

DESIGN REVIEW COMMISSION MEETING AGENDA

7:00 PM - Wednesday, August 17, 2022

Telephone/Video Conference Only

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (253) 215-8782 to participate in the conference call (Meeting ID: 886 9584 4171 or via the web at <https://tinyurl.com/y6nsysrf> or <https://losaltosca.gov.zoom.us/j/88695844171?pwd=TVptYXg4UkFYbTJqODZObXJJZXFsdz09&from=addon> with Passcode: 911191). Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DRCPublicComment@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

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

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

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

1. Design Review Commission Minutes

Approve minutes of the regular meeting of August 3, 2022.

DISCUSSION

2. SC20-0018 – Cornelia Haber – 1800 Alford Avenue

Design review for a new two-story single-family residence. The project includes 2,641 square feet on the first story and 802 square feet on the second story. A 382 square-foot attached ADU is also proposed. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. This item was continued from the January 19, 2022 DRC meeting. *Project Manager: Golden*

3. SC22-0004 – Amee Sonani – 390 Cecelia Way

Design Review for a new two-story house. The project consists of 2,515.03 square feet at the first story and 1,574.99 square feet at the second story with a 2,814.36 square-foot basement. The project includes a 761.58 square-foot, attached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Liu*

4. SC21-0050 – Todd Bayless – 614 Torwood Lane

Design review for a 421 square-foot first-story and 730 square-foot second-story addition to an existing one-story house. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

5. SC22-0008 – Nick McCracken – 331 Edna Court

Design review for a 933 square-foot second-story addition to an existing one-story house. The project includes a 667 square-foot attached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

ADJOURNMENT

SPECIAL NOTICES TO PUBLIC

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

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

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



DESIGN REVIEW COMMISSION MEETING MINUTES

7:00 PM - Wednesday, August 03, 2022

Telephone/Video Conference Only

CALL MEETING TO ORDER

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

ESTABLISH QUORUM

PRESENT: Chair Blockhus, Commissioners Bishop, Harding and Kirik

ABSENT: Vice-Chair Ma

STAFF: Interim Planning Services Manager Golden, Senior Planner Gallegos and Associate Planner Liu

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Design Review Commission Minutes

Approve minutes of the regular meeting of July 6, 2022.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Kirik, the Commission approved the minutes of the regular meeting of July 6, 2022 as written.

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

AYES: Blockhus, Bishop, Harding, and Kirik

NOES: None

ABSENT: Ma

PUBLIC HEARING

2. SC21-0051, V22-0001 & ADU21-0090 – Khurram Iqbal – 899 Madonna Way

Variance to encroach into the daylight plane for the R1-10 Zoning district and Design Review for a 4,023 square-foot new two-story house. The project includes a 2,528 square-foot addition at the first story and a 1,495 square-foot addition at the second story. The project also includes an 849 square-foot attached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: Gallegos* THIS ITEM WAS CONTINUED FROM THE JUNE 15, 2022 DRC MEETING

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of variance and design review applications V22-0001 and SC21-0051 subject to the listed findings and conditions and answered questions from Commissioners Harding and Kirk.

APPLICANT PRESENTATION

Project applicant Khurram Iqbal provided a project presentation and answered questions from Commissioner Kirik.

PUBLIC COMMENT

None.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission approved variance and design review applications V22-0001 and SC21-0051 subject to the listed findings and conditions.

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

AYES: Blockhus, Bishop, Harding, and Kirik

NOES: None

ABSENT: Ma

DISCUSSION ITEMS**3. SC21-0024 – Shweta Singh – 1260 Payne Drive**

Design review for a first story remodel and new second story addition. This project includes adding 248 square feet of living space and a new 454 square-foot attached garage at the first story and a new 1,015 square-foot second story. This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. Project Manager: Golden THIS ITEM WAS CONTINUED FROM THE FEBRUARY 16, 2022 DRC MEETING.

STAFF PRESENTATION

Interim Planning Services Manager Golden presented the staff report recommending approval of design review application SC21-0024 subject to the listed findings and conditions.

APPLICANT PRESENTATION

Property owner Bhargav Natarajan briefly spoke to the project and made himself available for questions.

PUBLIC COMMENT

None.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Bishop, the Commission approved design review application SC21-0024 subject to the staff report findings and conditions.

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

AYES: Blockhus, Bishop, Harding, and Kirik

NOES: None

ABSENT: Ma

4. SC22-0002 – Walter Chapman – 632 Leaf Court

Design review for a new 3,878 square-foot two-story single-family residence. The project includes 3,171 square feet on the first story and 707 square feet on the second story. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos* THIS ITEM WAS CONTINUED FROM THE JUNE 15, 2022 DRC MEETING.

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review application SC22-0002 subject to the listed findings and conditions and answered questions from Commissioner Kirik and Chair Blockhus.

APPLICANT PRESENTATION

Project applicant/designer Walter Chapman presented the project and answered questions from Chair Blockhus and Commissioner Kirik.

PUBLIC COMMENT

Neighbors Mark Bechstead, Amy Lynch, and Lyssa and Kevin Vanderbeek provided public comment.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Chair Blockhus gave the applicant the opportunity for a 5-minute rebuttal.

Project applicant/designer Walter Chapman and property owners Fernando and Patricia Mujica provided a rebuttal regarding the trees.

Commissioner discussion then continued.

Action: Upon a motion by Commissioner Harding, the Commission continued design review application SC22-0002 with the following direction:

- Both arborist reports to be delivered in person to the Commission and managing arborist for the project to be present at the next meeting.

The property owners stated they are concerned with the integrity to get this moved to the next meeting.

Commissioner Harding withdrew his motion.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission approved design review application SC22-0002 per the staff report findings and conditions, with the following additional conditions:

- Both arborists shall review the grading and drainage plans that will be updated by the arborist to remove the infiltration device and drainage line out of the critical root zone;

- Both arborists shall provide a report of the driveway section, paver, base and compaction to make sure it is in compliance to preserve the heritage oak;
- One of the arborists shall work with staff for an on-site monitoring program during construction; and
- A review of the tree health shall be done within three years post occupancy within the rights of the City.

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

AYES: Blockhus, Bishop, Harding, and Kirik

NOES: None

ABSENT: Ma

5. SC22-0013 – Steve Schwanke – 658 Spargur Drive

Design Review for a new two-story house. The project consists of 2,803.5 square feet at the first story and 1,289.7 square feet at the second story with a 2391.8 square-foot basement. This project is categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Liu*

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application SC22-0013 subject to the listed findings and conditions.

APPLICANT PRESENTATION

Property owners Pawan and Smita Deshpande gave a presentation.

Project architect Steve Schwanke answered a landscaping question from Commissioner Kirik.

PUBLIC COMMENT

Kathleen Armstrong, Dave Beggs, Jing Liu, Yvonne Yang and Min Liu provided public comment.

The applicant provided a response to the public comment provided.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission approved design review application SC22-0013 subject to the listed findings and conditions.

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

AYES: Blockhus, Bishop, Harding, and Kirik

NOES: None

ABSENT: Ma

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

Senior Planner Gallegos went over the upcoming tentative meeting agendas.

ADJOURNMENT

Chair Blockhus adjourned the meeting at 10:37 PM.

Sean Gallegos
Senior Planner



DATE: August 17, 2022
 AGENDA ITEM # 2

TO: Design Review Commission
FROM: Steve Golden, Interim Planning Services Manager
SUBJECT: SC20-0018 1800 Alford Ave

RECOMMENDATION:

Approve design review application SC20-0018 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story residence. The project includes a 2,600 square foot first story and 802 square foot second story for a total floor area of 3,402 square feet. A 361 square foot attached accessory dwelling unit (ADU) at the first story is also proposed. This project should be considered categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Medium Lot
ZONING: R1-10
PARCEL SIZE: 9,915 square feet
MATERIALS: Cement tile roof; stone veneer water table and columns; stucco exterior siding, wood trim, and aluminum clad wood windows

	Existing	Proposed	Allowed/Required
COVERAGE:	2,899 square feet	2,740 square feet	2,975 square feet
FLOOR AREA:	2,775 square feet	3,402 square feet	3,470 square feet
SETBACKS:			
Front	24.8 feet	25 feet	25 feet
Rear	28.9 feet	26.75 feet	25 feet
Right side(1 st /2 nd)	24.5 feet	16.3 feet/26.75 feet	16.3 feet/16.3 feet
Left side (1 st /2 nd)	11.3 feet	11.25 feet/27.5 feet	10 feet/17.5 feet
HEIGHT:	15 feet	25.75 feet	27 feet

BACKGROUND

First Public Meeting

On January 19, 2022, the Design Review Commission held a public meeting to consider the proposed project. City staff presented the project to the commission followed by a presentation and comments by the property owner and their designer. The Commission asked questions that were answered by the designer and the property owner, then discussed the proposed project and after deliberating, voted unanimously (5-0) to continue the project with direction to the applicant as follows:

- Change the garage door style to match the style of the residence;
- Modify/show the eave overhang on elevations to be consistent with rendering and floor plans; and
- Study the stairway at front elevation to make less pronounced, resulting in a more pronounced entry feature. One suggestion is to recess the stairway, remove the roof that currently divides the 1st/2nd story elements of the exterior vertical wall plane and lengthen the top window (i.e. move down). Suggestion also to add stone veneer at first story (could go up the full first story or same as existing wainscotting).

Meeting minutes from the January 19, 2022 Design Review Commission meeting are included as Attachment A and the agenda report is included as Attachment B.

DISCUSSION

Design Revisions

In response to the Commission's direction, the applicant revised the project design as follows:

- The garage door style has been updated to match the style of the proposed windows;
- The eave overhangs at the garage have been modified to match the eaves for the rest of the structure; and
- The front façade has been modified by pulling the front porch slightly forward and modifying the exterior architectural features of the front facing stairway element.

The revised design has addressed all of the Commission's previous concerns and feedback to provide for enhanced architectural integration and be more consistent with the Residential Design Guidelines and Design Review Findings. The garage door style has been updated which based on the front elevation plan reads to have incorporated paneling and glazing to coordinate with the proposed front door. The depth of the eave overhang at the garage has been modified to match the rest of the structure and gable end eave return detail matches the same over the covered front porch entry. The covered front entry porch wall plane has been extended forward approximately ten inches in front of the stairway element wall plane. The wall plane separation gives the front entry a more distinct and prominent appearance. The stairway element wall plane has been modified by removing the first story roof element, replacing the two windows with one taller window, and providing stone wainscotting that extends approximately one-third of the wall height. Overall, the

modifications to the front façade break down the wall plane into smaller portions and reduces the vertical appearance of the stairway feature consistent with the Residential Design Guidelines.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of one single-family residence on an existing lot in an R1-10 zoning district.

PUBLIC NOTIFICATION AND CORRESPONDENCE

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

The applicant previously reached out to their surrounding neighbors to communicate their proposed design plans and address any concerns neighbors might have and was included in the January 19, 2022 agenda report. No further correspondences have been received by neighbors.

Cc: Cornelia Haber, Designer and Applicant
Anat and Ariel Faigon, Property Owner

Attachments:

- A. January 19, 2022 Meeting Minutes
- B. January 19, 2022 Agenda Report
- C. Applicant's Response Memo
- D. Revised Design Plans

FINDINGS

SC20-0018– 1800 Alford Avenue

With regard to the proposed two-story residence, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

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

CONDITIONS OF APPROVAL

SC20-0018 – 1800 Alford Avenue

GENERAL

1. **Expiration**

The Design Review Approval will expire on August 17, 2024, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**

The approval is based on the plans and materials received on August 9, 2022, except as may be modified by these conditions and as specified below:

- a) Update the proposed total lot coverage in the Zoning Compliance table on the cover sheet to 2,740sf for the increased front covered porch area (Area T in lot coverage diagram).
- b) All tree protection measures in the arborist report dated November 14, 2021 (Ann Northrup) shall be included in the building permit plans and shall be followed throughout the construction of the project.
- c) Any foundation system within 20 feet of Tree Nos 9 or 10 shall provide an alternative design (i.e. pier and beam on grade or similar) per the arborist report. The city of Los Altos may require the structural plans to be reviewed and approved by the project consulting arborist prior to issuance of the building permit.

3. **Encroachment Permit**

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

4. **Protected Trees**

Trees No(s). 1-4, 9, 10 and 14-17 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. All tree protection construction measures

5. **Tree Removal Approved**

The trees shown to be removed on plan Sheet A1.1 (Tree Nos, 5-8, 11) of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.

6. New Fireplaces

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

7. Landscaping

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

8. Underground Utility and Fire Sprinkler Requirements

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

9. Indemnity and Hold Harmless

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

10. Conditions of Approval

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

11. Applicant Acknowledgement of Conditions of Approval

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

12. Water Efficient Landscape Plan

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

13. Tree Protection Note

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

14. Reach Codes

Building Permit Applications submitted on or after January 14, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and

Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

15. Green Building Standards

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

16. Air Conditioner Sound Rating

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

17. Storm Water Management

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

18. California Water Service Upgrades

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

19. Underground Utility Location

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

20. Kitchen Design

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

21. Tree Protection

Tree protection shall be installed around the dripline(s) of the trees as shown on the site plan approved with the building permit plans. Fencing shall be chain link and a minimum of five

feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

22. School Fee Payment

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

PRIOR TO FINAL INSPECTION

23. Landscaping Installation and Verification

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

24. Landscape Privacy Screening

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

25. Green Building Verification

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

26. Kitchen Installation

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

27. Deed Restriction

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

PUBLIC HEARING

3. V21-0004 and SC21-0020 - Chad Nguyen - 800 S. El Monte Avenue

Variance to exceed the maximum floor area for the R1-10 Zoning district and Design Review for a two-story addition to an existing two-story house. The project includes a 1,040 square-foot addition at the first story and a 48 square-foot addition at the second story. The project includes a variance to exceed the maximum floor area for the R1-10 Zoning District by 1,600 square feet, which would preserve a 1,600 square-foot legally nonconforming barn at the subject site. The project will result in a total floor area of 5,815 square feet, where the maximum permitted floor area is 4,215.9 square feet. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos THIS ITEM WAS CONTINUED FROM THE DECEMBER 1, 2021 DRC MEETING.*

Senior Planner Gallegos presented the staff report recommending approval of variance and design review applications V21-0004 and SC21-0020 subject to the listed findings and conditions.

Senior Planner Gallegos answered questions from Commissioner Kirik, Vice-Chair Ma, and Commissioner Harding.

Interim Planning Services Manager Golden commented on the findings that need to be made for the project.

Project architect Chad Nguyen presented the project and the property owner spoke in favor of the project. The project architect then answered questions from Vice-Chair Ma, Commissioner Harding and Chair Blockhus.

Public Comment

None.

Chair Blockhus closed the public comment period for Commissioner discussion.

The property owner stated he will do everything possible to pursue tax credits to preserve the barn.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission approved variance and design review applications V21-0004 and SC21-0020 subject to the listed findings and conditions.

The motion was approved (5-0) by the following vote:

AYES: Bishop, Blockhus, Harding, Kirik and Ma

NOES: None

DISCUSSION

4. SC20-0018 – Cornelia Haber – 1800 Alford Avenue

Design review for a new two-story single family residence. The project includes 2,600 square feet on the first story and 802 square feet on the second story. A 361 square-foot attached ADU is also proposed. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Golden*

Interim Planning Services Manager Golden presented the staff report recommending approval of design review application SC20-0018 subject to the listed findings and conditions and answered a question from Commissioner Kirik.

Project applicant Cornelia Haber presented the project.

The project applicant answered questions from Commissioner Kirik and Vice-Chair Ma.

Public Comment

None.

Chair Blockhus closed the public comment period for Commissioner discussion.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission continued design review application SC20-0018 subject to the following direction for design modifications:

- Change the garage door style to match the style of the residence;
- Modify/show the eave overhang on elevations to be consistent with rendering and floor plans; and
- Study the stairway at front elevation to make less pronounced, resulting in a more pronounced entry feature. One suggestion is to recess the stairway, remove the roof that currently divides the 1st/2nd story elements of the exterior vertical wall plane and lengthen the top window (i.e. move down). Suggestion also to add stone veneer at first story (could go up the full first story or same as existing wainscoting).

The motion was approved (5-0) by the following vote:

AYES: Bishop, Blockhus, Harding, Kirik and Ma

NOES: None

Chair Blockhus recused himself for agenda item 5 because he lives within 500 feet of the subject property.

Vice-Chair Ma took the virtual gavel to run the rest of the meeting.

5. SC21-0040 – J. Steve Collum – 610 Teresi Lane

Design Review for a new two-story residence. The project includes 2,393 square feet at the first story and 1,056 square feet at the second story. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. Project Planner: *Liu*

Associate Planner Liu presented the staff report recommending approval of design review application SC21-0040 subject to the listed findings and conditions.

Property owners Guru and Puneet Chahal introduced the project.

Project architect J. Steve Collum of R.H. Associates and Architects provided a project presentation and answered questions from Commissioners Kirik and Bishop.

Vice-Chair Ma asked the property owners if they received any feedback from the neighbors.

The property owners stated they only received feedback from the walked the neighbor through the plan and worked on privacy concerns from the windows and landscaping.

Public Comment

Neighbor Alicia Chen of 625 Teresi Lane spoke in support of the project.

Neighbors Eric and Hannah Zhang of 620 Teresi Lane spoke in support of the project.

Neighbor Fumihiko Ishi of 644 Arboleda Drive stated privacy concerns.

August 8, 2022

Re: 1800 Alford Ave., Los Altos

Response to comments by DRC

The following revisions have been implemented:

- Garage door style: the garage door has been redesigned to increase the solid area and to incorporate a glazed portion that matches the style of the windows.
- Eave overhangs at the garage have been modified to match the 12" overhang at the rest of the house, with the crown molding showing a return at the front for continuity.
- Enhance the presence of the front entrance: the entrance porch has been modified to protrude beyond the stair element. The roof overhang across the front of the stair wall has been removed and the stone finish has been raised. The lower window has been eliminated and the upper window is now taller.

We hope these modifications will meet the intent of the committee.

Thank you,

Cornelia Haber



DATE: January 19, 2022

AGENDA ITEM #4

TO: Design Review Commission
FROM: Steven Golden, Interim Planning Services Manager
SUBJECT: SC20-0018 – 1800 Alford

RECOMMENDATION:

Approve design review application SC21-0012 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story residence. The project includes a 2,600 square foot first story and 802 square foot second story for a total floor area of 3,402 square feet. A 361 square foot attached accessory dwelling unit (ADU) at the first story is also proposed. This project should be considered categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Medium Lot
ZONING: R1-10
PARCEL SIZE: 9,915 square feet
MATERIALS: Cement tile roof; stone veneer water table and columns; stucco exterior siding, wood trim, and aluminum clad windows

	Existing	Proposed	Allowed/Required
COVERAGE:	2,899 square feet	2,732 square feet	2,975 square feet
FLOOR AREA:	2,775 square feet	3,402 square feet	3,470 square feet
SETBACKS:			
Front	24.8 feet	25 feet	25 feet
Rear	28.9 feet	26.75 feet	25 feet
Right side(1 st /2 nd)	24.5 feet	16.3 feet/26.75 feet	16.3 feet/16.3 feet
Left side (1 st /2 nd)	11.3 feet	11.25 feet/27.5 feet	10 feet/17.5 feet
HEIGHT:	15 feet	25.75 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in South Los Altos on the southwest corner of the intersection of Alford Avenue and Morton Avenue. The neighborhood is best defined as a Consistent Character Neighborhood, according to the City's Residential Design Guidelines. There is a regular lot layout pattern and orientation of similar sized properties along Alford Avenue and Morton Avenue. Most of the properties share similar 25-foot front yard setbacks with garages facing the street. That being said, historically, the neighborhood was most likely all one-story residences, but now has a mix of one and two-story residences with two-story residences abutting all interior sides of the subject property. The residences in the surrounding area are characterized by gable or hipped roof forms, most having lower scale horizontal eaves. While the architectural aesthetics of most residences in the neighborhood have retained Ranch characteristics and styling, some newer residences and modified residences represent different architectural styles.

There is not a uniform street tree in this neighborhood, but most of the properties have multiple large, mature trees and a diversity of mature front yard landscaping.

DISCUSSION

Design Review

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

The applicant proposes to demolish the existing one-story residence and attached garage and replace it with a 3,402 square foot two-story residence with an attached garage. The project will also include a 361 square foot attached accessory dwelling unit (ADU) at the first story, which is not to be considered in the floor area total in the above table per state law and city ordinance per Chapter 14.14 of the Municipal Code. The driveway will remain in the same location and the front orientation of the residence will remain directed towards Alford Avenue which is also considered the front lot line per Zoning Code definition. Per Section 14.06.080 of the Municipal Code, the lot is considered a narrow lot; therefore, the reduced required side yard setback along the exterior street (right) side is 20 percent of the lot width. There is no exception for the interior side yard setback since the lot is more than 80 feet in width. Referring to the zoning compliance table above and the design plans (Attachment E), the proposed residence maintains or exceeds the minimum setback standards. The smaller second story is centered above the first story and the majority of second story massing is recessed from first story creating a 27.5-foot setback at the second-story left side, 26.75-foot setback at the second-story right side, and 47.9-foot second-story rear setback. A second-story rear balcony is also proposed and discussed further below.

The style of the proposed residence is suggestive of a French Country architecture style. It is designed with 6:12 pitched roofs with mostly hipped roof structure forms except for a lower first-story front facing gable end at the garage and a taller front facing gable end roof over the front

porch entry. The roofing material is proposed as cement tile. The massing of the second story is generally balanced over the first story. The front façade has well-articulated building forms including an octagon shaped room at the first story and most of the second story building mass is recessed back. The right exterior side, facing the street is also articulated in a similar way. That being said, the current proposed design was the result of several design iterations to address the design of the front façade. Staff expressed some concern regarding the stairway element in the front that could have been perceived as a two-story wall element and more bulky, which is not supported in the Residential Design Guidelines. Staff suggested to breakup the two-story element to reduce the perceived bulkiness, which the architect addressed by incorporating a roof element to visually separate it into first and second story elements. Staff had also expressed an opportunity to better integrate the gable roof structure over front porch entry, which could be further addressed.

The building articulation and the use of the stone water table at the first story breaks up the massing of the first story. The taller roof pitch forms from the first story to the second story and the fact that the second story is smaller in size minimize the visual mass and bulk of the second story. The overall height of the structure is 25.75 feet which conforms to the maximum height of 27 feet in the R1-10 zoning district. The wall plate heights of the first story are 9 and 9.5 feet and 8.5 feet at the second story which is in keeping with the scale in this neighborhood and not visually imposing on the neighboring properties.

The project is utilizing high quality materials such as the cement tile roof, stucco siding, stone veneer applied to the water table and columns, wood trim, and aluminum clad windows, which are composed and integrated well into the overall architectural design of the residence. The project's materials board is included in Sheet A1.4 in the design plans (Attachment E).

Overall, the project appears to be an appropriate design within this Consistent Character Neighborhood setting, it would maintain an appropriate relationship to the adjacent structures, and meets the intent of the design review findings. As discussed above, there may be an opportunity to address the design of the front entry, but it is not a major design deficiency.

Privacy

As discussed above, the proposed side yard setbacks exceed the minimum required. Since this is a corner lot, there is no abutting property to the right, exterior street side; therefore, less of a concern regarding views from second story windows along that side. With regards to potential views into neighboring properties from other elevations, the proposed left side second-story elevation includes one small window with a 4.6-foot windowsill height and larger egress windows at the rear elevation and glass doors that open onto the second story balcony at the rear. The balcony has a 51.8-foot setback to the rear property line and does not have a direct view to the interior left side since it is recessed and blocked by the wall of the residence. The balcony is designed to be five feet in depth that generally respects the Residential Design Guideline recommendation for a four-foot deep balcony for more passive use. Direct views outward from the balcony are further mitigated because the balcony is sunk about five into the steep form of the roof structure from the first story. Given the increased rear yard setback, passive use, minimized direct views created by the sunken design and its recessed design, perceived privacy impacts

resulting from the balcony to neighboring properties are minimized. Furthermore, evergreen landscape screening is proposed along the interior left side and rear properties, further discussed below, which will provide further screening of direct views into the abutting properties.

In addition, the owner reached out to the surrounding neighbors and staff is not aware of any objections raised with regards to the proposed design (Attachment C).

Landscaping and Trees

The existing property has many mature trees of different varieties that are proposed to remain in the front and exterior side yard. These include Redwoods, Sweetgum, Tristania, and Evergreen pears. An arborist report is included that provides the condition and assessment of all the trees, including some tree proposed to be removed (Attachment B). The arborist report identifies Tree Nos. 5-8 and 11-13 to be removed. The four Ligustrum japonicum species were found to be overgrown specimens, considered nuisance trees, and an allergy problem for the resident. One Sequoia is proposed to be removed which is under the utility lines and was topped in the past. Trees Nos. 9 and 10 are close to the proposed foundation; therefore, a foundation system that is sensitive to those trees will be required to be utilized (Condition #2). In addition, new landscaping will be planted which includes Pittosporum evergreen shrubs along the left side and rear property line, used for landscape screening help to mitigate privacy concerns. New or rebuilt landscaping would need to satisfy the Water Efficient Landscape Ordinance requirements since it exceeds the 500 square-foot landscaping threshold for new residences.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of one single-family residence on an existing lot.

PUBLIC NOTIFICATION AND CORRESPONDENCE

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

Also, as discussed above, the applicant reached out to 13 of their surrounding neighbors to communicate their proposed design plans and address any concerns neighbors might have. The applicant has provided staff a summary of their responses and correspondence included in Attachment C.

CONFLICT OF INTEREST

Commission members are subject to all aspects of the Political Reform Act. Commission members

must not make, participate in making, or attempt to influence in any manner a governmental decision which he/she knows, or should know, may have a material effect on a financial interest. No Commissioner has a principal residence is located within 500 feet of the project site.

Cc: Cornelia Haber, Designer and Applicant
Anat and Ariel Faigon, Property Owner

Attachments:

- A. Public Notification Map
- B. Arborist Report
- C. Correspondence Submitted by the Applicant¹
- D. Public Notice Billboard Sign
- E. Design Plans

¹ At the time of the agenda report publication, city staff did not have all of the documentation, but only an email from the applicant the summarized the neighborhood outreach. Staff has requested the documentation and will provide an addendum to the Commission once received.

FINDINGS

SC20-0018– 1800 Alford Avenue

With regard to the proposed two-story residence, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

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

CONDITIONS OF APPROVAL

SC20-0018 – 1800 Alford Avenue

GENERAL

1. **Expiration**

The Design Review Approval will expire on January 19, 2024, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**

The approval is based on the plans and materials received on January 5, 2022, except as may be modified by these conditions and as specified below:

- a) All tree protection measures in the arborist report dated November 14, 2021 (Ann Northrup) shall be included in the building permit plans and shall be followed throughout the construction of the project.
- b) Any foundation system within 20 feet of Tree Nos 9 or 10 shall provide an alternative design (i.e. pier and beam on grade or similar) per the arborist report. The City can require the structural plans to be reviewed and approved by the project consulting arborist prior to issuance of the building permit.

3. **Encroachment Permit**

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

4. **Protected Trees**

Trees No(s). 1-4, 9, 10 and 14-17 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. All tree protection construction measures

5. **Tree Removal Approved**

The trees shown to be removed on plan Sheet A1.1 (Tree Nos, 5-8, 11) of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

6. **New Fireplaces**

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

7. **Landscaping**

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

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

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

9. Indemnity and Hold Harmless

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

10. Conditions of Approval

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

11. Applicant Acknowledgement of Conditions of Approval

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

12. Water Efficient Landscape Plan

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

13. Tree Protection Note

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

14. Reach Codes

Building Permit Applications submitted on or after January 14, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit

supplemental application materials as required by the Building Division to demonstrate compliance.

15. Green Building Standards

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

16. Air Conditioner Sound Rating

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

17. Storm Water Management

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

18. California Water Service Upgrades

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

19. Underground Utility Location

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

20. Tree Protection

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

21. School Fee Payment

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

PRIOR TO FINAL INSPECTION

22. Landscaping Installation and Verification

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

23. Landscape Privacy Screening

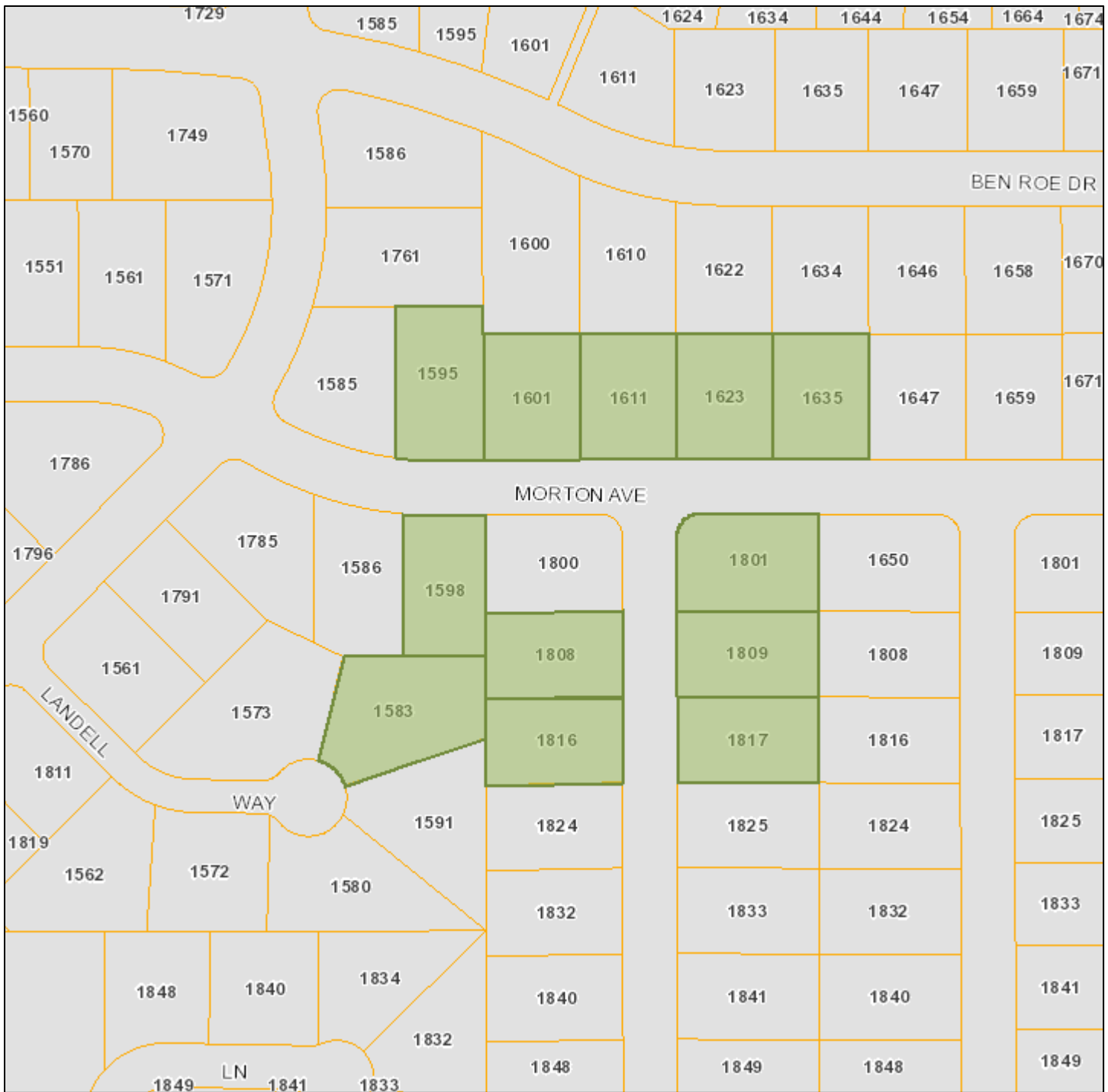
The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

24. Green Building Verification

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

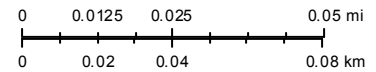
Notification Map

Agenda Item 2.



Print Date: December 3, 2020

12,020



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

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

Ann Northrup, M.S.
Garden and Landscape Diagnostics
Plant Pathologist,
ISA Certified Arborist WE-1613A

1669 Hyde Dr.
Los Gatos, CA 95032
phone: (408) 220 4438
plantdoctor@mac.com

November 14, 2021

report # 2494 (6 pages)

Arborist Report (revision from 1st draft - report # 2364, dated June 29, 2020)

report sent via email to

Cornelia Haber at cornelia.haber@gmail.com and Anat Faigon at anat.faigon@gmail.com

Name of owner/address of project:

Ariel and Anat Faigon
1800 Alford Avenue
Los Altos, CA 94022

Project Arborist:

Ann Northrup (WE 1613-A)
phone: 408 220 4438
email: annnorthrup@sbcglobal.net

Plans reviewed:

Cornelia Haber Residential Design Master Planting plan, dated 10/21/21
Cornelia Haber Residential Design Proposed Site Plan 2nd revision dated 8/25/21

Brief description of work:

The project involves tear down of existing home and construction of a two story single family residence

This Arborist report is to be copied onto a plan sheet, titled "Tree preservation", and become part of the final plan set.

The property owner, contractors and architect are all responsible for knowing the information included in this Arborist's report and adhering to the conditions provided.

Eleven protected trees exist on the property.

See the inventoried tree list (below) with species identification and measurement details.

Trees # 1-4 and #9 and #10 are to be retained and preserved

Trees # 5-8 and #11 are being requested for removal (details to follow)

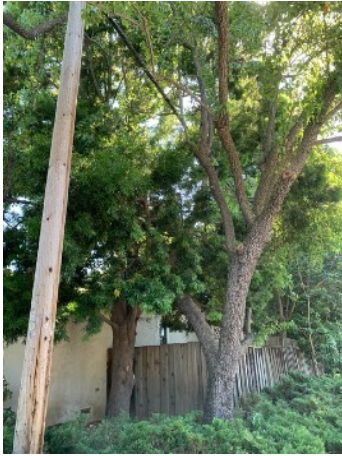
1800 Alford Ave, Los Altos - Tree information 6/29/20, notes revised 11/14/21 (A. Northrup, arborist)

tree number on site drawing	tree species	tree circumference (at 48" from ground)	canopy spread	approximate height	notes	health (based on canopy density and color)
1	Pyrus x kawakamii	55"	166° N, 192° E, 162° S, 216° W	30'		fair
2	Afrocarpus gracillior (Podocarpus gracillior)	57"	168° N, 156° E, 228° S, 228° W	50'	situated within 10' of current and new foundation border, Sacramento Tree Foundation recommends 15' distance from foundations for this tree species.	good
3	Pyrus x kawakamii	55"	210° N, 252° E, 228° S, 192° W	30'		fair
4	Pyrus x kawakamii	49"	60° N, 216° E, 222° S, 120° W	30'	no visibly obvious cause of tree decline	poor
5 to be removed	Ligustrum japonicum 'Texanum' multi-trunk	42" based on blended x-sectional areas (3 trunk circumferences are 20", 28", 24")	72° N, 168° E, 156° S, 120° W	30'	overgrown volunteer plant, homeowner allergy problem, seedling nuisance complaints from neighbors	good
6 to be removed	Sequoia sempervirens	72"	204° N, 192° E, 120° S, 144° W	25'	structure very poor, topped under power lines	good
7 to be removed	Ligustrum japonicum 'Texanum' multi-trunk	50" based on blended x-sectional areas (4 trunk circumferences are 26", 26", 20", 28")	north direction mingled with neighboring tree, 144° E, 156° S, 144° W	30'	overgrown volunteer plant, homeowner allergy problem, seedling nuisance complaints from neighbors	good
8 to be removed	Ligustrum japonicum 'Texanum' multi-trunk	36" based on blended x-sectional areas (3 trunk circumferences are, 18", 24", 24", two minor trunks not included)	192° N, 108° E, 144° W, south direction is mingled with neighboring tree	30'	overgrown volunteer plant, homeowner allergy problem, seedling nuisance complaints from neighbors	good
9	Sequoia sempervirens	102"	144° N, 180° S, 144° W, east direction is mingled with neighboring tree	80'+	modification to foundation structure will need to be done to preserve tree health and home foundation integrity	good

tree number on site drawing	tree species	tree circumference (at 48" from ground)	canopy spread	approximate height	notes	health (based on canopy density and color)
10	Sequoia sempervirens	102"	144° N, 144° E, 180° S, west direction is mingled with neighboring tree	80'+	modification to foundation structure will need to be done to preserve tree health and home foundation integrity	good
11 to be removed	Ligustrum japonicum 'Texanum', multi-trunk	43" based on blended x-sectional areas (5 trunk circumferences 19", 16", 17", 20", 23", one minor trunk not included)	168° N, 192° E, 156° S, 132° W	30'	overgrown volunteer plant, homeowner allergy problem, seedling nuisance complaints from neighbors	good

photographs of inventoried trees (photos taken June 2020):

trees 1 and 2:



tree 3:



tree 4:



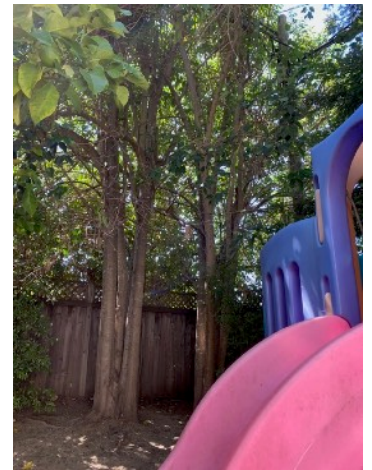
tree 5:



tree 6:



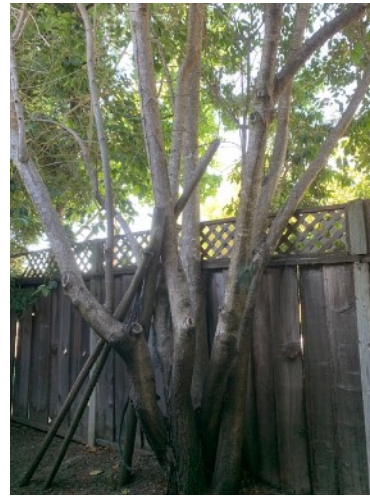
trees 7-8:



trees 9-10:



tree 11:



Overall health of each tree is indicated on the Chart of Protected Trees (included in this report, above), based on density and color of canopy.

If any of the trees to be retained and preserved are damaged as a result of the construction project, they must be repaired in accordance with accepted arboriculture methods. If a protected tree is damaged beyond repair, replacement of the damaged tree is required as dictated by the Planning Director of the City of Los Altos.

Trees #1 - #4 and #9 and #10 are to be preserved.

Protective fencing must be placed at the drip line of each protected tree. Groups of trees can share common fencing. The fencing must be sturdy, visibly open material (such as chainlink), at least 5' in height and supported by posts buried 2' in depth.

Any area that needs to be excavated within a foot to the outside of the tree protection fencing should first be root pruned along the excavation lines before excavation takes place.

Based on the site plan, it will be necessary to conduct construction activity within the dripline of certain trees while maintaining reasonable precaution against tree injury in order to preserve the tree rather than remove it. Supervision by the Project Arborist is recommended at any time when digging or trenching is done within the protected zone of the tree (defined as dripline). Any root pruning must be supervised by an ISA Certified Arborist or the Project Arborist. This directive applies to any kind of digging or trenching, to place utilities, or place foundation. If root pruning can be avoided within the dripline by threading a utility under existing roots, that is preferred.

Tree protection fencing is required to remain in place throughout construction. The fencing should be posted with a sign indicating it is not to be disturbed and should contain the name and phone number of a contact person.

If pruning of branches is required at any time during construction, it must be supervised by an ISA Certified Arborist or the Project Arborist.

Trees #9 and #10 will require mitigation measures in addition to what is indicated above:

Roots of redwoods are relatively near the soil surface and extend many feet beyond the drip line of the trees. Redwoods tree roots are adversely affected by excessive compaction of surface soil. Due to the proximity of the home structure, a modification to the foundation will need to be done to preserve both the health of the trees as well as the integrity of the foundation structure (i.e. pier and beam on grade). I recommend these foundation modifications be executed anywhere within a 20 ft radius from the trunks of either tree 9 or tree 10.

Trees # 5 - #8 and #11 are being requested for removal based on the following criteria (as outlined in Los Altos Code of Ordinances, Chapter 11.08.090):

Tree #5: This tree is likely a seedling volunteer that was allowed to grow in place to a large specimen. Many consider it to be a nuisance species. Owner is allergic to this species and so, cannot enjoy the property - criterion #2 on list. Neighbors complain about the nuisance seedlings that sprout on their property. The tree is in apparent good health and could live quite a bit longer, but does not contribute aesthetically to the property. If removed, together with the neighboring redwood (tree #6), the loss of shade it provides would be a downside.

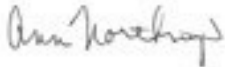
Tree #6: The redwood is in conflicting space with utility lines just above. The tree has been topped (a necessity from the point of view of the Utility). The tree provides shade and is an iconic tree in the Los Altos area, but this tree should not remain situated under the power lines - criterion #1 on list.

Trees #7 and #8: These trees are likely seedling volunteers that were allowed to grow in place to large specimens. Many consider them to be a nuisance species. Owner is allergic to this species and so, cannot enjoy the property - criterion #2 on list. Neighbors complain about the nuisance seedlings that sprout on their property. The trees are in apparent good health and could live quite a bit longer, but do not contribute aesthetically to the property. It is unclear how much shade is provided by these trees since there are other trees nearby.

Tree #11: This tree is likely a seedling volunteer that was allowed to grow in place to a large specimen. Many consider it to be a nuisance species. Owner is allergic to this species and so, cannot enjoy the property - criterion #2 on list. Neighbors complain about the nuisance seedlings that sprout on their property. The tree is in apparent good health and could live quite a bit longer, but does not contribute aesthetically to the property. If removed, together with the neighboring redwoods (trees #9 and #10), the loss of shade it provides would be a downside.

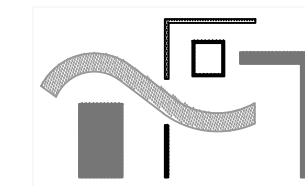
The property could potentially support 3-4 healthy moderately sized trees (20-30 ft height) in other locations of the front and back yard to replace the canopy lost by the tree removals. The Los Altos Tree Removal approval authority may require the planting of some number of trees to compensate for the loss of tree canopy.

The proposed construction plan preserves the maximum number of protected trees possible, given the constraints of the property.



Ann Northrup





CORNELIA HABER
RESIDENTIAL DESIGN

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cornelia.haber@gmail.com

FAIGON RESIDENCE
1800 ALFORD AVENUE, LOS ALTOS, CA 94022

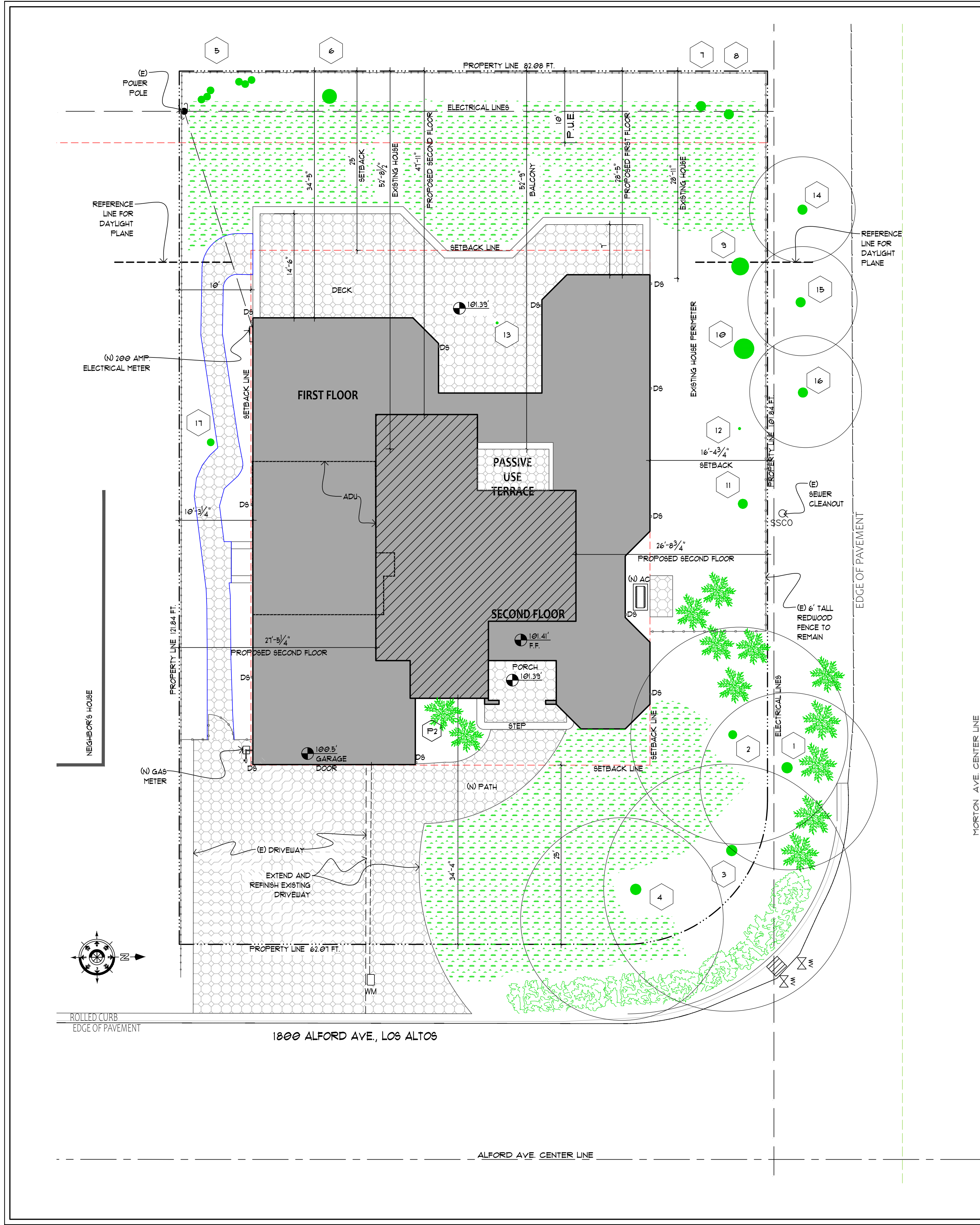
DATE AUGUST 10, 2020

REVISIONS

NOVEMBER 10, 2021

JUNE 13, 2022

Ao



PROJECT SUMMARY TABLES

ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE <small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT</small>	2,899 SQ.FT. (29.2 %)	2,731.81 SQ.FT. (21.5 %)	2,914.5 SQ.FT. (30 % OF 9,915)
FLOOR AREA <small>MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS</small>	1ST FLR: 2,115 SQ.FT. 2ND FLR: 0 SQ.FT. TOTAL: 2,115 SQ.FT. (28 %)	1ST FLR: 2,641.22 SQ.FT. 2ND FLR: 801.91 SQ.FT. TOTAL: 3,443.13 SQ.FT. (34.3 %)	3,410.25 SQ.FT. (35% OF 9,915)
SETBACKS:			
FRONT (1ST/2ND)	24'10" FEET	25' / 34'4" FEET	25 FEET
REAR (1ST/2ND)	28'11" FEET	28'5" / 4'11" FEET	25 FEET
STREET (RIGHT) SIDE (1ST/2ND)	24.5 FEET/ N/A	16'4.75" / 26'8.75" FEET	16'4.75 FEET / 20 FEET
LEFT SIDE (1ST/2ND)	11.3 FEET/ N/A	11'3.75" / 21'5.25" FEET	10 FEET / 11.5 FEET
HEIGHT:	15 FEET	25'8" FEET	21 FEET
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: <small>INCLUDES HABITABLE BASEMENT AREAS</small>	2,373 SQ.FT.	1,070.19 SQ.FT.	3,443.19 SQ.FT.
NON-HABITABLE AREA: <small>DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES</small>	402 SQ.FT.	12.11 SQ.FT.	414.11 SQ.FT.
LOT CALCULATIONS			
NET LOT AREA:	9,915 SQUARE FEET		
FRONT YARD HARDSCAPE AREA: <small>HARDSCAPE IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%</small>	EXISTING: 850 SQUARE FEET (850 / 1,956 = 43%) PROPOSED: 900 SQUARE FEET (900 / 1,956 = 46%)		
LANDSCAPING BREAKDOWN	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED) 1,300 + 235 = 1,535 SQ.FT. EXISTING SOFTSCAPE (UNDISTURBED) AREA 4,100 SQ.FT. NEW SOFTSCAPE AREA 940 SQ.FT. <small>80% OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA</small>		

TREE LIST

MAR K	SPECIES	TREE CIRCUMFERENCE AT 48"	STATUS	GROWTH RATE	MAX GROWTH DIAM.	MAX GROWTH HEIGHT
1	PYRUS X KAWAKAMII	55"	TO REMAIN	MODERATE	30'	30'
2	AFROCARPUS GRACILIOR (PODOCARPUS GRACILIOR)	57"	TO REMAIN	FAST	25'	50'
3	PYRUS KAWAKAMII	30"	TO REMAIN	MODERATE	30'	30'
4	PYRUS KAWAKAMII	49"	TO REMAIN	MODERATE	30'	30'
5	LIGUSTRUM JAPONICUM "TEXANUM" MULTI TRUNK	20", 24", 28"	TO BE REMOVED	N/A	N/A	N/A
6	SEQUIA SEMPERVENS	72"	TO BE REMOVED	N/A	N/A	N/A
7	LIGUSTRUM JAPONICUM "TEXANUM" MULTI TRUNK	20", 26", 28"	TO BE REMOVED	N/A	N/A	N/A
8	LIGUSTRUM JAPONICUM "TEXANUM" MULTI TRUNK	18", 24", 24"	TO BE REMOVED	N/A	N/A	N/A
9	SEQUIA SEMPERVENS	102"	TO REMAIN	N/A	N/A	N/A
10	SEQUIA SEMPERVENS	102"	TO REMAIN	N/A	N/A	N/A
11	LIGUSTRUM JAPONICUM "TEXANUM" MULTI TRUNK	16", 17", 19", 20", 23"	TO BE REMOVED	N/A	N/A	N/A
12	SEQUIA SEMPERVENS	4"	TO BE REMOVED	N/A	N/A	U
13	ELM	14" DB	TO BE REMOVED	N/A	N/A	N/A
14	LIQUIDAMBAR	10"	TO REMAIN	MODERATE	40'	50'
15	LIQUIDAMBAR	6"	TO REMAIN	MODERATE	40'	50'
16	LIQUIDAMBAR	10"	TO REMAIN	MODERATE	40'	50'
17	APPLE	12"	TO REMAIN	MODERATE	15'	30'

PROJECT DATA

PROPERTY ADDRESS: 1800 ALFORD AVE., LOS ALTOS, CA 94024
 PROPERTY OWNER: ARIEL AND ANAT FAIGON

A.P.N.: 318-11-023
 ZONING: R1-10
 OCCUPANCY GROUP: R-3/U
 TYPE OF CONSTRUCTION: V-B

LOT SIZE: 9,915 SQ.FT.
 MAX. ALLOWED: 3,410.25 SQ.FT.
 LOT COVERAGE: 3,914.5 SQ.FT.

MAX. HEIGHT: 21 FT.

PROPOSED:
 F.A.R. 3,443.19 SQ.FT.
 LOT COVERAGE 2,730.48 SQ.FT.
 ADU 382.20 SQ.FT.

SEE PROJECT SUMMARY TABLES BELOW.

DESCRIPTION OF WORK

NEW 4 BEDROOM/ 3.5 BATHROOM SINGLE RESIDENCE WITH ATTACHED TWO CAR GARAGE WITH (359.51 SQ.FT.) ATTACHED A.D.U.

DEMOLISH EXISTING SINGLE HOME WITH 4 BEDROOMS/ 2 BATHROOMS AND ATTACHED TWO CAR GARAGE

SHEET INDEX

A0	COVER PAGE
A1.1	SITE PLAN, PROJECT DATA, SHEET INDEX, GENERAL NOTES
A1.2	NEIGHBORHOOD INFORMATION
A1.3	AREA DIAGRAM
A1.4	MATERIALS BOARD
A2	EXISTING AND DEMOLITION PLANS
A3.1	PROPOSED FIRST FLOOR PLAN
A3.2	PROPOSED SECOND FLOOR PLAN
A3.3	REFLECTED CEILING PLANS
A4	ROOF PLAN
A5.1	ELEVATIONS
A5.2	ELEVATIONS
A6	SECTIONS
A6.1	SECTIONS
1	PROPERTY SURVEY
C1	GRADING AND DRAINAGE PLAN
C2	GRADING DETAILS
C3	EROSION CONTROL
L1	LANDSCAPING PLAN
L2	HYDROZONE PLAN
L3	IRRIGATION PLAN

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING CODES AS ADOPTED BY THE CITY OF LOS ALTOS:
 - 2019 CALIFORNIA RESIDENTIAL CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA FIRE CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 BUILDING ENERGY EFFICIENCY STANDARDS
 - 2019 CAL GREEN
 - 2019 CALIFORNIA BUILDING CODE
 - LOS ALTOS MUNICIPAL CODE
- ALL EXISTING CONDITIONS SHALL BE VERIFIED FOR COMPATIBILITY WITH NEW CONSTRUCTION SHOWN HEREIN.
- ALL NOTES AND DIMENSIONS SHALL BE FIELD VERIFIED.
- WRITTEN DIMENSIONS SHALL BE OBSERVED OVER SCALED DIMENSIONS.
- SIMILAR DETAILS SHALL APPLY TO SIMILAR CONDITIONS.
- IN THE EVENT THAT DISCREPANCIES ARE FOUND IN THE DRAWINGS, THE DESIGNER SHALL BE NOTIFIED BEFORE WORK CAN PROCEED.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK REQUIRED TO COMPLETE THE PROJECT, INCLUDING BUT NOT LIMITED TO:
 - ALL WORK REQUIRED TO PREPARE FOR NEW CONSTRUCTION
 - THE REMOVAL OR RELOCATION OF ALL EXISTING PIPES, CONDUITS, WIRES, ETC., AS REQUIRED TO COMPLETE THE PROJECT.
 - THE MATCHING OF ALL NEW WALL, CEILING, ROOFING MATERIALS AND TEXTURES, UNLESS NOTED OTHERWISE.

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FAIGON RESIDENCE

1800 ALFORD AVENUE, LOS ALTOS, CA 94022

DATE: AUGUST 10, 2020

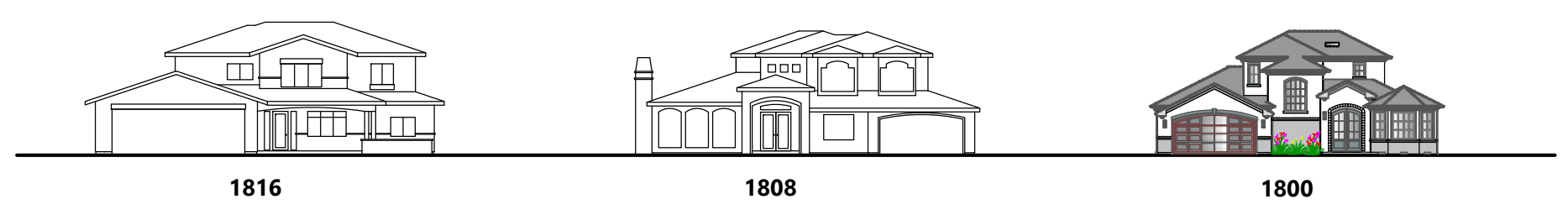
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F3	NOVEMBER 10, 2021
F4	JUNE 13, 2022

A1.1

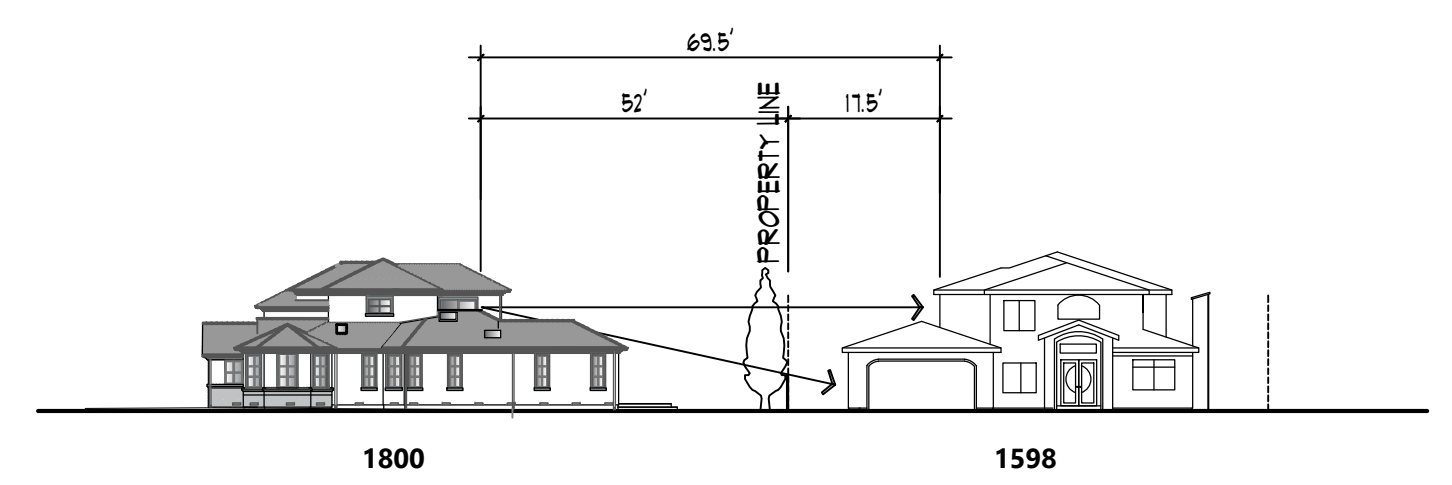
1 PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"



1 NEIGHBORHOOD CONTEXT MAP
SCALE 1/4" = 1'-0"



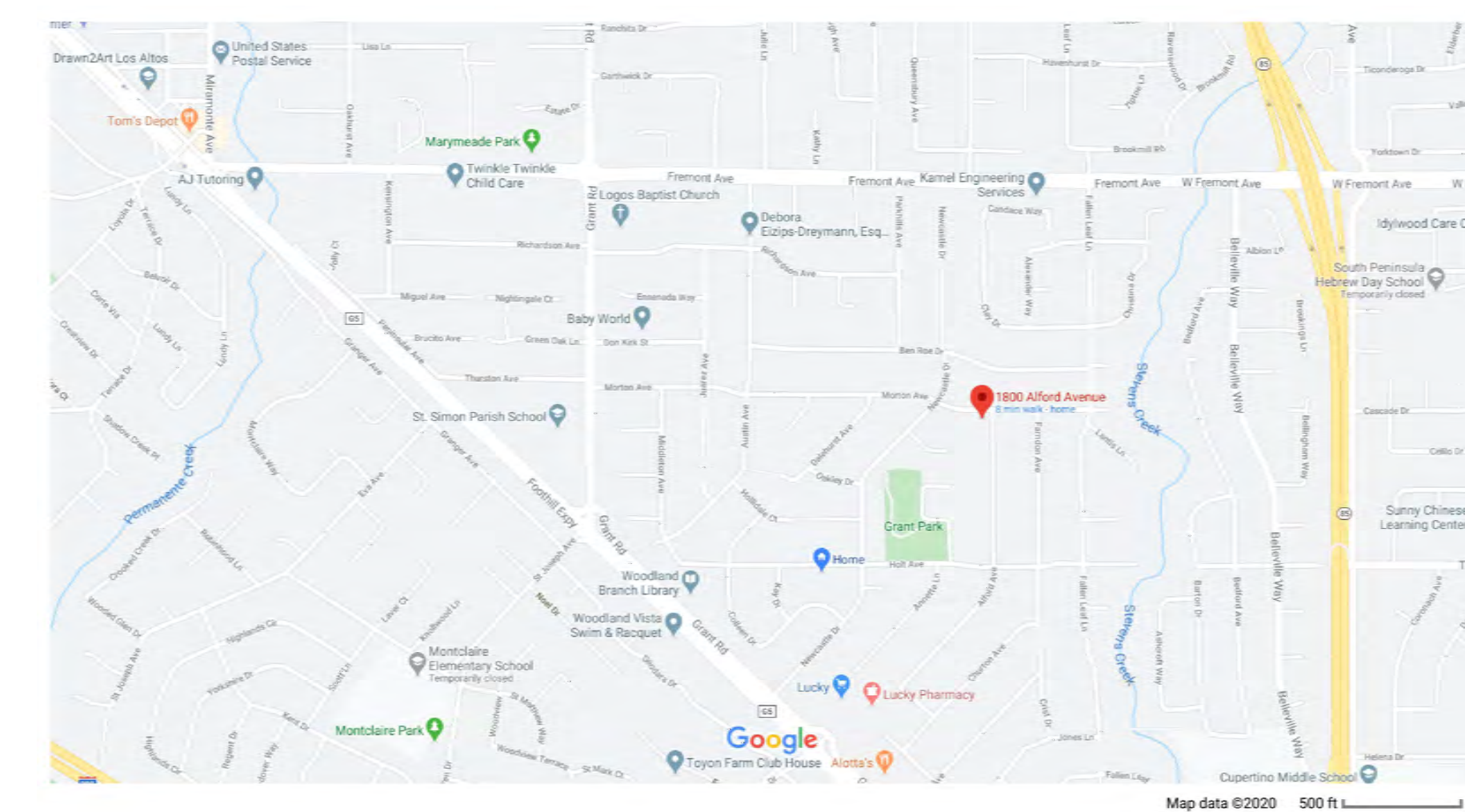
3 ALFORD STREET ELEVATION SCALE 1/32" = 1'-0"



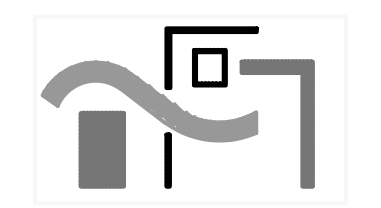
4 MORTON STREET ELEVATION SCALE
1/32" = 1'-0"



2 VICINITY MAP
SCALE 1/64" = 1'-0"



5 LOCATION MAP
NTS



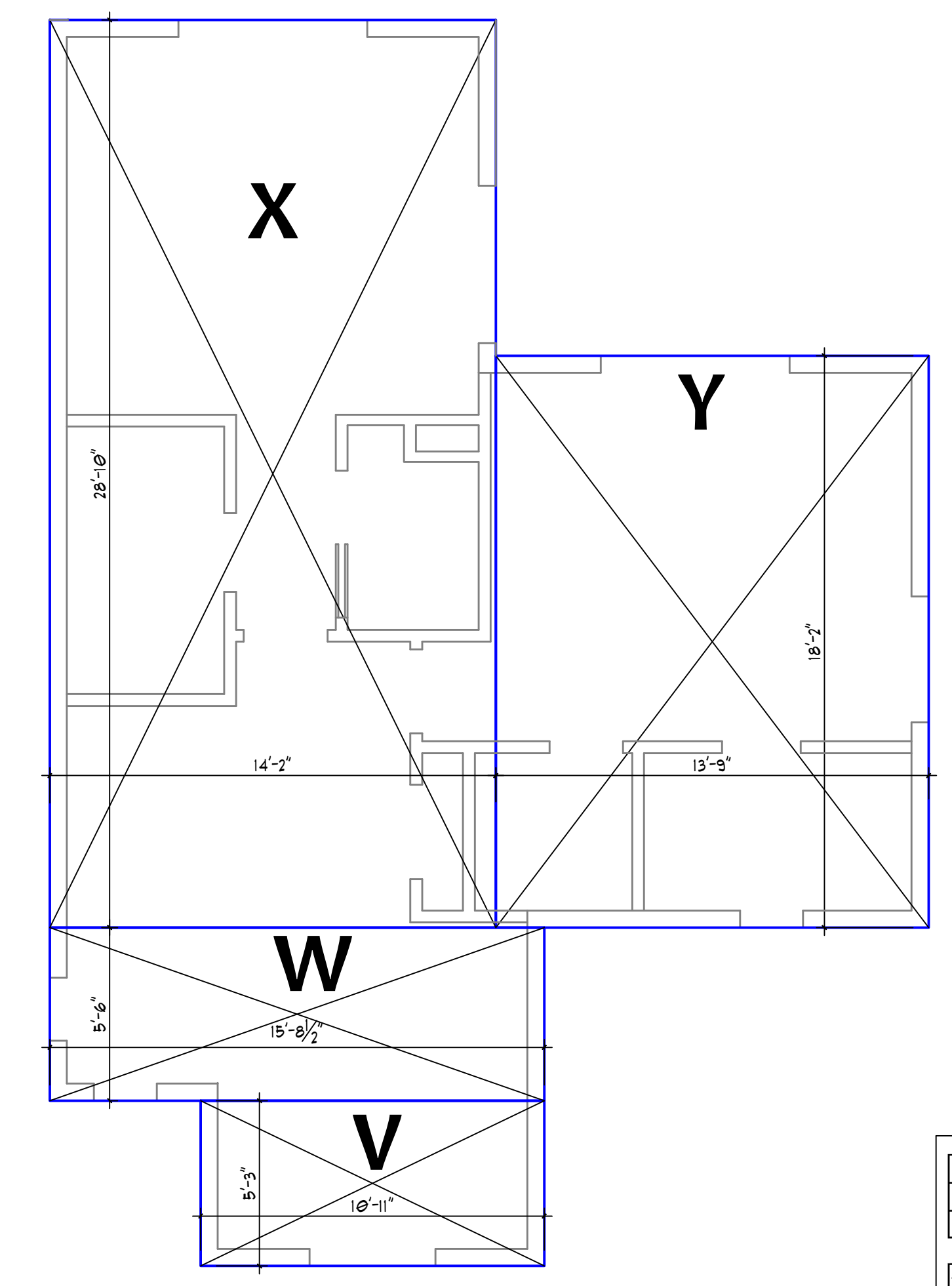
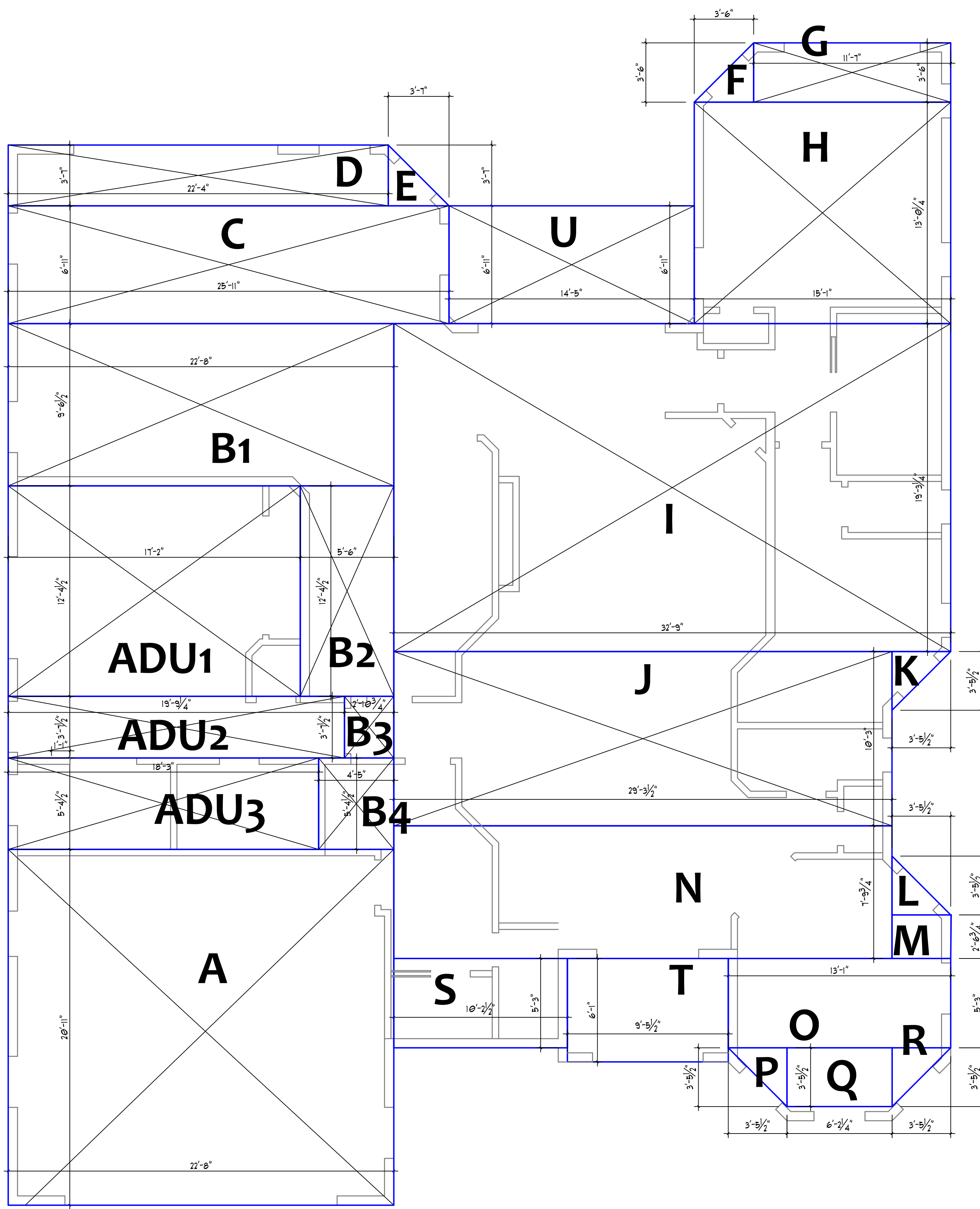
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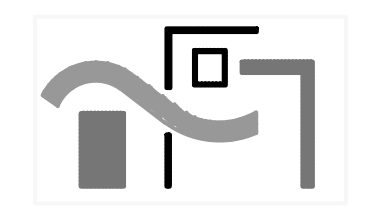
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A1.2



FLOOR AREA						
BLOCK NAME	WIDTH		LENGTH		AREA	
	FT.	IN.	FT.	IN.		SQ. FT.
A	GARAGE	22	8.00	20	11.00	474.11
B1	FAMILY ROOM, KITCHEN	22	8.00	9	6.50	216.28
B2	KITCHEN	5	6.00	12	4.50	68.06
B3	HALLWAY	2	10.75	3	7.50	10.50
B4	LAUNDRY	4	5.00	5	4.50	23.74
C	FAMILY ROOM	25	11.00	6	11.00	179.26
D	FAMILY ROOM	22	4.00	3	7.00	80.03
E	FAMILY ROOM	3	7.00	3	7.00	6.42
F	MASTER BEDROOM	3	6.00	3	6.00	6.13
G	MASTER BEDROOM	11	7.00	3	6.00	40.54
H	MASTER BEDROOM	15	1.00	13	0.25	196.40
I	LIVING ROOM, KITCHEN, MASTER BATHROOM	32	9.00	19	3.25	631.12
J	DINING ROOM, POWDER ROOM, MASTER BATH	29	3.50	10	3.00	300.24
K	MASTER BATHROOM	3	5.50	3	5.50	5.98
K1	MASTER BATHROOM	3	5.50	1	9.50	3.10
L	LIBRARY	3	5.50	3	5.50	5.98
M	LIBRARY	3	5.50	2	6.75	8.86
N	ENTRY, LIBRARY, LAUNDRY	29	3.50	7	9.75	228.84
O	LIBRARY	13	1.00	5	3.00	68.60
P	LIBRARY	3	5.50	3	5.50	5.98
Q	LIBRARY	6	2.25	3	5.50	21.40
R	LIBRARY	3	5.50	3	5.50	5.98
S	STAIRS	10	2.50	5	3.00	53.59
TOTAL FIRST FLOOR					2641.22	
ADU1	BEDROOM, LIVING ROOM	17	2.00	12	4.50	212.44
ADU2	HALLWAY	19	9.25	3	7.50	71.67
ADU3	KITCHEN, BATHROOM	18	3.00	5	4.50	96.09
TOTAL ADU					382.20	
T	FRONT PORCH	9	5.50	6	1.00	57.54
U	REAR PORCH	14	5.00	6	11.00	99.72
V	STAIRS	10	11	5	3	57.31
W	HALLWAY, CLOSET	15	8.5	5	6	86.40
X	BEDROOM #4, BATHROOM, CLOSET	14	2	28	10	408.47
Y	BEDROOM #3, BATHROOM, CLOSET	13	9	18	2	249.79
TOTAL SECOND FLOOR					801.97	



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A1.3



ResidentialRendering.com



ROOFING



STUCCO WALL COLOR



STONE VENEER



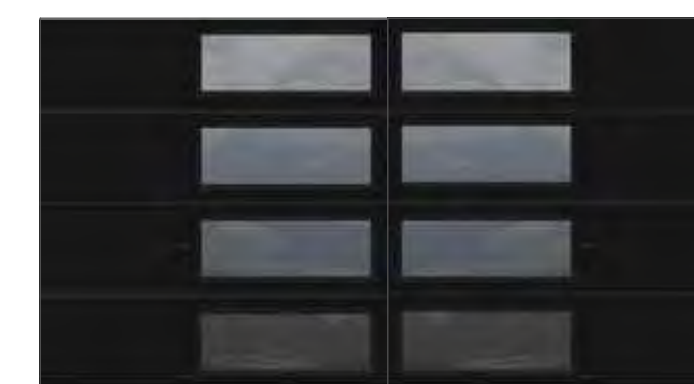
ALUMINUM CLAD WINDOW FRAME



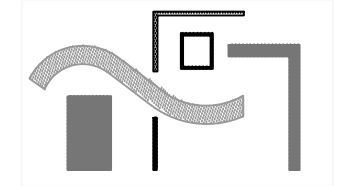
COMPOSITE TRIM



LIGHTING FIXTURES



GARAGE DOOR



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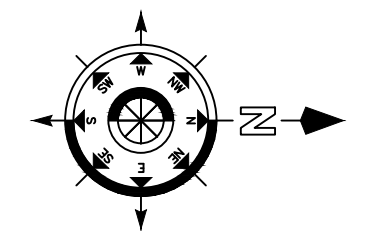
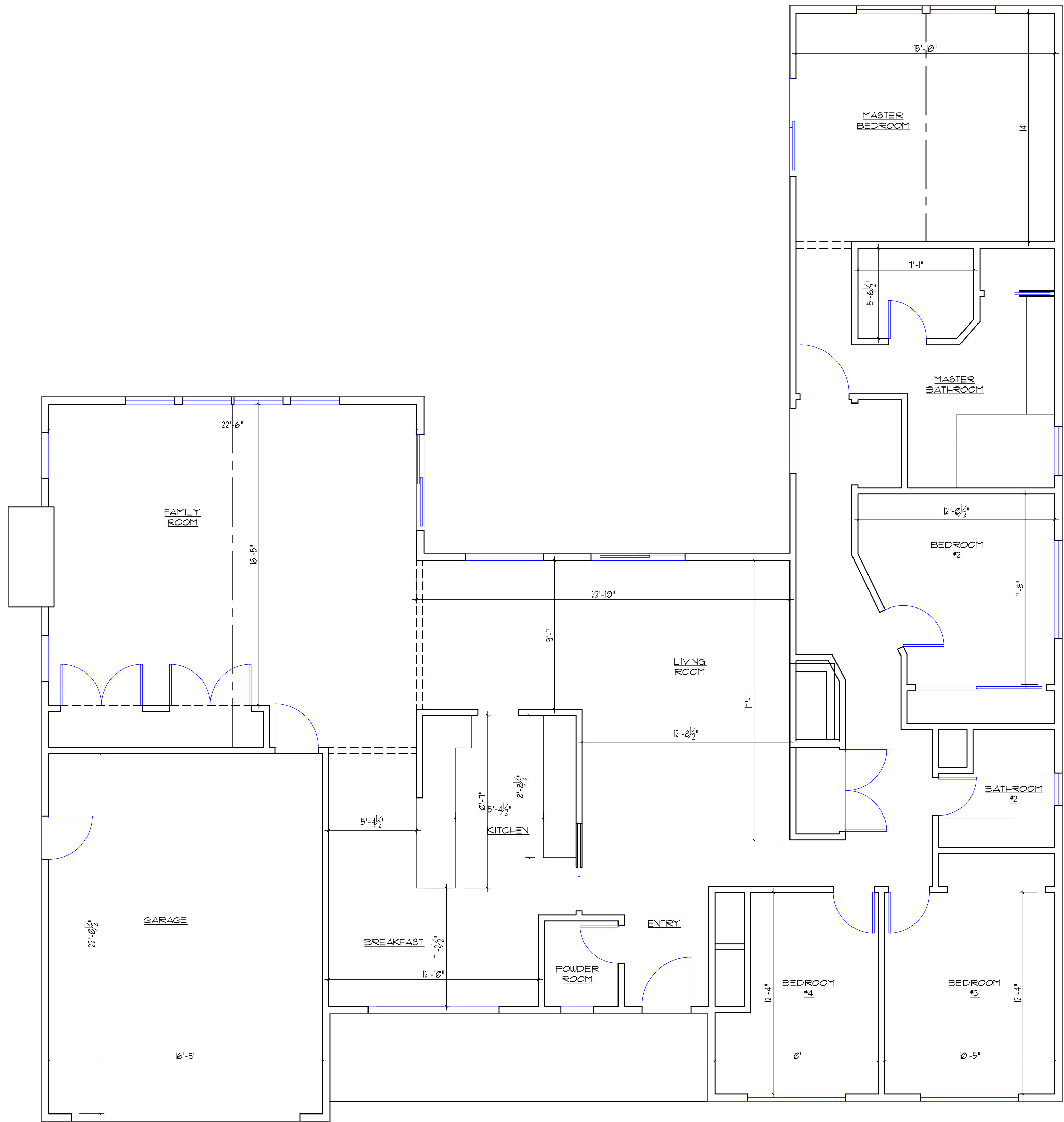
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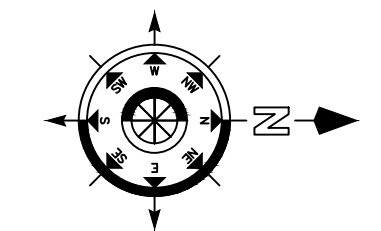
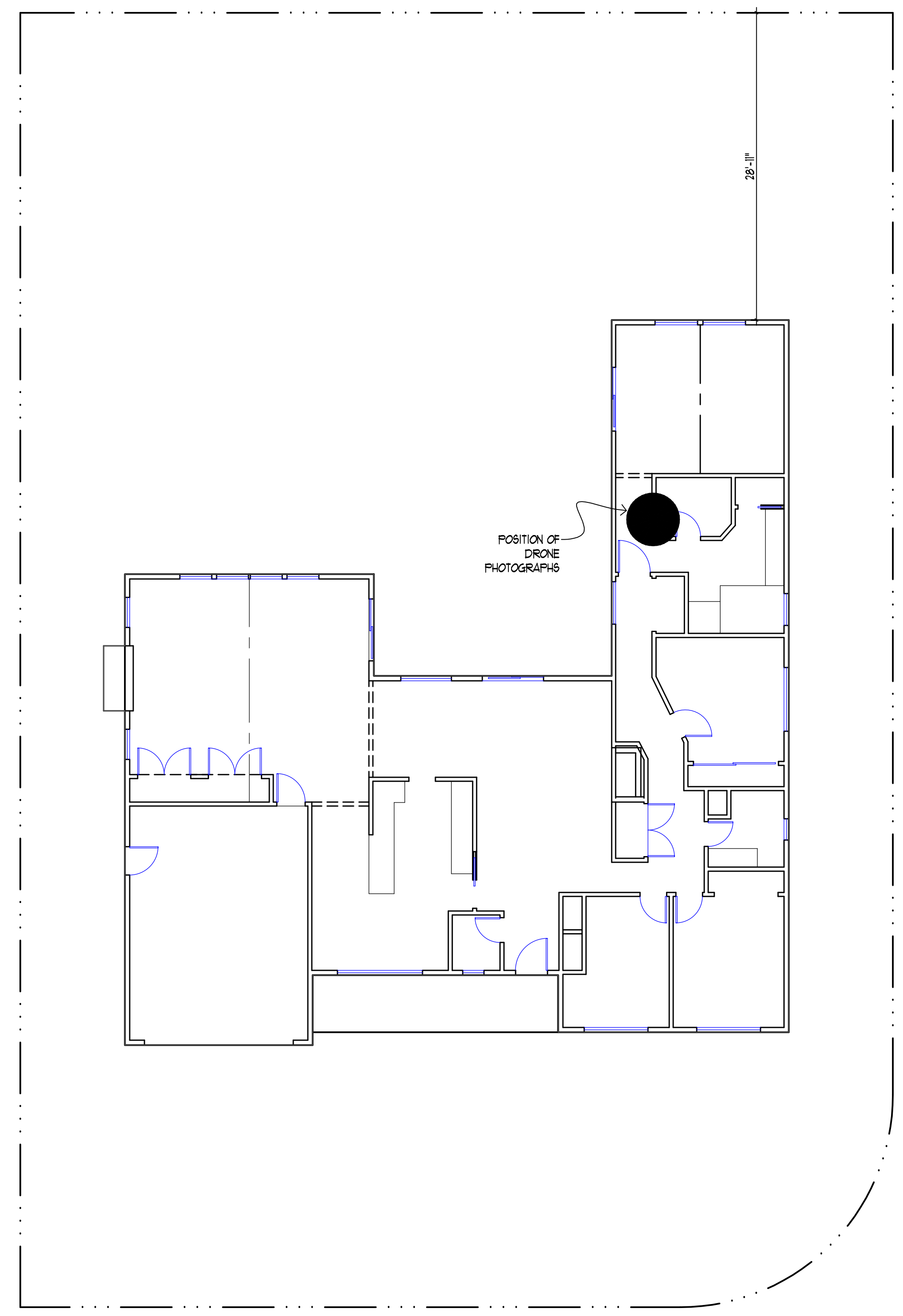
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JUNE 13, 2022

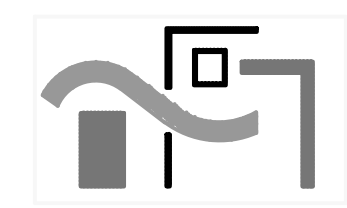
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1 EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"



1 POSITION OF DRONE PHOTOS
SCALE 1/4" = 1'-0"



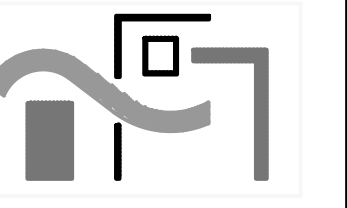
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A2



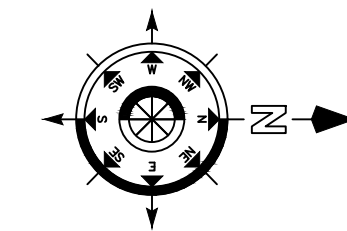
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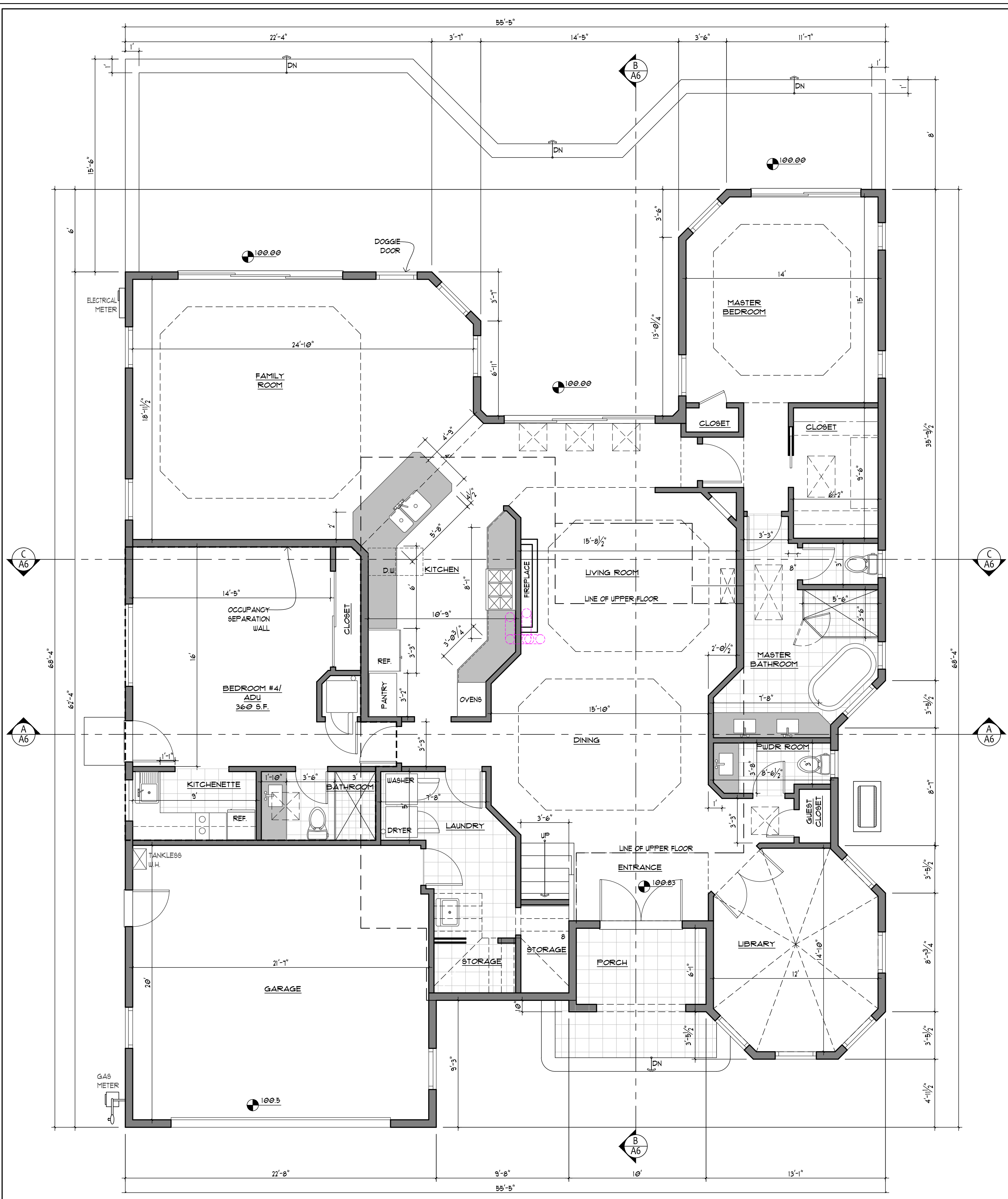
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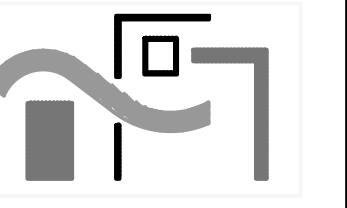
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A3.1



1 PROPOSED FIRST FLOOR PLAN
SCALE 1/4"=1'-0"





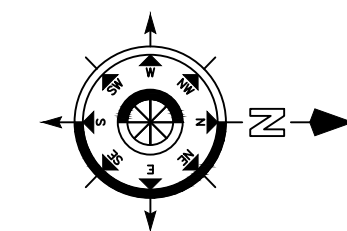
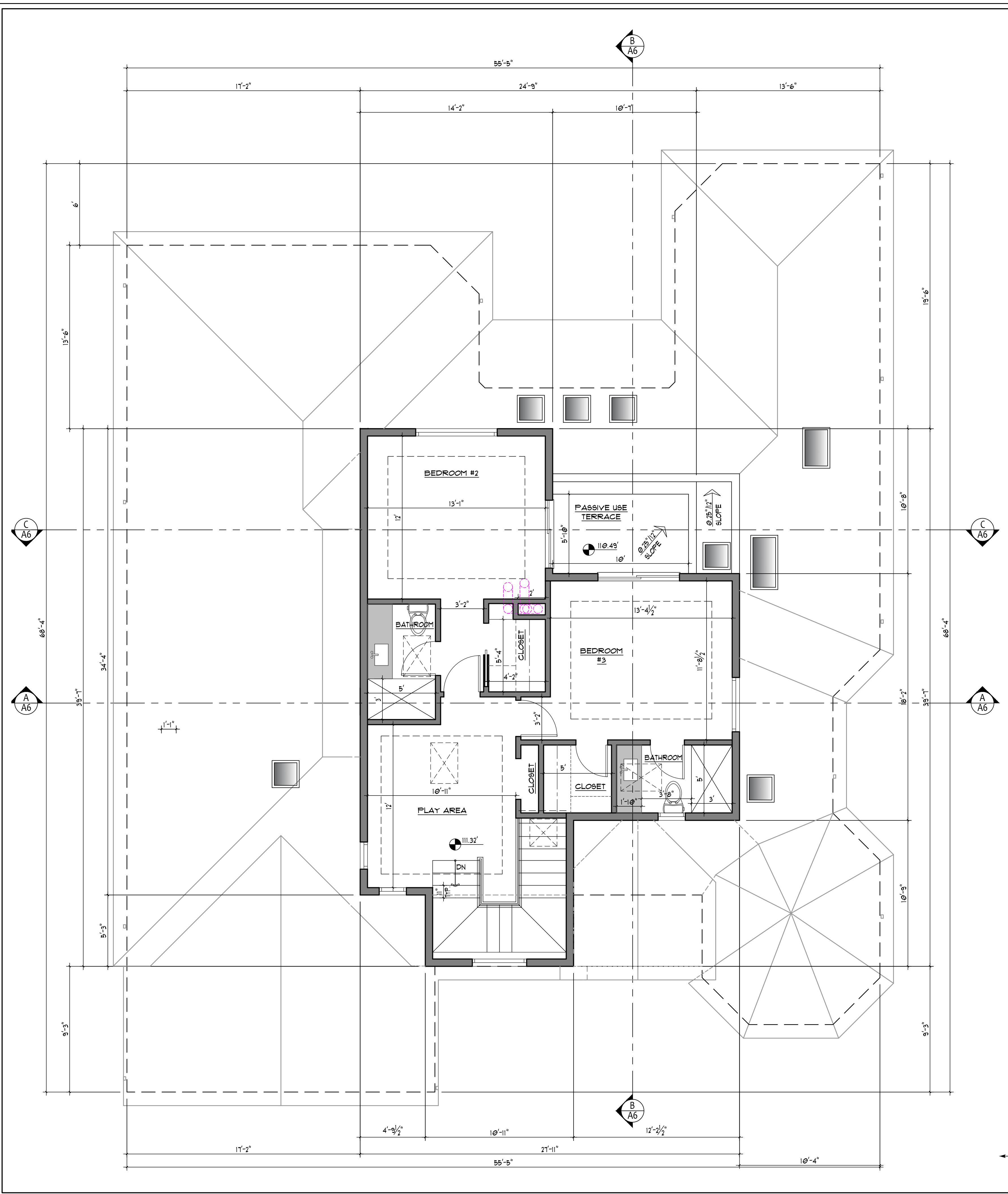
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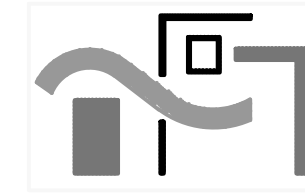
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A3.2



2 PROPOSED SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



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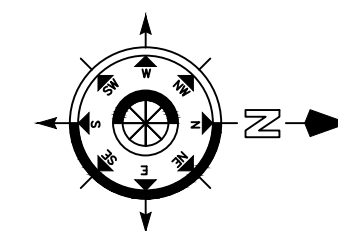
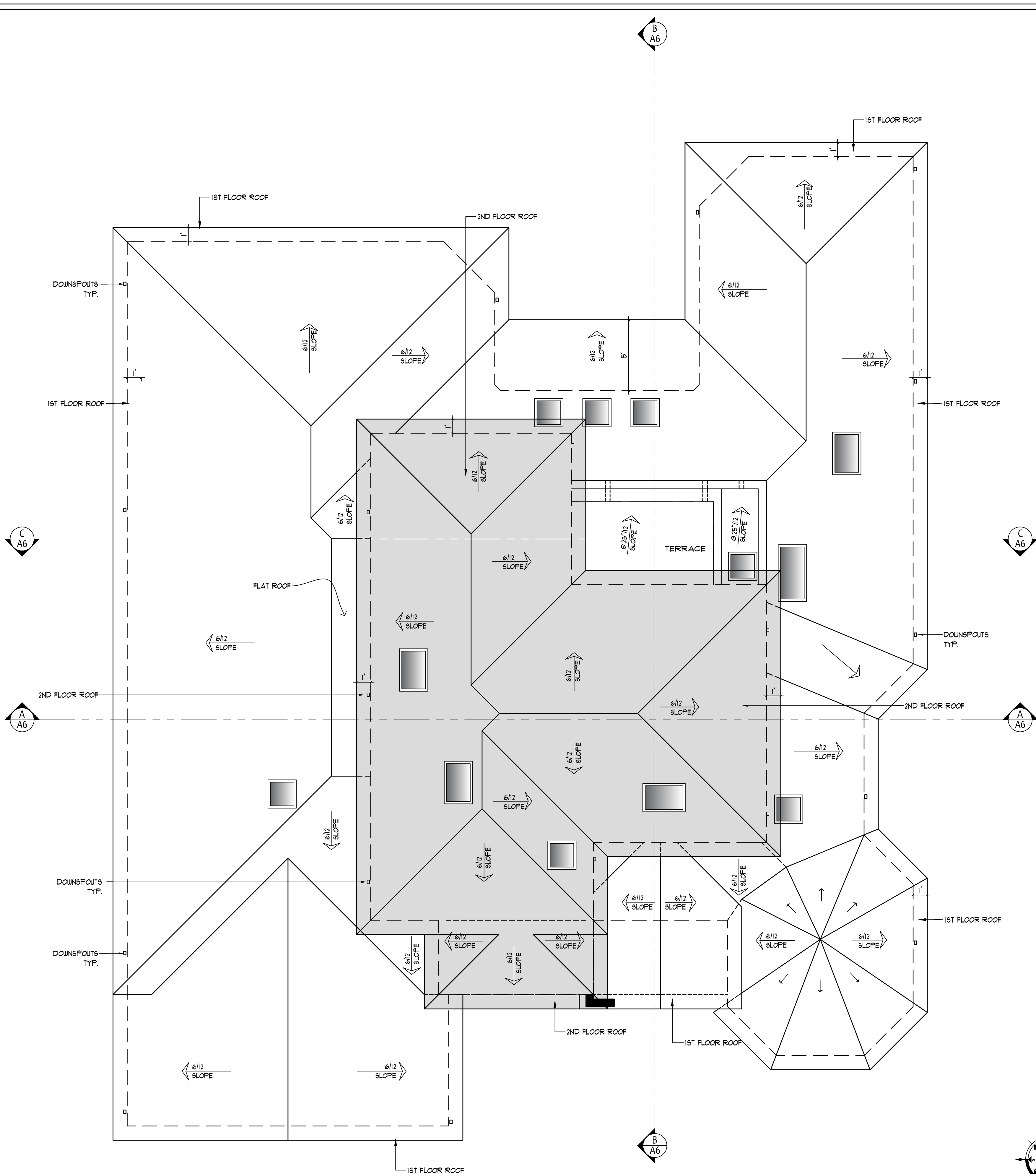
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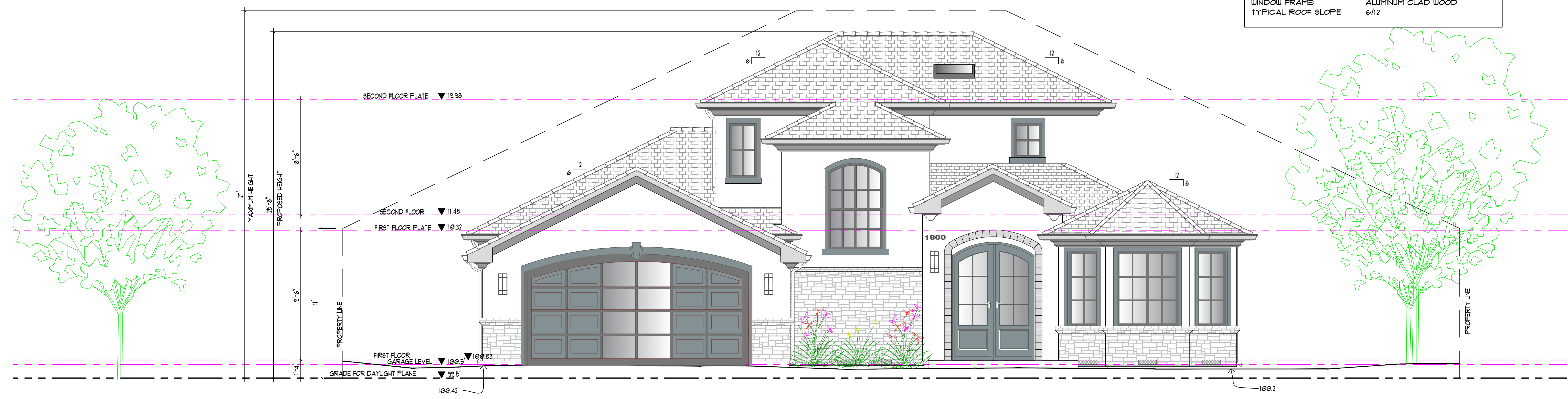
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P2	AUGUST 25, 2021
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A4



1 PROPOSED ROOF PLAN
SCALE 1/4" = 1'-0"

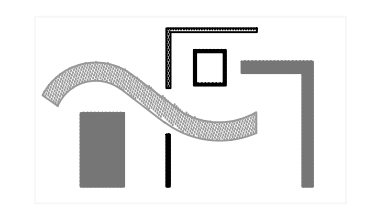
EXTERIOR FINISHES	
WALL FINISH:	STUCCO AND STONE VENEER
ROOFING:	CEMENT TILE
TRIM:	WOOD
WINDOW FRAME:	ALUMINUM CLAD WOOD
TYPICAL ROOF SLOPE:	6/12



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



2 REAR ELEVATION - (WEST)
SCALE 1/4" = 1'-0"



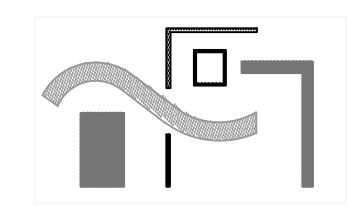
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A5.1



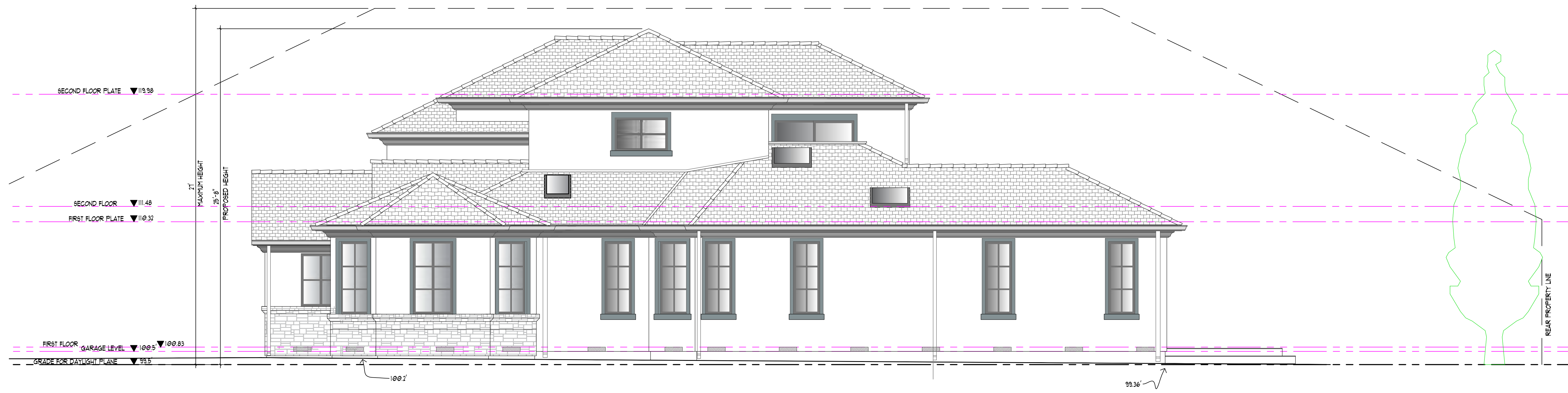
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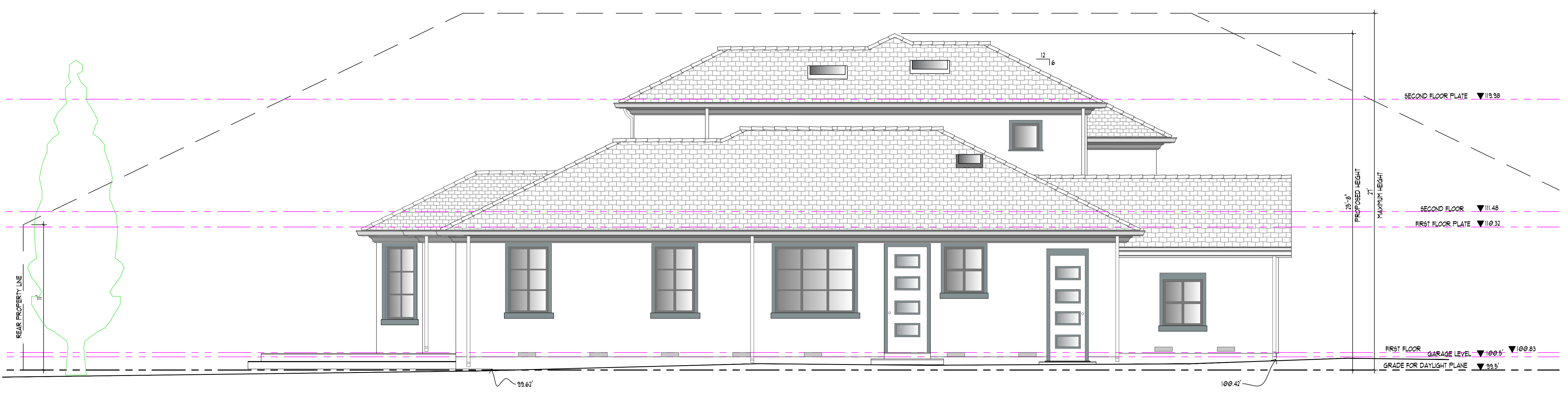
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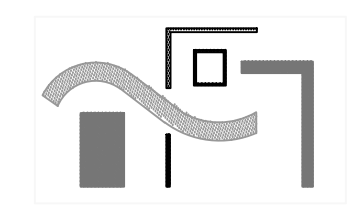
A5.2



3 RIGHT ELEVATION - (NORTH)
SCALE 1/4" = 1'-0"



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



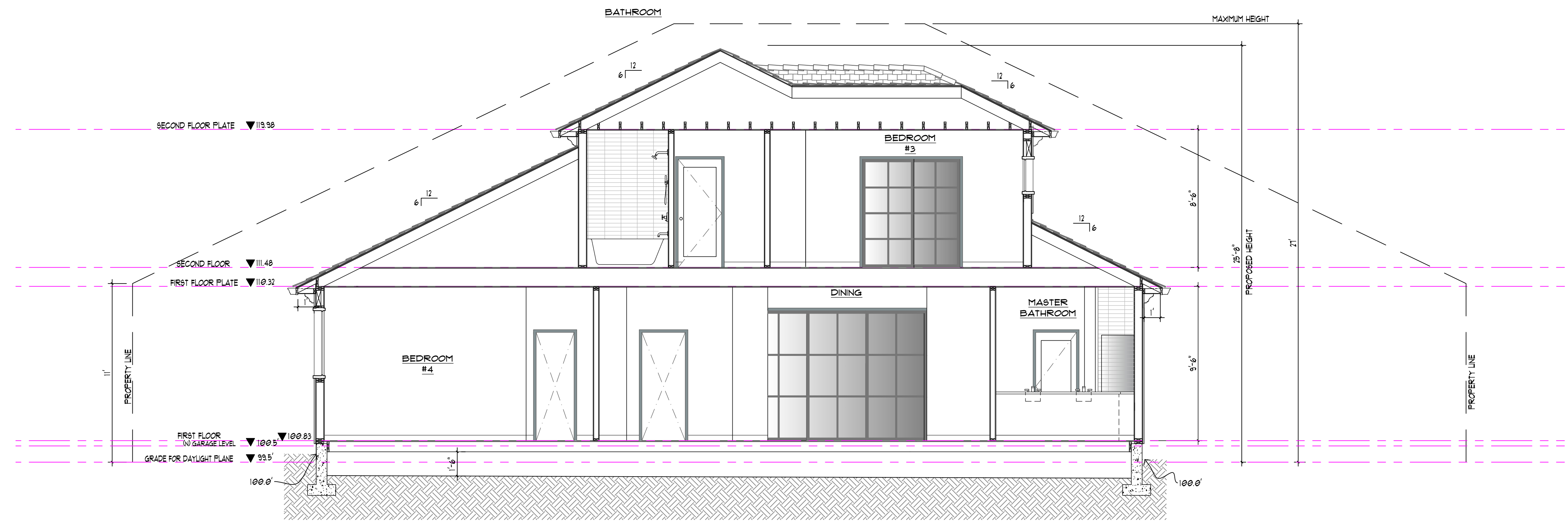
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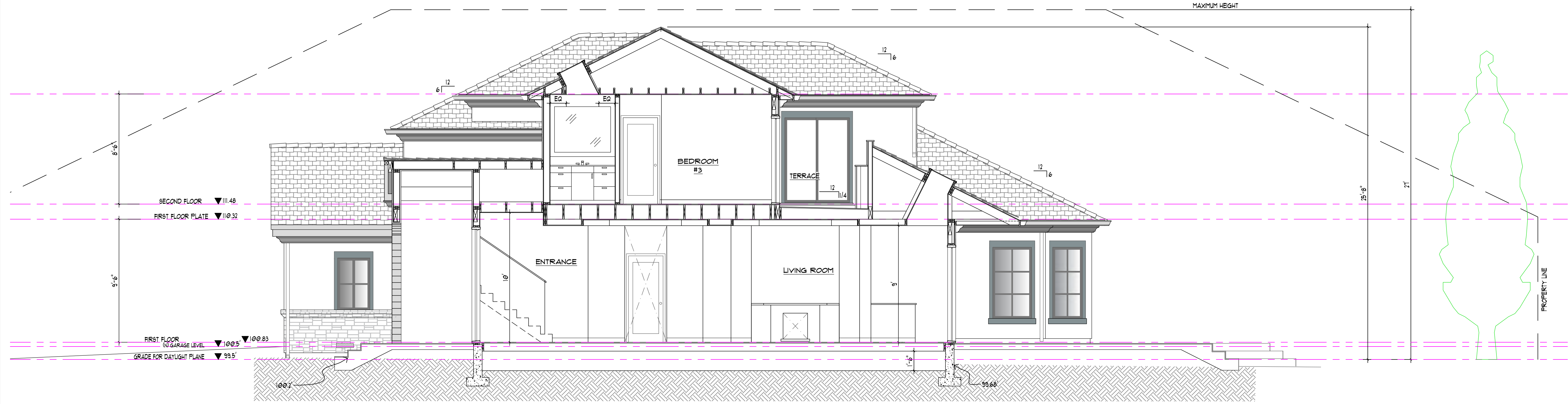
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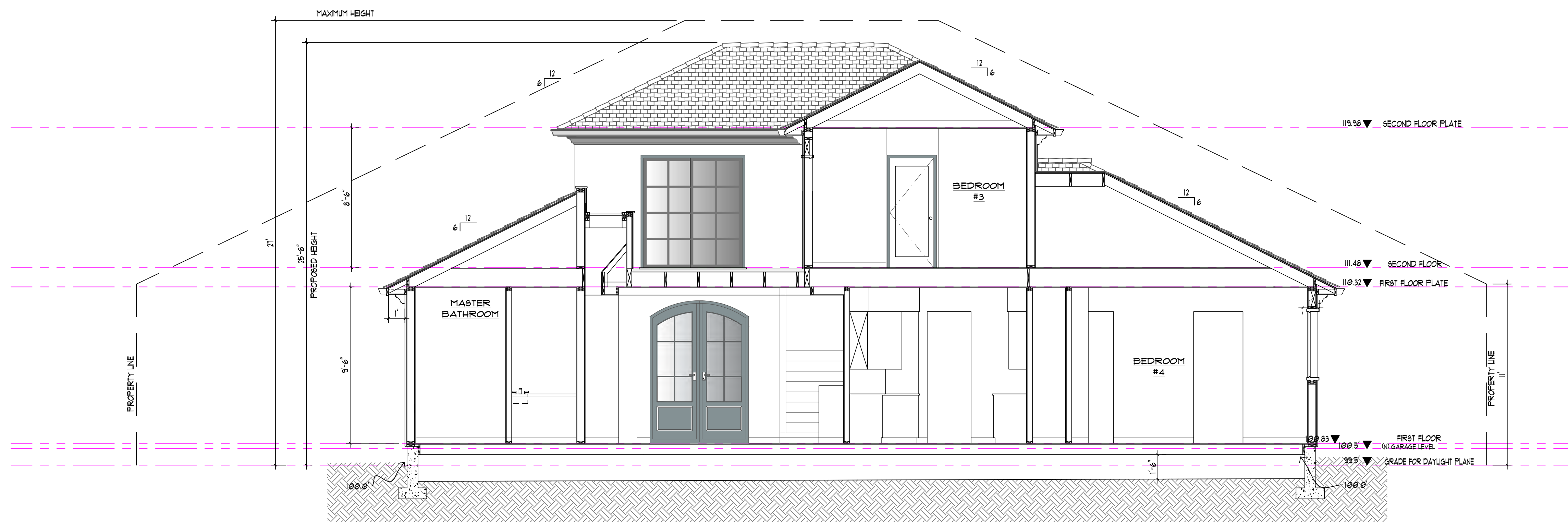
A6.1



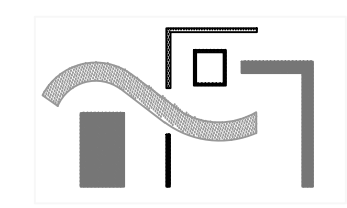
1 SECTION A-A
SCALE 1/4"=1'-0"



2 SECTION B-B
SCALE 1/4"=1'-0"



1 SECTION C-C
SCALE 1/4"=1'-0"



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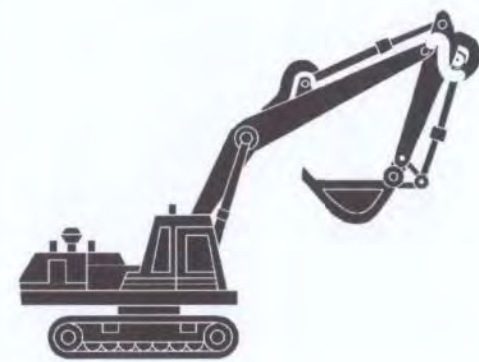
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A6.2

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. Perform frequently for and repair leaks.
- Respect 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 scheduling equipment for 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 salt 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 embankment work.
- 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.
- 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.
- 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 heart of the city. It offers numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and remove materials properly and guard against pollution of storm drains, creeks, and the Bay.

Doing The Job Right

General Business Practices

- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or sheet piling 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 access 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, cause serious problems, and is prohibited by law.

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 algicides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Doing The Right Job

General Business Practices

- 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 bins in the street. 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

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 low rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.

Draining Pools Or Spas

- 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 in a well ventilated area, then recycle/reuse water by draining it gradually into a landscaped area.
- Do not use copper-based algicides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters 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 pop-1978 buildings exterior 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 (pump 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; 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 it 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 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 streams, 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 wet 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.
- Inform 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 maintenance. The designated area should be well away from streams or storm drain inlets, berms 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.

Doing The Job Right

General Principals

- 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.
- 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

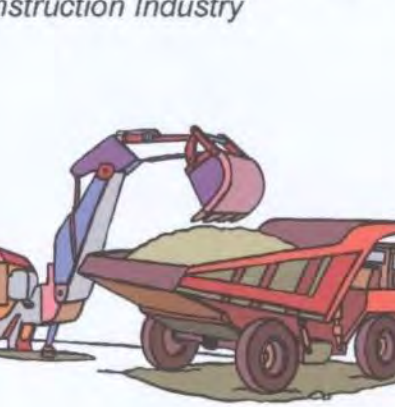
- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches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

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.

Doing The Job Right

General Business Practices

- 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.

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 siltation 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 fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

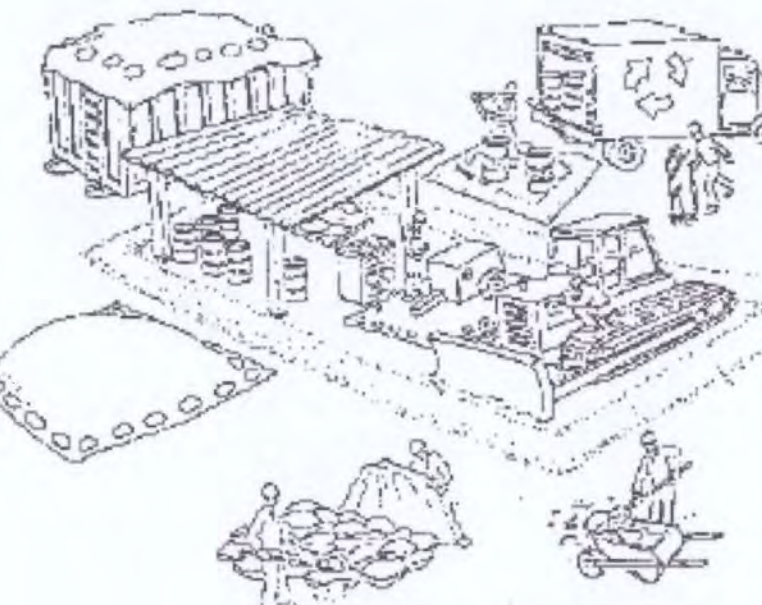
Blueprint for a Clean Bay

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.

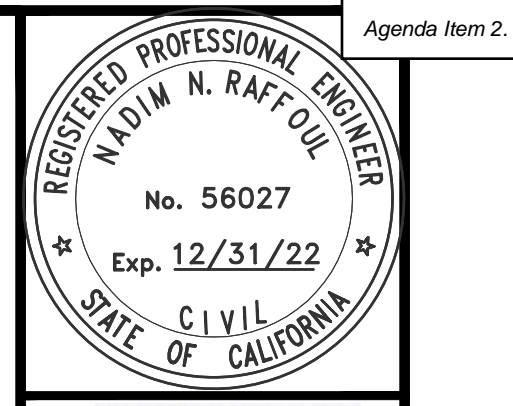
Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



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



NMP ENGINEERING SERVICES CO.
CIVIL ENGINEERS
888 WETMORE DRIVE
SAN JOSE, CALIFORNIA 95128
(408) 347-7868

1800 ALFORD AVENUE
LOS ALTOS
APN 318-17-023
SANTA CLARA COUNTY
CALIFORNIA

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

City of Los Altos
Building Department: (650) 947-2752
Engineering Department: (650) 947-2780

REVISIONS BY

DATE: 11-30-2021
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:

JOB NO:
C-4
OF 4 SHEETS

PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
	Sod lawn - 100% dwarf fescue	4	7	
	Sedum yellow @ 18" ac	1 gallon low	3	
	Taxodium prostrata @ 24" ac	1 gallon low	3	
A	Loropetalum Szuizei	5 gallon low	3	
B	Rhaphtalepis Ballerina/Hawthorn	5 gallon low	3	
C	Cotinus Golden Spirit/ Smoke Tree	5 gallon low	3	
D	Lantana Carnival	5 gallon low	3	
E	Lavandula Munstead/Lavender	5 gallon low	3	
F	Pittosporum tenuifolium	15 gallon low	3	

1) Verify all plant removals prior to construction. Protect existing trees and plant material to remain throughout construction.
 2) Thoroughly prepare soil prior to planting. Incorporate 4 cu of compost per 1000 sq. ft. who native soil.
 3) Spread 3" of wood chip mulch (Frochlip Makoyany color) , or equal, after planting.



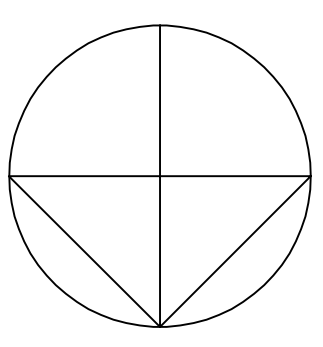
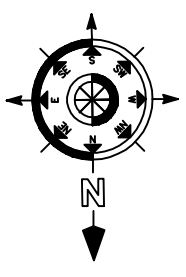
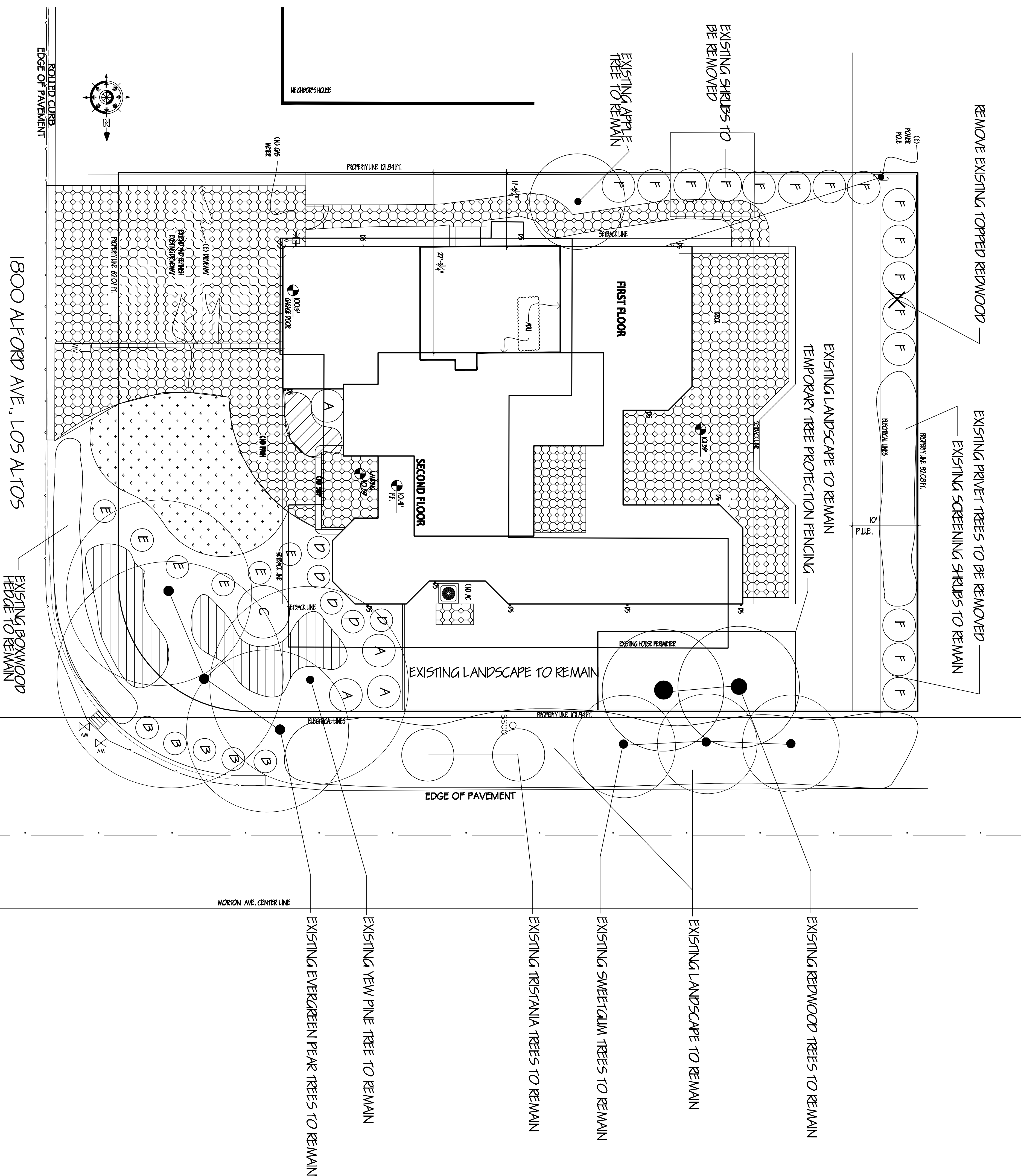
SEDUM TEUCRUM



LOROPETALUM RHAPHTALEPIS COTINUS



LANTANA LAVANDULA PITTOSPORUM



MASTER PLANTING PLAN

1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

6179 Orinda Drive
San Jose, California 95125

tel 408 691-9207
fax 408 226-6085
email wjheld@comcast.net

OWNERSHIP AND USE OF DRAWINGS

All drawings, specifications and notes thereof furnished by the architect are the property of the architect and shall remain his property. They are to be used only with respect to the project and are not to be used on any other project. Submission of or for other purposes in connection with these drawings or for other purposes in connection with these drawings, without the written consent of the architect, shall constitute an acknowledgment of the architect's copyright in the drawings and shall constitute an acknowledgment of the architect's ownership in the drawings.

REVISED 11/5/21



FAIGON RESIDENCE

for:
ARIEL AND ANAT FAIGON
1800 ALFORD AVENUE
LOS ALTOS, CA 94022

MASTER PLANTING PLAN

date: 10/21/21

scale: NOTED

drawn by: WJH

job no. 202175

sheet: 1

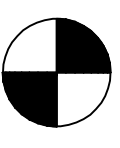
of 1 sheets

IRRIGATION LEGEND

C Hunter Pro-C weather based controller with wireless solar sync rain sensor - verify placement in field - run control wires from controller to irrigation main within schedule 80 conduit

Feboe #765-1" Pressure backflow preventer

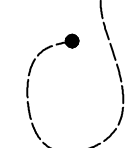
1" schedule 40 pvc mainline - min. depth 18"



Rainbird PE3 series control valves with in line pressure reducer set to 35 psi and Y filter for drip circuits

Schedule 40 pvc lateral lines - min. depth 12"

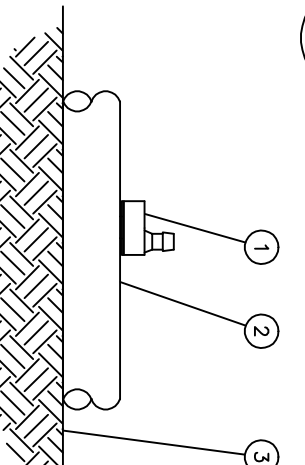
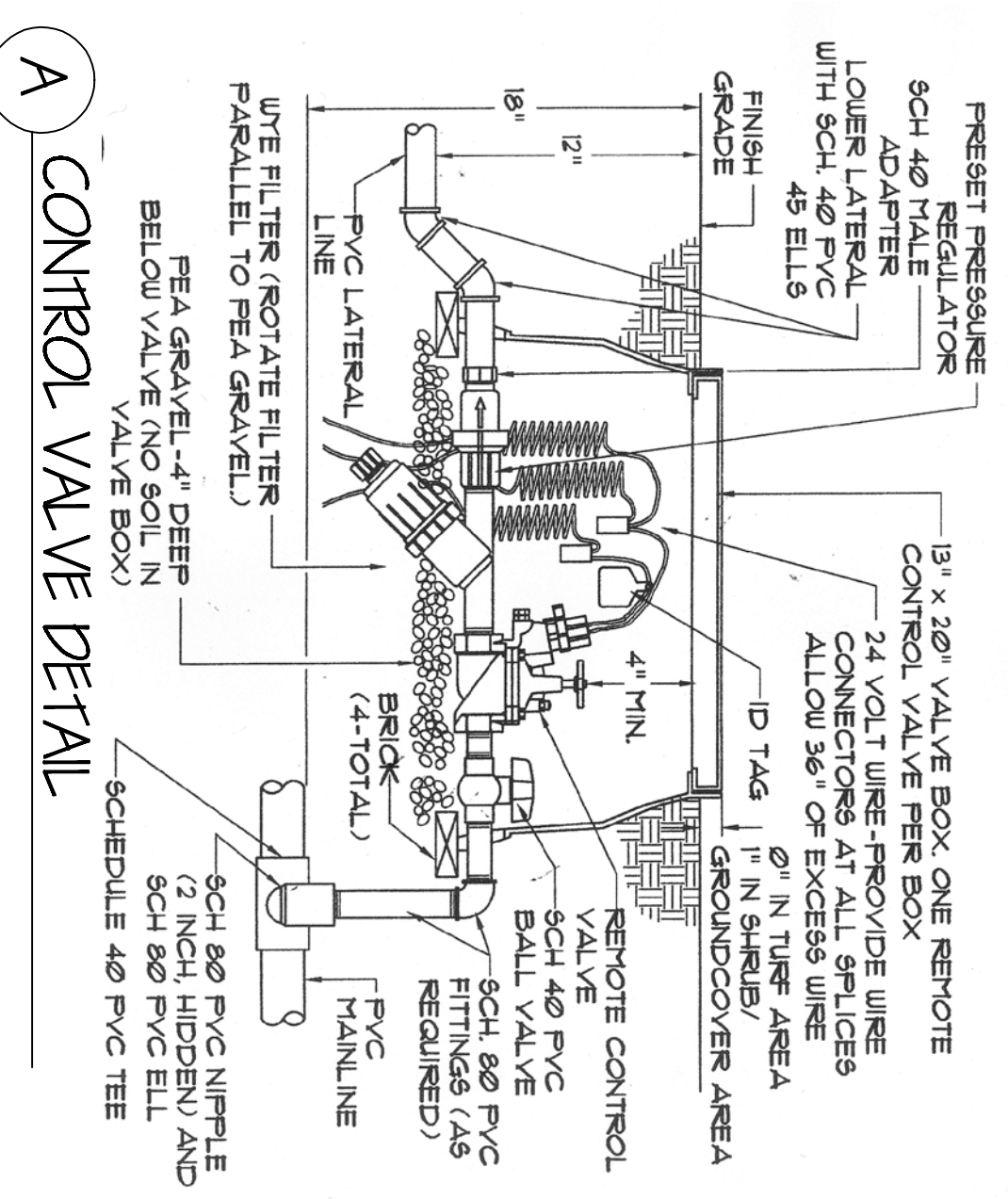
Schedule 40 pvc sleeving - verify placement



Rainbird XerBug pressure compensating emitters (2/ one gallon, 3/ five gallon and 4 per 15 gallon - placed on opposite sides of plants) with flush and valve

Hunter MP Rotator on 6" riser for lawn - confirm nozzle selection in field

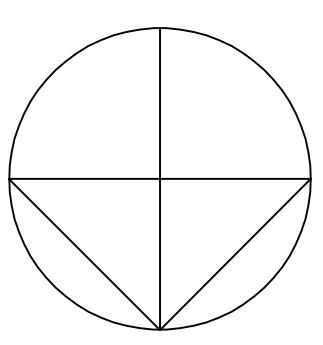
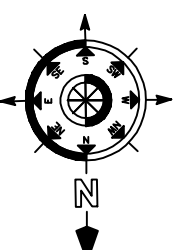
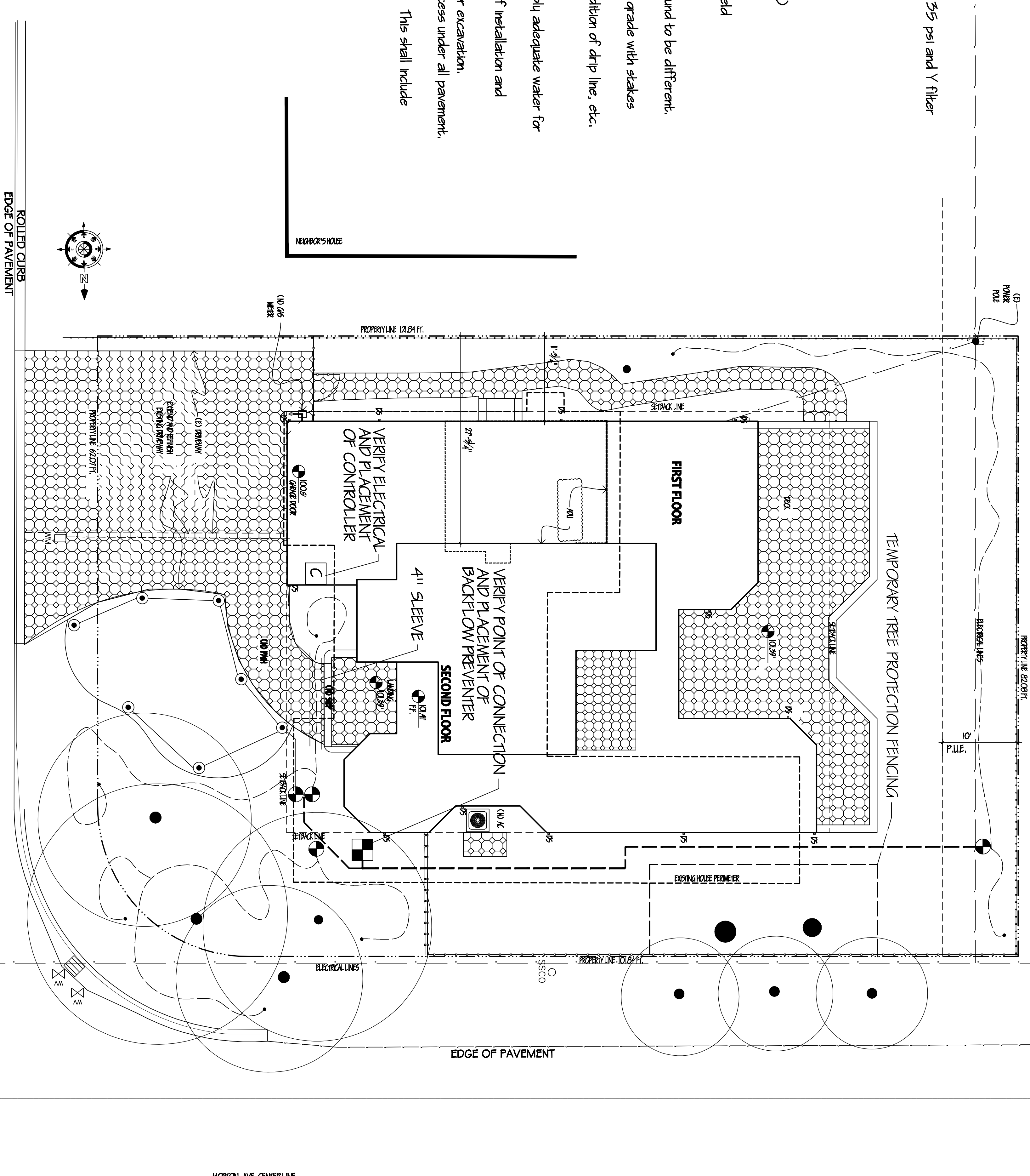
- 1) Verify water service point of connection.
- 2) Verify site water pressure at 65 psi - notify architect prior to construction if found to be different.
- 3) Verify electrical source and placement of controller.
- 4) Verify operation of system before backfilling trenches. Drip line to be secured to grade with stakes and covered with final mulch.
- 5) System layout is diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc.
- 6) Verify control wire placement and operation of valves.
- 7) Verify placement of rain sensor in field.
- 8) Contractor shall be responsible for setting and monitoring irrigation system to apply adequate water for establishment, but to eliminate runoff and soil saturation.
- 9) Contractor to submit maintenance and irrigation schedule to owner at completion of installation and maintenance / warranty period.
- 10) Contractor shall verify location of all underground utilities prior to any trenching or excavation.
- 11) Verify and coordinate installation of sleeving and/ or mainline and lateral lines access under all pavements. Verify with paving contractor.
- 12) Contractor shall provide all necessary safety precautions throughout construction. This shall include signage and barriers.



- NOTES:
1. USE RAIN BIRD VERMONT TOOL, KM-100, TO INSERT EMITTER.
 2. RAIN BIRD XER-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING PRESSURES: 1.0 GPH, 1.0 GPH, 1.0 GPH, 2.0 GPH, 2.0 GPH, 2.0 GPH.

- 1 SINGLE-OUTLET BARB NUT X BARB OUTLET EMITTER.
- 2 RAIN BIRD XER-BUG EMITTER.
- 3 1/2" POLYETHYLENE TUBING.
- 4 RAIN BIRD XER-BUG BARB X BARB EMITTERS OR RAIN BIRD XER-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING PRESSURES: 1.0 GPH, 1.0 GPH, 1.0 GPH, 2.0 GPH, 2.0 GPH, 2.0 GPH.

B XERBUG INTO 1/2 INCH TUBING OPTION 1



IRRIGATION PLAN

1/8" = 1'-0"

ALFORD AVE. CENTERLINE

1800 ALFORD AVE., LOS ALTOS

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FALCON RESIDENCE

for:
ARIEL AND ANAT FALCON
1800 ALFORD AVENUE
LOS ALTOS, CA 94022

IRRIGATION PLAN

date: 11/5/21
scale: NOTED
drawn by: WH
job no.: 202175
sheet: 3 of 3

From: [Emil Herzog](#)
To: [Public Comment - DRC](#)
Subject: project proposed for 1800 Alford Ave.
Date: Sunday, August 14, 2022 5:59:49 PM

I live at 1801 Alford Ave., across the street from 1800, which is on the SW corner at Morton. The three houses at 1808,1816,1824 Alford are all two story, and the house immediately behind 1800, with address on Morton is also two story. I have no objections to the planned work at 1800.
Douglas Keeley
1801 Alford Ave.



DATE: August 17, 2022
 AGENDA ITEM #3

TO: Design Review Commission
FROM: Jia Liu, Associate Planner
SUBJECT: SC22-0004 – 390 Cecelia Way

RECOMMENDATION:

Approve design review application SC22-0004 subject to the listed findings

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project consists of 2,515 square feet at the first story and 1,575 square feet at the second story with a 2814 square-foot basement. A 762 square-foot attached accessory dwelling unit (ADU) is also included but it is not part of the design review application. This project is categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 13,424 square feet
MATERIALS: Standing seam metal roof, cement plaster exterior with vertical wood siding and stone veneer accents, aluminum clad framed window and wood door.

	Existing	Proposed	Allowed/Required
COVERAGE:	2,616 square feet	2,815 square feet	4,027 square feet
FLOOR AREA:			
First floor	2,616 square feet	2,515 square feet	
Second floor	--	1,575 square feet	4,092 square feet
Total	2,616 square feet	4,090 square feet	
SETBACKS:			
Front	24.33 feet	25.17 feet	25 feet
Rear	34.98 feet	28.72 feet	25 feet
Right side (1 st /2 nd)	20.38 feet/--	20.06 feet/31.06 feet	20 feet/20 feet
Left side (1 st /2 nd)	10.44 feet/--	20.23 feet/25.23 feet	10 feet/17.5 feet
Basement Lightwell	--	6.31 feet	5 feet
HEIGHT:	15.00 feet	26.6 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the southeast corner of Cecelia Way and Casita Way. The surrounding neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the immediate neighborhood context are a combination of one-story and two-story houses, with a two-story home at 615 Casita Way and 561 Cecelia Court. Properties located north of Casita Way appear to have consistent front setback patterns, while properties located south of Casita Way in the immediate neighborhood performs distinctive setback patterns as result of distinct orientations of multiple corner lots. The immediate neighborhood features low to moderate scale horizontal eave lines with wall plates that appear to be between eight to nine feet in height. All the garages are attached to the existing homes in the front yard facing the street. Roof forms are a combination of simple and complex roof lines due to certain houses renovations/upgrades in the neighborhood over the years. A mix of roofing materials are found in the immediate neighborhood including composition shingles, wood shakes, and tiles. The exterior materials commonly used include stucco, wood siding, and board and batten siding with stone veneer or brick accents. Landscapes in the front consist of mature street trees on most properties with dense screening shrubs further in.

Zoning Compliance

The subject property is a corner lot with average property dimensions of 125 feet by of 108.76 feet. Because the existing house will be demolished, and both average property dimensions are greater than 100 feet, the proposed residence can select the front lot line either fronting Cecelia Way or Casita Way as defined in Los Altos Zoning Code (LAZC) Section 14.02.070. With such allowance, the applicant chose to design the house fronting Cecelia Way which appears to be consistent with the existing house's orientation. All other corresponding setbacks, height, daylight plane, etc. are found consistent with the zoning standards.

DISCUSSION

Design Review

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

The proposed setbacks of the structure will be at least 20 feet for the first story and at least 25 feet away for the second story from both side property lines. Rear setbacks include 28 feet and eight inches to the proposed patio cover, 30 feet to the structure at the first story, and 34 feet to the structure at the second story. Compared to the existing house's footprint, the proposed structure will be expanded slightly to the rear yard but further refined away from the left property line.

The overall height of the proposed residence is 26.6 feet, consistent with the maximum height of 27 feet in the R1-10 zoning district. At the first story, two wall plates are proposed including the predominant plate height of nine feet and six inches and a 10-foot and four-inch plate height for the family room only. At the second floor, a uniformed plate height of nine feet and one inch is designed. Regarding the roof pitches, the proposed two-story house has 4.5:12 roof pitch designed for the first story roof form and 6:12 roof pitch for the second story roof form. The roofing material will be standing seam metal roof.

As the subject site is a corner lot, the proposed residence will have two street facing elevations. Both

elevations are found compatible in design with the surrounding neighborhood. The front elevation fronting Cecelia Way uses design elements that have integrated gable and hipped roof forms, recessed second story massing from the first story, horizontal eave line, a four-foot and two-inch projecting front porch, 1-inch reveals at the second story gable windows to add more architectural texture, and articulated architecture on both first and second floor with stone veneer accents and vertical wood siding to soften the bulk and massing of the new façade appearance.

The exterior side elevation from Cecelia Way also provides compatible gable and hipped roof forms with consistent horizontal eave lines, articulated architecture with consistent vertical siding and stone veneer, and an enhanced garage exterior design with a cement plaster finish and recessed vertical sidings to reduce the visual dominance of the garage. While the staircase area has a two-story-tall appearance, staff finds it is consistent with the Residential Design Guidelines due to its scale being minimized with the stone veneer finish, recessed massing from the first story gables, and the windows breaking up the vertical appearance of the feature.

The project is utilizing high quality materials such as the standing seam metal roof, three-coat cement plaster exterior finish with vertical wood siding and stone veneer accents, and aluminum clad windows and wood doors, which are integrated into the overall architectural design of the residence and found to relate to the surrounding neighborhood.

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

Privacy

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

On the east side elevation, four windows are proposed at the second floor including one two-panel window at the Bedroom #3 with a windowsill height of five feet and two inches and three small windows for Bathroom #1, Bathroom #2, and Master Closet with distinct sill heights of four feet and eight inches, five feet and two inches, and five feet and eight inches relatively. Due to the windows being designed with sill heights greater than four-foot, six-inches, the windows should mitigate potential privacy impacts to adjacent properties.

Along the rear second story elevation, there are seven proposed windows with a variety of windowsill heights and rear setbacks. The three small windows for the primary bathroom have a sill height of five feet and eight inches and a rear setback of 34 feet and 10 inches. The three large windows for the primary bedroom have two feet and eight inches and a rear setback of 45 feet and nine inches. After the primary bedroom window, there is a small window for the Bathroom #2 with a sill height of five feet and two inches with a rear setback of 49 feet and three inches. There are two moderate-sized windows designed for the laundry room and Bedroom #3 with sill height of four feet and two inches and a rear setback of 54 feet and nine inches.

Given that the setbacks for the proposed windows along the rear elevation and newly planted evergreen screening vegetation which will be discussed further in the staff report, staff found the design is consistent with the Residential Design Guidelines to minimize the privacy impact. The screening vegetation details are provided in the next section of the staff report.

Landscaping and Trees

Eight existing trees greater than four inches in diameter are depicted within the proximity of the subject site and further assessed by the provided arborist report (Attachment B), prepared by Code Kleinheinz (ISA License No. WE-7720A) with Kleinheinz Arborist Services LLC. Five trees will be proposed for removal including four shrubs that will be replaced with new evergreen screening vegetation and one protected tree – one Fruitless Mulberry. Given to the tree’s poor health and form throughout canopy, staff found it appropriate to be removed and replaced with other trees. The landscaping plan proposed nine new trees with a minimum size of 15 gallons or 24-inch container box that will be planted in the front and exterior side yards.

The arborist report determined the proposed construction should not impact the long-term health of the large Oak tree, Tree No. 6, located in the neighbor’s yard, however, staff is concerned with potential impacts from the proposed basement and site improvements under the dripline. In order to ensure the proper tree protection, staff added condition No. 5 in the report to require a shoring plan to be included in the construction drawings and shall be further assessed by the arborist by providing a certification letter prior to the building permit issuance.

A number of evergreen screening plants are proposed along the rear and east side property lines that are outlined in Table 1 below.

Table 1: Proposed Screening Plant List

Location	Common Name	No.	Size	Description
Left property line	Bambusa mutiplex (Clumping hedge bamboo)	3	15 gallons	12'-15' tall x 6'-10' wide
Rear property line	Strelitzia nicolai (Giant Bird of Paradise)	9	24-inch box	20' tall x 6'-10' wide
Rear property line	Cordyline Australis (Torbay Dazzler Grass Palm)	8	15 gallons	15'- 20' tall x 5'-10' wide
Rear property line	Bambusa mutiplex (Clumping hedge bamboo)	2	15 gallons	12'-15' tall x 6'-10' wide

In addition to the evergreen screening vegetation and trees, the landscape plan also includes variety of shrubs/hedges, and groundcover plants throughout the site. Since the project includes a new house and new landscaping area that exceeds 500 square feet, it is subject to the City’s Water Efficient Landscape regulations. Overall, the existing and proposed landscaping meets the intent of the City’s landscape regulations.

Environmental Review

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

Public Notification and Community Outreach

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Cecelia Way and Casita Way. The Notification Map is included in Attachment C.

With regard to the community engagement, the applicant held a community meeting on premise on Thursday, May 5, 2022. Copies of the meeting invitation including a flyer and letter and the community

meeting summary are provided in Attachment E for Commissioners information.

Cc: Jess Dany and Tim Holme, Property Owner
Timeline Design + Build, Applicant and Architect

Attachments:

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

FINDINGS

SC22-0004 – 390 Cecelia Way

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

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

CONDITIONS

SC22-0004 – 390 Cecelia Way

GENERAL

1. **Expiration**

The Design Review Approval will expire on August 17, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**

The approval is based on the plans and materials received on August 10, 2022, except as may be modified by these conditions.

3. **Protected Trees**

Tree No. 7 along with the approved privacy screening and trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. **Shoring Plan and Arborist Assessment**

A shoring plan shall be provided and included in the construction drawings. The shoring plan shall be further assessed by the arborist to ensure the long-term health of Tree No. 7.

5. **Arborist Certification Letter**

A certification letter from the subject arborist shall be provided to assess the required shoring plan and other site improvement. Such certification letter shall be provided prior to the building permit issuance.

6. **One Kitchen Approved**

Only one kitchen at the first floor is approved as part of the design review. No second kitchen is approved as part of the basement.

7. **Swimming Pool**

The proposed swimming pool and its equipment are not part of the project approval and shall be reviewed through a separate building permit.

8. **Landscaping**

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

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

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

10. **Indemnity and Hold Harmless**

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

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

11. Conditions of Approval

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

12. Applicant Acknowledgement of Conditions of Approval

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

13. Tree Protection Note

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

14. Reach Codes

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

15. California Water Service Upgrades

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

16. Green Building Standards

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

17. Underground Utility Location

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

18. Air Conditioner Sound Rating

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

19. Storm Water Management

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

minimize directly connected impervious areas, etc.).

20. Off-haul Excavated Soil

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

21. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 6-8 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

22. School Fee Payment

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

PRIOR TO FINAL INSPECTION

23. Landscaping Installation

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

24. Landscape Privacy Screening

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

25. Green Building Verification

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



NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 390 Cecelia Way, Los Altos, CA 94022

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

Age of existing home if this project is to be an addition or remodel? _____

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

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10,600 square feet

Lot dimensions: Length 125 feet

Width 90 feet

If your lot is significantly different than those in your neighborhood, then note its: area na, length na, and width na.

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

Existing front setback if home is a remodel? No

What % of the front facing walls of the neighborhood homes are at the front setback 40 %

Existing front setback for house on left 25 ft./on right 27 ft.

Do the front setbacks of adjacent houses line up? No

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face 7

Garage facing front recessed from front of house face 0

Garage in back yard 0

Garage facing the side 1

Number of 1-car garages 0; 2-car garages 7; 3-car garages 1

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 87.5

Two-story 12.5

5. Roof heights and shapes:

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

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

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height Yes?

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

What siding materials are frequently used in your neighborhood*?

wood shingle stucco board & batten clapboard

tile stone brick combination of one or more materials

(if so, describe) Brick with Wood siding

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

Asphalt Shingle

If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? Ranch Shingle Tudor Mediterranean/Spanish

Contemporary Colonial Bungalow Other

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

Does your property have a noticeable slope? No

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

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

9. Landscaping:

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

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

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

10. Width of Street:

What is the width of the roadway paving on your street in feet? 35
Is there a parking area on the street or in the shoulder area? Yes
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Paved

11. What characteristics make this neighborhood* cohesive?

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

Mix of hip and gable roof, traditional residential architecture

General Study

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

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

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

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

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

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

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

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

Address: Jan 05,2022
 Date: Jan 05,2022

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
562 Cecelia Ct	20'	13'	Front	One	15'	Bd. and Batten	Simple
411 Cecelia Way	28'	49'	Front	One	12'	Painted Siding	Simple
601 Casita Way	25'	20'	Front	One	13'	Painted Siding	Simple
615 Casita Way	25'	28'	Front	Two	25'	Stucco	Complex
565 Casita Way	28'	28'	Front	One	13'	Bd. and Batten	Simple
576 Casita Way	32'	38'	Front	One	13'	Brick and siding	Simple
590 Casita Way	33'	56'	Front	One	16'	Painted Siding	Simple
602 Casita Way	33'	33'	Front	One	16'	Stucco	Simple

Kleinheinz Arborist Services LLC

Certified Arborist WE-7720A

821 Vista Lane, Ione, CA 95640 | 650-759-1081 | k.arborist@yahoo.com

January 18, 2022
390 Cecelia Way
Los Altos Ca 94022

Site Address: 390 Cecelia Way, Los Altos Ca. 94022

As requested, a pre-construction arborist report of my findings on various trees located at 390 Cecelia has been compiled. The following information is site-specific and written for reporting purposes accordingly.

Tree ratings and condition will follow this scale:

- 1 - 29 Very Poor
- 30 - 49 Poor
- 50 - 60 Fair
- 70 - 89 Good
- 90 - 100 Excellent

<u>Tree#</u>	<u>Species</u>	<u>DBH</u>	<u>HT/SP (ft.)</u>	<u>COND</u>	<u>Notes</u>
1	Fruitless Mulberry (<i>Morus alba</i>)	15"	20'/25'	55	remove
2	Orange Tree (<i>Citrus</i>)	5",6",5",4"	15'/20'	50	remain/protect
3	Bay Laurel (<i>Laurus nobilis</i>)	9",4",8",6",13"	20/25	50	remove
4	Japanese Pittosporum (<i>Pittosporum tobira</i>)	5"	12'/15'	50	remove/ after construction
5	(2) Camellias (<i>Camellia japonica</i>)	3"2"2"2"3"	12/15'	45	remove/poor health/ poor form
6	Coast Live Oak (<i>Quercus agrifolia</i>)	N/A	40'/40'	60	remain/no protection plan
7	Incense Cedar (<i>Cedrus decurrens</i>)	34"	65'/35'	55	remain/protect
8	Coast Live Oak (<i>Quercus agrifolia</i>)	20"	35'/35'	60	remain/no protection plan

Tree number one, located on the right side of property and side yard, is a Fruitless Mulberry (**Morus alba**). It stands approximately 20 feet in height and has a DBH of about 15 inches. The tree appears to be in fair to poor health with poor form throughout the canopy of the tree.

Suggestions: I feel due to the overall form of the tree and the location where a new driveway is proposed to be installed, this tree will need to be removed prior to construction in order to have adequate room for the driveway.

Tree number two, located in the back right corner of the property, is an Orange tree (**Citrus**). It stands approximately 15 feet in height and is codominant from the base by multiple leads ranging from 4 to 6 inches DBH. This tree appears to be in fair health, but does have a lot of dead throughout the canopy.

Suggestions: This tree should be protected throughout the duration of construction, as listed in tree protection plan below.

Tree number three, located in the backyard along the fence, is a Bay Laurel (**Laurus nobilis**). This shrub stands approximately 20 feet in height and is codominant from the base with leads ranging from about 4 inches to 13 inches DBH. This shrub leans into neighboring property and close to neighbors house.

Suggestions: This tree root structure will be impacted by construction of the pool, given the size of this tree this tree is not required a permit to remove. This tree could be protected throughout the duration of construction and if roots are impacted, the tree can be trimmed to compensate for root loss. This tree according to city standards does not meet the requirements for a Tree Removal Permit. According to plans the area in which this shrub is located will be heavily planted with trees and shrubs.

Tree number four, located along the back fence, is a Japanese Pittosporum (**Pittosporum tobira**). This tree stands approximately 12 feet in height and has a DBH of approximately 5 inches. This tree has very poor form with a heavy lean towards tree number three and is in fair health.

Suggestions: I feel due to the lean on this tree overtime, it will only get progressively worse and should be removed prior to any construction or, after construction, to provide a noise barrier for the neighboring property during construction.

Tree number five is two Camellias (**Camellia japonica**), located in the backyard along the fence. One of these shrubs stands about 8 feet in height while the other stands approximately 12 feet in height. Both of these shrubs have very poor form from the base up and appear to be in fair to poor health.

Suggestions: I do feel these shrubs should be removed prior to any construction; they are both in poor health and have very poor form. both of these trees are not of significant size according to city requirements.

Note: There is another small Camellia located in the middle of the patio and two small crêpe myrtles in the backyard . Neither of these are at significant size, therefore, were not included in the report and could be removed prior to construction and do not require permits. There are also two small citrus trees that are less than 4 inches in diameter located on the left side of property along the fence that have very poor form and should be removed prior to construction; these do not need permits to remove.

Note: There are many junipers located in the front yard and small shrubs along the front of the house. None of these are of significant size, therefore, are not indicated in the report and could be removed prior to any construction and would be recommended for fire safety.

Trees listed above are the only trees located within the vicinity of this property. However, there are some neighboring trees that will be indicated in the report below.

Tree number six is located in neighboring property and is a Coast Live Oak (**Quercus agrifolia**). This tree stands approximately 40 ft in height, I could not get a DBH on this tree being that it is in the neighboring property. The canopy of this tree extends approximately 20 feet over from the fence. This tree appears to be in fair health, but does have poor form and appears to have been heavily pruned over years.

Suggestions: This tree already has a fence located between properties protecting the base. Therefore, I do not feel any tree protection plan needs to be installed around this tree. According to plans, there will be some work done within the canopy of the tree. If any roots are encountered during construction, the arborist will need to be contacted to oversee if any root pruning is necessary. I do not feel that the proposed construction will be of any concern to roots on this tree. If roots are encountered and have to be cut the tree can be trimmed minimally to compensate for route loss which will increase longevity of the tree if it is impacted.

Tree number seven, located in the front yard on the left side of the driveway, is an Incense Cedar (**Cedrus decurrens**). This tree stands approximately 65 feet in height and has a DBH of approximately 34 inches. The tree appears to be in fair health, but does have very poor form from the base and throughout the canopy. This tree is located on the neighboring property. The canopy extends over the existing house and electrical house wire from the electrical pole. I do not feel that the proposed construction will be of any concern to roots on this tree. If roots are encountered and have to be cut the tree can be trimmed minimally to compensate for route loss which will increase longevity of the tree if it is impacted.

Suggestions: I do feel the canopy of this tree should be raised from the structure for fire safety. I do feel that a tree protection plan could be installed around the base of this tree. If there is going to be any construction within the canopy of the tree, the arborist should be on site to oversee it.

Tree number eight, located in the left front of property and neighbors yard, is a Coast Live Oak (**Quercus agrifolia**). This tree stands approximately 35 feet in height and has a DBH that appears to be somewhere around 20 inches. I was unable to get an exact DBH due to the tree being in the neighbors property.

Suggestions: This tree is not located within the vicinity of any proposed construction. Therefore, I do not feel it needs to be protected.

Suggestions: Tree Protection Plan:

Tree Protection Zones

Tree protection zone should be installed and maintained throughout the entire length of the project. Prior to the commencement of any development project, metal stakes with orange barrier fencing shall be installed at about the drip line (where possible) of any protected tree which will or will not be affected by the construction. The drip line shall not be altered in any way so as to increase the encroachment of the construction. Signs should be placed on fencing signifying “Tree Protection Zone - Keep Out”. No materials or equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling are prohibited within the tree protection zones. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be placed outside of the tree protection zones.

Inspections

The site Arborist will install or contractor should install before the start of construction. The City of Los Altos usually requires a letter stating the fencing is in place before any permits are to be granted. The onsite Arborist must inspect the site anytime excavation work is to take place within 10 times the diameter of a protected tree on site. It is the contractor's responsibility to contact the site Arborist if excavation work is to take place within 10 times the diameter of the protected trees on site. Contact information: Cody Kleinheinz at 650-759-1081.

Root Pruning and Grading

If, for any reason roots are to be cut, they shall be monitored and documented. Large roots over 2 inches diameter or large masses of roots to be cut must be inspected by the site Arborist. The site Arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or a lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. This site Arborist must first give consent if roots over 2 inches in diameter are to be cut.

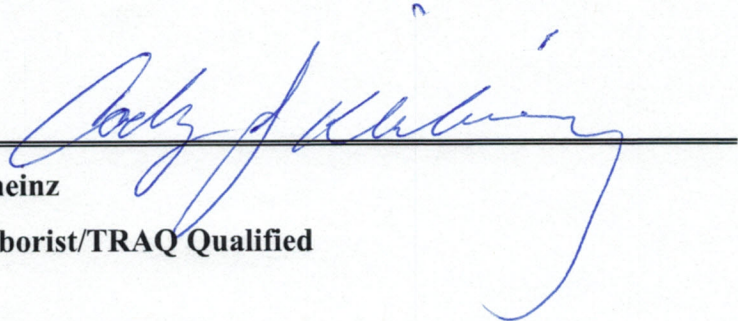
Landscape Barrier Zone

If for any reason a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of 6 inches with plywood or steel plates placed on top will be placed where tree protection fencing is required. The landscape buffer will help to reduce compaction to the unprotected root zone.

Trenching and Excavation

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

Sincerely X



Cody Kleinheinz

Certified Arborist/TRAQ Qualified

WE-7720A

650-759-1081

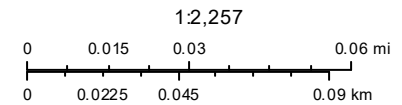







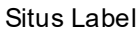

Notification Map

Agenda Item 3.



Print Date: March 21, 2022

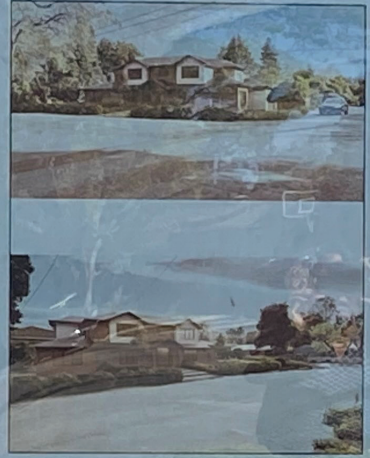


-  Schools
-  Park and Recreation Areas
-  City Limit
-  Road Names
-  Waterways
-  Situs Label
-  TaxParcel

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

NOTICE OF DEVELOPMENT PROPOSAL

SINGLE FAMILY RESIDENCE - 390 CECELIA WAY



Project Description:

New two-story house with a basement and pool at backyard. The project includes 2,515 sq. ft. including garage at first story, 1,575 sq. ft. at second story and 2,314 sq. ft. at basement.

Applicant:

Timeline Design + Build
(408) 500-5129
amec@ltdesign.net

Public Meeting Dates (As Scheduled):

PUBLIC MEETING NOTICE
Wednesday, August 17, 2011 at 7:00 pm
The Orange County Commission will hold a public meeting to discuss the project at the above time and date with an opportunity for public comment.
Project plans and information are available for review at the City's Planning Department. The agenda report will be available on the City's website. The meeting is open to the public. For more information, please contact the Planning Department at (949) 440-1111 or visit the City's website at <http://www.ci.oran.ca.us>.
The meeting will be held at the City's Planning Department, 1000 N. Main Street, Suite 100, Orange, CA 92668.
Public comments can also be made at the Public Hearing.

Property Owner:

Jess Dang & Tim Holme
(650) 387-8370
jessdang@gmail.com

Project Planner:

To submit comments or to get additional information, please contact:
Jia Liu, AICP
(650) 947-2696
jliu@lossilosa.gov

We held an open house May 5, 2022 at 5PM for 390 Cecelia Way.

The following neighbors were invited:

Neighbor	Address	Notes
Sondra Saterfield	562 Cecelia Court (we share a fence)	Could not make it but I did meet with her for 1.5 hours on a separate date. She did send a letter to Planning saying she was concerned about our 2nd story disrupting her privacy. She and I did speak again about that – there was a misunderstanding about where our house started and she mistook the lightwell for the house. We have also designed the 2nd story so only 1 window faces towards her backyard. This was her last email to me: “Thanks Jess for this explanation and showing that what I thought was the setback for ADU is a required light well for a basement. You explained it well.”
Emma (don’t have last name)	565 Casita Way (we share a fence)	Did not RSVP. I have met them and learned that they are renters.
Nhu Le	601 Casita Way (across the street)	Did come and also sent in a letter supporting our project.
Cindy and Patrick Murphy	602 Casita Way	Did come and said they were philosophically against 2 story homes in the neighborhood. I did follow up with them after by email but they did not respond to me.
Kavita Agarwal	616 Casita Way	Did come and said they support the project – not sure if they sent in a letter.
Lee Ann Gilbert	590 Casita Way	Did not RSVP. I have met her and kept her up to date about the project.
Carmen Lin	576 Casita Way	Did not RSVP. I have met her husband to tell them about the project and his response was, “Oh, we see lots of construction in the neighborhood. We’re used to it.”
Marlene Beumer	546 Cecelia Court	Did not RSVP. I have met her and she seemed supportive of the project. Also called her and left message about our open house.
Emily Cabot	561 Cecelia Court	Could not come but also said, they wouldn’t have much to add to our project so supportive.
Marianne Mahoney	411 Cecelia Way	Could not come but also said good luck with project so supportive.
	565 Casita Way	No contact
	417 Cecelia Way	No contact
	416 Casita Court	No contact



Come join us for an

OPEN HOUSE

390 CECELIA WAY (BACKYARD) | THU, 5/5 @ 5PM

We'd love to:

- introduce ourselves!
- introduce you to our builders Timeline Design
- share our plans for the house
- address any questions and concerns you might have

PLEASE RSVP TO JESS

so that we have enough printouts, chairs and snacks
email jessdang@gmail.com or text/call 650-387-8370

WE LOOK FORWARD TO MEETING YOU!

Jess, Tim, Neko, Bowie, Charlie, Phan & Co (Jess' parents)

Hello!

We are your future neighbors at 390 Cecelia Way and wanted to introduce ourselves.

We have lived in the Bay Area for over 20 years and currently reside in a cozy home in Mountain View with our 3 kids: Neko (6); Bowie (4); and Charlie (3). Both of us are entrepreneurs: Tim is an engineer building a more efficient car battery and Jess is a health-advocate running an online meal planning service. We have been looking for a bigger space for our family to grow into, and we felt so lucky when our search ended with the Schur's home at 390 Cecelia last summer.

We have been working with a team of thoughtful architects and designers over the last few months to design a new home where our kids can grow up with us and their grandparents and are currently working through the City of Los Altos Design Review process.

We would love to share and review our plans with you and discuss any concerns or questions you may have. Please feel free to reach out to us by email at jessdang@gmail.com or by phone or text at 650-387-8370 – we'd love to get your contact info so that we can set up a time with you and / or provide you with info for a community outreach gathering we'll be hosting with our builders.

We can't wait to be a part of the neighborhood – we love entertaining and can't wait to have you over for a meal!

Cheers,

Jess Dang and Tim Holme



To: Los Altos Design Review Commission
Re: Jess Dang and Tim Holme Residence
390 Cecelia Way

Dear Commissioners:

We have reviewed the plans for the Dang-Holme's new home at 390 Cecelia Way. We support this project with the exception of the following concerns:

We are not in support of a two-story home. Our primary concern is that two story homes interfere with the light and privacy of adjacent homes. The lots are too small and homes are too close together to accommodate such large homes.

Thank you for your consideration.

Best Regards,

Cynthia and Patrick Murphy

Resident at 602 Casita Way

Email: cllmurphy@hotmail.com

Phone: 658-961-0770

To: Los Altos Design Review Commission
Re: Jess Dang and Tim Holme Residence
390 Cecelia Way

Dear Commissioners:

We have reviewed the plans for the Dang-Holme's new home at 390 Cecelia Way. We support this project with the exception of the following concerns:

Thank you for your consideration.

Best Regards,

Resident at _____

Email: _____

Phone: _____

To: Los Altos Design Review Commission
Re: Jess Dang and Tim Holme Residence
390 Cecelia Way

Dear Commissioners:

We have reviewed the plans for the Dang-Holme's new home at 390 Cecelia Way. We support this project, ~~with the exception of the following concerns:~~

We do not have any concerns.

Thank you for your consideration.

Best Regards,

Nhu Le
Nhu Le

Resident at 601 Casita Way
LOS ALTOS, CA 94022

Email: Nhu.Le.1@gmail.com

Phone: 914-487-3662

RECEIVED

MAY 18 2022

City of Los Altos

To: Los Altos Design Review Commission
Re: Jess Dang and Tim Holme Residence
390 Cecelia Way

Dear Commissioners:

We have reviewed the plans for the Dang-Holme's new home at 390 Cecelia Way. We support this project with the exception of the following concerns:

The ADU set back from Property Fence is 10'. I discussed with Jess Dang that the set back from fence would be 20' for new structure including ADU structure. This is a problem because these plans show a different setback line than what was told to me. I have a problem with this and have mentioned to Jess. ^{on plans}

Thank you for your consideration.

Best Regards,

Also, Jess said 2nd floor window facing my property would be a short window close to the ceiling. The plans do not show that. For privacy I would respect a short window or no window on that side of property

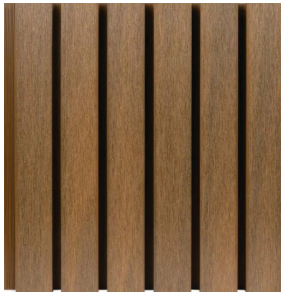
Resident at 562 Cecelia Ct
Los Altos, CA 94022

Email: saterfield@att.net

Phone: 650 575-7286

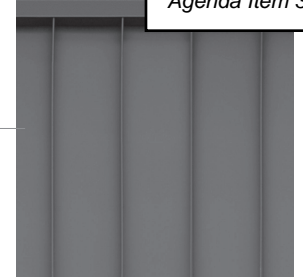
ATTACHMENT F

Agenda Item 3.

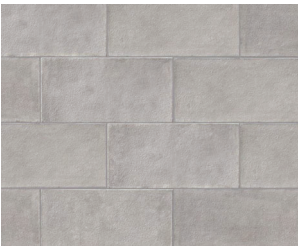


COMPOSITE VERTICAL SIDING
NEW TECHWOOD - EUROPEAN BELGIAN BOARD

ROOF MATERIAL: METAL STANDING SEAM METAL
(CUSTOM BUILT METALS) - COOL ROOF PRE-WEATHERED
GALVALUME WITH 1 1/2" SEAMS



ALUM. CLAD WINDOW FRAMES
COLOR - MIDNIGHT GREY (COOL)



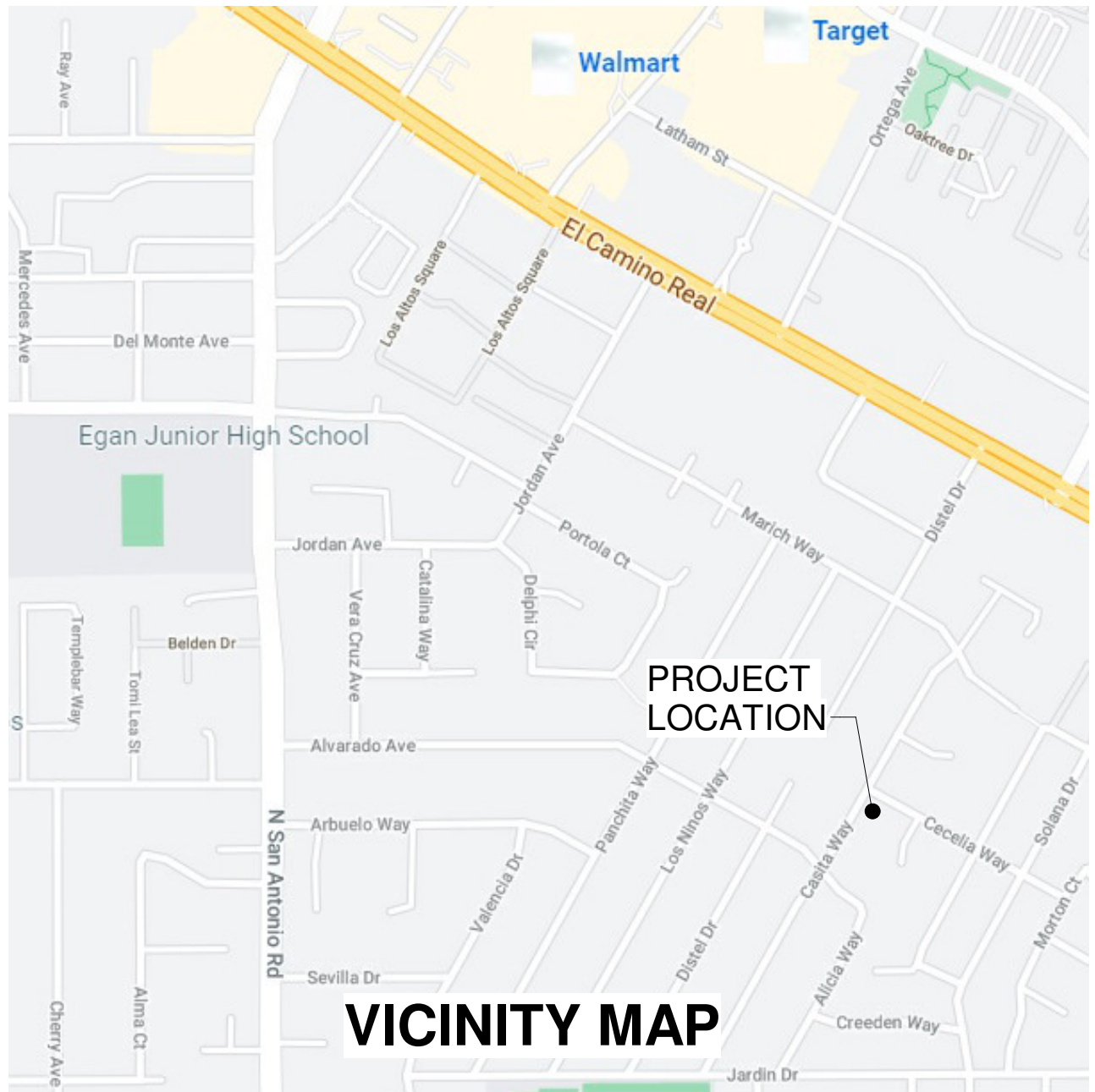
STONE CLADDING
CORONADO STONE - SILVER ASH

CEMENT PLASTER (STUCCO)
FINE SAND FINISH PLASTER
COLOR- BENJAMIN MOOREEE, PURE
WHITE SW 7005



FRONT DOOR :
TYPE: WOOD PIVOT DOOR

RECEIVED
Date: 8/10/2022
CITY OF LOS ALTOS
PLANNING



DANG-HOLME RESIDENCE

390 CECELIA WAY

LOS ALTOS, CALIFORNIA



ZONING COMPLIANCE			
	Existing	Proposed	Allowed / Required
LOT COVERAGE: Land area covered by all structures that are over 6 feet in height	2,616 Sq.Ft. (19.49%)	2,815 Sq.Ft. (20.97%)	4,027 Sq.Ft. (30.00%)
FLOOR AREA: Measured to the outside surface of exterior walls	1st Floor: 2,616 Sq.Ft. 2nd Floor: ----- Total: 2,616 Sq.Ft. (19.49%)	1st Floor: 2,515 Sq.Ft. 2nd Floor: 1,575 Sq.Ft. Total: 4,090 Sq.Ft. (30.47%)	4,092 Sq.Ft. (30.48%)
SETBACKS:			
FRONT - North, Cecelia Way	24'-4"	25'-2"	25'-0"
REAR - South	34'-11 3/4"	28'-8 5/8"	25'-0"
STREET SIDE - West, Casita Way	23'-4 1/2"	20'-0 3/4"	20'-0"
INTERIOR SIDE - East (1st/2nd)	10'-5 1/4" / N/A	20'-2 3/4" / 25'-2 3/4"	10'-0" / 17'-6"
HEIGHT:	+/- 15'-0"	+/- 26'-6 1/2"	27'-0"

SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: Includes habitable basement area	2,096 Sq.Ft.	4,356 Sq.Ft.	6,452 Sq.Ft.
NON-HABITABLE AREA: Does not include porches or open structures	520 Sq.Ft.	- 68 Sq.Ft.	452 Sq.Ft.
ADU:	445 Sq.Ft.	317 Sq.Ft.	762 Sq.Ft.

LOT CALCULATIONS		
NET LOT AREA:	13,424 Sq.Ft.	
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%	407 Sq.Ft. (13.4%)	
LANDSCAPE BREAKDOWN:	Total hardscape area (existing and proposed):	8,286 SF
	Existing softscape (undisturbed) area:	0 SF
	New softscape (new or replaced landscaping) area:	5,138 SF
	Sum of all three should equal the site's net lot area	

NOTICE: THIS SET HAS BEEN PRODUCED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. THESE DRAWINGS ARE NOT INTENDED TO BE ACCURATE "AS-BUILTS," NOR INCLUSIVE OF ALL DETAILS, DRAWINGS, MATERIAL SPECIFICATIONS, ETC. NEEDED TO ADDRESS ALL POSSIBLE CONSTRUCTION ISSUES. THE DESIGNER HAS PREPARED THESE DOCUMENTS ONLY FOR THE IMPROVEMENTS AND CONSTRUCTION NOTED, INDICATED OR SHOWN AS "NEW" WORK AND ASSUMES NO RESPONSIBILITY FOR ALL OTHER CONSTRUCTION, MATERIALS OR EQUIPMENT NOTED, INDICATED OR SHOWN AS "EXISTING" OR AS PROVIDED "BY OTHERS".

THE DESIGNER HAS NOT BEEN RETAINED TO SURVEY FOR OR OTHERWISE DISCOVER THE PRESENCE OF HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, PCB'S, OR OTHER TOXIC SUBSTANCES.

THE DESIGNER IS NOT RESPONSIBLE FOR THE HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OR PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. OWNER HEREBY WARRANTS THAT IF IT KNOWS OR HAS ANY REASON TO KNOW OR HAS ANY REASON TO SUSPECT THAT HAZARDOUS MATERIALS EXIST AT THE PROJECT SITE, THAT IT WILL INFORM THE ARCHITECT AND THAT OWNER WILL CAUSE SUCH ITEMS TO BE REMOVED OR TREATED BY A PROFESSIONAL AND LICENSED ASBESTOS ABATEMENT CONTRACTOR IN A MANNER PRESCRIBED BY ALL APPLICABLE CODES AND REGULATIONS.

PROJECT SIZE	
1st FLOOR	2,515 SF (Including Garage)
2nd FLOOR	1,575 SF
BASEMENT	2,814 SF
ADU	762 SF

TOTAL	7,666 SF

GENERAL PROJECT INFORMATION

Address: 390 CECELIA WAY, LOS ALTOS, CA 94022
Zoning District: R-10
Occupancy Type: R3, U
Construction Type: V-B

For Code Compliance:
2019 CALIFORNIA CODES (CBC, CRC, CEC, CMC, CPC)
2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CALGreen)
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
CITY OF LOS ALTOS ORDINANCES

PROPOSED HOUSE SHALL BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM, TO BE APPROVED UNDER A DEFERRED SUBMITTAL.

PROJECT DESCRIPTION

- NEW HOUSE:
- REMOVE ALL EXISTING STRUCTURES.
 - BUILD A NEW TWO-STORY RESIDENCE WITH A BASEMENT, WITH A TOTAL OF SIX BEDROOMS FIVE FULL BATHROOMS AND TWO HALF BATHROOMS.
 - BUILD A NEW ATTACHED ACCESSORY DWELLING UNIT WITH ONE BEDROOM AND ONE BATHROOM.
 - FIRST FLOOR ON MAIN RESIDENCE TO INCLUDE AN ENTRY FOYER, LIBRARY, OFFICE, DINING ROOM, KITCHEN, FAMILY ROOM, TWO POWDER ROOMS, MUD ROOM, ATTACHED GARAGE AND COVERED PATIO AND PORCH.
 - SECOND FLOOR TO INCLUDE FOUR BEDROOMS, THREE BATHROOMS AND A LAUNDRY ROOM.
 - BASEMENT TO INCLUDE AN OPEN RECREATION ROOM, GUEST BEDROOM WITH A PRIVATE BATH, KIDS BEDROOM AND A BATHROOM.

PROJECT TEAM

OWNERS
JESS DANG AND TIM HOLME
390 CECELIA WAY
LOS ALTOS, CA 94022
TEL: (650) 387-8370
jessdang@gmail.com

SURVEYOR
GKM ENGINEERING
285 CARLTON WAY
LOS GATOS CA, 95032
TEL: (408) 656-5917
ATTN: ANDY CLAIR
andy@gkmeengineering.com

DESIGNERS
TIMELINE DESIGN
14401 BIG BASIN WAY
SARATOGA CA, 95070
TEL: (408) 761-4596
FAX: (408) 317-1708
ATTN: SHLOMI CASPI
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5509 SE BUSH STREET
PORTLAND OR, 97206
TEL: (408) 886-4089
ATTN: RUSSELL STRINGHAM
stringhamdesign@gmail.com

CIVIL
LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PRKY. WEST
HAYWARD CA, 94545
TEL: (510) 887-4086 x178
ATTN: KATHLENE CACHO
kcacho@leabraze.com

SHEET INDEX

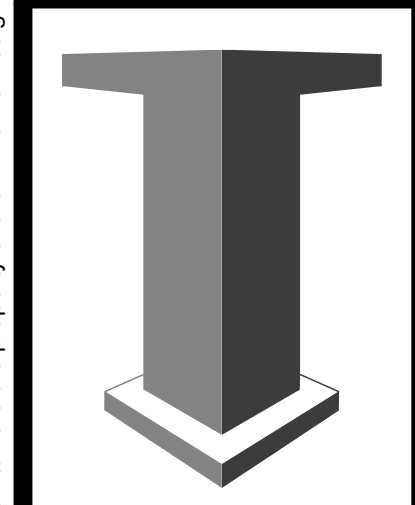
		Design Review 2.15.2022	Design Review 6.21.2022
A0.1	COVER SHEET	•	•
A0.2	AREA CALCULATIONS	•	•
A0.3	CONTEXT MAP	•	•
A0.4	STREETSCAPE ELEVATIONS, EXISTING ELEVATIONS	•	•
A0.5	EXISTING AND PROPOSED VIEWS	•	•
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A2.2	PROPOSED SECOND FLOOR PLAN	•	•
A2.3	PROPOSED ROOF PLAN	•	•
A3.1	EXTERIOR ELEVATIONS	•	•
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A8.1	DETAILS	•	•
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C-4.1	DETAILS	•	•
ER-1	EROSION CONTROL PLAN	•	•
ER-2	EROSION CONTROL DETAILS	•	•
BMP-1	BLUEPRINT FOR A CLEAN BAY	•	•
L-1	LANDSCAPE PLAN	•	•
L-2	IRRIGATION PLAN	•	•
L-3	IRRIGATION DETAILS	•	•
L-4	PLANTING DETAILS	•	•

No.	Description	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

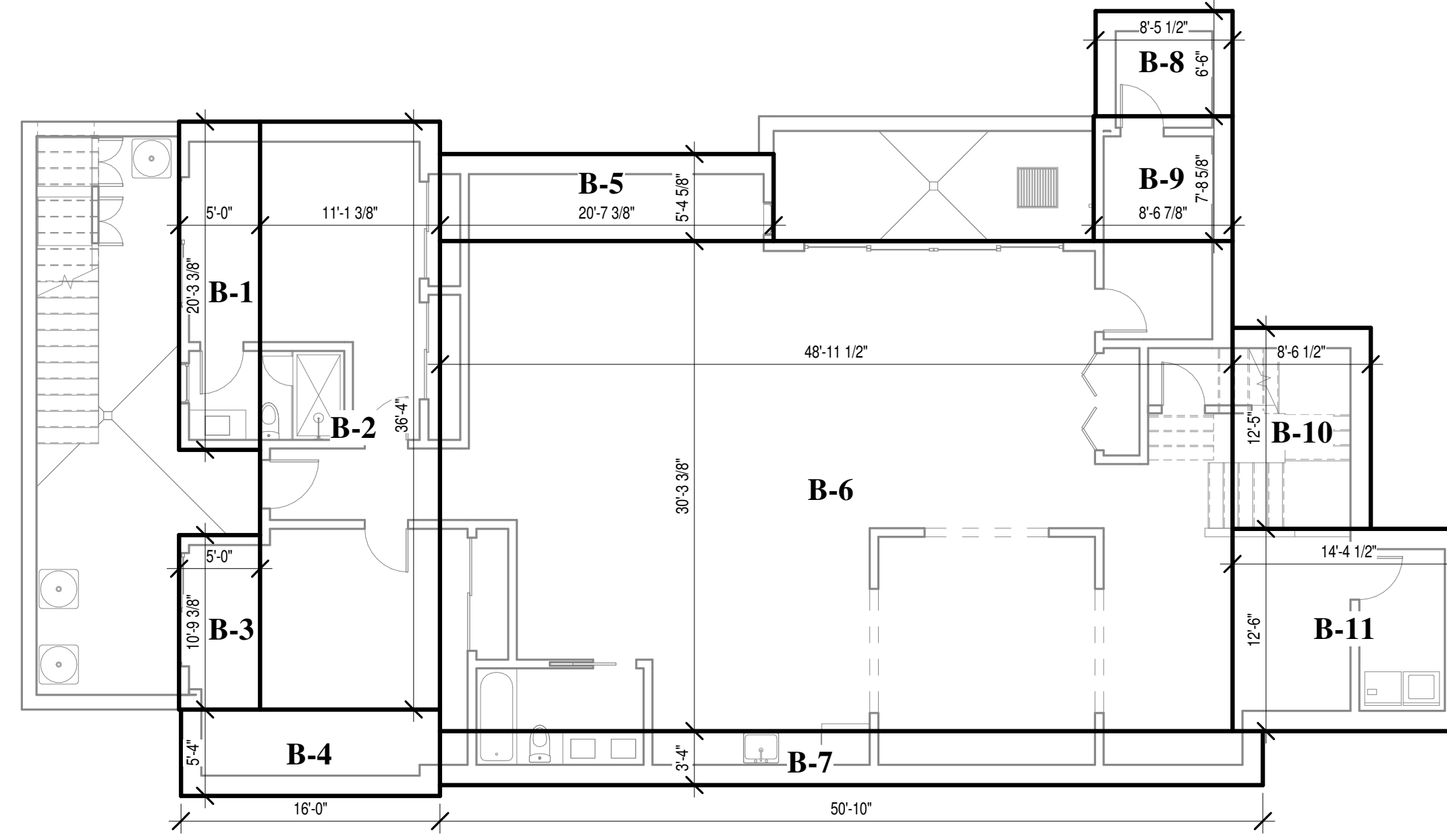
SCALE: 12" = 1'-0"
DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

TIMELINE
DESIGN + BUILD
14401 BIG BASIN WAY
SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708



A0.1
COVER SHEET

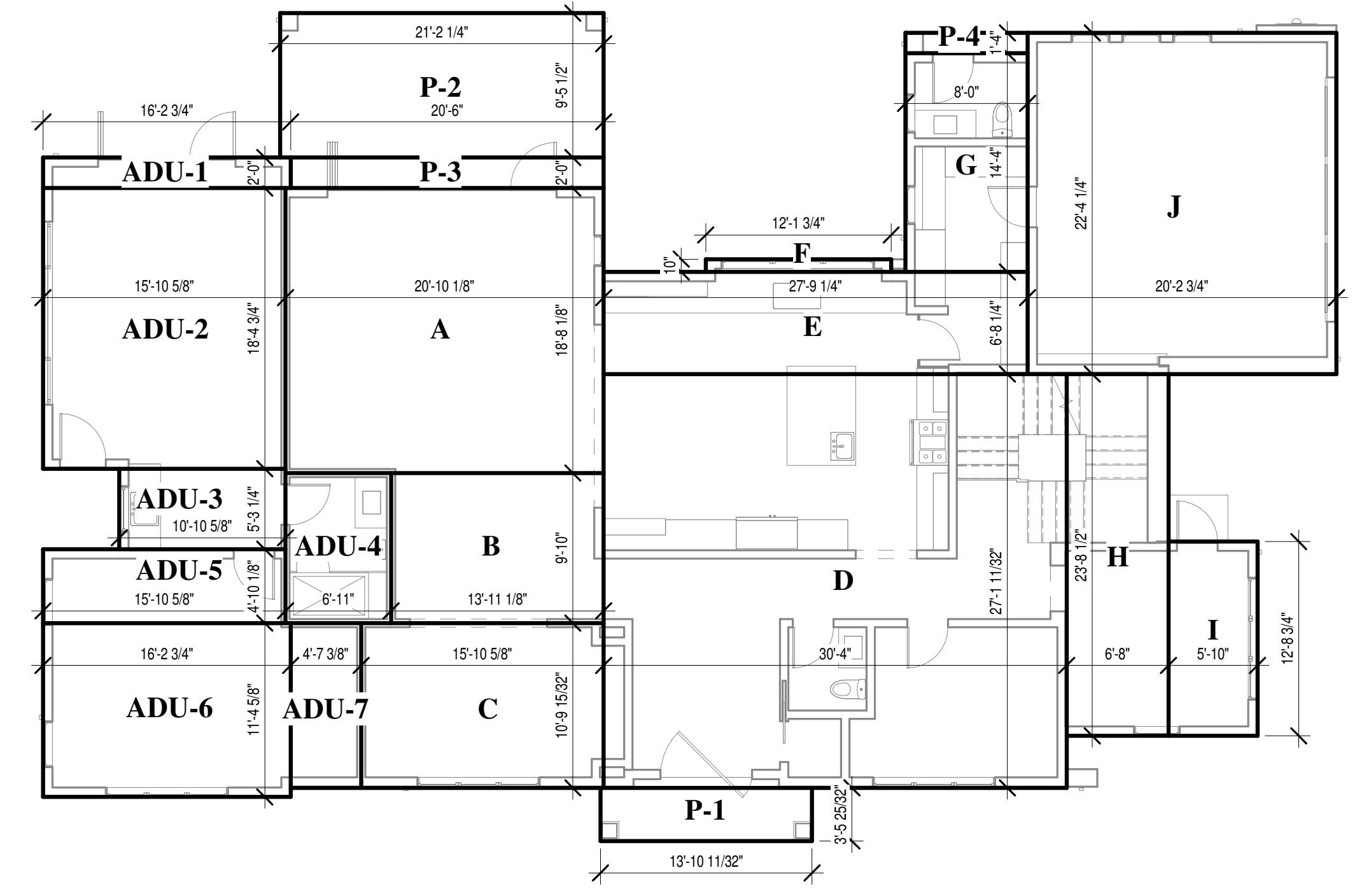
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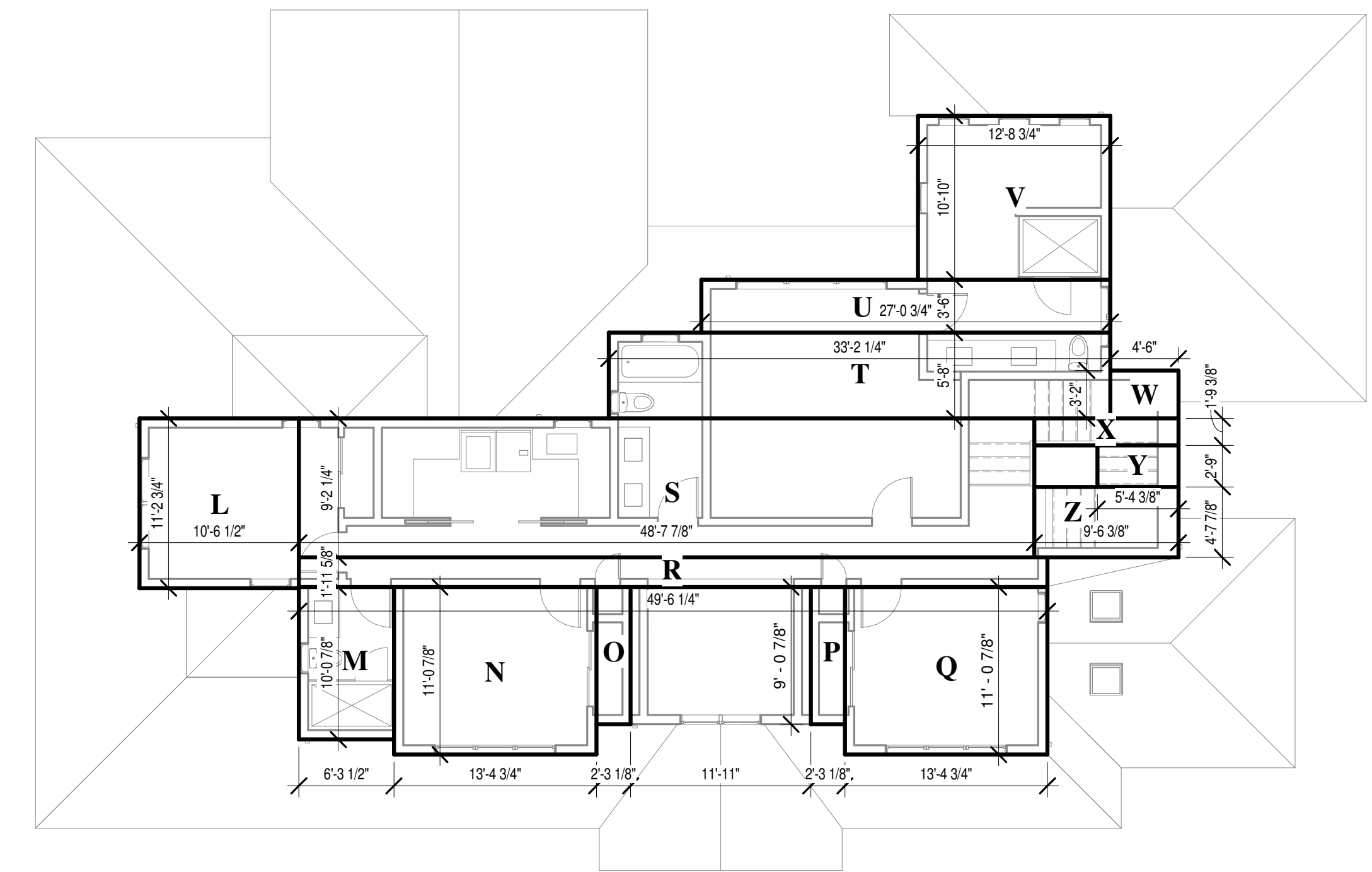
3 AREA DIAGRAM - BASEMENT
1/8" = 1'-0"

LOT COVERAGE CALCULATIONS			
Main House			
1st Floor			
A	18' - 8 1/8" x 20' - 10 1/8"		389.30 SF
B	9' - 10" x 13' - 11 1/8"		136.95 SF
C	10' - 9 15/32" x 15' - 10 5/8"		171.38 SF
D	27' - 1 11/32" x 30' - 4"		822.38 SF
E	6' - 8 1/4" x 27' - 9 1/4"		185.72 SF
F	0' - 10" x 12' - 1 3/4"		10.12 SF
G	8' - 0" x 14' - 4"		114.67 SF
H	6' - 8" x 23' - 8 1/2"		158.06 SF
I	5' - 10" x 12' - 8 3/4"		74.25 SF
			2062.83 SF
Garage			
J	20' - 2 3/4" x 22' - 4 1/4"		452.21 SF
			452.21 SF
			2515.03 SF
Porch and Patios			
1st Floor			
P-1	3' - 5 25/32" x 13' - 10 11/32"		48.27 SF
P-2	9' - 5 1/2" x 21' - 2 1/4"		200.40 SF
P-3	2' - 0" x 20' - 6"		41.00 SF
P-4	1' - 4" x 8' - 0"		10.67 SF
			300.33 SF
			300.33 SF
			2815.37 SF

AREA CALCULATIONS			
ADU			
1st Floor			
ADU-1	2' - 0" x 16' - 2 3/4"		32.46 SF
ADU-2	15' - 10 5/8" x 18' - 4 3/4"		292.23 SF
ADU-3	5' - 3 1/4" x 10' - 10 5/8"		57.38 SF
ADU-4	6' - 11" x 9' - 10"		68.01 SF
ADU-5	4' - 10 1/8" x 15' - 10 5/8"		76.94 SF
ADU-6	11' - 4 5/8" x 16' - 2 3/4"		184.78 SF
ADU-7	4' - 7 3/8" x 10' - 9 15/32"		49.78 SF
			761.58 SF
			761.58 SF
Basement (Habitable)			
B-1	5' - 0" x 20' - 3 3/8"		101.41 SF
B-2	11' - 1 3/8" x 36' - 4"		403.83 SF
B-3	5' - 0" x 10' - 9 3/8"		53.91 SF
B-4	5' - 4" x 16' - 0"		85.33 SF
B-5	5' - 4 5/8" x 20' - 7 3/8"		111.02 SF
B-6	30' - 3 3/8" x 48' - 11 1/2"		1482.52 SF
B-7	3' - 4" x 50' - 10"		169.44 SF
B-8	6' - 6" x 8' - 5 1/2"		54.98 SF
B-9	7' - 8 5/8" x 8' - 6 7/8"		66.17 SF
B-10	8' - 6 1/2" x 12' - 5"		106.06 SF
B-11	12' - 6" x 14' - 4 1/2"		179.69 SF
			2814.36 SF
			2814.36 SF
Main House			
1st Floor			
A	18' - 8 1/8" x 20' - 10 1/8"		389.30 SF
B	9' - 10" x 13' - 11 1/8"		136.95 SF
C	10' - 9 15/32" x 15' - 10 5/8"		171.38 SF
D	27' - 1 11/32" x 30' - 4"		822.38 SF
E	6' - 8 1/4" x 27' - 9 1/4"		185.72 SF
F	0' - 10" x 12' - 1 3/4"		10.12 SF
G	8' - 0" x 14' - 4"		114.67 SF
H	6' - 8" x 23' - 8 1/2"		158.06 SF
I	5' - 10" x 12' - 8 3/4"		74.25 SF
			2062.83 SF
2nd Floor			
L	10' - 6 1/2" x 11' - 2 3/4"		118.37 SF
M	6' - 3 1/2" x 10' - 0 7/8"		63.38 SF
N	11' - 0 7/8" x 13' - 4 3/4"		148.33 SF
O	2' - 3 17/32" x 8' - 11 9/32"		20.51 SF
P	2' - 3 17/32" x 8' - 11 9/32"		20.51 SF
Q	11' - 0 7/8" x 13' - 4 3/4"		148.33 SF
R	1' - 11 5/8" x 49' - 6 1/4"		97.49 SF
S	9' - 2 1/4" x 48' - 7 7/8"		447.03 SF
T	5' - 8" x 33' - 2 1/4"		188.06 SF
U	3' - 6" x 27' - 0 3/4"		94.72 SF
V	10' - 10" x 12' - 8 3/4"		137.90 SF
W	3' - 2" x 4' - 6"		14.25 SF
X	1' - 9 3/8" x 9' - 6 3/8"		16.98 SF
Y	2' - 9" x 5' - 4 3/8"		14.75 SF
Z	4' - 7 7/8" x 9' - 6 3/8"		44.38 SF
			1574.99 SF
Garage			
J	20' - 2 3/4" x 22' - 4 1/4"		452.21 SF
			452.21 SF
			4090.03 SF
Porch and Patios			
1st Floor			
P-1	3' - 5 25/32" x 13' - 10 11/32"		48.27 SF
P-2	9' - 5 1/2" x 21' - 2 1/4"		200.40 SF
P-3	2' - 0" x 20' - 6"		41.00 SF
P-4	1' - 4" x 8' - 0"		10.67 SF
			300.33 SF
			300.33 SF



1 AREA DIAGRAM - FIRST FLOOR
1/8" = 1'-0"



2 AREA DIAGRAM - SECOND FLOOR
1/8" = 1'-0"

Agenda Item 3.

No.	Description	Revisions	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME

390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022

A.P.N. 170-19-011

SCALE: 1/8" = 1'-0"
DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

TIMELINE
DESIGN + BUILD

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SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708

A0.2

AREA CALCULATIONS

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90



562 Cecelia Ct., Los Altos



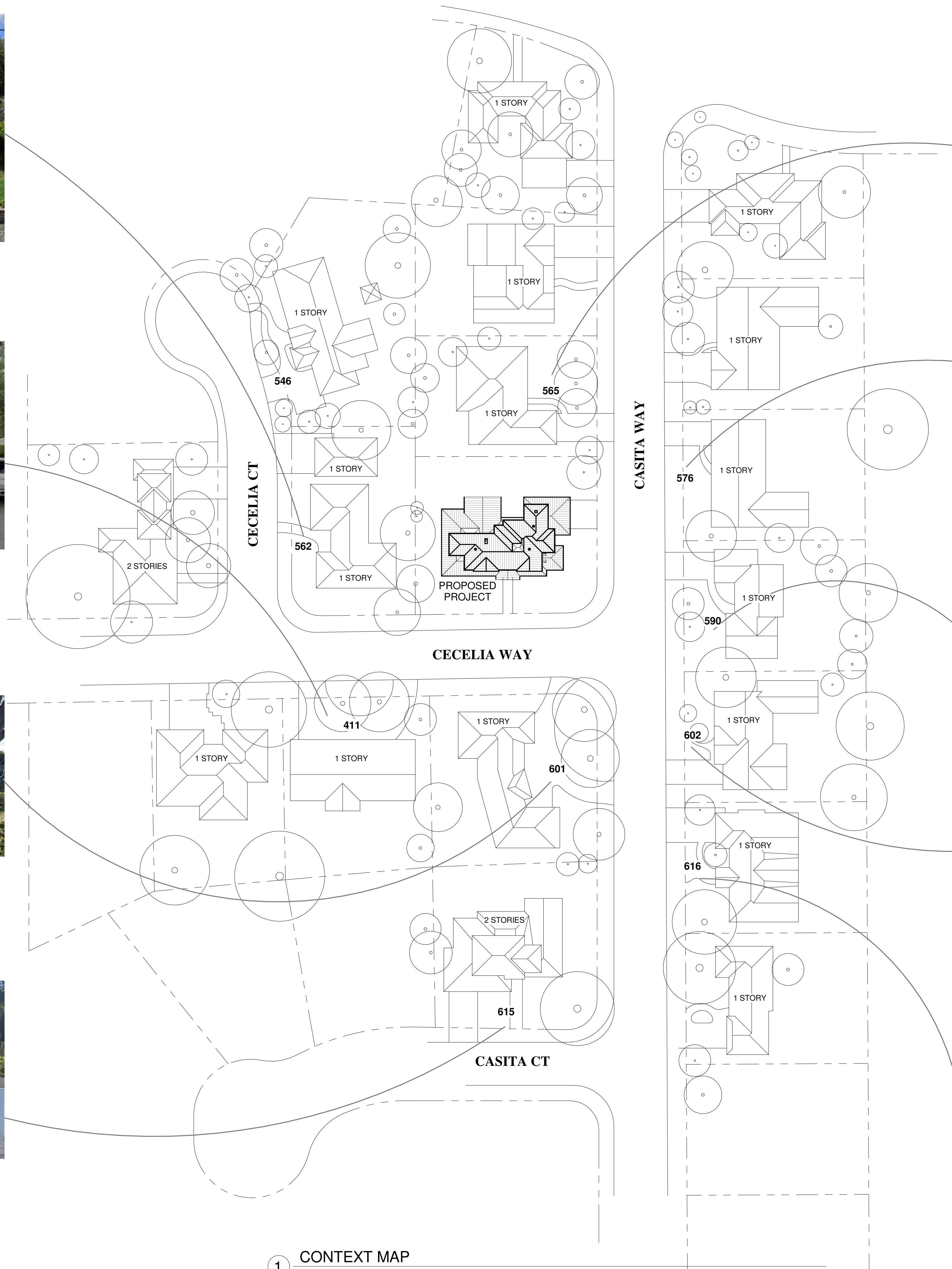
411 Cecelia Way, Los Altos



601 Casita Way, Los Altos



615 Casita Way, Los Altos



1 CONTEXT MAP
1" = 40'-0"



565 Casita Way, Los Altos



576 Casita Way, Los Altos



590 Casita Way, Los Altos



602 Casita Way, Los Altos



616 Casita Way, Los Altos

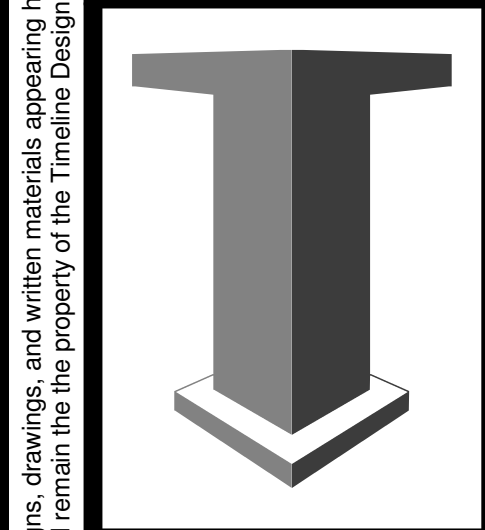
Agenda Item 3.

No.	Description	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

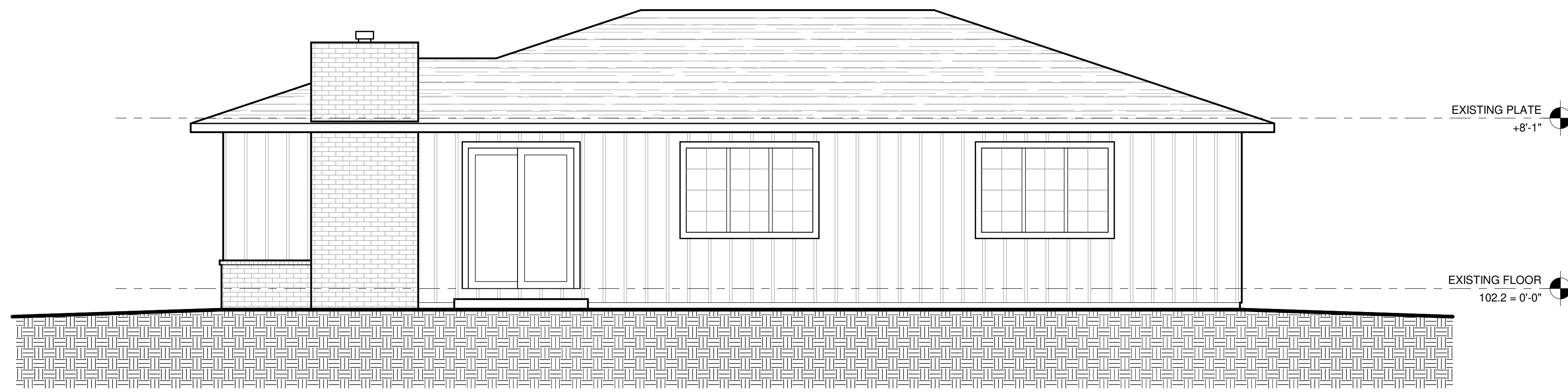
SCALE: 1" = 40'-0"
DRAWN BY: SC
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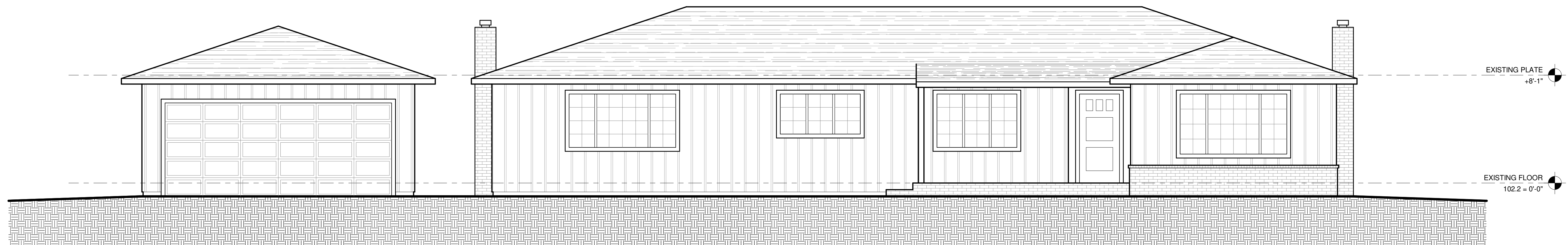


A0.3
CONTEXT MAP

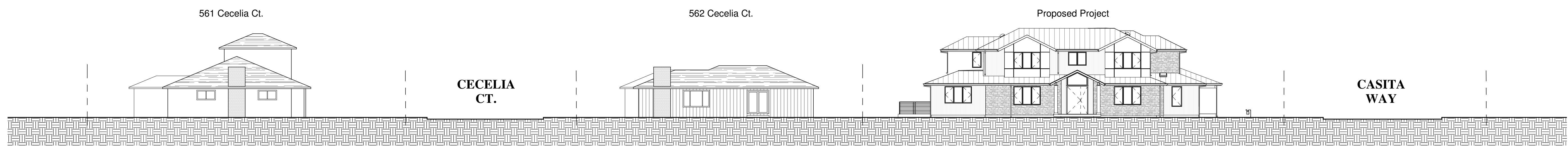
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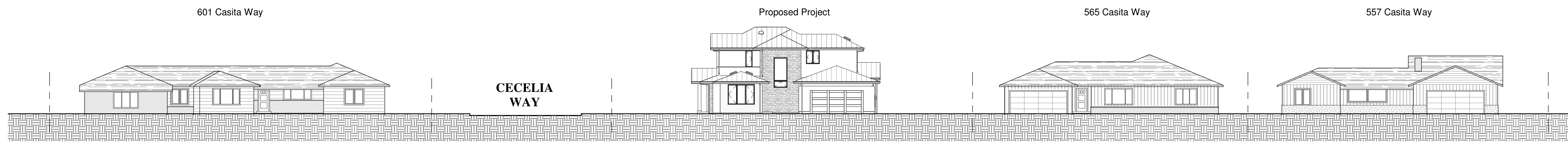
① ZZZ--EXISTING ELEVATION, FACING CASITA WAY (NORTH)
1/4" = 1'-0"



② ZZZ--EXISTING ELEVATION, FACING CECELIA WAY (WEST)
1/4" = 1'-0"



③ PROPOSED FRONT ELEVATION (NORTH, FACING CECELIA WAY)
1/16" = 1'-0"



④ PROPOSED STREET SIDE ELEVATION (WEST, FACING CASITA WAY)
1/16" = 1'-0"

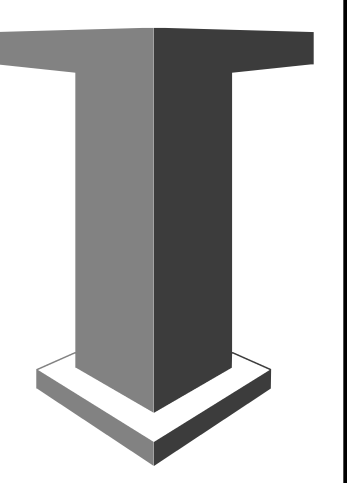
Agenda Item 3.

No.	Description	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

SCALE: As indicated
DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

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A0.4
STREETSCAPE
ELEVATIONS,
EXISTING
ELEVATIONS

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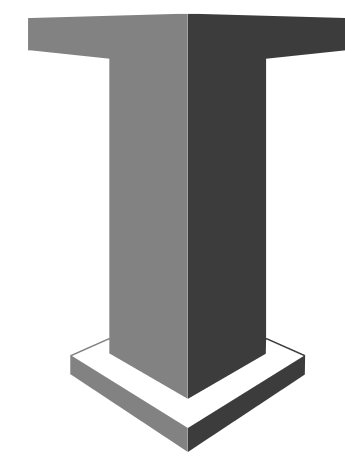


BEFORE



AFTER

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A0.5

EXISTING AND
PROPOSED
VIEWS

SCALE:
DRAWN BY: AS
APPROVED BY: MH
DATE: 08/09/22

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

Revisions		Date
No.	Description	

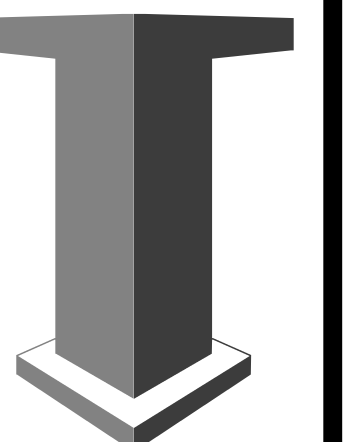
No.	Description	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
 390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022

A.P.N. 170-19-011

SCALE: 1/4" = 1'-0"
 DRAWN BY: SC
 APPROVED BY: MH
 DATE: 08/09/22

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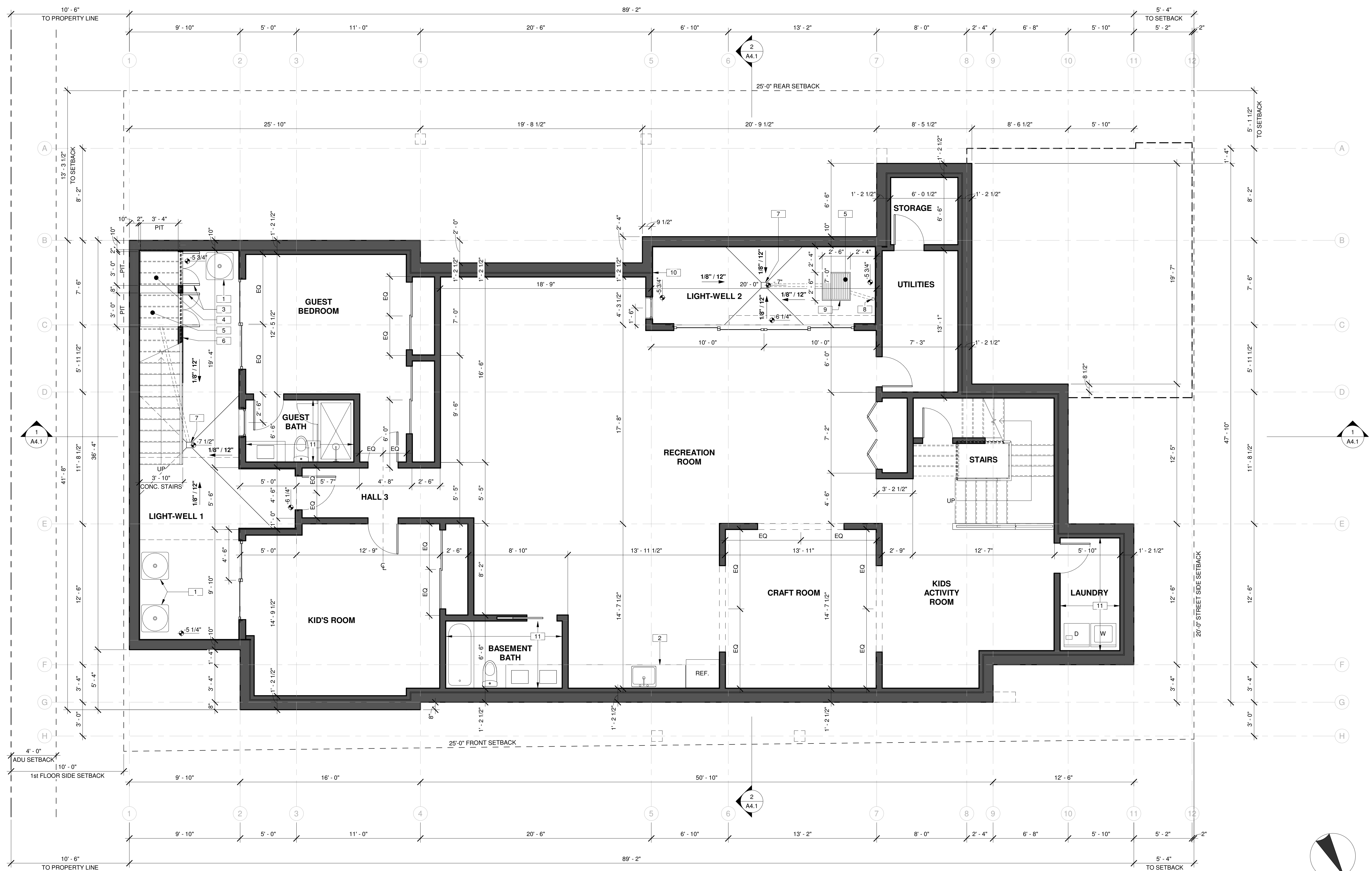
A2.0

BASEMENT PLAN

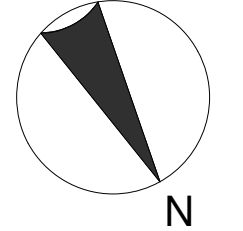
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KEYNOTES	
1	NEW A/C UNIT
2	WET BAR SHALL BE WIRED WITH 110-VOLTAGE OUTLETS
3	FLSJH DOORS WITH WOOD SIDING FINISH TO MATCH WALL
4	SEWER PUMP, REFER TO CIVIL DRAWINGS
5	SERVICE PUMP, REFER TO CIVIL DRAWINGS
6	METAL STUD WALL BELOW STAIRS, PROVIDE WOOD SIDING FACING THE LIGHTWELL
7	FLOOR DRAIN; SLOPE LIGHTWELL FLOOR TO DRAIN 1/8" PER FOOT, CONNECT TO SERVICE PUMP AS REQUIRED, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
8	RAIN WATER LEADER DIRECTED INTO SERVICE PUMP BELOW LIGHTWELL SLAB, REFER TO ROOFING SHCHEDULE ON A2.3 AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
9	METAL GRATE OVER PIT

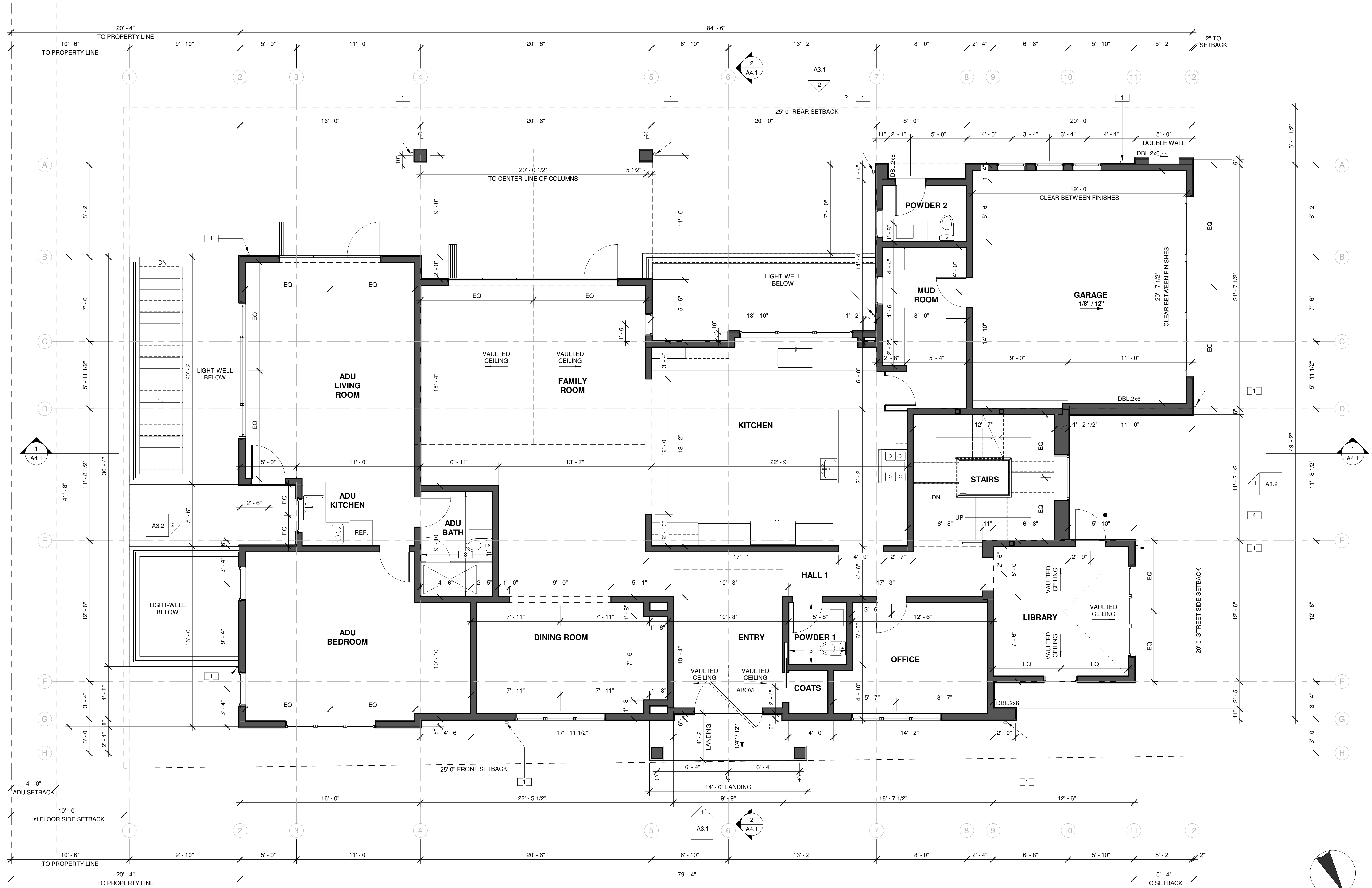
KEYNOTES	
10	VERTICAL STUCCO CONTROL JOINT AT TRANSITION BETWEEN WALL TYPES
11	DROP TOP OF CONCRETE 3/4" AT BATHROOMS AND LAUNDRY ROOM, REFER TO DETAIL 2/A8.1 (D)



1 BASEMENT PLAN
 1/4" = 1'-0"



KEYNOTES	
1	RAIN WATER LEADER INTO UNDERGROUND DRAINAGE SYSTEM, REFER TO ROOFING SCHEDULE ON A2.3 FOR ADDITIONAL INFORMATION, REFER TO CIVIL DRAWINGS FOR DRAINAGE SYSTEM
2	RAIN WATER LEADER DIRECTED INTO SERVICE PUMP BELOW LIGHTWALL SLAB, REFER TO ROOFING SCHEDULE ON A2.3 AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
3	PROVIDE DEPRESSED FLOOR PER DETAIL 2/A.1 (B)
4	3'-0" MIN. LANDING; 1" MAX. STEP AT DOOR THRESHOLD, SLOPE 2% AWAY FROM BUILDING



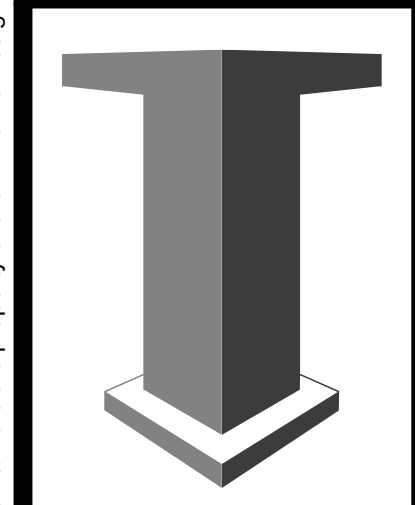
1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

SCALE: 1/4" = 1'-0"
DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

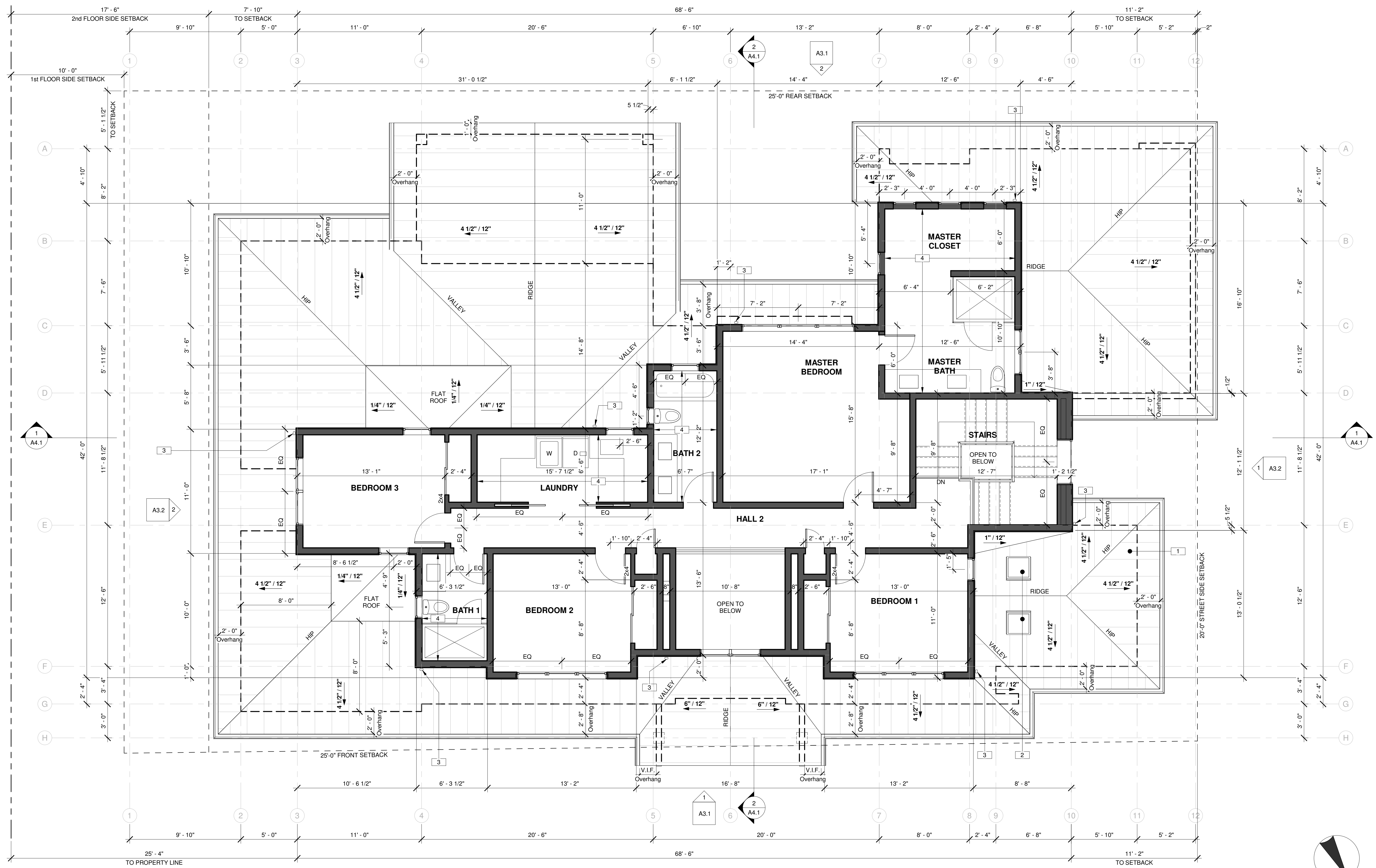
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A2.1
PROPOSED FIRST FLOOR PLAN

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KEYNOTES	
1	STANDING SEAM METAL ROOF, REFER TO MATERIAL BOARD
2	FIXED SKYLIGHT
3	RAIN WATER LEADER ONTO LOWER ROOF, REFER TO ROOFING SHCHEDULE ON A2.3 FOR ADDITIONAL INFORMATION
4	PROVIDE DEPRESSED FLOOR PER DETAIL 2/A.1 (B)

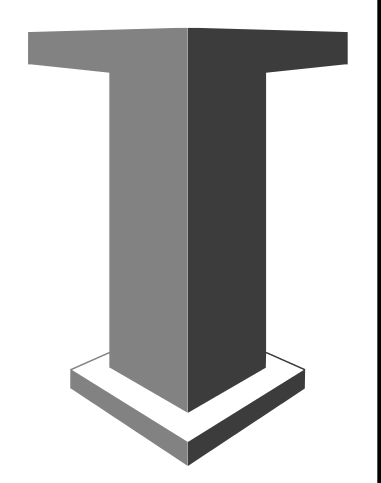


1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

SCALE: 1/4" = 1'-0"
DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

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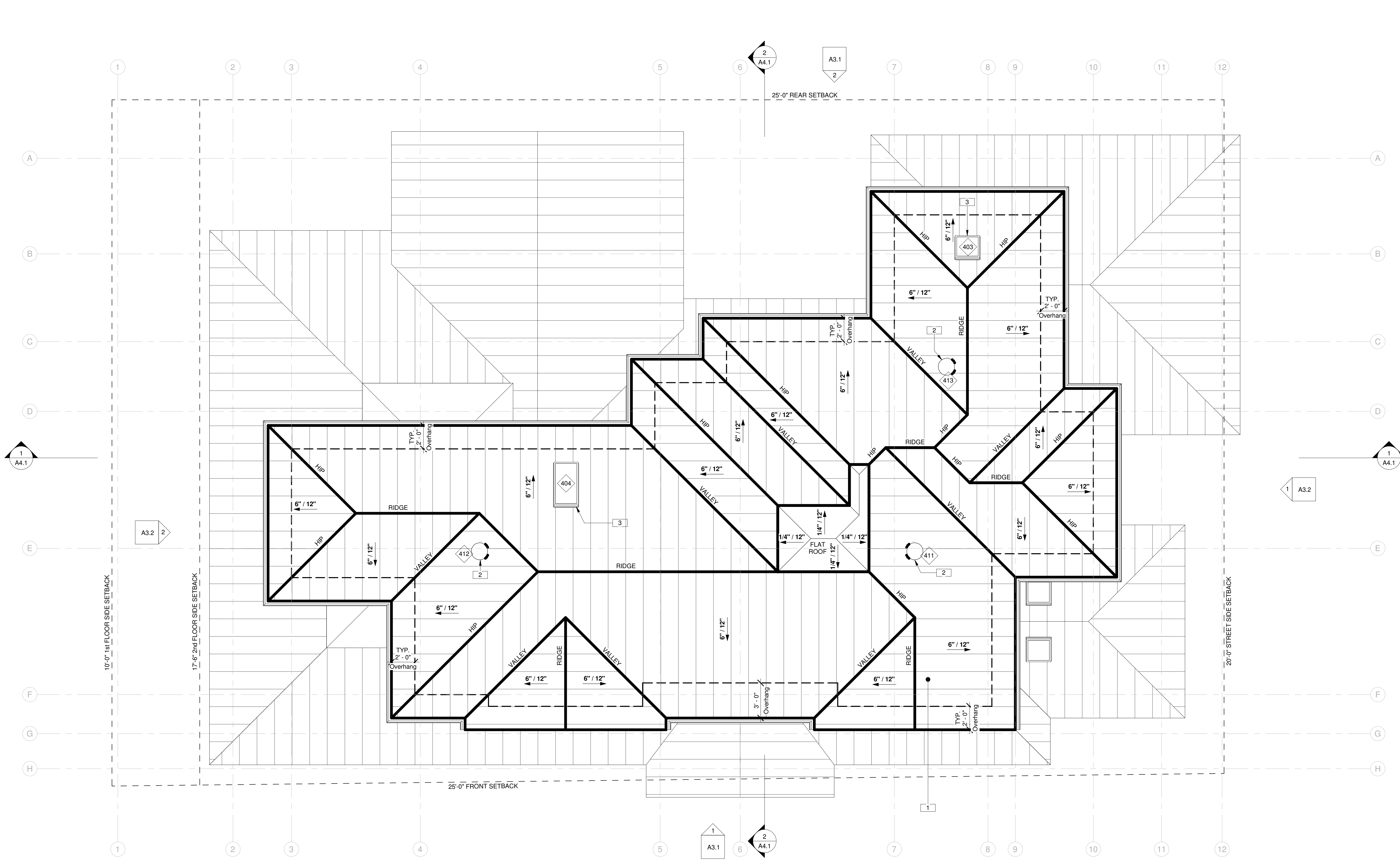


A2.2
PROPOSED
SECOND
FLOOR PLAN

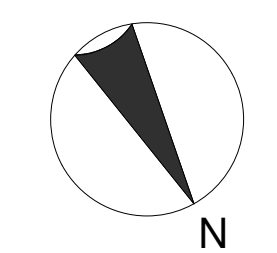
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No.	Revisions	Date

KEYNOTES		
1	STANDING SEAM METAL ROOF, REFER TO MATERIAL BOARD	
2	SUNLIGHT TUNNEL	
3	FIXED SKYLIGHT	



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

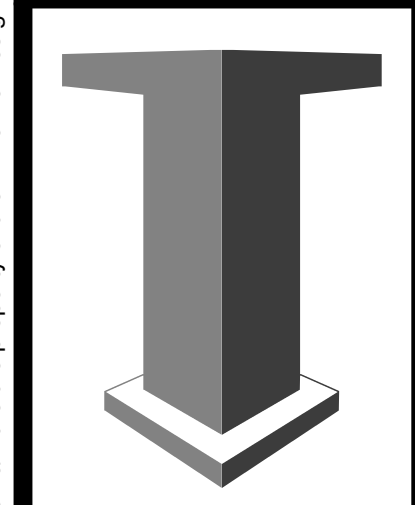


No.	Revisions Description	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

SCALE: 1/4" = 1'-0"
DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

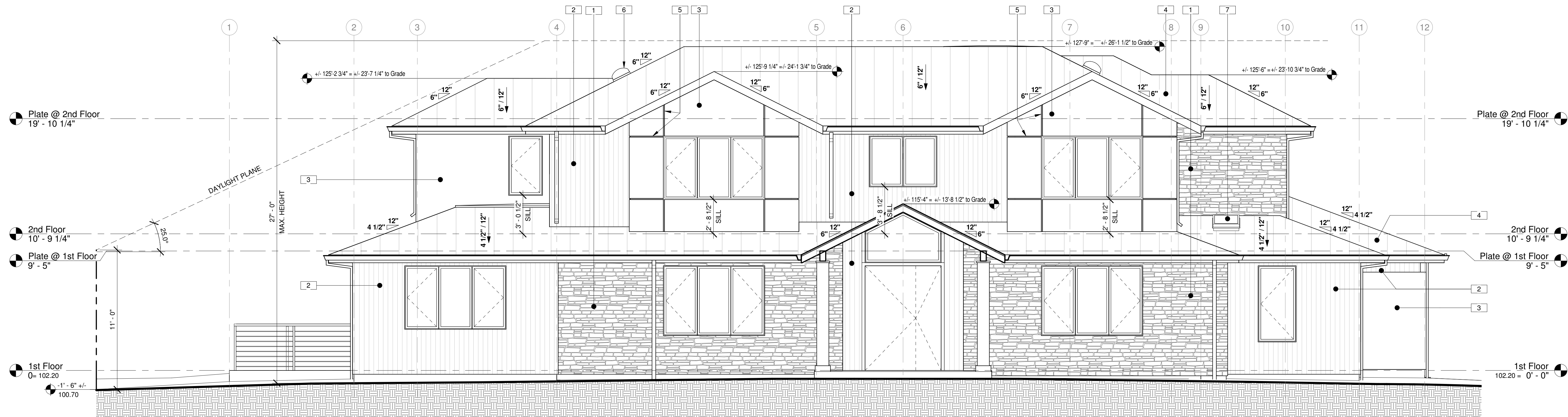
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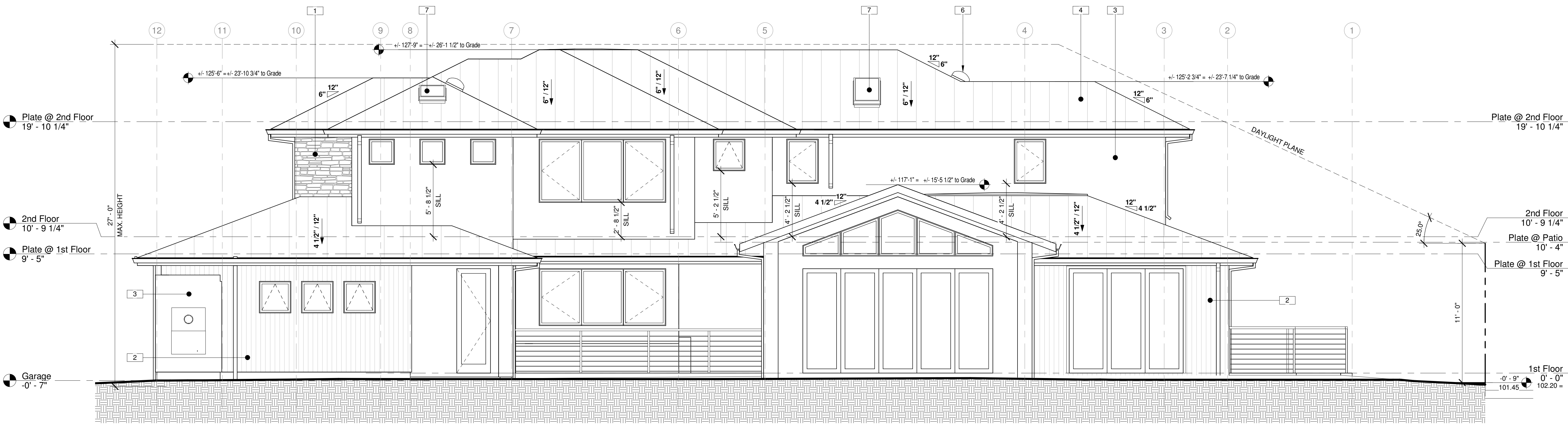
A2.3
PROPOSED ROOF PLAN

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KEYNOTES	
1	STONE VENEER, REFER TO MATERIAL BOARD
2	VERTICAL COMPOSITE SIDING, REFER TO MATERIAL BOARD
3	3 COAT CEMENT PLASTER SYSTEM, REFER TO MATERIAL BOARD
4	STANDING SEAM METAL ROOF, REFER TO MATERIAL BOARD
5	1" REVEAL, FRY REGLET PROFILE PCS-75-100
6	SUNLIGHT TUNNEL
7	FIXED SKYLIGHT



1 PROPOSED FRONT ELEVATION (NORTH, FACING CECELIA WAY)
1/4" = 1'-0"



2 PROPOSED REAR ELEVATION (SOUTH)
1/4" = 1'-0"

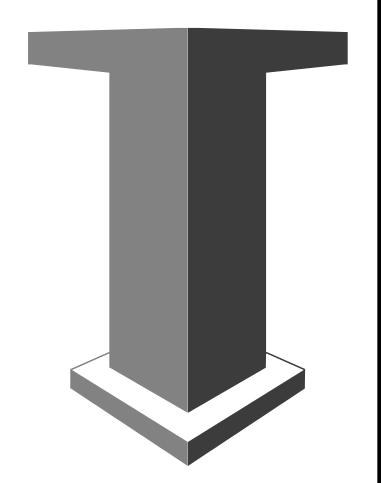
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No.	Description	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

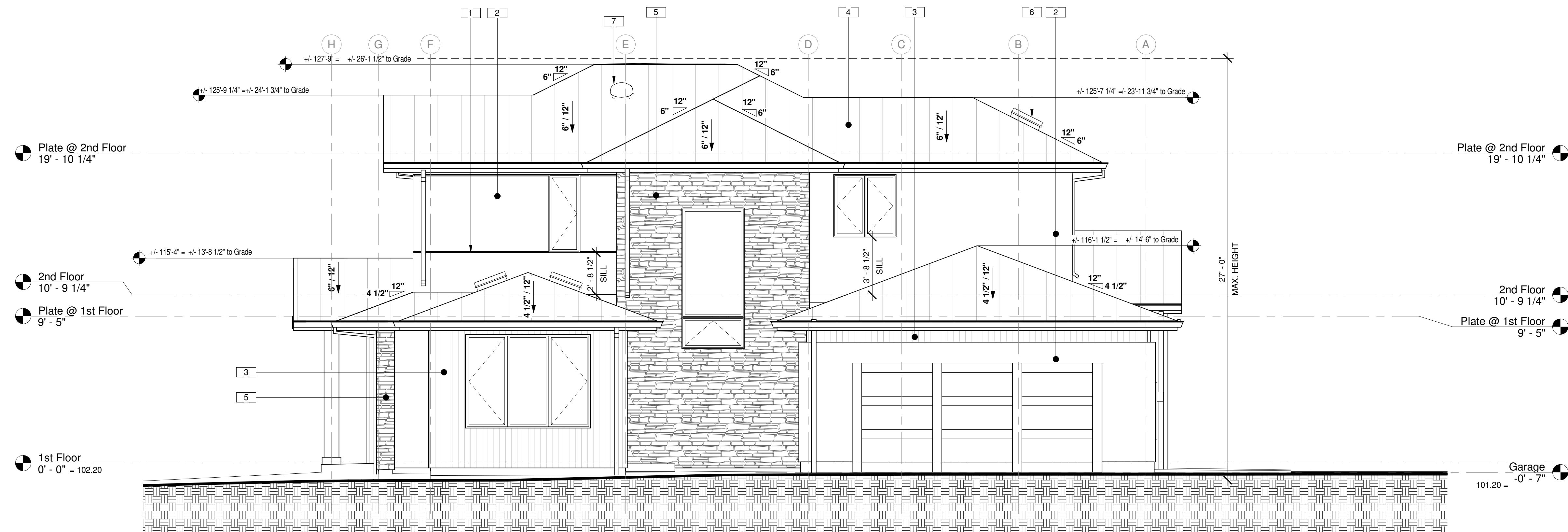
SCALE: 1/4" = 1'-0"
DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

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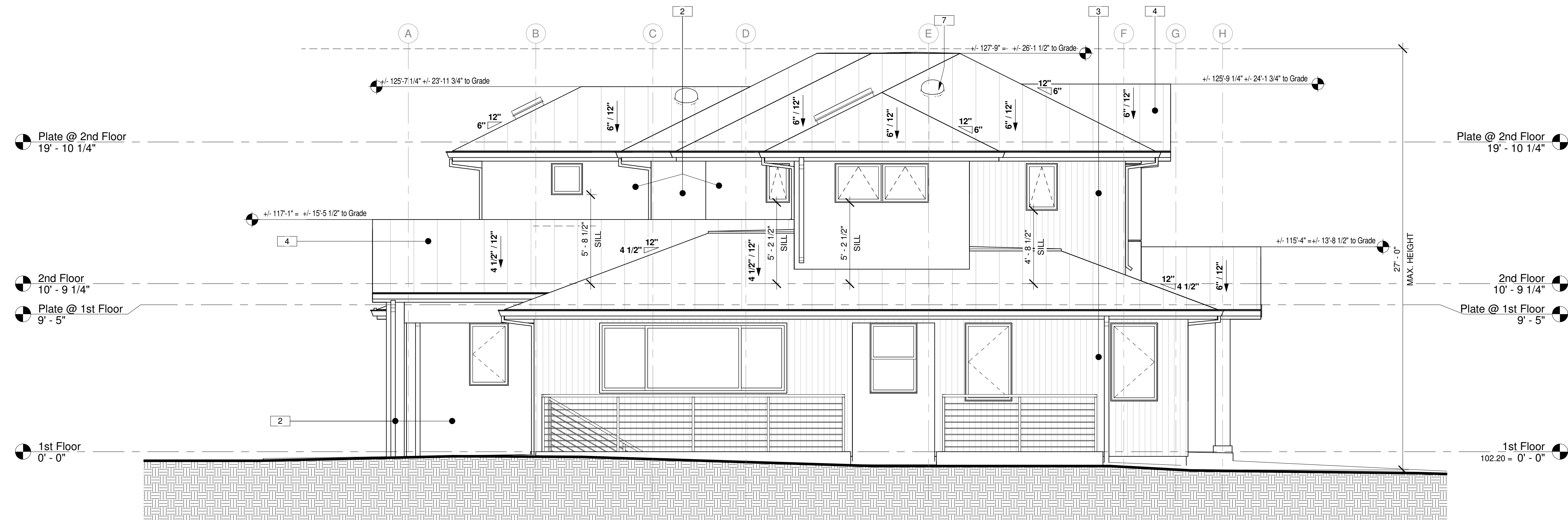


A3.1
EXTERIOR ELEVATIONS

KEYNOTES	
1	1" REVEAL, FRY REGLET PROFILE PCS-75-100
2	3-COAT CEMENT PLASTER SYSTEM, REFER TO MATERIAL BOARD
3	VERTICAL COMPOSITE SIDING, REFER TO MATERIAL BOARD
4	STANDING SEAM METAL ROOF, REFER TO MATERIAL BOARD
5	STONE VENEER, REFER TO MATERIAL BOARD
6	FIXED SKYLIGHT
7	SUNLIGHT TUNNEL



1 PROPOSED STREET SIDE ELEVATION (WEST, FACING CASITA WAY)
1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION (EAST)
1/4" = 1'-0"

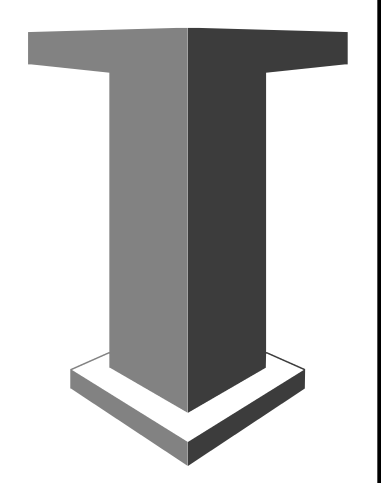
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No.	Description	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

SCALE: 1/4" = 1'-0"
DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

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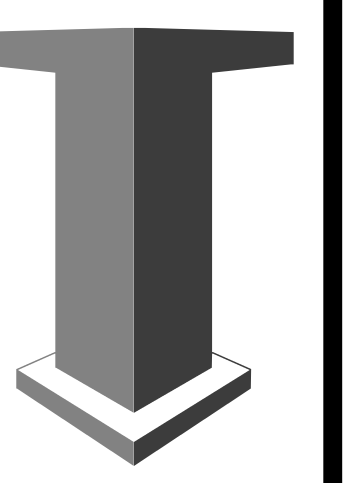
A3.2
EXTERIOR ELEVATIONS

No.	Description	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
 390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
 A.P.N. 170-19-011

SCALE: 1/4" = 1'-0"
 DRAWN BY: SC
 APPROVED BY: MH
 DATE: 08/09/22

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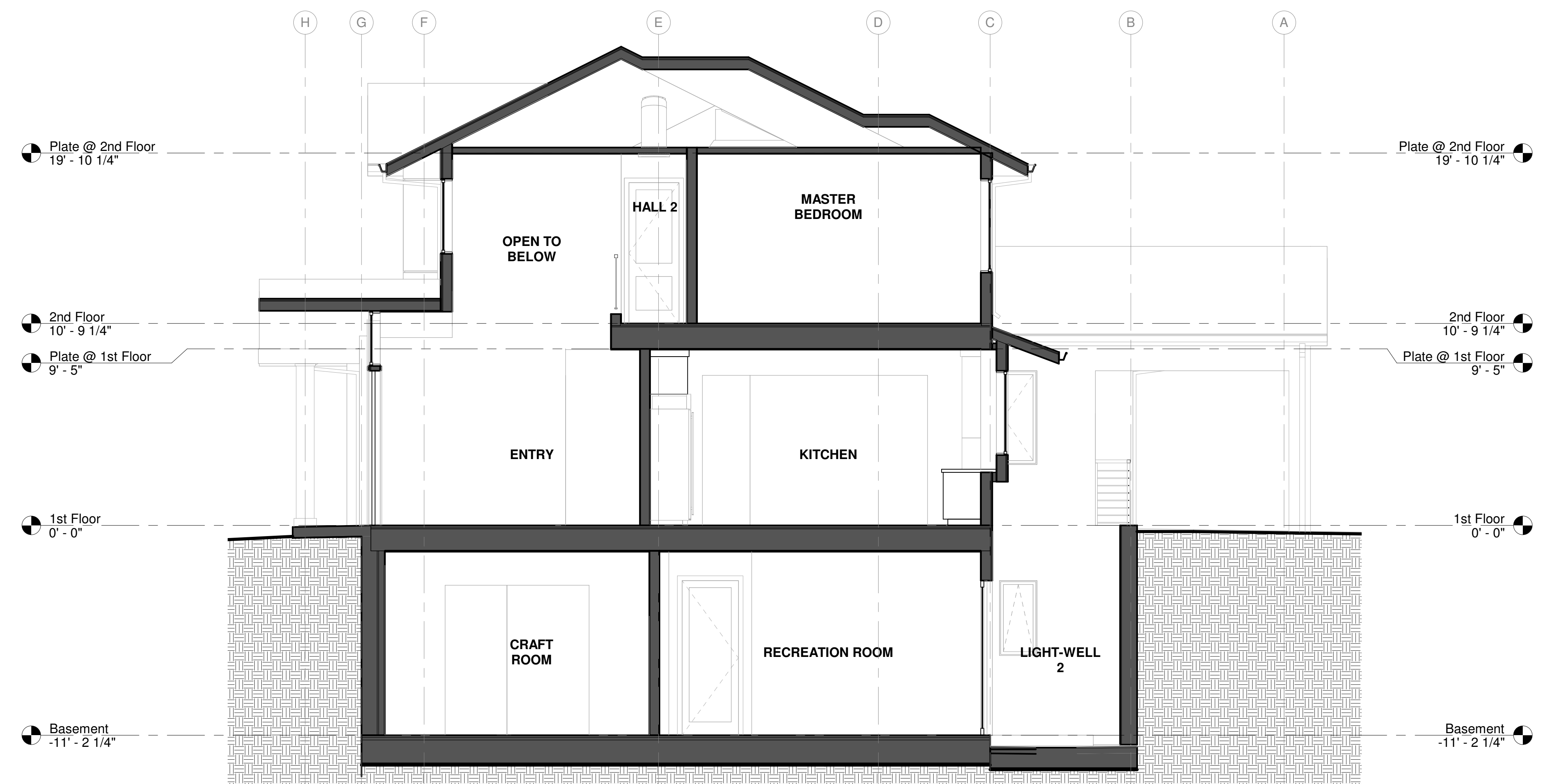
A4.1

SECTIONS

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1 SECTION
 1/4" = 1'-0"



2 SECTION
 1/4" = 1'-0"

No.	Description	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME

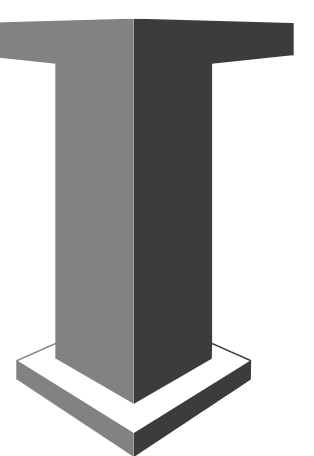
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022

A.P.N. 170-19-011

SCALE:	3" = 1'-0"
DRAWN BY:	SC
APPROVED BY:	MH
DATE:	08/09/22

TIMELINE
DESIGN + BUILD

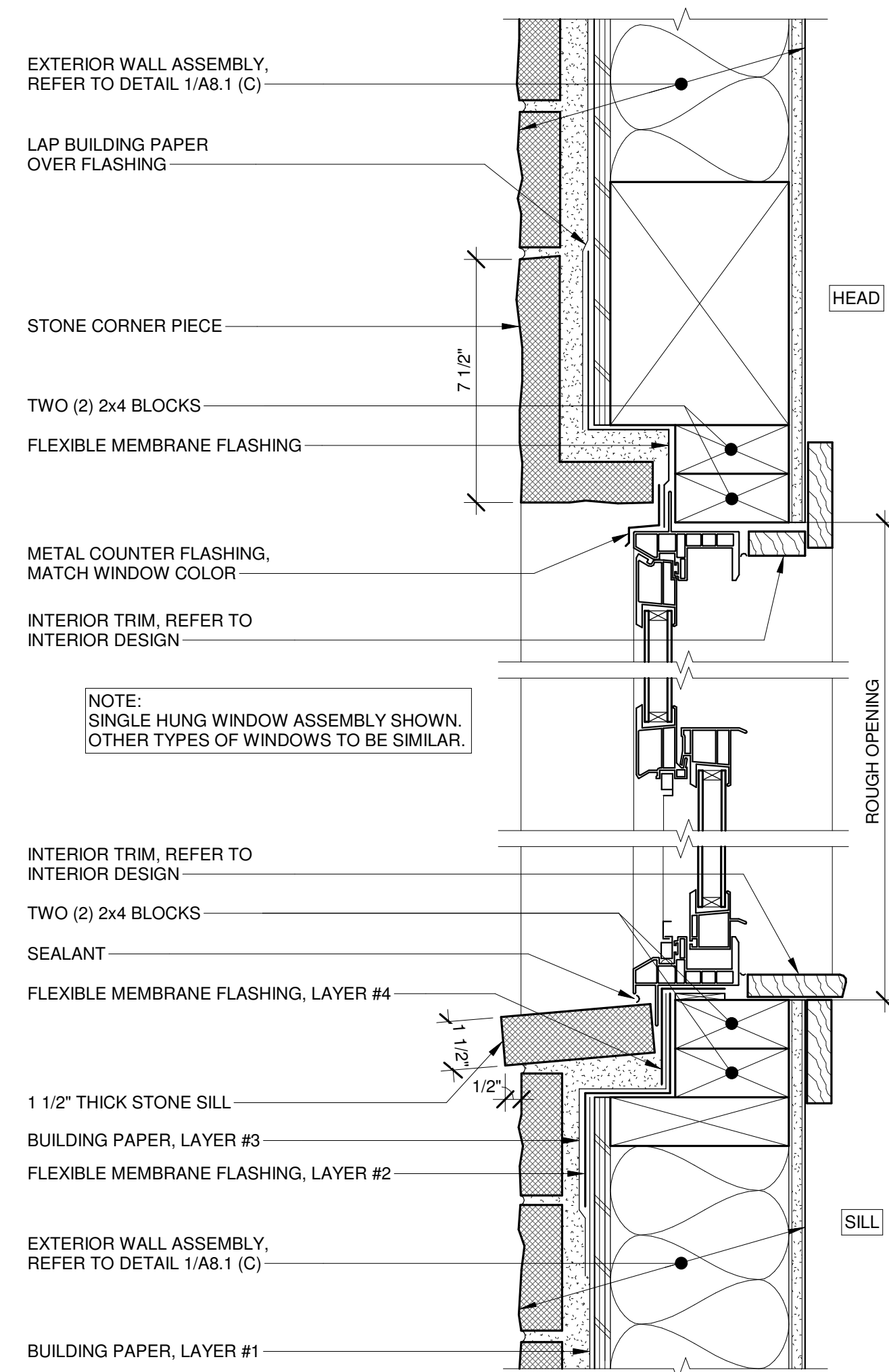
14401 BIG BASIN WAY
SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708



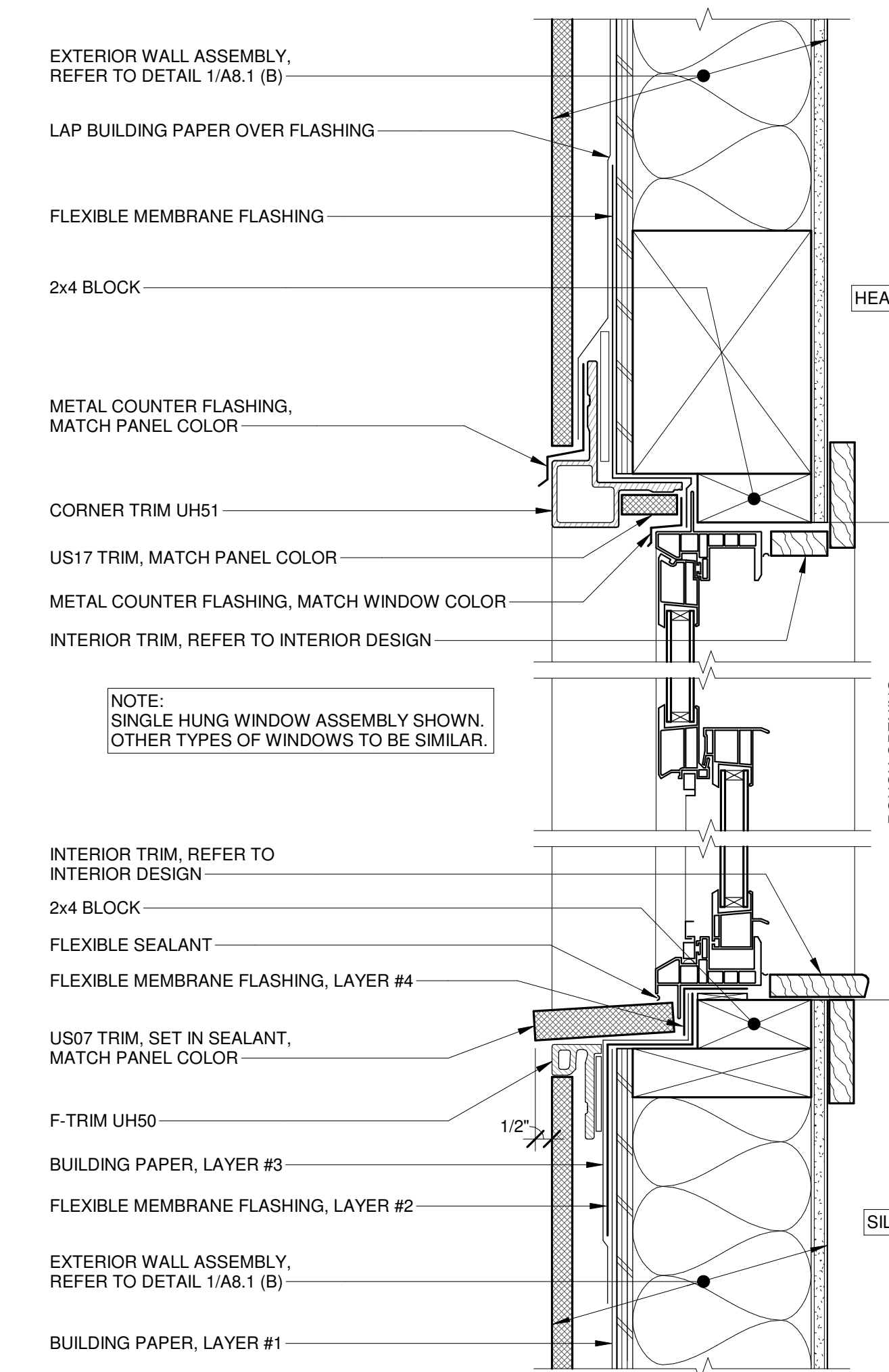
A8.1

DETAILS

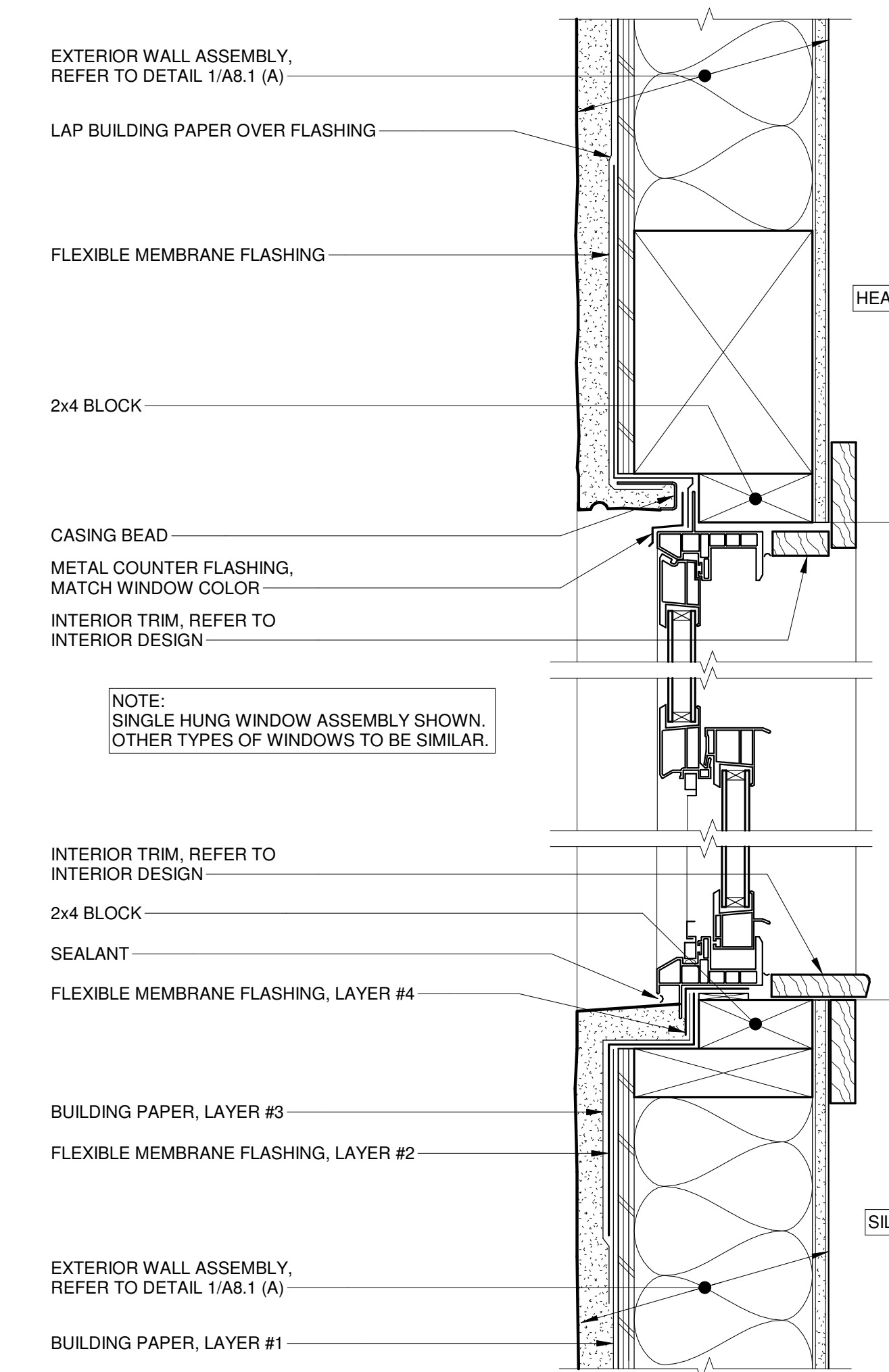
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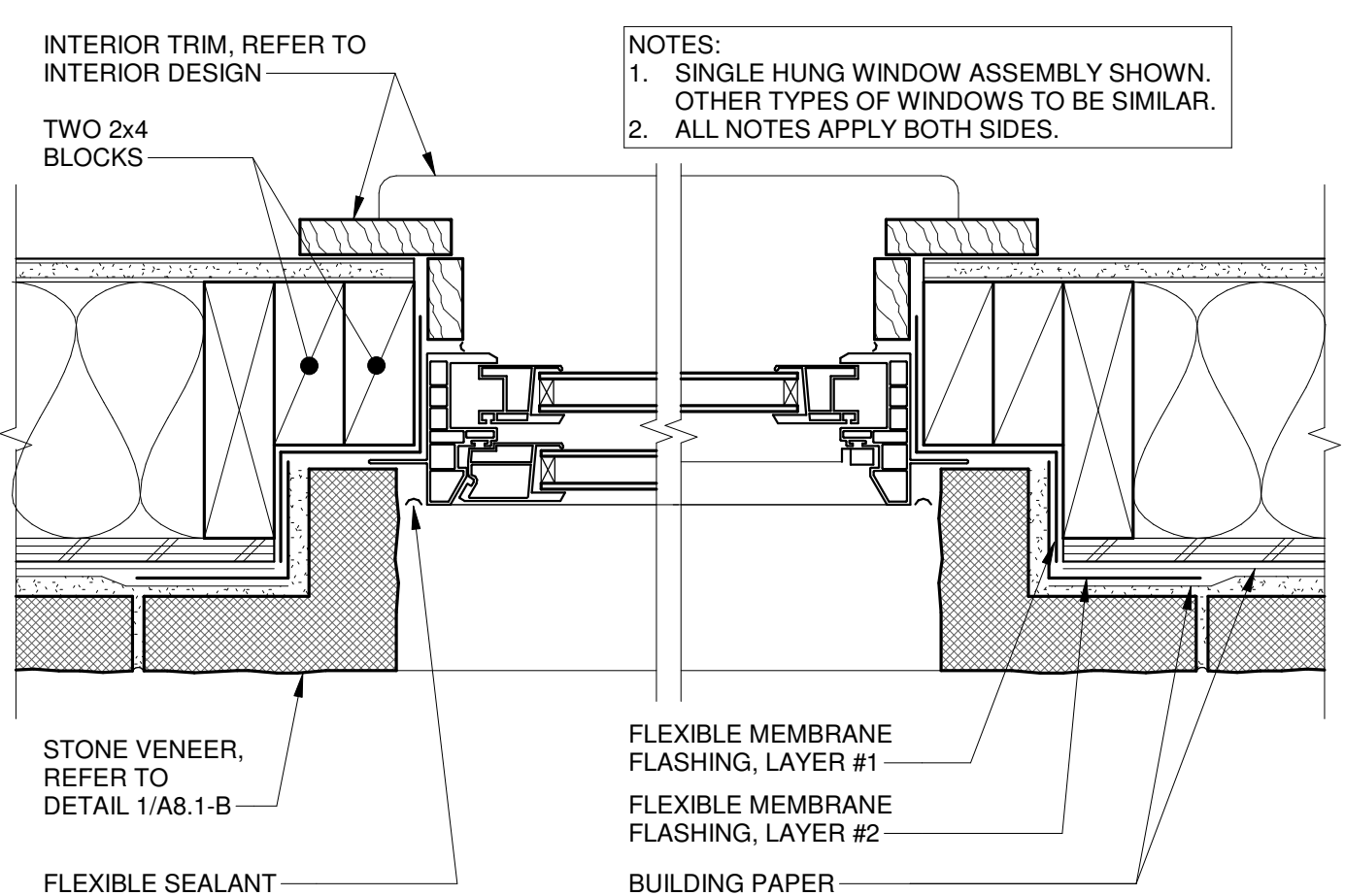
8 WINDOW SECTION AT STONE
3" = 1'-0"



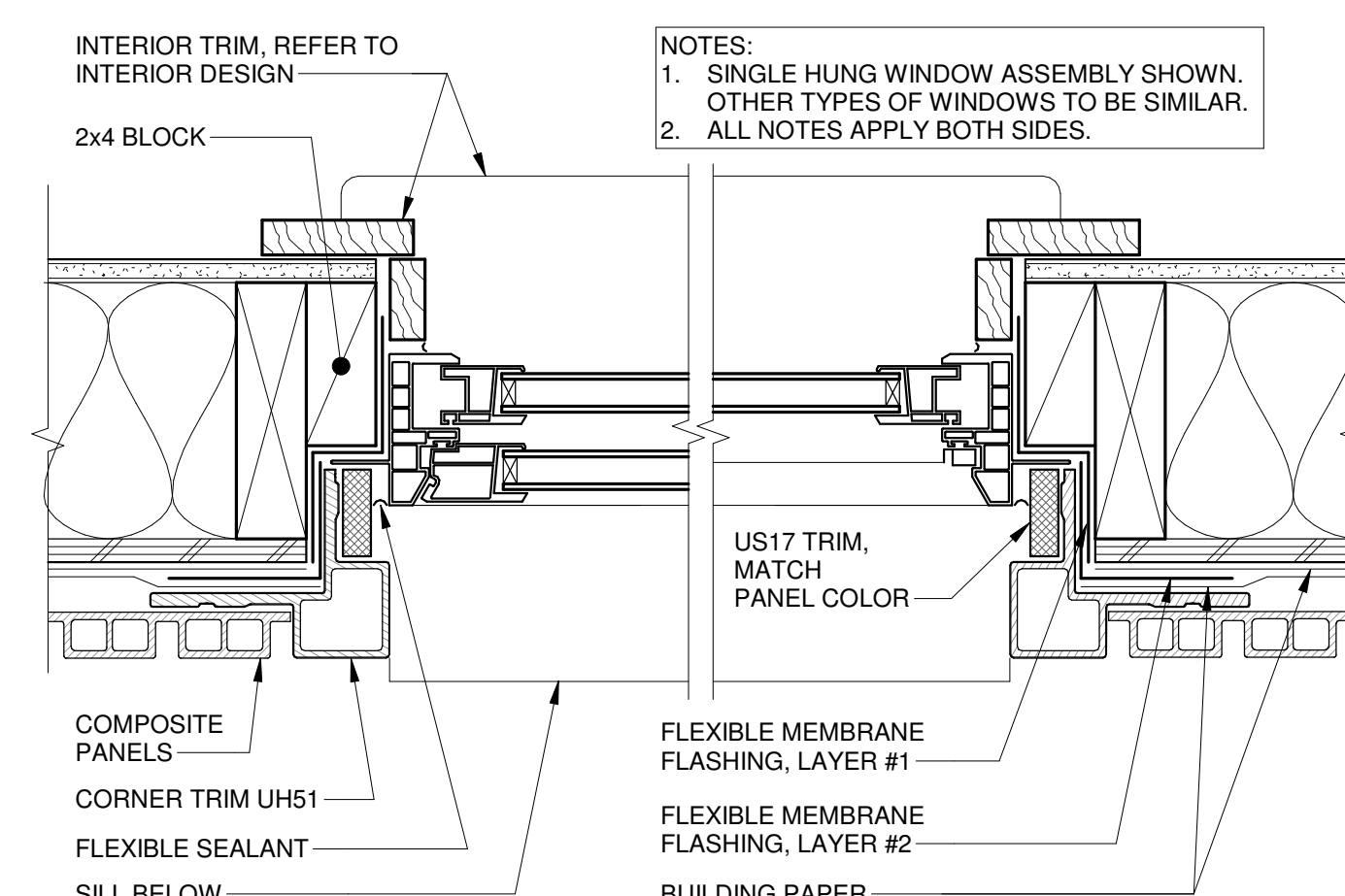
5 WINDOW SECTION AT COMPOSITE PANELS
3" = 1'-0"



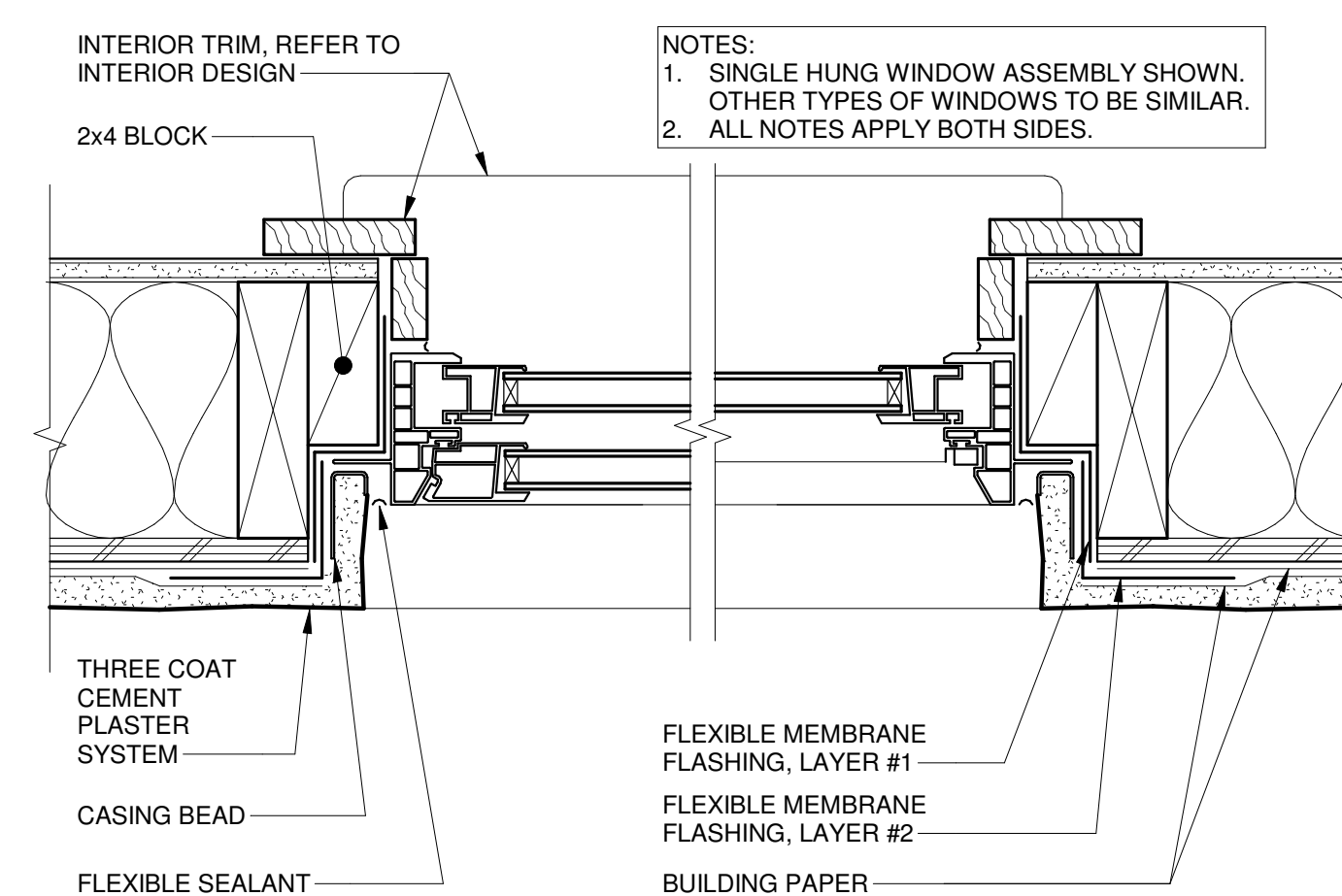
2 WINDOW SECTION AT STUCCO
3" = 1'-0"



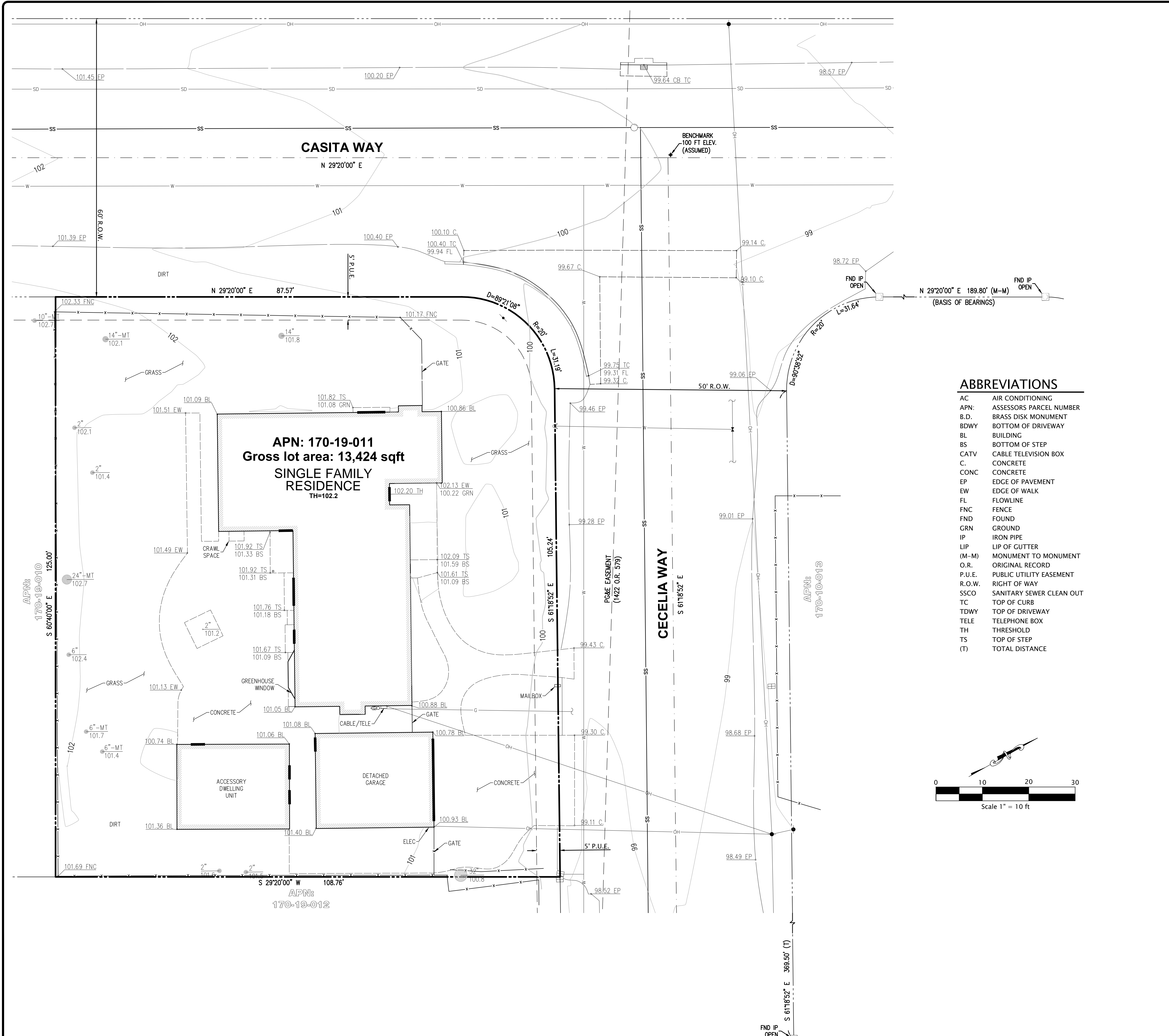
9 WINDOW JAMBS AT STONE
3" = 1'-0"



6 WINDOW JAMBS AT COMPOSITE PANELS
3" = 1'-0"



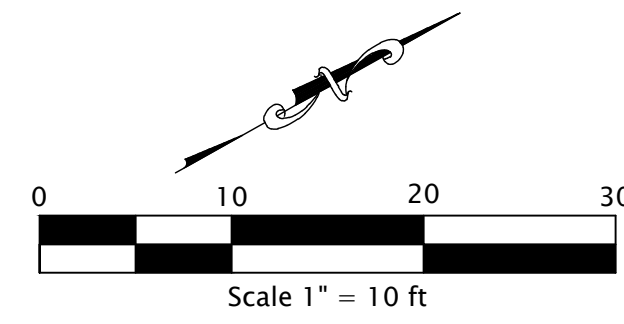
3 WINDOW JAMBS AT STUCCO
3" = 1'-0"



APN: 170-19-011
Gross lot area: 13,424 sqft
SINGLE FAMILY RESIDENCE
 TH=102.2

ABBREVIATIONS

- AC AIR CONDITIONING
- APN: ASSESSORS PARCEL NUMBER
- B.D. BRASS DISK MONUMENT
- BDWY BOTTOM OF DRIVEWAY
- BL BUILDING
- BS BOTTOM OF STEP
- CATV CABLE TELEVISION BOX
- C. CONCRETE
- CONC CONCRETE
- EP EDGE OF PAVEMENT
- EW EDGE OF WALK
- FL FLOWLINE
- FNC FENCE
- FND FOUND
- GRN GROUND
- IP IRON PIPE
- LIP LIP OF GUTTER
- (M-M) MONUMENT TO MONUMENT
- O.R. ORIGINAL RECORD
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- SSCO SANITARY SEWER CLEAN OUT
- TC TOP OF CURB
- TDWY TOP OF DRIVEWAY
- TELE TELEPHONE BOX
- TH THRESHOLD
- TS TOP OF STEP
- (T) TOTAL DISTANCE



NOTES

- The boundary easements, and other encumbrances shown on this drawing are based solely upon information contained in the following documents:
 Tract Map No. 921 entitled "Garden Land Estates", filed with Santa Clara County Recorder on April 29th, 1952 in Book 36 of Maps at Pages 41-43. No liability is assumed for matters of record not stated in said documents that may affect the boundary lines, exceptions, or easements affecting the property.
 This is not a boundary survey. No liability is assumed by GKM Engineering for the existence of any easement, encumbrances, discrepancies in boundary or title defects not mentioned in said documents and therefore not shown on this drawing.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the engineer can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
- Benchmark:
 Set mag nail at center of intersection of Cecelia Way and Casita Way, approximately 10 feet East of sewer manhole cover.
 Elevation: 100.000 ft (Assumed)
- A.P.N.: 170-19-011
- Basis of Bearings:
 The bearing of North 29° 20' 00" East as shown on that certain Tract Map filed for record on April 29th, 1952 in Book 36 of Maps at Pages 41-43, Santa Clara County Records was taken as the Basis of all Bearings shown hereon.
- Flood Zone Note:
 This site is in Flood Zone "X", Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas of protected levees from 1% annual chance flood. Per Flood Insurance Rate Map Community No. 060341 0038H dated May 18, 2009.

LEGEND

PROPERTY LINE	— — — — —
ADJACENT PROPERTY LINE	- - - - -
CENTERLINE	— — — — —
EASEMENT	- - - - -
MONUMENT LINE	— — — — —
BUILDING LINE	— — — — —
BUILDING OVERHANG	— — — — —
BENCHMARK	+
CLEAN OUT	⊕
GAS METER	⊗
VALVE	×
CATCH BASIN / DROP INLET	⊕
WATER METER	⊕
UTILITY BOX (SIZE VARIES)	⊕
SIGN	+
POST	+
TREE W/ SIZE AND ELEVATION	● 10' ● 100.0 ● 100.00
SPOT ELEVATION	●
CURB	— — — — —
CURB AND GUTTER	— — — — —
CONCRETE	— — — — —
FENCE	— — — — —
EDGE OF PAVEMENT	— — — — —
SANITARY SEWER	— — — — —
STORM DRAIN	— — — — —
WATER	— — — — —
GAS	— — — — —
OVERHEAD LINE	— — — — —

ENGINEER'S STATEMENT

The existing fixed works and Topographic Survey shown hereon, as defined in Section 6731.1 of the Business and Professions Code (Professional Engineers Act), was provided by, or under the direct supervision of George K. Marinakis

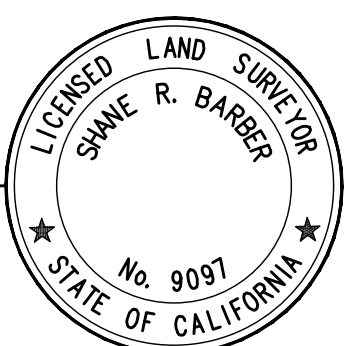
10/07/2021
 DATE
 GEORGE K. MARINAKIS, RCE 77629



SURVEYOR'S STATEMENT

The existing boundary lines, easements and encumbrances shown hereon, as defined in Section 8726 of the Business and Professions Code (Professional Land Surveyor's Act), was provided by, or under the direct supervision of Shane R. Barber

10/07/2021
 DATE
 SHANE R. BARBER L.S. 9097



BY	
REVISION	
NO.	
BY	
REVISION	
NO.	

GKM Engineering
 CIVIL ENGINEERING • SURVEYING • LAND PLANNING
 285 Carlton Way
 Los Altos, Ca 95032
 (408) 656 5917
 GKMEngineering.com

TOPOGRAPHIC SURVEY
 APN: 170-19-011
 390 CECELIA WAY
 LOS ALTOS, CALIFORNIA

DATE OCT 2021
 SCALE 1"=10'
 DESIGNER GM
 DRAFTER GM
 JOB
 SHEET
 OF 1 SHEETS

1



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 REGIONAL OFFICES:
 MAIN OFFICE: 18000 RANNEY WEST
 DUBLIN, CALIFORNIA 94568
 HAYWARD OFFICE: 14545
 HAYWARD, CALIFORNIA 94545
 SAN JOSE
 (510) 887-4086
 WWW.LEABRAZE.COM

DANG-HOLME RESIDENCE
390 CECELIA WAY
LOS ALTOS, CALIFORNIA
 SANTA CLARA COUNTY
 APN: 170-19-011

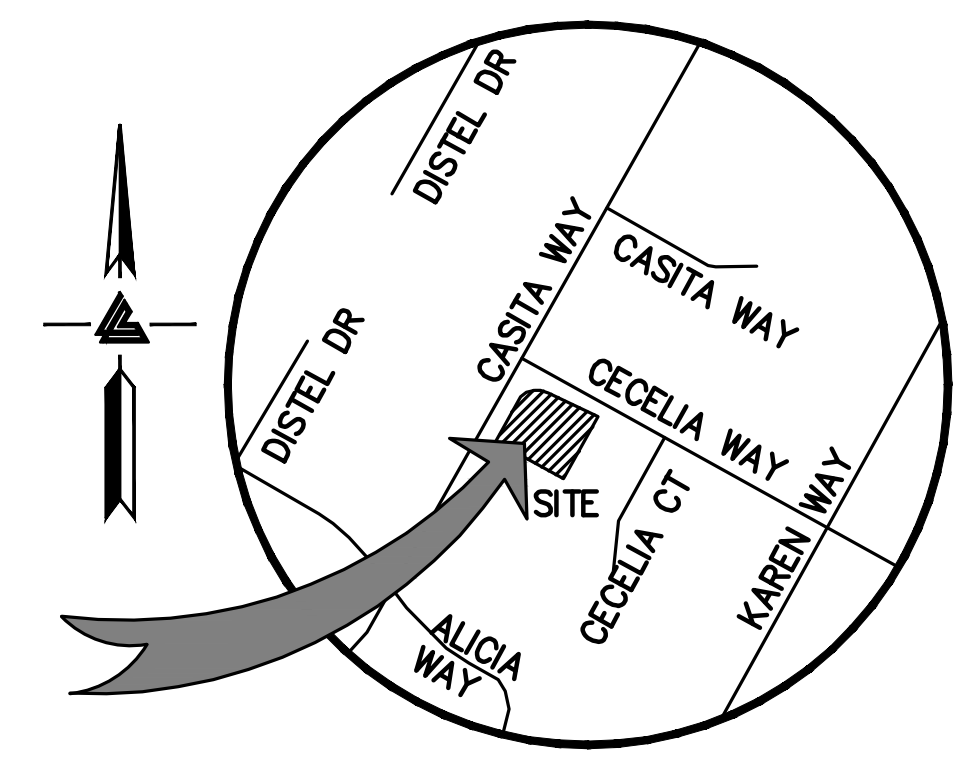
TITLE SHEET

REVISIONS	BY
JOB NO:	2220055
DATE:	01-21-22
SCALE:	AS NOTED
DESIGN BY:	KBC
CHECKED BY:	JH
SHEET NO:	
C-1.0	
01 OF 09 SHEETS	

DANG-HOLME RESIDENCE

390 CECELIA WAY

LOS ALTOS, CALIFORNIA



VICINITY MAP
NTS

OWNER'S INFORMATION

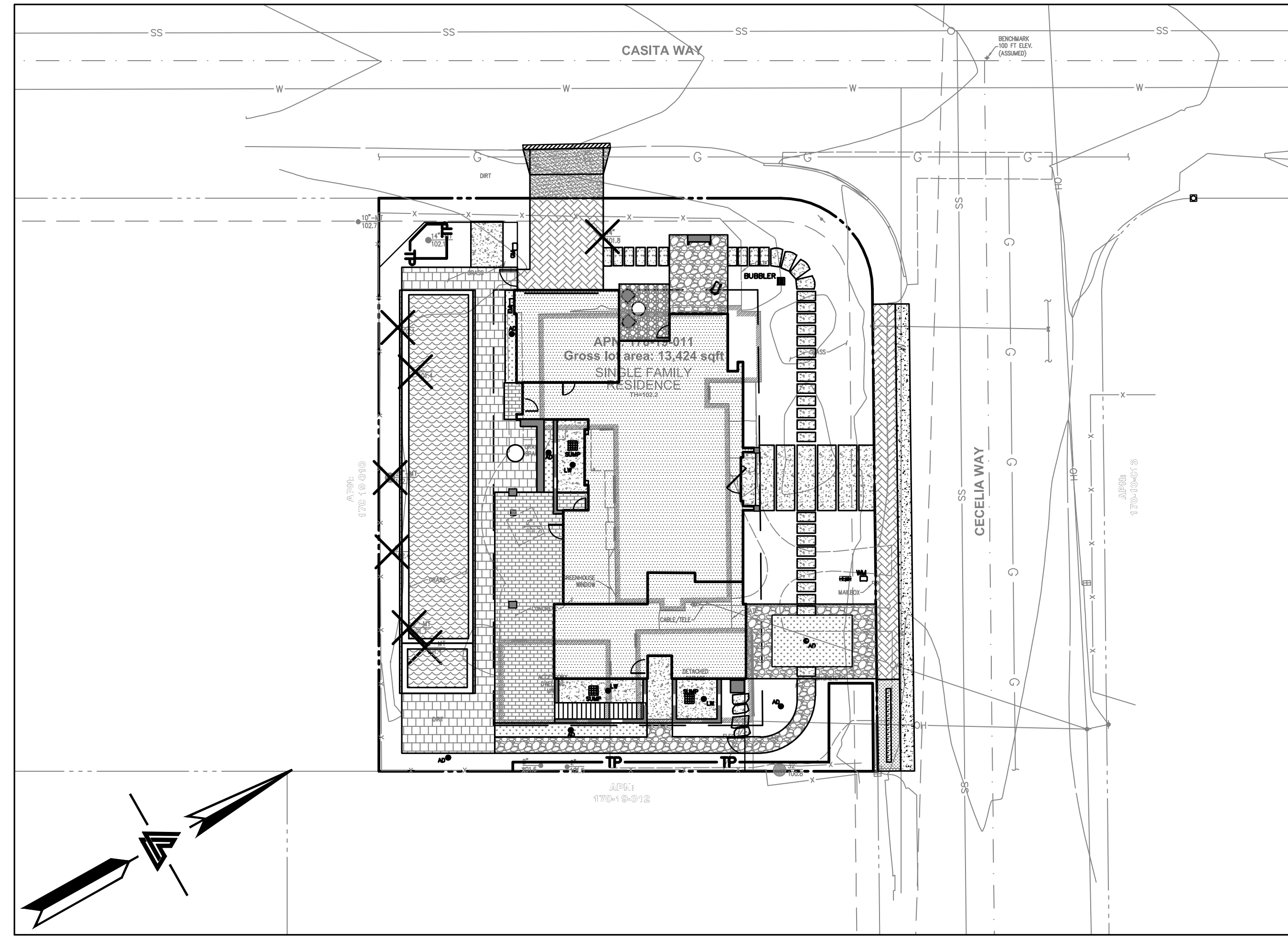
OWNER: **TIMELINE DESIGN + BUILD**
 14401 BIG BASIN WAY
 SARATOGA, CA
 APN: 170-19-011

REFERENCES

- THIS PRELIMINARY GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY GKM ENGINEERING, ENTITLED: "TOPOGRAPHIC SURVEY" 390 CECELIA LOS ALTOS, USA DATED: 10-07-2021
 - SITE PLAN BY TIMELINE DESIGN + BUILD ENTITLED: "SITE PLAN" 390 CECELIA LOS ALTOS, USA
 - SOIL REPORT BY WAYNE TING & ASSOCIATES, INC., ENTITLED: "GEOTECHNICAL INVESTIGATION" 390 CECELIA LOS ALTOS, USA JOB# 5886 DATE: 09-28-2021
 - LANDSCAPE PLAN BY STRINGHAM DESIGN, ENTITLED: "SCHEMATIC LANDSCAPE PLAN" 390 CECELIA LOS ALTOS, USA
- THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

NOTES

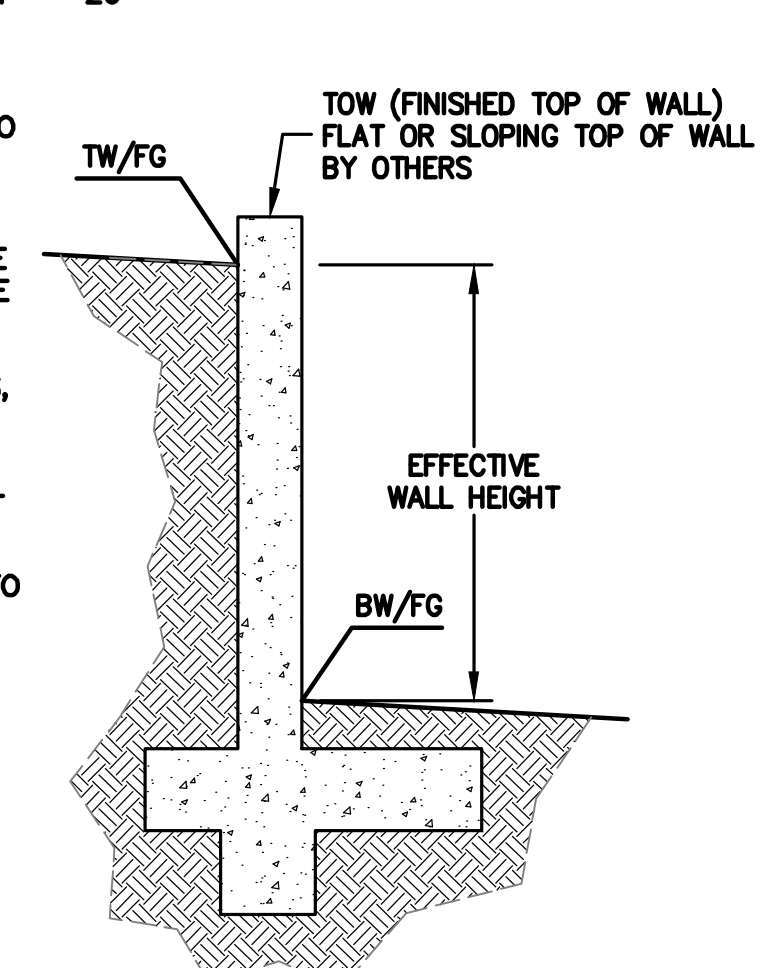
CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.
 A SEPARATE PERMIT IS REQUIRED FOR ANY & ALL WORK WITHIN THE CITY RIGHT-OF-WAY. THE CONTRACTOR(S) SHALL OBTAIN AN APPROVED STREET WORK (ENCROACHMENT PERMIT) PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF THIS WORK WITHIN THE CITY RIGHT-OF-WAY.
 ALL GRADED SLOPES SHALL BE PLANTED WITH FAST GROWING, DEEP ROOTED GROUND COVER TO REDUCE THE EROSION DURING HEAVY RAINS.
 REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.
 FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX.)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER TO PROVIDE 6" MIN. CLEAR TO GRADE PER U.B.C. SECTION 2317.8, THESE GRADES MAY BE LOWER PROVIDED PROPER FLOW AWAY FROM THE FOUNDATION IS ACHIEVED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR SPECIAL DETAILS AS REQUIRED.
 CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.



RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X"] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.

KEY MAP
1" = 20"



ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	1,265	12	1,277
FILL	0	83	83
EXPORT			1,194

NOTE:
 GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

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



NOTE:
 FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraz.com

SHEET INDEX

- C-1.0 TITLE SHEET
- C-2.0 GRADING & DRAINAGE PLAN
- C-2.1 UTILITY PLAN
- C-3.0 GRADING SPECIFICATIONS
- C-4.0 DETAILS
- C-4.1 DETAILS
- ER-1 EROSION CONTROL
- ER-2 EROSION CONTROL DETAILS
- BMP-1 BLUEPRINT FOR A CLEAN BAY

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	STORM DRAIN PRESSURE LINE
---	---	SANITARY SEWER PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED
---	---	TREE PROTECTION FENCING

ABBREVIATIONS

AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MH	MANHOLE
ACC	ACCESSIBLE	MIN	MINIMUM
AD	AREA DRAIN	MON.	MONUMENT
BC	BEGINNING OF CURVE	MRO	METERED RELEASE OUTLET
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BUB	BUBBLER BOX	NTS	NOT TO SCALE
BW/FG	BOTTOM OF WALL/FINISH GRADE	O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
CL	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
CO	CLEANOUT	POR	PATH OF OVERLAND RELEASE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	PL	PROPERTY LINE
CONST	CONSTRUCT or -TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DIP	DROP INLET	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EAH	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST	STATION
G	GAS	STD	STANDARD
GA	GAGE OR GAUGE	STRUCT	STRUCTURAL
GB	GRADE BREAK	T	TELEPHONE
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TC	TOP OF CURB
HORIZ	HORIZONTAL	TOW	TOP OF WALL
HI PT	HIGH POINT	TEMP	TEMPORARY
H&T	HUB & TACK	TP	TOP OF PAVEMENT
ID	INSIDE DIAMETER	TW/FG	TOP OF WALL/FINISH GRADE
INV	INVERT ELEVATION	TYP	TYPICAL
JB	JUNCTION BOX	VC	VERTICAL CURVE
JT	JOINT TRENCH	VCP	VITRIFIED CLAY PIPE
JP	JOINT UTILITY POLE	VERT	VERTICAL
L	LENGTH	W/	WITH
LNDR	LANDING	W, WL	WATER LINE
LF	LINEAR FEET	WM	WATER METER
		WWF	WELDED WIRE FABRIC



LEA & BRAZE ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS. REGIONAL OFFICES: RANCHO DUBLIN, CALIFORNIA 94568; SAN JOSE, CALIFORNIA 95128. WWW.LEABRAZE.COM

DANG-HOLME RESIDENCE 390 CECELIA WAY LOS ALTOS, CALIFORNIA 94024. APN: 170-19-011 SANTA CLARA COUNTY

GRADING SPECIFICATIONS

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT, IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

- 1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

- A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
C. STABILIZING ALL DENuded AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

- A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT ; AND THE CITY OF LOS ALTOS.
B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

- A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETE MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

- A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.
B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCD OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

- A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN, WHERE REQUIRED BY THE SOILS ENGINEER. UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.
B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT OERING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE OPERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL), DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERLAPPED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS. THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER LETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

- A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.
B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.
C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.
D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.
E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.
H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3" MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:
FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION
J. SEED MIX SHALL BE PER CALTRANS STANDARDS.
K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.
L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING, OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.
M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.
O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

- FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION
J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

- K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.
L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING, OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.
M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.
O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE: THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

Table with columns for REVISIONS and BY, and rows for JOB NO: 2220055, DATE: 01-21-22, SCALE: NO SCALE, DESIGN BY: KBC, CHECKED BY: xk, SHEET NO: C-3.0



LEA & BRAZE ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS REGIONAL OFFICES: MAIN OFFICE: 18000 RANCHO RANCHO DRIVE, HAYWARD, CALIFORNIA 94545 (510) 887-4086 SAN JOSE OFFICE: 1000 S. MARKET STREET, SAN JOSE, CALIFORNIA 95128 WWW.LEA-BRAZE.COM

DANG-HOLME RESIDENCE 390 CECELIA WAY LOS ALTOS, CALIFORNIA SANTA CLARA COUNTY APN: 170-19-001

BLUEPRINT FOR A CLEAN BAY

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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 created by erosion; landscaping runoff created by erosion; landscaping runoff created by erosion...

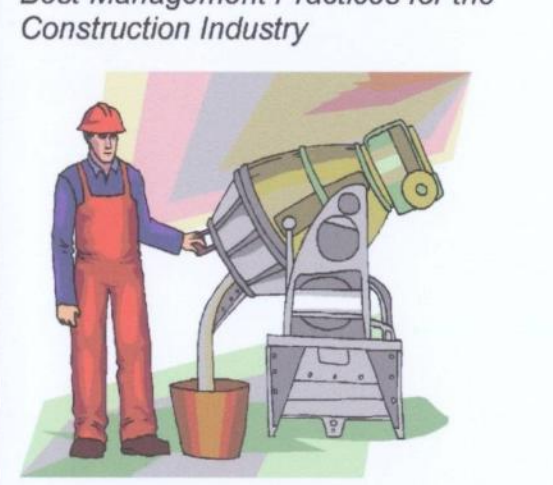
Spill Response Agencies

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

Fresh Concrete and Mortar Application



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... Wash out chutes onto dirt areas at site that do not flow to streets or ditches... Always store both dry and wet materials under cover, protected from rainfall and runoff... 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, cause serious problems, and is prohibited by law.

Roadwork and Paving



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.

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.

Heavy Equipment Operation



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 chocks 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.



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 it 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 § 5-6.643)

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

Painting and Application of Solvents and Adhesives



Best Management Practices for the Homeowners Painters Paperhangers Plasterers 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 on a designated 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 buildings 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.

Landscaping, Gardening, and Pool Maintenance



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. Use vegetation for 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 outside 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.

Earth-Moving And Dewatering Activities



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 the 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.

General Construction And Site Supervision



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

Advance Planning To Prevent Pollution

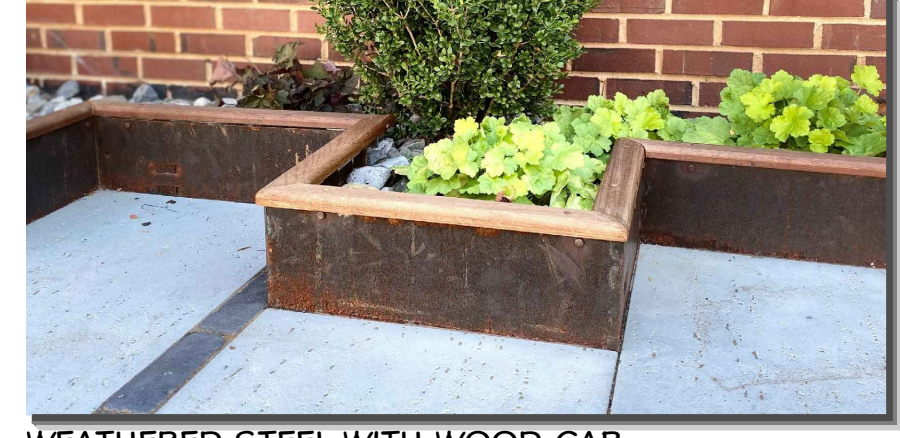
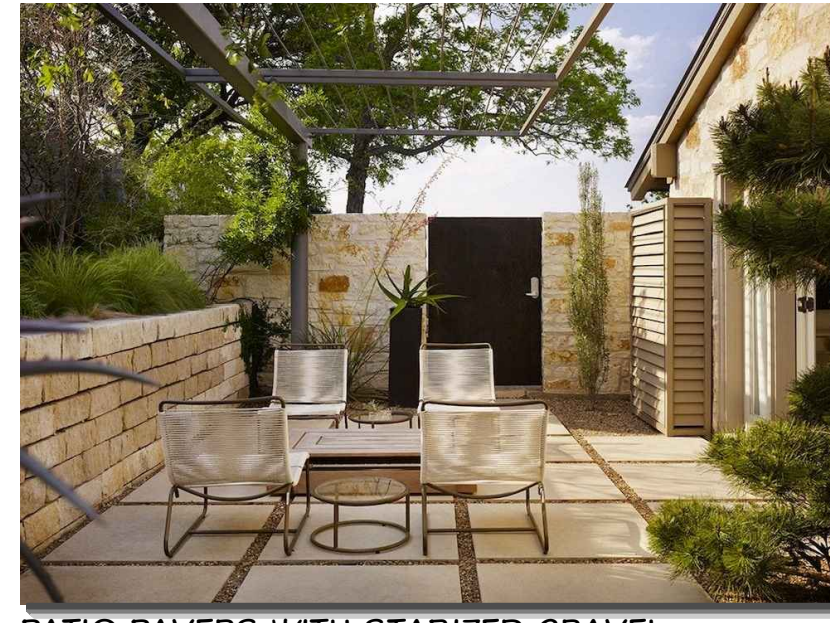
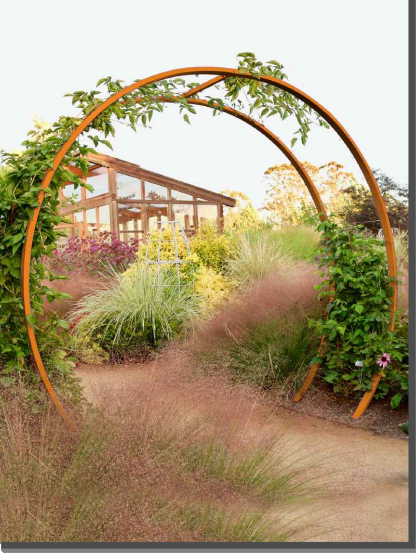
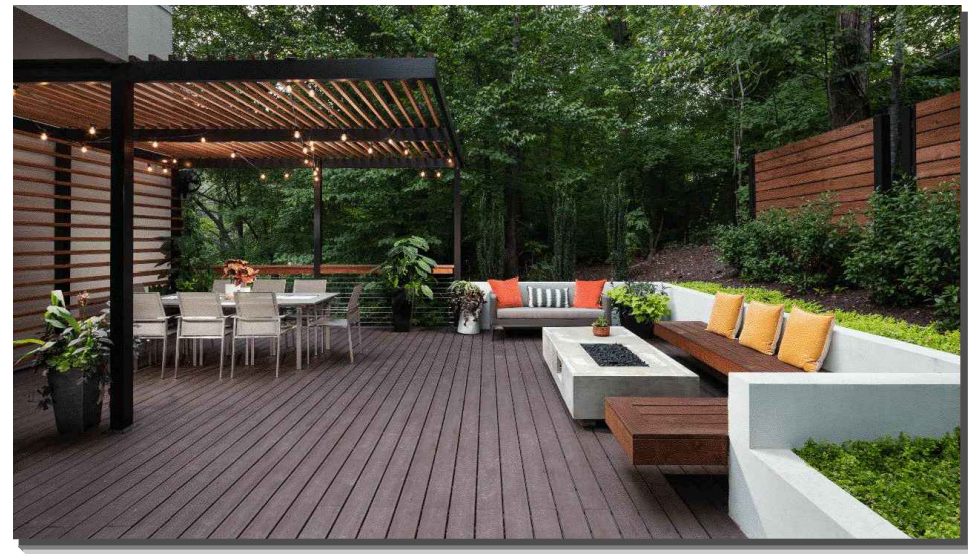
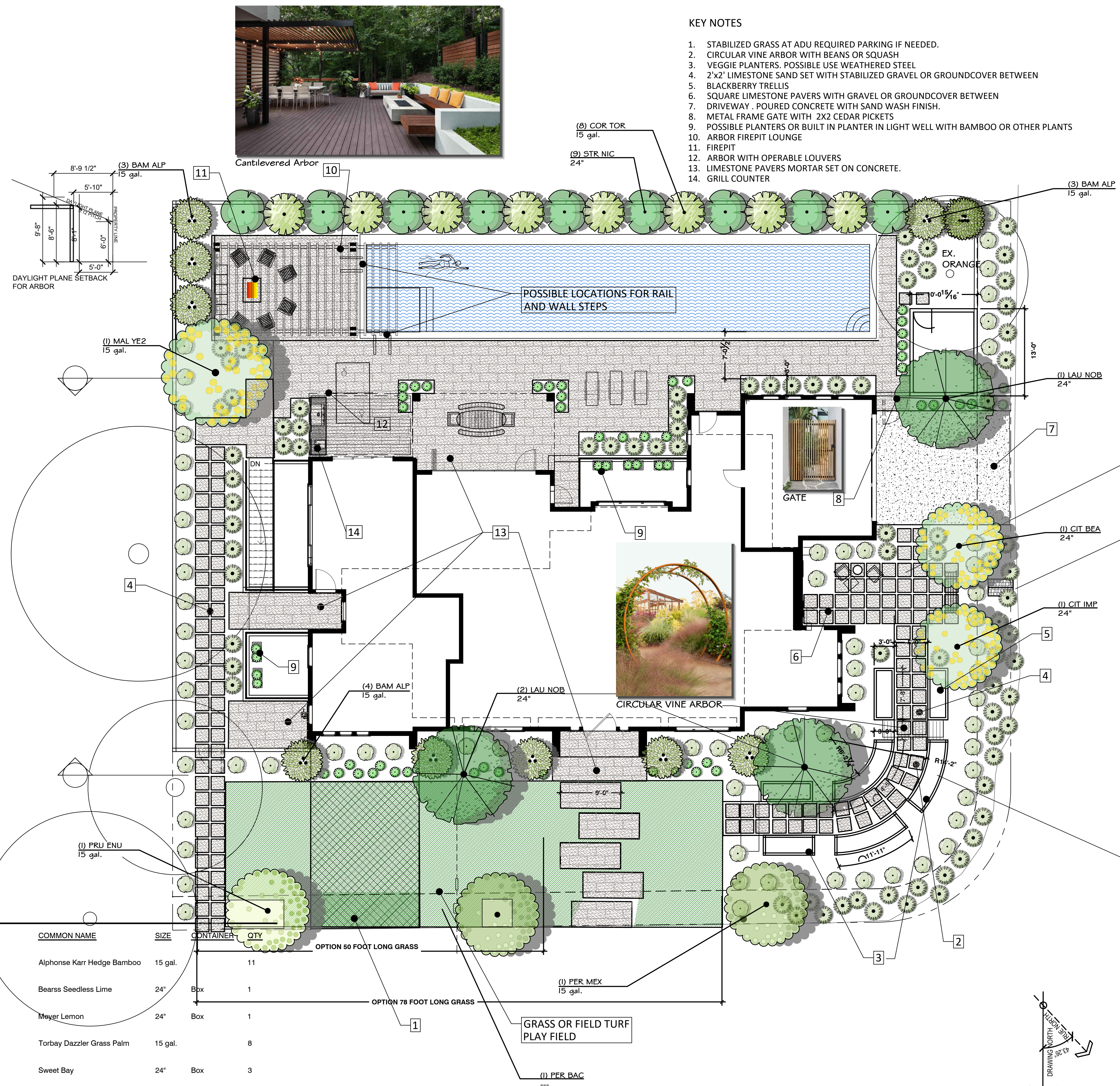
- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference. Control the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

Good Housekeeping Practices

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

KEY NOTES

1. STABILIZED GRASS AT ADU REQUIRED PARKING IF NEEDED.
2. CIRCULAR VINE ARBOR WITH BEANS OR SQUASH
3. VEGGIE PLANTERS. POSSIBLE USE WEATHERED STEEL
4. 2'X2' LIMESTONE SAND SET WITH STABILIZED GRAVEL OR GROUND COVER BETWEEN
5. BLACKBERRY TRELLIS
6. SQUARE LIMESTONE PAVERS WITH GRAVEL OR GROUND COVER BETWEEN
7. DRIVEWAY . POURED CONCRETE WITH SAND WASH FINISH.
8. METAL FRAME GATE WITH 2X2 CEDAR PICKETS
9. POSSIBLE PLANTERS OR BUILT IN PLANTER IN LIGHT WELL WITH BAMBOO OR OTHER PLANTS
10. ARBOR FIREPIT LOUNGE
11. FIREPIT
12. ARBOR WITH OPERABLE LOUVERS
13. LIMESTONE PAVERS MORTAR SET ON CONCRETE.
14. GRILL COUNTER



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	BAM ALP	Bambusa multiplex 'Alphonse Karr'	Alphonse Karr Hedge Bamboo	15 gal.		11
	CIT BEA	Citrus x aurantiifolia 'Bears Seedless'	Bears Seedless Lime	24"	Bpx	1
	CIT IMP	Citrus x limon 'Improved Meyer'	Meyer Lemon	24"	Box	1
	COR TOR	Cordyline australis 'Torbay Dazzler'	Torbay Dazzler Grass Palm	15 gal.		8
	LAU NOB	Laurus nobilis	Sweet Bay	24"	Box	3
	MAL YE2	Malus x domestica 'Golden Delicious'	Golden Delicious Apple	15 gal.		1
	PER BAC	Persea americana 'Bacon'	Bacon Avocado	---		1
	PER MEX	Persea americana 'Mexicola'	Mexicola Avocado	15 gal.		1
	PRU ENU	Prunus persica nucipersica 'Double Delight'	Double Delight Nectarine	15 gal.		1
	STR NIC	Strelitzia nicolai	Giant Bird of Paradise	24"	Box	9

REVISIONS

APPROVALS

PROJECT

DANG HOLME RESIDENCE

390 CECELIA WAY
LOS ALTOS CALIFORNIA 94920

APN. XX

DRAWN BY: PW

DATE: 06/29/2022

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

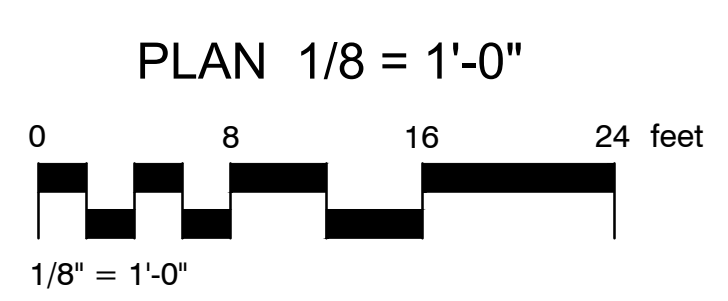
NEW SWIMMING POOL & LANDSCAPE

SHEET TITLE

SCHEMATIC LANDSCAPE PLAN

SHEET NO

L-1.0



From: [Jia Liu](#)
To: [Yvonne Dupont](#)
Subject: Fwd: Public Meeting Design Review 390 Cecelia Way
Date: Thursday, August 11, 2022 8:12:16 PM

Late comment for 390 Cecelia Way.

Thank you,
 Jia

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From: Sondra Saterfield <saterfields@att.net>
Sent: Thursday, August 11, 2022 8:10:16 PM
To: Jia Liu <jliu@losaltosca.gov>
Subject: Public Meeting Design Review 390 Cecelia Way

To Jia Liu, Project Planner

The Commission has provide for comments to be emailed to you prior to the public hearing scheduled Wednesday, August 17 on the Dang-Holme Residence. As the neighbor (562 Cecelia Court) adjacent to the property at 390 Cecelia Way, I am presenting my concerns in the form of comments regarding the two-story-family resident project. Reference will be made to each page of the plan that I will make comments.

Page A2.0: Light-Well 1 [1] New AC Units. Plans include placing two AC units in the Light-well that is approximately 10 ft or more close to a Redwood framed structure of my property. This structure is the master bedroom of my house. AC units with the BTU power needed to cool a 5000+ sq ft property will create noise pollution as well as vibrations. Although these units are in the light well noise travels and earth vibrates. My comment is that these units be placed in another location on the 390 Cecelia 's property or close to the Casita Way side of the property.

Page C-2.1: Light-Well 1 [18](refer to #9 Page C-4.0) (N) Sump pump w/ Duplex Pump. Although this is a required device for moving water from the basement to outside of the home, it to emits noise and vibrations when in sure. To have two AC units and sump pumps in the same well can increase noise pollution. My comment is to place the AC units in another location on the property of 390 Cecelia Way.

Page L-1. Pool and Spa Although plans for the pool and spa included in the plans are outside the scope of this design review I feel it is important to make comment. Swimming pool pump and spas noise can run in the range of **65-90 decibels**, almost as loud as riding in a subway car. This can be a detriment to neighbors on the other side of the fence as well as the seating area so close to the neighbors setting area. The design is to have the spa and pool close to the neighboring fence. This area of the fence is where my deck is located. My comment is to move the motor equipment of the spa and pool to the Casita side of the yard as well as the setting area. Therefor avoiding conflict of competing noises.

These are the three comments I have so far from reviewing the plans. Thank you for providing an opportunity to discuss them in a public area. Some of my comments have been discussed with the owners but that was before I reviewed the latest project plans.

Sondra Saterfield



DATE: August 17, 2022
AGENDA ITEM #4

TO: Design Review Commission
FROM: Sean K. Gallegos, Senior Planner
SUBJECT: SC21-0050– 614 Torwood Lane

RECOMMENDATION:

Approve design review application SC21-0050, subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review for a two-story addition to an existing one-story house. The project includes an addition of 343 square feet on the first story and 730 square feet on the second story. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 9,320 square feet
MATERIALS: Match existing – composition shingle roofing, horizontal cement siding, wood clad aluminum windows, and wood trim and details

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,400 square feet	2,986 square feet	3,262 square feet
FLOOR AREA:			
First floor	2,181 square feet	2,524 square feet	
Second floor	-	730 square feet	
Total	2,181 square feet	3,254 square feet	3,262 square feet
SETBACKS:			
Front	24.9 feet	25 feet	25 feet
Rear	28.3 feet	28.3 feet	25 feet
Right side (1 st /2 nd)	10.3 feet/-	10.3 feet/ 51.4 feet	10 feet/17.5
Left side (1 st /2 nd)	11.75 feet/-	11.75 feet/16.5 feet	16.5 feet/16.5 feet
HEIGHT:	13.75 feet	22.3 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on a corner lot on Torwood Lane at Pine Lane. The surrounding neighborhood is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. In the immediate neighborhood context, there are primarily one-story Ranch style houses that are similar in size, footprint, design characteristics, building scale, and rustic materials. The materials commonly seen include stucco, traditional and vertical wood siding, brick or stone veneer accents, and wood shake or composition shingle roofs. There is one two-story neighboring house 619 Torwood Lane, it maintains a similar horizontal emphasis similar façades and character of surrounding properties, but it does introduce a greater scale in the neighborhood. Front yard setbacks appear to be roughly 25 feet from the property lines. Landscapes in the front are predominantly concrete driveways with rolled curbs and varying amounts of grass lawns and mature deciduous street trees with lower evergreen street trees near the street edge.

Zoning Compliance

The existing house is non-conforming due to having a 24.8-foot front setback, where a 25-foot setback is required in the R1-10 (Single-Family) zoning district. The setback encroachment was created at the time of construction of the house (building permit No. A9175) in 1965, and it is therefore considered to be a legal nonconforming structure. Since the project will not eliminate or replace more than 50 percent of the floor area, the non-conforming setback can be maintained.

The average width of the subject parcel is 82.5 feet (see sheet A1), which is below the minimum width of 90 feet for a standard corner lot in the R1-10 District. For lots that are less than 90 feet in width, described as "narrow lots" in the Zoning Code, there is an allowance for exterior side yard setbacks to be reduced from 20 feet to twenty (20) percent of the average lot width but in no case less than ten (10) feet, whichever is greater. The table above provides the effective setbacks for this narrow lot, which is 16.5 feet.

DISCUSSION

Design Review

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

According to the Residential Design Guidelines, house modifications should be designed consistent with the original house design and maintain compatibility with the neighborhood. The existing house has a traditional Ranch architectural style with gable roof forms, low-scaled forms and simple details. The gable roof form and overall façade has been maintained to minimize the impact of the two-story addition to the overall design of the one-story house. The lower-scale, 421 square-foot first story mass is located along the southwest corner of the residence, and the 730 square-foot second story addition is located on the left (south) side of the residence, and it is recessed behind the a gable roof form for bedroom No. 3. The project has low eave lines, which is appropriate and in keeping with the lower profile of the adjacent homes. The project's forms, as compared to surrounding structures, is in-keeping with the character of the neighborhood. The project design materials include composition

shingle roofing, horizontal cement siding, wood clad aluminum windows, and wood trim and details. Overall, the project's detailing and materials maintain an appropriate relationship to the rustic qualities of the area and are compatible with the character of the surrounding neighborhood. The project's materials board is included in Attachment B.

The project is designed to be compatible with the scale and bulk of surrounding houses. The existing residence has relatively simple massing with hipped roofs, and materials consistent with the design of the other houses in the neighborhood context. The proposed addition and remodel seek to maintain the existing traditional horizontal wood siding, which is considered a more rustic material and helps to minimize the perception of bulk. The second story is recessed within the gable roof form of bedroom No. 4 along the front elevation and it is recessed into the roof along the exterior elevation to diminish the perception of bulk. The massing of the second story is significantly smaller than the first story with the stairwell within the interior of the building to reduce impacts to the overall scale. Overall, the design incorporates simple hipped roof forms and low horizontal eave lines to break up the two-story massing along the front and side elevations.

The height of the new two-story house is 22.3 feet, which is approximately 4.7 feet below the maximum permitted height of 27 feet, and it is compatible with the 17- to 20-foot tall one- and two-story houses in the immediate neighborhood context. The placement of the second story helps mitigate impacts of the proposed height and bulk as viewed from the street and neighboring properties. The project reduces the perception of bulk by proposing the eight-foot tall first and second story wall plate heights. Overall, the two-story design is well proportioned and articulated to reduce any perception of excessive bulk and mass, and it is an appropriate design within this Consistent Character Neighborhood context.

Privacy

On the right (north) side, there are three windows: one small-sized window in the shower of the master bathroom with a four-foot, two-inch sill height, a small-sized window in the laundry room with a four-foot two-inch sill height, and a large six-panel window in the stairwell with a three-foot, eight-inch sill height. The master bathroom and laundry room windows do not create potential privacy concerns due to the small window size and sill height of the window. Furthermore, any potential views from rooms are obscured by the roof form in front of the windows obscuring views at grade level, which diminishes privacy impacts to neighbors in their side or rear yards. The privacy impacts from stairwell window are diminished due to being setback between 46.75 feet from the right-side property line and 53.4 feet from the rear property line. The low sill window in the stairwell may be perceived to create a potential privacy issue. To ensure that there are no additional privacy impacts, staff recommends condition No. 2a to require fast growing evergreen screening along the right property line to maintain a reasonable degree of privacy along the property line. Therefore, as designed with the right facing windows with Condition No. 2a, the proposed screening vegetation and the 56-foot setback from the left property line, staff finds that the project maintains a reasonable degree of privacy.

On the rear (southeast) elevation of the second story, there are two small windows in the master bedroom with a three-foot, eight-inch sill heights. Due to the small window size and the windows being setback 50 feet from the rear property line, the proposed windows do not create any unreasonable privacy impacts.

Overall, the project’s proposed window placement and sill height, along with the existing and proposed landscape screening, adequately minimizes views towards the adjacent properties and does not create any unreasonable privacy impacts.

Trees and Landscaping

The arborist report by the Mayne Tree Expert Company (License WE# 7076A) accurately conveys the location, species and tree size of on-site trees and immediately adjacent off-site trees. There is one 32.5-inch protected oak tree (No. 1) in the rear of the subject site, and three unprotected trees on the subject site. As conveyed in the arborist report, there is one protected within the public right-of-way along Pine Lane. All the protected trees will be retained and protected during future construction. An arborist report, prepared by Jeromey A Ingalls, an ISA certified arborist from Mayne Tree Expert Company (License #WE-7076A), assessed all the trees condition and provided detailed tree protection plans to protect the trees from future construction. The arborist report is provided in Attachment B.

There is a total of 14 existing mature trees throughout the site, and the applicant is proposing to remove one African fern pine (No. 3) in the exterior side yard due to being within the footprint of the proposed addition. Aside from some minor hardscape changes to accommodate the first-story rear addition, the existing softscape is proposed to remain. Because less than 2,500 square feet of new softscape is proposed, the project is not subject to the Water Efficient Landscape Ordinance (WELo).

A document with a table of the existing on-site trees is provided as Attachment C.

Table 1: Screening Plant List

Location	Common Name	Size	Quantity	Description
Rear Property Line	Yew Pine Box Tree	15-gallon	3	15-50 ft. tall, 8-15 ft. wide

A document with the color photos of the proposed evergreen screening, Yew Pine tree is provided as Attachment D.

Due to the scope of work being limited to a 421 square-foot addition at the ground level, the applicant expects to preserve existing landscaping. Therefore, the applicant did not provide a detailed landscape plan for re-landscaping the entire site with the plan set. The landscape plan reflects the project will preserve the existing shrubs and groundcover type plants throughout the site. In addition to preserving the existing vegetation and trees on the site, the project will be installing new evergreen screening trees along the side and rear property lines. If the applicant rehabilitates more than 2,500 square feet of landscape area, Condition No. 5 will require the project to conform to the City’s Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code. Overall, the existing and proposed landscaping meets the intent of the City’s landscape regulations and street tree guidelines.

Environmental Review

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family dwelling.

Public Notification

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Torwood Lane and Pine Lane. The Notification Map is included in Attachment A. Based on neighborhood outreach efforts, the applicants have provided documentation showing outreach to the neighbors in the immediate neighborhood context. A document from the applicant regarding outreach is included in Attachment .

Cc: Todd Bayless, Applicant and Architect
Nitin and Ruchira Sood, Property Owners

Attachments:

- A. Public Notification Maps
- B. Neighborhood Compatibility Worksheet
- C. Arborist Report, Mayne Tree Expert Company
- D. Evergreen Screening Trees Photograph
- E. Applicant Community Outreach letter with attachment
- F. Materials Board

FINDINGS

SC21-0050– 614 Torwood Lane

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

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

CONDITIONS

SC21-0050– 614 Torwood Lane

GENERAL

1. Expiration

The Design Review Approval will expire on August 17, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on August 2, 2022, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing floor area of the structure.

- a. In order to mitigate privacy concerns resulting from the right-side second story windows, the applicants shall revise the plans to show 15-gallon evergreen screening trees along the right property line.

3. Protected Trees

Tree No. 1 and privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director.

4. Encroachment Permit

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

5. Landscaping

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

6. Underground Utility and Fire Sprinkler Requirements

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

7. Indemnity and Hold Harmless

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

8. **Conditions of Approval**

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

9. **Applicant Acknowledgement of Conditions of Approval**

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

10. **Tree Protection Note**

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

11. **Reach Codes**

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

12. **Green Building Standards**

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

13. **Underground Utility Location**

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

14. **Air Conditioner Sound Rating**

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

15. **Storm Water Management**

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

16. **Tree Protection**

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of tree No. 1 as shown on the site plan. Tree protection fencing shall be chain link and

a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

17. School Fee Payment

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

PRIOR TO FINAL INSPECTION

18. Landscaping Installation

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

19. Landscape Privacy Screening

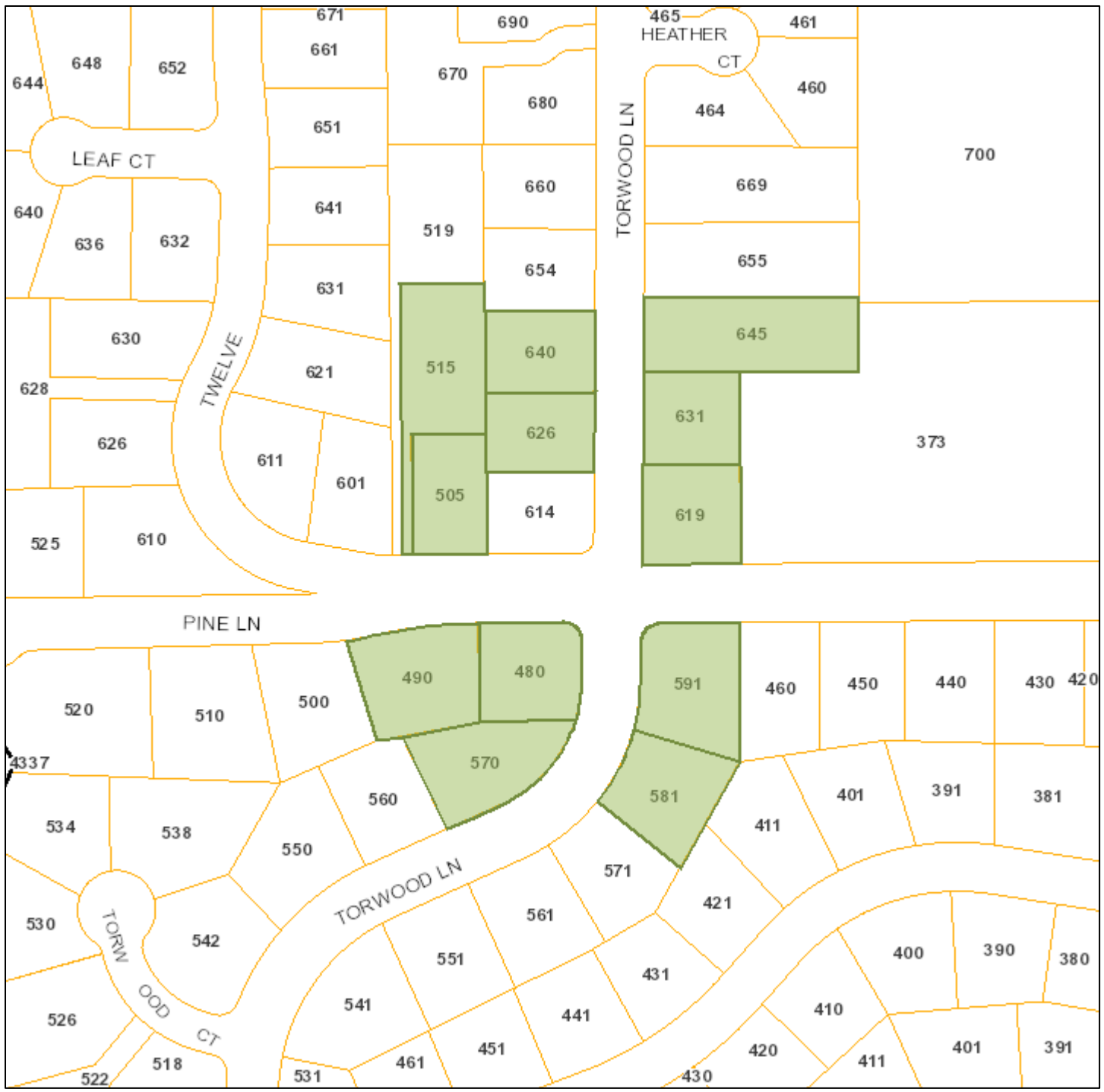
The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

20. Green Building Verification

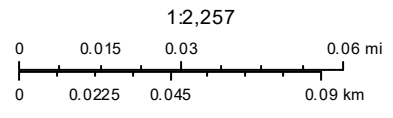
Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

Notification Map

Agenda Item 4.



Print Date: November 23, 2021



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

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



NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 614 Torwood Lane

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

Age of existing home if this project is to be an addition or remodel? 1954

Is the existing house listed on the City's Historic Resources Inventory? No

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 9,320 square feet
Lot dimensions: Length 114 feet
Width 82.5 feet

If your lot is significantly different than those in your neighborhood, then note its: area No, length No, and width No.

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

Existing front setback if home is a remodel? 25 FT
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 15 ft./on right 22 ft.
Do the front setbacks of adjacent houses line up? Almost

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 4
Garage facing front recessed from front of house face 1
Garage in back yard 1
Garage facing the side 1
Number of 1-car garages 0; 2-car garages 7; 3-car garages 0

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 6/7

Two-story 1/7

5. Roof heights and shapes:

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

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

Do the roof forms appear simple X or complex ?

Do the houses share generally the same eave height Yes?

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

What siding materials are frequently used in your neighborhood*?

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

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

If no consistency then explain: _____
Older roofs have Wood shingle while newer roofs are composition shingle

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

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

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

Does your property have a noticeable slope? No

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

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

9. Landscaping:

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

Front lawn with landscape strip at street gutter

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

Highly visible, but with some landscape/tree screening

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

Large oak tree at rear. Public way has a landscape strip.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 50 FT

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

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Landscaped w/ gutter

11. What characteristics make this neighborhood* cohesive?

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

Wood siding, gable roofs, covered entry porch

General Study

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

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

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

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

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

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

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

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

Address: 614 Torwood Lane

Date: 10/27/21

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
490 Pine	~17'	~40'	Front	One	~18'	Stone, Stucco, Comp. Shingle	Simple
480 Pine	~15'	~26'	Front	One	~20'	Lap Siding, Comp. Shingle	Simple
505 Pine	~29'	~15'	Front	One	~22'	Board & Batten, Wood Shingle	Simple
591 Torwood	~10'	~15'	Front	One	~20'	Brick, Lap Siding, Wood Shingle	Simple
619 Torwood	~16'	~27'	Front	One	~25'	Stone, Brd. & Batt, Comp. Shingle	Simple
626 Torwood	~22'	~14'	Front	One	~20'	Lap Siding, Brick, Comp. Shingle	Simple



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CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

RICHARD L. HUNTINGTON
PRESIDENT

535 BRAGATO ROAD, STE. A
SAN CARLOS, CA 94070-6311

JEROMEY INGALLS
CONSULTANT/ESTIMATOR

April 7, 2022

TELEPHONE: (650) 593-4400
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EMAIL: info@maynetree.com

Mr. Bob Flury
Flury Bryan Design Group
761 University Ave, Suite A
Los Gatos, CA 95032

Dear Mr. Flury,

RE: 614 TORWOOD LANE, LOS ALTOS (ARBORIST REPORT)

At your request, I visited the above site on April 1, 2022. The purpose of my visit was to identify, inspect, and comment on trees on the site and within ten feet of the property line.

Limitations of this Report

This report is based on a visual-only inspection that took place from ground level. I accept no responsibility for any unseen or unidentified defects associated with any trees on this site or on this report.

Method

Each tree was identified and given a number. This number was scribed onto a metal foil tag and placed on the trunk of the tree at eye level. The diameter of each tree was found by measuring the trunk at 48 inches off the natural grade as described in the City of Los Altos Heritage Tree Ordinance. The height and canopy spread of each tree was estimated to show its approximate dimensions. A condition rating is given for each tree. This rating is based on form and vitality and can be further defined by the following table:

0	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

Lastly, a comments section is included to give more individual detail about each tree.

Tree Survey

Tree #	Species Common (Scientific)	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
1	Coast Live Oak	32.5	55	35	36	Roots damaging driveway; codominant attachment at 2 ½ feet with included bark; side pruned by PG&E; good vigor and poor form.
2	Canopy Island Pine	38.4	65	60	36	Abundance of large surface roots around base; leans south' lower canopy side pruned by PG&E; abundance of small interior deadwood; good vigor and fair form.
3	Bristly Locust	5.8	55	25	15	Stakes around trunk; abundance of hives in canopy; fair vigor and form.
4	White Birch	7.1	50	18	18	Partially covered root crown; topped b PG&E; leans W.; good vigor and poor form.
5	White Birch	14.1	50	18	21	Partially covered root crown; codominant attachment at 5 feet; topped by PG&E; good vigor and poor form.
6	White Birch	8.0	50	18	15	Codominant attachment at 7 feet; leans N.; side pruned by PG&E.; good vigor and poor form.
7	Arbutus	7.1	50	12	15	Partially covered root crown; side pruned along street; two-stem at 5 feet; good vigor and poor form.
8	Jacaranda	2.7	50	10	5	Partially covered root crown; leans SW.; fair vigor and form.
9	Jacaranda	6.4	50	20	18	Root crown leans SE; codominant attachment at 6 feet with included bark; good vigor and poor form.
10	Crape Myrtle	8.0	50	10	18	Partially covered root crown; multi-stem at 5 feet; pollarded canopy.
11	Yucca	4.5	50	12	5	Leans SW.; codominant top at 8 feet; good vigor and poor form.

Observations

This is a well-maintained corner lot property with a nicely manicured landscape. It has a one-story single-family home with a pool in the rear yard.

Tree #1 is a Coast Live Oak along the left side of the driveway. The roots of this tree appear to be damaging the driveway, it has a codominant attachment with included bark at 2½ feet, the upper canopy is routinely side pruned by PG&E. Overall, this tree has good vigor and poor form.

I recommend routine tree maintenance that should include reducing end weight on the lateral limbs, establishing a defined edge to the driveway around the base, and having the tree inspected every two years to monitor the weak attachment near the tree's base.

Tree #2 is a large Canary Island Pine located along the street. This tree has an abundance of large surface roots near the base, it leans south slightly, the canopy is side pruned by PG&E to maintain clearance of the high voltage lines, and there is an abundance of smaller diameter interior deadwood present in the canopy.

I recommend routine tree maintenance that should include removal of the interior deadwood and inspecting the tree every two years.

Tree #3 is a Bristly Locust located along the street in front of the home. There are older support stakes near the trunk, it has an abundance of vines growing throughout its canopy. Overall, this tree has fair vigor and form.

I recommend routine tree maintenance that should include removal of the vines from the canopy and shaping the tree to maintain a balanced form.

Tree #4 is one of three White Birch trees growing by the corner of the property near the intersecting streets. Soil and other organic material partially cover the root crown, it has been topped by PG&E in the past, leans to the west. Overall, this tree has good vigor and poor form.

I recommend routine tree maintenance that should include exposing the root crown, shaping the top and removal of any interior deadwood present.

Tree #5 is one of three White Birch trees growing by the corner of the property near the intersecting streets. This is the largest of the three trees. Soil and other organic material cover the root crown, it has a codominant attachment at 5 feet, it is topped by PG&E. Overall, this tree has good vigor and poor form.

I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy to maintain a balanced form.

Tree #6 is one of three White Birch trees growing by the corner of the property near the intersecting streets. It has a codominant attachment at 7 feet, the top leans to the west, it is side pruned by PG&E. Overall, this tree has good vigor and poor form.

I recommend routine tree maintenance that should include shaping the canopy to promote a balanced form and removal of any interior deadwood.

Tree #7 is an Arbutus located along the street. Soil and other organic material partially cover the root crown of this tree, it has been side pruned along the street, has a two-stem attachment at 5 feet. Overall, this tree has good vigor, and poor form.

I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy to promote a balanced form.

Tree #8 is a Jacaranda located along the street. Soil and other organic material partially cover the root crown, it leans to the southwest. Overall, this tree has fair vigor and form.

I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy to promote a balanced form.

Tree #9 is a Jacaranda located along the street. Soil and other organic material partially cover the root crown, it leans southeast, has a codominant attachment with included bark at 6 feet. Overall, this tree has good vigor, and poor form.

I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy to promote a balanced form.

Tree #10 is a Crape Myrtle located along the street. Soil and other organic material partially cover the root crown, it has a multi-stem attachment at 5 feet and the upper canopy is routinely pollarded.

I recommend routine tree maintenance that should include exposing the root crown and continuing with the pollarding of the canopy.

Tree #11 is a small Yucca located near the right corner of the property along the street. The whole tree leans to the southwest, it has a codominant top at 8 feet. Overall, this tree has good vigor, and poor form.

I recommend routine tree maintenance that should include removal of the dead fronds.

Tree #12 is a Mimosa located in the rear of the property by the pool. Soil and other organic material cover the root crown, it has an ivy-covered multi-stem attachment at 7 feet, an abundance of interior deadwood, a wide canopy. Overall, this tree has fair vigor, and poor form.

I recommend routine tree maintenance that should include exposing the root crown, removal of the ivy covering the trees main trunk, removal of the deadwood, reducing end weight of the heavier lateral limbs and shaping the canopy to promote a balanced form. These trees are notorious for having excess end weight and an abundance of interior deadwood. Removal of this tree should be considered.

Summary

The trees on this property appear to be in fair to good condition. Routine maintenance should include exposing the root crowns, removing any interior deadwood, and shaping the canopies to maintain balanced forms.

All tree work performed as a result of this report should be accomplished by a qualified licensed tree care professional.

I believe this report is accurate and based on sound arboricultural principles and practices. If I can be of further assistance, please contact me at my office.

Sincerely,

Jeromey A. Ingalls
Certified Arborist WE #7076A

JAI:lg





Tree #1



Tree #2



Tree #3



Tree #4, #5 & #6



Tree #7



Tree #8



Tree #9



Tree #10 & #11



Tree #12



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EMAIL: info@maynetree.com

April 7, 2022

Mr. Bob Flury
Flury Bryan Design Group
761 University Ave, Suite A
Los Gatos, CA 95032

Dear Mr. Flury,

RE: 614 TORWOOD LANE, LOS ALTOS (PLAN REVIEW)

At your request, I reviewed the proposed construction plans, dated October 26, 2021, designed for the above address. The purpose of my review of the plans was to determine what will be built on the property, how that construction will impact the trees around the property, and how to mitigate that impact by implementing a Tree Protection Plan to reduce the effect on the tree's health and structural integrity.

Limitations of this Letter

The following tree protection plan is based on my interpretation of the plans that were provided to me. I accept no responsibility for any misinterpreted portions of the construction project or if the provided plans for the project were changed without my knowledge after I received a copy.

The following letter is not a contract to become the site arborist or for any future inspections that might be needed. A separate contract would need to be established to perform the role of site arborist for this project.

Plan Review

During my review of the plans, I determined two new additions are proposed to be constructed onto the existing home. These additions include a second floor along the left side of the home and an addition to the right rear side of the home where a wooden trellis over a concrete patio exist.

These additions are within the existing footprint of the home and should not affect any trees on the property or on any adjacent properties. Tree Protection Fencing should be used to minimize any impacts from construction activities or storage of construction materials. I have drawn in on the provided site plan the approximate location of this required Protective Fencing.

TREE PROTECTION SPECIFICATIONS

1. Establish a perimeter around the protected trees that follows the trees' driplines as closely as possible. This perimeter should consist of 6-foot-tall chain link fencing supported by 1½- to 2-inch diameter metal pipes. These support pipes shall be no more than 10 feet apart. This enclosed area is the Tree Protection Zone (TPZ) and should be off limits to workers, construction debris, and construction activities.
2. Temporary movable barriers, such as chain link fencing panels that are supported by cement blocks, can be used in place of fixed fencing in certain situations. Permission to use such panels will need to be discussed with the project arborist prior to installation. Once the location of these panels is established, they should not be moved closer to the tree without the consent of the Project Arborist or City Arborist.
3. To protect the health, structural integrity, and vigor of the protected trees and their roots,

DO NOT:

- a. Allow runoff or spillage of damaging materials into the area below any tree canopy.
 - b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
 - c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
 - d. Allow fires under and adjacent to trees.
 - e. Discharge exhaust into foliage.
 - f. Secure cable, chain, or rope to trees or shrubs.
 - g. Trench, dig, or otherwise excavate within the dripline or TPZ of the trees without first obtaining authorization from the City Arborist.
 - h. Apply soil sterilants under pavement near existing trees.
4. When work is being completed within the dripline of any protected tree it is important to minimize the disturbance to the roots of the tree. Therefore, any excavations within the dripline of any protected tree should be accomplished by hand digging or use of compressed air tools.
 5. All roots less than 2 inches in diameter that are exposed during any excavation should be cut cleanly with hand pruners or loppers back to the wall of excavation nearest to the tree. Any roots found that are larger than 2 inches in diameter should be left uncut and intact; the site arborist shall be contacted immediately. The roots in this area should be left untouched until the site arborist can identify, inspect, document, and make a final decision as to the root's fate.

6. Trenches should be filled as soon as possible to minimize the drying out of any exposed roots of the protected trees. If any trenches are to be left open for longer than 24 hours, then the wall of excavation that is closest to the protected trees shall be lined with 3 to 4 layers of burlap. These burlap layers shall be kept moist throughout the duration of the trench being open.
7. When possible, any pipes or utility lines shall be kept outside the dripline of the protected trees or at least 10 times the trunk diameter of the protected trees. Tunneling or directional boring under the trees is an option but should take place at least three feet below the surface of the ground.
8. Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.
9. An ISA Certified Arborist or ASCA Registered Consulting Arborist may be required by the city to be retained as the Project Arborist to monitor the tree protection specifications. Should the builder fail to follow the tree protection specifications, it shall be the responsibility of the Project Arborist to report the matter to the City Arborist.
10. Violation of any of the above provisions may result in sanctions or other disciplinary action.

MONTHLY INSPECTIONS

Monthly inspections of the site, if required, should take place at intervals of approximately once every four weeks. At the time of each inspection, the site arborist shall complete a write-up that:

1. Describes the effectiveness of the protective measures.
2. Identifies any problems with the tree protection zones.
3. Provides any recommendations to promote general tree health.

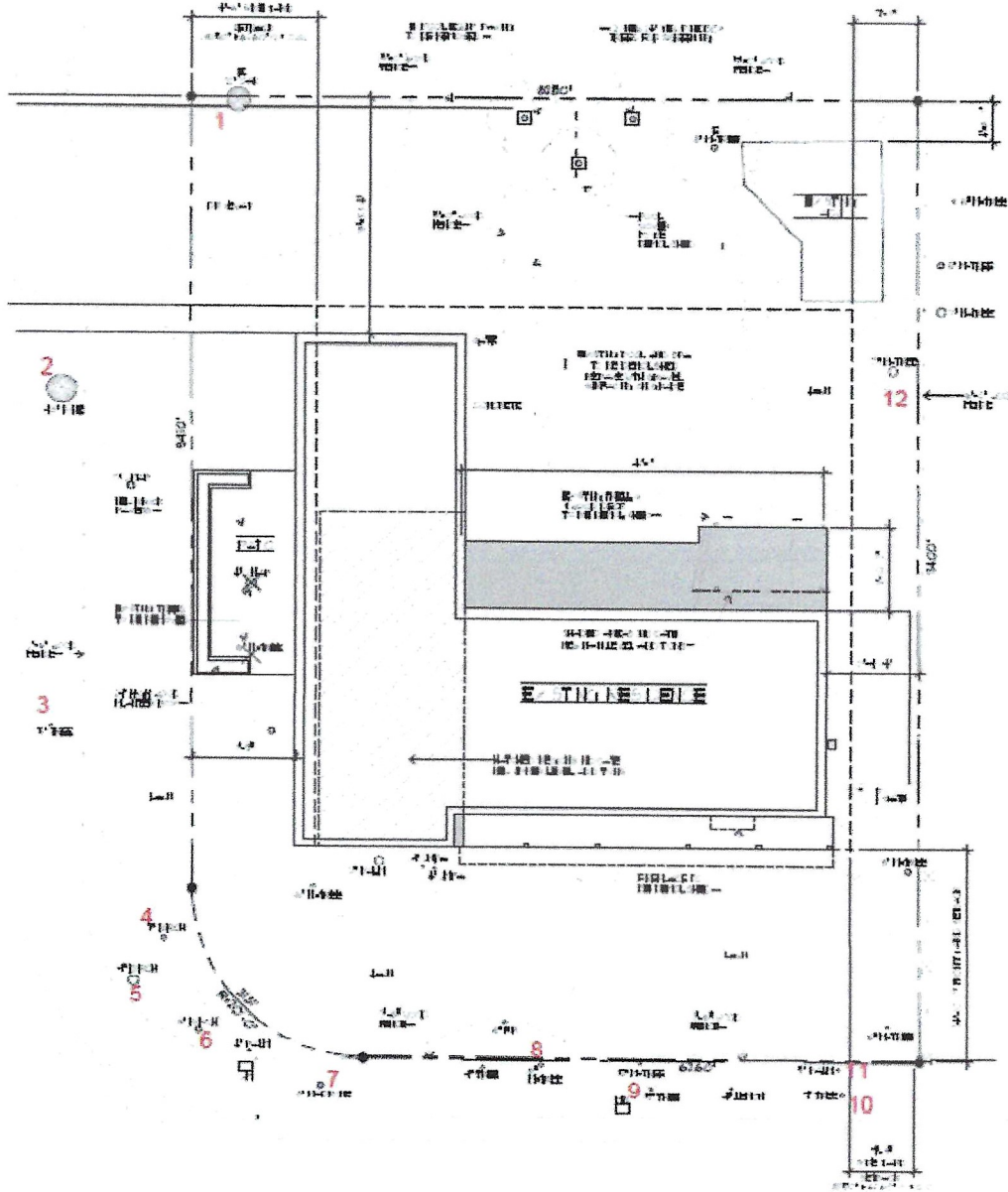
Copies of the monthly inspection write-ups should be provided to the owner of the property and to the City.

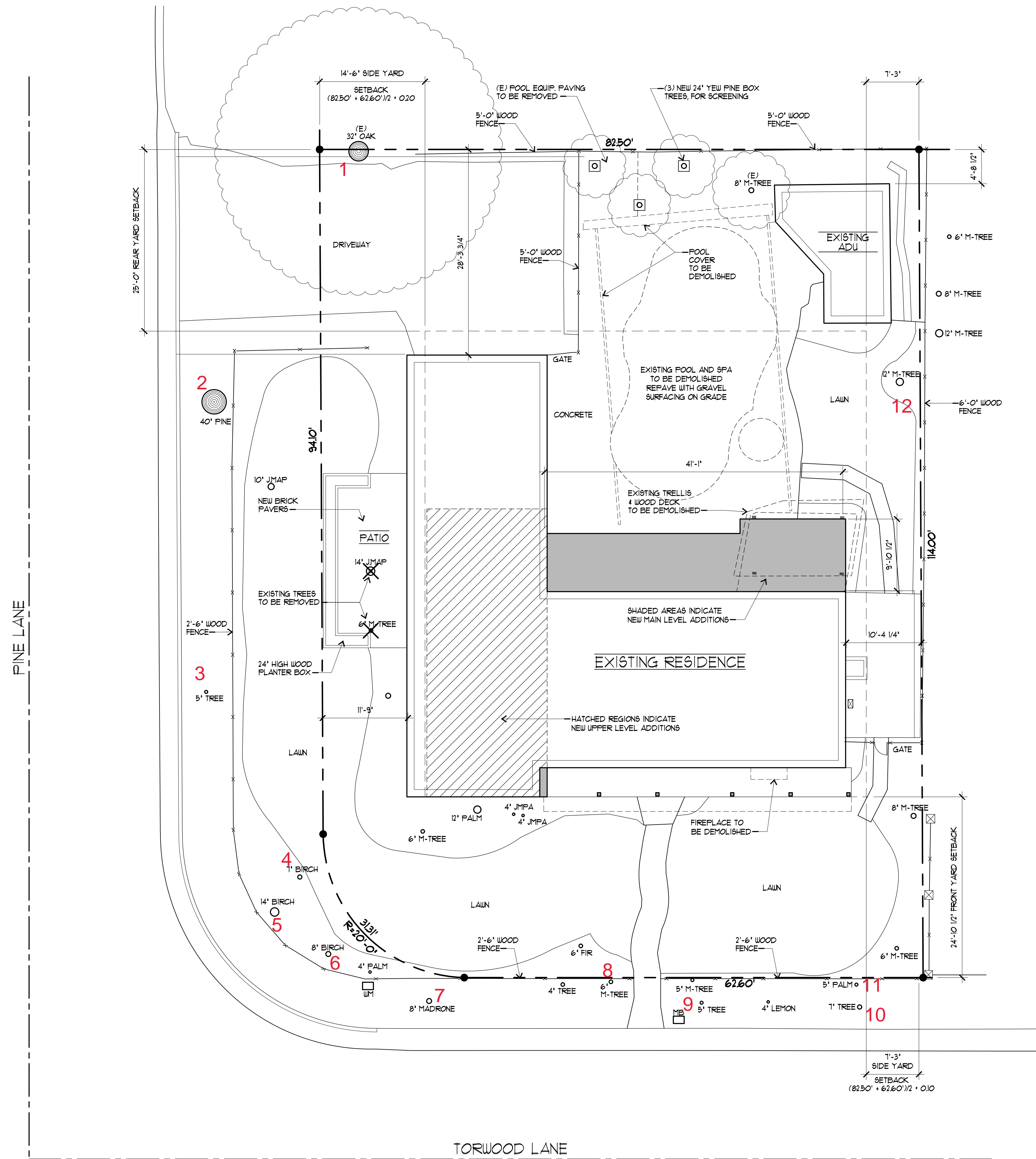
I believe this report is accurate and based on sound arboricultural principles and practices. If I can be of further assistance, please contact me at my office.

Sincerely,

Jeromey A. Ingalls
Certified Arborist WE #7076A

JAI:lg





PROPOSED SITE PLAN
APN: 167-25-052

1/4" = 1'-0"

SHEET INDEX

- TITLE SHEET
- ZONING COMPLIANCE
- EXISTING MAIN LEVEL FLOOR PLAN
- PROPOSED MAIN LEVEL FLOOR PLAN
- PROPOSED UPPER LEVEL FLOOR PLAN
- PROPOSED ROOF PLAN
- PROPOSED / EXISTING FRONT ELEVATION
- PROPOSED / EXISTING REAR ELEVATION
- PROPOSED / EXISTING LEFT SIDE ELEVATION
- PROPOSED / EXISTING RIGHT SIDE ELEVATION
- PROPOSED SCHEMATIC BUILDING SECTION
- PROPOSED FLOOR AREA CALCULATION
- TOPOGRAPHIC SURVEY

PROJECT DATA

APN : 167-25-052
 ZONING : RI-10
 SITE PLAN
 PROJECT DESCRIPTION
 LOT AREA : 9320 SQ. FT.
 NUMBER OF STORIES : 2
 OCCUPANCY GROUP : R-3 / U
 TYPE OF CONSTRUCTION : V-B
 FIRE SPRINKLER REQUIRED : YES

PROJECT DESCRIPTION

REAR ADDITION AND SECOND FLOOR ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE TO INCLUDE A COMPLETE INTERIOR / EXTERIOR REMODEL THROUGHOUT.

ZONING COMPLIANCE

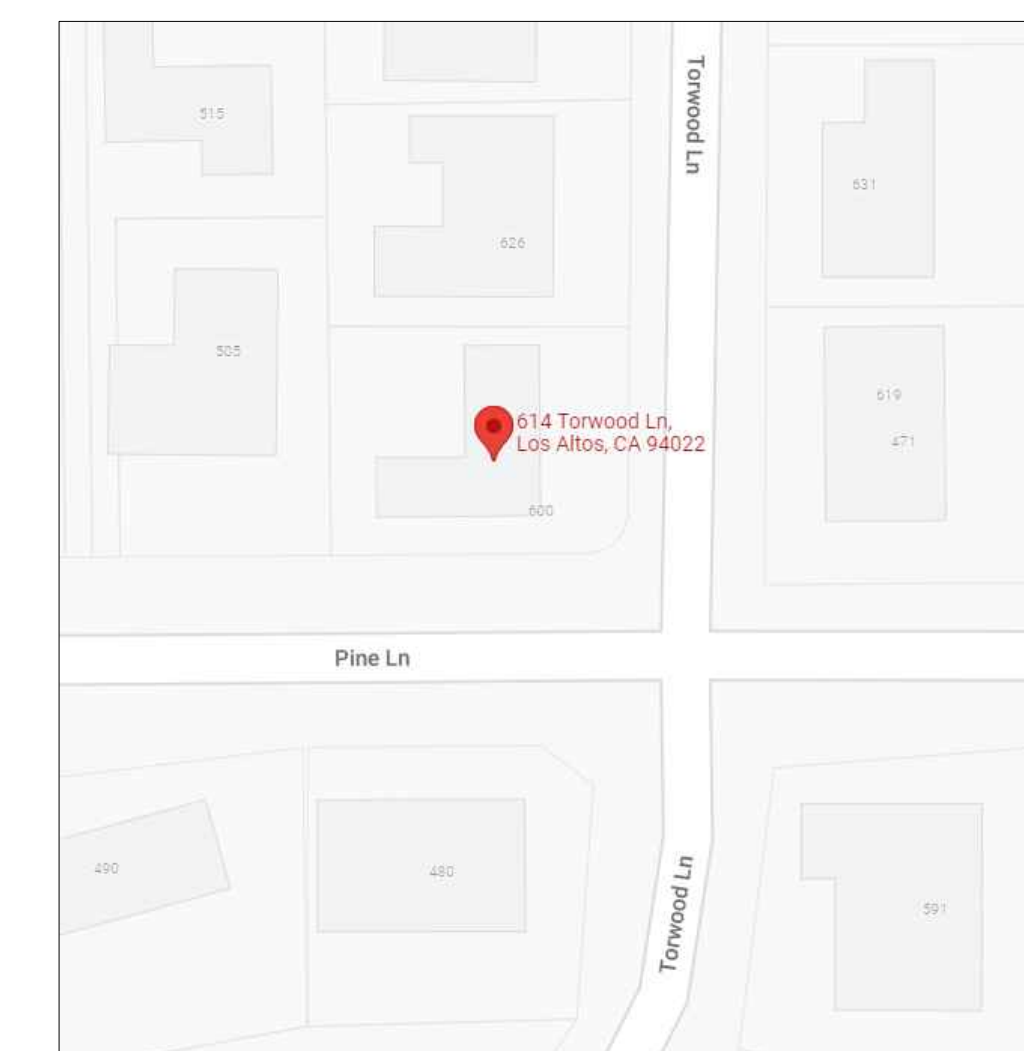
	EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET HEIGHT	2,400 SQUARE FEET (.26 %)	2,983 SQUARE FEET (.32 %)	3,262 SQUARE FEET (.35 %)
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS	2,166 SQUARE FEET (.26 %)	3,245 SQUARE FEET (.35 %)	3,262 SQUARE FEET (.35 %)
SETBACKS:			
FRONT	25'-0" FEET	25'-0" FEET	25'-0" FEET
REAR	28'-0" FEET	28'-0" FEET	28'-0" FEET
RIGHT SIDE (1st/2nd)	10'-4" FEET/ N/A FEET	10'-4" FEET/ 51'-5" FEET	1'-3" FEET/ 1'-3" FEET
LEFT SIDE (1st/2nd)	11'-9" FEET/ N/A FEET	11'-9" FEET/ 14'-6" FEET	14'-6" FEET/ 14'-6" FEET

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	1,171 SQUARE FEET	+1,063 SQUARE FEET	2,234 SQUARE FEET
NON-HABITABLE AREA: DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	395 SQUARE FEET	+6 SQUARE FEET	411 SQUARE FEET

LOT CALCULATIONS

NET LOT AREA:	9,320 SQUARE FEET
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%	132 SQUARE FEET (.1 %)
LANDSCAPING BREAKDOWN:	
TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED):	5,919 SQUARE FEET
EXISTING SOFTSCAPE (UNDISTURBED) AREA:	3,341 SQUARE FEET
NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING) AREA:	0 SQUARE FEET
SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA: 9,320 SQUARE FEET	



VICINITY MAP

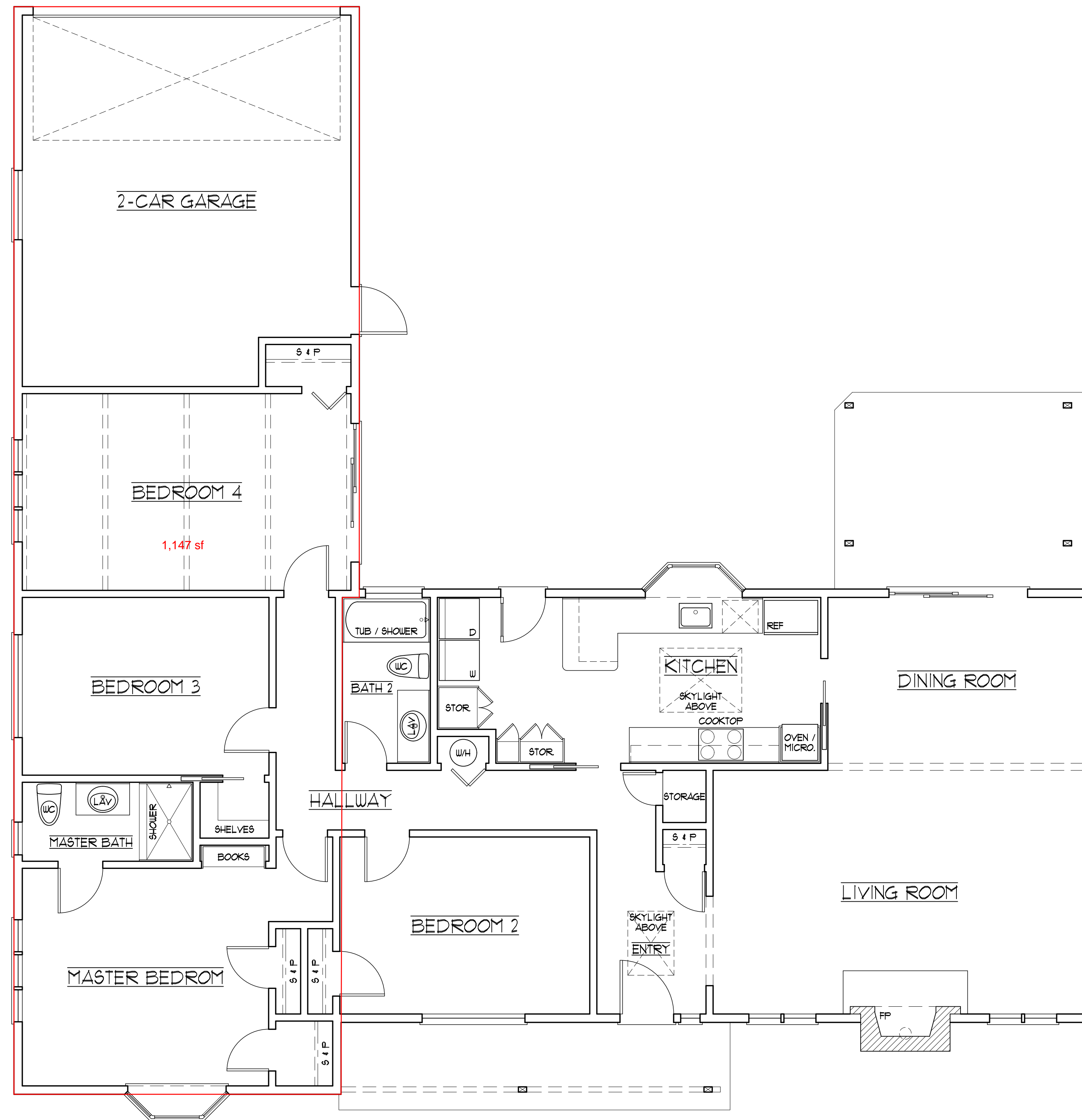
N.T.S.

Flury Bryant Design Group, Inc.
 DESIGNERS OF FINE HOMES
 761 UNIVERSITY AVENUE, SUITE 7A, LOS GATOS, CA 95032
 TEL: 408.536.5500 FAX: 408.536.5115

TITLE SHEET
 SHEET INDEX
 SITE PLAN
 SITE ANALYSIS

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
 614 TORWOOD LANE
 LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
T.B. / A.R.A.
 CHECKED BY:
T.B.
 DATE:
 -
 SCALE:
AS NOTED
 JOB NO:
20-034
 SHEET:



EXISTING MAIN LEVEL FLOOR PLAN
1,111 SQUARE FEET LIVING SPACE • 399 SQUARE FEET GARAGE

1/4" = 1'-0"

REVISIONS	BY

Agenda Item 4.

Flury Bryant Design Group, Inc.

DESIGNERS OF FINE HOMES
761 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
TEL: 408.556.5500 FAX: 408.556.5115

PROPOSED MAIN LEVEL FLOOR PLAN
PROPOSED UPPER LEVEL FLOOR PLAN

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
614 TORWOOD LANE
LOS ALTOS, CALIFORNIA 94022

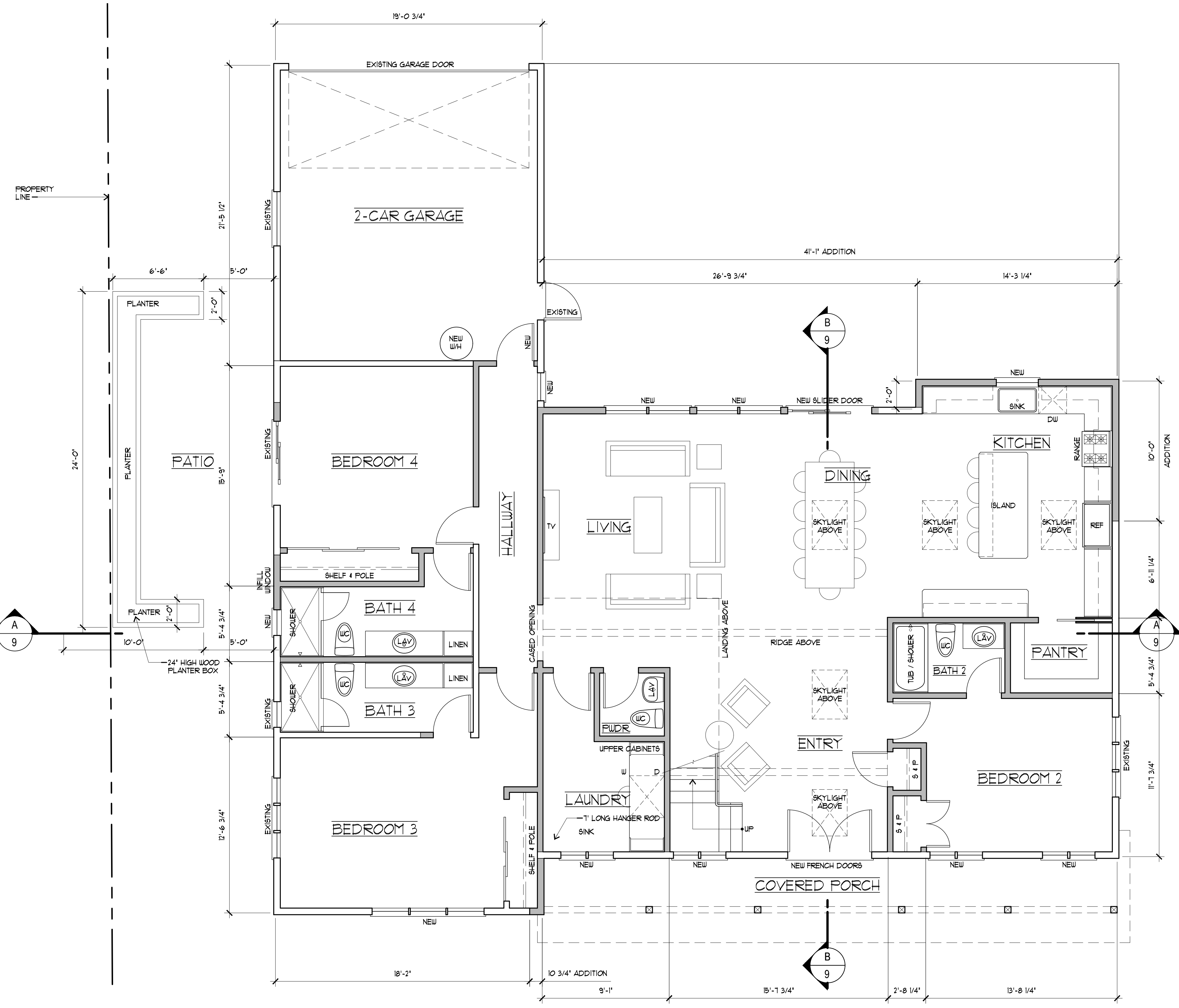
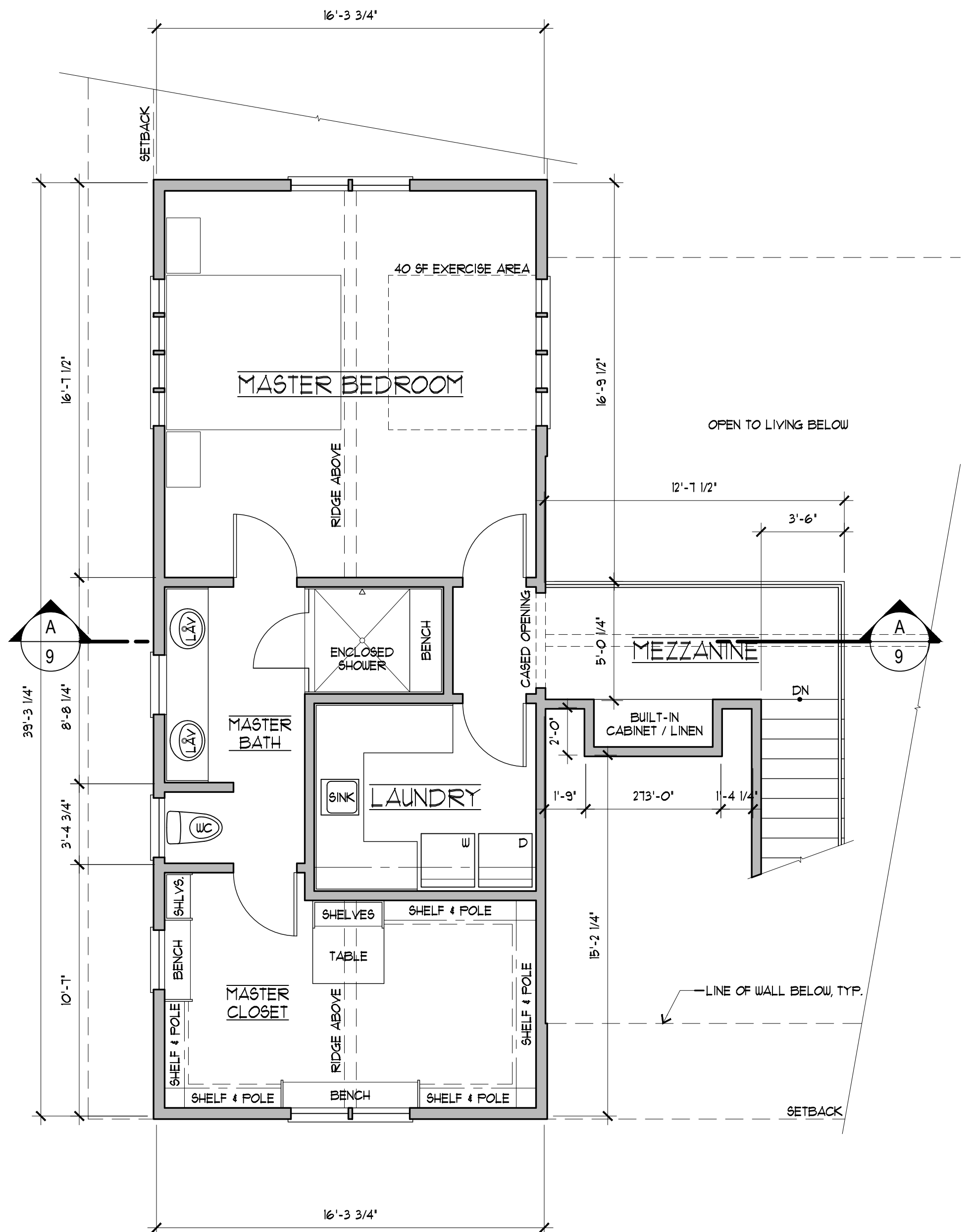
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T.B. / A.R.A.
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T.B.
DATE:
-
SCALE:
AS NOTED
JOB NO:
20-034
SHEET:
3

FLOOR PLAN LEGEND

- INDICATES NEW STUD WALL.
- INDICATES EXISTING STUD WALL TO REMAIN.

FLOOR PLAN NOTES

1. DIMENSIONS SHOWN ARE TO FACE OF STUDS, UNLESS OTHERWISE NOTED.
2. ESCAPE OF RESCUE WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE DIMENSION SHALL BE 2'-0" IN HEIGHT AND 1'-8" IN WIDTH. WHEN WINDOWS ARE PROVIDED AS MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR, PER C.R.C. SECTION R302.
3. PROVIDE LANDINGS AT REQUIRED EGRESS DOORS PER C.R.C. SECTION 3103. LANDINGS TO BE A MINIMUM 36" DEEP AND MAXIMUM 1'-3/4" BELOW TOP OF THRESHOLD AT IN-SWING OR SLIDING DOORS.
4. THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES SHALL BE FIRE-BLOCKED WITH NON-COMBUSTIBLE MATERIALS PER C.B.C. SECTION 118.
5. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" CDX PLYWOOD NAILED WITH 8 D'S AT 6" O.C. EDGES AND 12" O.C. FIELD. TYP. U.O.N. ON SHEAR WALL SCHEDULE.
6. SHEAR WALLS SHALL EXTEND FROM FLOOR TO ROOF SHEATHING ABOVE.
7. AT SHOWER ENCLOSURES: PROVIDE A SMOOTH, HARD NON-ABSORBENT FINISH OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 12" (MINIMUM) ABOVE THE DRAIN INLET. SHOWER ENCLOSURE SHALL HAVE A MINIMUM FINISHED FLOOR AREA OF 1024 SQUARE INCHES AND BE CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE.
8. PROVIDE FULLY TEMPERED SAFETY GLAZING FOR ALL SHOWER ENCLOSURES.
9. ALL NEW SHOWER ENCLOSURE DOORS SHALL HAVE A MINIMUM OF 1'-10" CLEAR EGRESS OPENING WIDTH PER C.P.C. SECTION 408.5.



NO.	DESCRIPTION	DATE	BY

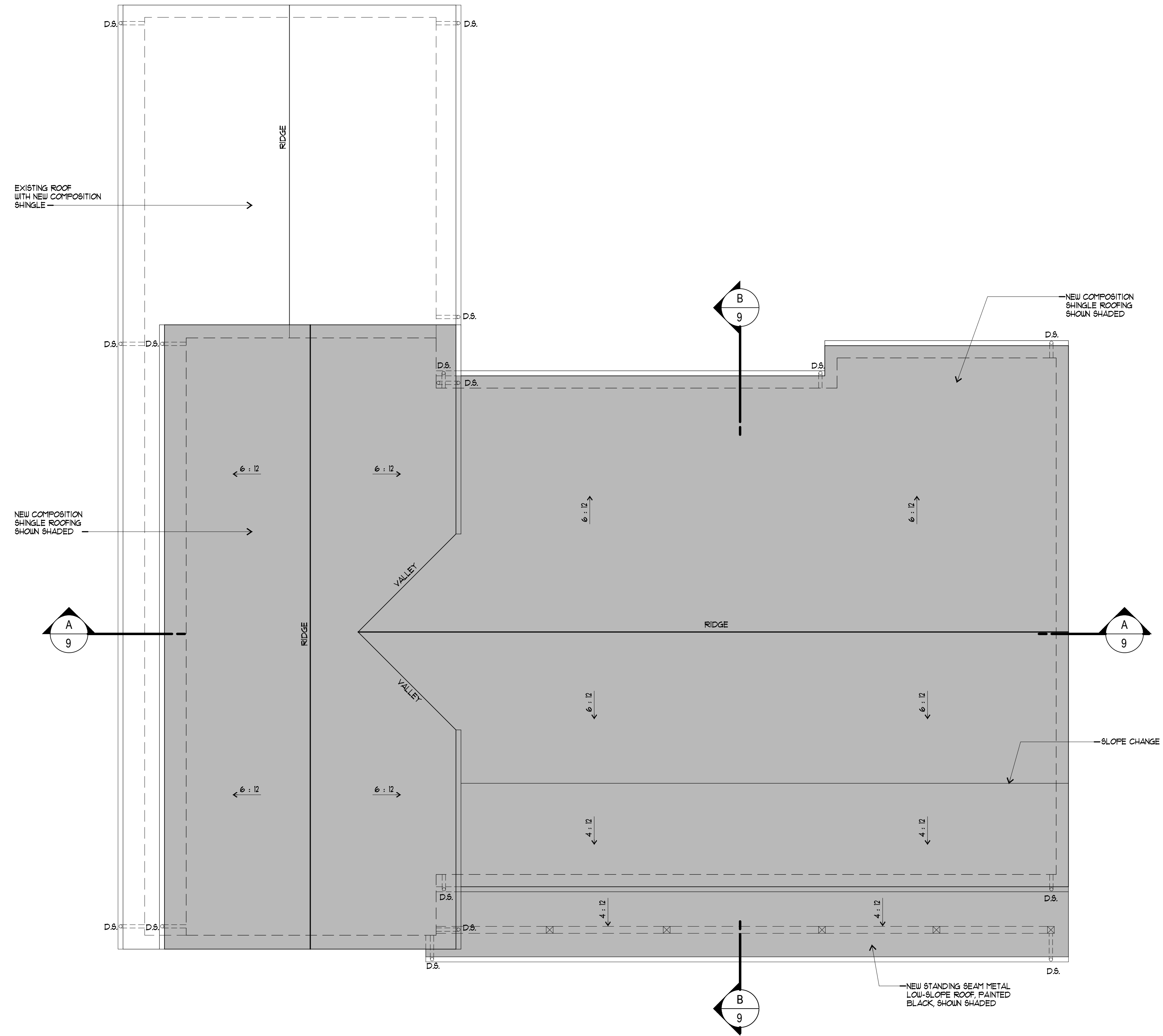
Flury Bryant Design Group, Inc.
 DESIGNERS OF FINE HOMES
 761 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
 TEL: 408.536.5500 FAX: 408.536.5115

PROPOSED ROOF PLAN

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
 614 TORWOOD LANE
 LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
ARA
 CHECKED BY:
T.E.
 DATE:
 -
 SCALE:
AS NOTED
 JOB NO:
20-034
 SHEET:

4
 OF 11 SHEETS



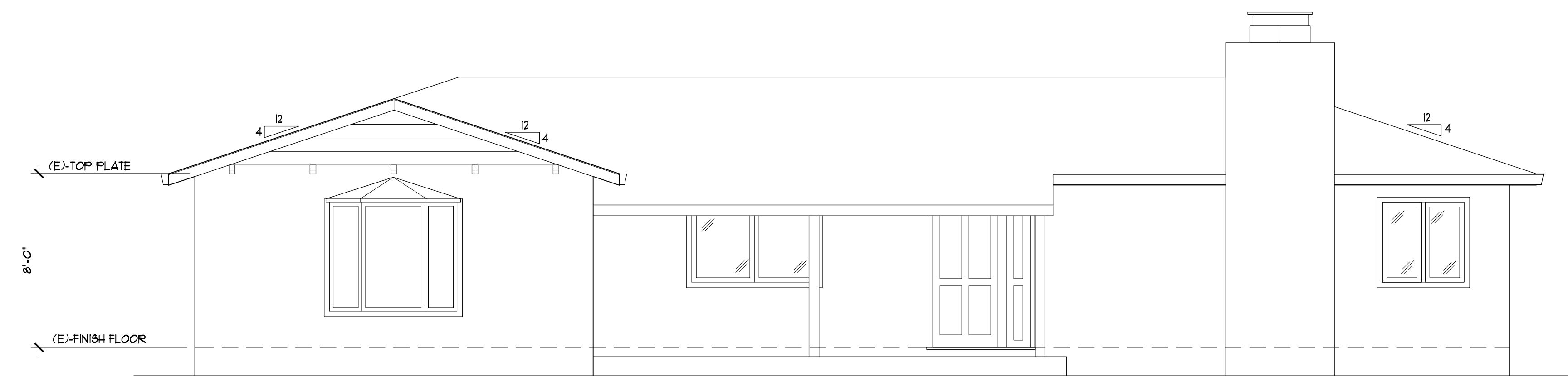
PROPOSED ROOF PLAN

1/4" = 1'-0"



PROPOSED FRONT ELEVATION

1/4" = 1'-0"



EXISTING FRONT ELEVATION

1/4" = 1'-0"

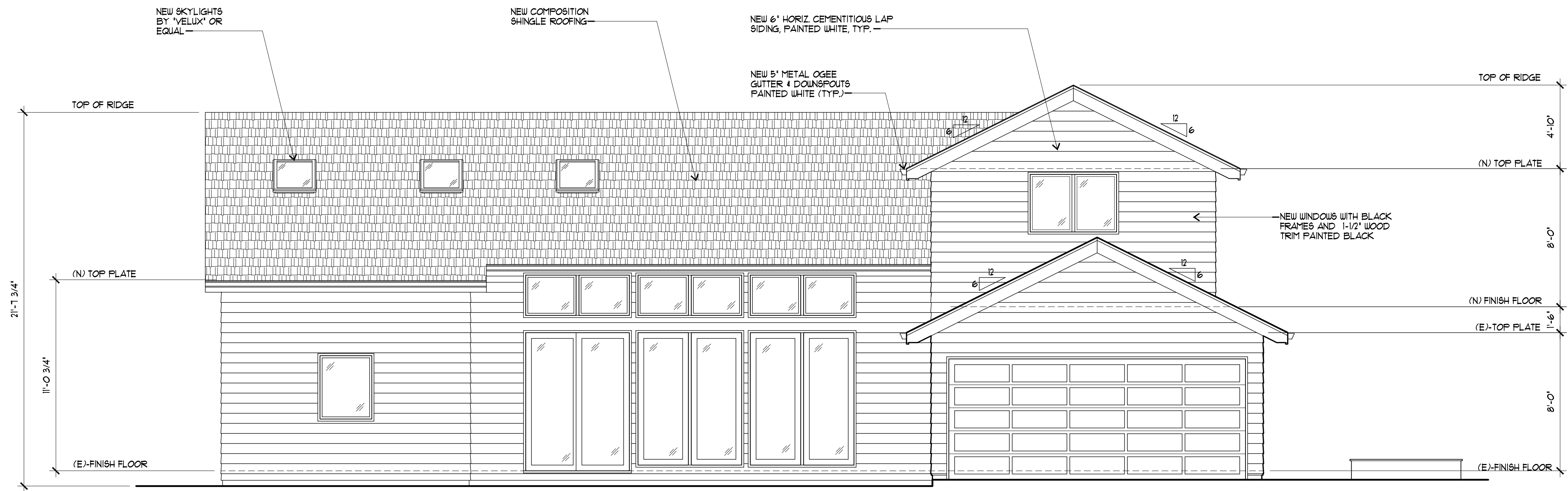
PROPOSED FRONT ELEVATION
EXISTING FRONT ELEVATION

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
614 TORWOOD LANE
LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
T.B. / A.R.A.
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T.B.
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20-034
SHEET:

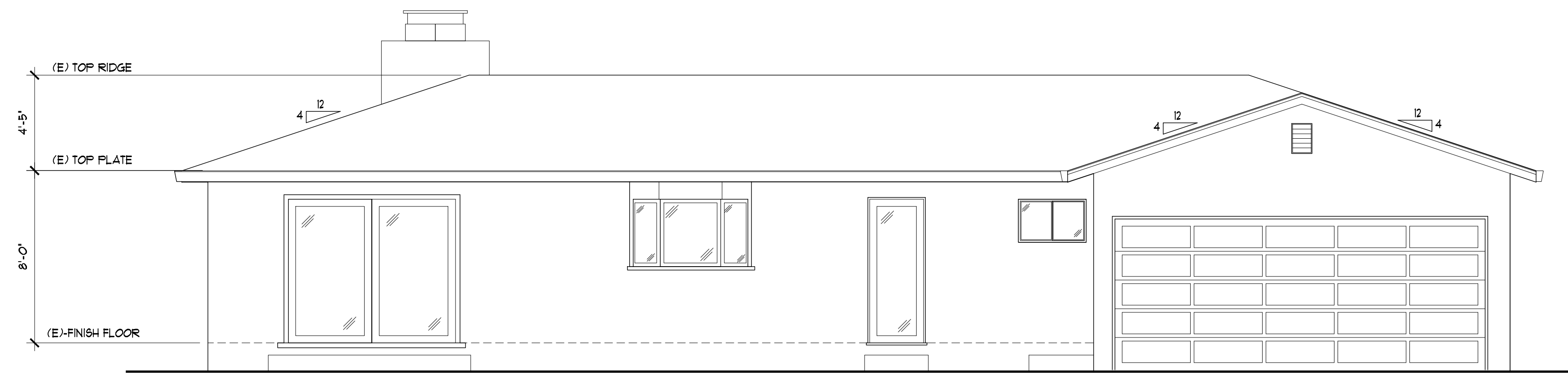
5

Flury Bryant Design Group, Inc.
DESIGNERS OF FINE HOMES
761 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
TEL: 408.356.5500 FAX: 408.356.5115



PROPOSED REAR ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION

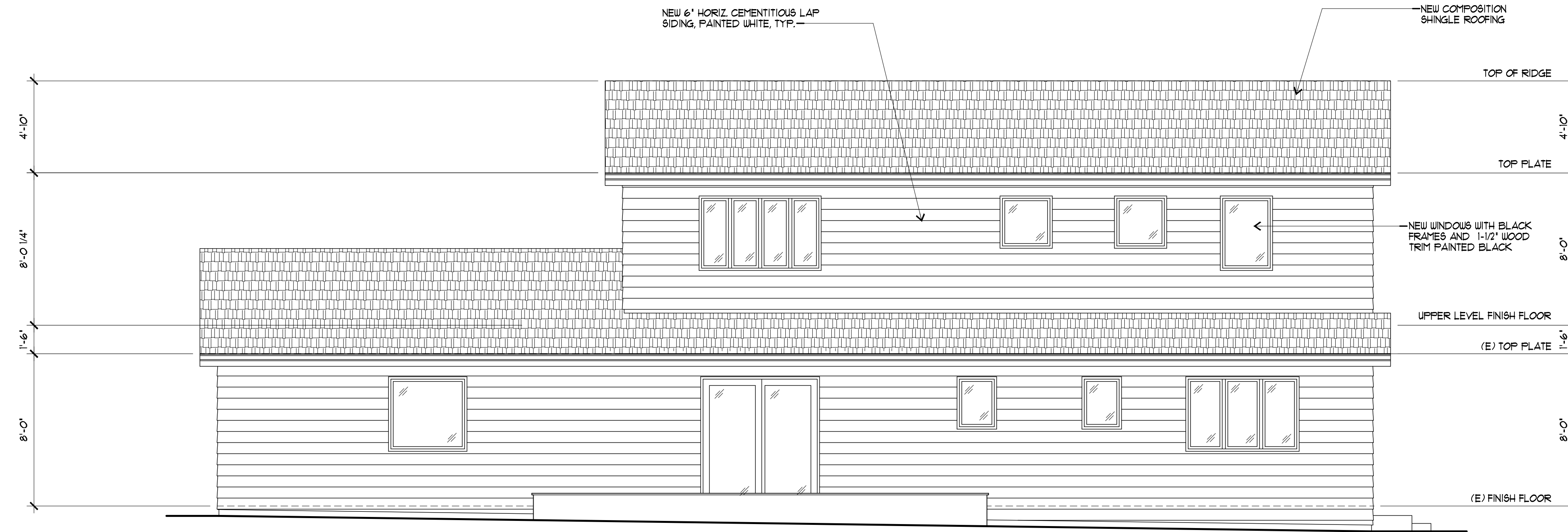
1/4" = 1'-0"

PROPOSED REAR ELEVATION
EXISTING REAR ELEVATION

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
614 TORWOOD LANE
LOS ALTOS, CALIFORNIA 94022

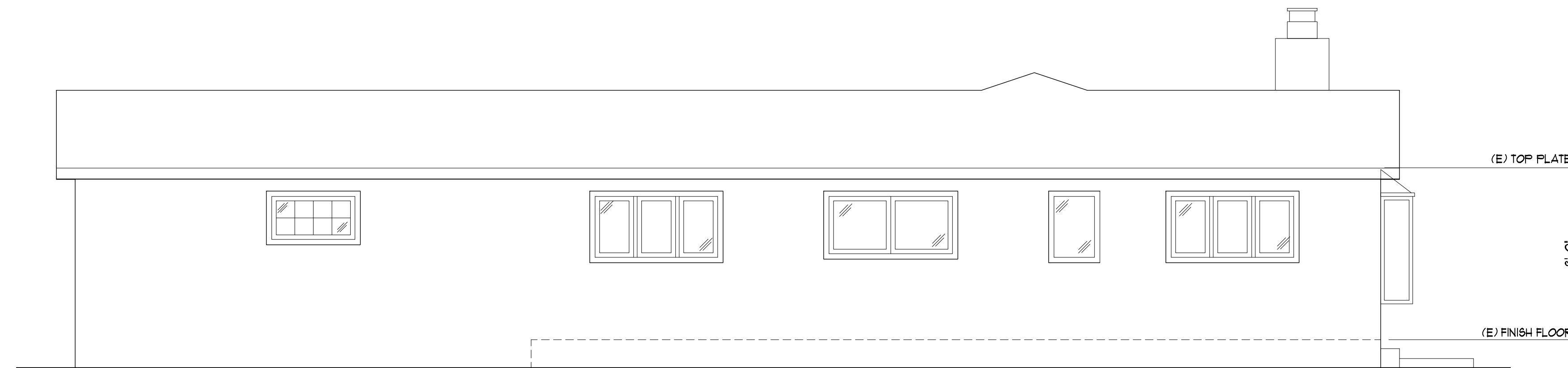
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T.B. / A.R.A.
CHECKED BY:
T.B.
DATE:
-
SCALE:
AS NOTED
JOB NO:
20-034
SHEET:

6



PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION

1/4" = 1'-0"

PROPOSED LEFT SIDE ELEVATION
EXISTING LEFT SIDE ELEVATION

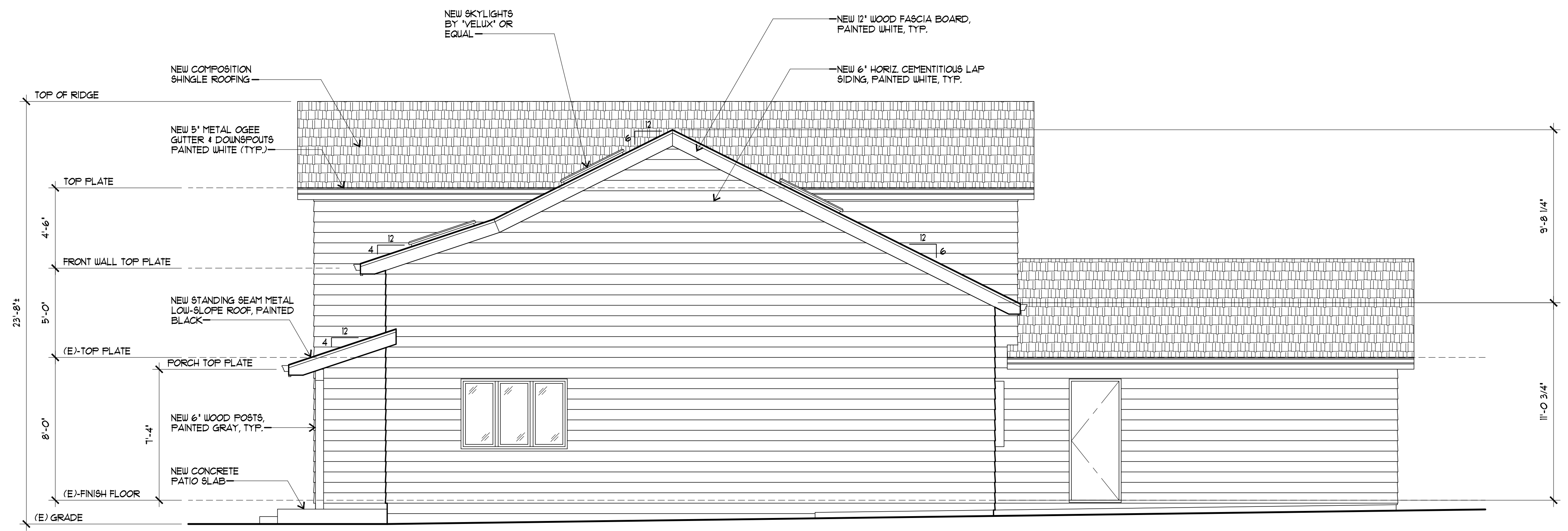
PROPOSED REMODEL TO:
THE SOOD RESIDENCE
614 TORWOOD LANE
LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
T.B. / A.R.A.
CHECKED BY:
T.B.
DATE:
-
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AS NOTED
JOB NO:
20-034
SHEET:

7

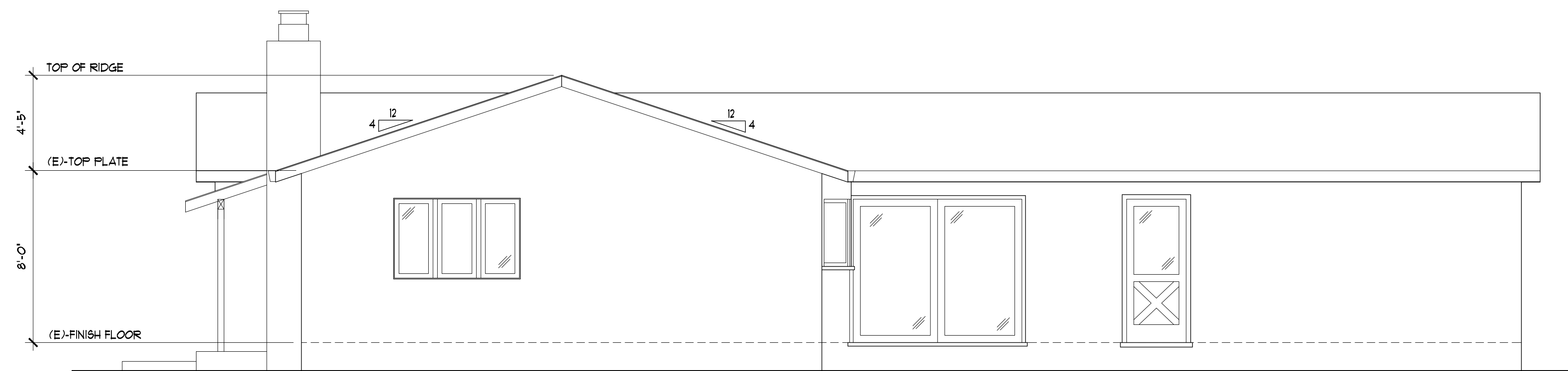
Flury Bryant Design Group, Inc.
DESIGNERS OF FINE HOMES
761 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
TEL: 408.356.5500 FAX: 408.356.5115

REVISIONS	BY



PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0"

Agenda Item 4.

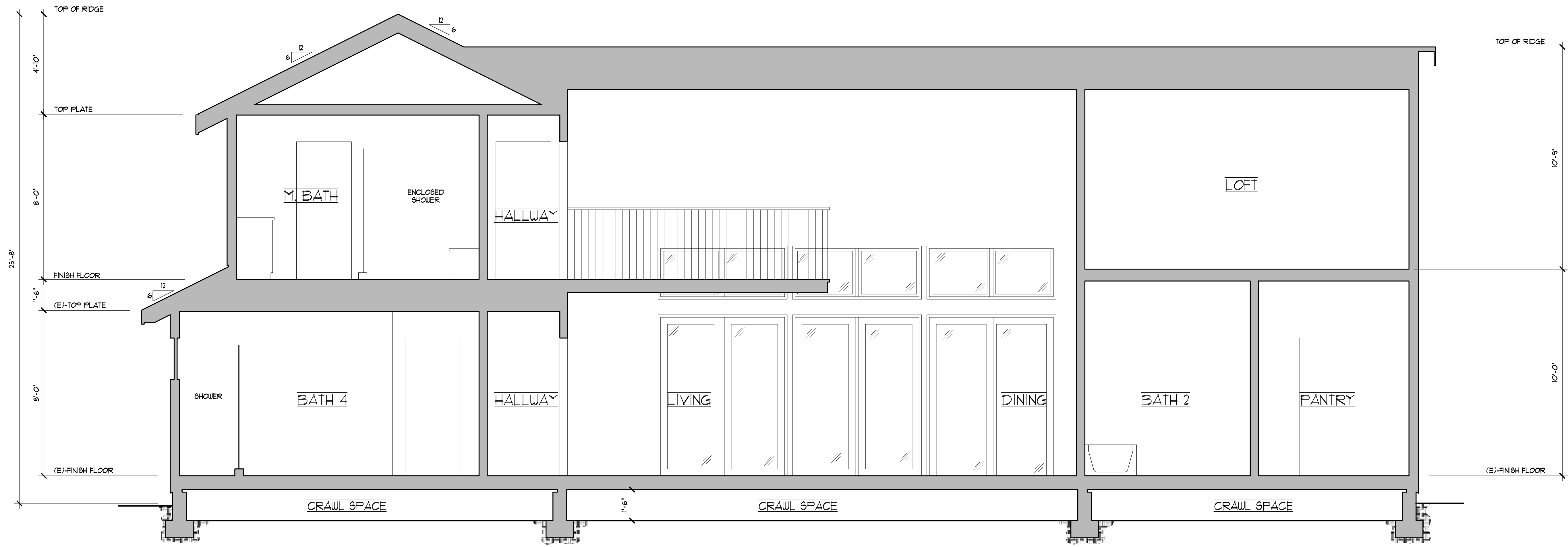
Flury Bryant Design Group, Inc.
DESIGNERS OF FINE HOMES
 761 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
 TEL: 408.356.5500 FAX: 408.356.5115

PROPOSED RIGHT SIDE ELEVATION
 EXISTING RIGHT SIDE ELEVATION

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
 614 TORWOOD LANE
 LOS ALTOS, CALIFORNIA 94022

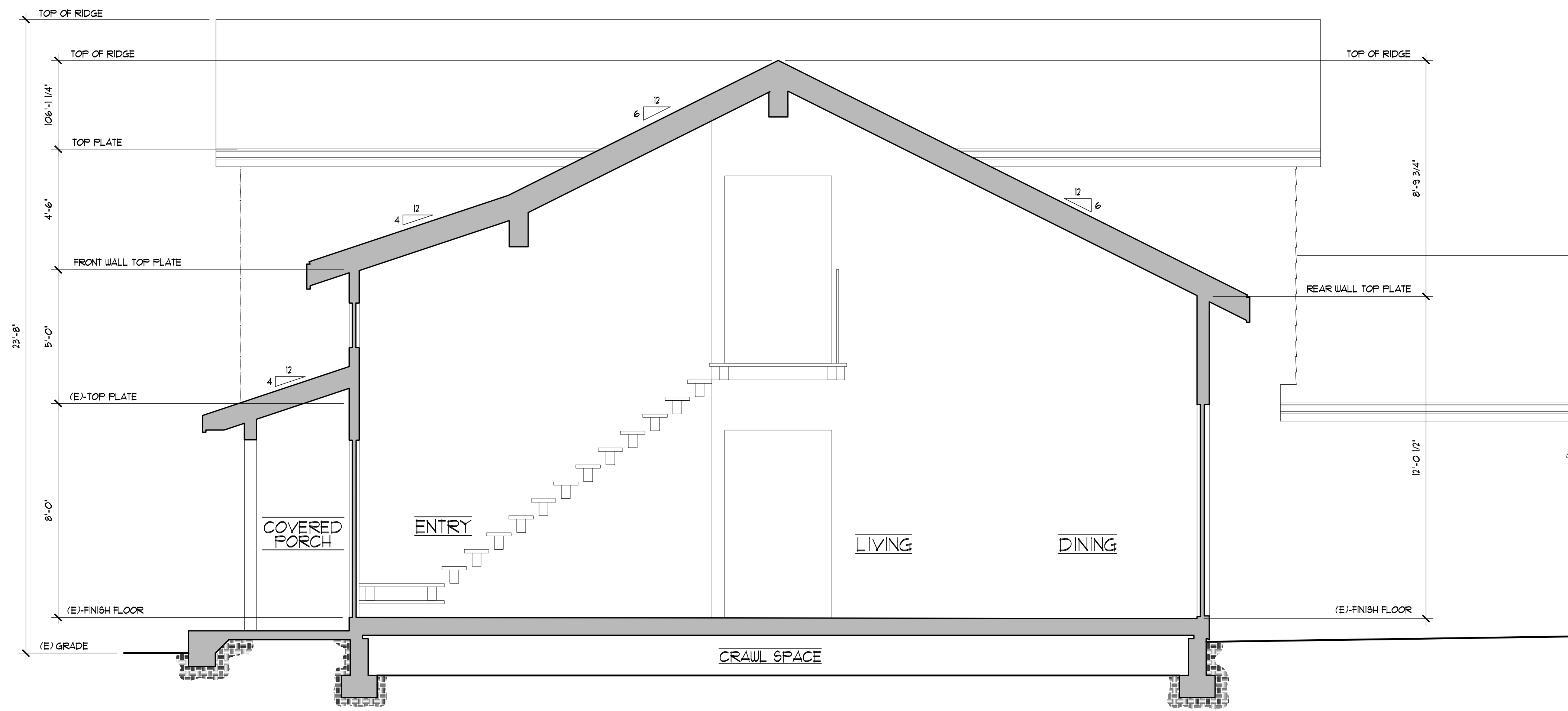
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T.B. / A.R.A.
 CHECKED BY:
T.B.
 DATE:
 -
 SCALE:
AS NOTED
 JOB NO:
20-034
 SHEET:

OF
8
 SHEETS



A SCHEMATIC SECTION
9

3/8" = 1'-0"



B SCHEMATIC SECTION
9

3/8" = 1'-0"

PROPOSED RIGHT SIDE ELEVATION
EXISTING RIGHT SIDE ELEVATION

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
614 TORWOOD LANE
LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
A.R.A.
CHECKED BY:
T.E.
DATE:
SCALE:
AS NOTED
JOB NO:
20-034
SHEET:

9

PROPOSED FLOOR AREA:

GARAGE

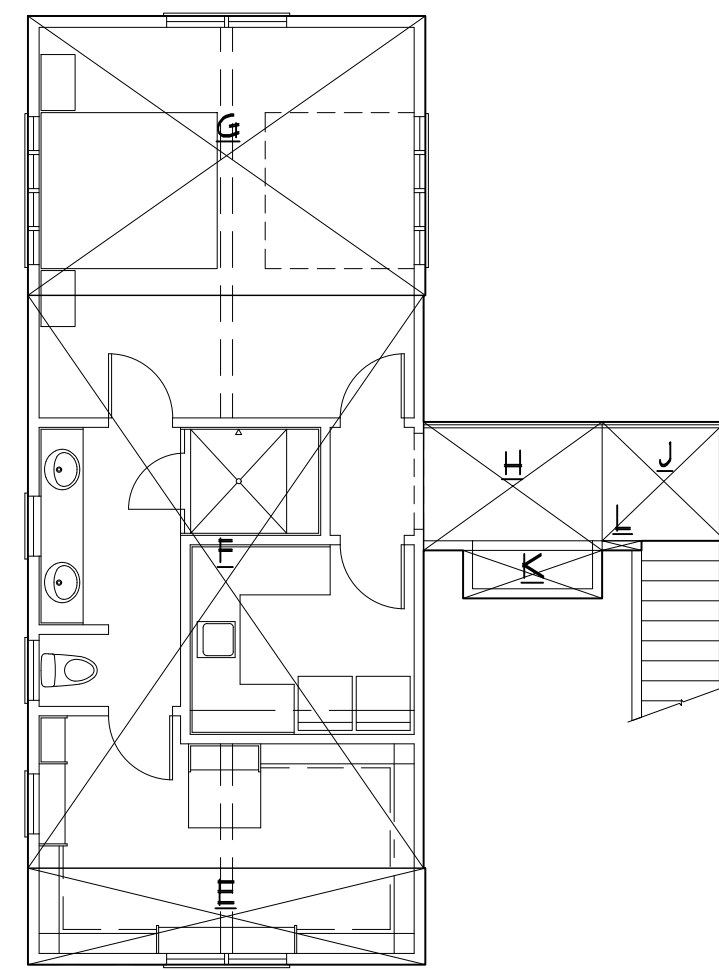
A	19'-3 3/4" x 21'-3" =	410 SQ. FT.
TOTAL:		410 SQ. FT.

MAIN LEVEL

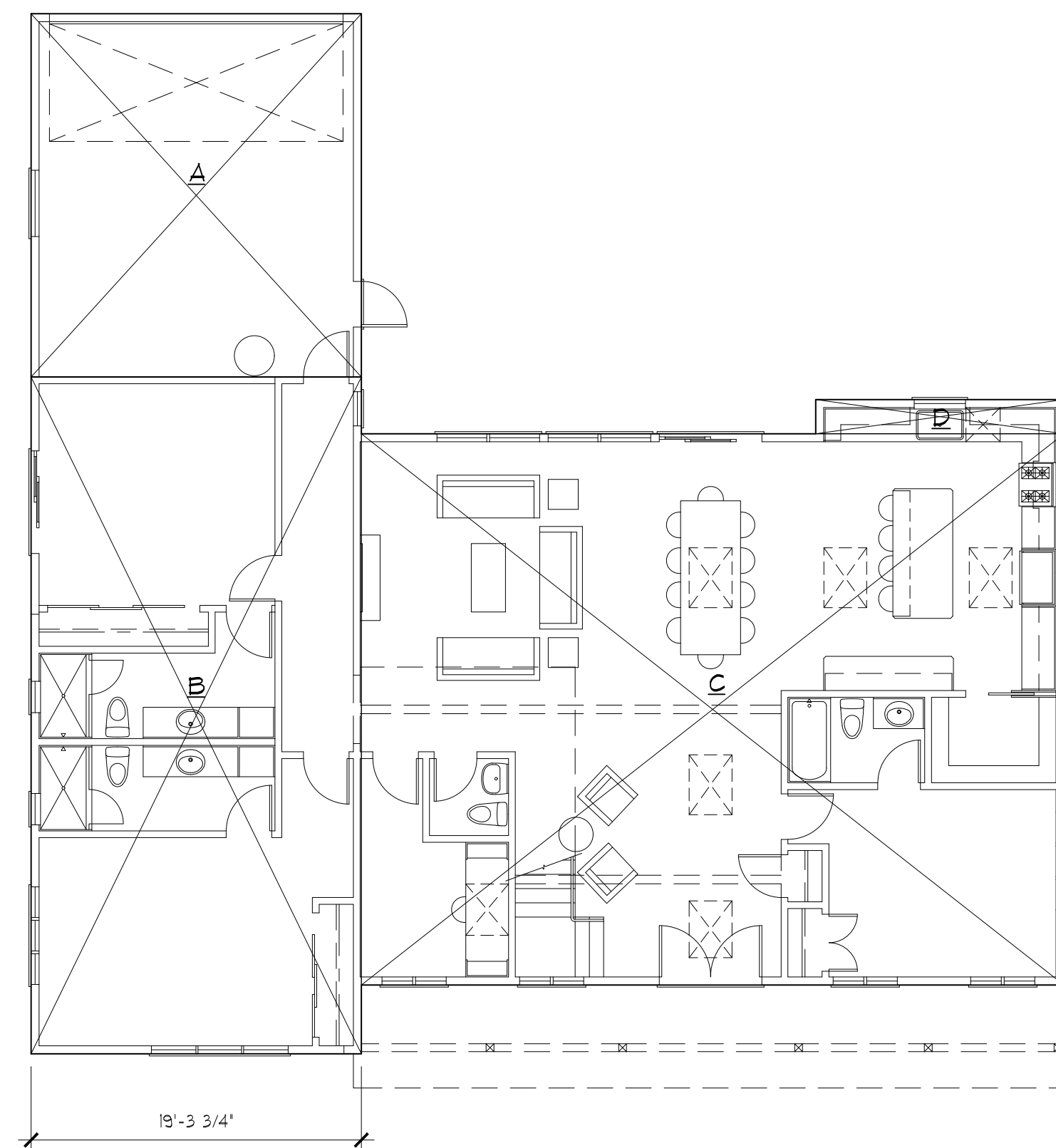
B	19'-3 3/4" x 39'-1" =	1640 SQ. FT.
C	41'-0" x 32'-2 3/4" =	13210 SQ. FT.
D	14'-6 1/4" x 2'-0" =	290 SQ. FT.
TOTAL:		2114 SQ. FT.

UPPER LEVEL

E	16'-6 3/4" x 4'-0 1/4" =	67.0 SQ. FT.
F	16'-6" x 23'-10 1/2" =	394.0 SQ. FT.
G	16'-3 3/4" x 11'-1 3/4" =	190.0 SQ. FT.
H	7'-5 1/4" x 5'-4 1/4" =	40.0 SQ. FT.
J	5'-1 3/4" x 4'-11 1/2" =	26.0 SQ. FT.
K	5'-9 1/4" x 2'-0" =	12.0 SQ. FT.
L	1'-1 3/4" x 0'-4 3/4" =	0.65 SQ. FT.
TOTAL:		130. SQ. FT.



PROPOSED UPPER LEVEL



PROPOSED UPPER LEVEL

FLOOR AREA DIAGRAMS

1/8" = 1'-0"

Screening at 614 Torwood Lane



Podocarpus Macrophyllus
Yew Pine
Approximately 40' tall at maturity
Six to eight feet in diameter
Growth rate approximately six inches per year

ATTACHMENT F

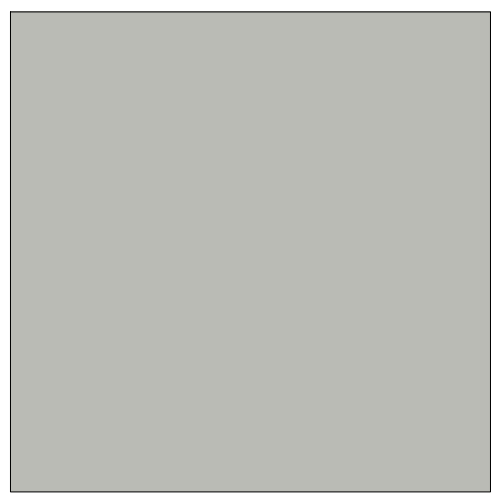
JOB NO:	20-034
REVISION:	-
DATE:	10/26/21
DRAWN:	TB

Flury Bryant Design Group, Inc.
DESIGNERS OF FINE HOMES
 761 UNIVERSITY AVE., SUITE A LOS GATOS, CALIFORNIA 95032
 TEL: 408.356.5500 FAX: 408.356.5115

MATERIALS BOARD

PROJECT:
SOOD RESIDENCE
 614 TORWOOD LANE
 LOS ALTOS, CALIFORNIA

SHEET NO:
 1
 OF: 1



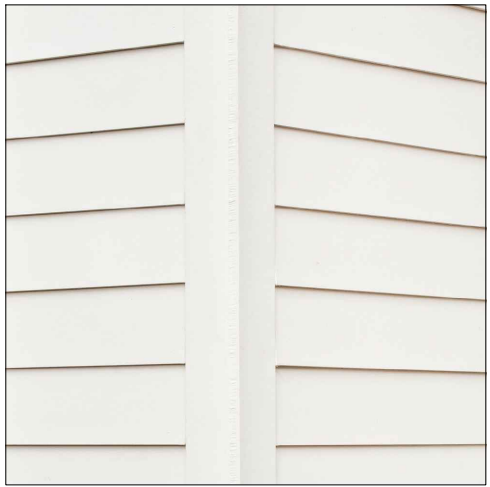
ACCENT COLOR
 FRONT COLUMNS
 SHERWIN WILLIAMS MARCH WIND



BODY COLOR
 FASCIA
 SHERWIN WILLIAMS EXTRA WHITE



ACCENT COLOR
 WINDOW TRIM, DOWNSPOUTS
 SHERWIN WILLIAMS DOMINO



CEMENTITIOUS LAP SIDING
 HARDIE PLANK - ARTIC WHITE



STANDING SEAM METAL ROOF
 INTERLOCK, BLACK



COMPOSITION SHINGLE ROOFING
 GREY



WINDOWS
 LOW PROFILE, BLACK, ALUMINUM FRAMES
 KOLBE VISTA-LUXE OR EQUAL



Flury Bryant Design Group, Inc.

June 27, 2022

Mr. Sean Gallegos
City of Los Altos
Community Development Department
One North San Antonio Road
Los Altos, California 94022

Re: 614 Torwood Lane (SC21-0050)
Neighborhood Meeting Report

Dear Mr. Gallegos,

On June 25, 2022 a Neighborhood Informational meeting was held at 10:00 AM at the above referenced address. Two weeks prior to this meeting invitations were sent via certified mail, with return receipts requested, to all twelve homeowners on the attached list provided by the City (other than the homeowners of the subject property). To-date seven receipts have been received.

Mr. Bill Gaylord, of 645 Torwood Lane, was the only attendee. (bill.gaylord@gmail.com) Mr. Gaylord expressed enthusiastic support for the project.

A written statement of support was also received via US Mail from Don and Sue Rose, of 540 Torwood Lane.

With no other appearances from neighboring property owners, the meeting was adjourned at approximately 11:00 AM.

Please feel free to call on me with any questions.

Sincerely,

Bob Flury, Principal
Flury Bryant Design Group

Enclosures: Invitation to neighboring homeowners
Mailing list of neighboring property owners
Statement of support from Don and Sue Rose
Seven USPS Certified Mail return receipts

DESIGNERS OF FINE HOMES

761 UNIVERSITY AVENUE SUITE A, LOS GATOS, CALIFORNIA 95032 TEL: (408) 356-5500 FAX: (408) 356-5115

WWW.FLURYBRYANT.COM



Flury Bryant Design Group, Inc.

Notice of an Informational Neighborhood Meeting Related to a Proposed Remodel with Additions at 614 Torwood Lane, Los Altos

You are invited to attend a neighborhood meeting at the home of Nitin and Ruchira Sood to discuss a proposal to expand their current residence and add a partial second floor at 614 Torwood Lane. This meeting will take place Saturday, June 25th at 10:00 AM. The subject property is on the corner of Torwood Lane and Pine Lane.

Given the scope of this project, the City of Los Altos requires a Design Review application to the Planning Department followed by a public hearing. This application mandates that we conduct a Neighborhood Outreach to specific neighboring property owners in the immediate vicinity. Our purpose for having this meeting is to gather any comments neighbors might have so that we can report these to the Planning Department in advance of our public hearing. The Town will be contacting you via U.S. Mail independently to announce the date of this hearing.

A copy of the plans for this project will be available for your review at this meeting. A representative of Flury Bryant Design Group, the project designers will also be present to answer any questions. We hope to see you on the 25th.

DESIGNERS OF FINE HOMES

761 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CALIFORNIA 95032 TEL: (408) 356-5500 FAX: (408) 356-5115

WWW.FLURYBRYANT.COM

APN	ASSESSEE	IN_CARE_OF_NAME	MAILING_ADDRESS	MAILING_CTY_ST	MAILING_ZIP_CODE
16743019	TORWOOD MURRAY LLC	MARCIA MURRAY	581 TORWOOD LN	LOS ALTOS CA	94022-2160
16725002	SCOTT KENNETH S AND AMY Q TRUSTEE		619 TORWOOD LN	LOS ALTOS CA	94022-1613
16725003	MOTIWALA MURTAZA AND ALI AFROZA TRUSTEE		631 TORWOOD LN	LOS ALTOS CA	94022-1659
16725004	GAYLORD WILLIAM B AND ORANDI LINDA R TRUSTE		645 TORWOOD LN	LOS ALTOS CA	94022-1659
16725050	MCKEEN EVERETT E JR AND MARILYN L TRUSTEE		640 TORWOOD LN	LOS ALTOS CA	94022-1658
16725051	HOFFMANN RAPHAEL D AND LIU JING		626 TORWOOD LN	LOS ALTOS CA	94022-1658
16725052	SOOD NITIN AND RUCHIRA		614 TORWOOD LN	LOS ALTOS CA	94022-1658
16725065	MEYER RICHARD W AND CHRISTINE A		505 PINE LN	LOS ALTOS CA	94022-1650
16725066	GANESAN SATISH AND VENKATRAMAN LAKSHMI		515 PINE LN	LOS ALTOS CA	94022-1650
16743020	KADIYALA ANANT VENKATA S AND VASANI NEMANI		591 TORWOOD LN	LOS ALTOS CA	94022-2160
16744012	CAPUANO TANYA P AND MICHAEL G		490 PINE LANE	LOS ALTOS CA	94022
16744013	OSHIKOJI TOORANDOKHT AND SANEAKI		480 PINE LN	LOS ALTOS CA	94022-1649
16744014	ROSE DONALD K TRUSTEE		570 TORWOOD LN	LOS ALTOS CA	94022-2161

Dear Mr. & Mrs. Sood,

We will be on the golf course on June 25th in the morning, so will not be able to attend your meeting.

We do support your improvements to your home at 614. Tarwood Lane.

Regards

Don & Sue Rose
570 Tarwood Ln.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kadiyala Anant Venkata S & Vasani
Nemani
591 Torwood Ln
Los Altos, CA 94022-2160



9590 9402 6482 0346 5873 64

2. Article Number (Transfer from service label)

702204100000 1911 8882

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agenda Item 4.

X

- Agent
- Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Scott Kenneth S & Amy Q Trustee
619 Torwood Ln
Los Altos, CA 94022-1613



9590 9402 6482 0346 5873 95

2. Article Number (Transfer from service label)

702204100000 1911 8974

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Motiwala Murtaza & Ali Afroza Trustee
631 Torwood Ln
Los Altos, CA 94022-1659



9590 9402 6482 0346 5874 01

2. Article Number (Transfer from service label)

702204100000 1911 8981

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mckeen Everett E JR & Marilyn L
Trustee
640 Torwood Ln
Los Altos, CA 94022-1658



9590 9402 6482 0346 5873 26

2. Article Number (Transfer from service label)

7022 0410 0000 1911 9001

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agenda Item 4.

X

-
- Agent
-
-
- Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

-
- Adult Signature
-
-
- Adult Signature Restricted Delivery
-
-
- Certified Mail®
-
-
- Certified Mail Restricted Delivery
-
-
- Collect on Delivery
-
-
- Collect on Delivery Restricted Delivery
-
-
- Insured Mail
-
-
- Insured Mail Restricted Delivery (over \$500)

-
- Priority Mail Express®
-
-
- Registered Mail™
-
-
- Registered Mail Restricted Delivery
-
-
- Signature Confirmation
-
-
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sood Nitin & Ruchira
614 Torwood Ln
Los Altos, CA 94022-1658



9590 9402 6482 0346 5873 33

2. Article Number (Transfer from service label)

7022 0410 0000 1911 8905

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

-
- Agent
-
-
- Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

-
- Adult Signature
-
-
- Adult Signature Restricted Delivery
-
-
- Certified Mail®
-
-
- Certified Mail Restricted Delivery
-
-
- Collect on Delivery
-
-
- Collect on Delivery Restricted Delivery
-
-
- Insured Mail
-
-
- Insured Mail Restricted Delivery (over \$500)

-
- Priority Mail Express®
-
-
- Registered Mail™
-
-
- Registered Mail Restricted Delivery
-
-
- Signature Confirmation
-
-
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gaylord William B & Orindi Linda R
Trustee
645 Torwood Ln
Los Altos, CA 94022-1659



9590 9402 6482 0346 5873 02

2. Article Number (Transfer from service label)

7022 0410 0000 1911 8998

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

-
- Agent
-
-
- Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

-
- Adult Signature
-
-
- Adult Signature Restricted Delivery
-
-
- Certified Mail®
-
-
- Certified Mail Restricted Delivery
-
-
- Collect on Delivery
-
-
- Collect on Delivery Restricted Delivery
-
-
- Insured Mail
-
-
- Insured Mail Restricted Delivery (over \$500)

-
- Priority Mail Express®
-
-
- Registered Mail™
-
-
- Registered Mail Restricted Delivery
-
-
- Signature Confirmation
-
-
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ganesan Satish & Venkatraman
 Lakshmi
 515 Pine Ln
 Los Altos, CA 94022-1650



9590 9402 6482 0346 5873 57

2. Article Number (Transfer from service label)

7022 0410 0000 1911 8875

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON

Agenda Item 4.

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

[Handwritten Name]

C. Date of Delivery

06/21/22

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

REVISIONS	BY
FLN CHK RESPONSE APRIL 14, 2022	ARA
FLN CHK RESPONSE JUNE 21, 2022	ARA

Flary Bryant Design Group, Inc.
 DESIGNERS OF FINE HOMES
 761 UNIVERSITY AVENUE, SUITE 7A, LOS GATOS, CA 95032
 TEL: 408.556.5500 FAX: 408.556.5115

TITLE SHEET
 SHEET INDEX
 SITE PLAN
 SITE ANALYSIS

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
 614 TORWOOD LANE
 LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
T.B. / ARA
 CHECKED BY:
T.B.
 DATE:
OCTOBER 26, 2021
 SCALE:
AS NOTED
 JOB NO:
20-034
 SHEET:
1

SHEET INDEX

- TITLE SHEET
 - ZONING COMPLIANCE
 - SITE PLAN
 - PROJECT DESCRIPTION
 - EXISTING MAIN LEVEL FLOOR PLAN
 - PROPOSED MAIN LEVEL FLOOR PLAN
 - PROPOSED UPPER LEVEL FLOOR PLAN
 - PROPOSED ROOF PLAN
 - PROPOSED / EXISTING FRONT ELEVATION
 - PROPOSED / EXISTING REAR ELEVATION
 - PROPOSED / EXISTING LEFT SIDE ELEVATION
 - PROPOSED / EXISTING RIGHT SIDE ELEVATION
 - PROPOSED SCHEMATIC BUILDING SECTION
 - PROPOSED FLOOR AREA CALCULATION
 - ARBORIST REPORT
- SU-1 TOPOGRAPHIC SURVEY

PROJECT DATA

APN: 161-25-052
 ZONING: RI-10
 LOT AREA: 9,320 SQ. FT.
 NUMBER OF STORIES: 2
 OCCUPANCY GROUP: R-3 / U
 TYPE OF CONSTRUCTION: Y-B
 FIRE SPRINKLER REQUIRED: YES

PROJECT DESCRIPTION

REAR ADDITION AND SECOND FLOOR ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE TO INCLUDE A COMPLETE INTERIOR / EXTERIOR REMODEL THROUGHOUT.

ZONING COMPLIANCE

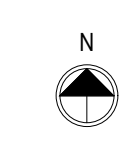
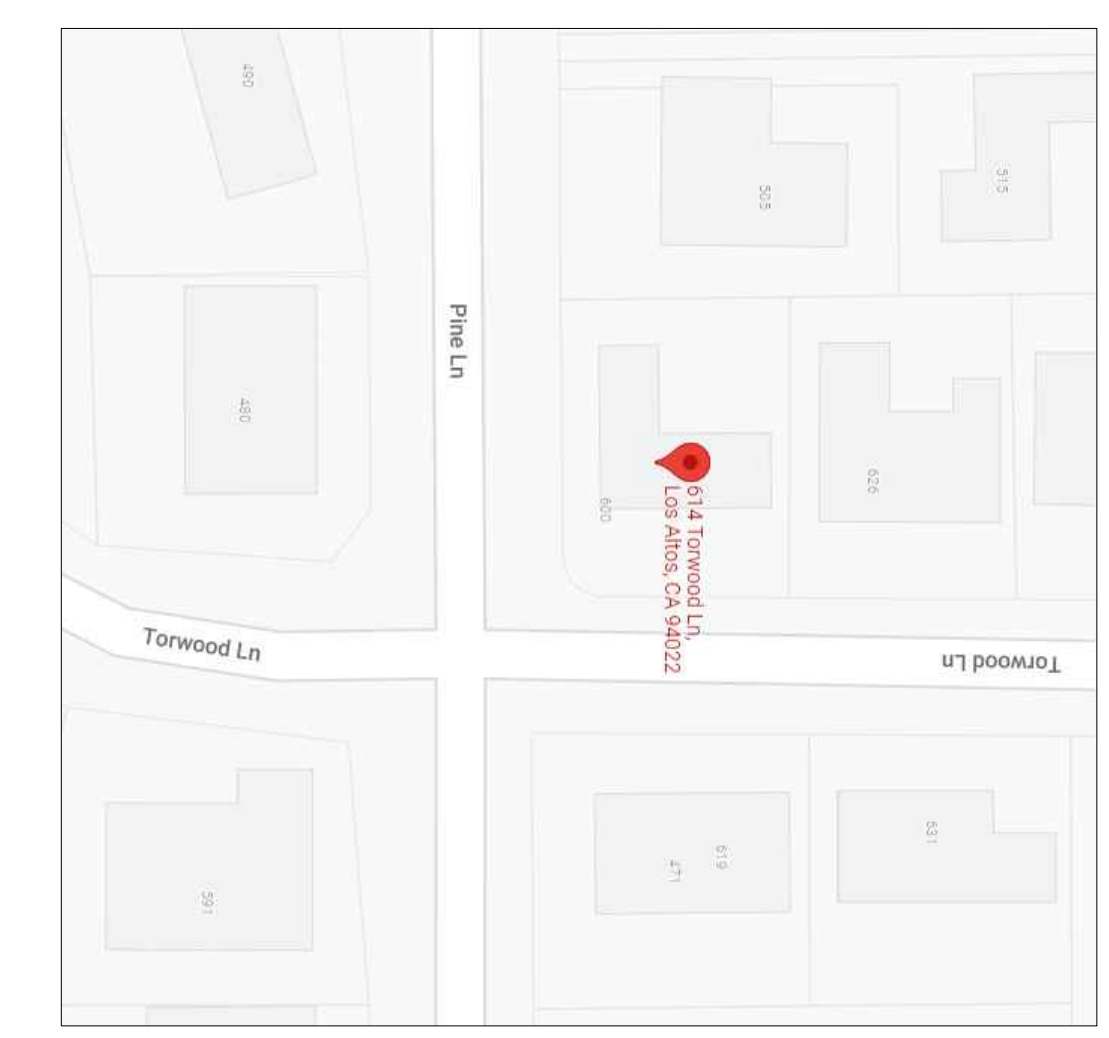
	EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET HEIGHT	2,400 SQUARE FEET (.26 %)	2,986 SQUARE FEET (.32 %)	3,262 SQUARE FEET (.35 %)
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS	1,111 SQUARE FEET (.19 %)	2,173 SQUARE FEET (.30 %)	3,262 SQUARE FEET (.35 %)
SETBACKS:			
FRONT	24'-10" FEET	25'-0" FEET	25'-0" FEET
REAR	28'-4" FEET	28'-4" FEET	25'-0" FEET
RIGHT SIDE (1st/2nd)	10'-4" FEET / N/A FEET	10'-4" FEET / 51'-5" FEET	10'-0" FEET / 10'-0" FEET
LEFT SIDE (1st/2nd)	11'-9" FEET / N/A FEET	11'-9" FEET / 16'-6" FEET	16'-6" FEET / 16'-6" FEET
HEIGHT:	13'-9" FEET /	22'-4" FEET /	21'-0" FEET /

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	1,111 SQUARE FEET	+ 1,062 SQUARE FEET	2,173 SQUARE FEET
NON-HABITABLE AREA: DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	395 SQUARE FEET	+ 6 SQUARE FEET	401 SQUARE FEET

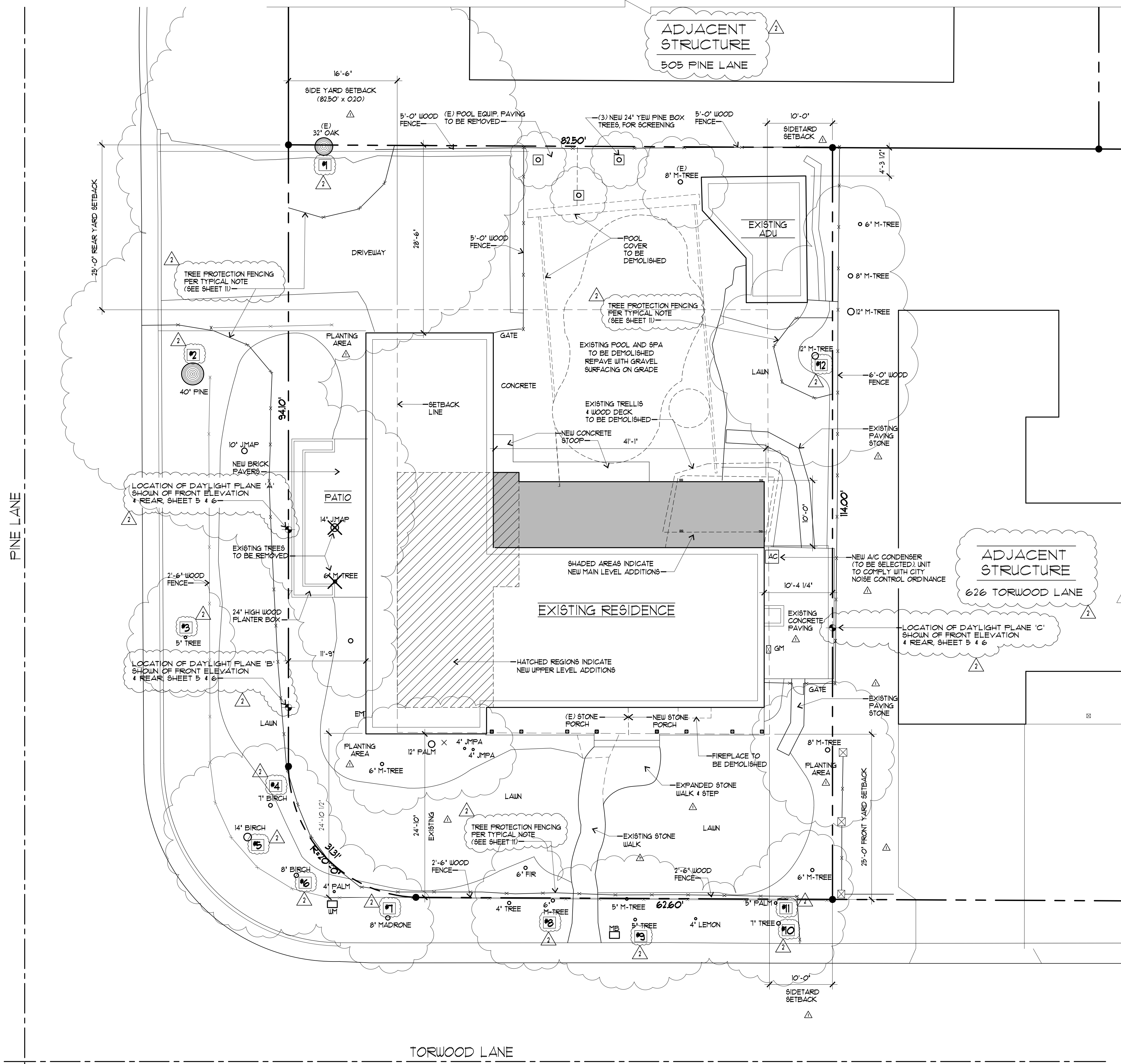
LOT CALCULATIONS

NET LOT AREA:	9,320 SQUARE FEET
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%	181 SQUARE FEET (.09 %)
LANDSCAPING BREAKDOWN:	
TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED):	5,919 SQUARE FEET
EXISTING SOFTSCAPE (UNDISTURBED) AREA:	3,341 SQUARE FEET
NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING) AREA:	0 SQUARE FEET
SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA:	9,320 SQUARE FEET



VICINITY MAP

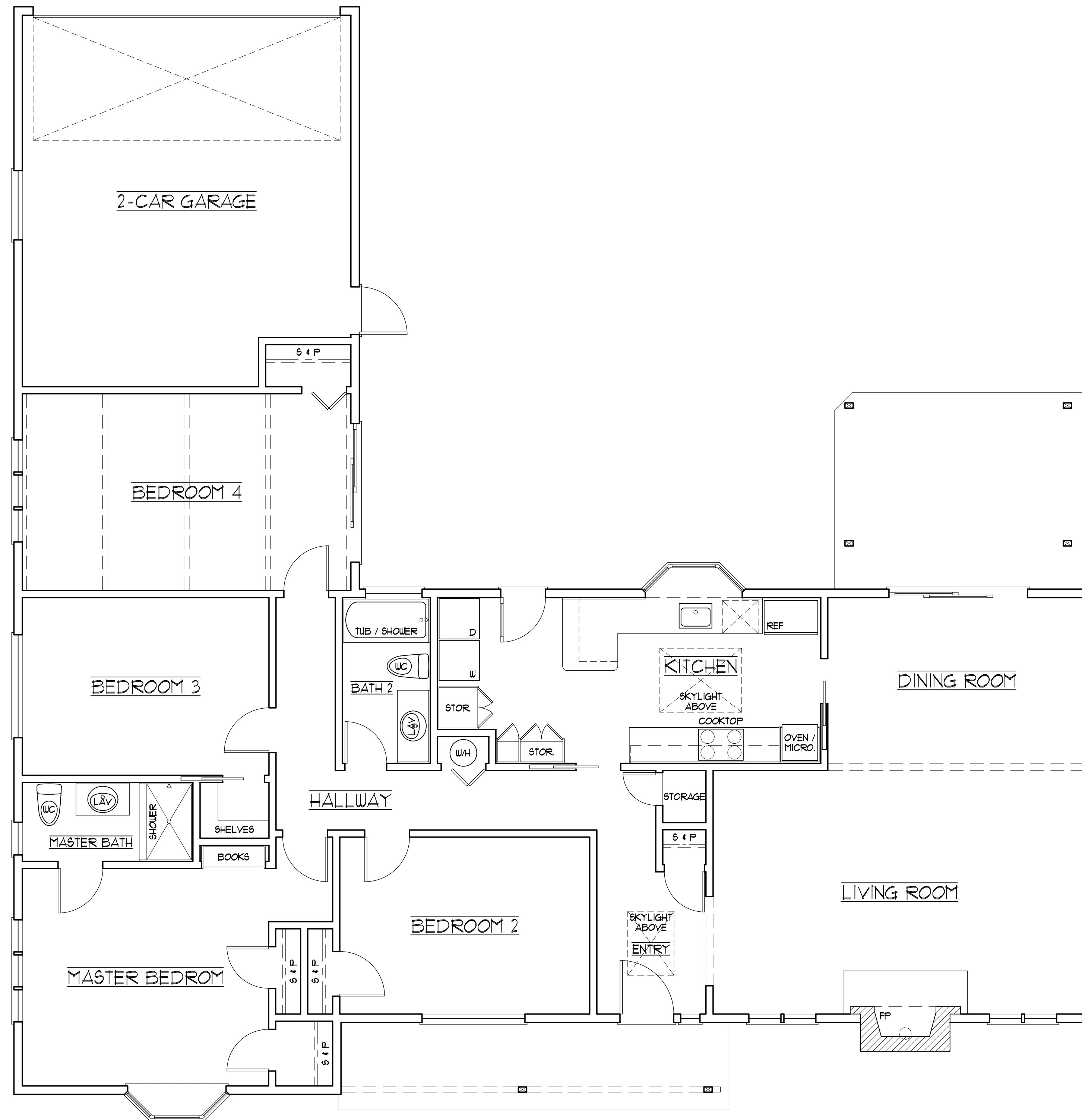
N.T.S.



PROPOSED SITE PLAN
 APN: 161-25-052

1/8" = 1'-0"

NO.	DESCRIPTION	DATE	BY



EXISTING MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

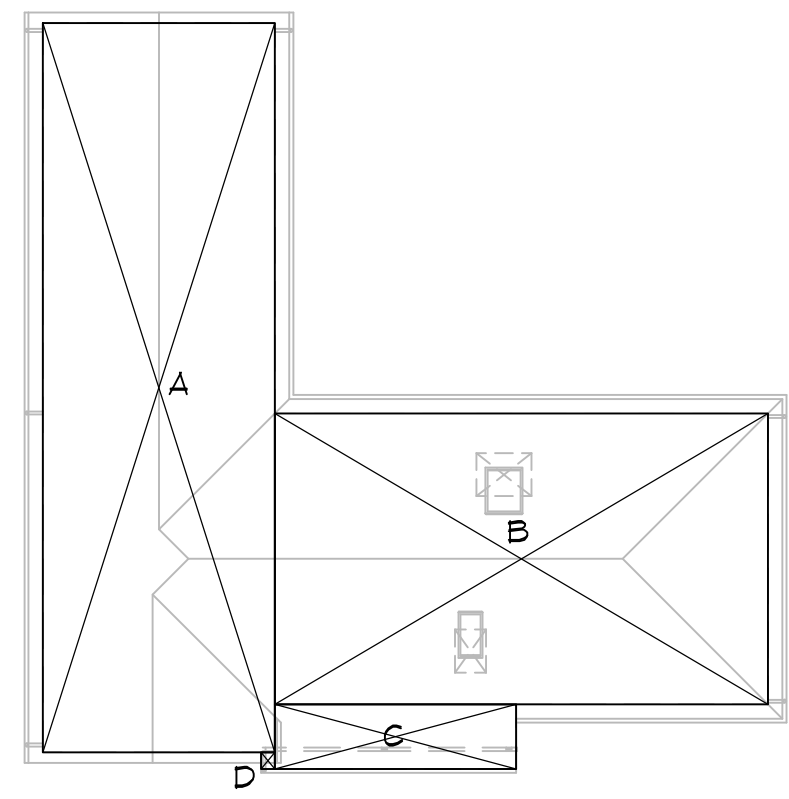
Flury Bryant Design Group, Inc.
 DESIGNERS OF FINE HOMES
 761 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
 TEL: 408.536.5500 FAX: 408.536.5115

EXISTING MAIN LEVEL FLOOR PLAN

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
 614 TORWOOD LANE
 LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
 T.E.
 CHECKED BY:
 T.E.
 DATE:
OCTOBER 26, 2021
 SCALE:
AS NOTED
 JOB NO:
20-034
 SHEET:

2

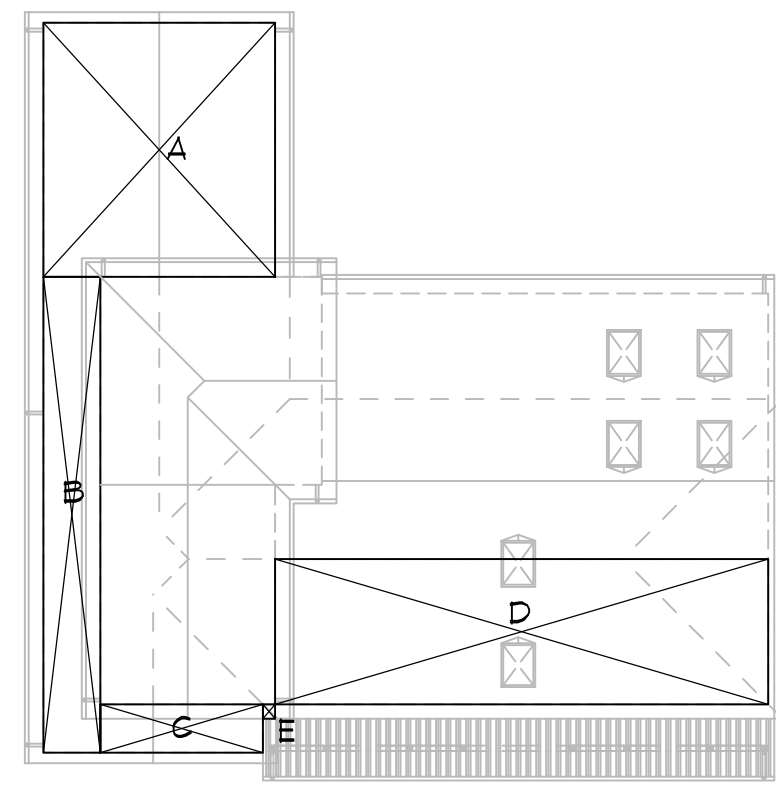


EXISTING ROOF PLAN

EXISTING:

A = 19'-3 3/4" x 6'-0" = 114.4 SQ. FT.
 B = 4'-1" x 24'-2 3/4" = 99.4 SQ. FT.
 C = 30'-1 1/4" x 5'-4 3/4" = 128.4 SQ. FT.
 D = 1'-3 3/4" x 1'-4 1/2" = 1.6 SQ. FT.
 TOTAL AREA = 2280 SQ. FT.

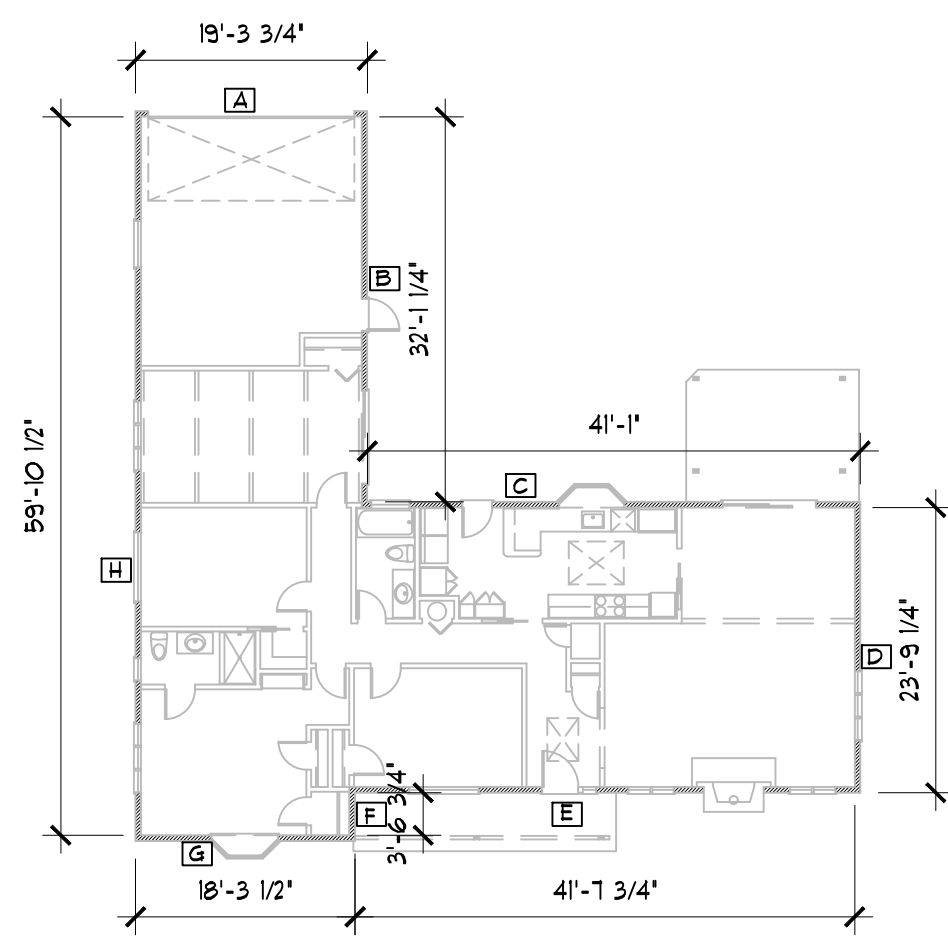
1152 SQ. FT. + 2280 SQ. FT. = 50.5%



EXISTING ROOF TO REMAIN

EXISTING TO REMAIN:

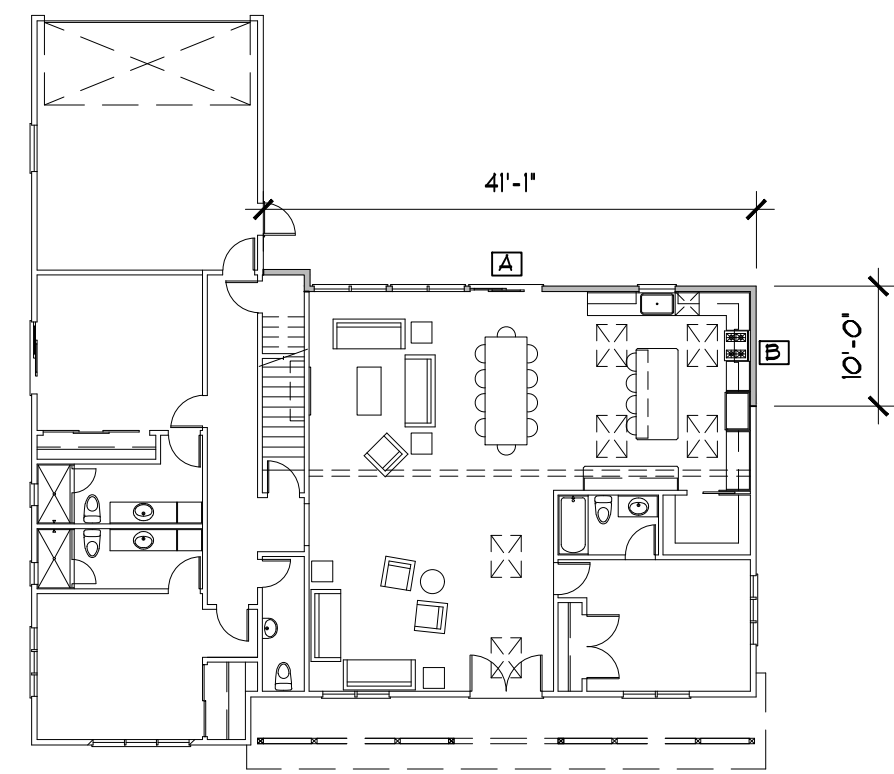
A = 19'-3 3/4" x 21'-2" = 408.1 SQ. FT.
 B = 4'-9" x 39'-1 3/4" = 188.3 SQ. FT.
 C = 13'-6 1/2" x 4'-0 1/4" = 54.4 SQ. FT.
 D = 4'-1" x 12'-1 3/4" = 49.8 SQ. FT.
 E = 1'-0 1/4" x 1'-2 1/2" = 1.2 SQ. FT.
 TOTAL AREA = 1152 SQ. FT.



EXISTING WALL PERIMETER

EXISTING:

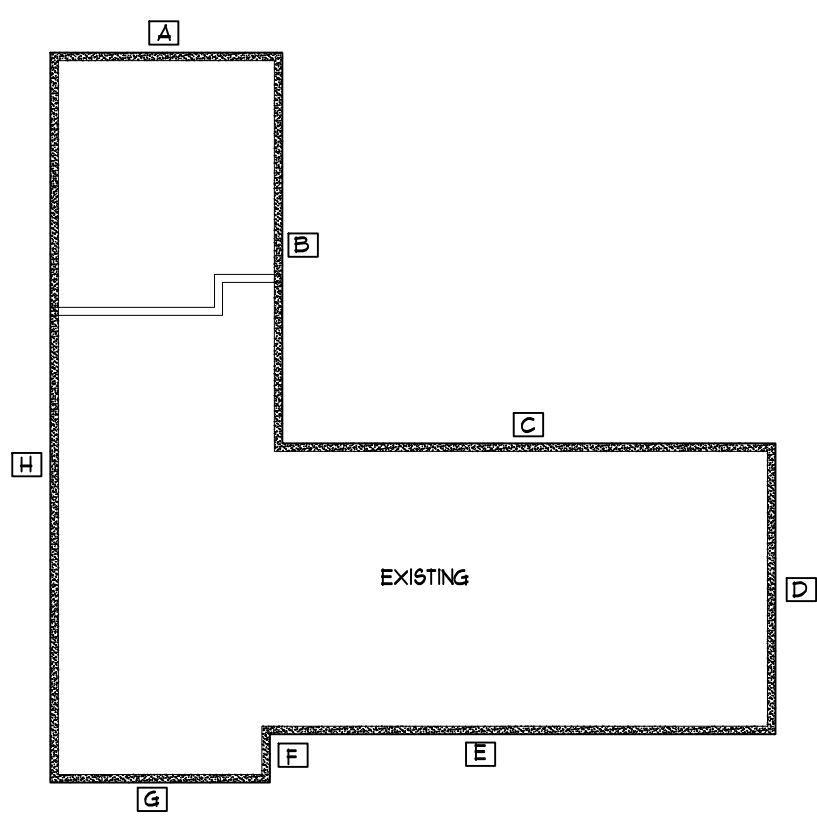
A = 19'-3 3/4"
 B = 32'-1/4"
 C = 41'-1"
 D = 23'-9 1/4"
 E = 41'-1 3/4"
 F = 3'-6 3/4"
 G = 18'-3 1/2"
 H = 59'-10 1/2"
 TOTAL = 239'-6 3/4" LF
 WALL AREA = 239'-6 3/4" x 8' = 1916.50 SQ. FT.



PROPOSED WALLS PERIMETER

PROPOSED:

A = 41'-1"
 B = 10'-0"
 TOTAL = 51'-1" LF
 WALL AREA = 51'-1" x 9'-0" = 459.12 SQ. FT. (23.9%)



EXISTING FOUNDATION PLAN

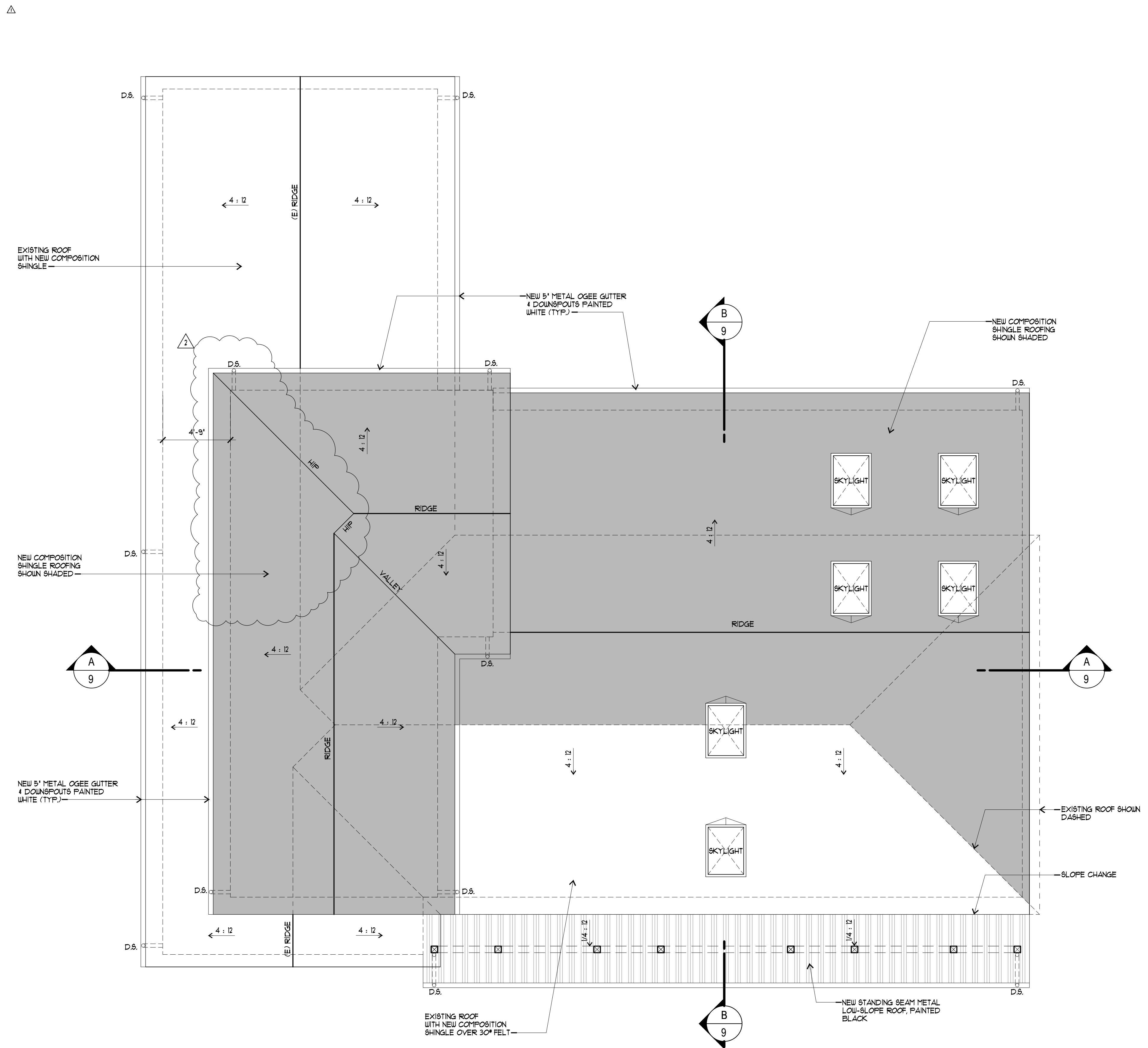
EXISTING:

A = 19'-3 3/4"
 B = 32'-1/4"
 C = 41'-1"
 D = 23'-9 1/4"
 E = 41'-1 3/4"
 F = 3'-6 3/4"
 G = 18'-3 1/2"
 H = 59'-10 1/2"
 TOTAL = 239'-6 3/4" LF
 FOUNDATION AREA = 239'-6 3/4" x 6' = 1200 SQ. FT.

PROPOSED FOUNDATION PLAN

PROPOSED:

A = 41'-1"
 B = 10'-0"
 TOTAL = 51'-1" LF
 FOUNDATION AREA = 51'-1" LF x 8' = 340 SQ. FT. (28.3%)



PROPOSED ROOF PLAN

1/4" = 1'-0"

REVISIONS	BY
△ FLN. CHK. RESPONSE APRIL 14, 2022	ARA
△ FLN. CHK. RESPONSE JUNE 21, 2022	ARA

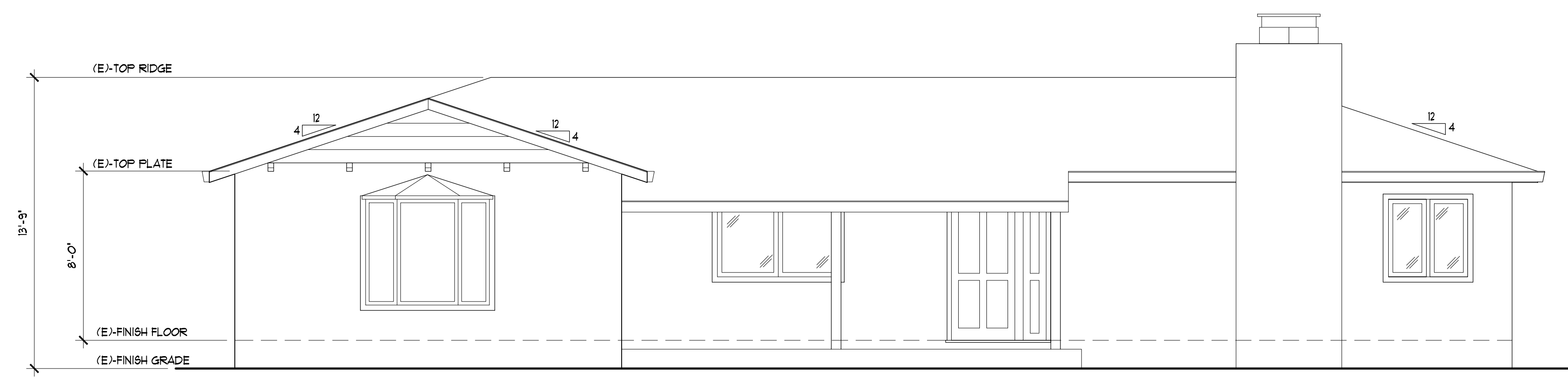
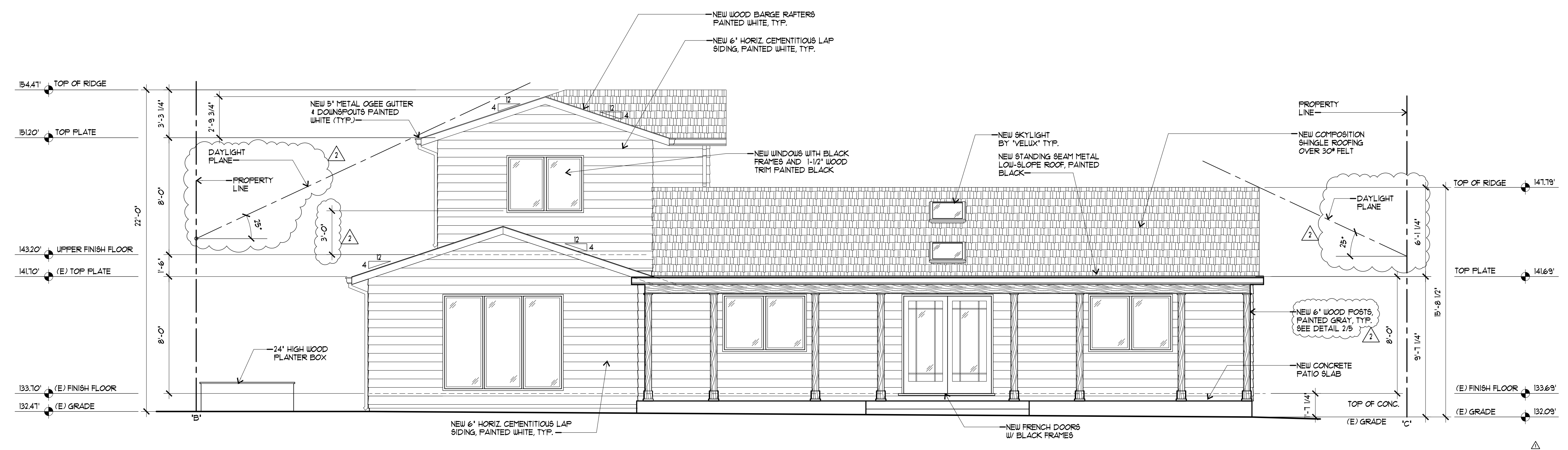
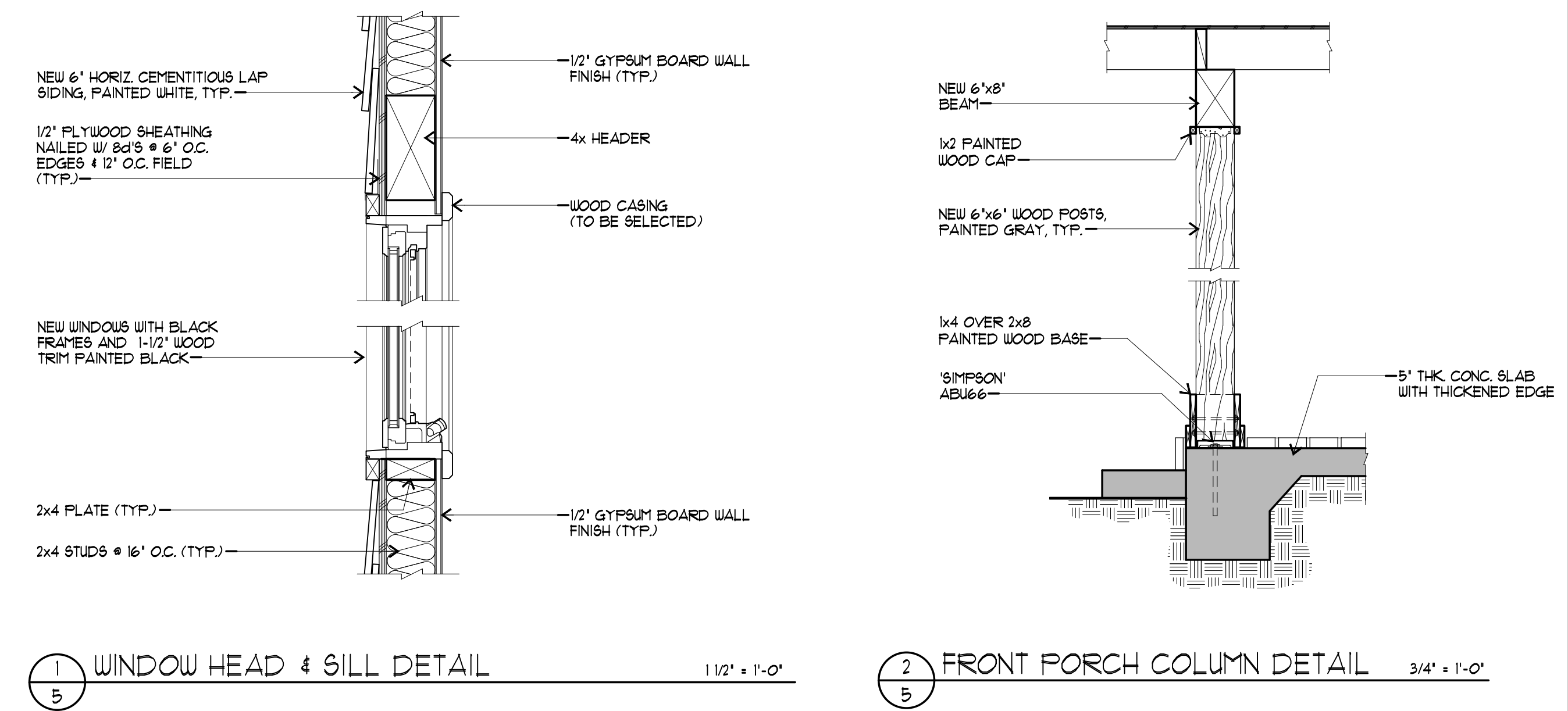
Flury Bryant Design Group, Inc.
 DESIGNERS OF FINE HOMES
 76 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
 TEL: 408.556.5500 FAX: 408.556.5115

PROPOSED ROOF PLAN
 EXISTING ROOF CALCULATIONS
 EXISTING WALL PERIMETER CALCULATIONS
 EXISTING FOUNDATION PERIMETER CALCULATIONS

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
 614 TORWOOD LANE
 LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
 ARA
 CHECKED BY:
 T.E.
 DATE:
 OCTOBER 26, 2022
 SCALE:
 AS NOTED
 JOB NO:
 20-034
 SHEET:
4
 OF 12 SHEETS

REVISIONS	BY
△ FLN. CHK. RESPONSE APRIL 14, 2022	ARA
△ FLN. CHK. RESPONSE JUNE 21, 2022	ARA



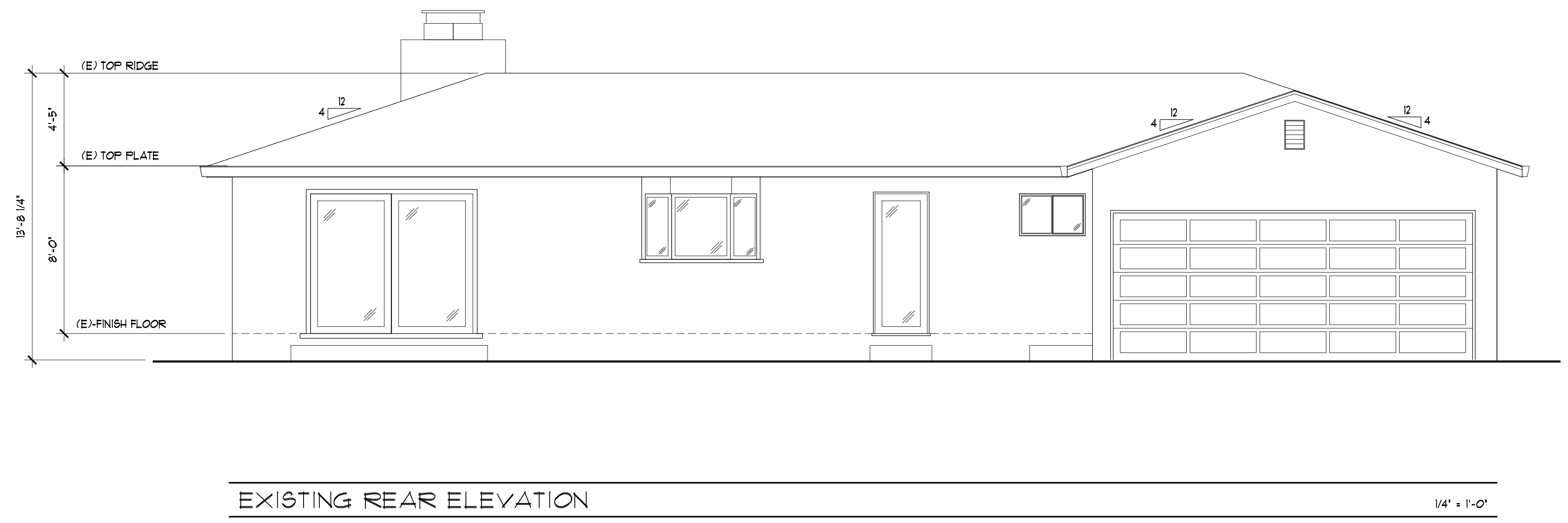
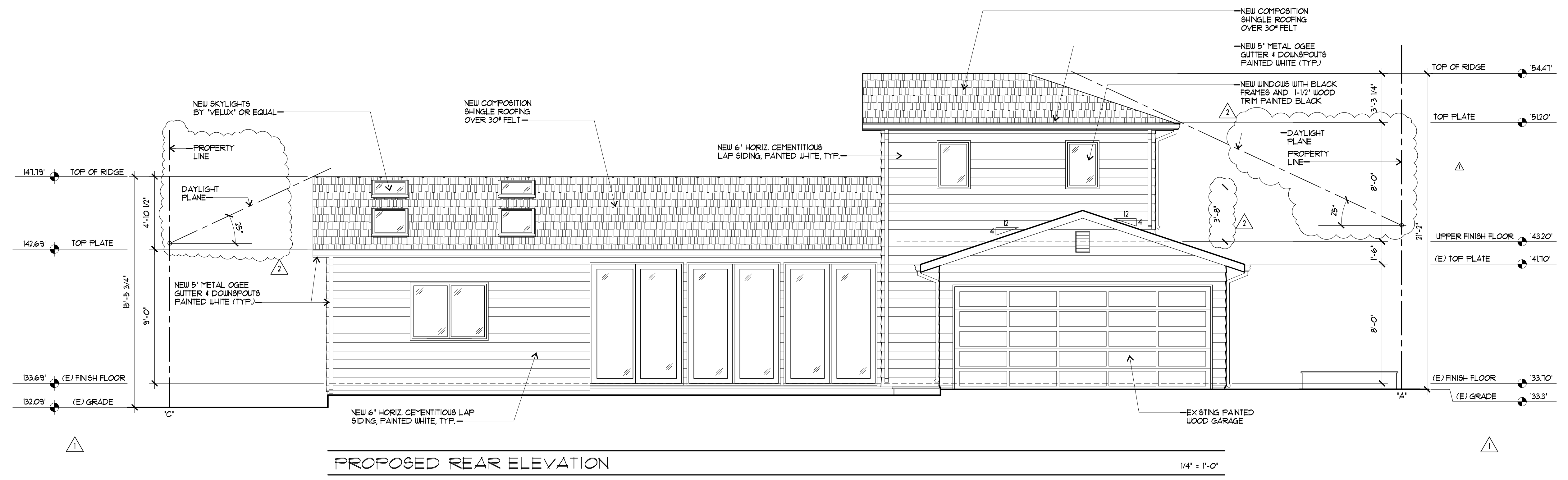
Flary Bryant Design Group, Inc.
 DESIGNERS OF FINE HOMES
 76 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
 TEL: 408.356.5500 FAX: 408.356.5115

PROPOSED FRONT ELEVATION
 EXISTING FRONT ELEVATION
 WINDOW HEAD & SILL DETAIL
 FRONT PORCH COLUMN DETAIL

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
 614 TORWOOD LANE
 LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
T.B. / ARA.
 CHECKED BY:
T.B.
 DATE:
OCTOBER 26, 2022
 SCALE:
AS NOTED
 JOB NO:
20-034
 SHEET:

REVISIONS	BY
△ FLN CHK RESPONSE APRIL 14, 2022	ARA
△ FLN CHK RESPONSE JUNE 21, 2022	ARA



Flary Bryant Design Group, Inc.

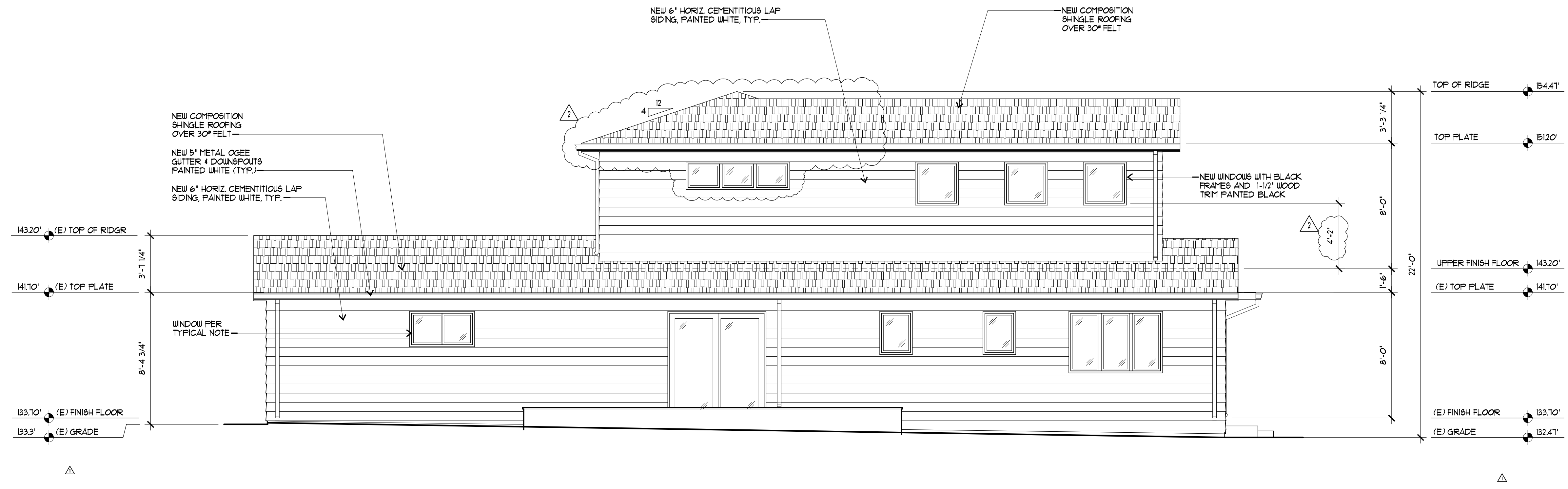
DESIGNERS OF FINE HOMES
76 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
TEL: 408.556.5500 FAX: 408.556.5115

PROPOSED REAR ELEVATION
EXISTING REAR ELEVATION

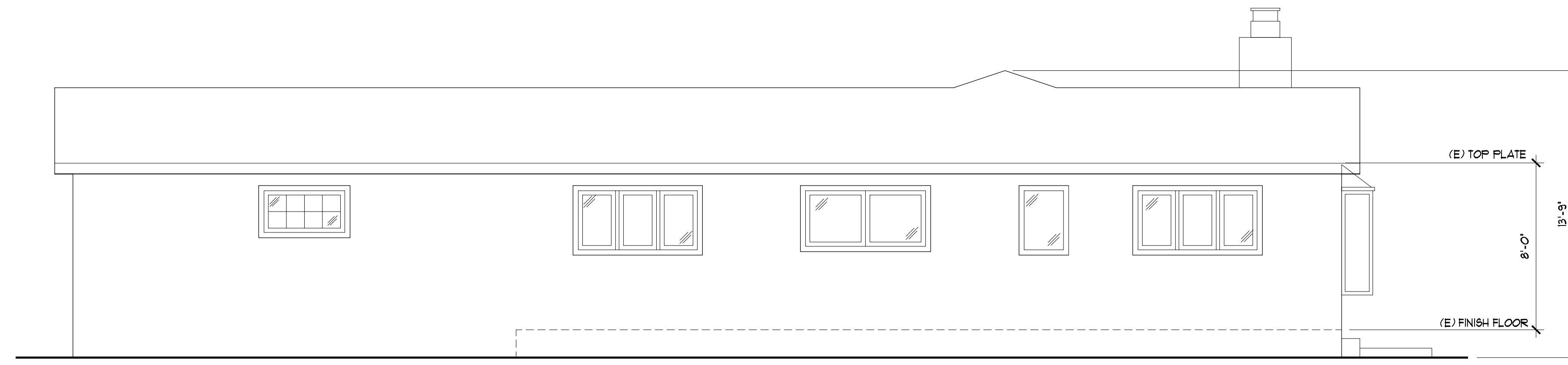
PROPOSED REMODEL TO:
THE SOOD RESIDENCE
614 TORWOOD LANE
LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
T.B. / ARA.
CHECKED BY:
T.B.
DATE:
OCTOBER 26, 2022
SCALE:
AS NOTED
JOB NO:
20-034
SHEET:

REVISIONS	BY
△ FLN. CHK. RESPONSE APRIL 14, 2022	ARA
△ FLN. CHK. RESPONSE JUNE 21, 2022	ARA



PROPOSED LEFT SIDE ELEVATION 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION 1/4" = 1'-0"

Flury Bryant Design Group, Inc.

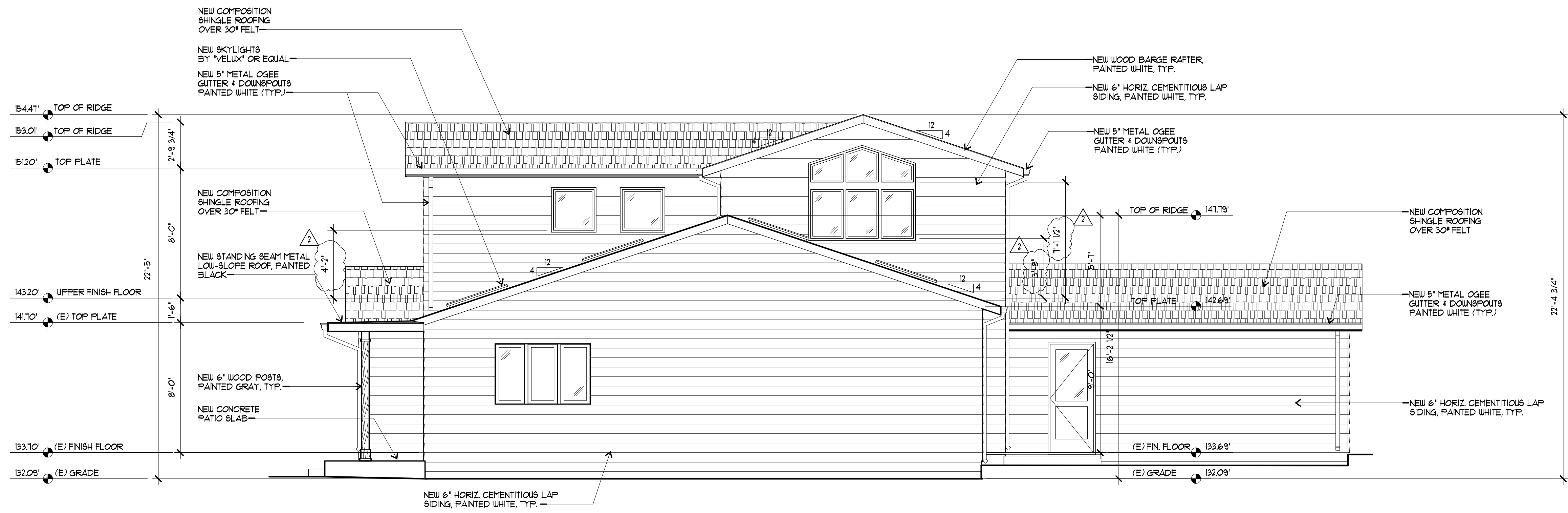
DESIGNERS OF FINE HOMES
76 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
TEL: 408.556.5500 FAX: 408.556.5115

PROPOSED LEFT SIDE ELEVATION
EXISTING LEFT SIDE ELEVATION

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
614 TORWOOD LANE
LOS ALTOS, CALIFORNIA 94022

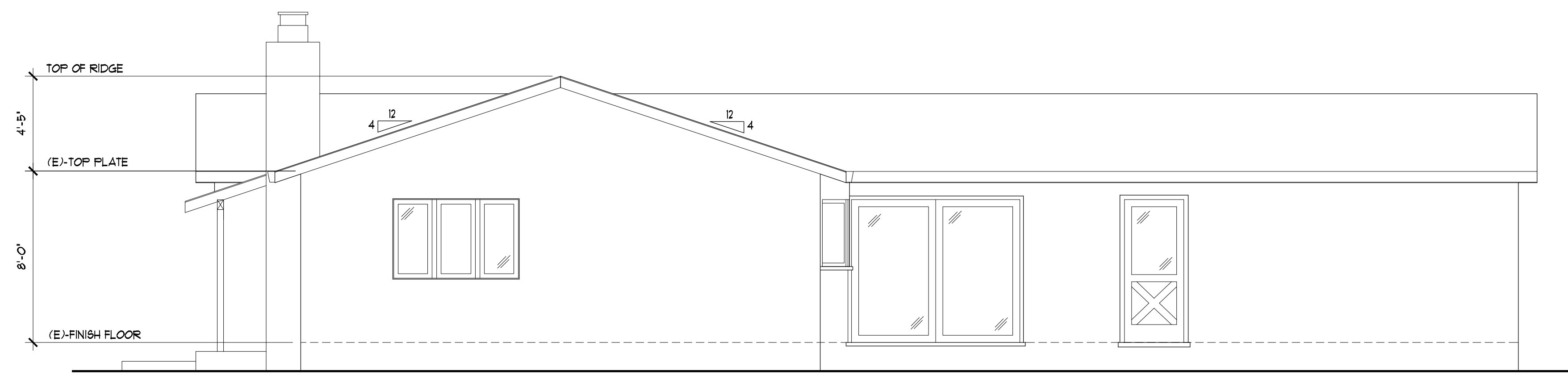
DRAWN BY:
T.B. / A.R.A.
CHECKED BY:
T.B.
DATE:
OCTOBER 26, 2022
SCALE:
AS NOTED
JOB NO:
20-034
SHEET:

REVISIONS	BY
△ PLN. CHK. RESPONSE APRIL 14, 2022	ARA
△ PLN. CHK. RESPONSE JUNE 21, 2022	ARA



PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0"

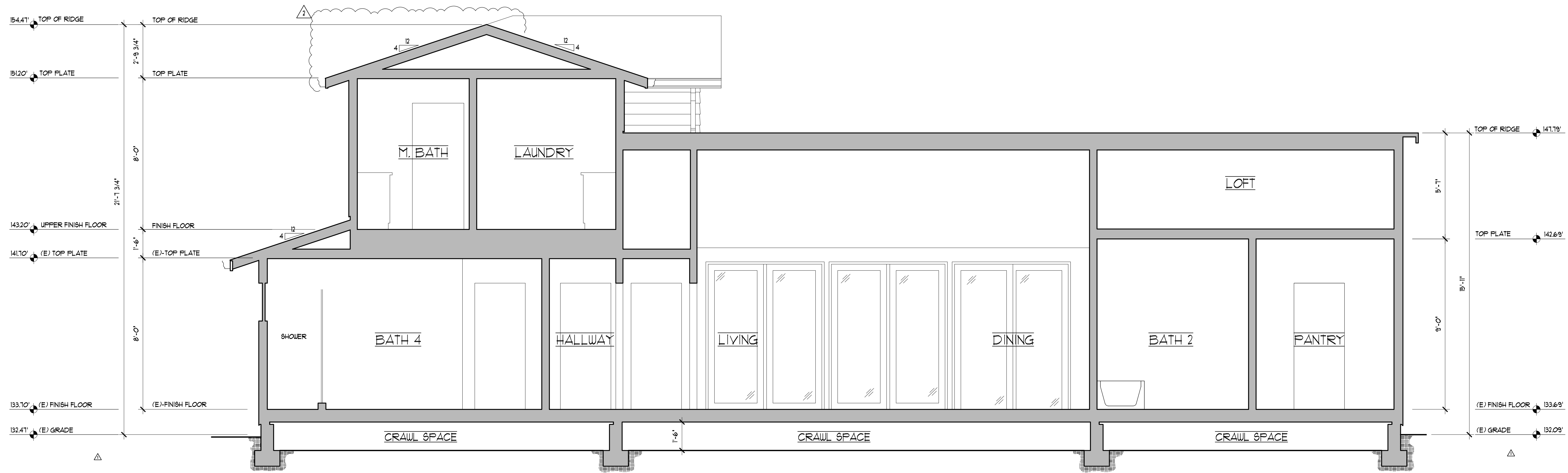
Flury Bryant Design Group, Inc.
 DESIGNERS OF FINE HOMES
 76 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
 TEL: 408.556.5500 FAX: 408.556.5115

PROPOSED RIGHT SIDE ELEVATION
 EXISTING RIGHT SIDE ELEVATION

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
 614 TORWOOD LANE
 LOS ALTOS, CALIFORNIA 94022

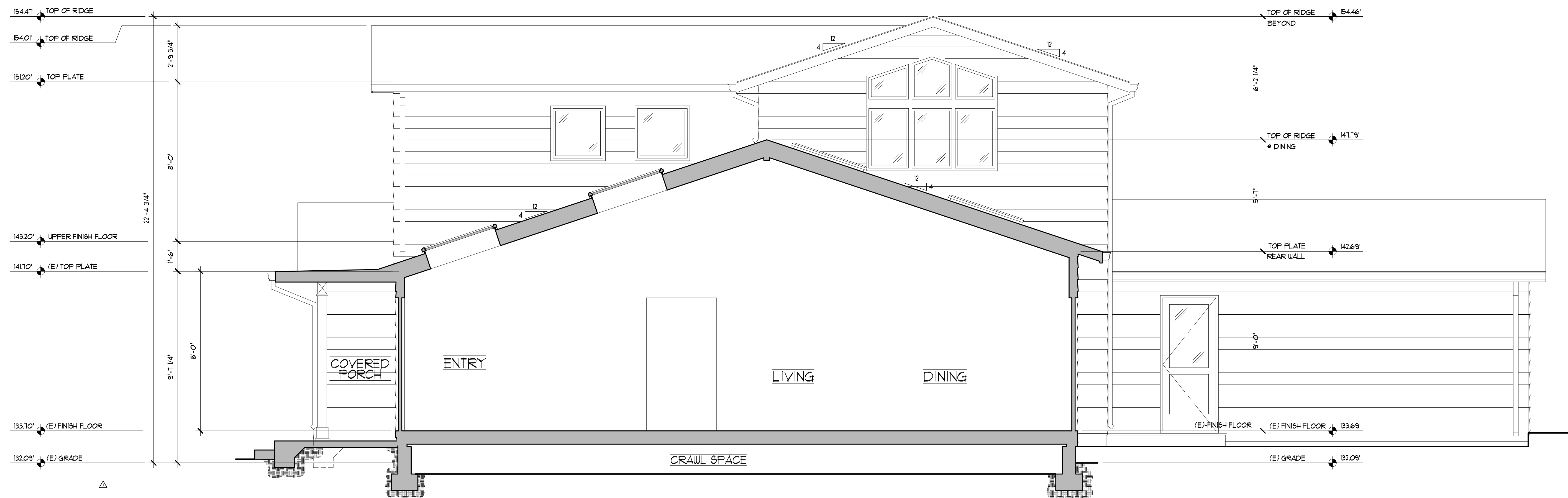
DRAWN BY:
T.B. / ARA.
 CHECKED BY:
T.B.
 DATE:
OCTOBER 26, 2022
 SCALE:
AS NOTED
 JOB NO:
20-034
 SHEET:

REVISIONS	BY
△ FLN. CHK. RESPONSE APRIL 14, 2022	ARA
△ FLN. CHK. RESPONSE JUNE 21, 2022	ARA



△ SCHEMATIC SECTION
9

3/8" = 1'-0"



B SCHEMATIC SECTION
9

3/8" = 1'-0"

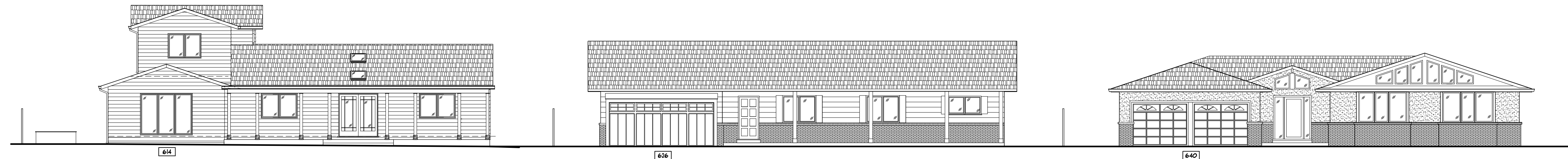
Flury Bryant Design Group, Inc.
DESIGNERS OF FINE HOMES
761 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
TEL: 408.556.5500 FAX: 408.556.5115

SCHEMATIC SECTION A
SCHEMATIC SECTION B

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
614 TORWOOD LANE
LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
ARA
CHECKED BY:
T.E.
DATE:
OCTOBER 26, 2022
SCALE:
AS NOTED
JOB NO:
20-034
SHEET:

REVISIONS	BY
△ FLN, CHK, RESPONSE APRIL 14, 2022	ARA
△ FLN, CHK, RESPONSE JUNE 21, 2022	ARA



STREET SCOPE - WEST SIDE

1/10" = 1'-0"



STREET SCOPE - EAST SIDE

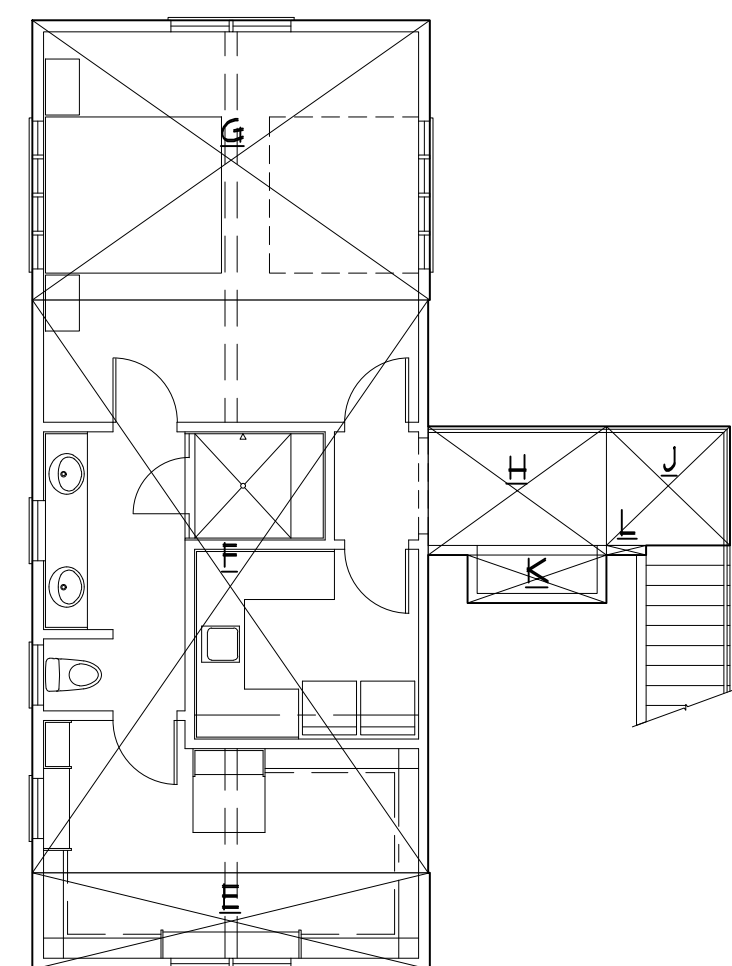
1/10" = 1'-0"

PROPOSED FLOOR AREA:

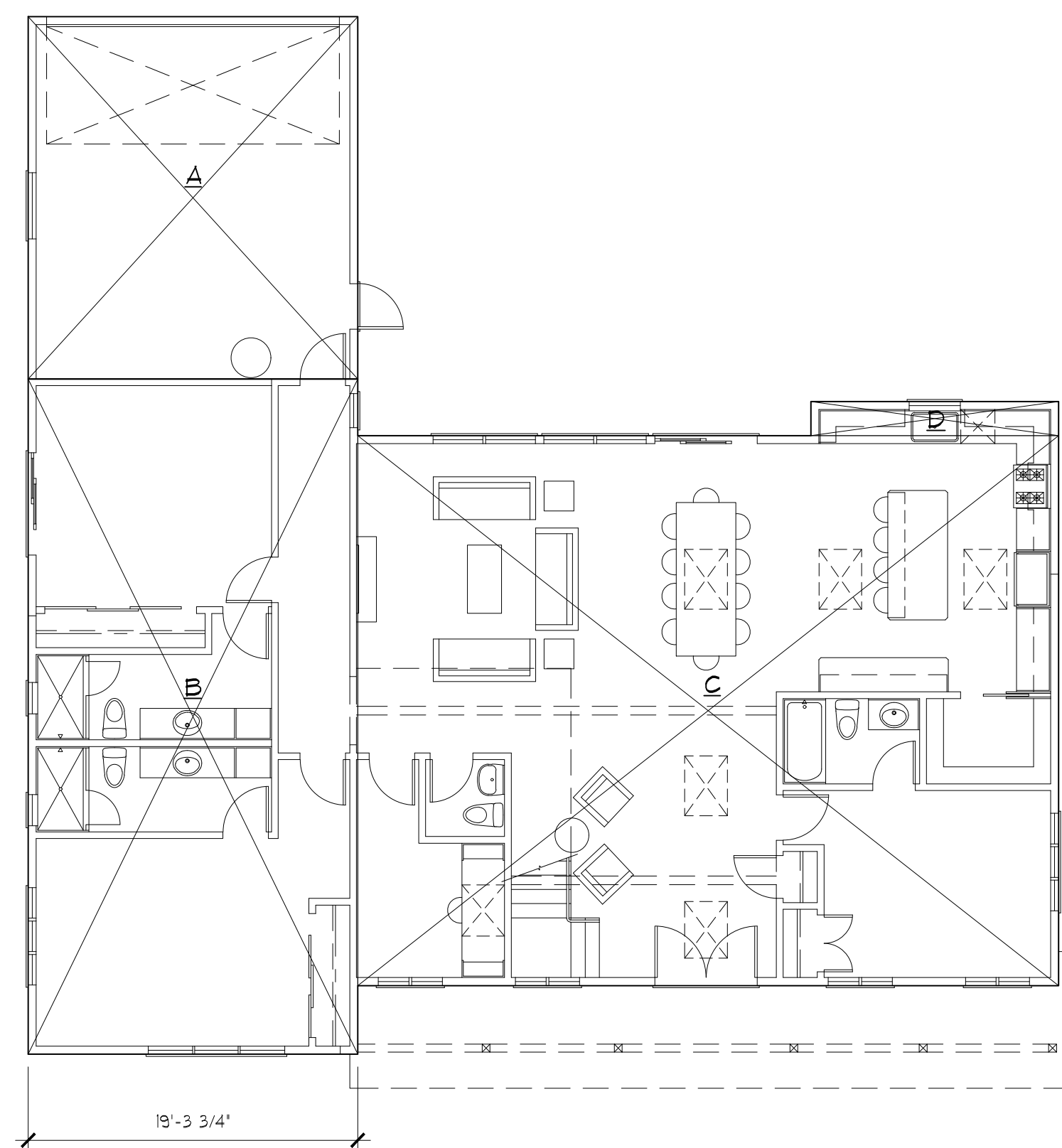
GARAGE		
A	19'-3 3/4" x 21'-3" =	410 SQ. FT.
TOTAL:		410 SQ. FT.

MAIN LEVEL		
B	19'-3 3/4" x 39'-1" =	164.0 SQ. FT.
C	41'-0" x 32'-2 3/4" =	1321.0 SQ. FT.
D	14'-6 1/4" x 2'-0" =	29.0 SQ. FT.
TOTAL:		2114 SQ. FT.

UPPER LEVEL		
E	16'-6 3/4" x 4'-0 1/4" =	61.0 SQ. FT.
F	16'-6" x 23'-10 1/2" =	394.0 SQ. FT.
G	16'-3 3/4" x 11'-1 3/4" =	190.0 SQ. FT.
H	1'-5 1/4" x 5'-4 1/4" =	40.0 SQ. FT.
J	5'-1 3/4" x 4'-11 1/2" =	26.0 SQ. FT.
K	5'-9 1/4" x 2'-0" =	12.0 SQ. FT.
L	1'-1 3/4" x 0'-4 3/4" =	0.65 SQ. FT.
TOTAL:		130. SQ. FT.



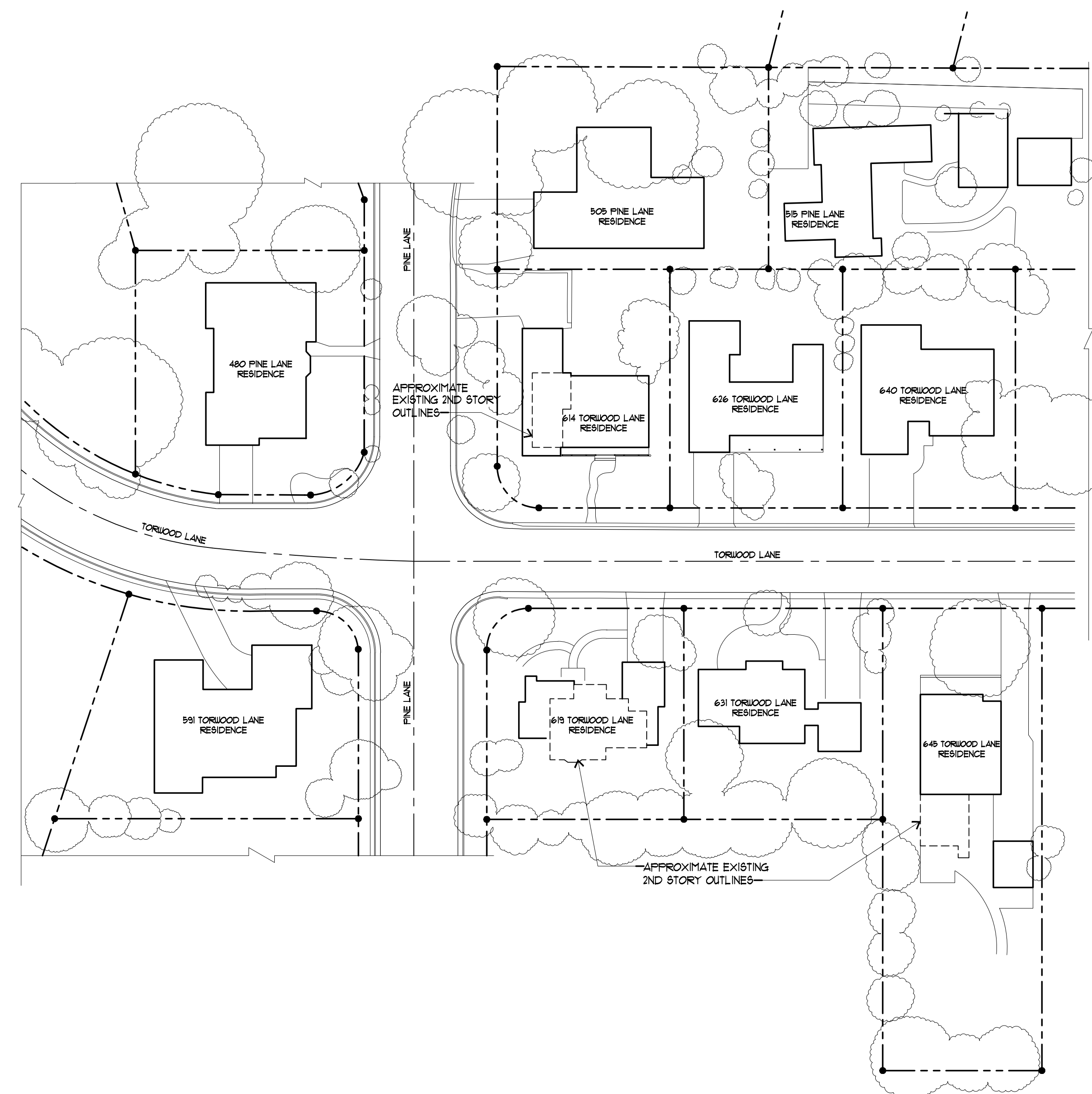
PROPOSED UPPER LEVEL



PROPOSED UPPER LEVEL

FLOOR AREA DIAGRAMS

1/8" = 1'-0"



NEIGHBORHOOD CONTEXT MAP

1" = 40'-0"

Flury Bryant Design Group, Inc.
 DESIGNERS OF FINE HOMES
 761 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
 TEL: 408.536.5500 FAX: 408.536.5115

FLOOR AREA DIAGRAMS
 FLOOR AREA CALCULATIONS
 AREA PLAN
 STREET SCOPE


PROPOSED REMODEL TO:
THE SOOD RESIDENCE
 614 TORWOOD LANE
 LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
 ARA
 CHECKED BY:
 T.B.
 DATE:
OCTOBER 26, 2021
 SCALE:
AS NOTED
 JOB NO:
20-034
 SHEET:

TREE PROTECTION SPECIFICATIONS

- ESTABLISH A PERIMETER AROUND THE PROTECTED TREES THAT FOLLOWS THE TREE'S DRIFLINES AS CLOSELY AS POSSIBLE. THIS PERIMETER SHOULD CONSIST OF 6 FOOT TALL CHAIN LINK FENCING SUPPORTED BY 1 1/2 TO 2" DIAMETER METAL PIPES. THESE SUPPORT PIPES SHALL BE NOT MORE THAN 10 FEET APART. THIS ENCLOSED AREA IS THE TREE PROTECTION ZONE (TPZ) AND SHOULD BE OFF LIMITS TO WORKERS, CONSTRUCTION DEBRIS, AND CONSTRUCTION ACTIVITIES.
- TEMPORARY MOVABLE BARRIERS, SUCH AS CHAIN LINK FENCING PANELS THAT ARE SUPPORTED BY CEMENT BLOCKS, CAN BE USED IN PLACE OF FIXED FENCING IN CERTAIN SITUATIONS. PERMISSIONS TO USE SUCH PANELS WILL NEED TO BE DISCUSSED WITH THE PROJECT ARBORIST PRIOR TO INSTALLATION. ONCE THE LOCATION OF THIS PANEL WAS ESTABLISHED, THEY SHOULD NOT BE MOVED. THEY SHOULD NOT BE MOVED CLOSER TO THE TREE WITHOUT THE CONSENT OF THE PROJECT ARBORIST OR CITY ARBORIST.
- TO PROTECT THE HEALTH, STRUCTURAL INTEGRITY, AND VIGOR OF THE TREE WITHOUT THE CONSENT OF THEIR ROOTS, DO NOT:
 - ALLOW RUNOFF OR SPILLAGE OF DAMAGING MATERIALS INTO THE AREA BELOW ANY TREE CANOPY.
 - STORE MATERIALS, STOCKPILE SOIL, OR PARK OR DRIVE VEHICLES WITHIN THE TPZ.
 - CUT, BREAK, SKIN, OR BRUISE ROOTS, BRANCHES, OR TRUNKS WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CITY ARBORIST.
 - ALLOW FIRE UNDER AND ADJACENT TO TREES.
 - DISCHARGE EXHAUST INTO FOLIAGE.
 - SECURE CABLE, CHAIN, OR ROPE TO TREES SHRUBS.
 - TRENCH, DIG, OR OTHERWISE EXCAVATE WITHIN THE DRIFLINE OR TPZ OF THE TREES WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CITY ARBORIST.
 - APPLY SOIL STERILANTS UNDER PAVEMENT NEAR EXISTING TREES.
- WHEN WORK IS BEING COMPLETED WITHIN THE DRIFLINE OF ANY PROTECTED TREE IT IS IMPORTANT TO MINIMIZE THE DISTURBANCES TO THE ROOTS OF THE TREE. THEREFORE, ANY EXCAVATIONS WITHIN THE DRIFLINE OF ANY PROTECTED TREE SHOULD BE ACCOMPLISHED BY HAND DIGGING OR USED OF COMPRESSED AIR TOOLS.
- ALL ROOTS LESS THAN 2 INCHES IN DIAMETER THAT ARE EXPOSED DURING ANY EXCAVATION SHOULD BE CUT CLEANLY WITH HAND PRUNERS OR LOPPERS BACK TO THE WALL OF EXCAVATION NEAREST TO THE TREE. ANY ROOTS FOUND THAT ARE LARGER THAN 2 INCHES IN DIAMETER SHOULD BE LEFT UN CUT AND INTACT. THE SITE ARBORIST SHALL BE CONTACTED IMMEDIATELY. THE ROOTS IN THE AREA SHOULD BE LEFT UNTOUCHED UNTIL THE SITE ARBORIST CAN IDENTIFY, INSPECT, DOCUMENT, AND MAKE A FINAL DECISION AS TO THE ROOTS FATE.
- TRENCHES SHOULD BE FILLED AS SOON AS POSSIBLE TO MINIMIZE THE DRYING OUT OF ANY EXPOSED ROOTS OF THE PROTECTED TREES. IF ANY TRENCHES ARE TO BE LEFT OPEN FOR LONGER THAN 24 HOURS, THEN THE WALL EXCAVATION THAT IS CLOSEST TO THE PROTECTED TREES SHALL BE LINED WITH 3 TO 4 LAYERS OF BURLAP. THESE BURLAP LAYER SHALL BE KEPT MOIST THROUGHOUT THE DURATION OF THE TRENCH BEING OPEN.
- WHEN POSSIBLE, ANY PIPES OR UTILITY LINES SHALL BE KEPT OUTSIDE THE DRIFLINE OF THE PROTECTED TREES OR AT LEAST 10 TIMES THE TRUNK DIAMETER OF THE PROTECTED TREES. TUNNELING OR DIRECTIONAL BORING UNDER THE TREE IS AN OPTION BUT SHOULD TAKE PLACE AT LEAST THREE FEET BELOW THE SURFACE OF THE GROUND.
- ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPORTED TO THE PROJECT ARBORIST OR CITY ARBORIST WITHIN SIX HOURS SO THAT REMEDIAL ACTION CAN BE TAKEN.
- AN ISA CERTIFIED ARBORIST OR ASCA REGISTERED CONSULTING ARBORIST MAY REQUEST BY THE CITY TO BE RETAINED AS THE PROJECT ARBORIST TO MONITOR THE TREE PROTECTION SPECIFICATIONS. SHOULD THE BUILDER FAIL TO FOLLOW THE TREE PROTECTION SPECIFICATION IT SHALL BE THE RESPONSIBILITY OF THE PROJECT ARBORIST TO REPORT THE MATTER TO THE CITY ARBORIST.
- VIOLATION OF ANY OF THE ABOVE PROVISION MAY RESULT IN SANCTION OR OTHER DISCIPLINARY ACTION.

ARBORIST REPORT



Mayne Tree Expert Company, Inc.
ESTABLISHED 1951 STATE CONTRACTOR'S LICENSE NO. 276793
 CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

RICHARD L. HUNTINGTON PRESIDENT
 JEREMY INGALLS CONSULTANT/ESTIMATOR

535 BRAGATO ROAD, STE. A
 SAN CARLOS, CA 94063
 TELEPHONE: (650) 593-4400
 FACSIMILE: (650) 593-4443
 EMAIL: info@maynetree.com

April 7, 2022

Mr. Bob Flury
 Flury Bryan Design Group
 761 University Ave, Suite A
 Los Gatos, CA 95032

Dear Mr. Flury,
 RE: 614 TORWOOD LANE, LOS ALTOS (ARBORIST REPORT)

At your request I visited the above site on April 7, 2022. The purpose of my visit was to identify, inspect, and comment on trees on the site and within ten feet of the property line.

Limitations of this Report
 This report is based on a visual-only inspection that took place from ground level. I accept no responsibility for any unseen or unidentified defects associated with any trees on this site or on this report.

Method
 Each tree was identified and given a number. This number was scribed onto a metal foil tag and placed on the trunk of the tree at eye level. The diameter of each tree was found by measuring the trunk at 4 1/2 inches off the natural grade as described in the City of Los Altos Heritage Tree Ordinance. The height and canopy spread of each tree was estimated to show its approximate dimensions. A condition rating is given for each tree. This rating is based on form and vitality and can be further defined by the following table:

90 -	29	Very Poor
80 -	49	Poor
50 -	69	Fair
70 -	89	Good
90 -	100	Excellent

Lastly, a comments section is included to give more individual detail about each tree.

614 Torwood Ln., Los Altos 2 April 7, 2022

Tree #	Species Common (Scientific)	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
1	Coast Live Oak	32.5	55	35	36	Roots damaging driveway; codominant attachment at 2 1/2 feet; with included bark; side pruned by PG&E; good vigor and poor form.
2	Canopy Island Pine	38.4	65	60	36	Abundance of large surface roots around base; leans south; lower canopy side pruned by PG&E; abundance of small interior deadwood; good vigor and fair form.
3	Bristly Locust	5.8	55	25	15	Stakes around trunk; abundance of hives in canopy; fair vigor and form.
4	White Birch	7.1	50	18	18	Partially covered root crown; topped by PG&E; leans W.; good vigor and poor form.
5	White Birch	14.1	50	18	21	Partially covered root crown; codominant attachment at 5 feet; topped by PG&E; good vigor and poor form.
6	White Birch	8.0	50	18	15	Codominant attachment at 7 feet; leans N.; side pruned by PG&E; good vigor and poor form.
7	Arbutus	7.1	50	12	15	Partially covered root crown; side pruned along street; two-stem at 5 feet; good vigor and poor form.
8	Jacaranda	2.7	50	10	5	Partially covered root crown; leans SW; fair vigor and form.
9	Jacaranda	6.4	50	20	18	Root crown leans SE; codominant attachment at 6 feet with included bark; good vigor and poor form.
10	Crape Myrtle	8.0	50	10	18	Partially covered root crown; multi-stem at 5 feet; pollarded canopy.
11	Yucca	4.5	50	12	5	Leans SW.; codominant top at 8 feet; good vigor and poor form.

614 Torwood Ln., Los Altos 3 April 7, 2022

Observations
 This is a well-maintained corner lot property with a nicely manicured landscape. It has a one-story single-family home with a pool in the rear yard.

Tree #1 is a Coast Live Oak along the left side of the driveway. The roots of this tree appear to be damaging the driveway, it has a codominant attachment with included bark at 2 1/2 feet, the upper canopy is routinely side pruned by PG&E. Overall, this tree has good vigor and poor form.
I recommend routine tree maintenance that should include reducing end weight on the lateral limbs, establishing a defined edge to the driveway around the base, and having the tree inspected every two years to monitor the weak attachment near the tree's base.

Tree #2 is a large Canary Island Pine located along the street. This tree has an abundance of large surface roots near the base, it leans south slightly, the canopy is side pruned by PG&E to maintain clearance of the high voltage lines, and there is an abundance of smaller diameter interior deadwood present in the canopy.
I recommend routine tree maintenance that should include removal of the interior deadwood and inspecting the tree every two years.

Tree #3 is a Bristly Locust located along the street in front of the home. There are older support stakes near the trunk, it has an abundance of vines growing throughout its canopy. Overall, this tree has fair vigor and form.
I recommend routine tree maintenance that should include removal of the vines from the canopy and shaping the tree to maintain a balanced form.

Tree #4 is one of three White Birch trees growing by the corner of the property near the intersecting streets. Soil and other organic material partially cover the root crown, it has been topped by PG&E in the past, leans to the west. Overall, this tree has good vigor and poor form.
I recommend routine tree maintenance that should include exposing the root crown, shaping the top and removal of any interior deadwood present.

Tree #5 is one of three White Birch trees growing by the corner of the property near the intersecting streets. This is the largest of the three trees. Soil and other organic material cover the root crown, it has a codominant attachment at 5 feet, it is topped by PG&E. Overall, this tree has good vigor and poor form.
I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy to maintain a balanced form.

Tree #6 is one of three White Birch trees growing by the corner of the property near the intersecting streets. It has a codominant attachment at 7 feet, the top leans to the west, it is side pruned by PG&E. Overall, this tree has good vigor and poor form.
I recommend routine tree maintenance that should include shaping the canopy to promote a balanced form and removal of any interior deadwood.

Tree #7 is an Arbutus located along the street. Soil and other organic material partially cover the root crown of this tree, it has been side pruned along the street, has a two-stem attachment at 5 feet. Overall, this tree has good vigor and poor form.
I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy to promote a balanced form.

614 Torwood Ln., Los Altos 4 April 7, 2022

Tree #8 is a Jacaranda located along the street. Soil and other organic material partially cover the root crown, it leans to the southwest. Overall, this tree has fair vigor and form.
I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy to promote a balanced form.

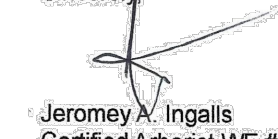
Tree #9 is a Jacaranda located along the street. Soil and other organic material partially cover the root crown, it leans southeast, has a codominant attachment with included bark at 8 feet. Overall, this tree has good vigor, and poor form.
I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy to promote a balanced form.


Tree #10 is a Crape Myrtle located along the street. Soil and other organic material partially cover the root crown, it has a multi-stem attachment at 5 feet and the upper canopy is routinely pollarded.
I recommend routine tree maintenance that should include exposing the root crown and continuing with the pollarding of the canopy.

Tree #11 is a small Yucca located near the right corner of the property along the street. The whole tree leans to the southwest, it has a codominant top at 8 feet. Overall, this tree has good vigor, and poor form.
I recommend routine tree maintenance that should include removal of the dead fronds.

Tree #12 is a Mimosa located in the rear of the property by the pool. Soil and other organic material cover the root crown, it has an ivy-covered multi-stem attachment at 7 feet, an abundance of interior deadwood, a wide canopy. Overall, this tree has fair vigor, and poor form.
I recommend routine tree maintenance that should include exposing the root crown, removal of the ivy covering the trees main trunk, removal of the deadwood, reducing end weight of the heavier lateral limbs and shaping the canopy to promote a balanced form. These trees are notorious for having excess end weight and an abundance of interior deadwood. Removal of this tree should be considered.

Summary
 The trees on this property appear to be in fair to good condition. Routine maintenance should include exposing the root crowns, removing any interior deadwood, and shaping the canopies to maintain balanced forms.
 All tree work performed as a result of this report should be accomplished by a qualified licensed tree care professional.
 I believe this report is accurate and based on sound arboricultural principles and practices / If I can be of further assistance, please contact me at my office.

Sincerely,

 Jeremy A. Ingalls
 Certified Arborist WE #7076A
 JAI:lg



Agenda Item 4

REVISIONS	BY
1	ARA

Flury Bryant Design Group, Inc.

DESIGNERS OF FINE HOMES
 761 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
 TEL: 408.536.5500 FAX: 408.536.5115

ARBORIST REPORT
 TREE PROTECTION NOTES

PROPOSED REMODEL TO:
THE SOOD RESIDENCE
 614 TORWOOD LANE
 LOS ALTOS, CALIFORNIA 94022

DRAWN BY:
 ARA
 CHECKED BY:
 BB
 DATE:
OCTOBER 26, 2021
 SCALE:
AS NOTED
 JOB NO:
20-034
 SHEET:
11

OF 12 SHEETS 179



DATE: August 17, 2022
AGENDA ITEM # 5

TO: Design Review Commission
FROM: Sean K. Gallegos, Senior Planner
SUBJECT: SC22-0008 – 331 Edna Court

RECOMMENDATION:

Approve the design review application SC22-0008 subject to the listed findings

PROJECT DESCRIPTION

This is design review for a 933 square-foot second-story addition to an existing one-story house. The project includes a 667 square-foot attached accessory dwelling unit, which is not part of the design review application. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	12,094 square feet
MATERIALS:	standing seam metal roof, long board and stucco siding, black aluminum windows, metal garage door, and wood trim

	Existing	Proposed	Allowed/Required
COVERAGE:	2,791 square feet	2,672 square feet	3,173.7 square feet
FLOOR AREA:			
First floor	2,791	2,684.2 square feet	
Second floor	-	833.4 square feet	
Total	2,791 square feet	3,517.6 square feet	3,702/65 square feet
SETBACKS			
Front	24.7 feet	25 feet	25 feet
Rear	25 feet	46.5 feet	25 feet
Right Side (1 st /2 nd)	9.7 feet	9.7 feet/ 17.5 feet	10 feet/17.5 feet
Left Side (1 st /2 nd) House	9.5 feet	9.5 feet/40.6 feet	10 feet/17.5 feet
HEIGHT:	15.9 feet	22.25 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The subject house is located on the west side of Edna Court, off of South El Monte Avenue. The surrounding neighborhood consists of both one- and two-story houses that vary in setbacks, size, age, architectural styles and materials. There are two, two-story houses directly adjacent to the property, and three, two-story houses directly across the street on Payne Drive. Payne Drive has landscaped and paved shoulders with no distinct street tree pattern on either side of the street.

Zoning Compliance

The subject property has a nonconforming first-story side yard setbacks on both sides of 9.5 feet and 9.7 feet respectively, where 10 feet is required in the R1-10 District. Since the proposed addition is maintaining over 50 percent of the existing house, the nonconforming setbacks are allowed to be maintained.

DISCUSSION

Design Review

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

The house is a contemporary style house with rectangular forms and simple massing and details that relate well to the low-scale, Ranch style houses in the neighborhood context. The project uses low-sloped gable and hipped roof forms, which are consistent with the gable and hipped rooves found in the neighborhood. The proposed project uses more eclectic forms than those found in the surrounding neighborhood, such as a formal front entry, which is integral to the proposed architectural style. The detailing and materials of the structure reflect a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials, which includes a standing seam metal roof, long board and stucco siding, black aluminum windows, a metal garage door, and wood trim, are high quality, integral to the proposed architectural design, and compatible with the character of the surrounding neighborhood.

According to the Residential Design Guidelines, a house should be designed to fit the lot and should not result in a home that stands out in the neighborhood. The proposed Contemporary eclectic design is in keeping with the scale of structures found in the neighborhood, and will be the third, two-story residence in the immediate neighborhood context. The project has relatively low eaves along the front elevation, which contributes to a more horizontal appearance and provides a strong single-story relationship to adjacent houses.

The primary wall plate height of the second story is eight feet, three inches and the second story is eight feet. In the immediate neighborhood context, the first story plate heights are predominantly eight feet to nine feet tall, and the second story plate heights are eight feet. Staff found the proposed plate heights are compatible with the immediate neighborhood context. Staff worked with the

applicant to reduce the entry feature height six inches to lower the overall scale and massing of the feature.

The project is in keeping with the scale of other homes found in the neighborhood. The proposed 22.25-foot-tall home is more than 4.75 feet shorter than the maximum permitted 27-foot height in a neighborhood with one-story houses 17 feet to 20 feet tall and 23-foot to 25.25-foot tall two-story houses. The project reduces the perception of bulk by proposing low wall plate heights on the first and second story, and a low-pitched hip roof with gable and hipped roof elements. The second story is centered over the first story along the right side of the structure to minimize the perception of bulk. Furthermore, the applicant worked with staff to reduce the entry feature height six inches to lower the overall scale and massing of the feature. In order to create a scale that was more compatible with the neighborhood, the wall plate heights of the first story were reduced from ten feet to nine feet, one inch.

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

Privacy

On the left (west) side of the second story, there are two windows: one large-sized two-panel window in the bedroom No. 4 and one large-sized two-panel window in the bedroom No. 5. The two windows have three-foot, six-inch sill heights. Generally, staff has concerns with side facing windows with sill heights lower than four-foot, six inches. However, any potential views from bedroom No. 5 are obscured by the gable entry roof and a hipped roof form. The privacy impacts from bedroom No. 4 are diminished due to being setback between 27.9 feet from the rear property line to 63.5 feet from the left side property line, and the overall views being obscured by four mature African fern pines along the property lines. Staff continues to have potential privacy concerns due to the lower sill heights of the proposed windowsill height for bedroom No. 4 on the left (east) elevation. Per page 14 of the Residential Design Guidelines, it is generally recommended that second floor side yard windows “should be no larger than UBC (Uniform Building Code) minimum sizes nor more than the number required for egress or light and ventilation requirements.” Per current standards, the minimum recommended sill height from staff to meet this guideline is 44 inches (3.6 feet). Therefore, staff proposes a condition of approval No. 2a that addresses the proposed sill heights while also allowing bedroom No. 2a to maintain Building Code standards.

On the right (east) side of the second story, there are four windows: one medium-sized window in a bedroom, one large-sized five-panel window in bedroom No. 3, one medium-sized window in the laundry room, one medium-sized window in the water closet of a bathroom, one large-sized window in a living room, and one large-sized two-panel window in bedroom No. 4. To ensure that there are no additional privacy impacts, staff recommends Condition No. 2b to raise the sill of all windows to four-foot, six-inches. With the proposed windowsill heights, the proposed windows along the left elevation will not create unreasonable privacy impacts. Bedroom No. 4 will have egress from a window along the west elevation with a three-foot, six-inch sill, which complies with the Building Code standards. Therefore, the new second story windows will have limited privacy impacts to adjacent properties with the adoption of Condition No. 2b.

Along the rear (north) second story elevation, there is one large three-panel two-story tall window for the stairwell with no sill height at the first or second story. The privacy impacts from bedroom No. 4 are diminished due to being setback between 40 to 45 feet from the rear property line to 63.5 feet from the left side property line, and the overall views being obscured by four mature African fern pines along the property lines.

Landscaping

Six protected trees are existing within the proximity of the subject site, including: a 24.8-inch African fern pine tree (No. 1), a 20.5-inch African fern pine tree (No. 2), 28.8-inch African fern pine tree (No. 3), 20.9-inch African fern pine tree (No. 4), 21.3-inch sweet bay tree (No. 5, and a 30.5-inch redwood tree (No. 6). Staff acknowledges the proposed site plan (Sheet A1.02 does not accurately list the species of diameter of the trees, but the location is correct. The arborist report by Kielty Arborist Services (License WE# 10724A) accurately conveys the location, species and tree sizes. All the protected trees will be retained and protected during future construction. An arborist report, prepared by Sam Oakley, an ISA certified arborist (License #WE-9474B), assessed all the trees condition and provided detailed tree protection plans to protect the trees from future construction. The arborist report is provided in Attachment B.

The landscape plan also includes a variety of other shrubs and groundcover type plants throughout the site. In addition to preserving many of the existing trees on the site, the project will be installing new landscaping and hardscape in the front yard. Since the project includes a new house and new landscaping area that exceeds 500 square feet, Condition No. 11 will require the project to conform to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code. Overall, the proposed landscape meets the intent of the City's landscape regulations and street tree guidelines.

Development and Design Standards for Accessory Dwelling Units

The project includes an accessory dwelling unit permit application for a new 667.4 square-foot attached ADU, which is not part of the design review application. Once the Design Review Commission provides a recommendation for the new two-story house, the accessory dwelling unit will be reviewed administratively by the Development Services Director.

For informational purposes, staff has provided the following information related to the accessory dwelling unit.

Section 14.14.021 of the Municipal Code outlines the standards for accessory dwelling units. These standards include meeting all current development regulations of the single-family residential accessory dwelling units (ADU). An ADU separate entrance may be provided from the unit to the exterior of the residence, and an interior connection is permitted to the main living area. The second unit is required to provide one uncovered parking space in addition to the parking spaces required for the main house, unless exempt under Section 14.14.050(i)1-6).

The unit complies with the maximum floor area permitted for an ADU, it is below the maximum permitted 16-foot height, complies with the four-foot setback standard, no portion of the attached ADU extends above the accessory dwelling unit daylight plane standard, and the project complies with

ADU parking requirements by providing one uncovered on-site parking spaces. The accessory dwelling unit's architectural features, window styles, roof slopes, exterior materials, colors, appearance, and design is compatible with the proposed two-story single-family dwelling.

Prior to the issuance of the building permit for the ADU, Section 14.14.040 of the Zoning Code requires the owner must record a deed restriction stating that the ADU may not be rented for periods less than thirty (30) days, and that it may not be transferred or sold separate from the primary dwelling.

Environmental Review

This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family dwelling.

Public Notification

A public meeting notice was posted on the property and mailed to 14 nearby property owners on Edna Court, Hawthorne Avenue, Gordon Way and South El Monte. Based on neighborhood outreach efforts, the applicants have provided documentation showing outreach to the neighbors in the immediate neighborhood context. A document from the applicant regarding outreach is included in Attachment D.

Cc: Nick McCracken, Applicant and Architect
Tanya Shastri and Rudramahesh Rugge, Property Owners

Attachments:

- A. Public Notification Maps
- B. Neighborhood Compatibility Worksheet
- C. Arborist Report, Kielty Arborist Services
- D. Applicant Community Outreach letter with attachment
- E. Materials Board

FINDINGS

SC22-0008 – 331 Edna Court

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

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

CONDITIONS**SC22-0008 – 331 Edna Court****GENERAL****1. Expiration**

The Design Review Approval will expire on August 17, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

This approval is based on the plans received on July 29, 2022 and the materials provided by the applicant, except as may be modified by these conditions.

- a. In order to mitigate privacy concerns resulting from the left-side second story windows, the applicants shall revise the left-side second story windowsill heights to be no larger than UBC (Uniform Building Code) or other applicable Building Code's minimum sizes.

3. Protected Trees

Tree nos. 1 to 6 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director.

4. Encroachment Permit

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

5. New Fireplaces

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

6. Fire Sprinklers

Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.

7. Underground Utilities

Any new utility service drops may need be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

8. Landscaping

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

9. Underground Utility and Fire Sprinkler Requirements

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

10. Indemnity and Hold Harmless

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

11. Conditions of Approval

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

12. Applicant Acknowledgement of Conditions of Approval

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

13. Tree Protection Note

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

14. Water Efficient Landscape Plan

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

15. Green Building Standards

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

16. Underground Utility Location

Show the location of underground utilities pursuant to Section 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.

17. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including setbacks to property line, model number(s), and maximum sound rating of any air conditioning units on the site plan. Provide the manufacturer’s specifications document showing the sound rating for each unit. The air conditioning units must be located to comply with the City’s Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

18. Storm Water Management

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

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

19. Tree Protection

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

20. School Fee Payment

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

PRIOR TO FINAL INSPECTION

21. Landscaping Installation and Verification

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

22. Landscape Privacy Screening

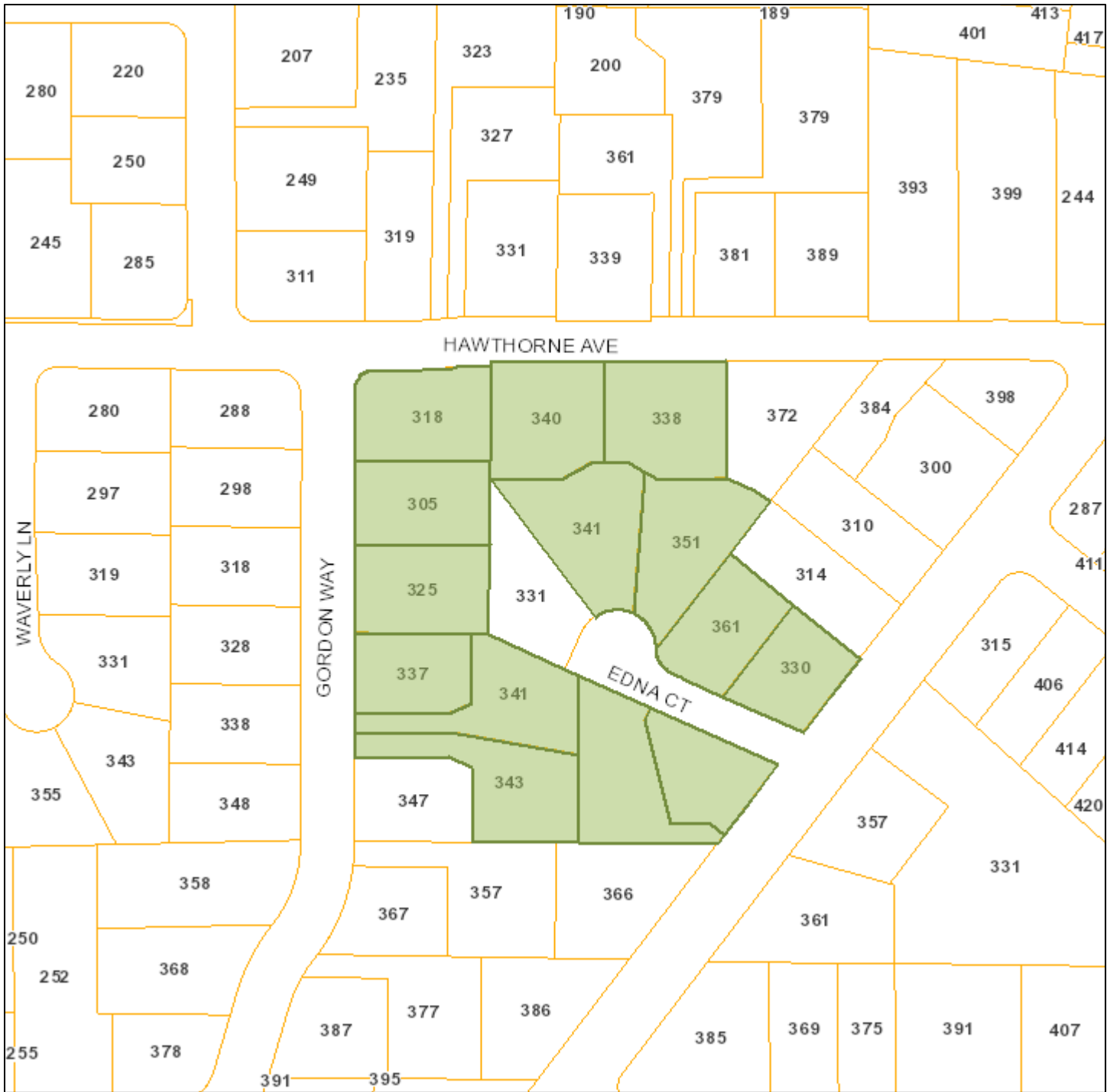
The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

23. Green Building Verification

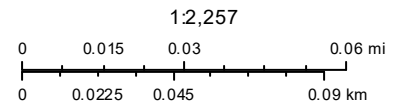
Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).






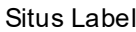

Notification Map ATTACHMENT A

Agenda Item 5.



Print Date: March 21, 2022



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

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



NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 331 Edna Court, Los Altos, CA

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

Age of existing home if this project is to be an addition or remodel? 1971

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

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 11,000 square feet

Lot dimensions: Length 100 feet

Width 110 feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____.

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

Existing front setback if home is a remodel? Yes

What % of the front facing walls of the neighborhood homes are at the front setback 60 %

Existing front setback for house on left 25 ft./on right 28 ft.

Do the front setbacks of adjacent houses line up? No

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face 3

Garage facing front recessed from front of house face 1

Garage in back yard 0

Garage facing the side 0

Number of 1-car garages 5; 2-car garages 5; 3-car garages 0

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 60

Two-story 40

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? Yes

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

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height Yes?

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

What siding materials are frequently used in your neighborhood*?

wood shingle stucco board & batten clapboard
 tile stone brick combination of one or more materials
(if so, describe) there is a wide variety in our neighborhood

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

Asphalt shingle & Flat Tile

If no consistency then explain: New construction adjacent plans to use Metal Standing Seam

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

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

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

Does your property have a noticeable slope? No

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

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

9. Landscaping:

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

Most houses have a front lawn, rolled curbs, mixture of trees

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

Our house is very visible from the front, not so much from the back

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

There are no major existing landscaping features on our property. The public right of way is driveway and grass.

24

10. Width of Street:

What is the width of the roadway paving on your street in feet? 24

Is there a parking area on the street or in the shoulder area? Yes

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Paved

11. What characteristics make this neighborhood* cohesive?

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

Although there is no definitive style, all houses in our neighborhood could be classified as American traditional homes. The roof slopes are similar and the hip/able style roofs are semi-consistent throughout the neighborhood. Our design keeps this trend going.

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO
- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES NO
- F. Do you have active CCR's in your neighborhood? (*p.36 Building Guide*)
 YES NO
- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
 YES NO

Address: 331 Edna Court, Los Altos
 Date: 4/20/2022

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
361 Edna Court	25'	30'	Front	One	18'	Stone, Brd/Bttn	Simple
351 Edna Court	27'	25'	Recessed	Two	24'	Brick, Brd/Bttn	Simple
341 Edna Court	28'	25'	Front	One	18'	Brd/Bttn	Simple
325 S Gordon Way	25'	25'	Front	Two	25'	Siding	Simple
305 S Gordon Way	25'	25'	Front	One	19'	Siding	Simple
330 S EL MONTE AVE	30'	24'	Front	One	19'	Siding	Simple
354 S EL MONTE AVE	35'	14'	Front	One	18'	Siding	Simple

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

June 9th, 2022

Quan Nguyen
Architectural Designer
M•Designs Architects
4131 W. El Camino Real Suite 200.
Palo Alto, CA 94306

Site: 331 Edna Court, Los Altos, CA

Dear M Design Architects,

As requested on Wednesday May 18th, 2022, Kielty Arborist Services visited the above site for the purpose of providing a Tree Inventory Report/Tree Protection Plan for the proposed construction. A new home is proposed for this site, and your concern as to the future health and safety of the tree has prompted this visit. The entire 21 page planning package dated 2/24/22 was reviewed for writing this report. This Tree Inventory Report is not a Tree Risk Assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan.

Method:

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

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

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

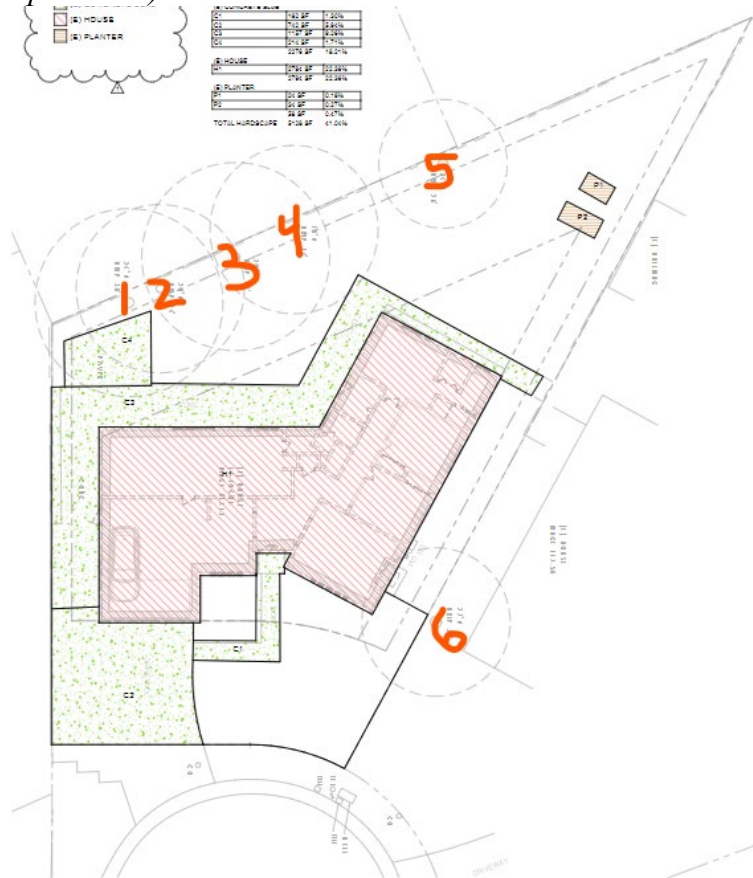
Survey Key:

- DBH**-Diameter at breast height (48 inches above grade)
- CON**- Condition rating
- HT/SP**-Tree height/canopy spread (in feet)
- P**- Protected tree by City ordinance. (Protected)

331 Edna Ct. (2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1P	African Fern Pine (<i>Afrocarpus falcatus</i>)	24.8	B	45/30	Good vigor, fair form, codominant at 6' heavy to the west, good screen.
2P	African Fern Pine (<i>Afrocarpus falcatus</i>)	20.5	B	45/25	Good vigor, fair form, codominant at 8', heavy to the west, good screen.
3P	African Fern Pine (<i>Afrocarpus falcatus</i>)	28.8	B	55/25	Good vigor, fair to poor form, codominant at 6' with included bark, good screen.
4P	African Fern Pine (<i>Afrocarpus falcatus</i>)	20.9	B	50/25	Good vigor, good form, codominant at 6', good screen.
5P	Sweet Bay (<i>Laurus nobilis</i>)	21.3	B	30/25	Fair vigor, fair form, codominant at 3', good screen.
6*P	Redwood (<i>Sequoia sempervirens</i>)	30.5	B	65/25	Good vigor, good form, close to home.



Showing tree locations

331 Edna Ct.

(3)



Summary:

The trees surveyed are a mix of imported trees. No native oak trees were found on site. All 6 trees surveyed are protected trees and are to be retained. All 6 trees are in good condition. Trees #1-5 are located along the backyard property line fence. The trees consist of 4 African Fern Pine trees and one Sweet Bay tree. The trees create a dense screen for the property. Minor crown reduction pruning is recommended to reduce risk of limb failure. These trees are recommended to be irrigated every other week during the dry season.

Showing African Fern pine trees at property line



Redwood tree #6 is located on the neighboring property to the north. The tree is in good condition. Redwood trees require frequent supplemental irrigation to maintain a healthy canopy. It is recommended to provide weekly irrigation for the tree at a rate of 30 gallons of water.

Showing Redwood tree #6

Impacts/Recommendations:

The only work taking place near protected trees #1-5 is for the proposed hardscape areas. The work is at the outer edge of the canopies and impacts are expected to be minor to nonexistent. All excavation when underneath the dripline of a protected tree is recommended to be done by hand under the Project Arborist supervision. Roots encountered measuring 2" in diameter or larger within the base rock sections are recommended to be retained by packing rock around roots with the finished hardscape grade on top of existing grade. Impacts are expected to be minor. While this work is taking place, the tree protection zones for trees #1-5 are recommended to be heavily irrigated with 50 gallons of water shared between the trees. This will act as mitigation for the minor impacts to nonexistent impacts.

331 Edna Ct.

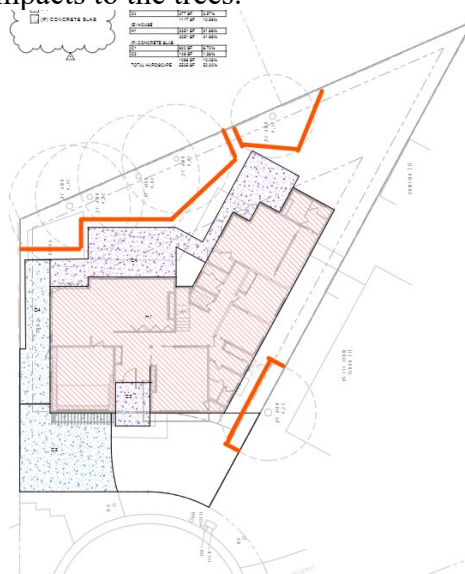
(4)

No impacts are expected for the neighboring Redwood tree as the proposed foundation is in the same location as the existing foundation. Removal of the existing foundation is recommended to be done with care under the Project Arborist supervision. If needed the foundation may needed to be broken down with a jack hammer to not put lifting pressure on roots immediately adjacent to the foundation. This will be decided during the Project Arborist visit to the site. Any roots encountered during the construction of the new foundation are required to be shown to the Project Arborist. Hand excavation under the Project Arborist supervision is required for any reason when working within the dripline of the tree. The following tree protection plan will help to protect the trees during the construction process.

Tree Protection Plan:

Tree Protection Zones

Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6’ tall, metal chain link material supported by metal 2” diameter poles, pounded into the ground to a depth of no less than 2’. The location for the protective fencing for the protected trees on site should be installed no closer to the trunk than the dripline (canopy spread) in order to protect the integrity of the tree. The location of the tree protection fencing may be modified by the planning director. When it is not possible to place tree protection fencing at the dripline because of the proposed work or existing hardscapes, the tree protection fencing shall be placed at the edge of the proposed work or hardscapes. No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access, should be mulched with 6” of coarse wood chips with 1/2 inch plywood on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any demolition or construction activity at the site. The non-protected trees are recommended to be protected in the same manner as the protected trees on site. No signs, wires, or any other object shall be attached to the trees. If impacts are expected to any of the trees on site, proper mitigation measures will need to be put into action to reduce overall impacts to the trees.



Showing the recommended tree protection fencing

331 Edna Ct.

(5)

Landscape Buffer

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

Root Cutting and Grading

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

Trenching and Excavation

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

Irrigation

Normal irrigation should be maintained throughout the entire length of the project for the imported trees. Irrigation should consist of surface flooding, with enough water to wet the entire root zone every other week during the dry season. The top foot of soil shall be saturated.

Inspections

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

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

Sincerely,

David P. Beckham

Certified Arborist WE#10724A *David Beckham*

331 Edna Ct.

(6)

Kiely Arborist Services

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

ARBORIST DISCLOSURE STATEMENT

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

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

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: David Beckham
David Beckham

Date: June 9th, 2022



June 16, 2022

331 Edna Court
Los Altos, California 94022
ADU22-0037 & SC22-0008

Subject: **Neighborhood Outreach Meeting**
Regarding Property: 331 Edna Court Los Altos, California 94022

Hello,

On May 26, 2022 we hosted a Neighborhood Outreach Meeting at 331 Edna Court, Los Altos to review the proposed 2nd Story Addition for Tanya Shastri and Rudra Ruge. We printed a full-size set of the drawings submitted to the City and walked through the extents of the remodel. We spent time on each sheet and looked at the Existing vs Proposed floor plans, Elevations, and Sections so the neighbors could understand the floor heights. We also answered some questions that the neighbors had, such as:

- How long will Construction be?
 - o Estimated 12-18 months
- Are you requesting any special variances or exemptions from the City?
 - o No, we are not.
- Will any trees be harmed during the construction process?
 - o No, we have a licensed arborist on board that has provided a Tree Protection Fence.
- How will the 2nd Story Windows impact my property?
 - o We have provided renderings from the proposed 2nd Story Windows and attached the email correspondence in this package.

A list of attendees is attached to the submittal package as well. Sincerely,

M·DESIGNS ARCHITECTS

Nick McCracken

M·Designs Architects
4131 El Camino Real, Suite 200
Palo Alto, California 94306
(650) 565-9036 office
(925) 216-8946 cell

www.MDesignsArchitects.com

4131 El Camino Real, Suite 200 • Palo Alto, California 94306 • (650) 565-9036



June 16, 2022

331 Edna Court
Los Altos, California 94022
ADU22-0037 & SC22-0008

Subject: **Neighborhood Outreach Meeting**
Regarding Property: 331 Edna Court Los Altos, California 94022

Hello,

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- How long will Construction be?
 - o Estimated 12-18 months
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 - o No, we are not.
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M • DESIGNS ARCHITECTS

Nick McCracken
M • Designs Architects

www.MDesignsArchitects.com

4131 El Camino Real, Suite 200 • Palo Alto, California 94306 • (650) 565-9036



April 22, 2022

Rudra Rugge and Tanya Shastri
331 Edna Court, Los Altos, CA

Subject: **Neighbor's acknowledgement and approval**
Regarding Property: 331 Edna Court, Los Altos, CA

"We have looked at the drawings and support Rudra and Tanya on their construction project"

PROPERTY ADDRESS	NAME	SIGN OFF
341 EDNA COURT	Iker Wain	<i>[Signature]</i>
341 S GORDON WAY,	Paul Simeon	<i>[Signature]</i>
351 EDNA COURT	Mary Lou Neumann	<i>[Signature]</i>
361 EDNA COURT		
330 S EL MONTE AVE		
354 S EL MONTE AVE	Kellie Riccoboni	<i>[Signature]</i>
337 S GORDON WAY		
325 S GORDON WAY		
305 S GORDON WAY		
340 HAWTHORNE AVE		
318 HAWTHORNE AVE		

Re: House Plans

Nick McCracken <nick@mdesignsarchitects.com>

Fri 6/10/2022 3:35 PM

To: Amy Stewart <amybstewart@yahoo.com>

Cc: Rudra Rugge <rudrarugge@gmail.com>; tanyas@gmail.com <tanyas@gmail.com>; Malika Junaid <malikajunaid@mdesignsarchitects.com>

📎 2 attachments (10 MB)

WhatsApp Image 2022-06-09 at 11.29.51 AM (2).jpeg; 2022.06.10_Shastri_PP_2nd Floor Bedroom Render.png;

Hi Amy,

Here is the rendering and original image I used for the window. Rudra was up on the roof this week and you can see that even with the holes in the trees, there is almost no visibility through them. I have taken care to get as close as possible to actual viewing height of a person standing in the doorway.

I hope this helps visualize the view, it really is top of mind for us to ensure you maintain privacy on your property. Please let me know what you think of this and if you'd like to see any additional views or adjustments I would be happy to set them up.

Best wishes and I hope you have a great weekend!

Nick McCracken

Architect

M•Designs Architects

4131 W. El Camino Real Suite 200.

Palo Alto, CA 94306

off: [650.565.9036](tel:650.565.9036) Cell: [925.216.8946](tel:925.216.8946)

Web: www.mdesignsarchitects.com

FB: www.facebook.com/M.Designs.Architects

Yelp! <http://www.yelp.com/biz/m-designs-architects-los-altos-2>

Please consider the environment before printing



From: Nick McCracken <nick@mdesignsarchitects.com>

Sent: Monday, June 6, 2022 10:23 AM

To: Amy Stewart <amybstewart@yahoo.com>

Cc: Rudra Rugge <rudrarugge@gmail.com>; tanyas@gmail.com <tanyas@gmail.com>; Malika Junaid <malikajunaid@mdesignsarchitects.com>

Subject: Re: House Plans

Hi Amy,

Thank you for getting back to us. I am working on a rendering from the proposed bedroom door out that window in the direction you mentioned, we can take a look and see what needs to be done to make sure you maintain your privacy.

As for the deck and health of the trees, we have a licensed arborist on board that has provided protection plan to make sure we do not jeopardize the health of the trees both during construction and afterwards.

I will get back in touch with the rendering once we have it.

Thanks again,

Nick McCracken

Architect

M•Designs Architects

4131 W. El Camino Real Suite 200.

Palo Alto, CA 94306

off: [650.565.9036](tel:650.565.9036) Cell: [925.216.8946](tel:925.216.8946)

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FB: www.facebook.com/M.Designs.Architects

Yelp! <http://www.yelp.com/biz/m-designs-architects-los-altos-2>

Please consider the environment before printing

From: Amy Stewart <amybstewart@yahoo.com>

Sent: Saturday, June 4, 2022 8:23 AM

To: Nick McCracken <nick@mdesignsarchitects.com>

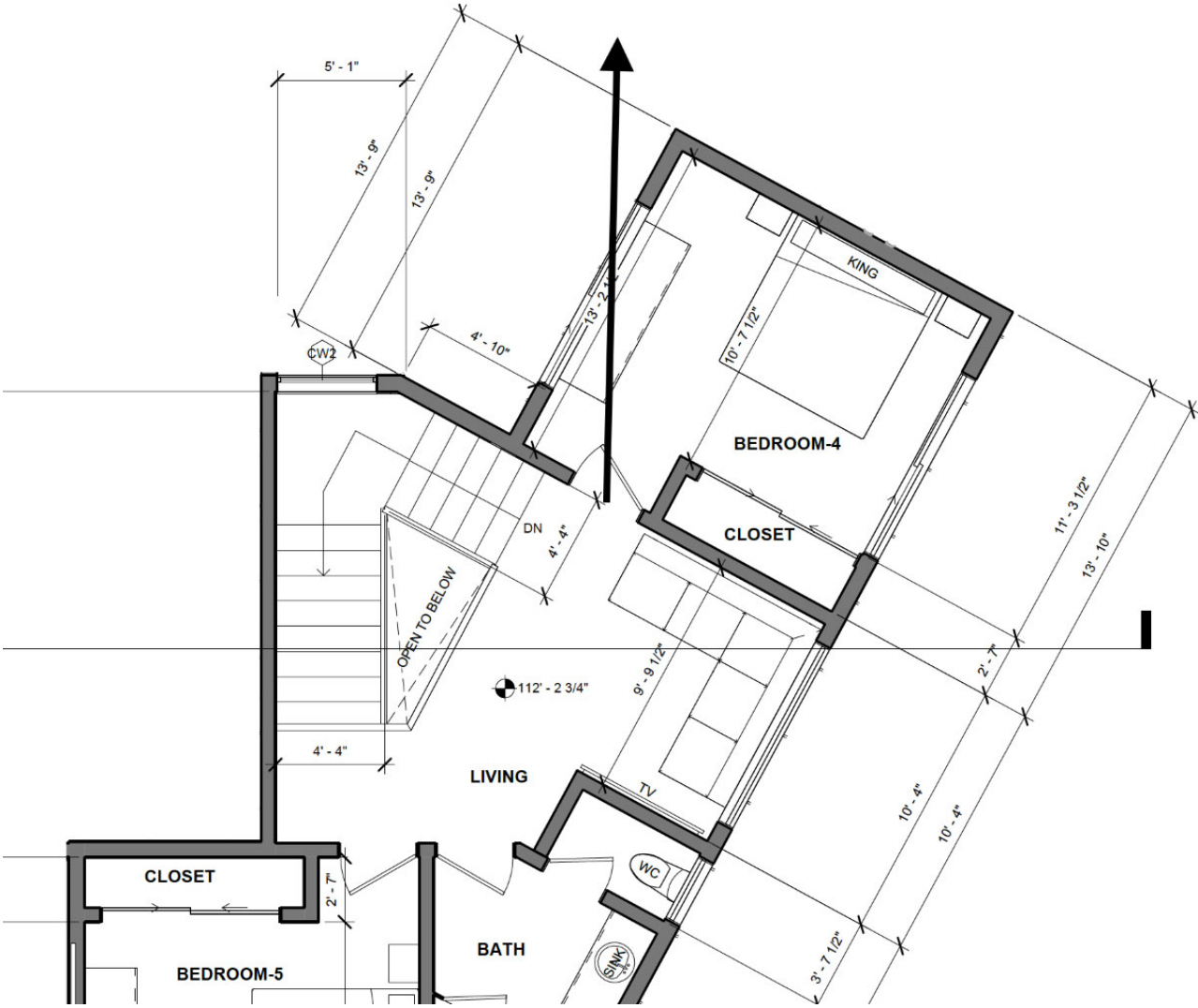
Cc: Rudra Rugge <rudrarugge@gmail.com>; tanyas@gmail.com <tanyas@gmail.com>; Malika Junaid <malikajunaid@mdesignsarchitects.com>

Subject: Re: House Plans

Hi Nick,

While you drew a straight line, the view is more than that. It's a direct line to our master bedroom & those trees have gaps in them. Also, with the patio extending so close to the trees, it's dodgy whether they will survive.

I've attached my concern, showing the angle that I believe will be looking directly into my bedroom at night. When it's dark and the lights are on, those trees do not cover everything.



Sent from my iPhone

On Jun 2, 2022, at 3:56 PM, Nick McCracken <nick@mdesignsarchitects.com> wrote:

Hi Amy,

I hope all is well with you. We went up on the roof and took some photos from the proposed 2nd Story window location, they are attached to this email. You can see that the view of your yard is blocked by those tall trees, and the window sill height will block the lower portion of the images.

As we approach the Design Review Committee meeting I want to make sure we've gathered as much support as possible for Tanya and Rudra's project.

Do you have any other questions I can answer? Would you be willing to say that you support the plans we've presented?

Please let me know if I can provide additional information or diagrams, I'm happy to help.

Best,

Nick McCracken

Architect

M•Designs Architects

4131 W. El Camino Real Suite 200.

Palo Alto, CA 94306

off: 650.565.9036 Cell: 925.216.8946

Web: www.mdesignsarchitects.com

FB: www.facebook.com/M.Designs.Architects

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Please consider the environment before printing

From: Nick McCracken <nick@mdesignsarchitects.com>

Sent: Thursday, May 19, 2022 3:05 PM

To: Amy Stewart <amybstewart@yahoo.com>; Rudra Rukke <rudrarukke@gmail.com>

Cc: tanyas@gmail.com <tanyas@gmail.com>; Malika Junaid <malikajunaid@mdesignsarchitects.com>

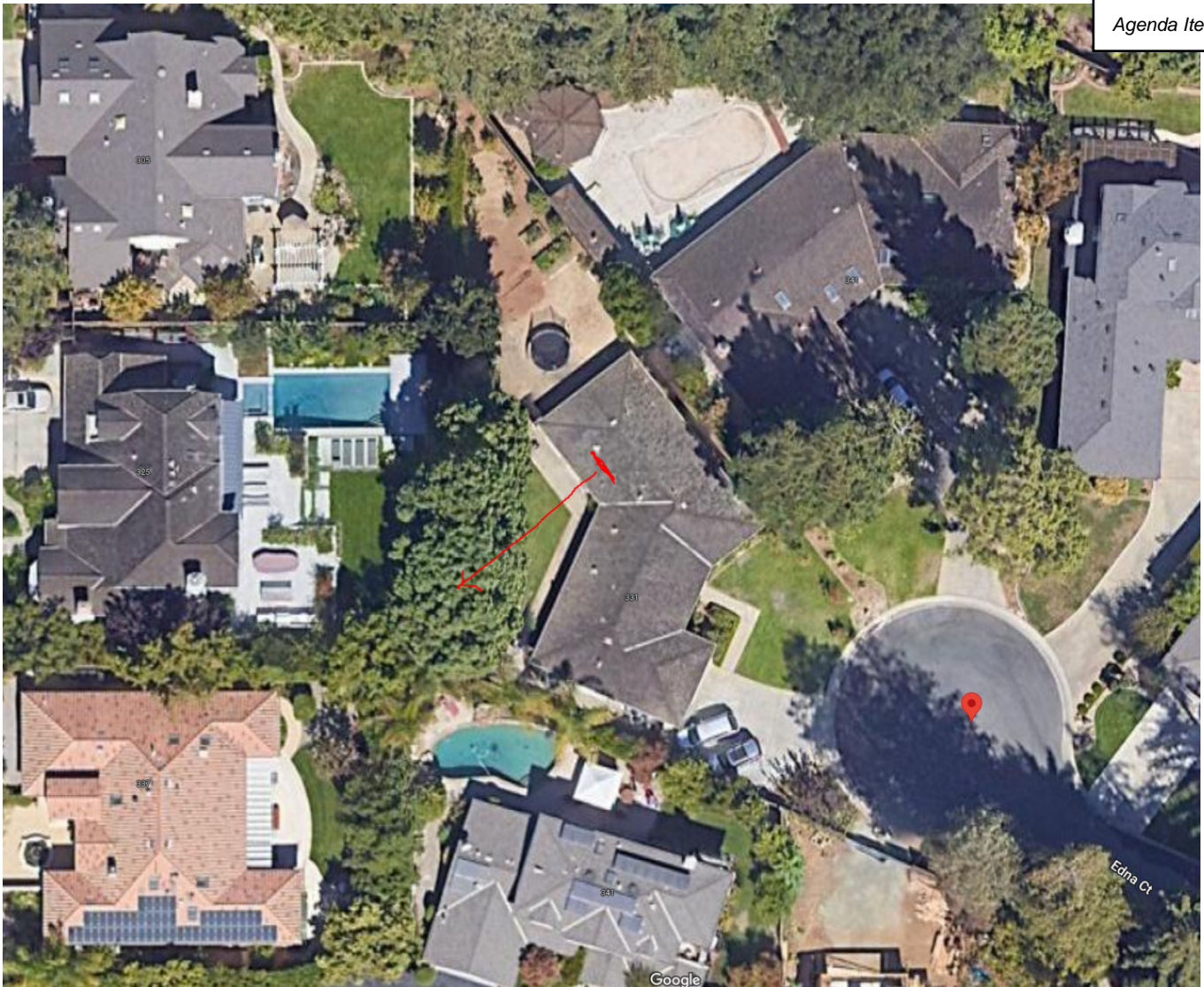
Subject: Re: House Plans

Thank you Amy,

Yes, we will install story poles as we approach the Los Altos Design Review meeting, so you will get a very clear look at the new shape of the house. The maximum allowed height is 27' and our proposal is 22' tall. The existing house is about 16' tall for reference.

There is one bedroom window that faces the back, you can see its location on sheet A1.07, and I sketched it on a Google Maps screenshot. The view from this window will be limited by the tall trees that line the back fence, and we are not planning to remove any trees. Another helpful note on windows: Los Altos has a requirement that 2nd Story windows maintain a sill height of at least 3'6" from the floor. This helps minimize privacy issues as the views are directed skyward.

I hope this helps, please let me know if I can provide any additional information for you.



Nick McCracken

Architect

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From: Amy Stewart <amybstewart@yahoo.com>

Sent: Thursday, May 19, 2022 10:34 AM

To: Rudra Rugge <rudrarugge@gmail.com>; Nick McCracken <nick@mdesignsarchitects.com>

Cc: tanyas@gmail.com <tanyas@gmail.com>; Malika Junaid <malikajunaid@mdesignsarchitects.com>

Subject: Re: House Plans

Hi Nick,

We are at 325 S Gordon, so directly behind.

I'd also be interested in hearing how the back windows face our property and what view they would have of our backyard and house. Are you planning on doing the posts to show how tall the property will be before it's built?

Regards, Amy

On Thursday, May 19, 2022, 09:15:22 AM PDT, Nick McCracken <nick@mdesignsarchitects.com> wrote:

Hi Amy,

Thank you for reaching out, my name is Nick McCracken from M Designs Architects. I am the design lead on this project and would be happy to answer any questions you may have. I am attaching the full set of drawings we submit to Los Altos.

I am curious to know which house is yours and could help highlight how the remodel might look from your location.

We are not planning to remove any trees along the back lot line.
We are not requesting any variances or special exemptions from Los Altos for this project.

Please let me know if you'd like to jump on a call or Zoom meeting, we can discuss specifics and take a closer look at the plans.

Thank you and have a great day!

Nick McCracken

Architect

M•Designs Architects

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From: Rudra Rukke <rudrarukke@gmail.com>

Sent: Wednesday, May 18, 2022 4:02 PM

To: Amy Stewart <amybstewart@yahoo.com>

Cc: tanyas@gmail.com <tanyas@gmail.com>; Malika Junaid <malikajunaid@mdesignsarchitects.com>; Nick McCracken <nick@mdesignsarchitects.com>

Subject: Re: House Plans

Hi Amy,

Thanks for your email. We are working with M.Design Architects on this project.

Adding Malika and Nick from the MDesign team to share information.

Thanks,
Rudra

On Wed, May 18, 2022 at 3:59 PM Amy Stewart <amybstewart@yahoo.com> wrote:

Hi Tanya and Rudra,

Thank you for stopping by earlier this week. Unfortunately we have other plans that evening, so we will not be able to attend your meeting.

We were hoping you could share your plans regarding your remodel, and have specific concerns.

Are you planning on removing any trees along the back lot line?
Are you asking for any variations / exceptions from the city?

I'm looking forward to learning more.

Regards, Amy





Re: Follow Up on 331 Edna

Nick McCracken <nick@mdesignsarchitects.com>

Mon 6/6/2022 10:29 AM

To: Ken Waln <kenwaln@pacbell.net>

Thank you so much Ken! Hope to see you around during the construction process.

Nick McCracken

Architect

M•Designs Architects

4131 W. El Camino Real Suite 200.

Palo Alto, CA 94306

off: [650.565.9036](tel:650.565.9036) Cell: [925.216.8946](tel:925.216.8946)Web: www.mdesignsarchitects.comFB: www.facebook.com/M.Designs.ArchitectsYelp! <http://www.yelp.com/biz/m-designs-architects-los-altos-2>

Please consider the environment before printing

From: Ken Waln <kenwaln@pacbell.net>**Sent:** Saturday, June 4, 2022 12:25 PM**To:** Nick McCracken <nick@mdesignsarchitects.com>**Subject:** Re: Follow Up on 331 Edna

It was good to meet you as well and we appreciated the chance to see the plans and talk about the design. I can confirm that the upper story is no problem from our perspective -- it seems that the windows will only overlook our garage and front yard. That side of our house has only one small window in the "mud room" door and it is far enough from the windows in the addition to not have a line of sight. Overall it seems like an appropriate remodel for the neighborhood. Good luck with the process and let me know if there are any other questions for us.

Ken

Ken Waln

341 Edna Ct.

On Friday, June 3, 2022, 11:12:16 AM PDT, Nick McCracken <nick@mdesignsarchitects.com> wrote:

Hi Ken,

It was a pleasure to meet you last week at Tanya and Rudra's house. I hope I was able to answer all of your questions about the project.

It is normally very helpful for us to reach out directly to the neighbors that are adjacent to 2nd Story additions and gather words of support. This shows the Design Review Committee that we've engaged the community and are committed to maintaining your privacy.

Would you be willing to respond to this email confirming that you've seen the plans, that we've walked the 2nd story window placement, and that you feel comfortable with the project proceeding? I'd be happy to answer any more questions you might have, or provide additional diagrams if necessary.

Thank you,

Nick McCracken

Architect

M•Designs Architects

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Palo Alto, CA 94306

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Web: www.mdesignsarchitects.com

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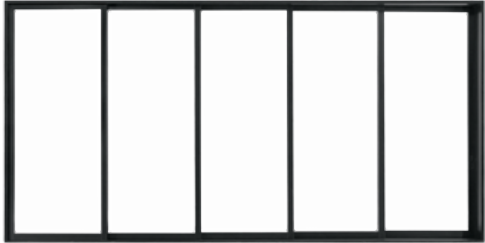



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Please consider the environment before printing

February 24, 2022

Subject: MATERIALS BOARD

Re: Residential Remodeling – 331 Edna Court, Los Altos, CA 94022.

 <p>ANODIZED BLACK ALUMINUM</p>	
<p>WINDOWS/DOORS - BLACK</p>	<p>STANDING SEAM METAL ROOF - BLACK</p>
	
<p>WALL – LONG BOARD SIDING</p>	<p>WALL - STUCCO - WHITE</p>



SHASTRI - RUGGE RESIDENCE

331 EDNA COURT, LOS ALTOS, CA 94022

PROJECT TEAM

OWNERS
 TANYA SHASTRI & RUDRA RUGGE
 331 EDNA CT,
 LOS ALTOS, CA 94022
CONTACT: TANYA SHASTRI & RUDRA RUGGE
 EMAIL: tanyas@gmail.com
 rudrarugge@gmail.com
 408.893.7986
PHONE:

STRUCTURAL ENGINEER
CONTACT: TBD
 EMAIL: TBD
PHONE: TBD

ENERGY CONSULTANT
CONTACT: TBD
 EMAIL: TBD
PHONE: TBD

ARCHITECT
 M DESIGNS ARCHITECTS
 4131 W. EL CAMINO REAL, STE 200
 PALO ALTO, CA 94306
ARCHITECT: MALIKA JUNAID
CONTACT: NICK MCCrackEN
PHONE: 650.565.9036
FAX: 949.625.7869
EMAIL: nick@mdesignsarchitects.com;
 quan@mdesignsarchitects.com

GENERAL CONTRACTOR
CONTACT: TBD
 EMAIL: TBD
PHONE: TBD

SURVEYOR
 SMP ENGINEERS
 1534 CAROB LANE,
 LOS ALTOS, CA 94024
CONTACT: SAEID RAZAVI, PE
 EMAIL: srazavi@smpengineers.com
PHONE: 650.941.8055

CIVIL ENGINEER
 SMP ENGINEERS
 1534 CAROB LANE,
 LOS ALTOS, CA 94024
CONTACT: SAEID RAZAVI, PE
 EMAIL: srazavi@smpengineers.com
PHONE: 650.941.8055

5 OFFICIAL USE ONLY

Description
 Revision 2 06.03.2022

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 4131 WEST EL CAMINO REAL, SUITE
 200, PALO ALTO CA 94306
 www.mdesignsarchitects.com
 Email: info@mdesignsarchitects.com
 Phone: 650-565-9036
 Fax: 949-625-7869

PROJECT DATA TABLES

CODE SUMMARY

ADDRESS: 331 EDNA COURT, LOS ALTOS, CA. 94022

APN: 170-36-037

EXISTING CONDITION STATUS: NON-CONFORMING (EXISTING BUILDING BUILT ON SETBACK LINES)

GROSS LOT SIZE: 10,579 SF

NET LOT SIZE: 10,579 SF

ZONING: R1-10

OCCUPANCY: R3/U

OCCUPANT LOAD: 200 GROSS

TYPE OF CONSTRUCTION: V-B

FIRE SUPPRESSION: SPRINKLED

OCCUPANCY SEPARATION: 1-HOUR

HEIGHT MAXIMUM: 27'-0"

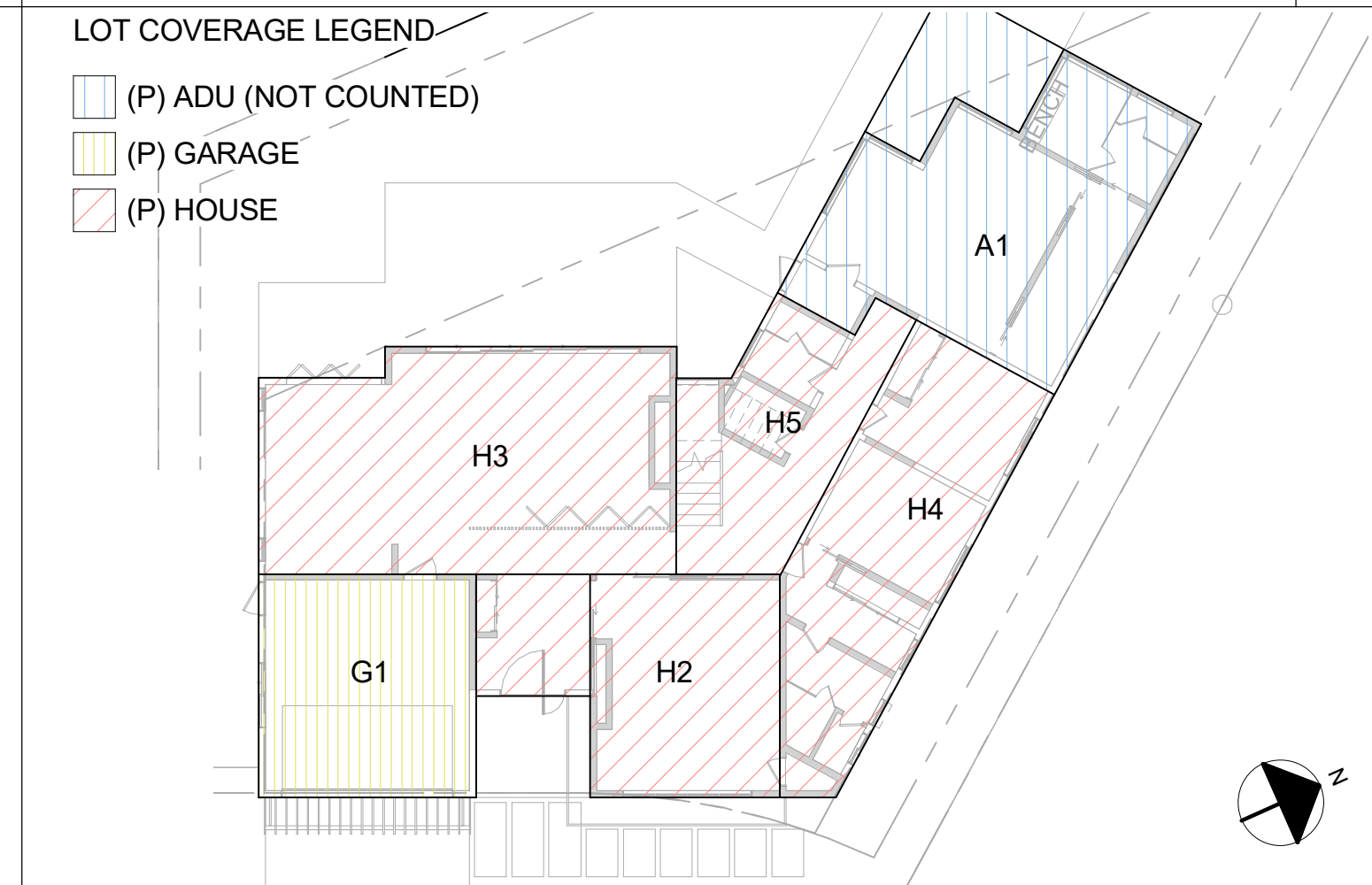
ALLOWABLE FLOOR AREA: 3,702.65 (10,579 x 0.35)

ALLOWABLE LOT COVERAGE: 3,173.7 (10,579 x 0.30)

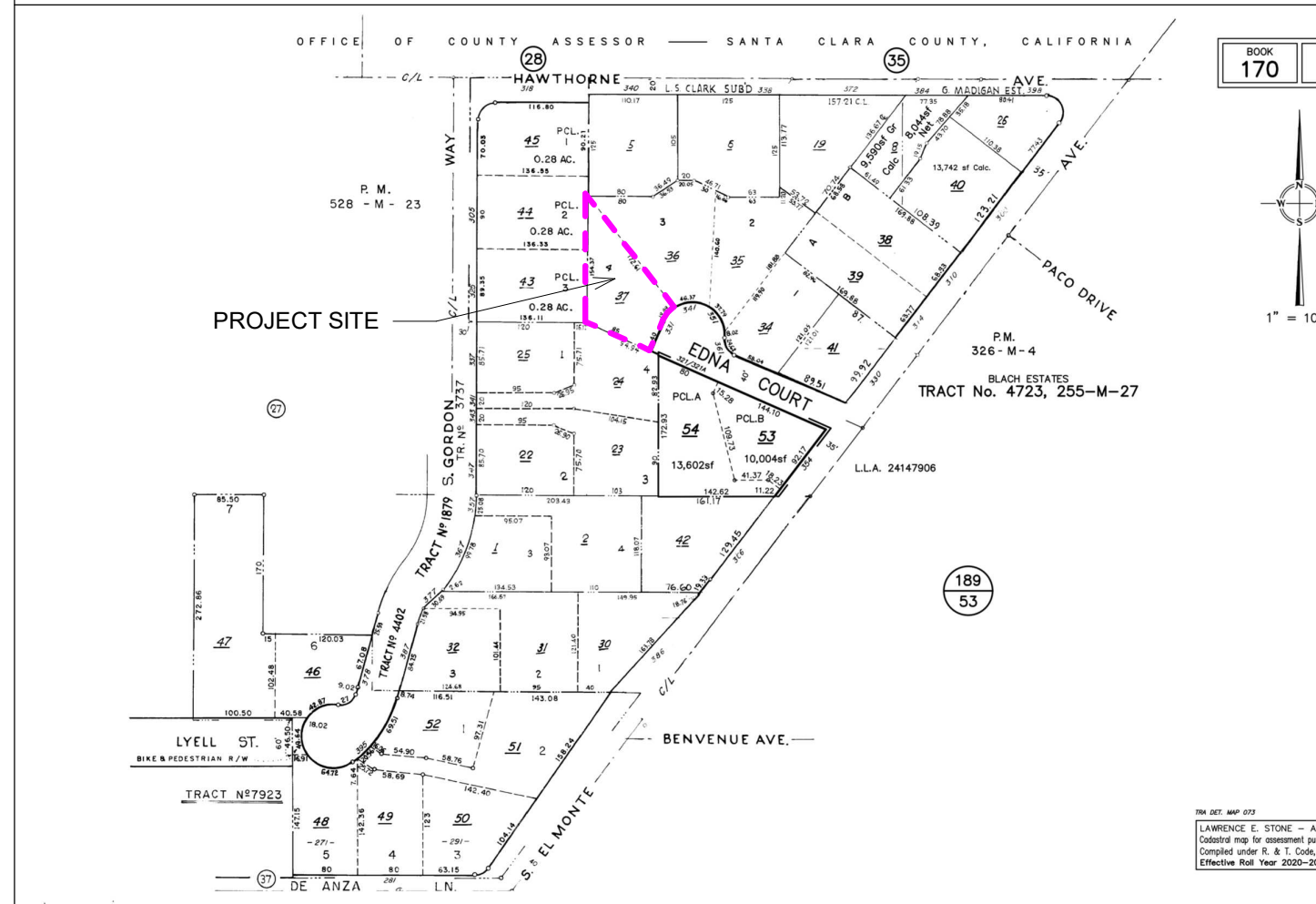
SCOPE OF WORK: 2 STORY REMODEL & ADDITION FOR SINGLE-FAMILY RESIDENCE CONTAINING 4 BDRMS & ATTACHED ADU

1ST FLOOR REMODEL & ADDITION: 2,253.8 SF
 ATTACHED ADU: 667.4 SF
 2ND FLOOR ADDITION: 833.4 SF

6 (P) LOT COVERAGE KEY PLAN



PARCEL MAP



1 SHEET INDEX

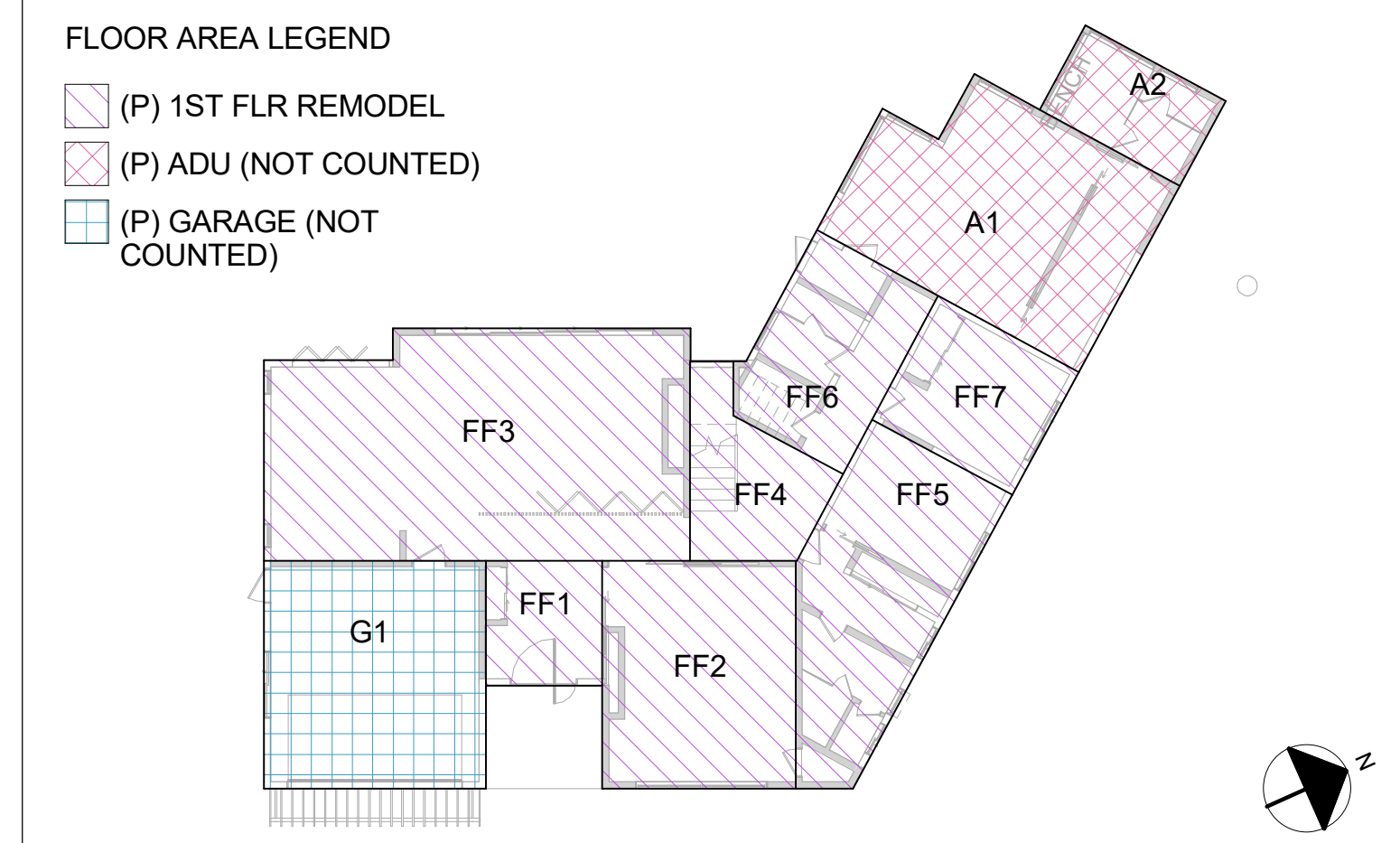
ARCHITECTURAL	CIVIL
1 A0.01 TITLE SHEET	23 T-1 BOUNDARY AND TOPOGRAPHIC SURVEY MAP
2 A0.04 ABBREVIATIONS AND GRAPHIC SYMBOLS	
3 A0.07 FLOOR AREA DIAGRAMS & CALCULATIONS	
4 A0.08 LOT COVERAGE CALCULATIONS	
5 A0.09 HARDSCAPE CALCULATIONS	
6 A0.10 NEIGHBORHOOD CONTEXT MAP	
7 A1.01 (E) SITE PLAN	
8 A1.02 (P) SITE PLAN	
9 A1.03 (P) SITE PLAN - FIRE TURNAROUND	
10 A1.05 (E) 1ST FLOOR PLAN	
11 A1.06 (P) 1ST FLOOR PLAN	
12 A1.07 (P) 2ND FLOOR PLAN	
13 A1.11 (E) ROOF PLAN	
14 A1.12 (E) ROOF PLAN	
15 A2.01 (E) & (P) SOUTH ELEVATIONS	
16 A2.02 (E) & (P) WEST ELEVATIONS	
17 A2.03 (E) & (P) NORTH ELEVATIONS	
18 A2.04 (E) & (P) EAST ELEVATIONS	
19 A2.05 (E) & (P) NORTH-WEST ELEVATIONS	
20 A3.01 (P) A-A & B-B SECTIONS	
21 A5.02 TYP. ROOF DETAILS	
22 A8.01 SPECIFICATION SHEET	
GRADING AND DRAINAGE PLANS	
24 C-1 COVER SHEET/ NOTES	
25 C-2 GRADING AND DRAINAGE PLAN	
26 C-3 DETAILS	
27 C-4 EROSION CONTROL PLAN	
28 C-5 BEST MANAGEMENT PRACTICES	

3

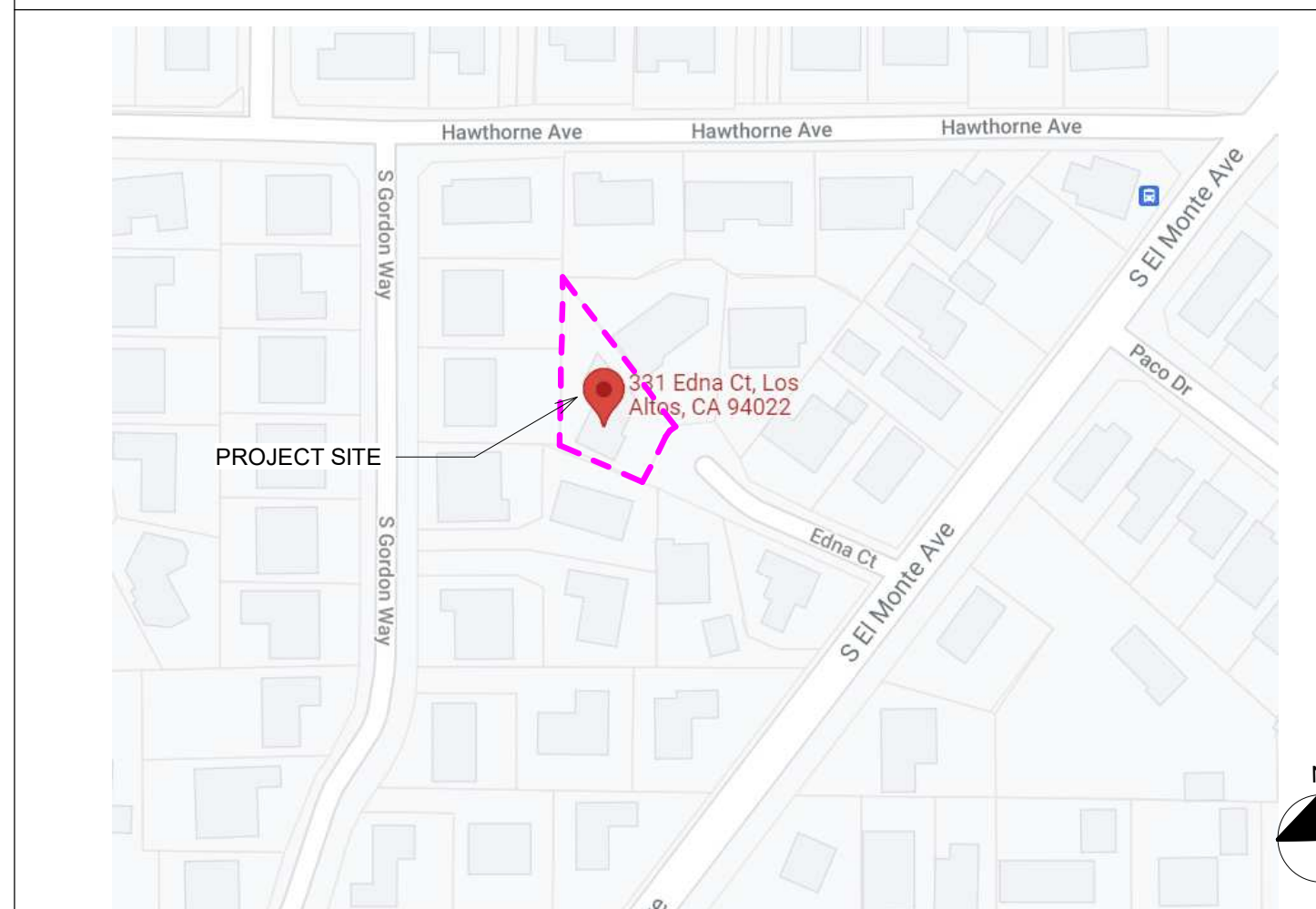
ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2,791 square feet (22.33%)	2,673 square feet (25.59%)	3,173.7 square feet (30 %)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 2,790.8 sq ft 2nd Flr: N/A sq ft Total: 2,790.8 sq ft (26.3 %)	1st Flr: 2,684.2 sq ft 2nd Flr: 833.4 sq ft Total: 3,517.6 sq ft (33.2 %)	3,702.65 square feet (35 %)
SETBACKS:			
Front	24'-7 1/2" feet	N/A feet	25'-0" feet
Rear	25'-0" feet	25'-0" feet	25'-0" feet
Right side (1st/2nd)	9'-8 1/2" feet / N/A feet	10'-0" feet / 17'-6" feet	10'-0" feet / 17'-6" feet
Left side (1st/2nd)	9'-6" feet / N/A feet	N/A feet / 40'-7" feet	10'-0" feet / 17'-6" feet
HEIGHT:	15'-11" feet	22'-3" feet	27'-0" feet

(P) FIRST FLOOR KEY PLAN



VICINITY MAP



2 CODE COMPLIANCE

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

DEFERRED SUBMITTALS
 • PRE-MANUFACTURED GUARDRAILS & HANDRAILS
 • PRE-MANUFACTURED STAIRWAY
 • LANDSCAPING
 • FIRE SUPPRESSION SYSTEM
 • FIRE ALARM SYSTEM

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 51-7

4

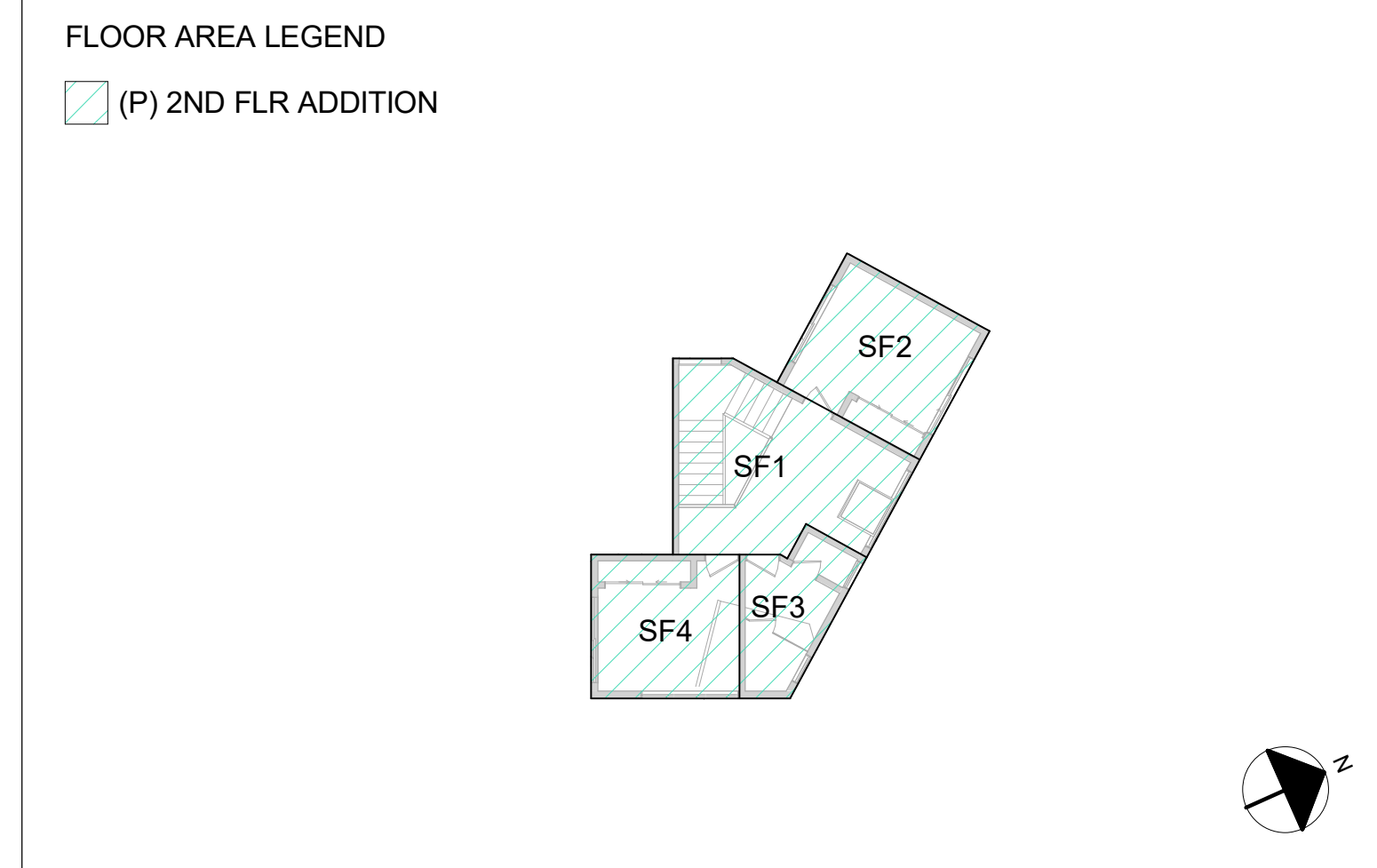
SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	2,085.2 square feet	1,669.4 square feet	3,754.6 square feet
NON- HABITABLE AREA: <i>Does not include covered porches or open structures</i>	705.6 square feet	- 275.2 square feet	430.4 square feet

LOT CALCULATIONS

NET LOT AREA:	7,228 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	886 square feet (___ %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 2,713 sq ft Existing softscape (undisturbed) area: 1,164 sq ft New softscape (new or replaced landscaping) area: 6,065 sq ft <i>Sum of all three should equal the site's net lot area</i>

(P) SECOND FLOOR KEY PLAN



SHASTRI-RUGGE RESIDENCE
 331 EDNA COURT,
 LOS ALTOS, CA 94022.

PLANNING PACKAGE

TITLE SHEET

02.25.2022

A0.01

Description	Agenda Item 5.
Revision 1	04.20.2022



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Fax: 650-625-7869

SHASTRI-RUGGE RESIDENCE
331 EDNA COURT,
LOS ALTOS, CA 94022.




PLANNING PACKAGE
HARDSCAPE CALCULATIONS

02.25.2022

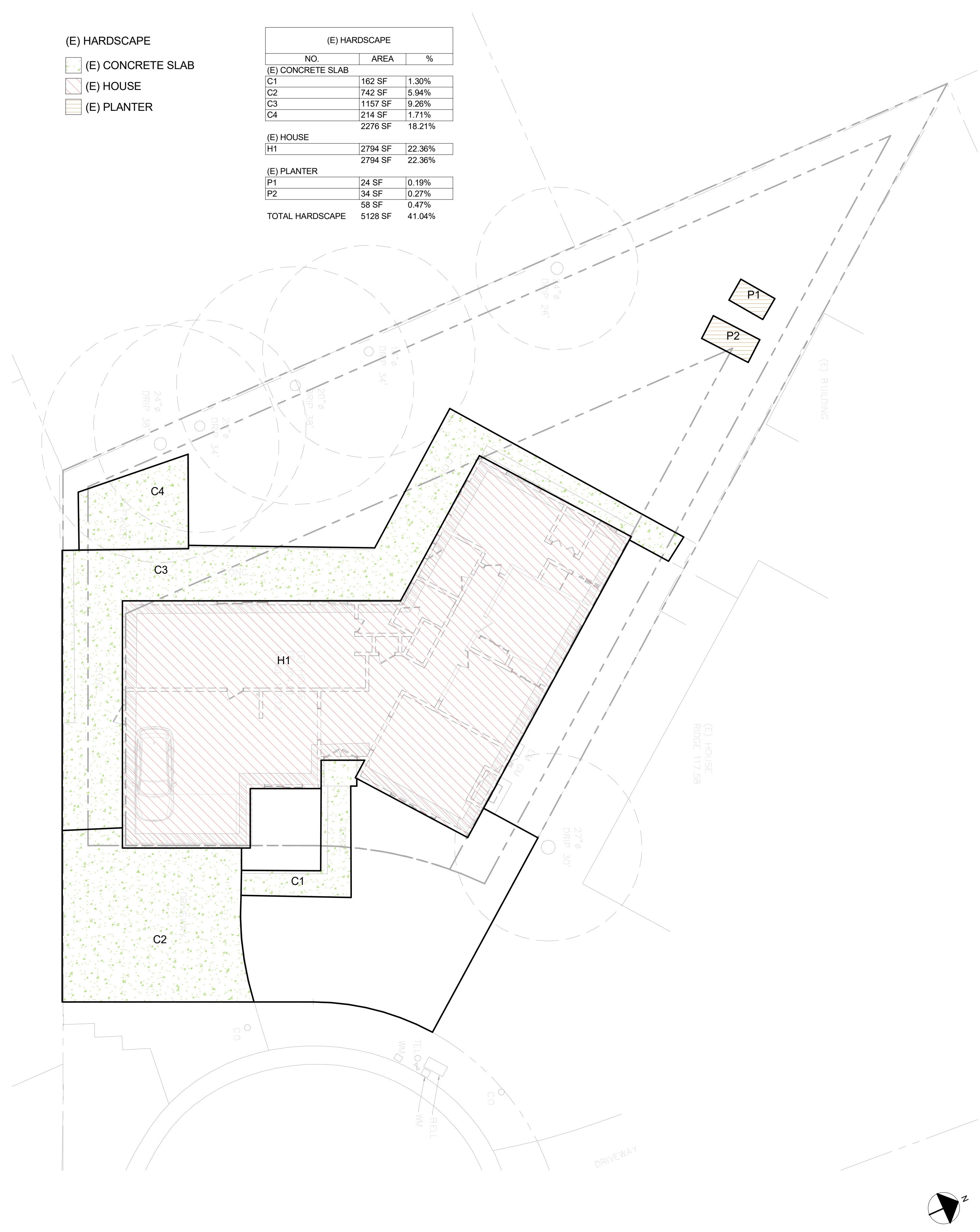
A0.09

6/2022 4:53:11 PM
223




(E) HARDSCAPE

-  (E) CONCRETE SLAB
-  (E) HOUSE
-  (E) PLANTER

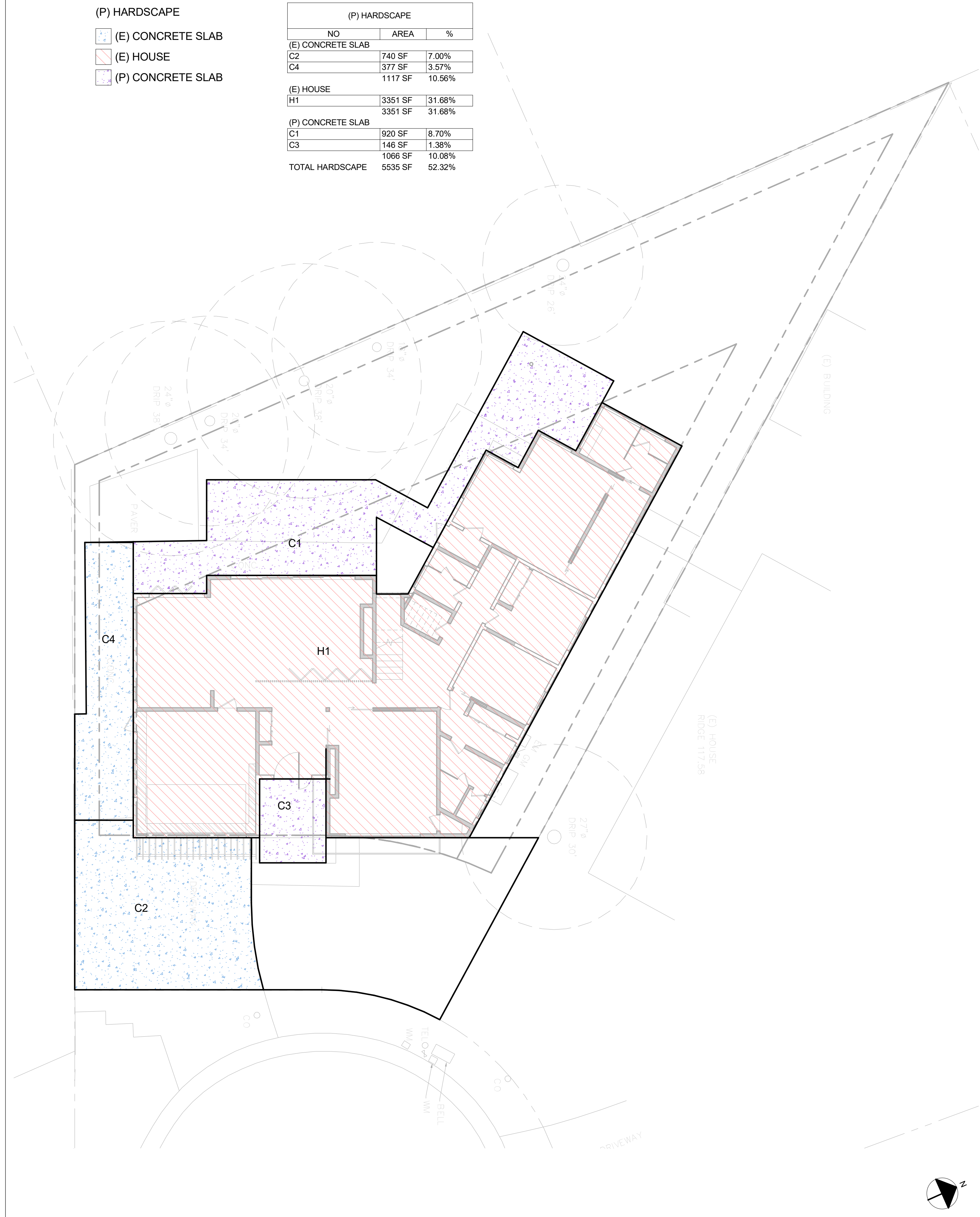
(E) HARDSCAPE		
NO.	AREA	%
(E) CONCRETE SLAB		
C1	162 SF	1.30%
C2	742 SF	5.94%
C3	1157 SF	9.26%
C4	214 SF	1.71%
	2276 SF	18.21%
(E) HOUSE		
H1	2794 SF	22.36%
	2794 SF	22.36%
(E) PLANTER		
P1	24 SF	0.19%
P2	34 SF	0.27%
	58 SF	0.47%
TOTAL HARDSCAPE	5128 SF	41.04%



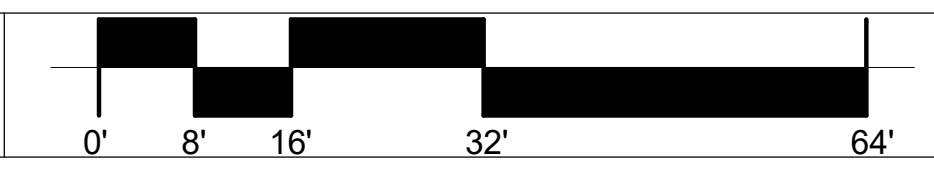
(P) HARDSCAPE

-  (E) CONCRETE SLAB
-  (E) HOUSE
-  (P) CONCRETE SLAB

(P) HARDSCAPE		
NO.	AREA	%
(E) CONCRETE SLAB		
C2	740 SF	7.00%
C4	377 SF	3.57%
	1117 SF	10.56%
(E) HOUSE		
H1	3351 SF	31.68%
	3351 SF	31.68%
(P) CONCRETE SLAB		
C1	920 SF	8.70%
C3	146 SF	1.38%
	1066 SF	10.08%
TOTAL HARDSCAPE	5535 SF	52.32%

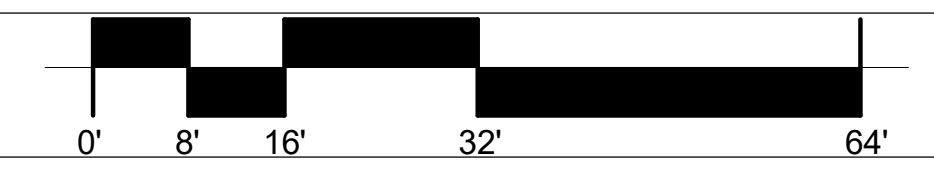


(E) HARDSCAPE



SCALE: 1" = 10'-0" 1

(P) HARDSCAPE



SCALE: 1" = 10'-0" 2



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SHASTRI-RUGGE RESIDENCE
331 EDNA COURT,
LOS ALTOS, CA 94022.

PLANNING PACKAGE
NEIGHBORHOOD CONTEXT
MAP

02.25.2022

A0.10



305 S GORDON WAY, LOS ALTOS, CA 94022
ONE-STORY SINGLE FAMILY HOUSE



318 HAWTHORNE AVE, LOS ALTOS, CA 94022
TWO-STORY SINGLE FAMILY HOUSE



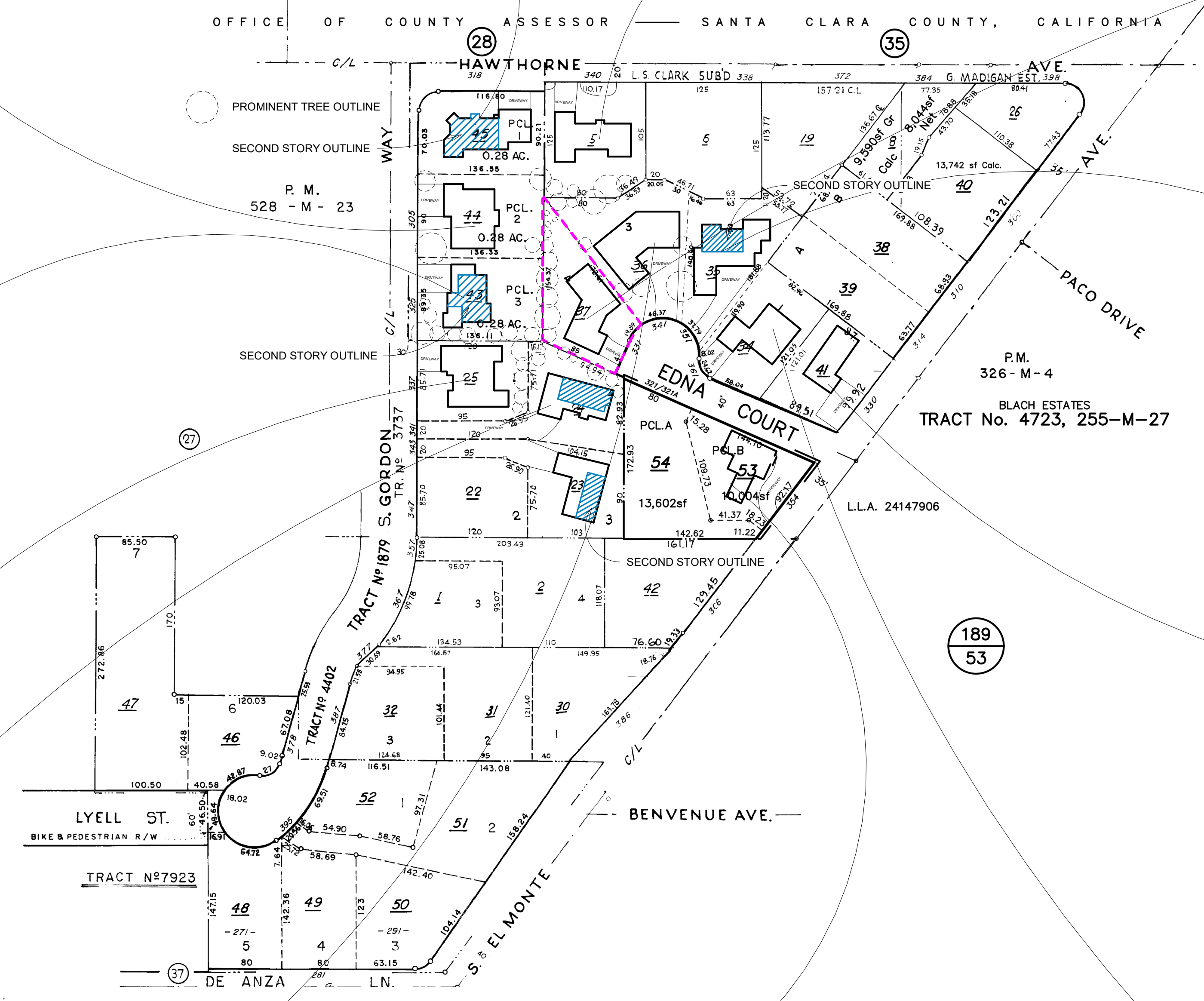
340 HAWTHORNE AVE, LOS ALTOS, CA 94022
ONE-STORY SINGLE FAMILY HOUSE



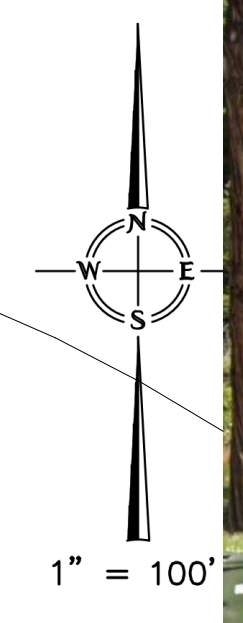
331 EDNA COURT, LOS ALTOS, CA 94022
ONE-STORY SINGLE FAMILY HOUSE



325 S GORDON WAY, LOS ALTOS, CA 94022
2-STORY SINGLE FAMILY HOUSE



BOOK 170 PAGE 36



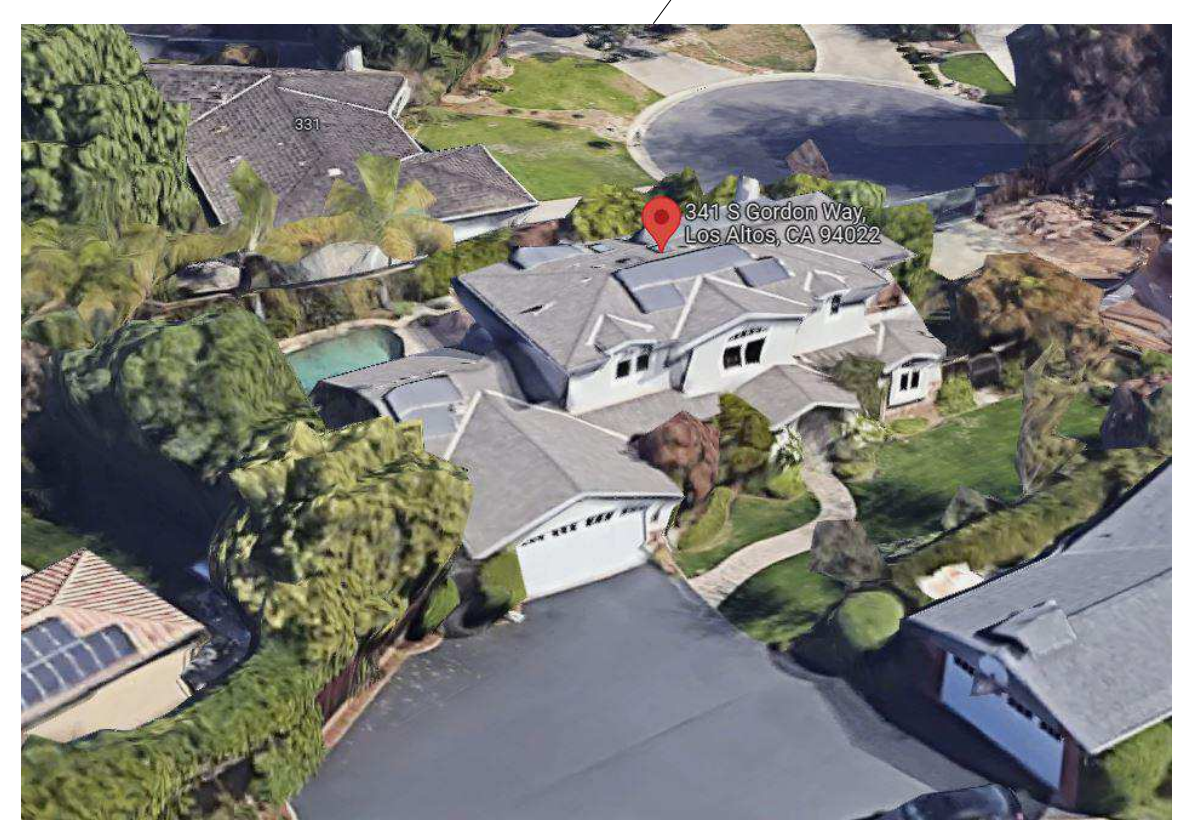
351 EDNA COURT, LOS ALTOS, CA 94022
TWO-STORY SINGLE FAMILY HOUSE



337 S GORDON WAY, LOS ALTOS, CA 94022
ONE-STORY SINGLE FAMILY HOUSE



330 S EL MONTE AVE, LOS ALTOS, CA 94022
ONE-STORY SINGLE FAMILY HOUSE



341 S GORDON WAY, LOS ALTOS, CA 94022
TWO-STORY SINGLE FAMILY HOUSE



341 EDNA COURT, LOS ALTOS, CA 94022
ONE-STORY SINGLE FAMILY HOUSE



354 S EL MONTE AVE, LOS ALTOS, CA 94022
ONE-STORY SINGLE FAMILY HOUSE



361 EDNA COURT, LOS ALTOS, CA 94022
ONE-STORY SINGLE FAMILY HOUSE

TRA DET. MAP 073
LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2020-2021



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SHASTRI-RUGGE RESIDENCE
 331 EDNA COURT,
 LOS ALTOS, CA 94022.

PLANNING PACKAGE
 (P) LANDSCAPE PLAN

2022.07.05

L-1



- LEGEND
- PROPERTY LINES
 - - - SETBACK LINES
 - - - BASEMENT OUTLINE
 - - - 1ST FLOOR OUTLINE
 - - - 2ND FLOOR OUTLINE
 - E - E - E - E ELEC. LINE
 - G - G - G - G GAS LINE
 - SS - SS - SS - SS SANITARY SEWER LINE
 - W - W - W - W WATER LINE
 - O - O - O - O FENCE LINE
 - X - X - X - X TREE PROTECTION LINE
 - # (P) SHRUBS, BURSHEES AND TREES
 - # (E) TREES TO REMAIN

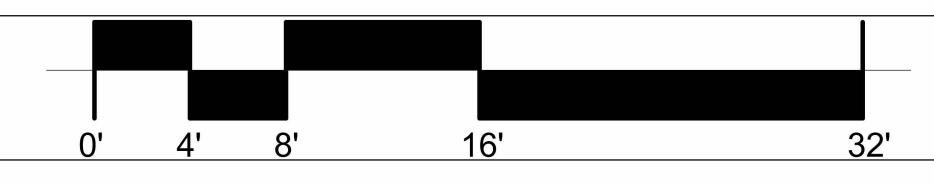
(E) TREE SCHEDULE

NO.	COMMON	BOTANICAL	DIAMETER	DRIPLINE	CONDITION	SUITABILITY	Tree Removal (Y/N)
1	AFRICAN FERN PINE	AFROCARPUS FALCATUS	24"ø	38'	GOOD	GOOD	No
2	AFRICAN FERN PINE	AFROCARPUS FALCATUS	20"ø	34'	GOOD	GOOD	No
3	AFRICAN FERN PINE	AFROCARPUS FALCATUS	20"ø	38'	GOOD	GOOD	No
4	AFRICAN FERN PINE	AFROCARPUS FALCATUS	18"ø	34'	GOOD	GOOD	No
5	SWEET BAY	LAURUS NOBILIS	24"ø	26'	FAIR	GOOD	No
6	REDWOOD	SEQUOIA SEMPERVIRENS	27"ø	30'	GOOD	GOOD	No

(P) TREE SCHEDULE

NO.	COMMON	BOTANICAL	SIZE	NOTE
7	RED MAPLE	ACER RUBRUM	15 GAL	24" BOX IF 15 GAL. UNAVAILABLE
8	LILY OF THE NILE	AGAPANTHUS	FLAT	BLUE FLOWERS
9	FORTNIGHT LILY	DIETES VEGETA	1 GAL	
10	FORTNIGHT LILY	DIETES VEGETA	1 GAL	
11	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA 'NATCHEZ'	15 GAL	WHITE CRAPE MYRTLE

(P) LANDSCAPE PLAN



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

- LEGEND
- (E) WALLS TO REMAIN
 - (E) WALLS TO BE DEMOLISHED
 - SD SMOKE DETECTOR
 - SCD SMOKE & CARBON MONOXIDE DETECTOR
 - EM ELECTRIC METER
 - GM GAS METER
 - (E) FOUNDATION TO REMAIN
 - (F) FOUNDATION TO BE MODIFIED

WALL REMAIN TABLE	
NO.	LENGTH
W1	54' - 9 1/2"
W2	9' - 10"
W3	16' - 7"
W4	17' - 1 1/2"
W5	20' - 5 1/2"
W6	9' - 6 1/2"
W7	11' - 4 1/2"
W8	4' - 6"

TOTAL WALL TO REMAIN: 144' - 2 1/2"

WALL REMOVAL TABLE	
NO.	LENGTH
R1	20' - 4 1/2"
R2	3' - 2"
R3	6' - 11 1/2"
R4	5' - 9 1/2"
R5	42' - 1"
R6	11' - 11 1/2"
R7	4' - 6"
R8	27' - 6"

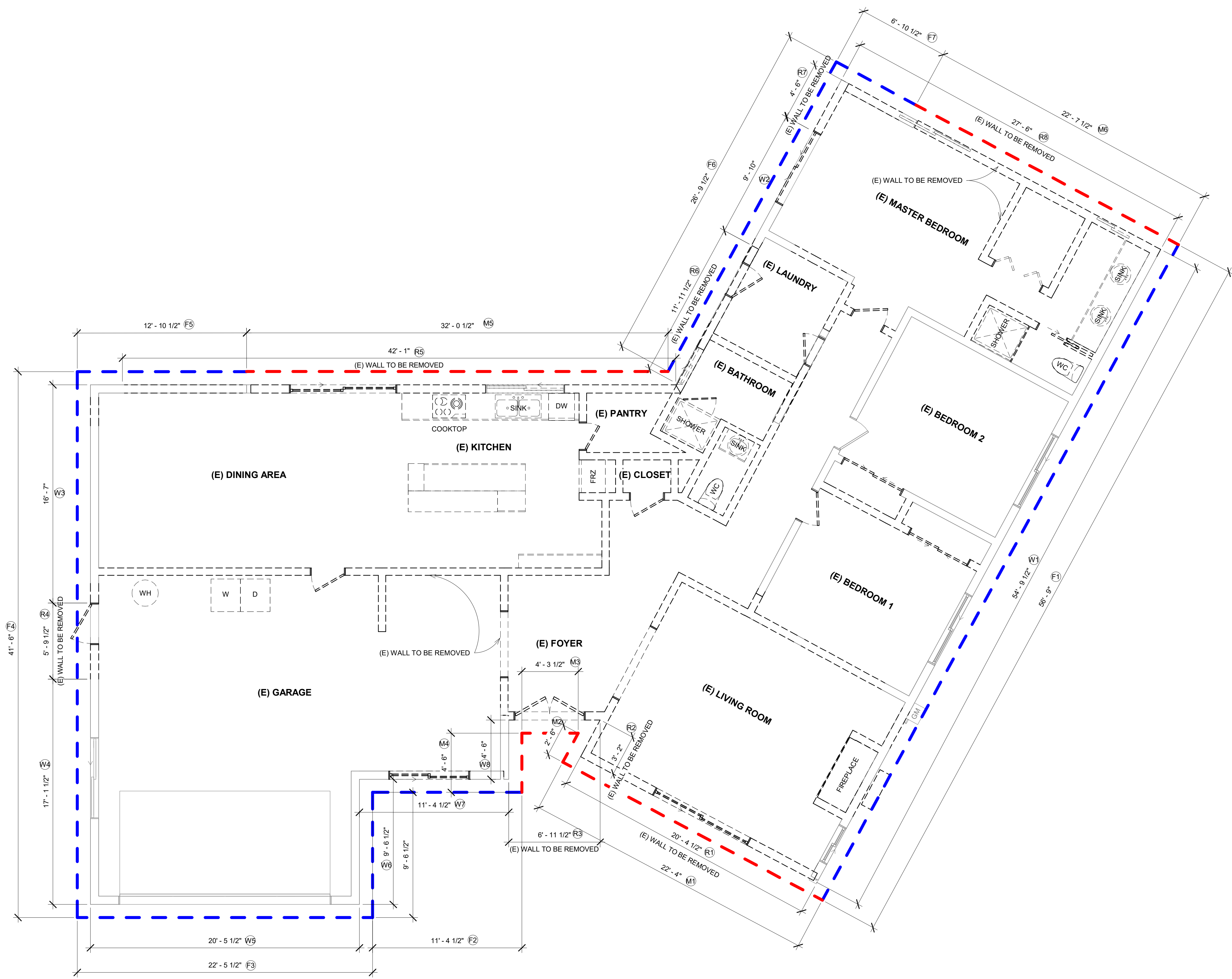
TOTAL WALL TO BE REMOVED: 122' - 4" < 144' - 2 1/2" WALL TO REMAIN

FOUNDATION TO REMAIN TABLE	
NO.	LENGTH
F1	56' - 9"
F2	11' - 4 1/2"
F3	22' - 5 1/2"
F4	41' - 6"
F5	12' - 10 1/2"
F6	26' - 9 1/2"
F7	6' - 10 1/2"

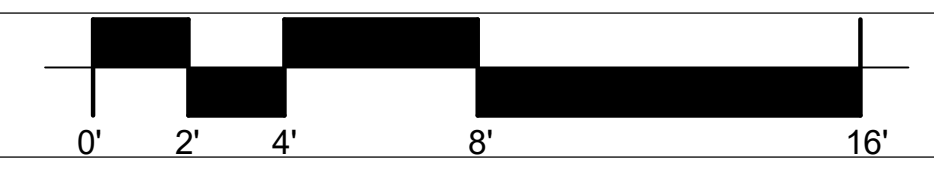
TOTAL FOUNDATION TO REMAIN: 178' - 7 1/2"

FOUNDATION TO BE MODIFIED TABLE	
NO.	LENGTH
M1	22' - 4"
M2	2' - 6"
M3	4' - 3 1/2"
M4	4' - 6"
M5	32' - 0 1/2"
M6	22' - 7 1/2"

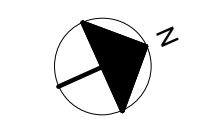
TOTAL FOUNDATION TO BE MODIFIED: 88' - 3 1/2" < 178' - 7 1/2" WALL TO REMAIN



(E) 1ST FLOOR PLAN



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



Description	Agenda Item 5.
Revision 1	04.20.2022
Revision 2	06.03.2022

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Fax: 650-625-7869

SHASTRI-RUGGE RESIDENCE
331 EDNA COURT,
LOS ALTOS, CA 94022.

PLANNING PACKAGE

(E) ROOF PLAN

02.25.2022

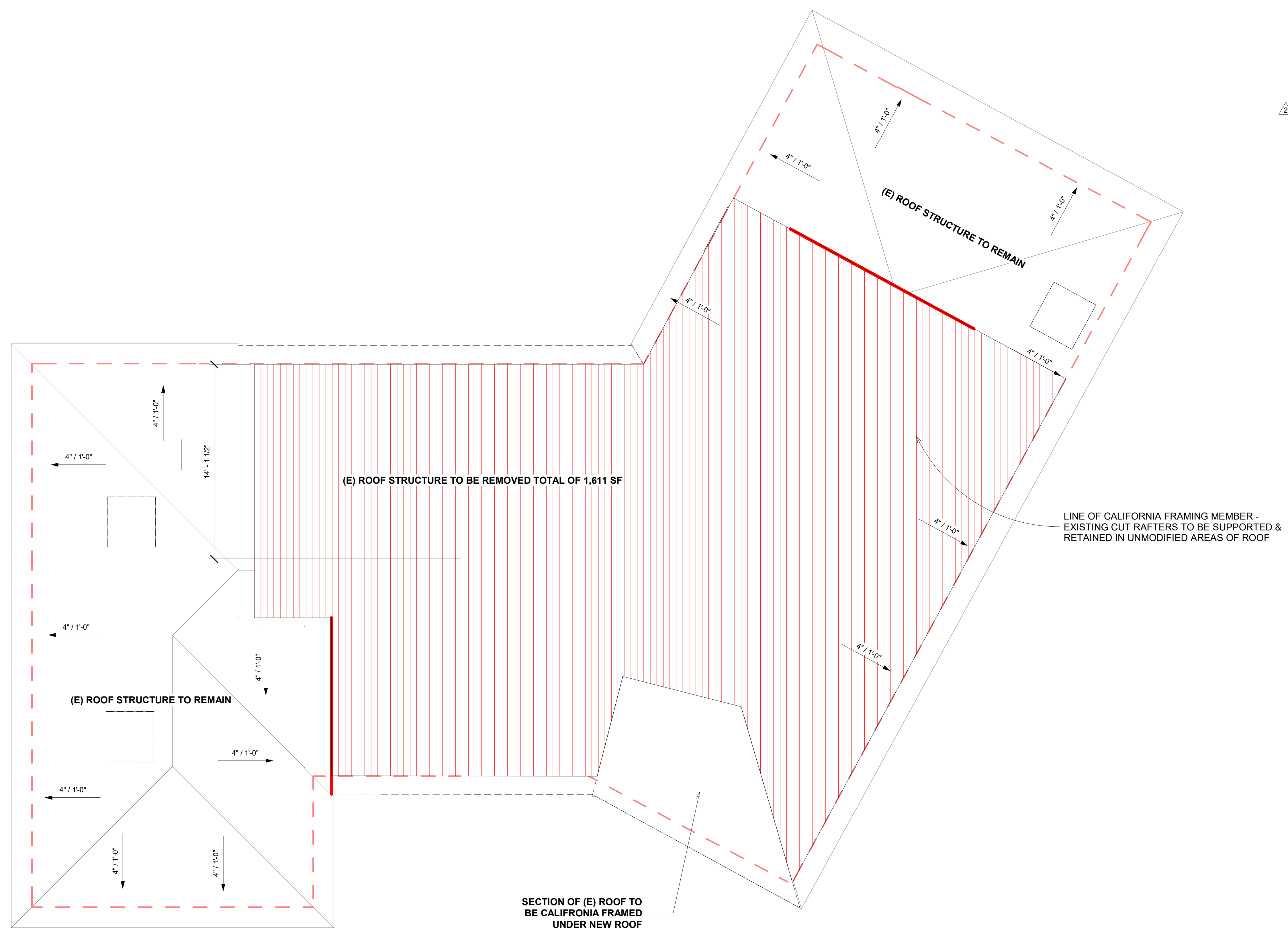
A1.11

LEGEND

(E) ROOF TO BE DEMOLISEHD

(E) ROOF TO REMAIN
NOTE: RE-ROOFED W/
STANDING SEAM
METAL ROOFING

TOTAL ROOF AREA: 3,219 SF, REQ'D 50% TO REMAIN = 3,222 x 0.5 = 1,611 SF
AREA OF ROOF STRUCTURE TO REMAIN: 1612 SF
AREA OF ROOF STRUCTURE TO BE REMOVED: 1610 SF < 1611 SF



(E) ROOF PLAN



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

Description	Agenda Item 5.
Revision 1	04.20.2022



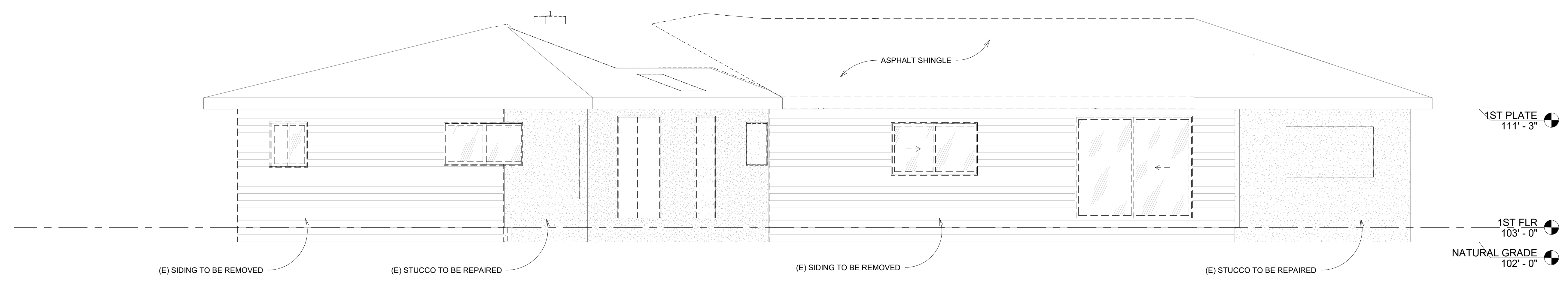
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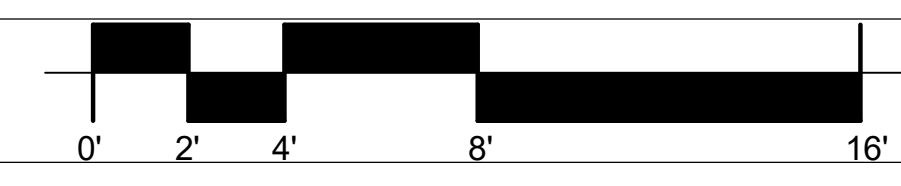
PLANNING PACKAGE
 (E) & (P) NORTH ELEVATIONS

02.25.2022

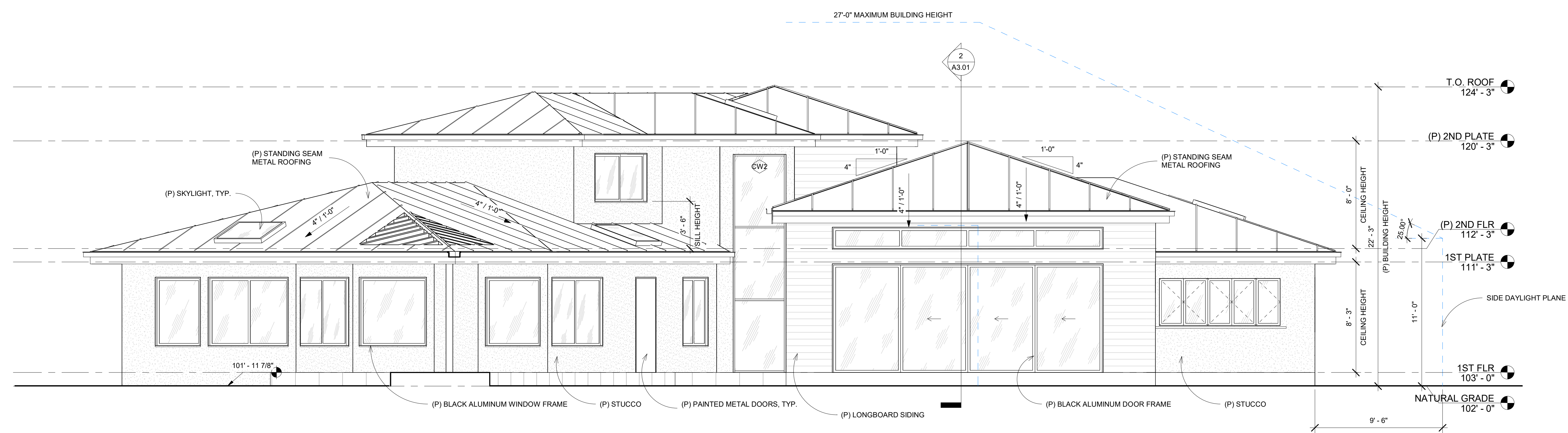
A2.03



(E) NORTH ELEVATION




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



- LEGEND
- ◊ WALL TAG
 - ◊ WINDOW TAG
 - # DOOR TAG
 - T TEMPERED TAG
 - OBS OBSCURE TAG
 - # PLAN NOTE

(P) NORTH ELEVATION



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

Description	Agenda Item 5.
Revision 1	04.20.2022



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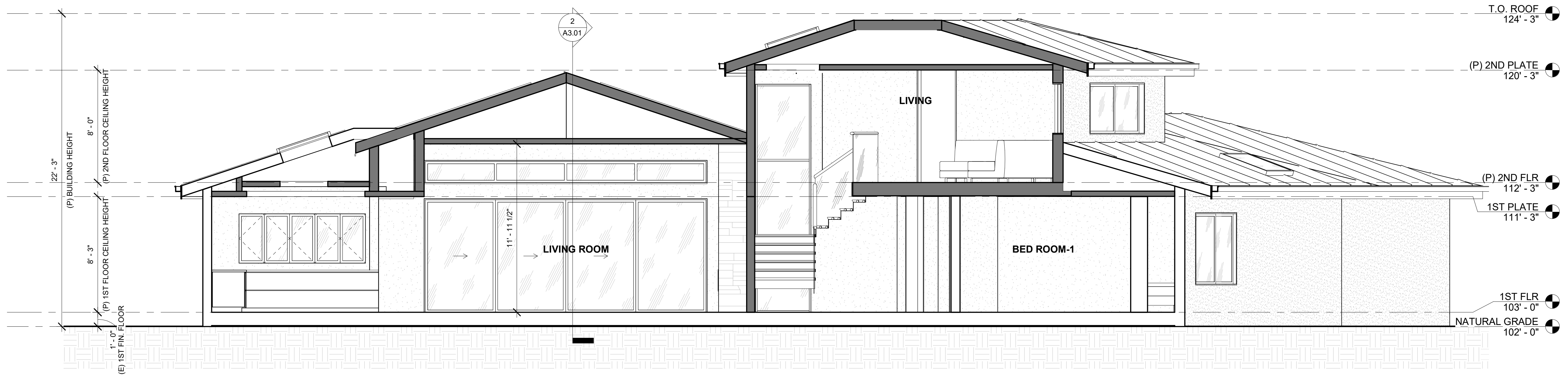
SHASTRI-RUGGE RESIDENCE
 331 EDNA COURT,
 LOS ALTOS, CA 94022.

PLANNING PACKAGE
 (P) A-A & B-B SECTIONS

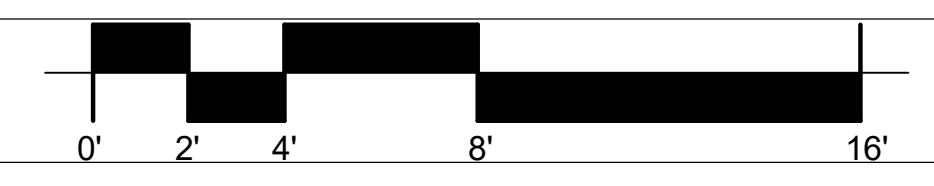
02.25.2022

A3.01

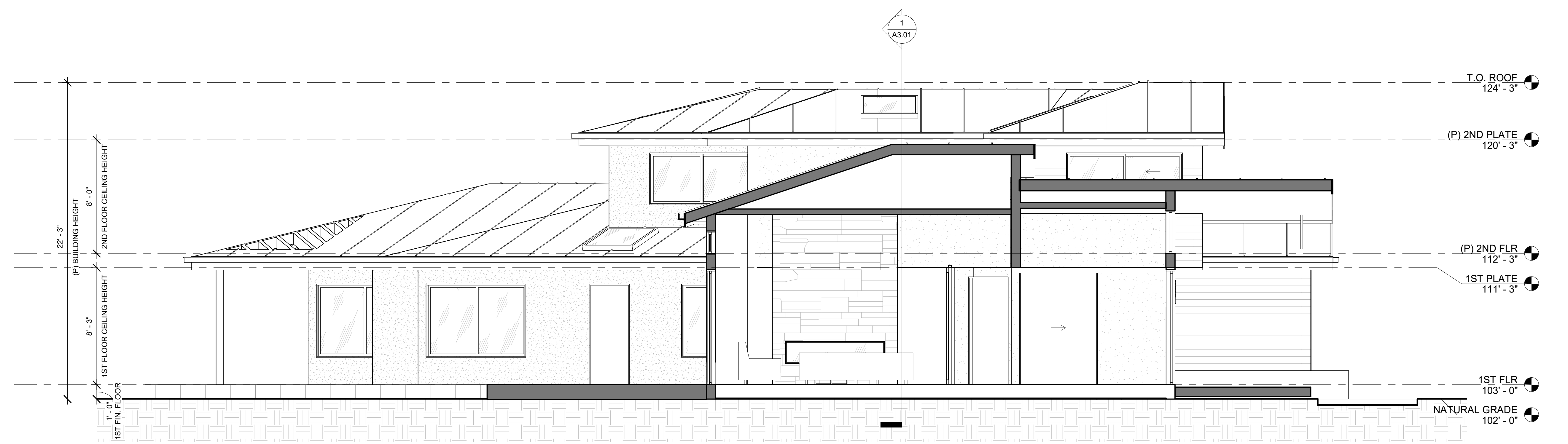
- LEGEND
- (E) WALLS, FLOORS, AND ROOFS TO REMAIN
 - (P) NEW WALLS, FLOORS AND ROOFS
 - ◇ WALL TAG
 - # WINDOW TAG
 - # DOOR TAG
 - ⊕ TEMPERED TAG
 - ⊖ OBSOLETE TAG
 - # PLAN NOTE



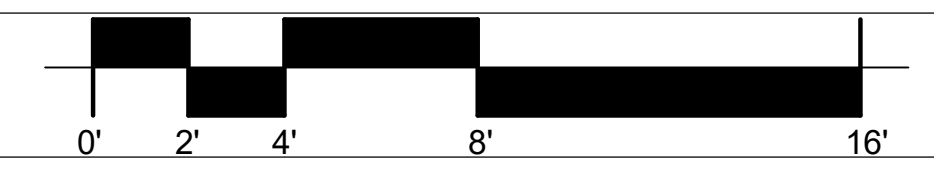
(P) SECTION A-A



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



(P) SECTION B-B



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

Description	Agenda Item 5.
Revision 1	04.20.2022



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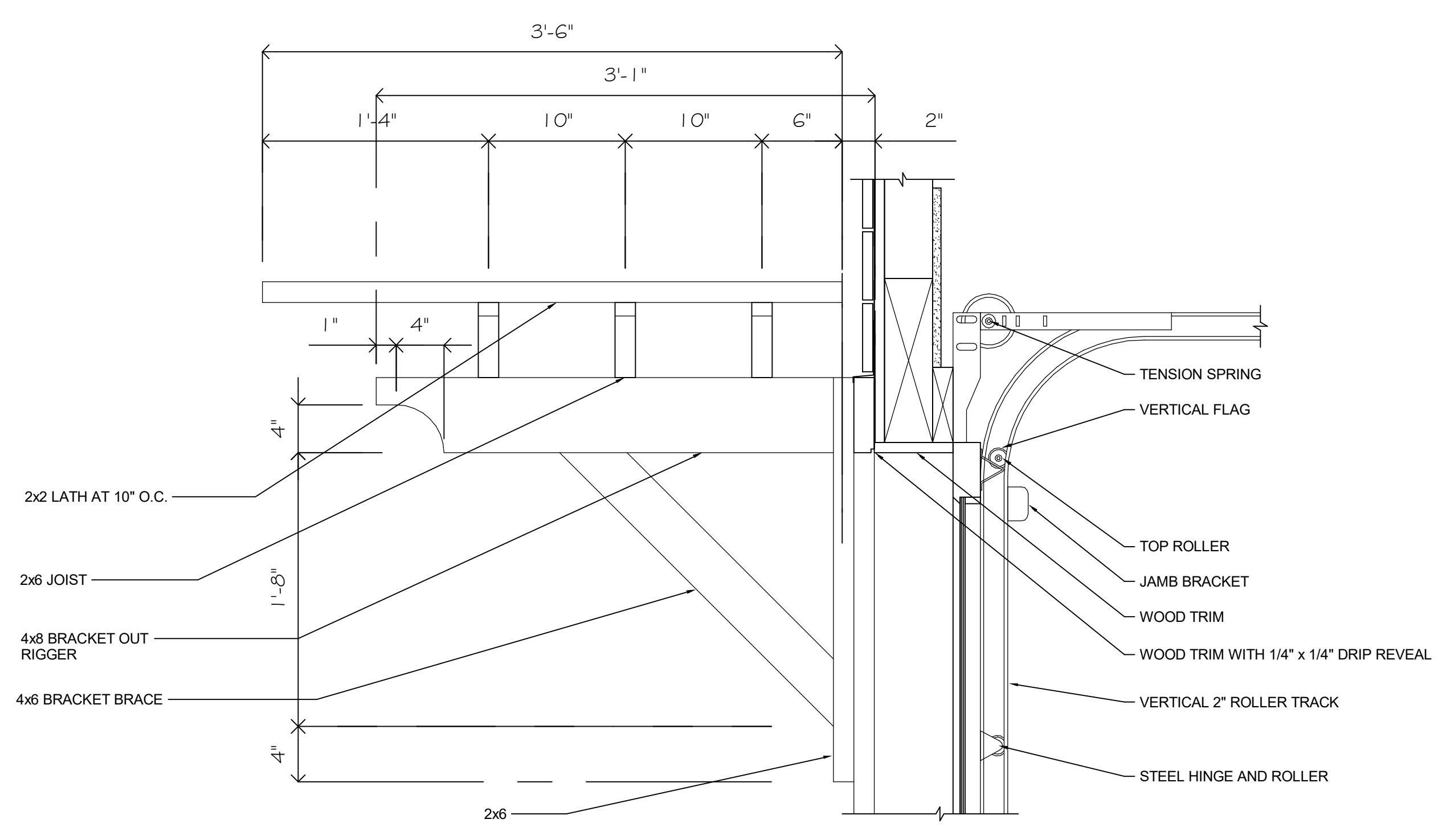
SHASTRI-RUGGE RESIDENCE
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 LOS ALTOS, CA 94022.

PLANNING PACKAGE

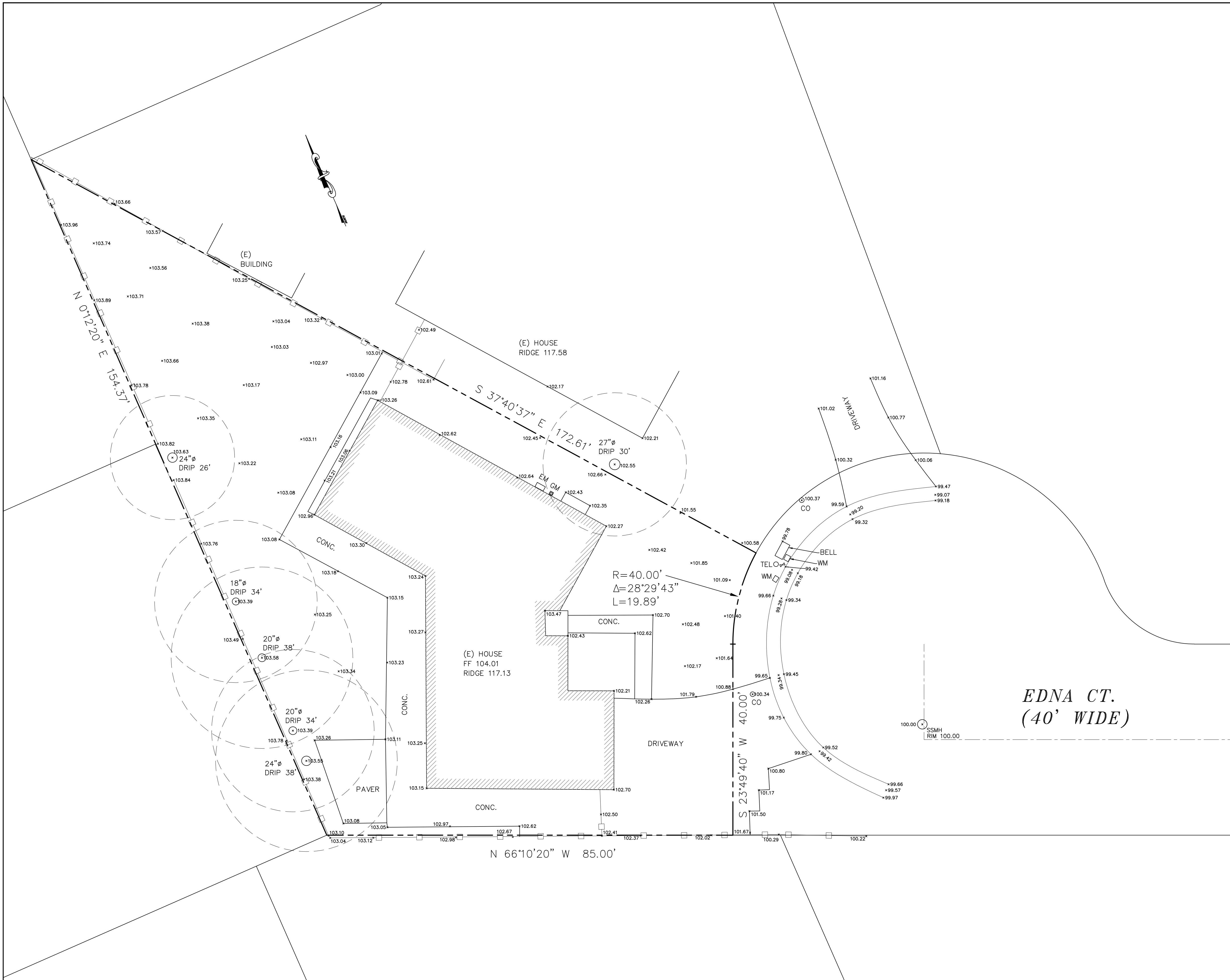
TYP. ROOF DETAILS

02.25.2022

A5.02



① TRELLIS DETAIL
 1 1/2" = 1'-0"



LEGEND

---	PROPERTY LINE	AC	ASPHALT
---	EXISTING LOTS	AD	AREA DRAIN
---	CENTERLINE	ANC	ANCHOR
---	EASEMENT LINE	BSBL	BUILDING SETBACK LINE
---	SANITARY SEWER LINE	C&G	CURB AND GUTTER
---	STORM DRAIN LINE	CB	CATCH BASIN
---	OVERHEAD POWER LINE	CO	CLEAN OUT
---	WOOD FENCE	DW	DRIVEWAY
---		EB	ELECTRIC BOX
---		EM	ELECTRIC METER
---		EP	EDGE OF PAVEMENT
---		FH	FIRE HYDRANT
---		GA	GUY ANCHOR
---		GM	GAS METER
---		GV	GAS VALVE
---		IV	IRRIGATION VALVE
---		LP	LIGHT POLE
---		MB	MAIL BOX
---		MH	UTILITY MANHOLE
---		P.U.E.	PUBLIC UTILITY EASEMENT
---		P	BRICK CONC PILLAR
---		PP	POWER POLE
---		(R)	RADIAL BEARING
---		SL	STREET LIGHT
---		SDMH	STORM DRAINAGE MANHOLE
---		SSMH	SANITARY SEWER MANHOLE
---		SSCO	SANITARY SEWER CLEAN OUT
---		TCD	THROUGH CURB DRAIN
---		TS	TRAFFIC SIGN
---		VG	VALLEY GUTTER
---		WM	WATER METER
---		WV	WATER VALVE

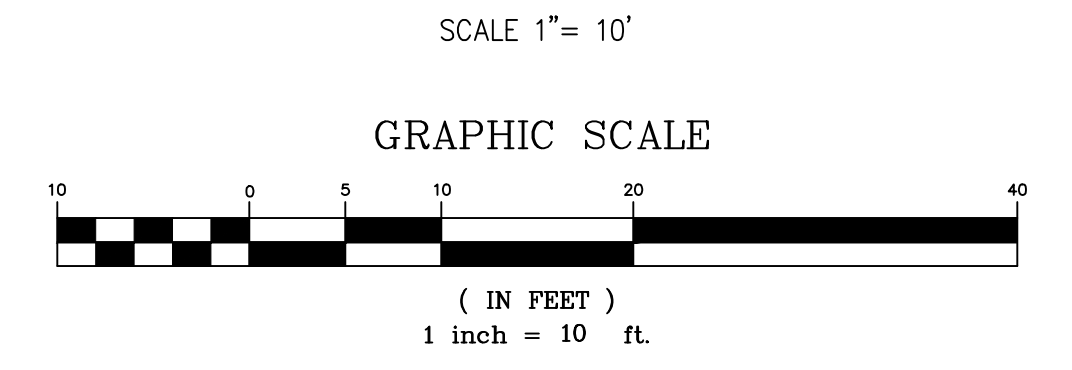
DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
THE BEARING N 66°10'20" W OF THE CENTERLINE OF EDNA CT., AS SHOWN ON CERTAIN TRACT NO. 4723, FILED FOR RECORD IN BOOK 255 OF MAPS AT PAGE 27, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

PROJECT BENCHMARK:
REFERENCED ASSUMED BM:
TOP OF SANITARY SEWER MANHOLE LOCATED AT EDNA CT.
IN FRONT OF PROPERTY EL: 100.00'

- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - THE GROSS AREA OF LAND OF RECORD IS 10,579.00 SQ. FT. ±.
 - THE MAP WAS BASED ON A GRANT DEED DOC.# 24706766 BY LAWYERS TITLE CO. DATED 11/17/2020, RECORDED IN SANTA CLARA COUNTY.
 - ALL EXISTING BUILDINGS ARE WOOD.
 - FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 - THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

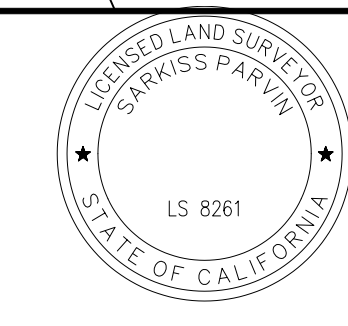


331 EDNA CT.
LOS ALTOS, CA 94022
APN: 170-36-037



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by: S.P.
Checked by: S.R.
Date: 08/05/2021
Project No: 221098



PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS

GRADING AND DRAINAGE PLANS

ADDITION AND REMODELING

331 EDNA CT., LOS ALTOS, CA 94022

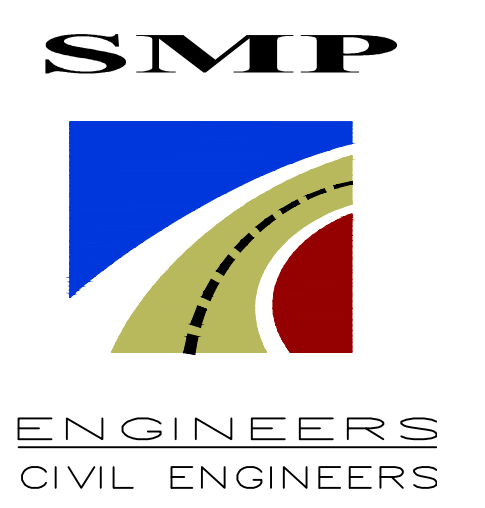
APN: 170-36-037

ABBREVIATIONS			
	DESCRIPTION	DESCRIPTION	
AB	AGGREGATE BASE (CLASS AS NOTED)	JP	JOINT POLE
AC	ASPHALT CONCRETE	MON.	MONUMENT
AD	AREA DRAIN	OG	ORIGINAL GROUND
BC	BEGIN OF CURVE	PB	PULL BOX
BFP	BACK FLOW PREVENTER	PG&V	PG&E VAULT
BRC	BACK OF ROLLED CURB	R.PL	PROPERTY LINE
BW	BACK OF WALK	PP	POWER POLE
BWAL	BLACK WALNUT TREE	PPP	PLASTIC PERFORATED PIPE
CB	CATCH BASIN	PSE	PUBLIC SERVICE EASEMENT
CF	GARAGE FINISH FLOOR (BACK)	PVC	POLYVINYL CHLORIDE
CL	CENTERLINE	R/W	RIGHT OF WAY
CLSW	CENTERLINE SWALE	RCP	REINFORCED CONCRETE PIPE
CO	CLEANOUT	SD	STORM DRAIN
CONC	CONCRETE	SDMH	STORM DRAIN MANHOLE
CP	CONTROL POINT	SS	SANITARY SEWER LINE
DDW	DIRT DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
DI	DROP INLET	SW	SIDEWALK
DETAIL	DAYLIGHT	TC	TOP OF CURB
ELCT	ELECTROLIER	TOB	TOP OF BANK
EP	EDGE OF PAVEMENT ELEVATION	TOE	TOE OF SLOPE
EUC	EUCALYPTUS TREE	TF	TOP OF FOUNDATION
EX	EXISTING	TP	TOP OF PIPE
FF	FINISHED FLOOR	UG	UNDERGROUND GAS
FG	FINISH GRADE	USS	UNDERGROUND SANITARY SEWER
FH	FIRE HYDRANT	UST	UNDERGROUND STORM DRAIN
FL	FLOW LINE	UT	UNDERGROUND TELEPHONE
FNC	FENCE	UW	UNDERGROUND WATER
FOG	FOG LINE	VCP	VITRIFIED CLAY PIPE
GB	GRADE BREAK	WL	WHITE LINE STRIPE
GFF	GARAGE FINISHED FLOOR (FRONT)	WLK	WALKWAY
GUY	GUY WIRE	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE
IP	IRON PIPE	YL	YELLOW LINE STRIPE
LIP	LIP OF GUTTER		
C&G	CURB AND GUTTER		



LOCATION MAP
N.T.S.

PROJECT SITE



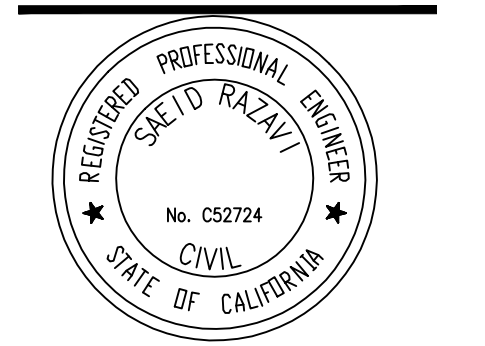
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OWNER:

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GRADING AND DRAINAGE PLANS
ADDITION AND REMODELING
865 JORDAN AVE., LOS ALTOS, CA 94022
APN: 170-03-032
COVER SHEET

Revisions:



Saeid Razavi

Date: 02-02-2022
Scale: NTS
Prepared by: S.P.
Checked by: S.R.
Job #: 222005

Sheet: **1 OF 5**
C-1

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
— F —	— F —	FILL AREA LIMIT
— C —	— C —	CUT AREA LIMIT
~ 102 ~	~ 102 ~	CONTOUR
— W —	— W —	WATER LINE
— SD —	— SD —	STORM DRAIN PIPE (SOLID)
— SS —	— SS —	SANITARY SEWER PIPE
— SUB —	— SUB —	SUBDRAIN PIPE (PERFORATED)
— OH — e,T,TV	— OH — e,T,TV	OVERHEAD UTILITIES WITH POLE
— G —	— G —	GAS LINE
— E —	— E —	ELECTRIC LINE (UNDERGROUND)
— JT —	— JT —	JOINT TRENCH
☒ SLV	☒ SLV	STREET LIGHT VAULT
○ SSCO	● SSCO	SANITARY SEWER CLEANOUT
○	●	SANITARY SEWER MANHOLE
⊙	⊙	STORM DRAIN MANHOLE
☼	☼	ELECTROLIER
☒ WM	☒ WM	WATER METER
⊙	⊙	TREE WITH TRUNK
— x —	— x —	6' WOODEN FENCE
x 102.23	← 102.23	SPOT ELEVATION
—	—	TREE PROTECTION FENCE 5' TALL CHAIN LINK
—	—	SWALE
→	→	DIRECTION OF FLOW IN PIPE
●	●	AREA DRAIN/ INLET
⇨	⇨	OVERLAND RELEASE PATH
~	~	GRADING DIRECTION
X	X	(E) TREE TO BE REMOVE
■	■	SPLASH BLOCK

EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
ADDITION TO HOUSE	0	26		
ADDITION PATIO/ PORCH	2	3		
SITE	13	0		
TOTAL	15	29	0	14

NOTE:
1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

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

SHEET INDEX:

- C-1 COVER SHEET/ NOTES
- C-2 GRADING AND DRAINAGE PLAN
- C-3 DETAILS
- C-4 EROSION CONTROL PLAN
- C-5 BEST MANAGEMENT PRACTICES

DRAINAGE NOTES

- Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
- Connect roof down spouts to 4" solid pvc @ minimum 1% slope and min. 6" ground cover. Connect pipes to on-site inlets. See architectural plans for roof downspout locations.
- On site storm drain lines shall consist of PVC-SCH 40 minimum or better.
- Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

BASIS OF BEARINGS:

THE BEARING N 66°10'20" W OF THE CENTERLINE OF EDNA CT., AS SHOWN ON CERTAIN TRACT NO. 4723, FILED FOR RECORD IN BOOK 255 OF MAPS AT PAGE 27, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

PROJECT BENCHMARK:

REFERENCED ASSUMED BM:
TOP OF SANITARY SEWER MANHOLE LOCATED AT EDNA CT.
IN FRONT OF PROPERTY EL: 100.00'

NOTE:

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

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT
PREPARED BY _____ DATED _____
BY C.E.G. # _____ BY G.E. # _____

NOTICE TO CONTRACTORS
CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.





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CIVIL ENGINEERS

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GRADING AND DRAINAGE PLANS
ADDITION AND REMODELING
865 JORDAN AVE., LOS ALTOS, CA 94022
APN: 170-03-032
GRADING AND DRAINAGE PLAN

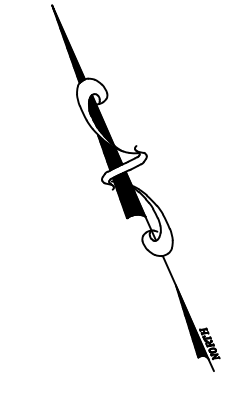
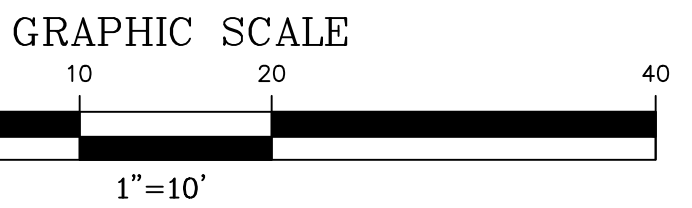
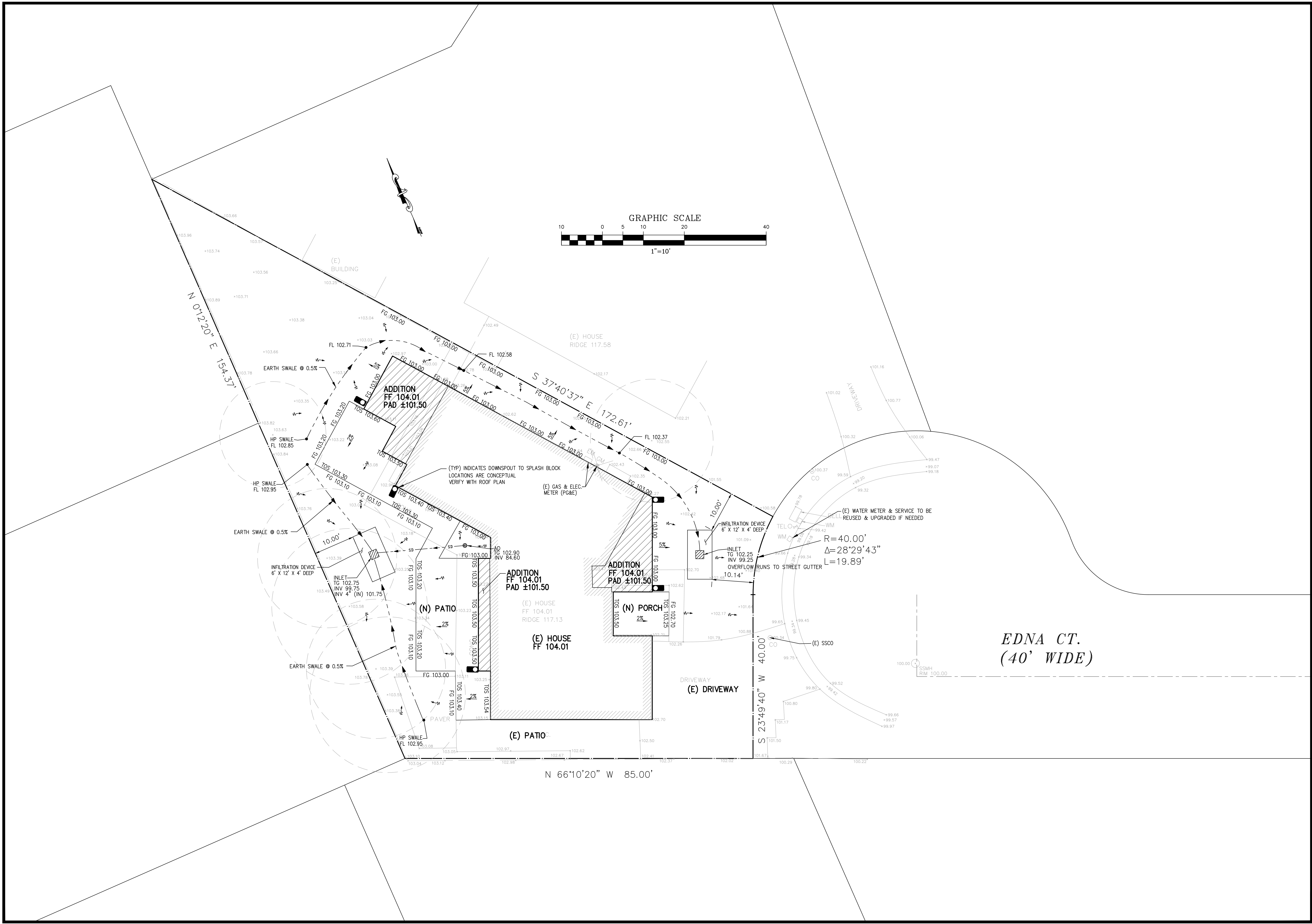
Revisions:



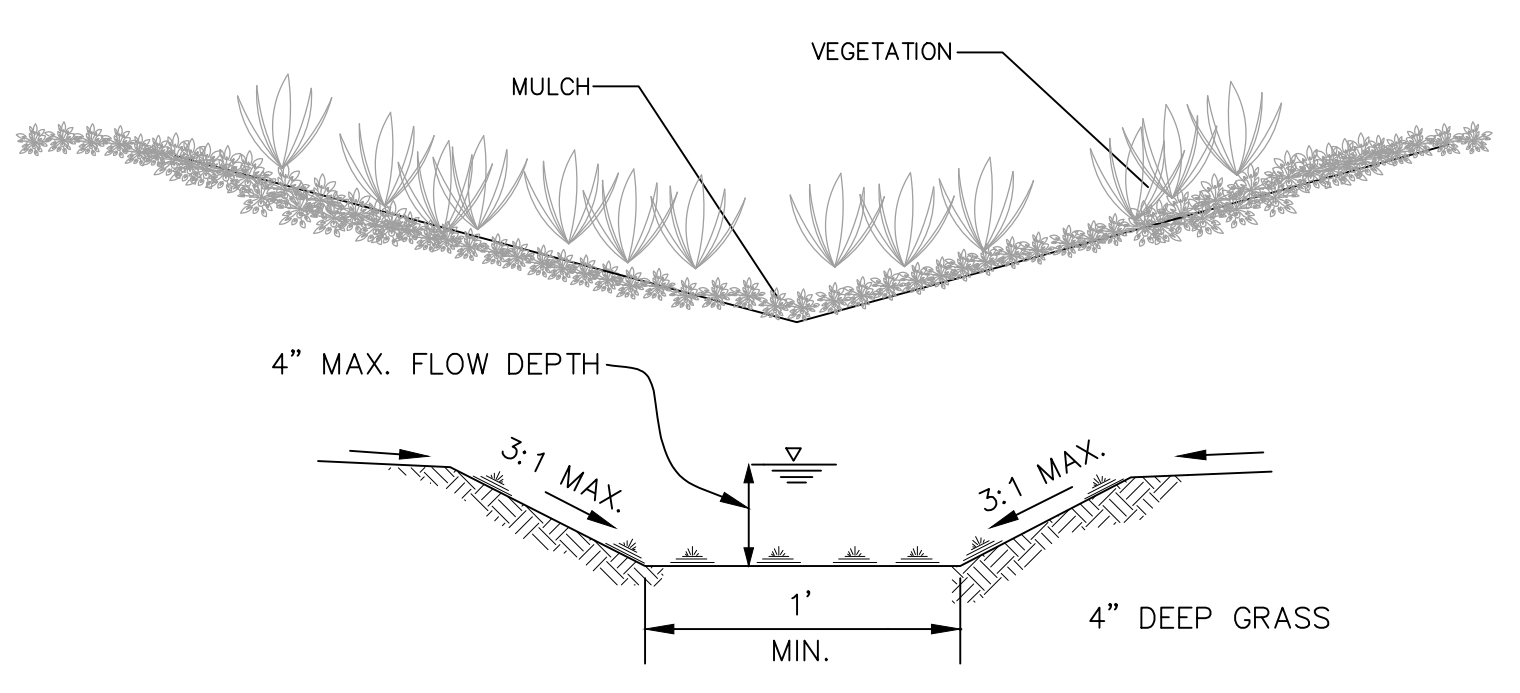
Saeid Razavi

Date: 02-02-2022
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 222005

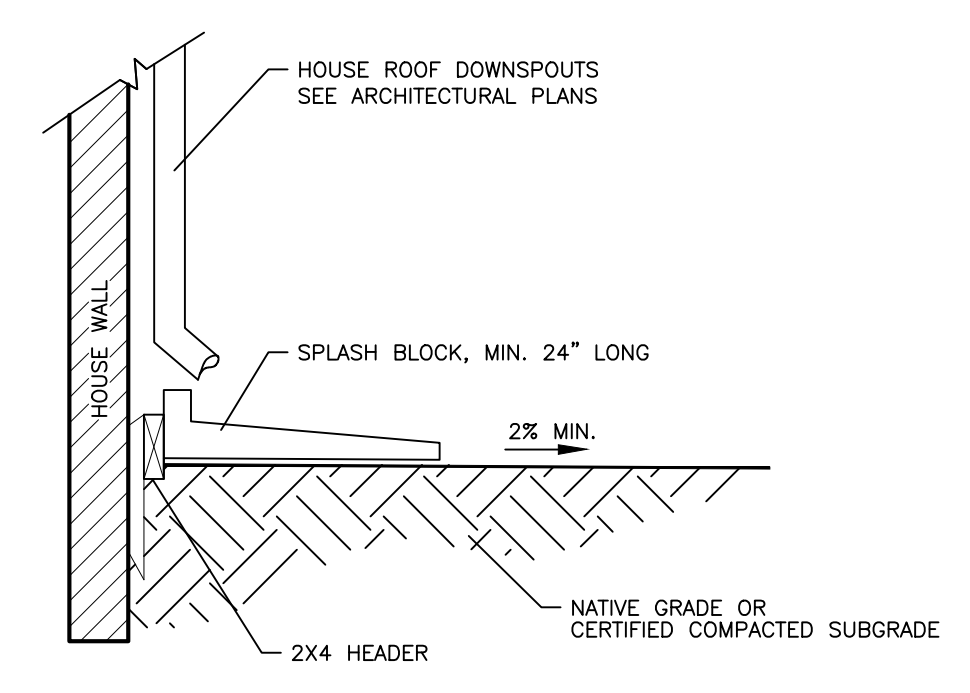
Sheet: 2 OF 5
C-2



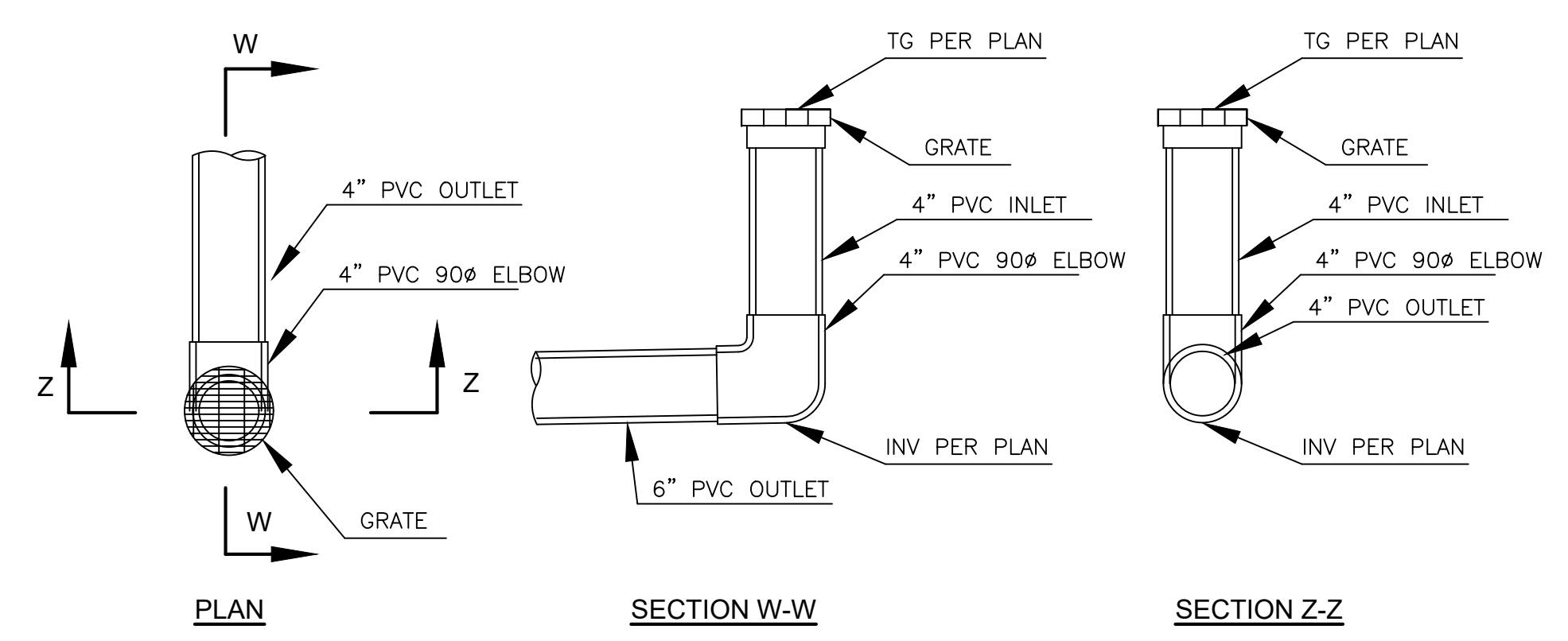
EDNA CT.
(40' WIDE)



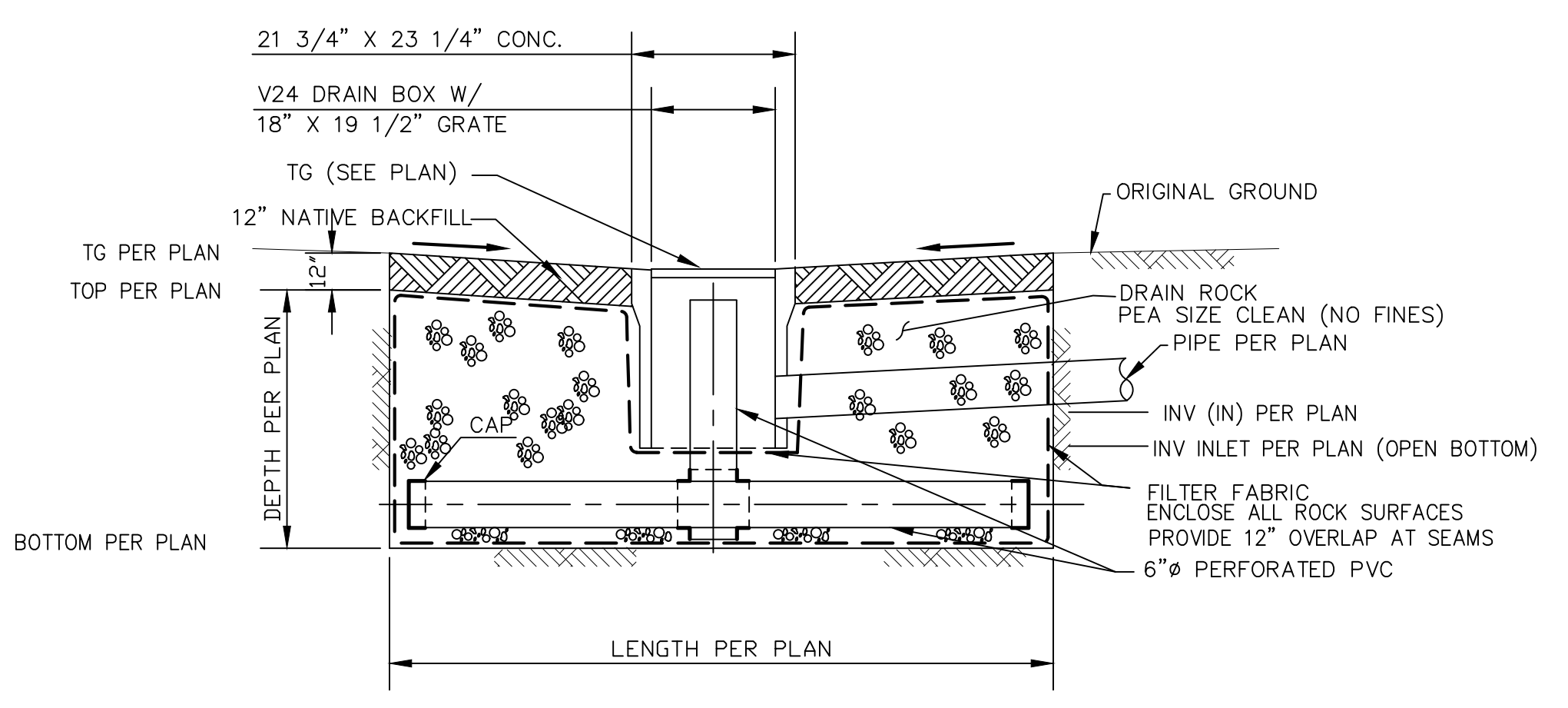
EARTH SWALE DETAIL
N.T.S.



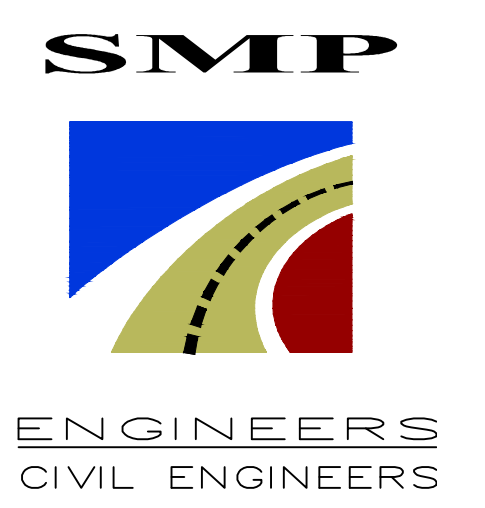
ROOF DOWNSPOUT/SPLASH BLOCK
N.T.S.



STORM DRAIN AREA DRAIN
N.T.S.



INFILTRATION DEVICE
ELEVATION VIEW- NTS



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GRADING AND DRAINAGE PLANS
ADDITION AND REMODELING
865 JORDAN AVE., LOS ALTOS, CA 94022
APN: 170-03-032
DETAILS

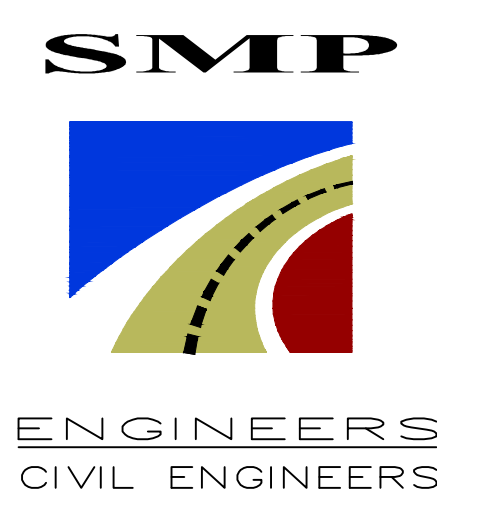
Revisions:



Saeid Razaavi

Date: 02-02-2022
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 222005

Sheet: **3 OF 5**
C-3



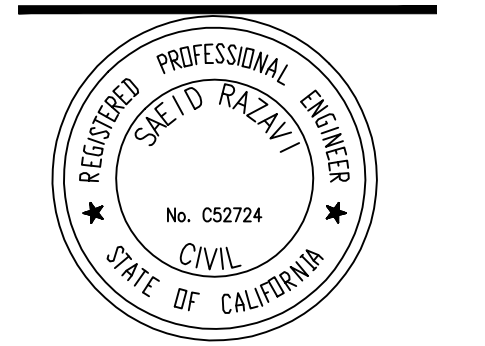
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GRADING AND DRAINAGE PLANS
ADDITION AND REMODELING
331 EDNA CT., LOS ALTOS, CA 94022
APN: 170-36-037
EROSION CONTROL PLAN

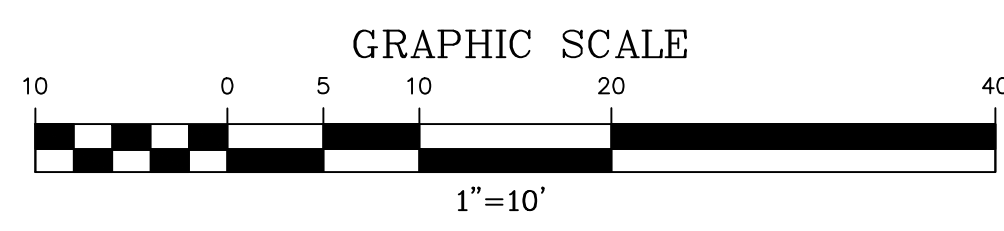
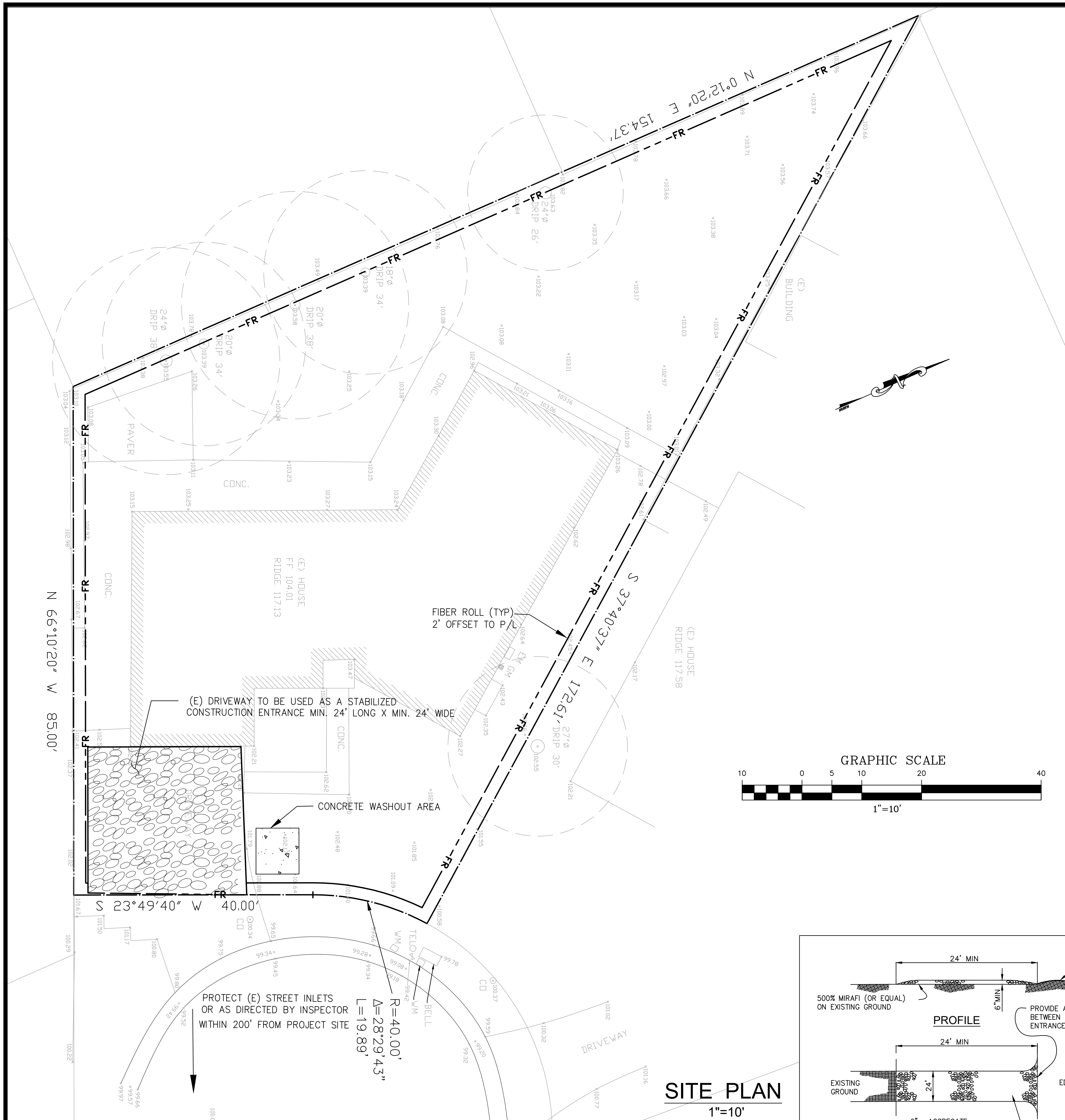
Revisions:



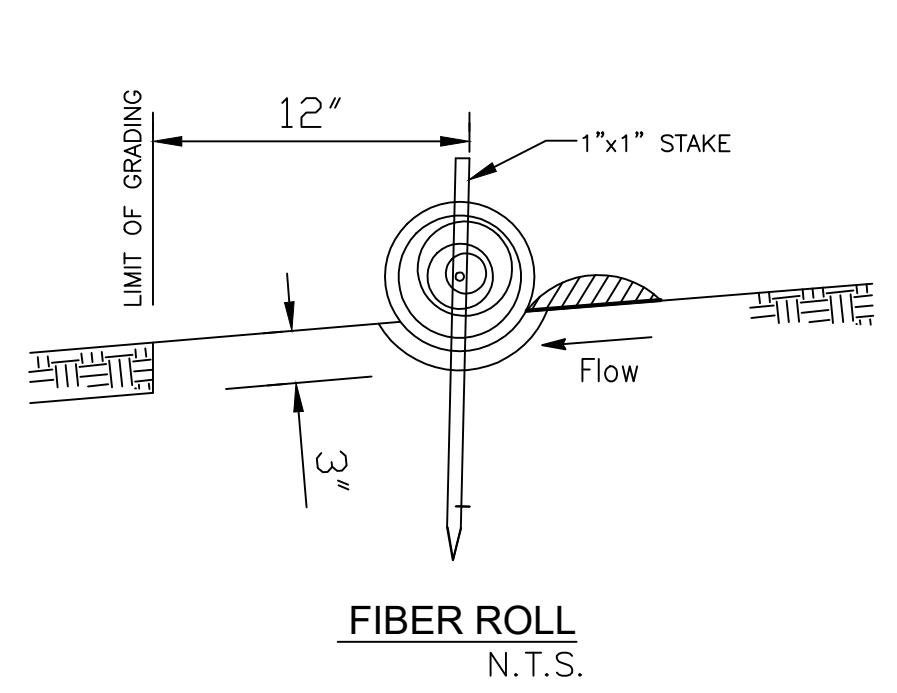
Date: 02-16-2022
Scale: AS NOTED

Prepared by: S.P.
Checked by: S.R.
Job #: 222023

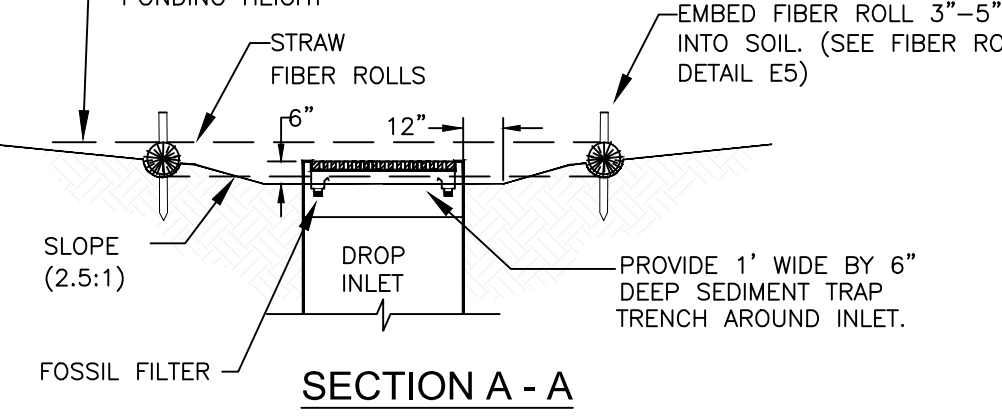
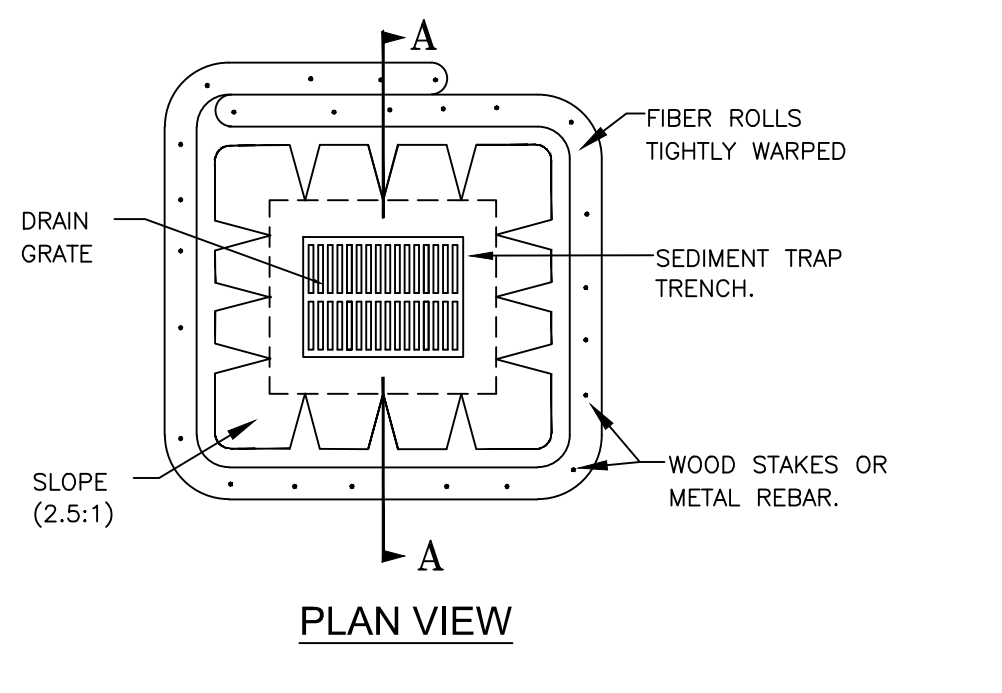
Sheet: 4 OF 5
C-4



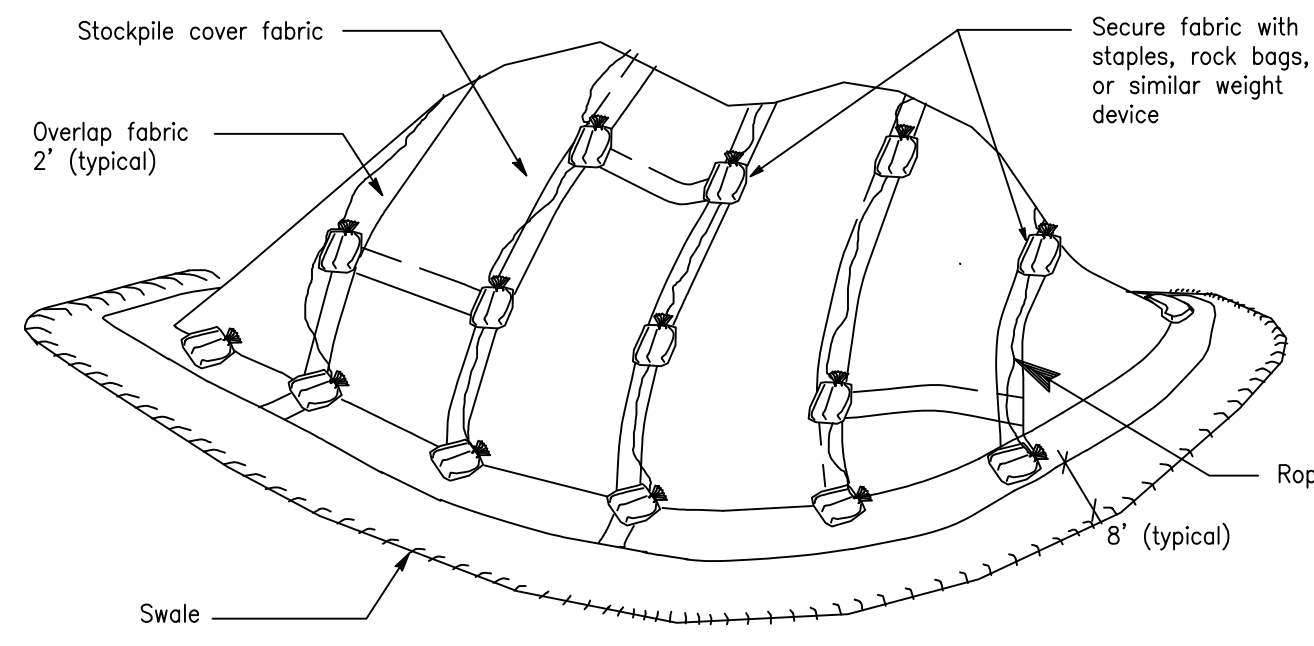
SITE PLAN
1"=10'



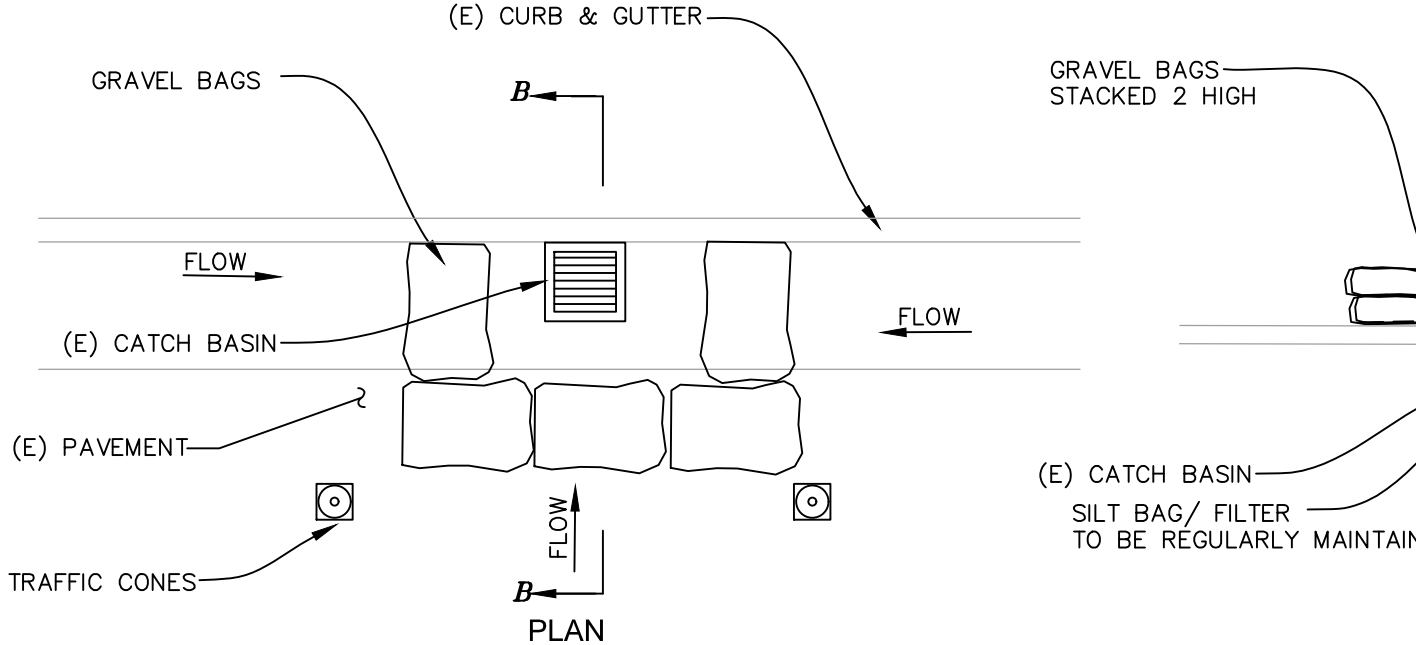
FIBER ROLL NOTES
1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading



STORM INLET SEDIMENT TRAP-FIBER ROLLS
N.T.S.



PERSPECTIVE TEMPORARY COVER ON STOCK PILE
N.T.S.



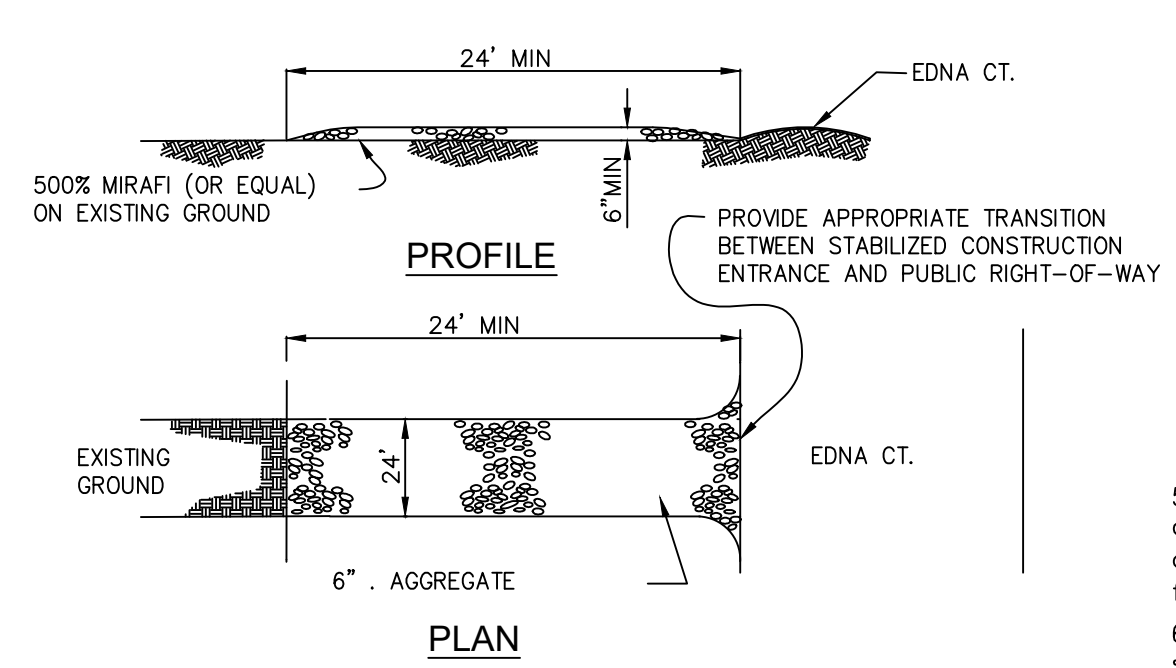
EXISTING DRAINAGE INLET PROTECTION
N.T.S.

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

- 1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30th. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
- 2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
- 3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrances.
- 4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
- 5. If hydroseeding is not used or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
- 6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
- 7. Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
- 8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
- 9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
- 10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

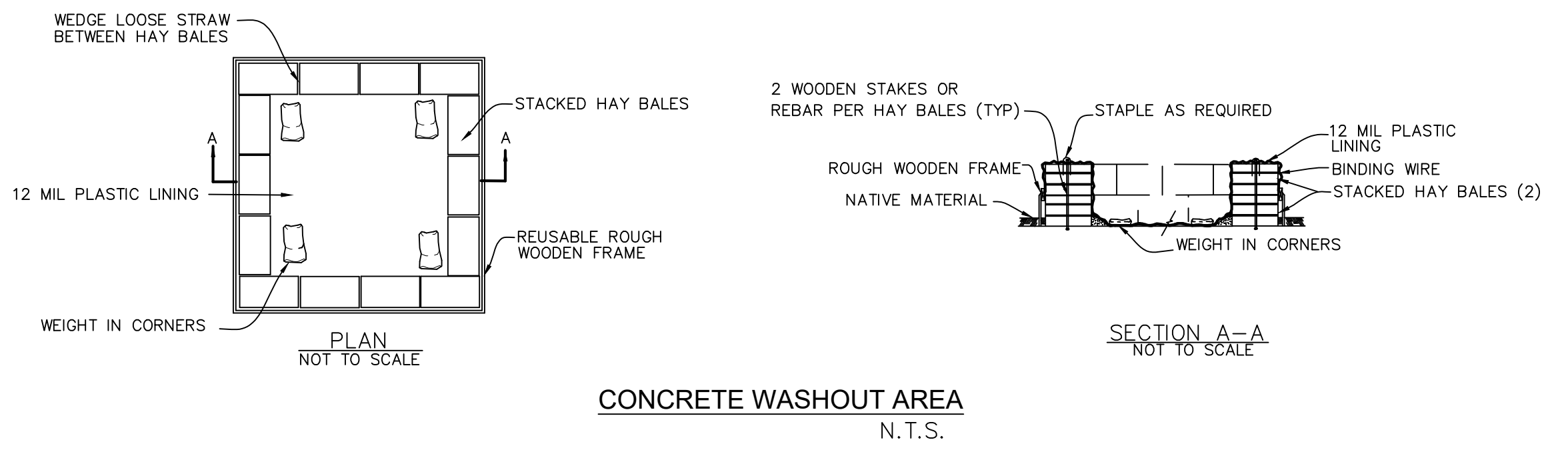
- 11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
- 12. Sanitary facilities shall be maintained on the site.
- 10. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
- 13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
- 14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
- 13. With the approval of the city inspector, erosion and sediment controls may be removed after areas above them have been stabilized.

- MAINTENANCE NOTES**
- 1. Maintenance is to be performed as follows:
 - A. Repair damages caused by soil erosion or construction at the end of each working day.
 - B. Swales shall be inspected periodically and maintained as needed.
 - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - F. Rills and gullies must be repaired.
 - 2. All existing drainage inlets on St. George Lane within the limit of the project shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
 - 3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

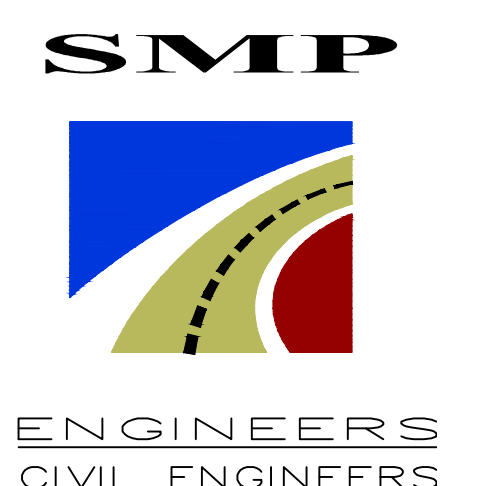


STABILIZED CONSTRUCTION ENTRANCE (TO BE MAINTAINED)

Maintenance
- The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
- All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
- When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.



CONCRETE WASHOUT AREA
N.T.S.



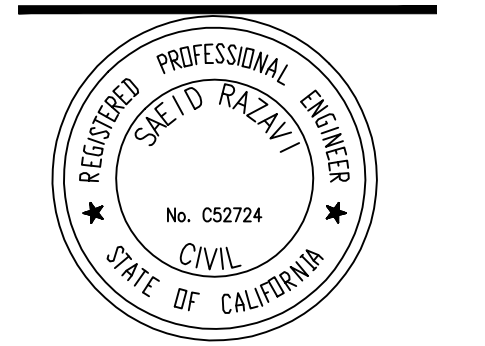
1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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SMP ENGINEERS
CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS
ADDITION AND REMODELING
865 JORDAN AVE., LOS ALTOS, CA 94022
APN: 170-03-032
BEST MANAGEMENT PRACTICES

Revisions:



Guidi Razvan

Date: 02-02-2022
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 222005

Sheet: 5 OF 5
C-5

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 in this drawing sheet.

Spill Response Agencies

DIAL 9-1-1
State Office of Emergency Services Warning Center (24 hours): 800-852-7550
Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195
County of Santa Clara Integrated Waste Management Program: (408) 441-1198
County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS
Santa Clara County Recycling Hotline: 1-800-533-8414
Santa Clara Valley Water District: (408) 265-2600
Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151
Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300
Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos
Building Department: (650) 947-2752
Engineering Department: (650) 947-2780

During Construction

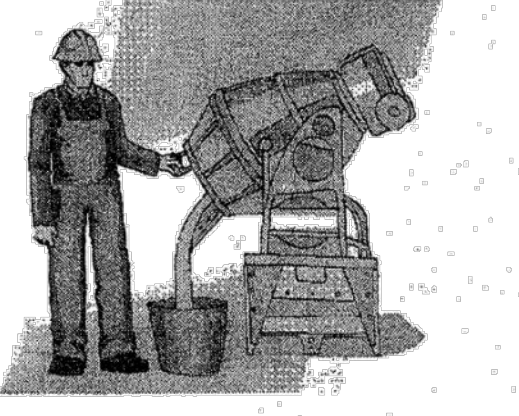
- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash lines onto dirt areas, not down the driveway or into the street or storm drain.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

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 wash water 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.

Fresh Concrete and Mortar Application

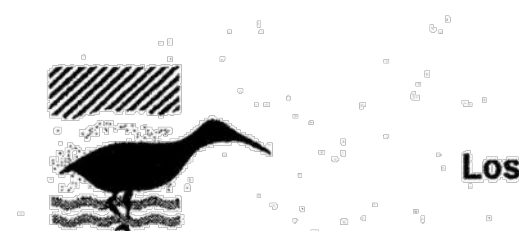
Best Management Practices for the Construction Industry



- 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

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 in the storm drains or creeks can block storm drains, cause serious problems, and is prohibited by law.



Los Altos Municipal Code Requirements

- Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges**
 - Unlawful discharges; it shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grinding; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.
 - Threatened discharges; it shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.
- Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.**
 - A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where 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 it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
 - A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
 - Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
 - No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

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

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 possible. 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.

Painting and Cleaning

- 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 residues 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 (into or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assure 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.

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 possible. 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 often 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.

Roadwork and Paving

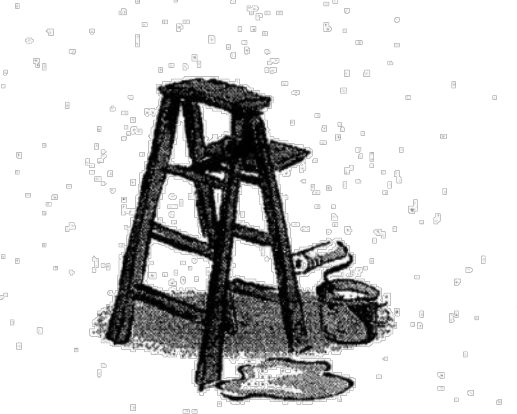
Best Management Practices for the Construction Industry



- 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

Painting and Application of Solvents and Adhesives

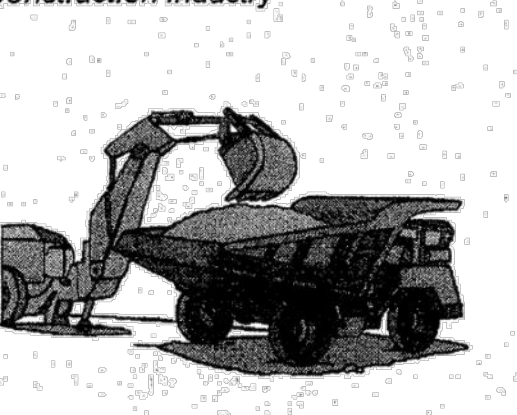
Best Management Practices for the Construction Industry



- Best Management Practices for the**
 - Homeowners
 - Painters
 - Paperhangers
 - Plasterers
 - Graphic artists
 - Dry wall crews
 - Floor covering installers
 - General contractors
 - Home builders
 - Developers

Earth-Moving and Dewatering Activities

Best Management Practices for the Construction Industry



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

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.

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 of 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 hitch and other oily or greasy equipment during rain events.

Storm water Pollution from Heavy Equipment on Construction Sites

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

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

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



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

Doing The Right Job

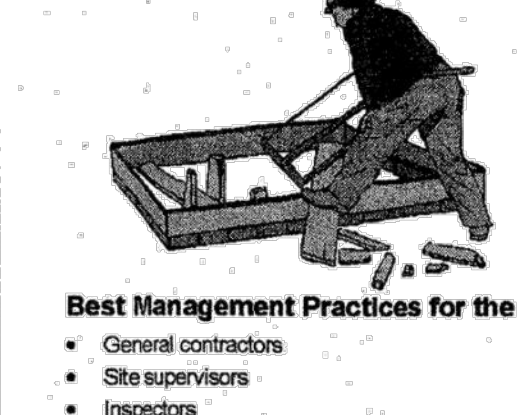
- General Business Practices**
 - Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
 - Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
 - Schedule grading and excavation projects during 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 outside 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 outside 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.

General Construction And Site Supervision

Best Management Practices For Construction



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

Doing The Job Right

- General Principles**
 - Keep an orderly site and ensure good housekeeping practices are used.
 - Maintain equipment properly.
 - Cover materials when they are not in use.
 - Keep materials away from streets, storm drains and drainage channels.
 - Ensure dust control water doesn't leave site or discharge to storm drains.
- Advance Planning To Prevent Pollution**
 - Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
 - Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
 - Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.
- Good Housekeeping Practices**
 - Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, berms if necessary. Make major repairs off site.
 - Keep materials out of the rain - prevent runoff concentration from the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
 - Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

Storm Drain Pollution from Construction Activities

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

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: [Signature]	CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	18056 R.C.E.	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET OF SHEETS		DRAWING NO: