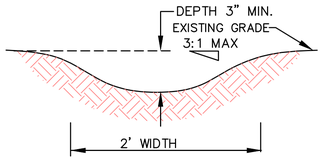
NNR ENGINEERING
SERVICES CO.
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7813

709 LOS NINO WAY
LOS ALTOS
APN: 170-11-016
SANTA CLARA COUNTY CALIFORNIA

GRADING AND DRAINAGE PLAN

REVISIONS	DATE

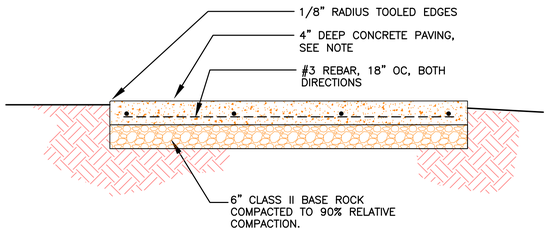
JOB NO:
DATE: 1-29-2025
SCALE: 1" =10'
DRAWN BY: NR
SHEET NO: C-1
OF 5 SHEETS



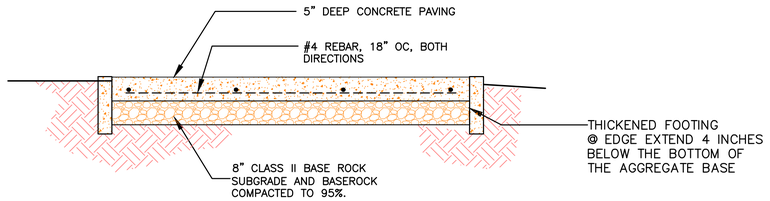
EARTH SWALE DETAIL
N.T.S.

MAINTENANCE NOTES

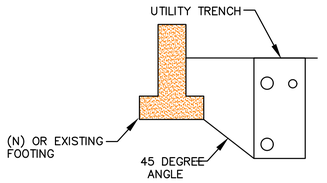
1. OWNER IS RESPONSIBLE FOR MAINTAINING ALL INLETS, RETENTION SYSTEM AND INFILTRATION DEVICE FROM TRASH, DEBRIS & SEDIMENTS.
2. THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.



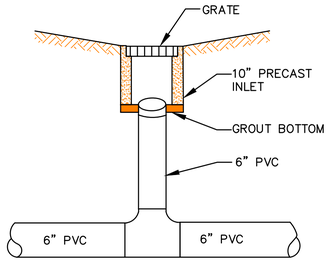
CONCRETE WALKWAY-TYPICAL SECTION
N.T.S.



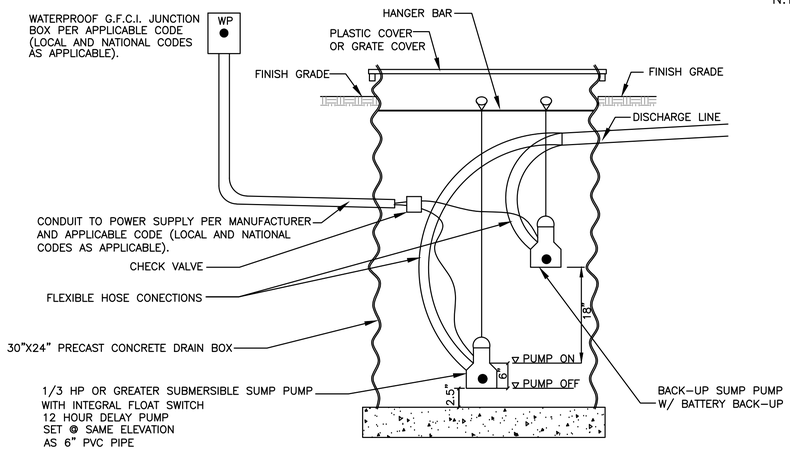
CONCRETE DRIVEWAY-TYPICAL SECTION
N.T.S.



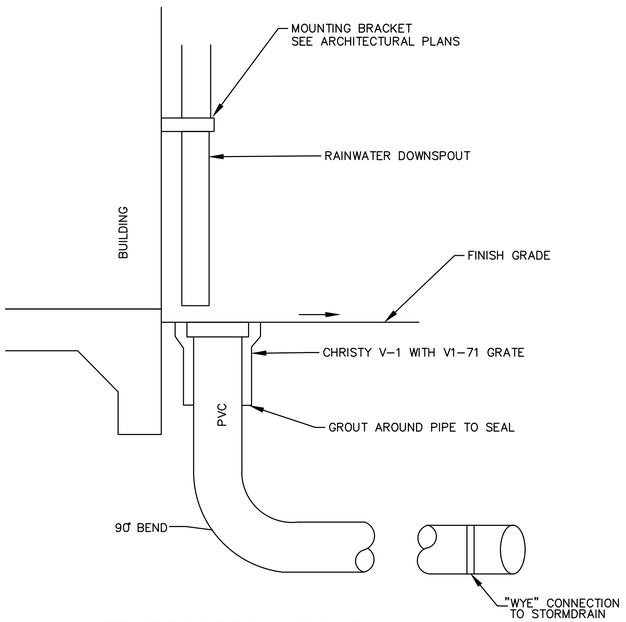
UTILITY DETAIL
N.T.S.



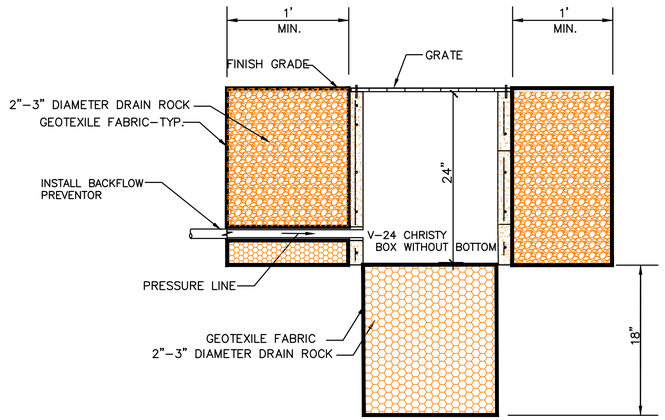
AREA DRAIN DETAIL
N.T.S.



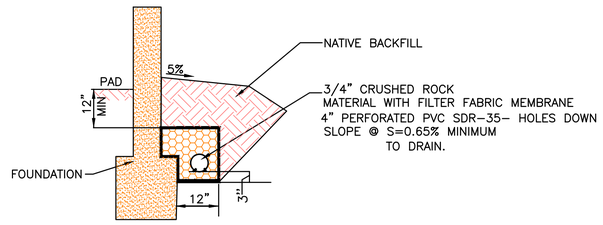
SUMP WITH PUMP
N.T.S.



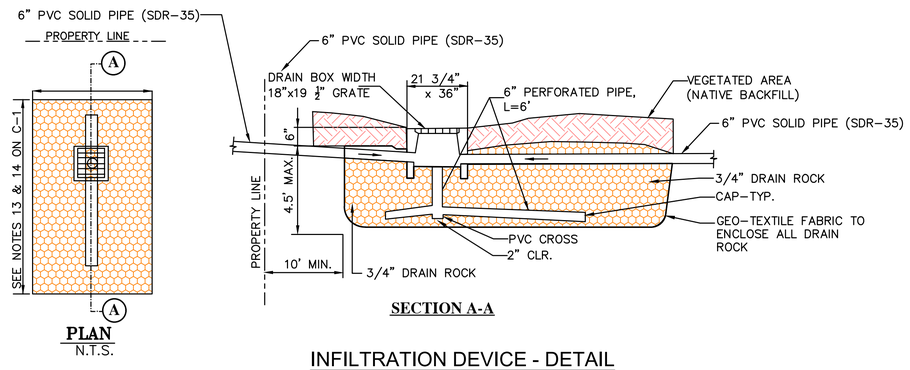
INLET AT ROOF DOWNSPOUT
N.T.S.



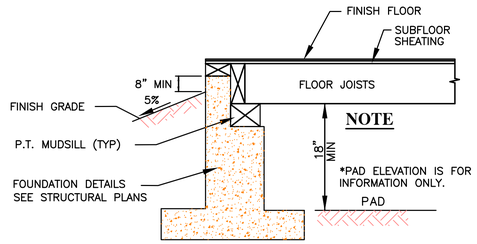
INFILTRATION DEVICE - DETAIL 2
N.T.S.



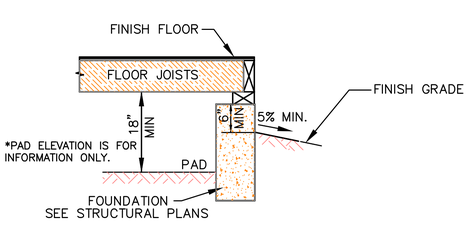
FOOTING DRAINS SYSTEM
N.T.S.



INFILTRATION DEVICE - DETAIL
N.T.S.



EXTERIOR GRADING DETAIL @ RIGHT SIDE
N.T.S.



EXTERIOR GRADING DETAIL @ LEFT SIDE
N.T.S.

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/26
CIVIL
STATE OF CALIFORNIA

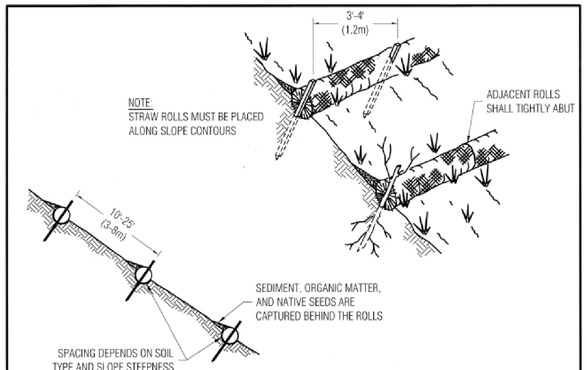
NNR ENGINEERING
SERVICES CO.
535 WESTBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7888

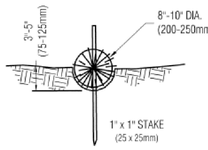
709 LOS NINO WAY
LOS ALTOS
APN: 170-11-016
SANTA CLARA COUNTY CALIFORNIA

CONSTRUCTION DETAILS

REVISIONS	DATE

JOB NO:
DATE: 1-29-2025
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:
C-2
OF 5 SHEETS



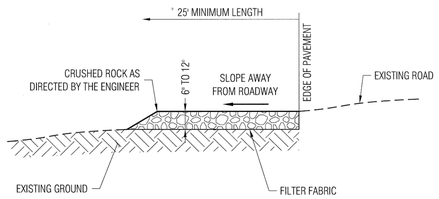


NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
   1:1 SLOPES = 10 FEET APART
   2:1 SLOPES = 20 FEET APART
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

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

REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010

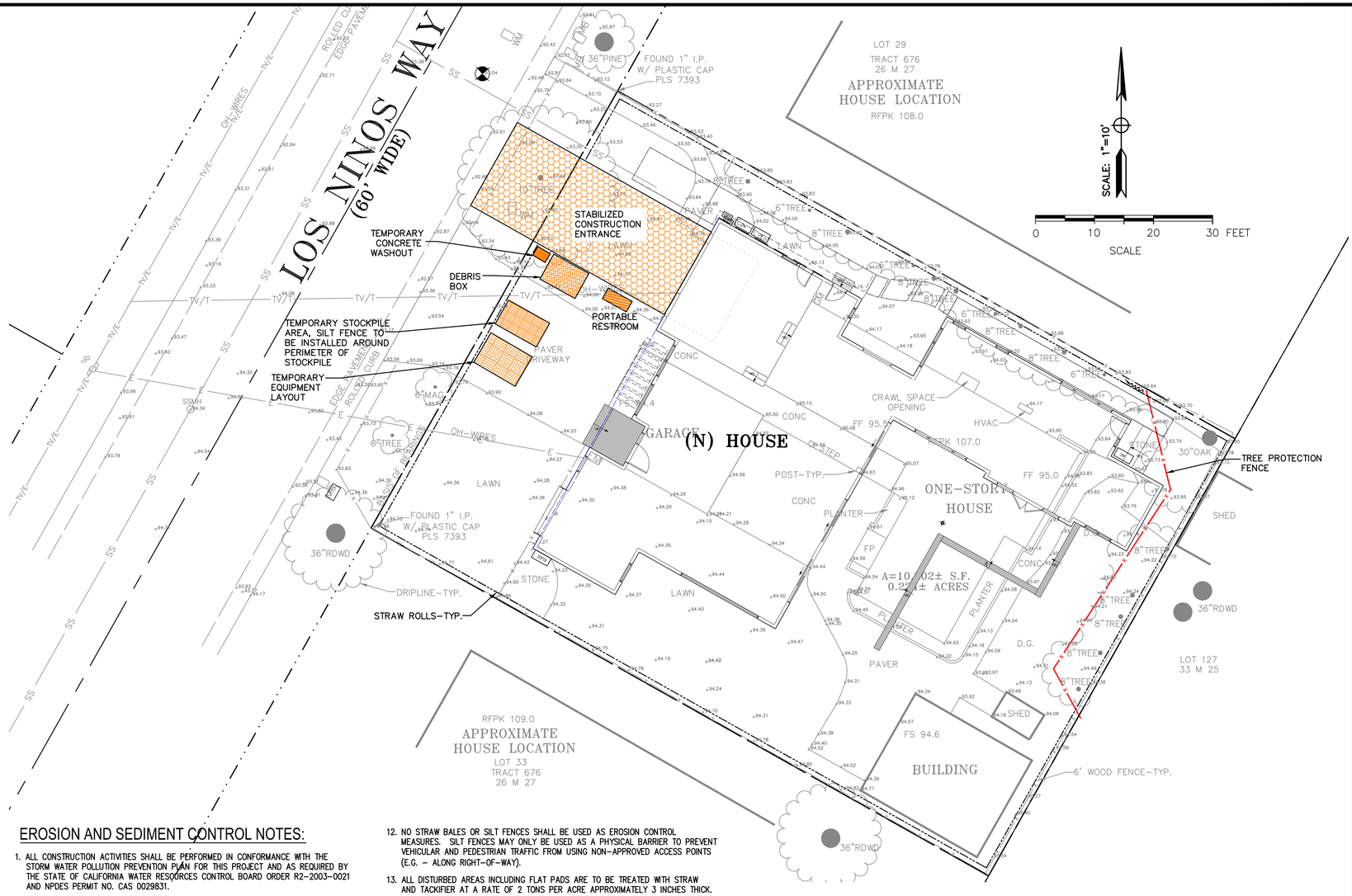


NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

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

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

STANDARD DETAILS MAY 2010

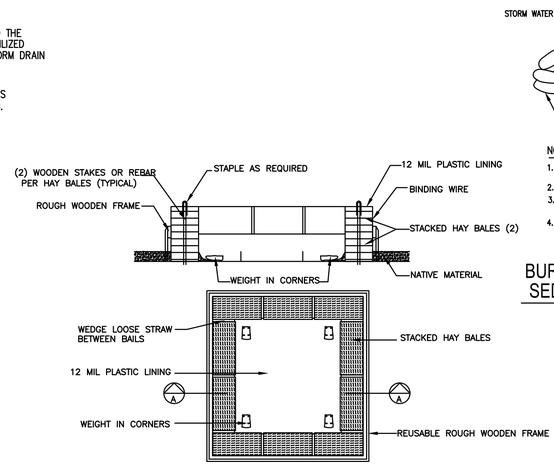


EROSION AND SEDIMENT CONTROL NOTES:

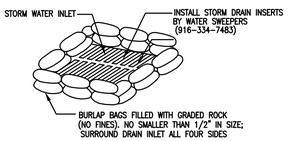
1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2-2003-0021 AND NPDES PERMIT NO. CAS 0029831.
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT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

SUPPLEMENTAL:

1. NO STORM RUNOFF WATER SHALL BE ALLOWED TO DRAIN DIRECTLY IN TO THE EXISTING UNDERGROUND STORM SYSTEM BEFORE DISTURBED AREA IS STABILIZED BY HYDROSEEDING OR OTHER NECESSARY MEASURE AND THE ON-SITE STORM DRAIN SYSTEM IS INSTALLED.
2. AS SOON AS IS PRACTICAL AFTER THE NEW ON-SITE STORM SYSTEM IS INSTALLED, THE CATCH BASINS SHALL BE INSTALLED AND BURLAP SACKS SHALL BE PLACED AROUND THE CATCH BASINS, AS SHOWN IN R.Q.W.C.B. S.F. BAY AREA EROSION AND SEDIMENT CONTROL MANUAL.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND PERMANENT LANDSCAPE IN PLACE. CHANGES TO EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITION, BUT ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON.
5. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO OCTOBER 1ST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY.
6. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL WORK ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT. REFER TO GRADING TO GRADING PLAN FOR OTHER INFORMATION.
7. USE STRAW WATTLES PER REGIONAL WATER QUALITY CONTROL BOARD FIELD MANUAL.



TEMPORARY CONCRETE WASHOUT FACILITY (ABOVE GRADE)
NTS



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

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

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/26
CIVIL
STATE OF CALIFORNIA

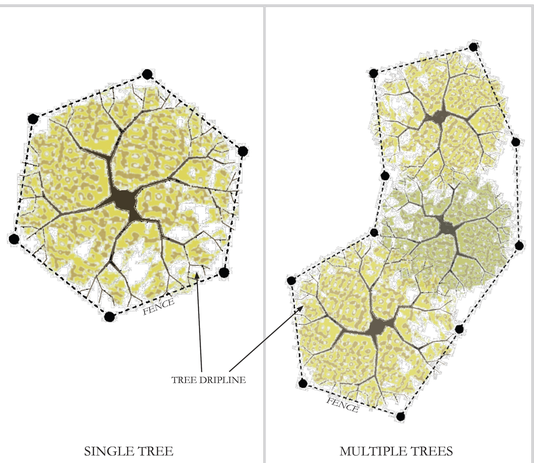
NNR ENGINEERING
SERVICES CO.
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7883

709 LOS NINO WAY
LOS ALTOS
APN: 170-11-016
SANTA CLARA COUNTY CALIFORNIA

EROSION CONTROL PLAN

REVISIONS	DATE

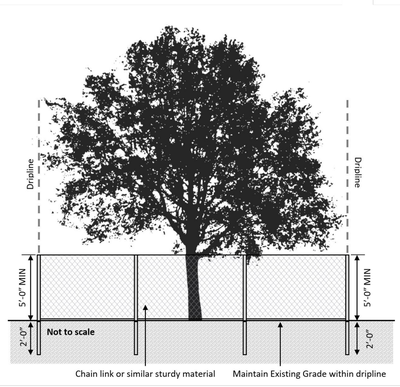
JOB NO:
DATE: 1-29-2025
SCALE: 1" =10'
DRAWN BY: NR
SHEET NO:
C-3
OF 5 SHEETS



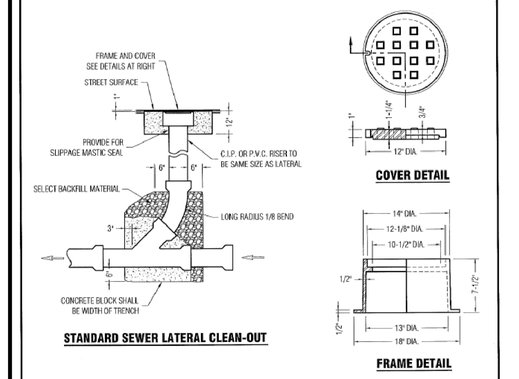
Notes per Section 11.08.120 of the Municipal Code:

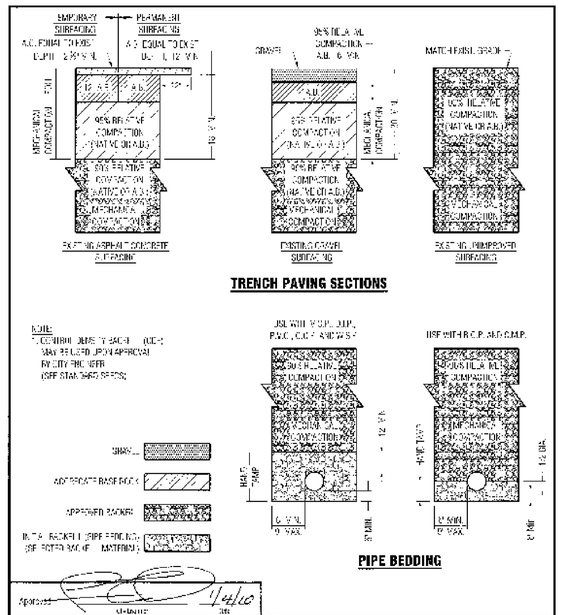
1. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.
2. The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.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

TREE PROTECTION FENCE DETAIL
PLAN VIEW



TREE PROTECTION FENCE DETAIL
ELEVATION VIEW





REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/26
CIVIL
STATE OF CALIFORNIA

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

709 LOS NINO WAY
LOS ALTOS
APN: 170-11-016
SANTA CLARA COUNTY CALIFORNIA

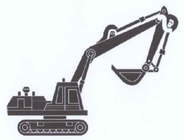
CITY STANDARD DETAILS

REVISIONS	DATE

JOB NO:
DATE: 1-29-2025
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:
C-4
OF 5 SHEETS

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

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

Asphalt/Concrete Removal

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

During Construction

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

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

DIAL 9-1-1

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

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

Local Pollution Control Agencies

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

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

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

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

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

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

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

Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Right Job

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

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

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

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

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

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

Filter Cleaning

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Painting Cleanup

- ☐ **Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.**
- ☐ For **water-based paints**, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For **oil-based paints**, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Paint Removal

- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- ☐ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

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

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

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

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

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

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

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

General Construction And Site Supervision

Best Management Practices For Construction

Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principals

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

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

- ☐ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- ☐ Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ☐ Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.
- ☐ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

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

Permits

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

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

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

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

Dewatering Operations

1. Check for Toxic Pollutants

- ☐ Check for odors, discoloration, or an oily sheen on groundwater.
- ☐ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- ☐ If contamination is suspected, have the water tested by a certified laboratory.
- ☐ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

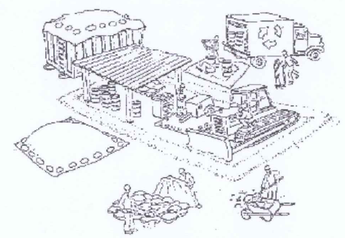
2. Check for Sediment Levels

- ☐ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ☐ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- ☐ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
  - Pumping from a bucket placed below water level using a submersible pump;
  - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- ☐ When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

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

709 LOS NINO WAY
LOS ALTOS
APN: 170-11-016

SANTA CLARA COUNTY CALIFORNIA

BLUEPRINT FOR A CLEAN BAY

REVISIONS	DATE

JOB NO:

DATE: 1-29-2025

SCALE: N.T.S.

DRAWN BY: NR

SHEET NO:

C-5

OF 5 SHEETS

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/26
CIVIL
STATE OF CALIFORNIA

NNR ENGINEERING
SERVICES CO.
835 WESTRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7383