

ZONING ADMINISTRATOR MEETING AGENDA

4:00 PM - Wednesday, May 03, 2023

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

Members of the Public may only comment during times allotted for public comments and public testimony will be taken at the direction of the Zoning Administrator. Members of the public are also encouraged to submit written testimony prior to the meeting at <u>ZAPublicComment@losaltosca.gov</u>. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

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

ITEMS FOR CONSIDERATION/ACTION

PUBLIC HEARING

1. SC22-0015 – Jon Freel - 1210 Altamead Drive

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

2. SC22-0017 – Mike Ma – 1219 Portland Avenue

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

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

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

4. SC23-0002 – Walter Chapman – 925 Echo Drive

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

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

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

ADJOURNMENT

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act and California Law, it is the policy of the City of Los Altos to offer its programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact department staff. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City ADA Coordinator can be reached at (650) 947-2607 or by email: <u>ada@losaltosca.gov</u>.

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

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

DATE: MAY 3,	Agenda Item 1.
AGENDA ITE	M #1



TO: Nick Zornes, Zoning Administrator

FROM: Jia Liu, Associate Planner

SUBJECT: SC22-0015 – 1210 Altamead Drive

RECOMMENDATION

Approve design review application SC22-0015 for the construction of a new approximately 3,562 square foot two-story house subject to the listed findings and conditions of approval and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 ("New Construction or Conversion of Small Structures").

BACKGROUND

Project Description

- <u>Project Location</u>: 1210 Altamead Drive, on the southwest corner of Altamead Drive and Lammy Place
- Lot Size: 10,205 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- <u>Current Site Conditions</u>: Two-story home

The proposed project includes the removal of an existing two-story home and replacement with a new two-story home (see Attachment A – Project Plans). The new residence is designed in a modern country French architectural style, incorporating high-quality materials such as composition shingle roofing, stucco exterior finish, and aluminum clad windows, and wood doors. These materials are integrated into the overall architectural design of the home and are found compatible with the surrounding neighborhood.

Although the subject site has the required front yard facing Lammy Place, the front of the home is oriented towards Altamead Drive, similar to the existing home. The new attached garage and driveway also are designed to take access from Altamead Drive. The overall height of the proposed residence, at 23.75 feet, is consistent with the maximum height of 27 feet allowed in the R1-10 zoning district.

19 non-protected Cypress trees are located within proximity of the subject site. All the existing Cypress trees will be retained and protected during construction. No protected trees are proposed to be removed as part of the redevelopment of the site. The landscape plan also includes the replanting of the site with a

Zoning Administrator SC22-0015 – 1210 Altamead Drive May 3, 2023 variety of new trees, shrubs, and plants. As 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, and proposed landscaping is designed to meet the intent of these regulations.

ANALYSIS

Design Review

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

	Existing	Proposed	Allowed/Required
COVERAGE:	3,199 square feet	3,562 square feet	3,571 square feet
FLOOR AREA: First floor Second floor Total	3, 199 square feet 720 square feet 3, 919 square feet	2,456 square feet 1,106 square feet 3,562 square feet	3,571 square feet
SETBACKS: Front Rear Right side (1 st /2 nd) Left side (1 st /2 nd)	23.70 feet 8.74 feet 10 feet/40 feet 13.77 feet/15.91 feet	43.50 feet 25.00 feet 18.50 feet/23.58 feet 18.25 feet/20.25 feet	25 feet 25 feet 16.6 feet/20 feet 10 feet/17.5 feet
Height:	22.2 feet	23.75 feet	27 feet

The proposed home also complies with the Single-Family Residential Design Guidelines because it exhibits an appropriate design with elements, materials, scale, and landscaping that are consistent with the neighborhood. The design review findings, discussed below, support the intent of the guidelines.

The surrounding neighborhood is considered as a Diverse Character Neighborhood according to the City's Residential Design Guidelines. The immediate neighborhood features a mix of one-story and two-story houses, with some two-story homes located at 1185, 1195, and 1215 Altamead Drive, as well as 1160 and 1161 Lammy Place. The homes in the neighborhood exhibit a consistent front setback pattern, with horizontal eave lines ranging from approximately eight to nine feet and six inches in height at the first story, and eight to nine feet in height at the second story. All the homes have attached garages in the front yard facing the street. There is also a variety of residential sizes and architectural styles, including traditional Ranch, modern Ranch, Mediterranean Spanish, and modern farm, among others. Roof forms in the neighborhood are a combination of simple and complex roof design due to various renovations and upgrades over the years. Different types of roofing materials are used, such as wood shakes, composition shingle, and tiles. Exterior materials commonly used include stucco and wood siding, often with accents of stone veneer or brick. Front landscapes in the neighborhood typically consist of mature street trees on most properties, along with dense screening shrubs further in.

The elevation facing Altamead Drive incorporates design elements such as integrated gable and hipped roof forms, a recessed second-story massing from the first story, horizontal eave lines, a six-foot recessed entry porch, and articulated architecture on both the first and second floors. Similarly, the elevation facing

Zoning Administrator SC22-0015 – 1210 Altamead Drive May 3, 2023 Lammy Place features compatible gable and hipped roof forms, consistent horizontal eave lines, and articulated architecture with stucco material used consistently throughout. Both elevations are found compatible in design and materials with the surrounding neighborhood due to maintaining a consistent horizontal eave lines, articulated architecture and similar materials as found in the immediate neighborhood context.

With regard to the massing, the conditioned space in both stories will have a consistent plate height of nine feet, while the garage will have a slightly taller plate height of nine feet and six inches due to the lower finish floor. The roof design of the proposed two-story house features a uniformed 3:12 roof pitch for the entire structure, with composition shingle as the roof material.

ENVIRONMENTAL REVIEW

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

PUBLIC NOTIFICATION AND CORRESPONDENCE

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

The applicant reached out to 10 neighbors in the immediate area for community outreach and received nine community outreach correspondence letters. One neighbor has expressed concerns with the second-story massing.

Attachment:

A. Project Plans

Cc: Jon Freel, Applicant Akshay Bhargave and Devina Prasad, Property Owners

FINDINGS

SC22-0015 – 1210 Altamead Drive

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

- A. The proposed new two-story residence complies with all provisions of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed home maintains a similar finished floor elevation and orientation on the lot as the existing home and complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because the existing site is relatively level and does not require substantial grading and does not involve the removal of soil. No existing trees will be removed as part of the project, and all the 19 existing cypress trees will remain.
- D. The orientation of the proposed new house in relation to the immediate neighborhood will minimize excessive bulk because the proposed home provides a front setback ranging from 40 to 50 feet where 25 feet is the minimum and a second floor inset several feet from the first floor on the front and sides. In addition, the home's height is proposed at 23.75 feet where 27 feet is the maximum.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings on the same project site. The proposed home complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06 and the design of the home incorporates consistent and compatible features including composition shingle roofing, stucco exterior finish, and aluminum clad windows, and wood doors.
- F. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the proposed grading provides for drainage away from the home and away from adjacent properties and conforms to existing grades along the property lines.

CONDITIONS OF APPROVAL

SC22-0015 - 1210 Altamead Drive

GENERAL

1. Expiration

The Design Review Approval will expire on May 3, 2025 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on February 21, 2023, except as may be modified by these conditions.

3. 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.

4. 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.

5. Encroachment Permit

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

6. 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.

Zoning Administrator SC22-0015 – 1210 Altamead Drive May 3, 2023

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

8. Conditions of Approval

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

9. 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.

10. Reach Codes

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

11. 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.

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 Conditioners

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

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.).

16. Off-Haul Excavated Soil

The grading plan shall show specific grading cut and/or fill quantities. Cross section details showing Zoning Administrator SC22-0015 - 1210 Altamead Drive May 3, 2023

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

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.

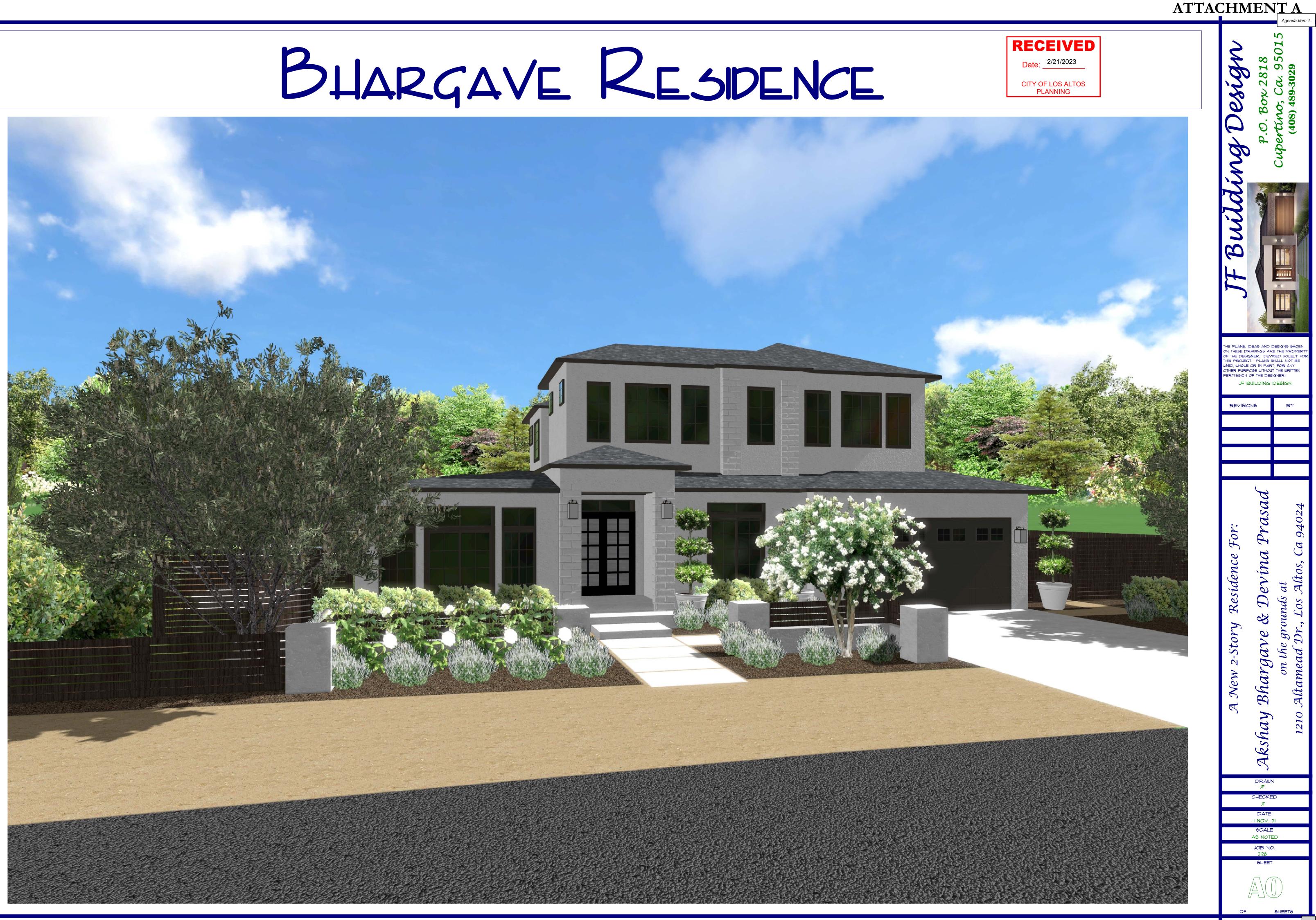
PRIOR TO FINAL INSPECTION

18. Landscaping Installation and Verification

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

19. 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).



BHARGAVA RESDENCE

DEPARTMENT

(NOT FOR CONSTRUCTION)

ZONING COMPLIANCE Existing Proposed LOT COVERAGE: 2,456 5 qua s 3,199 ____square feet Land area cave el by all structures that (____%) (<u>²⁴</u>%) are aver 6 feet in heizht 1st Flr. ^{2,456} 2nd Flr: ^{1,106} Total: ^{3,562} 1st Hr. ^{3,199} sqff 2⁻¹ Hr. ¹²⁰ sqf Total: ^{3,919} sq FLOORAREA: Measured to the outside swefaces of esterior walls (____%) (<u>34,9</u>%) SETEACES Front 23.70' feet 43'-6 feet Rear 8.64 feet 25' feet 20' feet,¹22' 16'-6' feet,¹ 22' 10' feet/ 40' feet Right side (1*/2#) 13.77' feet/ 15.91 feet Left side (1"/2") HEIGHT: 22'-9 feet 23'-8 feet SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Froposed
HABITABLE LIVING AREA:	3,303 square feet	s quare feet	3,101 square feet
N ON - H ABIT ABLE ARE A: Den net indede avored ganden at ogen streten st	square feet	- ⁻¹⁵⁵ square feet	461 Square fee 1

NET LOT AREA:	<u>10,205</u> square feet
FRONTYARD HARDSC Handscape area in the front yan	
LAND SCAPIN G BREAED OWN:	Total hardscape area (existing and proposed): 4,628sq ft Existing softscape (undisturbed) area: N/Asq ft New softscape (new or replace d landscaping) area: 5,511sq ft Sam q' all three should apual the site's net lat area 5,511sq ft

NOTES	NOTES	NOTES
	SCOPE OF WORK: NEW 2-STORY RESIDENCE W/2-CAR GARAGE COVERED ENTRY.	GENERAL NOTES:
	DEFERRED ITEMS: REQUIRED AUTOMATIC FIRE SPRINKLER	ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH OVER SCALED DIMENSIONS. ANY DISCREPANCIES C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS. SHALL BE BROUGHT TO THE ATTENTION OF JF BUILDING DESIGN NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL DE COMMENCING. NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS SHALL PARK OR BE STORED WITHIN THE DRIPLINE OF AT SITE PRIOR TO CONSTRUCTION AND BIDDING. ANY ORDINANCE PROTECTED TREES ON SITE.
	IN WHOLE HOUSE & GARAGE: A) AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH N.F.P.A. 13D 1989.	ADDRE66 NUMBERS ON BUILDING SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. SAFETY DURING CONSTRUCTION. SLOPE ALL FINISH GRADES IN. 5% 5'-0" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE © LANDSCAPED AREA
	 B) FAST RESPONCE SPRINLER HEADS SHALL BE INSTALLED IN THE WHOLE HOUSE & GARAGES AREAS. C) THE SUPPRESSION CONTRACTOR SHALL PROVIDE TWO (2) COPIES OF WORKING DRAWINGS & CALCS TO FIRE DISTRICT. 	(SLOPE GRADE 2% MIN. • PAVED AREAS.
	 D) THE FIRE DISTRICT SHALL ISSUE A PERMIT PRIOR TO THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM. E) THE SPRINKLER CONTRACTOR SHALL HAVE A CITY BUSINESS LICENSE AND WORKERS COMP. CERTIFICATE ON FILE WITH THE THE CITY OF SUNNYVALE BUILDING DIVISION. 	A) CALIF. BUILDING CODE2019 EDITIONB) CALIF. FIRE CODE2019 EDITIONC) CALIF. RESIDENTIAL CODE2019 EDITIOND) CALIF. MECH. CODE2019 EDITIONE) CALIF. PLUMB'G CODE2019 EDITION
	* NOTE TO CONTRACTOR * THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF JF BUILDING DESIGN. AND REQUIRES	F) CALIF, ELEC, CODE 2019 EDITION G) CALIF, ENERGY CODE 6HALL 2019 EDITION COMPLY WITH ALL T24 DOCUMENT H) CALIF, GREEN BLDG CODE 2019 EDITION (A6 PER CITY REQUIREMENTS) I) ANY OTHER APPLICABLE LOCAL 4 STATE LAWS 4 REGULATIONS,
	ASSISTANCE AS SOON AS POSSIBLE. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF JF BUILDING DESIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK, NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF JF BUILDING DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF JF BUILDING DESIGN.	2.) ALL MECHANICAL, PLUMBING, ELECTRICAL AND SIMILAR PENETRATIONS OF THE FLOOR OR TOP PLATES SHALL BE CAULKED WITH A RESIDENTIAL RATED FIRE CAULK WITH AN ASTM EI36 RATING.

DESIGN REVIEW SUBMITTAL

BUILDING DEPARTMENT

D PLAN CHECK SUBMITTAL

	Allowed/Required
re feet	3,571 square feet
_sq ft _sq ft _34	square fee t (%)
feet feet	^{25'} fe et 20' fe et 16'-6 fe et/20' fe et 10' fe et/ ^{17'-5} fe et
	<u>27'</u> feet

ANALYSIS

GENERAL INFORMATION: NUMBER OF STORIES: ASSESSOR'S PARCEL * ZONING DESIGNATION: TYPE OF CONSTRUTION: OCCUPANCY GROUP: LOT GROSS AREA:

2-STO 193-32-0 R

10,205

PERSONAE

OWNER:

AKSHAY BHARGAVE # DEVINA PRASAD 1210 ALTAMEAD DR. LOS ALTOS, CA. 94024 (408) 887-7160

LAND SURVEYORS: CHRISTENSEN & PLOUFF 101 CHURCH STREET LOS GATOS, CA. 95030 (408) 755-9784

LANDSCAPE DESIGN: SARAH LOVGREN LEAF ON A BRANCH DESIGNS, LLC (408) 605-7526

DESIGNER & CONSULTANT:

JF BUILDING DESIGN: JON C FREEL P.O. BOX 2818 CUPERTINO, CA. 95015 (408) 489-3029

BAY LAND CONSULTING: CIVIL ENGINEERS PO BOX 299 SANTA CLARA, CA. 95052 (408) 296-6000



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CI	GRADING & DRAINAGE NOTES	
C2	GRADING & DRAINAGE PLAN	
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C4	EROSION CONTROL DETAILS	
C5	BLUE PRINT FOR A CLEAN BAY	
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A4	PROPOSED UPPER FLOOR PLAN	
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IG	IRRIGATION PLAN	
СВ	MATERIAL - COLOR BOARD	

Sobrato Pavillion

The Church of Jesus Christ of Latter...

Eureka Ave

Urguhart Treaching O



The Highway

Ivan Zoufan Altos Oaks Dr S, MDS

Stanley Av

Clinton Rd

Manor Way

PROJEC

SHEETS

Agenda Item 1.

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THE PLANS, IDEAS AND DESIGNS SHOLL

THIS PROJECT. PLANS SHALL NOT BE JEED, WHOLE OR IN PART, FOR ANY

OTHER PURPOSE WITHOUT THE WRITTEN ERMISSION OF THE DESIGNER:

JF BUILDING DESIGN

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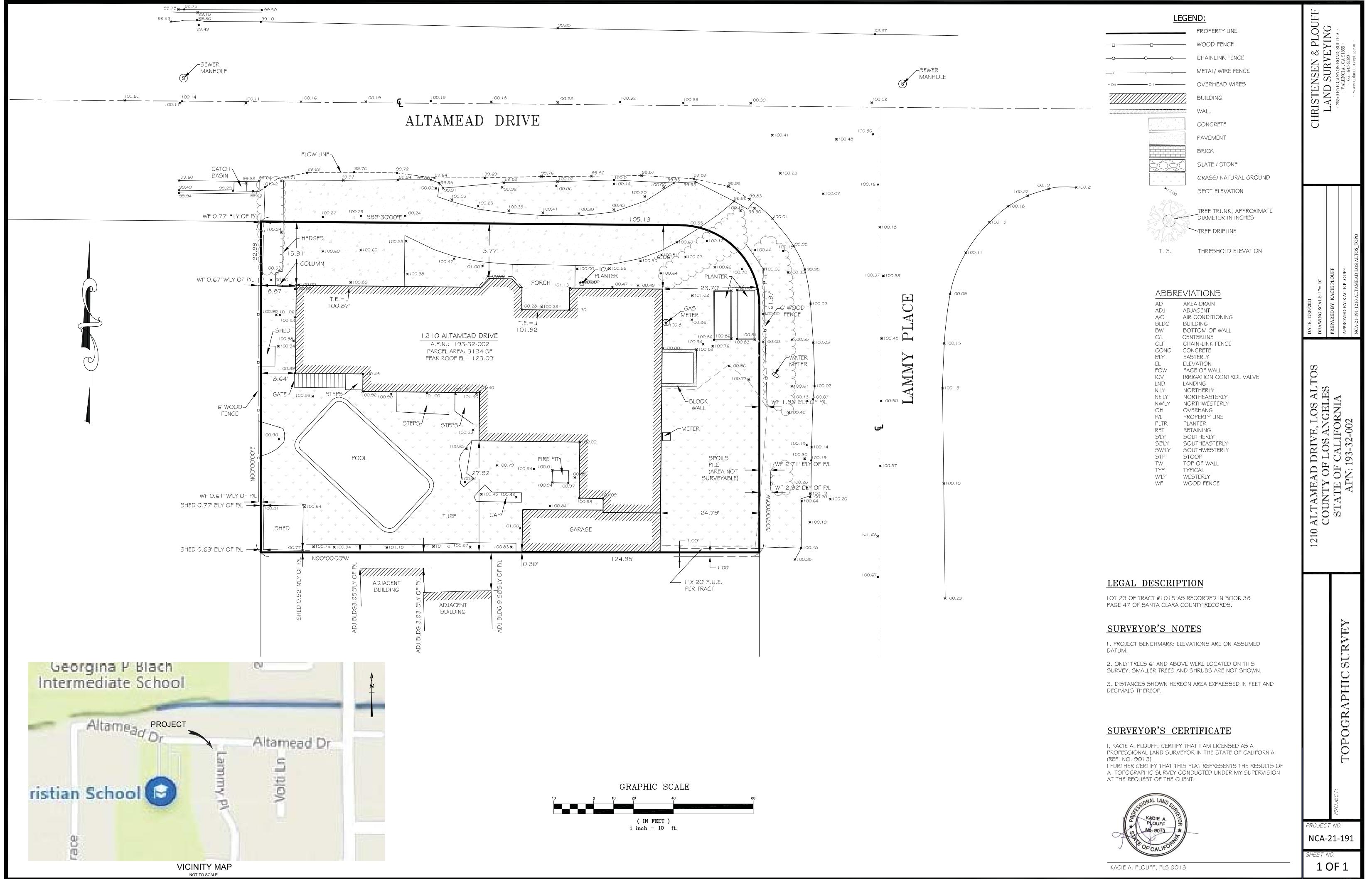
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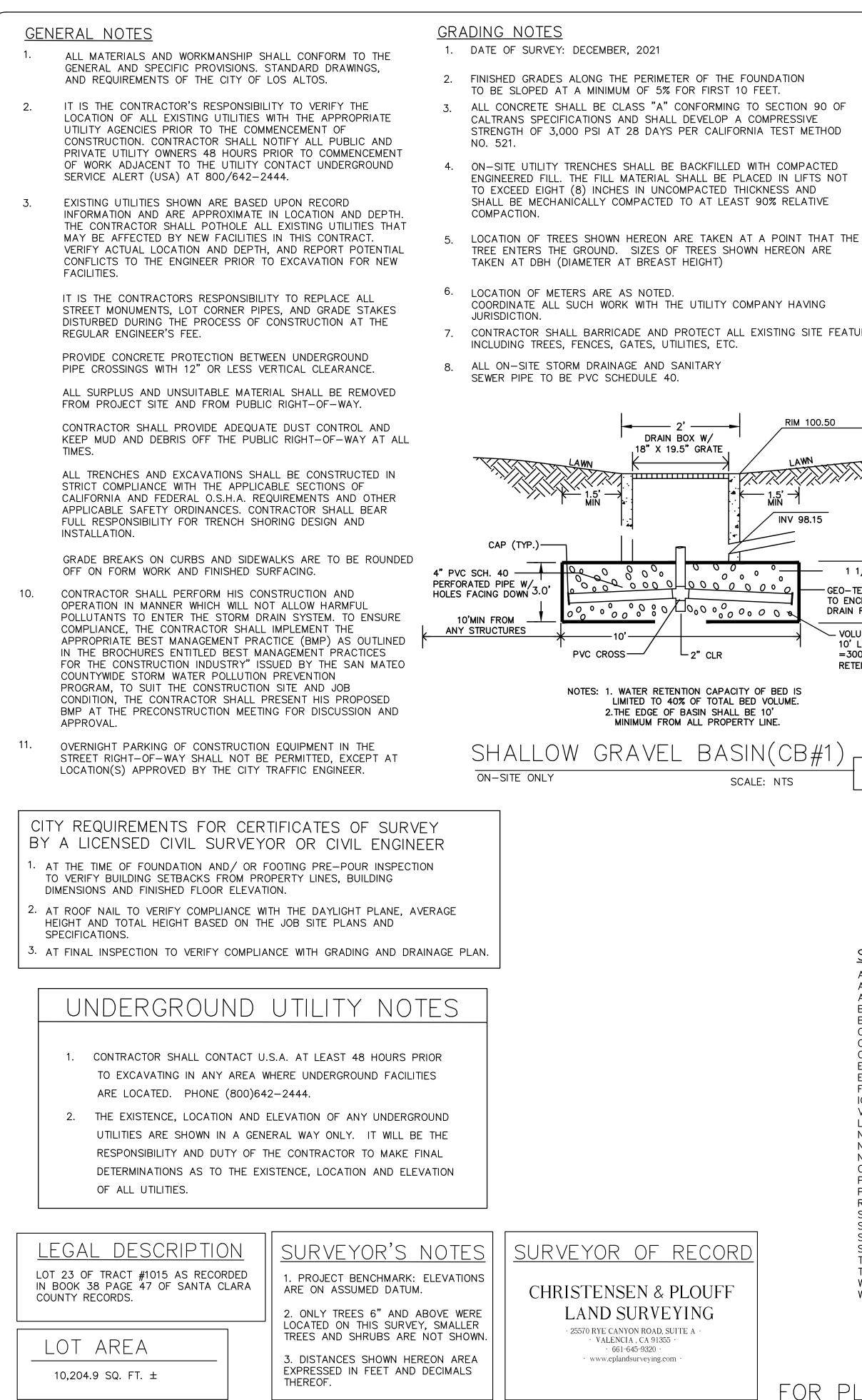
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Agenda Item 1.



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LIMITED TO 40% OF TOTAL BED VOLUME. 2. THE EDGE OF BASIN SHALL BE 10' MINIMUM FROM ALL PROPERTY LINE.

^{_}2" CLR

◄──── ?' ──── DRAIN BOX W/

18" X 19.5" GRATE

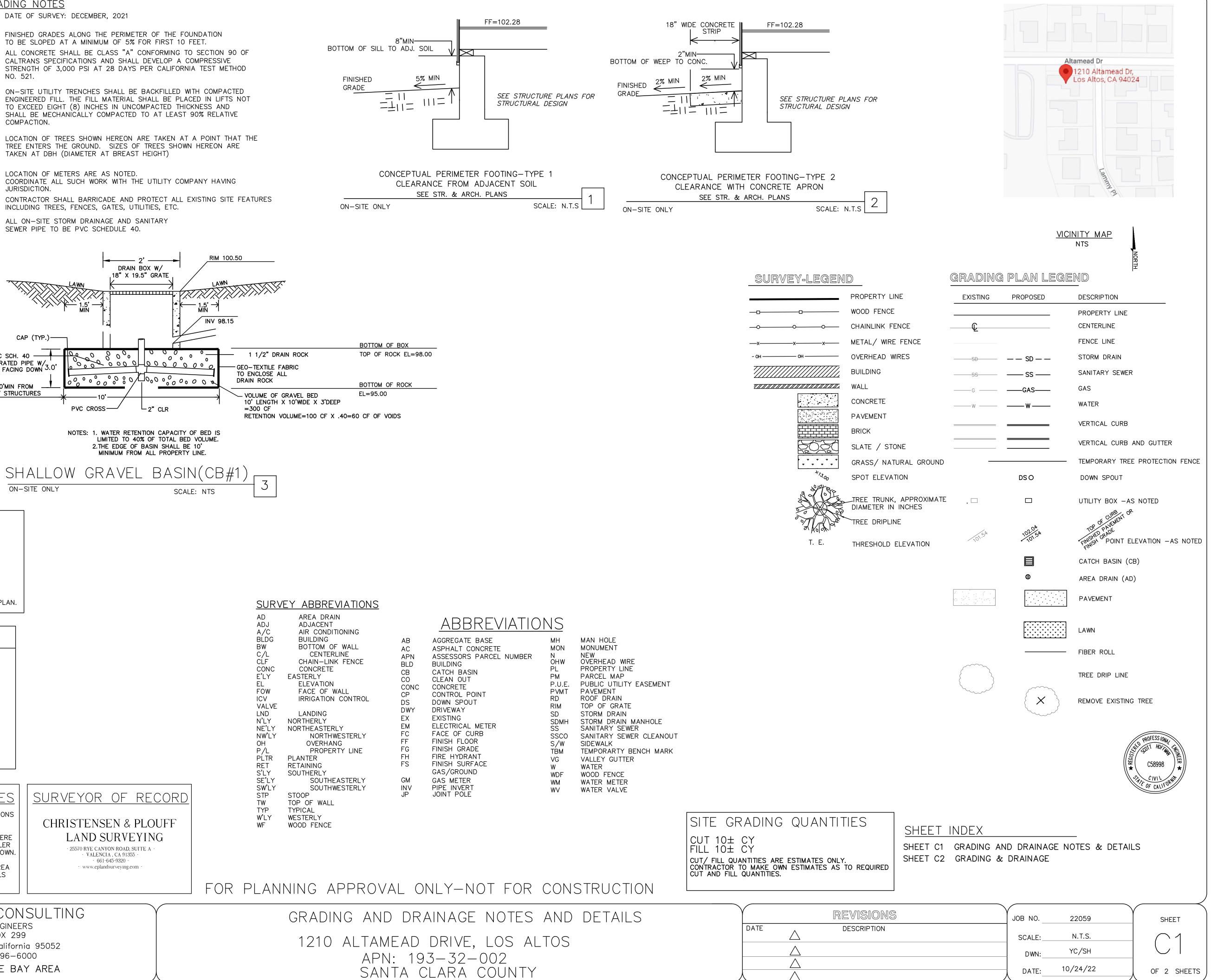
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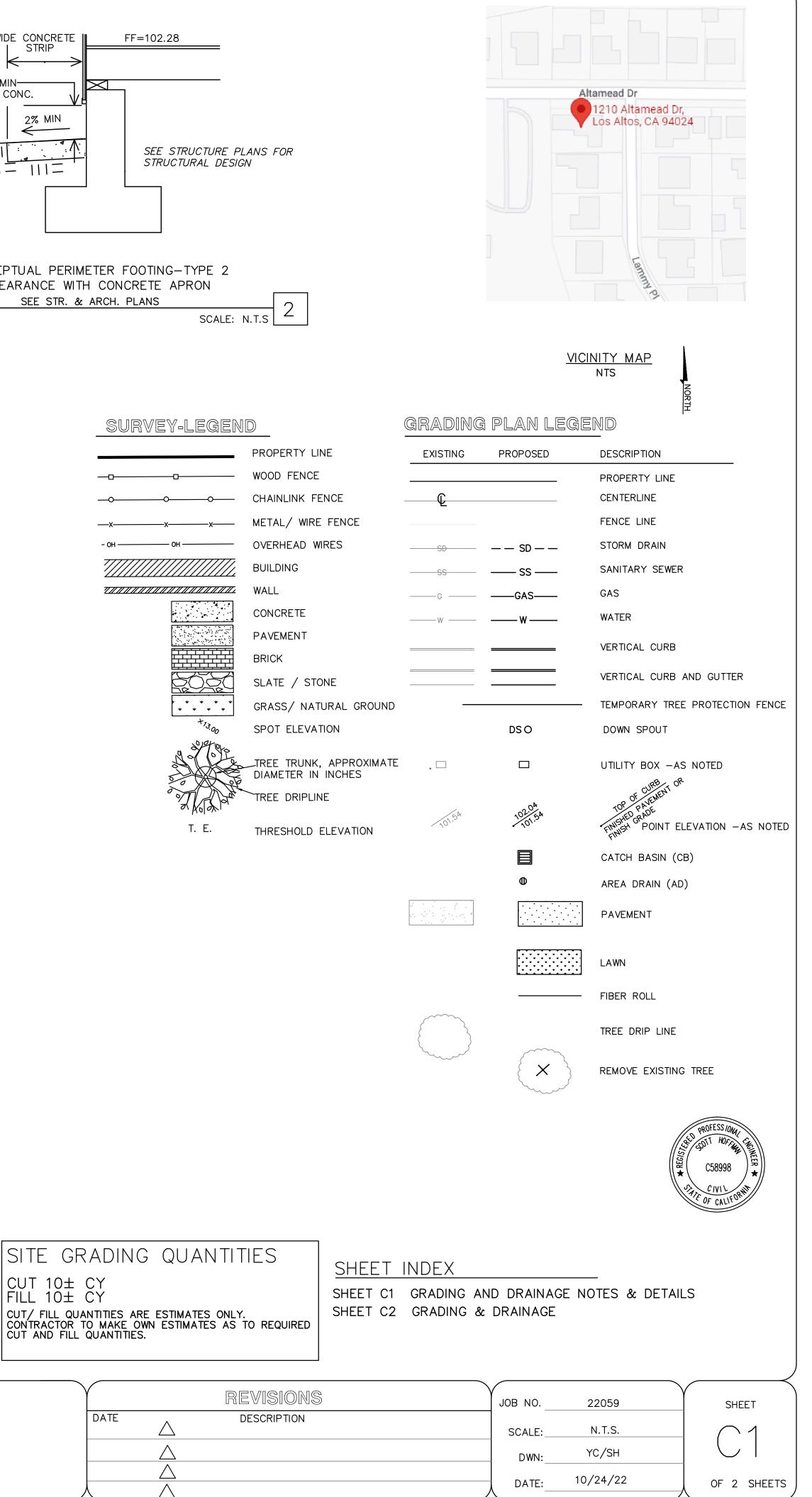
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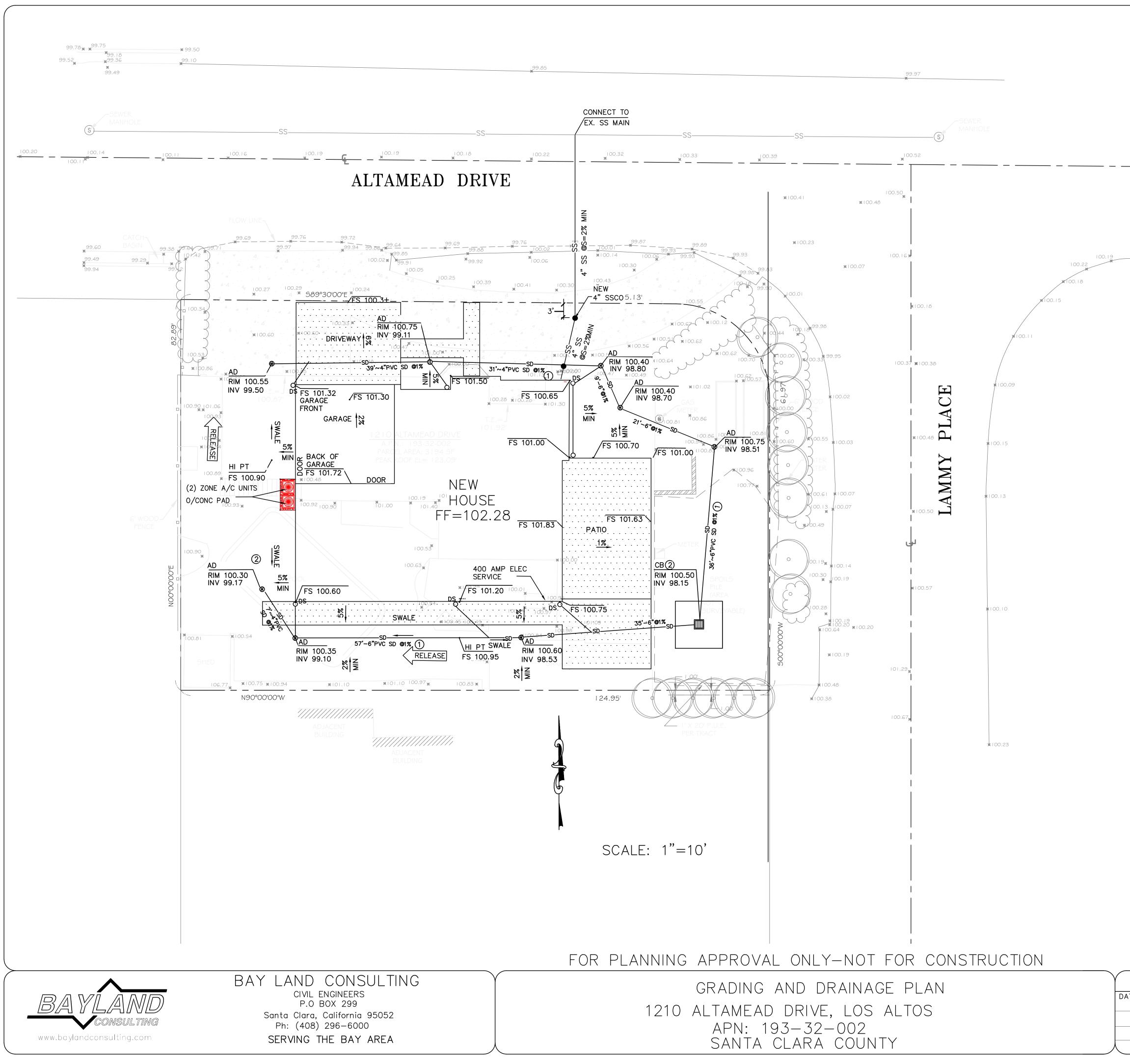
PVC CROSS



<u> 301 VL</u>	
AD ADJ A/C BLDG BW C/L CLF CONC E'LY EL FOW ICV VALVE	AREA DRAIN ADJACENT AIR CONDITIONING BUILDING BOTTOM OF WALL CENTERLINE CHAIN-LINK FENCE CONCRETE EASTERLY ELEVATION FACE OF WALL IRRIGATION CONTROL
LND	LANDING
N'LY	NORTHERLY
NE'LY	NORTHEASTERLY
NW'LY	NORTHWESTERLY
OH	OVERHANG
P/L	PROPERTY LINE
PLTR	PLANTER
RET	RETAINING
S'LY	SOUTHERLY
SE'LY	SOUTHEASTERLY
SW'LY	SOUTHWESTERLY
STP	STOOP
TW	TOP OF WALL
TYP	TYPICAL
W'LY	WESTERLY
WF	WOOD FENCE

	AGGREGATE BASE
	ASPHALT CONCRETE
N	ASSESSORS PARCEL NUME
C	BUILDING
	CATCH BASIN
	CLEAN OUT
NC	CONCRETE
	CONTROL POINT
	DOWN SPOUT
Ϋ́	DRIVEWAY
	EXISTING
	ELECTRICAL METER
	FACE OF CURB
	FINISH FLOOR
	FINISH GRADE
	FIRE HYDRANT
	FINISH SURFACE
	GAS/GROUND
	GAS METER
/	PIPE INVERT JOINT POLE
	JUINT FULE





NOTES

1) STORM DRAINAGE PIPING SHOWN TO BE 4" PVC SCH.40 OR GREATER (2) SEE DETAIL 3, SHEET C1 FOR SHALLOW GRAVEL BASIN

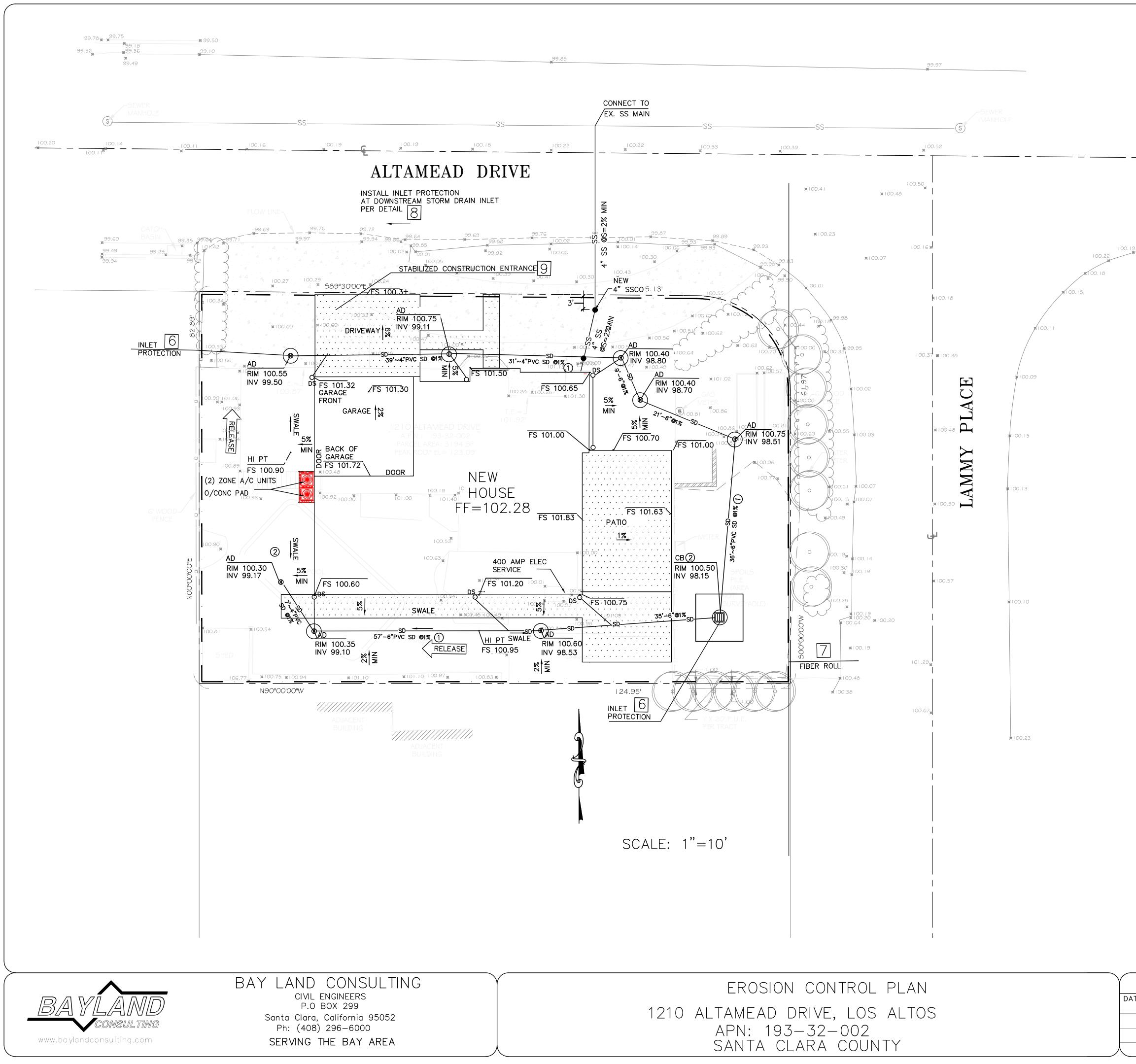
(3) EXISTING POOL TO BE REMOVED

WORK IN RIGHT-OF-WAY NOTES

- a. ANY DAMAGED RIGHT-OF WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650)947-2680.
 b. PRIOR TO COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC
- RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

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REVISIONS	JOB NO.	22059	Y SHEET
	SCALE:	N.T.S.	
\bigtriangleup	DWN:	YC/SH	
	DATE:	10/24/22	OF 2 SHEETS



EROSION CONTROL PLAN	
1210 ALTAMEAD DRIVE, LOS ALTOS	
APN: 193-32-002	
SANTA CLARA COUNTY	

		REVISIONS	JOB NO.	22059	\frown	SHEET
ATE	\triangle	DESCRIPTION	SCALE:	N.T.S.		\bigcirc Z
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GENERAL EROSION AND SEDIMENT CONTROL NOTES:

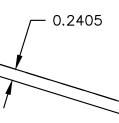
- 1. Contractor/Owner:____ It shall be the owner's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the soil erosion control measures.
- 2. Civil Engineer: Bay Land Consulting, 2005 De La Cruz Blvd. Ste 230, Santa Clara, CA Ph: 408-296-6000.
- Construction Superintendent: 3. Contractor: ____
- 6. Owner/contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events.
- 7. 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, immediate remedy shall occur.
- 8. Sanitary facilities shall be maintained on the site.
- 9. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage system, including existing drainage swales and water courses.
- 10. 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.
- 11. Contractor shall provide dust control as required by the appropriate federal, state and local agency requirements.

EROSION AND SEDIMENT CONTROL MEASURES

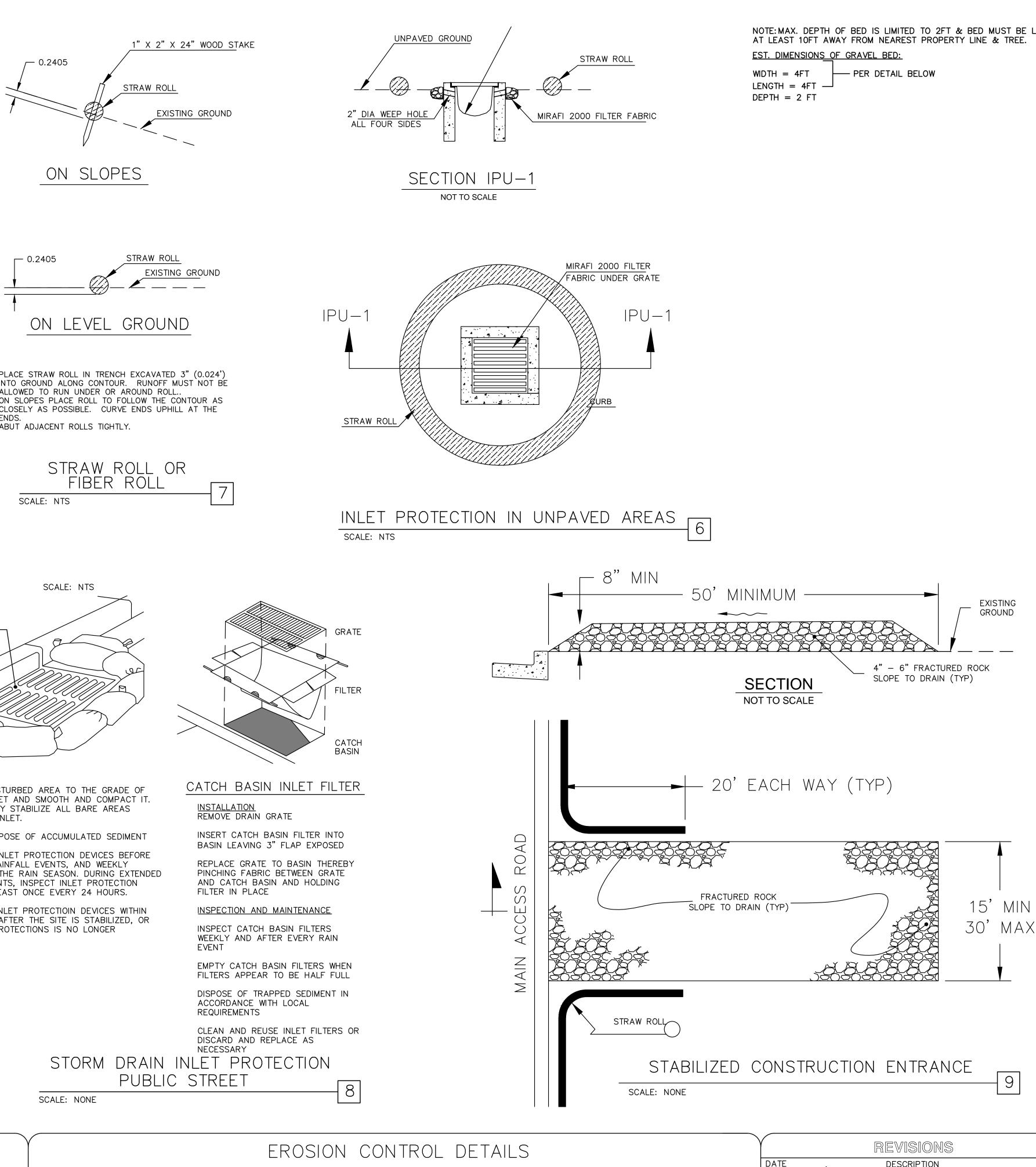
- 1. The facilities shown on this plan are designed to control erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes. During the non-rainy season Best Management Practices (BMPs) must be implemented during construction which includes, but is not limited to: stabilized construction entrance, tire wash area and inlet protection.
- 3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrance ways. (Also include this note on grading plans.)
- 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 effective by 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.

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.
- В. 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 trap restored to its original dimensions
- when sediment has accumulated to a depth of 1 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. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.

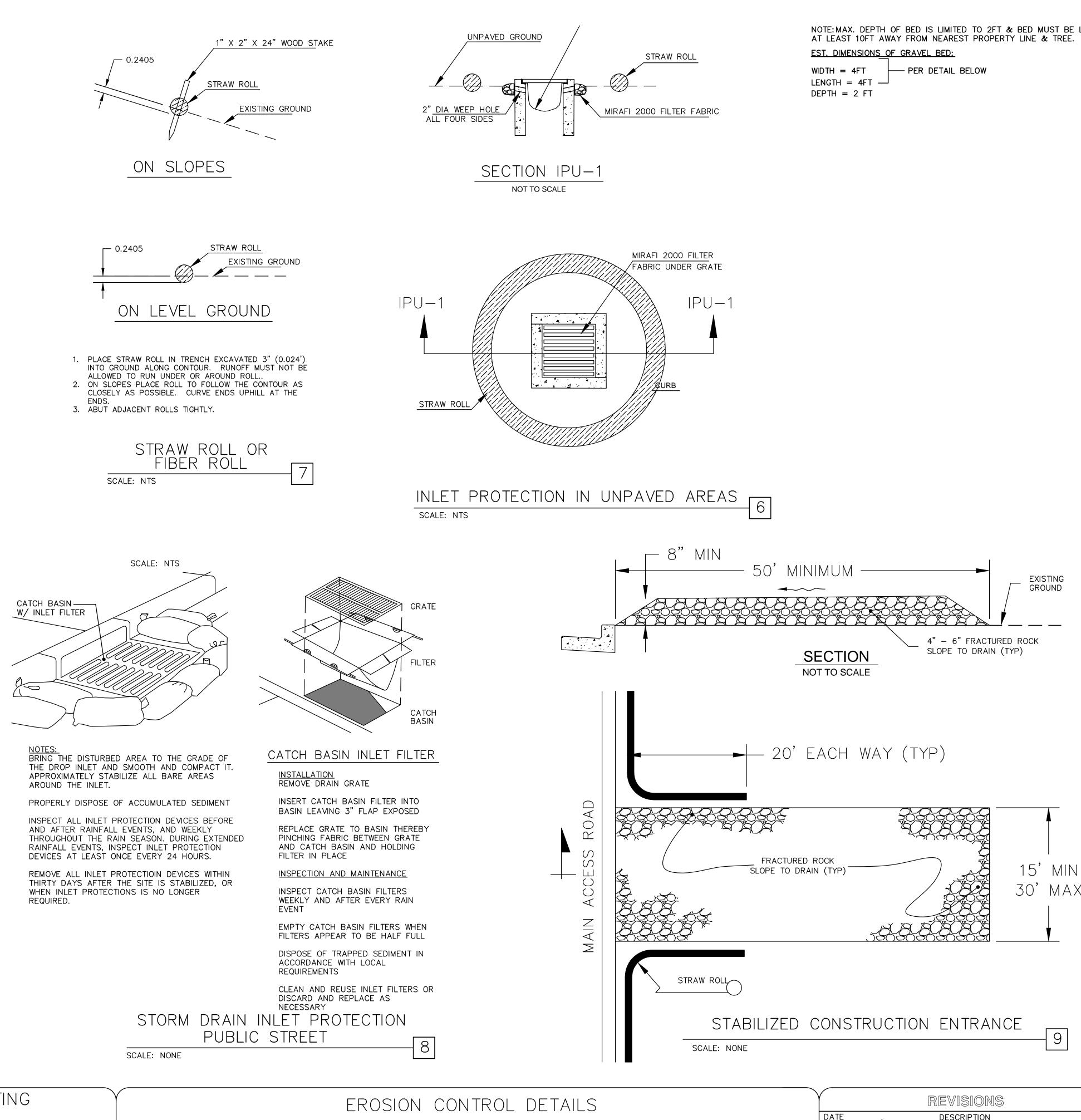














BAY LAND CONSULTING CIVIL ENGINEERS P.O BOX 299 Santa Clara, California 95052 Ph: (408) 296-6000 SERVING THE BAY AREA

	LINUSION CONTROL DETAILS	
1210	ALTAMEAD DRIVE, LOS ALTOS	
	APN: 193-32-002	
	SANTA CLARA COUNTY	

NOTE: MAX. DEPTH OF BED IS LIMITED TO 2FT & BED MUST BE LOCATED

JOB NO.	22059	SHEET
SCALE:	N.T.S.	\frown \land
DWN:	YC/SH	
DATE:	10/24/22	OF 2 SHEETS
	SCALE: DWN:	SCALE: N.T.S. DWN: YC/SH



www.baylandconsulting.com

P.O BOX 299 Santa Clara, California 95052 Ph: (408) 296-6000 SERVING THE BAY AREA

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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 epairs 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, siurry seal, fog seal, or similar materials. Protect drainage ways by using earth dikes,
- sand bags, or other controls to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

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

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 ack 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
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead. even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking pain 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 fluid should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Doing The Job Right

- General Business Practices Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the 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 planne Protect down slope drainage courses, streams,
- and storm drains with wattles, or temporary drainage swales. Use check dams or ditcher 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

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 runol can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from constructio 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.

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

Asphalt/Concrete Removal

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

Painting Cleanup Never clean brushes or rinse paint

- containers into a street, gutter, storm drain, French drain, or stream. G 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 For oil-based paints, paint out brushes to
- the extent possible and clean with thinner or solvent in a proper container. Filter and euse thinners and solvents. Dispose of excess liquids and residue as hazardous 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 ind out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater reatment 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

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

the vendor regarding its "buy-back" policy.

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





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



Los Altos Municipal Code Requirements

Doing The Job Right

General Business Practices

Wash out concrete mixers only in designated

settled, hardened concrete as garbage.

Whenever possible, recycle washout b

pumping back into mixers for reuse.

not flow to streets or drains

dry materials from wind.

runoff.

prohibited by law.

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.

Wash out chutes onto dirt areas at site that do

cover, protected from rainfall and runoff and

Secure bags of cement after they are open. Be

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

materials to the storm drains or creeks can block

storm drains, causes serious problems, and is

fish and the aquatic environment. Disposing of these

Do not use diesel fuel as a lubricant on

concrete forms, tools, or trailers.

away from storm drains or waterways. Protect

sure to keep wind-blown cement powder away

from streets, gutters, storm drains, rainfall, and

Always store both dry and wet materials under

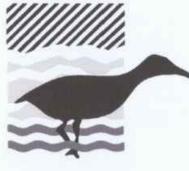
Let water percolate through soil and dispose of

- 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, o San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industria processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent. Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in
- such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.
- Los Altos Municipal Code Section 10.08.430 Requirements for construction operations. A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- 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 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 storr
- 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

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**

BLUEPRINT FOR A CLEAN BAY	REVISIONS	JOB NO. 22059 SHEET
1210 ALTAMEAD DRIVE, LOS ALTOS APN: 193-32-002	DATE DESCRIPTION	SCALE: N.T.S. C DWN: YC/SH C
SANTA CLARA COUNTY		DATE: 10/24/22 OF 2 SHEETS

Agenda Item 1.

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 arps or heavy plastic drop cloths. When cleaning up after driveway or
- sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- U Wash down exposed aggregate concrete only when the wash water can flow onto a dirt area; (2) drain onto a permed surface from which it can be pumped and disposed of properly; or (3 be vacuumed from a catchment created by blocking a storm drain inlet. If ecessary, 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 proken concrete at a landfill.
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil. fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil antifreeze, and paint products that people pour or spill into a street or storm drain. Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described this drawing sheet.

Spill Response Agencies DIAL 9-1-1

State Office of Emergency Services Warning 800-852-7550 Center (24 hours): 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 1-800-533-8414 Recycling Hotline: Santa Clara Valley Water (408) 265-2600 District:

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

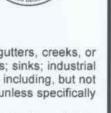
City of Los Altos

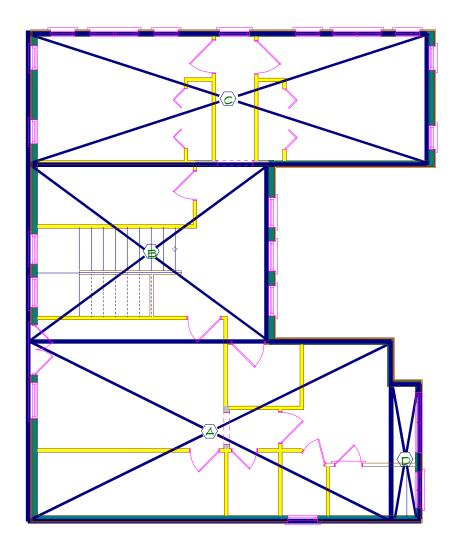
Building Department: (650) 947-2752 Engineering Department: (650) 947-2780

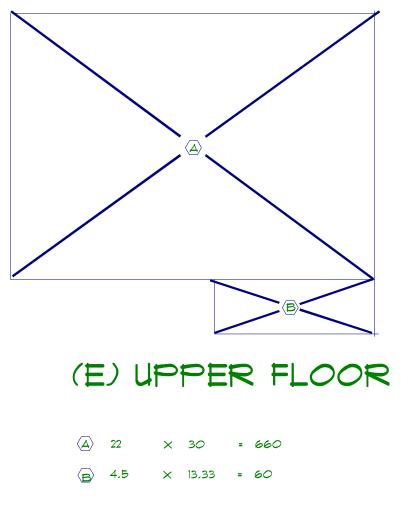


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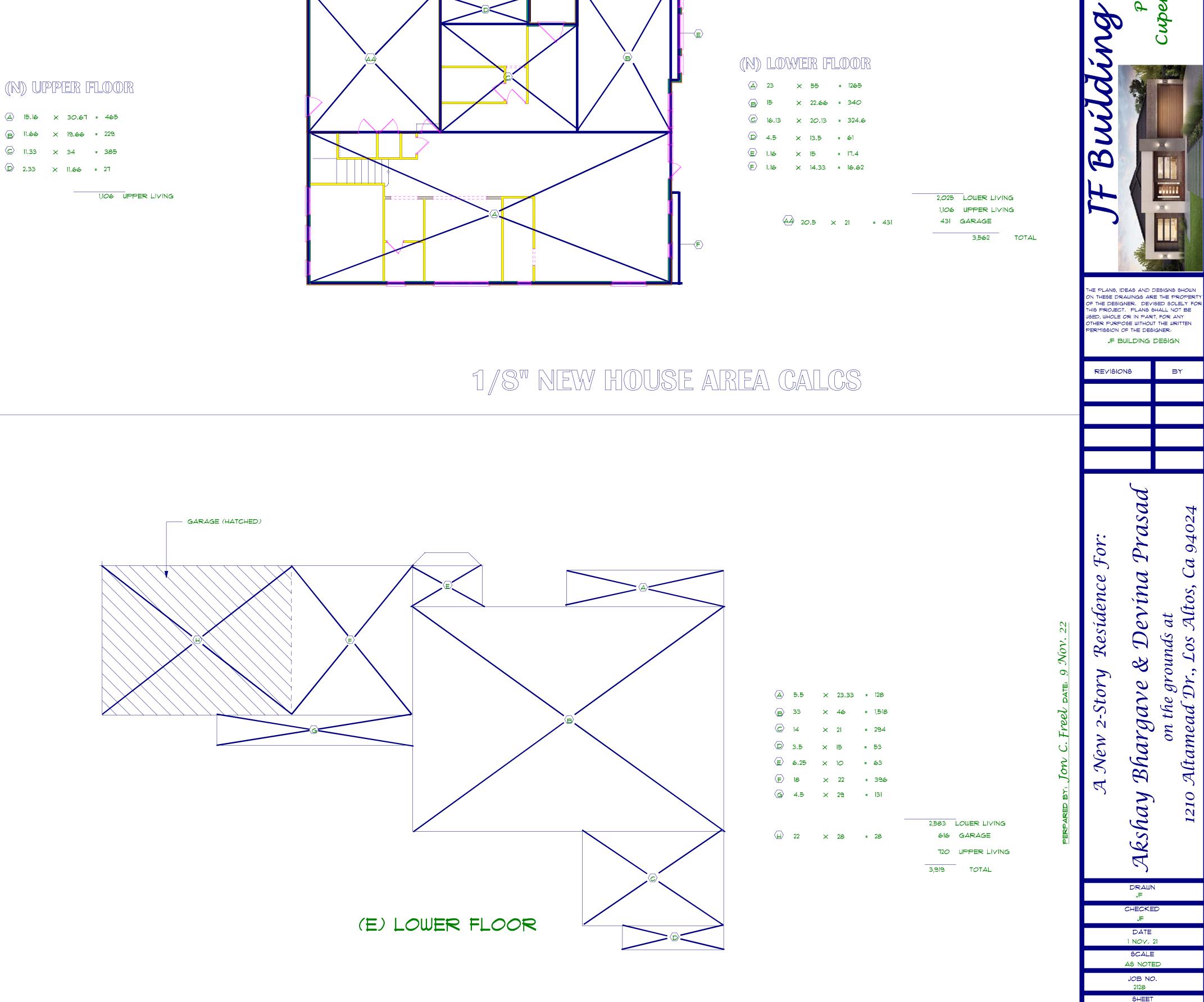
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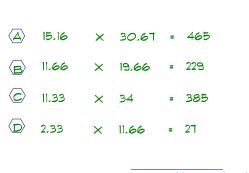


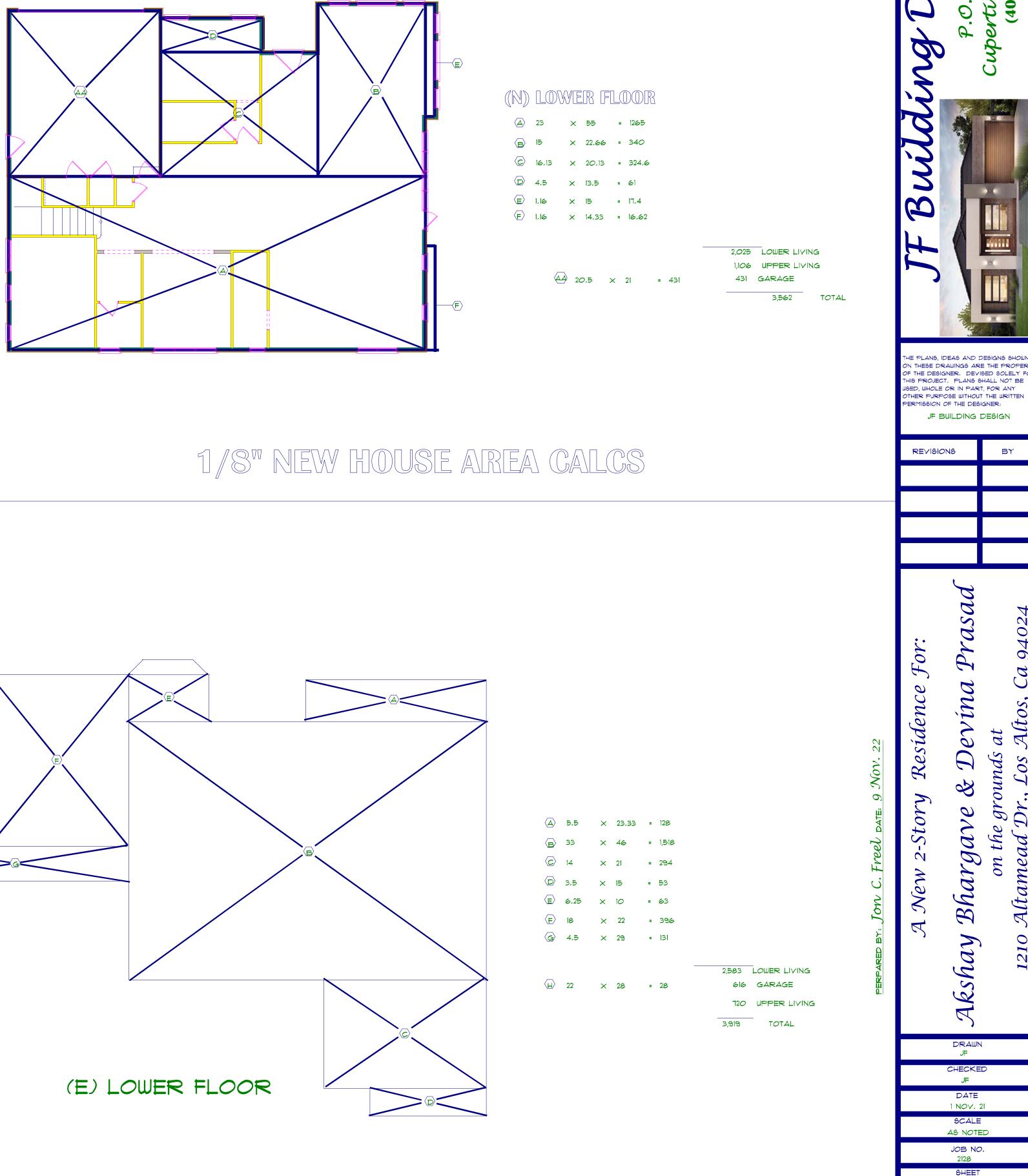




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* NOTE TO CONTRACTOR *

PROVIDED BY THE OFFICE OF JF BUILDING DESIGN.

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR

ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS, THE CONTRACTOR

AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF JF BUILDING DESIGN. AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH

THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF JF BUILDING DESIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK, NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF JF BUILDING DESIGN, APPROVAL BY THE CITY

INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS

CONSTRUCTION PURPOSES, IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR



SHEETS

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Agenda Item 1.

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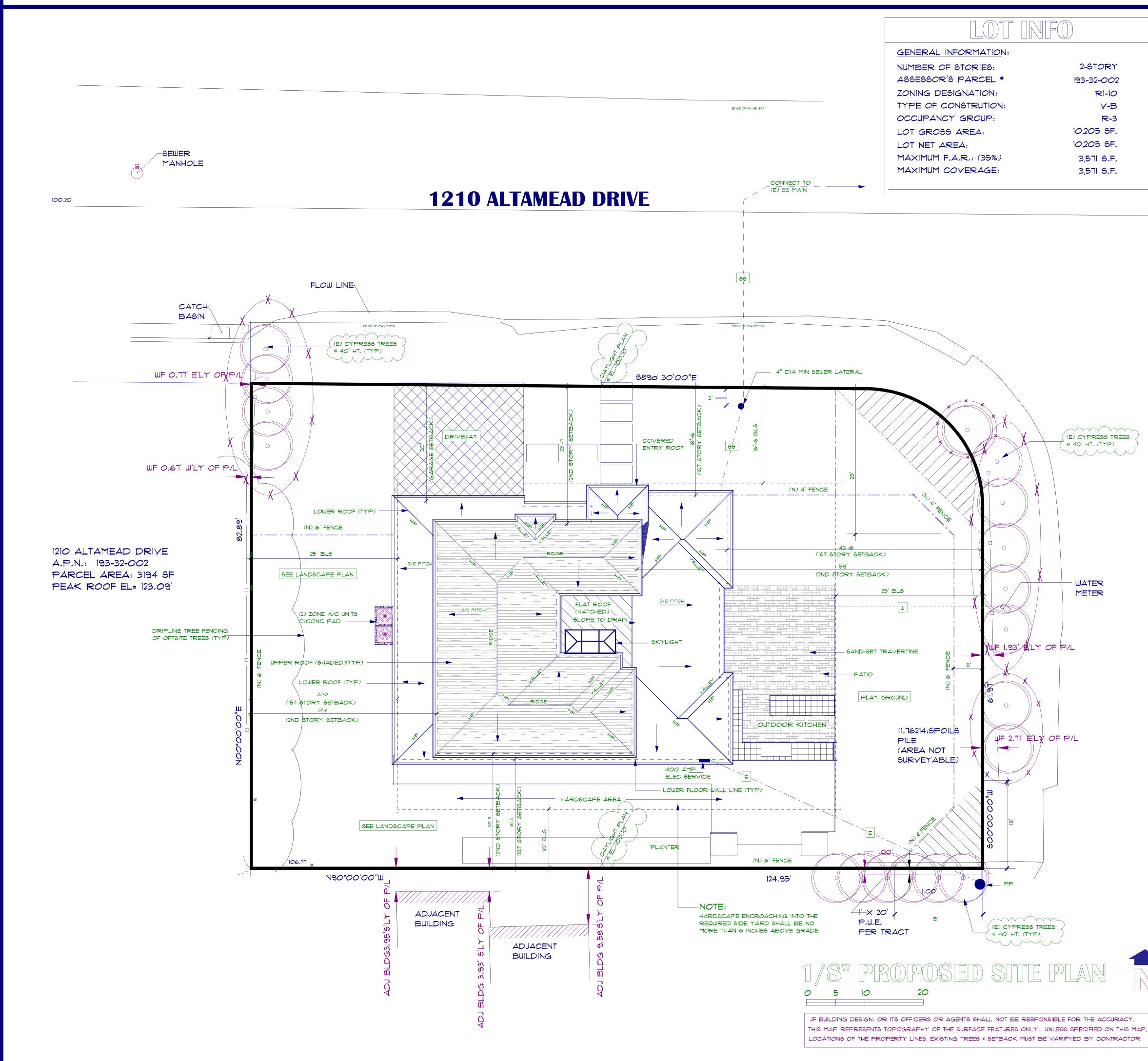
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*	NOTE	ŤΟ	CONTRACTOR	*

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES, IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF JF BUILDING DESIGN, AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF JF BUILDING D PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK, NO DEVIATION FROM THE PLANS WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF JF BUILDING DESIGN, APPROVAL BY THE INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMEN PROVIDED BY THE OFFICE OF JF BUILDING DESIGN.



GENERAL NOTES:

ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF JF BUILDING DESIGN PRIOR TO COMMENCING.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.

SLOPE ALL FINISH GRADES IN. 5% 5'-O" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE @ LANDSCAPED AREA & SLOPE GRADE 2% MIN. @ PAVED AREAS.

ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.

NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRIPLINE OF ANY ORDINANCE PROTECTED TREES ON SITE.

ADDRESS NUMBERS ON BUILDING SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY.

SITE NOTES:

- 1) CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES & ROOF DRAINS/DOWN SPOUTS.
- 2) CONTRACTOR IS RESPONIBLE FOR DUST CONTROL & INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
- 3) THE CONTRACTOR SHALL REVIEW STD. DETAILS ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
- 4) UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCE CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
- 5) ALL ROOF DRAINS AND/OR DOWN SPOUTS SHALL BE DRAIN SHEET FLOW 2% AWAY FROM THE BUILDING & MAYBE COLLECTED BY DRAIN INLET CONNECTE TO PUBLIC STORM DRAIN FACILITY, IF AND ONLY IF THE DRAIN IS IN THE HILLGIDE AREA CAN THE WATER BE DIRECTLY CONNECTED TO THE PUBLIC STORM DRAIN.
- 6) PG4E SERVICE TO BE UNDERGROUND.
- 1) SEWER LATERAL TO BE 4" DIA, MIN,
- 8) CHAIN LINK TREE PROTECTIVE FENCING TO BE INSTALLED PRIOR TO BEGINNING CONSTRUCTION & TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
- 9) NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRIPLINE OF ANY ORDINANCE PROTECTED TREES ON SITE.
- 10) TRENCHING FOR UTILITIES SHALL BE LOCATED AS MUCH AS POSSIBLE OUTSIDE THE DRIPLINES OF THE PROTECTED TREES.
- 11) NO SOIL TO BE CUT BENEATH CANOPIES OF PROTECTED TREES.
- 12) ALL EXISTING FENCING TO BE REPLACED WITH NEW. ALL NEW FENCING IS TO COMPLY WITH CITY OF LOS ALTOS FENCE STANDARDS ACCORDINGLY.

_ _ _ _ _ _ _ _

13) THE NEW HARDSCAPE SHALL BE NO MORE THAN SIX INCHES ABOVE GRADE AS PER SECTION (14.66.210 C).

14) THE NEW FRONT YARD FENCE IS SUBJECT TO THE FENCE REGULATIONS HANDOUT

(N) FENCING = = = = = = =

WATER 55 _ _ _ _ SEWER

$\sim\sim\sim\sim\sim$ REQUIRED SETBACK AREA ight angle



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TREE PROTECTION FENCING



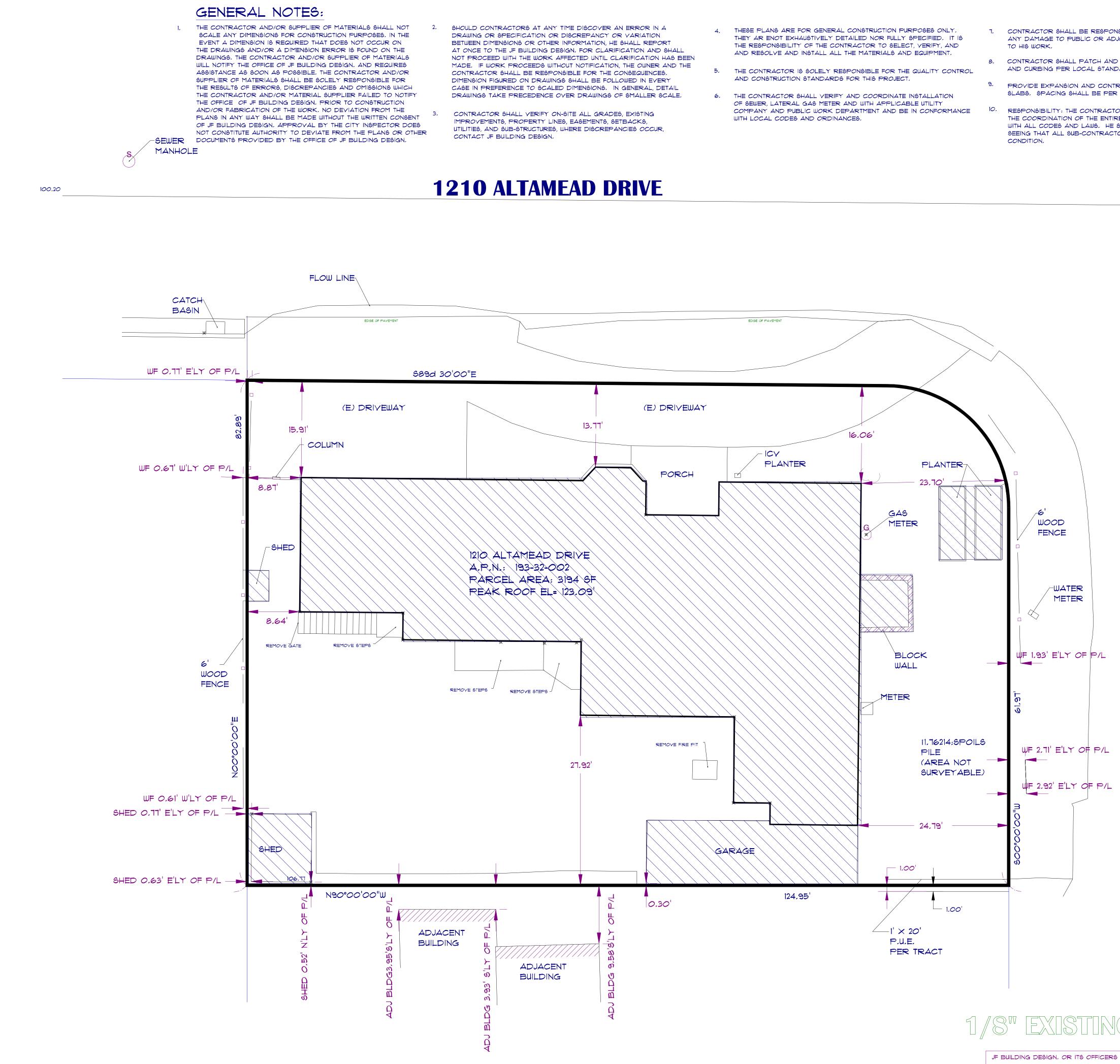
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JF Buildi			
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3 JUNE 2	22	J⊨	
For:	a Prasad		os, Ca 94024
A New 2-Story Residence J	Akshay Bhargave & Devína		1210 Altamead Dr., Los Altos, Ca
A New 2-Story Residence	DRAWN JF CHECKE	l	1210 Altamead Dr., Los Alto
A New 2-Story Residence	DRAWN JF CHECKE JF DATE	D	1210 Altamead Dr., Los Alto
A New 2-Story Residence	DRAWN JF CHECKE JF	L D 21	1210 Altamead Dr., Los Alto
A New 2-Story Residence	DRAWN JF CHECKE JF DATE 1 NOV. 2 SCALE	21 ED	1210 Altamead Dr., Los Alto
	ON THESE OF OF THE DESI THIS PROJEC USED, WHOLE OTHER PURF PERMISSION JF E REVISIO	THE PLANS, IDEAS AND I ON THESE DRAWINGS AR OF THE DESIGNER. DEVI THIS PROJECT. PLANS S USED, WHOLE OR IN PAR OTHER PURPOSE WITHOUT PERMISSION OF THE DES JF BUILDING T REVISIONS 3 JUNE 22	THE PLANS, IDEAS AND DESIGNS S ON THESE DRAWINGS ARE THE PRO OF THE DESIGNER. DEVISED SOLE THIS PROJECT. PLANS SHALL NOT USED, WHOLE OR IN PART, FOR AN OTHER PURPOSE WITHOUT THE WRIT PERMISSION OF THE DESIGNER: JF BUILDING DESIGN REVISIONS BY 3 JUNE 22 JF

Agenda Item

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- CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ANY DAMAGE TO PUBLIC OR ADJOINING PRIVATE PROPERTY DUE
- CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED SIDEWALKS AND CURBING PER LOCAL STANDARDS.
- PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS, SPACING SHALL BE PER INDUSTRY STANDARDS,
- RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE WITH THE COORDINATION OF THE ENTIRE WORK AND FOR THE COMPLIANCE WITH ALL CODES AND LAWS. HE SHALL ALSO BE RESPONSIBLE FOR SEEING THAT ALL SUB-CONTRACTORS WORK CONFORM TO JOB

JF BUILDING DEGIGN, OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY. THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE PROPERTY LINES, EXISTING TREES & SETBACK MUST BE VARIFYED BY CONTRACTOR

ACE

AMMY



SEWER

* NOTE TO CONTRACTOR * THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR

CONSTRUCTION PURPOSES, IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF JF BUILDING DESIGN, AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF JE BUILDING DESIGN PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK, NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF JF BUILDING DESIGN, APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF JF BUILDING DESIGN.

GENERAL NOTES:

ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF JF BUILDING DESIGN PRIOR TO COMMENCING.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF DEMOLITION AND FOR ALL JOB SITE SAFETY DURING DEMOLITION

NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRIPLINE OF ANY ORDINANCE PROTECTED TREES ON SITE.

NOTES

- 1) ALL BUILDING & GARAGES TO BE DEMOLISHED AND REMOVED.
- 2) ALL DRIVEWAYS, PATIOS & CONCRETE WALKWAYS TO BE REMOVED.
- 3) ALL HERITAGE TREES TO BE PROTECTED AS PER CITY REQUIREMENTS.
- 4) ALL FENCES @ PROPERTY LINES TO REMAIN.

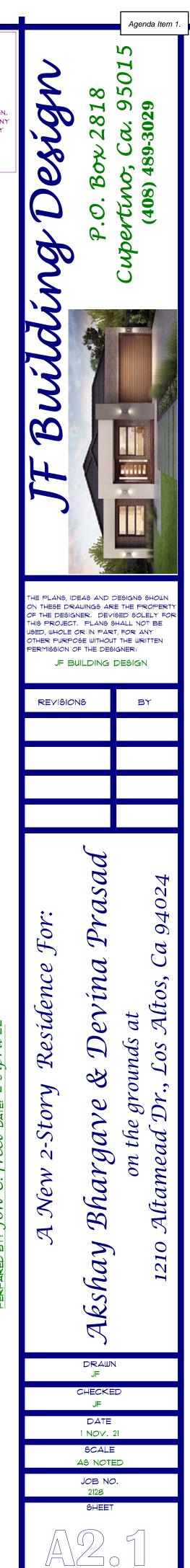
ANALYSUS

GENERAL INFORMATION:	
NUMBER OF STORIES:	2-STORY
ASSESSOR'S PARCEL *	193-32-002
ZONING DESIGNATION:	R1-10
TYPE OF CONSTRUTION:	V-₿
OCCUPANCY GROUP:	R- 3
LOT GROSS AREA:	10,205 SF.
LOT NET AREA:	10,205 SF.
MAXIMUM F.A.R.: (35%)	3,571 S.F.
MAXIMUM COVERAGE:	3,571 S.F.
EXISTING FAR:	
(E) 2-STORY RESIDENCE	2,771 S.F.
(E) 3-CAR GARAGE	600 S.F.
(E) DETACHED GARAGE	340 S.F.
TOTAL (E) TO BE REMOVED:	3,711 S.F.
(E) SHEDS TO BE REMOVED:	125 S.F.

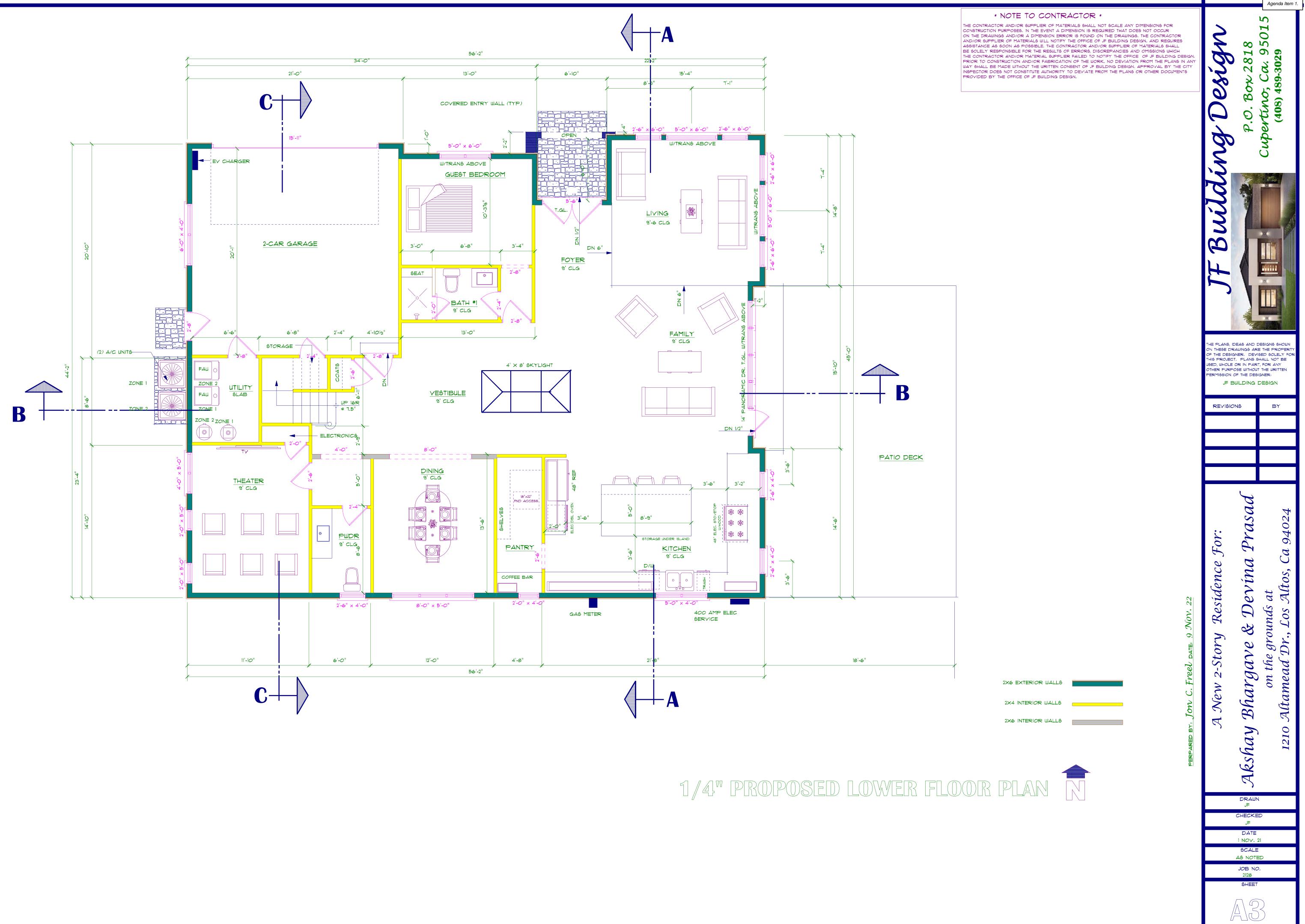
STRUCTURES TO BE REMOVED =

1/8" EXISTING SITE - DEMO PLAN

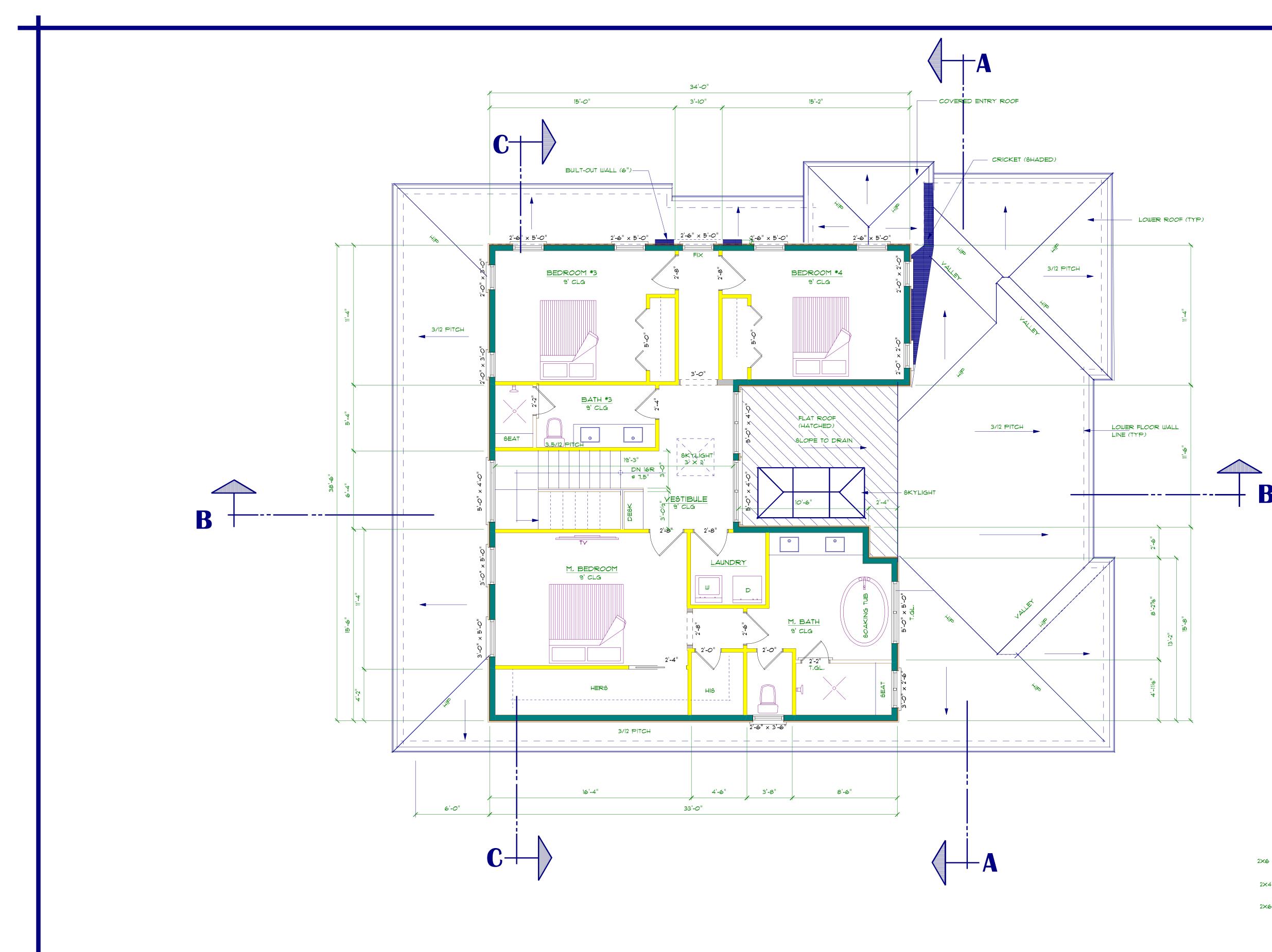




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SHEETS



1/4" PROPOSED UPPER

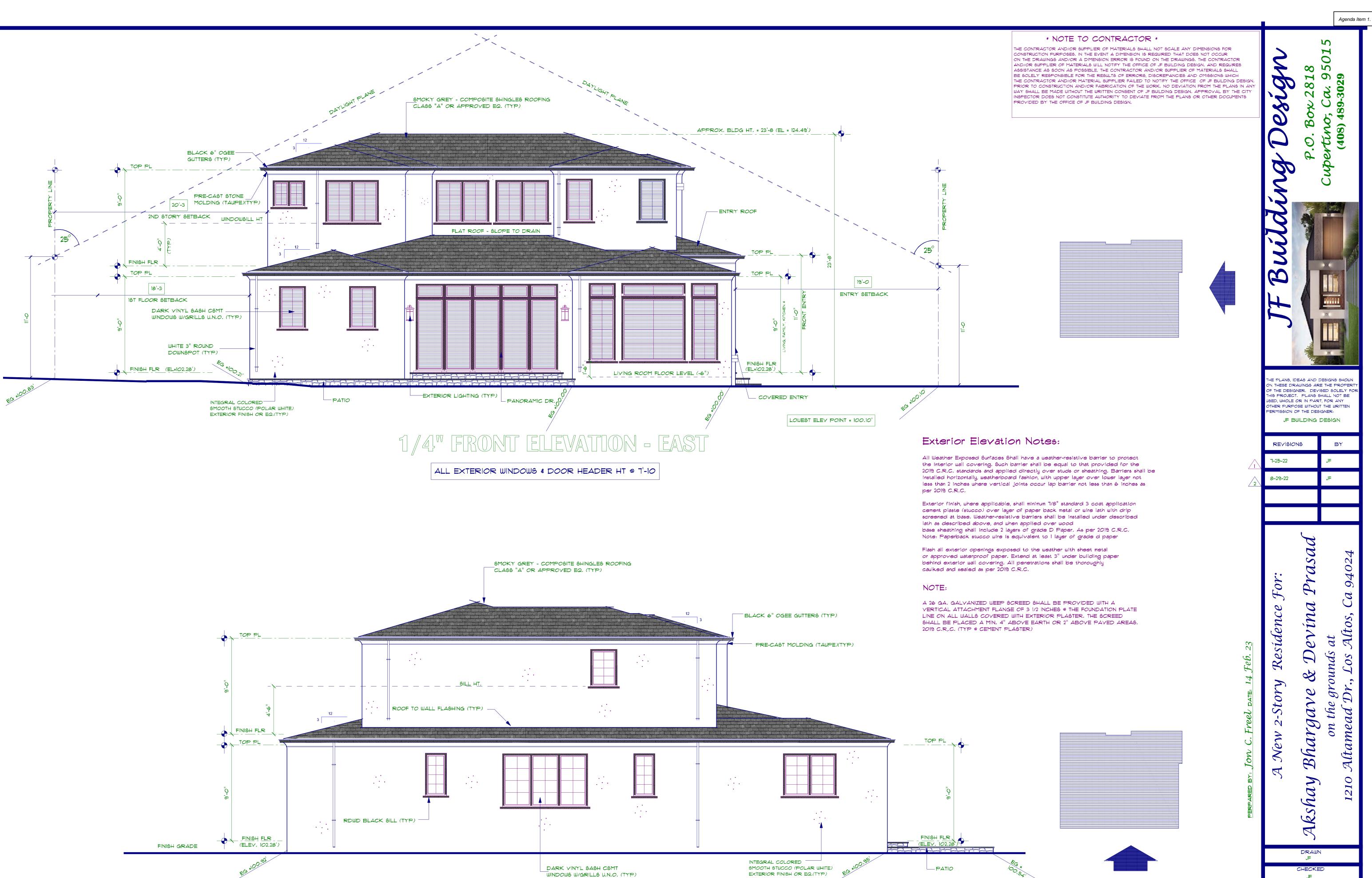
The CONTRACTOR AND/OR AUTPLIES OF ANTIPALIS HALL, NOT SCALE HAV, DIPENDIONS FOR CONTRACTOR AND/OR A DIPENDION SECON IS FOUND ON THE DRAINED SUBJEMA AND READ ADD/OR SUPPLIES OF INTERACTS JLL. NOT THE CONTRACTOR ON THE DRAINES AND OR SUCH AND BE SOLELY REPORTABLE FOR THE REALL'S OF REPORT. DISCRETANCES AND OR SUCH AND THE CONTRACTOR AND/OR AND THE AUTERNAL DIVIDIATIVE OF CONTRACTOR ADD/OR SUBJEMA THE REPORT AND AND THE DRAINES AND OR SUCH AND THE CONTRACTOR ADD/OR SUBJEMA THE REALL'S OF REPORT. DISCRETANCES AND OR SUCH AND THE CONTRACTOR AND/OR AND THE AUTERNAL DIVIDIATIVE OF THE CONTRACTOR ADD/OR SUBJEMA THE REAL SUBJEMA THE DIVIDIATIVE OF THE CONTRACTOR ADD/OR SUBJEMA THE REAL SUBJEMA THE DIVIDIATIVE OF THE CONTRACTOR ADD/OR SUBJEMA THE ADD/OR TO DE VICE FOR THE SUBJEMA APPROVAL BY THE CONT ADD/OR DES NOT CONTRACT AND ADD TO DE VICE FOR THE ADD THE CONTRACTOR ADD/OR DES NOT CONTRACT AND ADD TO DE VICE FOR THE ADD THE CONTRACTOR ADD/OR DES NOT CONTRACT AND ADD THE AUTERNAL ADD/OR DES NOT CONTRACT	ON THESE D OF THE DES THIS PROJE USED, WHOL OTHER PUR PERMISSION	A 108, 189-3029 C 108, 9501 C 108, 9502 C
ENTER OR WALLS INTERIOR WALLS INTERIOR WALLS INTERIOR WALLS PARAPET S FLOOOR PLAN	A New 2-Story Residence For:	Akshay Bhargave & Devina Prasad on the grounds at in Altamead Dr., Los Altos, Ca 94024

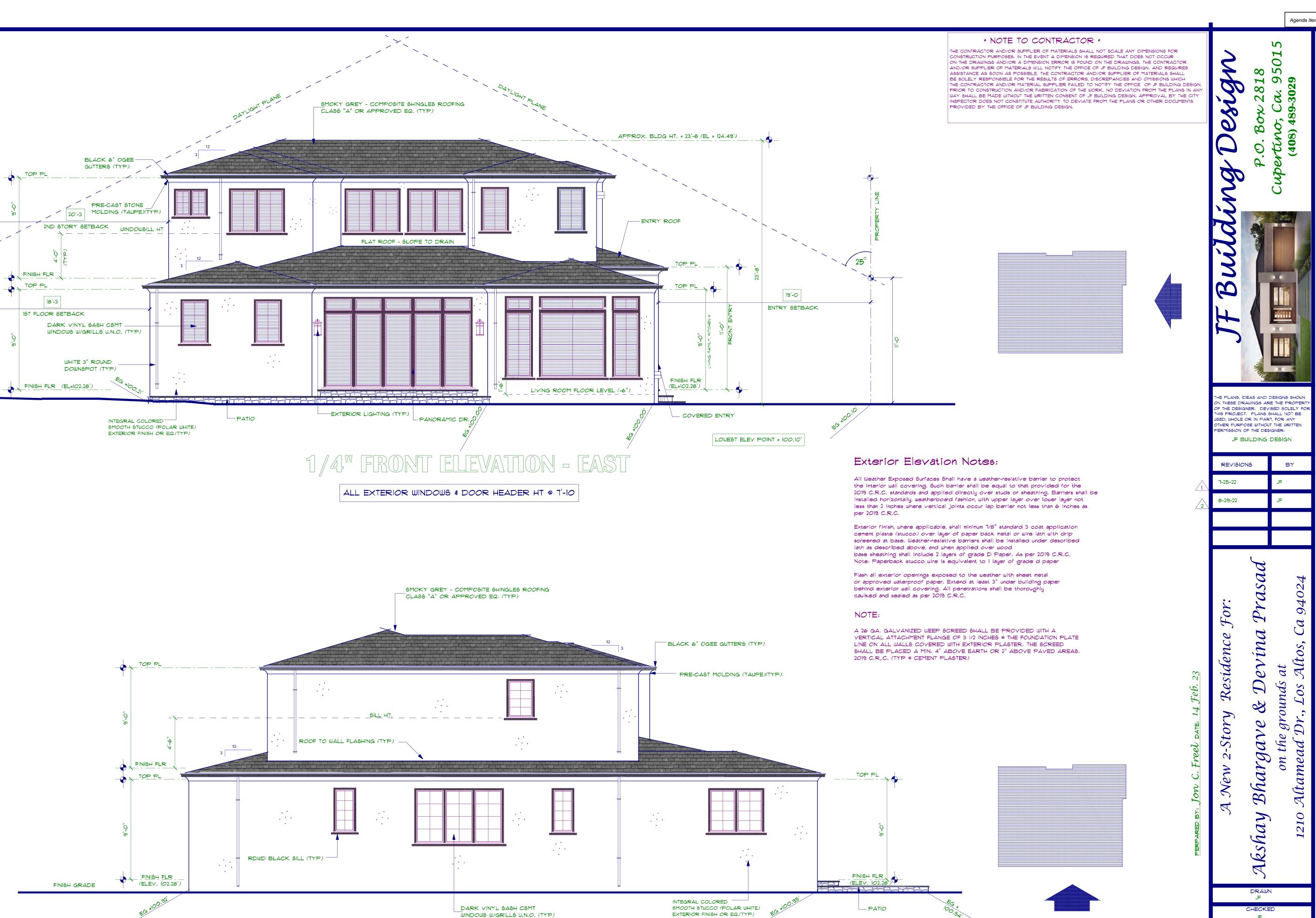
* NOTE TO CONTRACTOR *

SHEETS

Agenda Item 1.

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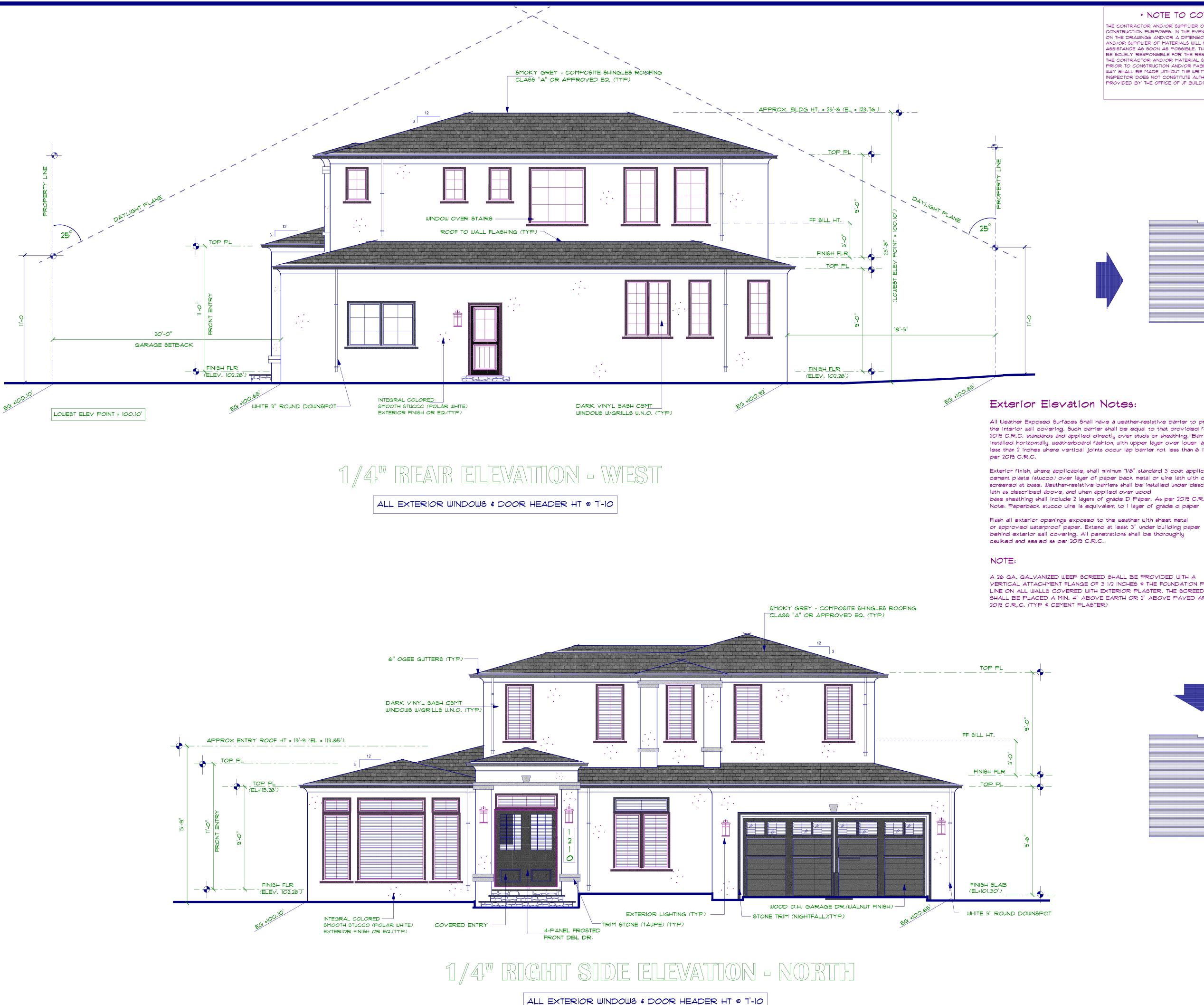
1/4" LEFT SIDE ELEVATION - SOUTH

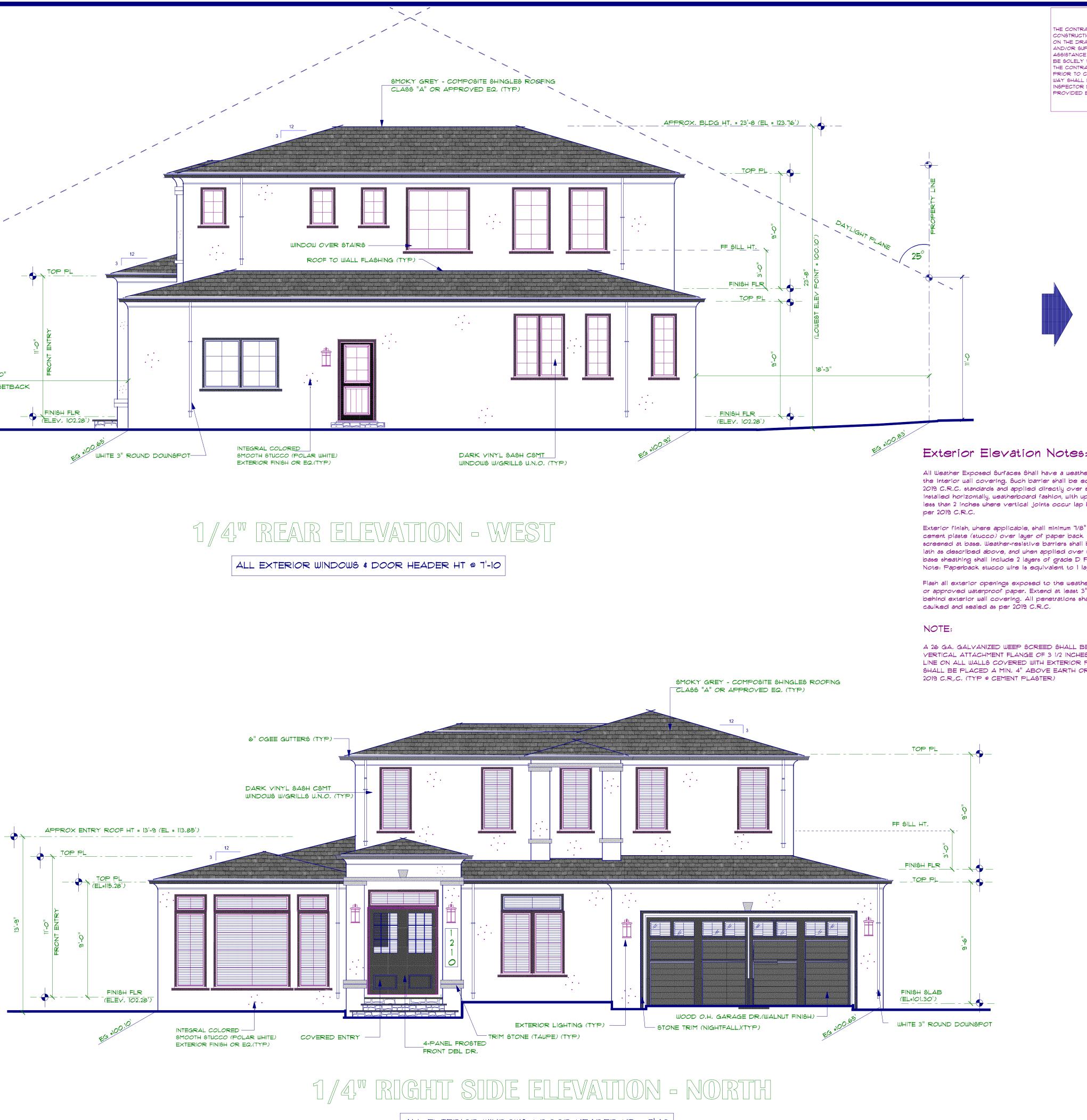
ALL EXTERIOR WINDOWS & DOOR HEADER HT @ 1'-10

LOWEST ELEY POINT = 100.10'

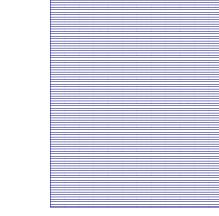
JF DATE 1 NOV, 21 SCALE AS NOTED JOB NO. 2128

SHEETS





* NOTE TO CONTRACTOR * THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF JF BUILDING DESIGN, AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF JF BUILDING DEGIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK, NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF JF BUILDING DESIGN, APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF JF BUILDING DESIGN.

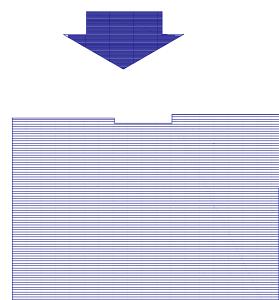


All Weather Exposed Surfaces Shall have a weather-resistive barrier to protect the interior wall covering. Such barrier shall be equal to that provided for the 2019 C.R.C. standards and applied directly over studs or sheathing. Barriers shall be installed horizontally, weatherboard fashion, with upper layer over lower layer not less than 2 inches where vertical joints occur lap barrier not less than 6 inches as

Exterior finish, where applicable, shall minimum 7/8" standard 3 coat application cement plaste (stucco) over layer of paper back metal or wire lath with drip screened at base. Weather-resistive barriers shall be installed under described lath as described above, and when applied over wood base sheathing shall include 2 layers of grade D Paper. As per 2019 C.R.C.

Flash all exterior openings exposed to the weather with sheet metal or approved waterproof paper. Extend at least 3" under building paper behind exterior wall covering. All penetrations shall be thoroughly

A 26 GA, GALVANIZED WEEP SCREED SHALL BE PROVIDED WITH A VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES @ THE FOUNDATION PLATE LINE ON ALL WALLS COVERED WITH EXTERIOR PLASTER. THE SCREED SHALL BE PLACED A MIN. 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS.



Li 3 THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERT OF THE DESIGNER. DEVISED SOLELY FOR THIS PROJECT, PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER: JF BUILDING DESIGN

Agenda Item 1.

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JF CHECKED

JF

DATE

1 NOV. 21

SCALE AS NOTED

JOB NO.

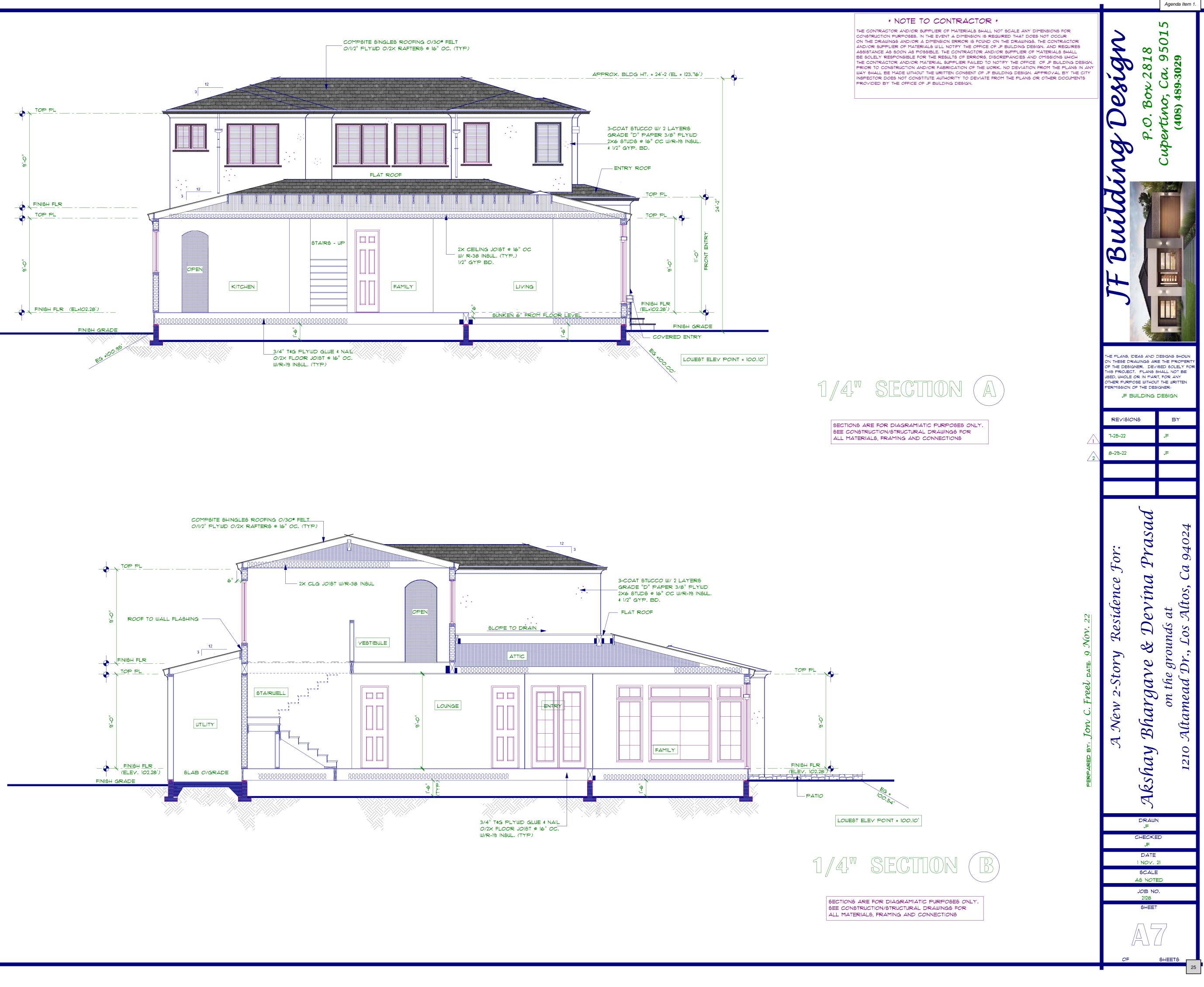
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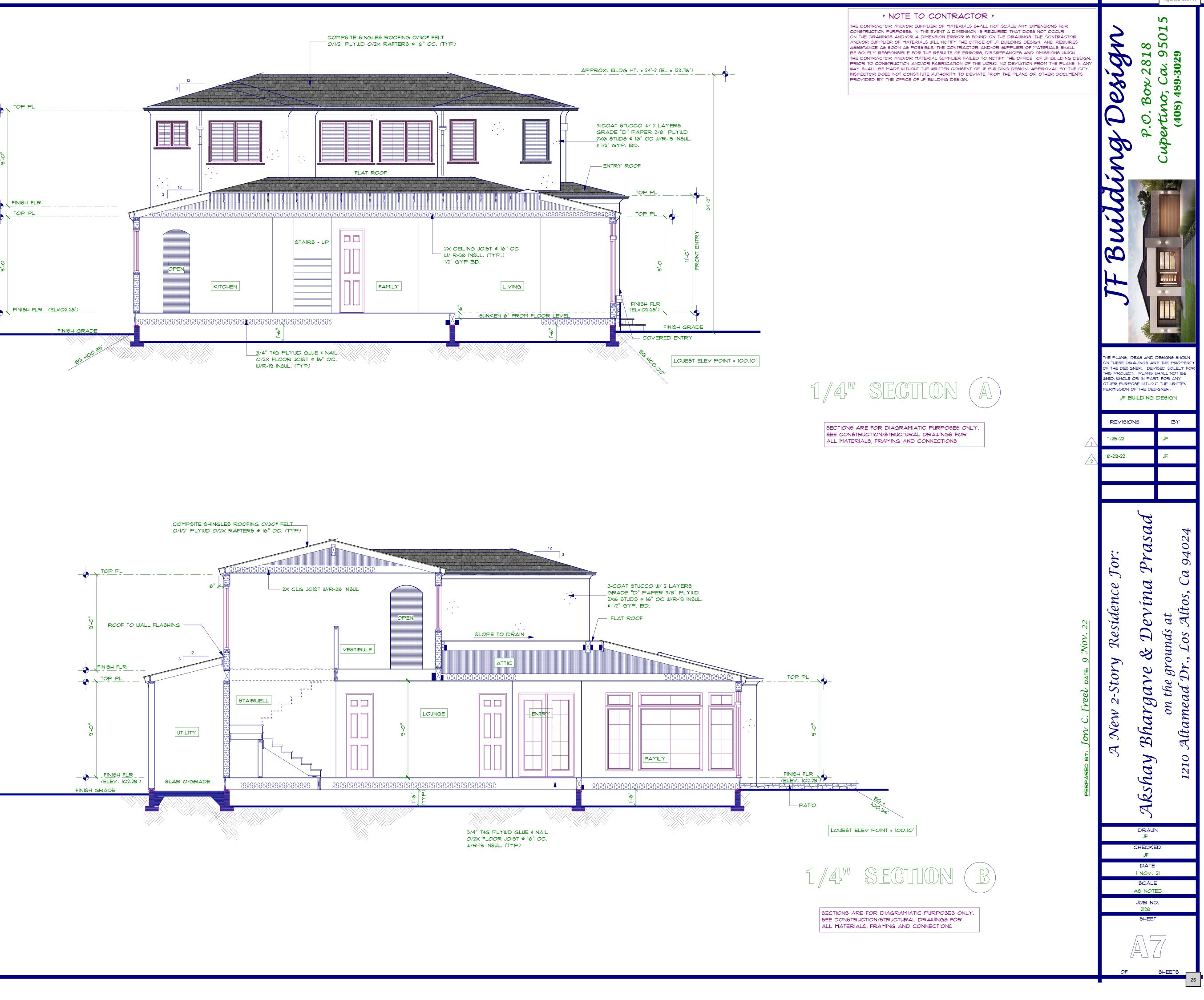
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SHEETS





TOP PL FINIGH FLR (EL=102,28') 3-COAT STUCCO W/ 2 LAYERS EGEL GRADE "D" PAPER 3/8" PLYUD 2×6 STUDS @ 16" OC W/R-19 INSUL.

\$ 1/2" GYP. BD.

SMOKE GREY COMPOSITE ROOFING ----CLASS "A" OR APPROVED EQ. (TYP)

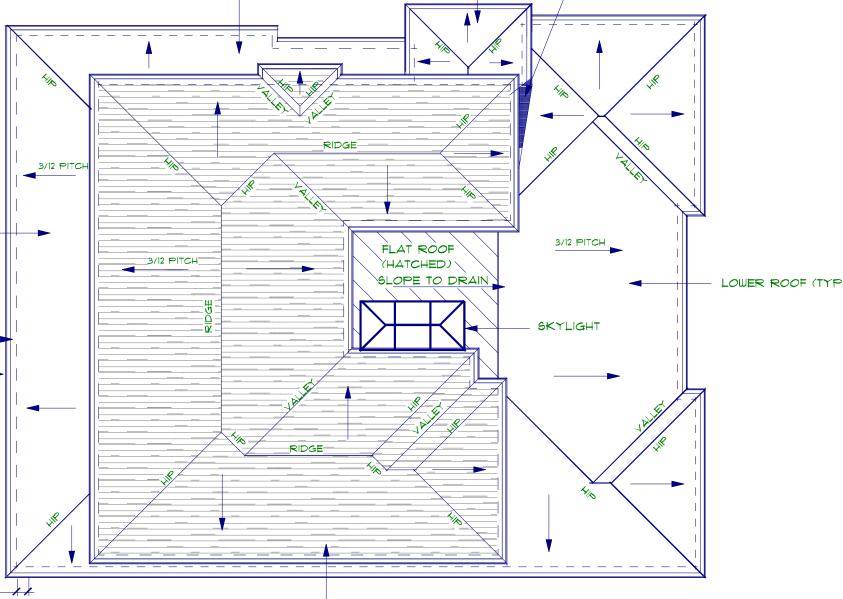
BUILDING LINE (TYP) -

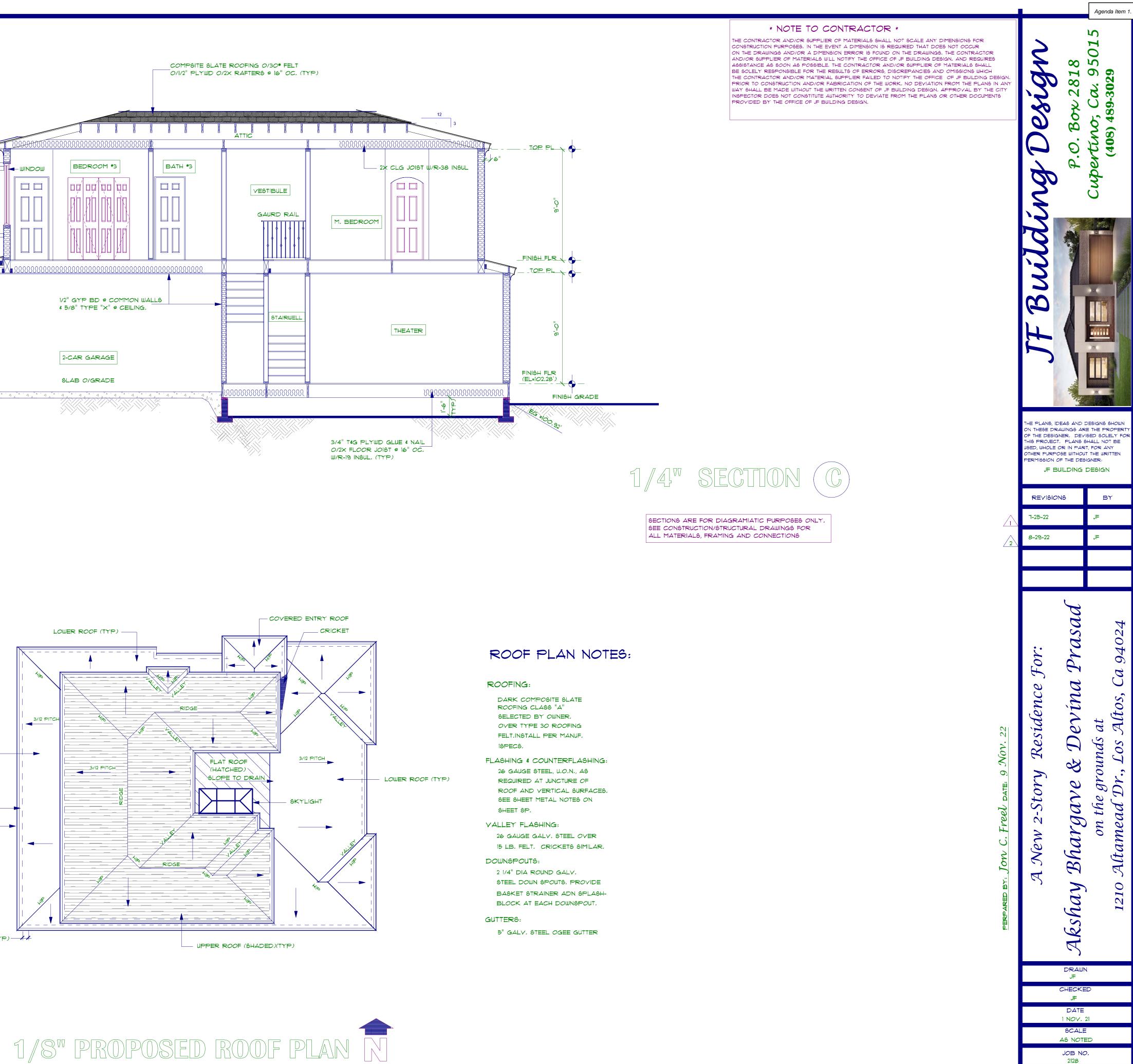
ROOF LINE (TYP) ____

6" OVERHANG (TYP)

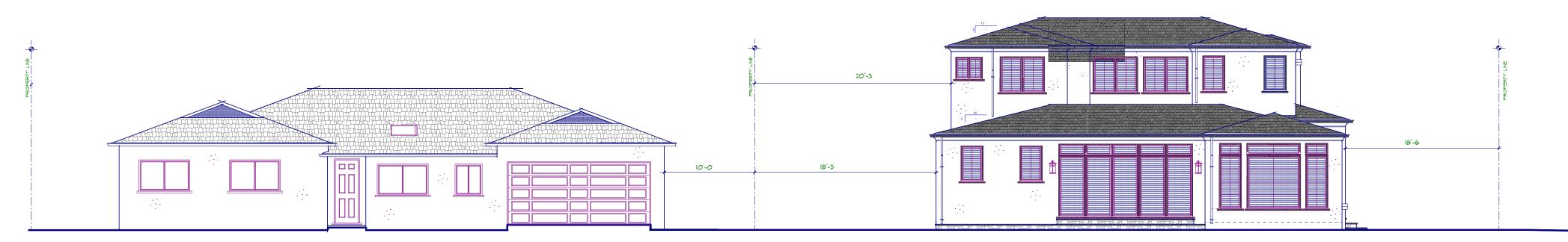








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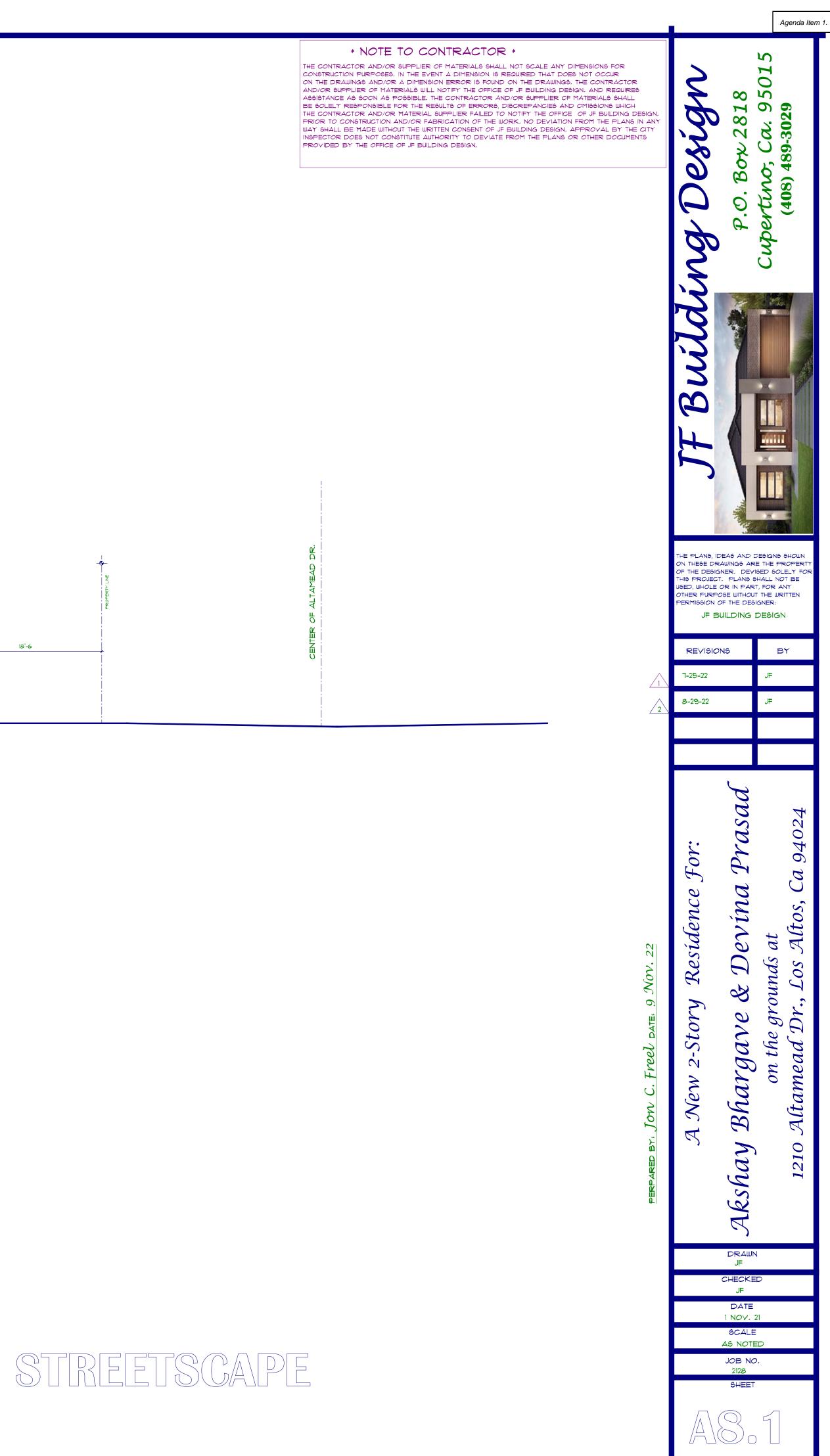


1150 LAMMY PL.

1210 ALTAMEAD DR.







SHEETS

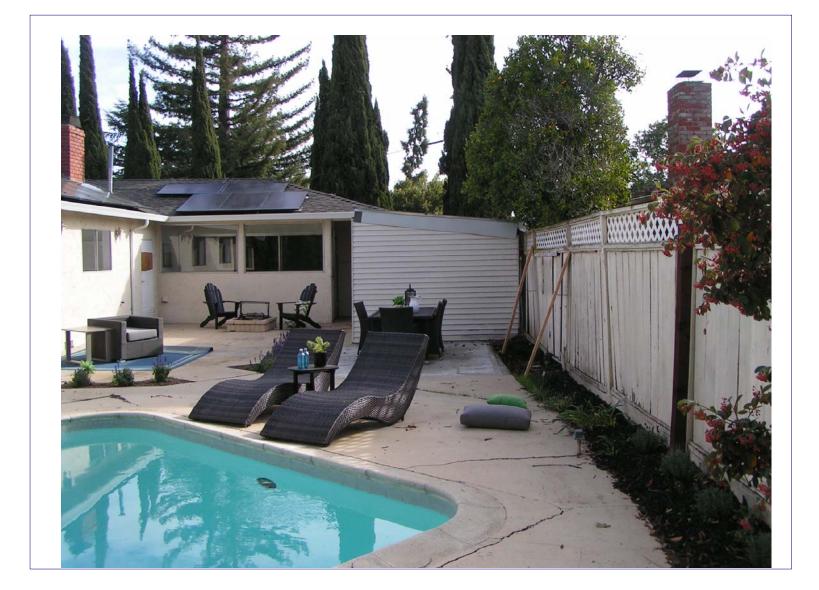




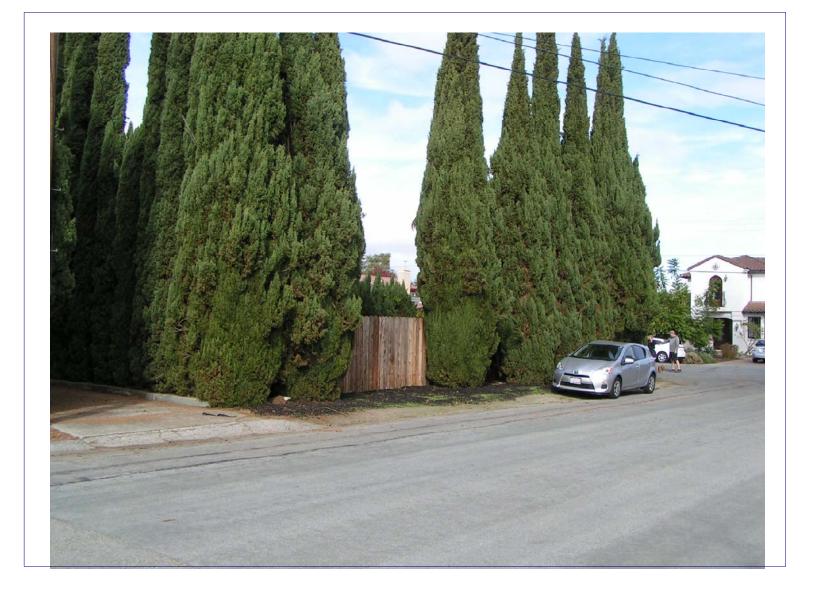
REAR



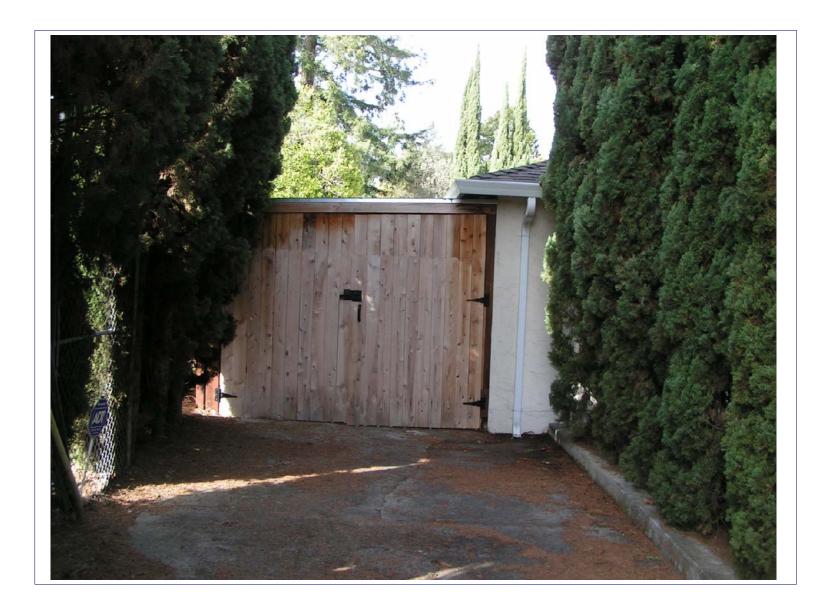
REAR



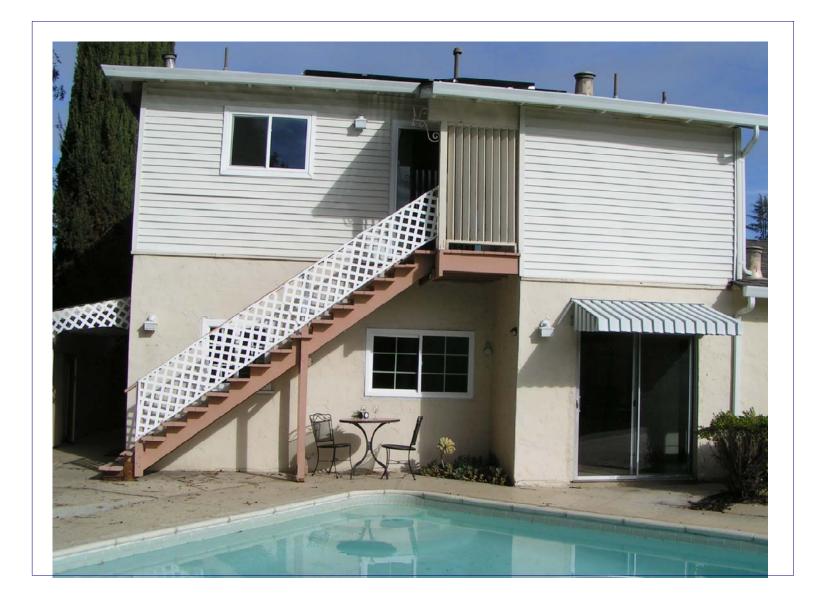
REAR



FRONT



FRONT



REAR





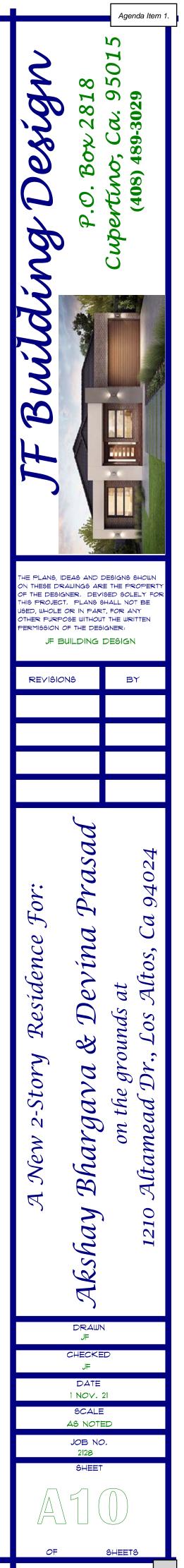


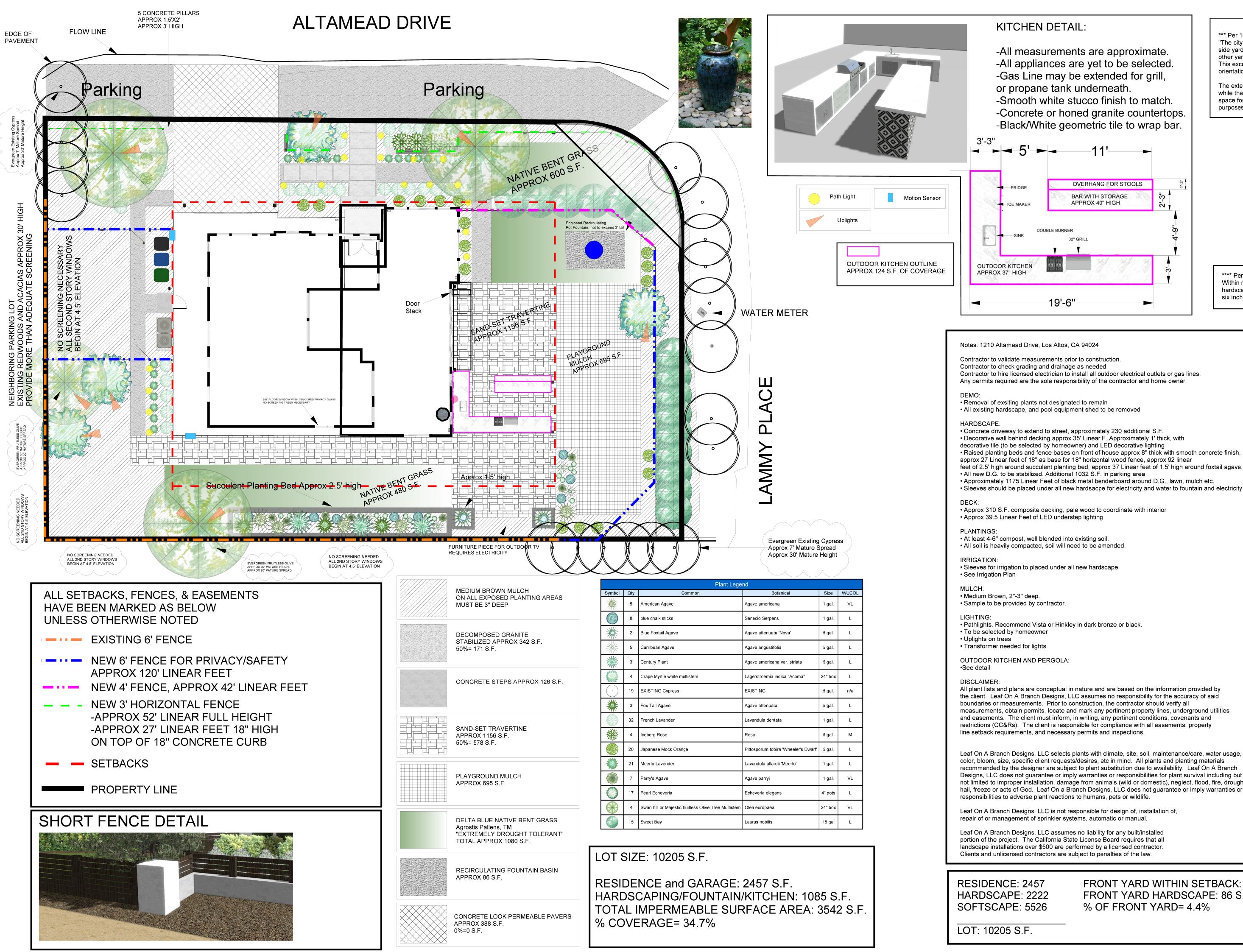
RIGHT SIDE

RIGHT SIDE

FRONT

ISTING HOUSE LAYOUT





*** Per 14.72.020 B MAXIMUM FENCE HEIGHTS "The city planner may approve an exception to allow the exterior side yard of a corner lot to be considered the front yard, and adjust the other yard orientations accordingly, for the purposes of fencing. This exception may be granted only when it is clear that this alternative orientation is consistent with the orientation of the home itself"

The exterior side yard of this lot is being utilized as the front of the house, while the front yard is being utilized as side yard, and the primary private space for the house. It is requested to consider the reorientation for the purposes of fencing only.

**** Per Section 14.66.210 C. Within required side vard setbacks hardscape shall be no more than six inches above grade.

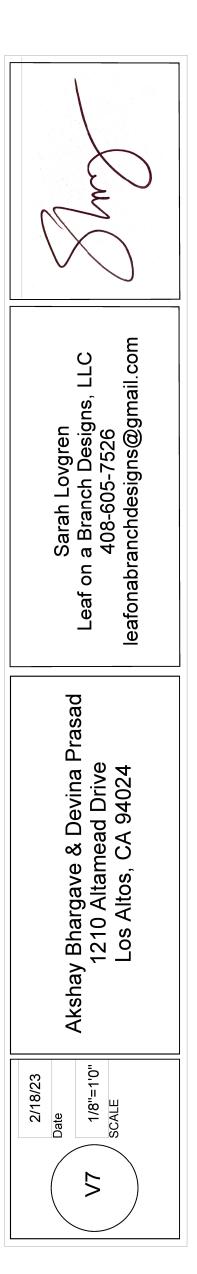
• Raised planting beds and fence bases on front of house approx 8" thick with smooth concrete finish,

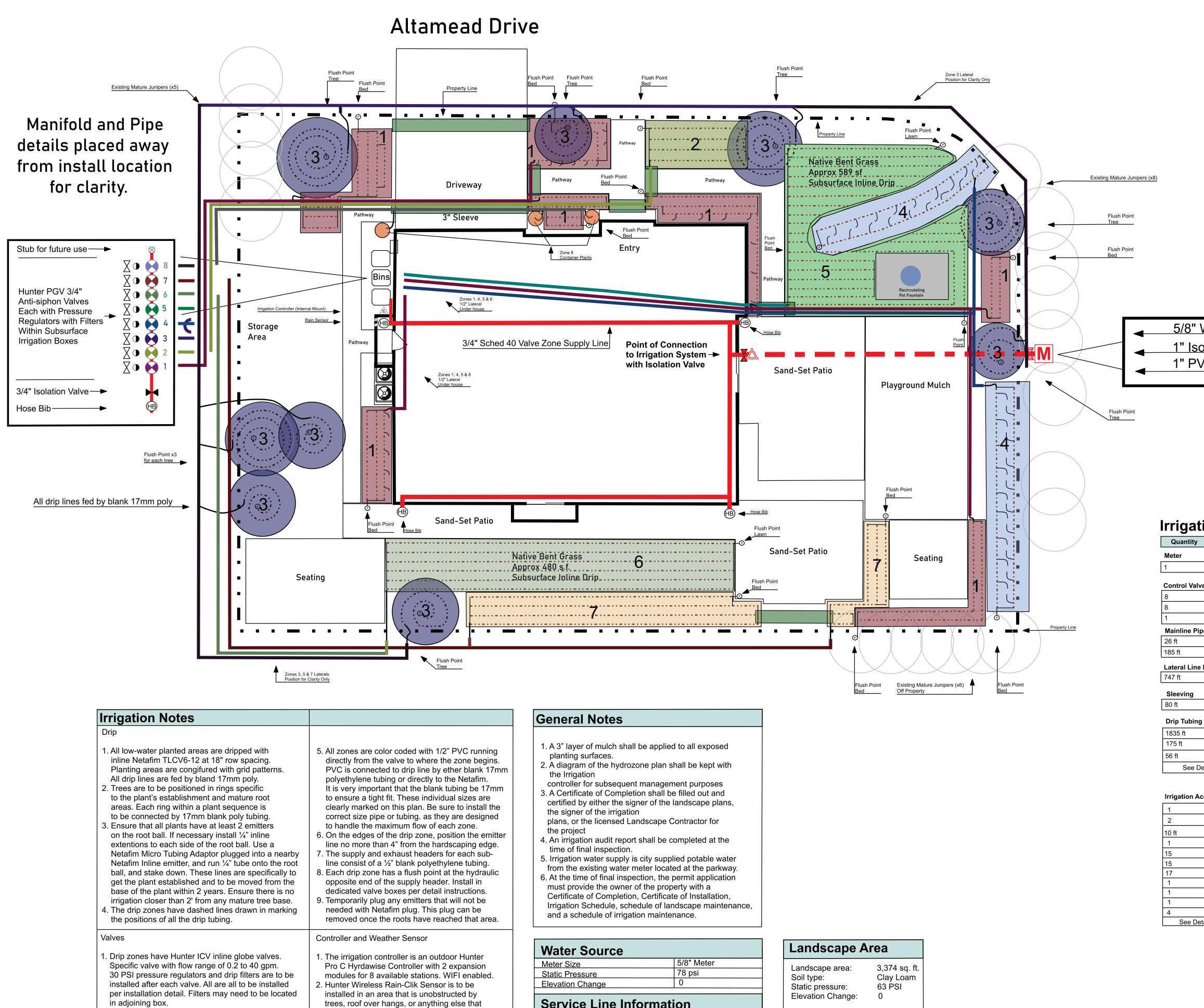
• Sleeves should be placed under all new hardsacpe for electricity and water to fountain and electricity to outdoor tv

Leaf On A Branch Designs, LLC selects plants with climate, site, soil, maintenance/care, water usage, recommended by the designer are subject to plant substitution due to availability. Leaf On A Branch Designs, LLC does not guarantee or imply warranties or responsibilities for plant survival including but not limited to improper installation, damage from animals (wild or domestic), neglect, flood, fire, drought, hail, freeze or acts of God. Leaf On a Branch Designs, LLC does not guarantee or imply warranties or

FRONT YARD WITHIN SETBACK: 1977 S.F. FRONT YARD HARDSCAPE: 86 S.F. % OF FRONT YARD= 4.4%







- in adjoining box. 2. Valve manifolds have an isolation valve directly
- upstream. 3. Valves are to be installed within at surface irrigation boxes.

Pipes

- . The main pipe from the water meter to the point of connection is 1" schedule 40 PVC. The supply line to the irrigation system is $\frac{3}{4}$ " from POC to each valve manifold. Connection to the city water supply is shown on plan.
- 2. The succulent beds require a mix of 50%
- garden or potting soil and 50% gritty material. 3. Appropriate drainage and absorption are critical.

might block rain from getting to the sensor.

proximity to hardscape and area configuration.

3. Lawns have subsurface inline drip per

1. The irrigation schedule is specific to the

soil type and plant requirements.

Soils and Scheduling

Servi

Pipe Cat Pipe Size Length Velocity

Reco

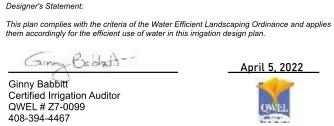
Maximu Available

er Source				
5/8" Meter				
78 psi				
0				
ice Line Information				
Metal				
5/8"				
Approx 20'				
6.7 gpm				
6.5 gpm				
68 psi				

Landscape Area				
Landscape area:	3,374 sq. ft.			
Soil type:	Clay Loam			
Static pressure:	63 PSI			
Elevation Change:	0			
Netafim TLCV6-18	17mm Drip			
Drip emitter flow:	0.6 gph			
Drip emitter spacing:	12"			
Drip row spacing:	18"			

		Zone 1 Inline Drip: Low 610 sq. ft. 325 lin. ft. tubing 9.0 gpm	Zone 2 Inline Drip: Mod 125 sq. ft. 63 lin. ft. tubing 0.4 gpm	Ginny Babbitt Brigation Design 408-394-4467
Water N olation N VC Mair		Inline Drip: Mod 774 sq. ft. 390 lin. ft. tubing 3.0 gpm Zone 5 Lawn Inline Drip: Mod 589 sq. ft. 360 lin. ft. tubing 2.3 gpm Zone 7 Succulents Inline Drip: Low 330 sq. ft. 235 lin. ft. 1.5 gpm	Inline Drip: Low 460 sq. ft. 130 lin. ft. tubing 0.9 gpm Zone 6 Lawn Inline Drip: Mod 480 sq. ft. 335 lin. ft. tubing 2.3 gpm Zone 8 Pots Inline Drip: Mod 6 sq. ft. 10 lin. ft. 3.0 gpm	SHEET DESCRIPTION: Irrigation Plan Master Sheet Print Sgl Sheet Color 11" x 17"
tion				S - C
Symbol	Desc	cription	Part Number	
Symbol	Desc 5/8 inch meter	cription	Part Number	
Ø	5/8 inch meter		Part Number	
ves	5/8 inch meter Hunter ICV-101G 1" Inline Gl	obe	ICV-101G	
Ves	5/8 inch meter	obe		
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SHEET:

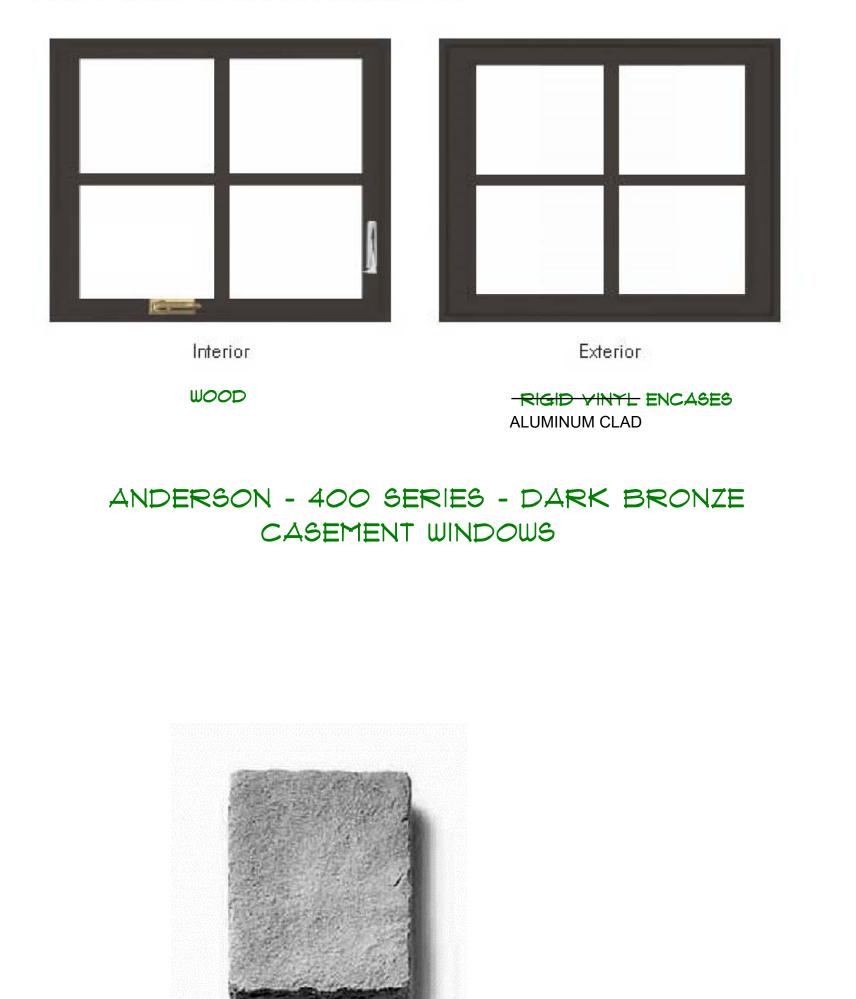
SCALE:

1" = 8'

L1 of 6



400 SERIES CASEMENT WINDOW





WOOD

CULTURED STONE - TRIM STONE - TAUPE



QUOIZEL MAREN 18" TALL OUTDOOR LED OUTDOOR WALL SCONCE, MATT BLACK model # Maes408MBK



GAF-TIMBERLINE HDZ RS COMP ROOFING SHINGLES, MEETS GREEN BUILDING STANDARDS. (SMOKET GRET)

PANEL STYLE #194 STRAIGHTLINE GLASS PANEL



Exterior

ALUMINUM





ANDERSON PANEL FRONT DOOR - STYLE #194 STRAIGHTLINE GLASS PANEL SIERRA BRONZE





OGEE 6" BLACK ALUMINIUM GUTTER SYSTEM WITH LOW GLOSS WHITE 3" ROUND DOWNSPOTS



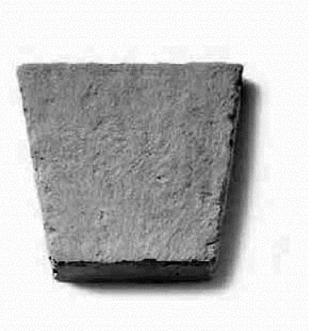
REDWOOD - WATERTABLE WINDOW SILL - NIGHTFALL



CULTURED STONE - KEYSTONE - TAUPE



MATERIALS AND COLOR BOARD



WAYNE DALTON O.H. GARAGE DR - BROWN CLASSIC STEEL MODEL #9100, - STEEL

Q Buil H HE PLANS, IDEAS AND DESIGNS SHO ON THESE DRAWINGS ARE THE PROPERT ON THESE DRAWINGS ARE THE PROPERT OF THE DESIGNER. DEVISED SOLELY FO THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER: JF BUILDING DESIGN REVISIONS BΥ asad 94024 For: G Са ina Residence Altos, Ò G A dS B θ 0 Bharga \sim Altamei on Ne Akshay 210 DRAWN JF CHECKED JF DATE 1 NOV. 21 SCALE AS NOTED JOB NO. 2128 SHEET CB SHEETS

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DATE: MAY	3, 20	Agenda Item 2.
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AGENDA ITEM #2



TO: Nick Zornes, Zoning Administrator

FROM: Jia Liu, Associate Planner

SUBJECT: SC22-0017 – 1219 Portland Avenue

RECOMMENDATION

Approve design review application SC22-0017 for the construction of a new approximately 3,938 square foot, two-story house subject to the listed findings and conditions of approval and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 ("New Construction or Conversion of Small Structures").

BACKGROUND

Project Description

- <u>Project Location</u>: 1219 Portland Avenue, on north side of Portland Avenue between Miramonte Avenue and Grant Road
- Lot Size: 11,891 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- <u>Current Site Conditions</u>: One-story home

The proposed project includes the demolition of the existing single-story house and replacement with a new two-story house (see Attachment A – Project Plans). The new residence is designed in a modern ranch architectural style, incorporating high-quality materials including flat concrete tile roof, cement plaster finish with stone veneer and Hardie board siding accents, fiberglass framed windows and wood doors.

The subject property is a regular rectangular lot, measuring approximately 92.18 feet in width and 129 feet in depth. A 20-foot driveway easement is located to the west side through an adjoining parcel to the north to give another vehicle access. While the new house will slightly expand into the front yard compared to the existing house's footprint, the vehicle access will remain unchanged through the driveway easement in order to protect the existing protected trees in the front yard. The overall height of the proposed residence is 25.75 feet, which is consistent with the maximum height of 27 feet allowed in the R1-10 zoning district.

When the application was submitted, there were a total of 21 trees, including seven protected trees, located within the proximity of the subject site. One of the protected trees, a 36-inch Coast Live Oak, was located in the front yard and was removed under a separate tree removal permit in 2022 due to severe decline and hazardous conditions. However, the remaining seven protected trees will be preserved with the proposed

Zoning Administrator SC22-0017 – 1219 Portland Avenue May 3, 2023 project. As 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, and proposed landscaping is designed to meet the intent of these regulations.

ANALYSIS

Design Review

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

	Existing	Proposed	Allowed/Required
COVERAGE:	2,286 square feet	3,562 square feet	3,567 square feet
FLOOR AREA: First floor Second floor Total	2,266 square feet square feet 2,266 square feet	2,433 square feet 1,505 square feet 3,938 square feet	3,939 square feet
SETBACKS: Front Rear Right side (1 st /2 nd) Left side (1 st /2 nd)	58.83 feet 25.42 feet 8.25 feet/ feet 10 feet/ feet	46.50 feet 25.00 feet 11.50 feet/24.5 feet 10 feet/22 feet	25 feet 25 feet 10 feet/17.5 feet 10 feet/17.5 feet
Неіднт:	14.06 feet	25.75 feet	27 feet

The proposed home generally complies with the Single-Family Residential Design Guidelines because it exhibits an appropriate design with elements, materials, scale, and landscaping that are consistent with the neighborhood.

The surrounding neighborhood is considered a Diverse Character Neighborhood according to the Design Guidelines. The immediate vicinity comprises a mix of one-story and two-story houses, with notable two-story homes located at 1195, 1209, 1225, and 1235 Portland Avenue, 1300 and 1305 Carvo Court, as well as 1305 Sunrise Court. The homes in the neighborhood exhibit some variation in front setback patterns, living area sizes, massing, and roof forms due to past renovations and upgrades. The horizontal eave lines at the first story typically range from approximately eight to twelve feet, while those at the second story are approximately eight to nine feet in height. Many of the homes feature attached garages in the front yard facing the street. Various roofing materials, such as wood shakes, composition shingle, and tiles, are utilized in the area, while exterior materials commonly include stucco, brick, and wood siding, often with accents of stone veneer or brick. Front landscapes in the neighborhood are typically characterized by mature street trees on most properties, accompanied by dense screening shrubs further in.

The front elevation of the proposed two-story house is designed to be compatible with the surrounding neighborhood, incorporating hipped roof forms, articulated architectural massing on both the first and second floors, a horizontal eave line, and a five-foot projected entry porch with high-quality materials that are integrated into the overall architectural design of the residence, creating a cohesive look that

Zoning Administrator SC22-0017 – 1219 Portland Avenue May 3, 2023 relates well to the surrounding neighborhood.

With regard to the massing, the first story of the proposed residence will feature two different plate heights, with a main plate height of ten feet for the main house and a nine-foot plate height for the ADU on the right side. The second story has a uniform plate height of eight feet and six inches. The massing of the new residence is in line with the immediate neighborhood, taking into consideration that the adjoining property at 1209 Portland Avenue presents a bulkier massing at the first story with a plate height estimated to be between 11 and 12 feet. Furthermore, the extensive front setback of 45 feet, along with the presence of dense evergreen trees in the front yard, helps to mitigate the perceived massing of the ten-foot plate height.

The proposed landscaping includes a number of evergreen screening vegetation and new trees along the perimeter of the site which will be integrated with existing vegetation to remain.

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, mailed to nine property owners in the immediate vicinity, and published in the Town Crier. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements.

The applicant contacted 11 neighbors in the immediate area for the community outreach. No comments from neighbors have been received by staff as of the writing of this report.

Attachment:

A. Project Plans

Cc: Mike Ma, Property Owner and Applicant

FINDINGS

SC22-0017 – 1219 Portland Avenue

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

- A. The proposed new two-story residence complies with all provisions of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed home maintains a similar finished floor elevation and orientation on the lot as the existing home and complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because the existing site is relatively level and does not require substantial grading and does not involve the removal of soil. Tree removal is minimized, with seven protected trees remaining on site.
- D. The orientation of the proposed new house in relation to the immediate neighborhood will minimize excessive bulk because the proposed home provides a front setback ranging from 40 to 50 feet where 25 feet is the minimum and a second floor inset several feet from the first floor on the front and sides. In addition, the home's height is proposed at 25.75 feet where 27 feet is the maximum.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings on the same project site. The proposed home complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06 and the design of the home incorporates consistent and compatible features including flat concrete tile roof, cement plaster finish with stone veneer and Hardie board siding accents, fiberglass framed windows and wood doors.
- F. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the proposed grading provides for drainage away from the home and away from adjacent properties and conforms to existing grades along the property lines.

CONDITIONS OF APPROVAL

SC22-0017 - 1219 Portland Avenue

GENERAL

1. Expiration

The Design Review Approval will expire on May 3, 2025 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on March 29, 2023, except as may be modified by these conditions.

3. Protected Trees

Trees Nos. 1-4 and 7-9 along with the approved privacy screening and new trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. Bay Window Interior Height

Three bay windows labeled as Z1, Z2, & Z3 on Sheet A2.4 shall have an interior height, measured from the top of the framed window seat to the ceiling, less than five feet for the life of the project.

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

9. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing and add the following note:

Zoning Administrator SC22-0017 – 1219 Portland Avenue May 3, 2023 "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

10. Water Efficient Landscape Plan

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

11. Reach Codes

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

12. California Water Service Upgrades

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

13. Green Building Standards

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

14. Underground Utility Location

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

15. Air Conditioners

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

16. Storm Water Management

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

17. 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.

Zoning Administrator SC22-0017 – 1219 Portland Avenue May 3, 2023

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

18. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 1-4 and 7-9 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

19. School Fee Payment

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

PRIOR TO FINAL INSPECTION

20. Landscaping Installation and Verification

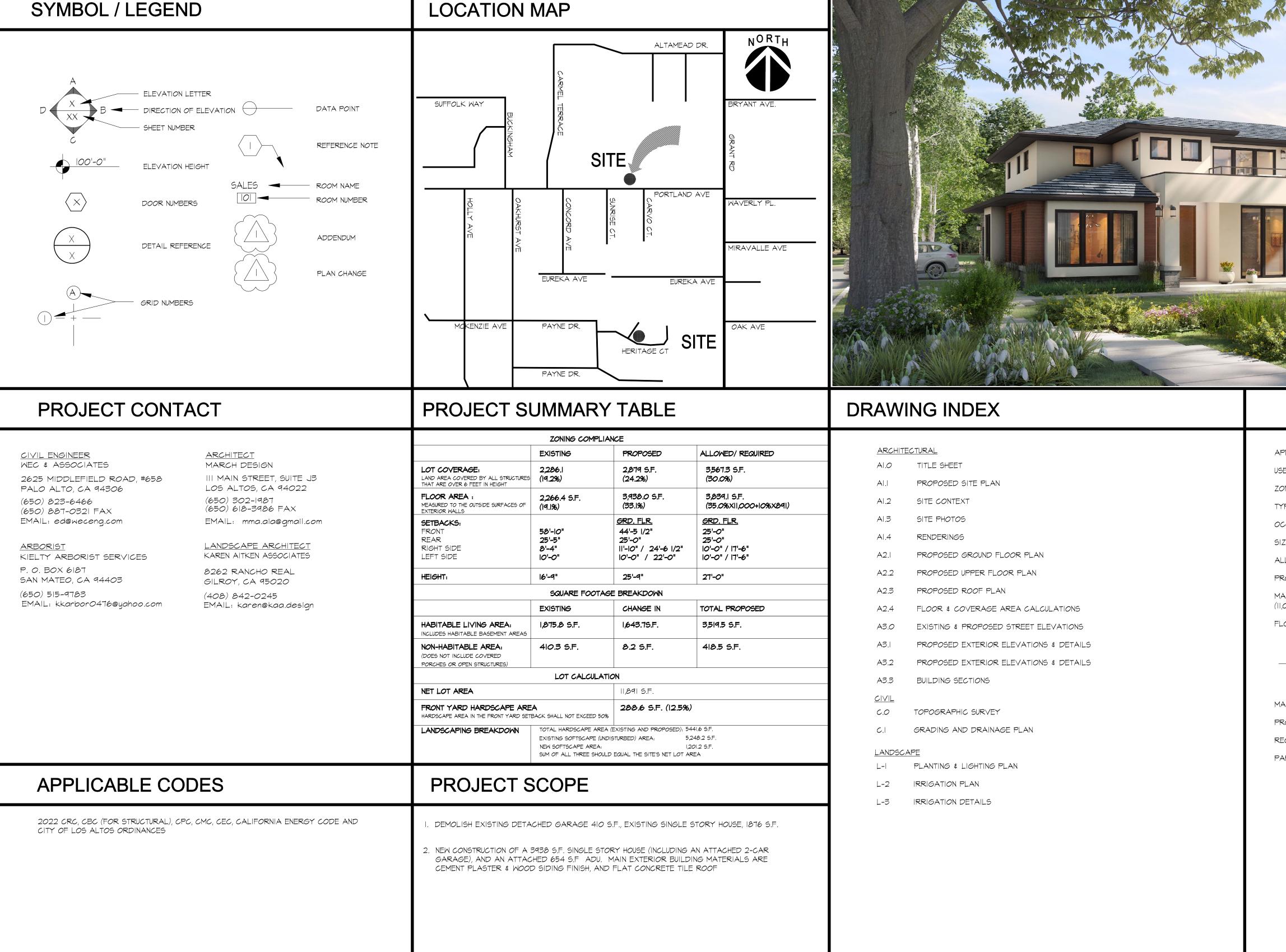
All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project's landscape professional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

21. Green Building Verification

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

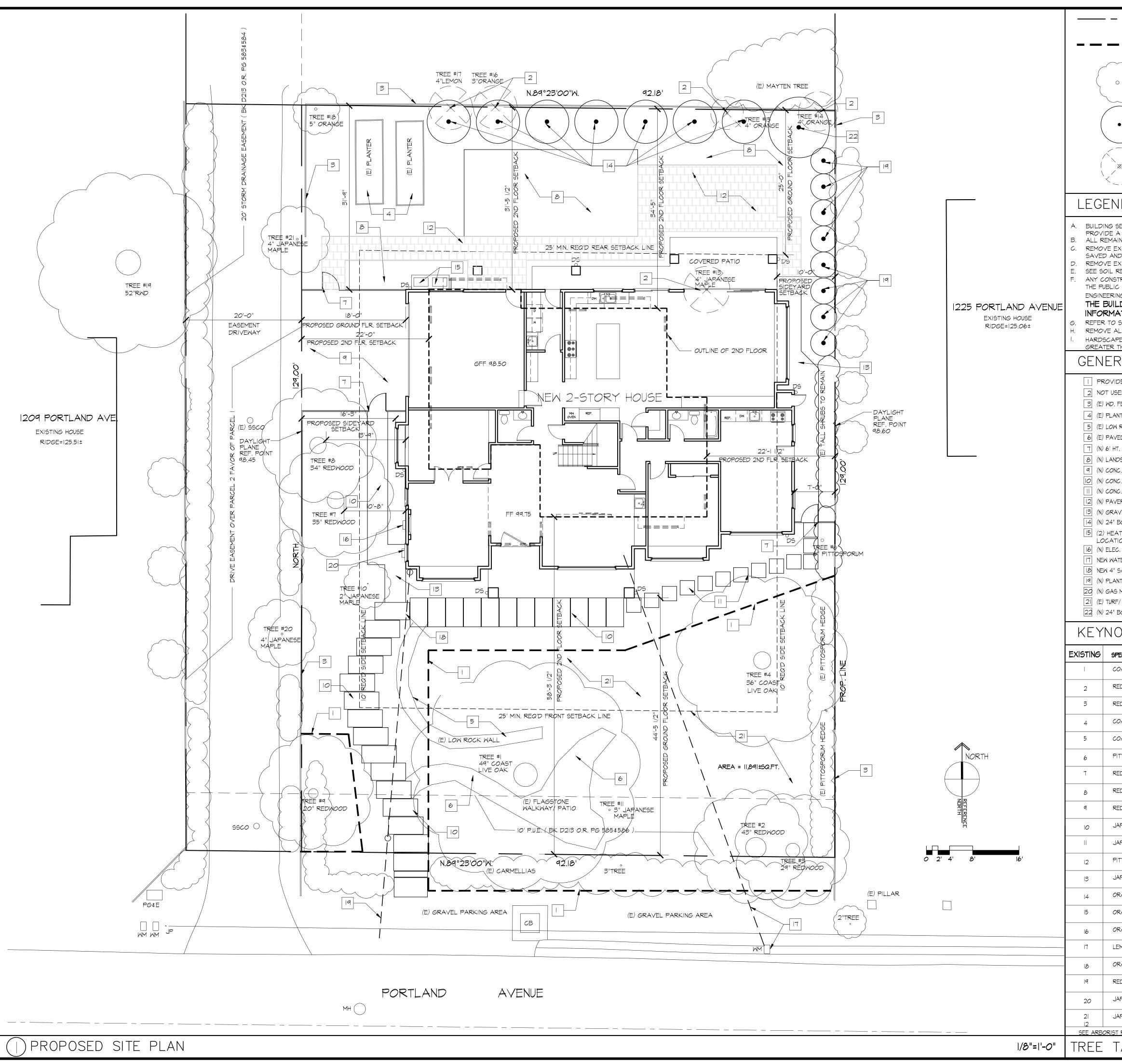
NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU 1219 PORTLAND AVENUE LOS ALTOS, CA 94024 APN: 193-33-028

SYMBOL / LEGEND



ARCHITE	CTURAL	APN
AI.0	TITLE SHEET	USE
AI.I	PROPOSED SITE PLAN	ZON
AI.2	SITE CONTEXT	TYF
AI.3	SITE PHOTOS	000
AI.4	RENDERINGS	SIZE
A2.I	PROPOSED GROUND FLOOR PLAN	ALL
A2.2	PROPOSED UPPER FLOOR PLAN	PRO
A2.3	PROPOSED ROOF PLAN	MAX
A2.4	FLOOR & COVERAGE AREA CALCULATIONS	(11,0
A3.0	EXISTING & PROPOSED STREET ELEVATIONS	FLC
A3.1	PROPOSED EXTERIOR ELEVATIONS & DETAILS	
A3.2	PROPOSED EXTERIOR ELEVATIONS & DETAILS	
A3.3	BUILDING SECTIONS	
		, , , , , ,
C.0	TOPOGRAPHIC SURVEY	MAX
C.	GRADING AND DRAINAGE PLAN	PRO
LANDSCA	PF	REG
L-I		PAR
L-2	IRRIGATION PLAN	
L-3	IRRIGATION DETAILS	





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		TREE PROTECTION FENCING (MIN. 5 FT. TALL w/ POSTS DRIVEN TO GROUND)		<i>G</i> M	(N) GAS METER	
	•	(E) TREE TO REMAIN		(N) 55CO	(N) SANITARY SEWER CLEAN OUT	M A r c h
		(N) TREES & PLANTS SEE LANDSCAPE DRAWINGS		0 D5	(N) DOWNSPOUT LOCATION W/ SPLASH BLOCK SEE CIVIL DRAWING	DESIGN ARCHITECTURE INTERIOR PLANNING a 111 MAIN STREET, SUITE J3 LOS ALTOS, CA 94022 f 650. 302. 1987 mike@march.design
((E) TREE TO BE REMOVED SEE TREE TABLE & ARBORIST	REPORT			REVISIONS
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GREA	ERAL N	ES IN HEIGHT.				ACHEI
		ECTION PER CITY STANDARI	DS. SEE AR	BORIST REF	PORT.	
Im 4 15 6 7 8 9 12 </td <td>6' HT. WD. FENCE & C LANDSCAPING. SEE CONC. DRIVEWAY CONC. WALKWAY & F CONC. STEPPING STC PAVER WALKWAY 24" BOX SCREENING CATION SHALL MED ELEC. METER. COOR W WATER METER & 2" W 4" SANITARY SEWE PLANTED 24 GALLO GAS METER. COORD</td> <td>N. BERM TO REMAIN. ND PATIO TO REMAIN. SATES LANDSCAPING PLANS. PATIO DNE PATIO TREES. SEE LANDSCAPE PLAN ON MINIMUM 3" CONC. PAD. ET CITY'S NOISE CONTROL O RDINATE WITH PG & E. ' WATER LINE. COORDINATE WIT R LINE. N PITTOSPORUM TENUIFOLIUM SC</td> <td>CARRIER M RDINANCE 4 H WATER CON REENING SHRI DRAWINGS.</td> <td>SETBACK P 1PANY. JBS. SEE LAN</td> <td>NDSCAPE PLANS</td> <td>NEW SINGLE FAMILY RESIDENCE + AT 1219 PORTLAND AVENUE LOS ALTOS, CA 94024 APN: 193-33-028</td>	6' HT. WD. FENCE & C LANDSCAPING. SEE CONC. DRIVEWAY CONC. WALKWAY & F CONC. STEPPING STC PAVER WALKWAY 24" BOX SCREENING CATION SHALL MED ELEC. METER. COOR W WATER METER & 2" W 4" SANITARY SEWE PLANTED 24 GALLO GAS METER. COORD	N. BERM TO REMAIN. ND PATIO TO REMAIN. SATES LANDSCAPING PLANS. PATIO DNE PATIO TREES. SEE LANDSCAPE PLAN ON MINIMUM 3" CONC. PAD. ET CITY'S NOISE CONTROL O RDINATE WITH PG & E. ' WATER LINE. COORDINATE WIT R LINE. N PITTOSPORUM TENUIFOLIUM SC	CARRIER M RDINANCE 4 H WATER CON REENING SHRI DRAWINGS.	SETBACK P 1PANY. JBS. SEE LAN	NDSCAPE PLANS	NEW SINGLE FAMILY RESIDENCE + AT 1219 PORTLAND AVENUE LOS ALTOS, CA 94024 APN: 193-33-028
	COAST LIVE OAK		DBH 49"	+/-50'	RETAINED OR REMOVED	
2	REDWOOD		43"	+/-70'	RETAINED	
3	REDWOOD		29"	+/-70'	RETAINED	
4	COAST LIVE OAK		36" 37"	+/-55'	RETAINED ALREADY REMOVED DUE TO DISEASE	
6	PITTOSPORUM		6"	+/-45'	RETAINED	
7	REDWOOD		36"	+/-70'	RETAINED	
8	REDWOOD		34"	+/-70'	RETAINED	
٩	REDWOOD		20"	+/-40'	RETAINED	DATE 01/30/23
10	JAPANESE MAPLE		2"	+/- 0'	RETAINED	CHECKED
	JAPANESE MAPLE		3"	+/- 4'	RETAINED RETAINED	DRAWN MAA
2 3	JAPANESE MAPLE		4" 4"	+/-12'	REMOVED	JOB NO.
13	ORANGE		4 9"	+/-8'	REMOVED	JOB NO.
15	ORANGE		4"	+/-8'	REMOVED	PROPOSED
16	ORANGE		4"	+/-&'	REMOVED	SITE PLAN
	LEMON		3"	+/-8'	REMOVED	
ß	ORANGE		4"	+/- 0'	RETAINED]
19	REDWOOD		52"	+/-95'	RETAINED	
20	JAPANESE MAPLE		4"	+/-12'	RETAINED	
2 2 5FE ARB(JAPANESE MAPLE		4"	+/- 2'	RETAINED	A1.1
		(EXISTING T	REES)		11 71.1

Agenda Item 2.



		Agenda Item 2.
LEGEND LEGEND UEM SINGER E AND ALENCE LEGEND LIGUE		
Image: State of the	(E) I-STORY HOUSE	DESIGN
TICLE FAMILY RESIDENCE + ATTACHED ADU 1219 PORTLAND AVENUE 1219 PORTLAND AVENUE 1219 PORTLAND AVENUE 1219 PORTLAND AVENUE 1219 PORTLAND AVENUE 1219 3023	(E) 2-STORY HOUSE	 111 MAIN STREET, SUITE J3 LOS ALTOS, CA 94022 650. 302. 1987 mike@march.design
Image: Sector	PROPOSED 2-STORY HOUSE	
NEW SINGLE	LEGEND	
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NEW SINGLE		+ ATTA + II
DATE		Ц Щ
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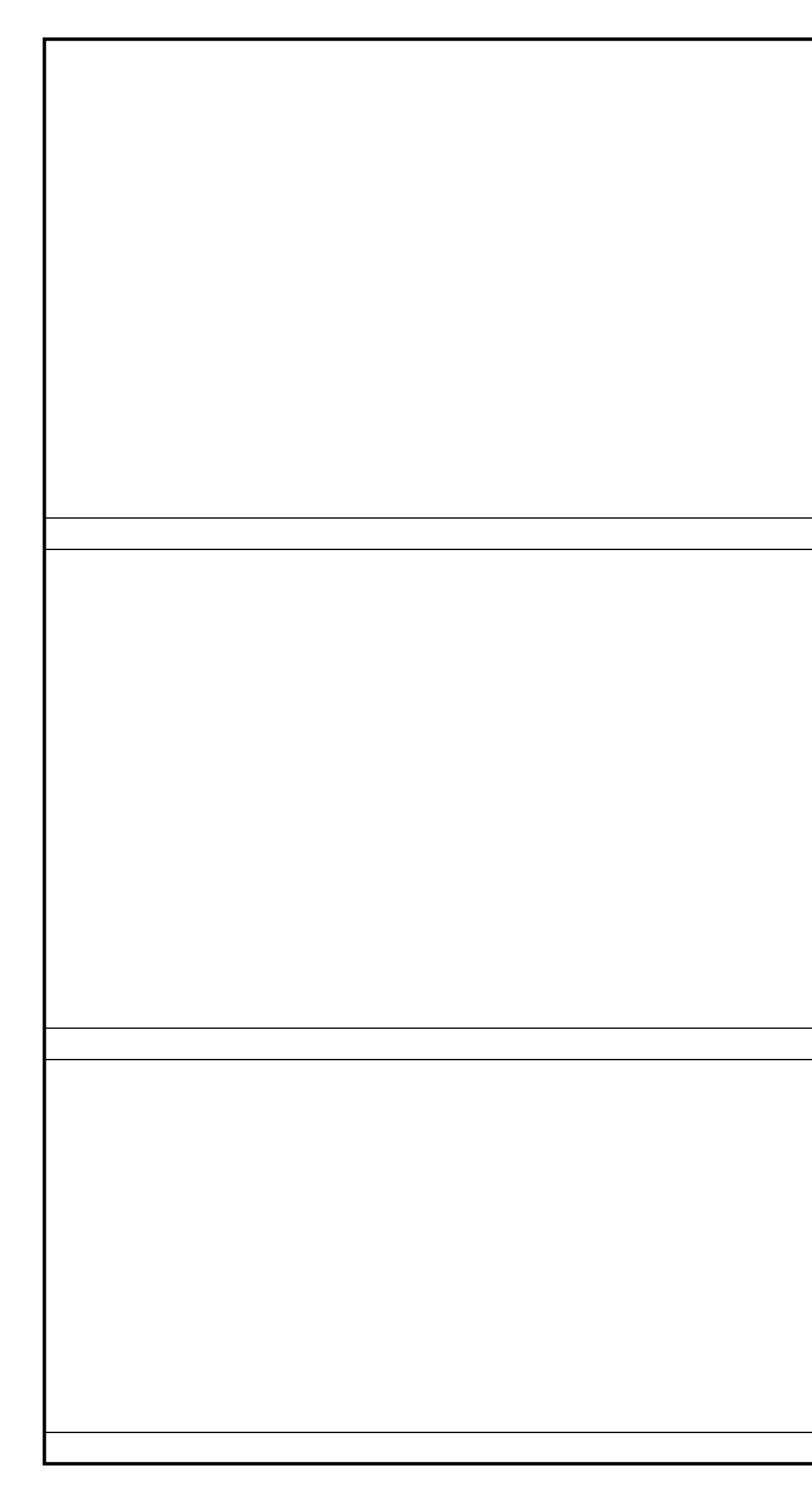








ARCHITECTURE a 111 MAII LOS ALT t 650. 302	N STREET, OS, CA 94	TERIOR SUITE J: 022	G N	
	NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU	1219 PORTLAND AVENUE	LOS ALTOS, CA 94024	APN: 193-33-028
DATE CHECKED DRAWN JOB NO.	01/3 MM SI PHO		S	
	41		}	



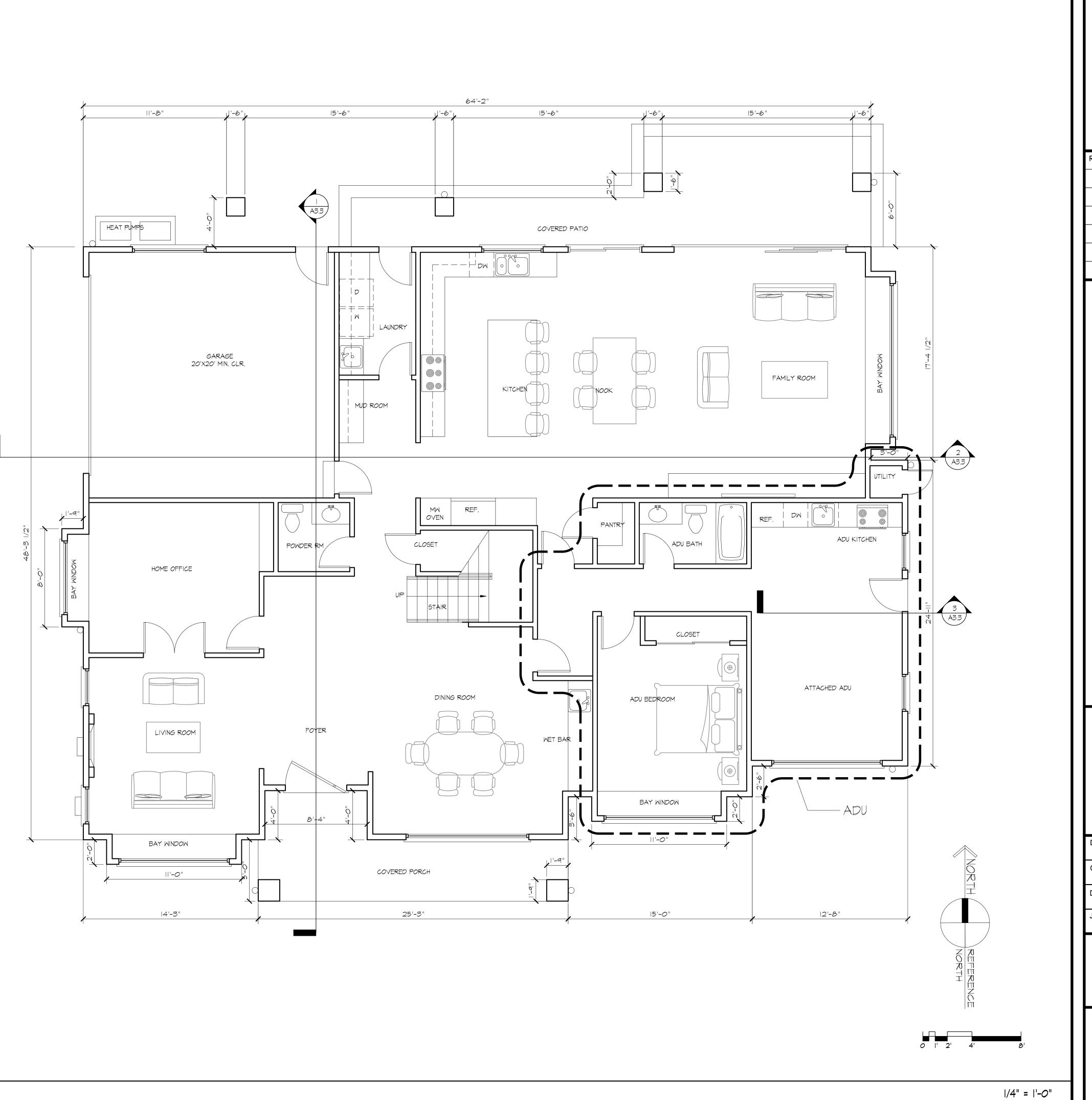


) VIEW FROM LEFT CORNER OF FRONT YARD



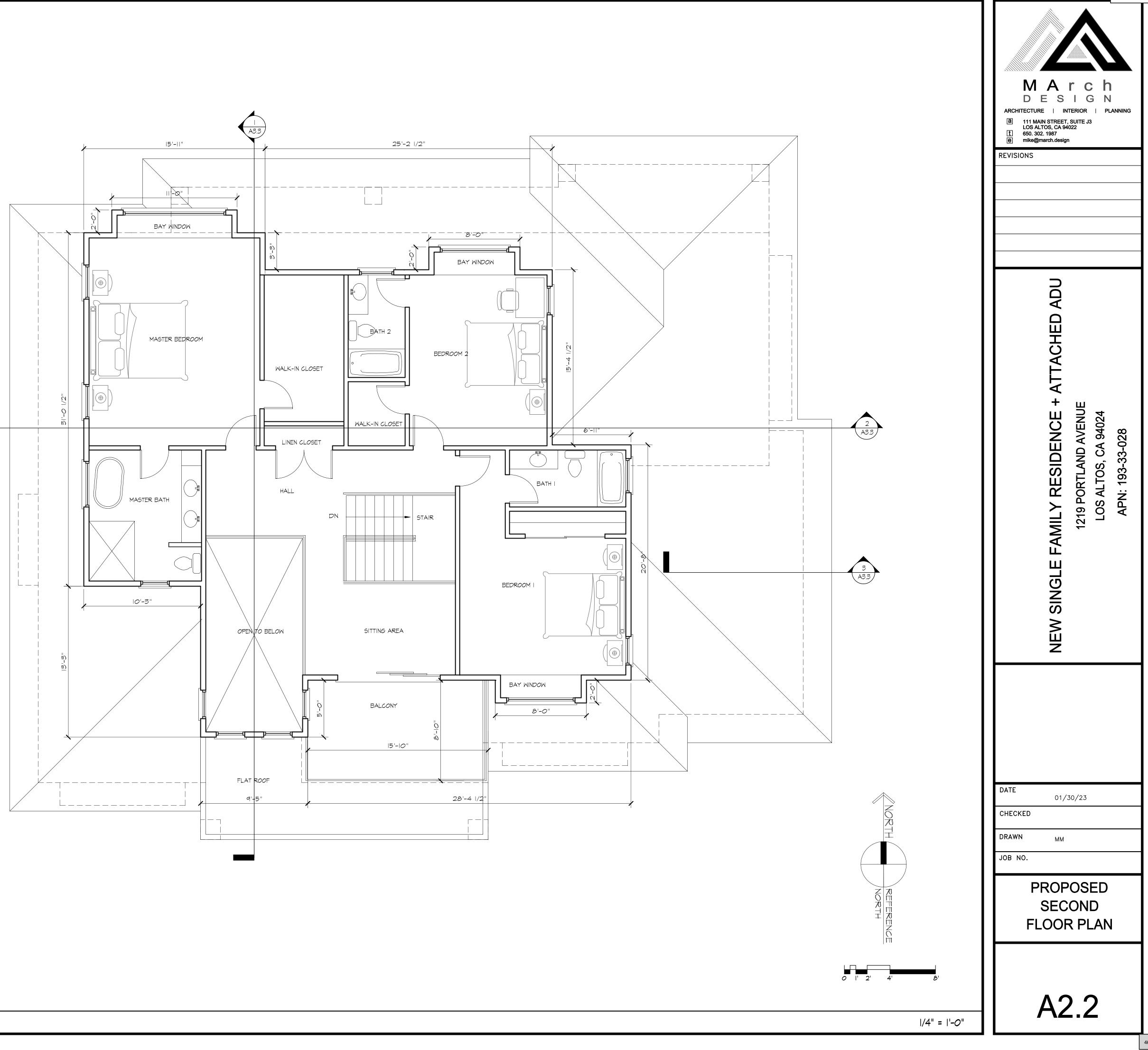
(2) VIEW FROM RIGHT CORNER OF FRONT YARD



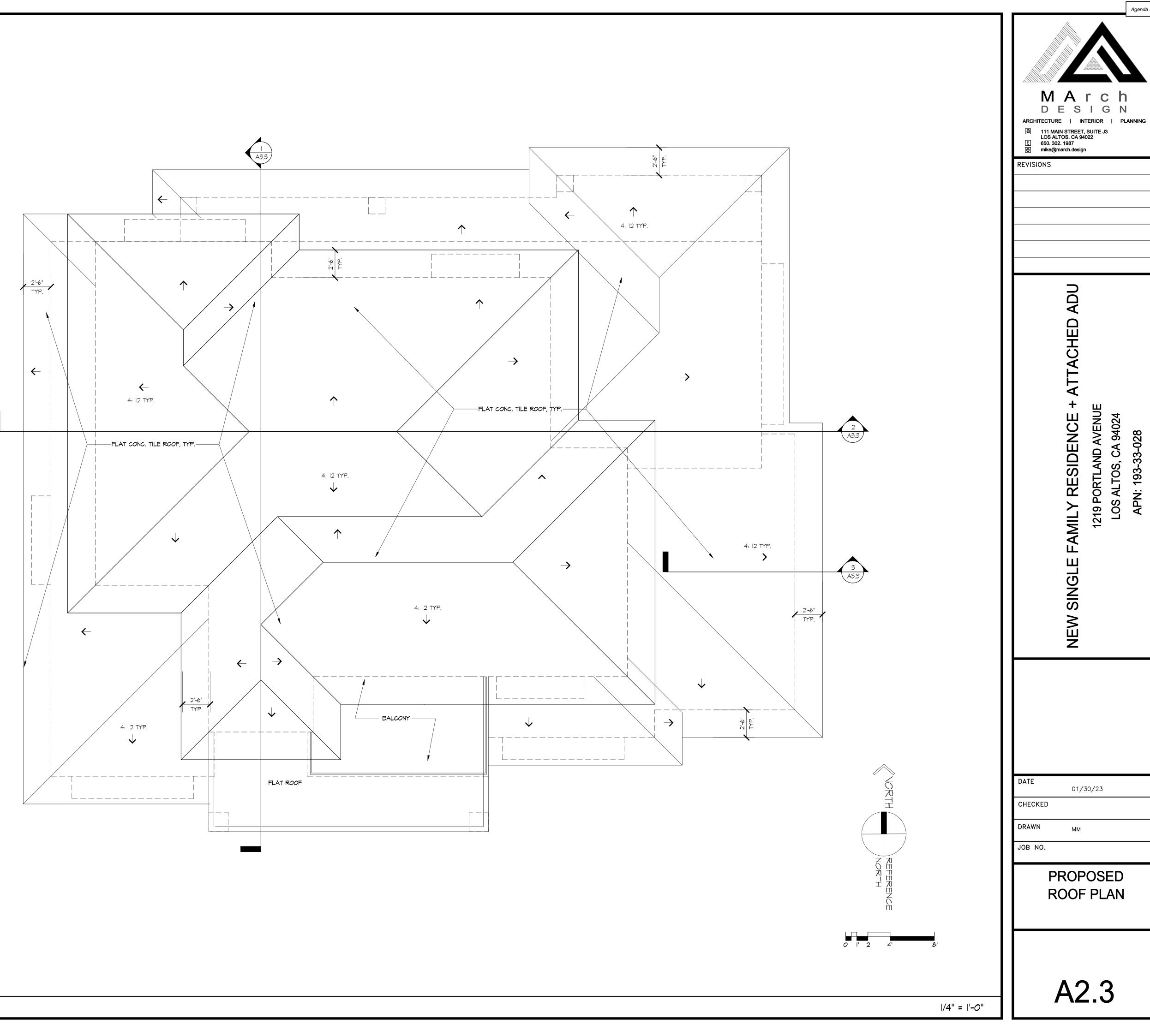


PROPOSED GROUND FLOOR PLAN

	Agenda Item 2.
ARCHITECTURE INTERIOR PL a 111 MAIN STREET, SUITE J3 LOS ALTOS, CA 94022 a 650. 302. 1987 mike@march.design REVISIONS	ANNING
NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU 1219 PORTLAND AVENUE LOS ALTOS, CA 94024	APN: 193-33-028
DATE 01/30/23	
CHECKED	
DRAWN MM	
PROPOSED GROUND FLOOR PLAN	
A2.1	

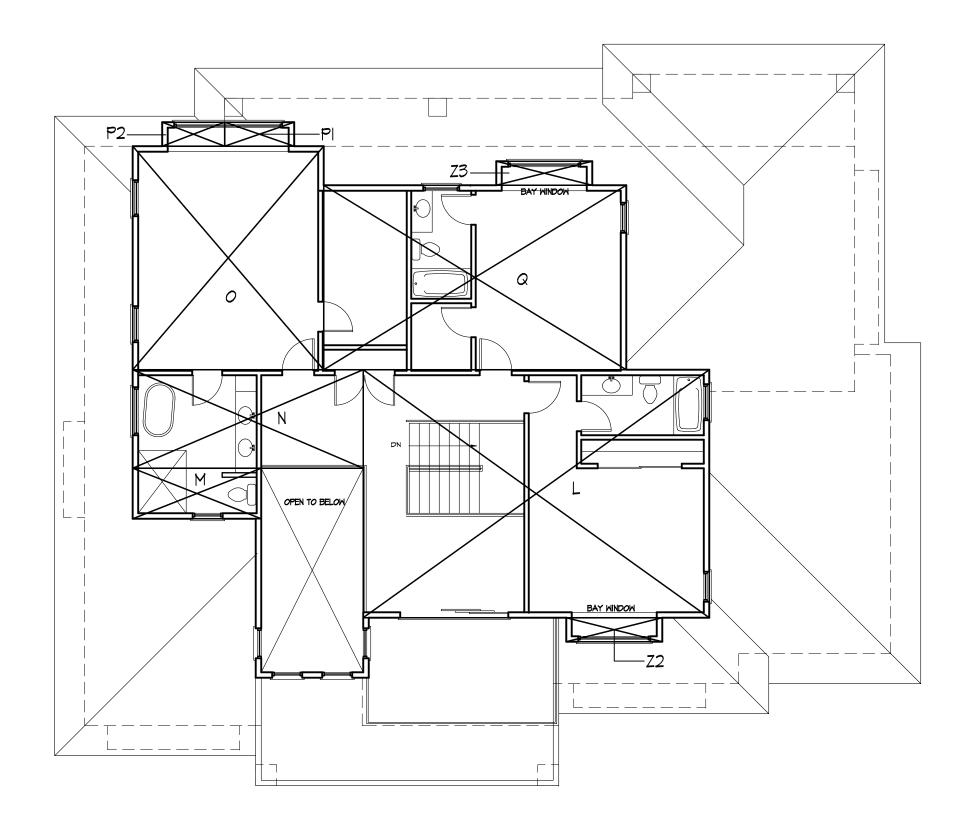


Agenda Item 2.

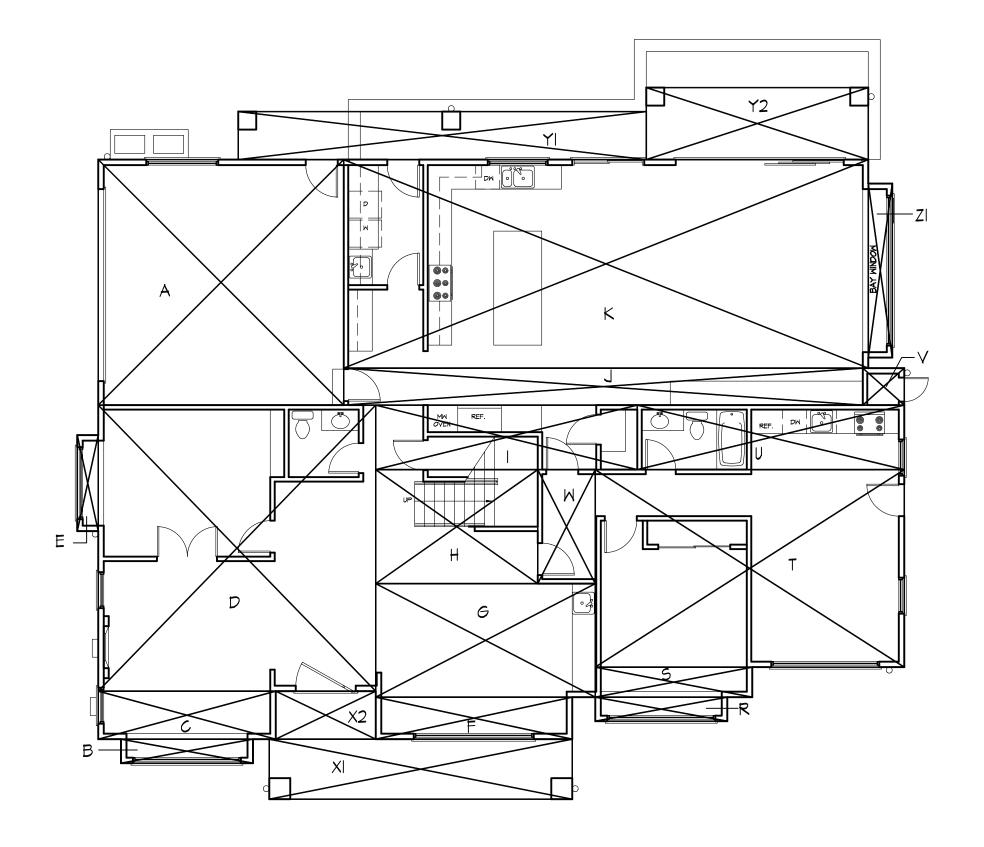


APN: 193-33-028

() SECOND FLOOR AREA CALCULATION



|/8"=|'-0"



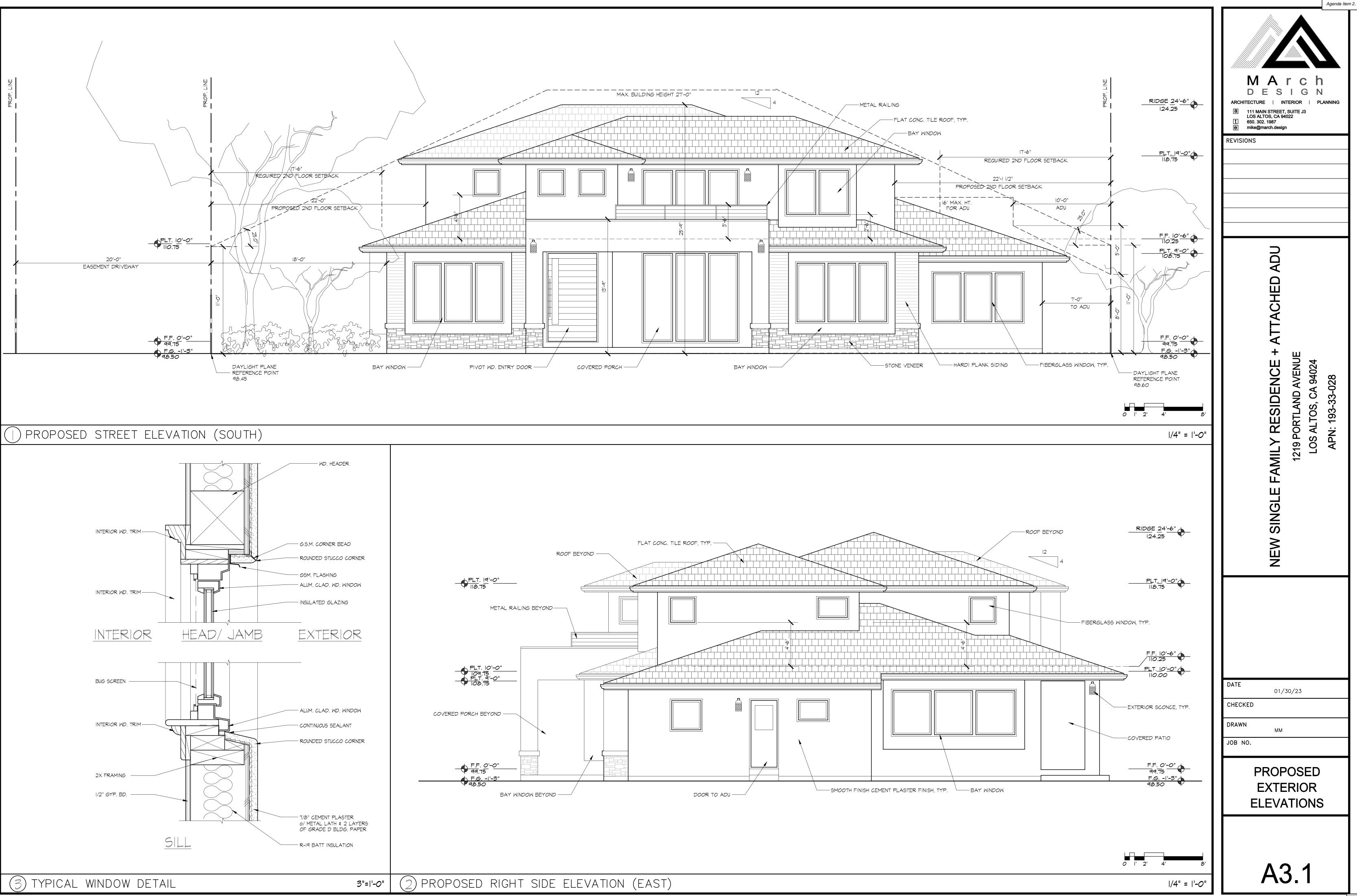
ATTACHED ADU SECTION DIMENSIONS R II'-O" × 2'-O" 22.0 S I3'-I" × 2'-6" 32.7 T 25'-9" × 16'-5 1/2" 423.8 U 22'-3" × 5'-4 1/2" II46 V 3'-5 1/2" × 3'-1" IO.7 M 4'-9 1/2" × 3'-1" IO.7 M 4'-9 1/2" × 9'-6" 45.5 SUBTOTAL 654.3 654.3 FLOOR COVERAGE CALCULATION SECTION DIMENSIONS AREA GROUND FLOOR AREA 24333 P2 5'-2 1/2" × 2'-0" IO.4 XI 25'-3" × 5'-0" I26.3 X2 8'-4" × 4'-0" 33.3 Y1 34'-0" × 4'-0" I36.0 Y2 I8'-6" × 6'-0" III.0 ZI 2'-0" × 14'-6" 240.0 Y2 I8'-6" × 6'-0" III.0 ZI 2'-0" × 14'-6" 24.0 Y2 I8'-6" × 6'-0" III.0 ZI 2'-0" × 14'-6" 24.0 Y2 I8'-6" × 6'-0" III.0 ZI <th>FIRST FLOOR SECTION A B C D E F G H I J K SUBTOTAL</th> <th>DIMENSIONS 20'-5 /2" X 20'-5 /2 1'-0" X 2'-0" 4'-9" X 4'-0" 23'-1 /2" X 23'-10" '-9" X 8'-0" 6'-4 /2" X 3'-6" 8'-3 /2" X 9'-5 /2" 3'-6" X 9'-6" 21'-9 /2" X 5'-4 /2" 43'-3" X 3'-1" 43'-8 /2" X 17'-4 /2"</th> <th>22.0 59.2 551.1 14.0 57.3 173.0 128.3 117.1 133.4</th>	FIRST FLOOR SECTION A B C D E F G H I J K SUBTOTAL	DIMENSIONS 20'-5 /2" X 20'-5 /2 1'-0" X 2'-0" 4'-9" X 4'-0" 23'-1 /2" X 23'-10" '-9" X 8'-0" 6'-4 /2" X 3'-6" 8'-3 /2" X 9'-5 /2" 3'-6" X 9'-6" 21'-9 /2" X 5'-4 /2" 43'-3" X 3'-1" 43'-8 /2" X 17'-4 /2"	22.0 59.2 551.1 14.0 57.3 173.0 128.3 117.1 133.4
ATTACHED ADU SECTION DIMENSIONS R II'-0" X 2'-0" 22.0 S IB'-1" X 2'-6" 32.7 T 25'-4" X 16'-5 1/2" 423.8 U 22'-3" X 5'-4 1/2" 114.6 V 3'-5 1/2" X 3'-1" 10.7 W 4'-4 1/2" X 4'-6" 45.5 SUBTOTAL 654.3 FLOOR COVERAGE CALCULATION SECTION DIMENSIONS AREA GROUND FLOOR AREA 2433.3 P2 5'-2 1/2" X 2'-0" 10.4 XI 25'-3" X 5'-0" 126.3 X2 8'-4" X 4'-0" 33.3 Y1 34'-0" X 4'-0" 136.0 Y2 18'-6" X 6'-0" 111.0 Z1 2'-0" X 14'-6" 24.0 TOTAL 25'13 KOTE: 2 BAY WINDOWS ON 2ND FLOOR (Z2 \$ Z3) DO NOT COUNT GWARD FLOOR AREA OR COVERAGE.	SECTION L M N O PI P2 Q	DIMENSIONS 28'-I0" X 20'-8" I0'-8 I/2" X 4'-2 I/2" I9'-2 I/2" X 8'-2 I/2" I5'-II" X I8'-7 I/2" 5'-9 I/2" X 2'-0" 5'-2 I/2" X 2'-0"	45.1 157.7 296.4 11.6 10.4 387.6
SECTION DIMENSIONS R II'-0" X 2'-0" 22.0 S I3'-I" X 2'-6" 32.7 T 25'-4" X 16'-5 1/2" 423.8 U 22'-3" X 5'-4 1/2" II9.6 V 3'-5 1/2" X 3'-1" IO.7 M 4'-4 1/2" X 4'-6" 45.5 SUBTOTAL 654.3 SECTION DIMENSIONS AREA 2433.3 P2 5'-2 1/2" X 2'-0" IO.4 X1 25'-3" X 5'-0" I26.3 X2 8'-4" X 4'-0" 33.3 Y1 34'-0" X 4'-0" IIO.7 Y2 18'-6" X 6'-0" III.0 Z1 2'-0" X 14'-6" 24.0 TOTAL 2874.3	OTAL FLOOR A	REA 3938	.0 SF < 3939 SF
SECTION DIMENSIONS AREA GROUND FLOOR AREA 2433.3 P2 5'-2 /2" × 2'-0" IO.4 XI 25'-3" × 5'-0" I26.3 X2 8'-4" × 4'-0" 33.3 YI 34'-0" × 4'-0" I36.0 Y2 I8'-6" × 6'-0" III.0 ZI 2'-0" × I4'-6" 29.0 TOTAL 2879.3	SECTION R S T U V W	DIMENSIONS '-0" X 2'-0" 3'-1" X 2'-6" 25'-9" X 16'-5 /2" 22'-3" X 5'-4 /2" 3'-5 /2" X 3'-1"	32.7 423.8 119.6 10.7 45.5
OWARD FLOOR AREA OR COVERAGE.	SECTION GROUND FLOOF P2 XI X2 YI Y2 ZI	DIMENSIONS R AREA 5'-2 /2" X 2'-0" 25'-3" X 5'-0" 8'-4" X 4'-0" 34'-0" X 4'-0" 8'-6" X 6'-0"	AREA 2433.3 IO.4 I26.3 33.3 I36.0 III.0 29.0

Agenda Item 2	2.
MArch	
DESIGN ARCHITECTURE INTERIOR PLANNING	
a 111 MAIN STREET, SUITE J3 LOS ALTOS, CA 94022 t 650. 302. 1987 e mike@march.design	
REVISIONS	
NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU 1219 PORTLAND AVENUE LOS ALTOS, CA 94024 APN: 193-33-028	
DATE	
01/30/23 CHECKED	
DRAWN	
JOB NO.	
FLOOR & COVERAGE AREA CALCULATIONS	
A2.4	

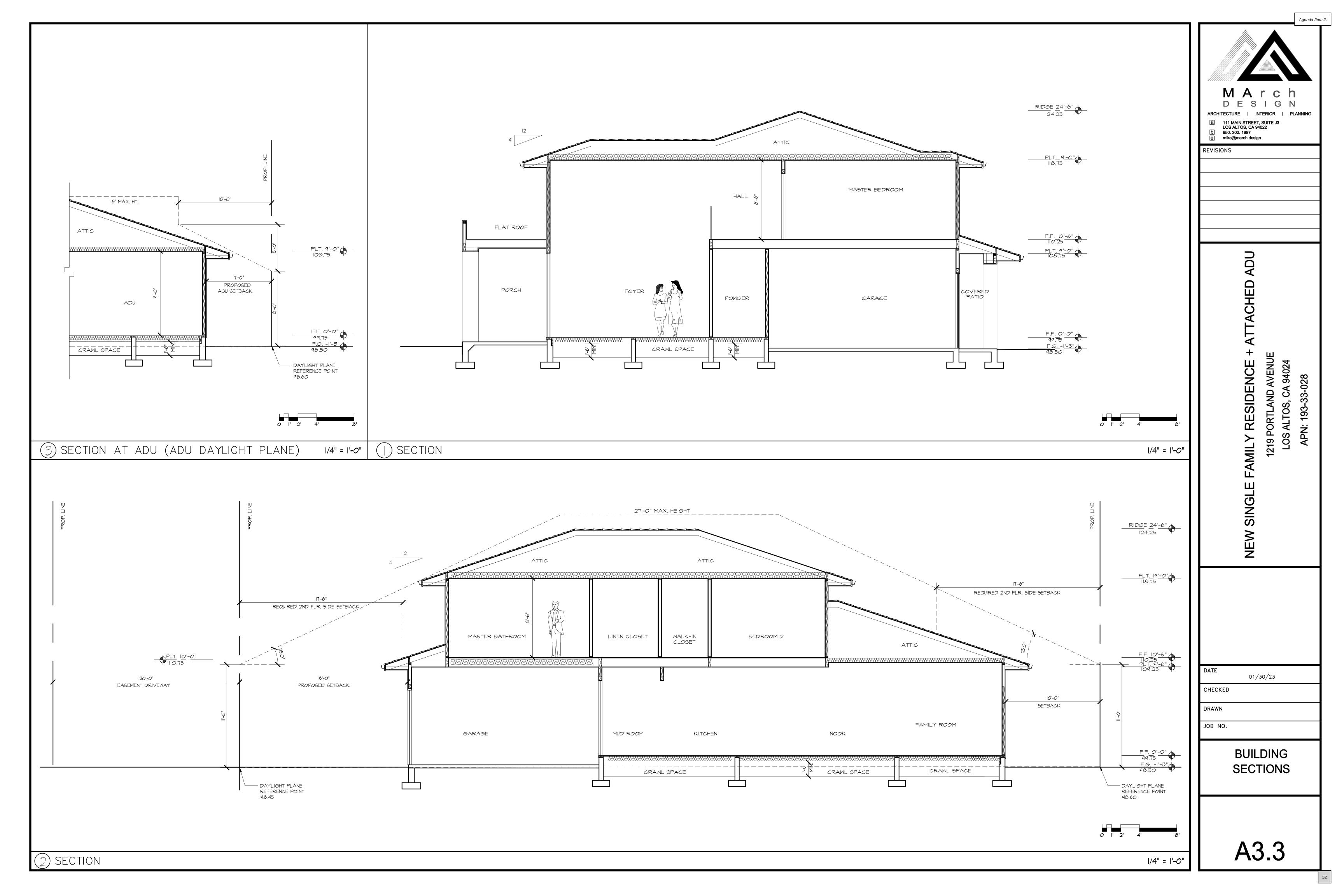


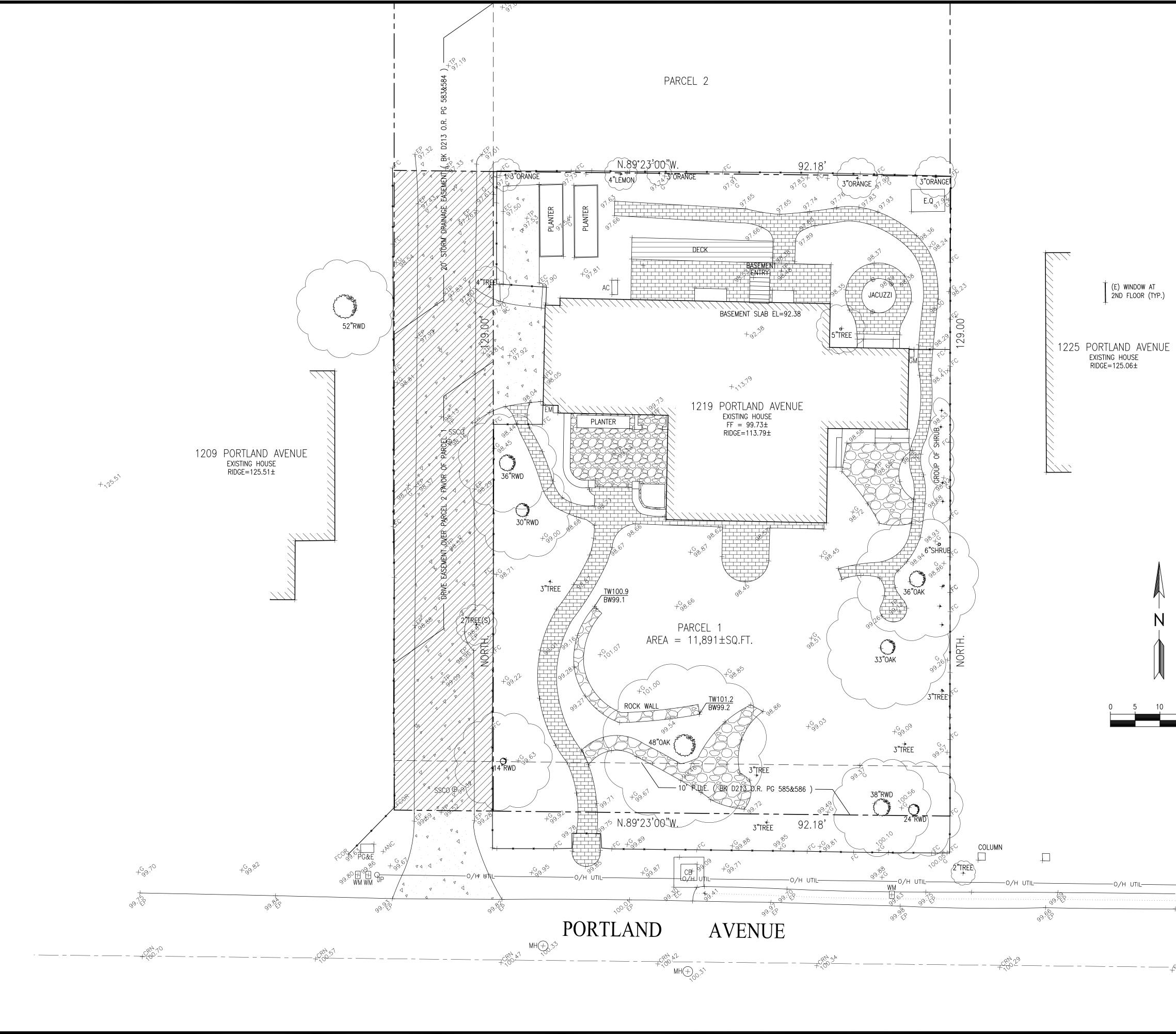
STREETSCAPE

	Agenda Item 2.
WD. SHAKE ROOF, TYP.	ARCHITECTURE INTERIOR PLANNING ARCHITECTURE INTERIOR PLANNING PL
$\frac{1}{p_{ATIO DOORS BEYOND}}$	NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU 1219 PORTLAND AVENUE LOS ALTOS, CA 94024 APN: 193-33-028
Image: selection of the se	Date 01/30/23 Checked Drawn MM Job No. (E) & PROPOSED STREET ELEVATIONS
/ 6" = '-0"	A3.0

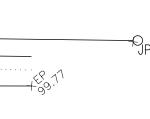








+,25.



LEGEND:	
AC	ASPHALT CONCRETE
BC	BUILDING CORNER
BW	BACK OF WALK
CB	CATCH BASIN
CMP	CORRUGATED METAL F
CO CRN	CLEAN OUT CROWN
DW	DRIVEWAY
EC	EDGE OF CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
	FENCE CORNER
FD	FOUND
	FINISHED FLOOR
	FLOW LINE FIRE HYDRANT
	FRONT OF WALK
G	GROUND
GC	GARAGE CORNER
GF	GARAGE FACE/FRONT
GFC	GROUND AT FENCE
GM	GAS METER
HCR	HANDICAP RAMP
INV	INVERT
IP JP	IRON PIPE JOINT POLE
LG	LIP OF GUTTER
0/H	OVERHEAD
PC	PROPERTY CORNER
RW	RETAINING WALL
SL	STREET LIGHT
SSCO	SANITARY SEWER CLE
SSMH SDMH	SANITARY SEWER MAN STORM DRAIN MANHOI
TBC	TOP BACK ROLLED CI
TC	TOP OF CURB
TOB	TOP OF BANK
TOE	TOE OF BANK
TP	TOP OF PAVEMENT
TRC	TOP OF ROLLED CURI
TW U/G	TOP OF WALL UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
-CTV-	CABLE TELEVISION LIN
-E-	ELECTRICAL LINE
C	

BASIS OF BEARINGS:

-G--SS--SD--T-

-W-

THE BEARING, N89°23'00"W, OF THE MONUMENT LINE OF PORTLAND AVENUE, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 433 OF MAPS AT PAGE 24, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

GAS LINE

WATER LINE

STORM DRAIN LINE TELEPHONE LINE

BASIS OF ELEVATION:

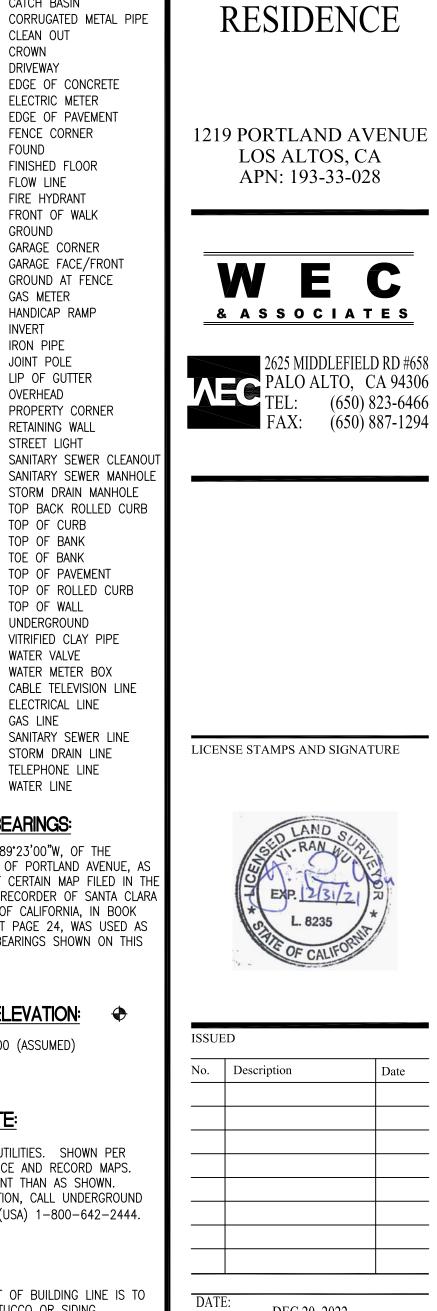
TBM ELEV=100.00 (ASSUMED)

UTILITY NOTE:

UNDERGROUND UTILITIES. SHOWN PER SURFACE EVIDENCE AND RECORD MAPS. MAY BE DIFFERENT THAN AS SHOWN. BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) 1–800–642–2444.

<u>NOTE:</u>

1. MEASUREMENT OF BUILDING LINE IS TO THE FACE OF STUCCO OR SIDING



NEW

DATE:	DEC 20, 2022	
SCALE:	1"=10'	
DRAWN:	BG	
JOB:	10078	

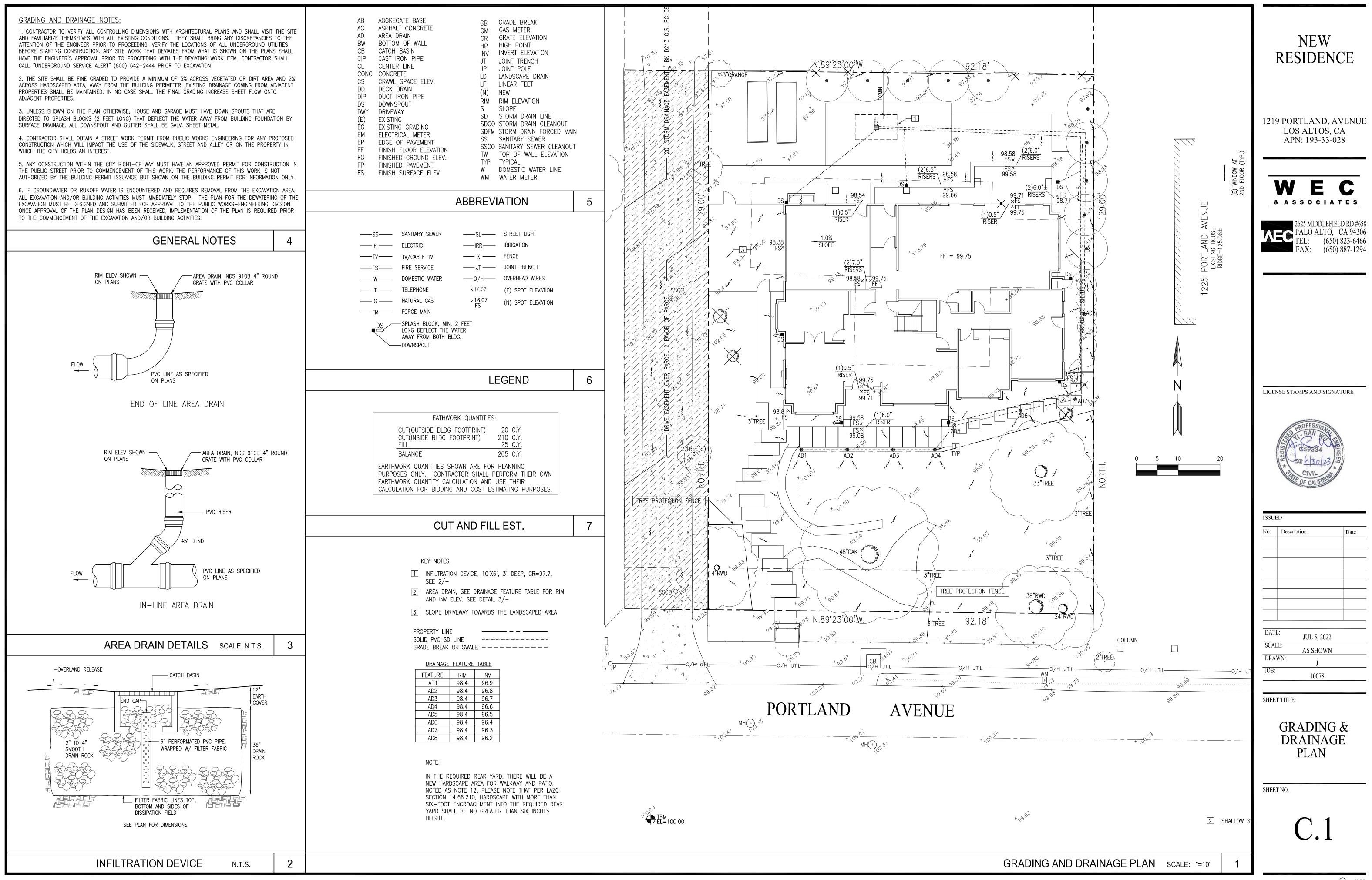
SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.0

© WEC



© WEC



Karen Aitken & Associates

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REVISIONS Low Voltage Lights- by Alliance Manufacturer / Model / Description Qty. Symbol Alliance iT150 Transformer 01 07 Path Light - AL250-LED Hat 7.75" Diameter. Order code: AL250, Brass, (AB) Aged Path Lights PL250-LED Brass, ALSTEM24 LBIPIN-200lm, 2.5Wl3.75VA, 2700K.

	PLANT LEGI	END			
	COMMON	QTY	SIZE	WATER	REMARKS
	Australian Willow	1	24" Box	Low	Replacement Tree
	African Fern Pine	7	24" Box	Low	
	Green Gem Boxwood	7	1 Gallon	Medium	
ubrum'	Red Fringe Flower	3	5 Gallon	Medium	
	Nandina, Heavenly Bamboo	3	5 Gallon	Low	
	Blackstem Pittosporum	8	5 Gallon	Medium	
Golf Ball'	Golf Ball Kohuhu	10	1 Gallon	Low	
	Waverly Sage	3	5 Gallon	Low	
	Autumn Sage	5	1 Gallon	Low	
Wonder'	Blue Wonder Catmint	5	1 Gallon	Low	
	California Fuchsia	6	1 Gallon	Low	
e Ambition'	Blonde Ambition Blue Grama	7	1 Gallon	Low	
	Giant Chain Fern	5	5 Gallon	Medium	



Podocarpus gracilior Fern Pine 24" box $6-10' \times 5'$ (Height x Width) 30-50' x 15-20' (At Maturity) Growth Rate: Slow

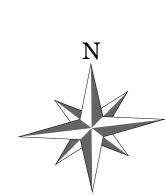


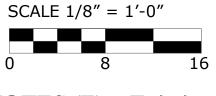
Pittosporum tenuifolium Blackstem Pittosporum 5 Gal. 12-16"x 10-14" (Height x Width) 12-16'x 6-8' (At Maturity) Growth Rate: Moderate

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"

"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the Landscape Design Plan."

Karen Aitker



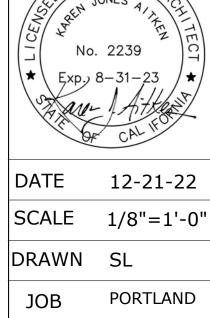


Karen Aitken & ASSOCIATES LANDSCAPE ARCHITECTURE & DESIGN $\boldsymbol{\mathcal{O}}$ SSOCIATE ARCHITECTS eal Gilroy Ca. 95020 9 (408) 842-0245 2)kaa.design \mathfrak{A} 8262 Rancho Real Calif. Reg.#2239 karen@ka AITKEN APE ANDSC AREN X Z PLA \mathbf{O} ГЦ Altos, SIDENC **LIGHTING**

Agenda Item 2.



 \mathbf{x} PLATING NDSCAP

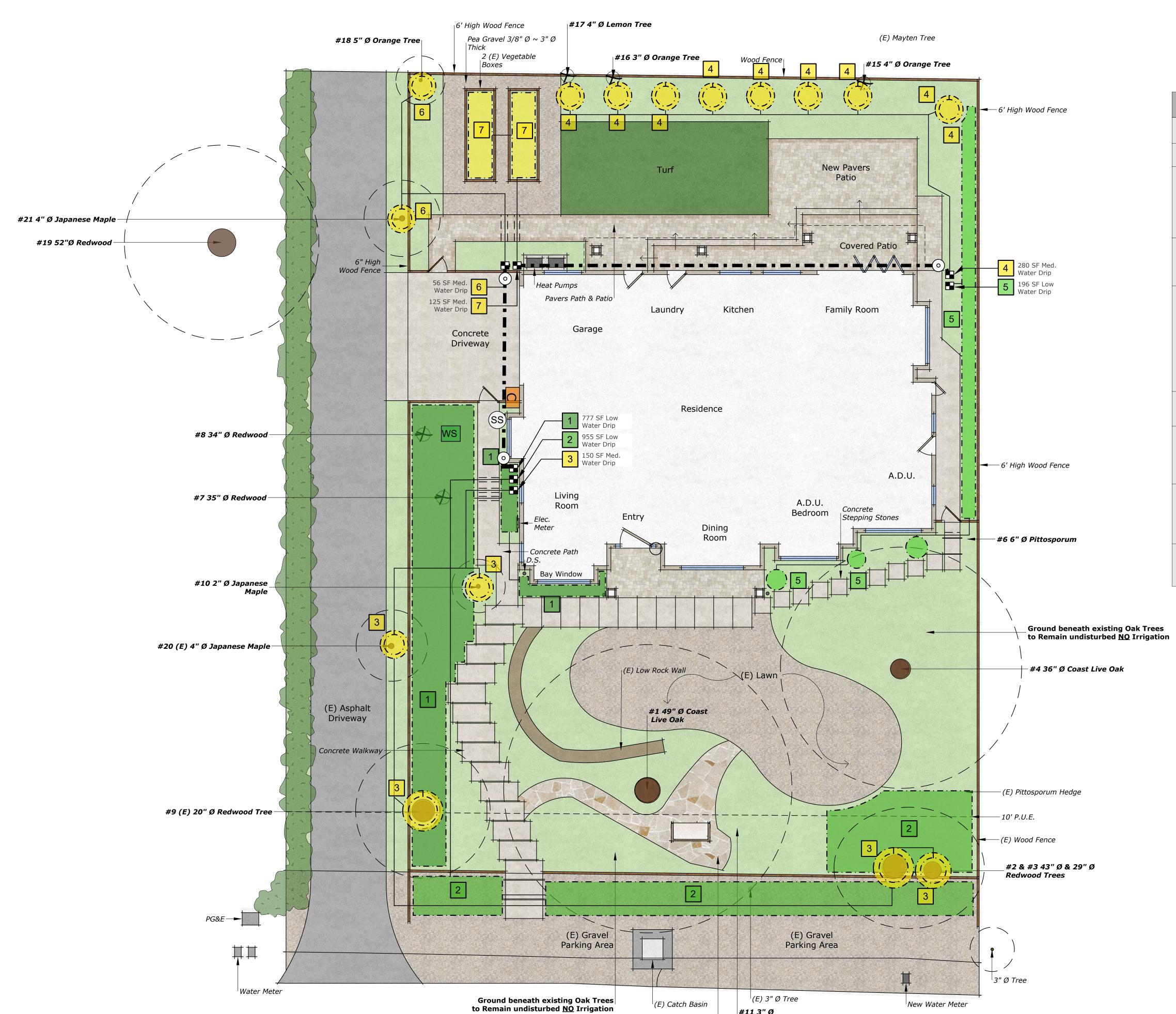


L-1

A minimum three (3) inch layer of bark mulch shall be applied on all exposed soil surfaces of planting areas.

* NOTES (E) = Existing

55

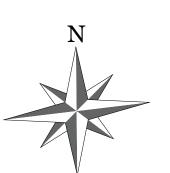


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#11 3" Ø Japanese Maple (E) Flagstone Path & Patio

Karen Aitken & Associates

Irrigation Lateral Line: 1 in. PVC Class 200 Irrigation Mainline: 2 in. PVC Schedule 40 Irrigation Mainline: 2 in. PVC Schedule 40 Irrigation pipes Sleve for irrigation piping and their related couplings to easily slide through sleeving material. Extend Sleeves 18 inches beyond edges of paving or construction. Image: Interpret State State Science: Specific State Science: Specific Sc		IRRIGATION KEY
 Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction. Hunter ICZ-101-25-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25pis. Flow Range: .5-15 GPM. 150 mesh stainless steel screen. Hunter Dripline HDL-06-12-CV Hunter Dripline w/ 0.9 GPH emitters every 18 in. Dripline laterals spaced at 18" apart. Install with Hunter PLD barbed or PLD-LOC fittings. Tree Ring Irrigation Dripline 12" from plant. Outter ring 30" from plant. Place tie down every 4" in loam and 5" in clay. Hunter SOI-CLIX The Soil-Clik probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste. Solar, rain freeze sensor with outdoor interface, connects to Hunter SOI-CLIX Uncer Solar-Symc Solar, rain freeze sensor with outdoor interface, connects to Hunter Solar-Symc Solar, rain freeze sensor with outdoor interface, connects to Hunter FS-150 Flow Sensor for use with ACC controller, 1-1/2" Schedule 40 Sensor Body, 24 VAC, 2 amp. Water Use (Low, Moderate or High) "I have complied with the criteria of the Water Conservation in Ladscaping Ordinance and applied them accordingly for the efficient use of water in the Irrigation Design Plan." "I have complied with the criteria of the Water Conservation in Ladscaping Ordinance and applied them accordingly for the efficient use of water in the Irrigation Design Plan." Hunter L-3 for W		Irrigation Lateral Line: 1 in. PVC Class 200
 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction. Hunter ICZ-101-25-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25ps. Flow Range: .5-15 GPM. 150 mesh stainless steel screen. Hunter Dripline HDL-06-12-CV Hunter Soli Schwarz at 18" apart. Install with Hunter PLD barbed or PLD-LOC fittings. Tree Ring Irrigation Dripline laterals spaced at 18" apart. Install with Hunter PLD barbed or PLD-LOC fittings. Tree Ring Irrigation Outdoor Modular Controller. No Module Required. High-End Commercial Use. Metal Cabinet. Hunter SOIL-CLIK Muser Soli-Clik probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste. Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and 1-Core Controllers, insial as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired. Hunter HFS-150 Flow Sensor for use with ACC controller, 1-1/2" Schedule 40 Sensor Body, 24 VAC, 2 amp. *'I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the Irrigation Design Plan." *'I have complied with the criteria of the Water Conservation in Landscaping Ordinance an		Irrigation Mainline: 2 in. PVC Schedule 40
 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen. Hunter Dripline HDL-06-12-CV Hunter Dripline w/ 0.9 GPH emitters every 18 in. Dripline laterals spaced at 18" apart. Install with Hunter PLD barbed or PLD-LOC fittings. Tree Ring Irrigation Dripline w/ 0.9 drip emitters placed every 12 in. Inner ring 12" from plant. Outter ring 30" from plant. Place tie down every 4' in loam and 5' in clay. Hunter ACC-1200 12 to 42 Station Outdoor Modular Controller. No Module Required. High-End Commercial Use. Metal Cabinet. Hunter SOIL-CLIK Muster SOIL-Clik probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste. Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Proc., and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired. Hunter HFS-150 Flow Sensor for use with ACC controller, 1-1/2" Schedule 40 Sensor Body, 24 VAC, 2 amp. ** Thave complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the Irrigation Design Plan." ** Thave complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the Irrigation Design Plan." ** Augusta 	===	Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of
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the Irrigated Area Hydrozone Hydrozone Number (Valve) "I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the Irrigation Design Plan." Refer to L-3 for Water Calculations &	0	Flow Sensor for use with ACC controller, 1-1/2" Schedule 40
Landscaping Ordinance and applied them accordingly for the efficient use of water in the Irrigation Design Plan."	the Irrigo Hy	ated Area 100 SF Low Water Drip drozone
Refer to L-3 for Water Calculations &	Landscap	bing Ordinance and applied them accordingly for the
		Kara- 1 Aitker
]	



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

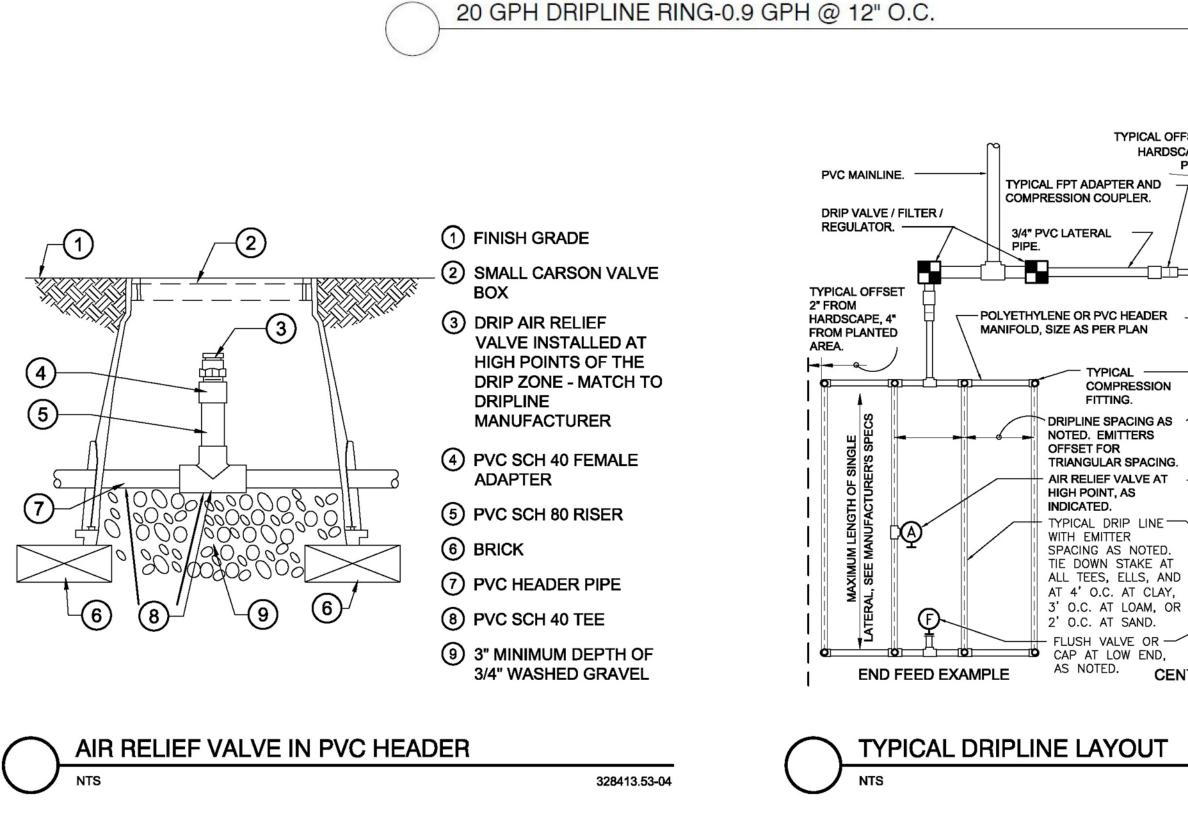
* NOTES (E) = Existing

Karen & a s s Landscape Art	A	There RE & DESIGN				
KAREN AITKEN & ASSOCIATES LANDSCAPE ARCHITECTS	8262 Rancho Real Gilroy Ca. 95020	Calif. Reg.#2239 (408) 842-0245 karen@kaa.design				
NEW RESIDENCE 1219 Portland Ave, Los Altos, CA. IRRIGATION PLAN						
DATE 12-21-22 SCALE 1/8"=1'-0" DRAWN SL JOB PORTLAND						
	-2	56				

Agenda Item 2.

BY

REVISIONS



(1)

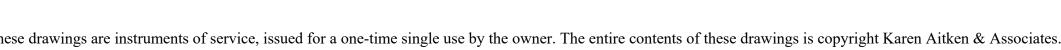
NOTE:

7

PLACE TIE DOWN STAKES EVERY 3 FT. IN SAND, 4 FT. IN

LOAM, AND 5 FT. IN CLAY, AS WELL AS AT ALL CHANGE

OF DIRECTION SUCH AS AT TEES OR ELLS.



MAWA EPPT

IRRIGATION NOTES

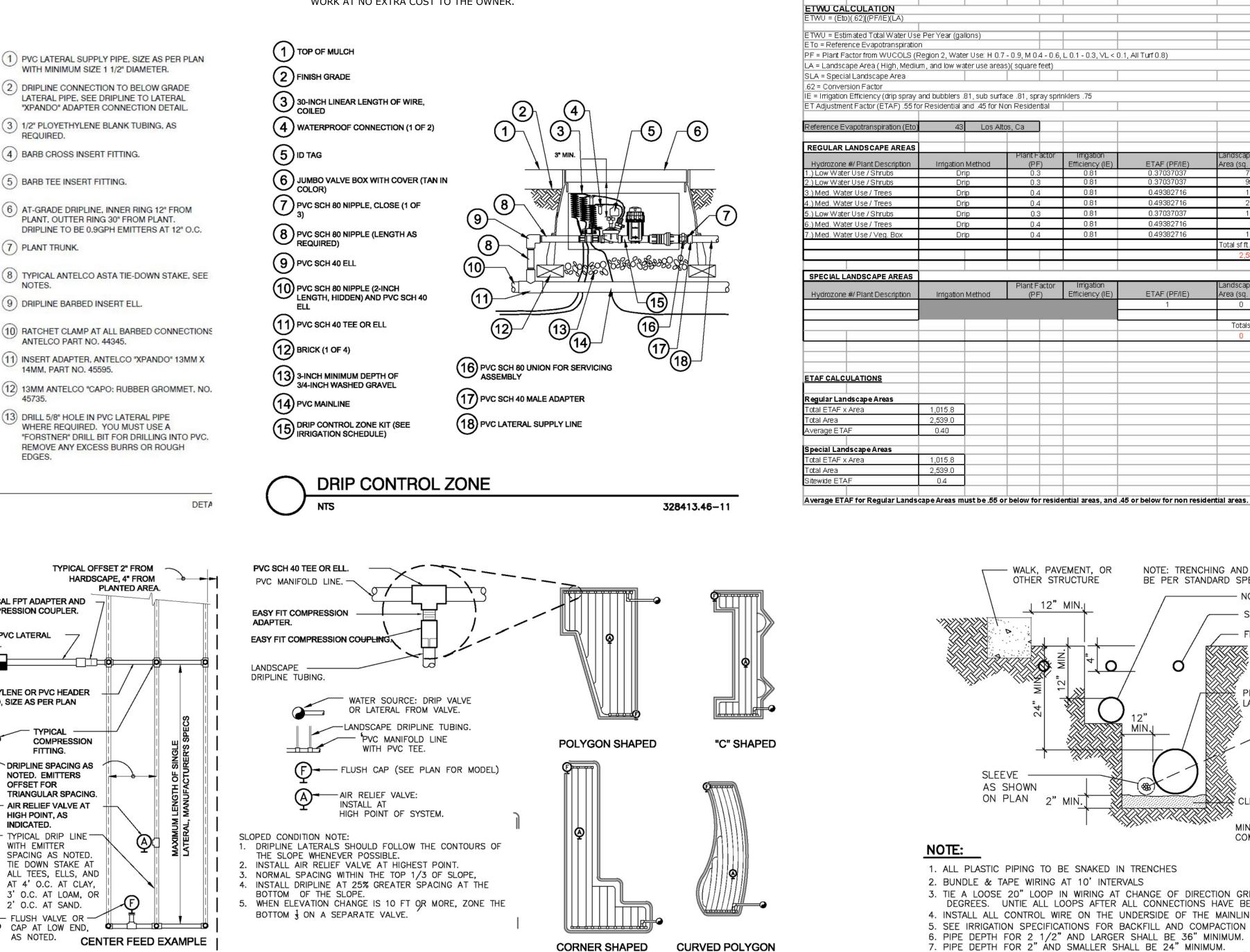
1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.

2. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESENT AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSIDE OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.

3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHEN POSSIBLE.

4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.

5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO EXTRA COST TO THE OWNER.



328413.56-86

Karen Aitken & Associates

These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape architect. The proper electronic transfer of data shall be the user's responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property lines or property corners.

- WITH MINIMUM SIZE 1 1/2" DIAMETER.
- LATERAL PIPE, SEE DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL.
- REQUIRED.
- (4) BARB CROSS INSERT FITTING

10-

11-

12-

13-

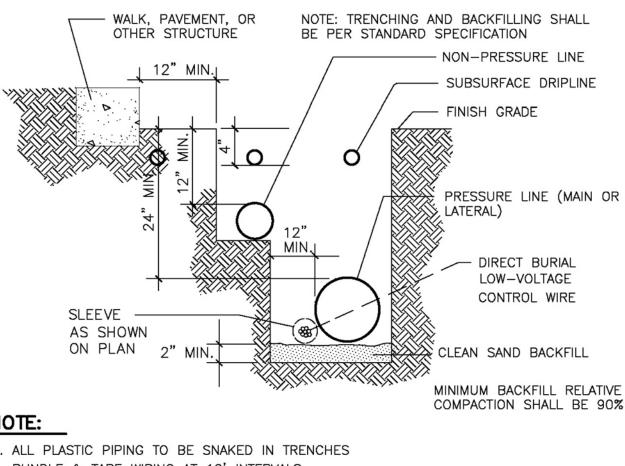
DRIPLINE TO LATERAL "XPANDO"

ADAPTER CONNECTION DETAIL

(1)-

- (5) BARB TEE INSERT FITTING.
- (6) AT-GRADE DRIPLINE, INNER RING 12" FROM PLANT, OUTTER RING 30" FROM PLANT. DRIPLINE TO BE 0.9GPH EMITTERS AT 12" O.C. (7) PLANT TRUNK.
- (8) TYPICAL ANTELCO ASTA TIE-DOWN STAKE, SEE NOTES.
- (9) DRIPLINE BARBED INSERT ELL.
- (10) RATCHET CLAMP AT ALL BARBED CONNECTIONS
- ANTELCO PART NO. 44345. (11) INSERT ADAPTER, ANTELCO "XPANDO" 13MM X
- 14MM, PART NO. 45595. (12) 13MM ANTELCO "CAPO: RUBBER GROMMET, NO.
- 45735. (13) DRILL 5/8" HOLE IN PVC LATERAL PIPE
- "FORSTNER" DRILL BIT FOR DRILLING INTO PVC. REMOVE ANY EXCESS BURRS OR ROUGH FDGES

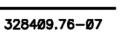
ΜΔ\λ/Δ	EPPT and I	ETWU C	alculat	ions						
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Project Lo			New Reside 1219 Portlar		ac Altoc	C.A.				
	dscape Area:		2,539.0		15 AILUS					
Date:			15/12/2022							
Date.			10/12/2022							
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	aximum Applied Water.			r)						1
	ence Evapotranspiration ersion Factor (to gallons		year)							
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the second s	cape Area including SL)							
	ional Water Allowance									
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	ence Evapotranspiratio									
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	ial Landscape Area	um, anu iow wa	alei use area:	s)(square						
.62 = Conve	rsion Factor				-					
	n Efficiency (drip spray					nklers .75				
E I Aujustrie	ent Factor (ETAF) .55 f	or Residentials	anu .45 turini	un Resider	iuai					
Reference E	vapotranspiration (Eto) 43	Los Alto	os, Ca						
REGULAR	LANDSCAPE AREAS			PlantF	actor	Imgation		Landscap	-	
	e #/ Plant Description	Irrigation	n Method	(PF	F)	Efficiency (IE)	ETAF (PF/IE	E) Area (sq. t	t) ETAF x Area	ETWU
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	er Use / Shrubs iter Use / Trees	Di Di	rip rin	0.3		0.81	0.49382716		50.0 <u>503.7</u> 50.0 74.1	9,429.7
	iter Use / Trees		rip	0.4		0.81	0.49382716		30.0 138.3	
5.) Low Wate	er Use / Shrubs	Di	rip	0.3	3	0.81	0.3703703		96.0 72.6	
	ter Use / Trees		rip	0.4	253	0.81	0.49382716		56.0 27.7	
7.) Med. Wa	ter Use / Veg. Box	Di	rip	0.4	1	0.81	0.49382716	5 Total sf ft.	25.0 61.7 Totals	1,645.7 Totals
								2,50		
SPECIAL L	ANDSCAPE AREAS			Director		Invigation		Londooon	_	
Hvdrozone	e #/ Plant Description	Irrigation	n Method	Plant F (PF		Irrigation Efficiency (IE)	ETAF (PF/IE	E) Landscap		ETWU
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Total ETAF >		1,015.8	1							
Total Area		2,539.0								
Average E T/	AF	0.40								
Special Lan	ndscape Areas									
Total ETAF >		1,015.8								
Total Area		2,539.0								
Sitewide ETA	AF	0.4								
					1					1



NOTE:

- 1. ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES
- 2. BUNDLE & TAPE WIRING AT 10' INTERVALS 3. TIE A LOOSE 20" LOOP IN WIRING AT CHANGE OF DIRECTION GREATER THAN 30
- DEGREES. UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE.
- 4. INSTALL ALL CONTROL WIRE ON THE UNDERSIDE OF THE MAINLINE PIPE. 5. SEE IRRIGATION SPECIFICATIONS FOR BACKFILL AND COMPACTION REQUIREMENTS.
- 6. PIPE DEPTH FOR 2 1/2" AND LARGER SHALL BE 36" MINIMUM.
- 7. PIPE DEPTH FOR 2" AND SMALLER SHALL BE 24" MINIMUM. 8. PIPE DEPTH FOR NON-PRESSURE LATERAL LINES SHALL BE 12" MINIMUM.
- 9. PIPE DEPTH FOR ALL LINES UNDER PAVEMENT SHALL BE 36" MINIMUM.

TRENCHING DETAILS



Karen Aitken & ASSOCIATES LANDSCAPE ARCHITECTURE & DESIGN S AITKEN & ASSOCIATE ARCHITECTS 8262 Rancho Real Gilroy Ca. 9502 Calif. Reg.#2239 (408) 842-024 karen@kaa.design ANDSCAPE AREN \mathbf{N} \checkmark ГЦ $\boldsymbol{\mathcal{O}}$ Altos, DETAIL [L] Los \frown ve, Ĭ ATION S [L] Portland **IRRIG** Γ 6 2 ANDSCAP JONES No. 2239 Бхр.) 8—31—23 an 12-21-22 DATE SCALE 1/8"=1'-0" DRAWN SL PORTLAND JOB L-3

Agenda Item 2.

REVISIONS



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

Revised March 6th, 2023

Michael Ma

Site: 1219 Portland Avenue, Los Altos CA

Dear Mr. Ma,

As requested on Wednesday, September 29th, 2021, Kielty Arborist Services LLC visited the above site for the purpose of providing a Tree Inventory Report/Tree Protection Plan for the proposed construction. A new two-story home is proposed for this site, and as needed an Arborist Report is required when submitting plans to the city of Los Altos. Site plan A1.1 dated 3/6/23 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 report unless stated otherwise. The owner/applicant, GC, and other contractors are all responsible for knowing and following the guidelines for the preservation of trees found in this report.

Method:

The significant trees on this site were located on a map provided by you. Each tree was given an identification number. This number was inscribed on a metal foil tag and nailed to the trees at eye level. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). Each tree was put into a health class using the following rating system:

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

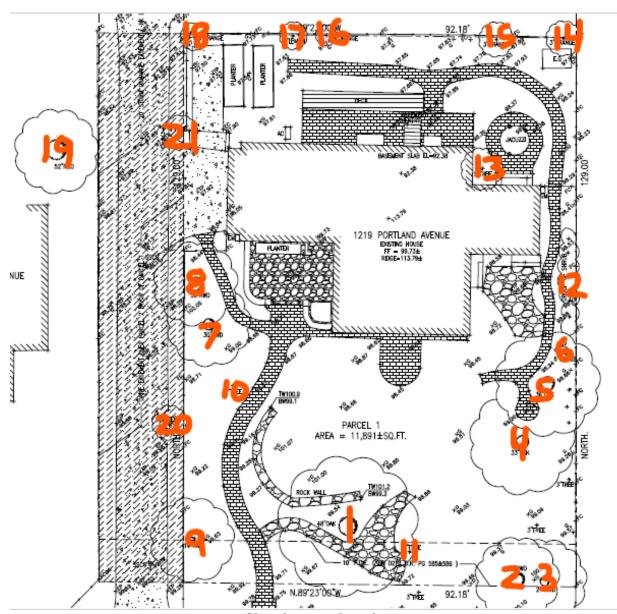
The height of each tree was estimated and the spread was paced off. Lastly, a comments section is provided.

Survey Key:

DBH-Diameter at breast height (54" above grade)
CON- Condition rating (1-100)
HT/SP- Tree height/ canopy spread
*indicates neighbor's trees
P-Indicates protected tree by city ordinance

1219	Portland			(2)	
Survey:					
	Species	DBH			<u>PComments</u>
1 P	Coast Live Oak (<i>Quercus agrifolia</i>)	48.7	В	50/65	Good vigor, poor form, codominant at 5 feet with included bark, cabled in past as mitigation, new cables needed higher in canopy as well as crown reduction pruning.
2 P	Redwood (Sequoia sempervirer	42.5 ns)	А	70/20	Good vigor, good form.
3 P	Redwood (Sequoia sempervirer	28.9 1s)	A	70/20	Good vigor, good form.
4 P	Coast Live Oak (Quercus agrifolia)	36.3	В	55/45	Good vigor, fair form, upright canopy, codominant at 25'
5	PREVIOUSLY REM	MOVE	D WIT	H PER	MIT.
6	Pittosporum (Pittosporum eugenic	6.0 oides)	С	10/10	Fair vigor, fair form, hedge pruned.
7 P	Redwood (Sequoia sempervirer	35.5 1s)	А	70/20	Good vigor, good form.
8 P	Redwood (Sequoia sempervirer	34.2 1s)	А	70/20	Good vigor, good form.
9 P	Redwood (Sequoia sempervirer	20.4 1s)	А	40/15	Good vigor, good form.
10	Japanese maple (Acer palmatum)	2.0	А	10/8	Good vigor, good form.
11	Japanese maple (Acer palmatum)	3.0	А	14/14	Good vigor, good form.
12	Pittosporum hedge (Pittosporum tenuifor	4.0 lium)	С	12/12	Good vigor, fair form, hedge pruned.
13	Japanese maple (Acer palmatum)	4.0	D	15/8	Poor vigor, fair form, in decline.

1219 I Surve	Portland			(3)	
	Species	DBH	CON	HT/SI	P Comments
14	Orange (Citrus sp.)	3.5	С	8/8	Fair to poor vigor, fair form, in decline.
15	Orange (Citrus sp.)	4.0	В	8/5	Good vigor, good form.
16	Orange (Citrus sp.)	3.0	С	8/8	Fair vigor, fair form, abundance of dead wood.
17	Lemon (Citrus sp.)	4.0	С	8/8	Fair vigor, fair form, abundance of dead wood.
18	Orange (Citrus sp.)	4.5	В	10/8	Fair vigor, fair form.
19* P	Redwood (Sequoia semperviren	52.0 1s)	С	95/30	Fair to poor vigor, fair to poor form, drought stressed, codominant at 50 feet.
20	Japanese maple (Acer palmatum)	4.0	С	12/12	Fair vigor, fair form, minor dead wood.
21	Japanese maple (Acer palmatum)	4.0	С	12/12	Fair vigor, fair form, minor dead wood.



(4)

Showing tree locations

Site observations:

The existing landscape is in good condition. The trees on site for the most part have been well maintained. Trees #1-5, 7-9 and #19 were the only protected trees surveyed. The remaining trees consist of small ornamental trees that are not of a protected size.

61

(5)



Showing Oak tree #1

Summary of protected trees to be retained:

Coast Live Oak tree #1 is in good condition. The tree is well palced on the lot far from the building setback. The tree has poor form consisting of codominant leader at 5 feet with included bark. In the past the tree's poor form has been mitigated through pruning and cabling of the codomiannt leaders. A new cable set at two thirds the tree's height is recommended as well as minor crown reduction pruning. Due to the included bark, this tree is recommended to be inspected every 3 years by a Certified Arborist for any needed work to mitigate the tree's form. Irrigation near this tree is recommended to be reduced as much as possible when within the tree's dripline as dry season irrigaiton for native oak trees can raise risk of oak root fungus disease. A minimum no irrigation zone of 12 feet from the tree is recommended.



Redwood trees #2 and #3 are in excellent condition. Vigor is good and no tree structure flaws were observed. The trees are well placed on the lot far from the buildable space. Redwood trees need supplemental irrigation during the dry season to maintain a healthy canopy. It is recommended to irrigate the retained redwood trees every other week during the dry season until the top foot of soil within 20 feet from the trees is saturated.

Showing Redwood trees #2 and #3 in front corner of property

Coast Live Oak tree #4 is in good condition. The form of the tree is fair as the tree has an upright canopy. The tree is codominant at 25 feet with a fair union formation. Irrigation near this tree is recommended to be permanently suspended when within a minimum of 12 feet from the tree in order to reduce risk of root rot disease.



Plan Review: (Site plan A1.1 dated 1/3/22)

Redwood trees #7 and #8 are in excellent condition. Both trees have good vigor, and good structure.

Showing redwood trees #7 and #8

Redwood tree #9 is in excellent condition. The tree is recommended to be irrigated every other week during the dry season until the top foot of soil within 20 feet from the tree is saturated.

Neighboring Redwood tree #19 is in fair condition (lower end). The tree is declining in vigor and has poor form with the tree becoming codominant at 50 feet. The tree appears to be under significant drought stress. A limited visual assessment was conducted as this tree is on the neighboring property.

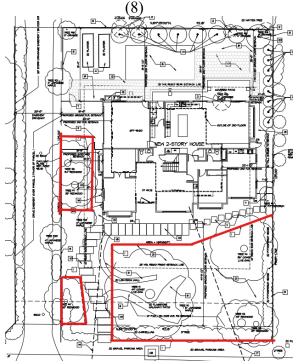
New concrete pathways and step stones are proposed near the outer edge driplines of oak trees #1 and #4. The finished grade of the hardscapes are recommended to be slightly above grade so that any roots encountered within the base rock sections can be retained by packing base rock around roots. Excavation for the hardscapes is recommended to be done by hand under the Project Arborist supervision is recommended. Roots measuring smaller than 2" in diameter can be cleanly cut using a hand saw or loppers as needed. Any roots measuring 2" in diameter or larger are recommended to be retained within the base rock. Impacts are expected to be minor to nonexistent from the proposed hardscapes. No mitigation measures are needed at this time. Mitigation measures will be recommended as seen fit during the Project Arborist visit to the site to witness the excavation for the hardscapes.

Redwood trees #7 maintains a 10'-8" clearance between the tree and the proposed foundation while redwood tree #8 maintains a 13'-9" clearance. Redwood trees have a good tolerance to construction impacts as seen in the Matheny & Clark tree tolerance chart. The foundation at within 25 feet from the Redwood trees is recommended to be excavated by hand under the Project Arborist supervision. The foundation of the home is recommended to be a pier and grade beam type of foundation to give the opportunity to bridge over tree roots were needed. All encountered roots measuring 1.5" in diameter or larger are recommended to be exposed and remain as damage free as possible for the Project Arborist to view and document. Where needed roots should be cleanly cut using a hand saw or loppers while under the Project Arborist supervision. Impacts are expected to be minor. The Redwood trees are recommended to be irrigated weekly using 50 gallons of water during the dry season. The Redwood trees are also recommended to be deep water fertilized before the start of construction. The irrigation and fertilizing will act as mitigation for the minor impacts. The proposed pathway near the trees is recommended to be built by hand on top of grade. No roots for any reason shall be cut for the pathway construction. During the pathway construction, the tree protection fencing will need to be reduced.

Tree Protection Plan:

Tree Protection Zones

Tree protection zones should be installed and maintained throughout the entire length of the project. Prior to the commencement of any Development Project, a chain link fence shall be installed at the drip line(canopy spread) of any protected tree which will or will not be affected by the construction. Non-protected trees are recommended to also be protected in the same way. The drip line shall not be altered in any way so as to increase the encroachment of the construction. When work is to take place underneath a trees dripline, fencing must be placed as close as possible to the tree proposed work. If an area of access is needed underneath a trees canopy, the area shall be protected by a landscape barrier. Fencing for the protection zones should be 6-foot-tall metal chain link type supported my 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling is prohibited within the tree protection zones without the project arborist consent. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be place outside of the tree protection zones when possible. When access is needed and tree protection fencing restricts access a landscape barrier shall be installed to protect the nonprotected root zone.



Showing the recommended tree protection fencing. During the construction of the pathway work near retained redwood trees #7 and #8, fencing will need to be reduced to the driveway edge

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 six 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.

Inspections

The site arborist will need to verify that tree protection fencing has been installed before the start of construction. The site arborist must inspect the site anytime excavation work is to take place underneath a protected trees dripline. It is the contractor's responsibility to contact the site arborist if excavation work is to take place underneath the protected trees on site. Kielty Arborist Services can be reached at davidkieltyarborist@gmail.com or by phone at (650) 532-4418 (David).

Root Cutting and Grading

If for any reason roots are to be cut, they 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 site arborist must first give consent if roots over 2 inches in diameter are to be cut.

Trenching and Excavation

Trenching for foundation, 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 and if 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 shall be maintained on this site at all times. The imported trees (redwoods) will require normal irrigation. On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation. Irrigation for the oak trees shall only be given in the months of May and September. During the dry season the root zones are recommended to be kept dry to avoid root rot diseases.

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

Sincerely, David Beckham Certified Arborist WE#10724A David Beckham

Kielty Arborist Services

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

ARBORIST DISCLOSURE STATEMENT

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

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be

healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

David Beckham Arborist: David Beckham

Date: March 6th, 2023

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AGENDA ITEM #3

TO:	Nick Zornes, Zoning Administrator
FROM:	Steve Golden, Senior Planner
SUBJECT:	SC22-0026 – 705 Vista Grande Avenue

RECOMMENDATION

Approve design review application SC22-0026 for the construction of a new 3,827 square foot, twostory house subject to the listed findings and conditions of approval and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 ("New Construction or Conversion of Small Structures").

BACKGROUND

Project Description

- <u>Project Location</u>: 705 Vista Grande Avenue, on the northeast corner of Springer Road and Vista Grande Avenue
- Lot Size: 12,166 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- <u>Current Site Conditions</u>: One-story home

The proposed project includes the demolition of an existing one-story home and replacement with a new two-story home with 2,222 square feet on the first story and 1,522 square feet on the second story (see Attachment A – Project Plans). The proposed residence will maintain the front façade of the residence oriented towards Vista Grande Avenue, however, proposes to relocate the driveway on the opposite side of the lot closest to Springer Road. The residence is designed with 3:12 pitched roofs with mostly hipped roof structure forms except for a first-story gable over the covered porch entry and a small gable roof at second story on the Springer Road elevation. The project also incorporates two, second-story balconies. One balcony is accessed from the second story master bedroom area that faces Springer Road and is approximately five feet in depth. The other balcony is accessed from the second story family room facing towards the rear of the house, approximately 36 feet from the property line and is 3.5 feet in depth. Both balconies incorporate some sort of screen wall (at the sides) into the design. The project is utilizing high quality materials such as the clay tile stucco siding, stone veneer applied as a water table and exterior siding, wood trim, and aluminum clad windows, which are composed and integrated well into the overall architectural design of the residence.

The subject site has five existing trees on the property or have driplines that encroach within the property that are considered protected trees per the city's Tree Protection Regulations (Chapter 11.08)

because their diameter is over 48 inches in circumference (Tree Nos. 1-4 and 18). Four of the trees are on the property (Tree Nos. 1-3 and 18) and are proposed to remain and one tree is off-site (Tree No. 4) and was determined to be removed as part of the design review approval for the adjacent parcel. An arborist assessed the conditions of the trees and provided recommended tree protection measures before, during and after construction. The arborist evaluated the condition of Tree Nos. 1-3 and determined they were in poor to fair condition, but as noted, the plan shows to preserve them. Aside from the existing trees to remain, the applicant proposes to plant six additional trees including four Chinese Pistache and two Strawberry trees. These are proposed to also serve as landscape screening between properties. In addition to the trees, the conceptual landscape plan includes a variety of plantings including evergreen plantings, shrubs, and groundcover type of plants.

Previous Site Applications

The subject property is part of a two-lot subdivision that was approved by the City Council on April 26, 2022. A final map is currently being reviewed by the city and will be required to be recorded prior to the issuance of building permits for the proposed project (see Condition #19). Prior to recordation of the final map, the existing residence will be required to be demolished.

ANALYSIS

Design Review

	Existing	Proposed	Allowed/Required
COVERAGE:	3,126 square feet	3,634 square feet	3,650 square feet
FLOOR AREA:			
1st Floor	3,126 square feet	2,222 square feet	
2nd Floor	-	1,522 square feet	
Total	3,126 square feet	3,827 square feet	3,961 square feet
SETBACKS:			
Front	43.5 feet	25 feet	25 feet
Rear	73.75 feet	29.6 feet	25 feet
Right side $(1^{st}/2^{nd})$	21.1 feet	20 feet/25 feet	20 feet (Exterior)
Left side $(1^{st}/2^{nd})$	37.5 feet	30.3 feet/30.3 feet	10 feet/17.5 feet
HEIGHT:	14 feet	25.5 feet	27 feet

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

Although the front door is oriented to Vista Grande Avenue, for the purposes of the analysis and per the definition of front lot line in the Los Altos Zoning Code, the front lot line/front yard is abutting Springer Road.

The project also includes a 757 square-foot attached accessory dwelling unit (ADU) at the first story, which is not included in the floor area total in the above table per state law and city ordinance per

Zoning Administrator Meeting SC22-0026 - 705 Vista Grande Ave May 3, 2023 Chapter 14.14 of the Municipal Code and the ADU is not to be considered in the design review approval.

Pursuant to Chapter 14.76 of the LAMC, new two-story residences shall be consistent with policies and implementation techniques described in the single-family residential design guidelines. 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. Sheets A-1.001 and A-1.002 show the proposed residence in relation to the surrounding properties and structures and the streetscape elevations of surrounding residences. The proposed project has consistent characteristics as the existing surrounding neighborhood because incorporates hipped roof forms and exterior stucco and stone materials found in other residences. The proposed wall plate heights of the first story is 9.5 feet and the second story is 8.5 feet, which relates well to the scale of the surrounding residences and is compatible with Consistent Character Neighborhood characteristics.

The design guidelines and design review findings also require designs to minimize the bulk of the structure. The lower pitched roof structures do not substantially add to the bulk of the structure. The design of first story roof form and horizontal eave line breaks up the wall plane and massing between the first and second stories. The first story also includes a stone veneer water table which also visually breaks down the massing of the first story. Building articulation and the roof forms at the second story further breaks down the massing into smaller portions which helps to minimize the bulkiness of the structure as suggested in the Residential Design Guidelines.

Existing trees to remain on site and new tree plantings are proposed to serve as privacy screening between properties. The new or rebuilt landscaping would need to satisfy the Water Efficient Landscape Ordinance requirements since it exceeds the 500 square-foot landscaping threshold for new residences and is conditioned as such.

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

ENVIRONMENTAL REVIEW

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

PUBLIC NOTIFICATION AND CORRESPONDENCE

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

The applicant sent out letters to 18 neighbors in the immediate area by certified mail. No concerns were identified by the neighbors.

Attachment:

- A. Project Plans
- Cc: Burhan Baba, Livio, Applicant/Designer Sandesh and Shikha Tawari, Property Owner

FINDINGS

SC22-0026 705 Vista Grande Avenue

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

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

CONDITIONS OF APPROVAL

SC22-0026 705 Vista Grande Avenue

GENERAL

1. Expiration

The Design Review Approval will expire on May 3, 2025 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on February 21, 2023 except as may be modified by these conditions.

3. Building Design Revisions

- a. The second story railings shall be increased to a minimum of 42 inches in height, consistent with the California Building Code.
- b. A high-quality exterior window and door trim material shall be installed which include, but are not limited to wood trim, cellular PVC trim, cast stone, and stone. Stucco over a foam substrate (or other substrate) is not considered a high-quality finish material and shall not be used.

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. Protected Trees

Tree Nos. 1-3 and 18 as shown on Sheet A-2.001 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director. The tree protection plan outlined in the arborist report (Kielty Arborist Services LLC, dated 6/25/21) shall be incorporated into the building permit plans and implemented before and during construction.

6. New Fireplaces

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

7. Landscaping

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

8. Underground Utility and Fire Sprinkler Requirements

New residences and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being

replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

9. Indemnity and Hold Harmless

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

10. Conditions of Approval

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

11. Water Efficient Landscape Plan

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

12. Tree Protection Note

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

13. Reach Codes

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

14. Green Building Standards

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

15. Outdoor Condensing Units

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

16. Storm Water Management

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

17. California Water Service Upgrades

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

18. Underground Utility Location

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

19. Final Map Recordation

Prior to the issuance of the building permit, the final map for the 2-lot subdivision (Application No. TM21-0002) creating the subject parcel for the approved project shall be recorded.

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

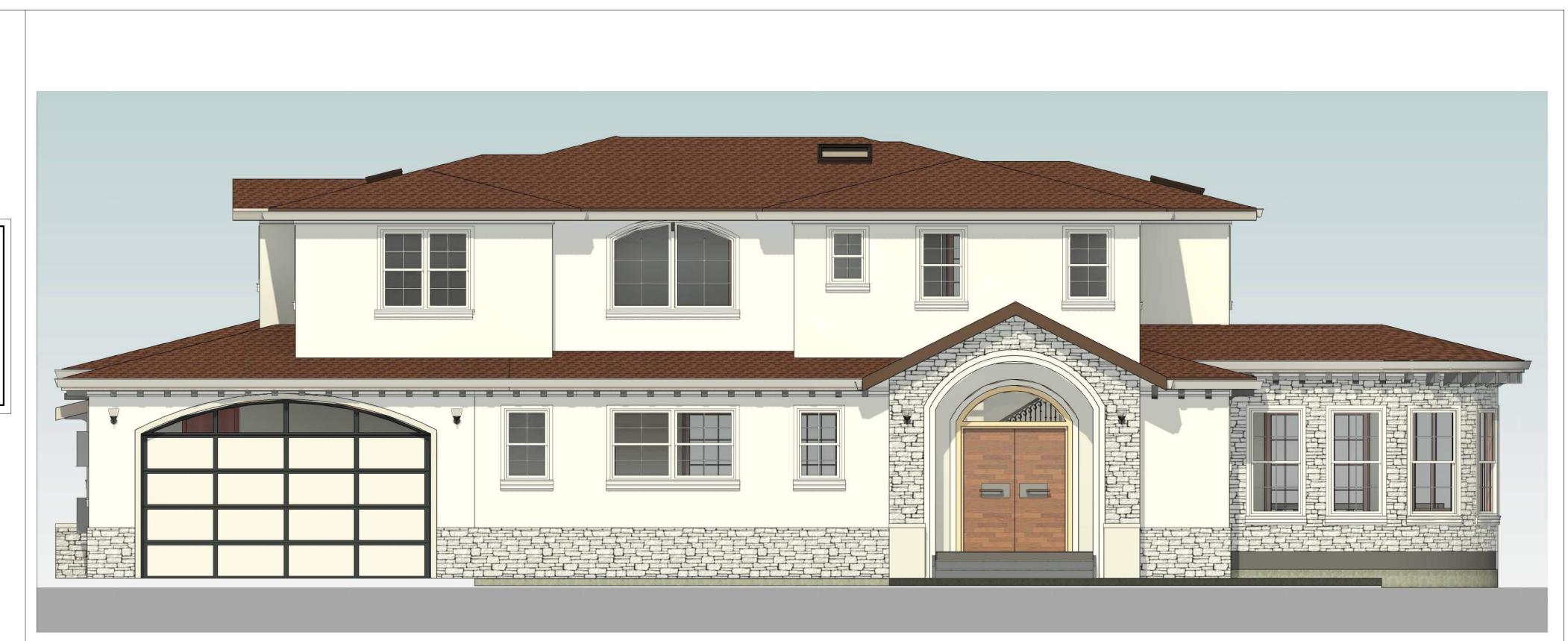
All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project's landscape professional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

23. Green Building Verification

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

NEW SINGLE FAMILY HOUSE FOR TAWARI'S

<u>705 Vista Grande, Los Altos, CA 94024-3159</u>



SITE DIRECTION



DRAWING INDEX

SHEET NUMBER A-1.001 A-1.002 A-1.003 A-1.004	DRAWING NAME TITLE SHEET SITE CONTEXT MAP NEIGHBOURHOOD CONTEXT SITE LAYOUT SITE DEMOLITION LAYOUT	ISSUE DATE 02-16-2023 02-16-2023 02-16-2023 02-16-2023
A-1.002 A-1.003	SITE CONTEXT MAP NEIGHBOURHOOD CONTEXT SITE LAYOUT	02-16-2023 02-16-2023 02-16-2023
A-1.003	NEIGHBOURHOOD CONTEXT SITE LAYOUT	02-16-2023 02-16-2023
	SITE LAYOUT	02-16-2023
A 1 001		
A-1.004	SITE DEMOLITION LAYOUT	
A-1.005		02-16-2023
A-1.006	TREE PROTECTION PLAN	02-16-2023
A-2.001	FIRST FLOOR PLAN	02-16-2023
A-2.002	SECOND FLOOR PLAN	02-16-2023
A-2.003	ROOF PLAN	02-16-2023
A-3.001	FRONT AND REAR ELEVATION	02-16-2023
A-3.002	LEFT AND RIGHT ELEVATION	02-16-2023
A-4.001	SECTION A-A AND B-B	02-16-2023
A-4.002	SECTION C-C	02-16-2023
A-5.001	DOOR SCHEDULE	02-16-2023
A-5.002	WINDOW SCHEDULE	02-16-2023
A-6.001	AREA CALCULATON	02-16-2023
A-7.001	TYPICAL DETAILS	02-16-2023
A-7.002	MATERIAL BOARD	02-16-2023
C-1	GRADING AND DRAINAGE PLAN	02-16-2023
C-2	DETAILS	02-16-2023
C-3	EROSION CONTROL PLAN	02-16-2023
C-4	STANDARD DETAILS	02-16-2023
L-1	COVER SHEET	02-16-2023
L-2	LANDSCAPE LAYOUT	02-16-2023
L-3	PLANTING PLAN	02-16-2023
SU-1	TOPOGRAPHIC MAP	02-16-2023
SU-2 / /		02-16-2023
U-1	UTILITY PLAN	02-16-2023

SCOPE OF WORK

ZONING COMPLIANCE

THE PROJECT SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

CITY OF LOS ALTOS APN : 189-58-070

TYPE OF CONSTRUCTION : SECTION 1.1.3.1 ZONE: R-1-10

LOT AREA: 12,166 SF HISTORICAL: NO

NEW STRUCTURE NEW TWO STORY ALLOWABLE FLOOR AREA : 5,160.9 SF

TOTAL FLOOR AREA

MAIN HOUSE LIVING AREA : 3744 SF ADU LIVING AREA : 757 SF

TOTAL COUNTABLE AREA : 4,501 SF

FRONT YARD SETBACK CALCULATIONS FRONTYARD AREA = 2,307 SF HARDSCAPE AREA = 890 SF TOTAL SOFTSCAPE AREA = 1,417 SF TOTAL SOFTSCAPE AREA (%) = 61.4%

PROJECT DIRECTORY OWNER : SANDESH TAWARI &

SHIKHA TAWARI

ARCHITECT:

LIVIO BUILDING SYSTEMS

CIVIL ENGINEER /LAND SURVEYOR:

RW ENGNIEERING 408-262-1899

LANDSCAPE ARCHITECT: PVMLA LANDSCAPE

ARCHITECTURE 650-270-0966 info@pvmla.com

DEMOLITION OF 3,126 SF OF EXISTING RESIDENCE STRUCTURE, NEW CONSTRUCTION OF 3,827 SF MAIN HOUSE AND 757 SF ATTACHED ADU TWO STORY SINGLE FAMILY RESIDENCE OVER LOT 12,166 SF.

<u>SITE ANALYSIS</u>							
	EXISTING	PR	OPOSED	ALLOWED			
LOT COVERAGE LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6FT IN HEIGHT	<u>3126 SF</u> (<u>25.70%</u>)	3,634 SF (<u>29.87%</u>)	FIRST LEVEL = 2222 SF ADU = 757 SF PATIO = 655 SF TOTAL = 3634 SF	(3,650 SF (30%)			
FLOOR AREA MEASURED TO THE OUTSIDE SURFACE OF EXTERIOR WALLS	<u>3126 SF</u> (<u>25.70 %</u>)	3827 SF (<u>31.45%</u>)	FIRST LEVEL = 2222 S SECOND LEVEL = 1522 S COVERED PORCH <u>= 83 SF</u> TOTAL = 3827 S ADU = 757 SF	(32.55 %)			

SETBACKS EXISTING ALLOWED PROPOSED FRONT (FIRST/SECOND) 20' 0" 25' / 34' 6 1/2" 25' 0"/ 25' 0" REAR (FIRST/SECOND) 2'0" 29' 8 1/2" / 44' 6 1/2" 25' 0" / 25' 0" RIGHT- EXTERIOR STREET 12' 0" 20' 0" / 20' 0" 20' / 24' 11 1/2" SIDE (FIRST/SECOND) 30' 4 1/2 / 30' 4 1/2" 10' 0" / 17' 6" LEFT (FIRST/SECOND) 7' 11" 5' 6" ADU 4' 27' 0" HEIGHT OF THE BUILDING 14' 0" 26' 8 1/2"

SQUARE FOOTAGE BREAKDOWN						
	EXISTING	CHANGE IN	PROPOSED			
HABITABLE AREA	1003 SF	4041 SF FIRST (EX. GARAGE) = 2519 SECOND (EX. = 1522 TERRACE)	4041 SF			
NON-HABITABLE AREA DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	696 SF	460 SF GARAGE = 460 SF	460 SF			

DEFERRED SUBMITTALS

FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS NOTE THAT PER CRC 313.3.7, A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM. SUCH AS WATER SOFTENERS. FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN.

GENERAL NOTES

- 1. HERS VERIFICATION REQUIRED FOR THE HVAC COOLING, HVAC DISTRIBUTION SYSTEM FAN SYSTEMS, AND IAQ (INDOOR AIR QUALITY). PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.
- 2. AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS THROUGH 10 IN ACCORDANCE WITH CGBSC SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING.
- 3. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR.
- 4. PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT.
- WITH THE CHECKLIST AND THE MINIMUM REQUIRED POINTS WERE ACHIEVED.
- 6. PROPERTY LINE SURVEY WILL BE COMPLETED BY LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION
- 7. BUILDING HEIGHT VERIFICATION WILL BE COMPLETED BY LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FRAMING INSPECTION
- 8. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT ROUGH INSPECTION

VICINITY MAP

N.T.S



5. PRIOR TO OCCUPANCY OF THE BUILDING, PROVIDE A LETTER FROM THE CERTIFIED GREENPOINT RATER THAT VERIFIES COMPLIANCE

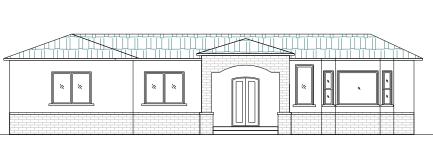
REV.	DES	CRIPTION		DATE	REV BY
Â	REVISED AS PER PLAN	INER'S COMM	ENTS	12-16-2022	SAGAR
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NOT	ES:				
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PRO	JECT : 705 VIS	TA GRAN	IDE AVE-LO	T B, LOS AL	TOS, CA
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DATE:	02-16-2023				
DRAWN	BY: SAGAR		$ \rangle$	/	
CHECKE	ED BY: SUBHENDU)
SCALE:	1/4" = 1'-0"				
SHEET	NO:	ADDRESS :		Road Suite #4, Los A	ltos, CA 94022
A -'	1.001	CONTACT :			76
		EMAIL :	team@golivio.com		

Agenda Item 3.

NOTES:

REVISIONS:

















715 ONE STORY, HIP ROOF







160 TWO STORY, HIP ROOF

SPRINGER RD





184

ONE STORY, HIP ROOF

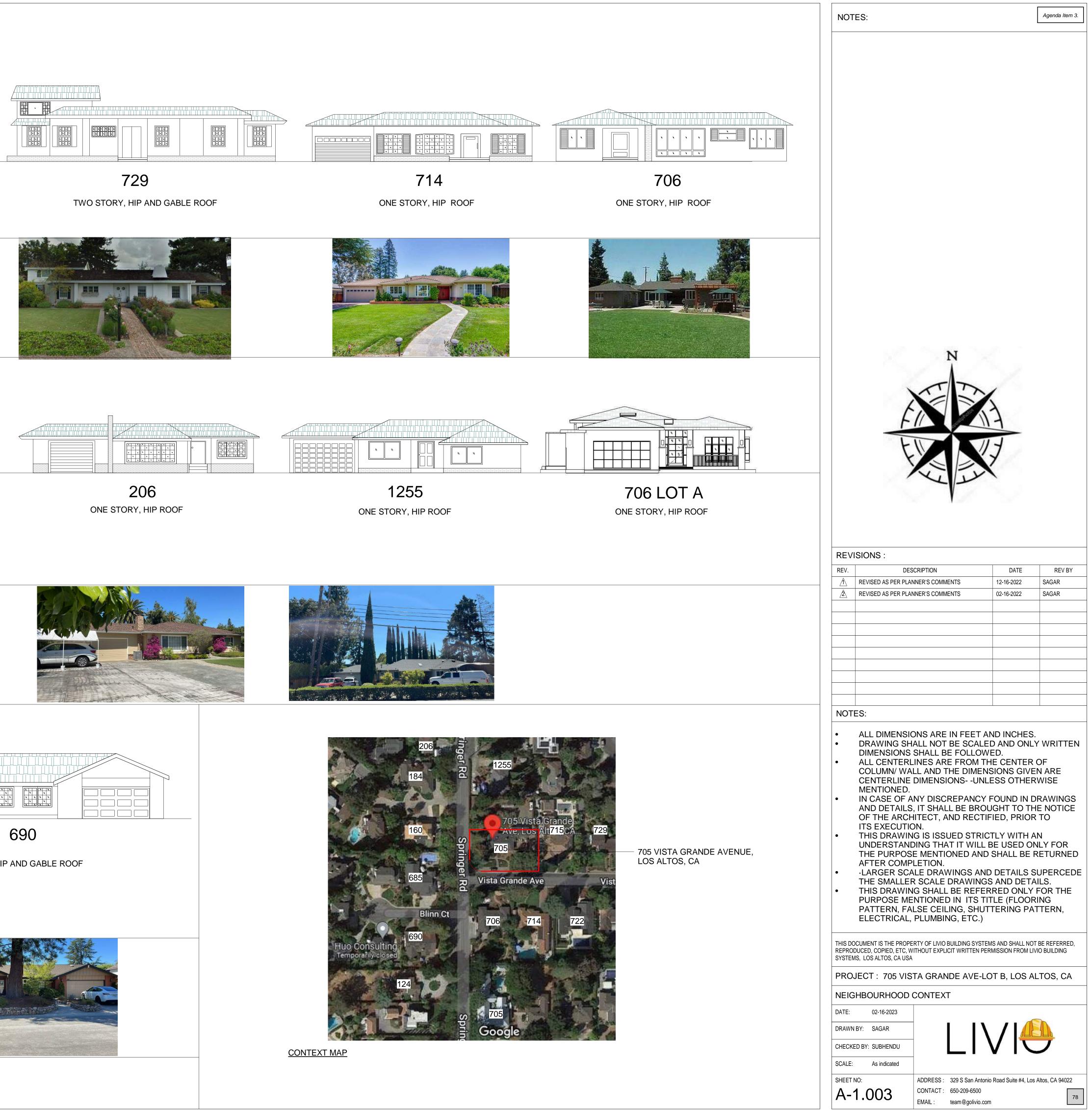


685 ONE STORY, HIP AND GABLE ROOF

BLINN CT



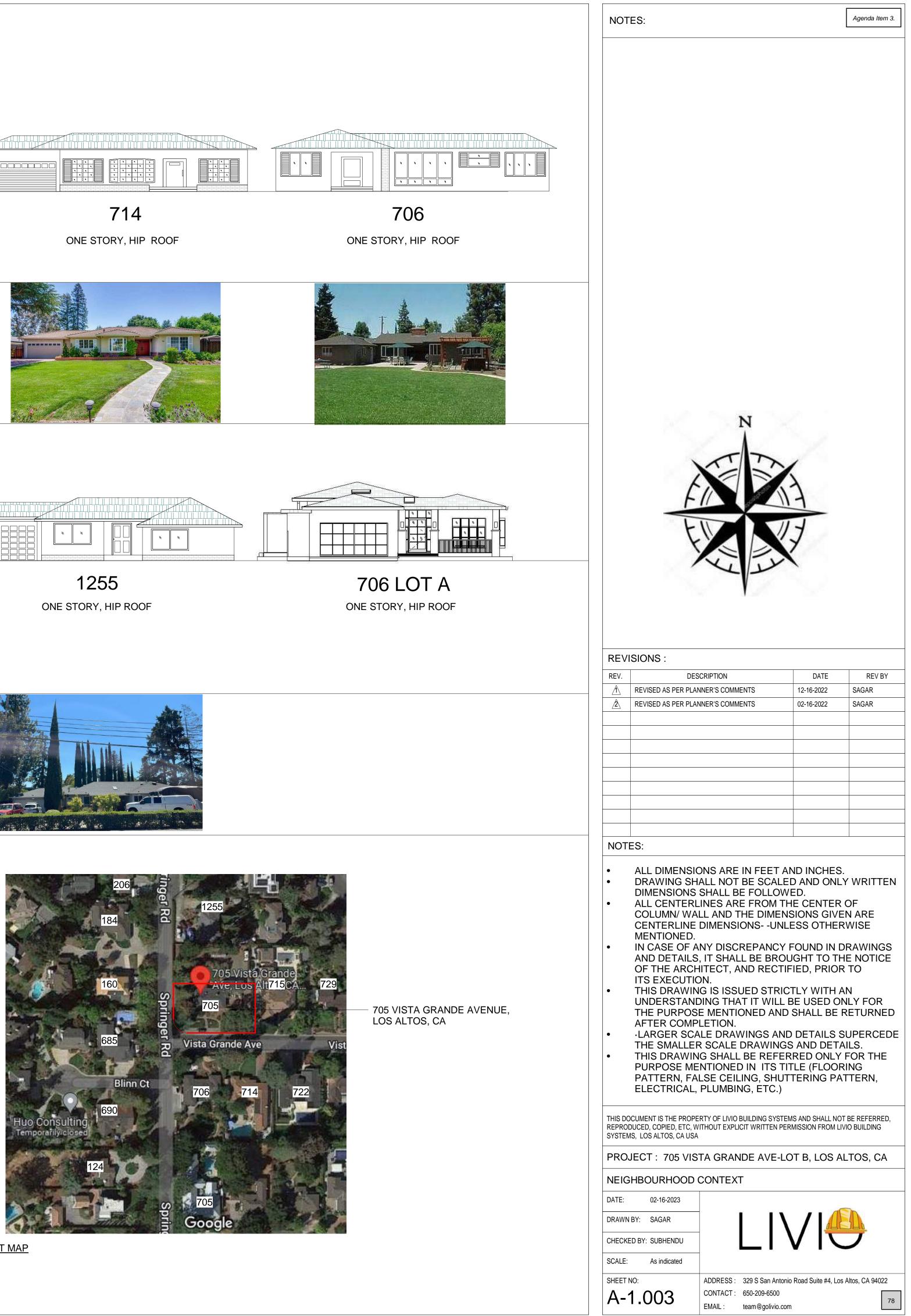






ONE STORY, HIP AND GABLE ROOF





SITE BENCHMARK

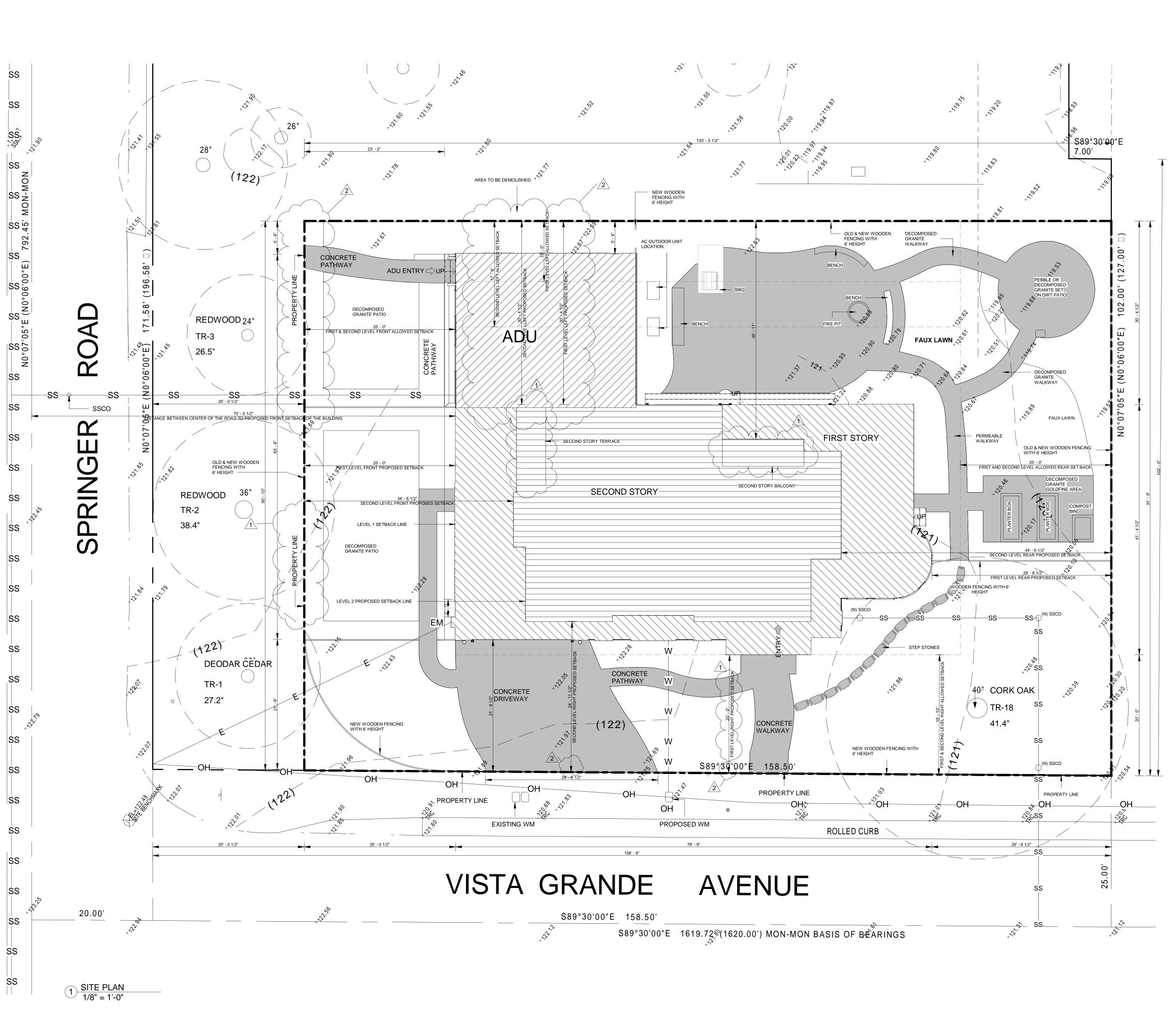
SET NAIL ELEVATION=122.48 NAVD 1988 DATUM

BASIS OF BEARINGS

THE BEARING S89°30'00"E OF CENTERLINE OF ARROYO ROAD AS SHOWN ON MAP OF SUBDIVISION OF MONTEBELLO ACRES FILED IN BOOK "X" OF MAPS AT PAGE 1-3, SANTA CLARA COUNTY RECORDS.

<u>SITE DATA</u>

705 VISTA GRANDE LOS ALTOS, CA APN: 189-58-070 AREA=12,177 S.F.



NOT	ES:			
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SHEET NO:

A-1.004

ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022

CONTACT : 650-209-6500

EMAIL : team@golivio.com

SITE BENCHMARK

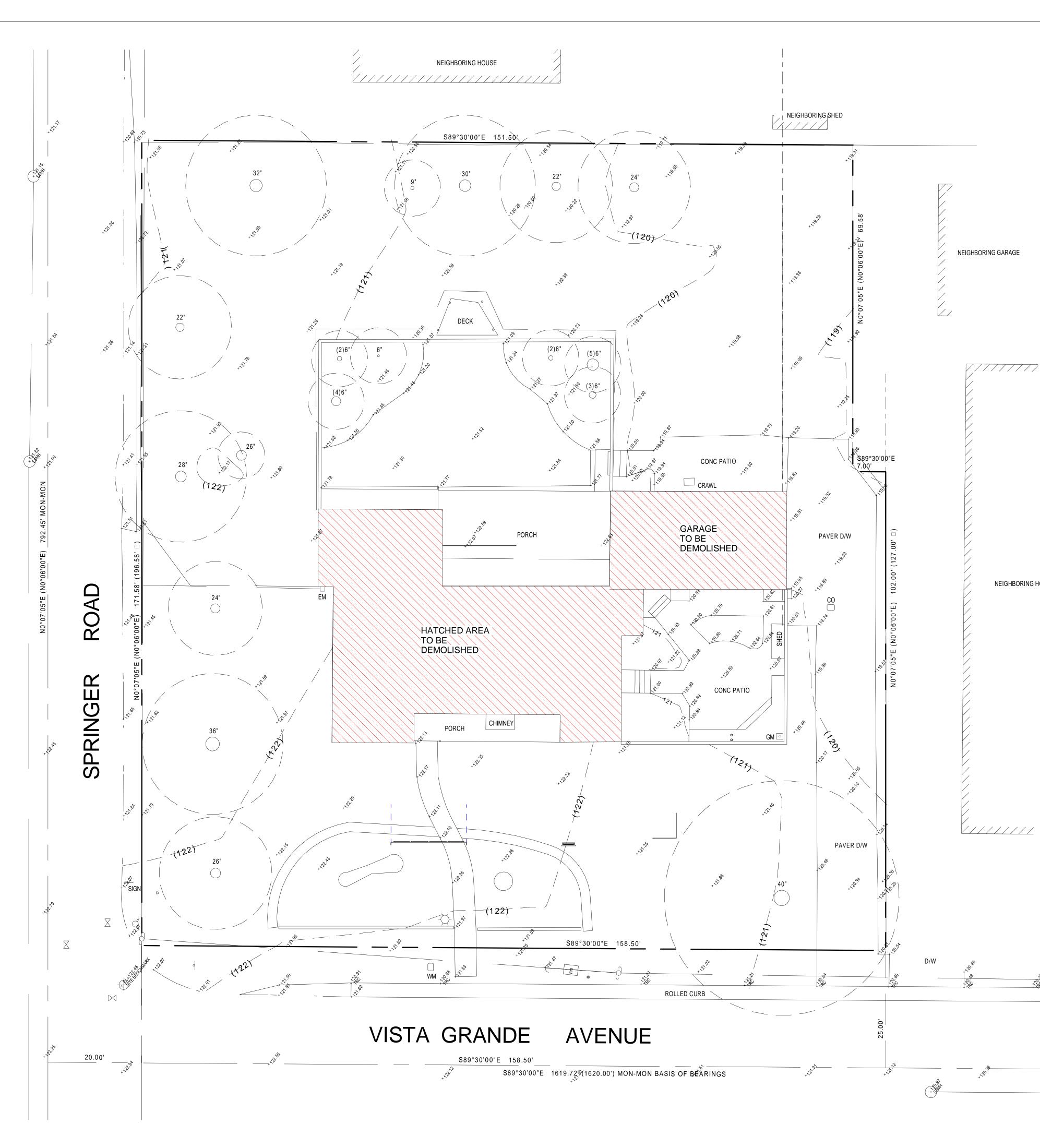
SET NAIL ELEVATION=122.48 NAVD 1988 DATUM

BASIS OF BEARINGS

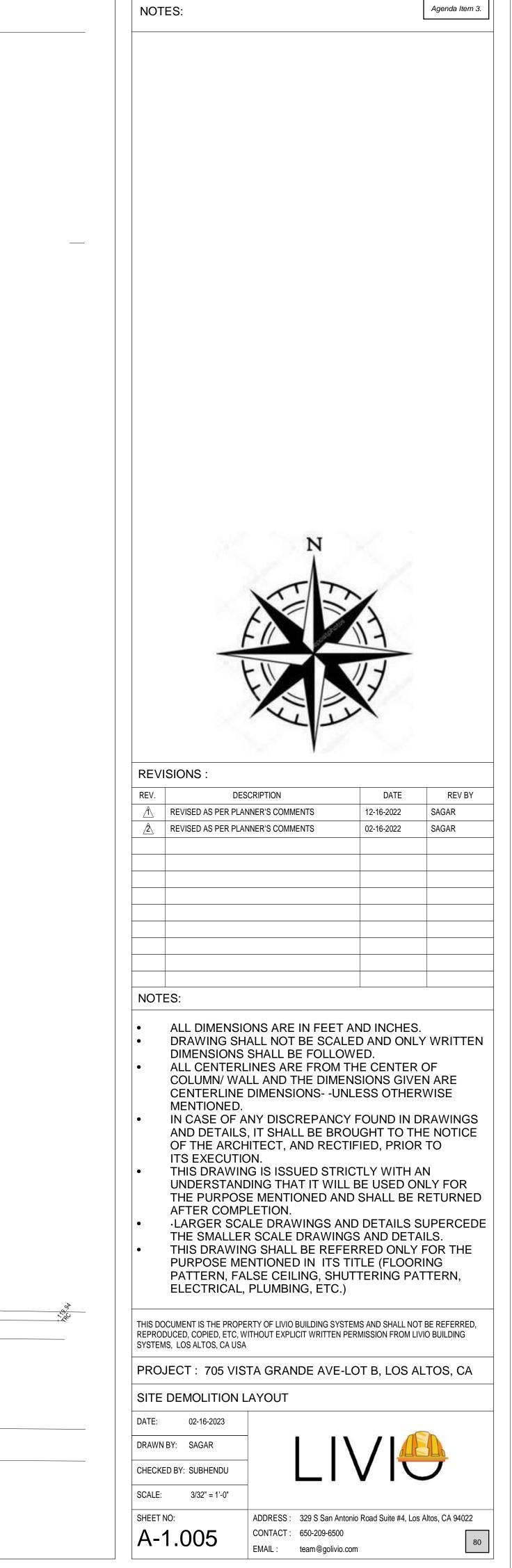
THE BEARING S89°30'00"E OF CENTERLINE OF ARROYO ROAD AS SHOWN ON MAP OF SUBDIVISION OF MONTEBELLO ACRES FILED IN BOOK "X" OF MAPS AT PAGE 1-3, SANTA CLARA COUNTY RECORDS.

SITE DATA

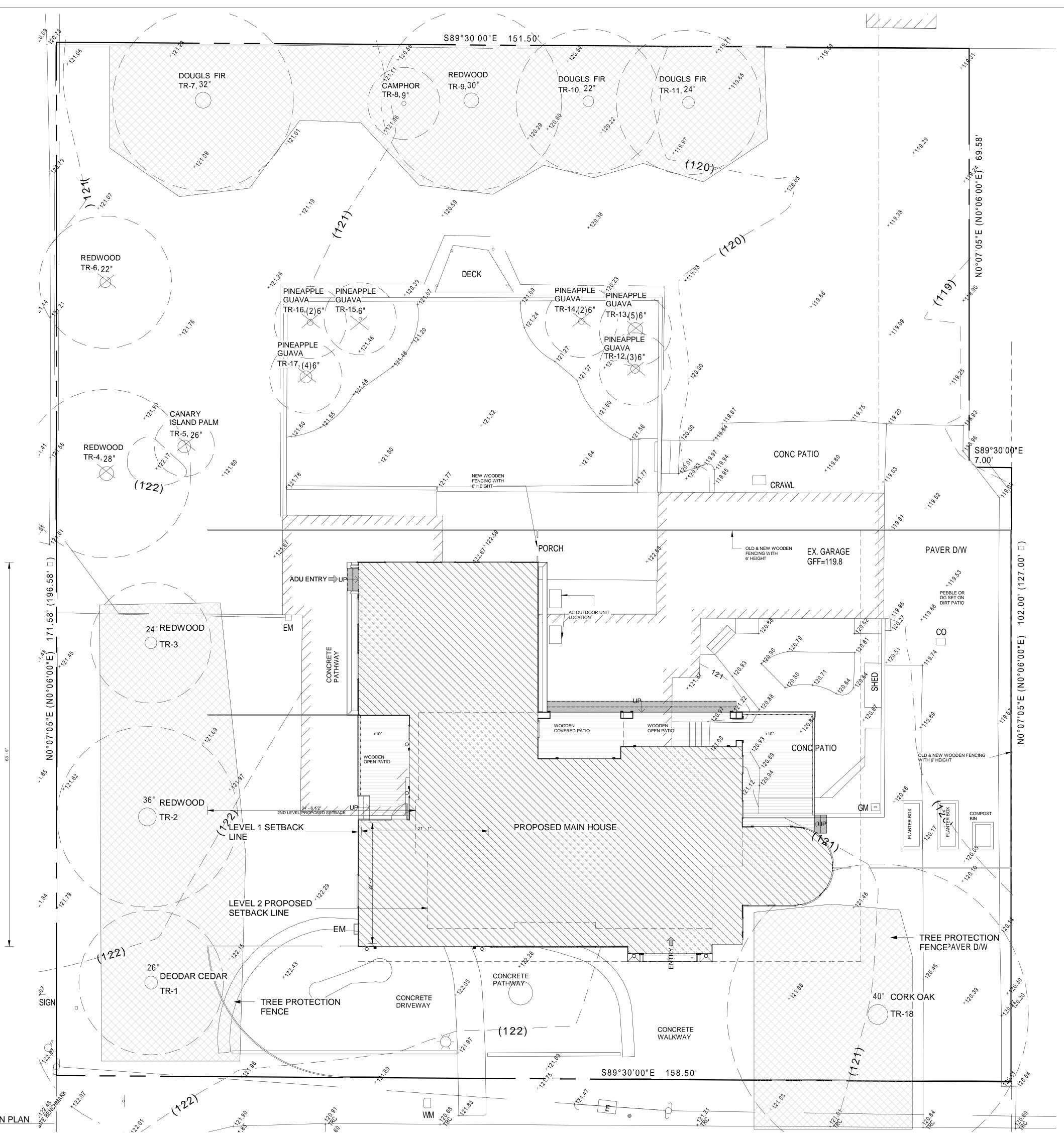
705 VISTA GRANDE LOS ALTOS, CA APN: 189-58-070 AREA=12,109 S.F.



1 <u>SITE DEMOLITION</u> 3/32" = 1'-0"



NEIGHBORING HOUSE



SITE DATA

705 VISTA GRANDE AVE, LOS ALTOS, CA APN : 189-58-070 AREA : 12,177 SF

[1	1	
TREE	NAME OF TREE	SIZE	NOTE
TR-1	DEODAR CEDAR	26"	PROTECTED
TR-2	REDWOOD	36"	PROTECTED
TR-3	REDWOOD	24"	PROTECTED
TR-4	REDWOOD	28"	REMOVAL
TR-5	CANARY ISLAND PALM	26"	REMOVAL
TR-6	REDWOOD	22"	REMOVAL
TR-7	DOUGLS FIR	32"	PROTECTED
TR-8	CAMPHOR	9"	PROTECTED
TR-9	REDWOOD	30"	PROTECTED
TR-10	DOUGLS FIR	22"	PROTECTED
TR-11	DOUGLS FIR	24"	PROTECTED
TR-12	PINEAPPLE GUAVA	6"	REMOVAL
TR-13	PINEAPPLE GUAVA	6"	REMOVAL
TR-14	PINEAPPLE GUAVA	6"	REMOVAL
TR-15	PINEAPPLE GUAVA	6"	REMOVAL
TR-16	PINEAPPLE GUAVA	6"	REMOVAL
TR-17	PINEAPPLE GUAVA	6"	REMOVAL
TR-18	CORK OAK	40"	PROTECTED

TOTAL NUMBER OF TREES EXISTED

AT SITE - 18 NOS TREE PROTECTION NOTE :

TREE PROTECTION FENCING AROUND TREES NO. 1,2,3,7,8,9,10,11, & 18 (DRIP LINE) SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND."



REVISIONS :

NOTES:

REV. DESCRIPTION REVISED AS PER PLANNER'S COMMENTS

REVISED AS PER PLANNER'S COMMENTS

REV BY
SAGAR
SAGAR

DATE

12-16-2022

02-16-2022

Agenda Item 3.

NOTES:

- ALL DIMENSIONS ARE IN FEET AND INCHES.
- DRAWING SHALL NOT BE SCALED AND ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED.
- ALL CENTERLINES ARE FROM THE CENTER OF COLUMN/ WALL AND THE DIMENSIONS GIVEN ARE **CENTERLINE DIMENSIONS- -UNLESS OTHERWISE** MENTIONED.
- IN CASE OF ANY DISCREPANCY FOUND IN DRAWINGS AND DETAILS, IT SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT, AND RECTIFIED, PRIOR TO ITS EXECUTION.
- THIS DRAWING IS ISSUED STRICTLY WITH AN UNDERSTANDING THAT IT WILL BE USED ONLY FOR THE PURPOSE MENTIONED AND SHALL BE RETURNED AFTER COMPLETION.
- ·LARGER SCALE DRAWINGS AND DETAILS SUPERCEDE THE SMALLER SCALE DRAWINGS AND DETAILS.
- THIS DRAWING SHALL BE REFERRED ONLY FOR THE PURPOSE MENTIONED IN ITS TITLE (FLOORING PATTERN, FALSE CEILING, SHUTTERING PATTERN, ELECTRICAL, PLUMBING, ETC.)

THIS DOCUMENT IS THE PROPERTY OF LIVIO BUILDING SYSTEMS AND SHALL NOT BE REFERRED, REPRODUCED, COPIED, ETC, WITHOUT EXPLICIT WRITTEN PERMISSION FROM LIVIO BUILDING SYSTEMS, LOS ALTOS, CA USA

PROJECT : 705 VISTA GRANDE AVE-LOT B, LOS ALTOS, CA

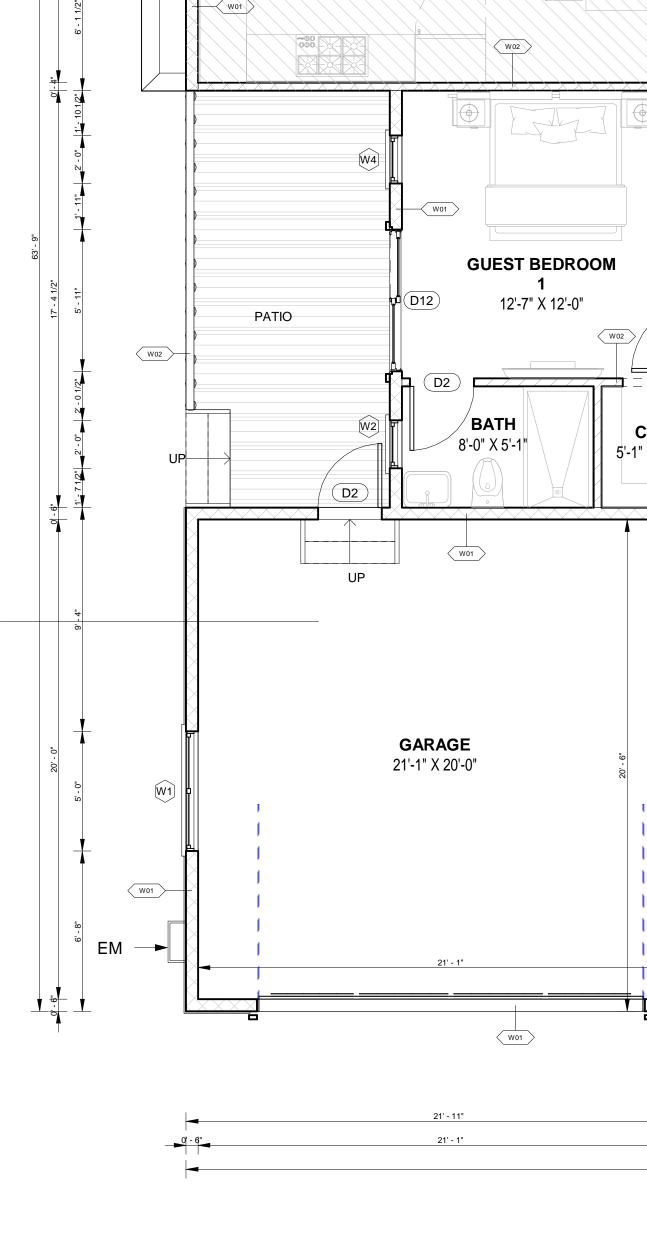
TREE PROTECTION PLAN

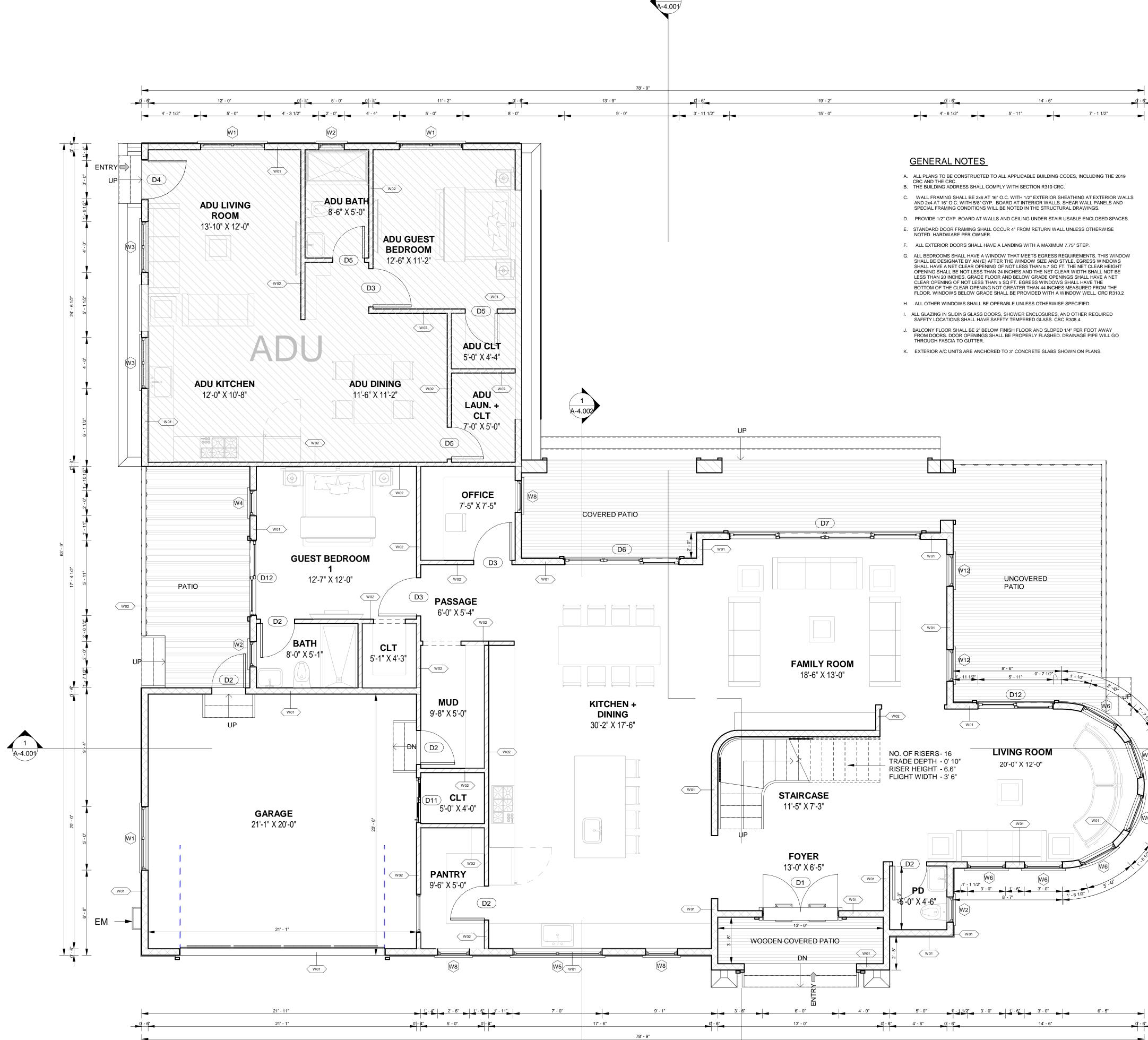
DATE: 02-16-2023 DRAWN BY: SAGAR CHECKED BY: SUBHENDU SCALE: As indicated



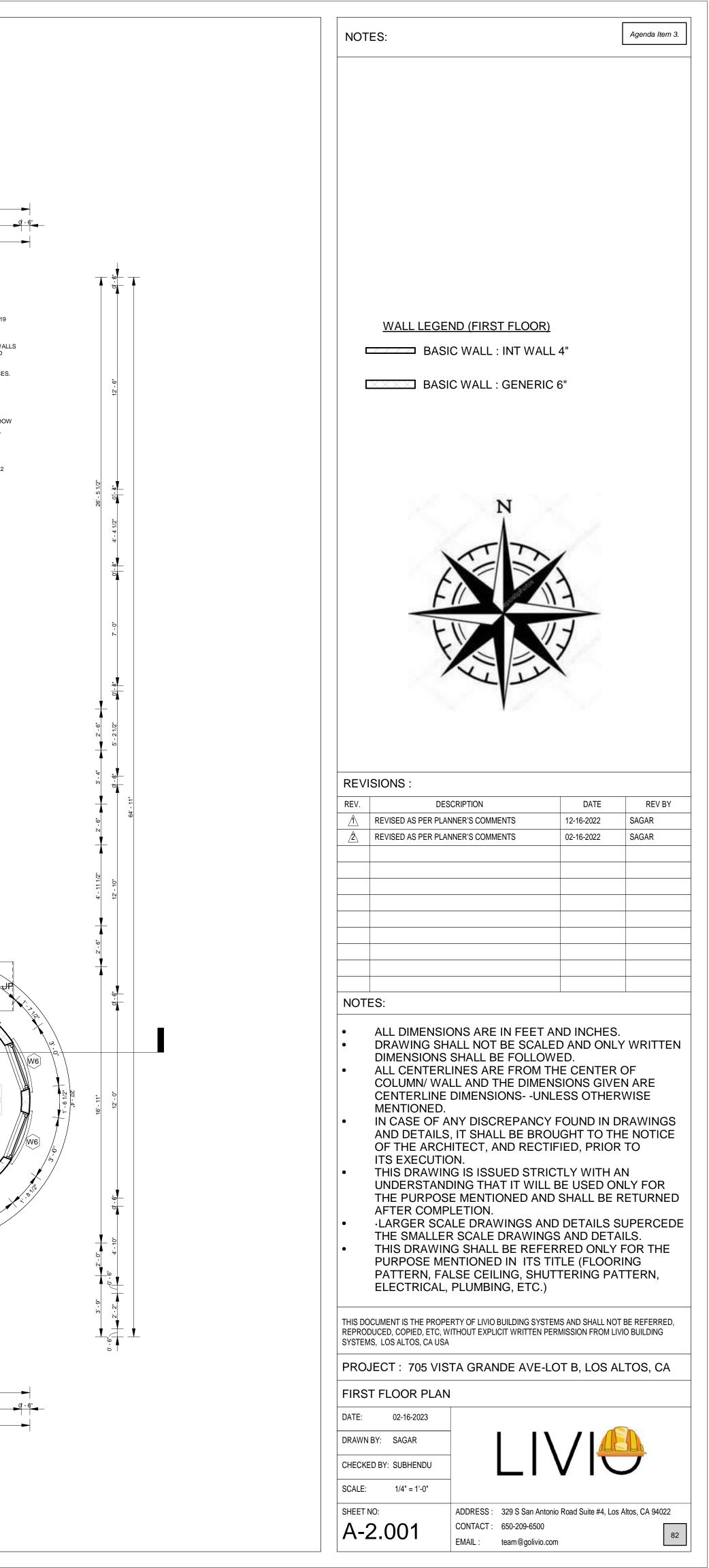
SHEET NO: A-1.006

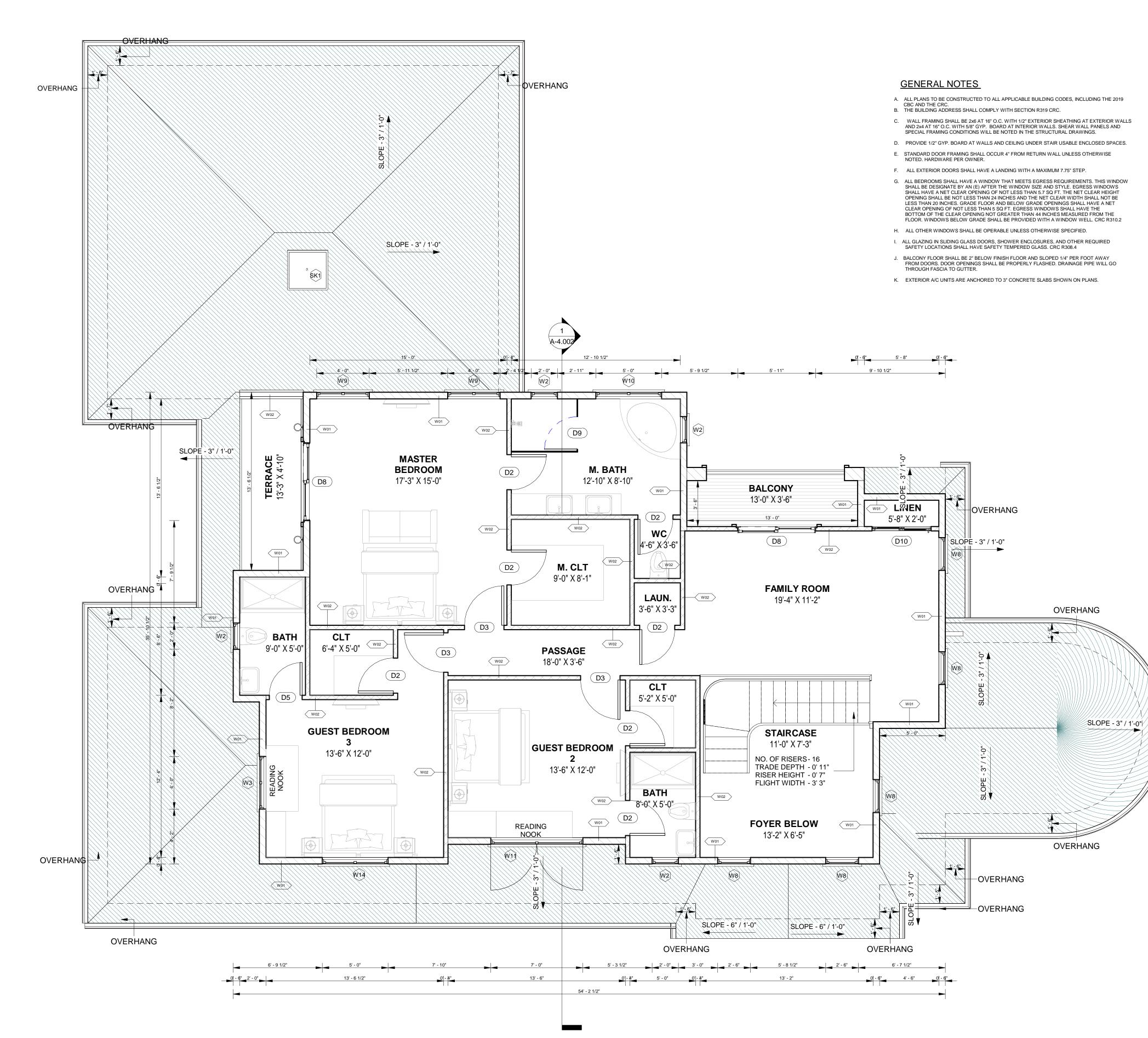
ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022 CONTACT : 650-209-6500 EMAIL : team@golivio.com

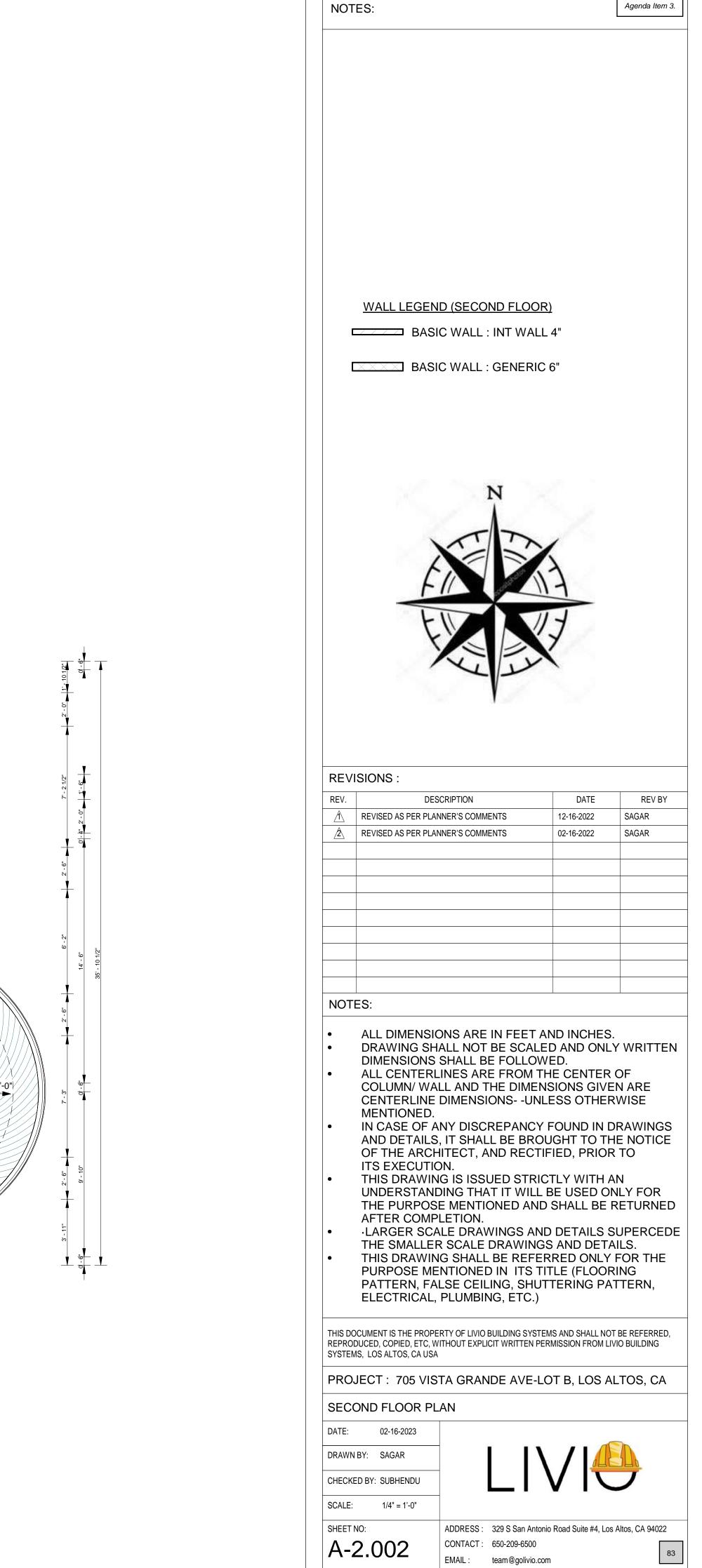


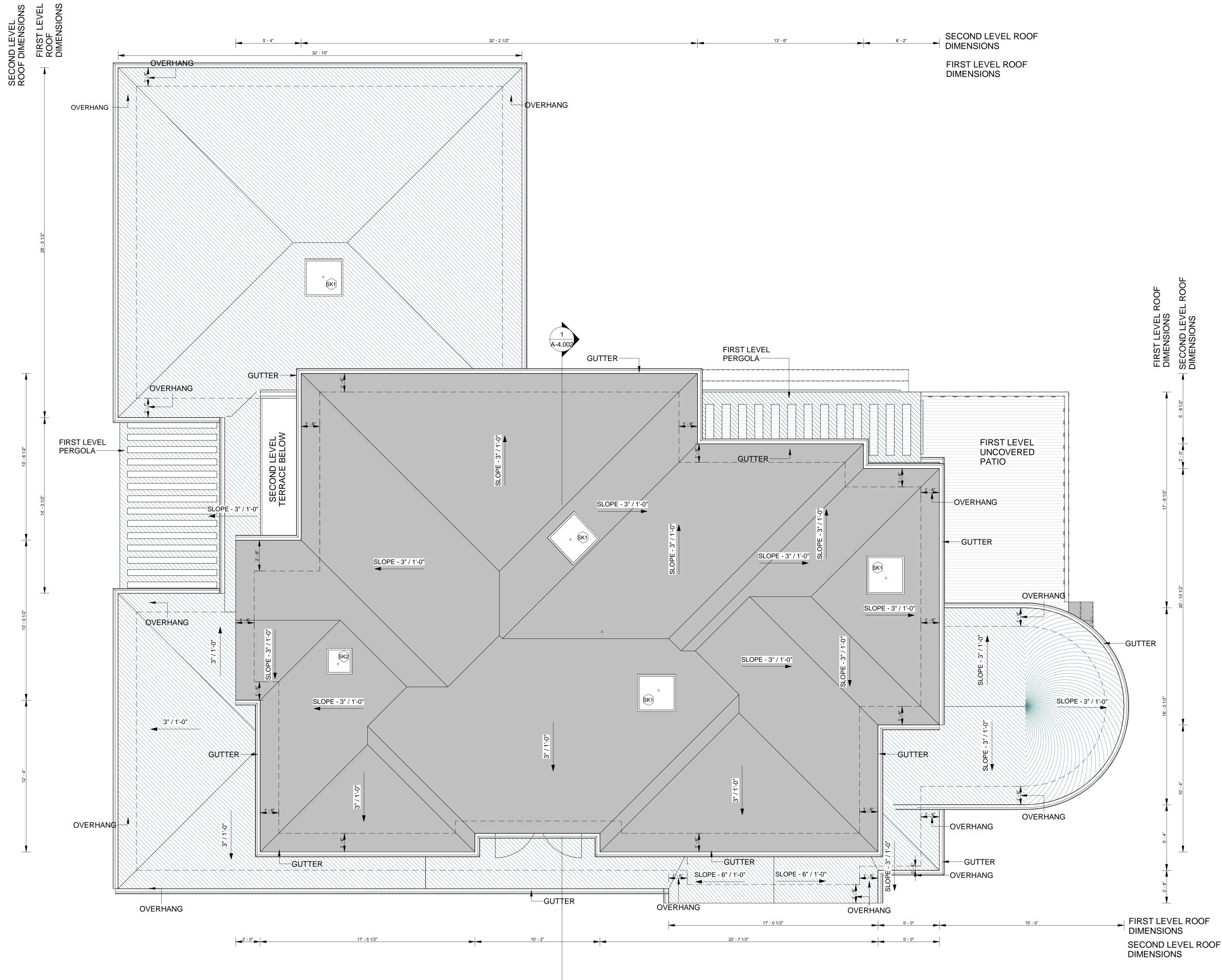


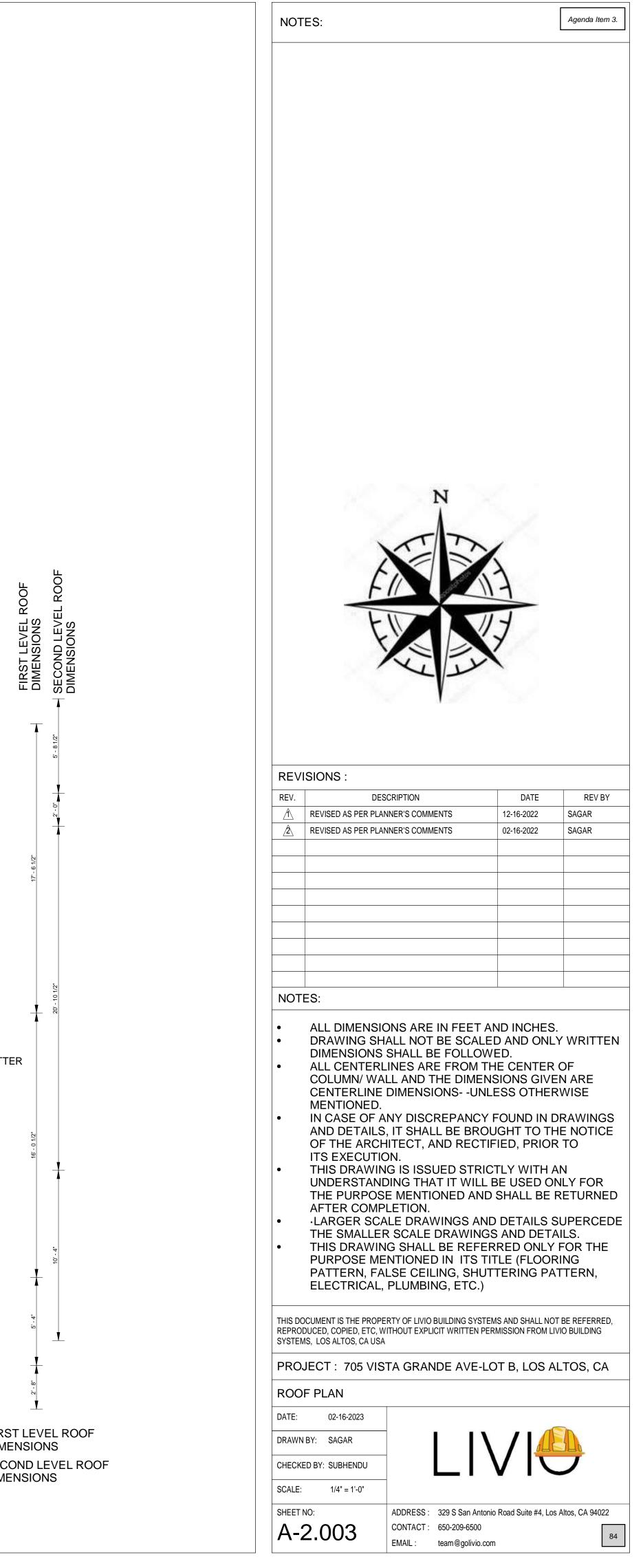
1 FIRST FLOOR PLAN 1/4" = 1'-0"



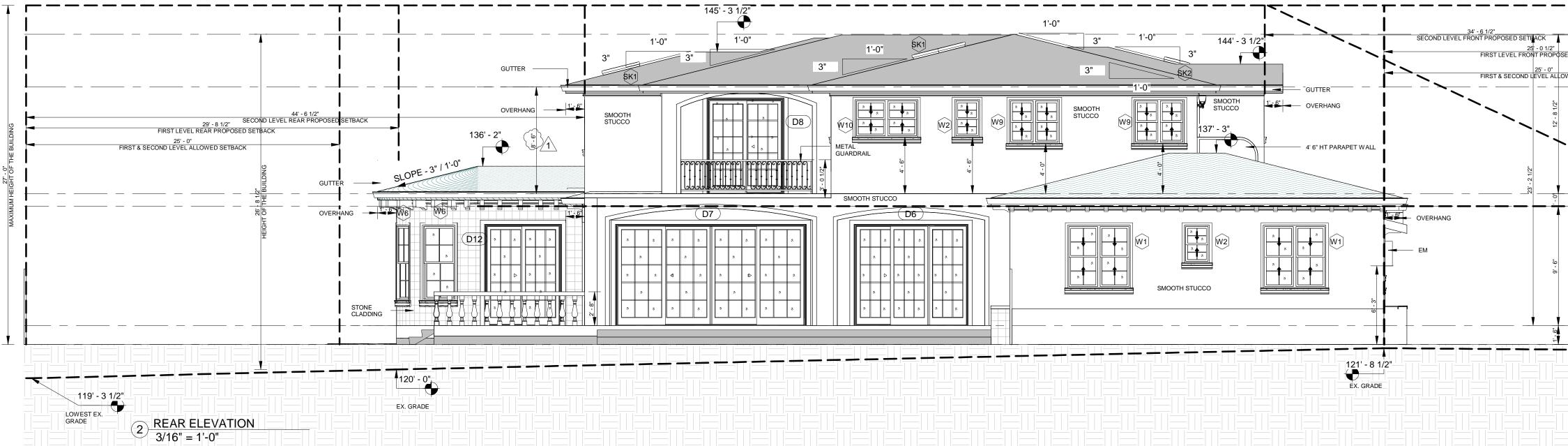


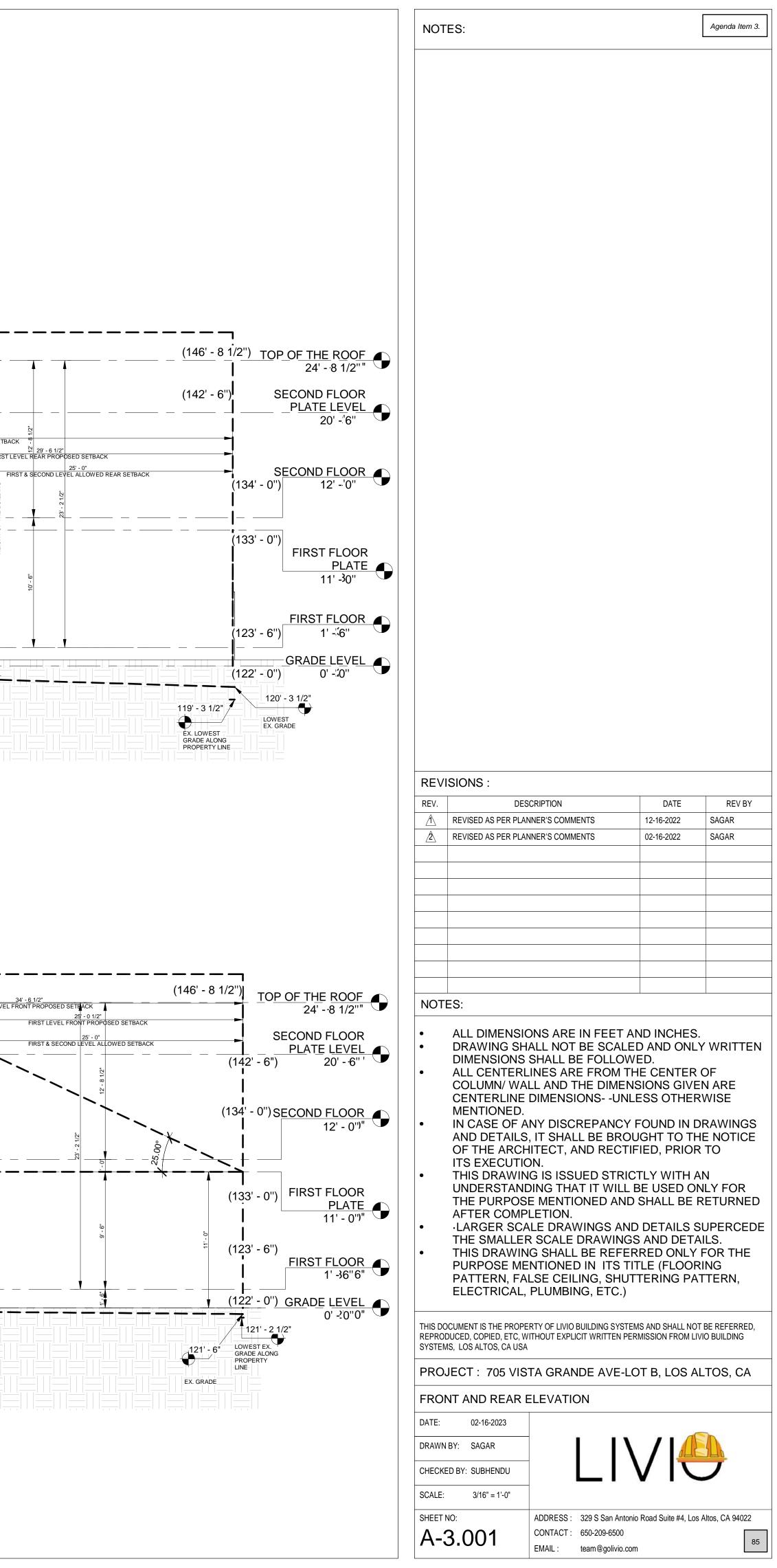


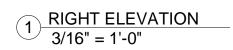


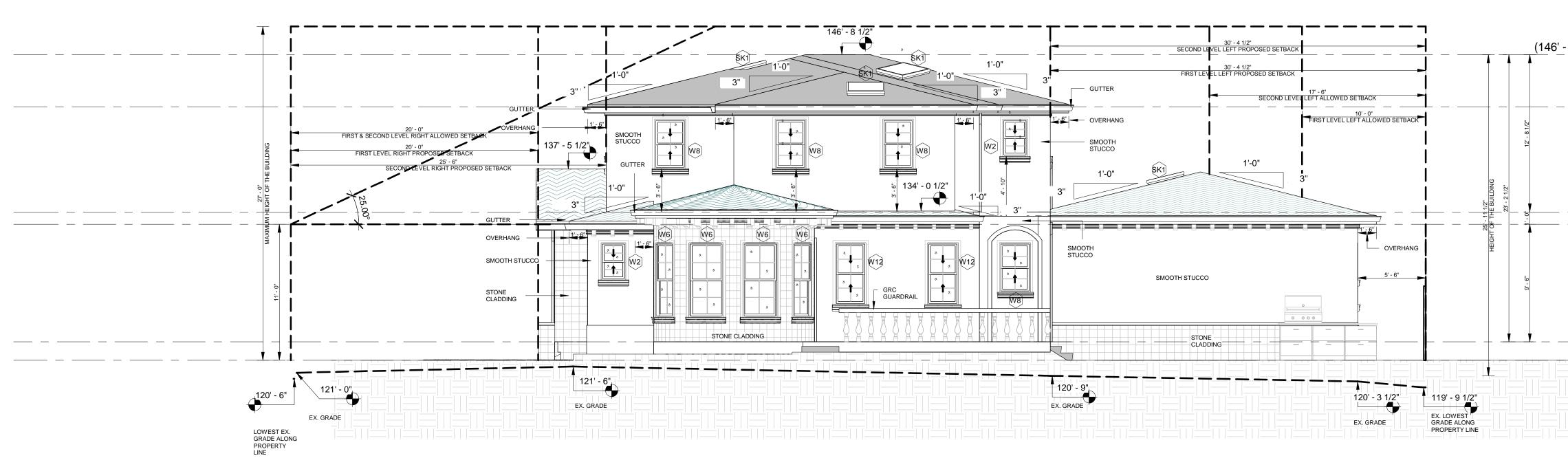


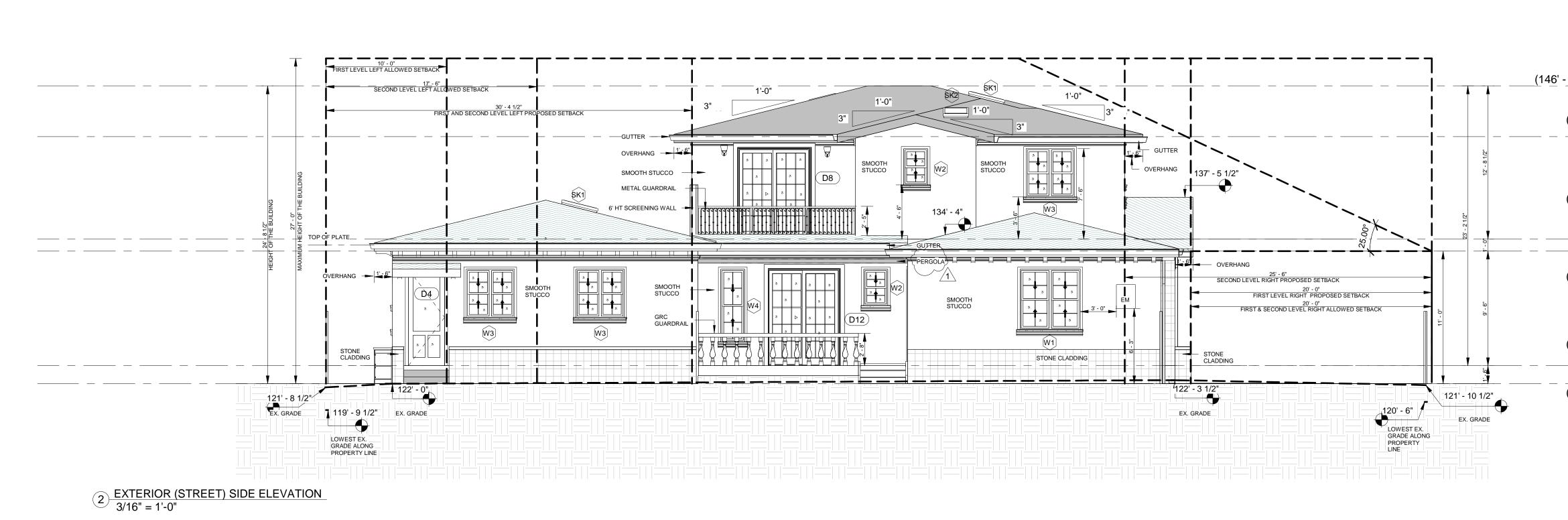




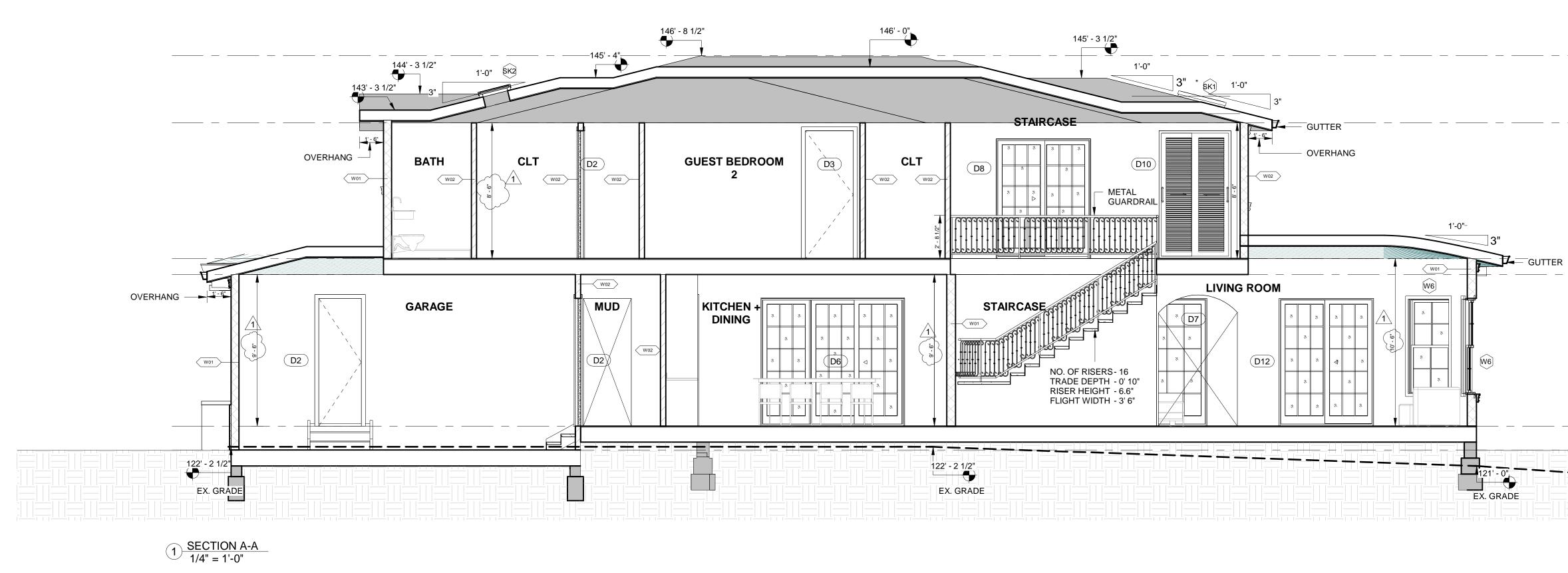


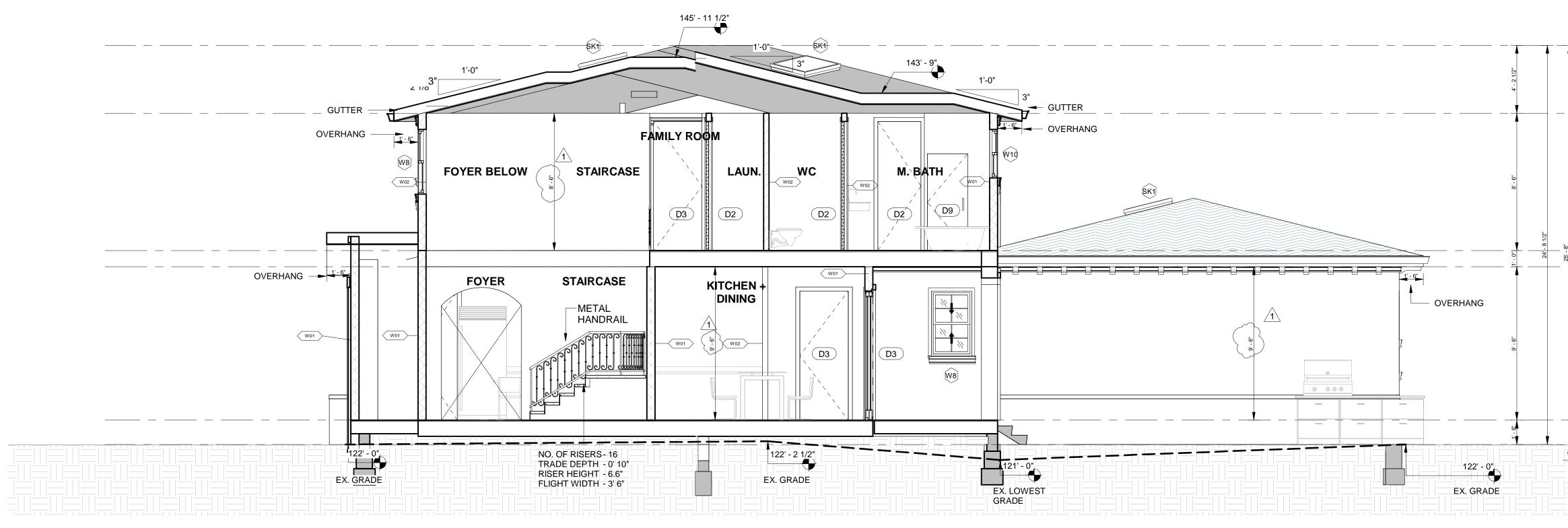




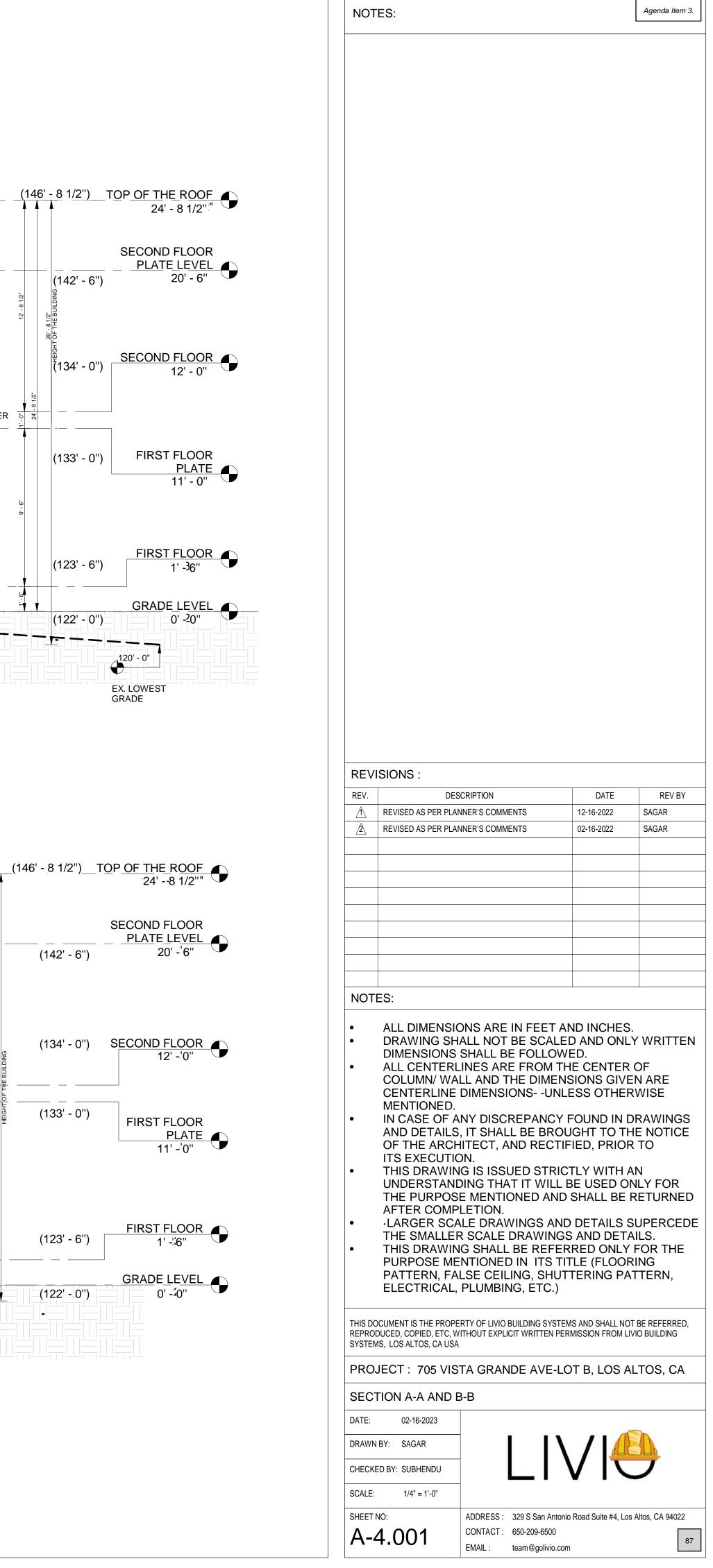


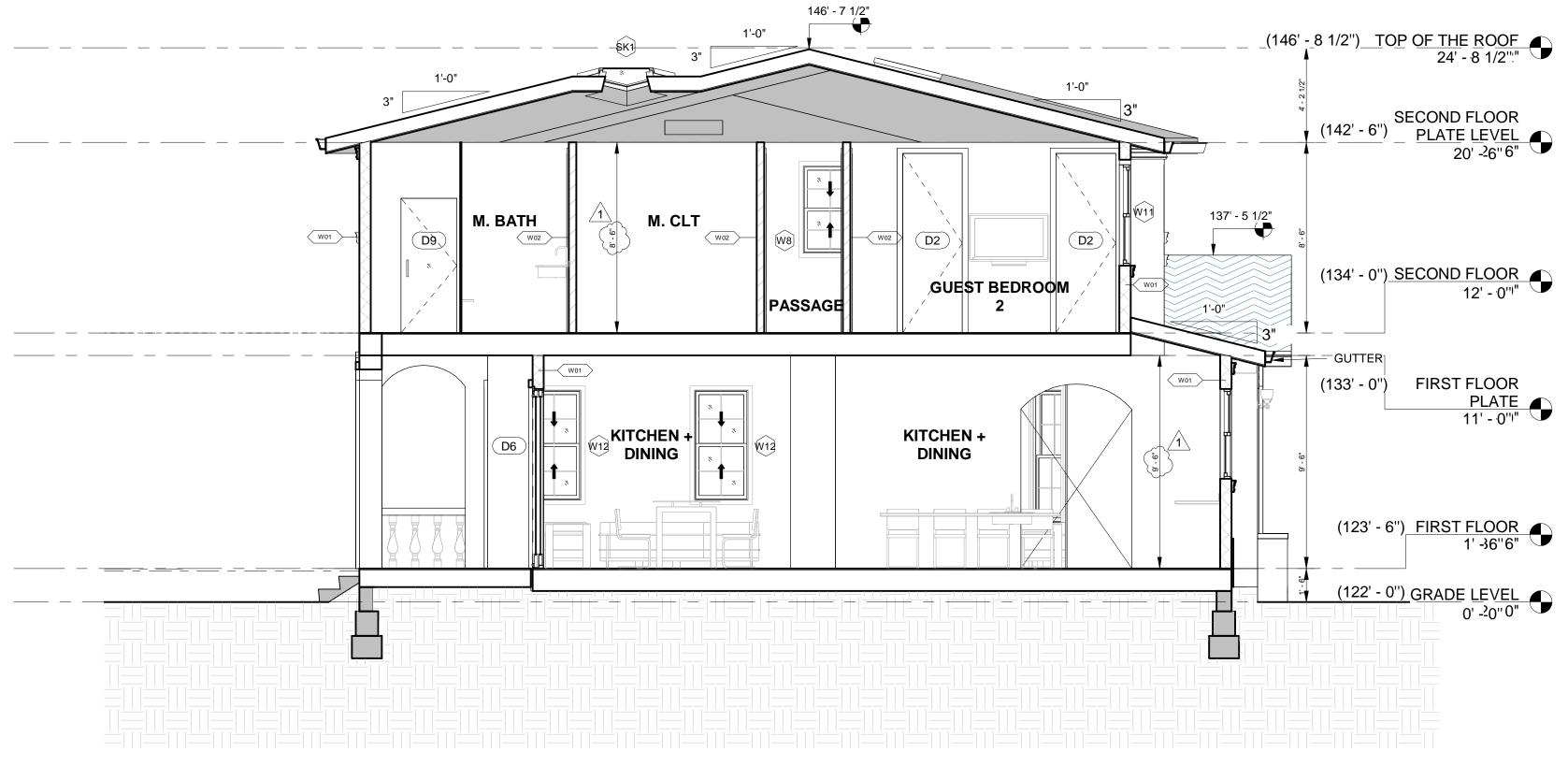
	NOTES:	Agenda Item 3.
- <u>8 1/2") TOP OF THE ROOF</u>		
24' - 8 1/2"!"		
(142' - 6') SECOND FLOOR		
<u>PLATE LEVEL</u> 20' - 6''		
(134' - 0") SECOND FLOOR		
12' - 0"		
(133' - 0") FIRST FLOOR		
(133' - 0") FIRST FLOOR PLATE 11' - 0"		
(123' - 6") FIRST FLOOR		
1' -36"		
(122' - 0") GRADE LEVEL 0' - ² 0"		
	REVISIONS :	
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	A REVISED AS PER PLANNER'S COMMENTS 12-16-2022 A REVISED AS PER PLANNER'S COMMENTS 02-16-2022	
- <u>8 1/2")</u> T <u>OP OF THE ROOF</u> 24' - 8 1/2""		
SECOND FLOOR		
(<u>142' - 6'') PLATE LEVEL</u> 20' - 6''		
201 - 16	NOTES:	
	ALL DIMENSIONS ARE IN FEET AND INCH	ES.
(134' - 0") SECOND FLOOR 12' - 0"	DRAWING SHALL NOT BE SCALED AND C DIMENSIONS SHALL BE FOLLOWED.	NLY WRITTEN
	ALL CENTERLINES ARE FROM THE CENT COLUMN/ WALL AND THE DIMENSIONS G	
	CENTERLINE DIMENSIONSUNLESS OTH MENTIONED.	
(133' - 0") FIRST FLOOR PLATE	IN CASE OF ANY DISCREPANCY FOUND I AND DETAILS, IT SHALL BE BROUGHT TO	
11' - 0''	OF THE ARCHITECT, AND RECTIFIED, PR	
	THIS DRAWING IS ISSUED STRICTLY WIT	
(123' - 6") FIRST FLOOR 1' - ³ 6"	UNDERSTANDING THAT IT WILL BE USED THE PURPOSE MENTIONED AND SHALL E	
(122' - 0'') <u>GRADE LEVEL</u>	 AFTER COMPLETION. ·LARGER SCALE DRAWINGS AND DETAIL 	
= = = =	THE SMALLER SCALE DRAWINGS AND DE THIS DRAWING SHALL BE REFERRED ON DUBROSE MENTIONED IN ITS TITLE (ELC.)	ILY FOR THE
	PURPOSE MENTIONED IN ITS TITLE (FLC PATTERN, FALSE CEILING, SHUTTERING	
	ELECTRICAL, PLUMBING, ETC.)	
	THIS DOCUMENT IS THE PROPERTY OF LIVIO BUILDING SYSTEMS AND SHALL REPRODUCED, COPIED, ETC, WITHOUT EXPLICIT WRITTEN PERMISSION FRO	
	SYSTEMS, LOS ALTOS, CA USA	
	PROJECT: 705 VISTA GRANDE AVE-LOT B, LO	S ALTOS, CA
	LEFT AND RIGHT ELEVATION	
	DATE: 02-16-2023	
	DRAWN BY: SAGAR CHECKED BY: SUBHENDU	
	CHECKED BY: SUBHENDU	\mathbf{O}
	SCALE: 3/16" = 1'-0"	
	SHEET NO: ADDRESS : 329 S San Antonio Road Suite #4 Δ_3 Δ CONTACT : 650-209-6500	
	A-3.002	86





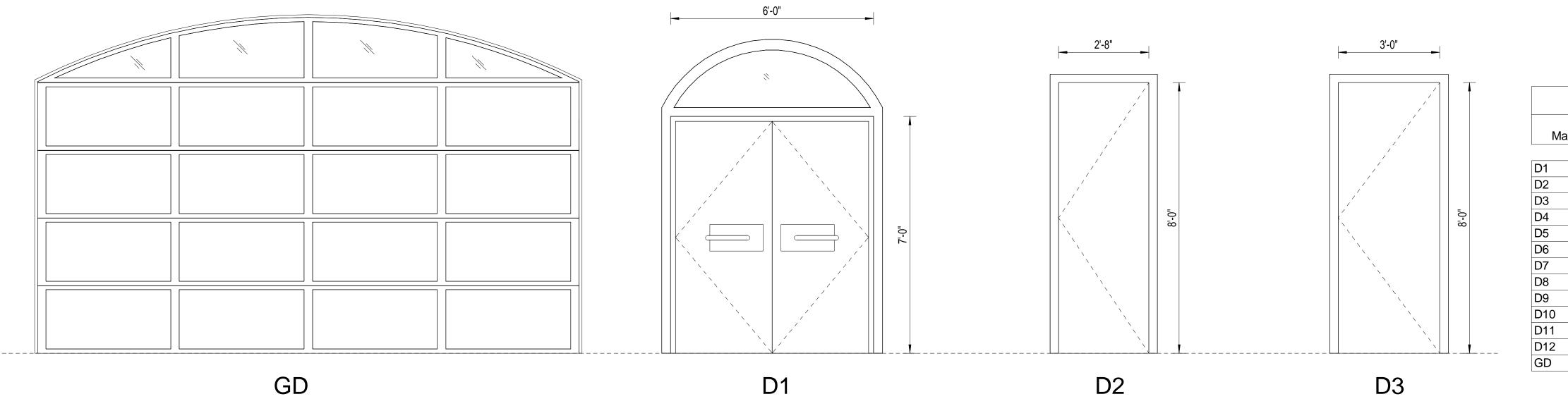
2 SECTION B-B 1/4" = 1'-0"



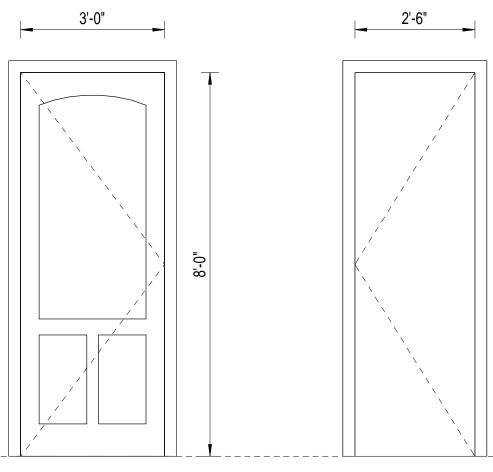


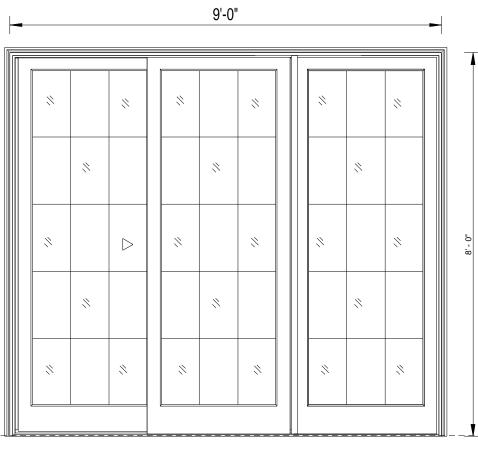
1 <u>SECTION C-C</u> 1/4" = 1'-0"

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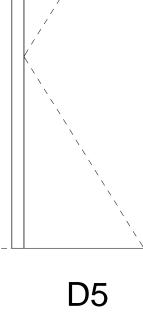


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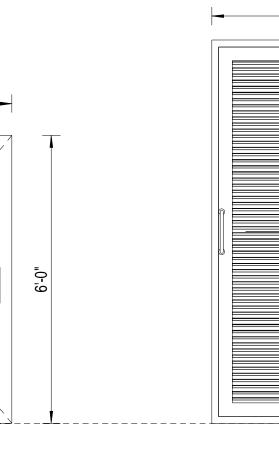


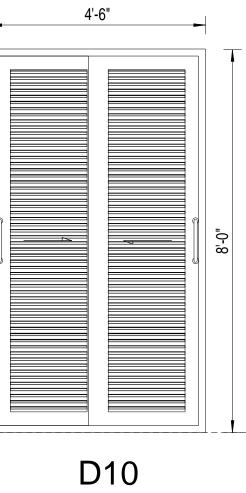


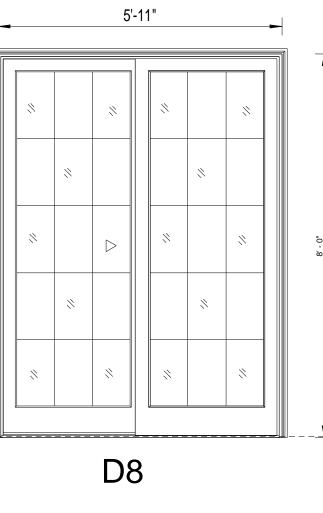


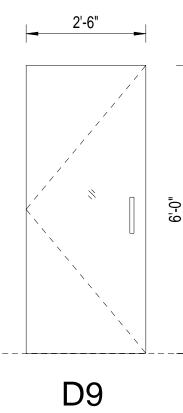


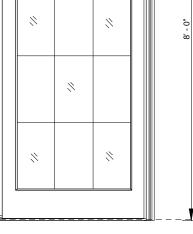


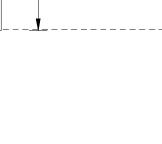


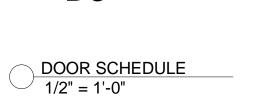




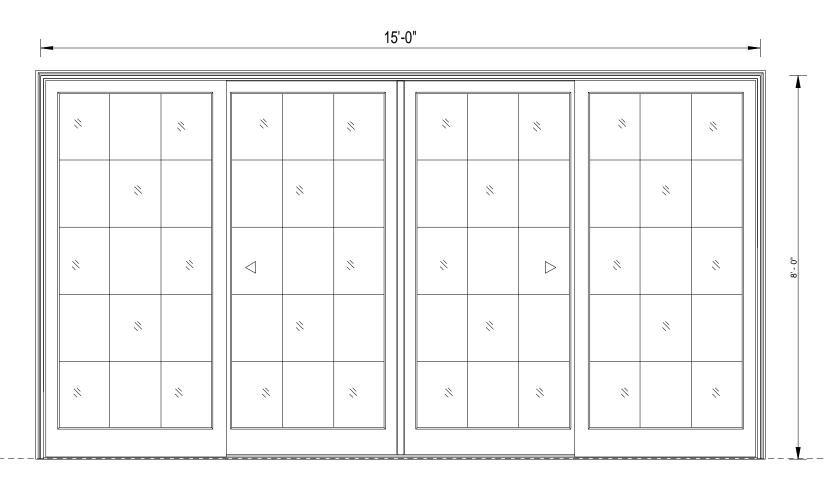




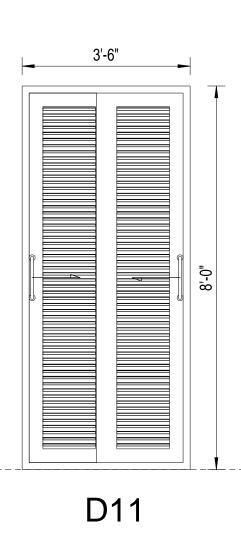


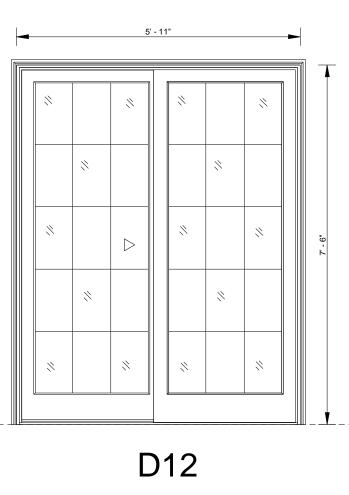


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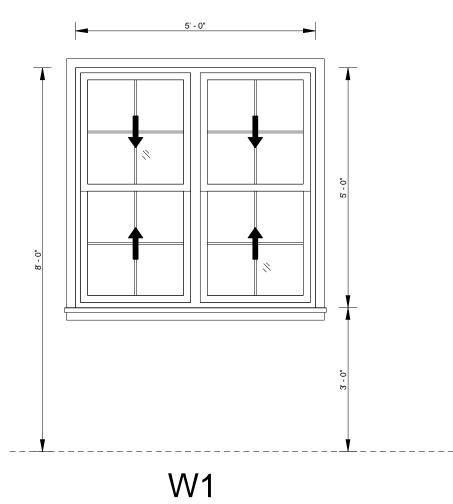


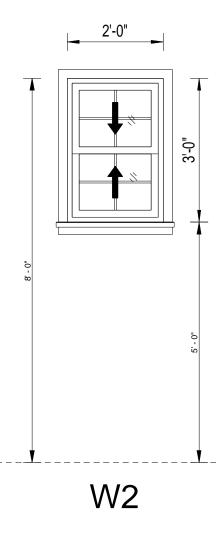
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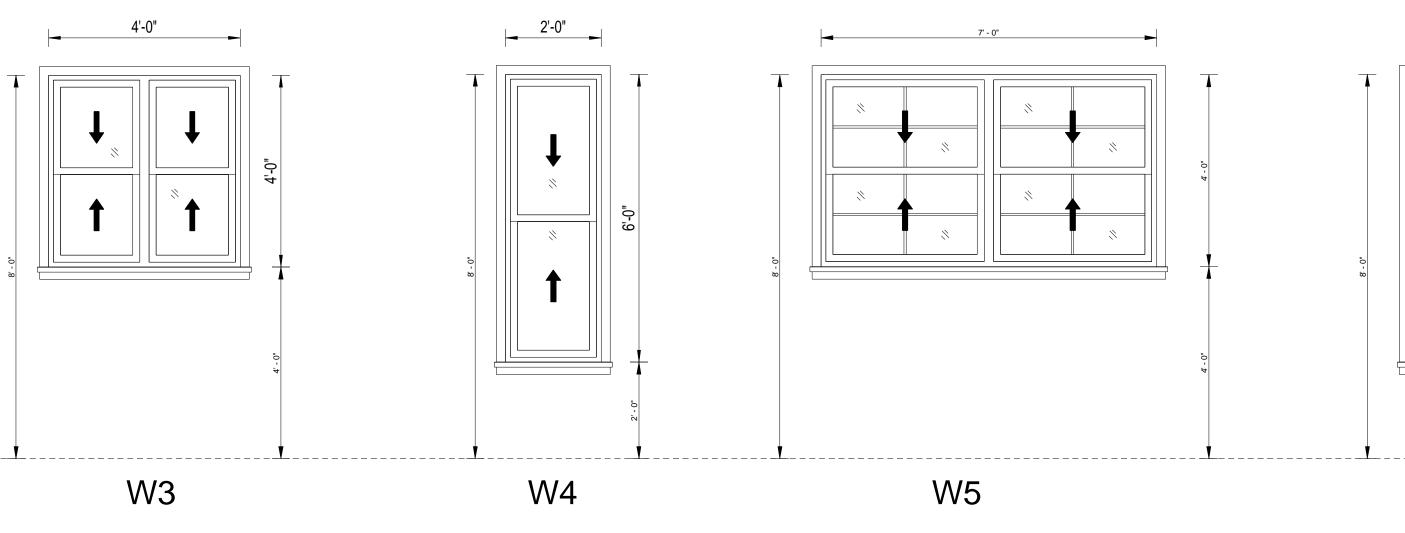
Door Schedule								
Count	Width	Height	Head Height					
1	6' - 0"	7' - 0"	7' - 0"					
12	2' - 8"	8' - 0"	8' - 0"					
6	3' - 0"	8' - 0"	8' - 0"					
1	3' - 0"	8' - 0"	8' - 0"					
4	2' - 6"	8' - 0"	8' - 0"					
1	9' - 0"	8' - 0"	8' - 0"					
1	15' - 0"	8' - 0"	8' - 0"					
2	5' - 11"	7' - 6"	7' - 6"					
1	2' - 6"	6' - 0"	6' - 0"					
1	4' - 6"	8' - 0"	8' - 0"					
1	3' - 6"	8' - 0"	8' - 0"					
2	5' - 11"	8' - 0"	8' - 0"					
1	16' - 0"	8' - 0"	8' - 0"					

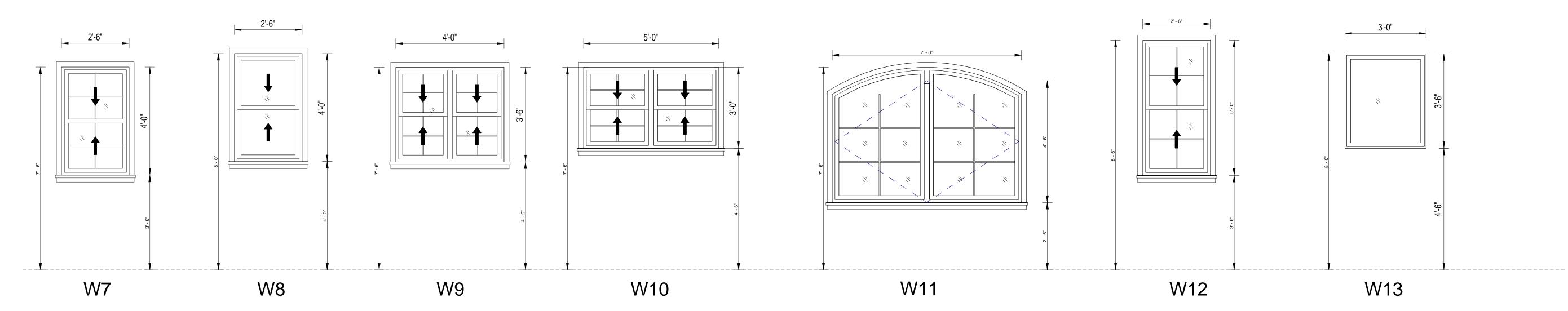
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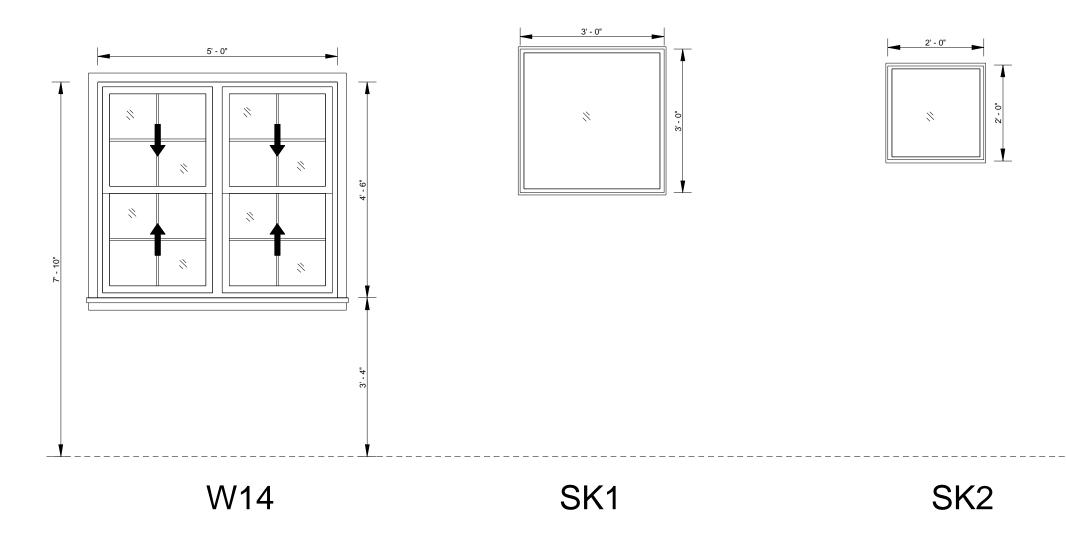
ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022 CONTACT : 650-209-6500 EMAIL : team@golivio.com





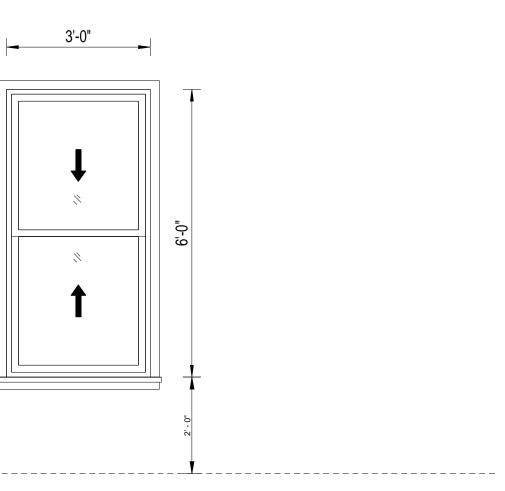






WINDOW SCHEDULE 1/2" = 1'-0"

WINDOW SCHEDULE						
Mark	Count	Width	Height	Head Height		
SK1	4	3' - 0"	3' - 0"			
SK2	1	2' - 0"	2' - 0"			
W1	3	5' - 0"	5' - 0"	8' - 0"		
W2	7	2' - 0"	3' - 0"			
W3	3	4' - 0"	4' - 0"			
W4	1	2' - 0"	6' - 0"	8' - 0"		
W5	1	7' - 0"	4' - 0"	8' - 0"		
W6	6	3' - 0"	6' - 0"	8' - 0"		
W7	1	2' - 6"	4' - 0"	7' - 6"		
W8	7	2' - 6"	4' - 0"			
W9	2	4' - 0"	3' - 6"	7' - 6"		
W10	1	5' - 0"	3' - 0"	7' - 6"		
W11	1	7' - 0"	4' - 6"	7' - 6"		
W12	2	2' - 6"	5' - 0"	8' - 0"		
W13	1	3' - 0"	3' - 6"	8' - 0"		
W14	1	5' - 0"	4' - 6"	7' - 6"		





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

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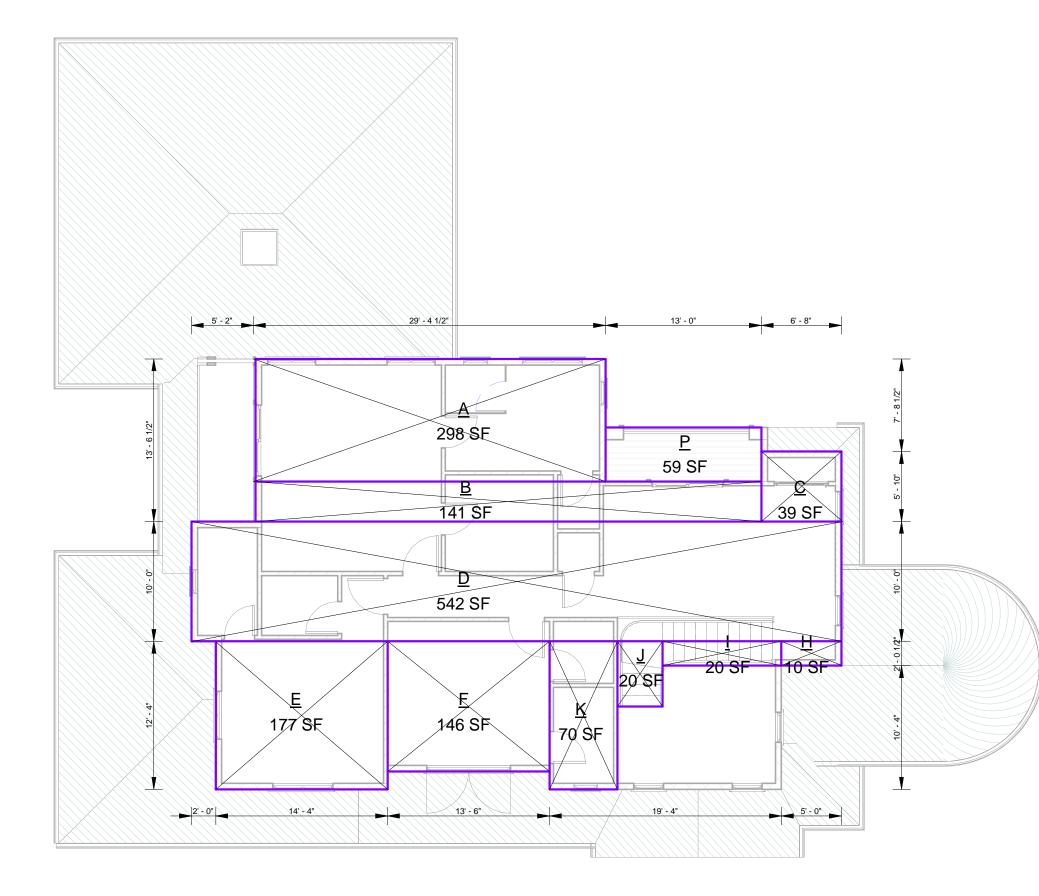
ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022

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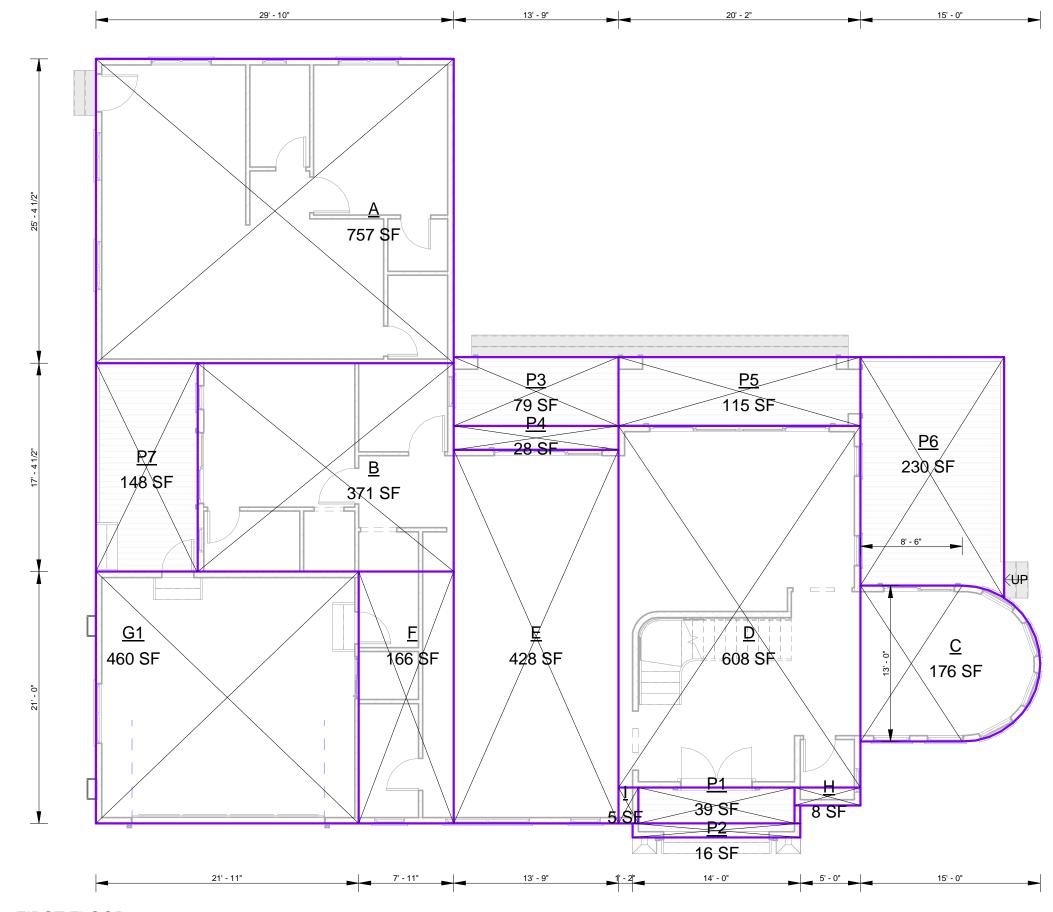
CONTACT : 650-209-6500

EMAIL : team@golivio.com

SHEET NO:



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



FIRST LEVEL

FI	FIRST FLOOR AREA CALCULATION						
Name	AREA LENGTH	AREA WIDTH	Area				

В	21' - 4"	17' - 4 1/2"	371 SF
С	-	-	176 SF
D	30' - 2"	20' - 2"	608 SF
E	31' - 2"	13' - 9"	428 SF
F	21' - 0"	7' - 11"	166 SF
G1	21' - 11"	21' - 0"	460 SF
Н	5' - 6"	1' - 6"	8 SF
1	3' - 0"	1' - 8"	5 SF
Grand total:	8		2222 SF

CALCULATIONS FOR C

AREA = SQUARE	+ HALF CIRCLE
AREA = 110 + 66	
AREA = 176 SF	

ADU FLOOR AREA CALCULATION						
Name	AREA LENGTH	AREA WIDTH	Area			
A	29' - 10"	25' - 4 1/2"	757 SF			
Grand total:	1		757 SF			
PATI	O AND PORCH A	REA CALCULA	TION			
Name	AREA LENGTH	AREA WIDTH	Area			
P1	13' - 0"	3' - 0"	39 SF			
P2	14' - 0"	1' - 2"	16 SF			
P3	13' - 9"	5' - 8 1/2"	79 SF			
P4	13' - 9"	2' - 0"	28 SF			
P5	20' - 2"	5' - 8 1/2"	115 SF			
P6	20' - 5"	11' - 3"	230 SF			
P7	17' - 4 1/2"	8' - 6"	148 SF			
Grand total: 7 655 SF						

SECOND LEVEL

SECOND FLOOR AREA CALCULATION					
Name	AREA LENGTH	AREA WIDTH	Area		
A	29' - 2 1/2"	10' - 2 1/2"	298 SF		
В	42' - 2 1/2"	3' - 4"	141 SF		
С	6' - 8"	5' - 10"	39 SF		
D	54' - 2 1/2"	10' - 0"	542 SF		
E	14' - 4"	12' - 4"	177 SF		
F	13' - 6"	10' - 10"	146 SF		
Н	5' - 0"	2' - 0 1/2"	10 SF		
I	9' - 11"	2' - 0 1/2"	20 SF		
J	5' - 5"	3' - 9"	20 SF		
К	12' - 4"	5' - 8"	70 SF		
Р	13' - 0"	4' - 6"	59 SF		
Grand total: 11 1522 SF					

CALCULATION

TOTAL FLOOR AREA = FIRST LEVEL + COVERED
TOTAL FLOOR AREA = 2,222 + 1,522
TOTAL FLOOR AREA = 3,827 SF
ADU FLOOR AREA = 757 SF

ALLOWABLE FLOOR AREA = 3,960.

ALLOWABLE ADU = 1200 SF

TOTAL LOT COVERAGE AREA = FIRS (P1

TOTAL LOT COVERAGE AREA = 2,22

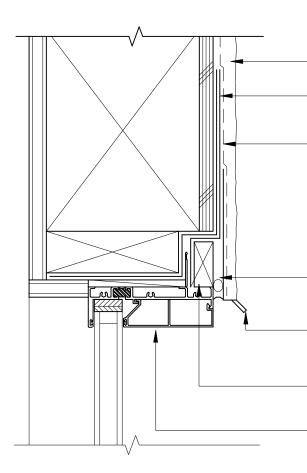
TOTAL LOT COVERAGE AREA = 3,63

ALLOWABLE LOT COVERAGE AREA

NET LOT AREA = 1,2166 SF (WITHO GROSS LOT AREA = 1,2166 SF (WIT ALLOWED ADU = 1,200 SF ALLOWED FLOOR AREA (EX. ADU) ALLOWED TOTAL FLOOR AREA (INC. ALLOWED LOT COVERAGE = 3,649.

	NOTES:					Agenda Item 3.
NS						
L AREA + SECOND LEVEL AREA + O PORCH (P1 + P2 + P4) 2 + 83						
<u>9 SF</u>						
ST LEVEL AREA + PATIO AREA + P2 + P3 + P4 + P5 +P6 + P7) + ADU						
22 + 655 + 757						
34 SF	REVISIONS :					
<u>= 3,649.8 SF</u>	REV. 1 1 1 1 1 1 1 1		S COMM		DATE 12-16-2022 02-16-2022	REV BY SAGAR SAGAR
OUT EASEMENT) TH EASEMENT)						
	NOTES:					
= 3,960.9 SF	ALL DIME				ND INCHES.	
C. ADU) = 3,960.9 + 1,200 = 5,160.9 SF	DIMENSI ALL CEN	IONS SHA	ALL BI	E FOLLOWE E FROM TH	D AND ONLY ED. E CENTER (SIONS GIVEI	DF
.8 SF	CENTERI MENTION	LINE DIM NED.	IENSI	onsunle		WISE
	OF THE A	ARCHITE	CT, A	ND RECTIF	GHT TO TH IED, PRIOR	ТО
	UNDERS	TANDING	G THA	T IT WILL B	TLY WITH AI SE USED ON SHALL BE R	LY FOR
	 ·LARGER THE SMA THIS DRA PURPOS 	R SCALE ALLER SO AWING S SE MENTI N, FALSE	DRAV CALE SHALL ONED CEIL	DRAWINGS BE REFER IN ITS TIT ING, SHUT	DETAILS S AND DETA RED ONLY I LE (FLOOR FERING PAT	ILS. FOR THE NG
	THIS DOCUMENT IS THE REPRODUCED, COPIED, SYSTEMS, LOS ALTOS,	E PROPERTY (), ETC, WITHO	of Livio e	BUILDING SYSTEM		
	PROJECT : 70	5 VISTA	GRAN	DE AVE-LO	T B, LOS AL	TOS, CA
	AREA CALCULA DATE: 02-16-202					
	DRAWN BY: SAGAR CHECKED BY: SUBHENI	IDU		$ \rangle$	/ €	
	SCALE: 1/8" = 1'-0	-0"			Road Suite #4, Los /	
	A-6.001		NTACT :	329 S San Antonio 650-209-6500 team@golivio.com		Altos, CA 94022

TYPICAL WINDOW JAMB 3" = 1'-0"



- EXTERIOR FACE OF WINDOW FRAME TO ALIGN W/ EXTERIOR FACE OF SLIDING DOOR FRAME

SCREED SHAPED RESSURE TREATED WD BLOCKING

AT HEAD USE DRIP SCREED, AT JAMB USE NON PERFORATED

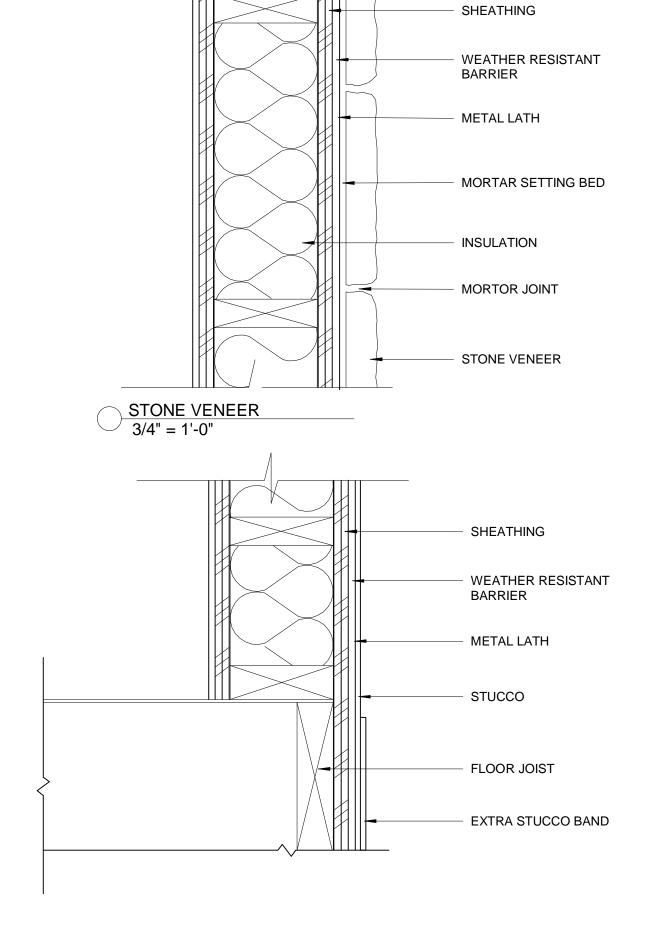
- SEALANT AND BACKER ROD TYP, 1/2" MIN AT SLATE WALL WO.

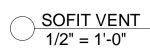
BUILDING PAPER (SHOWN DASHED)
 LAP OVER DRIP SCREED

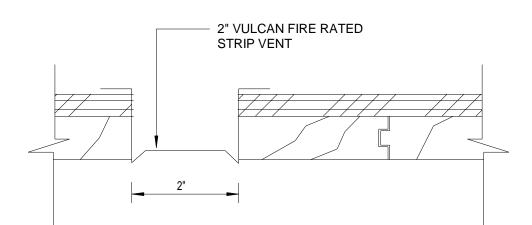
SELF-ADHERING SHEET UNDERLAYMENT

SEE PLAN FOR WALL TYPE

STUCCO BAND DETAILS 3/4" = 1'-0"







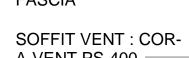
EAVE SOFFIT 6" = 1'-0"

GUTTER PAINT TP MATCH FASCIA ——

WINDOW FLASHING DETAILS

1/16" = 1'-0"

 $\sim \wedge$



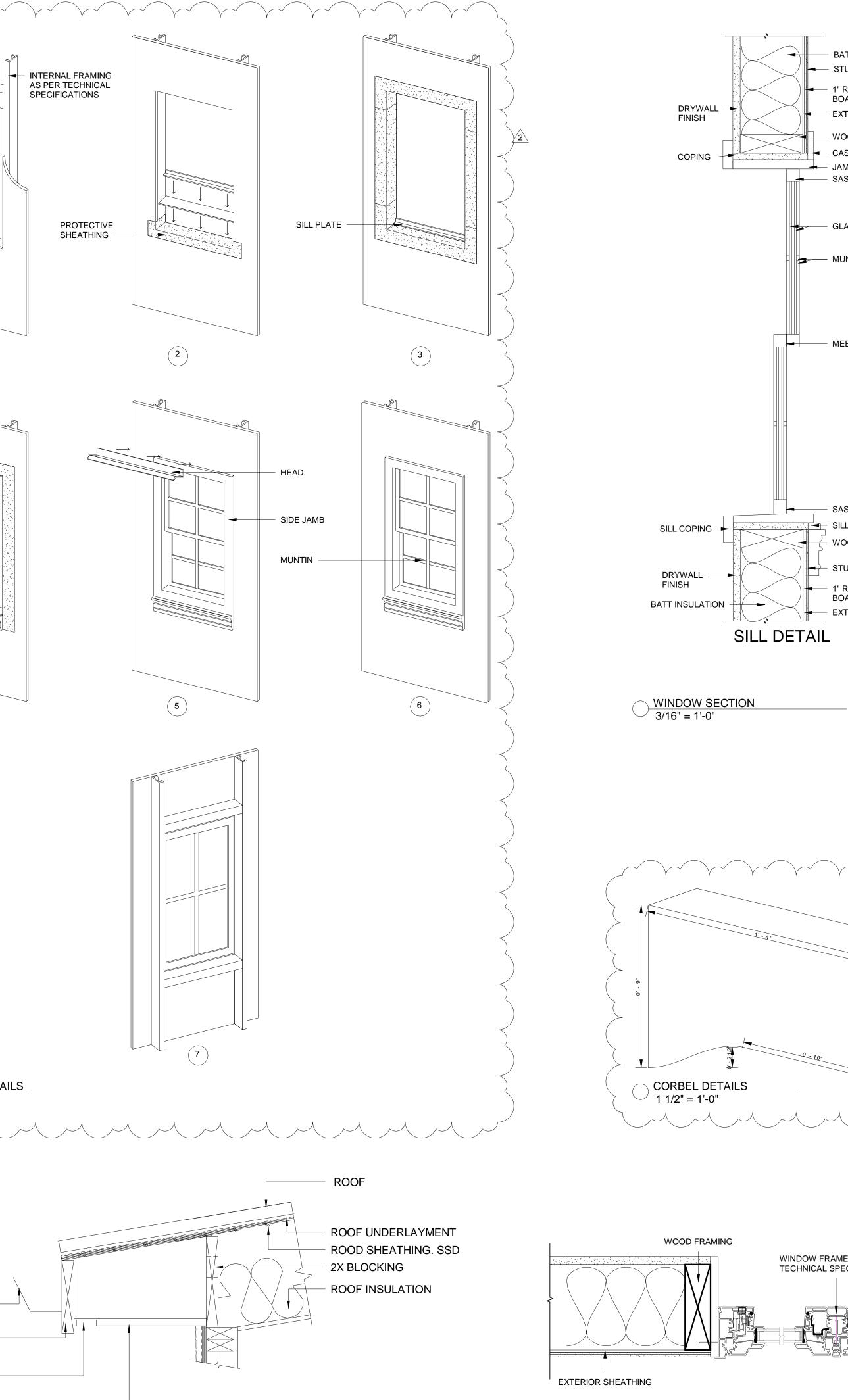
FASCIA

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4

A-VENT PS-400 -

1X4 T&G SOFFIT



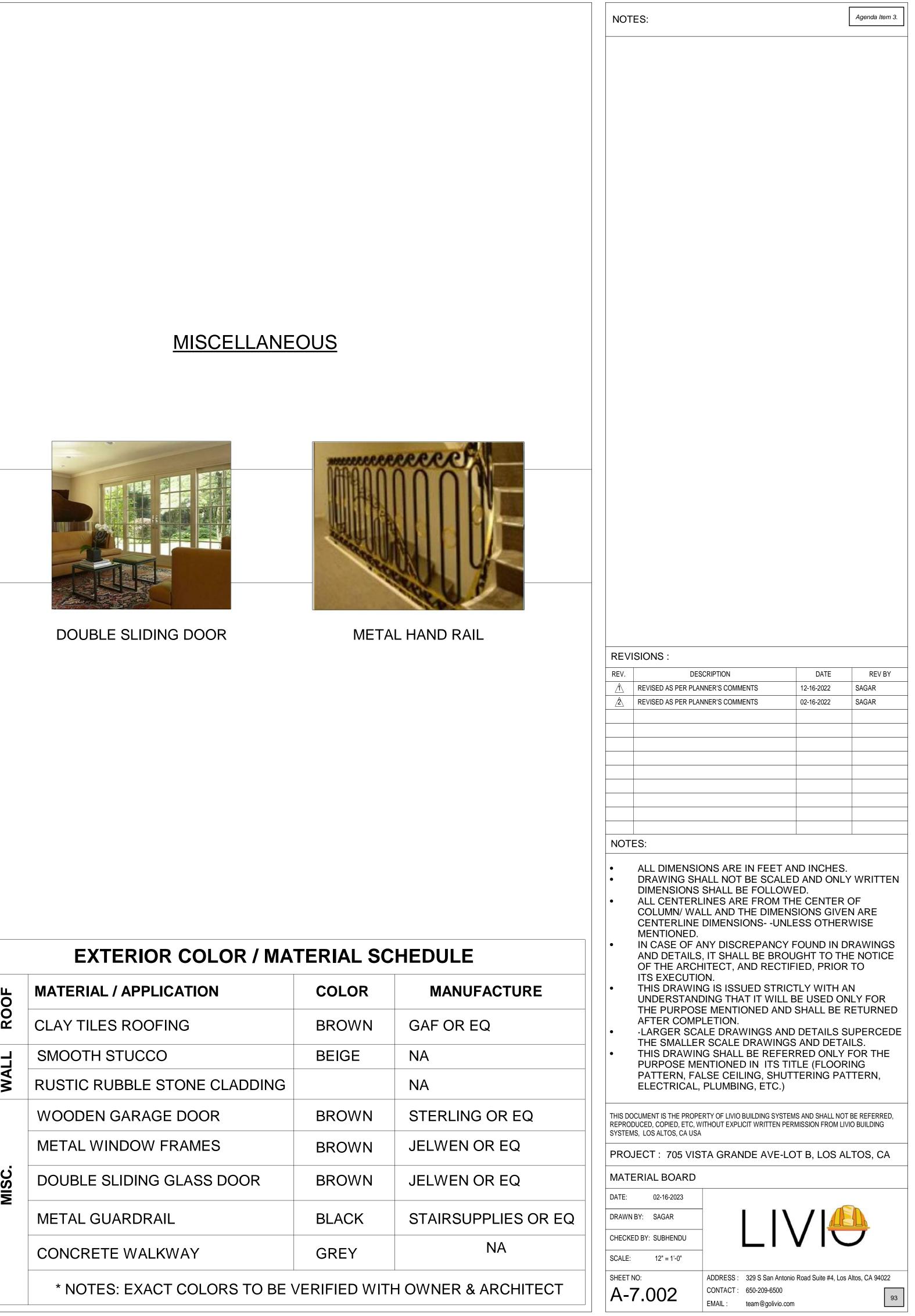
→ JAMB DETAIL 3" = 1'-0"

JAMB D

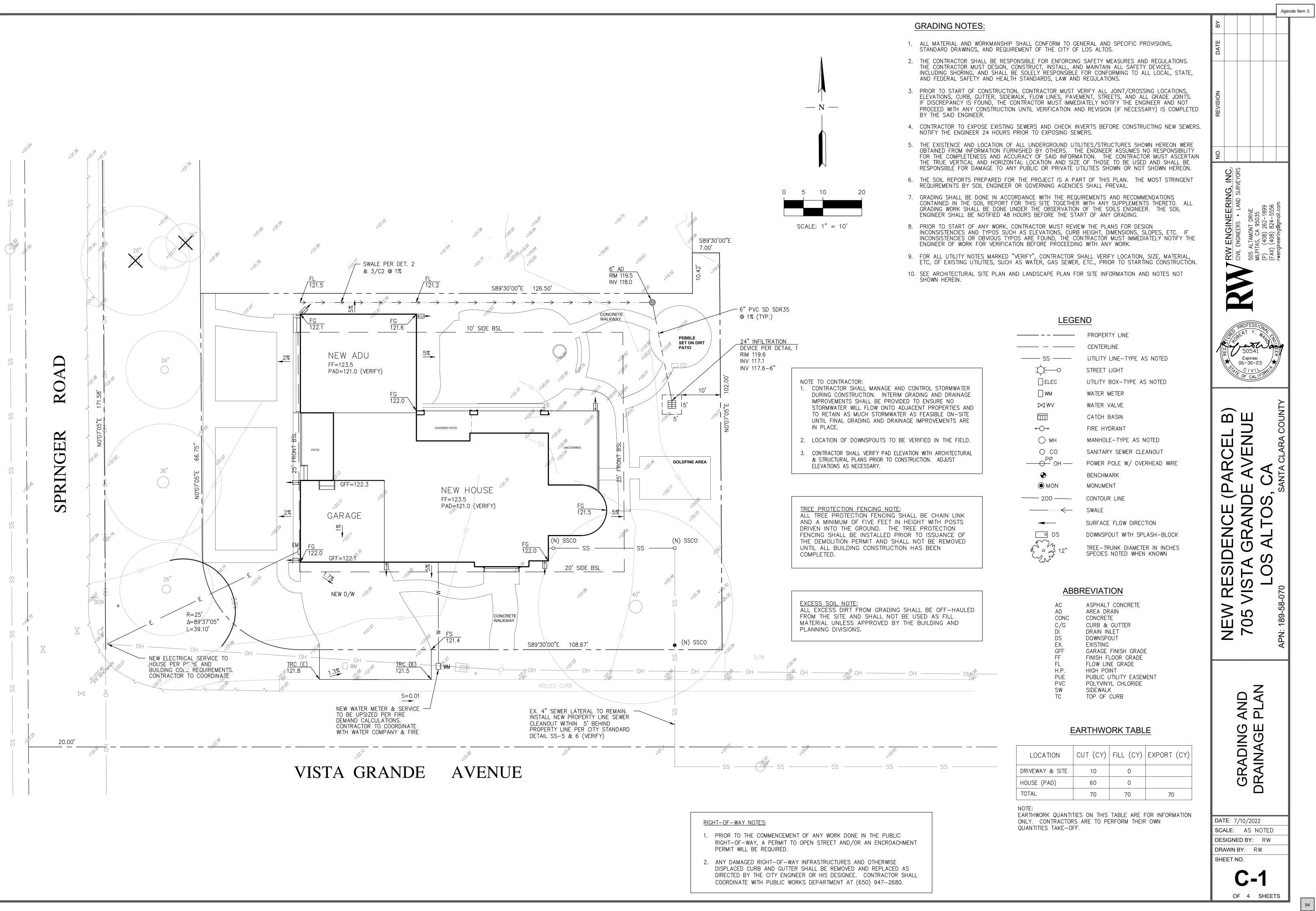
	N	OTES	S:				Agenda Item 3.
BATT INSULATION							
TUCCO FINISH							
SOARD							
VOOD FRAMING CASING							
AMB GASH TOP RAIL							
GLASS							
IUNTIN							
SASH BOTTOM RAIL							
VOOD FRAMING							
TUCCO FINISH							
SOARD EXTERIOR SHEATHING							
			ONS :				
		Î <u></u> R	EVISED AS PER PLAN			DATE 12-16-2022	REV BY SAGAR
	<u>/2</u>	2 <u> </u>	EVISED AS PER PLAN	INER'S COMM	IENTS	02-16-2022	SAGAR
	NC	OTES					
	•	C	LL DIMENSIO RAWING SH DIMENSIONS	ALL NOT	BE SCALE	D AND ONL	
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		F F	PURPOSE ME PATTERN, FA	NTIONE	D IN ITS TIT LING, SHUT	LE (FLOOF	RING
WOOD FRAMING DRY WALL BATT INSULATION	_					0.007-000	T DE 07
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	PF	ROJE	CT:705 VIS	TA GRAN	NDE AVE-LO	T B, LOS A	LTOS, CA
	DAT DRA		02-16-2023 : SAGAR		1 1	/1/	
1" RIGID INSULATION STUCCO FINISH	CHE	ECKED E	BY: SUBHENDU		\Box	/	J
DETAIL		ALE: EET NO:	As indicated		329 S San Antonio	Road Suito #4 1 c	s Altas CA 04022
			.001		329 S San Antonio 650-209-6500 team@golivio.com		s Altos, CA 94022
				LIVI/71L .			

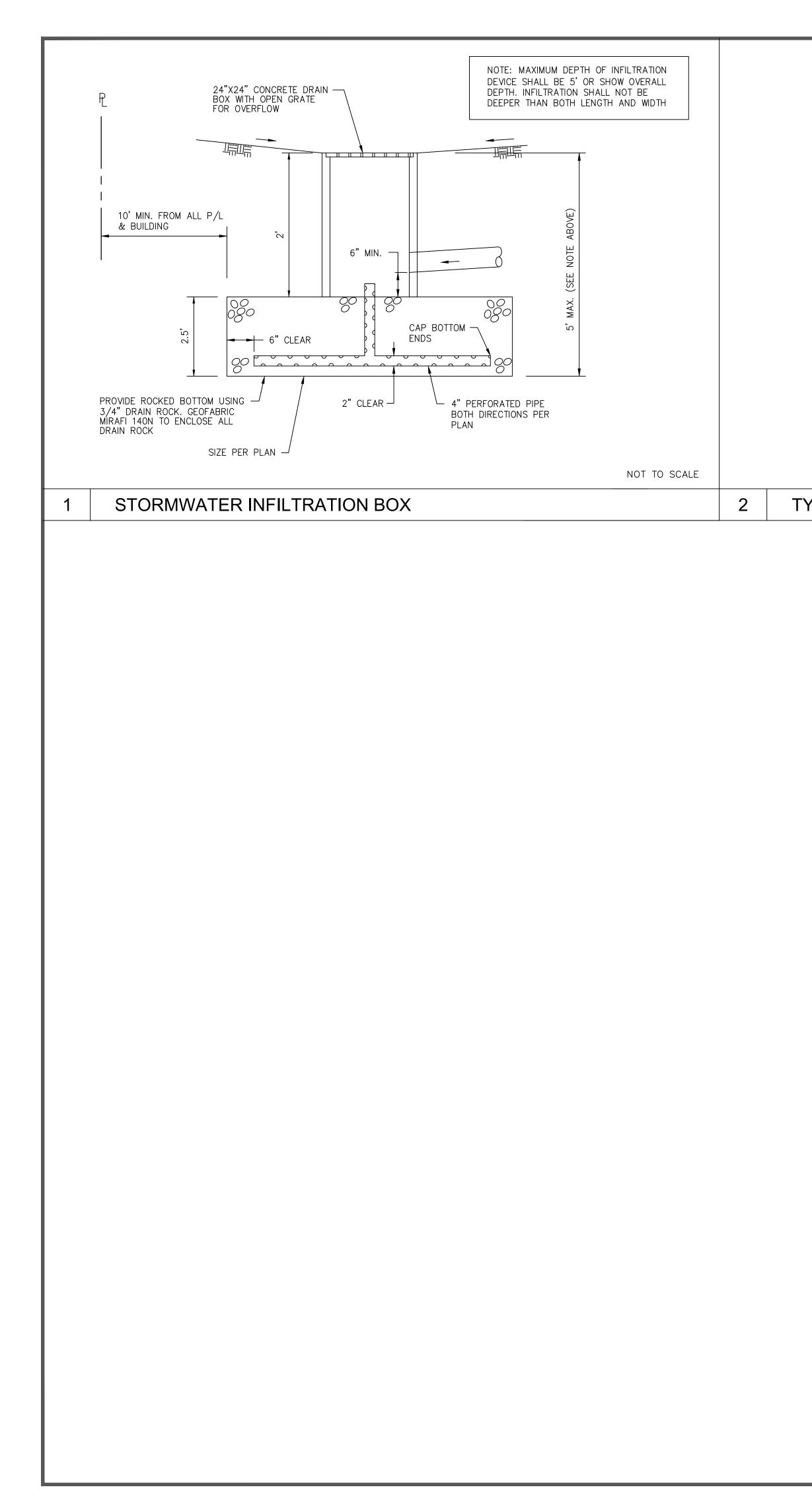


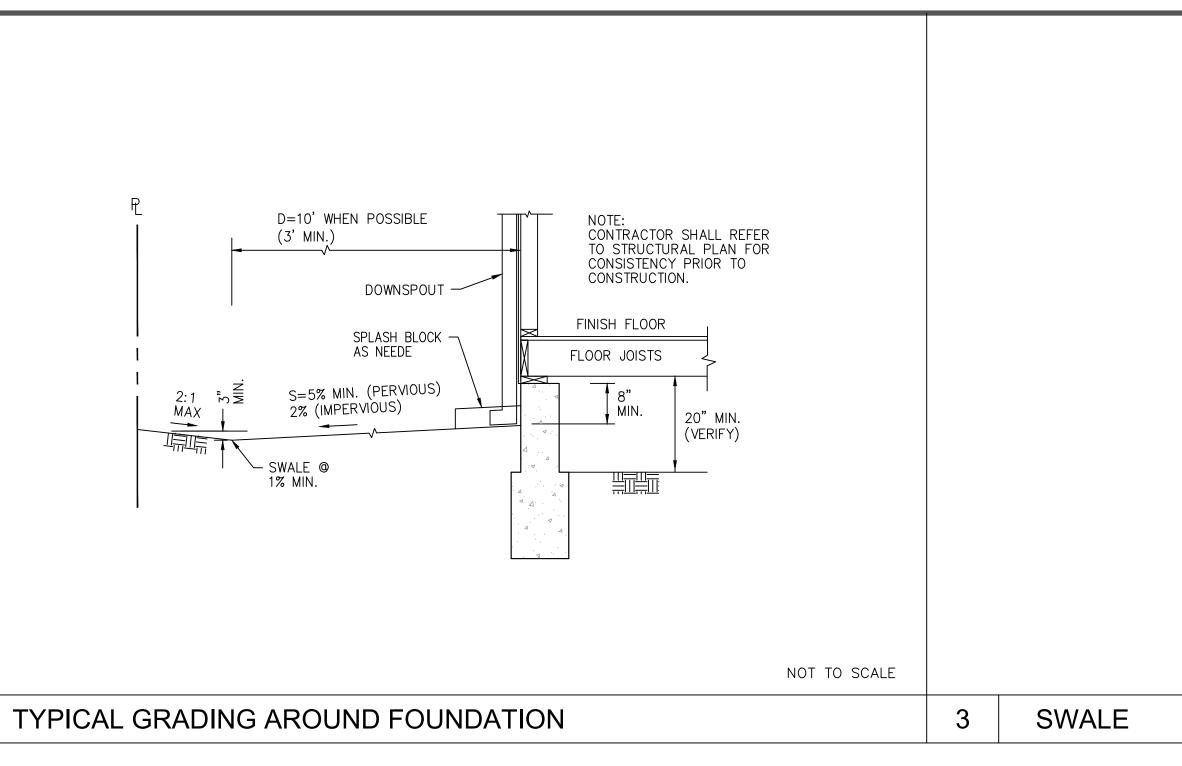
MATERIAL BOARD



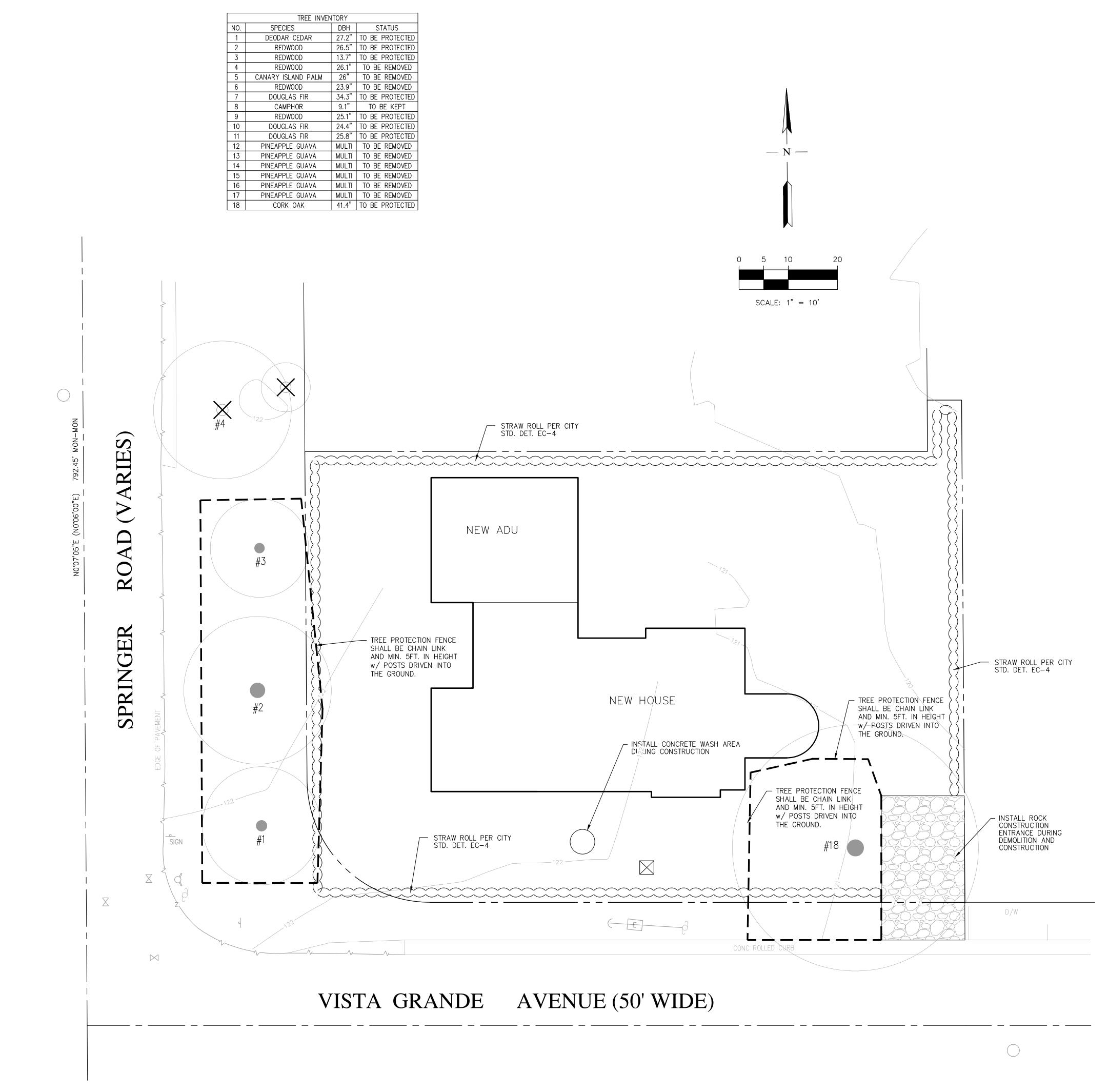
ROOF	MATERIAL / APPLICATION	
RO	CLAY TILES ROOFING	
Н	SMOOTH STUCCO	
WALL	RUSTIC RUBBLE STONE CLADDING	
	WOODEN GARAGE DOOR	
	METAL WINDOW FRAMES	
MISC.	DOUBLE SLIDING GLASS DOOR	
2	METAL GUARDRAIL	
	CONCRETE WALKWAY	
	* NOTES: EXACT COLORS TO BE V	VEF

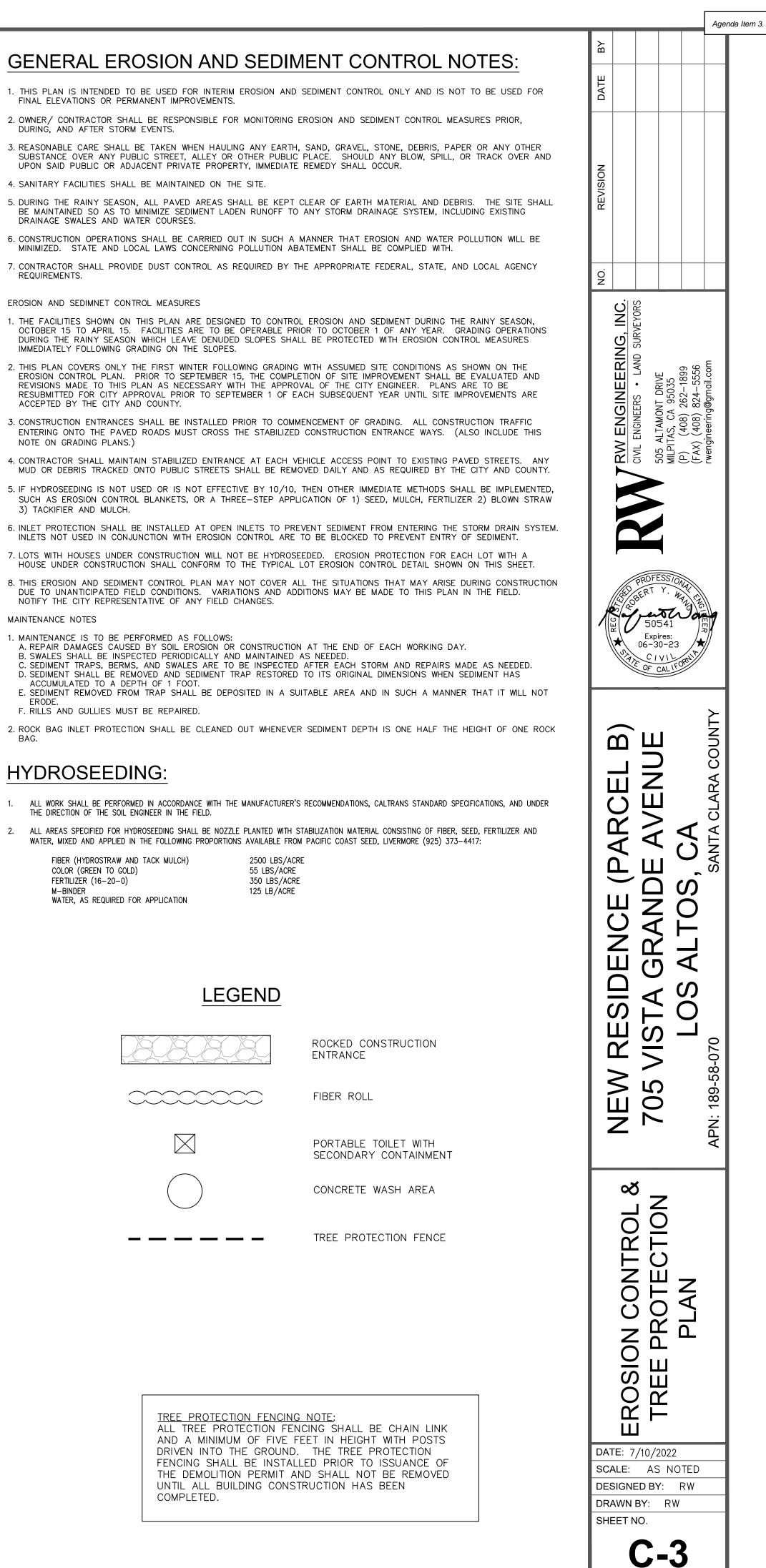


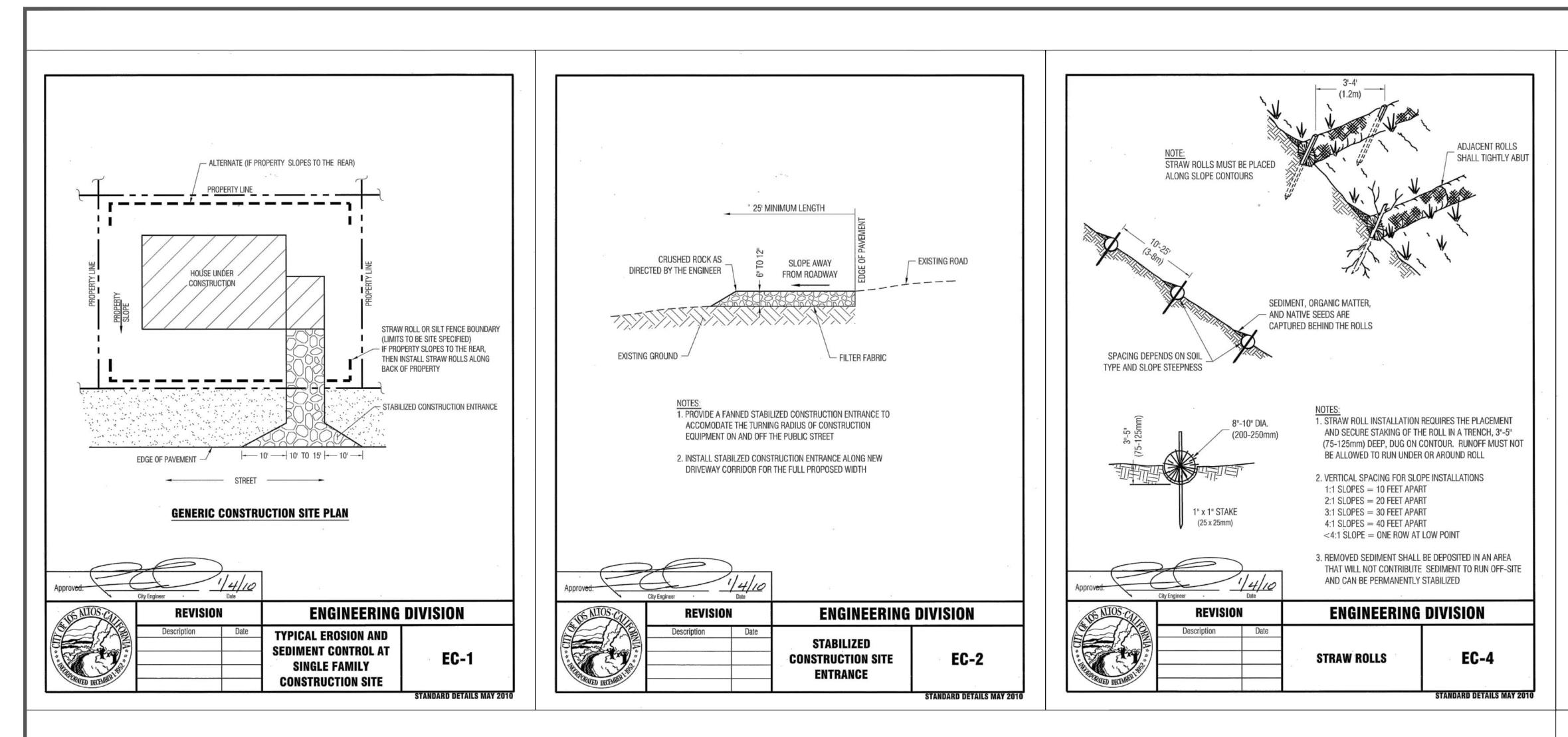


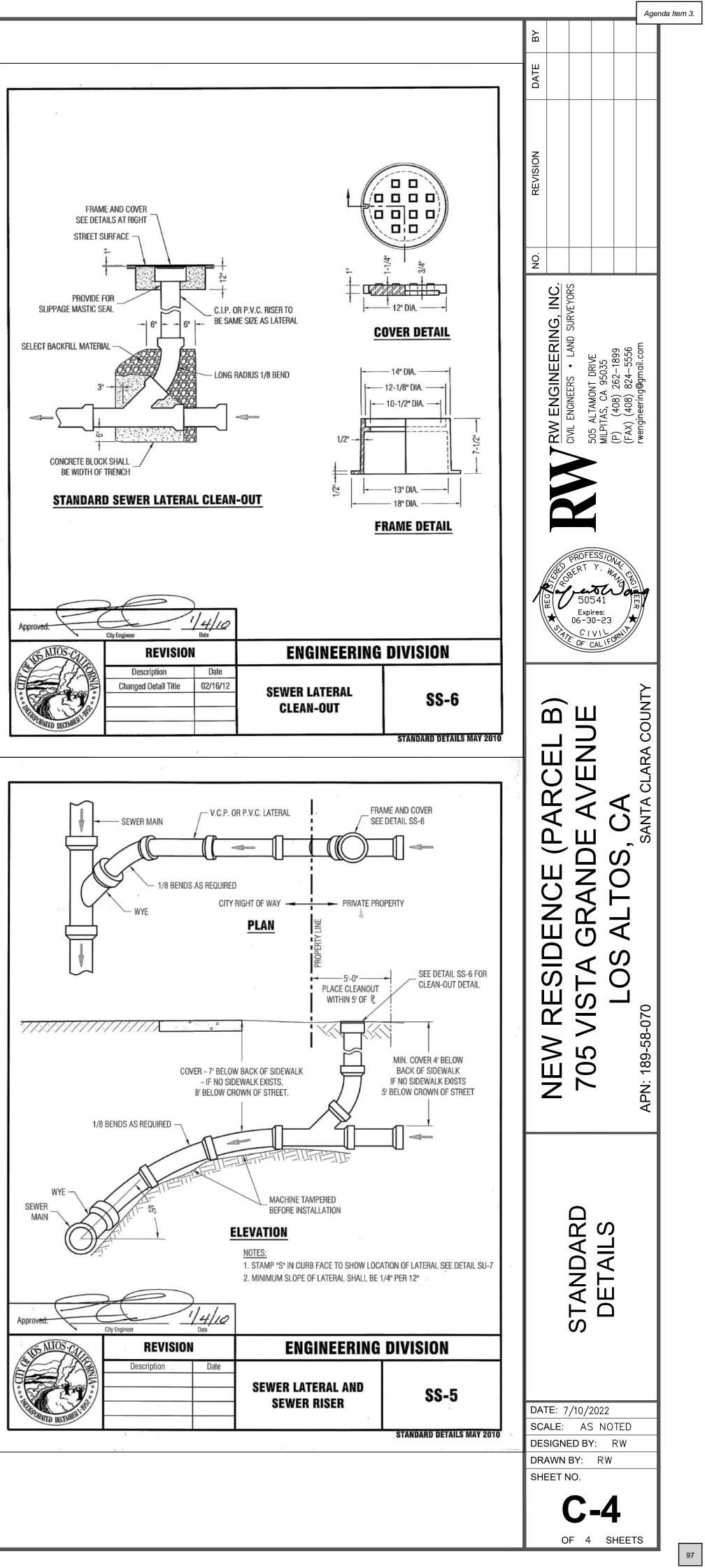


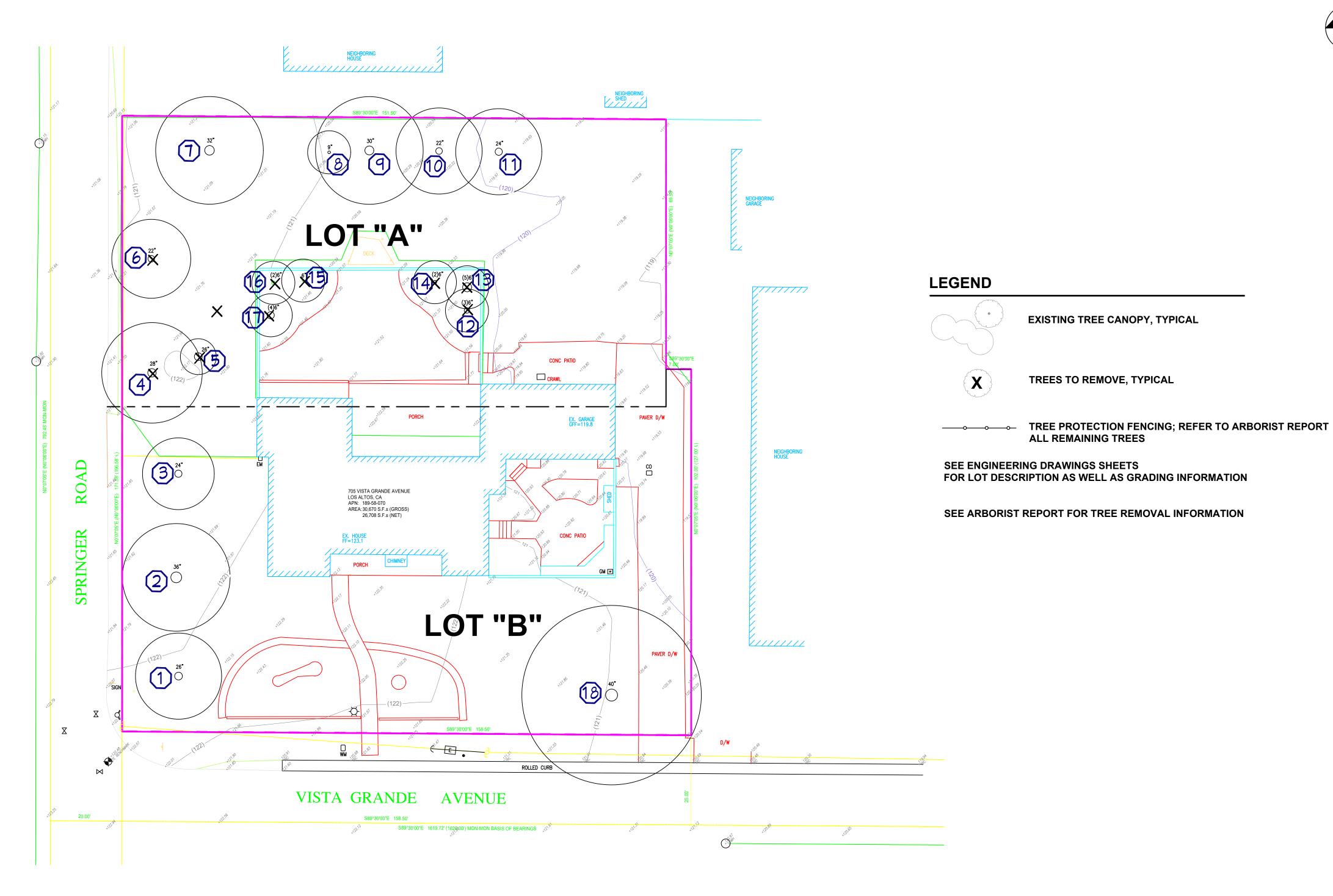
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	DATE BY	
	REVISION	
18" MIN. ™ Ĕ 2:1 MAX.		
	INEERING, INC. RS • LAND SURVEYORS T DRIVE 95035 62-1899 24-5556 Mgmail.com	
	RW ENGINEERIN CIVIL ENGINEERS • LAND 505 ALTAMONT DRIVE MILPITAS, CA 95035 (P) (408) 262–1899 (FAX) (408) 824–5556 rwengineering@gmail.com	
NOT TO SCALE		
	PROFESSION PROFE	
	EL B) NUE	
	NEW RESIDENCE (PARCEL B) 705 VISTA GRANDE AVENUE LOS ALTOS, CA sanaclara county	
	DENCE GRANI ALTO	
	/ RESII VISTA LOS	
	NEW RI 705 VIS	
	S	
	DETAILS	
	DATE: 7/10/2022	
	SCALE:AS NOTEDDESIGNED BY:RWDRAWN BY:RWSHEET NO.	-
	C-2 of 4 sheets	95





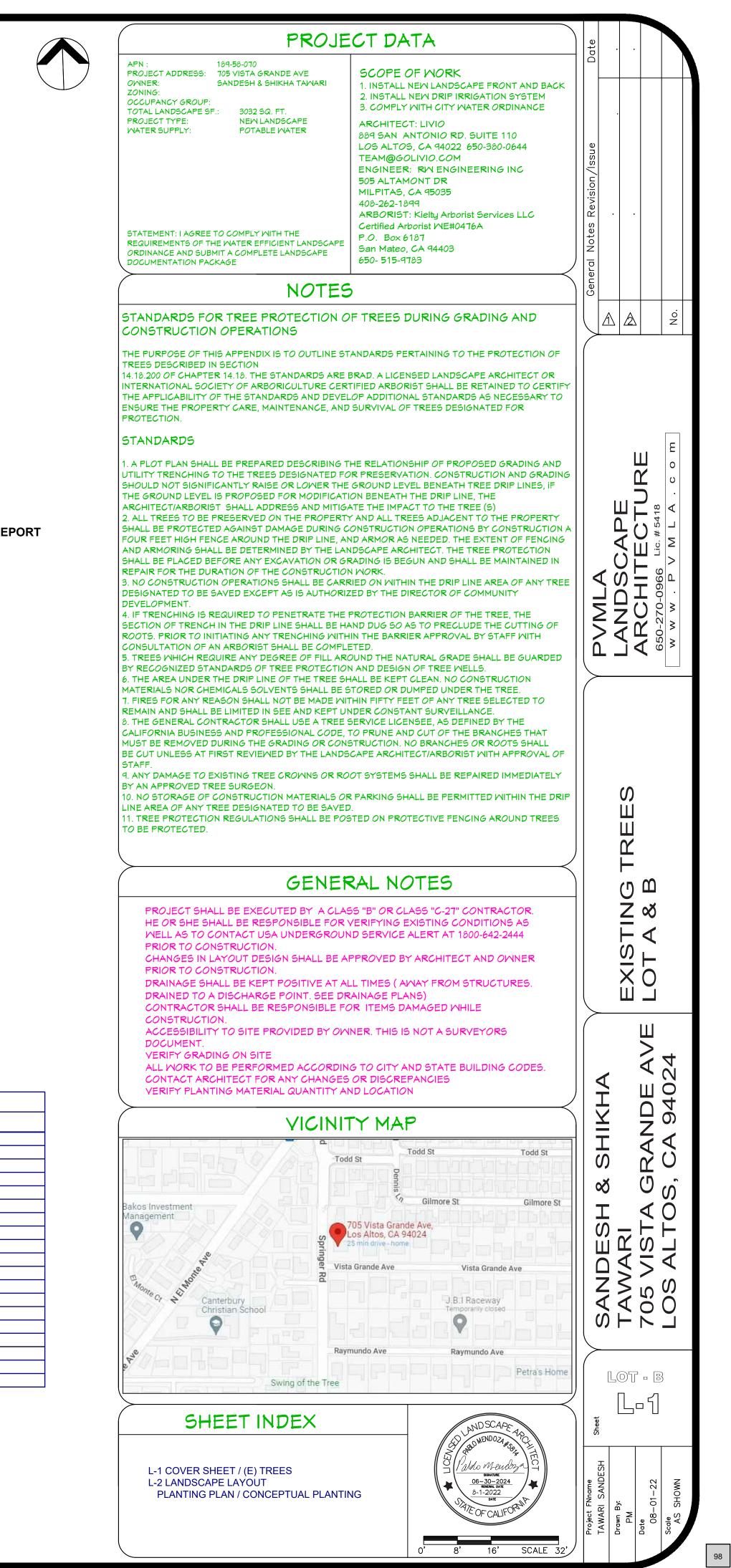


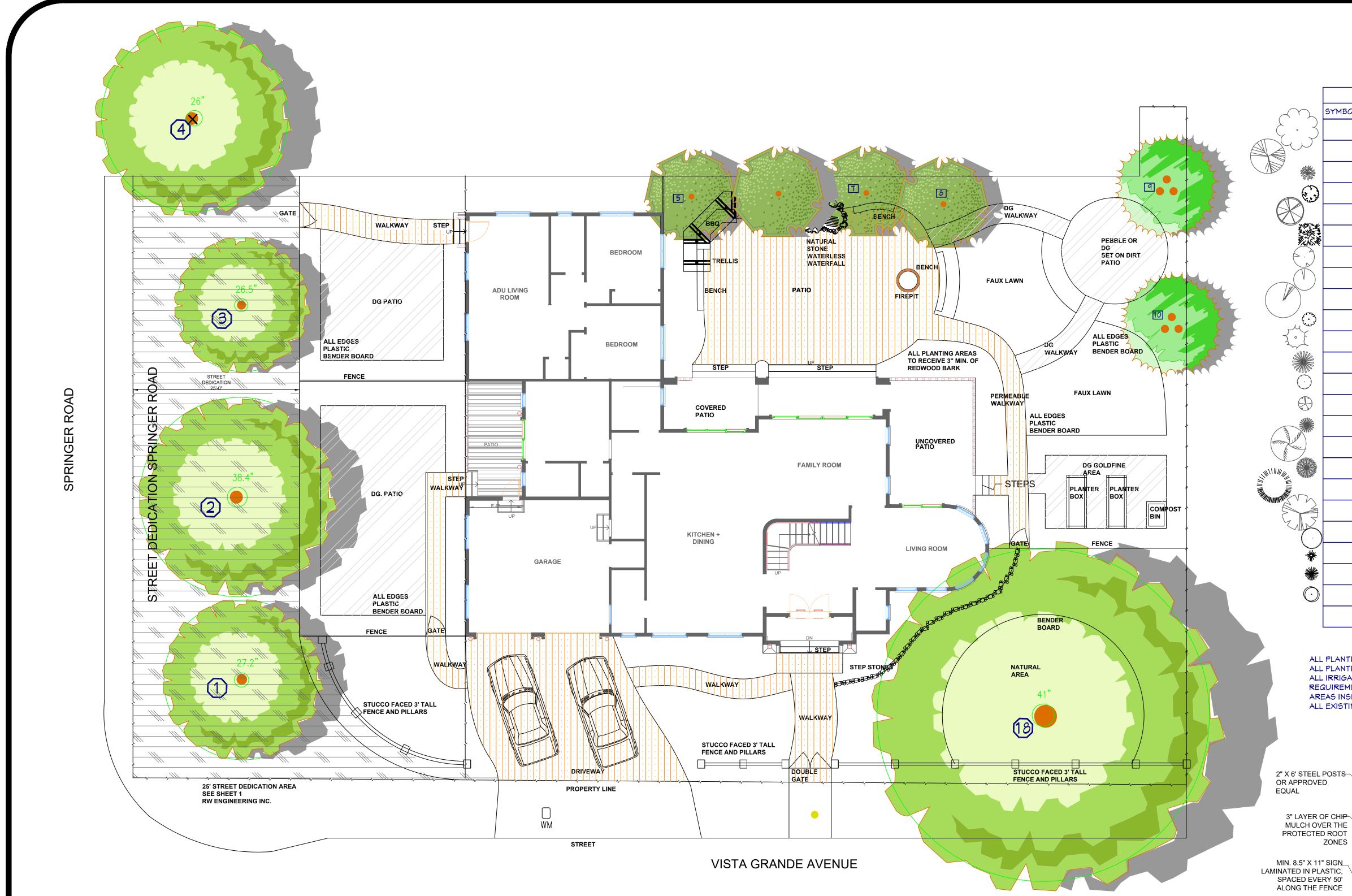




			PLANTING	SCHEDULE	
SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
1	1	27" dia	CEDRUS DEODARA	DEODAR CEDAR	EXISTING / PROTECT
2 3	1	38" dia	SEQUOIA SEMPERVIRENS	REDWOOD	EXISTING / PROTECT
3	1		SEQUOIA SEMPERVIRENS	REDWOOD	EXISTING / PROTECT
	1	26" dia	SEQUOIA SEMPERVIRENS	REDWOOD	REMOVE
5	1	26" dia	PHOENIX CANARIENSIS	CANARY ISLAND PALM	REMOVE
(4) (5) (6) (7) (8) (9)	1	23" dia	SEQUOIA SEMPERVIRENS	REDWOOD	REMOVE
1	1	34" dia	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	EXISTING / PROTECT
8	1	9" dia	CINNMOMUN CAMPHORA	CAMPHOR TREE	EXISTING / PROTECT
9	1	25" dia	SEQUOIA SEMPERVIRENS	REDWOOD	EXISTING / PROTECT
0	1	24" dia	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	EXISTING / PROTECT
(1)	1	25" dia	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	EXISTING / PROTECT
0	1	7" dia	ACCA SELLOWIANA	PINEAPLE GUAVE	REMOVE
(13)	1	7" dia	ACCA SELLOWIANA	PINEAPLE GUAVE	REMOVE
14	1	8" dia	ACCA SELLOWIANA	PINEAPLE GUAVE	REMOVE
(15)	1	7" dia	ACCA SELLOWIANA	PINEAPLE GUAVE	REMOVE
1 0	1	6" dia	ACCA SELLOWIANA	PINEAPLE GUAVE	REMOVE
Ō	1	7" dia	ACCA SELLOWIANA	PINEAPLE GUAVE	REMOVE
13	1	41" dia	QUERCUS SUBER	CORK OAK	EXISTING / PROTECT

Agenda Item 3.





LANDSCAPE ELEMENTS SCHEDULE / AREA COVERAG	νE	
LANDSCAPE ELEMENTS	SQ. FT.	OTHE
PLANTING AREAS (MINUS STREET DEDICATION 6860-2492 SF)	4,368	
PERMEABLE CALSTONE PAVERS WALKS, DRIVEWAY, PATIOS	1,941	
DECOMPOSED GRANITE AREAS	1,135	
FAUX LAWN	509	
WATERLESS WATERFALL AND POND	56	
RAISED BACK YARD DECK AREA NOT COVERED	364	
STONE PATH FRONT YARD	75	
LOT SIZE (DOES NOT INCLUDE DEDICATION AREA)	12,166	
HOUSE (LEVEL1 & ADU 2229+757=2986 SF + LEVEL 2 1655 SF)	4641	
PLANTING AREAS	4,368	
STREET DEDICATION DO NOT DISTURB BY SPRINGER RD SIDE	4,500	-2,492
DO NOT DISTURB NATURAL AREA UNDER # 18 OAK DRIP LINE	-1,336	~,- 12
PROPOSED TOTAL LANDSCAPED AREAS	3,032	

ALL PLANTING AND IRRIGATION MATERIAL TO COMPLY WITH CITY ORDINANCES

TREE PLANTING SCHEDULE							
SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES		
1	1	27" dia	CEDRUS DEODARA	DEODAR CEDAR	EXISTING / PROTECT		
2 3	1	38" dia	SEQUOIA SEMPERVIRENS	REDWOOD	EXISTING / PROTECT		
3	1	26" dia	SEQUOIA SEMPERVIRENS	REDWOOD	EXISTING / PROTECT		
4	1	26" dia	SEQUOIA SEMPERVIRENS	REDWOOD	REMOVE		
13	1	41" dia	QUERCUS SUBER	CORKOAK	EXISTING / PROTECT		
5	1	24" b <i>o</i> x	DIOSPYRUS KAKI	JAPANESE PERSIMMON			
4 13 5 6 7	1	24" b <i>o</i> ×	PISTACIA CHINENSIS	CHINESE PISTACHE	PRIVACY TREE		
7	1	36" b <i>o</i> x	PISTACIA CHINENSIS	CHINESE PISTACHE	PRIVACY TREE		
8	1	24" b <i>o</i> ×	PISTACIA CHINENSIS	CHINESE PISTACHE	PRIVACY TREE		
9	1	24" b <i>o</i> ×	ARBUTUS MARINA	STRAMBERRY TREE			
10	1	24" b <i>o</i> x	ARBUTUS MARINA	STRAWBERRY TREE			

PERVIOUS / IMPERV	IOUS COVERAGE	NOTE.
FRONTYARD	2,307 SQ. FT.	NOTE: REUSE EXISTING (
IMPERVIOUS PAVERS	780 SQ. FT.	SAVE PAVERS FRO
IMPERVIOUS 3' FENCE		
STONE PATH	75 SQ. FT.	
TOTAL IMPERVIOUS	890 SQ. FT.	
% PERVIOUS	39%	
		-

ON SITE PAVERS IN LOT "B" OM BEING HAULED AWAY AT DEMOLITION WELO IRRIGATION NOTES

1. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR

2. IRRIGATION CONTROLLERS SHALL BE A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED. 3. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.

4. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE TO POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY

5. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD." ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014

6. DEDICATED IRRIGATION METERS ARE REQUIRED FOR NON-RESIDENTIAL PROJECTS WITH MORE THAN 1,000 SQ. FT. OF LANDSCAPE AREA.

REQUIRED PRIOR TO FINAL INSPECTION:

a. CERTIFICATE OF COMPLETION AND CERTIFICATE OF INSTALLATION, FOLLOWING INSTALLATION OF LANDSCAPING MATERIALS AND IRRIGATION HARDWARE

b. IRRIGATION SCHEDULE LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

LANDSCAPE AND IRRIGATION INSTALLATION REPORT

e. LANDSCAPE MAINTENANCE AGREEMENT

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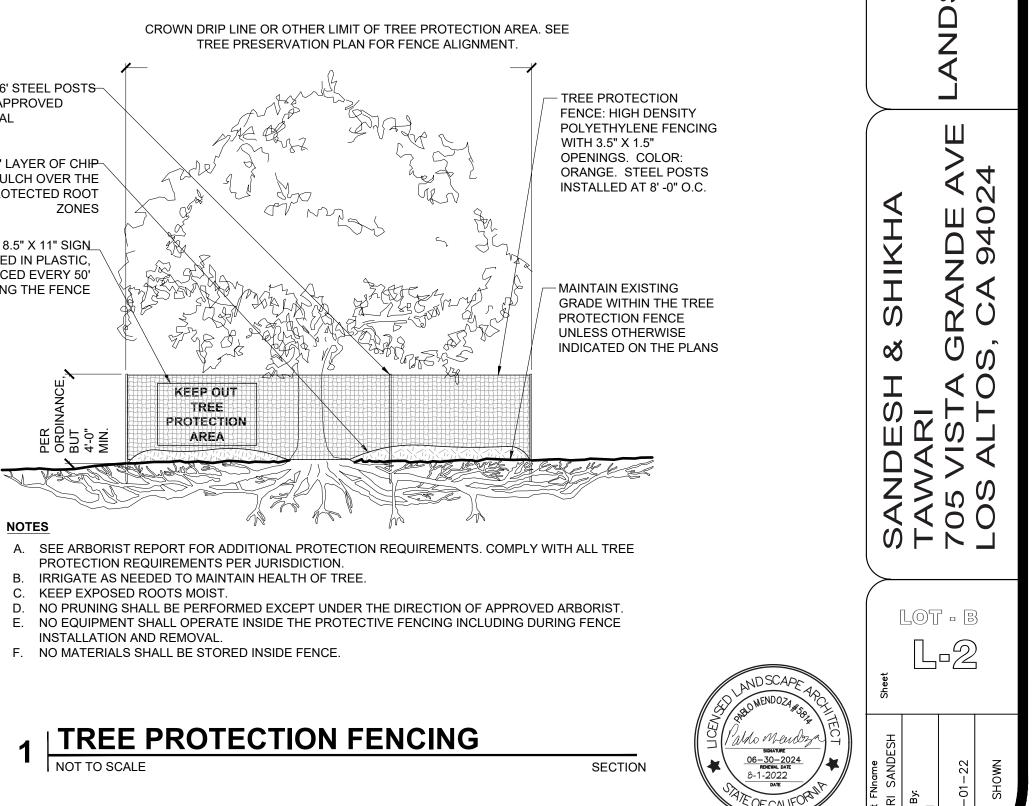
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			DROUGHT TOLERANT CONCEPTI	JAL PLANTING SCHEDULE	
SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
		1	CEANOTHUS HORIZONTALIS	CARMEL CREEPER	
		1	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	
		1	SALVIA GREGGII	ASSORTED	
		1	ARCTOSTAPHYLOS HOOKERY	HOKKERI MANZANITA	
		1	SALVIA PEROVSKIA	BLUE SPIRE RUSIAN SAGE	
		1	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	
		1	ARCTOSTAPHYLOS	EMERALD CARPET	
		1	CISTUS SALVIFOLIUS PROSTATUS	SAGELEAF ROCKROSE	
		1	ALYOGYNE HUEGELII	BLUE HIBISCUS	
		1	CISTUS X SKANBERGII	PINK ROCKROSE	
		1	ACACIA GREGGII	WAIT A MINUTE BUSH	
		1	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	
		1	VERBENA BONARIENSIS	VERBENA	
		1	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	
		1	LAVANDULA STOECHA ALBA	SPANISH LAVANDER	
		1	ATRIPLEX	SALT BUSH	
		1	LOROPETALUM CHINENSE RUBRUM	RED FRINGE FLOWER	
		1	DODONEA VISCOSA	HOPESEED BUSH	
		1	RHAMNUS CALIFORNICA LEATHERLEAF	COFFEEBERRY	
			SALVIA PEROVSKIA	SALVIA	
		1	SUCCULENTS / ASSORTED	SUCCULENTS	
		1	KALANCHOE CALANDIVA / AND OR BLOSSFELDIANA	KALANCHOE	
		1	EUPHORBIA TIRUCALLI	FIRE STICKS	
			FAUX LAWN.		

ALL PLANTING MATERIAL TO MEET WATER ORDINANCE, MUST BE WATER TOLERANT OR DROUGHT RESISTANT ALL PLANTING AREAS SHALL RECEIVE 3" MIN OF BARK. OVER A FILTER WEED FABRIC BARRIER ALL IRRIGATION SYSTEM SHALL BE A DRIP SYSTEM WITH A WATERING SCHEDULE THAT MEET THE CITY REQUIREMENTS FOR WATER ALLOWANCE AND SCHEDULE. AREAS INSIDE THE FRONT OAK # 18, # 1, #2, # 3 TREES TO REMAIN AS IS

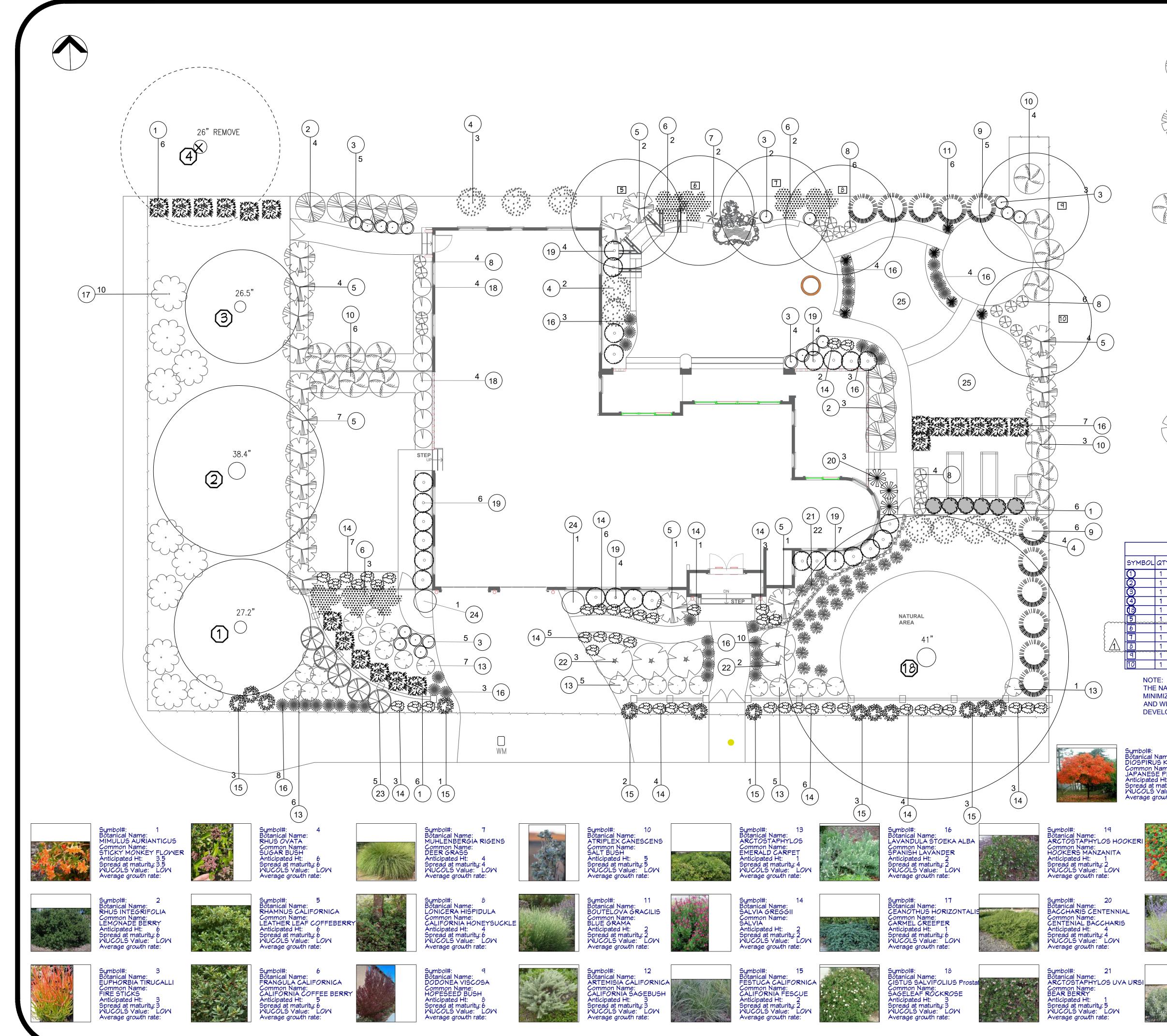
ALL EXISTING TREES MUST BE PROTECTED WITH A PERIMETER FENCE. SEE DETAIL THIS PAGE



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

NOTE:

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		3	19	5	EUPHORBI	A TIRUCALLI		FIRE STICKS	-				
		4	8	5	RHUS OVA	TA		SUGAR BUSH			N IING		
		5	19	5	RHAMNUS			COFFEEBERRY			PLAD MAG		
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		16	27	5	LAVANDUL	A STOECHA A	LBA	SPANISH LAVANDER					
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	GP	18	8	5	CISTUS SA	LVIFOLIUS PR	OSTATUS	SAGELEAF ROCKROSE			AF		
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0' 4' 8' 16' SCALE

NOTES:

- 1. THIS ELECTRONIC FILE IS SOLELY FOR THE USE OF THE ARCHITECT FOR THE DEVELOPMENT OF HIS/HER ARCHITECTURAL DRAWINGS TO OBTAIN BUILDING PERMITS.
- 2. THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. RW ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.
- 3. THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY AT THE TIME THE SURVEY WORK WAS COMPLETED.
- 4. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
- 5. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- 6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
- 7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
- 8. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY RW ENGINEERING, INC.. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

SITE BENCHMARK: 🔶

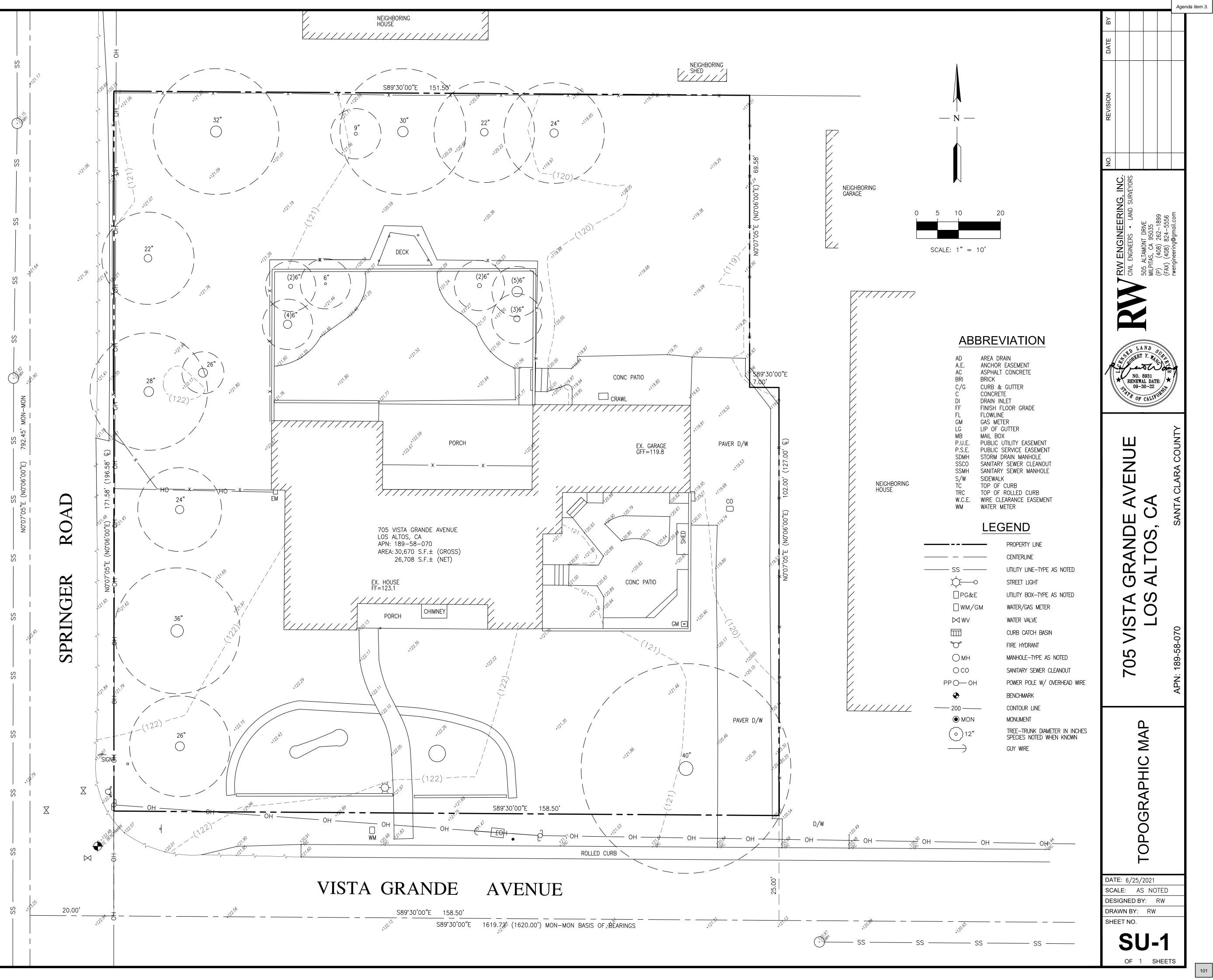
SET NAIL ELEVATION=122.48 NAVD 1988 DATUM

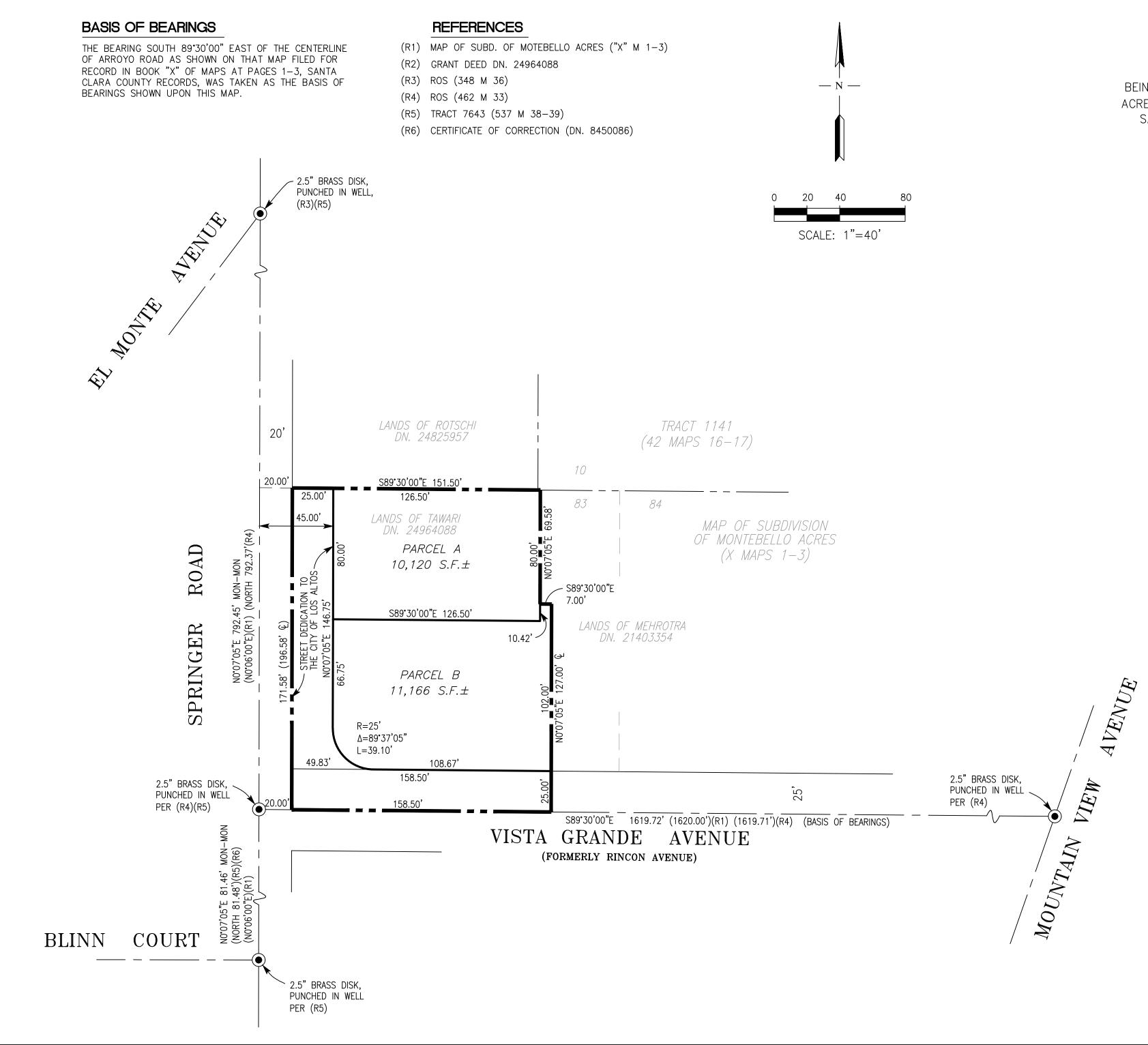
BASIS OF BEARINGS:

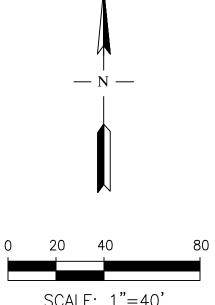
THE BEARING S89°30'00"E OF CENTERLINE OF ARROYO ROAD AS SHOWN ON MAP OF SUBDIVISION OF MONTEBELLO ACRES FILED IN BOOK "X" OF MAPS AT PAGE 1-3, SANTA CLARA COUNTY RECORDS.

SITE DATA:

705 VISTA GRANDE AVENUE LOS ALTOS, CA APN: 189-58-070 AREA: 30,670 S.F.± (GROSS) 26,708 S.F.± (NET)







CONSISTING OF TWO (2) SHEETS

BEING A SUBDIVISION OF LOT 83, MAP OF SUBDIVISION OF MONTEBELLO ACRES, FILED FOR RECORD IN BOOK "X" OF MAPS, AT PAGES 1, 2, & 3, SANTA CLARA COUNTY RECORDS, AND LYING ENTIRELY WITHIN THE

> CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

> > MAY, 2022

RW RW ENGINEERING, INC. 505 ALTAMONT DRIVE MILPITAS, CA 95035

LEGEND

	DISTINCTIVE BORDER AND BOUNDARY ADJACENT PROPERTY LINE CENTERLINE OR MONUMENT LINE
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	TACK, TAGGED LS 8931
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Æ	CENTERLINE
P.O.B.	POINT OF BEGINNING

NOTES

- 1. ALL DISTANCES AND DIMENSIONS SHOWN ARE
- IN FEET AND DECIMALS THEREOF. 2. THE AREA WITHIN THE DISTINCTIVE BORDER IS 0.704 ACRE, MORE OR LESS.
- 3. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.

SITE BENCHMARK

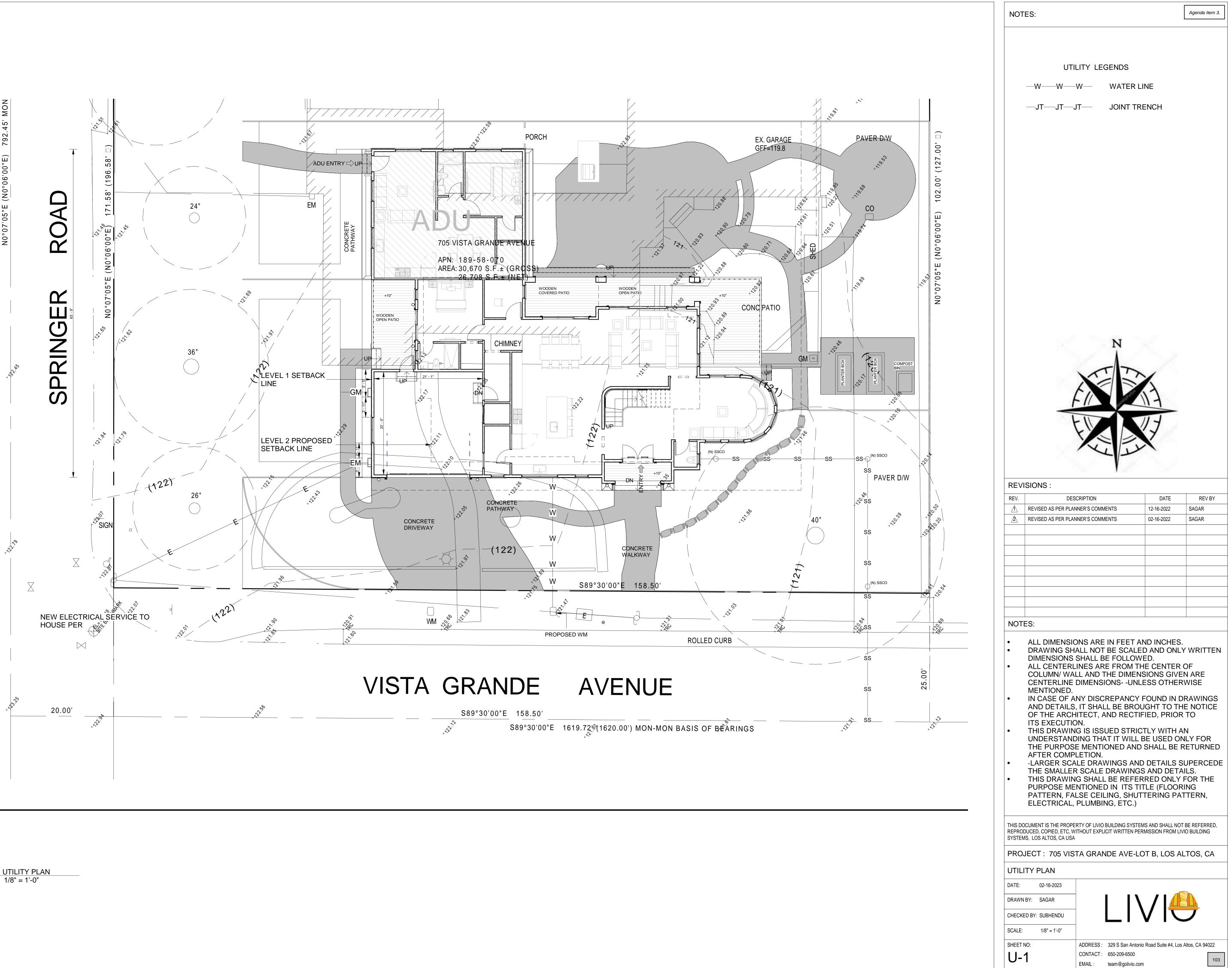
SET NAIL ELEVATION=122.48 NAVD 1988 DATUM

BASIS OF BEARINGS

THE BEARING S89°30'00"E OF CENTERLINE OF ARROYO ROAD AS SHOWN ON MAP OF SUBDIVISION OF MONTEBELLO ACRES FILED IN BOOK "X" OF MAPS AT PAGE 1-3, SANTA CLARA COUNTY RECORDS.

SITE DATA

705 VISTA GRANDE LOS ALTOS, CA APN: 189-58-070 AREA=12,109 S.F.



1 <u>UTILITY PLAN</u> 1/8" = 1'-0"

DATE: M	Agenda Item 4.
AGENDA	TTEM #4



TO: Nick Zornes, Zoning Administrator
FROM: Nazaneen Healy, Associate Planner
SUBJECT: SC23-0002 – 925 Echo Drive

RECOMMENDATION

Approve design review application SC23-0002 for the construction of a new approximately 3,914 square foot two-story house subject to the listed findings and conditions of approval and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 ("New Construction or Conversion of Small Structures").

BACKGROUND

Project Description

- <u>Project Location</u>: 925 Echo Drive, on the east side of Echo Drive between Avon Way and Covington Road
- <u>Lot Size</u>: 13,011 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- <u>Current Site Conditions</u>: One-story home

The proposed project includes the removal of an existing one-story home and replacement with a new two-story home (see Attachment A – Project Plans). The proposed home incorporates traditional gabled and hipped roof forms as well as exterior materials that include a composition shingle roof, stucco exterior finish with stone veneer, and wood clad windows and trim. The proposed home is situated on the lot similar to the existing home and the proposed site improvements include a circular driveway in the front yard that also leads to the attached garage, as well as new landscaping and landscape features in the front and rear yards. Nine existing trees (four of which are protected) will remain and one 7-inch diameter non-protected tree is proposed for removal.

ANALYSIS

Design Review

The proposed home complies with the R1-10 district development standards found in LAMC Chapter

Zoning Administrator Meeting SC23-0002 – 925 Echo Drive May 3, 2023

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1,953 square feet	3,039 square feet	3,903 square feet
FLOOR AREA: First floor Second floor Total	1,870 square feet 1,870 square feet	2,686 square feet 1,228 square feet 3,914 square feet	4,051 square feet
SETBACKS: Front Rear Right side (1 st /2 nd) Left side (1 st /2 nd)	34.5 feet 78 feet 9.5 feet/ 9.5 feet/	40 feet 39.5 feet 14.4 feet/20.8 feet 10 feet/19.1 feet	25 feet 25 feet 10 feet/17.5 feet 10 feet/17.5 feet
Неіднт:	15 feet	24.7 feet	27 feet

14.06, as demonstrated by the following table:

The proposed home generally complies with the Single-Family Residential Design Guidelines by minimizing bulk by incorporating a greater front setback than required, insetting the second story, and proposing a lower height than the maximum, as well as preserving mature landscape features by retaining all but one of the existing trees. However, Section 5.6 (House, Garage, and Driveway Placement) of the Design Guidelines calls for the following:

- 1. Orient the front of the house parallel with the street.
- 2. Avoid making the garage the focal point of the house.
- 3. Reduce the amount of front yard setback area devoted to vehicular parking to allow for more landscaping.

The proposed design locates the attached garage several feet in front of the home, angles the home away from the street, and maximizes the front yard paving, contrary to the Design Guidelines above. Therefore Condition of Approval No. 4 requires replacement of the proposed circular driveway with a single driveway leading to the garage and additional tree and shrub plantings and Condition of Approval No. 5 requires implementation of at least one of the methods listed in Section 5.6 of the Design Guidelines under Garage Placement for making the garage less prominent such as incorporating a hipped roof, adding a trellis, and/or insetting the garage door back from the face of the garage at least one foot.

In addition, Section 5.3 of the Design Guidelines calls for careful design to prevent privacy impacts from second story sightlines. To minimize potential privacy impacts from the proposed rear balcony and second story south side window, Condition of Approval No. 6 requires evergreen tree plantings to be maintained along the rear and south side property lines. As conditioned, the project complies with the Single-Family Residential Design Guidelines.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 ("New Construction or Conversion of Small Structures") of the California Environmental Quality Act

(CEQA) because it involves the construction of a single-family dwelling in a residential zone.

PUBLIC NOTIFICATION AND CORRESPONDENCE

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

The applicant contacted 10 neighbors in the immediate area and obtained signatures from seven of them acknowledging receipt of the plans. No comments from neighbors have been received by staff as of the writing of this report.

Attachment:

A. Project Plans

Cc: Chapman Design Associates, Applicant Navpreet & Rohan Puri, Property Owners

FINDINGS

SC23-0002 - 925 Echo Drive

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

- A. The proposed new two-story residence complies with all provisions of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed home maintains a similar finished floor elevation and orientation on the lot as the existing home and complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because the existing site is relatively level and does not require substantial grading and does not involve the removal of soil. Tree removal is minimized, with nine existing trees remaining on site and the removal of one existing 7-inch diameter, non-protected tree.
- D. The orientation of the proposed new house in relation to the immediate neighborhood will minimize excessive bulk because the proposed home provides a front setback ranging from 40 to 50 feet where 25 feet is the minimum and a second floor inset several feet from the first floor on the front and sides. In addition, the home's height is proposed at 25 feet where 27 feet is the maximum.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings on the same project site. The proposed home complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06 and the design of the home incorporates consistent and compatible features including a stucco exterior, stone veneer, columns, and eave details.
- F. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the proposed grading provides for drainage away from the home and away from adjacent properties and conforms to existing grades along the property lines. Condition of Approval No. 4 requires replacement of the proposed circular driveway with additional landscape, which will reduce the amount of impervious coverage on site.

CONDITIONS OF APPROVAL

SC23-0002 – 925 Echo Drive

GENERAL

1. Expiration

The Design Review Approval will expire on May 3, 2025 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on March 30, 2023, except as may be modified by these conditions.

3. Protected Trees

Trees Nos. 1,2, 5, and 6 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director.

4. Driveway

The plans shall be revised to replace the proposed circular driveway with a single driveway leading to the garage and additional tree and shrub plantings.

5. Garage

The plans shall be revised to implement at least one of the methods listed in Section 5.6 of the Single-Family Residential Design Guidelines under Garage Placement for making the garage less prominent such as incorporating a hipped roof, adding a trellis, and/or insetting the garage door back from the face of the garage at least one foot.

6. Landscape Screening

The plans shall be revised to incorporate new evergreen tree plantings along the rear and south side property lines unless the adjacent property owner indicates no new trees are necessary to minimize privacy impacts. The existing tree plantings along the rear and south side shall be maintained and replaced if removed.

7. Encroachment Permit

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

8. 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.

9. 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.

10. 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

Zoning Administrator Meeting SC23-0002 – 925 Echo Drive May 3, 2023 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.

11. 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

12. Conditions of Approval

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

13. 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.

14. 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."

15. Reach Codes

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

16. California Water Service Upgrades

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

17. 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.

18. 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.

Zoning Administrator Meeting SC23-0002 – 925 Echo Drive May 3, 2023

19. Air Conditioners

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

20. 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

21. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 1-5, and 7-10 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 with the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

PRIOR TO FINAL INSPECTION

23. Landscaping Installation and Verification

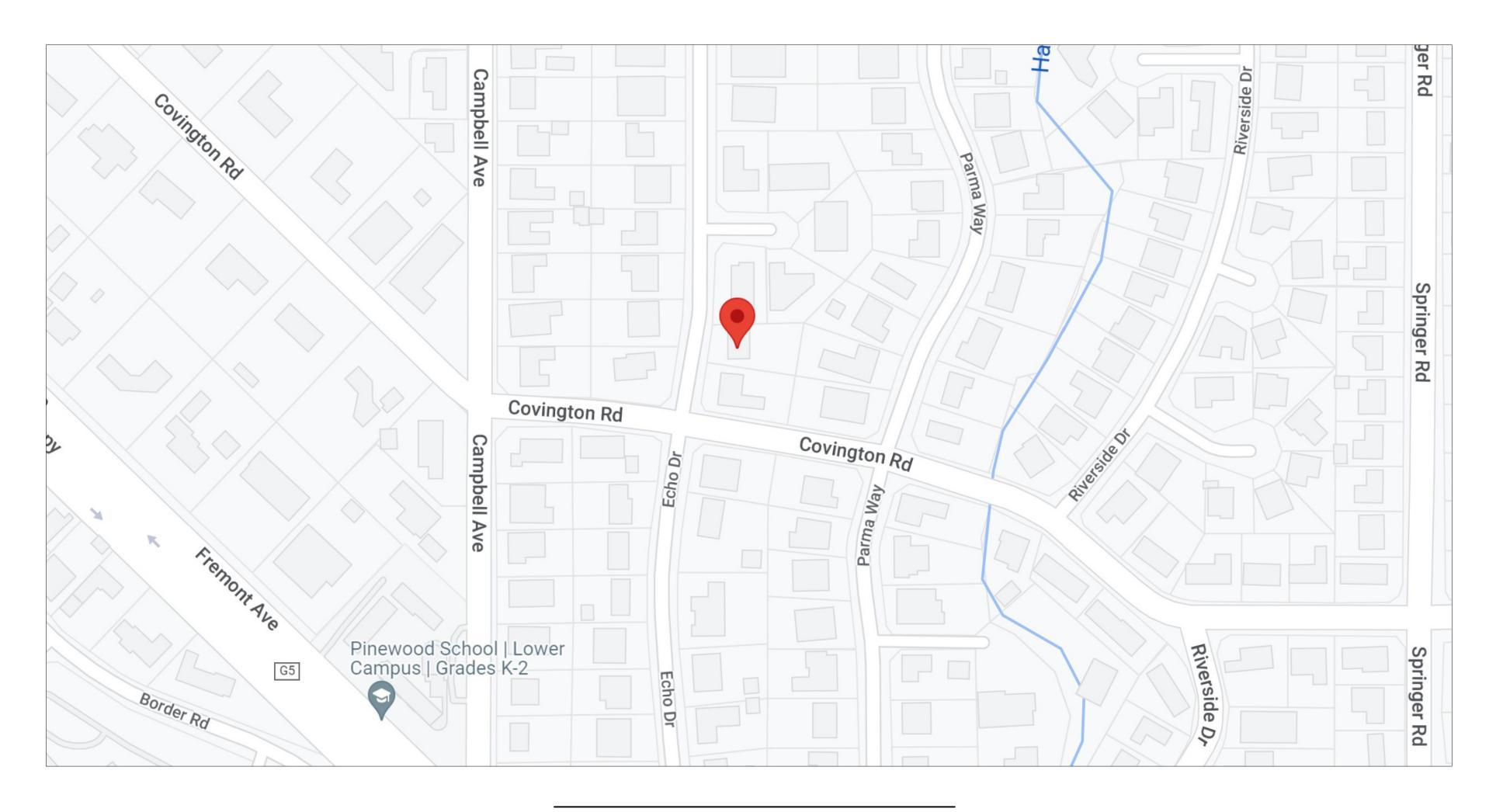
All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project's landscape professional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

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).



COLORED RENDERING



VICINITY MAP

PROPERTY DES

OWNER	ROHAN & NA
ADDRESS	925 ECHO DR LOS ALTOS, C
PARCEL	189-41-068
ACREAGE	0.298
ZONING	R1-10
OCCUPANCY	R-3/U
CONSTR. TYPE	V-B
PROJECT DESCRIPTION	4TWO STORY BEDROOMS, AND SUNKEN

CONSULTANT D

SURVEYOR	DODGE ASSOCIATES 20652 CHAPARRAL C PENN VALLEY, CA 95 (650) 432-5219
SOILS ENGINEER	
CIVIL ENGINEER	GREEN CIVIL ENGIN 1900 S. NORFOLK S SAN MATEO, CA 944 (510) 368-9863
STRUCTURAL ENGINEER	T.B.D.
ENERGY CONSULTANT	T.B.D.
ANDSCAPE ARCHITECT	W. JEFFREY HEID, I 617 ONELDA DRIVE SAN JOSE, CA 95123

SHEET INDEX

ARCHITECTURAL SHEETS

ARCHI	ECTORAL SHEETS
A0.0	COVER SHEET
A1.0	SITE PLAN
A1.1	FLOOR DIAGRAM & AREA CALCUI
A1.2	NEIGHBORHOOD CONTEXT MAP
A1.3	STREETSCAPE
A2.0	PROPOSED BASEMENT PLAN
A2.1	PROPOSED MAIN FLOOR PLAN
A2.2	PROPOSED UPPER FLOOR PLAN
A2.3	PROPOSED ROOF PLAN
A3.0	FRONT & REAR ELEVATIONS
A3.1	RIGHT & LEFT SIDE ELEVATIONS
A3.2	Architectural Details
A4.0	CROSS SECTIONS "A-A" & "B-B"
A4.1	CROSS SECTIONS "C-C" & "D-D"
A4.2	CROSS SECTIONS "E-E" & "F-F"

<u>CIVIL SHEETS</u>

C1 GRADING & DRAINAGE

LAND SURVEY SHEET

T-1 TOPOGRAPHIC SURVEY

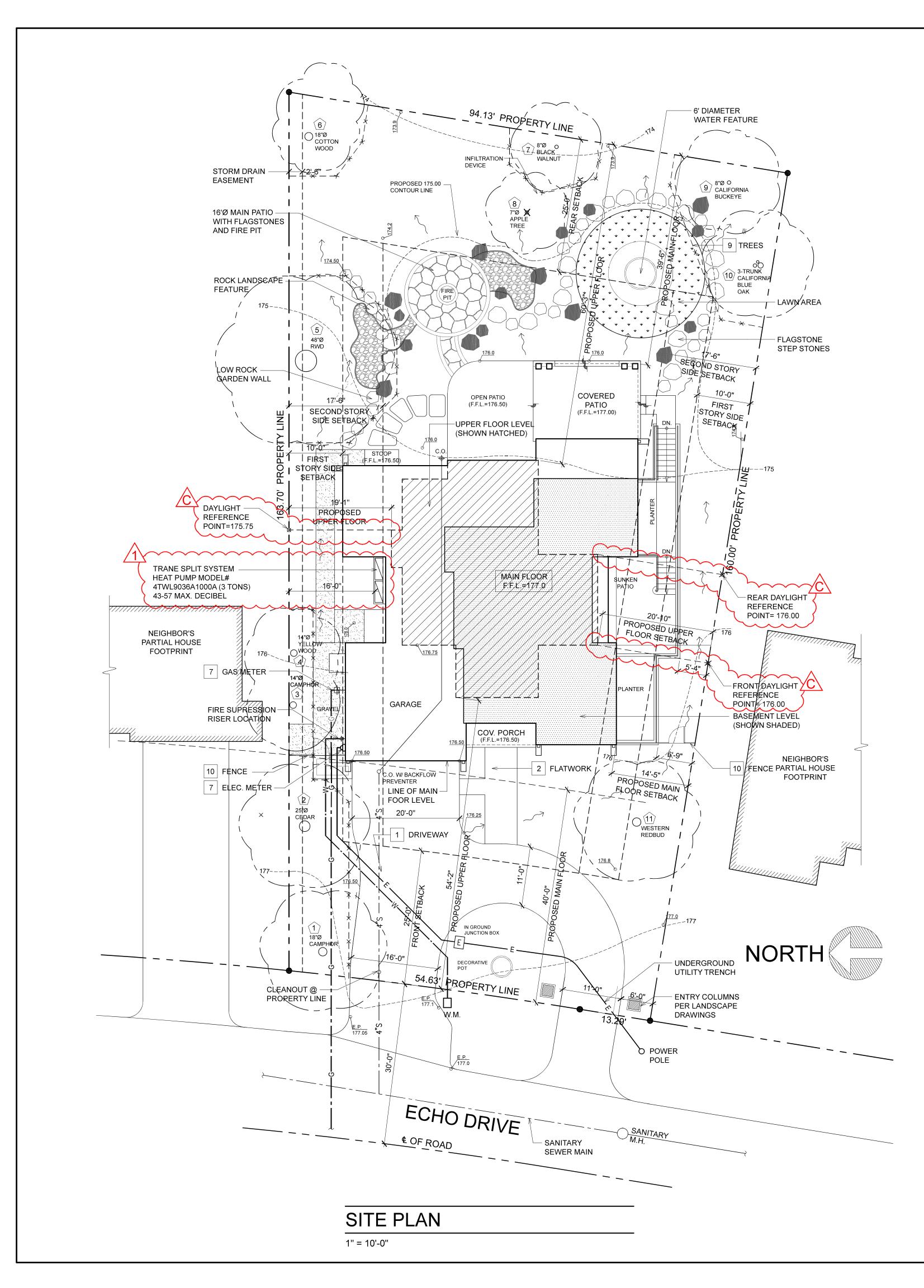
LANDSCAPING SHEETS

L-1 MASTER PLAN L-2 PLANTING PLAN

APPLICABLE CO

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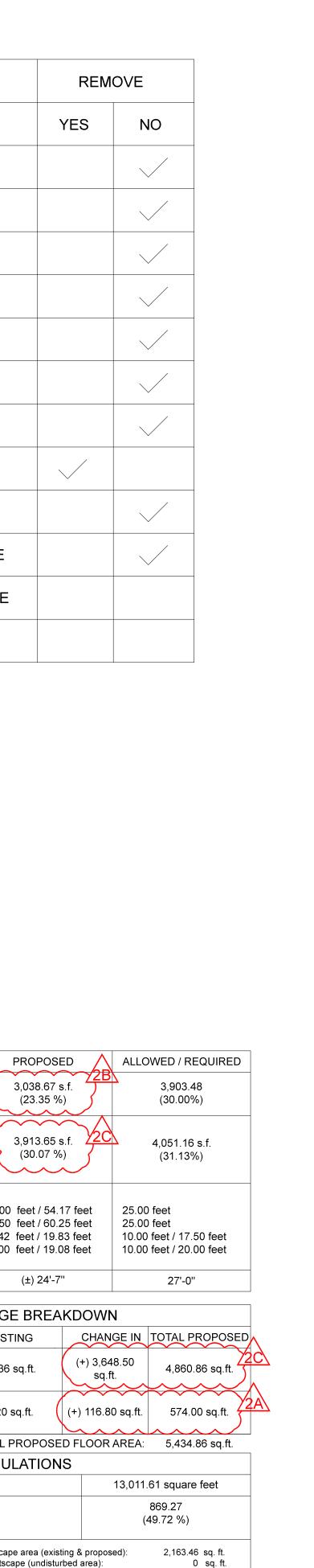
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4	14" Ø YELLOW WOOD TREE	
5	48" Ø REDWOOD TREE	
6	18" Ø COTTON WOOD TREE	
7	8" Ø BLACK WALNUT TREE	
8	7" Ø APPLE TREE	
9	8" Ø CALIFORNIA BUCKEYE TREE	
10	3-TRUNK CALIFORNIA BLUE OAK TREE	
	36" BOX LOW WESTERN REDBUD TREE	
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				\sim	· ~ .	- 6
LOT COVERAGE: (land area covered b that are over 6 feet i	•	1952.48 s.f. (15.00 %)		3,038.6 (23.3		$\frac{\gamma z}{\int}$
FLOOR AREA		1,869.56 s.f. (14.36 %)		3,913.6 (30.0)		$\frac{1}{2}$
SETBACKS: Front (1st / 2nd) Rear (1st / 2nd) Right Side (1st / 2nd) Left Side (1st / 2nd)	1)	34.67 feet / N/A 77.75 feet / N/A 10.00 feet / N/A 12.18 feet / N/A		40.00 feet / 5 39.50 feet / 6 14.42 feet / 1 10.00 feet / 1	60.25 fe I9.83 fe	eet eet
HEIGHT:		(±) 12'-6"		(±) 24	! '-7''	
		SQUARE	FOC	DTAGE BRI	EAKD	OV
				EXISTING		СНА
	HABITABLE LIV	VING AREA: ble basement areas	1	l212.36 sq.ft.	(+) 3, s
	NON-HABITAB Does not includ open structures	e covered porches or		457.20 sq.ft.	(+)) 116
			٦	OTAL PROPO	SED F	LOC
		LC	DT C	ALCULATIO	ONS	
	NET LOT AREA	A:				
	1					1

EXISTING

PROPOSED

FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%		
LANDSCAPING BREAKDOWN:	Total hardscape area (existing & Existing softscape (undisturbed New softscape area: Building footprint w/ all porches: Total (Net size of lot)	area

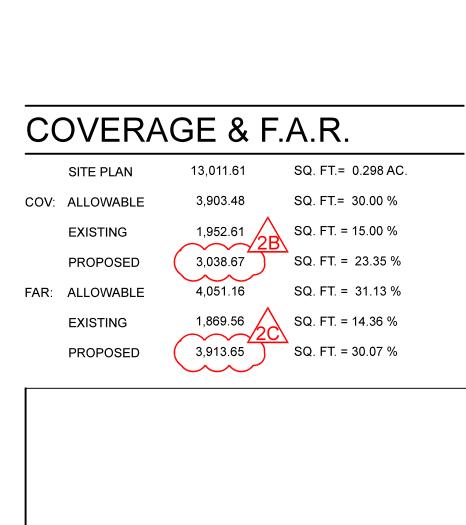


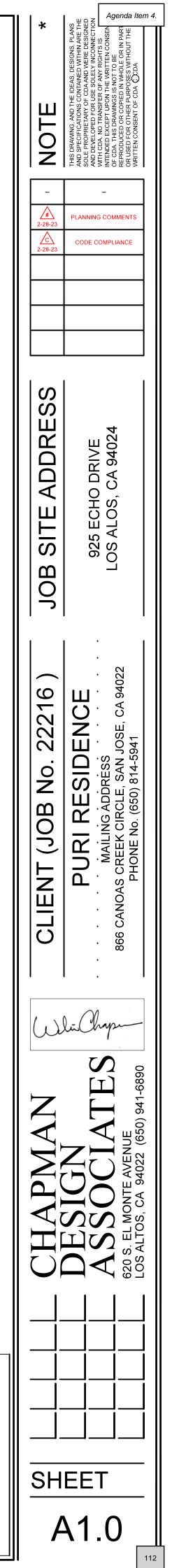
7,809.49 sq. ft. 3,038.67 sq. ft. 13,011.61 sq. ft.

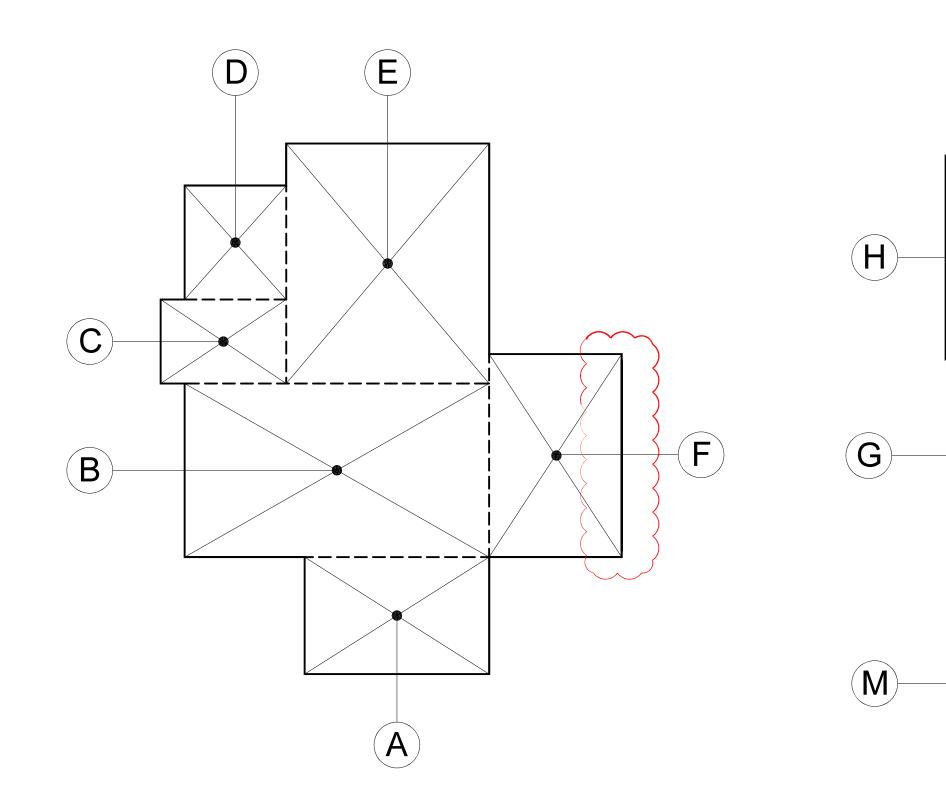
GENER	AL NOTES
A VERIFICATION	CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK
B DIMENSIONS	DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS
C DISCREP- ANCIES	MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF C.D.A. IMMEDIATELY
D CONTRACT DOCUMENTS	CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH C.D.A. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY
SITE PL	AN NOTES
I DRIVEWAY	2" ASPHALT
I DRIVEWAY 2 FLATWORK	2" ASPHALT CONCRETE (SALT FINISH)
2 FLATWORK	CONCRETE (SALT FINISH)
2 FLATWORK 3 GRADING	CONCRETE (SALT FINISH) SEE CIVIL ENGINEERING DRAWINGS
2 FLATWORK 3 GRADING 4 DRAINAGE 5 STORM	CONCRETE (SALT FINISH) SEE CIVIL ENGINEERING DRAWINGS SEE CIVIL ENGINEERING DRAWINGS
2 FLATWORK 3 GRADING 4 DRAINAGE 5 STORM DRAINAGE 6 SEWER	CONCRETE (SALT FINISH) SEE CIVIL ENGINEERING DRAWINGS SEE CIVIL ENGINEERING DRAWINGS SEE CIVIL ENGINEERING DRAWINGS CONNECT TO CITY SERVICE LATERAL
2 FLATWORK 3 GRADING 4 DRAINAGE 5 STORM DRAINAGE 6 SEWER LATERAL 7 GAS & ELEC	CONCRETE (SALT FINISH) SEE CIVIL ENGINEERING DRAWINGS SEE CIVIL ENGINEERING DRAWINGS SEE CIVIL ENGINEERING DRAWINGS CONNECT TO CITY SERVICE LATERAL PROVIDE C.O. AT PROPERTY LINE NEW UNDERGROUND ELEC. SERVICE
 FLATWORK GRADING DRAINAGE STORM DRAINAGE SEWER LATERAL GAS & ELEC SERVICE 	CONCRETE (SALT FINISH) SEE CIVIL ENGINEERING DRAWINGS SEE CIVIL ENGINEERING DRAWINGS SEE CIVIL ENGINEERING DRAWINGS CONNECT TO CITY SERVICE LATERAL PROVIDE C.O. AT PROPERTY LINE NEW UNDERGROUND ELEC. SERVICE NEW GAS METER AS SHOWN AS PER PLAN
 2 FLATWORK 3 GRADING 4 DRAINAGE 5 STORM DRAINAGE 6 SEWER LATERAL 7 GAS & ELEC SERVICE 8 SETBACKS 	CONCRETE (SALT FINISH) SEE CIVIL ENGINEERING DRAWINGS SEE CIVIL ENGINEERING DRAWINGS SEE CIVIL ENGINEERING DRAWINGS CONNECT TO CITY SERVICE LATERAL PROVIDE C.O. AT PROPERTY LINE NEW UNDERGROUND ELEC. SERVICE NEW GAS METER AS SHOWN AS PER PLAN PROTECT EXISTING DURING CONSTRUCTION

TABULATIONS

UPPER FLOOR AREA	= 1,228.23 SQ.FT.
MAIN FLOOR AREA	= 2,190.42 SQ.FT.
	3,418.65 SQ.FT.
NON - HABITABLE	
GARAGE	= 495.00 SQ.FT.
TOTAL FLOOR AREA	= 3,913.65 SQ.FT.
COVERAGE	
COV. PORCH & PATIO	= 318.00 SQ.FT.
BALCONIES	= 35.25 SQ.FT.
	= 353.25 SQ.FT.
HOUSE FOOTPRINT	= 2,685.42 SQ.FT.
TOTAL COVERAGE	= 3,038.67 SQ.FT.
	0,000.01 000.11
HABITABLE BASEMENT	= 1,713.22 SQ.FT.
MECHANICAL ROOM	= 79.00 SQ.FT.
TOTAL BASEMENT	= 1,792.22 SQ.FT.





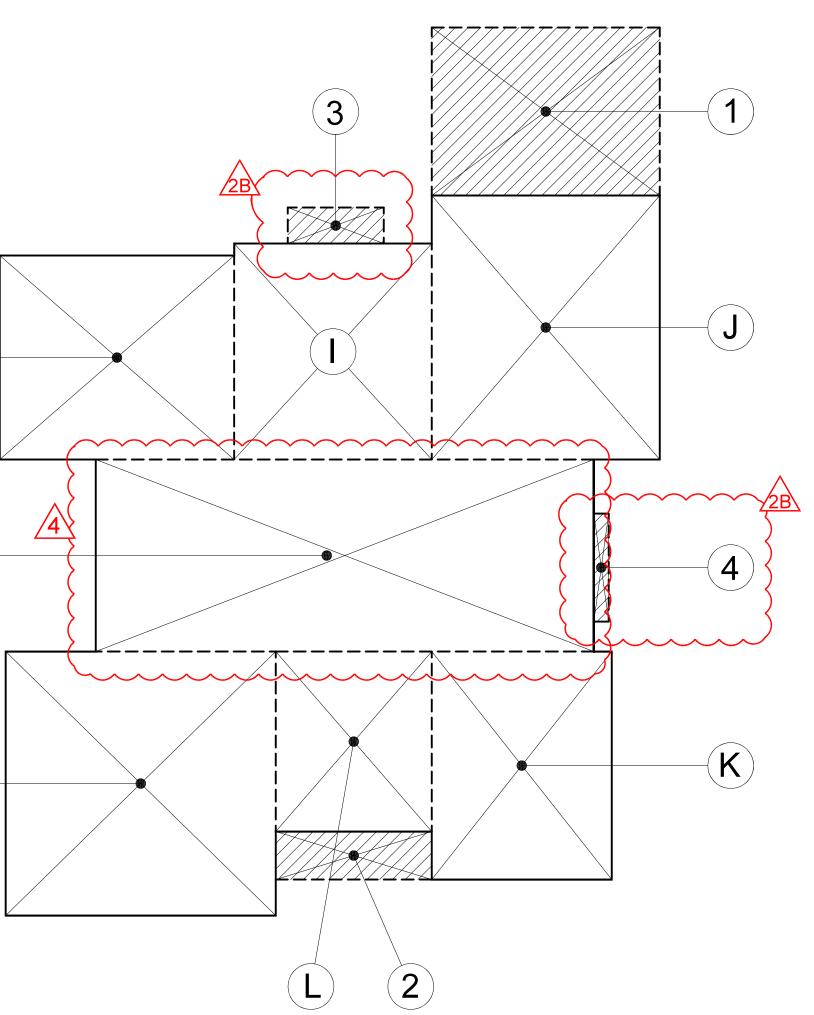


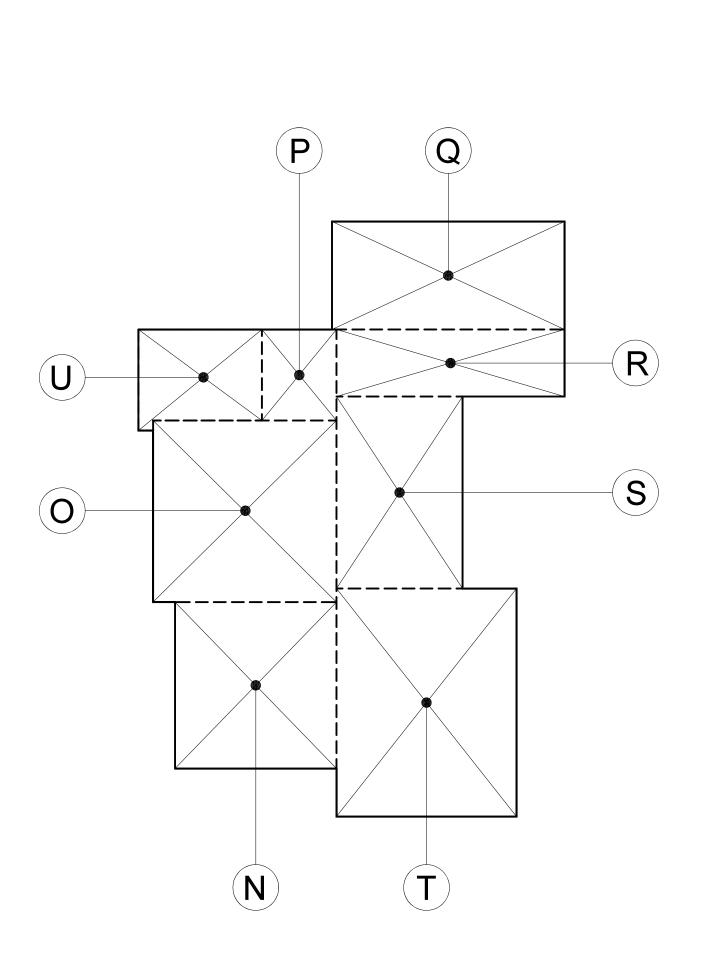
UPPER FLOOR AREA DIAGRAM

FLOOR AREA CALCULATIONS

А	9.75'	Х	15.375'	149.90 S.F
В	14.458'	Х	25.375'	366.87 S.F
С	7.00'	Х	10.458'	73.20 S.F
D	8.458'	Х	9.50'	80.35 S.F
Е	16.916'	Х	20.00'	338.32 S.F
F	11.041'	X	16.916'	187.77 S.F

1,228.23 S.F.





MAIN FLOOR AREA DIAGRAM

FLOOR AREA CALCULATIONS

G	16.00'	X	41.50'	664.00 S.F.
Н	17.00'	Х	19.54'	332.18 S.F.
I	16.458'	Х	18.00'	296.24 S.F.
J	19.00'	Х	22.00'	418.00 S.F.
K	15.00'	Х	19.00'	285.00 S.F.
L	13.00'	Х	15.00'	195.00 S.F.
				2,190.42 S.F.
NOI	N-HABITA	٩BL	E	
Μ	22.00'	Х	22.50' (GARAGE)	495.00 S.F.
U	7.58'	Х	10.29' + 1.00 (BASEMENT)	79.00 S.F.
	ΓAL			574.00 S.F.

BASEMENT AREA DIAGRAM (NOT COUNTED AS F.A.R.) FLOOR AREA CALCULATIONS

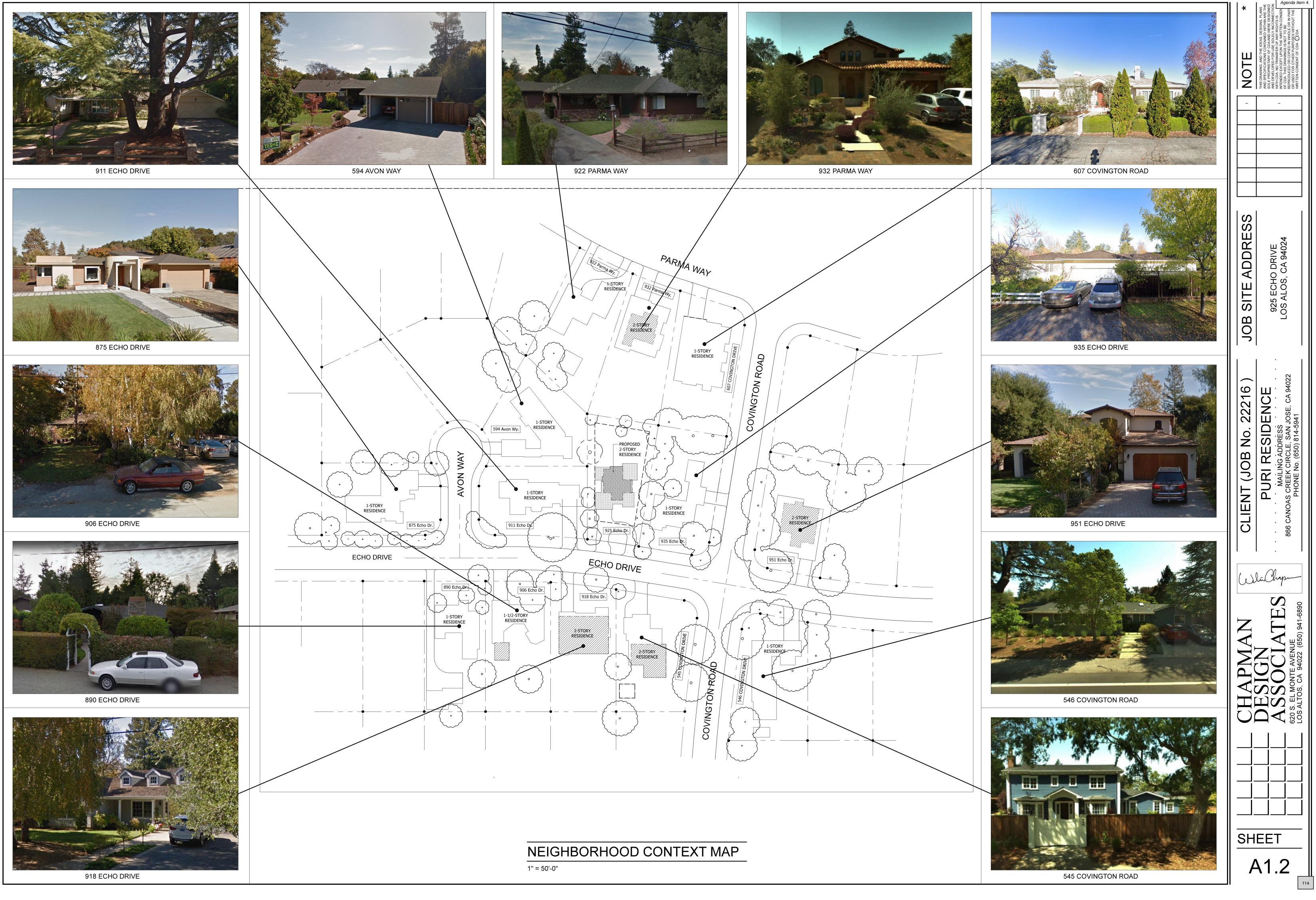
Ν	13.458'	Х	13.875'	186.73	S.F.
0	15.125'	Х	15.29'	231.26	S.F.
Ρ	6.22'	Х	7.58'	47.15	S.F.
Q	9.00'	Х	19.375'	418.00	S.F.
R	5.583'	Х	19.00'	106.07	S.F.
S	10.50'	Х	16.00'	168.00	S.F.
Т	15.00'	Х	19.00'	285.00	S.F.
				1,442.21	S.F.
CO	VERAGE	<u> </u>			
4	44.001	V	19.00'	266.00	S E
1	14.00	Λ	10.00	200.00	0.1.
1 2			13.00'	52.00	
-	4.00'	X			S.F.
2	4.00' 3.00'	X X	13.00'	52.00	S.F. S.F.
2 3 4	4.00' 3.00'	X X	13.00' 8.00'	52.00 24.00	S.F. S.F. S.F.
2 3 4 SU	4.00' 3.00' 1.25'	× × ×	13.00' 8.00' 9.00'	52.00 24.00 11.25	S.F. S.F. S.F. S.F

Ν	13.458'	Х	13.875'	186.73	S.F
0	15.125'	Х	15.29'	231.26	S.F
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Т	15.00'	Х	19.00'	285.00	S.F
				1,442.21	S.
~ ~ ~		:			
<u> </u>	VERAGE				
CO 1	14.00'		19.00'	266.00	S.
		Х		266.00 52.00	
1	14.00'	X X	13.00'		S.
1 2	14.00' 4.00' 3.00'	X X X	13.00'	52.00	S. S.
1 2 3 4	14.00' 4.00' 3.00'	X X X X	13.00' 8.00'	52.00 24.00	S. S. S.
1 2 3 4 SU	14.00' 4.00' 3.00' 1.25'	X X X X	13.00' 8.00' 9.00'	52.00 24.00 11.25	S. S. S.

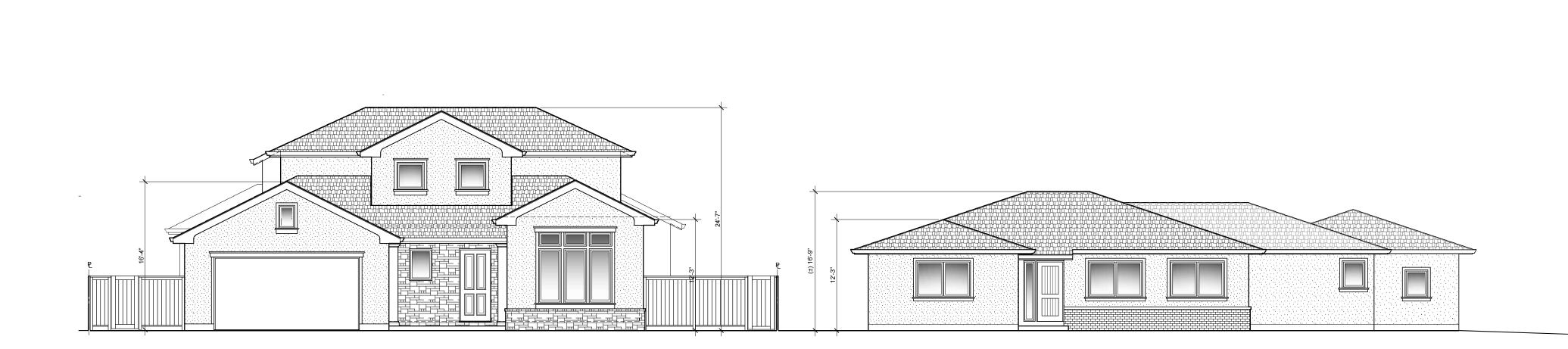
FLOOR DIAGRAM & AREA CALCULATIONS

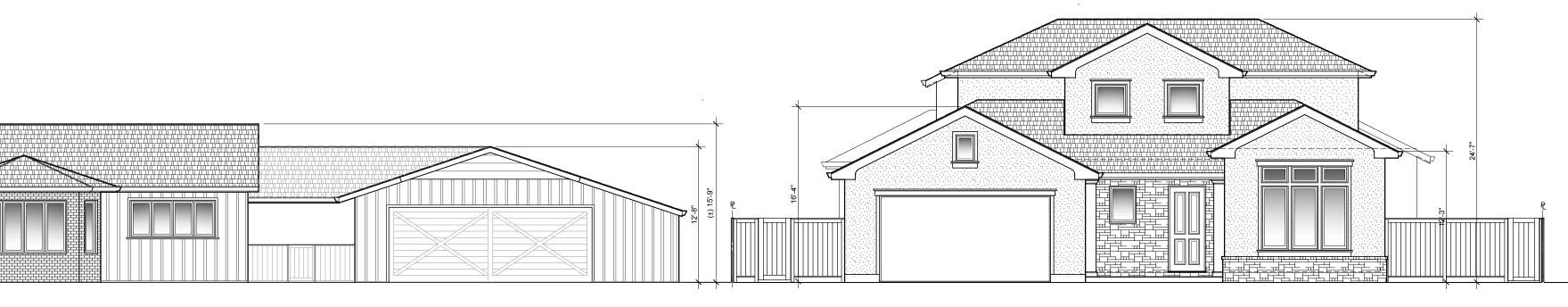
1/8'' = 1'-0''

* H J J J J J J J J	THIS DRAWING, AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE SOLE PROPRIETARY OF CDA AND WERE DESIGNED AND DEVELOPED FOR USE SOLELY INCONNECTION	A WITH CDA. NO TRANSFER OF ANY RIGHTS IS INTENDED EXCEPT UPON THE WRITTEN CONSEN OF CDA. THIS DRAWINGS IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CDA CDEA ONSENT OF CDA COPIES IS NOT TO BE
JOB SITE ADDRESS		LOS ALOS, CA 94024
CLIENT (JOB No. 22216)	PURI RESIDENCE	MAILING ADDRESS 866 CANOAS CREEK CIRCLE, SAN JOSE, CA 94022 PHONE No. (650) 814-5941
CHAPMAN T	Ē	BODULIAIES 620 S. EL MONTE AVENUE LOS ALTOS, CA 94022 (650) 941-6890
 /	 EE	 T .1



925 ECHO DRIVE (PROPOSED 2-STORY RESIDENCE)





911 ECHO DRIVE

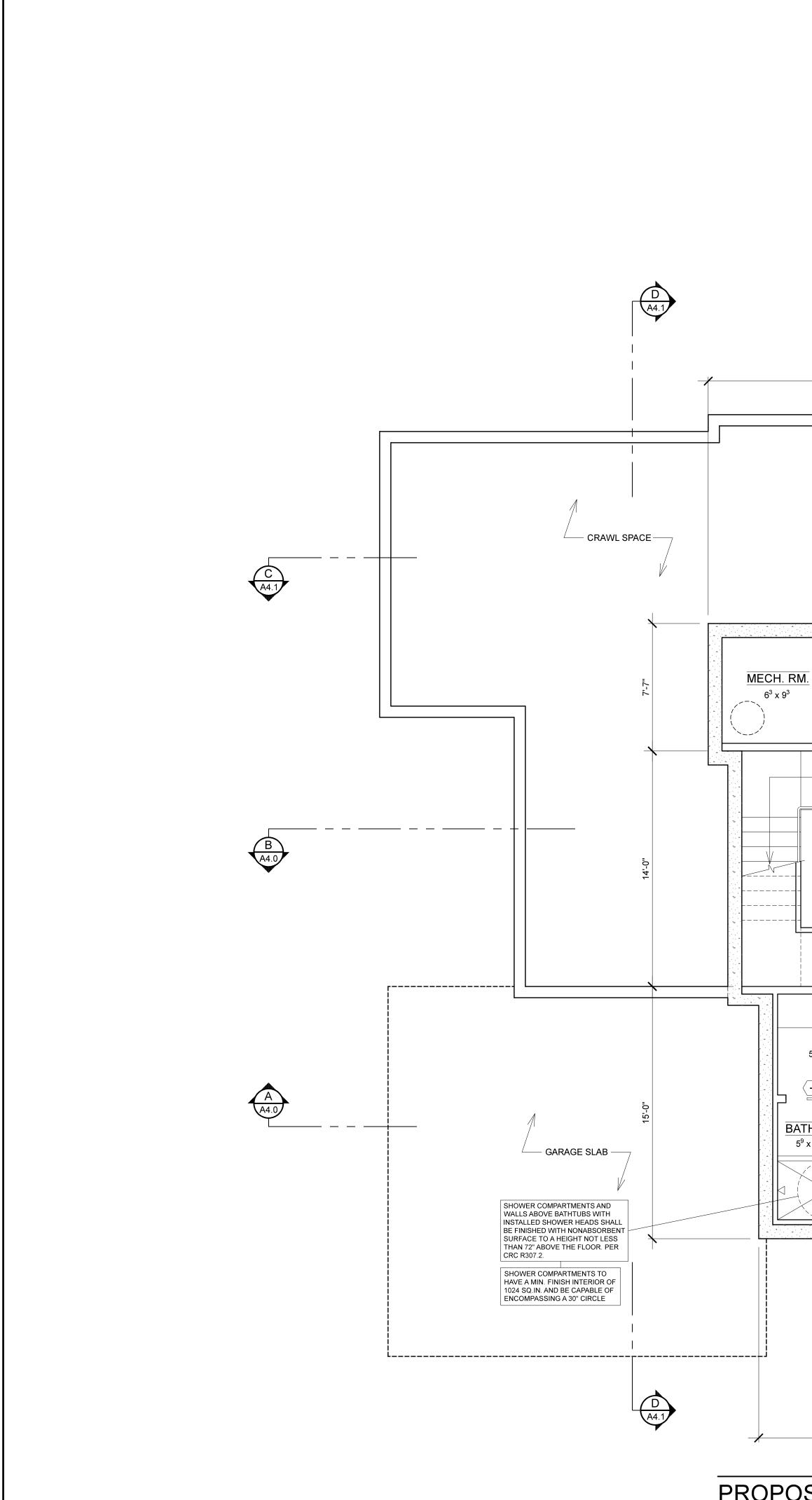
925 ECHO DRIVE (PROPOSED 2-STORY RESIDENCE)



935 ECHO DRIVE



* JLON	THIS DRAWING, AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE SOLE PROPRIETARY OF CDA AND WERE DESIGNED AND DEVELOPED FOR USE SOLELY INCONNECTION WITH CDA. NO TRANSFER OF ANY RIGHTS IS INTENDED EXCEPT UPON THE WRITTEN CONSEN OF CDA, THIS DRAWINGS IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED FOR OTHER PUBPOSES WITHOUT THE WRITTEN CONSENT OF CDA. CDA.
JOB SITE ADDRESS	925 ECHO DRIVE LOS ALOS, CA 94024
CLIENT (JOB No. 22216)	PURI RESIDENCE Mailing Address 866 CANOAS CREEK CIRCLE, SAN JOSE, CA 94022 PHONE No. (650) 814-5941
CHAPMAN	DESIGN ASSOCIATES 620 S. EL MONTE AVENUE LOS ALTOS, CA 94022 (650) 941-6890
 	LII



PROPOSED BASEMENT PLAN

E A4.2

16'-5¹⁄2"

2⁸

0

5⁹ x 6⁰

2⁶

BATH #3

5⁹ x 6⁹

E A4.2

13'-5¹/2"

_4⁰ C/O

4⁰ C/O

W.I.C.

6⁹ x 7⁰

GAME ROOM

16⁰ x 18⁰

6³ x 9³

F A4.2

19'-0"

BEDROOM #3 13⁰ x 14⁶

6"

- PR 2⁸ FR.DR. VII TEMP. GLASS

BEDROOM #2

13⁰ x 15⁴

F A4.2 15'-0"

VII TEMP. GLASS PR 2⁶ - FR.DR.

⊢−−−−

7'+0"

UΡ

3'-6"

 $-\Phi$

ÚΡ

C A4.1

B A4.0

A A4.0

Ч.

2⁶ x 3⁶

- LINE OF MAIN FLOOR

SUNKEN

PATIO

PROVIDE THRESHOLDS AT ALL EXTERIOR DOORS, TYPICAL (PER SECTION 1010.1.7, 2019 CBC)

MAXIMUM STEP @ ALL EXTERIOR DOORS AND STEPS TO BE NO MORE THAN 7.75" (PER SECTION 311.3.2, 2019 CRC). TYPICAL @ ALL EXTERIOR DOORS

PLANTER

7'-0"

PLANTER

----- \vdash - - - - -



	ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2019
_	 MIN. NET CLEAR OPENABLE AREA 5.7 S.F. MIN. NET CLEAR OPENABLE WIDTH = 20" MIN. NET CLEAR OPENABLE HEIGHT = 24" GARAGE SHALL BE SEPARATED FROM THE
COMMON WALL	GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. ½" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.5&6. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1%" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
	DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2019. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS - 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
	DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2019. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
HANDRAILS	DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2019. STYLE AND FINISH PER OWNER SPECIFICATIONS
	DESIGN SHALL CONFORM TO CH. 10 CRC 2019, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2019 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
GLASS	PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019
BLOCKS	PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2019
CLOSETS	PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2019 CPC)
X SHOWERS	 ALL SHOWERS SHALL CONFORM TO SECTION R307 2019 CRC ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2019 CPC 408.5)
CONSERVING FIXTURES	 ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2019 CPC) SHALL CONFORM TO SEC. 402, 2019 CPC WATER CLOSETS TO HAVE A MAXIMUM WATER USE OF 1.28 GPF SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 60 psi KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 60 psi

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE- MARKS

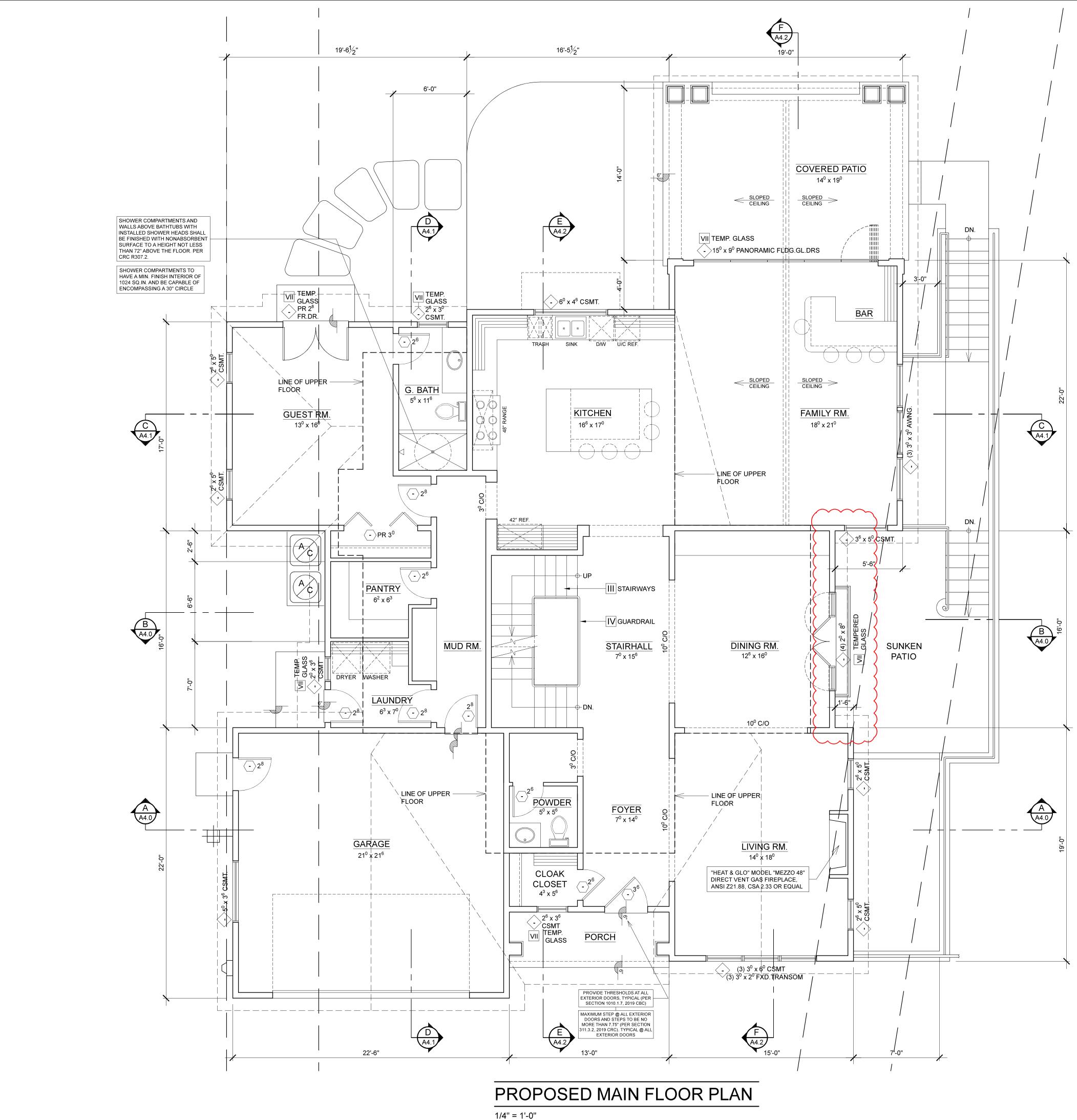
LEGEND

#	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
(#)	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
	2x6 WALLS
	2x4 WALLS
	CONCRETE RETAINING WALLS
(N)	NEW

 \bigotimes

RELOCATED





GENER	AL NOTES
I EGRESS	ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2019 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F. - MIN. NET CLEAR OPENABLE WIDTH = 20"
II GARAGE COMMON WALL	- MIN. NET CLEAR OPENABLE HEIGHT = 24" GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. ½" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.5&6. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1%" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
III STAIRWAYS	 DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2019. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
IV GUARDRAILS	DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2019. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
V STAIR & HANDRAILS	DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2019. STYLE AND FINISH PER OWNER SPECIFICATIONS
VI FIREPLACE	DESIGN SHALL CONFORM TO CH. 10 CRC 2019, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2019 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
VII TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019
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ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE- MARKS

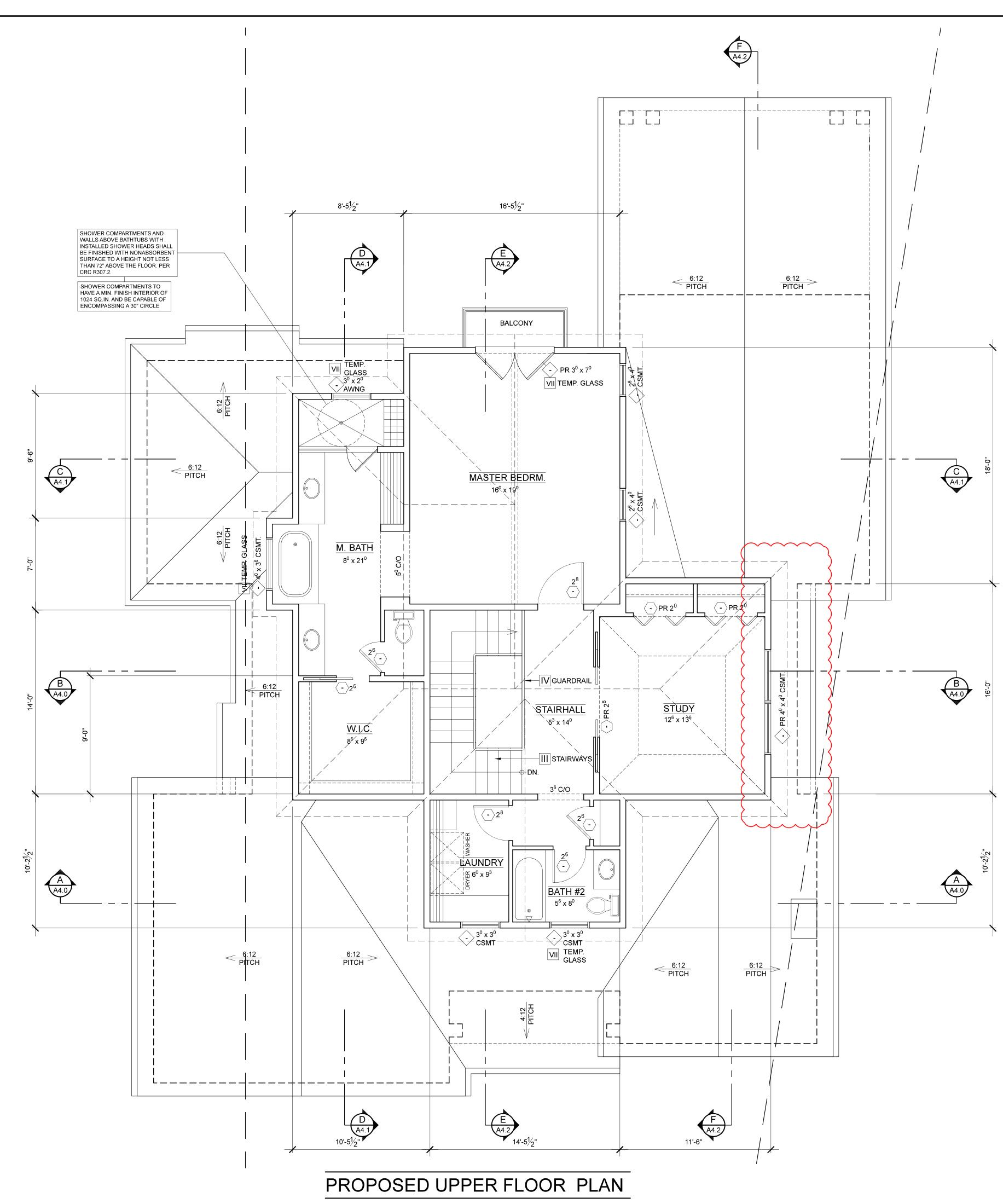
LEGEND

<₩>	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
$\langle \# \rangle$	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
·}	2x6 WALLS
·	2x4 WALLS
(E)	EXISTING
(N)	NEW

 \bigotimes RELOCATED



117



1/4" = 1'-0"

GENER	AL NOTES
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ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

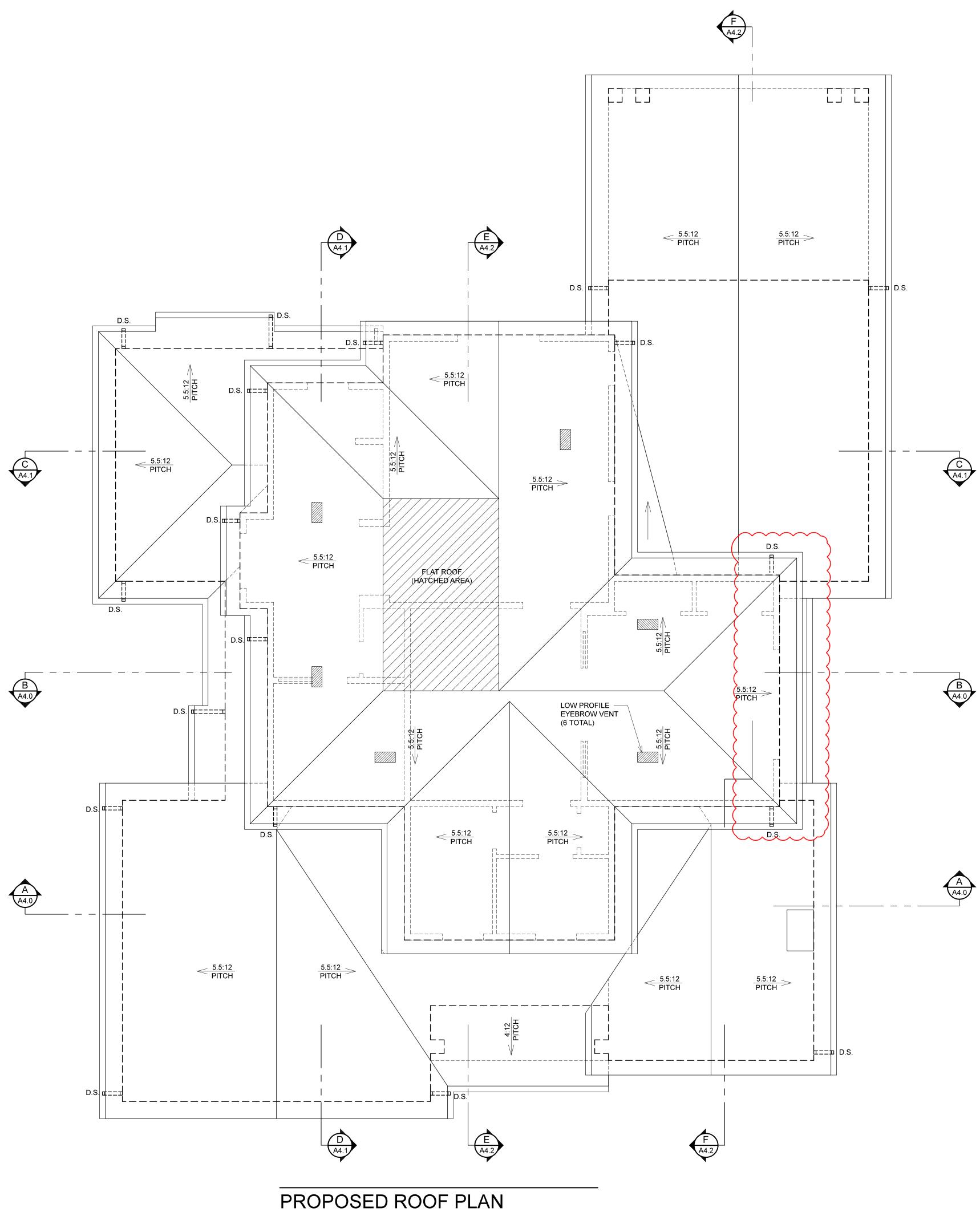
ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE- MARKS

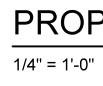
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$\langle \# \rangle$	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
·	2x6 WALLS
ł	2x4 WALLS
(E)	EXISTING
(N)	NEW



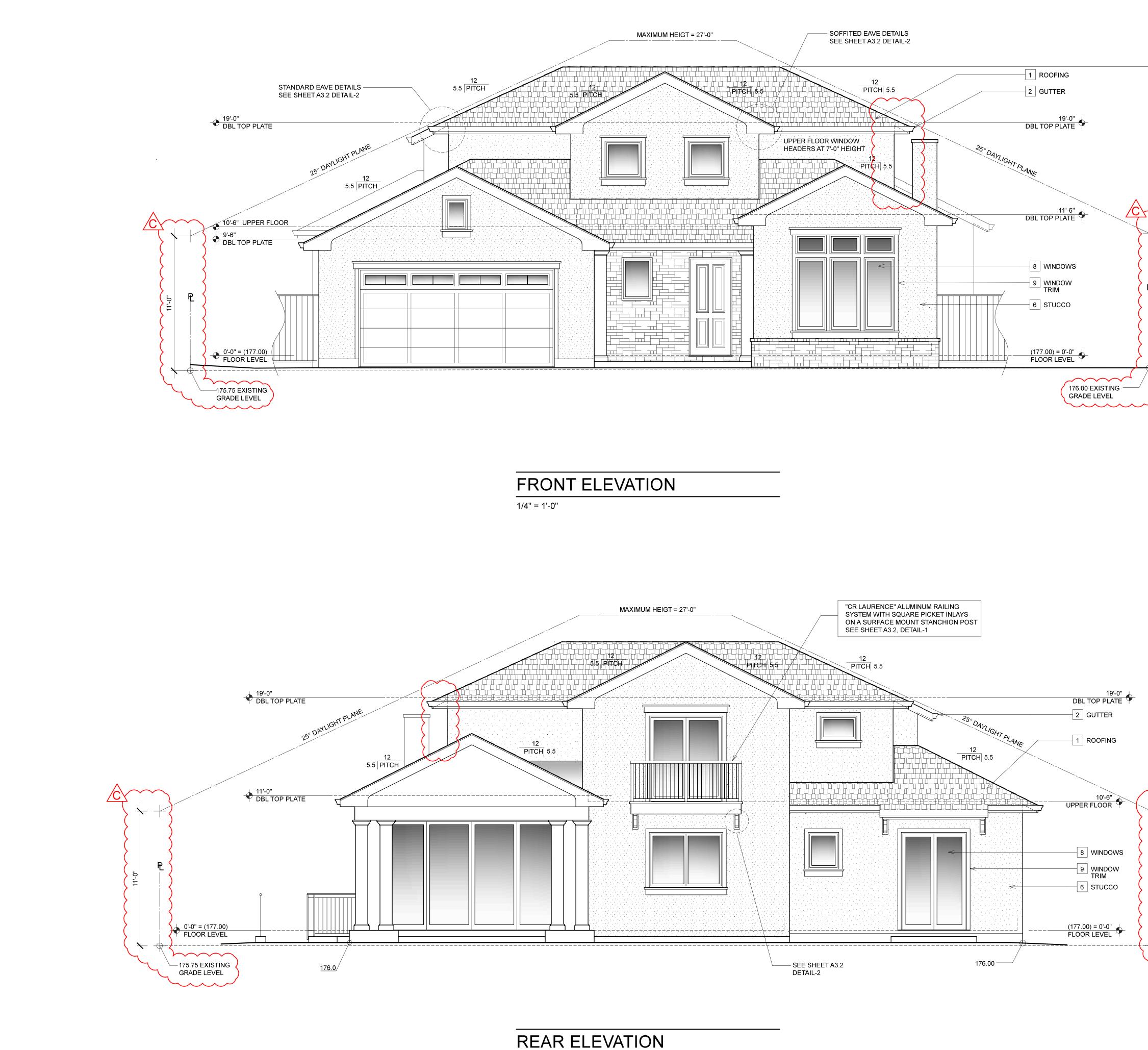




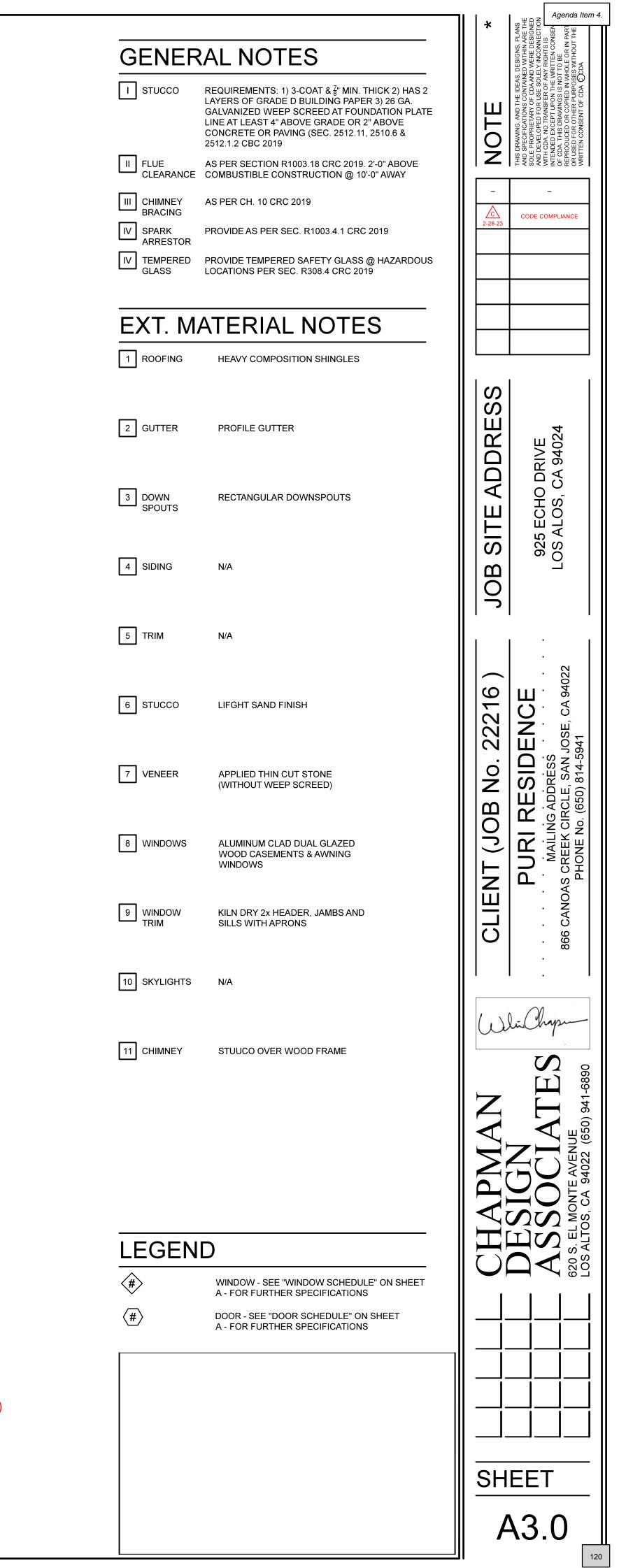


- 1'-0"

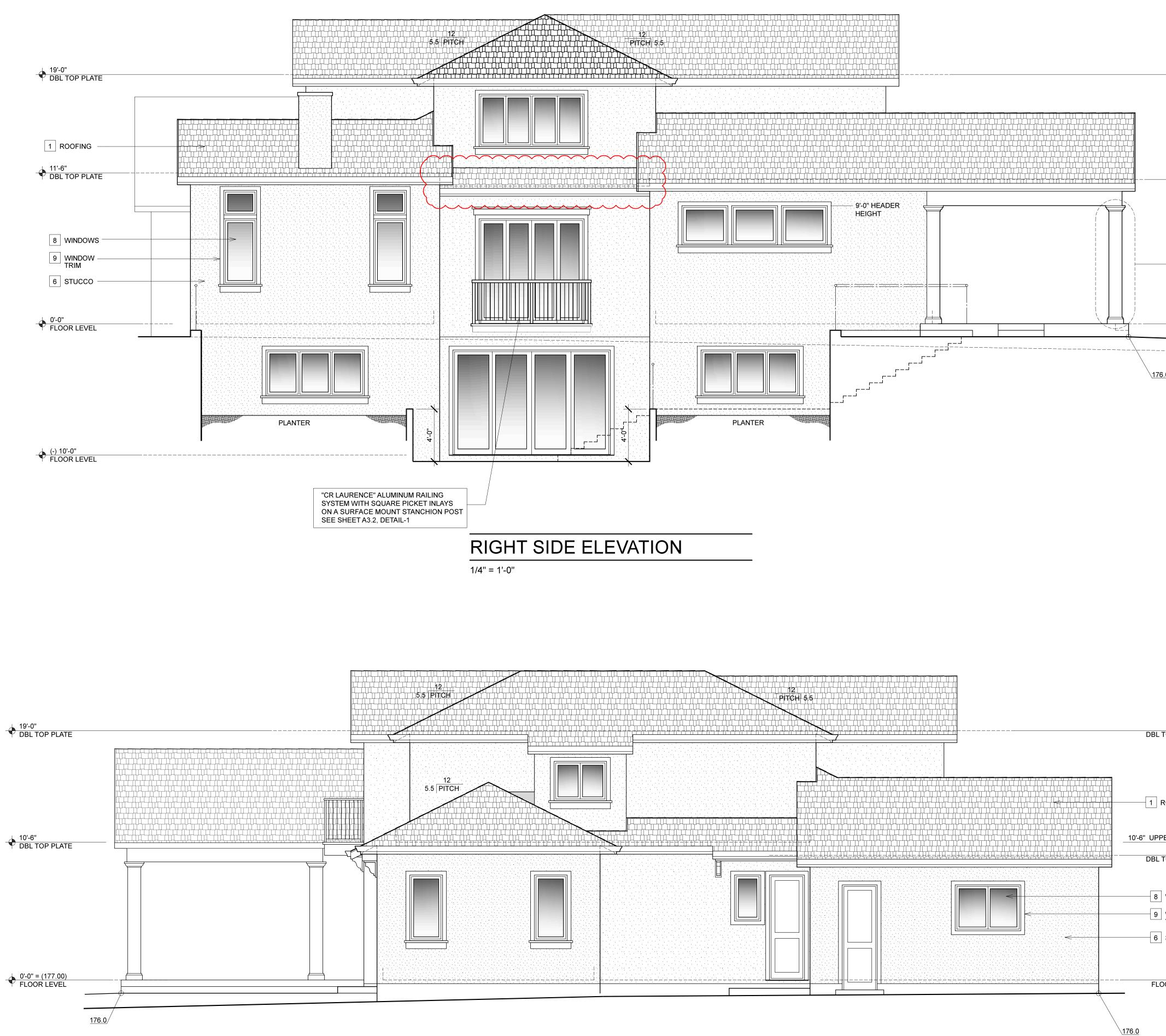
Image: Construction to Follow Image: Construction to Follow </th <th>A His DRAWNG, AND THE IDEAS, DESIGNS, PLANS THIS DRAWNG, AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE SOLE PROPRIETARY OF CDA AND WERE DESIGNED AND DEVELOPED FOR USE SOLELY INCONNECTION WITH CDA. NOT TRANSFER OF ANY RIGHTS IS INTENDED EXCEPT UPON THE WRITTEN CONSEN OF CDA. THIS DRAWNGS IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CDA. CDA.</th>	A His DRAWNG, AND THE IDEAS, DESIGNS, PLANS THIS DRAWNG, AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE SOLE PROPRIETARY OF CDA AND WERE DESIGNED AND DEVELOPED FOR USE SOLELY INCONNECTION WITH CDA. NOT TRANSFER OF ANY RIGHTS IS INTENDED EXCEPT UPON THE WRITTEN CONSEN OF CDA. THIS DRAWNGS IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CDA. CDA.
ROOF PLAN NOTES 1 ROOFING HEAVY COMPOSITION SHINGLES	
2 GUTTERS PROFILE GUTTER	
3 DOWN RECTANGULAR DOWNSPOUTS SPOUTS	
4 SKYLIGHTS N/A	SITE ADDRE: 925 ECHO DRIVE OS ALOS, CA 94024
ATTIC VENT CALCULATIONS	CHO D DS, C/
AREA = 1,212.32 SQ. FT. (UPPER ROOF ATTIC SPACE)	SITE 925 ECH DS ALOS
150 = 8.08 SQ. FT. (REQ'D. VENTING AREA)	
PROPOSED VENTING= 0.73 SQ. FT. (LOW PROFILE RECT. EYEBROW VENT)	
X 6 (NFVA = 0.73 S.F/ VENT) = 4.38 SQ. FT.	
 .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT) X 8 (NFVA = 0.493 S.F/ VENT) 	P16) CE CA 94022
= 3.94 SQ. FT.). 2221(DENCE Ss · · · · AN JOSE, CA 9 4-5941
= 8.32 SQ. FT. (PROPOSED ATTIC VENTING AREA)	10.2 314-5941
AREA = 337.10 SQ. FT. (LOWER ROOF ATTIC) 150 (OVER LIVING RM & FOYER)	
= 2.25 SQ. FT. (REQ'D. VENTING AREA)	
PROPOSED VENTING = .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT) X 5 (NFVA = 0.493 S.F/ VENT)	DUR MAI CREE
X 5 (NFVA = 0.493 S.F/ VENT) = 2.46 SQ. FT. (PROPOSED ATTIC VENTING AREA)	
AREA = 404.23 SQ. FT. (LOWER ROOF ATTIC)	
150 (OVER FAMILY ROOM) = 2.69 SQ. FT. (REQ'D. VENTING AREA)	
PROPOSED VENTING	
= .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT) X 6 (NFVA = 0.493 S.F/ VENT)	alterChapi
= 2.96 SQ. FT. (PROPOSED ATTIC VENTING AREA)	
$\frac{AREA = 245.00 \text{ SQ. FT.}}{150} (\text{LOWER ROOF ATTIC})$	AN ATES 650) 941-6890
150(OVER GUEST, PANTRY & LAUNDRY)= 1.63 SQ. FT.(REQ'D. VENTING AREA)	
PROPOSED VENTING = .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT)	
X 5 (NFVA = 0.493 S.F/ VENT) = 2.46 SQ. FT. (PROPOSED ATTIC VENTING AREA)	SI S
	CH DE AS Salite
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1/4" = 1'-0"



 \sim –175.75 EXISTING GRADE LEVEL $\overline{\ }$



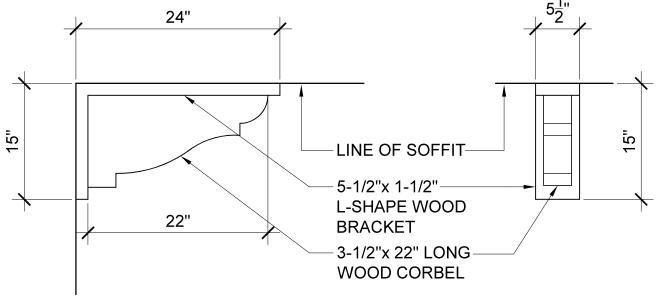


LEFT SIDE ELEVATION

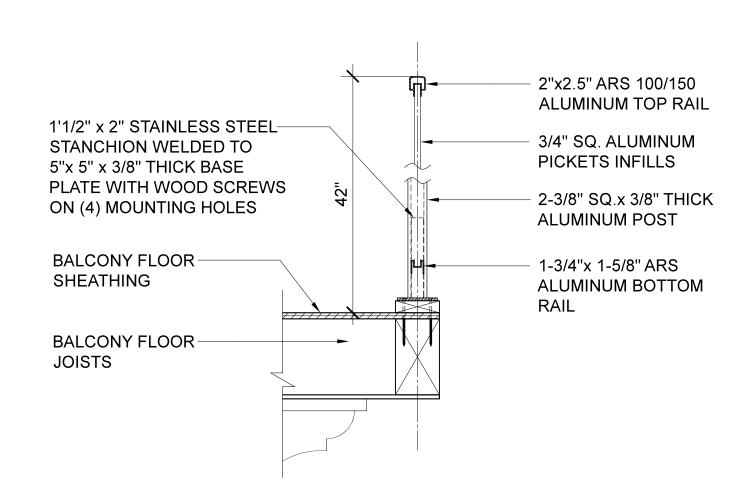
	GENER	AL NOTES	Agenda Item Agenonecriton Mainten Connecriton Mainten Conser Mainten Cons
		REQUIREMENTS: 1) 3-COAT & ⁷ / ₈ " MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2019	Adving the line of
	II FLUE	AS PER SECTION R1003.18 CRC 2019. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY	AND SE AN
19'-0" DBL TOP PLATE		AS PER CH. 10 CRC 2019	
	BRACING	PROVIDE AS PER SEC. R1003.4.1 CRC 2019	
	ARRESTOR IV TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS	
	GLASS	LOCATIONS PER SEC. R308.4 CRC 2019	
11'-0" DBL TOP PLATE	EXT. MA	ATERIAL NOTES	
	1 ROOFING	HEAVY COMPOSITION SHINGLES	
			SS SS
SEE SHEET A3.2 DETAIL-5	2 GUTTER	PROFILE GUTTER	DRE B4024
			DRIVE CA 9402
(177.00) = 0'-0" FLOOR LEVEL	3 DOWN SPOUTS	RECTANGULAR DOWNSPOUTS	
FLOOR LEVEL			
176.0	4 SIDING	N/A	LOS 32 B
<u>176.0</u>	-		
	5 TRIM	N/A	
			216) CE CA 94022
	6 STUCCO	LIGHT SAND FINISH	
			Jo. 222 SIDENC SAN JOSE, C 814-5941
	7 VENEER	APPLIED THIN CUT STONE (WITHOUT WEEP SCREED)	
	8 WINDOWS		MAILING HONE No
		WOOD CASEMENTS & AWNING WINDOWS	
	9 WINDOW	KILN DRY 2x HEADER, JAMBS AND	CLIEN B66 CANOAS
		SILLS WITH APRONS	
	10 SKYLIGHTS	N/A	
19'-0" BL TOP PLATE			Welin Chapm
	11 CHIMNEY	STUUCO OVER WOOD FRAME	
ROOFING			MAN SN CLATES e AVENUE E AVENUE E AVENUE
PPER FLOOR			
BL TOP PLATE 🍸			CHAH DESI ASSC cs s. el mont los altos, ca
8 WINDOWS	LEGENI	<u>ר</u>	
9 WINDOW TRIM		WINDOW - SEE "WINDOW SCHEDULE" ON SHEET	
6 STUCCO	·	A - FOR FURTHER SPECIFICATIONS	
0'-0"	$\langle \# \rangle$	A - FOR FURTHER SPECIFICATIONS	
0'-0" FLOOR LEVEL			
			SHEET
			A3.1
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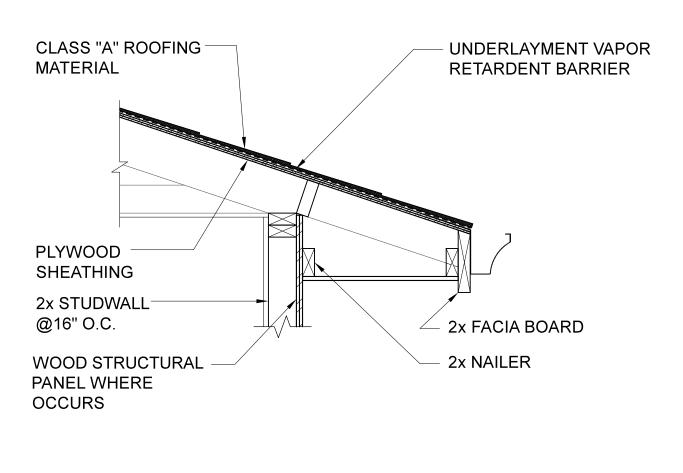




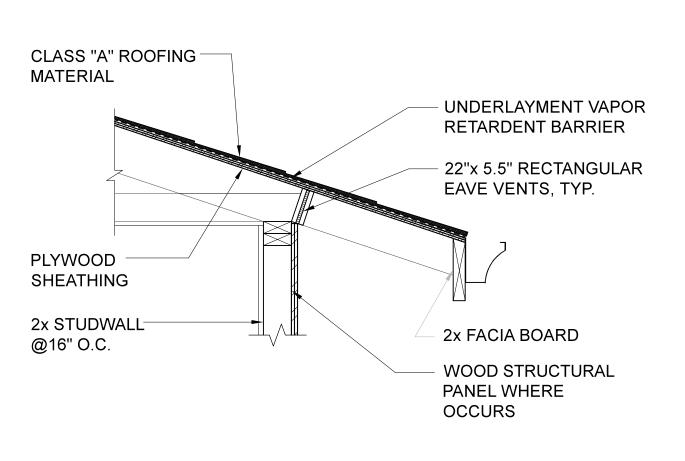




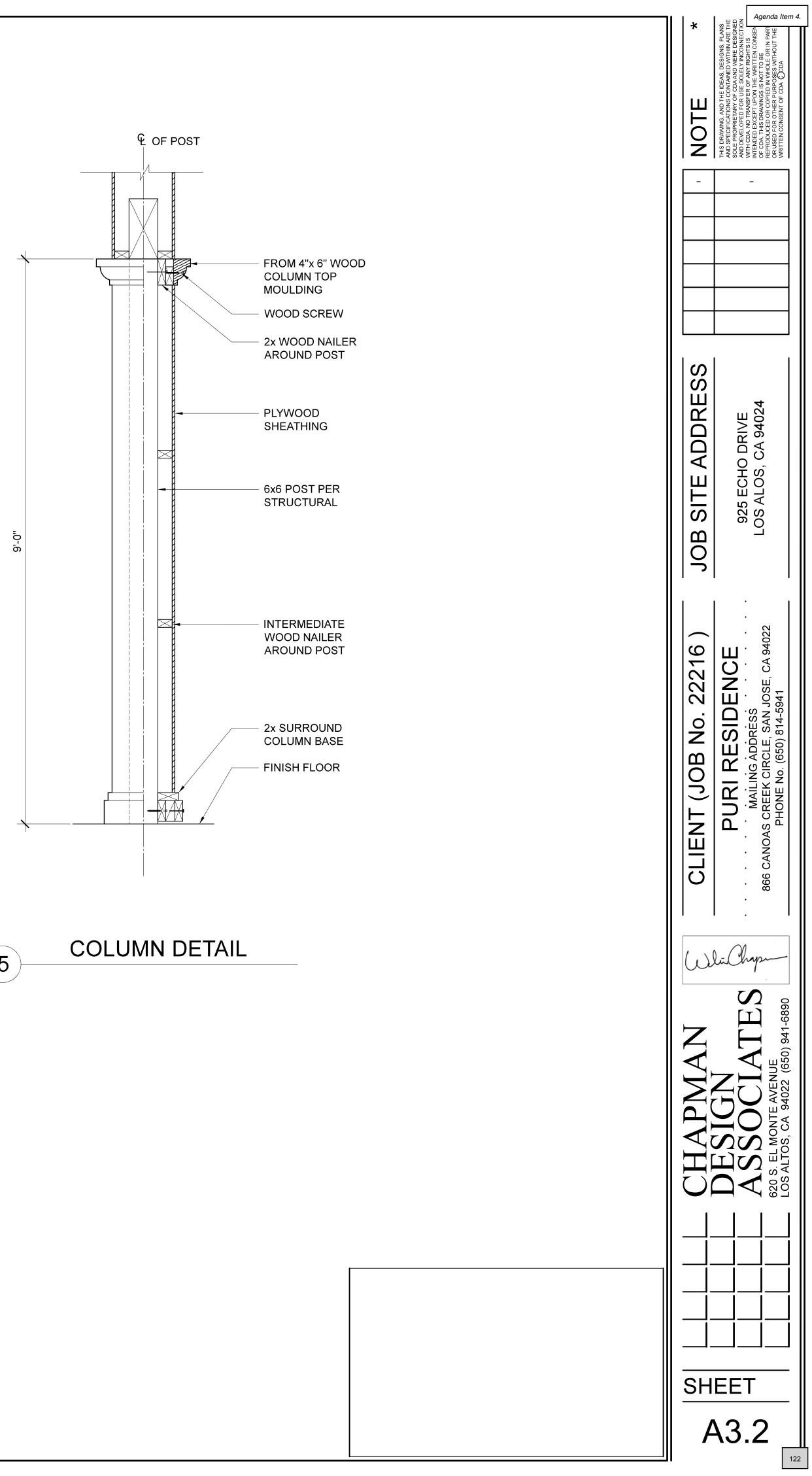






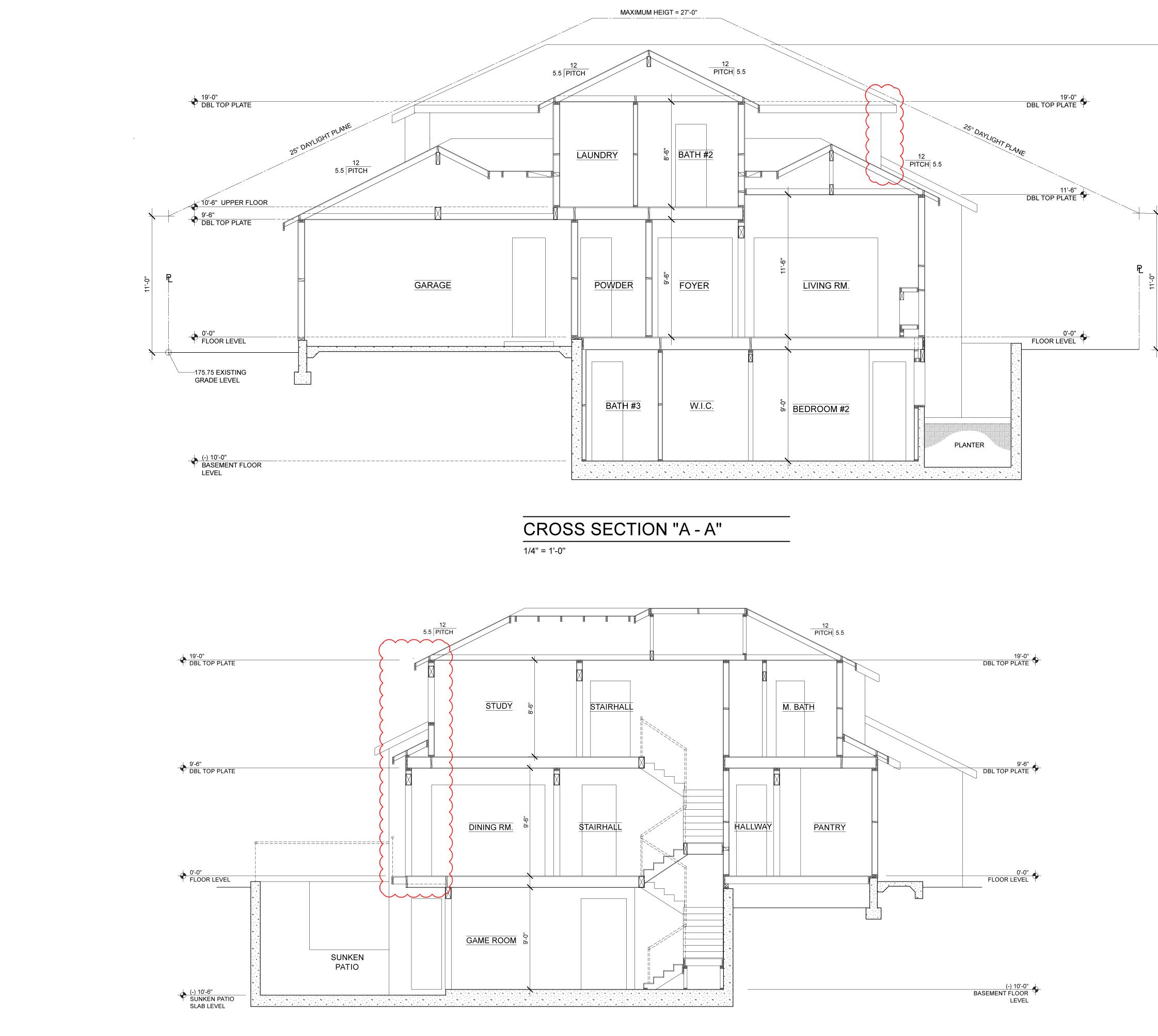






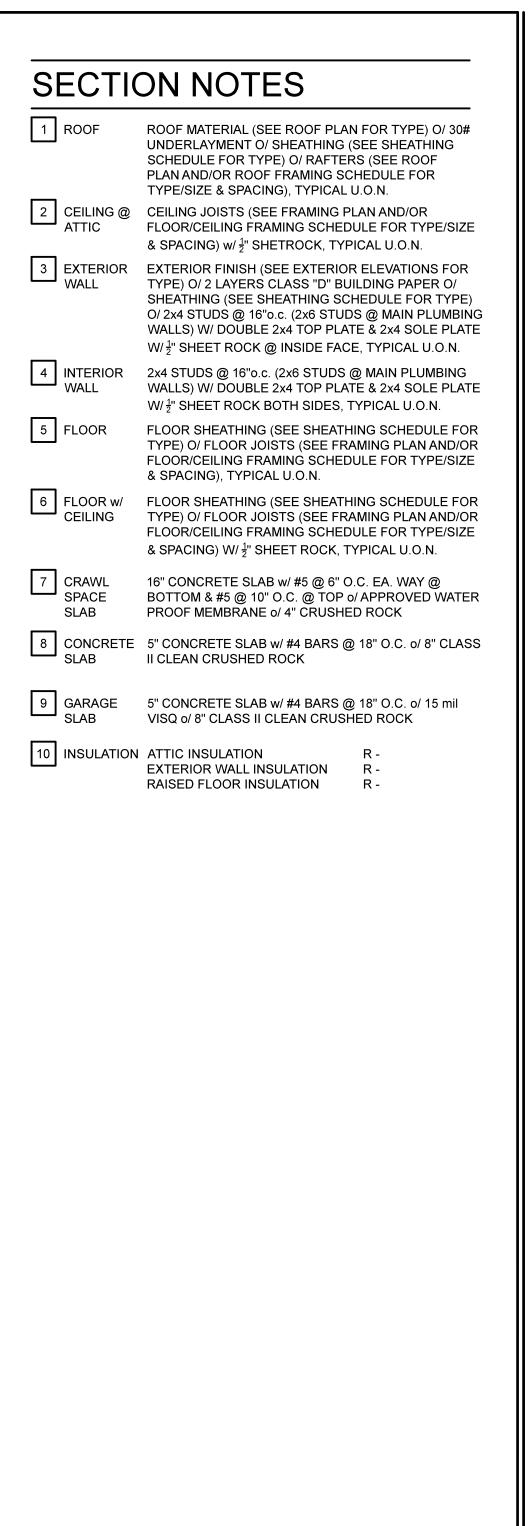
5

ARCITECTURAL DETAILS



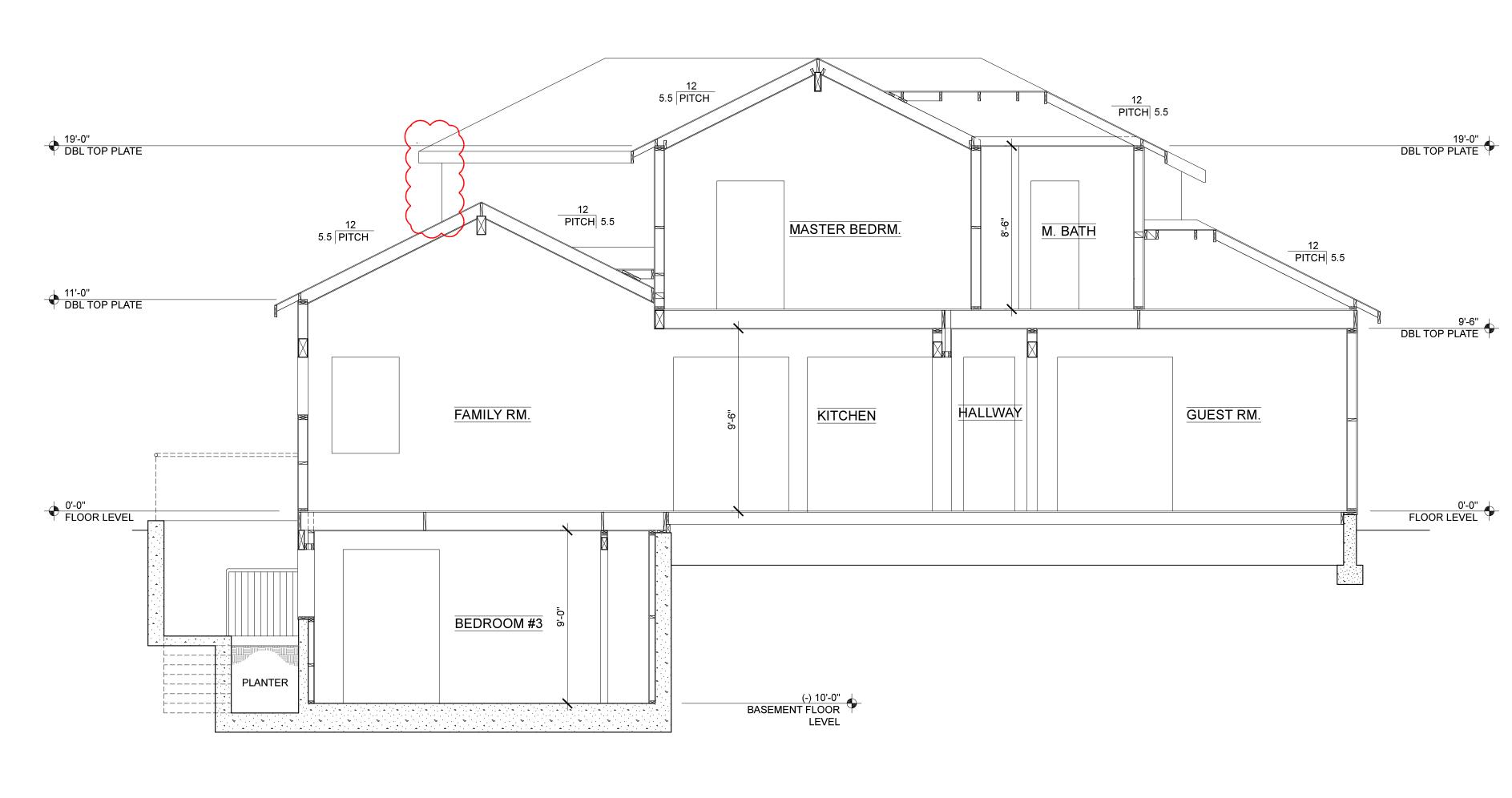


CROSS SECTION "B - B"

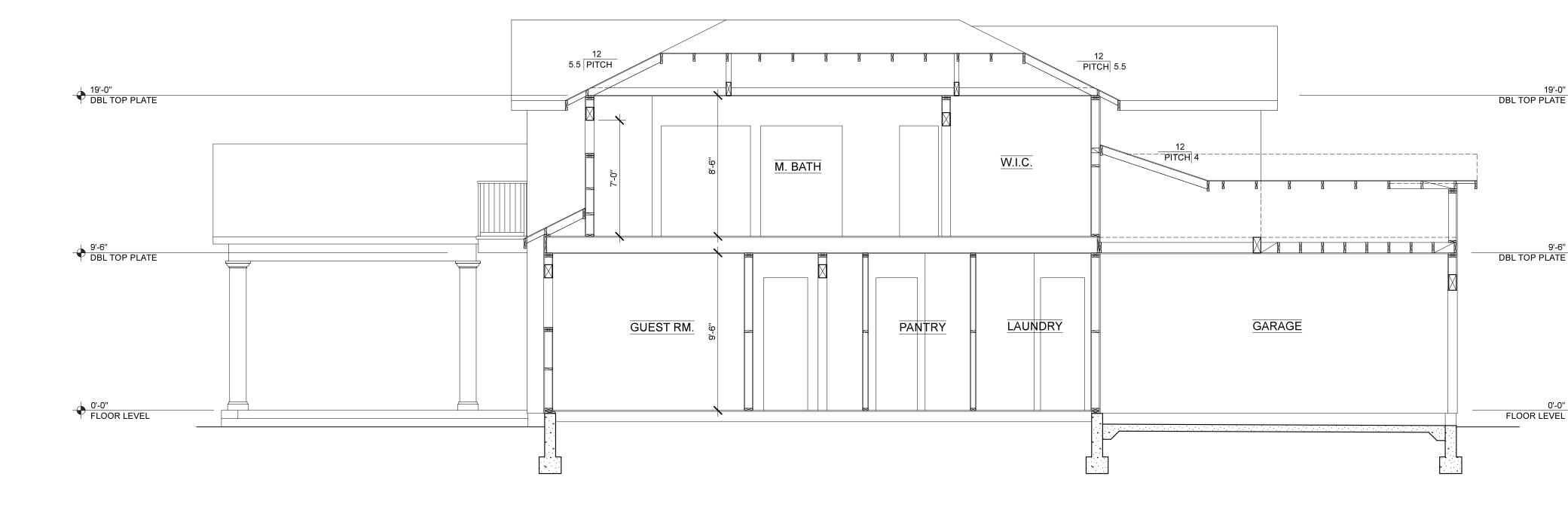


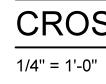


Agenda Item 4.



1/4" = 1'-0"

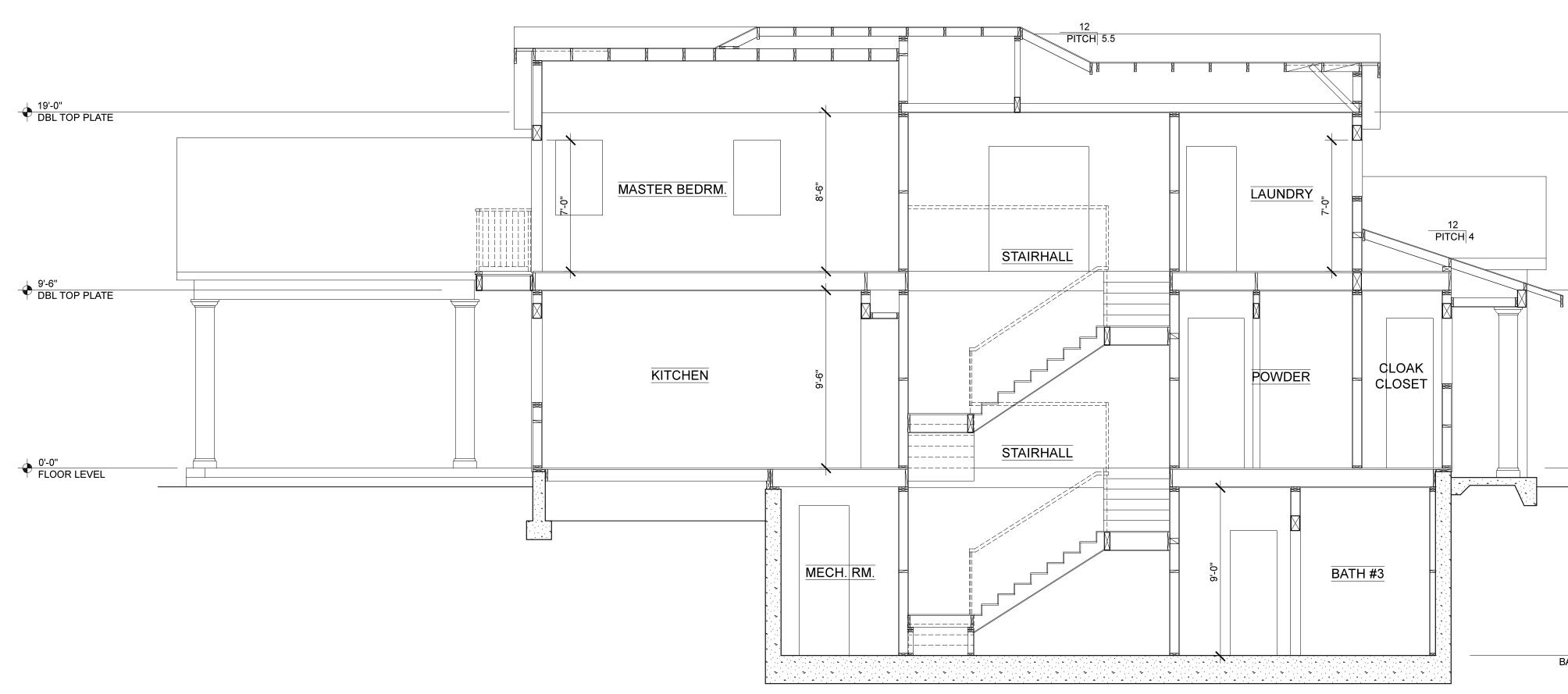


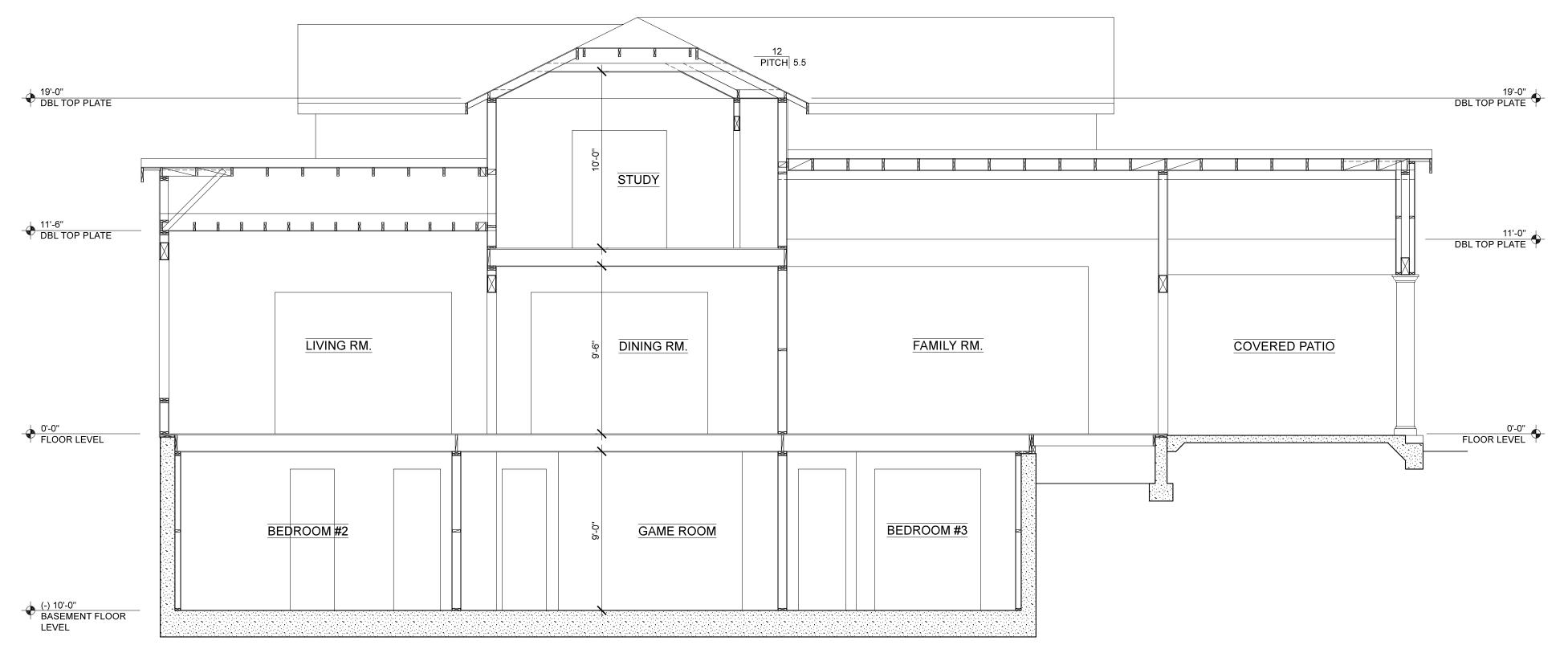


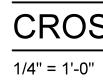
CROSS SECTION "D - D"



			1 .	Agenda Item 4.
	SECTIO	ON NOTES	*	(S, DESIGNS, PLANS INED WITHIN ARE THE AND WERE DESIGNED DLELY INCONNECTION OLELY INCONNECTION ANY TICEN CONSEN OT TO BE WHOLE OR IN PART SES WITHOUT THE SCDA
	1 ROOF	ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.	DTE	AWING, AND THE IDEA ECIFICATIONS CONTAIL ROPRIETARY OF CDA A VELOPED FOR USE SO DA. NO TRANSFER OF <i>P</i> DA. NO TRANSFER OF <i>P</i> D. NO TRAWINGS IS NG ULCED DR COPIED IN V ULCED OTHER PURPOS N CONSENT OF CDA
	2 CEILING @ ATTIC	CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ $\frac{1}{2}$ " SHETROCK, TYPICAL U.O.N.	Z	THIS DRA AND SPE SOLE PR SOLE PR AND DEV WITH CD/ INTENDEA OF CDA. OF CDA. OR USED OR USED WRITTEN
	3 EXTERIOR WALL	EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE		-
	4 INTERIOR WALL	W/ ¹ / ₂ " SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N. 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ ¹ / ₂ " SHEET ROCK BOTH SIDES, TYPICAL U.O.N.		
	5 FLOOR	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE		
	6 FLOOR w/ CEILING	& SPACING), TYPICAL U.O.N. FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ ¹ / ₂ " SHEET ROCK, TYPICAL U.O.N.		
	7 CRAWL SPACE SLAB	16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP o/ APPROVED WATER PROOF MEMBRANE o/ 4" CRUSHED ROCK	Ш Ю	54
	_	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 8" CLASS II CLEAN CRUSHED ROCK	ADDR	DRIVE CA 94024
	9 GARAGE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 15 mil VISQ o/ 8" CLASS II CLEAN CRUSHED ROCK	TE A	925 ECHO DRIVE OS ALOS, CA 9402
	10 INSULATION	ATTIC INSULATION R - EXTERIOR WALL INSULATION R - RAISED FLOOR INSULATION R -	JOB SI	925 LOS A
			16)	СЕ · · · сА 94022
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			ENT	PUR Mail DAS CREEK PHONE
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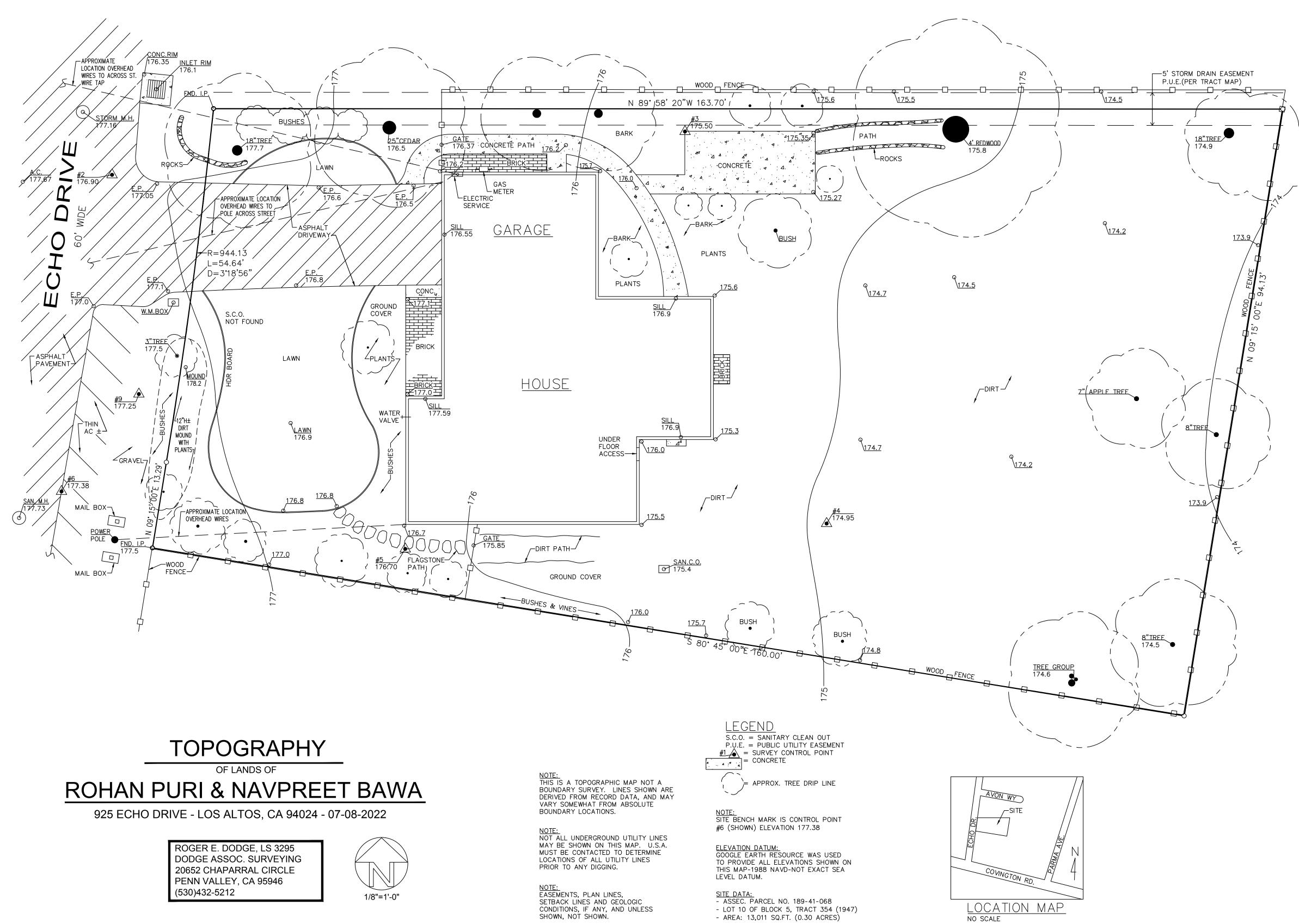
CROSS SECTION "E - E"

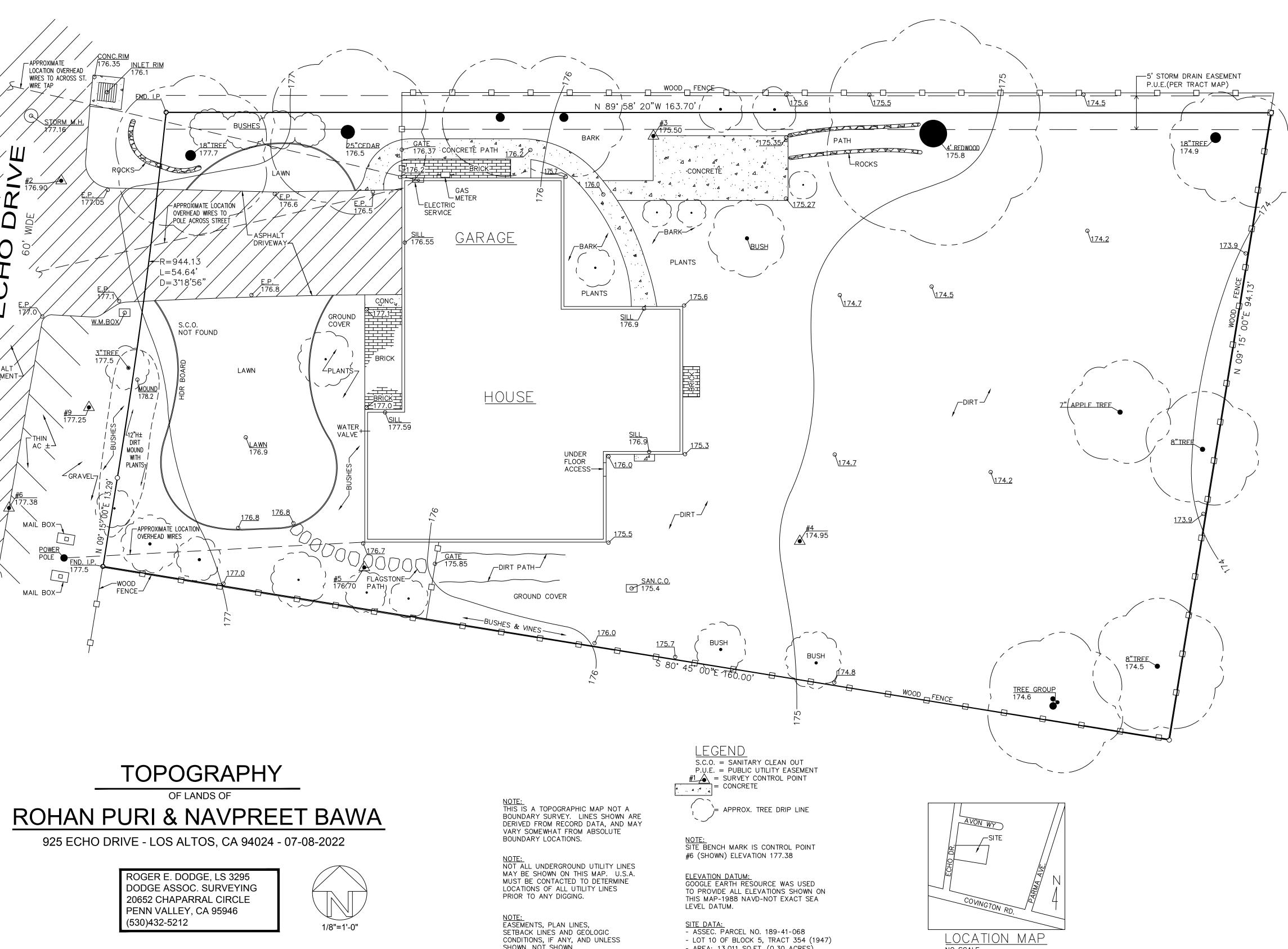
1/4" = 1'-0"

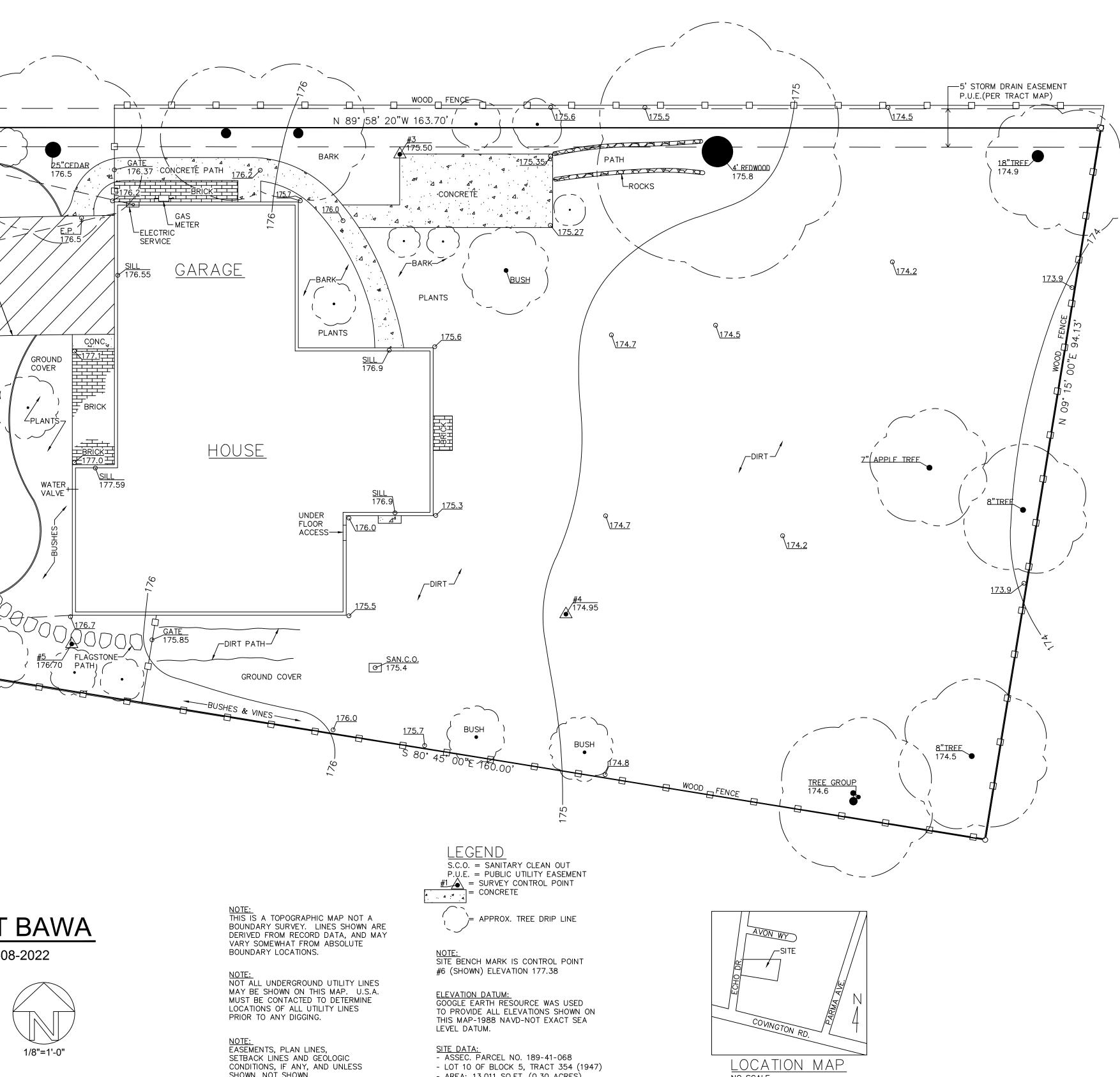
CROSS SECTION "F - F"

			Agenda Item 4.
	SECTI	ON NOTES	Designs, PLANS D WITHIN ARE THE D WITHIN ARE THE D WITHIN ARE THE D WITHIN ARE THE D WITHIN ARE THE MITTEN CONSEN TO BE S WITHOUT THE D BE D MITHOUT THE D BE S MITHOUT THE D MITHOUT T
	1 ROOF	ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR	VG. AND THE IDEAS. VG. AND THE IDEAS. ICATIONS CONTAINE ICATIONS CONTAINE DED FOR USE SOLE OF TO UPON THE W CEPT UPON THE W COTHER PURPOSE INSENT OF CDA OF
	2 CEILING @ ATTIC	TYPE/SIZE & SPACING), TYPICAL U.O.N. CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ $\frac{1}{2}$ " SHETROCK, TYPICAL U.O.N.	THIS DRAWIN AND SPECIFIC SOLE PROPRI SOLE PROPRI AND SPECIFIC SOLE PROPRI AND DEVELOF WITH CDA. THIS REPRODUCET OF CDA. THIS REPRODUCET OR USED FOR WRITTEN CON
19'-0" DBL TOP PLATE	3 EXTERIOR WALL	EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE $W/\frac{1}{2}$ " SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.	
	4 INTERIOR WALL	W/ $\frac{1}{2}$ SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N. 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ $\frac{1}{2}$ " SHEET ROCK BOTH SIDES, TYPICAL U.O.N.	
	5 FLOOR	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE	
9'-6" DBL TOP PLATE	6 FLOOR w/ CEILING	& SPACING), TYPICAL U.O.N. FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ ¹ / ₂ " SHEET ROCK, TYPICAL U.O.N.	
	7 CRAWL SPACE SLAB	16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP o/ APPROVED WATER PROOF MEMBRANE o/ 4" CRUSHED ROCK	EA SES
	8 CONCRETE SLAB		TE ADDRE ECHO DRIVE LOS, CA 94024
0'-0" FLOOR LEVEL	9 GARAGE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 15 mil VISQ o/ 8" CLASS II CLEAN CRUSHED ROCK	E H A
	10 INSULATION	ATTIC INSULATION R - EXTERIOR WALL INSULATION R - RAISED FLOOR INSULATION R -	OB SIT 925 E LOS AL
(-) 10'-0" BASEMENT FLOOR LEVEL			22216) ENCE
			NO. ESID DDRESS LLE, SAN 50) 814-5
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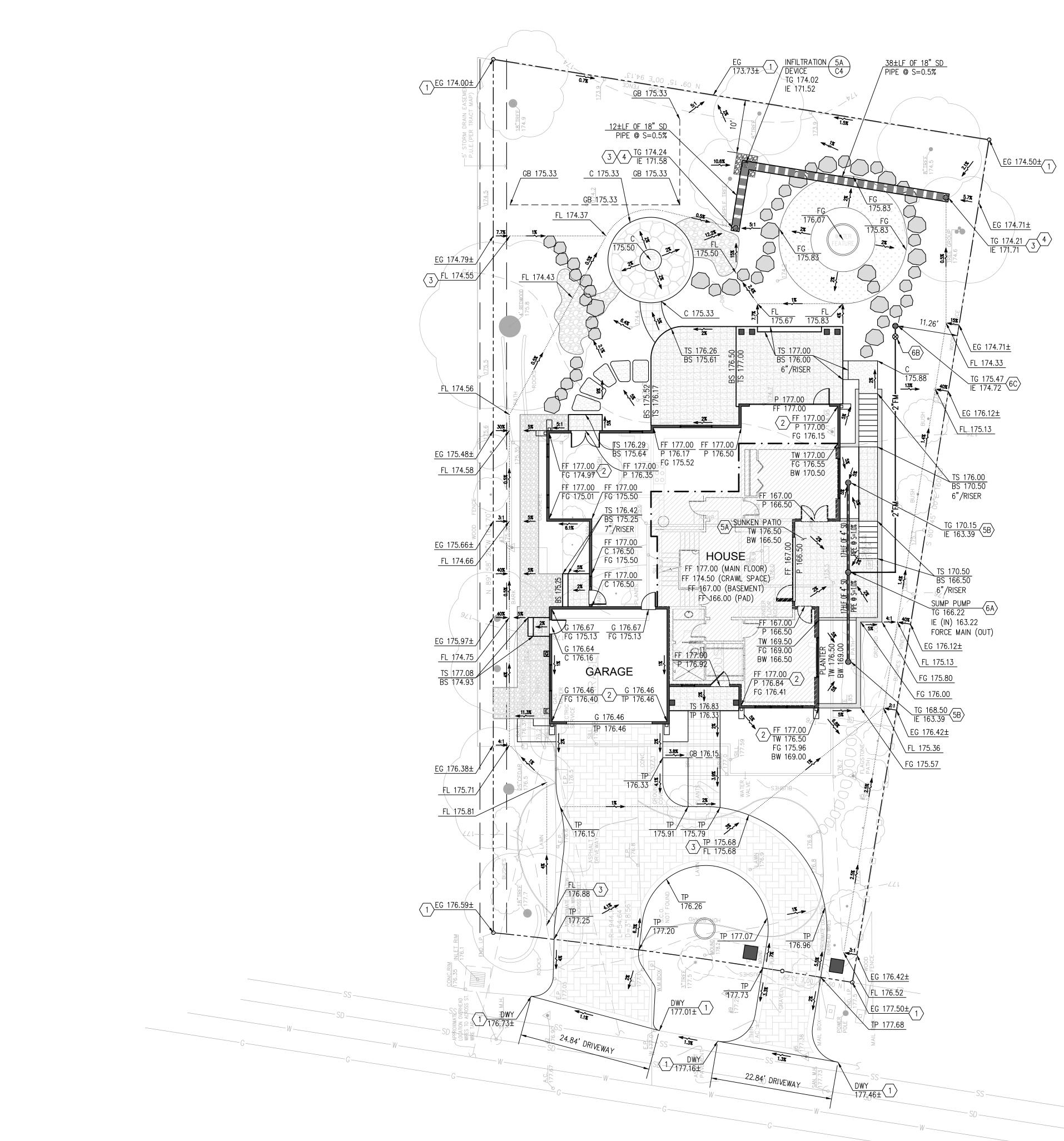


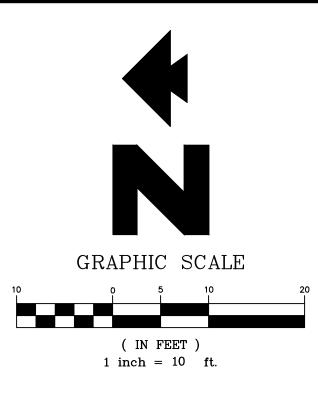






Agenda Item 4.





PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:				
AREA TYPE	EXISTING (SF)	PROPOSED (SF)		
LOT AREA	13,012 SF	13,012 SF		
	0.299 ACRE	0.299 ACRE		
HOUSE (ROOF)	1,870	3,403*		
LIGHTWELL	N/A	355		
PATIO/HARDSCAPE/PAVEMENT	568	982		
DRIVEWAY	584	1,242		
TOTAL IMPERVIOUS AREA	3,022	5,982		
NET IMPERVIOUS AREA INCREASED: 2				
LAWN	N/A	339		
GRAVEL	N/A	487		
PERVIOUS AREA	9,990	6,024		
TOTAL PERVIOUS AREA	9,990	7,030		
* INCLUDES BUILDING ROOF OVERHANG AREA				

* INCLUDES BUILDING ROOF OVERHANG AREA

(INCLUDES BUILDING PAD, BASEMENT & POOL)				
EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)			
FILL	170			
COMPACTION RATE: 15%	$170 \times 0.15 = 25.5$			
TOTAL FILL	197 (ROUND UP)			
CUT	730			
TOTAL EARTHWORK	533 (HAUL OFF *)			
CONTRACTOR SHALL ESTIMATE THEIR EA				

CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT

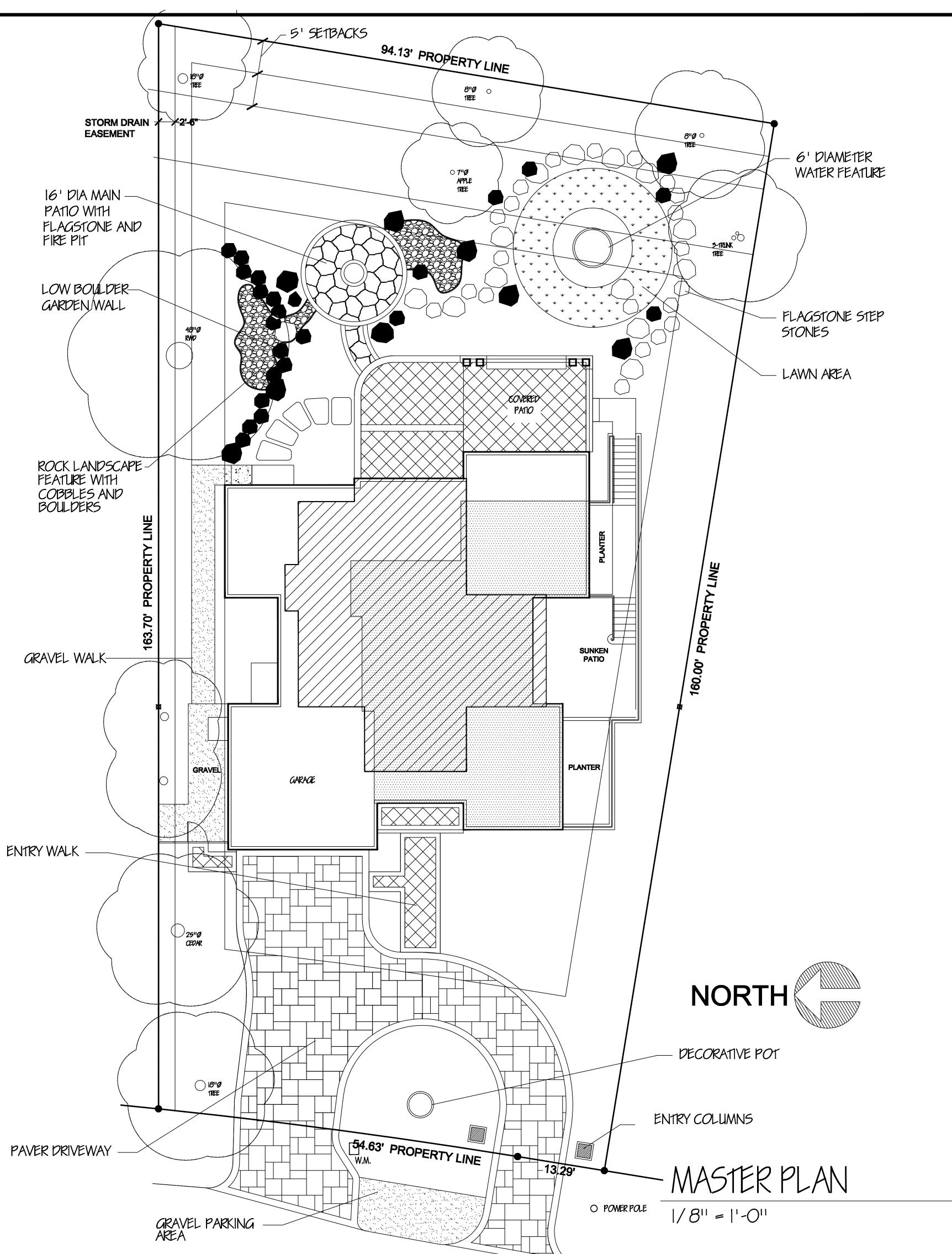
* ALL EXCESS DIRT SHALL BE OFF-HAULED FROM THE SITE AND SHALL NOT BE USED AS FILL MATERIAL UNLESS APPROVED BY THE BUILDING AND PLANNING DIVISIONS.

STORM DRAIN VOLUME CALCU	ILATION:
TIME OF CONCENTRATION = 5 INTENSITY = 10 YEAR = 2.57 IMPERVIOUS AREA INCREASED	7 IN/HR
PRE-CONDITION Q=CIA C=0.35 Q=0.35 X 2.57 X 0.068 Q=0.061 CFS	VOLUME REQUIRED: V=1.5(Q POST – Q PRE) X 10 MIN Q=1.5(0.157 – 0.061) X 600 Q=86.4 CF
POST-CONDITION	VOLUME PROVIDED:

	TOEOME THOTDED:
=CIA	V=50 LF X 18"Ø STORAGE PIPE
=0.90 X 2.57 X 0.068	V=88.5 CF (TOTAL)
=0.157 CFS	
=0.157 CFS	

<u> </u>					Agend
	ERAL NOTES: NY EXISTING STRUCTURES	TO REMAIN ARE DAMAGED DURIN	NG CONSTRUCTION IT SHALL BE	-	
		BILITY TO REPAIR AND/OR REPLA T TO EXISTING CONDITIONS OR BE			
2. CON	TRACTOR SHALL PROTECT	ALL PROPERTY CORNERS.			
		WITH ALL APPLICABLE GOVERNING	G CODES AND BE CONSTRUCTED		
	SAME.				
SMO	OTH FIT AND CONTINUOUS				
	TRACTOR SHALL ASSURE PAVED AREAS.	POSITIVE DRAINAGE AWAY FROM	BUILDING FOR ALL NATURAL		
EXIS UTILI INFO MUS EXC/ RESF	TING UTILITIES AS SHOWN ITY COMPANIES, AND WHE IRMATION IS NOT TO BE F T CALL THE APPROPRIATE AVATION TO REQUEST EXA	CALLY CAUTIONED THAT THE LOCA ON THESE PLANS IS BASED ON RE POSSIBLE, MEASUREMENTS TA RELIED ON AS BEING EXACT OR C UTILITY COMPANIES AT LEAST 7 ACT FIELD LOCATION OF UTILITIES RACTOR TO RELOCATE UTILITIES N OWN ON THE PLANS.	RECORDS OF THE VARIOUS AKEN IN THE FIELD. THE COMPLETE. THE CONTRACTOR 72 HOURS BEFORE ANY . IT SHALL BE THE	DESCRIP TION	
		ERE TO ALL TERMS & CONDITION			
STRI	JCTURES CANNOT BE PLA	RS, UTILITY CABINETS, CONCRETE CED OVER WATER MAINS/SERVICE E VAULTS, CABINETS & CONCRETE	ES. MAINTAIN 1' HORIZONTAL	DATE	
AS F & B CON	FOUND IN THE FIELD. IF ASES SHALL BE RELOCATI DITIONS. TREES MAY NO	THERE IS CONFLICT WITH EXISTING ED FROM THE PLAN LOCATION AS T BE PLANTED WITHIN 10' OF EXIS TWEEN TREES AND WATER SERVIC	G UTILITIES, CABINETS, VAULTS S NEEDED TO MEET FIELD STING WATER MAINS/SERVICES	REV.	
		O ARCH. PLANS FOR EXACT LOCA E WITH LOCAL UTILITIES COMPANI			
GUT DESI	TER SHALL BE REMOVED / GNEE. CONTRACTOR SHA	Y INFRASTRUCTURES AND OTHERV AND REPLACED AS DIRECTED BY .LL COORDINATE WITH PUBLIC WOF	THE CITY ENGINEER OR HIS		
	-2680. UND COVER IS PROVIDED	IN AREAS WHERE THERE IS EXPO)SED SOIL.		4
12. PRIO	OR TO THE COMMENCEMEN	T OF ANY WORK DONE IN THE PU O/OR AN ENCROACHMENT PERMIT	UBLIC RIGHT-OF-WAY, A	AGE	NCE NVE 9402
LEGE	END			DRAINA	
		= PROPERTY LINE		2	
		= STREET CENTER LINE			
		= EX. ROLLED CURB			むい
	+ 50.0	= EX. SPOT ELEVATION		ANI	
	< <u>-1%</u>	FLOW DIRECTIONGRADE BREAK			UR 25 3 Al
		= GRADE BREAK = FLOW LINE		NG N	PU 92 SS
	87878781				
		= INFILTRATION DEVICE		₹	
	9	= AREA INLET			
	\bigcirc	= LIGHTWELL SUMP PUMP			
		= STORM DRAIN PIPE			
		= CONCRETE SPLASH PAD		▲	
	2"FM	= STORM DRAIN PIPE			
		= LIMIT OF BASEMENT			0
ABBREVIA					;, <i>INC</i> M SUITE #350
BS = BOW =	BOTTOM OF STEP BACK OF WALK	GB = GRADE BREAK	SD = STORM DRAIN SR = STRAW ROLL		NC
BW = C =	BOTTOM OF WALL	IE = INVERT ELEVATION	TC = TOP OF CURB TG = TOP OF GRATE		. <i>RING, II</i> E.COM K ST. SL 94403
EG =	DRIVEWAY EXISTING GRADE	LP = LOW POINT	TS = TOP OF STEP		<i>ERING</i> , ce.con LK ST. S 1 94403
FF =	FINISHED FLOOR	P = PATIO OR PORCH	TW = TOP OF WALL TYP =TYPICAL		NGINEER BREEN-CE. NORFOLK TEO, CA 94
FL =	FLOW LINE	R.O.W. = RIGHT-OF-WAY S = SLOPE			<i>C/VIL_ENGIN.</i> INFO@GREEN 1900 S. NORFO SAN MATEO, 0
\frown	DING NOTES				=0@ =0@ S. N M/
	ATCH EXISTING ELEVATION. N ADJACENT PROPERTIES	. GRADING LIMIT IS TO PROPERT	Y LINE. NO GRADING ALLOWED		C/1 INF 19(SA
	WNSPOUT WITH CONCRET	e splash pad per detail #1A/ 0	C4		
3 BE	GIN/END SWALE PER DET	AIL #2A/C4		AD PP	OFESSIONAL CHEONG
	RAIN INLET PER DETAIL #3				
		LL. PROVIDE MINIMUM OF 2% SLOP		× Exp	0. 68629 <u>9/30/2023</u> ★
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CC BL	OMPLY WITH SECTION 314. JILDING OR STRUCTURE, A	PER DETAIL #5/C5; THE LOCATH 1 TRENCHES. TRENCHES DEEPER ND PARALLELING THE SAME, SHA	THAN THE FOOTING OF A ALL BE LOCATED NOT LESS THAN		
	5 DEGREES FROM THE BO CCORDANCE WITH SECTION	TTOM EXTERIOR EDGE OF THE FOO 314.1 CPC.	JIING, UK AS APPROVED IN		CALE
6B INS	STALL BACKFLOW PREVEN	TION VALVE			1"= AS SHOWN
6C FL	OW REDUCTION BOX AT L	ANDSCAPE AREA PER DETAIL #4E	3/C4	HORIZONTA	AL: 1"= AS SHOWN
				DATE:	01/18/2023
				DESIGNED:	HCL
				DRAWN:	BL
				REVIEWED:	HCL
				JOB NO.:	20220023
					20220023 HEET





Agenda Item 4. W. Jeffrey Heid Landscape Architect ^{C-2235} 1465 Winzer Place Gilroy, Ca. 95020 tel 408 691-5207 email wheidasla@gmail.com OWNERSHIP AND USE OF DRAWINGS All drawings, specifications and copies thereof furnished by W. Jeffrey Heid Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Heid Landscape Architect , common law, copyright or other reserved rights. REVISED 1/19/23 REVISED 1/22/23 REVISED 1/23/23 ANDSCAR No. 2235 Signature EXPIRATION DATE: 06/30/2023 \★\ PURI RESIDENCE for: ROHAN AND NAVPREET PURI 925 ECHO DRIVE LOS ALTOS, CA. 94024 MASTER PLAN date: |2/3|/22 NOTED scale: HLW drawn by: 202269

job no.

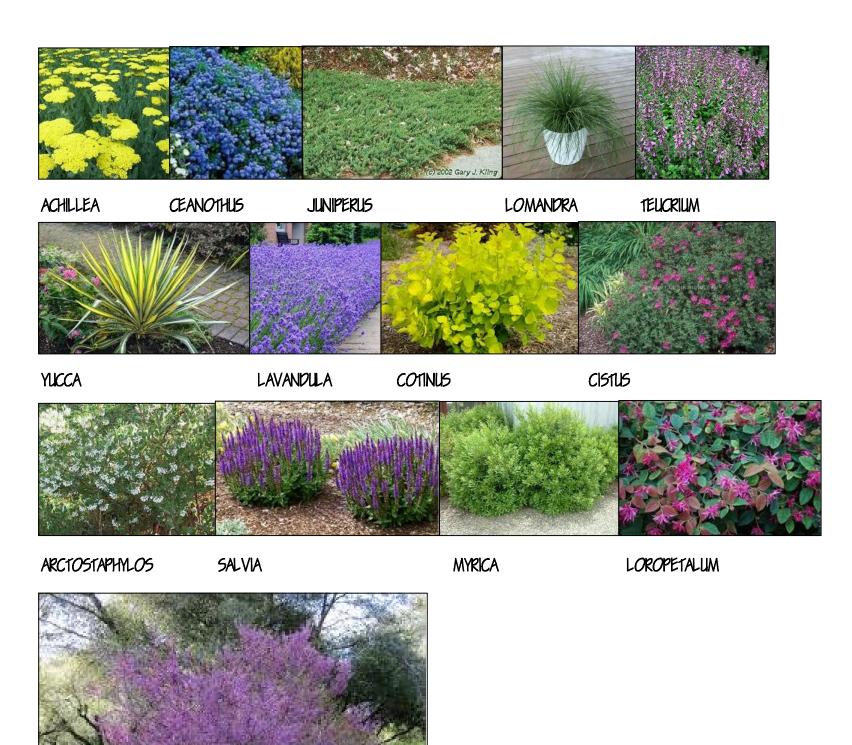
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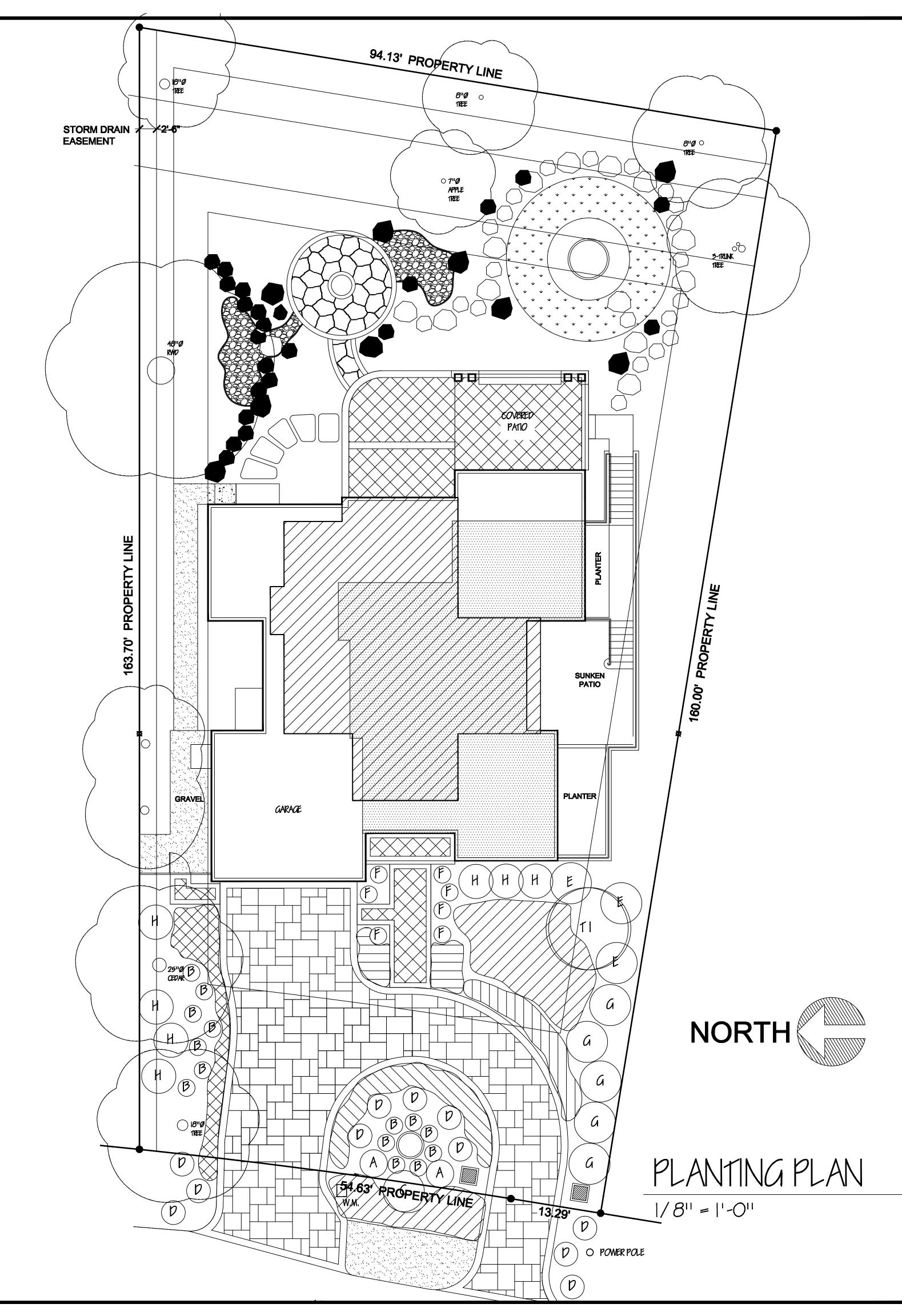
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PLANT LEGEND AND N OTES

Symbol	Species	Size	Water	MICOLS
+ + + + + + + + + + + +	Sod lawn 100% dwarf fescue		hiqh	.7
	Achillea Moonshine/Yarrow @ 2411 oc	l qallon	low	3
	Ceanothus horizontalis Carmel Creeper @ 48'' oc	l qallon	low	.2
	Juniperus conferta/Shore Juniper @ 2411 oc	l qallon	low	3
	Lomandra Little Breeze @ 24'' oc	l qallon	low	3
	Teucrium prostrata @ 1811 oc	l qallon	low	3
A	Yucca Color Guard	5 qallor	n l <i>o</i> w	3
В	Lavandula Munstead/Lavendar	5 qallor	n l <i>o</i> w	3
С	Cotinus Golden Spirit/Smoke Tree	15 qallo	nlow	3
D	Cistus purpureus dwarf/Rockrose	5 qallor	n l <i>o</i> w	3
E	Arctostaphylos Howard McMinn/Manzanita	5 qallor	n l <i>o</i> w	.2
F	Salvia Little Night/Sage	5 qallor	n l <i>o</i> w	3
G	Myrica californica/Pacific Wax Myrtle	15 qallo	nlow	.2
Н	Loropetalum Suzanne	5 qallor	n l <i>o</i> w	3
11	Cercis occidentalis std./Western Redbud	36" ba	oxlow	.2



CERCIS



Agenda Item 4. W. Jeffrey Heid Landscape Architect C-2235

1465 Winzer Place Gilroy, Ca. 95020 tel 408 691-5207 email wheidasla@qmail.com

OWNERSHIP AND USE OF DRAWINGS

All drawings, specifications and copies thereof furnished by W. Jeffrey Heid Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Heid Landscape Architect , common law, copyright or other reserved rights.



PURI RESIDENCE

for: ROHAN AND NAVPREET PURI 925 ECHO DRIVE LOS ALTOS, CA. 94024

PLANTING PLAN

date: |/22/23 scale: drawn by: job no. sheet

shts

of

NOTED HLW 202269

Hello there,

We got the city mail about our neighbor's project this week, and found plan information yesterday. We live in 594 Avon Way, next to the project's north property line.

We read the plan, seems the plan didn't show our property at all and actually it is next to the big redwood tree (the proposed new house will expand to there with second floor and balcony/windows). The redwood tree had been trimmed during the winter season, it barely has branches/leaves to protect privacy. We would like to suggest :

- 1. increase the fence with 2 feet lattice;
- 2. add some evengreen tree next to the north side fence to protect privacy.

Thanks for considering our comment,

Jianfei Zhu & Haixin Xia (594 Avon Way)

DATE: MAY	Agenda Item 5.
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AGENDA ITEM #5



TO:Nick Zornes, Zoning AdministratorFROM:Jia Liu, Associate PlannerSUBJECT:D22-0006 & TM22-0004 – 14 Fourth Street

RECOMMENDATION:

Approve Design Review and Tentative Map application (D22-0006 & TM22-0004) for the construction of a new two-story, four-unit, residential condominium development with underground parking subject to the listed findings and conditions of approval and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15332 ("In-Fill Development Projects").

BACKGROUND

Project Description

- Project Location: 14 Fourth Street, on the southwest corner of Fourth Street and West Edith Avenue
- Lot Size: 7,047 square feet
- General Plan Designation: Medium Density Multi-Family (38 du/acre)
- Zoning Designation: Multiple-Family (R3-1)
- <u>Current Site Conditions</u>: One-story, single-family home with a detached two-car garage

The proposed project includes the demolition of the existing single-story house and garage and replacement with a new two-story, four-unit, residential condominium development with underground parking (see Attachment A – Project Plans). The building is designed in a modern architectural style, with a flat roof and a mixture of exterior finish materials including stucco, vertical wood siding, and terra cotta bricks.

The subject site is approximately 7,042 square feet in size with the main building frontage along Fourth Street and a secondary access from the public alley that runs mid-block between Third and Fourth Streets. The proposed four-unit residential condominium building is two stories in height with one level of underground parking. Pedestrian access to each unit is along the northern side of the property via a pathway that also runs along the northern side of the property line which can be accessed from Fourth Street and the alley. The unit composition includes four, two-bedroom, three bath units that are approximately 1,300 square feet in size. The underground parking is accessed from Fourth Street via a one-way driveway that runs along the southern side of the property and exits onto the alley and the guest parking is located in the rear yard and accessed from the alley. Bicycle parking for each unit is located in a dedicated area in the individual garages.

Planning Commission Study Session

The applicant applied for a Preliminary Project Review application (PPR21-0009) on December 13, 2021. On March 3, 2022, the Planning Commission held a Study Session to provide feedback on the preliminary project plans. The Commission was generally supportive of the project design and made a few recommended changes including incorporating more landscaping to improve privacy to the abutting property to the north and modified exterior building colors. The applicant has incorporated some recommendations into the current project design by proposing five evergreen screening vegetation where are close to the footprint of the neighboring property to the north and adding more landscaping plants throughout the site. The Study Session meeting minutes are provided in Attachment B.

ANALYSIS

General Plan Compliance

The Land Use Designation of the subject property is Medium Density Multiple-Family. Per the City's General Plan, the Medium Density Multiple-Family land use designation allows detached and attached single-family homes, condominiums, and apartments with a maximum density of 38 dwelling units per acre. The proposed residential condominium project which has a density of 25 dwelling units per acre is consistent with the current General Plan designation.

Zoning Compliance

The zoning of the property is Multiple-Family (R3-1). The project meets or exceeds the required development standards found in Los Altos Municipal Code (LAMC) Chapter 14.24, as demonstrated by the following table:

	Existing	Proposed	Allowed/Required	
UNITS:	1 unit	4 units	4 units	
COVERAGE:	1,795 square feet	2,716 square feet	2,819 square feet	
SETBACKS: Front Rear Right side (1 st /2 nd) Left side (1 st /2 nd)	21 feet 65.67 feet 5.92 feet/15 feet 15 feet/15 feet	20 feet 25 feet 7.5 feet/12.5 feet 7.5 feet/12.5 feet	20 feet 25 feet 7.5 feet/12.5 feet 7.5 feet/12.5 feet	
HEIGHT:	13.5 feet	29.42 feet	30 feet	
Parking:	2 spaces	8 underground covered spaces and 1 uncovered guest parking	8 underground covered spaces and 1 uncovered guest parking	

The project's design is also consistent with the R3-1 Design Controls. The proposed architecture introduces a modern appearance to the neighborhood, complemented by the use of high-quality materials such as vertical wood siding, terra cotta bricks, and stucco. The building's design incorporates design

elements such as a stucco projection with a depth of one foot and width of two feet on the front elevation, which breaks the wall plane and adds visual interest. Horizontal design elements, including a roof overhang to the right of the building entry and a balcony to the left, create a visual balance.

The materials, color palette, and design elements are thoughtfully carried through to the side and rear elevations, where a consistent use of a horizontal roof overhang maintains the cohesive aesthetic. The overall architecture of the building is well-articulated, showcasing high-quality materials and a thoughtful design that seamlessly blends with the surrounding neighborhood, creating a harmonious appearance.

Landscaping and Trees

The project site has a few existing shrubs and no protected trees. Within the proximity of the site, there are existing trees that have the potential to be impacted by the proposed development. An arborist report, prepared by an ISA certified arborist, Richard Gessner with Monarch Consulting Arborists, provides the assessment of the existing trees and recommendations for a tree protection plan (see Attachment C – Arborist Report). Condition of Approval #4 has been added to the project requiring the arborist recommended tree protection for the adjacent trees.

The conceptual landscape plan proposes to remove the existing on-site vegetation and plant a combination of trees, shrubs, and ground cover throughout the site. Four crape myrtle trees and five fern pine trees with a minimum size of 24-inch box are proposed to be planted on site, with two crape myrtle trees located in the front yard and rear yard and the five fern pines along the northern side of the property between the proposed structure and neighboring structure. In addition, a 24-inch box Chinese Pistache tree is also proposed to replace the existing street tree on Fourth Street. However, as further conditioned, the replacement of the existing street tree requires approval from the City Maintenance Service Department prior to the removal and replacement of the existing street tree.

Affordable Housing

The Multiple-Family Affordable Housing regulations (Zoning Chapter 14.28) require new multiple-family housing projects of five units or more to include below market rate housing units. The proposed project includes the development of four units and is therefore exempt from the requirement to provide affordable units.

Subdivision

The project includes a Vesting Tentative Parcel Map for condominium purposes. The subdivision will divide the site into four individual residential condominium units and a common area that surrounds the units. The subdivision conforms to the General Plan, Subdivision Ordinance, and provisions of the Subdivision Map Act.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to Section 15332 ("In-Fill Development Projects") of the California Environmental Quality Act (CEQA) Guidelines because the project is consistent with the General Plan and the R3-1 Zoning District; occurs within City limits; is located on a project site of no more than five acres; is substantially surrounded by urban uses; the site has no known habitat for endangered, rare, or threatened species; the project would not result in any significant impacts relating to traffic, noise, or air quality; and the site can be served by all required utilities and public

services.

PUBLIC NOTIFICATION

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

Attachments:

- A. Project Plans
- B. Planning Commission Study Session Meeting Minutes, dated March 3, 2022
- C. Arborist Report
- Cc: 14 4th Street LLC, Property Owner CKA Architects, Applicant

FINDINGS

D22-0006 & TM22-0004 14 Fourth Street

Design Review

With regard to the design review for the four-unit residential condominium development, the Zoning Administrator finds the following pursuant to Section 14.78.060 of Los Altos Municipal Code (LAMC):

- A. The proposal meets the goals, policies and objectives of the General Plan, objective design guidelines and district design criteria adopted for the area because the four-unit, residential condominium development with a density of 25 dwelling units per acre is consistent with the Medium Density Multiple-Family General Plan land use designation and complies with the R3-1 zoning district development standards and objective design controls.
- B. The proposal has architectural integrity and has an appropriate relationship with other structures in the immediate area in terms of height, bulk and design because the height, elevations, and placement of the proposed multiple-family dwelling are in harmony with the surrounding residential structures on adjacent lots. The development features a comparable plate height and an additional setback for the second story massing in relation to the first story, as per the guidelines outlined in LAMC Chapter 14.24. The overall height is approximately 29 feet that is less than the maximum height allowance of 30 feet.
- C. Building mass is articulated to relate to the human scale, both horizontally and vertically. Building elevations does have variation and depth and does avoid large blank wall surfaces, and the project incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays and balconies because the proposed development is aesthetically pleasing and designed with consideration for human scale. It incorporates a balanced mix of vertical and horizontal design elements, such as the main building massing, entry porch, and enclosed balcony. The use of a variety of high-quality materials and textures adds visual interest to the design. Additionally, decorative projections are utilized to provide architectural articulation and break the wall plain, enhancing the overall aesthetic appeal of the development. These design features collectively contribute to a visually appealing and human-centric design that is harmonious with the surrounding environment.
- D. Exterior materials and finishes convey quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements because the exterior materials proposed for the development are of high quality and thoughtfully chosen to create a harmonious color palette that complements the overall building design. These materials are also in compliance with LAMC Section 14.24.110 E., which specifies the acceptable exterior materials that can be used to define various building elements such as the base and body.
- E. Landscaping is generous and inviting and landscape and hardscape features are designed to complement the building and parking areas and to be integrated with the building architecture and the surrounding streetscape. Landscaping includes tree canopy, along the project frontage because the project's landscaping is designed to create an inviting environment, as it includes a WELO (Water Efficient Landscape Ordinance)-compliant landscaping and irrigation plan that strategically placed trees along the street frontage and parking areas, evergreen screening vegetation, and other shrubs, as well as a dense ground cover throughout the site. Moreover, the compliance with WELO

ensures that the landscaping design is water-efficient and sustainable, promoting responsible water usage and environmentally friendly.

- F. Signage is designed to complement the building architecture in terms of style, materials, colors and proportions. The development has not included any proposed signage as part of the project, and in the event of future signages to be proposed, any signage shall comply with sigh regulations set forth in LAMC Chapter 14.68.
- G. Mechanical equipment is screened from public view and the screening is designed to be consistent with the building architecture in form, material and detailing because all mechanical equipment associated with the proposed development will be diligently screened from public view, and its placement will be in accordance with the architectural design. Specifically, the equipment will be situated on the rooftop and concealed by parapet walls. This design approach ensures that the mechanical equipment remains hidden from public sight, maintaining a visually pleasing appearance that is consistent with the overall aesthetic of the development.
- H. Service, trash and utility areas are screened from public view, or are enclosed in structures that are consistent with the building architecture in materials and detailing because the service, trash, and utility areas associated with the development will be intentionally screened from public view through appropriate screening measures. This will be achieved through the use of screening vegetation or enclosures, ensuring that these areas are not visible to the public. The chosen screening vegetation and enclosures, which feature wood materials, are designed to blend harmoniously with the building architecture and the natural environment. These materials are found to be in keeping with the surrounding environment and complement the overall aesthetics of the building.

Vesting Tentative Parcel Map

With regard to the vesting tentative parcel map for the four-unit residential condominium development, the Zoning Administrator finds the following pursuant to Title 13 of the Los Altos Municipal Code (LAMC) and the Subdivision Map Act:

- A. Pursuant to Section 66473.5 and Subsections (a) and (b) of Section 66474 of the Government Code, the City hereby finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan because the subdivision complies with the General Plan goals and policies of the Medium Density Multiple-Family General Plan land use designation.
- B. Pursuant to Subsections (c) and (d) of Government Code Section 66474, the proposed subdivision is physically suitable for the proposed residential development because the site design and improvements adequately accommodate the proposed four unit development within the allowable development standards and design controls of the R3-1 Zoning District, and the site adequately accommodates vehicle, pedestrian, and bicycle circulation to meet requirements for life safety, City services, and occupants of the project. Additionally, the proposed Vesting Tentative Parcel Map facilitates the construction of a new residential development that can be fully served by the physical infrastructure and services provided within the City of Los Altos.
- C. Pursuant to Subsection (e) of Government Code Section 66474, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitats as the project is categorically exempt under CEQA

Guidelines Section 15332, meeting all required criteria to qualify for the exemption: the project is consistent with the General Plan land use designation and policies and all zoning regulations and designations; it occurs within the City limits, is located on a project site of no more than five acres and is substantially surrounded by urban uses; the site has no known habitat for endangered, rare, or threatened species; the project would not result in any significant impacts relating to traffic, noise, or air quality; and the site can be served by all required utilities and public services.

- D. Pursuant to Subsection (f) of Government Code Section 66474, the design of the subdivision and proposed improvements would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the project will be consistent with the policies included in the General Plan, Zoning Ordinance, and Subdivision Ordinance.
- E. Pursuant to Subsection (g) of Government Code Section 66474, the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at-large, for access through or use of property within the proposed subdivision.

CONDITIONS

D22-0006 & TM22-0004 14 Fourth Street

GENERAL

1. Expiration

The Design Review Approval will expire on May 3, 2025 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

Project approval is based upon the plans received on October 15, 2022 except as modified by these conditions.

3. 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.

4. Tree Preservation Requirements

All recommendations for tree preservation, pre-construction treatments, and tree-protection during construction that are listed on page 11 of the project's arborist report shall be incorporated into the building permit plan submittal.

5. Trees in the Public Right-of-Way

Prior to commencement of removal and/or replacement of any trees located within the public rightof-way, the applicant shall obtain the approval from the Maintenance Service Department.

6. Encroachment Permit

An encroachment permit, and/or an excavation permit shall be obtained prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer.

7. Public Utilities

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

8. Municipal Regional Stormwater Permit

The project shall comply with City of Los Altos Municipal Regional Stormwater (MRP) NPDES Permit No. CA S612008, Order No. R2-2022-0018 dated May 11, 2022.

9. Americans with Disabilities Act

All improvements shall comply with Americans with Disabilities Act (ADA). Latest edition of Caltrans ADA requirements shall apply to all improvements in the public right-of-way.

10. Sewer Lateral

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

11. Transportation Permit

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

12. Pollution Prevention

The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet in all plan submittals.

13. Storm Water Management Plan

The Applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the MRP. The SWMP shall be reviewed and approved by a City approved third party consultant at the Applicant's expense. The recommendations from the Storm Water Management Plan (SWMP) shall be shown on the building plans.

14. Civil Engineering Drawings

The applicant shall submit civil engineering drawings that show property lines with bearing and easements.

15. Indemnity and Hold Harmless

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

PRIOR TO FINAL MAP RECORDATION

16. Public Access Easement Dedication

The applicant shall dedicate public access easements for the purpose of providing vehicle and pedestrian access shall be dedicated as follows:

a. An easement of two feet along the rear alley for use as a public right-of-way.

17. Public Utility Dedication

The applicant shall dedicate public utility easements as required by the utility companies to serve the site.

18. Subdivision Agreement

The applicant shall sign and return Subdivision Agreement to the City for records and recordation.

19. Payment of Fees

The applicant shall pay all applicable fees, including but not limited to sanitary sewer connection and impact fees, parkland dedication in lieu fees, traffic impact fees, public art impact fee and map check fee plus deposit as required by the City of Los Altos Municipal Code.

PRIOR TO BUILDING PERMIT SUBMITTAL

20. Conditions of Approval

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

21. 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."

22. 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.

23. 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.

24. 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.

25. 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.

26. Fire Alarm System

Required fire alarm system shall be designed and installed as required in the currently adopted edition of CFC Sec, 907, as adopted and amended by the City of Los Altos and referenced codes and Standards, including, but not limited to, NFPA 72. Add a note on the building permit plan set that fire alarm will be installed.

27. Fire Sprinklers Required:

(As Noted on Sheet A0.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. For the purposes of this section, firewalls used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 903.2

28. Buildings and Facilities Access:

(As Noted on Sheet A1.4) Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. [CFC, Section 503.1.1].

29. Ground ladder access:

(As Noted on Sheet A-1.4) Ground-ladder rescue from second and third floor rooms shall be made possible for fire department operations. With the climbing angle of seventy five degrees maintained, an approximate walkway width along either side of the building shall be no less than seven feet clear. Landscaping shall not be allowed to interfere with the required access. CFC Sec. 503 and 1030 NFPA 1932 Sec. 5.1.8 through 5.1.9.2.

30. Required Fire Flow:

(Letter received) The minimum require fireflow for this project is 1250 Gallons Per Minute (GPM) at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC

[903.3.1.3].

31. Fire Hydrant Systems Required:

(As Noted on Sheet C-1.1) Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official. Exception: For Group R-3 and Group U occupancies the distance requirement shall be 600 feet. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet. [CFC, Section 507.5.1]. Existing hydrants on West Edith Ave.

32. Knox Key Boxes/Locks Where Required for Access:

(As Noted on Sheet A1.4) Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The Knox Key Box shall be a of an approved type and shall contain keys to gain necessary access as required by the fire code official. Locks. An approved Knox Lock shall be installed on gates or similar barriers when required by the fire code official. Key box maintenance. The operator of the building shall immediately notify the fire code official and provide the new key when a lock is changed or re-keyed. The key to such lock shall be secured in the key box. [CFC Sec. 506].

33. Water Supply Requirements:

(As Noted on Sheet A1.4) Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water- based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

34. Address identification:

(As Noted on Sheet A1.4) New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

35. Construction Site Fire Safety:

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

36. Fire Department Connection:

(As Noted on Sheet C-1.1) The fire department connection (FDC) shall be installed at the street on the street address side of the building. It shall be located within 100 feet of a public fire hydrant and within ten (10) feet of the main PIV (unless otherwise approved by the Chief due to practical difficulties). FDC's shall be equipped with a minimum of two (2), two-and-one-half (2- 1/2") inch national standard threaded inlet couplings. Orientation of the FDC shall be such that hose lines may be readily and conveniently attached to the inlets without interference. FDC's shall be painted safety yellow. [SCCFD, SP-2 Standard].

37. Payment of Fees

The applicant shall pay all applicable fees, including but not limited to sanitary sewer connection and impact fees as required by the City of Los Altos Municipal Code.

38. 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.

39. Final Map Recordation

The applicant shall record the Parcel Map. Plats and legal descriptions of the Parcel Map shall be submitted for review by the City Land Surveyor. Applicant shall provide a sufficient fee retainer to cover the cost of the map review by the City.

40. Storm Water Filtration Systems

The Applicant shall insure the design of all storm water treatment systems and devices are without standing water to avoid mosquito/insect infestation.

41. Cost Estimate and Performance Bonds

The applicant shall submit a cost estimate for the improvements in the public right-of-way and shall submit a 100 percent performance bond and a 50 percent labor and material bond (to be held 6 months after acceptance of improvements) for the work in the public right-of-way.

42. Grading and Drainage Plan

The Applicant shall submit on-site grading and drainage plans that include (i.e. drain swale, drain inlets, rough pad elevations, building envelopes, drip lines of major trees, elevations at property lines, all trees and screening to be saved) for approval by City Engineer. No grading or building pads are allowed within two-thirds of the drip line of trees unless authorized by a certified arborist and the Planning Department.

43. Sewage Capacity Study

The applicant shall submit calculations showing that the City's existing sewer line will not exceed twothirds full due to the project's sewer loads. Calculations shall include the 6" main from the front of the property to the point where it connects to the 12" sewer line on West Edith Ave. For any segment that is calculated to exceed two-thirds full for average daily flow or for any segment that the flow is surcharged in the main due to peak flow, the applicant shall replace the sewer line with a larger sewer line.

44. Construction Management Plan

The Applicant shall submit a construction management plan for review and approval by the Community Development Director and the City Engineer. The construction management plan shall address any construction activities affecting the public right-of-way, including but not limited to

excavation, traffic control, truck routing, pedestrian protection, material storage, earth retention and construction vehicle parking. The plan shall provide specific details with regards to how construction vehicle parking will be managed to minimize impacts on nearby single-family neighborhoods. Sidewalks, parking and travel lanes along First Street and Whitney Street shall not be closed for the full duration of the project. Closures will be reviewed and approved with Encroachment Permit submittals.

45. Solid Waste Ordinance Compliance

The Applicant shall be in compliance with the City's adopted Solid Waste Collection, Remove, Disposal, Processing & Recycling Ordinance (LAMC Chapter 6.12) which includes a mandatory requirement that all multi-family dwellings provide for recycling and organics collection programs.

46. Solid Waste and Recyclables Disposal Plan

The Applicant shall contact Mission Trail Waste Systems and submit a solid waste and recyclables disposal plan indicating the type, size and number of containers proposed, and the frequency of pickup service subject to the approval of the Environmental Services and Utilities Department. The Applicant shall also submit evidence that Mission Trail Waste Systems has reviewed and approved the size and location of the proposed trash enclosure. The enclosure shall be designed to prevent rainwater from mixing with the enclosure's contents and shall be drained into the City's sanitary sewer system. The enclosure's pad shall be designed to not drain outward, and the grade surrounding the enclosure designed to not drain into the enclosure. In addition, Applicant shall show on plans the proposed location of how the solid waste will be collected by the refusal company. Include the relevant garage clearance dimension and/or staging location with appropriate dimensioning on to plans.

PRIOR TO FINAL OCUPANCY

47. Condominium Map

The applicant shall record the condominium map as required by the City Engineer.

48. Public Alleyway

The Applicant shall improve the entire width of the alleyway along the rear of the project with the treatment approved by the City Engineer.

49. Power Pole Northwest Corner of the Property

The applicant shall be responsible for the removal/undergrounding of the existing overhead utilities along the boundary of the parcel. The last power pole at the northwest corner of the property shall be removed.

50. ADA Ramp

The Applicant shall remove the existing ADA ramp on the corner of West Edith Avenue and Fourth Street and install new ADA ramp in accordance with current Caltrans standards.

51. Sidewalk in Public Right-of-Way

The Applicant shall remove and replace entire sidewalk, landscaping strip and curb and gutter along the frontage of Fourth Street as directed by the City Engineer. All sidewalks in the public right-of-way shall be City Standard concrete sidewalks.

52. Micro-surfacing Fourth Street

The applicant shall install micro-surfacing treatment up to half width of Fourth Street.

53. Parking Stall and Red Curb Striping

The applicant shall install red curb on Fourth Street as directed by the City Engineer or his designee.

54. Public Infrastructure Repairs

The Applicant shall repair any damaged right-of-way infrastructures and otherwise displaced curb, gutter and/or sidewalks and City's storm drain inlet shall be removed and replaced as directed by the

City Engineer or his designee. The Applicant is responsible to resurface (grind and overlay) half of the street along the frontage of Fourth Street if determined to be damaged during construction, as directed by the City Engineer or his designee.

55. Maintenance Bond

A one-year, ten-percent maintenance bond shall be submitted upon acceptance of improvements in the public right-of-way.

56. SWMP Certification

The Applicant shall have a final inspection and certification done and submitted by the Engineer who designed the SWMP to ensure that the treatments were installed per design. The Applicant shall submit a maintenance agreement to City for review and approval for the stormwater treatment methods installed in accordance with the SWMP. Once approved, City shall record the agreement.

57. Landscape and Irrigation Installation

All on- and off-site landscaping and irrigation shall be installed and approved by the Community Development Director and the City Engineer.

58. Label Catch Basin Inlets

The Applicant shall label all new or existing public and private catch basin inlets which are on or directly adjacent to the site with the "NO DUMPING - FLOWS TO ADOBE CREEK" logo as required by the City.

59. Arborist Certification Letter

An arborist certification letter shall be provided prior to the final occupancy to confirm the implementation of the tree preservation guidelines.

60. 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.

61. 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.

62. Green Building Verification

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

GENERAL NOTES

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.

2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENT AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

3. ALL WORK, TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.

4. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.

5. CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.

6. BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT FOR THE PROPER SIZE AND INSTALLATION UPON COORDINATION WITH CONDITIONS IN THE BUILDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENTS BEFORE ANY WORK BEGINS OR MATERIALS ARE PURCHASED.

7. MATERIALS, PRODUCTS AND EQUIPMENT SHALL ALL BE NEW, EXCEPT AS SPECIFICALLY NOTED OTHERWISE

8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL DEBRIS IN A LOCATION OF THE PROPERTY APPROVED BY THE OWNER AND SHALL REMOVE SAME IN A TIMELY MANNER DURING THE COURSE OF WORK.

9. CONTRACTOR SHALL REMOVE FROM SITE ANY IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT. PROTECT FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.

10. EXCAVATE ALL FOOTINGS AS INDICATED ON THE DRAWING TO REACH SOLID. UNDISTURBED SOIL. BOTTOMS OF EXCAVATIONS SHALL BE LEVEL, CLEAN AND DRY AND AT THE ELEVATIONS INDICATED ON THE STRUCTURAL DRAWINGS. COORDINATE WITH SOILS ENGINEER

11. PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDES OF THE BUILDING. SEE CIVIL DRAWINGS

12. CONTRACTOR TO PRECISELY LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION.

13. WORK HOURS: CONSTRUCTION, DELIVERIES, AND OR SERVICING OF ANY ITEM ON SITE SHALL BE PROHIBITED BEFORE 8:00 AM AND AFTER 5:00 PM, WEEKDAYS, ALL DAY SATURDAY, SUNDAY AND HOLIDAYS.

14. CONSTRUCTION PARKING IS PERMITTED ONLY ON THE SITE AND ONLY ON THE SIDE OF THE STREET FRONTING THE PROPERTY FOR WHICH THE PERMIT IS ISSUED.

15. SURVEYOR IS REQUIRED TO PROVIDE LETTERS VERIFYING THE STRUCTURE IS LOCATED AS APPROVED ON THE PLANS FOR SETBACKS PRIOR TO POURING ANY CONCRETE AND VERIFYING THE HEIGHT OF THE STRUCTURE IS AS SHOWN ON THE PLANS AT FRAME INSPECTION

16. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION. INCLUDING EXCAVATION OF FOUNDATIONS, PIER DRILLING, UNDERPINNING, PREPARATION OF SUBGRADE BENEATH SLABS-ON-GRADE, PLACEMENT AND COMPACTION OF ENGINEERED FILL, AND SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE ORIGINAL GEOTECHNICAL REPORT PREPARED BY EARTH SYSTEMS PACIFIC DATED NOVEMBER 22. 2019. EARTH SYSTEMS PACIFIC SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.

ABBREVIATIONS

&	AND	MISC.
@	AT	MTL./MET
Ø	DIAMETER or ROUND	Ν.
ACOUS.	ACOUTSTICAL	(N) or NE
ADJ.	ADJUSTABLE	N.I.C. NO. or #
A.F.F.	ABOVE FINISHED FLOOR	NO. 01# N.T.S.
APPROX. ARCH.	APPROXIMATE ARCHITECTURAL	o/
BLDG.	BUILDING	O.C.
BLKG.	BLOCKING	O.D.
BM.	BEAM	OPNG.
CAB.	CABINET	P.E.N. PERF.
C.J.	CONTROL JOINT	PERF. PL.
CLG.	CEILING	P.LAM.
CLO.	CLOSET	PLYWD.
CLR.	CLEAR	PREFAB.
C.M.U.	CONCRETE MASONRY UNIT	P.T.D.
C.O. COL.	CLEANOUT or CASED OPENING COLUMN	P.T.D.F.
CONC.	CONCRETE	-
C.T.	COLLAR TIE	R. RAD.
C.W.	COLD WATER	R.D.
DBL.	DOUBLE	REF.
DEPT.	DEPARTMENT	REINF.
DET.	DETAIL	REQ'D
D.F.	DOUGLAS FIR	R.O.
DIA.	DIAMETER	RWD.
DIM.	DIMENSION	R.W.L.
DN.	DOWN	S.4.S. S.C.
DS.	DOWNSPOUT	SCHED.
DW DWG.	DISHWASHER DRAWING	S.D.
EA.	EACH	SEL.
E.J.	EXPANSION JOINT	SHT.
ELECT./ELEC.		SIM.
ENCL.	ENCLOSURE	SPEC. SQ.
E.O.S.	EDGE OF SLAB	S.G. S.ST.
EQ.	EQUAL	STD.
EXST or (E)	EQUIPMENT	STL.
EQUIP	EXISTING	STOR.
EXP.		STRUCT.
G.S.M. GYP. BD	GALVANIZED SHEET METAL GYPSUM BOARD	SUSP. SYM.
GYP.	GYPSUM	T.&B.
H.B.	HOSE BIB	T.&G.
H.C.	HOLLOW CORE	Τ.
HDWR./HDWE		TEL.
H.M.	HOLLOW METAL	THRU
HORIZ.	HORIZONTAL	T.O.C. T.O.P./TP
HT./HGT.	HEIGHT	T.O.W./TV
HTR. H.W.	HEATER HOT WATER	T.P.H.
HDWD.	HARDWOOD	T.P.D.
I.D.	INSIDE DIAMETER (DIM.)	TV.
IN. or (")	INCH OR INCHES	TYP.
INSUL.	INSULATION	U.O.N.
INT.	INTERIOR	VERT.
JAN.	JANITOR	VERT. V.G.
JST. KIT.	JOIST KITCHEN	w/
LAM.	LAMINATE	w/o
LAV.	LAVATORY	W.C.
MAX.	MAXIMUM	WD.
MECH.	MECHANICAL	W.H.
MEZZ.	MEZZANINE	
MFR.	MANUFACTURER	W.W.F.

MINIMUM

MISCELLANEOUS MTL./MET. METAL NORTH (N) or NEW NEW NOT IN CONTRACT NUMBER NOT TO SCALE OVFR ON CENTER OUTSIDE DIAMETER OPENING PLYWOOD EDGE NAILING PERFORATED PLATE OR PROPERTY LINE PLASTIC LAMINATE PLYWOOD PREFABRICATED PAPER TOWEL DISPENSER PRESSURE TREATED DOUGLAS FIR RISER RADIUS ROOF DRAIN REFERENCE RFINFORCE REQUIRED ROUGH OPENING REDWOOD RAIN WATER LEADER SURFACED 4 SIDES SOLID CORF SCHEDULE SMOKE DETECTOR SELECT SHEET SIMILAR SPECIFICATION(S) SQUARE STAINLESS STEEL STANDARD STEEL STORAGE STRUCT./STRL. STRUCTURAL SUSPEND SYMBOL or SYMMETRICAL TOP AND BOTTOM TONGUE AND GROOVE TREAD TELEPHONE THROUGH TOP OF CURB T.O.P./TP TOP OF PAVEMENT T.O.W./TW TOP OF WALL TOILET PAPER HOLDER TOILET PAPER DISPENSER **TELEVISION** TYPICAL UNLESS OTHERWISE NOTED VERTICAL VERTICAL GRAIN WITH WITHOUT WATER CLOSET WOOD WATER HEATER WATERPROOF

WELDED WIRE FABRIC

4 NEW UNIT DEVELOPMENTS AT 14 4TH STREET

VIEW FROM FOURTH STREET

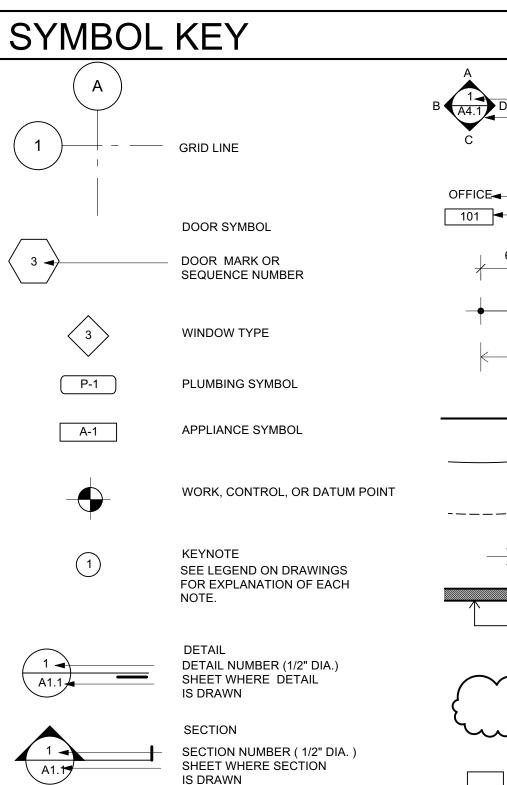


CONSULTANTS

CIVIL: CLIFFORD BECHTEL AND ASSOCIATES, INC. ENGINEERING AND PROJECT MANAGEMENT 1321 254TH PLACE SE, SAMMAMISH, WA 98075 650-333-0103 EMAIL: cliffbechtel1@comcast.net

SURVEY:

MOUNTAIN PACIFIC SURVEYS 1735 ENTERPRISE DR, SUITE 109, FAIRFIELD, CA 94533 707-425-6234 EMAIL:



EARTH SYSTEMS PACIFIC 48511 WARM SPRINGS BLVD., SUITE 210 FREMONT, CA 94539; PH: 510-353-3833

GEOTECH:

JOINT TRENCH:

STRUCTURAL & MEP ENGINEERING: XL ENGINEERING

13620 LINCOLN WAY STE #200, AUBURN, CA 95603 925-803-9756 EMAIL STRUCTURAL: BRIANC@XL-ENGINEERING.NET EMAIL MEP: DINETHK@XL-ENGINEERING.NET

LANDSCAPE: GREGORY LEWIS LANDSCAPE ARCHITETURE 736 PARK WAY, SANTA CRUZ, CA 95065 831-425-4747 EMAIL: lewislandscape@sbcglobal.net

ARCHITECT: CKA ARCHITECTS

2089 AVY AVE, MENLO PARK, CA 94025 650-380-2760 EMAIL: chris@cka-architects.com

INTERIOR DESIGN: ZAHARIAS DESIGN

2043 OAKLEY AVE, MENLO PARK, CA 94025 650-906-8451 EMAIL: stephanie@zahariasdesign.com

		PROJECT SUMMARY	EARTH SYSTEMS PA ENGINEER FOR THE SHALL REVIEW THE
D	INTERIOR ELEVATION ELEVATION NUMBER SHEET WHERE ELEVATION IS DRAWN	APN No.: 167-38-061 <u>LAND USE MAP:</u> MEDIUM DENSITY MULTI-FAMILY (MDMF) <u>ZONING MAP:</u> MULTIPLE FAMILY (R3-1) <u>DOWNTOWN VISION PLAN:</u> EDITH AVENUE DISTRICT <u>LOT SIZE:</u> 7,038 SF (0.1616 ACRES)	TO BEGINNING EXC/ SHALL CONSULT WI ENGINEER DURING OPTIMAL FOUNDATI CONDITIONS. SLABS BE CONSTRUCTED I GEOTECHNICAL ENG
∢	ROOM IDENTIFICATION ROOM NAME ROOM NUMBER	TYPE OF CONSTRUCTION: V-B OCCUPANCY TYPE: R-2 AUTOMATIC FIRE SPRINKLERS REQUIRED: YES	SOILS ENGINEER SH OBSERVATION AND GRADING AND FOUN CONSTRUCTION PEI
6'-0"	DIMENSION @ FACE OF STUD, MASONRY OR FRAMING (U.O.N.)	NOTE: EXISTING \pm 1,302 SF RESIDENCE AND \pm 493 SF GARAGE TO BE DEMOLISHED	RECOMMENDATION
	DIMENSION @ CENTERLINE	PARKING: 4 PROPOSED 2-BEDROOM DWELLING UNITS 8 PROPOSED UNDERGROUND, OFF-STREET PARKING SPACES (2 PER UNIT)	DEFERRE
	DIMENSION @ FACE OF FINISH	1 PROPOSED ON-SITE VISITOR PARKING SPACE (1 PER 4 UNITS)	- SOLAR POWER - CONDOMINIUM MA
	PROPERTY LINE	SETBACKS: (SEE SHEET A1.1) FRONT SETBACK: 20'-0" REAR SETBACK: 25'-0"	- DEMOLITION PERM - FIRE SPRINKLER D
	EXISTING CONTOURS	SIDE SETBACKS: 7'-6" 2ND STORY SIDE SETBACK: 12'-6" EXCEPTIONS INCLUDE 4'-0" MAXIMUM ENCROACHEMENT FOR CANOPIES, CHIMNEYS CORNICES, EAVES, OVERHANGS	APPLICAE
\rightarrow	CHANGE IN FLOOR FINISHES	MAXIMUM HEIGHT: 35'-0" PROPOSED MAXIMUM HEIGHT: ±30'-10 1/2"	2019 CALIFORNIA BU 2019 CALIFORNIA RE 2019 CALIFORNIA EN
\square	ALIGN FACE OF FINISH	MAXIMUM ALLOWABLE COVERAGE: 2,815 SF (40% OF SITE)	2019 CALIFORNIA EL 2019 CALIFORNIA PL
	REVISION NUMBER "CLOUD" INDICATES REVISED AREA ON DRAWINGS	(14.02.070 DEFINITIONS NET SITE AREA COVERED IN STRUCTURES IN EXCESS OF 6 FEET IN HEIGHT MEASURED TO THE OUTSIDE OF SURFACES OF EXTERIOR WALLS AND THE PERIMETER OF ANY SUPPORTS. <u>PROPOSED COVERAGE:</u> 2,716.3 SF	2019 CALIFORNIA ME 2019 CALIFORNIA FII 2019 CALIFORNIA GF AND CURRENT LOCA CODES INCLUDING T ORDINANCE
	PARTITION TYPE	AFFORDABLE HOUSING REQUIREMENTS APPLY TO PROJECTS WITH 5 OR MORE DWELLING UNITS	

VICINITY MAP

PROJECT

LOCATION

THIS PROJECT INVOLVES : CONSTRUCTION OF 4 MARKET RATE CONDOMINIUM UNITS WITH A **CONDO MAP AND SEMI-SUBTERRANEAN** PARKING

ADDRESS: 14 4TH STREET LOS ALTOS, CA 94022 OWNERS: 14 4TH STREET LLC

ARCHITECT: CHRIS KUMMERER, ARCHITECT PH: (650) 233-0342 E-MAIL: CHRIS@CKA-ARCHITECTS.COM

FIRE SPRINKLER NOTE

A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS. PROVIDE A FULL FIRE SPRINKLER SYSTEM LISTED FOR RESIDENTIAL USE(CRC R313.3.2) AND SHALL BE INSTALLED IN ACCORDANCE WITH SPRINKLER MANUFACTURER'S INSTALLATIONS INSTRUCTIONS UNDER SEPARATE PERMIT. AUTOMATIC **RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE** DESIGNED AND INSTALLED IN ACCORDANCE WITH CFMO-SP6 THROUGHOUT THE DWELLING TO INCLUDE ANY ACCESSORY STRUCTURE IN EXCESS OF 1,000 SQ.FT . SPRINKLER PLAN TO INDICATE LOCATION OF WATER SUPPLY, SPRINKLER AND PIPING MATERIALS PER CRC R313.3.1.1. R313.3.2. R313.3.2.2 & R313.3.2.4. CONTRACTOR TO PROVIDE FIRE SPRINKLER FLOW RATE AND PIPE SIZING CALCULATION FOR REVIEW PER R313.3.2 & R313.3.6 FINAL SPRINKLER INSTALLATION SHALL INCLUDE THE SIGN OR VALVE TAG REQUIRED BY CRC R313.3.7 AND THE OWNER'S MANUAL FOR THE SYSTEM PER CRC313.3.8.2.

PACIFIC IS THE GEOTECHNICAL HE PROJECT. THE CONTRACTOR HE GEOTECHNICAL REPORT PRIOR (CAVATION. THE CONTRACTOR WITH THE GEOTECHNICAL G EXCAVATION TO DETERMINE ATION DEPTH BASED UPON FIELD BS, FOOTINGS AND PAVING SHALL D IN CONFORMANCE WITH ENGINEERING SPECIFICATIONS. SHALL BE RETAINED TO PROVIDE ID TESTING SERVICES DURING THE JNDATION PHASE OF PER SOIL REPORT

1AP SUBMITTAL MIT SUBMITTAL R DESIGN SUBMITTAL

BLE CODES

BUILDING CODE, VOLUMES 1 & 2 RESIDENTIAL CODE ENERGY CODE ELECTRICAL CODE PLUMBING CODE MECHANICAL CODE FIRE CODE GREEN BUILDING CODE CAL BUILDING AND ZONING G THE <u>GREEN BUILDING</u>



GEOTECHNICAL NOTE

RED SUBMITTALS

CALCULATIONS OF HARDSCAPE & SOFTSCAPE AREAS

	CALCULATIONS OF HARDSCAFE & SOFTSCAFE AREAS			
	TOTAL AREA	7,046.72	100%	
3	HARDSCAPE (BUILDING FOOTPRINT,	4.871.61	69%	
	DRIVEWAY & EASEMENT)	4,071.01	0976	
	HARDSCAPE (CONCRETE	770.95	11%	
	WALKWAYS & TRASH ENCLOSURE)	110.95	11/0	
	SOFTSCAPE (PERMEABLE DG &	1.404.16	20%	
	PLANTED AREAS	1,404.10	2070	

VTM 1 VESTING TENTATIVE PARCEL MAP

VTM 2 VESTING TENTATIVE PARCEL MAP

LANDSCAPE SITE / PLANTING PLAN

LANDSCAPE

PLANT IMAGES

L1

L2

CONSULTANTS

KUMMERER

10. C-29

COVER SHEET

THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF CHRIS KUMMERER ARCHI' ARE INTENDED FOR USE AT THE PROJECT LOCATION STIPULATED ABOVE ONLY AND MAY NOT BE REPRODUCED IN ANY MANNER OR USED FOR OTHER LOCATION WITHOUT THE WRITTEN APPROVAL OF CHRIS KUMMERER.

PAGE NUMBER

STAMP:

Los Altos Climate Action Plan

Climate Action Plan Best Management Practice Checklist

	Best Management Practice Required	Applicable to	Describe Project Compliance	
1.1	Improve Non-Motorized Transportation	on		
NA	Provide end-of-trip facilities to encourage alternative transportation, including showers, lockers, and bicycle racks.	Nonresidential projects greater than 10,000 square feet		
NA	Connect to and include non- motorized infrastructure on-site.	Nonresidential projects greater than 10,000 square feet		
NA	Where appropriate, require new projects to provide pedestrian access that internally links all surrounding uses. Applicable to all new commercial and multiple-family development.	Nonresidential projects greater than 10,000 square feet		
1.2	Expand Transit and Commute Options			
NA	Develop a program to reduce employee VMT.	Nonresidential projects greater than 10,000 square feet (or expected to have more than 50 employees)		
1.3	Provide Alternative-Fuel Vehicle Infra	• •		
NA	Comply with parking standards for EV pre-wiring and charging stations.	New and substantially remodeled residential units Nonresidential projects greater than 10,000 square feet		
2.2	Increase Energy Efficiency			
X	Comply with the Green Building Ordinance.	All new construction and remodels greater than 50%	BINDING ORDINANCES COVER SHEET, A0.0	
X	Install higher-efficiency appliances.	All new construction and remodels greater than 50%	HIGHER EFFICIENCY A THE FLOOR PLANS, A2	.0, A2.1, A2.2, AND A2.3
X	Install high-efficiency outdoor lights.	All new construction and remodels greater than 50%	HIGH EFFICIENCY OUT ON THE FIRST FLOOR	
X	Obtain third-party HVAC commissioning.	All new nonresidential construction and remodels greater than 50%	THIRD-PARTY HVAC CO IN KEYNOTES.	DMMISSIONING NOTED
3.1	Reduce and Divert Waste			
X	Develop and implement a Construction & Demolition (C&D) waste plan.	All demolition or new construction projects	A CONSTRUCTION & DE WILL BE INCLUDED IN F	EMOLITION WASTE PLAN PERMIT SUBMITTAL.
3.2	Conserve Water			
X	Reduce turf area and increase native plant landscaping.	All new construction	NO TURF AREA SHALL LANDSCAPE PLAN.	BE INCLUDED IN THE
3.3	Use Carbon-Efficient Construction Equ	uipment		
	Best Management Practice Required	Applicable to	Describe Project Compliance	
X	Implement applicable BAAQMD construction equipment best practices.	All new construction	BAAQMD CONSTRUCTI PRACTICES SHALL BE	
4.1	Sustain a Green Infrastructure System	-		
NA	Create or restore vegetated common space.	Residential or nonresidential projects greater than 10,000 square feet		
NA	Establish a carbon sequestration project or similar off-site mitigation strategy.	Residential or nonresidential projects greater than 10,000 square feet		
X	Plant at least one well-placed shade tree per dwelling unit.	New residential construction	4 NEW SHADE TREES, UNIT ARE PROVIDED. S	
5.1	Operate Efficient Government Facilities			
NA	Incorporate the use of high-albedo or porous pavement treatments into City projects to reduce the urban heat island effect.			

BEST MANAGEMENT PRACTICES CHECKLIST

	Best Management Practice
1.1	Improve Non-Motorized Transpo
NA	Provide end-of-trip facilities to enco alternative transportation, including showers, lockers, and bicycle racks.
NA	Connect to and include non-motor (bicycle and pedestrian) infrastructusite.
NA	Where appropriate, require new pro- to provide pedestrian access that internally links all surrounding uses Applicable to all new commercial and multiple-family development.
1.2	Expand Transit and Commute Op
NA	Develop a program to reduce empl vehicle miles traveled (VMT).
1.3	Provide Alternative-Fuel Vehicle
X	Provide electric vehicle (EV) pre-wir and/or charging stations.
2.2	Increase Energy Efficiency
X	Install higher-efficiency appliances.
X	Install high-efficiency outdoor light
X	Obtain third-party heating, ventilat and air conditioning (HVAC) commissioning.
	Best Management Practice
3.1	Reduce and Divert Waste
X	Develop and implement a Construction and Demolition (C&D) waste plan.
3 .2	Conserve Water
X	Reduce turf area and increase nativ landscaping.
3.3	Use Carbon-Efficient Construction
X	Implement applicable Bay Area Air Management District construction equipment best practices. <i>Tables 8-</i> <i>8-2 in the District's Air Quality Guid</i> <i>(separate handout).</i>
4.1	Sustain a Green Infrastructure Sy
NA	Create or restore vegetated commo space.
NA	Establish a carbon sequestration pr or similar off-site mitigation strateg
X	Plant at least one well-placed shade per dwelling unit.



I PRA	CHCES CHECK	LISI			
,	Applicable to	Projec	t Com	pliance	
portation					
encourage ling ks.	Nonresidential projects over 10,000 square feet	Yes	No	N/A)	
torized ucture on-	Nonresidential projects over 10,000 square feet	Yes	No	N/A)	
projects t ses. Il and	Nonresidential projects over 10,000 square feet	Yes	No	N/A)	
Options					
nployee	Nonresidential projects over 10,000 square feet <i>(or</i> <i>over 50 employees)</i>	Yes	No	N/A)	
le Infrastri	ucture				
wiring	All projects	Yes			ICLE CHARGING STATIONS E A2.0 BASEMENT PLAN.
es.	All new construction	Yes			IENCY APPLIANCES NOTED ON ANS, A2.0, A2.1, A2.2, AND A2.3
ghts.	All new construction	Yes			ICY OUTDOOR LIGHTS NOTED FLOOR PLAN, A2.1
ilating	All new nonresidential construction	Yes		D-PARTY YNOTES.	HVAC COMMISSIONING NOTED
,	Applicable to	Projec	t Com	pliance	
ruction n.	All new projects	Yes	A COI WILL	NSTRUCT BE INCLU	ION & DEMOLITION WASTE PLA DED IN PERMIT SUBMITTAL.
ative plant	All new projects	Yes		JRF AREA SCAPE P	A SHALL BE INCLUDED IN THE LAN.
tion Equipr	nent				
Air Quality on 5 8-1 and uidelines	All new projects	Yes	BAAQ PRAC	MD CONS TICES SH	STRUCTION EQUIPMENT BEST IALL BE IMPLEMENTED.
System an	d Sequester Carbon				
imon	Projects over 10,000 sq ft	Yes	No	N/A)	
project tegy.	Projects over 10,000 sq ft	Yes	No	N/A)	
ade tree	New residential projects	Yes	4 NEV UNIT	V SHADE ARE PRO	TREES, ONE PER DWELLING VIDED. SEE LANDSCAPE PLAN.



REAR VIEW FROM ALLEY

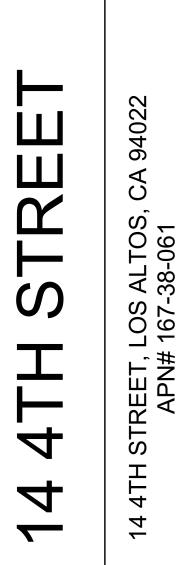


RIGHT (WALKWAY) SIDE

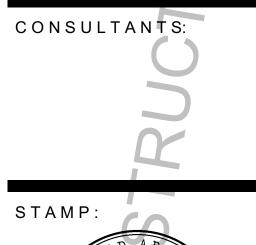


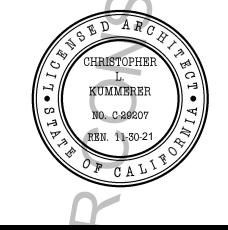
CHRIS KUMMERER & ASSOCIATES p 650.233.0342 2089 avy avenue, menlo park ca 94025 chris@cka-architects.com cka-architects.com

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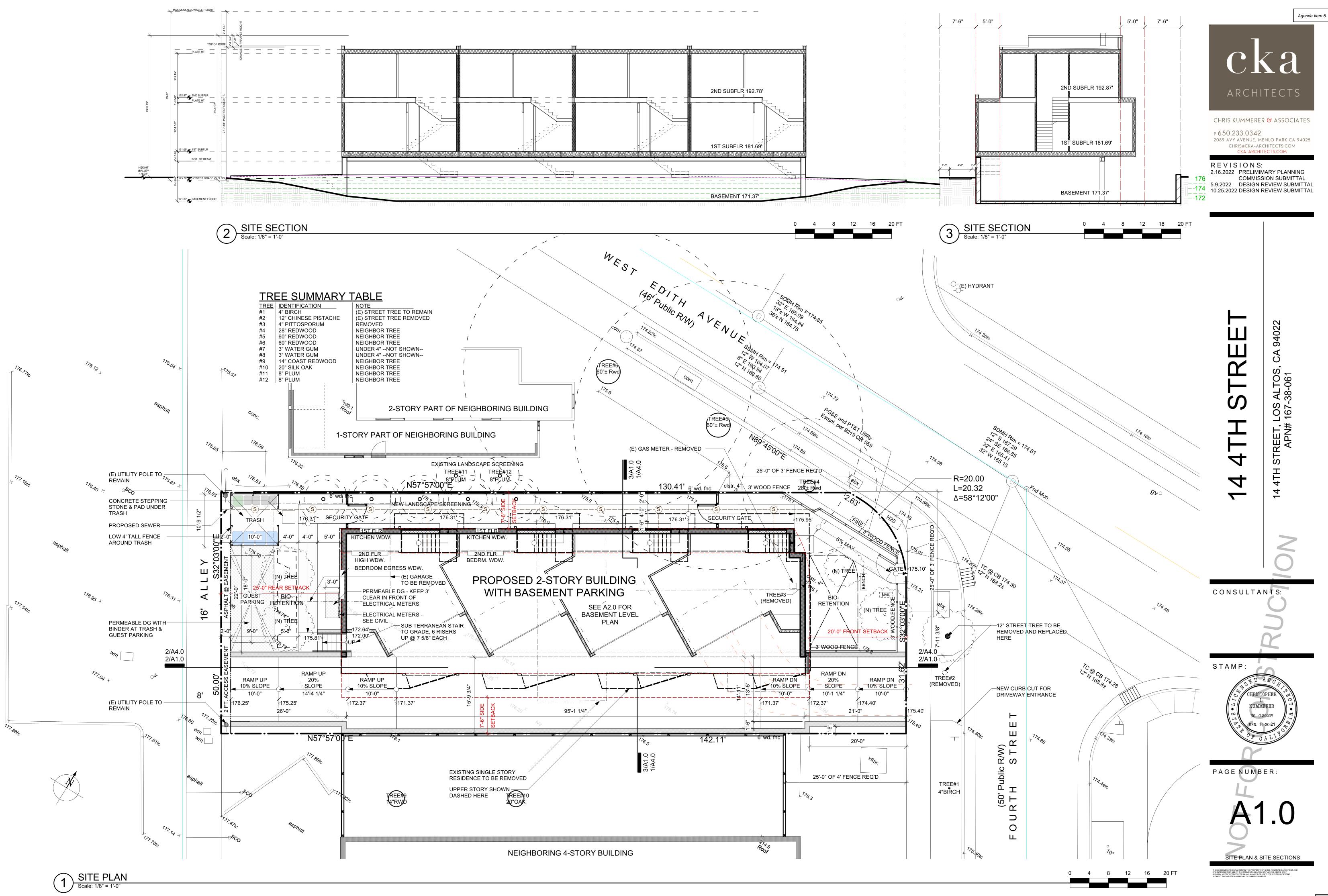
4TH







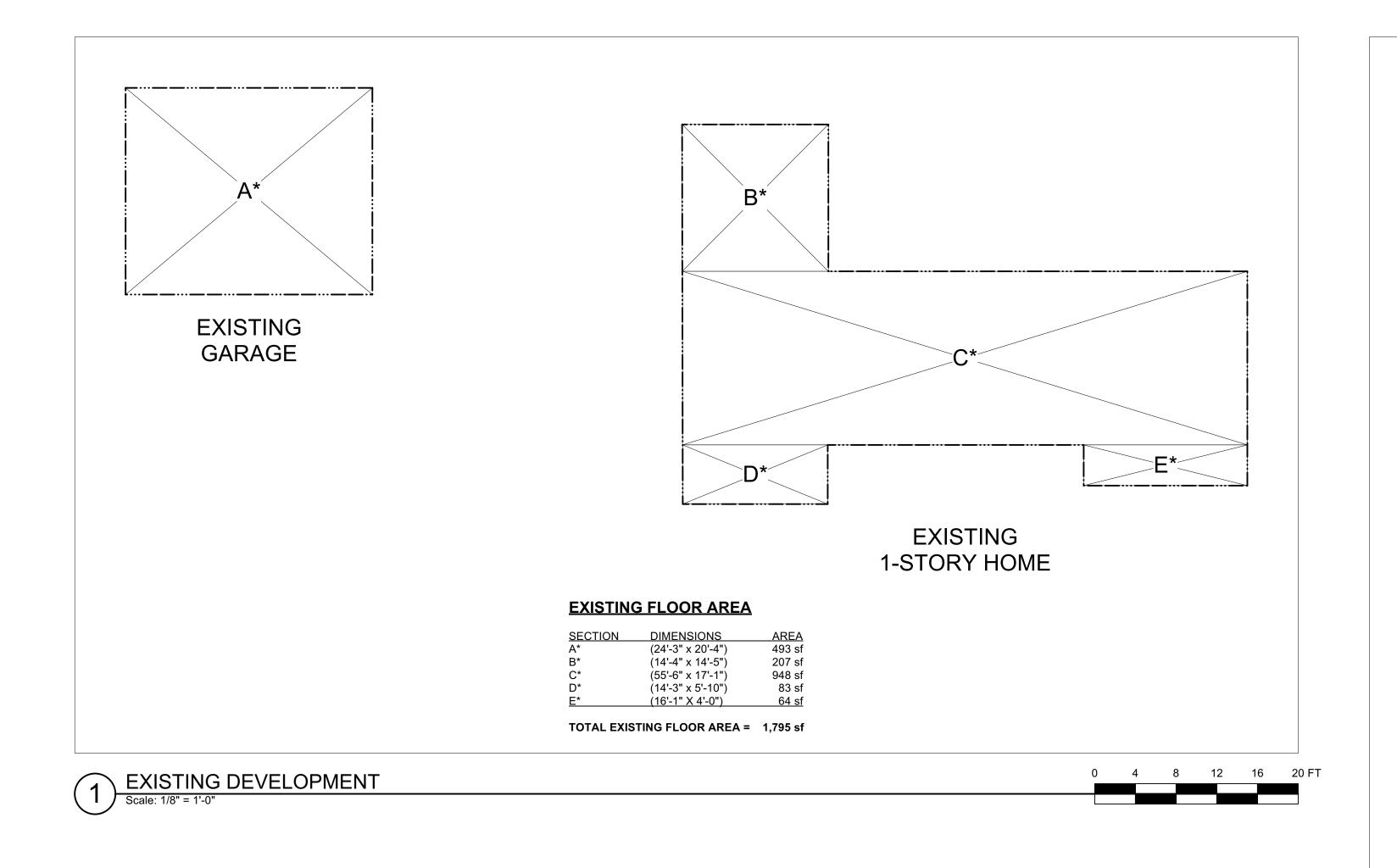
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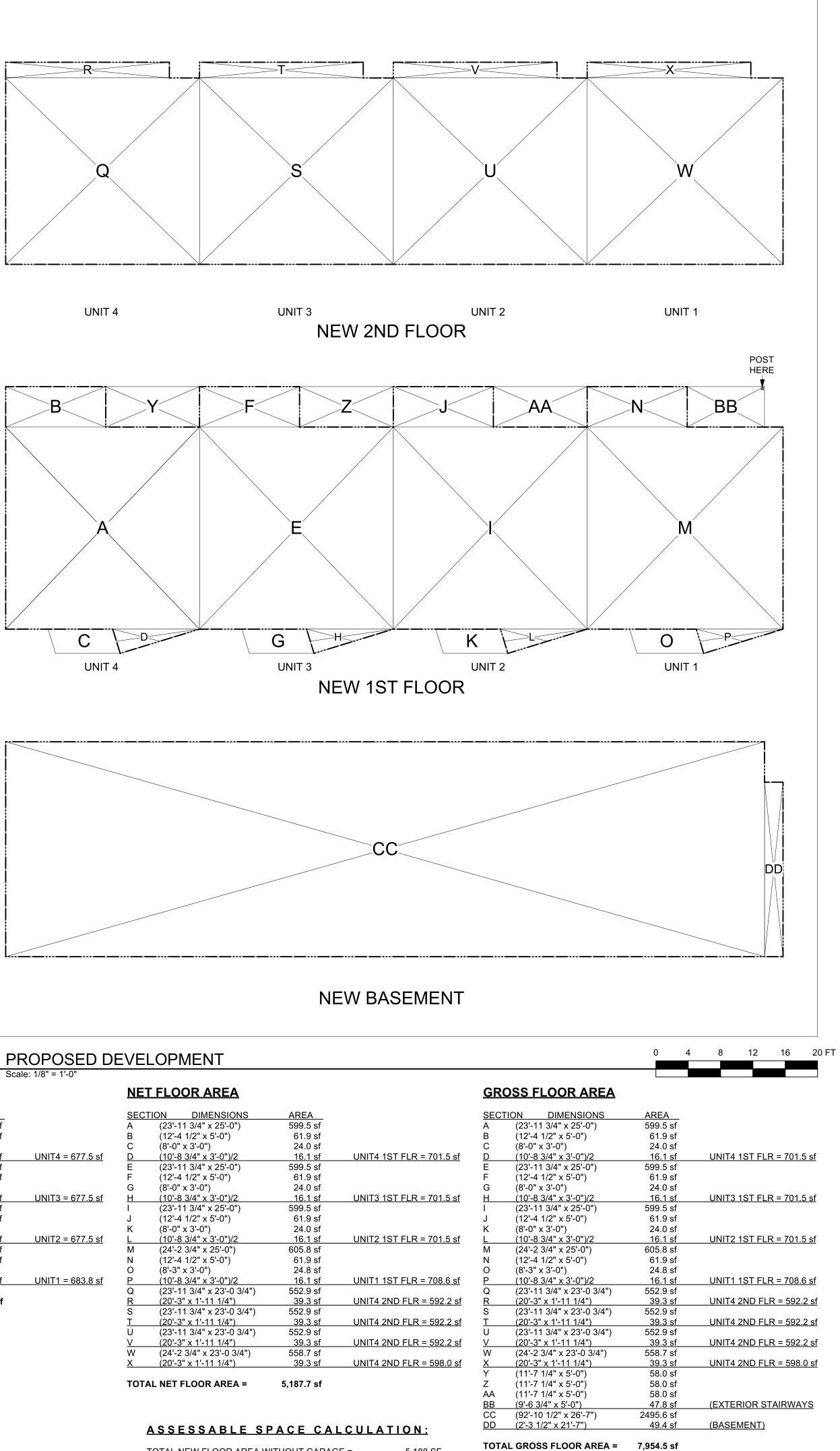


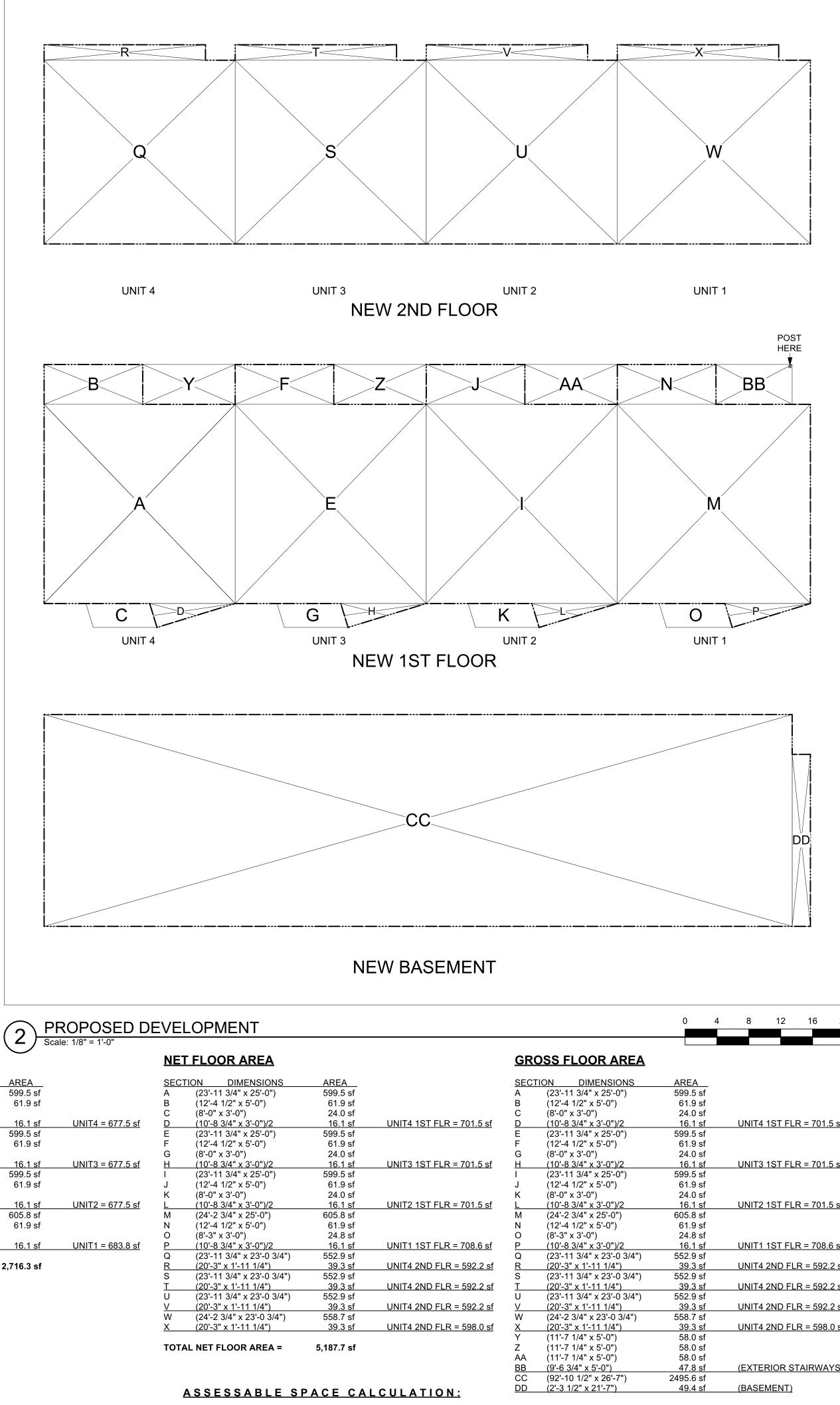












LOT COVERAGE

	COVERAGE		
SECT	ION DIMENSIONS	AREA	
A	(23'-11 3/4" x 25'-0")	599.5 sf	
В	(12'-4 1/2" x 5'-0")	61.9 sf	
D	(10'-8 3/4" x 3'-0")/2	16.1 sf	UNIT4 = 677.5 sf
E	(23'-11 3/4" x 25'-0")	599.5 sf	
F	(12'-4 1/2" x 5'-0")	61.9 sf	
H	(10'-8 3/4" x 3'-0")/2	16.1 sf	<u>UNIT3 = 677.5 sf</u>
I I	(23'-11 3/4" x 25'-0")	599.5 sf	
J	(12'-4 1/2" x 5'-0")	61.9 sf	
L	(10'-8 3/4" x 3'-0")/2	16.1 sf	UNIT2 = 677.5 sf
Μ	(24'-2 3/4" x 25'-0")	605.8 sf	
Ν	(12'-4 1/2" x 5'-0")	61.9 sf	
<u>P</u>	(10'-8 3/4" x 3'-0")/2	16.1 sf	UNIT1 = 683.8 sf
TOTAL LOT COVERAGE = 2,716.3 sf			

SECT	ION DIMENSIONS	AREA	
A	(23'-11 3/4" x 25'-0")	599.5 sf	
В	(12'-4 1/2" x 5'-0")	61.9 sf	
С	(8'-0" x 3'-0")	24.0 sf	
D	(10'-8 3/4" x 3'-0")/2	16.1 sf	UNIT4
<u>D</u> E	(23'-11 3/4" x 25'-0")	599.5 sf	
F	(12'-4 1/2" x 5'-0")	61.9 sf	
G	(8'-0" x 3'-0")	24.0 sf	
H	(10'-8 3/4" x 3'-0")/2	16.1 sf	UNIT3
I	(23'-11 3/4" x 25'-0")	599.5 sf	
J	(12'-4 1/2" x 5'-0")	61.9 sf	
K	(8'-0" x 3'-0")	24.0 sf	
L	(10'-8 3/4" x 3'-0")/2	16.1 sf	UNIT2
Μ	(24'-2 3/4" x 25'-0")	605.8 sf	
Ν	(12'-4 1/2" x 5'-0")	61.9 sf	
0	(8'-3" x 3'-0")	24.8 sf	
P	(10'-8 3/4" x 3'-0")/2	16.1 sf	UNIT1
Q	(23'-11 3/4" x 23'-0 3/4")	552.9 sf	
R	(20'-3" x 1'-11 1/4")	39.3 sf	UNIT4
<u>R</u> S	(23'-11 3/4" x 23'-0 3/4")	552.9 sf	
Τ	(20'-3" x 1'-11 1/4")	39.3 sf	UNIT4
U	(23'-11 3/4" x 23'-0 3/4")	552.9 sf	
V	(20'-3" x 1'-11 1/4")	39.3 sf	UNIT4
W	(24'-2 3/4" x 23'-0 3/4")	558.7 sf	
X	(20'-3" x 1'-11 1/4")	39.3 sf	UNIT4
τοτα		5 187 7 sf	

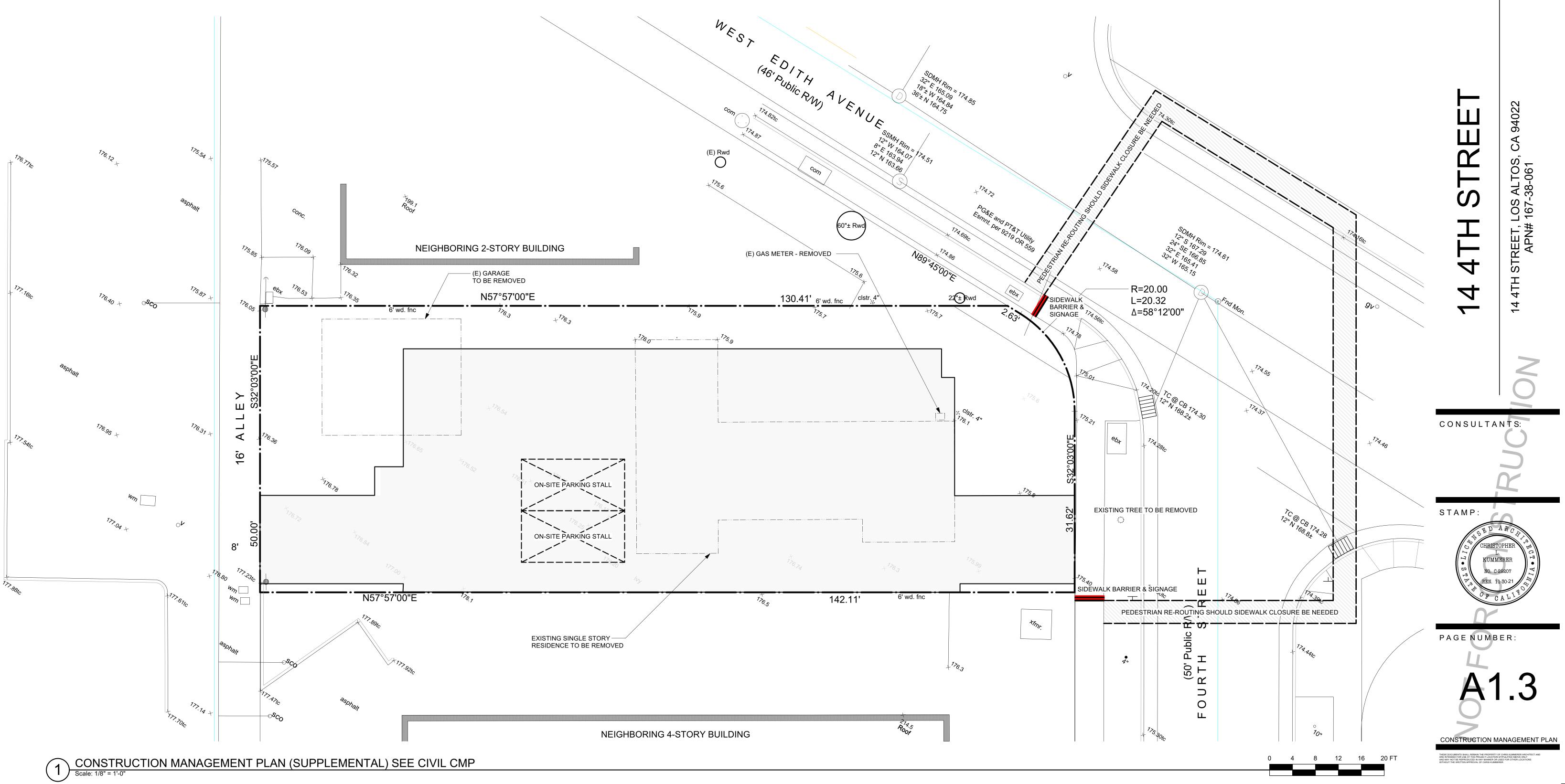
TOTAL NEW FLOOR AREA WITHOUT GARAGE = TOTAL EXISTING FLOOR AREA WITHOUT GARAGE = 1,302 SF ADDED ASSESSABLE SPACE =

5,188 SF

3,886 SF



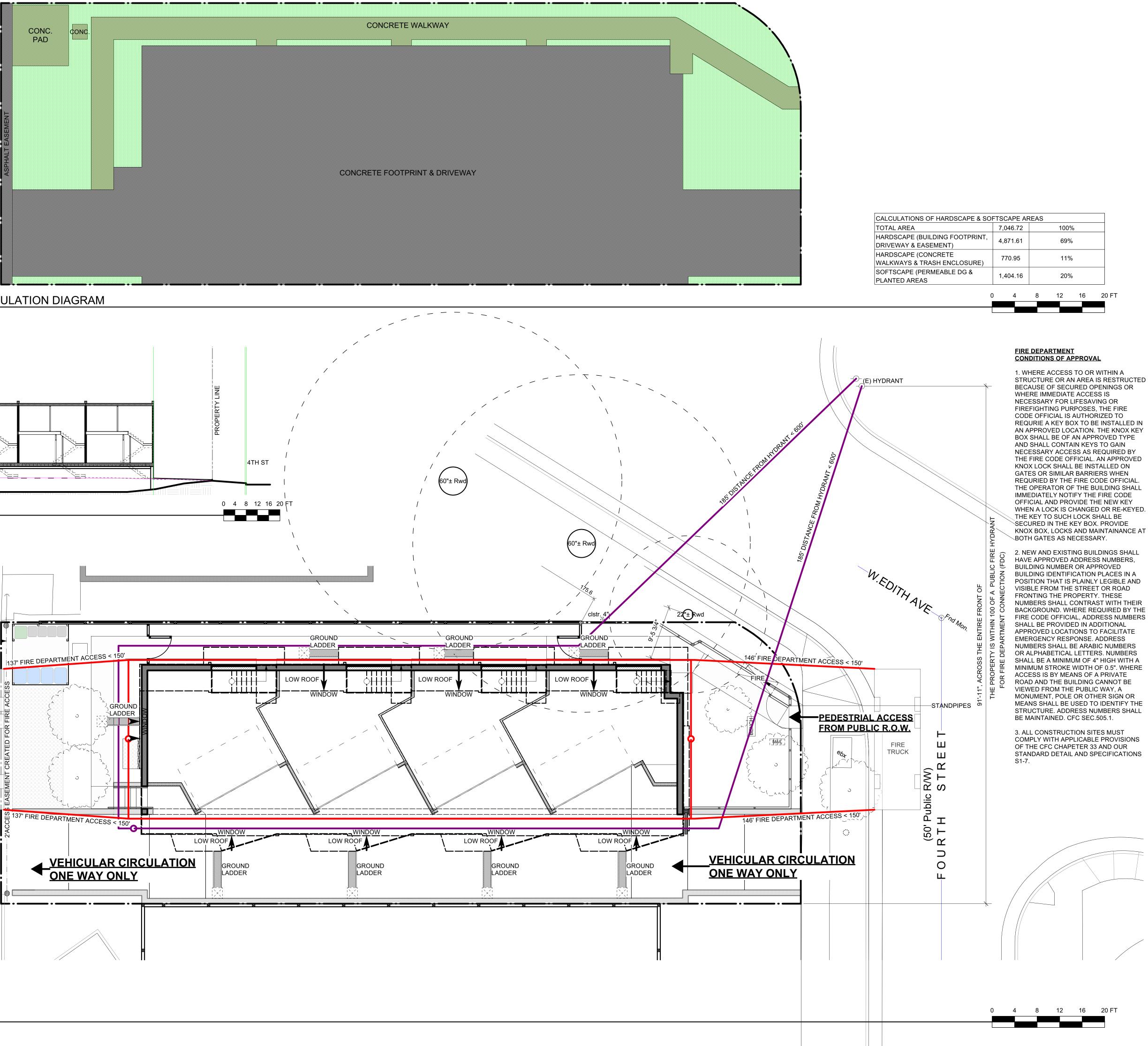
(NOTE: GROSS FLOOR AREA INCLUDES BASEMENT AND EXTERIOR STAIRWAYS)

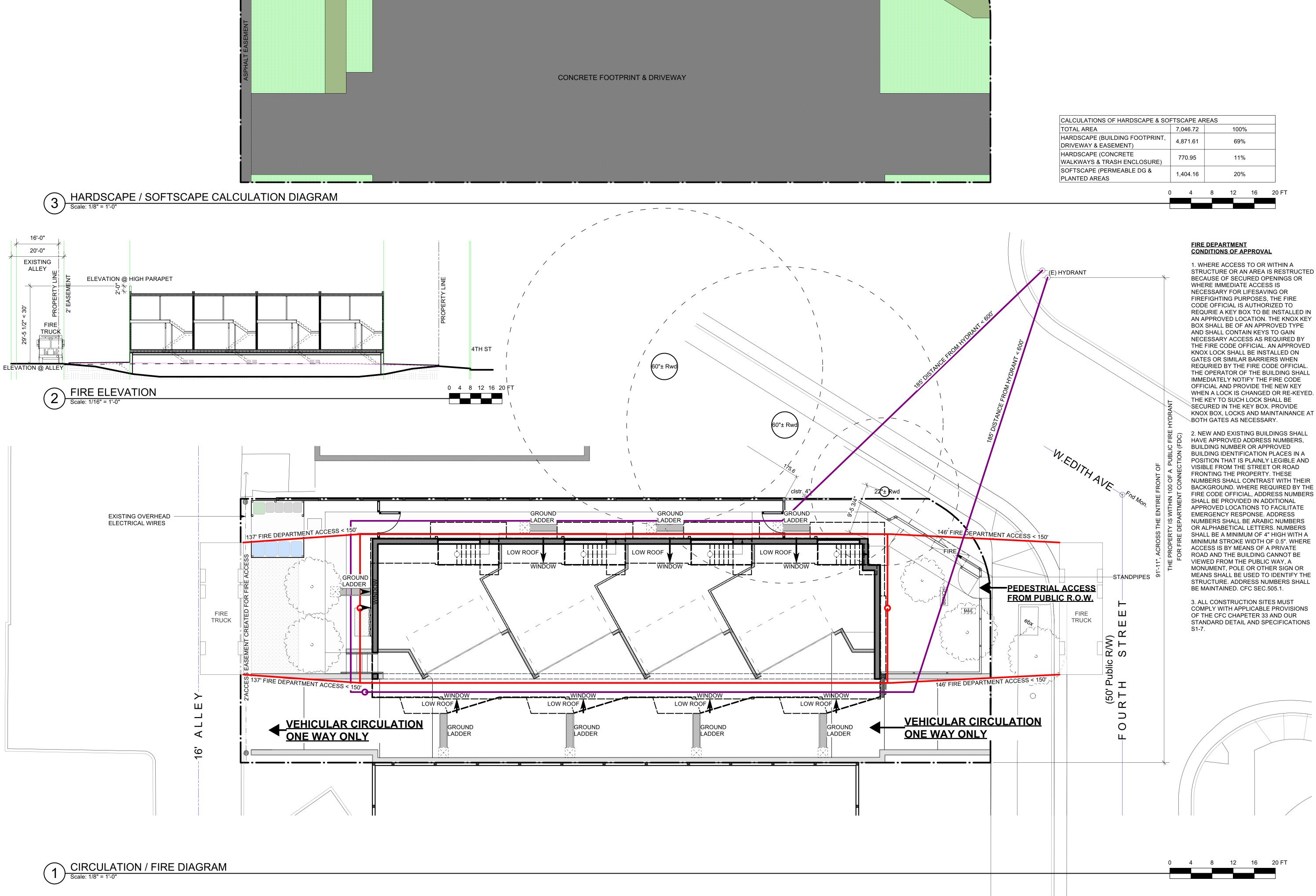


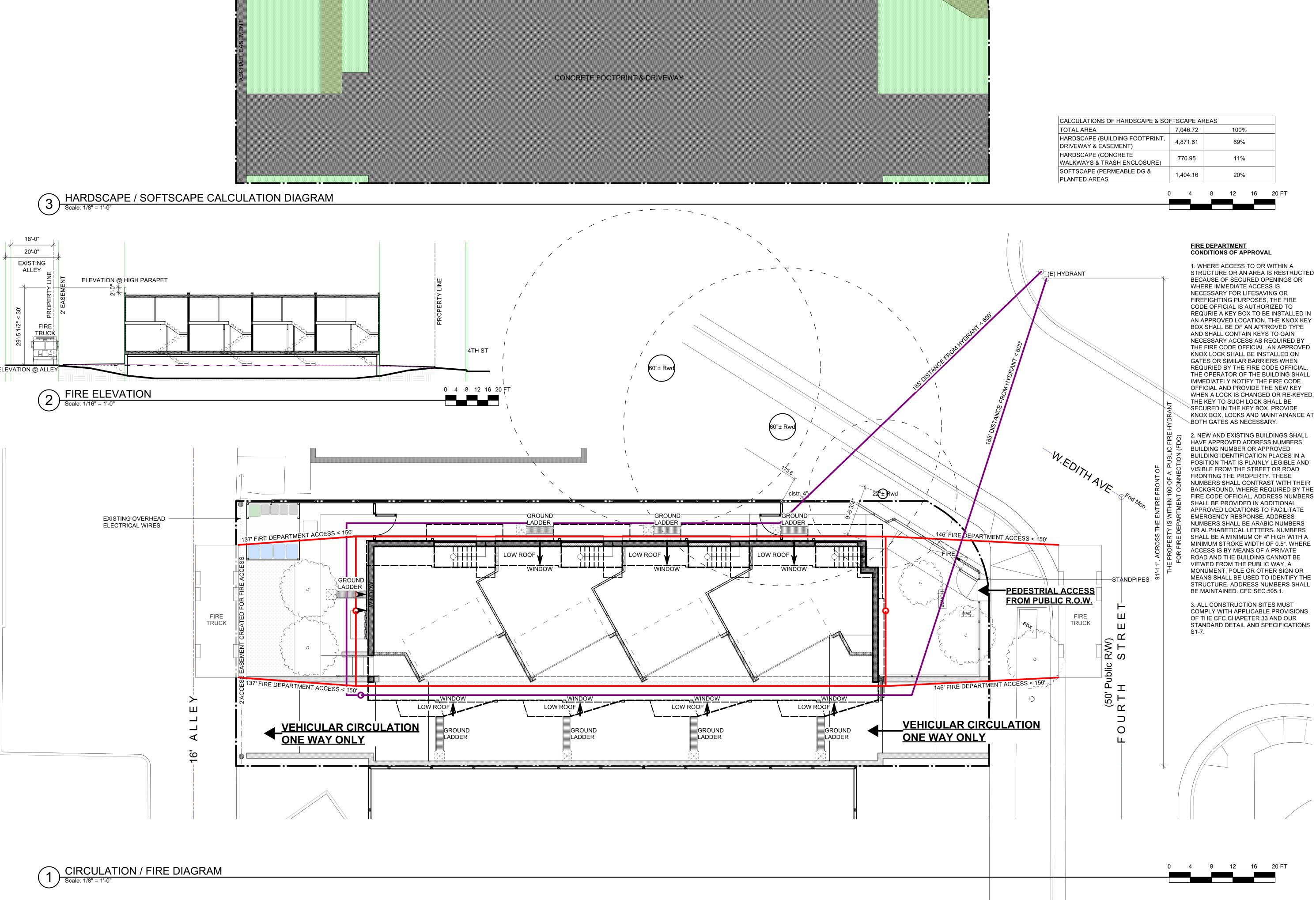


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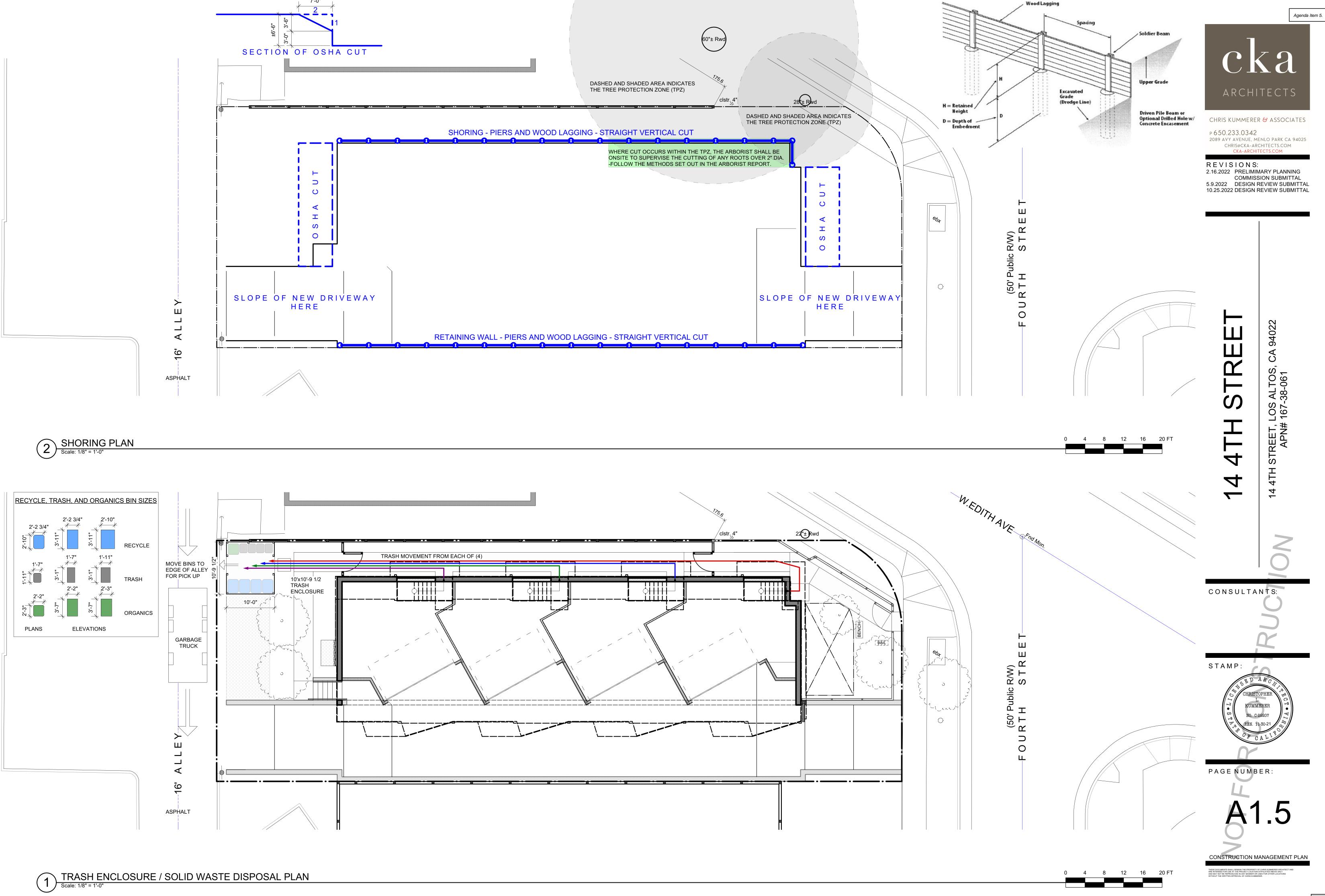
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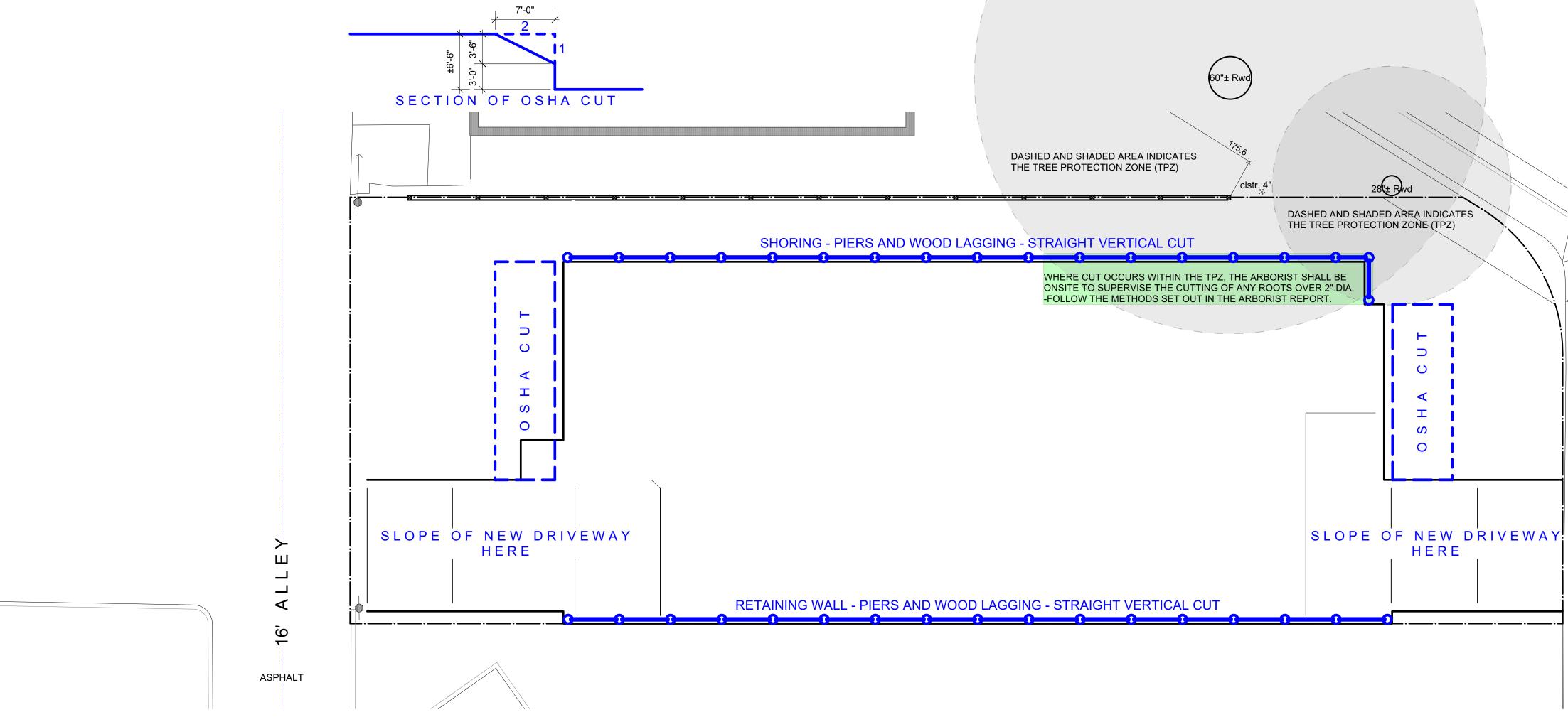
CALCULATIONS OF HARDSCAPE & SO	CALCULATIONS OF HARDSCAPE & SOFTSCAPE AREAS				
TOTAL AREA	7,046.72		1009	%	
HARDSCAPE (BUILDING FOOTPRINT, DRIVEWAY & EASEMENT)	4,871.61		69%	6	
HARDSCAPE (CONCRETE WALKWAYS & TRASH ENCLOSURE)	770.95		11%	6	
SOFTSCAPE (PERMEABLE DG & PLANTED AREAS	1,404.16		20%	6	
C) 4	8	12	16	20 F

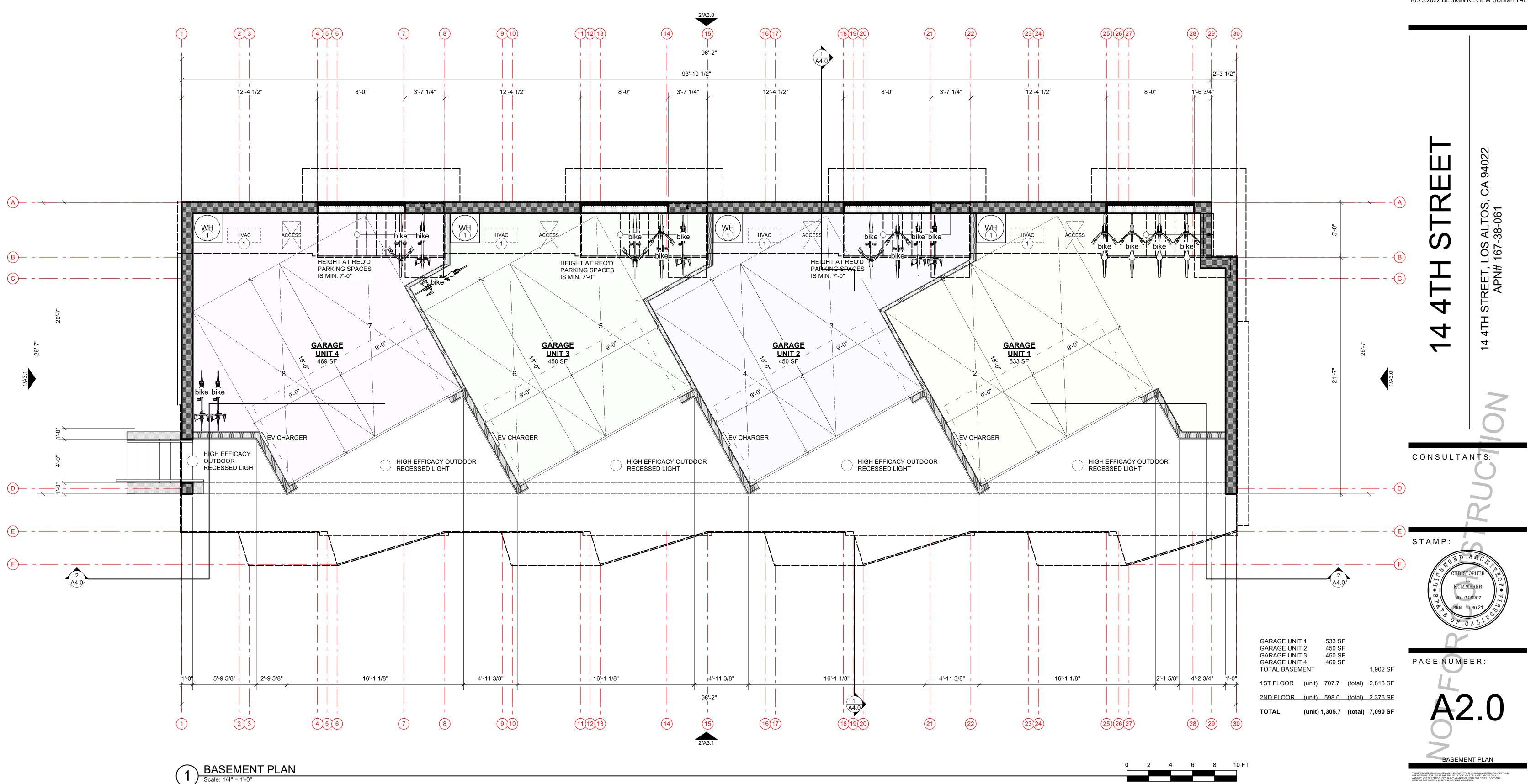


PAGENUMBER CONSTRUCTION MANAGEMENT PLAN

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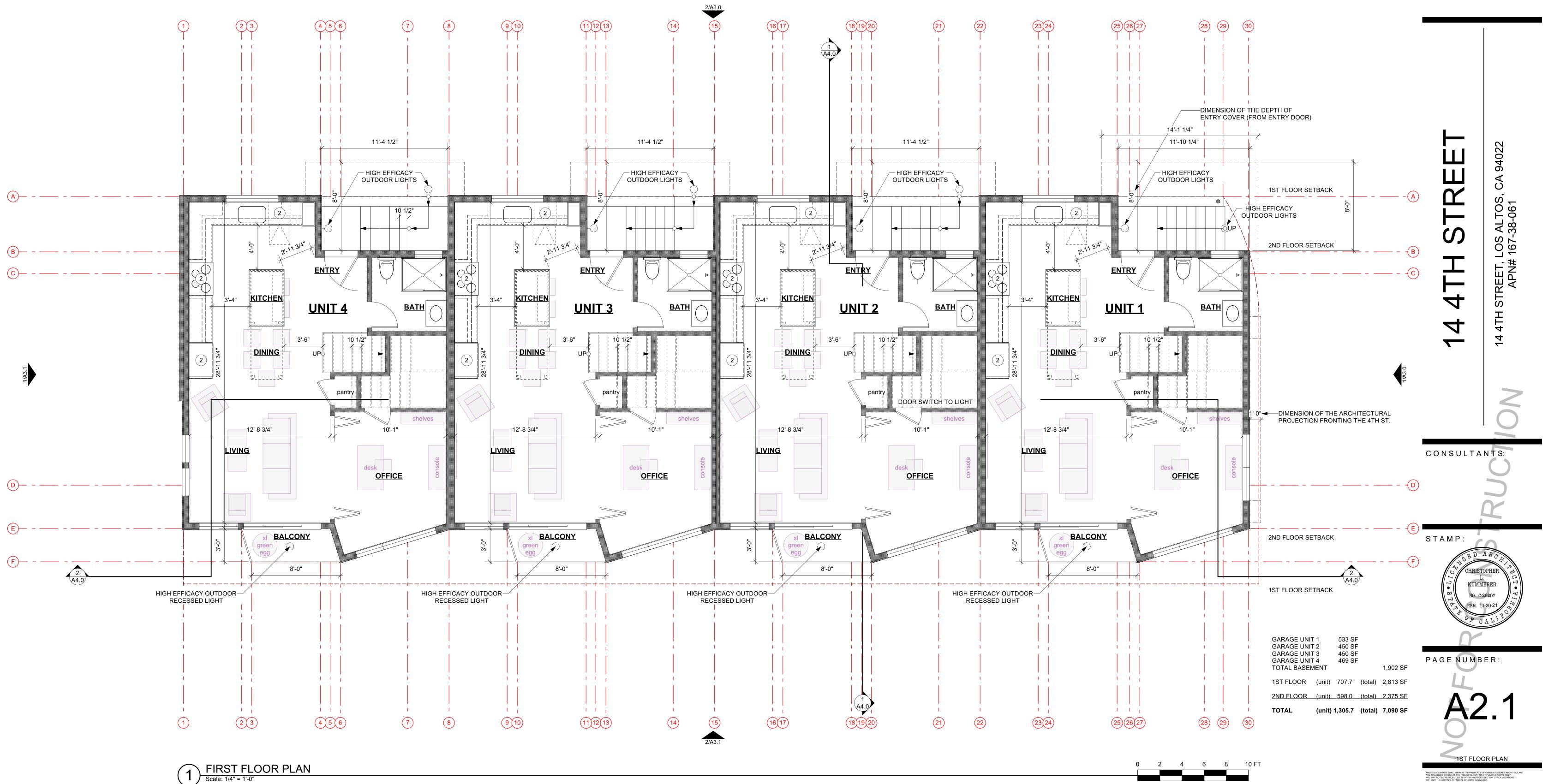
- 1 NEW HIGHER EFFICIENCY APPLIANCES --INCLUDING WATER HEATER AND HVAC UNIT.
- 2 NEW HIGHER EFFICIENCY APPLIANCES --INCLUDING REFRIGERATOR, MICROWAVE, RANGE AND DISHWASHER.
- 3 NEW HIGHER EFFICIENCY APPLIANCES --INCLUDING STACKABLE WASHER AND DRYER.
- 4 NEW HIGHER EFFICIENCY APPLIANCES --INCLUDING AC CONDENSER.



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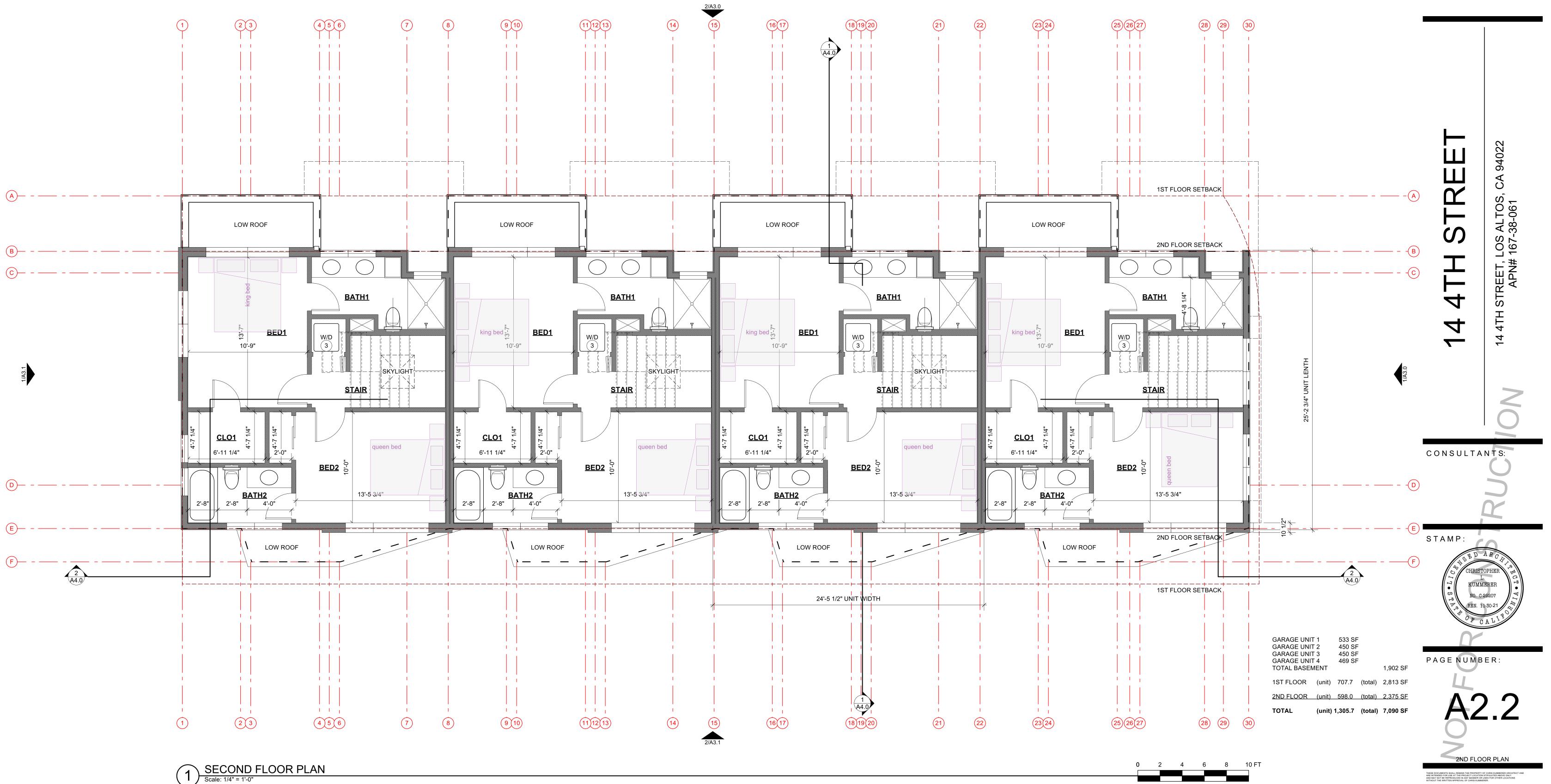
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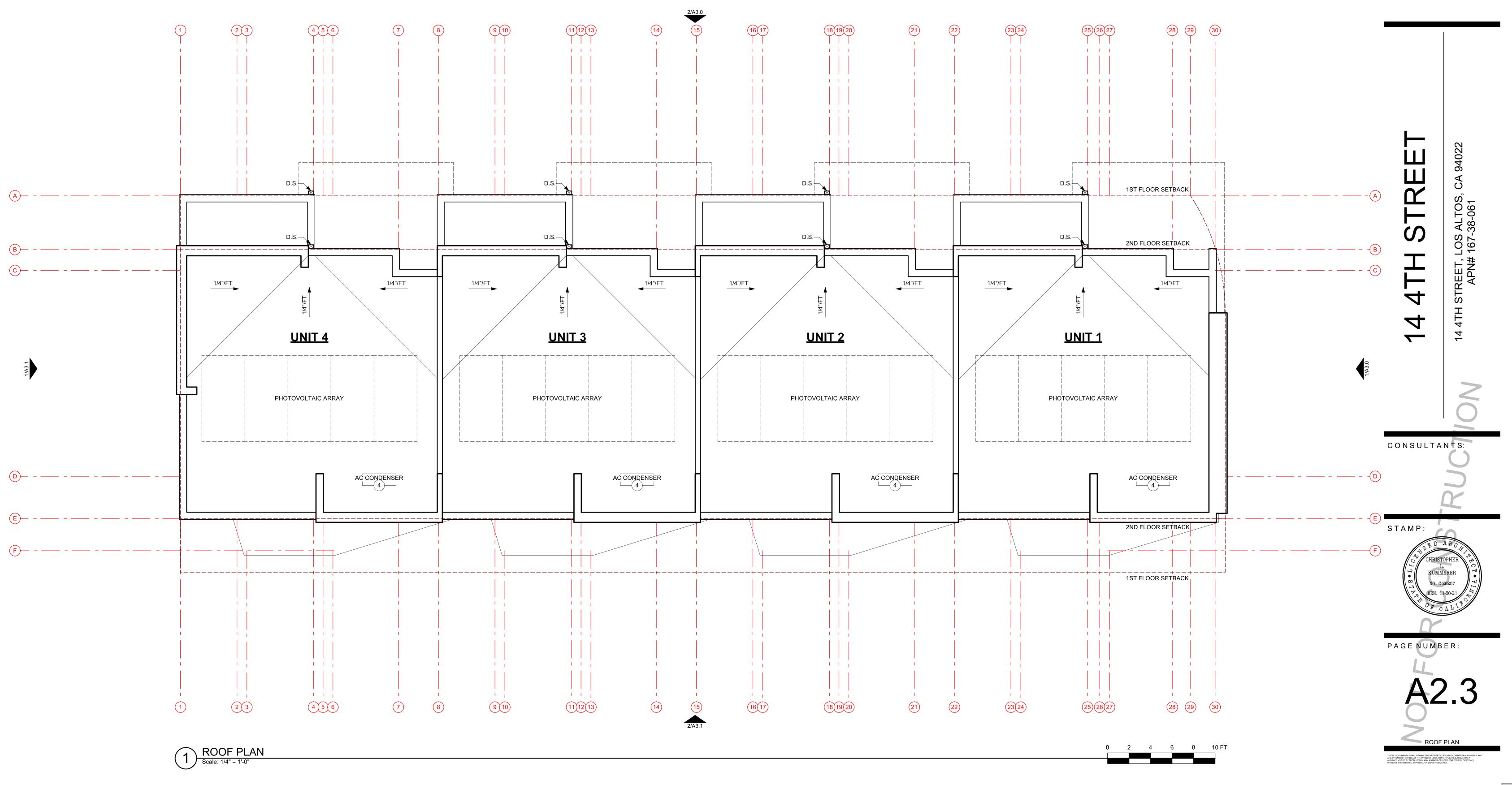
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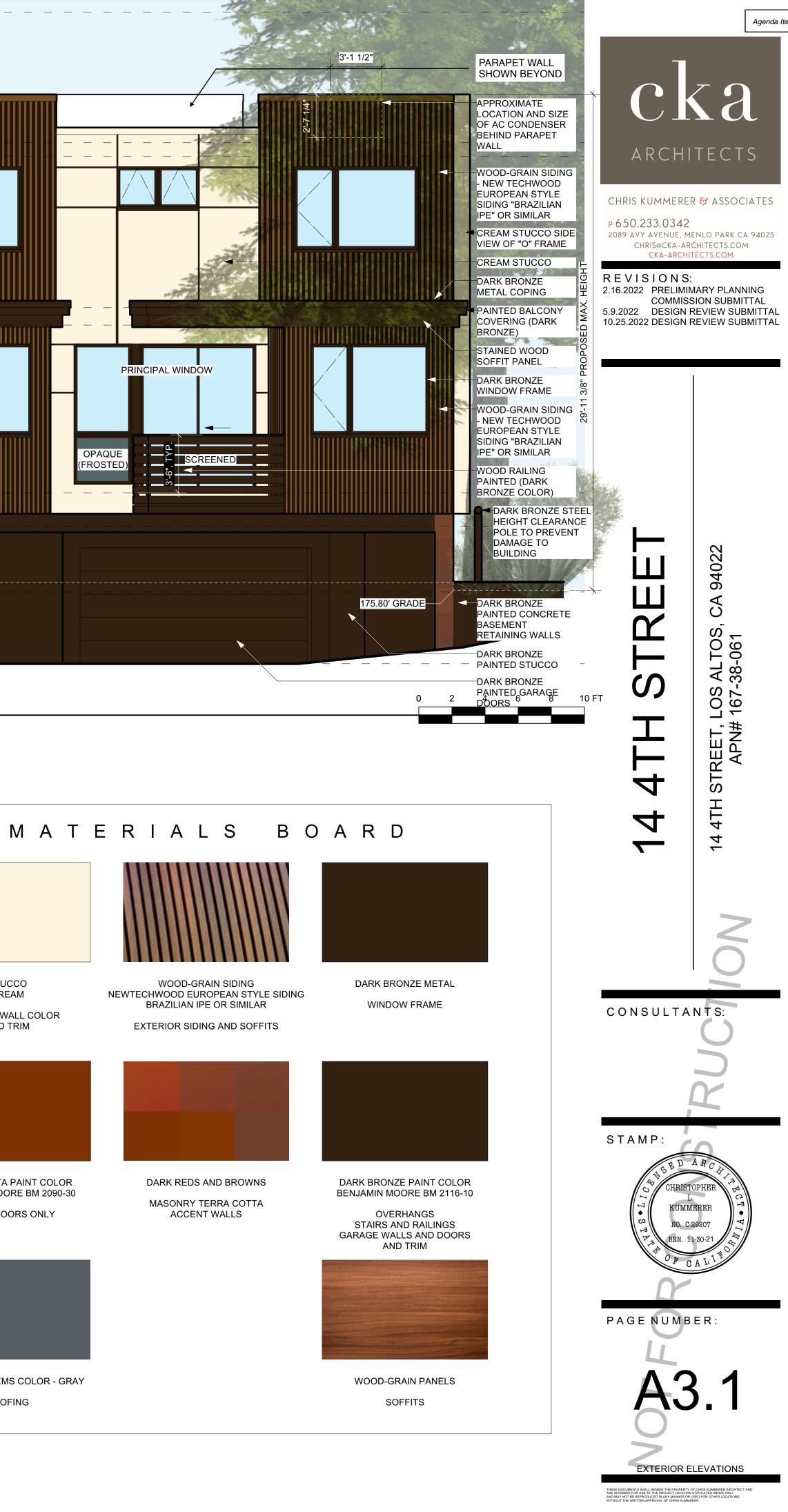
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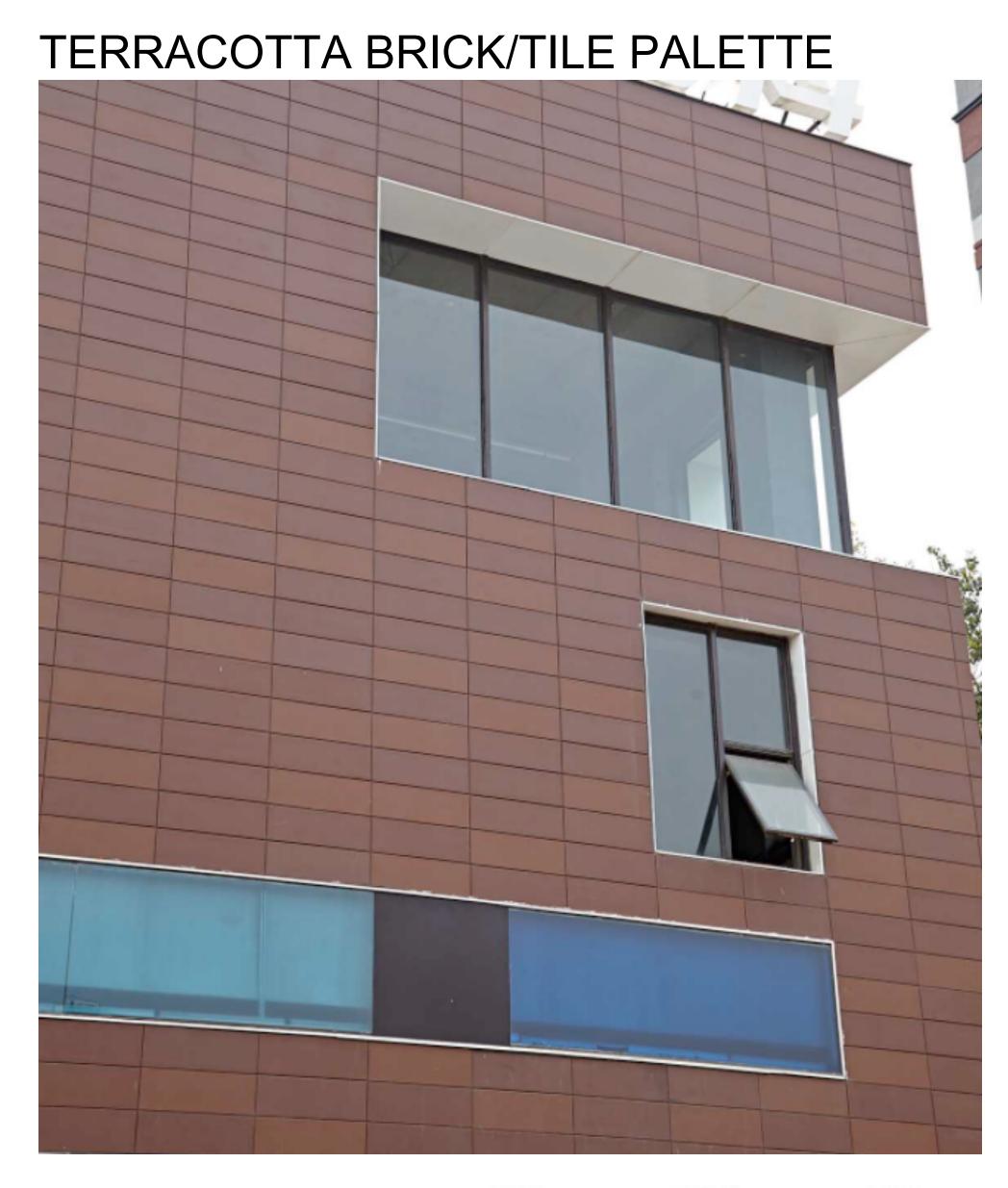


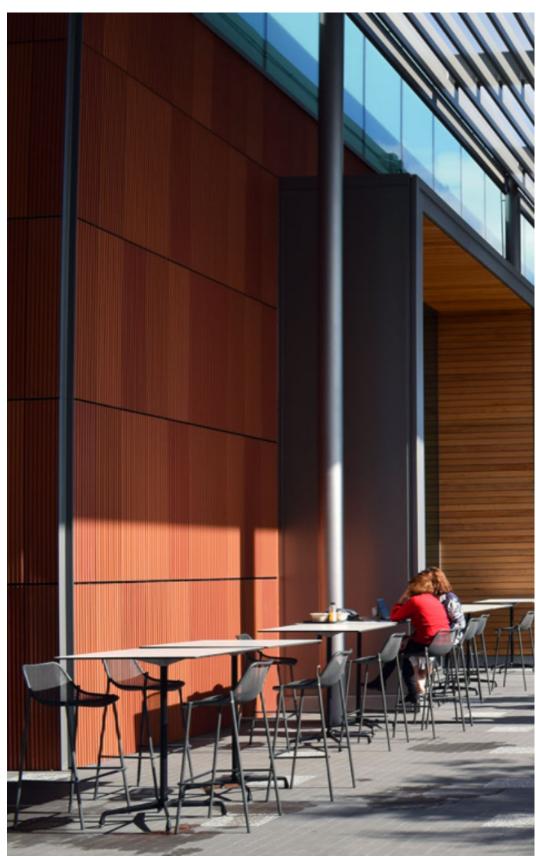


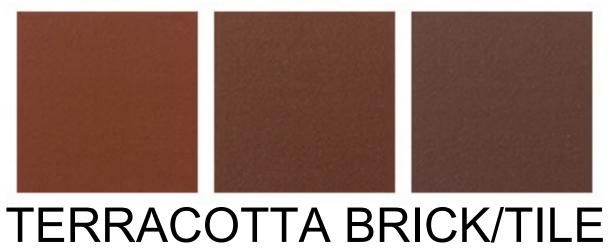
EXTERIOR ELEVATIONS (PARKING / GARAGE SIDE) 2 Scale: 1/4" = 1'-0"







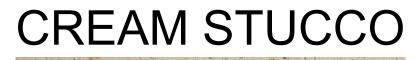




DARK BRONZE PAINTED OVERHANG AND STAINED WOOD SOFFIT









ROOF COLOR



IMAGES AND COLORS ARE SUBJECT TO PRINTING AND COMPUTER **INACURACIES. THEY ARE** REPRESENTATIONAL ONLY



BRICK/TILE & STUCCO COMBINED









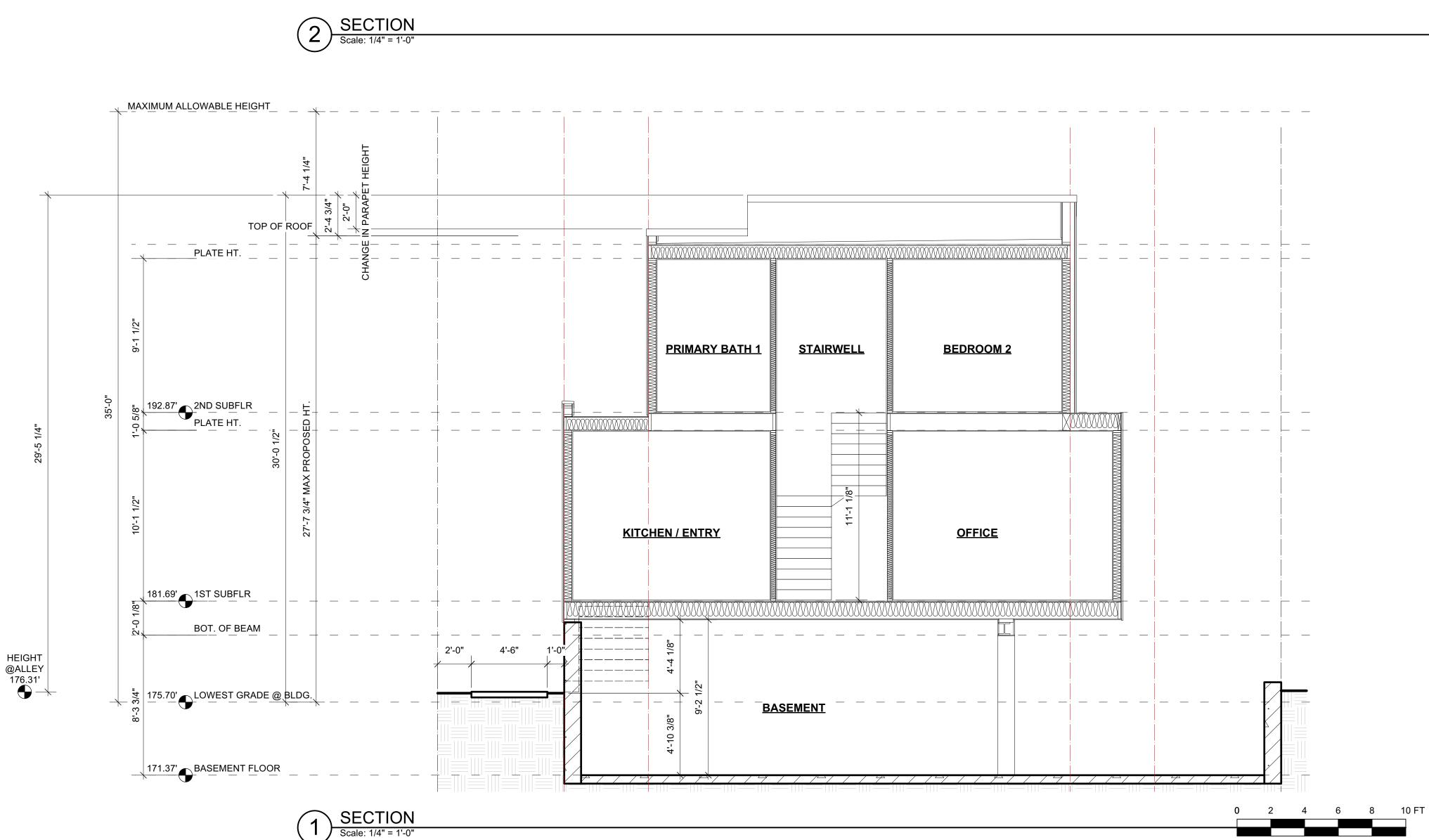


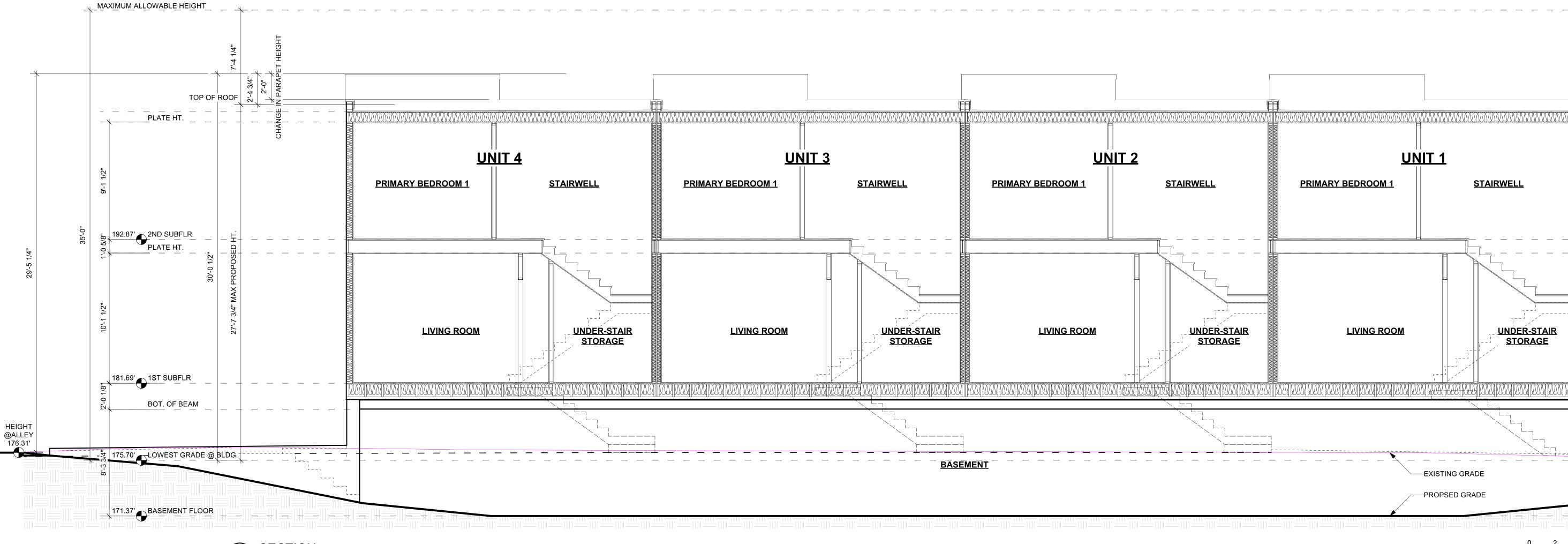
FENCE DESIGN FENCE COLOR

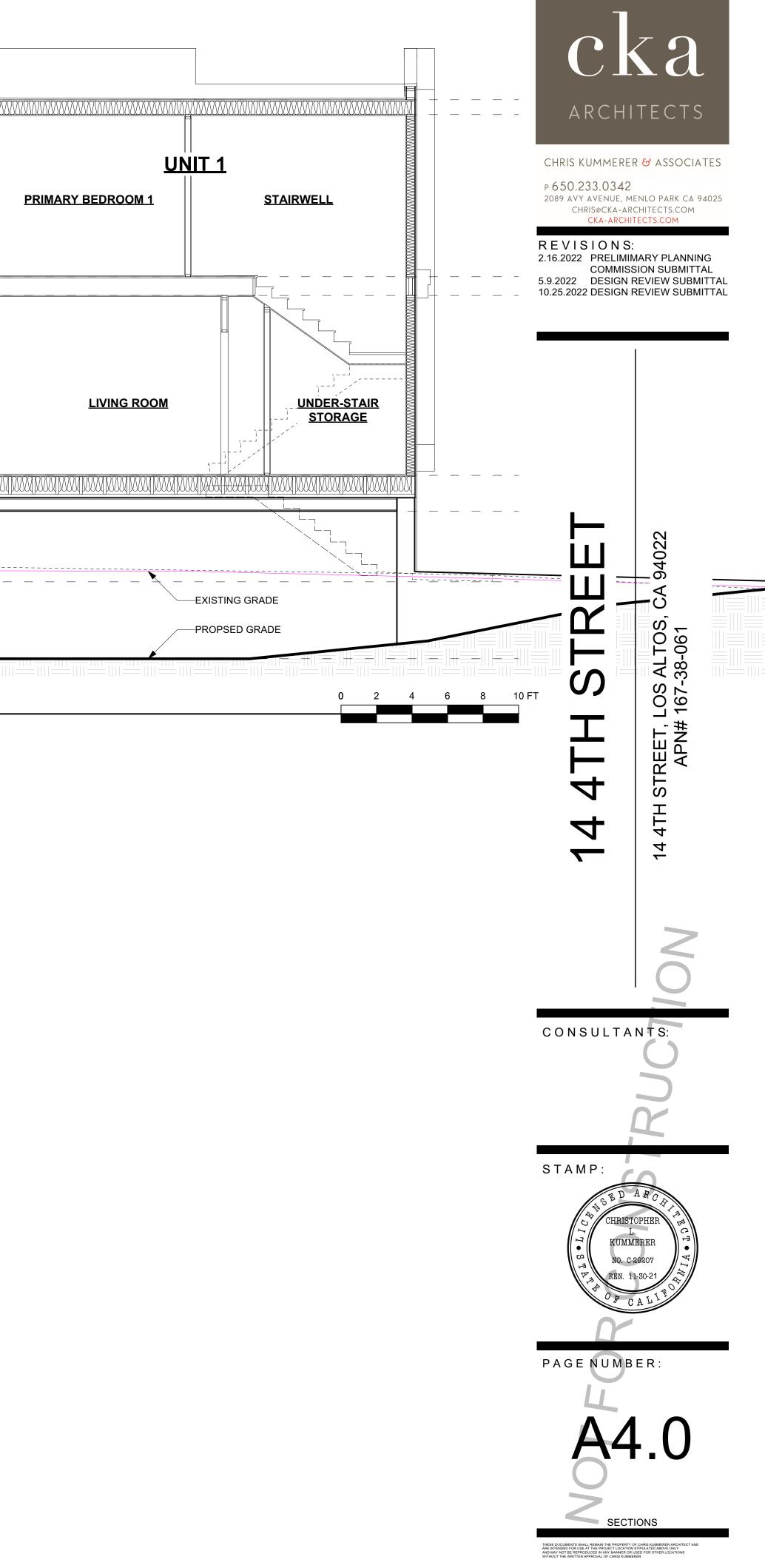


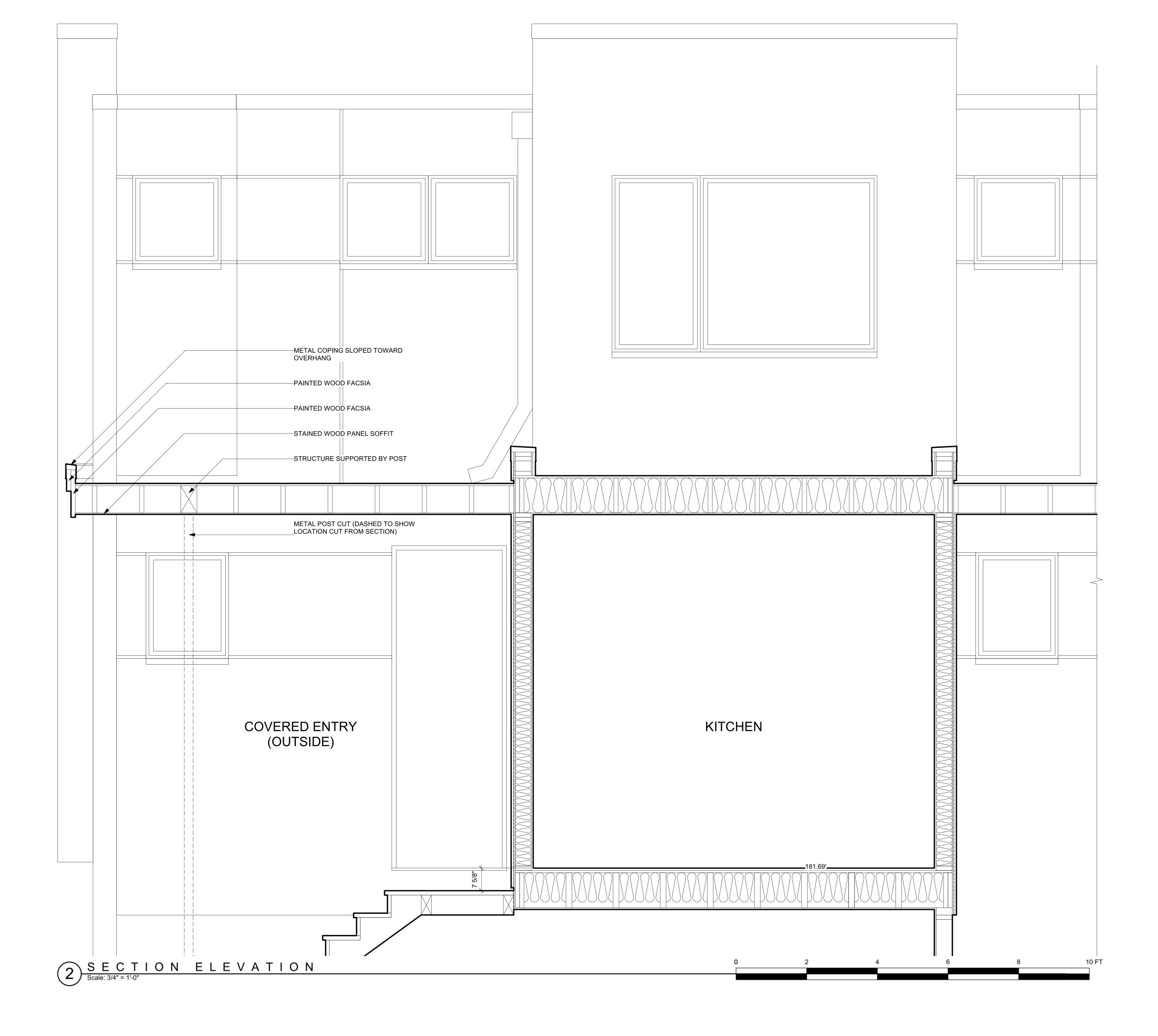
REVISIONS: 2.16.2022 PRELIMIMARY PLANNING COMMISSION SUBMITTAL 5.9.2022 DESIGN REVIEW SUBMITTAL 10.25.2022 DESIGN REVIEW SUBMITTAL













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WALL SECTIONS

14.24.110 - Design control (R3-1).

A. Building Placement. A minimum eighty-five (85) percent of the building frontage must be built at the minimum setback line. This standard applies to the building frontage only (exclusive of side setbacks).

B. Building Massing and Articulation.

1. Upper-story step-backs.

- a. Front: Minimum five feet from ground floor façade for fourth story and above for building façades fifty (50) feet or greater in width.
- b. Street Side: Minimum five feet from ground floor façade for fourth story and above for building façades fifty (50) feet or greater in width.
- c. Interior Side and Rear Abutting an R-1 District: Minimum five feet from ground floor façade for fourth story and above.
- d. For buildings exceeding the height limit established in the applicable base and overlay zone, the right-of-way-facing façades of the uppermost floor must be embedded in a sloped roof form as allowed by Section 14.2 2. Vertical Articulation. When a building façade exceeds fifty (50) feet in length along a right-of-way, it must be separated into primary façade bays no greater than fifty (50) feet and secondary façade bays defined by a reces deep and ten (10) feet wide.



3. R-1 Adjacencies.

- a. Building façade planes abutting an R-1 district may not exceed forty-eight (48) feet in width.
- b. When a building façade abutting an R-1 district exceeds forty-eight (48) feet in width, it must be separated into façade bays no greater than forty-eight (48) feet by a recess five feet wide and five feet deep. Max. 48 ft in width Max. 48 ft wide bays separated by a recess 5 ft wide by 5 ft deep Min. 5 ft x 5 ft
- c. Balconies, roof decks and other habitable outdoor space is not allowed on upper-story façades abutting R-1 zones.
- d. Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story façades abutting R-1 zones.

4. Privacy and Line of Sight.

- a. Primary living spaces and balconies located along a side setback shall orient principal windows and balconies toward the front and rear of the bu
- b. Where windows are within ten (10) feet of and oriented toward an interior side setback, glazing shall either be a minimum thirty (30) degree angle measured perpendicular to the adjacent side setback line, have minimum thirty (30) degree angle measured perpendicular to the adjacent side setback line, have minimum thirty (30) degree angle measured perpendicular to the adjacent side setback line, have minimum SIDE FACING WINDOWS ARE EITHER ANGLED (OFFIC two (42) inches, or be opaque.
 - Min. 30-degree angle, min. sil height 42", or Min. 30-degree angle, min. sill height 42", or opaque glazing

5. Roofline and Roof Design.

a. Roof designs shall be limited to:

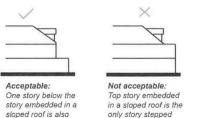
i. Hipped.

- ii. Gable.
- iii. Dormer.
- iv. Parapet.

(a) When used on the first or second floor, a parapet longer than twenty-five (25) feet in length must include at least one but not more than two of the following design elements to break up the length of the parape (1) Steps.

- (2) Curves.
- Angled surfaces.
- (b) Parapet limited to twenty-five (25) percent of cumulative roof perimeter on the third floor and above.
- (c) The length of a parapet segment on the third floor and above may not exceed twenty-five (25) feet.

b. When the top story is stepped back and embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, the floor below must (and other floors may) be stepped back to meet the s story.



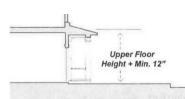
c. Façade facing R-1 Zone must utilize a hipped or gable roof and may incorporate dormers.

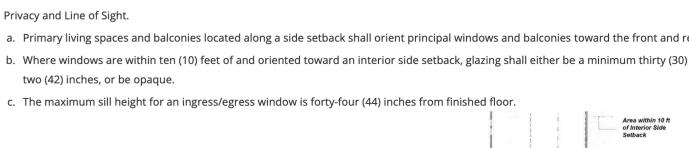
d. Corner Treatment. Roofline/parapet at corners shall not exceed roofline/parapet of adjacent wallplanes by more than twenty-four (24) inches.

C. Building Design.

1. Façade Composition.

- a. Building façades must continue the pattern established by existing buildings in Downtown Los Altos by reinforcing the underlying maximum twenty-five (25) foot module along all street frontages through the use of the following techniques:
- i. Building façades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid wa BUILDING FACADES ARE DEFINED BY A COMPOSITION OF BAYS WITH VERTICALLHY ALIGNED OPENINGS AND ALTERNATIVE SOLID WALLS
- THIS PATTERN IS EXPRESSED THROUGH PARAPETS, RECESSES, OPENINGS, STUCCO REVEALS, SIDING TYPE ETC... ii. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, cornices, overhangs, trellises, exposed rafters, column:
- iii. Façades shall incorporate at least one element that signals habitation, such as porches, bay windows, or balconies. FRONT FACADE HAS A JULIETTE BALCONY AND FRONT PORCH, RIGHT FACADE HAS ENTRY PORCHES, LEFT FACADE HAS BALCONY AND REAR FACADE HAS BALCONY (AT iv. Non-glazed wall areas (blank walls) must be enhanced with architectural details, landscaping, and/or landscaped trellises or larger
- b. At least two of the following strategies must be used in a manner that reinforces the maximum twenty-five (25) foot module:
- i. Change in roof parapet height or shape.
- ii. Change in roof style.
- iii. Change in materials palette.
- iv. Change in building height, minimum eight-foot difference.
- v. Change in frontage type or change in details of shopfront frontage type if used.
- vi. Use of upper floor projections such as bay windows or balconies.
- 2. Building Entrances. Building entrances must incorporate one of the following entry features. See <u>Section 14.66.275</u> (Entrance Type Standards) for design standards applicable to each entrance type listed a. Stoop.
- b. Porch.
- c. Dooryard.
- d. Gallery.
- e. Arcade.
- f. Forecourt.
- i. Forecourts must feature at least one entry to a shop and/or second floor use.
- ii. Forecourts for buildings more than seventy (70) feet in length along a right-of-way must have a minimum width and depth of fifteen (15) feet from front façade. Width of forecourt shall be equal to or greater than depth. iii. The size of the forecourt must be appropriate relative to the size of the building. The maximum ratio of building height to forecourt is 2:1 (height < 2 x width).
- iv. Forecourt must be enclosed on at least three sides by buildings.
- v. Forecourt must remain open to the sky (arbors and trellises are allowed).
- g. Terrace.
- 3. Primary Entrance Location(s). Locate primary entrance on the front ROW and/or interior courtyard.
- 4. Individual Entries. Ground floor residential units facing a street must provide individual entries along the street frontage.
- 5. Interior Courtyard. Interior courtyards must be:
- a. Enclosed on at least two sides by buildings.
- b. Open to the sky (arbors and trellises are allowed).
- c. A minimum width of twenty (20) feet and a minimum area of four hundred (400) square feet.
- 6. Paseos. Paseos must be:
- a. A minimum width of ten (10) feet for through-block paseos.
- b. A minimum width of four feet for entries to courtyards or individual single businesses.
- 7. Ground Floor Floor-to-Ceiling Height. Minimum twelve (12) inches taller than typical upper floor floor-to-ceiling height.





		D. Window Design.
		1. All windows must have a sill.
uilding frontage only (exclusive of side setbacks).	91% OF THE FRONT FACADE IS AT THE MINIMUM SETBACK LINE	2. Vinyl sliding windows are prohibited on façades visible from a right-of-w
		E. Building Materials.
	N/A NO FOURTH STORY	1. Primary shall mean fifty (50) percent or more of a façade surface area excluding transparent surfaces. Permitted primary cladding materials are limited to:
		a. Stucco (minimum two-coat stucco; synthetic stucco or EIFS not allowed).
	N/A NO FOURTH STORY N/A NO FOURTH STORY	b. Siding (lap, vertical, or shingle).
or must be embedded in a sloped roof form as allowed by Section 14.24.110.A.5.	N/A NOT EXCEEDING HEIGHT LIMIT	i. All siding shall be wood, composite wood, or cement fiberboard.
eater than fifty (50) feet and secondary façade bays defined by a recess a minimum three feet		ii. Wood siding shall be painted or stained.
	N/A PROPERTY ONLY ABUTS RIGHT-OF	iii. Vinyl and aluminum siding are not permitted.
	WAY AT FRONT AND FACADE IS < 50' WIDE	c. Stone.
		d. Brick.
		2. Secondary shall mean less than fifty (50) percent of a façade surface area excluding transparent surfaces. Permitted secondary cladding materials are limited
		a. Stucco (minimum two-coat stucco; synthetic stucco not allowed, EIFS not allowed).
		b. Siding (lap, vertical, or shingle).
		i. All siding shall be wood, composite wood, or cement fiberboard.
	FACADES DON'T ABUT R-1 ZONING-SEE ZONING M	ii. Wood siding shall be painted or stained. MAP iii. Vinyl and aluminum siding are not permitted.
ight (48) feet by a recess five feet wide and five feet deep.	FACADES DON'T ABUT R-1 ZONING-SEE ZONING M	
		d. Brick (watertable and building base only).
		e. Tile.
		f. Metal (matte finish or Cor-ten).
		i. Ribbed metal, titanium, and mirrored finishes not allowed.
		g. Concrete Masonry Units (watertable and building base only, and not allowed on any façade facing a right-of-way or a single-family zone).
		h. Concrete (watertable and building base only, board-form only, cast concrete not permitted).
BALCONY ON FRONT FACADE IS NOT HABITABLE (JUST JULIETTE BALCONY) TO SH	10W RESIDENTAL CHARACTER PER OTHER DESIGN CONTROL ITEM.	F. Landscaping and Paving.
BALCONY ON FRONT FACADE IS NOT HABITABLE (JUST JULIETTE BALCONY) TO SH		1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
	RAILING BLOCKS BALCONY AT 42" AND IS PREDOMINANTLY SOLID.	2. Low walls and/or hedges must screen the parking along the sidewalk. When walls are used, the materials and design must be compatible with and not obscu
	AN ANGLED VIEW TOWARD THE REAR, OFFICE WINDOW IS ANGLED. IILDING ON THIS LONG NARROW LOT IS SOME WINDOWS FACE SIDE.	3. A minimum seventy-five (75) percent of on-site paving material must be pervious/permeable.
measured perpendicular to the adjacent side setback line, have minimum sill height of forty-		G. Screening.
SIDE FACING WINDOWS ARE EITHER ANGLED (OFFICE), HAVE A 42" SOLID R	RAILING (BALCONY) , HAVE A 42" SILL (BEDROOM/ KITCHEN) OR ARE OPAQUE (SIDELIGHT NEXT TO BALCONY)	1. Service areas must be located at the rear of lot or along a parking plaza.
		 Screening must be architecturally consistent with primary building in terms of materials, colors, and style. Additional Design Standards. See <u>Section 14.66.280</u> for additional design standards applicable to all multi-family development in the R3-1 District.
	14.66	6.280 - Design standards applicable to all multi-family and residential mixed-use development.
		A. Architectural Integrity.
		1. Material palette on all floors above the ground floor, not including floors contained within a sloped roof form, must be consistent.
		 Change in material may occur only at the inside corner of a change in wall plane. Material must wrap around outside corners. Change in
		material palette between facade
		bays
		Min. 3 ft
of the following design elements to break up the length of the parapet:	'S ARE STEPPED SO THAT NO SINGLE SECTION IS LONGER THAN 25'	Material must
		wrap around outside corners
	N/A - THE PROJECT IS TWO STORY OVER A BASEMENT	B. Firewalls and Visible Sidewalls.
	N/A - THE PROJECT IS TWO STORY OVER A BASEMENT	1. Any exposed surfaces shall be consistent with and expressive of the overall building design and shall be finished in the same palette of materials as the rest or decorative details, and moldings must be carried and repeated on the side wall.
oor below must (and other floors may) be stepped back to meet the slope of the top	N/A - THE TOP STORY IS NOT EMBEDDED IN A ROOF SLOPE	2. At least one of the following techniques must be employed on firewalls/visible sidewalls:
		a. Incorporation of windows where code allows and adequate fire protection can be provided.
		b. Gable and hip roofs to vary the height and appearance of sidewalls.
		c. Inset panels.
		d. Stepped-back front façade of upper floor(s) to vary the sidewall profile.
		 C. Durability. Exterior finish materials shall have an expected lifespan of no less than thirty (30) years. 1. Footures to direct reinwater away from exterior walls shall include one or more of the following:
		 Features to direct rainwater away from exterior walls shall include one or more of the following: a. Cornice, with drip at outer edge of corona (minimum twelve (12) inch projection).
	SEE ZONING MAP - THE FACADES DO NOT FACE R-1 ZONE	 a. Cornice, with drip at outer edge of corona (minimum tweive (12) inch projection). b. Projecting eques (minimum twelve (12) inch projection).

b. Projecting eaves (minimum twelve (12) inch projection). c. Scuppers, with or without downspouts (minimum twelve (12) inch projection if no downspouts are used).

d. Gutters, with downspouts or rain chains.

i. Downspouts shall be one color and shall not change colors to match the wall behind them.

ii. Downspouts shall be round or rectangular, made of copper or metal.

iii. Downspouts shall not break façade profiles (such as a cornice) but shall wrap around projecting profile. 2. Exterior timber shall be protected from decay by one or more of the following:

a. Material properties (e.g., cedar).

- b. Staining and sealing.

c. Painting. 3. Exterior ferrous metals shall be protected from corrosion by one or more of the following:

a. Metallurgical properties (e.g., galvanized, stainless, or weathering steel).

b. Painting or other impermeable coating.

4. Windows.

a. All windows must be recessed a minimum of three inches from the outer wall surface for all commercial and multi-family zones except the CT zone. b. Window openings surrounded by masonry finish materials shall include a lintel that is taller than the sill/apron and proportional to the load it ap

ENTRANCE TO FRONT UNIT INCORPORATES A COVERED 5'X8' STOOP- NOTE THIS LOT IS NOT IN A COMMERCIAL DISTRICT

MAX 25' MODULE IS REINFORCED BY CHANGE IN PARAPET SHAPE/ HEIGHT AND BY MATERIALS PALETTE (ALTERNATINVE WOOD AND STUCCO)

BLANK WALLS @ FRONT AND REAR SHOW TREES PLANTED IN FRONT OF THEM

recess from exterio wall

ENTRANCE TO FRONT UNIT, AND TO BUILDING ARE AT FRONT RIGHT

STEPS AT PARAPET ARE LESS THAN 24"

FAR RIGHT)

- D. Materials. Materials shall appear only in places and configurations appropriate to their structural properties.
- 1. Where walls use masonry finish materials (e.g. stone, brick, CMU), any openings spanned by the material must be either: a. Arched, with each arch defined by a continuous series of voussoirs and a single keystone at the apex; or
- b. Rectangular, with a continuous lintel spanning the opening and extending beyond by four to six inches at each end. Vertical dimension of the lintel shall be no less than one-eighths (1/2) of the clear span. Steel lintels are exempt from this minimum vertical dimension.
- 2. When used, exterior timber posts, beams, rafters, purlins, brackets, etc. shall be joined according to structural principles.
- 3. Where a change in material is desired, all façade materials shall turn the corner and terminate into a vertical element of the façade composition.
- 4. Materials Defining Building Elements.
- a. Base. For multistory buildings, the base of the building shall be defined by a distinct material selected from among the following: Stone, brick, concrete, CMU, or stucco ("base materi BASE IS A HEAVY STONE (TILE) MATERIAL ON FRONT AND REAR,
- c. Parapet. Parapets shall terminate in a parapet cap of stone, concrete, tile, metal, or molded stucco.
- d. Bays. Horizontal changes in finish material shall occur at the boundaries between bays rather than within a bay.

WINDOWS WILL BE SHOWN WITH A SILL WINDOWS WILL BE ALUMINUM/ FIPERGLASS - NO VINYL

50% OF ALL FACADES ARE THE WOOD MATERIAL

VERTICAL SIDING IS COMPOSITE WOOD GRAIN

SECONDARY MATERIALS ARE STUCCO, TILE AND METAL

cladding materials are limited to

LANDSCAPE IS SHOWN ON EACH SIDE OF DRIVEWAY AT GRADE compatible with and not obscure the architectural style of the building. PERMEABLE PAVERS WILL MAKE UP MOST OF THE PAVING (EXCEPT BASEMENT LEVEL) SERVICE AREAS ARE AT REAR OF LOT ON ALLEY SCREENING IS ARCHITECTURALLY CONSITENT WITH FENCING/ BALCONIES ETC... the R3-1 District. So 🖨 🕅 🖂 🖓

> CHANGE IN MATERIALS IS MADE AT FACADE BAYS AS SHOWN IN DIAGRAM CHANGE IN MATERIALS IS MADE AT INSIDE CORNERS -

alette of materials as the rest of the building. Front façade finished materials, façade cornices, wall top projections, THERE ARE NO FIRE WALLS OR VISIBLE UNFINISHED SIDEWALLS

THERE ARE NO FIRE WALLS OR VISIBLE UNFINISHED SIDEWALLS

SCUPPERS AND DOWNSPOUTS ARE BEING PROPOSED

SCUPPERS AND DOWNSPOUTS ARE BEING PROPOSED AS THE DARK COLOR TO MATCH WINDOWS SCUPPERS AND DOWNSPOUTS ARE BEING PROPOSED AS AS METAL SCUPPERS ARE BEING PROPOSED

FIBER CEMENT PRODUCTS MAKE THE TIMBER LOOK PERMANENT

FERROUS MATERIALS SHALL BE PAINTED

WINDOWS CAN BE RECESSED -

NOT APPLICABLE

NOT APPLICABLE

NOT APPLICABLE

FACADE MATERIALS TURN THE CORNER AND BUTT INTO ADJACENT FINISHES

STUCCO ON SIDES b. Body. Typical materials for the main body of the building include wood, fiber cement, brick, stone, or stucco. If brick is used, it must extend vertically to the base; if stone is used, it must extend vertically to the roundation. PARAPET CAP IS METAL

THERE ARE NOT HORIZONTAL MATERIAL CHANGES WITHIN A BAY

ARCHITECTS

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REVISIONS: 2.16.2022 PRELIMIMARY PLANNING COMMISSION SUBMITTAL 5.9.2022 DESIGN REVIEW SUBMITTAL 10.25.2022 DESIGN REVIEW SUBMITTAL

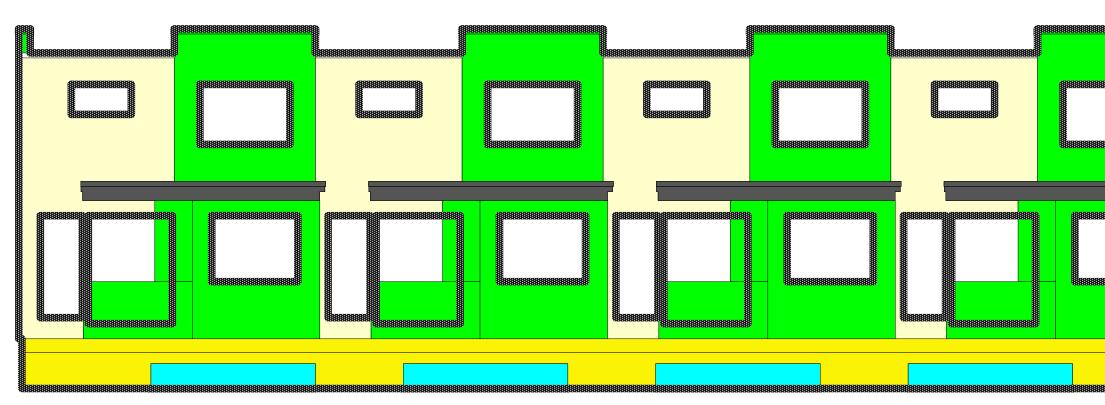
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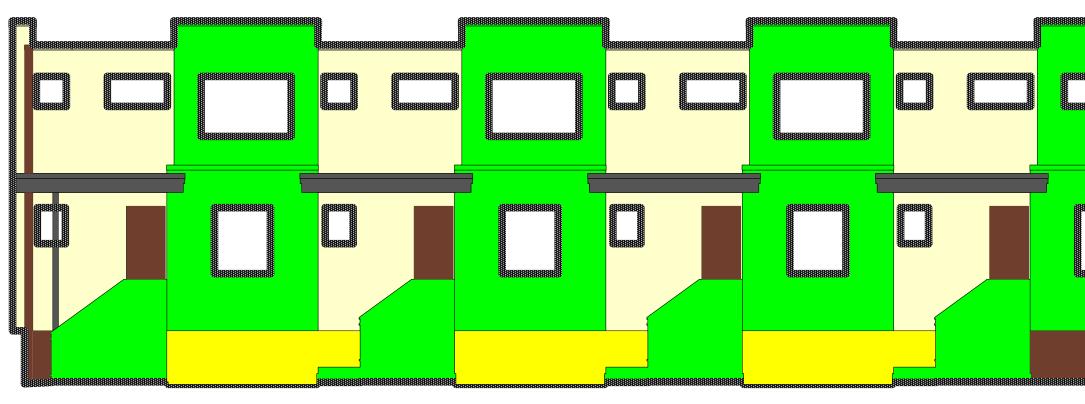




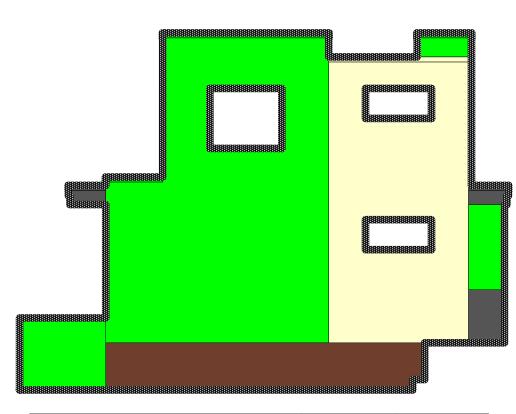
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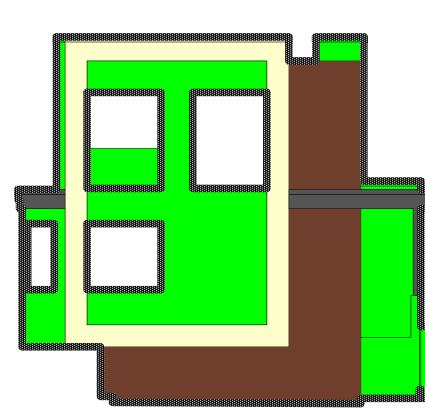
ELEVATION 3 - DRIVEWAY SIDE		
TOTAL AREA	2,094.04	100%
Primary - WOOD GRAIN	1,044.45	50%
Secondary - STUCCO COLOR 1	636.74	30%
Tertiary - STUCCO COLOR 2	280.60	13%
PAINTED WOOD	128.05	6%
GARAGE DOORS	114.94	5%
TILE	4.62	0%



ELEVATION 2 - WALKWAY SIDE		
TOTAL AREA	2,501.22	100%
Primary - WOOD GRAIN	1,287.63	51%
Secondary - STUCCO COLOR 1	761.20	30%
Tertiary - STUCCO COLOR 2	199.93	8%
Accent - PAINTED WOOD	96.18	4%
Accent - Tile	78.43	3%
Accent - PAINTED DOOR	79.27	3%



ELEVATION 4 - REAR		
TOTAL AREA	845.96	100%
Primary - WOOD GRAIN	468.94	55%
Secondary - STUCCO	249.95	30%
Tertiary - TILE	107.1	13%
Accent - PAINTED WOOD	23.39	3%



ELEVATION 1 - FRONT		
TOTAL AREA	786.13	10
Primary - WOOD GRAIN	391.73	5
Secondary - TILE	234.44	3
Tertiary - STUCCO	156.55	2
Accent - PAINTED WOOD	30.88	

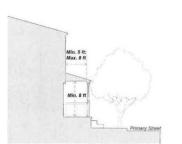
- e. Arcades. Arcades shall be supported by columns or piers in concrete/cast stone, fiberglass, or stucco. Archivolts and imposts shall be expressed using similar materials/appearance.
- corresponding structural role, and materials shall be selected accordingly (see A. Architectural Integrity).
- 5. Materials Allowed for Building Details/Ornament.
- a. Wood.
- b. Metal (wrought iron, copper, aluminum, tin).
- c. Glass fiber reinforced concrete (GERS)/fiberglass.
- d. Terra Cotta.
- e. Tile.
- f. Plaster.

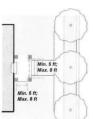
E. Colors.

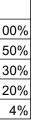
- 1. A maximum of four colors shall be applied to be the building façade:
- a. One primary color comprising fifty (50) percent or more of the façade excluding transparent surfaces.
- b. One secondary color comprising no more than thirty (30) percent of the façade excluding transparent surfaces.
- c. One tertiary color comprising no more than twenty (20) percent of the façade excluding transparent surfaces.
- d. One accent color for use on trim and architectural details.
- 2. Materials with intrinsic, naturally-occurring coloration shall not count towards this maximum. Such materials are limited to copper, Corten steel, unpainted wood, tile, and brick. Materials with prefinished color (stucco, cement fiberboard, colorized metal) shall count towards the maximum.
- 3. Changes in color may occur:
- a. To articulate changes between base, body, and top portions of a façade, which must be separated by a cornice or profile or a change in material and must remain consistent across the length of the façade bay. b. When a portion of the elevation is articulated as a separate building with a break in the roof form and a step back in the façade plane five feet or greater or step up in façade height at least ten (10) feet.
- c. On attached elements, such as bay windows, orioles, and balconies.
- F. Façade Lighting. Façade lighting shall be incorporated into all storefront design and all façades facing an R-1 district. Fixtures shall be:
- 1. Shielded and directed onto the building façade.
- 2. Consistent in style with the primary building.
- G. Habitable Outdoor Space. Private, habitable outdoor space supported by the building structure, such as balconies or terraces, shall be either uncovered or sheltered. The following patterns are strongly recommended: 1. Pergola: Posts supporting beams with brackets, which in turn support purlins and/or rafters. Posts shall be no narrower in any dimension than 3.5" or 1/20 of the unbraced post length, whichever is greater. 2. Trabeation: Posts or columns supporting beams with or without brackets, which in turn support either an additional floor level (for multi-story porches/balconies) or a full roof system based on rafters and/or purlins with decking and finish
- material. Posts shall be no narrower in any dimension than 3.5" or 1/20 of the unbraced post length, whichever is greater. The distance between posts shall be no wider than the total post height. 3. Arcuation: Encompassed by walls that are penetrated by arched openings bounded by either columns or piers. The ratio of column diameter [at lowest part of shaft] to column height shall be no less than 1:10 and no greater than 1:7. Width of
- piers at corners [abutments] shall be no less than 1/3 of the opening width; piers between multiple arched openings may be narrower. 4. Rectilinear: Bounded by square/rectangular piers framing rectilinear wall openings. If lintels are expressed on the façade, they shall extend over the piers by 4"-6" at each end. Piers shall be no narrower in any dimension than 15.5" or 1/6 of
- the opening width, whichever is greater. Piers at corners shall be wider than piers between openings.
- 5. Fabric Shading: Shaded by fabric elements such as awnings or stretched canvas, secured to the building structure, sheltered by Main Roof Form, supported by other building volumes.
- a. Cantilevered balconies shall be secured architecturally to the wall below by brackets. b. Bracket material shall be consistent with that of the balcony's floor structure.
- H. Historic Preservation.
- 1. Additions to buildings with historic designation shall be identifiable from original construction. Additions shall employ similar or complementing materials and colors and shall exhibit similar opening proportions, façade rhythms elements as the original.
- 2. Original transom windows shall be maintained or restored where possible. If the ceiling inside the structure has been lowered, the ceiling shall be stepped up to meet the transom so that light will penetrate building interior. 3. Deteriorated architectural features shall be repaired rather than replaced wherever possible. If replacement is necessary, new materials shall match the original in design, color, texture, and other visual qualities. If the original was painted, the substitute materials shall be painted as well.
- I. Sustainability in Design.
- 1. All new construction shall incorporate landscaping and fenestration to passively cool the building; energy-efficient HVAC; and energy efficient lighting.
- 2. All energy generation devices must blend in with the building color.
- 3. All on-site landscaping shall be drought-resistant and require minimal irrigation.
- J. On-site landscaping.
- 1. Trees proposed within street-facing setbacks must be selected from the Los Altos Street Tree Planting List.
- 2. Trees planted on the south side of the building must be deciduous.
- 3. Species shall be selected and located according to direct sunlight needs.
- 4. Vegetation shall be installed along all exposed east and west facing walls.
- 5. Groundcovers shall be planted over a minimum fifty (50) percent of landscaped areas to prevent ground reflection and keep surfaces cool
- 6. When parking is tucked under a building, landscape planters must be provided to break up the continuous paving at the building's edge.
- K. Screening.
- 1. Rooftop mechanical equipment must be screened from public view.
- 2. Barbed wire, chain-link, and razorwire are not permitted.

14.66.275 - Entrance type standards.

A. Stoop.









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NOT APPLICABLE f. Structural elements. Structural elements visible on the building exterior (e.g. rafters, purlins, posts, beams, balconies, brackets, trusses, columns, arches, etc.), even when ornamental, shall be sized and spaced according to the according

ORNAMENT IS TERRA COTTA TILE, WOOD AND METAL

COLORS ARE 1: WOOD, 2: STUCCO 3: TILE, 4: WINDOWS/ GUTTERS/ METAL/ STUCCO SKIRT ON SIDES (DARK) **WOOD IS 50%**

STUCCO IS 30% TILE IS 20%

DARK METAL ACCENT COLOR

NO FACADE LIGTHING- ONLY DOWNLIGHTS FROM EAVES AT PORCHES, BALCONIES AND ENTRIES.

BALCONIES ARE COVERED (SHELTERED) FOR BETTER USE AND WATERPROOFING

NOT APPLICABLE

CROSS VENTILATION PASSIVELY COOLS THIS BUILDING. EAVE AT PORCHES BLOCKS HEAT GAIN, WESTERN FACADE HAS MINIMAL WINDOWS REDUCING HEAT GAIN

ENERGY GENERATION IS NOT VISIBLE (ON ROOF BEHIND PARAPET)

PLANTS WILL BE DROUGHT TOLERANT

PLANTS WILL COMPLY WITH THIS SECTION

ROOFTOP MECHANICAL IS SCREENED BY PARAPET

THE APPLICANT HAS DECIDED NOT TO USE RAZOR WIRE IN THIS PROJECT

FRONT ENTRY CONFORMS WITH STOOP DIMENSIONS (ALTHOUTH THESE ENTRY OPTIONS SEEM TO BE AIMED AT COMMERCIAL USES - NOT RESIDENTIAL)

Tree Inventory, Assessment, and **Protection Report**

14 Fourth Street Los Altos, CA 94022

Prepared for:

14 Fourth Street LLC

May 19, 2022 Revised August 4, 2022

Prepared By:

Richard Gessner

ASCA - Registered Consulting Arborist ® #496 ISA - Board Certified Master Arborist® WE-4341B



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Certification of Performance

This revision is a response to comment 16 provided by the City of Los Altos which is as follows:

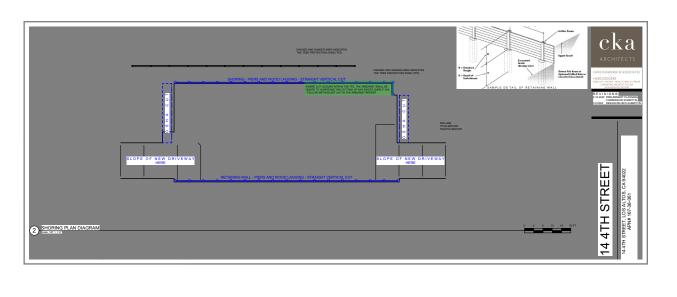
comments for staff:

civil plans, consistent with the numbering in the arborist's report.

MCA: to be rectified by the design team an applicant.

B. Staff has concerned <sic> that the arborist did not fully considered <sic> impacts from the basement's excavation to the trees. As the requested excavation/shoring plan provided comments 5G.a above, the subject arborist shall update the arborist's report to discuss the tree protection measures from the excavation/shoring plan.

MCA: The applicant provided the A1.5 sheet and the shoring plan as provided below:



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16. Arborist Report. Staff appreciates the provided arborist report. Please find the following

A. As recommended by the subject arborist, tree numbers shall be provided on the site plan and

I have reviewed the plans regarding the proximity of the trenching and shoring adjacent to the trees.

I have suggested within the report in the "Expected Impacts", "Tree Protection" and "Recommendations" sections to pre-trench and selectively remove roots as necessary. TO reiterate Recommendation #4 states the following:

4. Pre-trench along the proposed soil cut adjacent to the trees (#4 and #5). Have an ISA Certified Arborist[®] observe the trenching and provide guidance to selectively remove any significant roots (roots greater than one inch in diameter (1") if encountered. Selective root removal requires pre-excavation, typically by hand or with a pneumatic excavating equipment such as an Air Spade[®], Air Knife[®], or similar tools. Selective removal allows for the roots to be exposed prior to cutting at the appropriate locations. This is the type of root removal that will need to occur at the building foundation. Roots greater than one inch in diameter should be pruned rather than left torn or crushed so as to leave "a clean flat surface with intact surrounding bark" (Costello, L., Watson, G., Smiley, E. T. 2017).

Recommendations #1, #2, and #3 also include mulch to protect the soil surface, supplemental irrigation to help reduce impacts of potential root loss, and exclusionary fence where possible. Within the "Tree Protection Guidelines" there are provisions for root pruning, monitoring, and pre-construction meetings.

It is the responsibility of the owners or contractors to schedule meetings and monitoring and to adhere to the recommendations. The proposed shoring encroaches six and ten percent into the suggested TPZ and is not expected to compromise the health or integrity of the trees.

C. For the applicants information the tree protection will be further conditioned on the approval letter recommended by the City Council.

MCA: Understood.

Summary

The plans are to demolish the existing structure and construct four new residences. The inventory includes twelve trees comprised of six different species. The trees are located around the perimeter of the property and either on the street or adjacent sites except for a few. Six trees are in good condition, three fair, and three are in poor shape. One "Street Tree" is expected to be removed Chinese pistache (Pistacia chinensis) #2. The two coast redwoods (Sequoia *sempervirens*) (#4 and #5) along the north side of the property could be moderately to highly impacted and tree protection will be required. There is a privacy fence between the neighbor's trees and the proposed construction for #9, #10, #11, and #12 which is adequate protection. Mitigation aside from tree protection fence for this project will include exploratory trenching and selective root removal if necessary. Supplemental irrigation will be required. Coast redwoods #4 and #5 should have tree protection fence placed around them at the edge of the existing sidewalk and into the property where possible. Shoring techniques may be required to prevent overexcavation into the tree protection zone.

Introduction

Background

14 Fourth Street LLC asked me to assess the site, trees, proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy the City of Los Altos planning requirements. The plan is to renovate the existing house and create a few additions.

Assignment

- 1. Provide an arborist's report including an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings.
- 2. Provide tree protection guidelines, specifications, and impact ratings for those affected by the project.

Limits of the Assignment

- 1. No tree risk assessments were performed.
- 2. The information in this report is limited to the condition of the trees during my inspection on, April 29, 2022.
- 3. The plans reviewed for this assignment were as follows:

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic Map or A.L.T.A with tree locations				
Proposed Site Plan	02/16/2022	A1.0	Yes	CKA Architects
Demolition Plan				
Construction Staging				
Grading and Drainage	01/06/2021	C-1	Yes	Cliff Bechtel & Associates
Utility Plan and Hook-up locations	01/06/2022	C-1.1	Yes	Cliff Bechtel & Associates
Exterior Elevations				
Landscape Plan				
Irrigation Plan				
T-1 Tree Protection Plan				

Purpose and Use of the Report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners, owner's agents, and the City of Los Altos as a reference for existing tree conditions to help satisfy planning requirements.

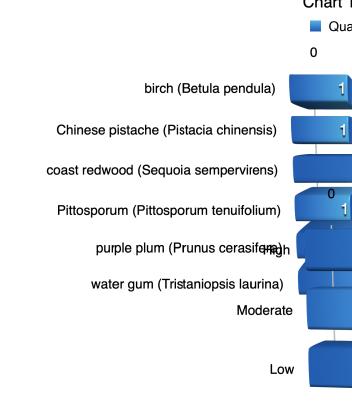
Observations

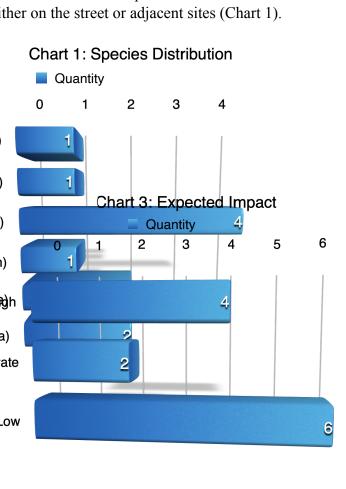
Tree Inventory

The City of Los Altos Tree Ordinance Chapter 11.08 states protection criteria as the following:

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

The inventory includes twelve trees comprised of six different species. The trees are located around the perimeter of the property and either on the street or adjacent sites (Chart 1).







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Discussion

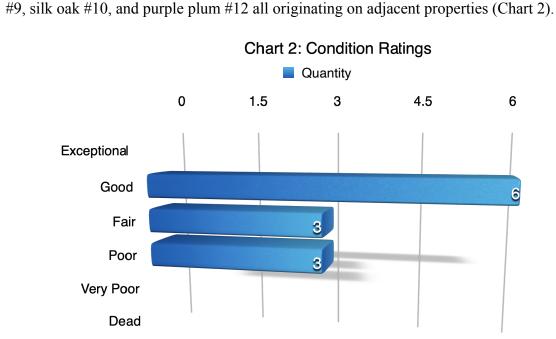
Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three characteristics for a combined condition rating.

- 100% Exceptional = Good health and structure with significant size, location or quality. • 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not
- compromised with good longevity for the site.
- 41-60 % Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.

Six trees are in good condition, three fair, and three are in poor shape including coast redwood

• 0-5% - Dead/Unstable = Dead or imminently ready to fail.



Suitability for Preservation

A tree's suitability for preservation is determined based on its health, structure, age, species and disturbance tolerances.

- Good = Trees with good health, structural stability and longevity after construction.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, before, during, and after construction, and may have shorter life expectancy after development.
- Poor = Trees are expected to decline during or after construction regardless of management. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

The suitability for preservation is irrelevant in this circumstance because none of the trees are under control of the property owner (street trees and those on adjacent sites).

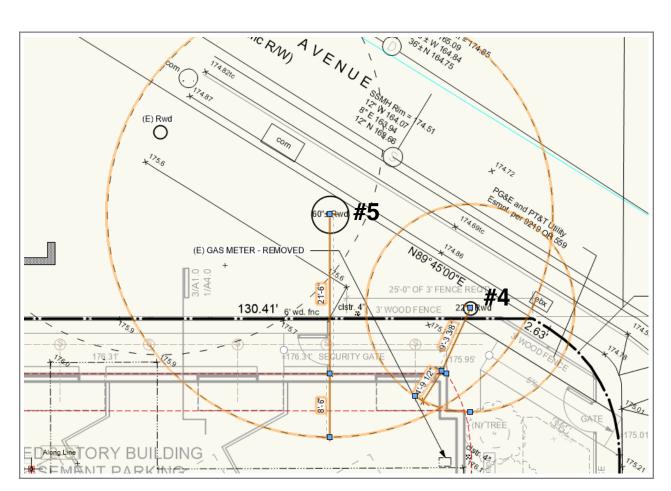
Expected Impact Level

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

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

One "Street Tree" is expected to be removed (#2). One pittosporum shrub (#3) in front of the building and the two water gum (#7 and #8) in back with trunk diameters less than four inches in diameter are to be removed. The two coast redwoods #4 and #5 along the north side of the property could be moderately to highly impacted and tree protection, pre trenching, shoring and selective root removal will be required (Chart 3).

cut (Image 1).





Tree Protection

The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. The TPZ can be determined by a formula based on species tolerance, tree age, and diameter at breast height (DBH) (Matheny, N. and Clark, J. 1998) (Fite, K, and Smiley, E. T., 2016) or as the drip line in some instances. Preventing mechanical damage to the main stems from equipment or hand tools can be accomplished by wrapping the trunk with straw wattle or bracing with timbers (Appendix D). Tree protection will focus on four protected trees.

#11, and #12.

Coast redwoods #4 and #5 should have tree protection fence placed around them at the edge of the existing sidewalk and into the property where possible. Protecting the trees could require exploratory trenching along the proposed foundation adjacent to #4 and #5. Selective root removal may be necessary to accommodate the foundation. Due to the size of the trees and the close proximity it is not possible to obtain the typical tree protection zones of six to eighteen times the trunk diameter distances or more in radius. The ANSI A300 Part 5, 2019 Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and *Construction*) states the following:

Section 55.1.3

Section 55.1.4

recommended.

In accordance with the ANSI Standard, mitigation for this project will include exploratory trenching around the building perimeter, selective root removal if necessary. Supplemental irrigation will be required along with trunk protection.

The snapshot below indicates the proximity of trees #4 and #5 to the proposed building and soil

There is a privacy fence between the neighbor's trees and the proposed construction for #9, #10,

The (Tree Protection Zone) TPZ radius should be 6-18 times the trunk diameter (DBH)

When the minimum TPZ radius cannot be achieved, appropriate mitigation shall be

Conclusion

The plans are to demolish the existing structure and construct four new residences. The inventory includes twelve trees comprised of six different species. The trees are located around the perimeter of the property and either on the street or adjacent sites except for a few. Six trees are in good condition, three fair, and three are in poor shape including coast redwood #9, silk oak #10, and purple plum #12 all originating on adjacent properties. One "Street Tree" #2 is expected to be removed. One pittosporum shrub #3 in front of the building and the two water gum #7 and #8 in back with trunks less than four inches in diameter are to be removed. The two coast redwoods #4 and #5 along the north side of the property could be moderately to highly impacted and tree protection, pre trenching, shoring and selective root removal will be required. There is a privacy fence between the neighbor's trees and the proposed construction for #9, #10, #11, and #12 which is adequate protection. In accordance with the ANSI Standard part 5, mitigation for this project will include exploratory trenching around the building perimeter if within 30 feet of the coast redwoods and selective root removal if necessary. Supplemental irrigation will be required along with trunk protection. Coast redwoods #4 and #5 should have tree protection fence placed around them at the edge of the existing sidewalk and into the property where possible. Shoring techniques and selective root removal may be required.

Recommendations

- Place tree numbers and protection schemes on all the plans. Fence shall be placed around trees #4 and #5 (radius of 30 feet) where possible.
- 2. Place 2-4 inches of bark, wood chips, or course woody debris generated from tree pruning operations in the TPZ. Install supplemental irrigation in the TPZ of trees #4 and #5.
- Install temporary irrigation or soaker hoses in the TPZs and provide supplemental watering during construction (Trees #4 and #5). Monitor watering times or amounts to ensure adequate soil saturation. (A 5/8" soaker hose requires about 200 minutes to deliver one inch of water to a garden. This number is affected by the length of the hose and the overall rate of flow from the faucet. A good rule of thumb is to expect about 1/2 GPM as a standard faucet flow rate.). Infrequent deeper watering is preferred and could be as much as 400 gallons per soaking.
- 4. Pre-trench along the proposed soil cut adjacent to the trees (#4 and #5). Have an ISA Certified Arborist® observe the trenching and provide guidance to selectively remove any significant roots (roots greater than one inch in diameter (1") if encountered. Selective root removal requires pre-excavation, typically by hand or with a pneumatic excavating equipment such as an Air Spade[®], Air Knife[®], or similar tools. Selective removal allows for the roots to be exposed prior to cutting at the appropriate locations. This is the type of root removal that will need to occur at the building foundation. Roots greater than one inch in diameter should be pruned rather than left torn or crushed so as to leave "a clean flat surface with intact surrounding bark" (Costello, L., Watson, G., Smiley, E. T. 2017).
- 5. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line. Copy Appendix A, B, and D of the arborist report to the final set of plans, which will serve as part of the Tree Preservation Plan.
- 6. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.
- 7. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.

Bibliography

- American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2019. Print.
- Fite, Kelby, and Edgar Thomas. Smiley. Managing trees during construction, second edition. Champaign, IL: International Society of Arboriculture, 2016.
- ISA. Guide For Plant Appraisal 10th Edition. Savoy, IL: International Society of Arboriculture, 2018. Print.
- Matheny, Nelda P., Clark, James R. Trees and development: A technical guide to preservation of trees during land development. Bedminster, PA: International Society of Arboriculture1998.
- Smiley, E, Matheny, N, Lilly, S, ISA. Best Management Practices: Tree Risk Assessment: International Society of Arboriculture, 2017. Print

Glossary of Terms

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line: Imaginary line defined by the branch spread or a single plant or group of plants.

Form: describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

Health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

Straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.

Structural evaluation: focused on the crown, trunk, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

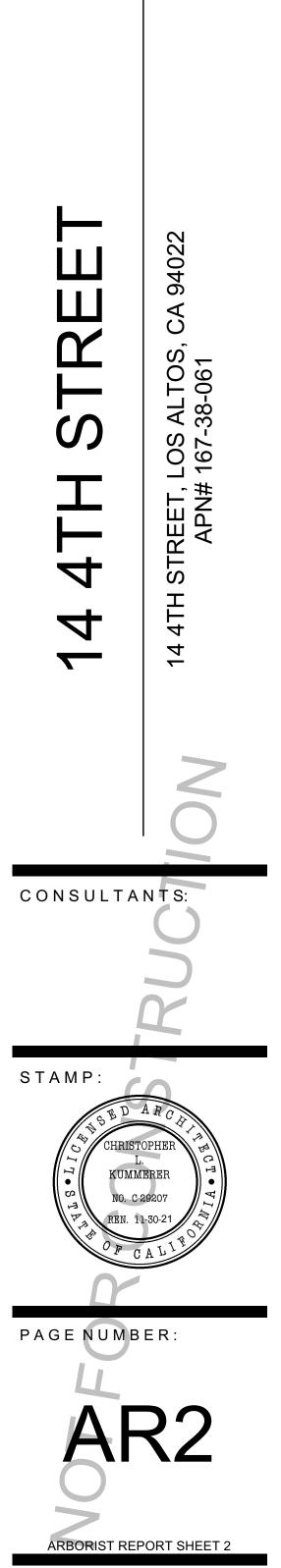
Trunk: Stem of a tree.

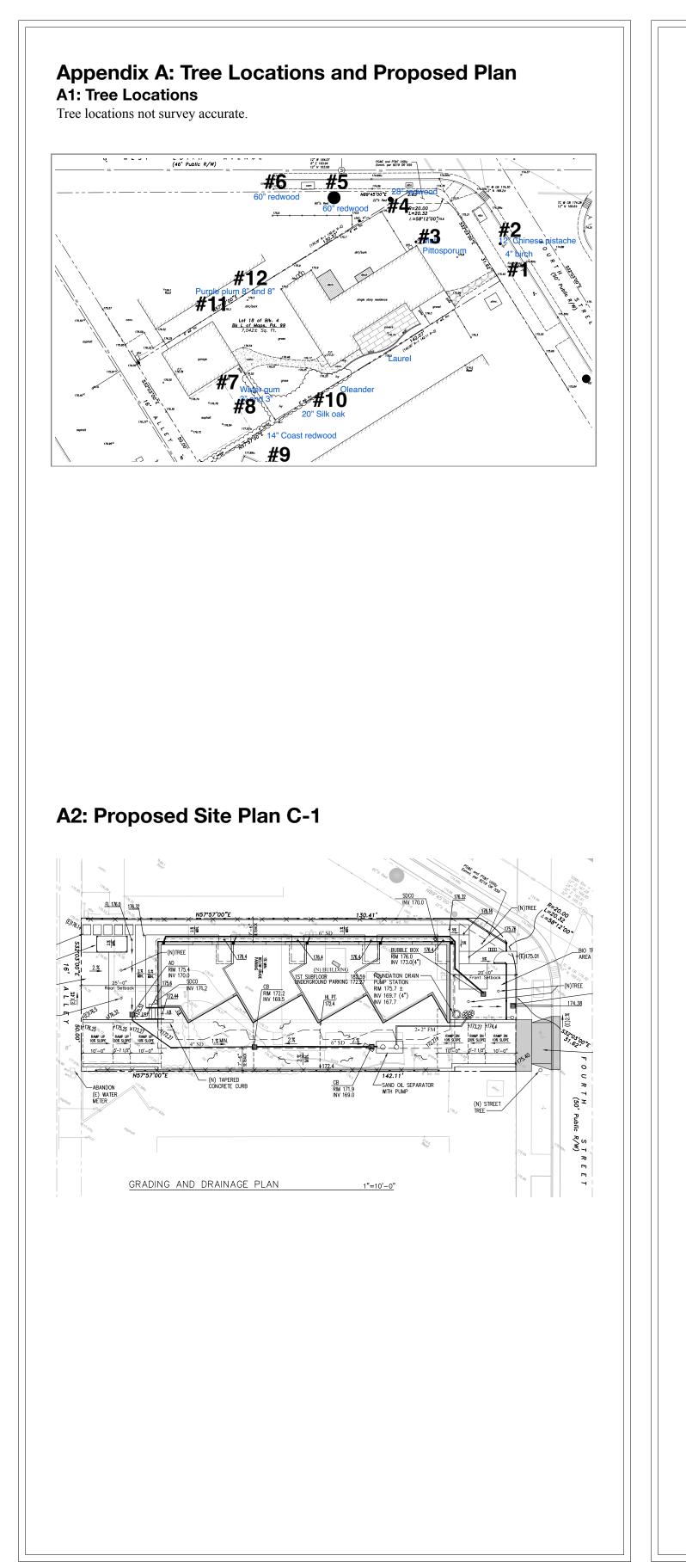


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Appendix B: Tree Inventory and Assessment Tables

Table 2: Tree Inventory Summary						
Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Expected Impact	Ordinance Protected Tree	TPZ Radius (ft.)/Plan
birch (<i>Betula pendula</i>)	1	4	Good	Low	Yes (Street Tree)	2
Chinese pistache (<i>Pistacia chinensis</i>)	2	12	Good	High	Yes (Street Tree)	Remove
Pittosporum (<i>Pittosporum</i> <i>tenuifolium</i>)	3	Multi - 4	Good	High	No	Remove
coast redwood (<i>Sequoia sempervirens</i>)	4	28	Good	Moderate	Yes	14
coast redwood (<i>Sequoia sempervirens</i>)	5	60	Fair	Moderate	Yes	30
coast redwood (Sequoia sempervirens)	6	60	Fair	Low	Yes	30
water gum (<i>Tristaniopsis</i> <i>laurina</i>)	7	3	Good	High	No	Remove
water gum (<i>Tristaniopsis</i> <i>laurina</i>)	8	3	Good	High	No	Remove
coast redwood (Sequoia sempervirens)	9	14	Poor	Low	Yes	7
silk oak (<i>Grevillea</i> <i>robusta</i>)	10	20	Poor	Low	Yes	10
purple plum (<i>Prunus</i> <i>cerasifera</i>)	11	8	Fair	Low	No	4
purple plum (<i>Prunus</i> <i>cerasifera</i>)	12	8	Poor	Low	No	4

Appendix C: Photographs C1: Street Tree #2, Pittosporum #3, and Coast Redwood #4

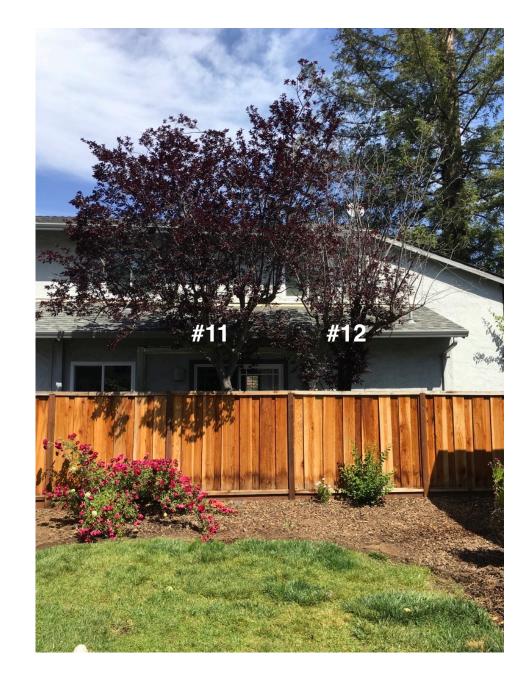


Table 2[.] Tree Inventory Summary

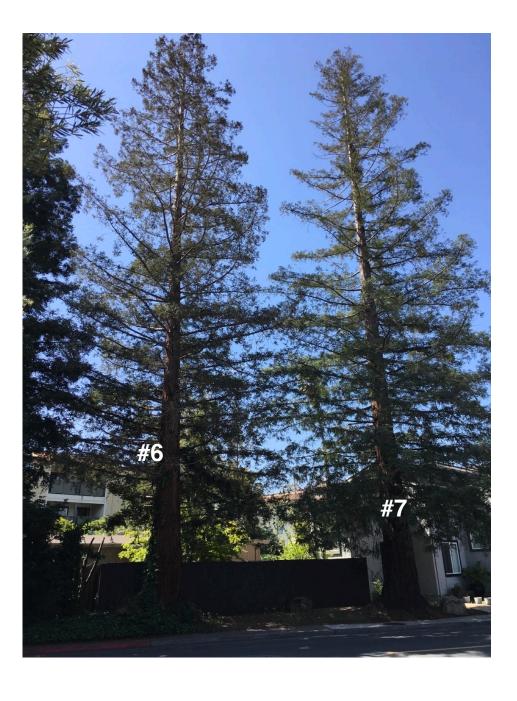
C2: Coast Redwood #9 and #10



C3: Plums #11 and #12

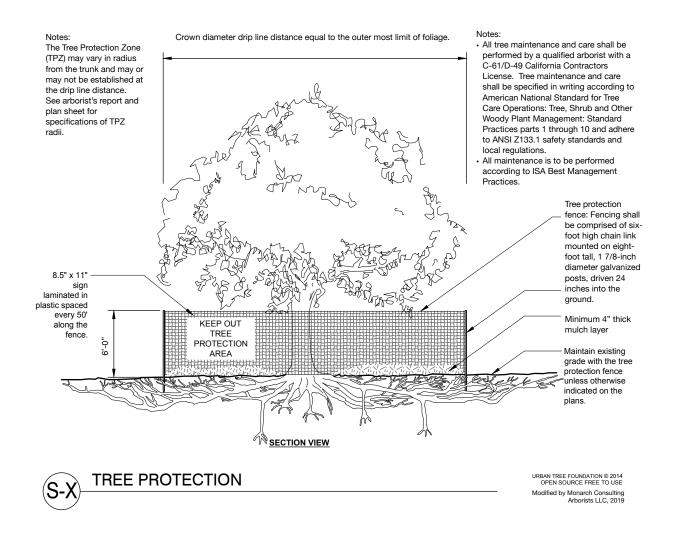


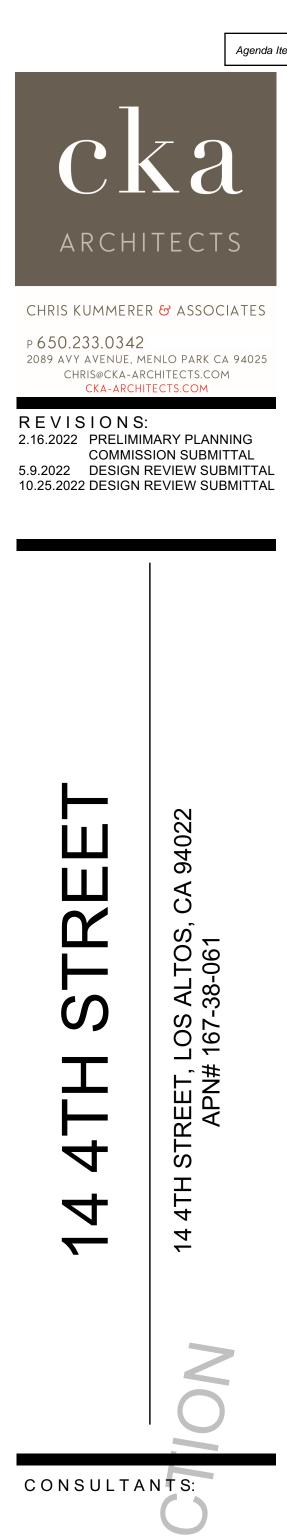
C4: Coast Redwoods #6 and #7



Appendix D: Tree protection specifications

Plan Sheet Detail S-X

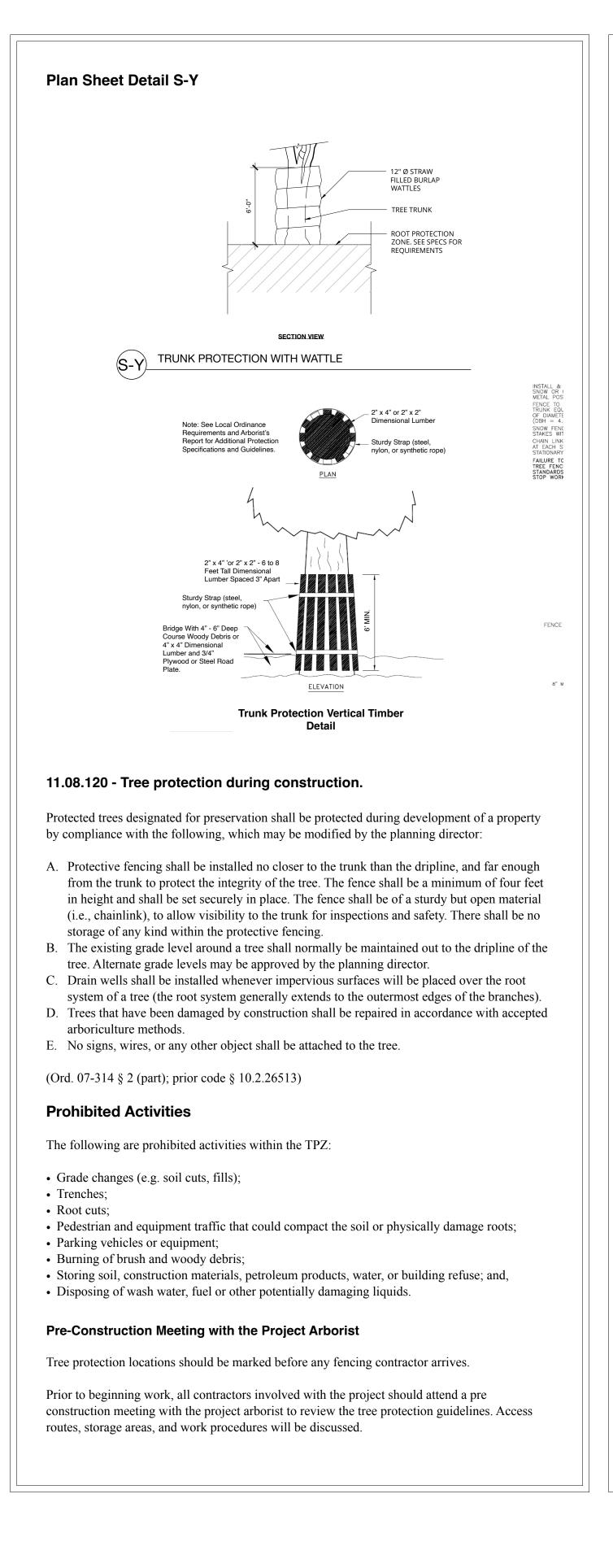








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Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eightfoot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions. Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

Monitoring

documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing

If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified in writing according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix E).

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be

Appendix E: Tree Protection Signs E1: English

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Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

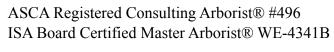
That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist[®]. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner huhmed of Messner





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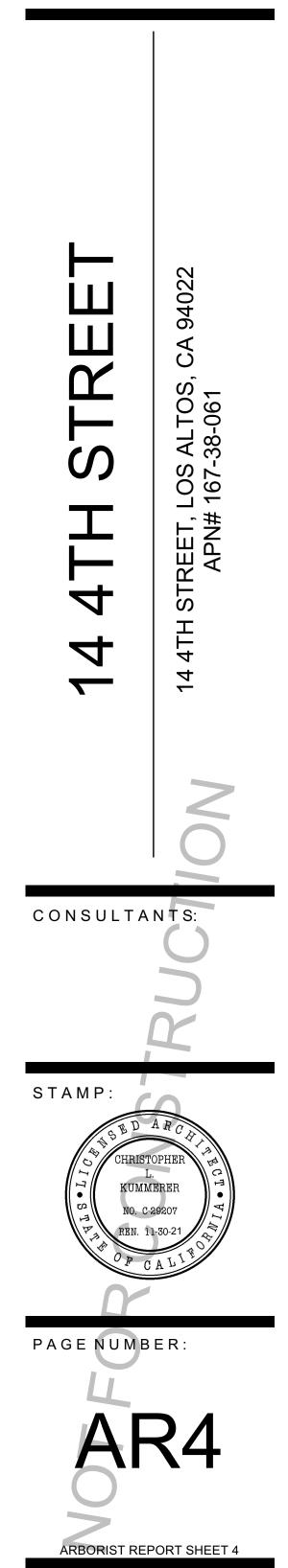
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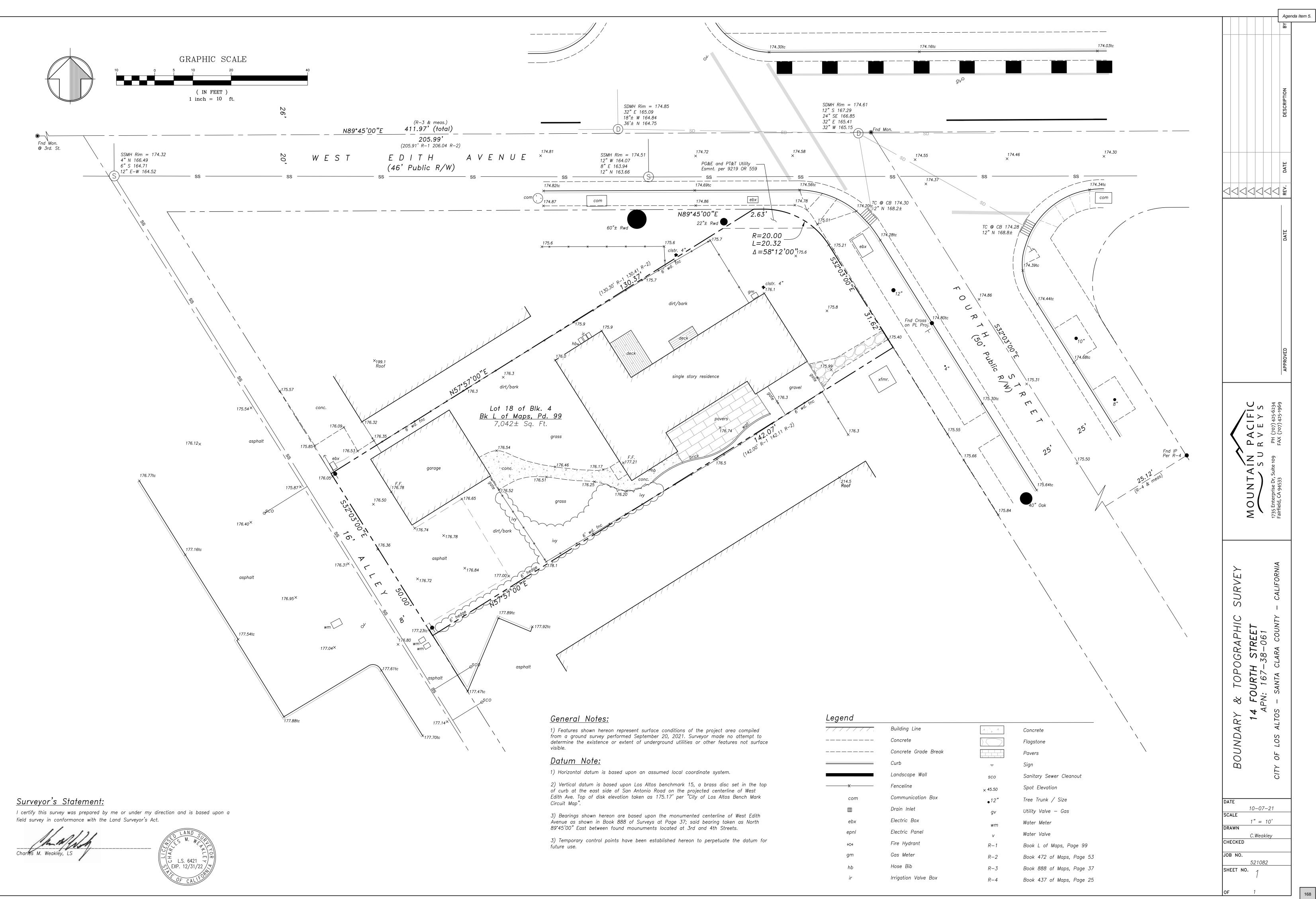
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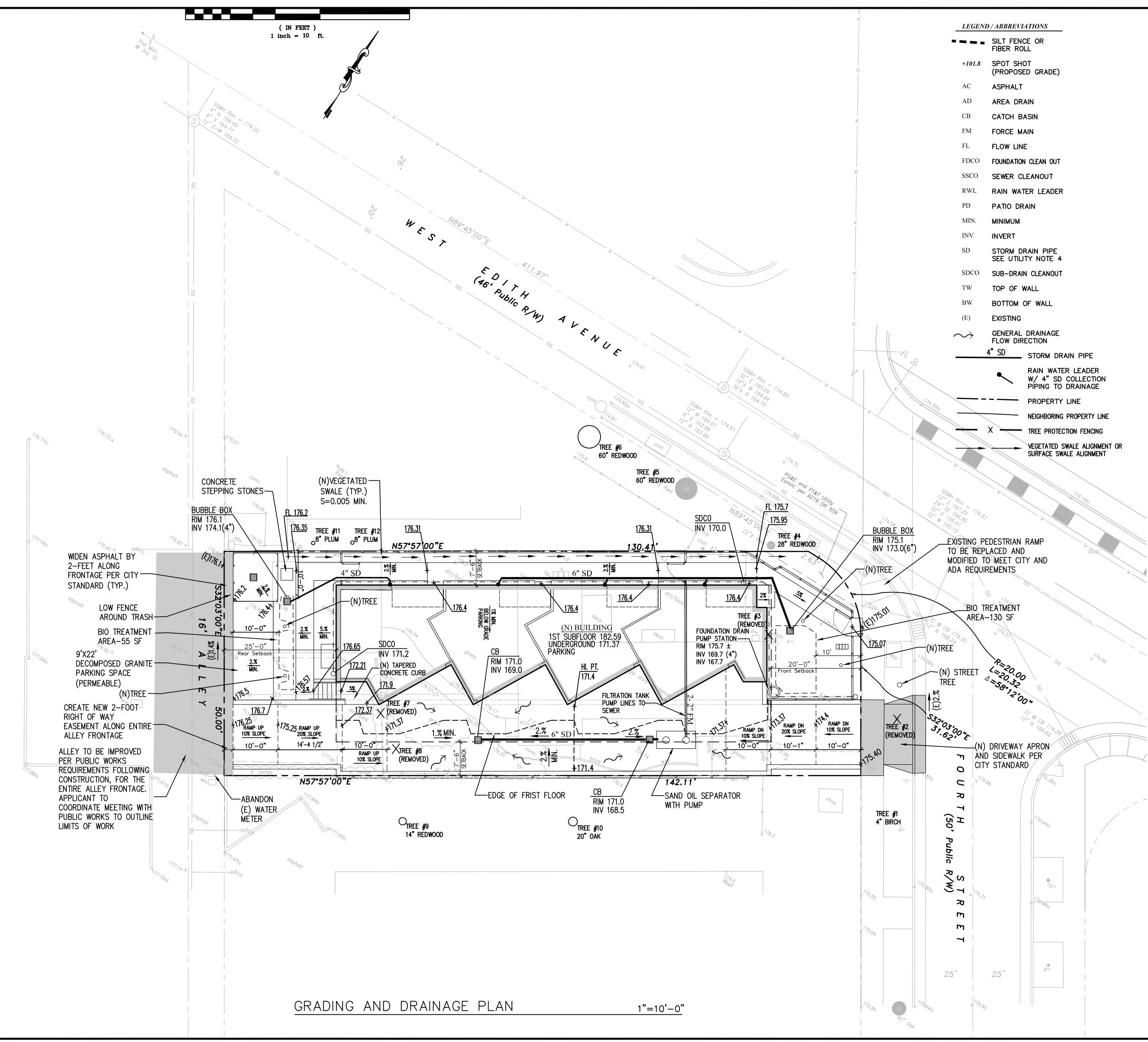


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GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.

2. TOPOGRAPHIC INFORMATION PROVIDE BY MOUNTAIN PACIFIC SURVEYS, DATED OCTOBER 07, 2021

3. SLOPE PORCHES, LANDINGS AND TERRACES 2% AWAY FROM RESIDENCE.

4. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM THE HOUSE PERIMETER BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5% AWAY FROM RESIDENCE.

5. CONTRACTOR TO CONTACT SOILS ENGINEER TO COORDINATE INSPECTIONS AT LEAST ONE WEEK PRIOR TO PENDING INSPECTIONS.

6. ALL EARTHWORK AND SITE DRAINAGE, INCLUDING BASEMENT EXCAVATION, FOUNDATION

EXCAVATIONS, SWIMMING POOL EXCAVATION, PREPARATION OF SUBGRADE BENEATH

SLABS-ON-GRADE, PLACEMENT AND COMPACTION OF ENGINEERED FILL, AND INSTALLATION OF SURFACE DRAINAGÉ SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY MURRAY ENGINEERS, INC., DATED APRIL 18, 2016. MURRAY ENGINEERS, INC.

SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (650-559-9980) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATIONS, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT. 7. IT IS RECOMMENDED THAT AN AS-BUILT PLAN FOR THE DRAINAGE SYSTEM BE PREPARED AT

THE COMPLETION OF CONSTRUCTION. 8. THE OWNER RECOGNIZES THAT THE DRAINAGE FACILITIES WILL NEED TO BE PERIODICALLY

CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM.

9. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.

10. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM. 11. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS

PRIOR TO EXCAVATION. 12. FOR ADDITIONAL SITE LAYOUT INFORMATION SEE ARCHITECTURAL PLANS.

13. PRIOR TO CONSTRUCTING ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DIVISION PRIOR TO STARTING ANY WORK. APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING TO CITY FOR ENCROACHMENT PERMIT.

14. CONTRACTOR SHALL ADHERE TO "BEST MANAGEMENT PRACTICES" (BMP's) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. 15. CONTRACTOR SHALL REVIEW AND UNDERSTAND GRADING AND DRAINAGE GUIDELINES SET FORTH IN THE GEOTECHNICAL REPORT PRIOR TO STARTING ANY SITE WORK.

16. CONTRACTOR SHALL ADHERE TO CAL OSHA STANDARD WHEN GRADING AND EXCAVATING. 17. CONTRACTOR AND OWNER SHALL ADHERE TO NOISE ORDINANCE. ALL TRENCHES IN THE

CITY'S RIGHT OF WAY SHALL COMPLY WITH CITY STANDARDS. ALL CONCRETE WORK IN THE CITY'S RIGHT OF WAY SHALL COMPLY WITH CITY STANDARDS.

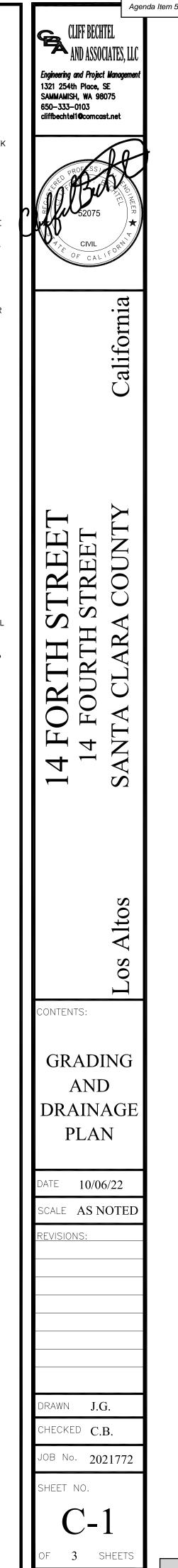
18. APPLICANT/CONTRACTOR SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED, UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS, EXISTING OR DAMAGED BY CONSTRUCTION ACTIVITIES, PER CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE ON JAY STREET.

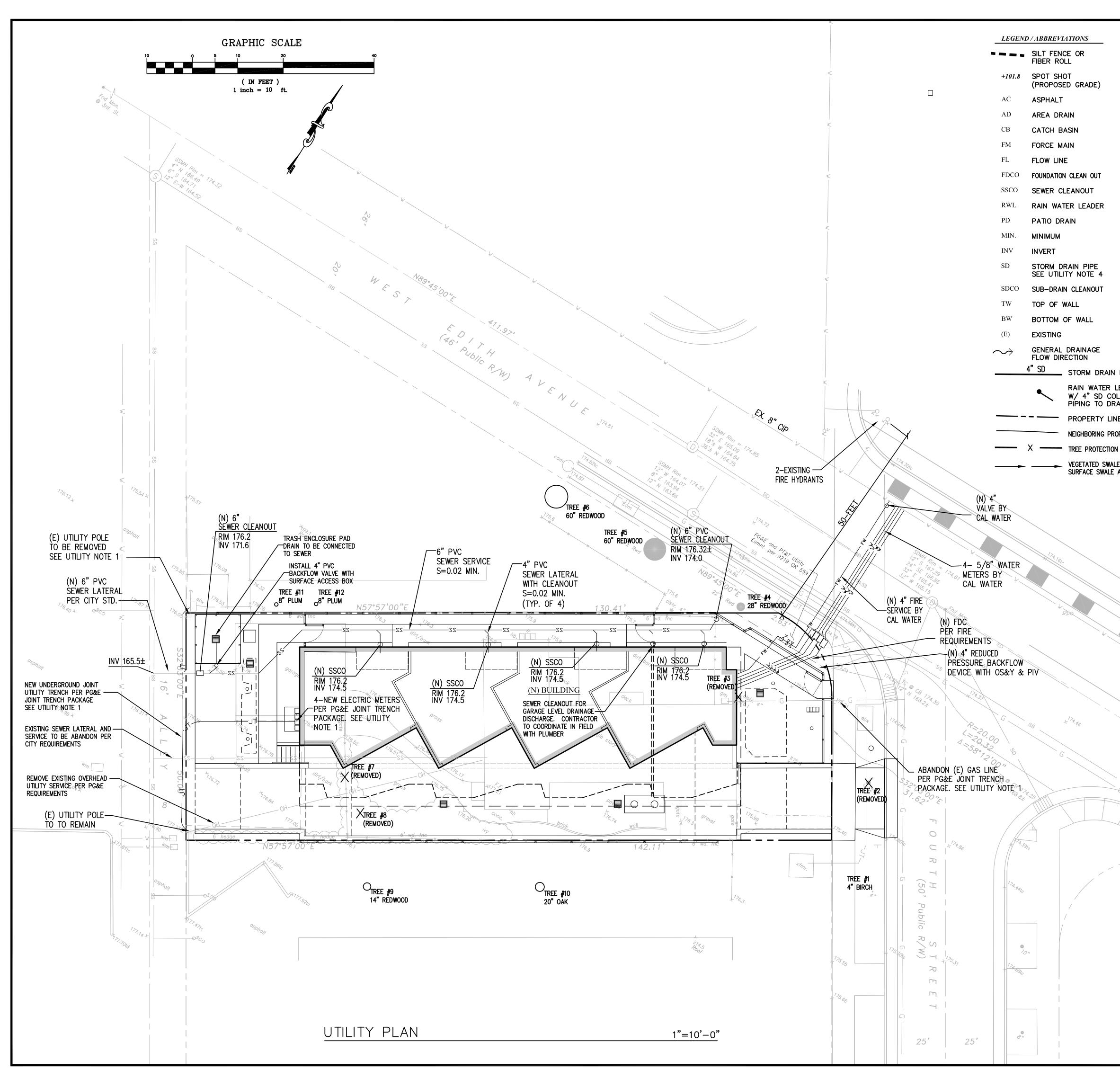
19. STORM WATER RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.

20. BASEMENT DRAINAGE IS CONCEPTUAL. OWNER AND CONTRACTOR SHALL CONSULT WITH BASEMENT DRAINAGE AND WATERPROOFING EXPERT TO CONFIRM DESIGN OF DRAINAGE AND PUMP STATION. GEOTECHNICAL ENGINEER SHALL INSPECT ALL BASEMENT SUB-DRAINAGE PRIOR TO CONCRETE POUR.

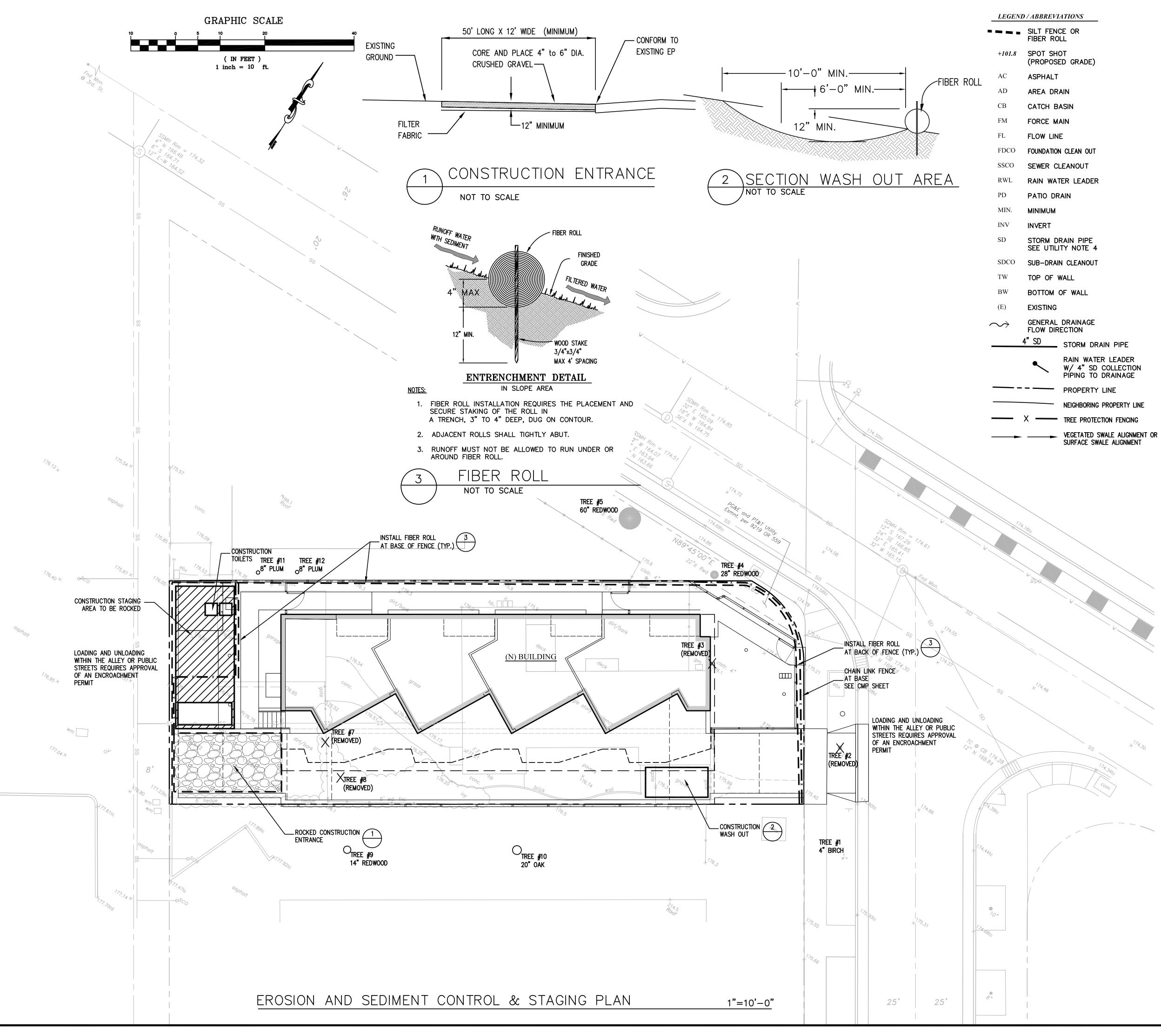
EARTHWORK TABLE	CUT	FILL
BUILDING	430 CY	0 CY
DRIVEWAY	430 CY	0 CY
REAR/FRONT/SIDE YARD	30 CY	0 CY
TOTAL	890 CY	0 CY

EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER. EARTHWORK QUANTITIES HAVE BEEN PROVIDED FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL ESTIMATE HIS/HER OWN QUANTITIES TO COMPLETE JOB PER CONTRACT WITH OWNER.





		7	Agenda Item 5.
	UTILITY NOTES: 1. CONTRACTOR TO ASSIST OWNER IN COORDINATION FOR THE INSTALLATION/RELOCATION OF GAS AND ELECTRIC SERVICES WITH PG&E. SIZE OF NEW SERVICE TO BE DETERMINED BY ELECTRICIAN. 2. EXISTING SEWER LATERAL TO BE REMOVED PER CITY STANDARD. NEW 6" SERVICE LATERAL AND SERVICE SHALL BE INSTALLED PER CITY STANDARD. NEW 4" LATERALS FROM 6" SERVICE TO BE INSTALLED TO EACH UNIT AS SPECIFIED ON PLANS. CONTRACTOR TO VERIFY DEPTH OF EXISTING SYSTEM FOR USE WITH NEW HOMES. 3. ALL SEWER WORK TO BE IN CONFORMANCE WITH THE CITY OF LOS ALTOS STANDARDS.		CLIFF BECHTEL AND ASSOCIATES, LLC Engineering and Project Management 1321 254th Place, SE SAMMAMISH, WA 98075 650–333–0103 cliffbechtel1@comcast.net
	4. CONTRACTOR TO ASSIST IN PERMITTING A NEW SERVICE LATERAL AND WATER METERS FOR THE DOMESTIC NEEDS AND A NEW SERVICE LATERAL FOR THE FIRE SUPPRESSION SYSTEM. NEW COPPER WATER SERVICE TO BUILDING SHALL HAVE REQUIRED BACKFLOW PREVENTION, IN COMPLIANCE WITH LOS ALTOS MUNICIPAL CODE 12.12.020.	с)	S2075 TACOF CALIFORN
			California
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			DRAWN J.G. CHECKED C.B. JOB NO. 2021772 SHEET NO. C-1.1 OF 3 SHEETS



EROSION AND SEDIMENT CONTROL NOTES: 1. STORM DRAIN POLLUTION PREVENTION: PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM

ENTRANCE.

DRAINS WITH ROCK BAGS, HAY BALES, TEMPORARY DRAINAGE SWALES, FIBER ROLLS, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS. 2. EXISTING DRIVEWAY SHALL SERVE AS A STABILIZED CONSTRUCTION

3. SILT FENCE OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED.

4. DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND / OR SOIL TRACKED ON FOURTH STREET. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.

5. THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE CITY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.

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

7. ONCE THE PROPOSED ON-SITE DRAINAGE INLETS HAVE BEEN INSTALLED, THE CONTRACTOR SHALL PROTECT ANY BARE SOIL FROM ENTERING THE INLETS BY INSTALLING FILTER FABRIC UNDER THE INLET GRATES. THE FILTER FABRIC SHALL REMAIN UNTIL NATURAL GROUND COVER IS ESTABLISHED.

8. CONTRACTOR SHALL CONTROL DUST AS OFTEN AS REQUIRED BY THI TOWN ENGINEER.

9. IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS REOCCURRENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE TOWN'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.

10. CONTRACTOR SHALL PROTECT ALL DISTURBED SLOPES AS FOLLOW: FLAT TO 3:1 STRAW OR REDWOOD MULCH 3:1 AND GREATER WITH EROSION CONTROL BLANKET

(NOT JUTE NETTING) ALL PROTECTION SHALL REMAIN IN PLACE UNTIL LANDSCAPE MATERIAL HAS BEEN ESTABLISHED.

11. THE CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR.

12. SITE CONDITIONS AT THE TIME OF PLACEMENT OF EROSION CONTROL MEASURE WILL VARY. THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES AS THE SITE CONDITIONS CHANGE AND AS THE NEED SHIFTS TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING THE SITE.

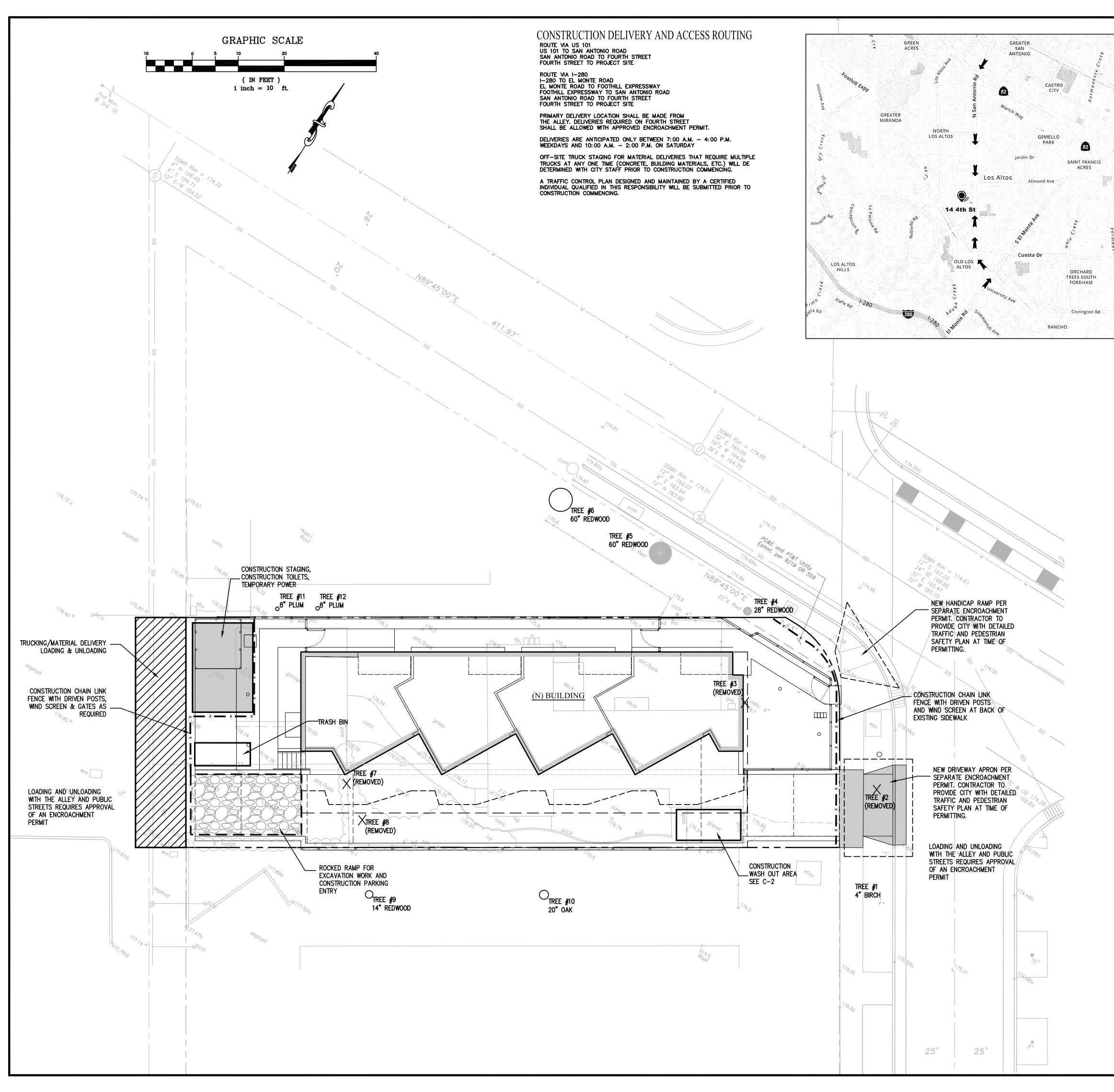
STAGING NOTES:

1. CONTRACTOR AND OWNERS SHALL INFORM ALL WORKS, SUBS, AND EMPLOYEES THAT ALL PARKING SHALL BE ON SITE. PARKING ON FOURTH STREET IS FOR TEMPORARY PURPOSES ONLY.

2. CONTRACTOR AND SUBS ARE RESPONSIBLE TO SECURE ALL BUILDING MATERIALS AND TOOLS IN THE STAGING AREA OR AS DESIGNATED BY CONTRACTOR.

3. STAGING PLAN SHOWN IS CONCEPTUAL. SEE CMP SHEET. CONTRACTOR SHALL REVIEW STAGING WITH CITY BUILDING INSPECTOR, IF PLANS CHANGE.

	Agenda Item 5. CLIFF BECHTEL AND ASSOCIATES, LLC Engineering and Project Management 1321 254th Place, SE SAMMAMISH, WA 98075 650–333–0103 cliffbechtel1@comcast.net
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G	Source Sediment Control & Staging Plan
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CONSTRUCTION MANAGEMENT PLAN **14 FOURTH STREET** MARCH 28, 2022

ACKNOWLEDGEMENT

THE GOAL OF THIS CONSTRUCTION MANAGEMENT PLAN IS TO MINIMIZE THE CONSTRUCTION RELATED IMPACTS TO THE SURROUNDING NEIGHBORHOODS AND ADJACENT PROPERTIES AND THEIR OCCUPANTS. SPECIFICALLY THE OBJECTIVES OF THIS PLAN ARE TO:

- REDUCE PARKING IMPACTS RELATED TO THE PROPOSED CONSTRUCTION; • CONTAIN CONSTRUCTION RELATED PARKING TO THE PROJECT SITE AND AREAS APPROVED
- BY THE CITY; REDUCE CONSTRUCTION RELATED NOISE TO THE GREATEST EXTENT TECHNICALLY AND ECONOMICALLY FEASIBLE; AND

• MINIMIZE OFF-SITE DUST AND AIR QUALITY IMPACTS PER BEST MANAGEMENT PRACTICES. IN ORDER TO ACHIEVE THE ABOVE STATED GOALS AND OBJECTIVES, WE AGREE TO, AND WILL ABIDE BY THE TERMS CONTAINED IN THIS CONSTRUCTION MANAGEMENT PLAN.

OWNER 14 FOURTH

DATE

GENERAL CONTRACTOR 14 FOURTH

DATE

PRE-CONSTRUCTION MEETING THE OWNER AND CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH CITY STAFF (BUILDING, PLANNING AND ENGINEERING) AFTER PERMIT ISSUANCE, BUT PRIOR TO START OF WORK, TO REVIEW CONSTRUCTION MANAGEMENT PLAN IMPLEMENTATION.

APPROVALS

BUILDING

PLANNING

ENGINEERING

DATE

DATE

DATE

NOISE REDUCTION PLAN

DURING CONSTRUCTION AND DEMOLITION THE PROJECT WILL ADHERE TO THE FOLLOWING NOISE REDUCTION POLICIES PER LAMC 6.16.

THE PROJECT WILL NOT OPERATE OR CAUSE THE OPERATION OF ANY TOOLS OR EQUIPMENT USED IN CONSTRUCTION, DRILLING, REPAIR, ALTERATION, OR DEMOLITION WORK ON WEEKDAYS BEFORE 7:00 A.M. AND AFTER 7:00 P.M. AND SATURDAYS BEFORE 9:00 A.M., OR AFTER 6:00 P.M. OR ANY TIME ON SUNDAYS OR THE CITY OBSERVED HOLIDAYS OF NEW YEAR'S DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERAN'S DAY, THANKSGIVING DAY AND CHRISTMAS DAY, SUCH THAT THE SOUND THEREFROM CREATES A NOISE DISTURBANCE ACROSS A RESIDENTIAL OR COMMERCIAL REAL PROPERTY LINE.

WHERE TECHNICALLY AND ECONOMICALLY FEASIBLE, CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN SUCH A MANNER THAT THE MAXIMUM NOISE LEVELS AT AFFECTED PROPERTIES WILL NOT EXCEED:

MAXIMUM NOISE LEVELS FOR THE NONSCHEDULED, INTERMITTENT, SHORT-TERM OPERATION (LESS THAN TEN (10) DAYS) OF MOBILE EQUIPMENT OR STATIONARY EQUIPMENT:

DAILY, EXCEPT SUNDAYS AND LEGAL HOLIDAYS 7:00 A.M. - 7:00 P.M. DAILY, 7:00 P.M. - 7:00 A.M. AND ALL DAY SUNDAYS AND LEGAL HOLIDAYS 85 dBA 60 dBA

NO PERSON SHALL OPERATE, OR CAUSE TO BE OPERATED, ANY SOURCE OF SOUND AT ANY LOCATION WITHIN THE CITY, OR ALLOW THE CREATION OF ANY NOISE ON PROPERTY OWNED, LEASED, OCCUPIED, OR OTHERWISE CONTROLLED BY SUCH PERSON, WHICH CAUSES THE NOISE LEVEL, WHEN MEASURE ON ANY OTHER PROPERTY, EITHER INCORPORATED, TO EXCEED:

10:00 P.M. - 7:00 A.M. 60 dBA 7:00 A.M. - 10:00 P.M. 65 dBA 7:00 A.M. - 10:00 P.M.

- FOR A CUMULATIVE PERIOD OF MORE THAN THIRTY (30) MINUTES IN ANY HOUR; OR
 THE NOISE STANDARD PLUS FIVE dB FOR A CUMULATIVE PERIOD OF MORE THAN FIFTEEN
- (15) MINUTES IN ANY HOUR; OR • THE NOISE STANDARD PLUS TEN (10) dB FOR A CUMULATIVE PERIOD OF MORE THAN FIVE
- MINUTES IN ANY HOUR; OR
- THE NOISE STANDARD PLUS FIFTEEN (15) dB FOR A CUMULATIVE PERIOD OF MORE THAN ONE MINUTE IN ANY HOUR; OR
- THE NOISE STANDARD PLUS TWENTY (20) dB OR THE MAXIMUM MEASURED AMBIENT FOR ANY PERIOD OF TIME.

LOADING, UNLOADING, OPENING, CLOSING, OR HANDLING OF BOXES, CRATES, CONTAINERS, BUILDING MATERIALS, OR SIMILAR OBJECTS, BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M. OF THE FOLLOWING DAY, IN SUCH A MANNER AS TO CAUSE A NOISE DISTURBANCE ACROSS A RESIDENTIAL REAL PROPERTY LINE IS PROHIBITED.

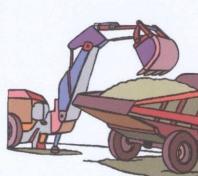
AT LEAST 24 HOURS PRIOR TO ANY JACK-HAMMERING ACTIVITIES, ALL OCCUPANTS OF ADJACENT PROPERTIES WILL BE NOTIFIED.

	Agenda Item 5.
CLIFF BECHT AND ASSOCI	ATES, LLC
Engineering and Project 1321 254th Place, Si SAMMAMISH, WA 980 650–333–0103 cliffbechtel1 9 comcast	E 75
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<section-header><text><image/><image/><section-header><section-header></section-header></section-header></text></section-header>	Doing the Job Right Sin Panning and Preventive Vehicle Image: Sinter Si	 Spill Cleanup Clean up spills immediately when they appen. Never hose down "dirty" pavement of impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or args) 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. It the spill poses a significant hazard to human health and safety, property or its be State Office of Emergency services 	<section-header><section-header></section-header></section-header>
<section-header><section-header><text><image/><section-header><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></section-header></text></section-header></section-header>	 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. Protect storm drains with sandbags or other sediment controls. Re-vegetation is an excellent form of erosion control for any site Date temporary check dams or ditches to divert runoff away from store diverts. Dispose of rinsed, empty containers in the tash. Dispose of nused 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 brow the varbe is available for curb in approved bags or containers. No curbside pickup of yard waste, is available for commercial properties. May Iandscaping activities expose soils and fineaase the likelihood that earth and garden tirgation or when it rains. Swimming pool water or diverside pickup of yard waste is available for commercial properties. 	 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 y unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street. In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain. Dolf Fountain/Spa Maintenance Donti's time to drain a pool, spa, or fountain, flease be sure to call your local wastewater for streatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute. Never discharge pool or spa water to a streat or storm drain; discharge to a staniary sewer cleanout. If possible, when emptying a pool or spa, fiet chlorine dissipate for a few days and its internatives, such as acid unable dirt area, adaged statematives, such as acid unable dirt area, and spade filter residue into soil. Dispose data seade in the street or storm drain; discomecous earth in the sum of a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose data seade filter residue into soil. Dispose data seade filter residue into soil. Dispose of spent diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose data seade filter residue into soil. Dispose data seade seade treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer. 	<section-header><section-header><section-header></section-header></section-header></section-header>
<section-header><section-header></section-header></section-header>	Doing The Job Right General Principals \alpha conderly site and ensure good housekeeping practices are used. \alpha Maintain equipment properly. \alpha cover materials when they are not in use. \alpha Keep materials away from streets, storm drains and drainage channels. \alpha Ensure dust control water doesn't leave site or discharge to storm drains. Advance Planning To Prevent Pollution \alpha 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 <i>Erosion and Sediment Control Manual</i> , available from the Regional Water Quality Control Board, as a reference. \alpha 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. \alpha 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 \alpha 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. \alpha Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles	 Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down. Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site. Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks. Materials/Waste Handling Practice Source Reduction minimize waste when you order materials. Order only the amount you need to finish the job. Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires. Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed. Permits In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water 	<section-header><section-header></section-header></section-header>

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.

- drain to storm drains, creeks, or channels. Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.
- information from the Regional Water Quality Control Board.



- Home builder
- 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.
- parts or clean equipment. Recycle used oil, concrete, broken asphalt, etc.

Avoid paving and seal coating in wet weather,

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

Storm Drain Pollution from Roadwork

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

Never wash excess material from exposed- aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt

area

- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

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

Never clean brushes or rinse paint

For water-based paints, paint out

containers into a street, gutter, storm drain, French drain, or stream.

brushes to the extent possible, and rinse

into a drain that goes to the sanitary

sewer. Never pour paint down a storm

General For oil-based paints, paint out brushes to

the extent possible and clean with thinner

reuse thinners and solvents. Dispose of

excess liquids and residue as hazardous

Paint chips and dust from non-hazardous

and disposed of as trash

state-certified contractor.

When stripping or cleaning building

dry stripping and sand blasting may be

Chemical paint stripping residue and chips

and dust from marine paints or paints

containing lead, mercury or tributyl tin

Lead based paint removal requires a

must be disposed of as hazardous wastes.

exteriors with high-pressure water, block

area and spade into soil. Or, check with

storm drains. Direct wash water onto a dirt

the local wastewater treatment authority to

find out if you can collect (mop or vacuum)

building cleaning water and dispose to the

sanitary sewer. Sampling of the water may

treatment authority in making its decision.

be required to assist the wastewater

Recycle or donate excess water-based

Reuse leftover oil-based paint. Dispose

of non-recyclable thinners, sludge and

Unopened cans of paint may be able to be

returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

unwanted paint, as hazardous waste.

(latex) paint, or return to supplier.

Recycle/Reuse Leftover Paints

Whenever Possible

swept up or collected in plastic drop cloths

or solvent in a proper container. Filter and

Painting Cleanup

drain

waste.

Paint Removal

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 drains, creeks, and the Bay.

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
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives All paints, solvents, and adhesives contain

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

Doing The Job Right General Business Practices

- Schedule excavation and grading work during dry weather
- Perform major equipment repairs away from the iob site
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Practices During Construction
- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect down slope drainage courses, streams and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

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

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

Cover stockpiles and excavated soil with secured tarps or plastic sheeting. **Dewatering Operations**

1. Check for Toxic Pollutants

- Check for odors, discoloration, or an oily
- sheen on groundwater. Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- If contamination is suspected, have the water tested by a certified laboratory.
- Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment
- 2. Check for Sediment Levels If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant
- for guidance. If the water is not clear, solids must be filtered or settled out by pumping to a
- settling tank prior to discharge. Options for filtering include: Pumping through a perforated pipe
- sunk part way into a small pit filled with gravel:
- Pumping from a bucket placed below water level using a submersible pump;
- Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction
- When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.



Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

- permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.
- threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations

- of the plan shall be in accordance with guidelines published by the city engineer.
- that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- 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.

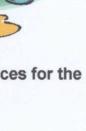
Blueprint for a Clean Bay

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**



pment, paving oncrete mixers

tices for the





- Do not use diesel oil to lubricate equipment
- whenever possible, or dispose of properly. During Construction

Doing The Job Right

General Business Practices

U 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

Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

runoff

prohibited by law.

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

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

During Construction

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



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; industria 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

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

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

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

D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any

Agenda Item 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 most comply with the practices described this drawing sheet.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): 800-852-7550 Santa Clara County Environmental Health (408) 299-6930 Services:

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441 - 1195County 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 (408) 265-2600 District:

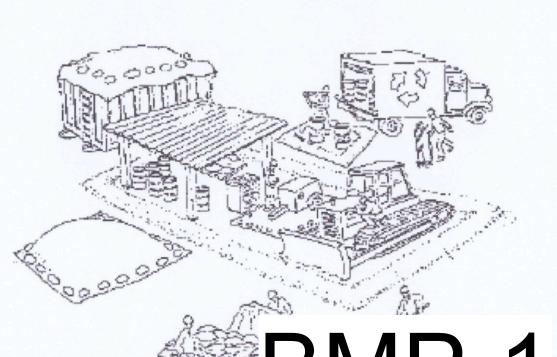
Santa Clara Valley Water District Pollution 1-888-510-5151 Hotline:

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

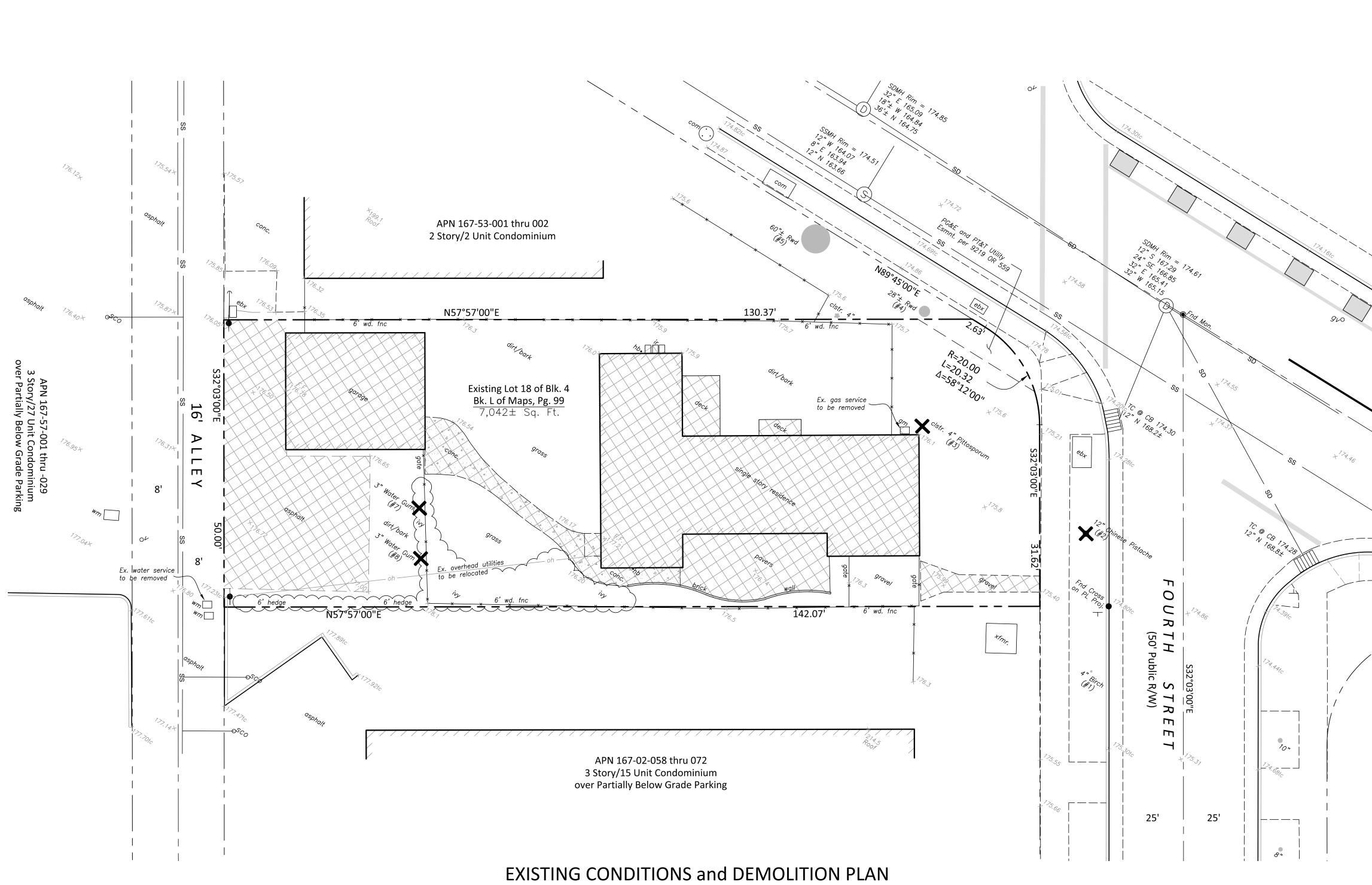
Control Plant: (650) 329-2598 Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752 Engineering Department: (650) 947-2780



DESIGNED BY: LARRY LIND	APPROVED BY:	CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	ameth	48056	SCALE:
VICTOR CHEN	CITY ENGINEER	R.C.E.	N.T.S.
CHECKED BY:		OF SHEETS	DRAWI



EXISTING CONDITIONS LEGEND

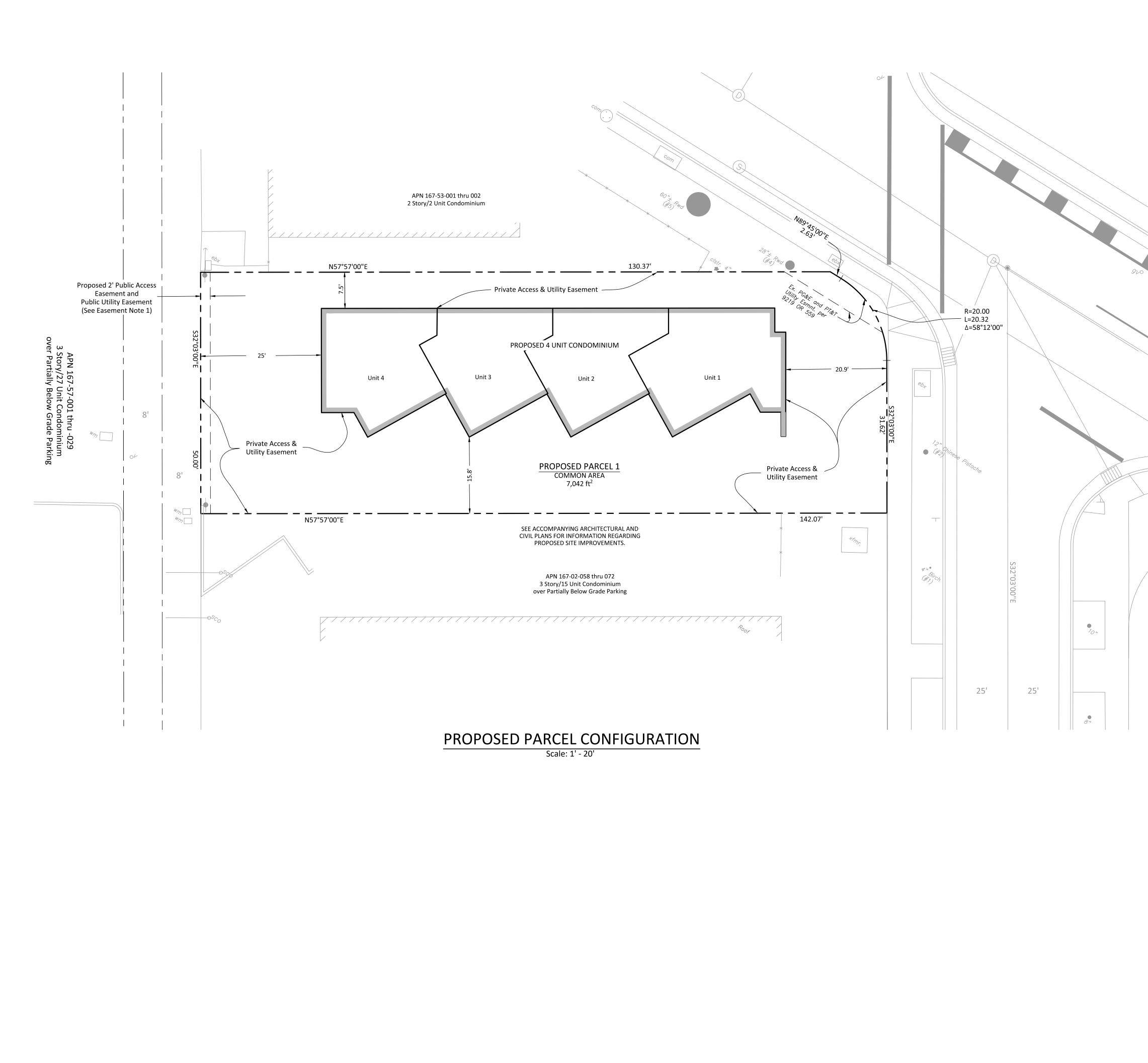
<u> </u>	Building Line	gm	Gas Meter
	Concrete	hb	Hose Bib
	Concrete Grade Break	ir	Irrigation Valve Box
	Curb	т	Sign
	Landscape Wall	SCO	Sanitary Sewer Cleanout
X	Fenceline	× 45.50	Spot Elevation
	Concrete	●12"Birch	Tree Size/Species
	Existing Structures/Improvements	(#5)	(Arborist Report Designation)
	to be Demolished	gv	Utility Valve — Gas
×	Existing Tree to be Removed	wm	Water Meter
B.S.L.	Building Setback Line	V	Water Valve
com	Communication Box	R-1	Book L of Maps, Page 99
	Drain Inlet	R-2	Book 472 of Maps, Page 53
ebx	Electric Box	R-3	Book 888 of Maps, Page 37
epnl	Electrical Panel	R-4	Book 437 of Maps, Page 25
tOt	Fire Hydrant		

Scale: 1' - 10'

		Agenda
	$\begin{array}{c} \text{GRAPHIC SCALE} \\ 0 & 5 & 10 & 20 & 35 \\ \hline \\ 1 & 1 & 10 & \text{ft.} \end{array}$	S Dwner info.
	PROJECT DATA OWNER/SUBDIVIDER: 14 Fourth Street LLC 412 Olive Avenue Palo Alto, CA 94306 Contact: John Suppes Tel. 650-322-7069	10-10-22 revised per City comments 08-11-22 revised to "Vesting" TPM 07-28-22 added 2' P.A.E., Revised Owner info DATE DESCRIPTION
	SURVEYOR/TENTATIVE MAP PREPARER: Mountain Pacific Surveys 1735 Enterprise Drive, #109 Fairfield, CA 94533 Contact: Charles Weakley Tel. 707.425.6234	△ △ △ △ △ ○ △ 10-10-22 △ 07-28-22 ▲ 07-28-22 REV. DATE
	ENGINEERING/GRADING/UTILITY DESIGN: Cliff Bechtel & Associates 1321 254 th Place, SE Sammamish, WA 98075 Contact: Cliff Bechtel Tel. 650.333.0103	
	ASSESSOR'S PARCEL NUMBER: 167-38-061 ZONING DESIGNATION: R3-1 Multiple Family District (4 units maximum for first 7,100 ft ² of lot size) TOTAL SITE AREA: 7,042 ft ² / 0.162± Acres (determined by field survey)	DATE
	 EXISTING USE: Single Family Residential PROPOSED USE: 4 unit multi-family residential condominium ownership development. EXISTING AND PROPOSED UTILITIES: Sewer/Storm Drain: City of Los Altos 	APPROVED
	Water:California Water Service CompanyTrash & Recycling:Mission Trails Waste SystemGas & Electric:Pacific Gas & Electric Co.Cable/Phone/Internet:AT&T and Comcast	S S 1969
-	FLOOD ZONE DESIGNATION: Zone X (shaded), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 sq. mile; and areas protected by levees from 1% annual chance flood. GENERAL NOTES	TAIN PACIF SURVEY suite 109 PH (707) 425 AX (707) 425
	 This Vesting Tentative Parcel Map is a One-Lot Subdivision for Condominium Purposes for the creation of 4 new residential condominium ownership units. The existing single family residence, detached garage, utilities serving the residence, associated landscape/site improvements, and 4 trees will be demolished as a part of this project, all of which is identified on the Existing Conditions/Demolition Plan herein. 	MOUNT 1735 Enterprise Dr. Fairfield, CA 94533
	3) This Vesting Tentative Parcel Map is being processed concurrently with a Development Application for the project based upon plans prepred by: cka Architects, Menlo Park, CA. (building and site improvements) Cliff Bechtel & Assoc., Sammamish, WA. (civil engineering - grading, drainage, and utility improvements)	
	 Refer to the concurrent application materials for additional information and specifics regarding proposed site improvements and architectural elements associated with this subdivision. 4) A Arborist Report depicting the disposition of all trees prepared by Monarch 	E PARCEL MAP ominium Purposes treet Book L of Maps, Page 99. 167-38-061 County California
	 Consulting Arborists was prepared for the site and is included as a separate attachment to this Vesting Tentative Parcel Map. Note trees identified therein as numbers 1, 4-6, and 9-12 are located on neigboring properties, not the Subject Parcel, and may not be shown on this map. 5) A Historical Evaluation Report prepared by Archeological Resource Management was prepared for the site and is included as a separate attachment to this Vesting Tentative Parcel Map. 	ATIVE for Cond urth S f Block 4, arcel No. nta Clara
	PROJECT DATUMS 1) Bearings shown hereon are based upon the monumented centerline of West Edith Avenue as shown in Book 888 of Surveys at Page 37; said bearing taken as North 89°45'00" East between found mounuments located at 3rd and 4th Streets.	STING TE 1-Lot Subdivis 14 division of Lot Assessol ty of Los Altos
	2) Vertical datum is based upon Los Altos benchmark 15, a brass disc set in the top of curb at the east side of San Antonio Road on the projected centerline of West Edith Ave. Top of disk elevation taken as 175.17' per "City of Los Altos Bench Mark Circuit Map".	VE A Being a Ci
	SURVEYOR'S STATEMENT This Vesting Tentative Parcel Map was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act and the Subdivision Map Act.	DATE 06-22-22 SCALE 1" = 10' DRAWN CMW CHECKED
	Charles M. Weakley, LS Exp. 12/31/22	JOB NO. 521082 SHEET NO. VTM 1

Pa

OF 2



GRAPHIC SCALE 1 inch = 10 ft.

GENERAL NOTES

1) This Vesting Tentative Parcel Map is a One-Lot Subdivision for Condominium Purposes for the creation of 4 new residential condominium ownership units.

2) The existing single family residence, detached garage, utilities serving the residence, associated landscape/site improvements, and 4 trees will be demolished as a part of this project, all of which is identified on the Existing Conditions/Demolition Plan herein.

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5) A Historical Evaluation Report prepared by Archeological Resource Management was prepared for the site and is included as a separate attachment to this Vesting Tentative Parcel Map.

PARCEL CONFIGURATION NOTES

1) All of Proposed Parcel 1 is Common Area

2) All area outside of the building footprint shall be subject to a new Private Access and Utility Easement for the mutual benefit of all condominium Unit owners.

3) All Units shall be subject to recorded Covenants, Conditions, and Restrictions (CC&R's) and a recorded Condominium Plan.

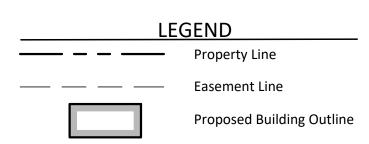
4) Each Unit shall have 2 off-street parking spaces provided within an enclosed garage which is a part of the Unit.

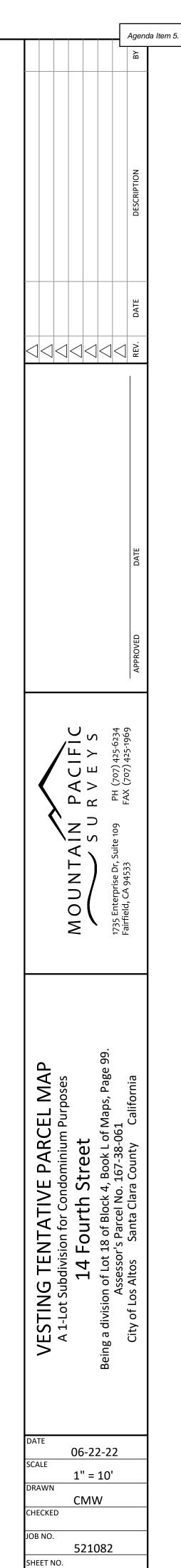
5) Each unit shall have a private balcony area to be specified as a part of the Condominium Plan.

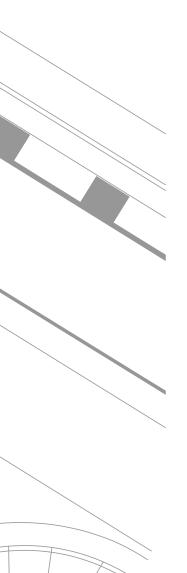
EASEMENT NOTES

1) A Public Utility Easement along the route of the existing pole line and proposed undergounding is proposed hereon. The width of this Public Utility Easement will be modified as necessary to accomodate PG&E requirements.

2) Dependant upon final water meter & appurtenance locations, easements will be granted to Cal Water Service if required by the agency; final easement configuration shall be coordinated with Cal Water.







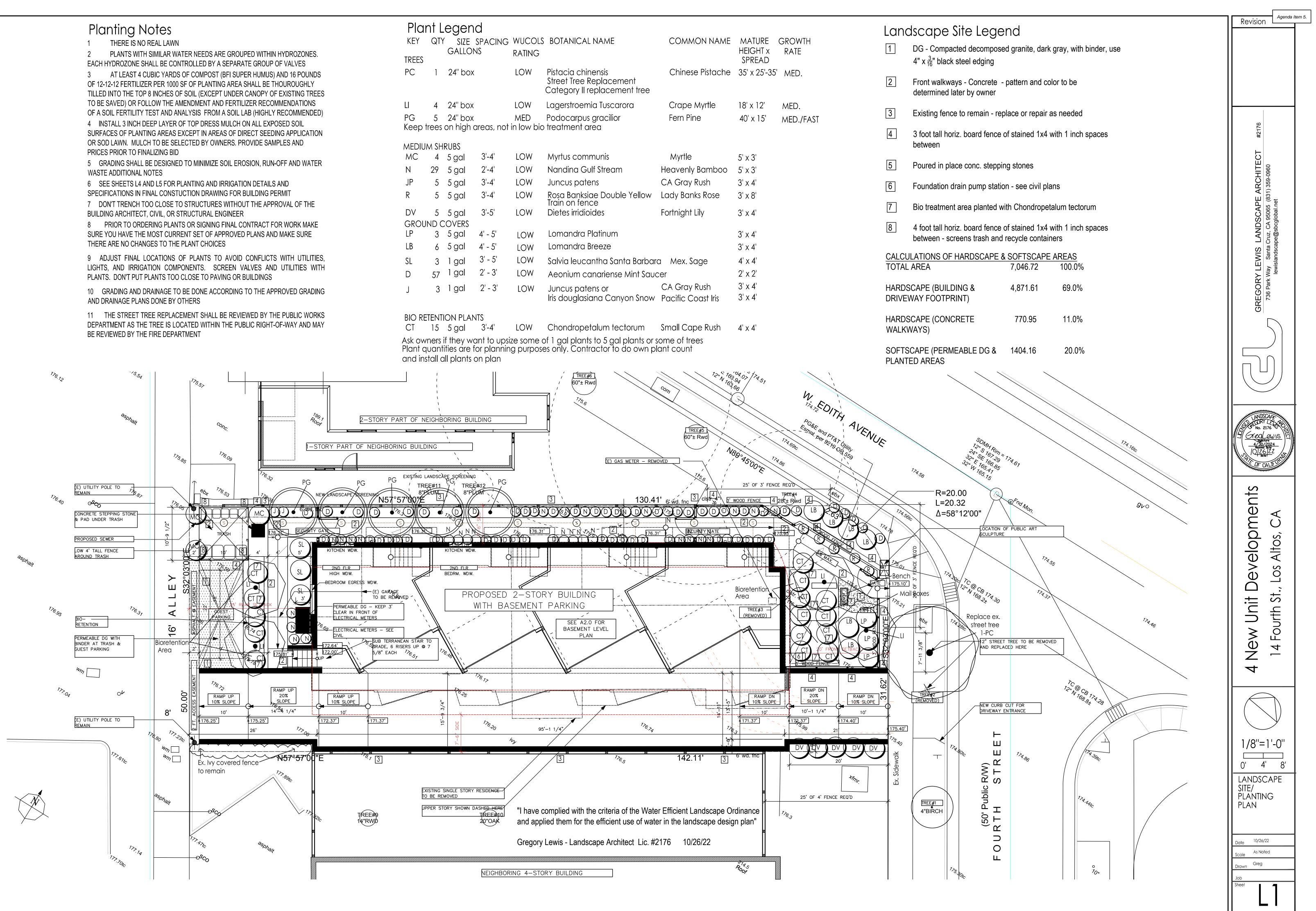


VTM 2

THERE IS NO REAL LAWN

EACH HYDROZONE SHALL BE CONTROLLED BY A SEPARATE GROUP OF VALVES

AT LEAST 4 CUBIC YARDS OF COMPOST (BFI SUPER HUMUS) AND 16 POUNDS



		.egen							La
KE` TREI		GALLOI		RATING	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT x SPREAD	GROWTH RATE	1
PC	1	24" box		LOW	Pistacia chinensis Street Tree Replacement Category II replacement tree	Chinese Pistache	35' x 25'-35'	MED.	2
LI	4	24" box		LOW	Lagerstroemia Tuscarora	Crape Myrtle	18' x 12'	MED.	
PG	5	24" box		MED	Podocarpus gracilior	Fern Pine	40' x 15'	MED./FAST	3
Kee	ep trees	on high	areas, not	in low bio	treatment area				4
MED	dum sh	RUBS							
MC	2 4	5 gal	3'-4'	LOW	Myrtus communis	Myrtle	5' x 3'		
Ν	29	5 gal	2'-4'	LOW	Nandina Gulf Stream	Heavenly Bamboo	5' x 3'		5
JP	5	5 gal	3'-4'	LOW	Juncus patens	CA Gray Rush	3' x 4'		6
R	5	5 gal	3'-4'	LOW	Rosa Banksiae Double Yellow Train on fence	Lady Banks Rose	3' x 8'		
DV	5	5 gal	3'-5'	LOW	Dietes irridioides	Fortnight Lily	3' x 4'		7
GROUND COVERS									8
LP	3	5 gal	4' - 5'	LOW	Lomandra Platinum		3' x 4'		
LB	6	5 gal	4' - 5'	LOW	Lomandra Breeze		3' x 4'		
SL	3	1 gal	3' - 5'	LOW	Salvia leucantha Santa Barbar	a Mex. Sage	4' x 4'		CAL TO
D	57	1 gal	2' - 3'	LOW	Aeonium canariense Mint Sauc	cer	2' x 2'		10
J	3	1 gal	2' - 3'	LOW	Juncus patens or	CA Gray Rush	3' x 4'		HAF
					Iris douglasiana Canyon Snow	Pacific Coast Iris	3' x 4'		DRI



Lagerstroemia indica - Ll Crape Myrtle



Salvia leucantha Santa Barbara - SL Mexican Sage





Podocarpus gracilior - PG Afrocarpus falcatus - Fern Pine



Nandina - N Heavenly Bamboo



Lomandra Platinum - LP



Pistacia chinensis - mature - PC Chinese Pistache



Iris douglasiana - option for J Native Iris



Lomandra Breeze - LB



Rosa banksiae - R Lady Banks Rose









Myrtus communis - MC Myrtle

Aeonium canariense Mint Saucer - D

Juncus patens - J, JP Gray Rush

Chondropetalum tectorum - CT Small Cape Rush

Revision Agenda I	tem 5.
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CHITE 59-0960	
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WIS LANDSCAPE ARCHITECT Santa Cruz, CA 95065 (831) 359-0960 andscape@sbcglobal.net	
LEWIS LANDSCAPE Vay Santa Cruz, CA 95065 (8 lewislandscape@sbcglobal.net	
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Plant Images	
Date 10/26/22 Scale As Noted Drawn Greg	
Job Sheet	
LZ	
	177



MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS, HELD ON THURSDAY, MARCH 3, 2022 BEGINNING AT 7:00 P.M. HELD VIA VIDEO/TELECONFERENCE PER EXECUTIVE ORDER N-29-20

Per California Executive Order N-29-20, the Commission will meet via teleconference only. Members of the Public may call (650) 242-4929 to participate in the conference call (Meeting ID: 148 090 3932 or via the web at <u>https://tinvurl.com/2d856ksm</u>) Members of the Public may only comment during times allotted for public comments. 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 <u>PlanningCommission@losaltosca.gov</u>. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PRESENT:	Chair Doran and Vice-Chair Mensinger, Commissioners Ahi, Roche, Steinle, and Marek [entered meeting at 6:36pm]
ABSENT:	Commissioner Bodner
STAFF:	Interim Planning Services Manager Golden, Associate Planner Liu, and City Attorney Houston

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

STUDY SESSION

 <u>PPR21-0009 – Chris Kummerer – 14 Fourth Street</u> Preliminary Project Review for a four-unit, two-story townhome development with subterranean parking. No affordable housing is proposed as part of the project. *Project Planner: Liu*

Commissioner Ahi recused himself because he lives within 500 feet of the subject project site.

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending that the Commission provide feedback to the applicant regarding their pre-application submittal for a proposed multiple-family development project.

COMMISSION QUESTIONS TO STAFF

Commissioner Roche who owns the alley? Associate Planner Liu: It is the City's public alley way. Chair Doran: What is the vertical clearance at the rear of the building between the overhang and the alley?

Associate Planner Liu: Deferred to the applicant.

APPLICANT PRESENTATION

Project Applicant Chris Kummerer provided a project presentation.

COMMISSION QUESTIONS TO APPLICANT

Chair Doran asked what the vertical clearance from the projection to the driveway. Answer Chris Kummerer: The driving clearance is 8-foot, 6-inches.

PUBLIC COMMENT

Resident Roberta Phillips gave her support for the project and commended the architect.

COMMISSION DISCUSSION

Commissioner Steinle

- Supports the design; and
- Provided some comments with regards to color choices.

Vice-Chair Mensinger

- Supports the project on a difficult lot; and
- Provided comment to provide more landscaping to improve privacy to the abutting property.

Commissioner Roche

- Supports the project and design; and
- Recommends lightening the color to soften the look; and
- Asked the applicant about access to the units from the garage.

[COMMISSIONER MAREK ENTERED THE MEETING 6:36 pm.]

Commissioner Marek

• Supports the project and the design.

Commissioner Doran

- Support the project; and
- Appreciated the comparative analysis.

Commissioner Steinle

- Whatever bicycle parking is being proposed, double it; and
- Consider EV chargers.

REGULAR MEETING

PUBLIC HEARING

2. Wireless Communications Ordinance Amendment

Revisions to the City of Los Altos' existing standards for the development of wireless telecommunications facilities, including an ordinance to regulate permissible locations and preferences for the location of wireless facilities. These locational standards, which would replace the locational standards now provided in City of Los Altos Resolution No. 2019-35, would be adopted by ordinance into Chapter 14.82 of the Los Altos Municipal Code. In addition, the City proposes to expand and supplement existing development standards and design guidelines and preferences for wireless telecommunications facilities contained in Resolution No. 2019-35 by (1) adding a set of basic design principles that would apply to all wireless telecommunications facilities and (2) identifying configuration preferences along with design guidelines for specific types of wireless facilities. *City Staff: Jolie Houston, City Attorney*

STAFF PRESENTATION

Consultant Lloyd Zola provided a detailed slide presentation.

COMMISSION QUESTIONS TO CONSULTANT

Commissioner Roche: Does the noise ordinance follow state and federal noise standards? Consultant Lloyd Zola: Yes, the standards meet the state guidelines for what is acceptable. There will be mechanical cooling equipment on some of the poles and all equipment will adhere to our noise standards.

Vice-Chair Mensinger: In general, what was challenged by the carriers? Consulting Attorney Deborah Fox: Current ordinance was tailored to meet the current land use. Regulations improperly based on Radio Frequency (RF) directly or indirectly.

Commissioner Ahi: What happens when some of the current zones become more residential? Consultant Lloyd Zola: The zones that are commercially zoned can be defined by the city. If the zone is intended for commercial but have some residential, need to look at the predominant character and define as a community (C zones vs. R zones). Wireless definitions could be updated with changes to zoning definitions and changes over time. Classifications could be changed over time. Consulting Attorney Deborah Fox: Noted page 8, annotated ordinance part of supplemental materials, also Attachment B, and said there is a solution for that a solution for that.

Commissioner Ahi: What is the logic behind the distances from the roadways? Consultant Lloyd Zola: Looked at it in a logical way and tried to limit visual intrusiveness into residential areas.

Commissioner Ahi: Asked about the tiers and what has been overlaid in the map? Consultant Lloyd Zola: Unlikely to get to the third tier. Cannot absolutely determine with the change of technology.

Commissioner Steinle: Who is going to review these permits by the city? City Attorney Houston: Most likely Planning for the zoning with assistance from Public Works for the encroachment permits. Consulting Attorney Deborah Fox: The process has not changed. Initial determination is made by City Manager and any appeal would go to City Council. We need to update the current application. Wireless Facilities will be processed by Planning with input from Engineering. If more extensive analysis is needed, then the city can retain an RF expert for the third-tier level and charge it to applicant.

Commissioner Steinle: When would the third tier be used for a carrier?

Consultant Lloyd Zola: It would only be used if the site wasn't permitted. They would look at the preferred alternatives and analyze at a system level rather than a site-by-site analysis.

Commissioner Steinle: Along El Camino Real or Foothill Expressway, do they still need a city permit?

City Attorney Houston: We do not control those roadways, so they would have to go through CalTrans or Santa Clara County.

Consultant Lloyd Zola: Yes, still located in the city, so the wireless ordinance applies. Would need review by Planning and wireless permit and an encroachment permit from the underlying "owner" of the facility from the city.

Chair Doran: Mandate to put equipment below ground in certain areas? Consultant Lloyd Zola: That is already included in the guidelines, although there are exceptions. The antenna has to be above ground, and other equipment is required to be placed underground, if feasible. Carriers are generally resistant to place equipment underground.

Commissioner Roche: Asked about the page 8 that was referred to earlier. Consultant Lloyd Zola: The reference was to the page 8 of the annotated ordinance and in Attachment B.

PUBLIC COMMENT

Resident Roberta Phillips

- Feels she is being treated as second class citizens by living on San Antonio Road which is defined as a collector street;
- Concerned about noise and safety;
- Using collector streets is unfair; and
- If there are no safety issues related to RF, then spread these facilities out evenly across the city.

Resident Jonathan Shores

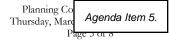
- Are there specific criteria for selecting the streets for the wireless communication facilities?
- Are the streets chosen by being on a grid or does the network pick them itself?

Resident Jane Osborne

- Los Altos is predominantly residential, city should not differentiate between local serving roads and other streets (collector, arterial, etc.); and
 - The World Health Organization suggests noise should not be more than 35 dbA for children, each 5 dBA increase impacts cognitive functions.

Resident Terri Couture

• Concerned about the noise impacts.



Resident Steven Aldrich

• Improvement to mobile networks is important and supports the change to improve cell signals.

Resident Carey Lai

- Utility pole picture presented is not accurate;
- What prevents carriers from using all the least desirable sites?
- What happens to the lawsuits once new ordinance is adopted?
- Impacts streets because poles are placed so close; and
- How many towers would fall within tier 1 and 2?

Resident Willem de Lange

- What about Mountain View allowances for people that live close to the border in Los Altos?
- His side yard is close to a utility pole, what is the intensity of the RF and impacts to health; and
- Concerned about noise impacts.

Resident Katherine Weller

- Collector streets are in residential areas as well. Concerned about classification of streets and preferences; and
- Concerned about health and noise.

Marc Ramish (AT&T)

- Concerns about some of the requirements with regards to the less preferred locations, but perhaps more of a technical feasibility requirement;
- Certain prohibitions have created challenges; and
- Concerned about application requirements.

Paul (Verizon)

- Ordinance should include all streets that are now excluded;
- Eliminate the prohibitions, 1,000-foot requirement, these should be preferences not prohibitions;
- Map based analysis should not be applied; and
- Should not dictate the system requirements.

STAFF RESPONSE

Consultant Lloyd Zola: Street comes from the General Plan Circulation Element and is the basis of the selection. Policy question on how the City Would like to structure street network categories.

Consultant Lloyd Zola: Carriers not necessarily looking at the street network, but their system needs.

Consultant Lloyd Zola: Cited the noise standards in the municipal code.

Consultant Lloyd Zola: Explained the ranking of streets, said streets in commercial zones are ranked differently and are more preferred.

Consultant Lloyd Zola: Pictures of facilities shown represent when better guidelines are adopted and better installation of facilities.

Consultant Lloyd Zola: Made the distinction between towers and other facilities.

Consultant Lloyd Zola: Went over the percentage of small cell nodes in preferred locations and showed an exhibit showing the proposed preferred and less preferred locations.

Consulting Attorney Deborah Fox: Noted the lawsuits post adoption and what will happen next. But they would advise the federal court that they do not need to make a determination because the new ordinance replaces the existing. Litigators would likely still move forward with litigation and ask that all previous applications be approved. Other motions in federal court have been pending for several months.

City Attorney Houston clarified some procedural issues and asked if there are any additional questions.

COMMISSION DISCUSSION

Commissioner Steinle recommended to continue because there is a lot of material that was submitted at the last minute.

<u>Action</u>: Upon a motion by Commissioner Steinle, seconded by Commissioner Mensinger, the Commission recommends continuance of the Wireless Communications Ordinance Amendment to the March 17, 2022 Planning Commission Meeting.

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

AYES: Chair Doran and Vice-Chair Mensinger, Commissioners Marek, Ahi and Steinle NOES: None

ABSENT: Bodner and Roche

3. <u>TM21-0002 – Navneet Aron - 705 Vista Grande Avenue</u>

A request for a tentative parcel map to subdivide a 26,708 square foot parcel at 705 Vista Grande Avenue into two lots. The proposed subdivision would create a 12,166 square-foot corner lot, a 11,120 square-foot interior lot, and dedication of the street frontage along Springer Road. A categorical exemption pursuant to Section 15315 (Class 15), Minor Land Divisions of the California Environmental Quality Act (CEQA) guidelines will be considered. *Project Planner: Golden*

Staff Presentation

Interim Planning Services Manager Golden presented the staff report recommending to the City Council approval of tentative parcel map application TM21-0002 to subdivide the property into two lots subject to the findings and conditions contained in the draft resolution. He noted late correspondence received.

City Attorney Houston noted that the project is subject to the Subdivision Map Act and Housing Accountability Act.

Commissioner Questions for Staff

Commissioner Steinle asked about the legal findings to approve or deny a project. City Attorney Houston said there would have to be evidence to deny a project based on findings.

Applicant Presentation

Applicant Navneet Aron with introduced the project.

Property owners Sandesh and Shikha Tawari gave some project background.

Applicant Navneet Aron provided a presentation, went over neighborhood outreach, and landscape screening.

Commissioner Questions for the Applicant None.

PUBLIC COMMENT

Resident Paul Rotche

- Concerns about privacy;
- Concerned about two-story structures and impacts on the neighborhood;
- Concerned about the density of development;
- Concerned about vehicles; and
- Concerned about removal of trees.

City Attorney Houston addressed the Commission noting that the application before them is just a subdivision application.

Resident Steve Aldrich

• Supports the project.

COMMISSION DISCUSSION

Motion to Approve:

<u>Action:</u> Upon motion by Vice-Chair Doran, seconded by Commissioner Mensinger, the Commission recommended approval to the City Council of tentative parcel map application TM21-0002 to subdivide the property into two lots subject to the findings and conditions contained in the draft resolution.

The motion was approved (6-0) by the following vote: AYES: Chair Doran and Vice-Chair Mensinger, Commissioners Marek, Ahi, Roche and Steinle NOES: None ABSENT: Bodner

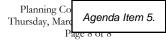
COMMISSIONERS' REPORTS AND COMMENTS None.

POTENTIAL FUTURE AGENDA ITEMS

Interim Planning Services Manager Golden gave an overview of future agenda items.

ADJOURNMENT

Chair Doran adjourned the meeting at 9:38 P.M.



Interim Planning Services Manager



Tree Inventory, Assessment, and Protection Report

14 Fourth Street Los Altos, CA 94022

Prepared for:

14 Fourth Street LLC

May 19, 2022 Revised August 4, 2022

Prepared By:

Richard Gessner

ASCA - Registered Consulting Arborist ® #496 ISA - Board Certified Master Arborist® WE-4341B



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This revision is a response to comment 16 provided by the City of Los Altos which is as follows:

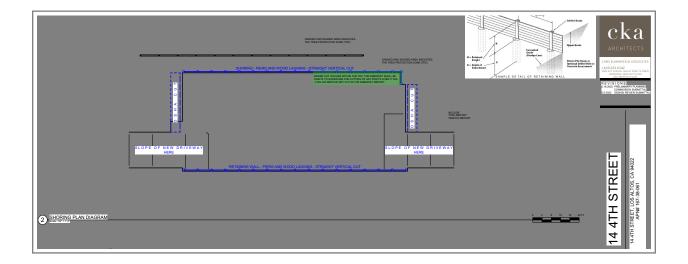
16. **Arborist Report.** Staff appreciates the provided arborist report. Please find the following comments for staff:

A. As recommended by the subject arborist, tree numbers shall be provided on the site plan and civil plans, consistent with the numbering in the arborist's report.

MCA: to be rectified by the design team an applicant.

B. Staff has concerned <sic> that the arborist did not fully considered <sic> impacts from the basement's excavation to the trees. As the requested excavation/shoring plan provided comments 5G.a above, the subject arborist shall update the arborist's report to discuss the tree protection measures from the excavation/shoring plan.

MCA: The applicant provided the A1.5 sheet and the shoring plan as provided below:







I have reviewed the plans regarding the proximity of the trenching and shoring adjacent to the trees.

I have suggested within the report in the "Expected Impacts", "Tree Protection" and "Recommendations" sections to pre-trench and selectively remove roots as necessary. TO reiterate Recommendation #4 states the following:

4. Pre-trench along the proposed soil cut adjacent to the trees (#4 and #5). Have an ISA Certified Arborist® observe the trenching and provide guidance to selectively remove any significant roots (roots greater than one inch in diameter (1") if encountered. Selective root removal requires pre-excavation, typically by hand or with a pneumatic excavating equipment such as an Air Spade®, Air Knife®, or similar tools. Selective removal allows for the roots to be exposed prior to cutting at the appropriate locations. This is the type of root removal that will need to occur at the building foundation. Roots greater than one inch in diameter should be pruned rather than left torn or crushed so as to leave "a clean flat surface with intact surrounding bark" (Costello, L., Watson, G., Smiley, E. T.. 2017).

Recommendations #1, #2, and #3 also include mulch to protect the soil surface, supplemental irrigation to help reduce impacts of potential root loss, and exclusionary fence where possible. Within the "Tree Protection Guidelines" there are provisions for root pruning, monitoring, and pre-construction meetings.

It is the responsibility of the owners or contractors to schedule meetings and monitoring and to adhere to the recommendations. The proposed shoring encroaches six and ten percent into the suggested TPZ and is not expected to compromise the health or integrity of the trees.

C. For the applicants information the tree protection will be further conditioned on the approval letter recommended by the City Council.

MCA: Understood.



Summary

The plans are to demolish the existing structure and construct four new residences. The inventory includes twelve trees comprised of six different species. The trees are located around the perimeter of the property and either on the street or adjacent sites except for a few. Six trees are in good condition, three fair, and three are in poor shape. One "Street Tree" is expected to be removed Chinese pistache (*Pistacia chinensis*) #2. The two coast redwoods (*Sequoia sempervirens*) (#4 and #5) along the north side of the property could be moderately to highly impacted and tree protection will be required. There is a privacy fence between the neighbor's trees and the proposed construction for #9, #10, #11, and #12 which is adequate protection. Mitigation aside from tree protection fence for this project will include exploratory trenching and selective root removal if necessary. Supplemental irrigation will be required. Coast redwoods #4 and #5 should have tree protection fence placed around them at the edge of the existing sidewalk and into the property where possible. Shoring techniques may be required to prevent over-excavation into the tree protection zone.

Introduction

Background

14 Fourth Street LLC asked me to assess the site, trees, proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy the City of Los Altos planning requirements. The plan is to renovate the existing house and create a few additions.

Assignment

- 1. Provide an arborist's report including an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings.
- 2. Provide tree protection guidelines, specifications, and impact ratings for those affected by the project.



Limits of the Assignment

- 1. No tree risk assessments were performed.
- 2. The information in this report is limited to the condition of the trees during my inspection on, April 29, 2022.
- 3. The plans reviewed for this assignment were as follows:

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic Map or A.L.T.A with tree locations				
Proposed Site Plan	02/16/2022	A1.0	Yes	CKA Architects
Demolition Plan				
Construction Staging				
Grading and Drainage	01/06/2021	C-1	Yes	Cliff Bechtel & Associates
Utility Plan and Hook-up locations	01/06/2022	C-1.1	Yes	Cliff Bechtel & Associates
Exterior Elevations				
Landscape Plan				
Irrigation Plan				
T-1 Tree Protection Plan				

Table 1: Plans Reviewed Checklist

Purpose and Use of the Report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners, owner's agents, and the City of Los Altos as a reference for existing tree conditions to help satisfy planning requirements.



Observations

Tree Inventory

The City of Los Altos Tree Ordinance Chapter 11.08 states protection criteria as the following:

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

The inventory includes twelve trees comprised of six different species. The trees are located around the perimeter of the property and either on the street or adjacent sites (Chart 1).

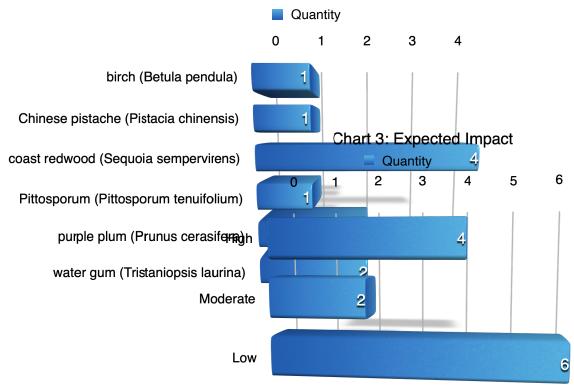


Chart 1: Species Distribution



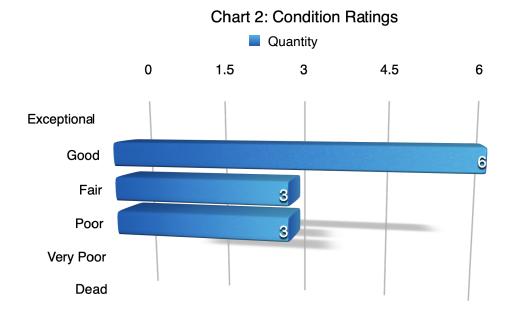
Discussion

Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three characteristics for a combined condition rating.

- 100% Exceptional = Good health and structure with significant size, location or quality.
- 61-80% Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% Dead/Unstable = Dead or imminently ready to fail.

Six trees are in good condition, three fair, and three are in poor shape including coast redwood #9, silk oak #10, and purple plum #12 all originating on adjacent properties (Chart 2).





Suitability for Preservation

A tree's suitability for preservation is determined based on its health, structure, age, species and disturbance tolerances.

- Good = Trees with good health, structural stability and longevity after construction.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, before, during, and after construction, and may have shorter life expectancy after development.
- Poor = Trees are expected to decline during or after construction regardless of management. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

The suitability for preservation is irrelevant in this circumstance because none of the trees are under control of the property owner (street trees and those on adjacent sites).

Expected Impact Level

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

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

One "Street Tree" is expected to be removed (#2). One pittosporum shrub (#3) in front of the building and the two water gum (#7 and #8) in back with trunk diameters less than four inches in diameter are to be removed. The two coast redwoods #4 and #5 along the north side of the property could be moderately to highly impacted and tree protection, pre trenching, shoring and selective root removal will be required (Chart 3).



The snapshot below indicates the proximity of trees #4 and #5 to the proposed building and soil cut (Image 1).

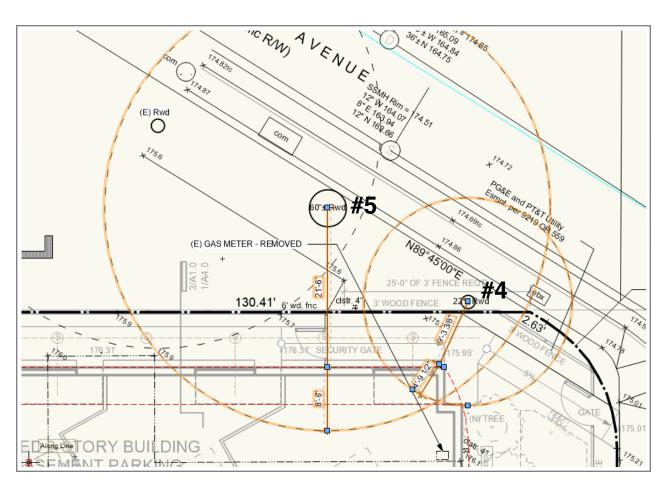


IMAGE 1: TREES #4 AND #5 IN RELATION TO THE PROPOSED CONSTRUCTION.



Tree Protection

The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. The TPZ can be determined by a formula based on species tolerance, tree age, and diameter at breast height (DBH) (Matheny, N. and Clark, J. 1998) (Fite, K, and Smiley, E. T., 2016) or as the drip line in some instances. Preventing mechanical damage to the main stems from equipment or hand tools can be accomplished by wrapping the trunk with straw wattle or bracing with timbers (Appendix D). Tree protection will focus on four protected trees.

There is a privacy fence between the neighbor's trees and the proposed construction for #9, #10, #11, and #12.

Coast redwoods #4 and #5 should have tree protection fence placed around them at the edge of the existing sidewalk and into the property where possible. Protecting the trees could require exploratory trenching along the proposed foundation adjacent to #4 and #5. Selective root removal may be necessary to accommodate the foundation. Due to the size of the trees and the close proximity it is not possible to obtain the typical tree protection zones of six to eighteen times the trunk diameter distances or more in radius. The ANSI A300 Part 5, 2019 Standard Practices (*Management of Trees and Shrubs During Site Planning, Site Development, and Construction*) states the following:

Section 55.1.3

The (Tree Protection Zone) TPZ radius should be 6-18 times the trunk diameter (DBH)

Section 55.1.4

When the minimum TPZ radius cannot be achieved, appropriate mitigation shall be recommended.

In accordance with the ANSI Standard, mitigation for this project will include exploratory trenching around the building perimeter, selective root removal if necessary. Supplemental irrigation will be required along with trunk protection.



Conclusion

The plans are to demolish the existing structure and construct four new residences. The inventory includes twelve trees comprised of six different species. The trees are located around the perimeter of the property and either on the street or adjacent sites except for a few. Six trees are in good condition, three fair, and three are in poor shape including coast redwood #9, silk oak #10, and purple plum #12 all originating on adjacent properties. One "Street Tree" #2 is expected to be removed. One pittosporum shrub #3 in front of the building and the two water gum #7 and #8 in back with trunks less than four inches in diameter are to be removed. The two coast redwoods #4 and #5 along the north side of the property could be moderately to highly impacted and tree protection, pre trenching, shoring and selective root removal will be required. There is a privacy fence between the neighbor's trees and the proposed construction for #9, #10, #11, and #12 which is adequate protection. In accordance with the ANSI Standard part 5, mitigation for this project will include exploratory trenching around the building perimeter if within 30 feet of the coast redwoods and selective root removal if necessary. Supplemental irrigation will be required along with trunk protection. Coast redwoods #4 and #5 should have tree protection fence placed around them at the edge of the existing sidewalk and into the property where possible. Shoring techniques and selective root removal may be required.



Recommendations

- 1. Place tree numbers and protection schemes on all the plans. Fence shall be placed around trees #4 and #5 (radius of 30 feet) where possible.
- 2. Place 2-4 inches of bark, wood chips, or course woody debris generated from tree pruning operations in the TPZ. Install supplemental irrigation in the TPZ of trees #4 and #5.
- 3. Install temporary irrigation or soaker hoses in the TPZs and provide supplemental watering during construction (Trees #4 and #5). Monitor watering times or amounts to ensure adequate soil saturation. (A 5/8" soaker hose requires about 200 minutes to deliver one inch of water to a garden. This number is affected by the length of the hose and the overall rate of flow from the faucet. A good rule of thumb is to expect about ½ GPM as a standard faucet flow rate.). Infrequent deeper watering is preferred and could be as much as 400 gallons per soaking.
- 4. Pre-trench along the proposed soil cut adjacent to the trees (#4 and #5). Have an ISA Certified Arborist® observe the trenching and provide guidance to selectively remove any significant roots (roots greater than one inch in diameter (1") if encountered. Selective root removal requires pre-excavation, typically by hand or with a pneumatic excavating equipment such as an Air Spade®, Air Knife®, or similar tools. Selective removal allows for the roots to be exposed prior to cutting at the appropriate locations. This is the type of root removal that will need to occur at the building foundation. Roots greater than one inch in diameter should be pruned rather than left torn or crushed so as to leave "a clean flat surface with intact surrounding bark" (Costello, L., Watson, G., Smiley, E. T.. 2017).
- 5. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line. Copy Appendix A, B, and D of the arborist report to the final set of plans, which will serve as part of the Tree Preservation Plan.
- 6. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.
- 7. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.



Bibliography

- American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2019. Print.
- Fite, Kelby, and Edgar Thomas. Smiley. *Managing trees during construction*, second edition. Champaign, IL: International Society of Arboriculture, 2016.
- ISA. *Guide For Plant Appraisal 10th Edition*. Savoy, IL: International Society of Arboriculture, 2018. Print.
- Matheny, Nelda P., Clark, James R. Trees and development: A technical guide to preservation of trees during land development. Bedminster, PA: International Society of Arboriculture1998.
- Smiley, E, Matheny, N, Lilly, S, ISA. *Best Management Practices: Tree Risk Assessment:* International Society of Arboriculture, 2017. Print



Glossary of Terms

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line: Imaginary line defined by the branch spread or a single plant or group of plants.

Form: describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

Health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

Straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.

Structural evaluation: focused on the crown, trunk, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

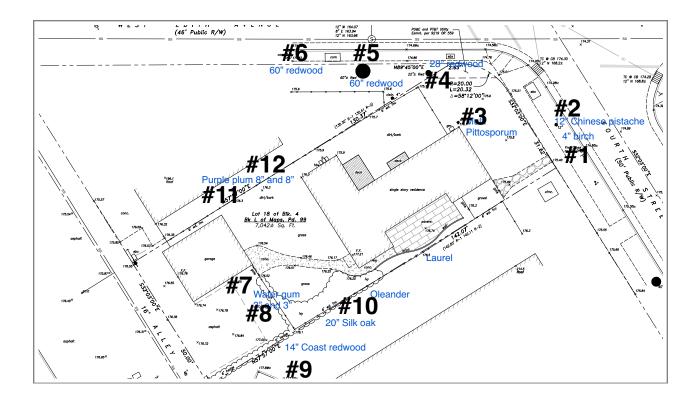
Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

Trunk: Stem of a tree.



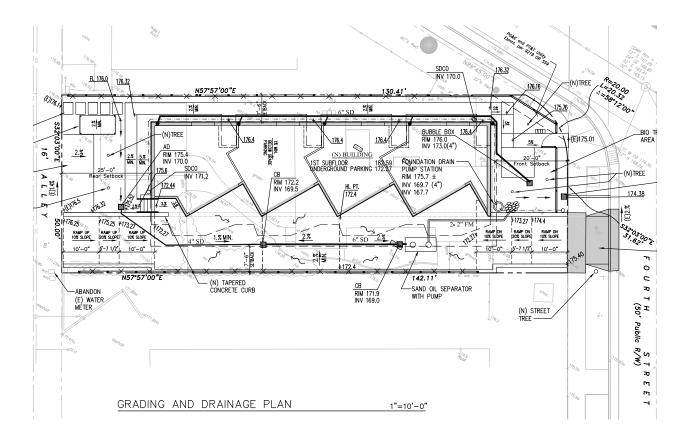
Appendix A: Tree Locations and Proposed Plan A1: Tree Locations

Tree locations not survey accurate.





A2: Proposed Site Plan C-1





Appendix B: Tree Inventory and Assessment Tables

Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Expected Impact	Ordinance Protected Tree	TPZ Radius (ft.)/Plan
birch (<i>Betula pendula</i>)	1	4	Good	Low	Yes (Street Tree)	2
Chinese pistache (<i>Pistacia chinensis</i>)	2	12	Good	High	Yes (Street Tree)	Remove
Pittosporum (<i>Pittosporum</i> <i>tenuifolium</i>)	3	Multi - 4	Good	High	No	Remove
coast redwood (<i>Sequoia sempervirens</i>)	4	28	Good	Moderate	Yes	14
coast redwood (<i>Sequoia sempervirens</i>)	5	60	Fair	Moderate	Yes	30
coast redwood (<i>Sequoia sempervirens</i>)	6	60	Fair	Low	Yes	30
water gum (<i>Tristaniopsis</i> <i>Iaurina</i>)	7	3	Good	High	No	Remove
water gum (<i>Tristaniopsis</i> <i>laurina</i>)	8	3	Good	High	No	Remove
coast redwood (<i>Sequoia sempervirens</i>)	9	14	Poor	Low	Yes	7
silk oak (<i>Grevillea</i> <i>robusta</i>)	10	20	Poor	Low	Yes	10
purple plum (<i>Prunus cerasifera</i>)	11	8	Fair	Low	No	4
purple plum (<i>Prunus cerasifera</i>)	12	8	Poor	Low	No	4

Table 2: Tree Inventory Summary



Appendix C: Photographs C1: Street Tree #2, Pittosporum #3, and Coast Redwood #4





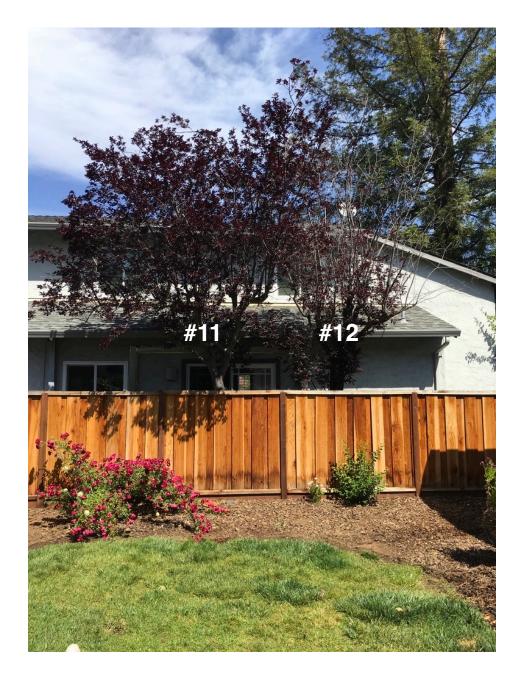
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C2: Coast Redwood #9 and #10



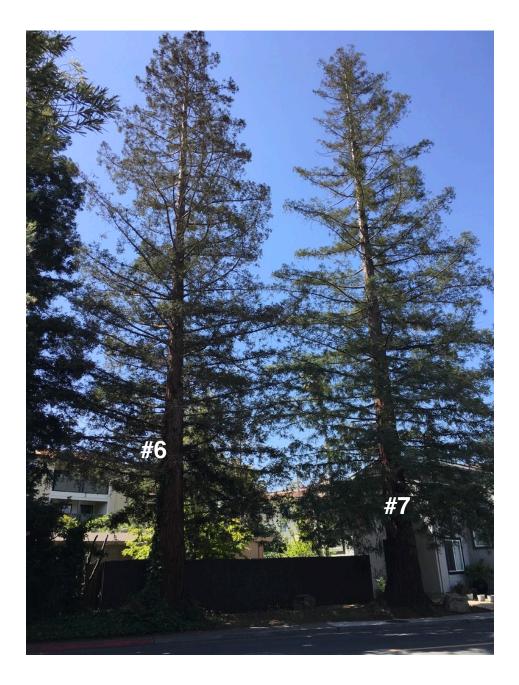


C3: Plums #11 and #12





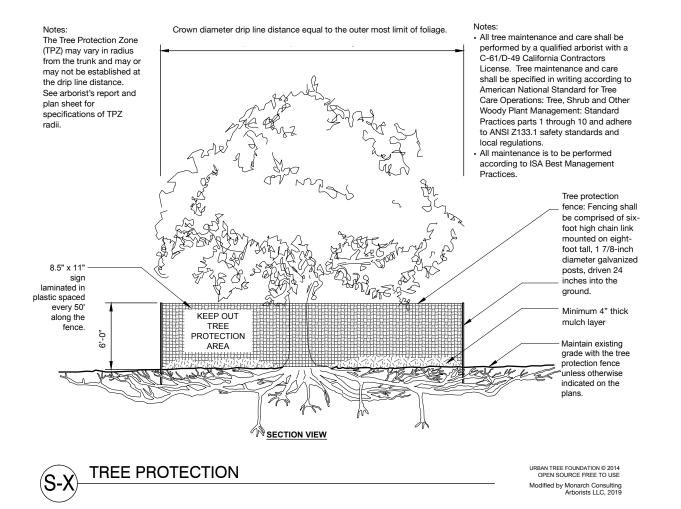
C4: Coast Redwoods #6 and #7





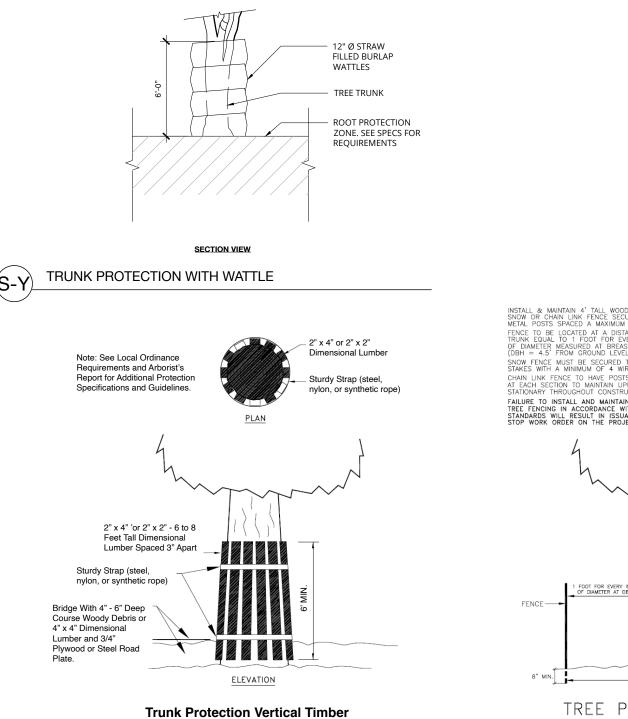
Appendix D: Tree protection specifications

Plan Sheet Detail S-X





Plan Sheet Detail S-Y



Detail



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11.08.120 - Tree protection during construction.

Protected trees designated for preservation shall be protected during development of a property by compliance with the following, which may be modified by the planning director:

- A. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. The fence shall be a minimum of four feet in height and shall be set securely in place. The fence shall be of a sturdy but open material (i.e., chainlink), to allow visibility to the trunk for inspections and safety. There shall be no storage of any kind within the protective fencing.
- B. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the planning director.
- C. Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a tree (the root system generally extends to the outermost edges of the branches).
- D. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
- E. No signs, wires, or any other object shall be attached to the tree.

(Ord. 07-314 § 2 (part); prior code § 10.2.26513)

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.

Pre-Construction Meeting with the Project Arborist

Tree protection locations should be marked before any fencing contractor arrives.

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.



Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions. Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.



Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing

If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified in writing according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix E).



Appendix E: Tree Protection Signs E1: English

This Fence Shall not be moved withour **Only authorized personne** Zone WARNING Lee approval

Project Arborist

may enter this area



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E2: Spanish

⁻reteiid **CUIDAD**(Zona

autorizad Esta cerca no sera removida sin entrara en esta area Solo personal aprobacion

Tree Inventory, Assessment, and Protection Report



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner

phuhad of Mesones

ASCA Registered Consulting Arborist® #496 ISA Board Certified Master Arborist® WE-4341B



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