



ZONING ADMINISTRATOR MEETING AGENDA

4:00 PM - Wednesday, June 07, 2023

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

Members of the Public may call (253) 215-8782 to participate in the conference call (Meeting ID: 873 3769 6484 or via the web at https://tinyurl.com/5n7kavkt with Passcode: 172759). Members of the Public may only comment during times allotted for public comments and public testimony will be taken at the direction of the Zoning Administrator. Members of the public are also encouraged to submit written testimony prior to the meeting at ZAPublicComment@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

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

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

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

1. Zoning Administrator Meeting Minutes

Approval of the FINAL minutes of the regular meeting of May 17, 2023.

PUBLIC HEARING

2. SC22-0001 - Anat Sokul - 1000 Crooked Creek Drive

Design Review for a new 4,906 square-foot two-story single-family residence. This project is categorically exempt from environmental review under Section 15303 ("New Construction or Conversion of Small Structures") of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

ADJOURNMENTSPECIAL NOTICES TO PUBLIC

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

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

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

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



ZONING ADMINISTRATOR MEETING AGENDA

4:00 PM - Wednesday, May 17, 2023

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

CALL MEETING TO ORDER

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

ESTABLISH QUORUM

PRESENT: Zoning Administrator Zornes

STAFF: Senior Planner Golden

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR.

1. **Zoning Administrator Meeting Minutes**

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

Action: Zoning Administrator Zornes approved meeting minutes for regular meeting of May 3, 2023.

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

AYES: Zornes

NOES: None

PUBLIC HEARING

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

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

STAFF PRESENTATION

Senior Planner Golden presented the staff report recommending approval of design review application SC22-0033 subject to the listed findings and conditions.

PUBLIC COMMENT

None.

Zoning Administrator Zornes closed the public comment period.

Action: Zoning Administrator Zornes approved design review application SC22-0033 per the staff report findings and conditions.

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

AYES: Zornes

NOES: None

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

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

STAFF PRESENTATION

Senior Planner Golden presented the staff report recommending approval of design review application SC22-0036 subject to the listed findings and conditions.

PUBLIC COMMENT

None.

Zoning Administrator Zornes closed the public comment period.

Action: Zoning Administrator Zornes approved design review application SC22-0036 per the staff report findings and conditions.

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

AYES: Zornes

NOES: None

ADJOURNMENT

Zoning Administrator Zornes adjourned the meeting at 4:09 PM.

Nick Zornes
Zoning Administrator



TO: Nick Zornes, Zoning Administrator
FROM: Sean Gallegos, Senior Planner
SUBJECT: SC22-0001 – 1000 Crooked Creek Drive

RECOMMENDATION

Approve design review application SC22-0001 for the construction of a new 4,928 square foot, two-story house subject to the listed findings and conditions of approval and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (“New Construction or Conversion of Small Structures”).

BACKGROUND

Project Description

- Project Location: 1000 Crooked Creek Drive, on the west side of Crooked Creek Drive at the terminus of Robinhood Lane
- Lot Size: 23,087 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: Two-story house

The proposed project includes the demolition of an existing two-story house and replacement with a new two-story house with 3,125 square feet on the first story and 1,803 square feet on the second story (see Attachment A – Project Plans). The new residence features a neo-eclectic architectural style that combines decorative techniques from different architectural styles. The design incorporates elements of a ranch house, with its simple massing and hipped roof architectural features, stripped-down details and practical aesthetic, and contemporary architecture, as seen in its use of a flat roof at the front entry and minimalistic details. This blend of styles creates a cohesive design that strikes a balance between tradition and modernity. The exterior materials include a standing seam metal roof, flat stucco siding, wood vertical siding, limestone, and composite-framed windows and doors.

The proposed design of the residence maintains the front façade with garage entry facing Crooked Creek Drive. The driveway will not exceed 50% of the required front yard area.

The subject property has 15 trees, 12 of which are classified as protected trees under the City's Tree Protection Regulations. Of the 12 protected trees, tree numbers 6, and 8 to 16 are slated to remain, while tree numbers 4, 5 and 7 will be removed. The arborist report found the Ginkgo tree (No. 4), Chinese Elm tree (No. 5) and Bay Tree (No. 7) are in fair health. The decision to remove these trees is based on criteria No. 3, which allows for tree removal for economic or aesthetic reasons related to

property enjoyment. Overall, the preservation of 9 protected trees and the removal of 3 protected trees comply with the Tree Protection Regulations and are intended to balance the site’s existing tree canopy and proposed redevelopment consistent with the City’s standards.

ANALYSIS

Design Review

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

	Existing	Proposed	Allowed/Required
COVERAGE:	2,504 square feet	3,557 square feet	6,926 square feet
FLOOR AREA:			
1st Floor	2,504 square feet	3,125 square feet	
2nd Floor	450 square feet	1,803 square feet	
Total	2,954 square feet	4,928 square feet	5,058 square feet
SETBACKS:			
Front	26.2 feet	25 feet	25 feet
Rear	47.1 feet	45.1 feet	25 feet
Right side(1 st /2 nd)	32.5 feet/32.5 feet	10 feet/25 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	10 feet/20.3 feet	10 feet/65 feet	10 feet/17.5 feet
HEIGHT:	18.1 feet	26.1 feet	27 feet

The project also includes a 489 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 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. The guidelines recommend integration of design elements, materials, and scale found within the neighborhood's Diverse Character, while still retaining its own distinctive design integrity. The proposed design aligns with this recommendation and is thoughtfully crafted to ensure compatibility with the surrounding properties. By incorporating elements that resonate with the neighborhood, the design achieves a harmonious balance between honoring the existing character and introducing its own unique architectural identity.

The neighborhood context map, found on Sheet A-1. A of the plan set, offers a comprehensive visual depiction of the neighborhood's physical attributes, encompassing boundaries, streets, buildings, and natural elements. The streetscape elevations featured on Sheet A-R present a detailed representation of the proposed residence, which provides a greater understanding of architectural style, scale, and overall compatibility with the surrounding homes.

The design guidelines and design review findings require designs to minimize the bulk of the structure. The proposed use of stucco, stone siding, and wooden veneer rainscreen material on the first story visually breaks down the massing of the first story, while horizontal siding and wooden veneer rainscreen material soften and reduce the appearance of bulk at the second story. The use of different materials on the exterior of the building also helps to break down the massing and create a more visually interesting façade.

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

The low-pitched 3:12 roof and its hipped roof form play a vital role in minimizing the perceived bulk of the structure. Additionally, the first-story roof form, along with the horizontal eave line, effectively breaks up the wall plane, adding visual interest and preventing a monolithic appearance. Moreover, the carefully considered articulation and roof forms at the second story contribute to further breaking down the massing of the building into smaller, distinct portions making the building visually interesting and less bulky.

The 26.1-foot height of the proposed house remains consistent with the scale of neighboring residences, contributing to a harmonious streetscape. In a neighborhood characterized by one-story houses ranging from 14 to 17 feet in height and two-story houses ranging from 22 to 26 feet, the proposed height is slightly below the maximum allowable limit of 27 feet. This deliberate adherence to the height regulations ensures that the building seamlessly integrates into the existing neighborhood fabric without standing out or compromising the overall character of the area.

The Residential Design Guidelines recommend minimizing the use of tall or two-story design elements, including two-story entryways. However, in this particular design proposal, the applicant and staff have worked together to improve the fenestration sizes, shapes, and configurations of the two-story entryway. To further mitigate the perceived bulkiness while still maintaining an inviting entrance that aligns with the residential guidelines, the applicant has incorporated a flat roof above the entry doorway visually breaking up the entryway. These refinements have resulted in a design that integrates more harmoniously within the guidelines while offering an inviting and visually appealing entrance.

There are limited views towards the rear of the site that are attributed to the downslope context and existing mature trees and vegetation. However, views towards the sides of the property are also limited due to mature trees and vegetation. The photographs on Sheet A-2.2.1 of the plan set provide a comprehensive visual representation of these restricted off-site views. Following a thorough evaluation, the deck placement and off-site views have been found satisfactory by staff, ensuring a reasonable level of privacy will be preserved.

New trees will be planted in the front yard for further bulk reduction of the house, and existing trees (Nos. 6, and 8 to 16) will be kept. The landscaping plan will comply with the Water Efficient

Landscape Ordinance, which requires water-efficient landscaping for new residences with landscaping over 500 square feet.

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

ENVIRONMENTAL REVIEW

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

PUBLIC NOTIFICATION AND CORRESPONDENCE

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

The applicant sent out letters to 9 neighbors in the immediate area. No comments from neighbors have been received by staff as of the writing of this report.

Attachment:

- A. Project Plans

Cc: Anat Sokol, Sokol Design Inc., Applicant/Designer
 Tal Friedman, Property Owner

FINDINGS

SC22-0001 1000 Crooked Creek 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 residence complies with all provision of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed house maintains a consistent finished floor elevation and orientation on the lot, aligning with the existing house. It also adheres to the permissible limits for floor area, lot coverage, and height as stipulated by the applicable regulations, such as the LAMC Chapter 14.06. Furthermore, the design meets the daylight plane requirement, ensuring adequate access to natural light in accordance with the regulations. The proposed house complies with the Residential Design guidelines to ensure its appropriate placement and adherence to the specified design guidelines.
- 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 existing trees on the property, which are protected by city ordinance, are planned to be retained as part of the proposed project. There will be no significant alterations to the grade or removal of soil during the construction of the residence. In terms of landscaping, the proposed plan aligns with the surrounding neighborhood by incorporating new trees, shrubs, and ground cover that complement the existing environment. This approach ensures the preservation of the natural elements and contributes to the overall aesthetics and character of the 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 features such as a low-scale design, horizontal eave lines, stone veneer, horizontal siding, and roof forms that effectively break up the massing and minimize excessive bulk. The first- and second-story roof forms, along with the horizontal eave line, add visual interest and prevent a monolithic appearance by creating distinct sections. The wall plate heights of 9.5 feet for the first story and 8.5 feet for the second story reduce the overall appearance of 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 effectively incorporates elements of both ranch house architecture, characterized by its simplistic massing, hipped roof features, and practical aesthetic, as well as contemporary design principles, seen in the use of a flat

roof at the front entry and minimalistic detailing. The design features durable and high-quality architectural elements, including a standing seam metal roof, flat stucco siding, wood vertical siding, limestone accents, and composite-framed windows and doors. The building's size and scale have been carefully considered to align with the neighborhood, ensuring compliance with building height standards.

- 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 location of the house on the site is relatively flat and has incorporated softscape and hardscape surfaces into the plan and 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

SC22-0001 1000 Crooked Creek Drive

GENERAL

1. Expiration

The Design Review Approval will expire on June 7, 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 April 22, 2023, except as may be modified by these conditions.

3. Encroachment Permit

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

4. Protected Trees

Tree Nos. 6, and 8 to 16, as shown on Sheet A-1-1.1.2 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director. The tree protection plan outlined in the arborist report (Urban Tree Management, dated 10/25/22) shall be incorporated into the building permit plans and implemented before and during construction.

5. New Fireplaces

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

6. Landscaping

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

7. Underground Utility and Fire Sprinkler Requirements

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

8. Indemnity and Hold Harmless

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

failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

9. Conditions of Approval

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

10. Water Efficient Landscape Plan

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

11. Tree Protection Note

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

12. Reach Codes

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

13. Green Building Standards

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

14. Outdoor Condensing Units

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

15. Storm Water Management

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

16. California Water Service Upgrades

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

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

17. Underground Utility Location

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

18. Tree Protection

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

19. School Fee Payment

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

PRIOR TO FINAL INSPECTION

20. Landscaping Installation and Verification

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

21. Green Building Verification

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

project north 

1000 Crooked Creek Dr Los Altos, CA

Assessor's Parcel No: # 342-10-032
 Name of owner: Tal Fridman
 Contact Person: anat sokol Phone: (408)5061229
 ZONING : R1-10
 LOT SIZE: 23,087 SQ. FT.

1 ZONING COMPLIANCE

LOT COVERAGE:	EXISTING SF.	PROPOSED SF.	ALLOWED/REQUIRED
MAIN HOUSE:	2,504 SF	3,557 SF	30% X 23,087=6,926
ADU:		489 SF	850 SF
FLOOR AREA:			
FIRST FLOOR HOUSE:	2,504 SF	3,125 SF	(23,087-11,000=12,087 X .10%=1,208
SECOND FLOOR HOUSE:	450 SF	1,803 SF	1,208 + 3,850 =5,058 SF
TOTAL:	2,954 SF	4,928 SF	
TOTAL FAR ADU:		489 SF	850 SF
SETBACKS:			
MAIN HOUSE:			
FRONT	26.20 FT.	25.00 FT.	25.00 FT.
REAR	47.10 FT.	45.10 FT.	25.00 FT.
RIGHT SIDE (INTERIOR SIDE) FIRST FLOOR	32.60 FT.	10.00 FT.	10.00 FT.
RIGHT SIDE (INTERIOR SIDE) SECOND FLOOR	32.60 FT.	22.50 FT.	17.50 FT.
LEFT SIDE (INTERIOR SIDE) FIRST FLOOR	10.00 FT.	10.00 FT.	10.00 FT.
LEFT SIDE (INTERIOR SIDE) SECOND FLOOR	20.30 FT.	65.00 FT.	17.50 FT.
ADU			
FRONT	26.20 FT.		25.00 FT.
REAR	59.20 FT.		25.00 FT.
RIGHT SIDE (INTERIOR SIDE)	75.20 FT.		10.00 FT.
LEFT SIDE (INTERIOR SIDE)	10.00 FT.		10.00 FT.
HIGHT			
	18.1 FT.	26.1 FT.	27.00 FT.
SQUARE FOOTAGE BREAKDOWN			
	EXISTING SF.	CHANG IN	TOTAL PROPOSED SF.
HABITUAL LIVING AREA: HOUSE:	2,442 SF	+1,910 SF	4,352 SF
GARAGE AREA:	512 SF	+64 SF	576 SF
TOTAL HABITABLE AREA ADU:	0 SF	+489 SF	489 SF

PROJECT DESCRIPTION:
 THE PROJECT WILL INCLUDE ADDITION TO EXISTING 2 STORY HOUSE.
 REMODEL AND ADDITION AREA WILL INCLUDE: KITCHEN, DINING ROOM 3 BEDROOM, FAMILY ROOM, MASTER BED ROOM AND BATHROOMS.
 NEW CONSTRUCTION TO INCLUDE FOUNDATION WITH CRAWLSPACE WITH RAISED FLOOR WALL AND ROOF FRAMING PER STRUCTURAL PLAN.
 Sprinklers - Yes: Throughout the house including Garage.
 Deferred Submittal: Fire sprinklers and any other deferred submittal item required by the city of Los Altos will be submitted on a deferred submittal . CRC Sec 313.2
 Any damage right-of-way infrastructure and otherwise displaced curb and gutter shall be removed and replaced as directed by the City or his designee. Contractor shall coordinate with Public work Department at (650) 947-2680.

2 PROJECT DATA:

1. PARCEL NO: # 342-10-032
 YEAR BUILT: 1950
 LOT AREA: 23,087 SF
 ZONING: R1-10
 TYPE OF CONSTR: VB
 GROUP OCCUPANCY: R2

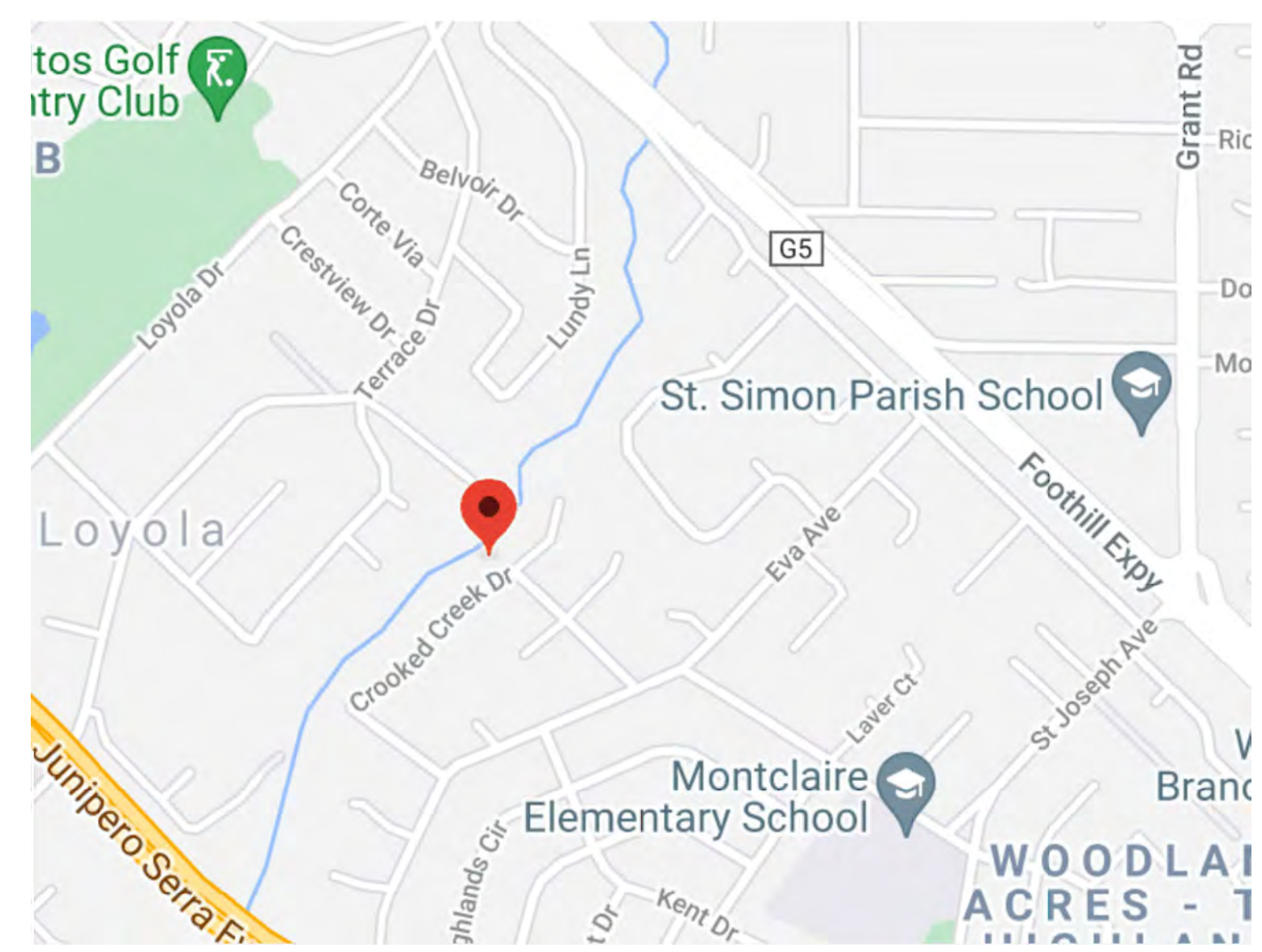
RESIDENTIAL PLAN: SOKOL DESIGN INC 408-5061229
 DESIGN : ANAT SOKOL 4085061229
 STRUCTURAL ENGINEER: BETTA GROUP
 ASHUR ABBASI: 4088886617
 FRI ENERGY CONSULTANT LLC
 TITLE 24 REPORT
 NICK BIGNARDI 4088661853
 GREEN CIVIL ENGINEERING,INC
 1(650)888-5937

4 SHEET NUMBER

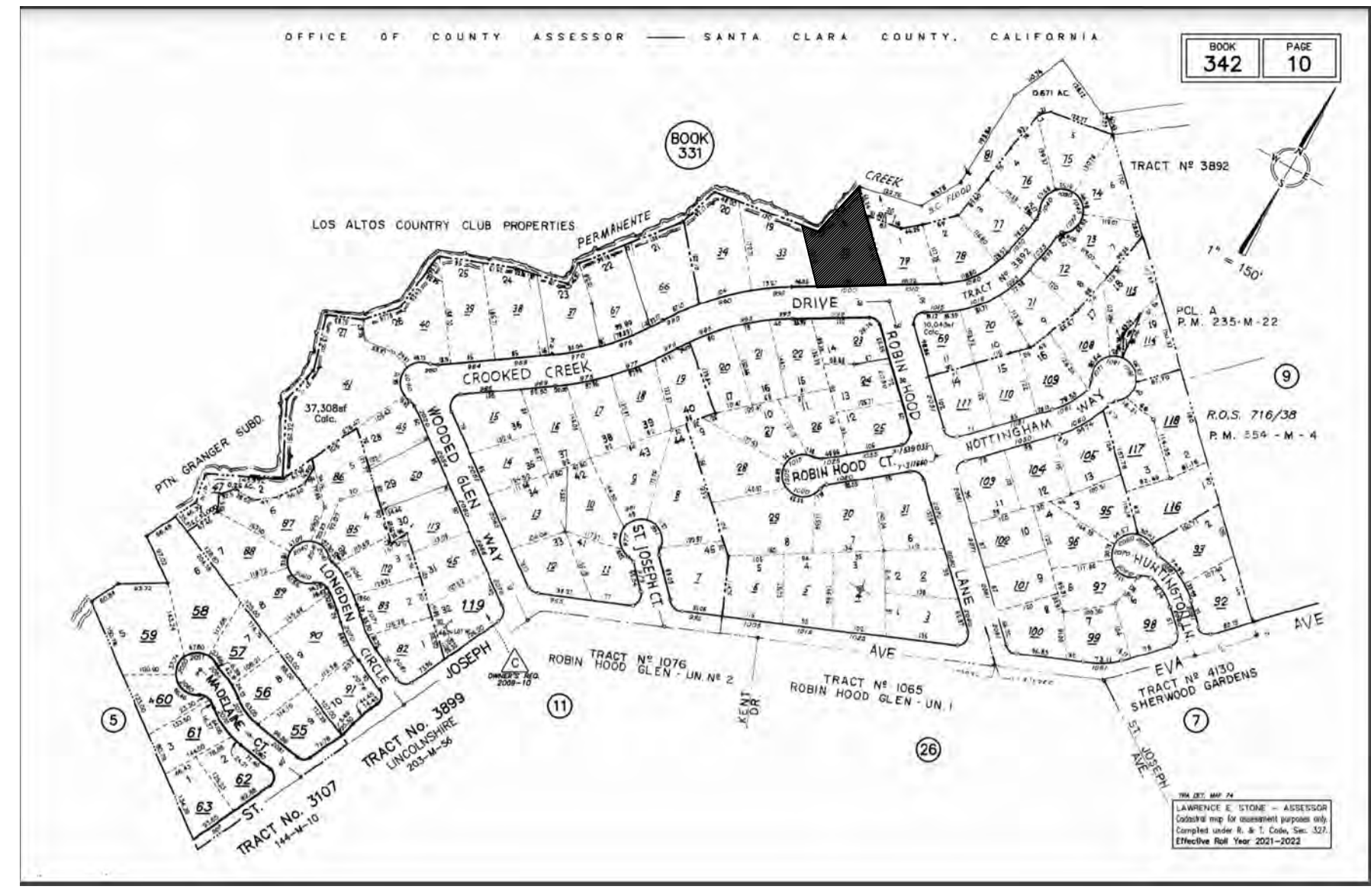
- A-1.0 Cover sheet
- A-1.A Neighborhood Context Map
- A-R Rendering Elevation
- A-M MATERIAL BOARD
- A-1.1 Floor area and coverage calculation diagram
- A-1.1.2 Site plan
- A-2.0 Demolition plan
- A-2.1 Existing plan
- A-2.2 A-2.2.1 proposed floor plan first and second floor
- A-3.0 A-3.1 Existing and Proposed Roof plan
- A-4.1.1, A-4.1.2 A-4.1.3, A-4.1.4 Proposed elevation plan
- A-5.1 Building section
- A-8.1 MECHANICAL PLAN - TYPICAL DETAIL
- C1-C4 survey map
- L1-L2 grading and drainage plan
- L1-L2 landscape plan
- ARBORIST REPORT

3 APPLICABLE CODE LIST

All work described herein shall comply with the latest building construction codes as adopted or amended by the California CRC Sec. R106.1.1,
 California Fire Code 2019 Edition
 California Building Code 2019 Edition
 California Residential Code 2019 Edition
 California Mechanical Code 2019 Edition
 California plumbing Code 2019 Edition
 and the Town of Atherton Municipal Code
 California Electrical Code 2019 Edition
 California Green Building Standards 2019 Edition (Title 24)
 Energy Efficiency Standards 2019 Edition (Title 24)



5 VICINITY MAP



8 PARCEL MAP

GENERAL NOTE:
PROJECT COVER SHEET

ADDITION AND REMODEL FOR:
Tal Friedman RESIDENCE
1000 Crooked Creek Dr
LOS ALTOS, CA

Date	Jan 14 2021
Scale	AS SHOWN
Sheet	A-1

SOKOL DESIGN INC
 Email: anat Sokol@yahoo.com
 Office: 408 735 7860
 Cell: 408 506 1229

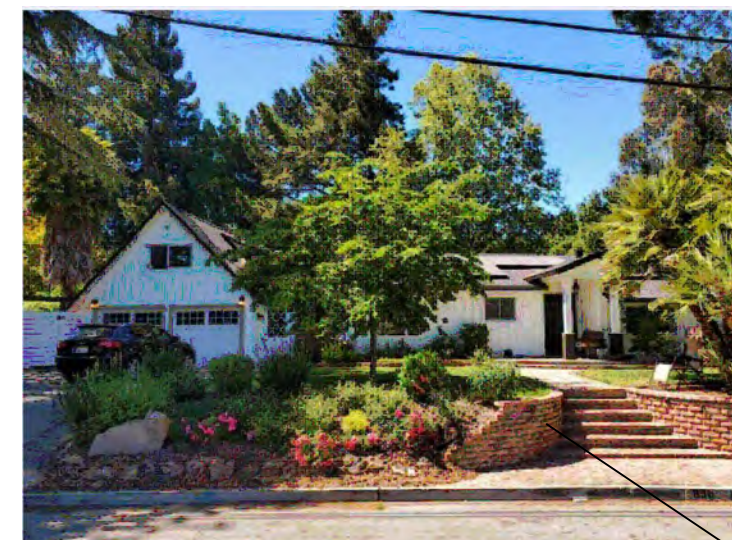
ISSUANCES:

No	Description	Date
1.	PLANNING APPROVAL	
2.	BUILDING SUBMITTAL	

CHECKED BY: _____ CHECKER



**1020 CROOKED CREEK
TWO STORY HOUSE**



**996 CROOKED CREEK
TWO STORY HOUSE**



**990 CROOKED CREEK
TWO STORY HOUSE**



**993 CROOKED CREEK
ONE STORY HOUSE**



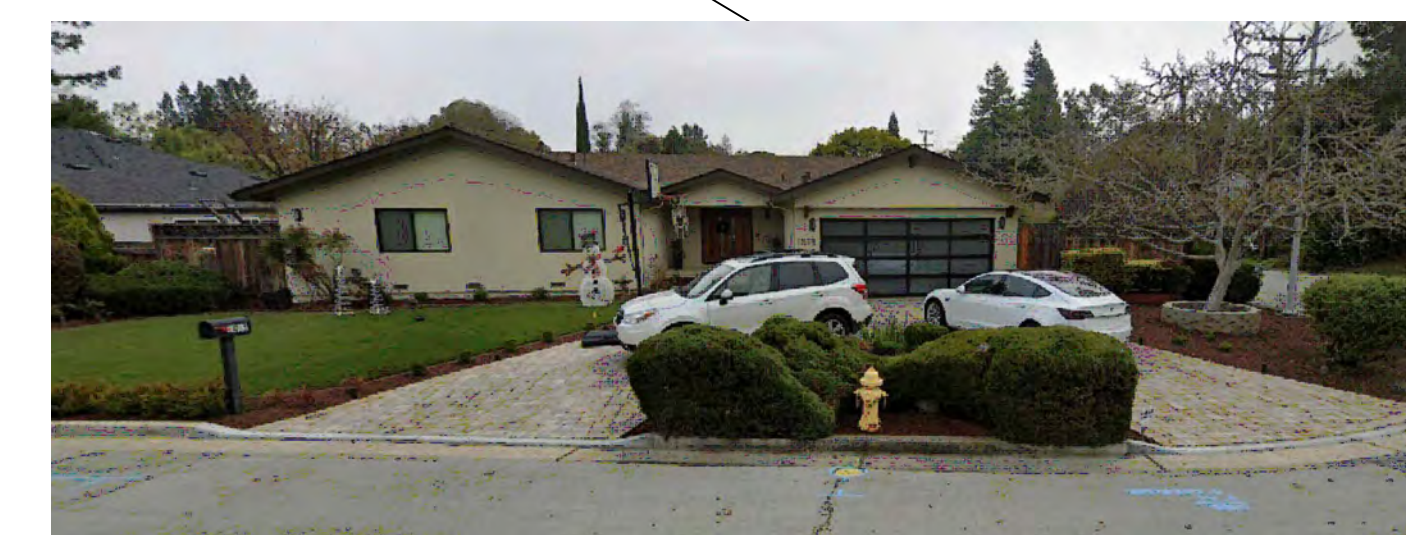
**995 CROOKED CREEK
ONE STORY HOUSE**



**2050 Robin Hood Ln
ONE STORY HOUSE**



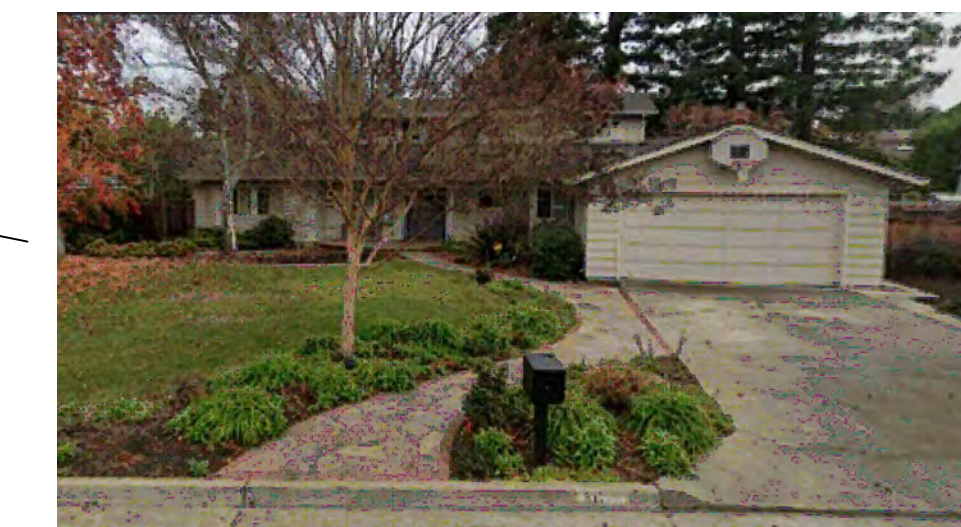
**999 CROOKED CREEK
ONE STORY HOUSE**



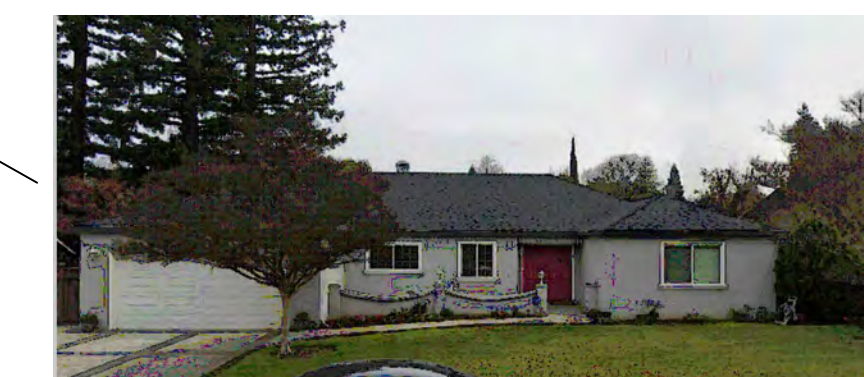
**1015 CROOKED CREEK
ONE STORY HOUSE**



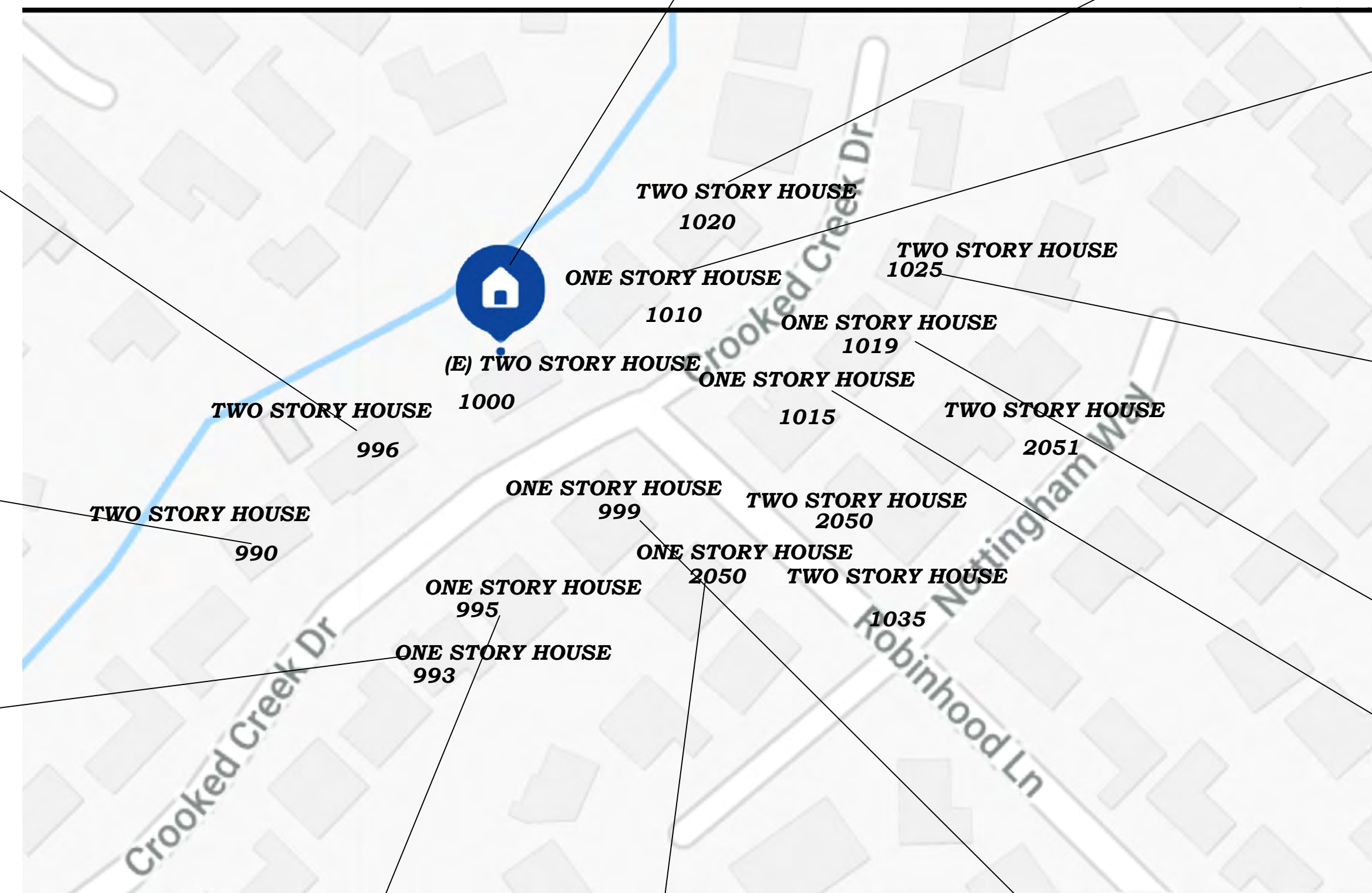
**1010 CROOKED CREEK
ONE STORY HOUSE**



**1025 CROOKED CREEK
TWO STORY HOUSE**



**1019 CROOKED CREEK
ONE STORY HOUSE**



GENERAL NOTE:

NEIGHBORHOOD CONTEXT MAP

ADDITION AND REMODEL FOR:

**Tal Friedman RESIDENCE
1000 Crooked Creek Dr
LOS ALTOS, CA**

Date	Jan 14 2021
Scale	AS SHOWN
Sheet	A-1.A

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Email: anatsokol@yahoo.com
Office: 408 735 7860
Cell: 408 506 1229

ISSUANCES:

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1.	PLANNING APPROVAL	
2.	BUILDING SUBMITTAL	

CHECKED BY: _____ CHECKER



1 FRONT SOUTH FACADE



2 FRONT SOUTH EAST FACADE



3 FRONT SOUTH WEST FACADE



4 REAR NORTH FACADE



5 REAR/WEST SIDE FACADE



6 REAR /EAST SIDE FACADE

GENERAL NOTE:
RENDERING IMAGES

ADDITION AND REMODEL FOR:
Tal Friedman RESIDENCE
1000 Crooked Creek Dr
LOS ALTOS, CA

Date	Jan 14 2021
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Sheet	A-R

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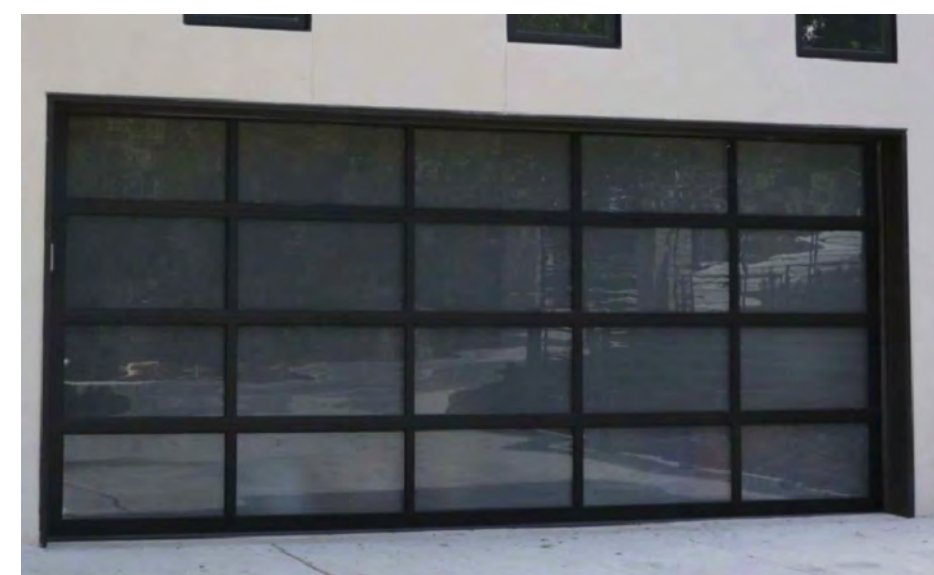
GENERAL NOTE:
MATERIAL BOARD

ADDITION AND REMODEL FOR:
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1000 Crooked Creek Dr
LOS ALTOS, CA

Date	Jan 14 2021
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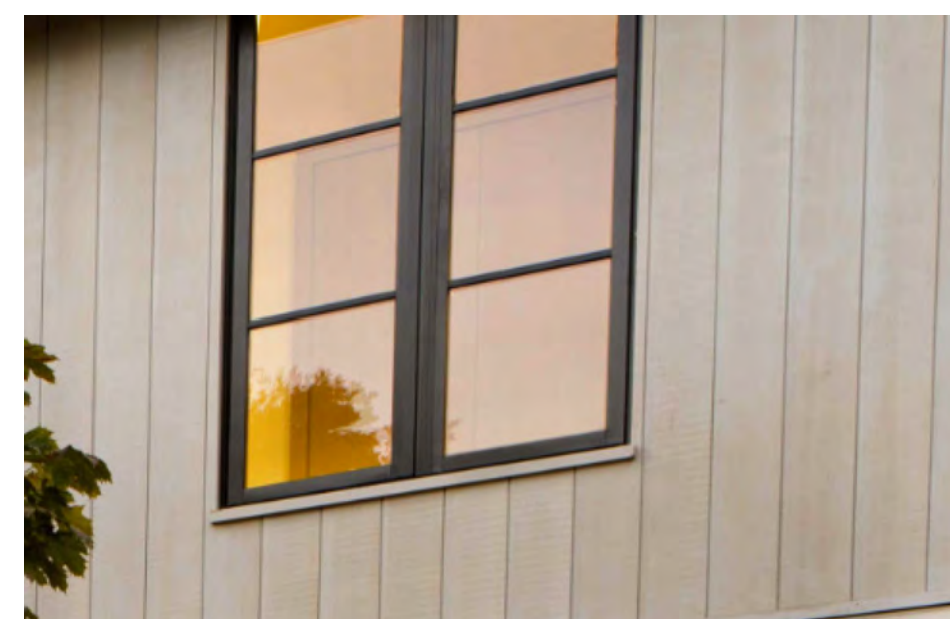
GARAGE DOOR:
ALUMINUM AND GLASS



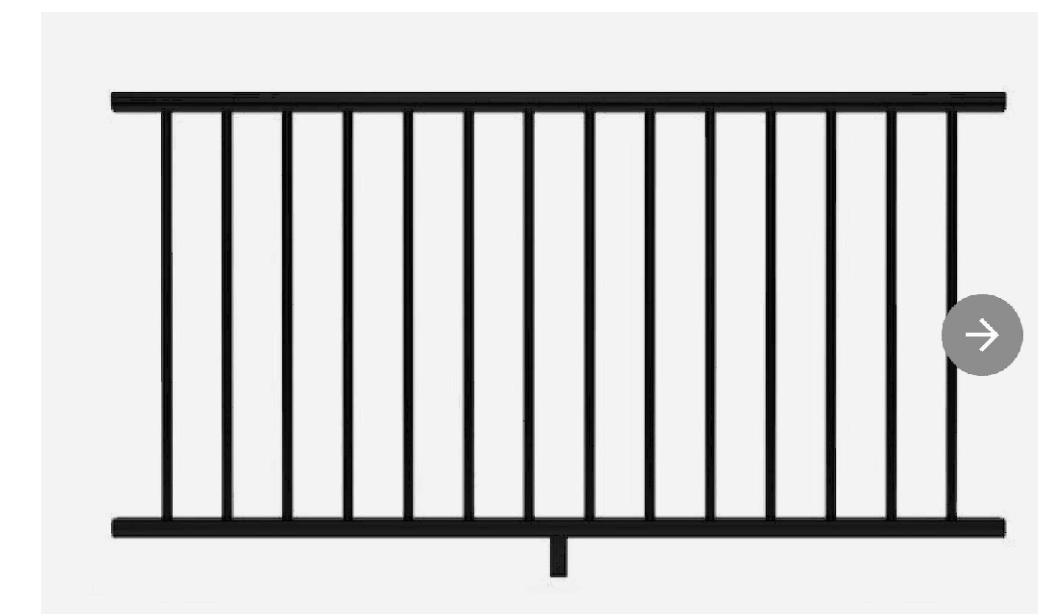
Window:
Window color: Dark bronze
Made of innovative Fibrex® composite material



wood side:
4" matt clear Beige stain finish



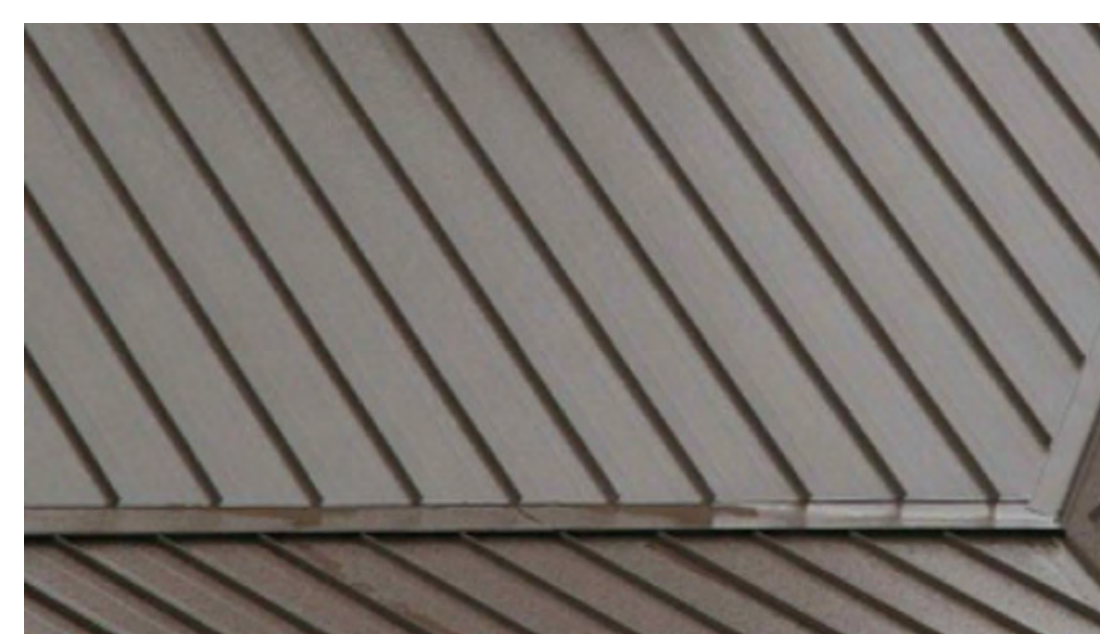
36-in Black aluminum railing



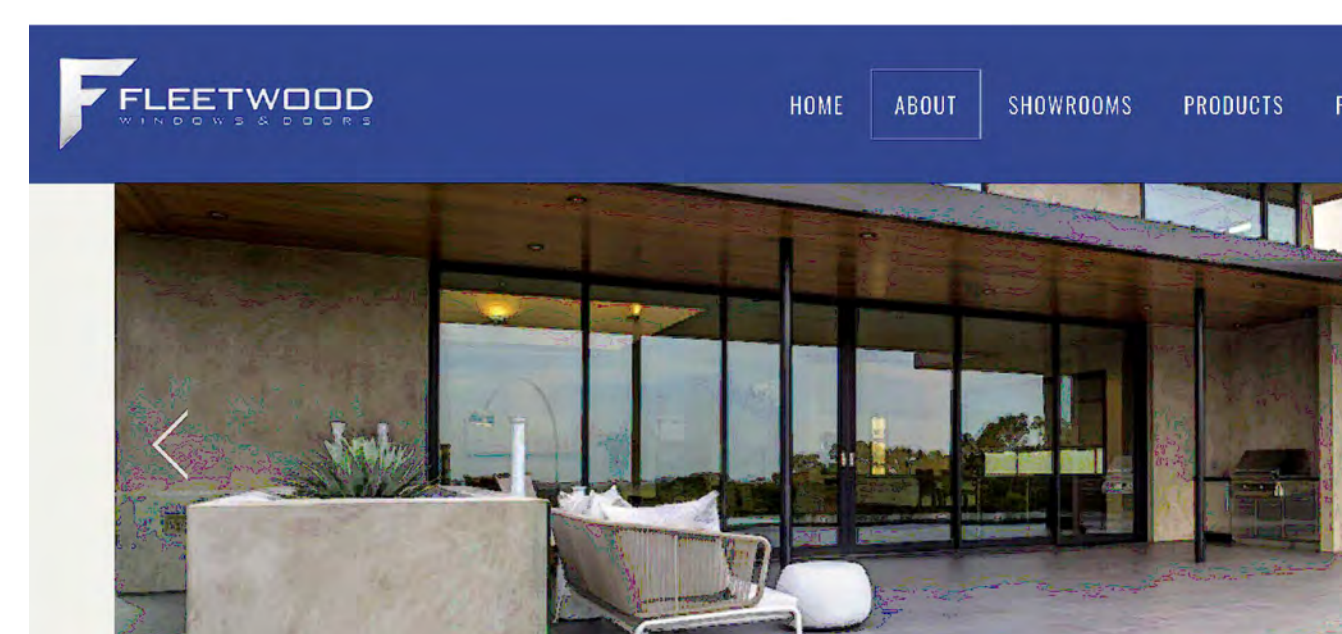
Limestone
Peninsula building material



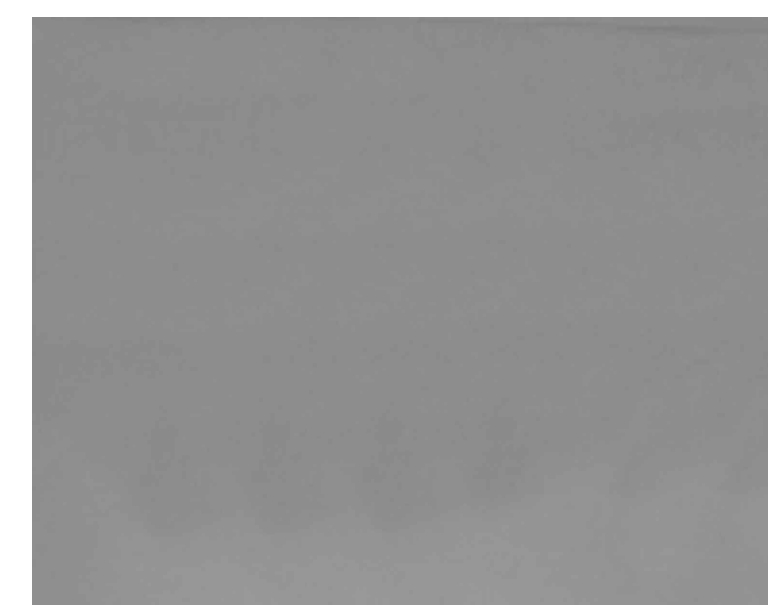
Roof:
STANDING SEAM METAL ROOF
Dark bronze



Doors
door: fleetwood thermal broken aluminum :
aluminum dark bronze narrow profile



pathway:
concrete



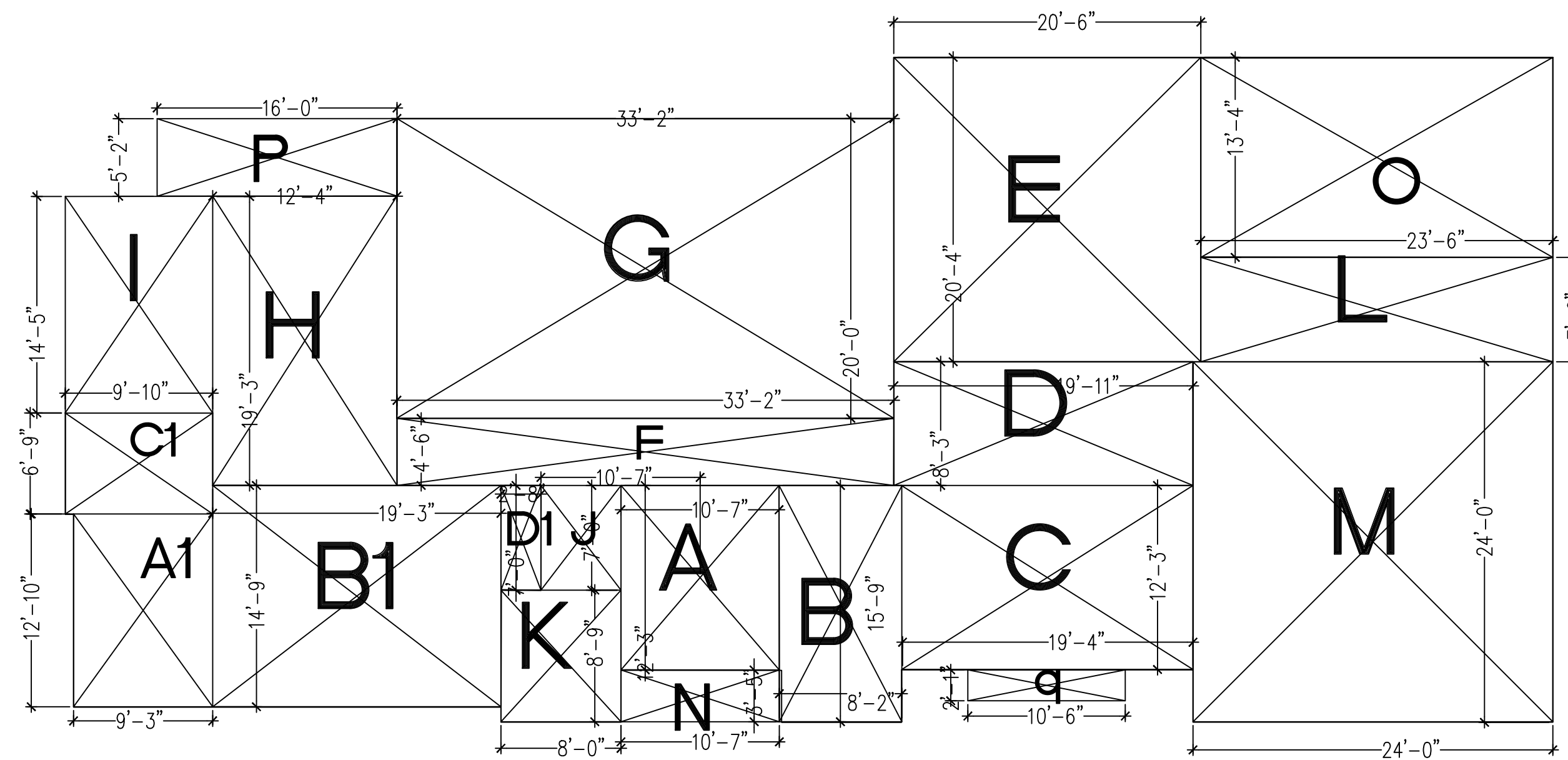
Fascia color: Dark brown
benjamin moore:
Black satin 2131-10



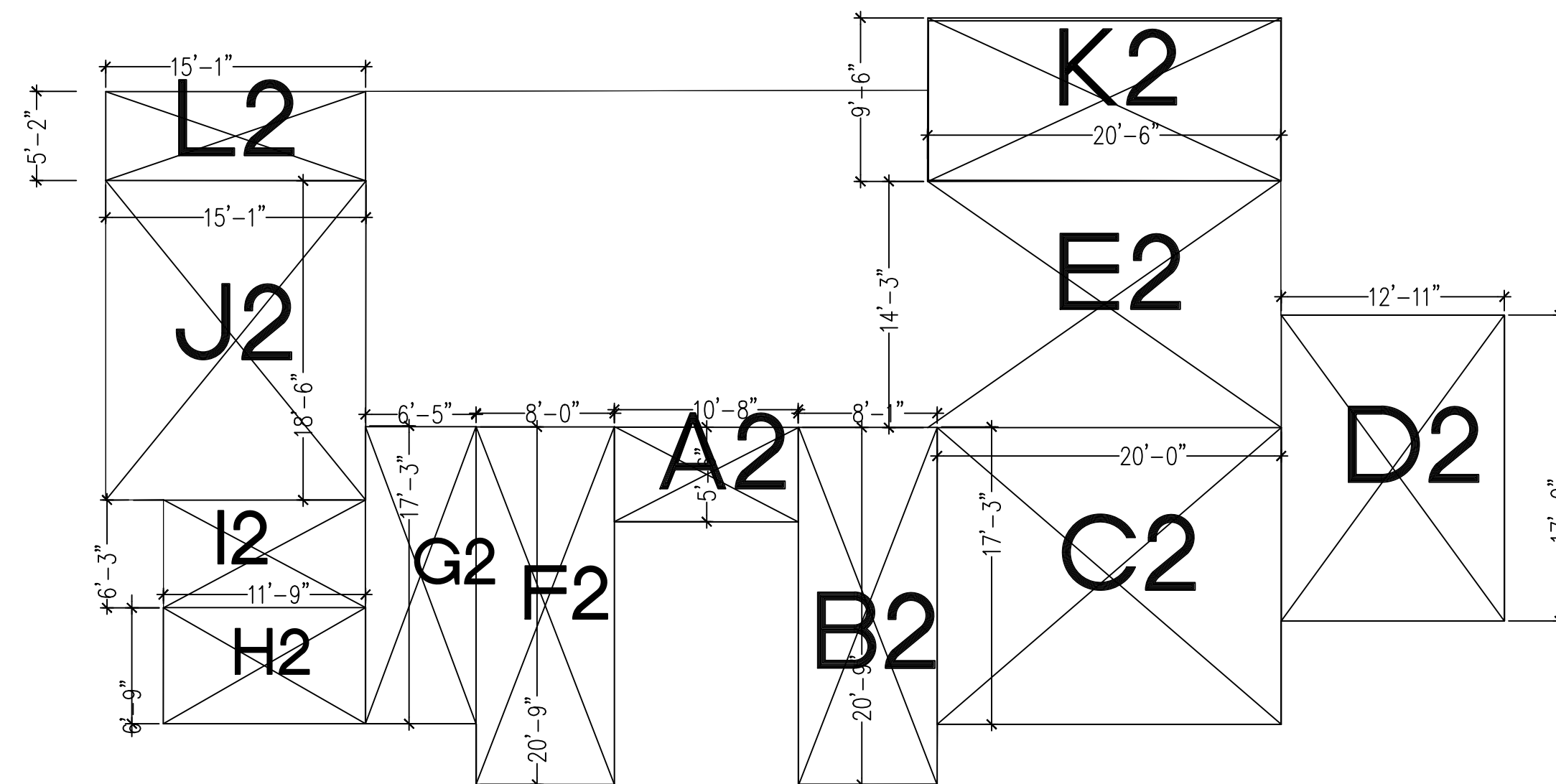
Stucco
Beige smooth acrylic



project
north 



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



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

FLOOR AREA AND COVERAGE CALCULATION

SECTION	DIMENSIONS	AREA
FIRST FLOOR MAIN HOUSE		
A	10'-7"x12'-3"	130 sq. ft.
B	8'-2"x15'-9"	129 sq. ft.
C	19'-4"x12'-3"	238 sq. ft.
D	19'-11"x8'-3"	165 sq. ft.
E	20'-6"x20'-4"	416 sq. ft.
F	33'-2"x4'-6"	149 sq. ft.
G	33'-2"x20'-0"	650 sq. ft.
H	12'-4"x19'-3"	237 sq. ft.
I	9'-10"x14'-5"	142 sq. ft.
J	5'-4"x7'-0"	37 sq. ft.
K	8'-0"x8'-9"	70 sq. ft.
L	23'-6"x7'-0"	164 sq. ft.
q	10'-6"x2'-1"	22 sq. ft.

TOTAL LIVABLE AREA FIRST FLOOR: 2,549 sq. ft.

M - GARAGE 24'-0"x24'-0" 576 sq. ft.

TOTAL FAR FIRST FLOOR: 3,125 sq. ft.

A2	10'-8"x5'-6"	59 sq. ft.
B2	8'-1"x20'-9"	167 sq. ft.
C2	20'-0"x17'-3"	344 sq. ft.
D2	12'-11"x17'-9"	230 sq. ft.
E2	20'-6"x14'-3"	293 sq. ft.
F2	8'-0"x20'-9"	166 sq. ft.
G2	6'-5"x17'-3"	111 sq. ft.
H2	11'-9"x6'-9"	79 sq. ft.
I2	11'-9"x6'-3"	74 sq. ft.
J2	18'-6"x15'-1"	280 sq. ft.

TOTAL LIVABLE AREA SECOND FLOOR: 1,803 sq. ft.

FRONT PORCH

N	10'-7"x3'-5"	37 sq. ft.
BACK PORCH		
O	23'-6"x13'-4"	313 sq. ft.
P	16'-0"x5'-2"	82 sq. ft.

TOTAL PORCHES: 432 sq. ft.

TOTAL LOT COVERAGE MAIN HOUSE: 3,557 sq. ft.

A1	9'-3"x12'-10"	120 sq. ft.
B1	19'-3"x14'-9"	284 sq. ft.
C1	9'-10"x6'-9"	66 sq. ft.
D1	2'-8"x7'-0"	19 sq. ft.

TOTAL FAR ADU: 489 sq. ft.

TOTAL LOT COVERAGE : 489 sq. ft.

TOTAL LOT COVERAGE MAIN HOUSE+ADU: 4,046 sq. ft.

K2	20'-6"x9'-6"	194 sq. ft.
L2	15'-1"x5'-2"	78 sq. ft.

TOTAL BALCONY SECOND FLOOR: 272 sq. ft.

GENERAL NOTE:

Floor area and coverage calculation diagram

ADDITION AND REMODEL FOR:

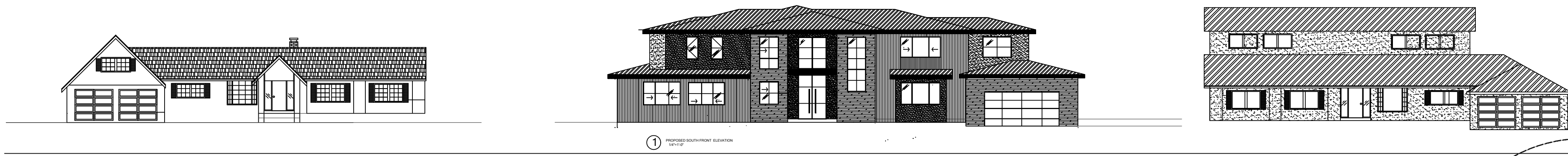
Tal Friedman
1000 Crooked Creek Dr
LOS ALTOS, CA

Date	Jan 14 2021
Scale	AS SHOWN
Sheet	A-1.1

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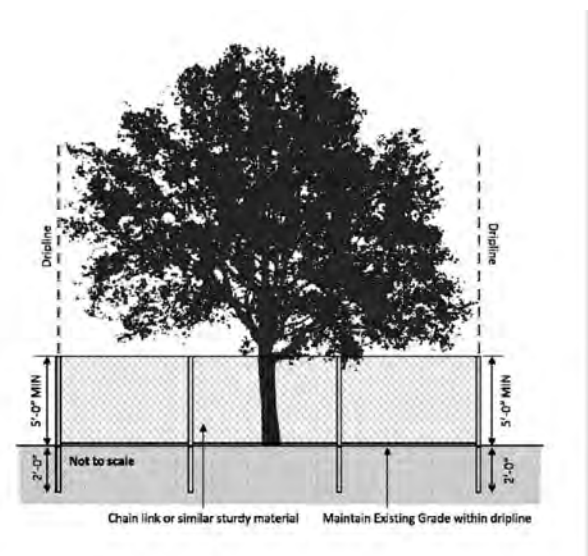
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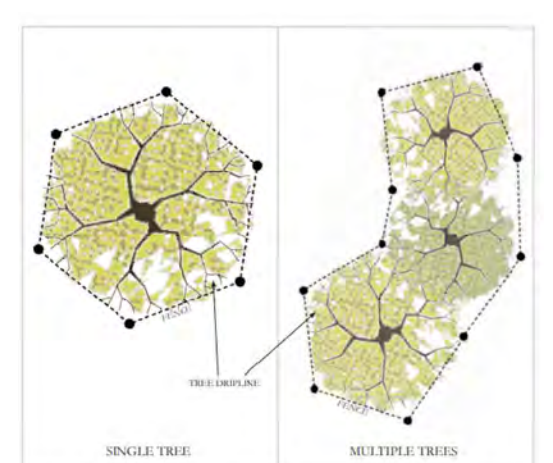
project north

Notes per Section 11.08.120 of the Municipal Code:
 1. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.
 2. The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.
 3. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. No signs, wires, or any other object shall be attached to the tree.
 4. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.

TREE PROTECTION FENCE DETAIL



TREE PROTECTION FENCE DETAIL ELEVATION VIEW



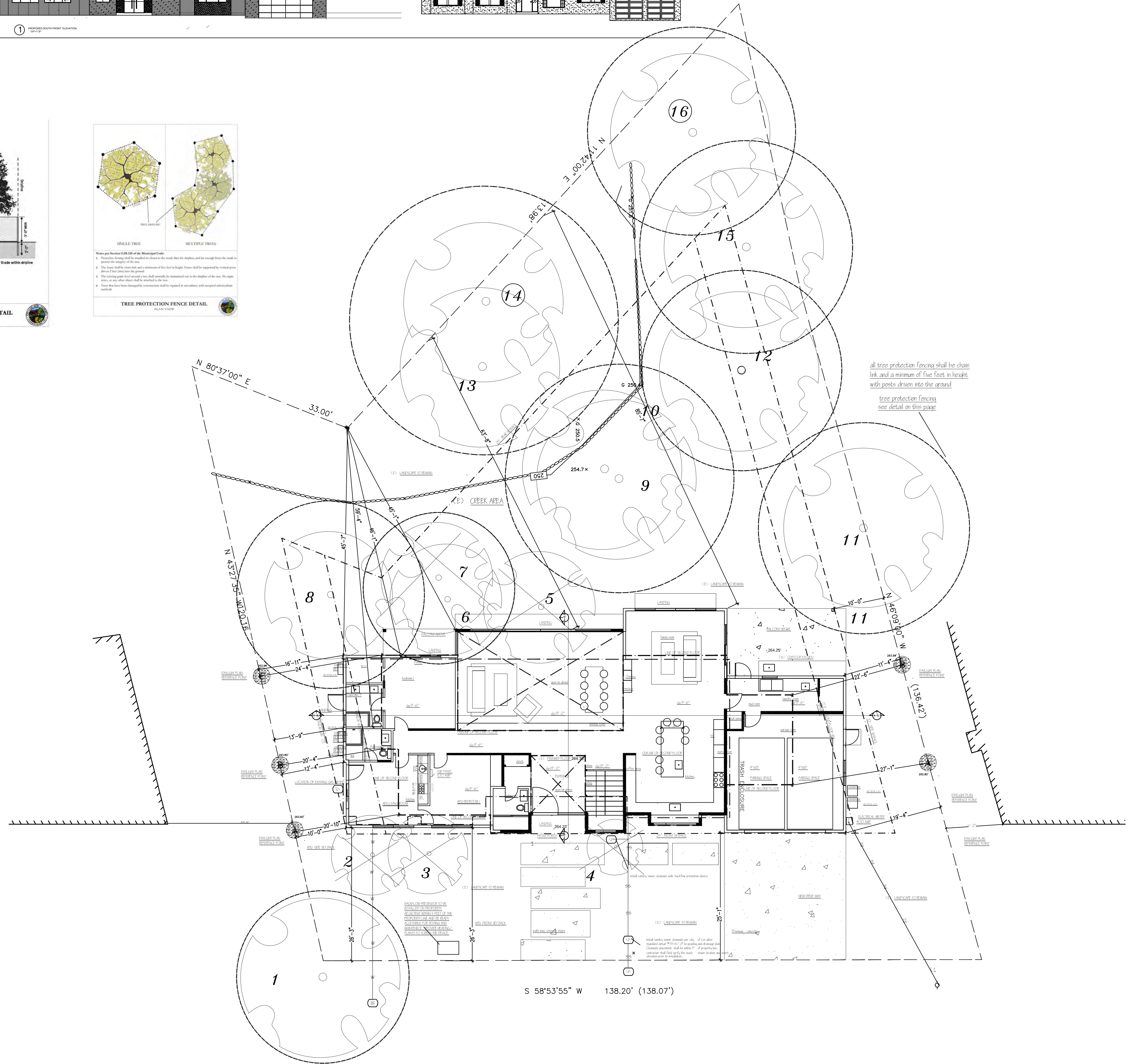
TREE PROTECTION FENCE DETAIL PLAN VIEW

LEGEND:

- PROPERTY LINE
- SET BACK LINE
- LINE OF SECOND FLOOR
- CONCRETE
- BRICK
- LIGHTING POLE
- WATER VALVE
- TREE TRUNK
- SAC METER
- WATER METER
- ELECTRICAL MAN
- DRIFLINE
- BUSHLINE
- UNDERGROUND ELECTRICAL CONNECTION
- UNDERGROUND GAS CONNECTION
- SEWER LINE
- WATER LINE
- DOWN SPOUT
- DIRECTION OF FLOW

UNDERGROUND UTILITY SHALL BE INSTALLED PURSUANT TO SECTION 15.06 OF THE MUNICIPAL CODE. UNDERGROUND UTILITY TRENCHES SHALL BE INSTALLED TO MAINTAIN THE DFP LINES. IF ALL PROTECTED TREES REMAIN APPROVED BY THE PROJECT ARCHITECT AND THE COUNCIL DESIGN.

TREE	SPECIES	DIAMETER (INCHES)	REMAIN	CONSTRUCTION W/IN 2/3 OF DRIP LINE
1	COAST LIVE OAK	22"	YES	NO
2	LIQUIDAMBAR	12"	NO	NO
3	LIQUIDAMBAR	12"	NO	NO
4	GINKO	20"	NO	YES
5	AMERICAN BEECH	18"	NO	YES
6	COAST LIVE OAK	18"	YES	NO
7	BAY TREE	22"	NO	NO
8	ENGLISH WALNUT	12"	YES	NO
9	COAST LIVE OAK	18"	YES	NO
10	COAST LIVE OAK	24"	YES	NO
11	COAST LIVE OAK	30"	YES	NO
12	BLACK WALNUT	16"	YES	NO
13	EUCALYPTUS	30"	YES	NO
14	SYCAMORE	24"	YES	NO
15	OAK	16"	YES	NO
16	SYCAMORE	48"	YES	NO



GENERAL NOTE:

site plan

ADDITION AND REMODEL FOR:

Tal Friedman
1000 Crooked Creek Dr
LOS ALTOS, CA

Date	JUNE 14 2021
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Sheet	A-1.1.2

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ISSUANCES:

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2.	BUILDING SUBMITTAL:	

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SITE PLAN
SCALE: 3/32" = 1'-0"

CROOKED CREEK DRIVE (60' R/W)

GENERAL NOTES

All according to 2019 CRC

1. ALL WORK DESCRIBED HEREIN SHALL COMPLY WITH THE LATEST BUILDING CONSTRUCTION CODES AS ADOPTED OR AMENDED BY THE STATE OF CALIFORNIA AND THE CITY OF LOS ALTOS: CALIFORNIA FIRE CODE 2019 EDITION, CALIFORNIA BUILDING CODE 2019 EDITION, CALIFORNIA RESIDENTIAL CODE 2019 EDITION, CALIFORNIA MECHANICAL CODE 2019 EDITION, CALIFORNIA PLUMBING CODE 2019 EDITION, CALIFORNIA ELECTRICAL CODE 2019 EDITION, AND 2019 ENERGY REGULATIONS.
2. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR COMPATIBILITY WITH THE NEW CONSTRUCTION SHOWN HEREIN.
3. ALL NOTES AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION
4. DRAWING ARE NOT TO BE SCALED FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL BE PREFERRED
5. IN CASE OF DISCREPANCIES BETWEEN THE DRAWING AND THE FIELD CONDITIONS, THE DESIGNER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION OF THE PROJECT.
7. WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE CURRENT UNIFORM BUILDING CODE.

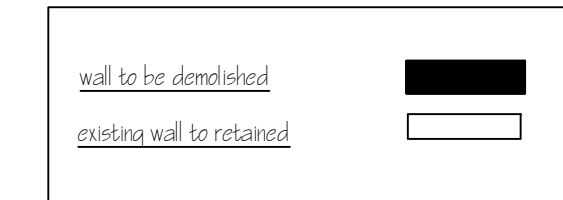
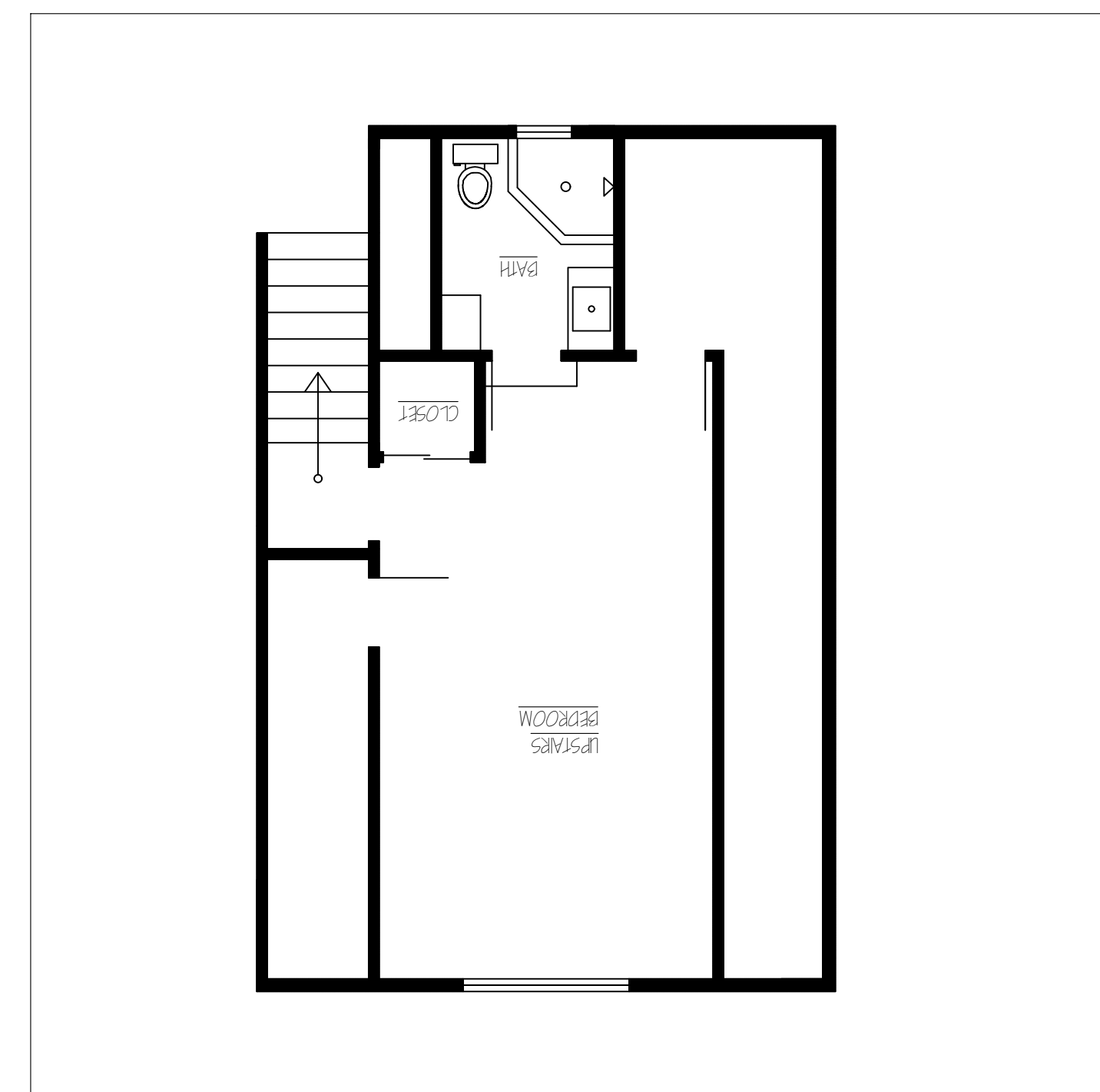
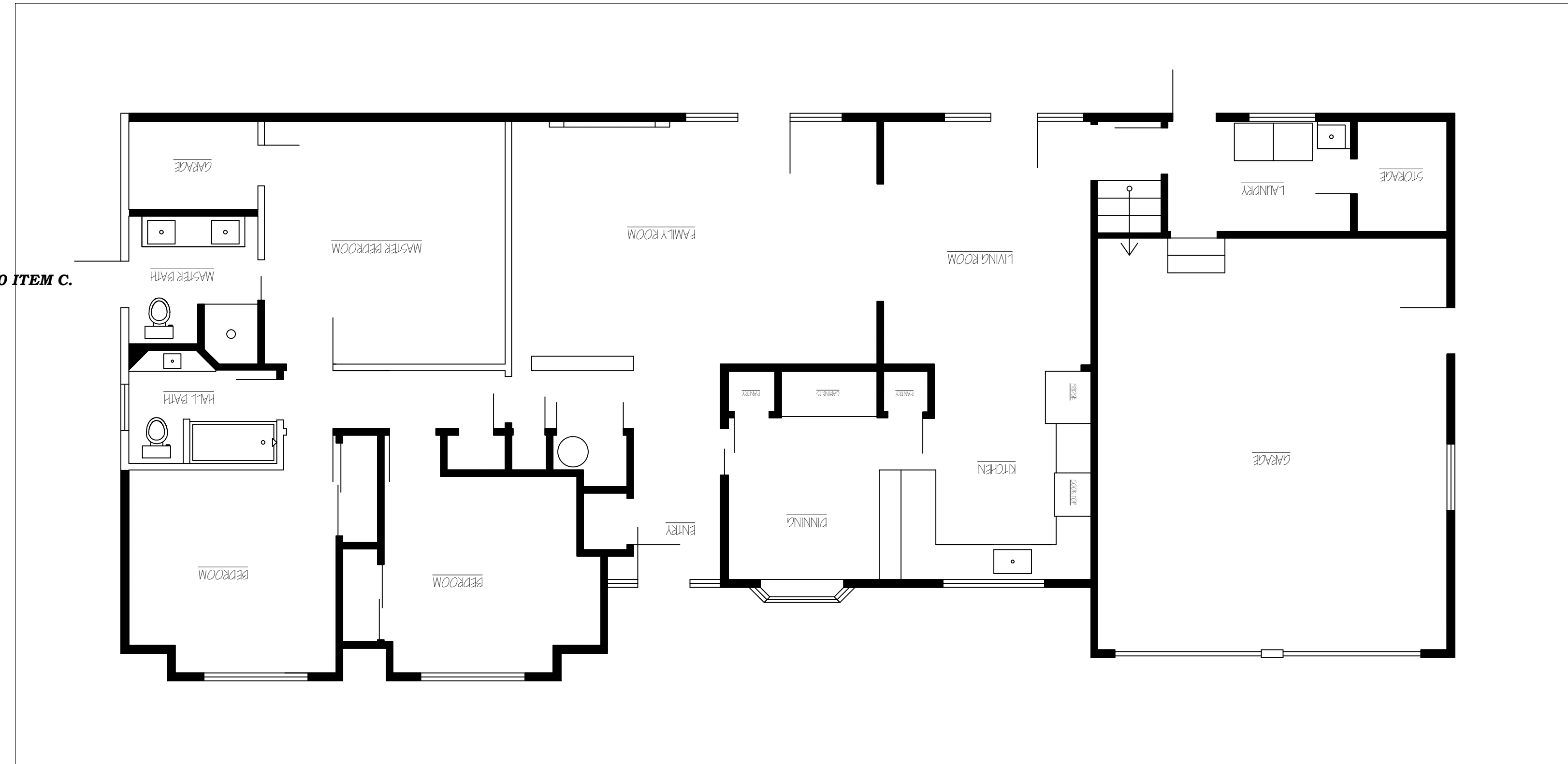
SITE NOTES:

1. EXISTING GRADE ELEVATION SHALL BE MAINTAINED.
2. PROVIDE A 2% MIN SLOPE AWAY FROM BUILDING AT ALL LANDING.
3. UNDERGROUND UTILITY - ALL UTILITIES (ELECTRICAL, CABLE ETC.) SERVICING THE STRUCTURE SHALL BE RAN UNDERGROUND FROM THE NEAREST UTILITY POLE AS PER THE CITY OF LOS ALTOS MUNICIPAL CODE.
4. AN EARTHQUAKE-ACTUATED GAS SHUTOFF VALVE IS TO BE INSTALLED AT THE GAS METER. MUNICIPAL CODE SEC 12.12.020 ITEM C.

CONSTRUCTION NOTES:

1. ALL DIMENSIONS ARE TO FINISHED FACE OF WALLS, FLOORS AND CEILING; UNLESS OTHERWISE NOTED.
2. BEDROOM THAT DO NOT HAVE EGRESS DOORS, SHALL HAVE ONE WINDOW THAT MEETS EGRESS REQUIREMENTS: MIN 20" CLEAR WIDTH, MIN 24" CLEAR HEIGHT WHEN OPEN, MIN 5.7 SQ. FT. OF OPENABLE AREA / 5 SQ. FT. FOR GRADE LEVEL ROOMS AND MAX. HEIGHT OF 44" FROM FINISHED FLOOR TO BOTTOM OF CLEAR OPENING.
3. GLAZED INSTALLATION SHALL BE TEMPERED WHEN INSTALLED IN THE FOLLOWING LOCATION: A. ADJACENT TO AND WITHIN 24" OF A DOOR B. SHOWER/TUB ENCLOSURES WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS < 60" ABOVE THE FINISHED FLOOR C. GLAZING IN A WALL ENCLOSING A STAIRWAY LANDING OR WITHIN 5' OF THE BOTTOM AND TOP OF THE STAIRWAY, WHERE LOCATION: A. ADJACENT TO AND WITHIN 24" OF A DOOR B. SHOWER/TUB ENCLOSURES WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS < 60" ABOVE THE FINISHED FLOOR C. GLAZING IN A WALL ENCLOSING A STAIRWAY LANDING OR WITHIN 5' OF THE BOTTOM AND TOP OF THE STAIRWAY, WHERE THE BOTTOM EDGE OF THE GLAZING IS < 60" ABOVE THE FLOOR. D. FINISHED FLOOR ANY GLAZING MEETING ALL THE FOLLOWING CONDITIONS D1: EXPOSED AREA OF AN INDIVIDUAL PLANE IS > 9 SQ. FT. D2. EXPOSED BOTTOM EDGE IS < 18" ABOVE FINISHED FLOOR D3. EXPOSED TOP EDGE IS > 36" ABOVE FINISHED FLOOR D4. WITH IN A 36" HORIZONTAL DISTANCE OF A WALKING SURFACE.
4. IF NOT EXISTING, NEW 110V SMOKE DETECTORS WITH BATTERY BACKUP, WHICH ARE AUDIBLE IN ALL SLEEPING AREAS SHALL BE INSTALLED IN THE FOLLOWING LOCATION - BEDROOM, HALLWAYS LEADING TO BEDROOM, ABOVE TOPS OF STAIRS, ANY AREA WHERE CEILING HEIGHT IS OVER 24" ABOVE A HALLWAY CEILING LEADING TO BEDROOM AND MIN. ONE ON EVERY LEVEL.
5. IF NOT EXISTING, CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AS PER CODE REQUIREMENTS.
6. NEW TOILETS SHALL BE 1.28 GALLON PER FLUSH. CGBC 4.303.
7. NEW WATER TOILETS SHALL KEEP THE FOLLOWING CLEARANCE: MIN 15" CLEAR FROM CENTER OF TOILET ADJACENT WALL OR ANY OTHER BUILT OBSTACLE. 24" CLEARANCE SHALL BE KEPT IN FRONT OF THE TOILET.
8. IF NOT EXISTING, PROVIDE MIN 22"x30" ATTIC ACCESS, SEE PLAN FOR LOCATION. ATTIC ACCESS TO HAVE A PULL DOWN CEILING PANEL WITH FOLDING LADDER. UNIT SHALL BE SELF CONTAINED WITH ITS OWN FRAME AND REQUIRE NO HEADROOM OR ATTIC CLEARANCE
9. IF NOT EXISTING, PROVIDE 18"x24" CRAWL SPACE ACCESS. CRC SEC R408.4
10. PROVIDE A FIRE SECTION WALL BETWEEN THE GARAGE AND THE HOUSE. CRC Table R302.6. WALL SHALL BE 5/8" TYPE X GYPSUM BOARD INSTALLED ON THE GARAGE SIDE, AND CEILING/ATTIC, 1/2" GYPSUM BOARD.
11. IF REPLACED DOOR SEPARATING THE GARAGE AND THE LIVING SPACE SHALL HAVE A 20 MINUTES FIRE PROTECTION RATING BE SELF CLOSING AND LATCHING, TIGHT FITTING SOLID, WOOD DOOR 1-3/8" THICKNESS ("FIRE DOOR") SEE CRC SEC. R302.5.1
12. IF NOT EXISTING, PROVIDE A MINIMUM 36" DEEP LANDING OUTSIDE ALL EXTERIOR DOORS. THE TOP OF THE EXTERIOR LANDING SHALL NOT BE MORE THAN 7 3/4" LOWER THAN THE EXTERIOR LANDING FOR IN-SWINGING DOORS, AND NOT MORE THAN 1 1/2" LOWER FOR OUT SWINGING DOORS LCRC SEC. 311.3.1
FLOOR ELEVATION FOR OTHER EXTERIOR DOORS: DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDING OR FLOORS NOT MORE THAN 7 3/4" INCHES BELOW THE TOP OF THE THRESHOLD. CRC Sec R311.3.2.
13. IF REQUIRED, GUARDRAILS SHALL BE 42" HIGH ABOVE FINISH FLOOR. GUARDRAILS CONNECTION SHALL BE CAPABLE FOR RESISTING A CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT ALONG THE TOP RAILING AND 25 PSF HORIZONTAL LOAD PERPENDICULAR TO THE BALUSTERS.
14. IF NEW, WATER HEATERS SHALL BE MOUNTED ON A PLATFORM OR WALL MINIMUM 18" ABOVE FINISHED FLOOR, MEASURED TO THE FLAME.
15. TYPICAL INSULATION. R-30 FOR ATTIC/CEILING/ROOF; B.R-15 FOR EXTERIOR WALLS; C.R-19 FOR FLOORS OVER UNHEATED SPACE; D.R-8 FOR HEATING AND COOLING DUCTS.
16. STRUCTURAL WELDING: STRUCTURAL WELDING WILL BE COMPLETED AND INSPECTED IN AN APPROVED FABRICATION SHOP.
17. UNDER FLOOR DUCKS, IF ANY, SHALL HAVE CLEARANCE TO EARTH AND NOT PASS THROUGH MINIMUM REQUIRED CRAWL SPACE ACCESS POINT.
18. FINISH ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.
19. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK ACTING VALVES.
20. CUSTOM SHOWER SHALL COMPLY WITH 2013 CRC. SEC R307.2 AND R702.4.2.
21. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) IN THE FOLLOWING LOCATIONS AS PER 2019 CRC. R 302.11.
22. 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 AS APPROPRIATE TO THE PROJECT. CFC CHP. 33

project north 



DEMOLISHING FLOOR PLAN
SCALE: 1/16" = 1'-0"

DEMOLITION PLAN

GENERAL NOTE:

ADDITION AND REMODEL FOR:

Tal Friedman
1000 Crooked Creek Dr
LOS ALTOS, CA

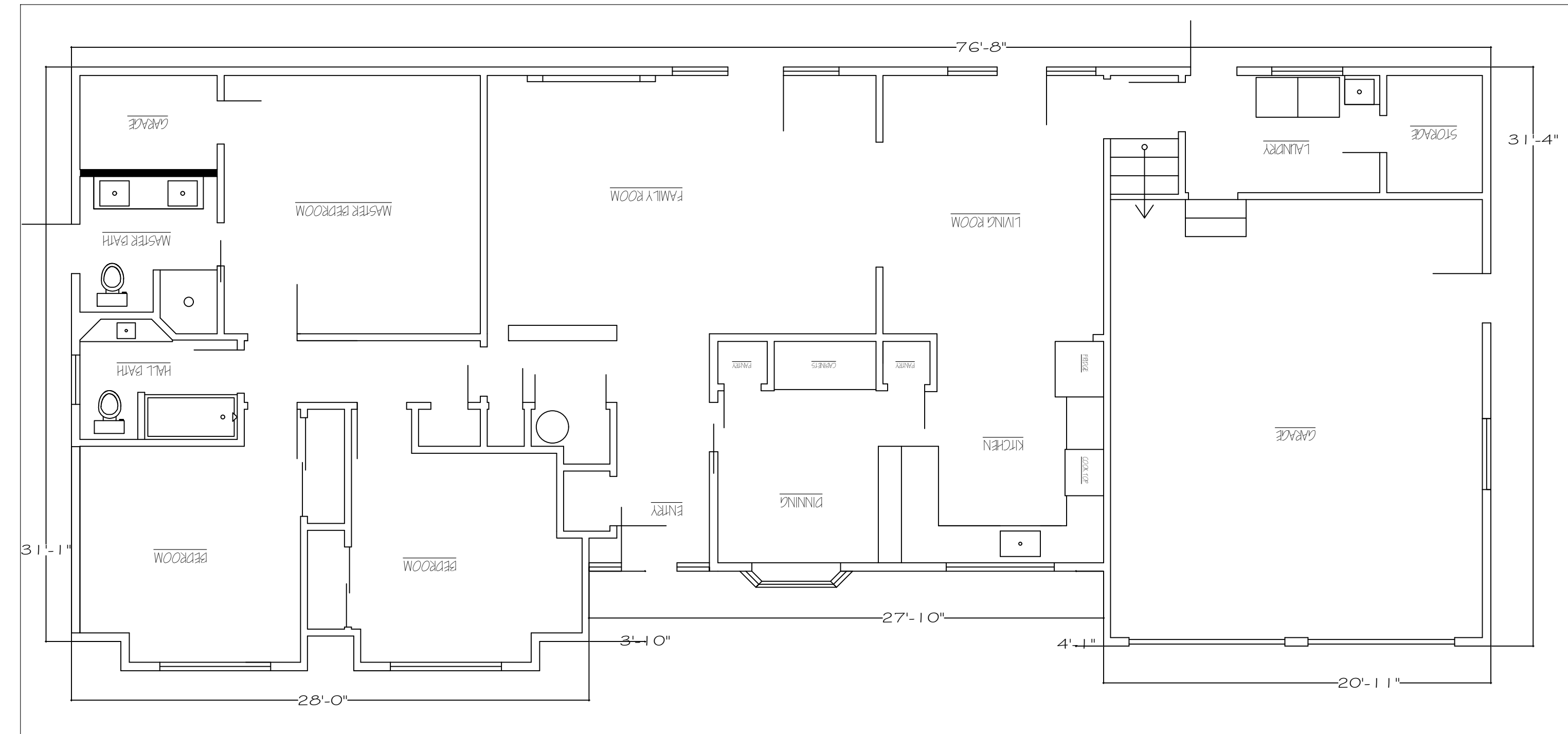
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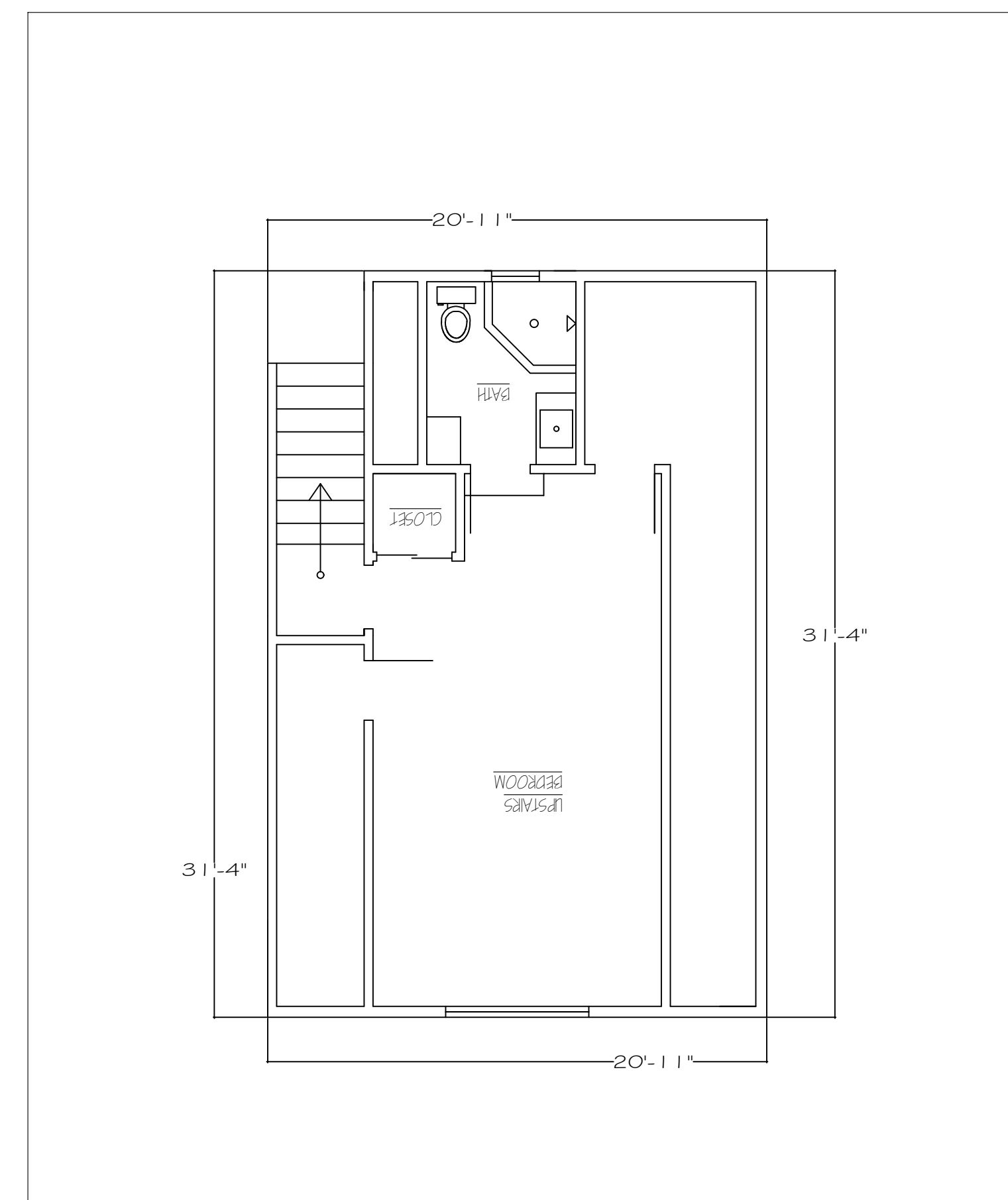
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2.	BUILDING SUBMITTAL:	

CHECKED BY: _____ CHECKER: _____

project north 



EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTE:

EXISTING PLAN

ADDITION AND REMODEL FOR:

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1000 Crooked Creek Dr
LOS ALTOS, CA

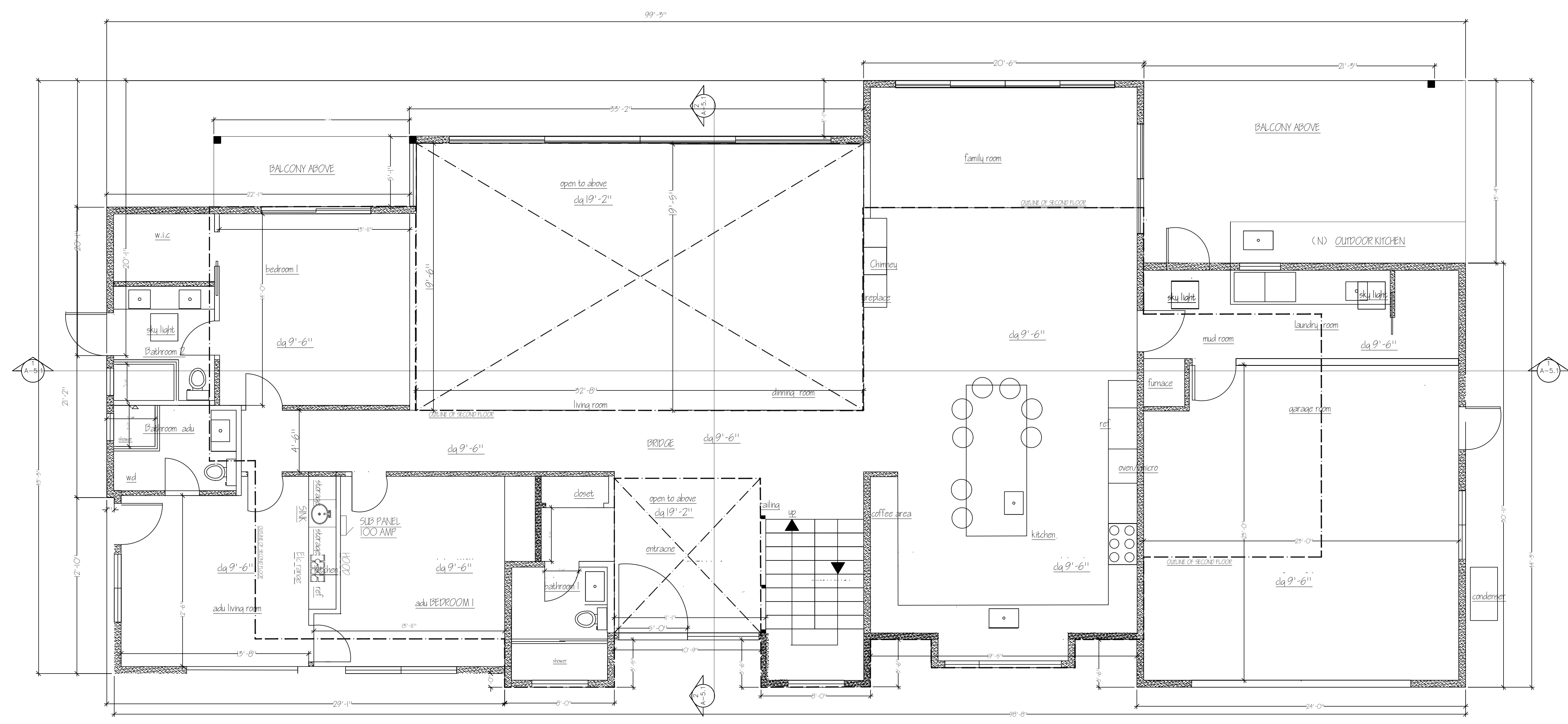
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project
north 



GENERAL NOTE:

PROPOSED FIRST FLOOR PLAN

ADDITION AND REMODEL FOR:

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

project north 



balcony B angle 1



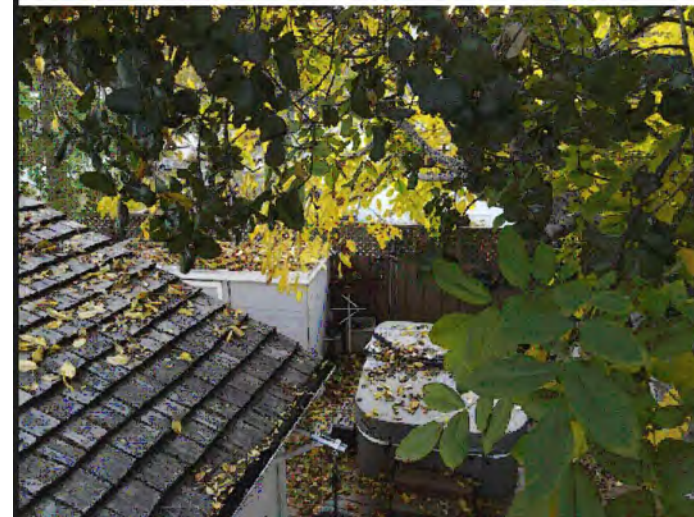
balcony A angle 3



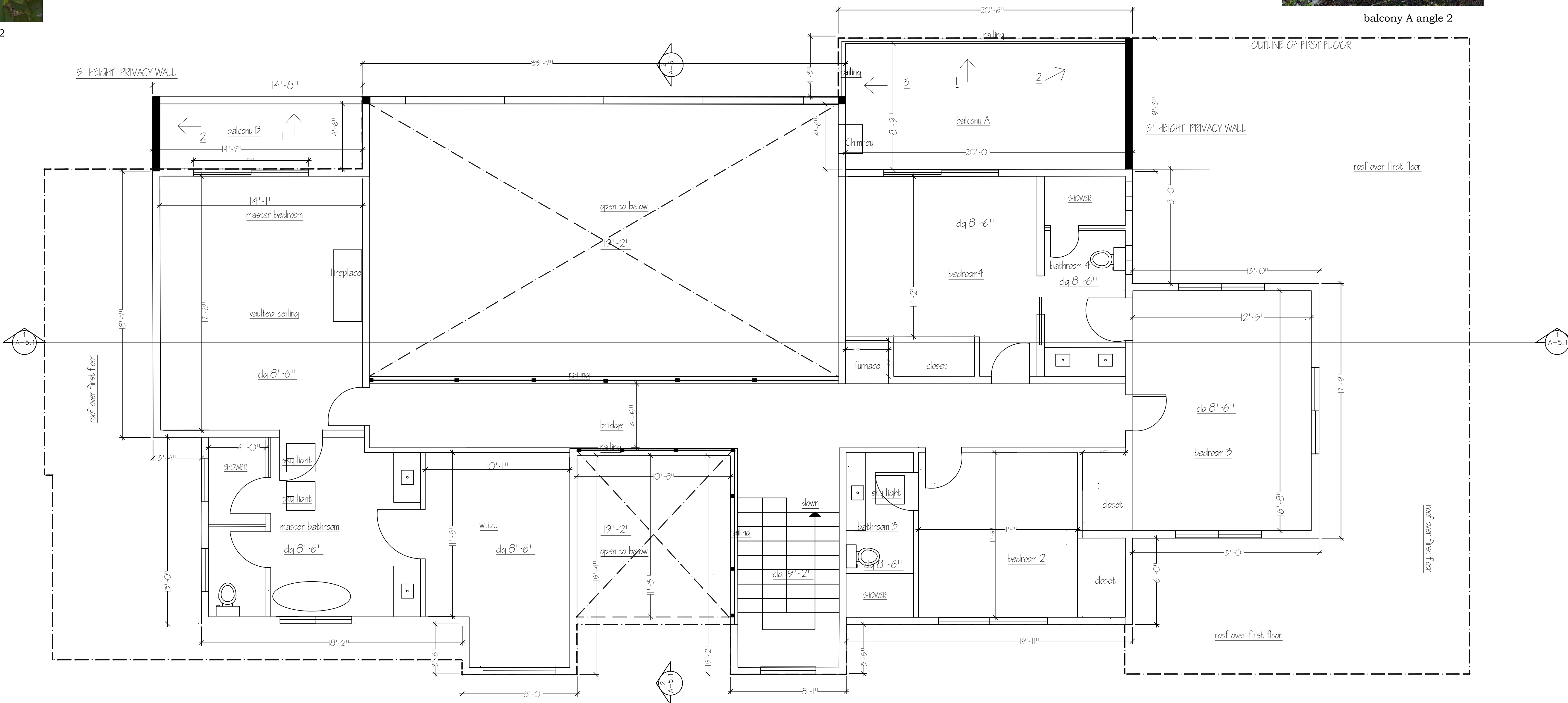
balcony A angle 1



balcony A angle 2



balcony B angle 2



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

GENERAL NOTE:

PROPOSED SECOND FLOOR PLAN

ADDITION AND REMODEL FOR:

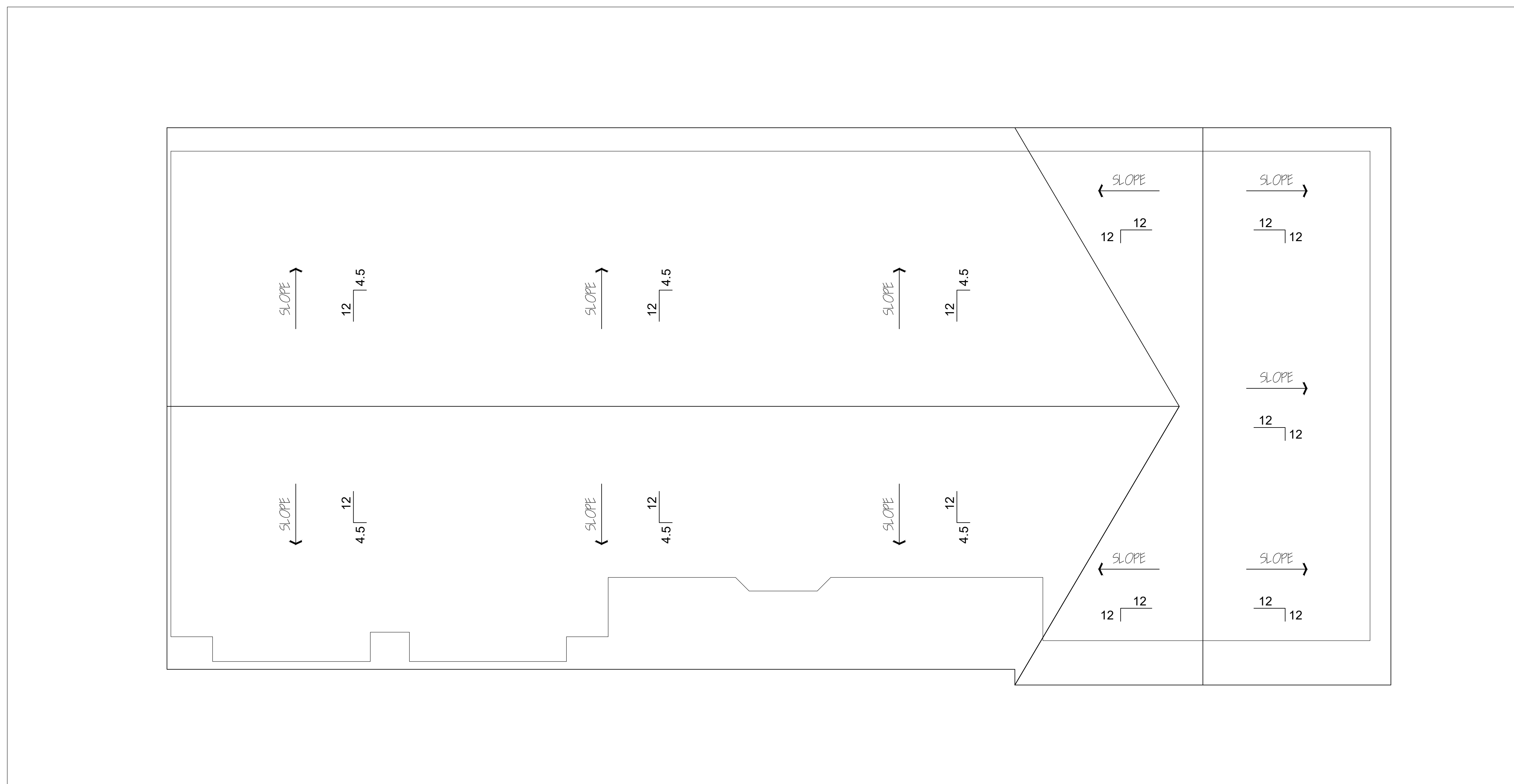
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PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTE:

**EXISTING
ROOF PLAN**

ADDITION AND REMODEL FOR:

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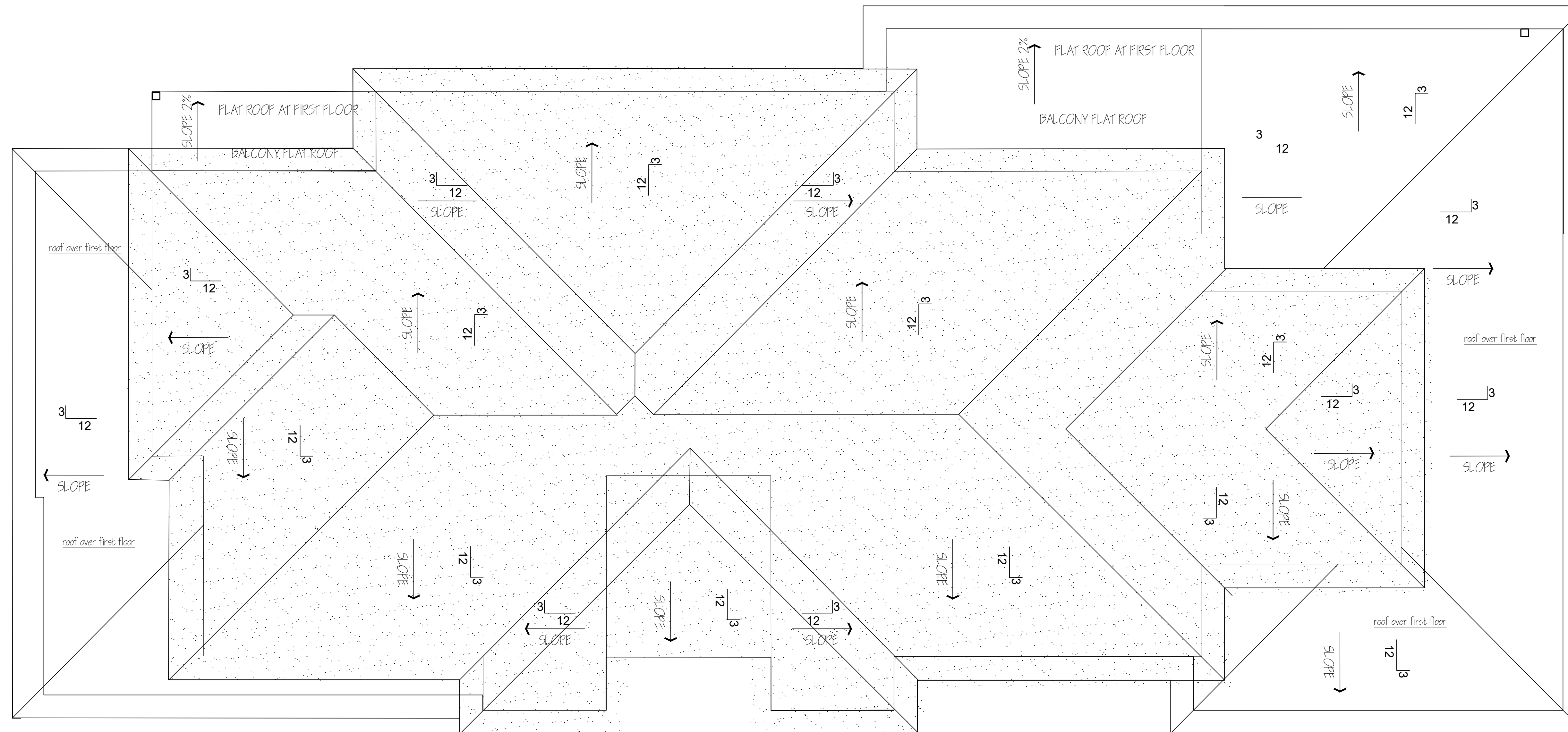
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2.	BUILDING SUBMITTAL:	

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- KEY NOTES**
ALL ACCORDING TO 2019 CRC
- 1 Gage galvanized sheet corrosion-resistant metal install over not less than two layers of underlayment material per CBC 1507.2.8, 1507.2.9, over not less than two layers of underlayment material per CBC 1507.2.8, 1507.2.9
 - 2 ROOF Cricket Minimum slope will be 3/12" per foot
 - 3 Proposed roof material: STANDING SEAM METAL ROOF
 - 4 Painted 7" fascia to match gutters
 - 5 Consoled box gutter cedar T&G
 - 6 Smooth stucco covered trim at eave soffit and exterior wall.
 - 7 FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) AND UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) , UNDERLAYMENT SHALL BE TWO LAYERS . CBC 1507.2.8
FOR ROOF SLOP OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER . CBC 1507.2.8
 - 8 provide radiant barrier for all portions of the roof existing and new per the energy calculations.
 - 9 STANDING SEAM METAL ROOF
 - 10 provide a 1" clearance from the roof insulation to the bottom of the roof sheathing at the rafter bays with R30 Insulation.



3:12 PITCH
shade area indicates second floor roof
standing seam metal roof



GENERAL NOTE:

PROPOSED ROOF PLAN

ADDITION AND REMODEL FOR:

Tal Friedman RESIDENCE
1000 Crooked Creek Dr
LOS ALTOS, CA

Date	JUNE 14 2021
Scale	AS SHOWN
Sheet	A-3.1

SOKOL DESIGN INC
Email: anatsokol@yahoo.com
Office: 408 735 7860
Cell: 408 506 1229

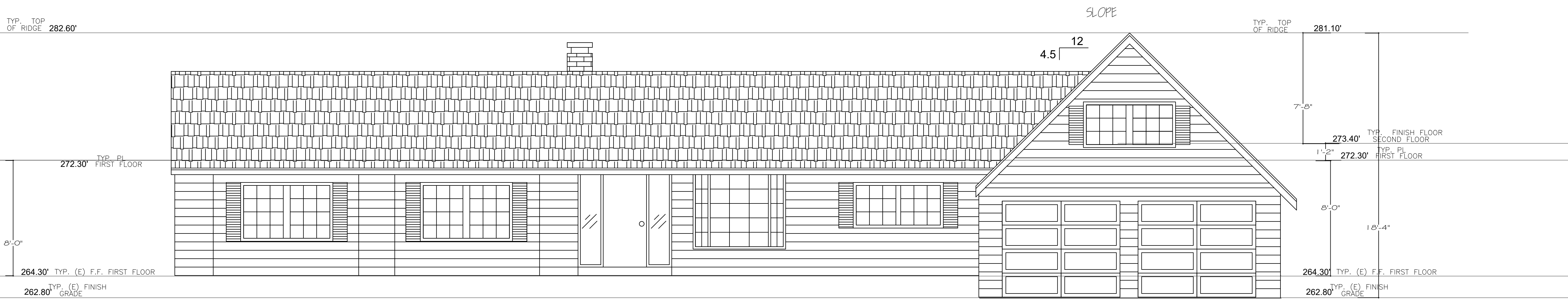
ISSUANCES:

No	Description	Date
1.	PLANNING APPROVAL	
2.	BUILDING SUBMITTAL:	

CHECKED BY: _____ CHECKER: _____

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

project north 



- KEY NOTES:**
- [1] EXTERIOR WALLS: 7/8" CEMENT PLASTER, 3 COATS @ 2 LAYERS OF 10' PAPER @ PLYWOOD SHEATHING W/ SMOOTH FINISH
 - [2] Building address will have minimum number on contrasting background per CRC R319
 - [3] roof materials: roof materials: SIM METAL ROOF
 - [4] Painted 7" fascia at gable roof to match gutters
 - [5] Windows: FLEETWOOD or by owner aluminum or fiberglass Dual glazed, w/low-e glazing, sash color DARK BRONZE
 - [6] The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 6" within the first 10' ft (5% slope).
 - [7] proposed smooth stucco finish; Exterior stucco is a 3-coat system, 7/8" inch minimum thick, has two layers of Grade D paper under stucco where occurs over plywood sheathing, and has 26 gauge galvanized weep screed at foundation plate line at least 4" above grade (or 2 inches above concrete or paving)
 - [8] outdoor light - the outdoor light at first and second story in the front of the house will direct the light downward rather than outward, to prevent any glare or direct illumination on any public street or other property.
 - [9] WOOD SIDING
 - [10] STONE VENEER
 - [11] GARAGE DOOR: GLASS ALUMINUM
 - [12] 36-in Black aluminum railing

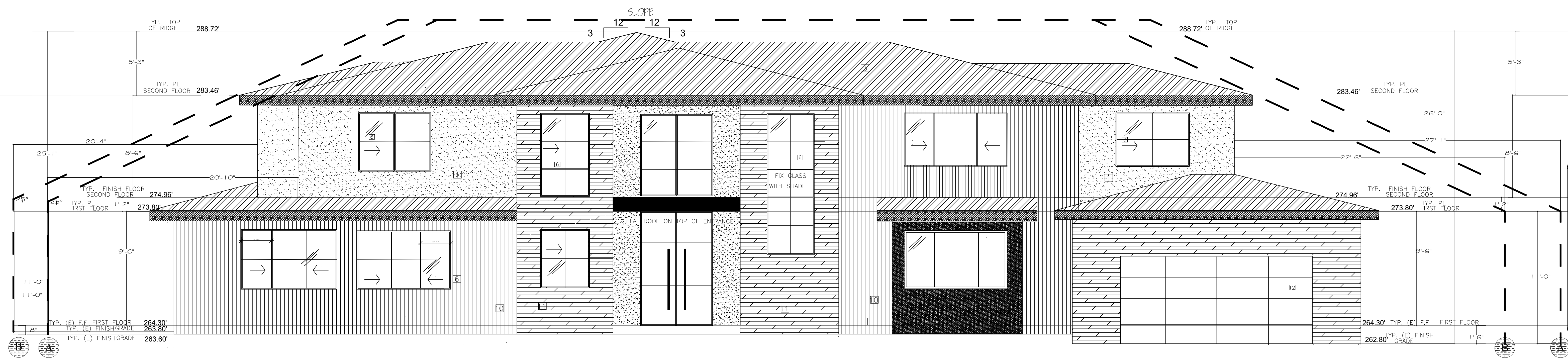
1 EXISTING SOUTH ELEVATION
1/4"=1'-0"

ELEVATION PLAN

GENERAL NOTE:

ADDITION AND REMODEL FOR:
Tal Friedman

1000 Crooked Creek Dr
LOS ALTOS, CA



1 PROPOSED SOUTH FRONT ELEVATION
1/4"=1'-0"

Date **JUNE 14 2021**
Scale **AS SHOWN**

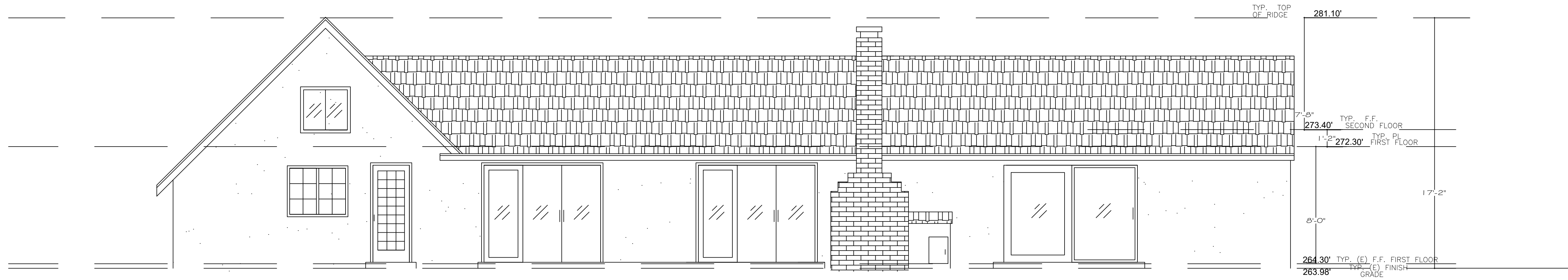
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SOKOL DESIGN INC
ISSUANCES:
No Description Date
1. PLANNING APPROVAL
2. BUILDING SUBMITTAL

CHECKED BY: CHECKER

project
north 

GENERAL NOTE:
ELEVATION PLAN

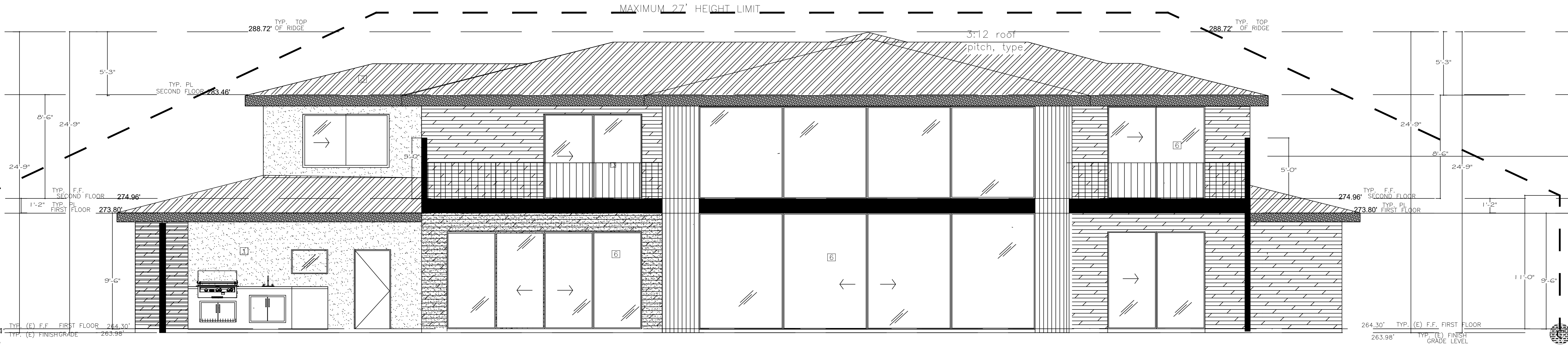


2 EXISTING NORTH REAR ELEVATION
1/4"=1'-0"

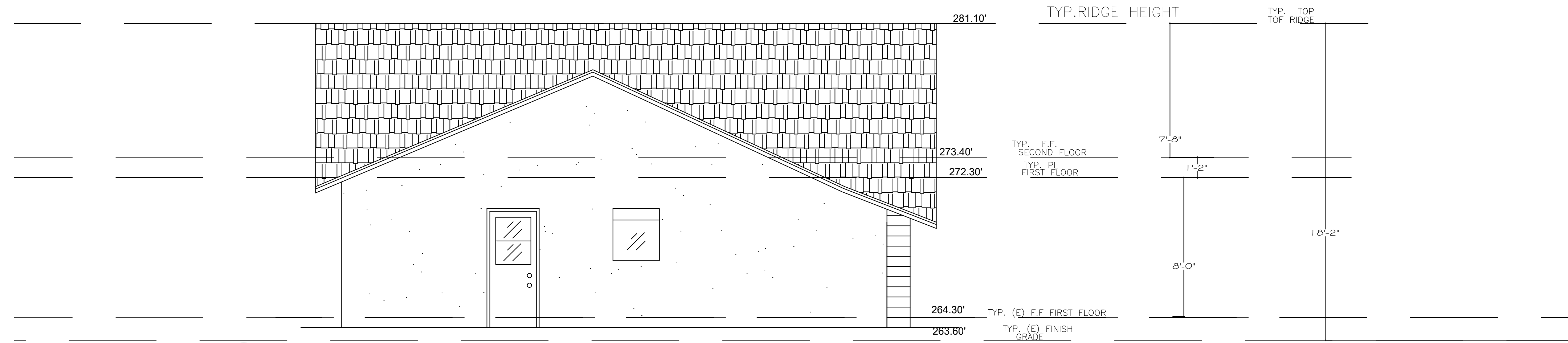
ADDITION AND REMODEL FOR:
Tal Friedman
1000 Crooked Creek Dr
LOS ALTOS, CA

Date
JUNE 14 2021
Scale
AS SHOWN
Sheet
A-4.1.2

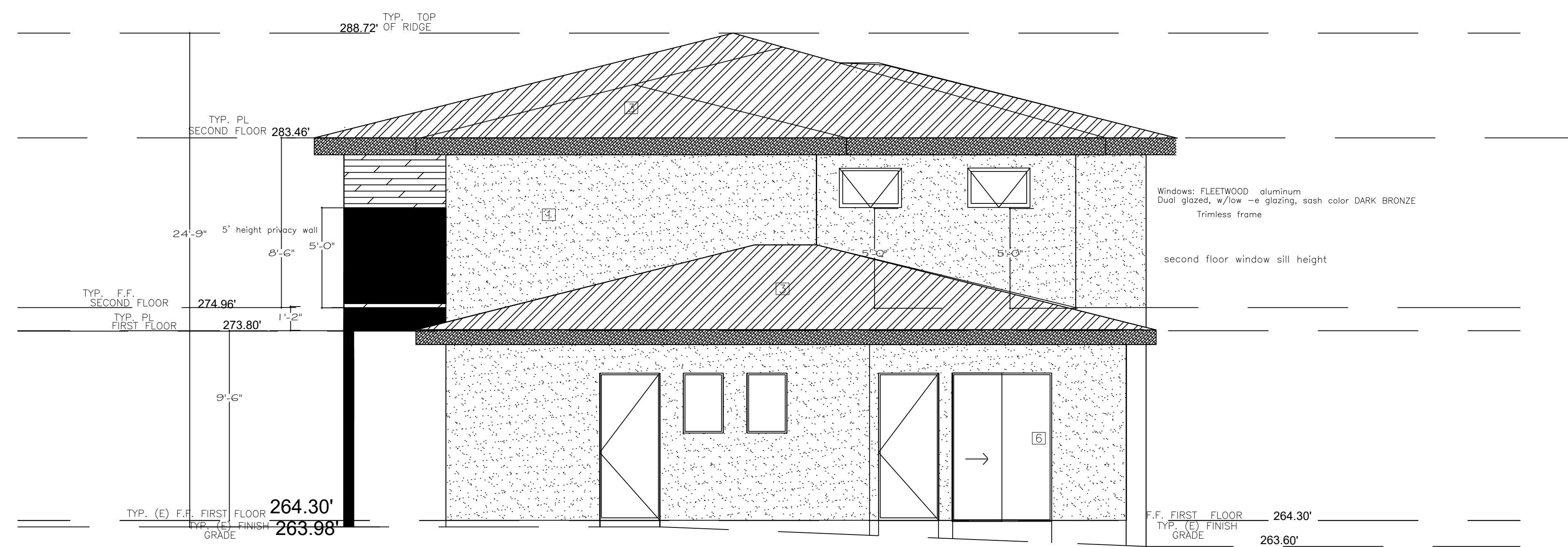
SOKOL
DESIGN INC
ISSUANCES:
No Description Date
1. PLANNING APPROVAL
2. BUILDING SUBMITTAL
CHECKED BY: CHECKER



2 PROPOSED NORTH REAR ELEVATION
1/4"=1'-0"



3 EXISTING WEST ELEVATION
1/4"=1'-0"



3 PROPOSED WEST REAR ELEVATION
1/4"=1'-0"

GENERAL NOTE:
ELEVATION PLAN

ADDITION AND REMODEL FOR:
Tal Friedman
1000 Crooked Creek Dr
LOS ALTOS, CA

Date	JUNE 14 2021
Scale	AS SHOWN
Sheet	A-4.1.3

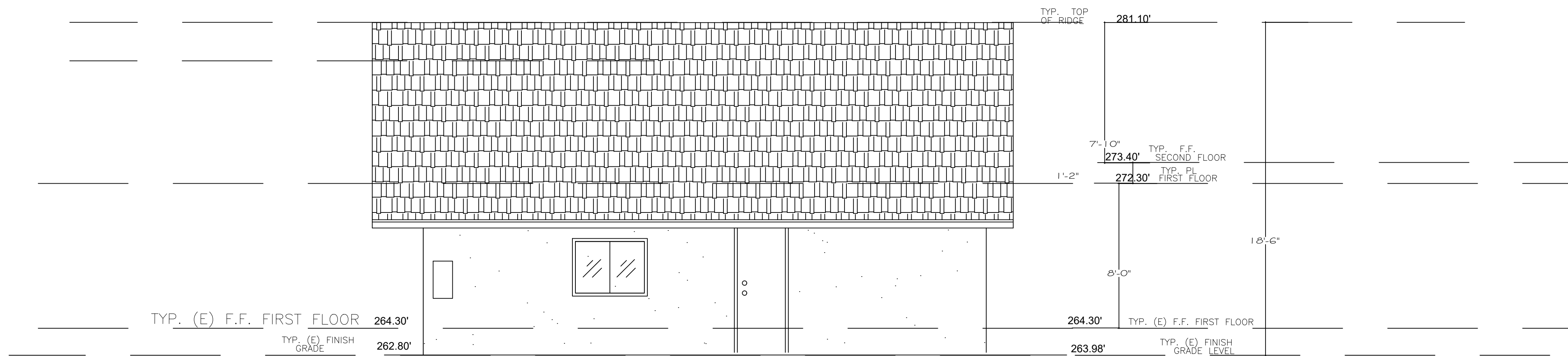
SOKOL DESIGN INC
Email: anatsokol@yahoo.com
Office: 408 735 7860
Cell: 408 506 1229

ISSUANCES:

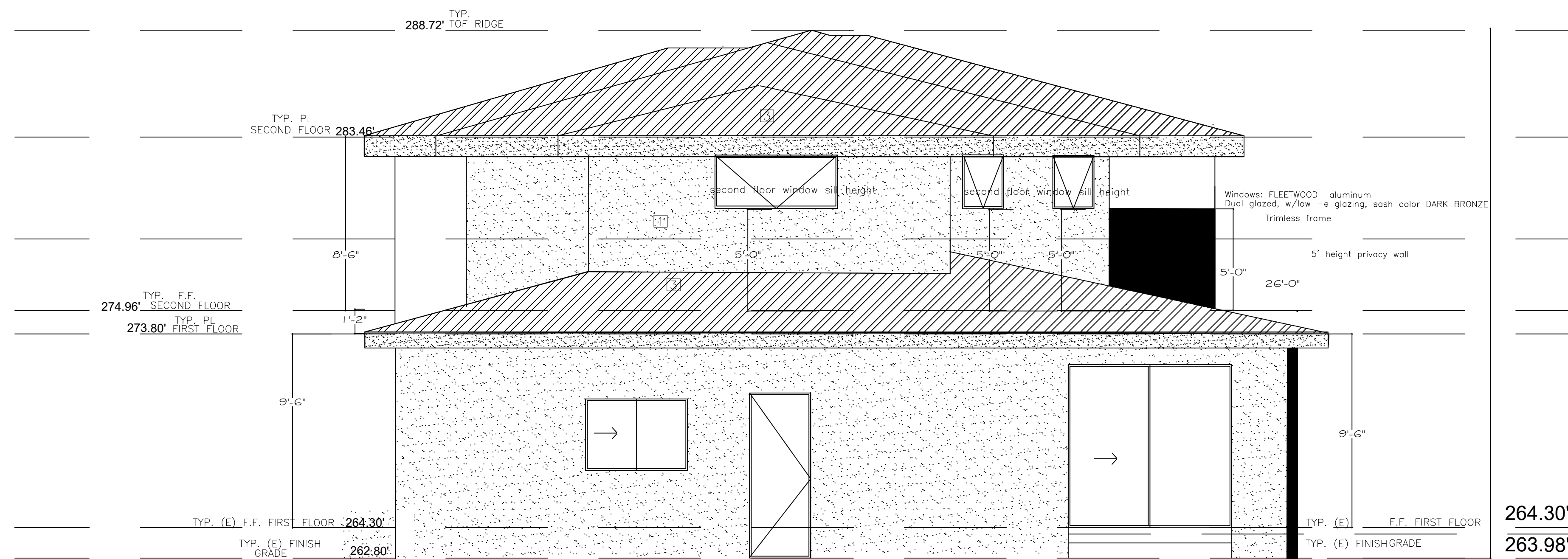
No	Description	Date
1.	PLANNING APPROVAL	
2.	BUILDING SUBMITTAL	

CHECKED BY: _____ CHECKER: _____

project
north 



4 EXISTING EAST ELEVATION
1/4"=1'-0"



4 PROPOSED EAST REAR ELEVATION
1/4"=1'-0"

GENERAL NOTE:

ELEVATION PLAN

ADDITION AND REMODEL FOR:

Tal Friedman
1000 Crooked Creek Dr
LOS ALTOS, CA

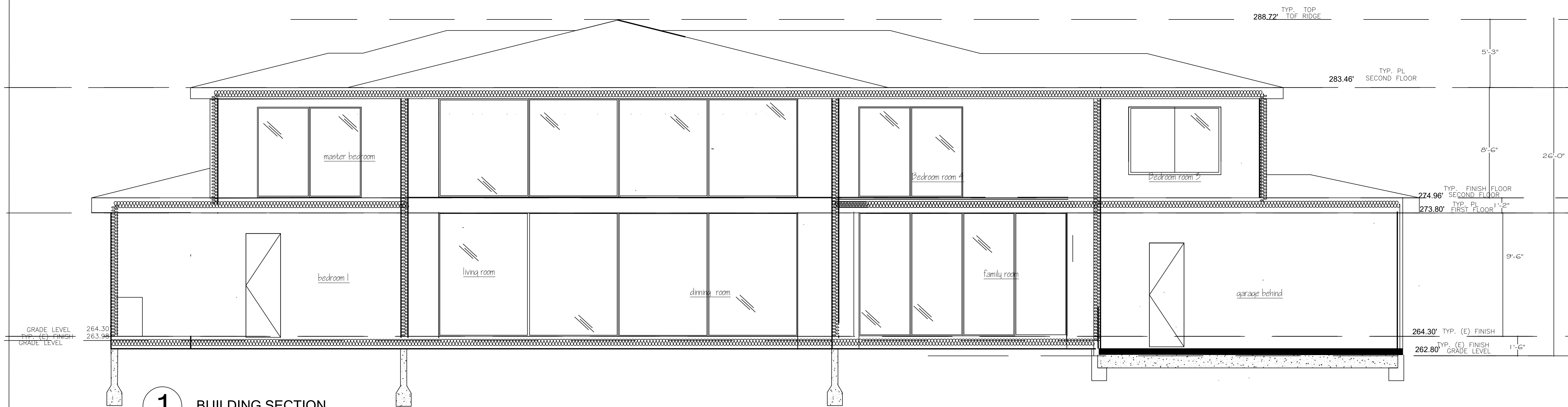
Date	JUNE 14 2021
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Sheet	A-4.1.4

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Cell: 408 506 1229

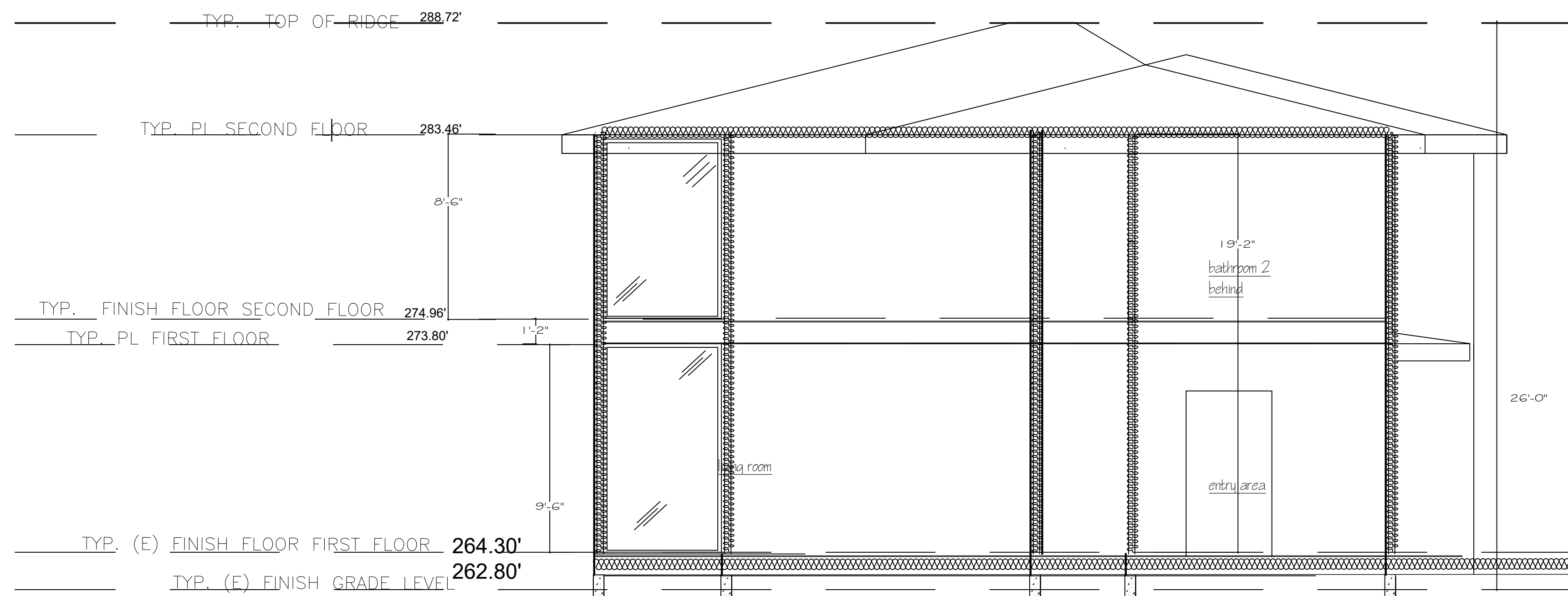
ISSUANCES:

No	Description	Date
1.	PLANNING APPROVAL	
2.	BUILDING SUBMITTAL	

CHECKED BY: _____ CHECKER



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



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

GENERAL NOTE:

BUILDING SECTION

ADDITION AND REMODEL FOR:

**Verma Choudhry Shweta
RESIDENCE**

40 Deodora Dr ATHERTON, CA

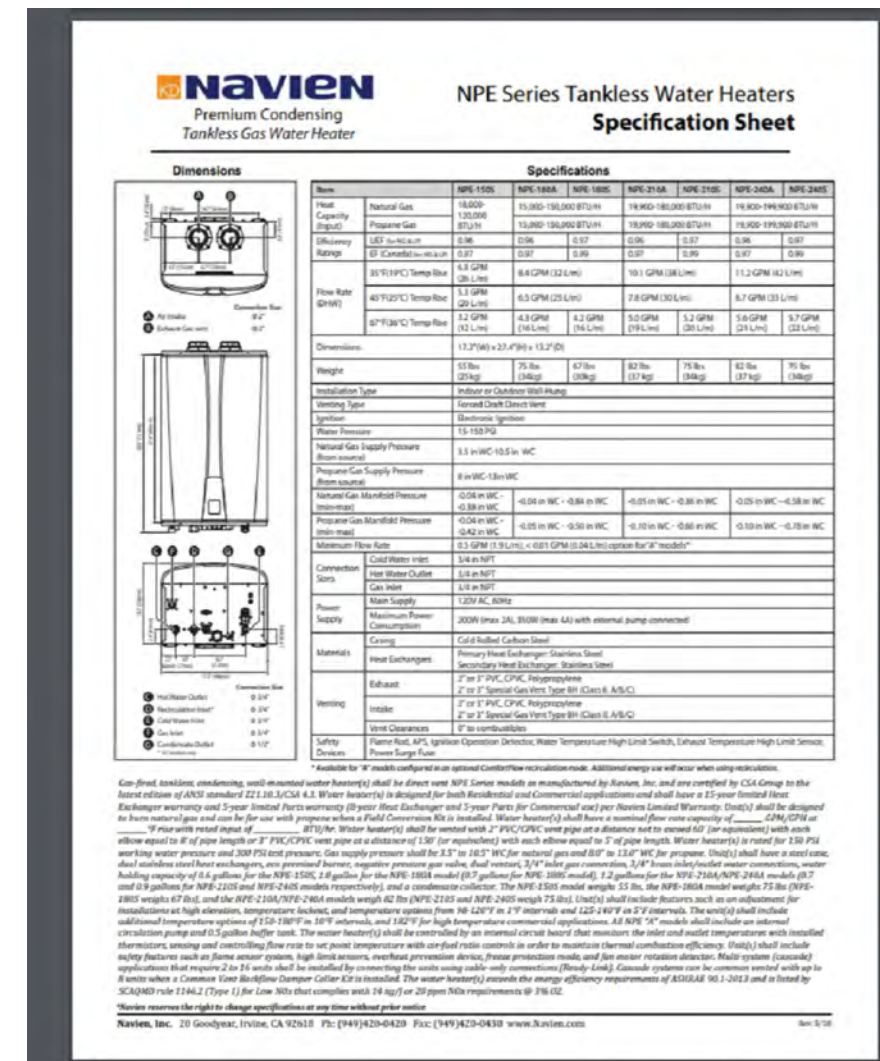
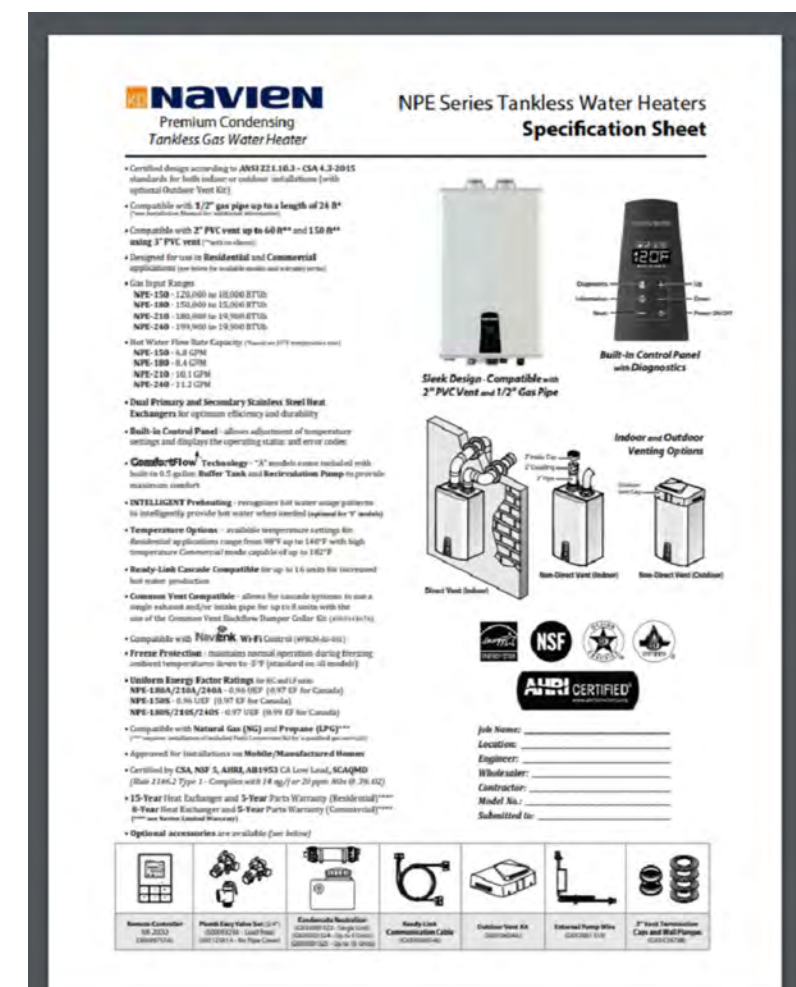
Date	Jan 14 2021
Scale	AS SHOWN
Sheet	A-5.1

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Email: anatsokol@yahoo.com
Office: 408 735 7860
Cell: 408 506 1229

ISSUANCES:

No	Description	Date
1.	PLANNING APPROVAL	
2.	BUILDING SUBMITTAL	

CHECKED BY: _____ CHECKER: _____



Technical Specification

Type	Single-Zone
Overall Efficiency	Not ENERGY STAR® certified
Cooling Efficiency	Up to 18 SEER
Heating Efficiency	Up to 11.5 HSPF
Sound Level (As Low As)	51.2 decibels Continuous
Application	Residential
Wireless Remote	Not applicable

Technical Specification

Type	Multi-Zone
Overall Efficiency	Select sizes ENERGY STAR® certified
Cooling Efficiency	Dependent upon outdoor unit pairing
Heating Efficiency	Dependent upon outdoor unit pairing
Sound Level (As Low As)	51.4 decibels
Application	Residential
Wireless Remote	Wireless Remote Controller included

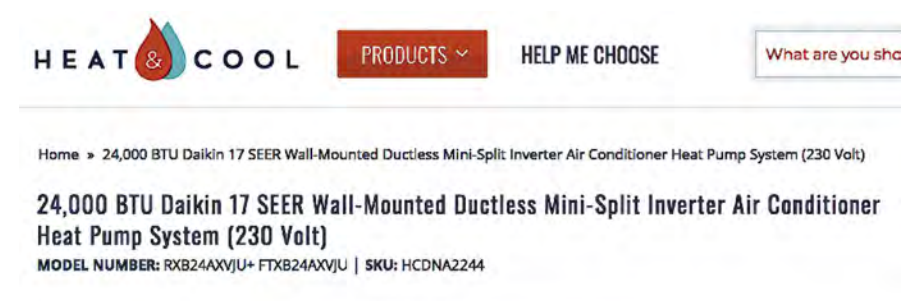


3 TANKLESS WATER HEATER

4 HEAT PUMP UNIT CARRIER MAIN HOUSE

PRODUCT SPECIFICATIONS

24,000 BTU 17 SEER Wall Mounted Daikin Mini-Split 17 Series Single-Zone Heat Pump - FTXB24RXB	
Refrigerant Charge	precharged for: 25
Weight (in lbs)	128.000000
AHRI Certificate Number	10575515
Manufacturer	Daikin
Additional Information	Heat Pump
Additional Information	Precharged for: 25
Additional Information	Maximum Line Set Length: 98'
Additional Information	Drain: 3/4"
Additional Information	Indoor Unit Weight: 31 lbs Outdoor Unit Weight: 97 lbs
HSPF	9
Cooling BTU	21,200
Heating BTU	21,200
Maximum CFM	405-580 CFM
Decibel Level (dBA)	Indoor Unit: 41-47 Outdoor Unit: 52
Energy Star	No
Refrigerant	R410A
SEER	16-17
EER	11
Compressor Type	Swing
Liquid Line	1/4"
Suction Line	5/8"
Electrical	208/230V 1 Phase 60 Hz
Max Breaker Size	20 amps
Min. Breaker Size	16.2 amps
Mini-Split Type	Wall Mounted
Min/Max Outdoor Temp for Heating	5°F - 65°F



Zone Compatibility	Single Zone
Operating Mode	Cooling, Heating
Height	Indoor Unit: 12-5/8" Outdoor Unit: 29-11/16"
Width	Indoor Unit: 46-1/8" Outdoor Unit: 33-11/16"
Depth	Indoor Unit: 9-1/2" Outdoor Unit: 12-15/16"
Additional Info	Indoor Unit Weight: 31 lbs Outdoor Unit Weight: 97 lbs
Warranty	10 Years with Online Registration
Resources	<ul style="list-style-type: none"> Brochure Submittal Indoor Installation Manual Operation Manual Service Manual <p>You will need Adobe® Acrobat® Reader to view PDF documents.</p>
Safety Information	PROPOSITION 65 WARNING

2 ADU DUCTLESS MINI SPLIT SYSTEM

GENERAL NOTE:

MECHANICAL PLAN - TYPICAL DETAIL

ADDITION AND REMODEL FOR:

Tal Friedman RESIDENCE
1000 Crooked Creek Dr
LOS ALTOS, CA

Date	NOV 14 2022
Scale	AS SHOWN
Sheet	A-8.1

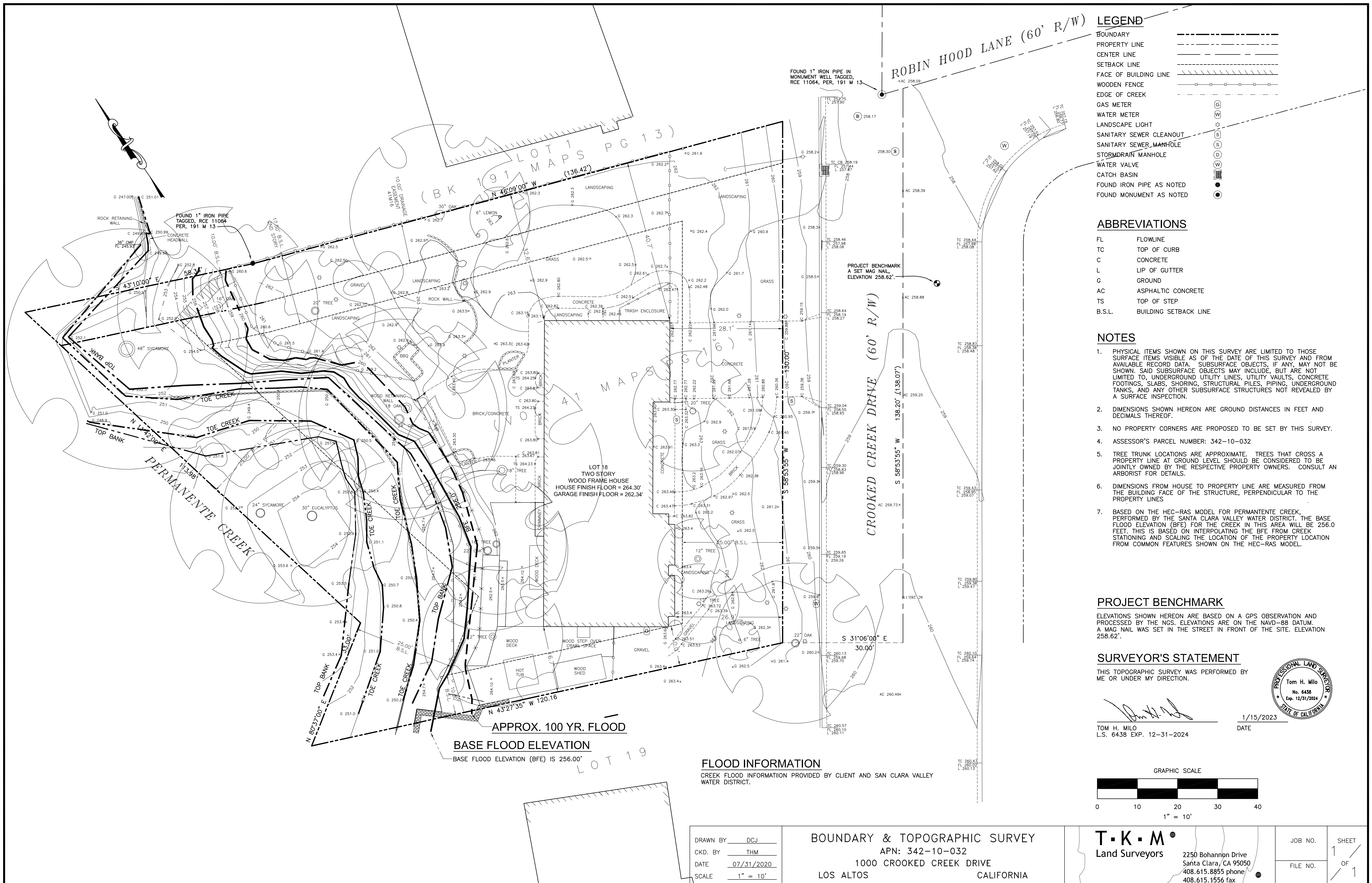
SOKOL DESIGN INC
 Email: anatsokol@yahoo.com
 Office: 408 735 7860
 Cell: 408 506 1229

ISSUANCES:

No	Description	Date
----	-------------	------

1. PLANNING APPROVAL
2. BUILDING SUBMITTAL:

CHECKED BY: _____ CHECKER



LEGEND

BOUNDARY	---
PROPERTY LINE	---
CENTER LINE	---
SETBACK LINE	---
FACE OF BUILDING LINE	---
WOODEN FENCE	---
EDGE OF CREEK	---
GAS METER	(G)
WATER METER	(W)
LANDSCAPE LIGHT	(L)
SANITARY SEWER CLEANOUT	(S)
SANITARY SEWER MANHOLE	(S)
STORM DRAIN MANHOLE	(D)
WATER VALVE	(V)
CATCH BASIN	(C)
FOUND IRON PIPE AS NOTED	(●)
FOUND MONUMENT AS NOTED	(●)

ABBREVIATIONS

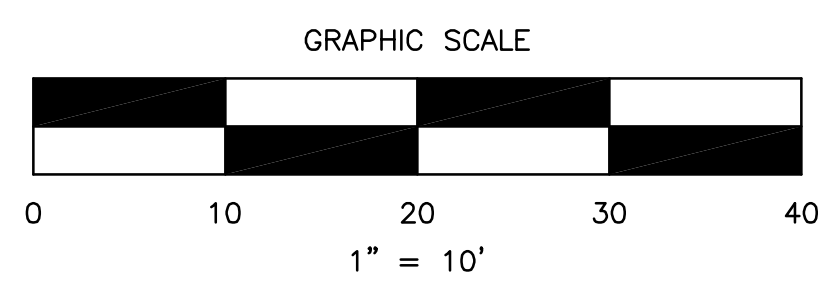
FL	FLOWLINE
TC	TOP OF CURB
C	CONCRETE
L	LIP OF GUTTER
G	GROUND
AC	ASPHALTIC CONCRETE
TS	TOP OF STEP
B.S.L.	BUILDING SETBACK LINE

- NOTES**
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
 - DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
 - NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
 - ASSESSOR'S PARCEL NUMBER: 342-10-032
 - TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
 - DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES
 - BASED ON THE HEC-RAS MODEL FOR PERMANENTE CREEK, PERFORMED BY THE SANTA CLARA VALLEY WATER DISTRICT, THE BASE FLOOD ELEVATION (BFE) FOR THE CREEK IN THIS AREA WILL BE 256.0 FEET. THIS IS BASED ON INTERPOLATING THE BFE FROM CREEK STATIONING AND SCALING THE LOCATION OF THE PROPERTY LOCATION FROM COMMON FEATURES SHOWN ON THE HEC-RAS MODEL.

PROJECT BENCHMARK
 ELEVATIONS SHOWN HEREON ARE BASED ON A GPS OBSERVATION AND PROCESSED BY THE NGS. ELEVATIONS ARE ON THE NAVD-88 DATUM. A MAG NAIL WAS SET IN THE STREET IN FRONT OF THE SITE. ELEVATION 258.62'.

SURVEYOR'S STATEMENT
 THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

Tom H. Milo
 TOM H. MILO
 L.S. 6438 EXP. 12-31-2024
 DATE 1/15/2023



FLOOD INFORMATION
 CREEK FLOOD INFORMATION PROVIDED BY CLIENT AND SAN CLARA VALLEY WATER DISTRICT.

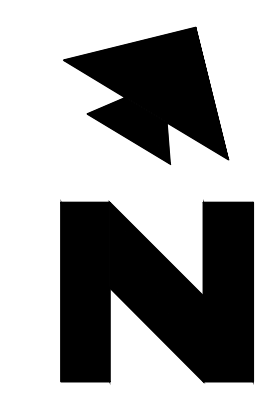
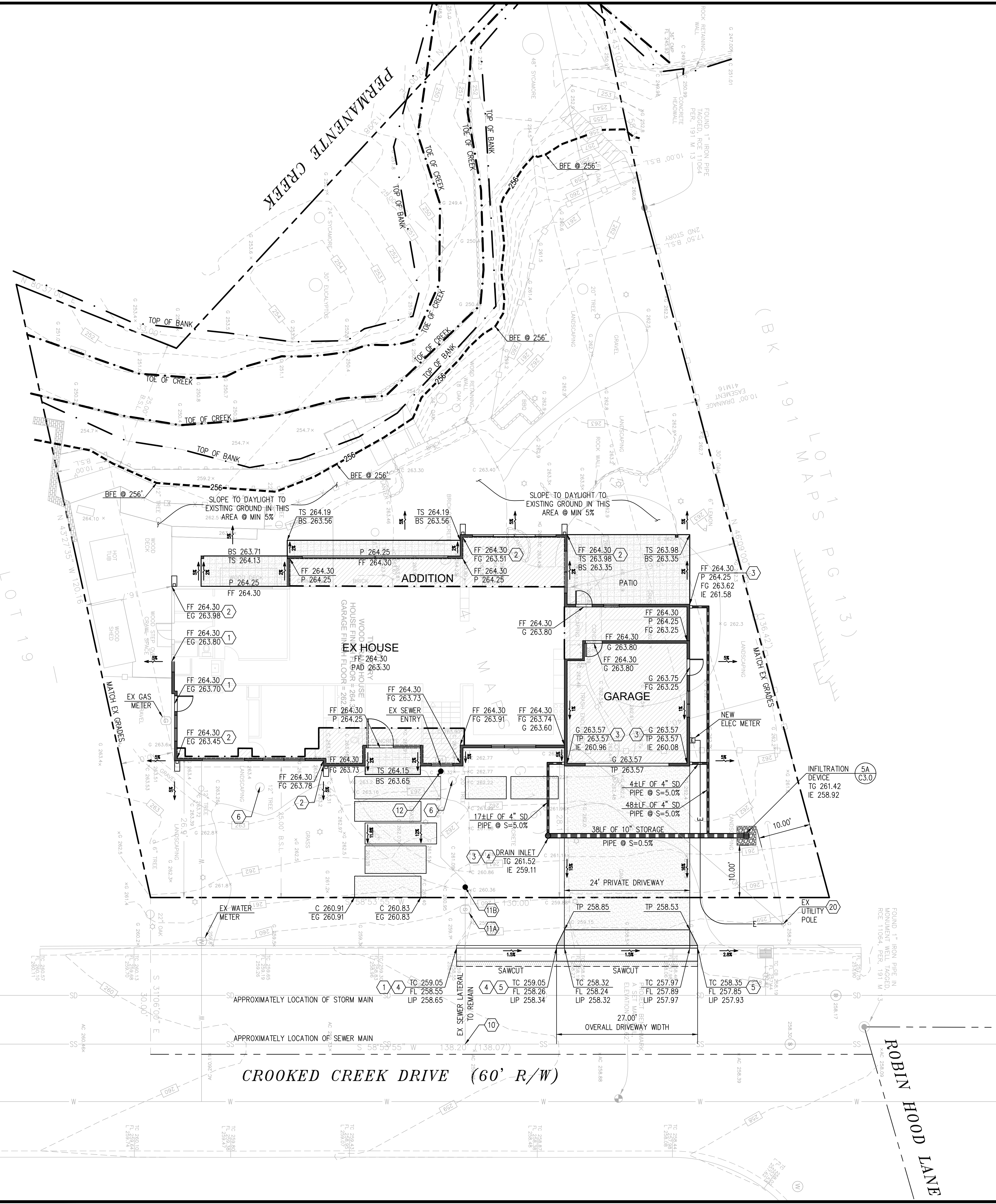
APPROX. 100 YR. FLOOD
BASE FLOOD ELEVATION
 BASE FLOOD ELEVATION (BFE) IS 256.00'

BOUNDARY & TOPOGRAPHIC SURVEY
 APN: 342-10-032
 1000 CROOKED CREEK DRIVE
 LOS ALTOS CALIFORNIA

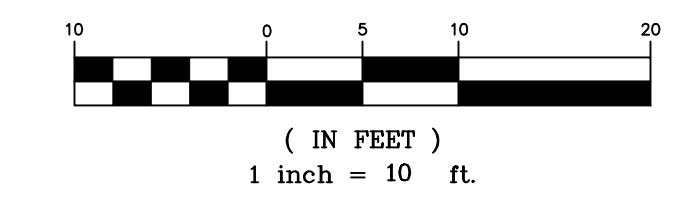
T.K.M.
 Land Surveyors
 2250 Bohannon Drive
 Santa Clara, CA 95050
 408.615.8855 phone
 408.615.1556 fax

JOB NO.	1
SHEET	1
FILE NO.	
OF	1

DRAWN BY DCJ
 CKD. BY THM
 DATE 07/31/2020
 SCALE 1" = 10'



GRAPHIC SCALE



EARTHWORK VOLUME:
(INCLUDES BUILDING PAD)

EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)
FILL	5
COMPACTION RATE: 15%	5 x 0.15 = 0.75
TOTAL FILL	6 (ROUND UP)
CUT	15
TOTAL EARTHWORK	9 (HAUL OFF)

CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	17,572 SF	17,572 SF
	0.403 ACRE	0.403 ACRE
HOUSE (ROOF)	2,300	4,337
DRIVEWAY	531	581
PATIO/HARDSCAPE	1,740	430
SHED	76	N/A
TOTAL IMPERVIOUS AREA	4,647	5,348
NET IMPERVIOUS AREA INCREASED:		701

STORM DRAIN VOLUME CALCULATION:		
TIME OF CONCENTRATION = 5 MIN INTENSITY = 10 YEAR = 2.57 IN/HR IMPERVIOUS AREA INCREASED = 701 SF = 0.016 ACRE		
PRE-CONDITION	Q=CIA	VOLUME REQUIRED: V=1.5(Q POST - Q PRE) X 10 MIN Q=0.35 X 2.57 X 0.016 Q=0.014 CFS
POST-CONDITION	Q=CIA	VOLUME PROVIDED: V=50 LF X 10" STORAGE PIPE V=27.5 CF (TOTAL) Q=0.037 CFS

GENERAL NOTES:

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
- 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.
- GROUND COVER IS PROVIDED IN AREAS WHERE THERE IS EXPOSED SOIL.
- PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

LEGEND

- = PROPERTY LINE
 - = STREET CENTER LINE
 - = EX. ROLLED CURB
 - = EX. SPOT ELEVATION
 - = FLOW DIRECTION
 - = GRADE BREAK
 - = FLOW LINE
 - = TOE OF CREEK
 - = TOP OF BANK
 - = BASE FLOOD ELEVATION 256
 - = INFILTRATION DEVICE
 - = AREA INLET
 - = STORM DRAIN PIPE
 - = CONCRETE SPLASH PAD
- ABBREVIATIONS:
- | | | |
|----------------------------|-----------------------|----------------------|
| BFE = BASE FLOOD ELEVATION | FL = FLOW LINE | S = SLOPE |
| BS = BOTTOM OF STEP | G = GARAGE | SD = STORM DRAIN |
| BOW = BACK OF WALK | GB = GRADE BREAK | SR = STRAW ROLL |
| BW = BOTTOM OF WALL | IE = INVERT ELEVATION | TC = TOP OF CURB |
| C = CONCRETE | L = LAWN | TG = TOP OF GRATE |
| DWY = DRIVEWAY | LF = LINEAL FOOT | TP = TOP OF PAVEMENT |
| EG = EXISTING GRADE | LP = LOW POINT | TS = TOP OF STEP |
| EX = EXISTING | N = NEW | TW = TOP OF WALL |
| FF = FINISHED FLOOR | P = PATIO OR PORCH | TYP = TYPICAL |
| FG = FINISHED GRADE | R.O.W. = RIGHT-OF-WAY | |

GRADING NOTES

- MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
- DOWNSPOUT WITH CONCRETE SPLASH PAD PER DETAIL #1A/C3.0
- RAINWATER LEADER PER DETAIL #10/C3.0
- BEGIN/END CURB & GUTTER PER CITY OF LOS ALTOS STANDARD DETAIL #SU-6/C3
- BEGIN/END RESIDENTIAL DRIVEWAY APPROACH WITHOUT SIDEWALK PER CITY OF LOS ALTOS STANDARD DETAILS #SU-9 & #SU-10/C3.0
- PROTECT EXISTING TREE AND ROOTS DURING GRADING ACTIVITY.
- EX. SANITARY SEWER LATERAL TO REMAIN
- EX. SANITARY SEWER CLEANOUT TO BE REMOVED
- INSTALL SANITARY SEWER CLEANOUT PER CITY OF LOS ALTOS STANDARD DETAIL #SS-6/C3. CLEANOUT PLACEMENT SHALL BE WITHIN 5' OF PROPERTY LINE. CONTRACTOR SHALL FIELD VERIFY THE EXACT SEWER LOCATION AND INVERT ELEVATION PRIOR TO INSTALLATION.
- INSTALL SANITARY SEWER CLEANOUT WITH BACKFLOW PREVENTION DEVICE
- REMOVE EXISTING OVERHEAD SERVICE LINE AND PROVIDE NEW JOINT TRENCH LINE TO BUILDING

REV.	DATE	DESCRIPTION

GRADING AND DRAINAGE PLAN
TAL FRIDMAN RESIDENCE
1000 CROOKED CREEK DRIVE
LOS ALTOS, CA 94024

GREEN
CIVIL ENGINEERING, INC.
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

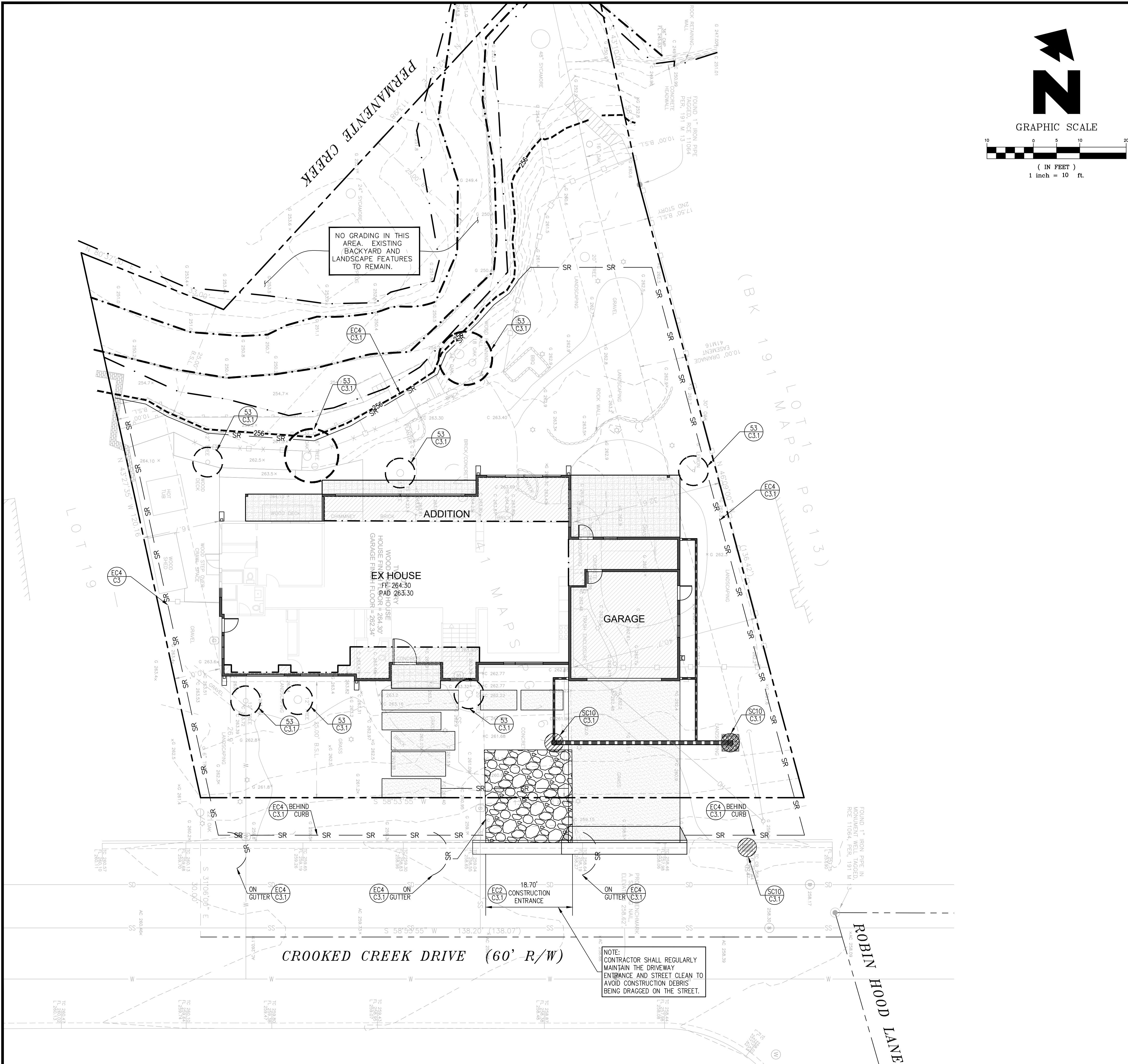


SCALE

VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE: 04/20/2022
DESIGNED: HCL
DRAWN: BL
REVIEWED: HCL
JOB NO.: 20220015

SHEET
C1
1 OF 5 SHEET



EROSION AND SEDIMENT CONTROL NOTES & MEASURES:

- GRADING WORK BETWEEN OCTOBER 1 AND APRIL 30 IS AT THE DISCRETION OF THE LOS ALTOS GRADING OFFICIAL. REFER TO CITY'S STANDARD GUIDELINES FOR ADDITIONAL CONDITIONS.
 - THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGH OUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FALLING INTO THE SAN MATEO COUNTY ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WE USED MATERIALS, AND SEDIMENT, CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ANCHORING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT TO BE LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD FACILITIES:
 - REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM CONSTRUCTION SITE AND CONTRACTOR'S MATERIAL AND EQUIPMENT/STAGING AREAS.
 - PREVENTION OF TRACKING MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
 - PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY.
 - THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAY DOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THIS SITE WHERE STORM WATER RUN-OFF IS CORRECTLY FOLLOWING INTO SANTA CLARA COUNTY ROAD RIGHT OF WAY.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. 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.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER.
- IF HYDROSEEDING IS NOT USED, THEN OTHER 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. CONTACT CITY OF LOS ALTOS FOR APPROVED SEED MIX. UTILIZE EROSION FABRIC ON DISTURBED SLOPES GREATER THAN 2:1.
- DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FORM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- 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.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS OF FUTURE CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
- 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.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- DEMOLITION 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.
- CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- WITH THE APPROVAL OF THE CITY INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

MAINTENANCE NOTES

- REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
- SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
- SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
- SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
- SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- RILLS AND GULLIES MUST BE REPAIRED.

DEMOLITION NOTES:

- EXISTING BUILDING TO BE REMODELED AND EXPANDED. SEE ARCHITECTURAL PLANS FOR DETAILS.
- LOCATE AND MARK ALL UNDERGROUND UTILITIES. THE UTILITIES SHALL BE TREATED AS FOLLOWS:

WATER SERVICE

- EXISTING WATER SHALL BE CAPPED AND REMOVED IF NECESSARY FOR NEW CONSTRUCTION.

GAS SERVICE

- A GAS LINE SHALL BE PROTECTED IN PLACE.

LEGEND

- = TREE PROTECTION (53 C3.1)
- = GRAVEL STABILIZED ENTRANCE (EC2 C3.1)
- = STRAW ROLL (EC4 C3.1)
- = INLET PROTECTION (SC10 C3.1)

EROSION CONTROL POINT OF CONTACT:

NAME: CHIN HANG WONG
 TITLE/QUALIFICATION: PE, QSD
 PHONE: (650) 931-2514
 E-MAIL: cwong@green-ce.com

REV.	DATE	DESCRIPTION

EROSION CONTROL PLAN
TAL FRIDMAN RESIDENCE
1000 CROOKED CREEK DRIVE
LOS ALTOS, CA 94024

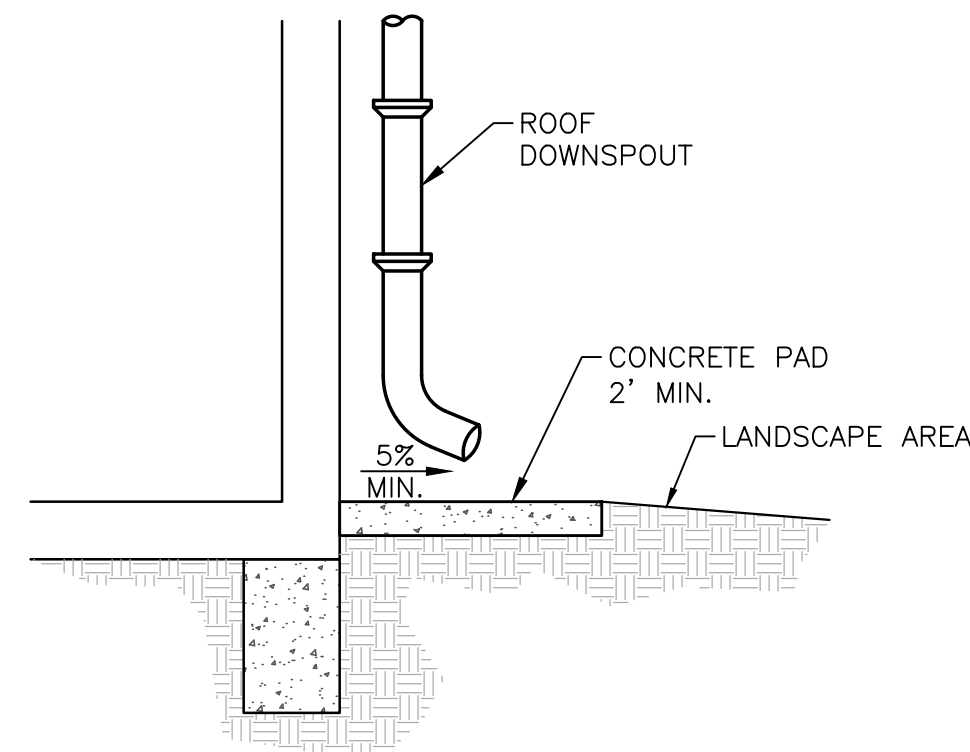
GREEN
 CIVIL ENGINEERING, INC.
 INFO@GREEN-CE.COM
 1900 S. NORFOLK ST. SUITE #350
 SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
 CHIN HANG WONG
 No. 133665
 Exp. 12/31/2024
 CIVIL
 STATE OF CALIFORNIA

SCALE
 VERTICAL: 1"= AS SHOWN
 HORIZONTAL: 1"= AS SHOWN

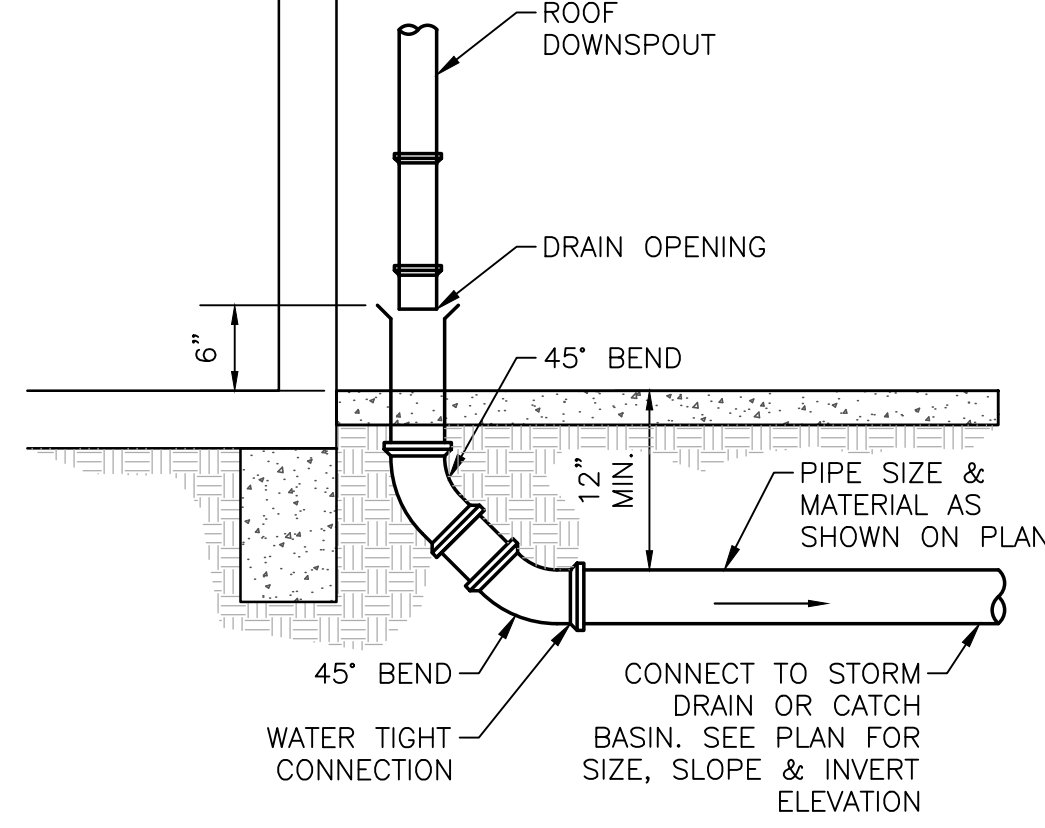
DATE:	04/20/2022
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20220015

SHEET
C2
 2 OF 5 SHEET



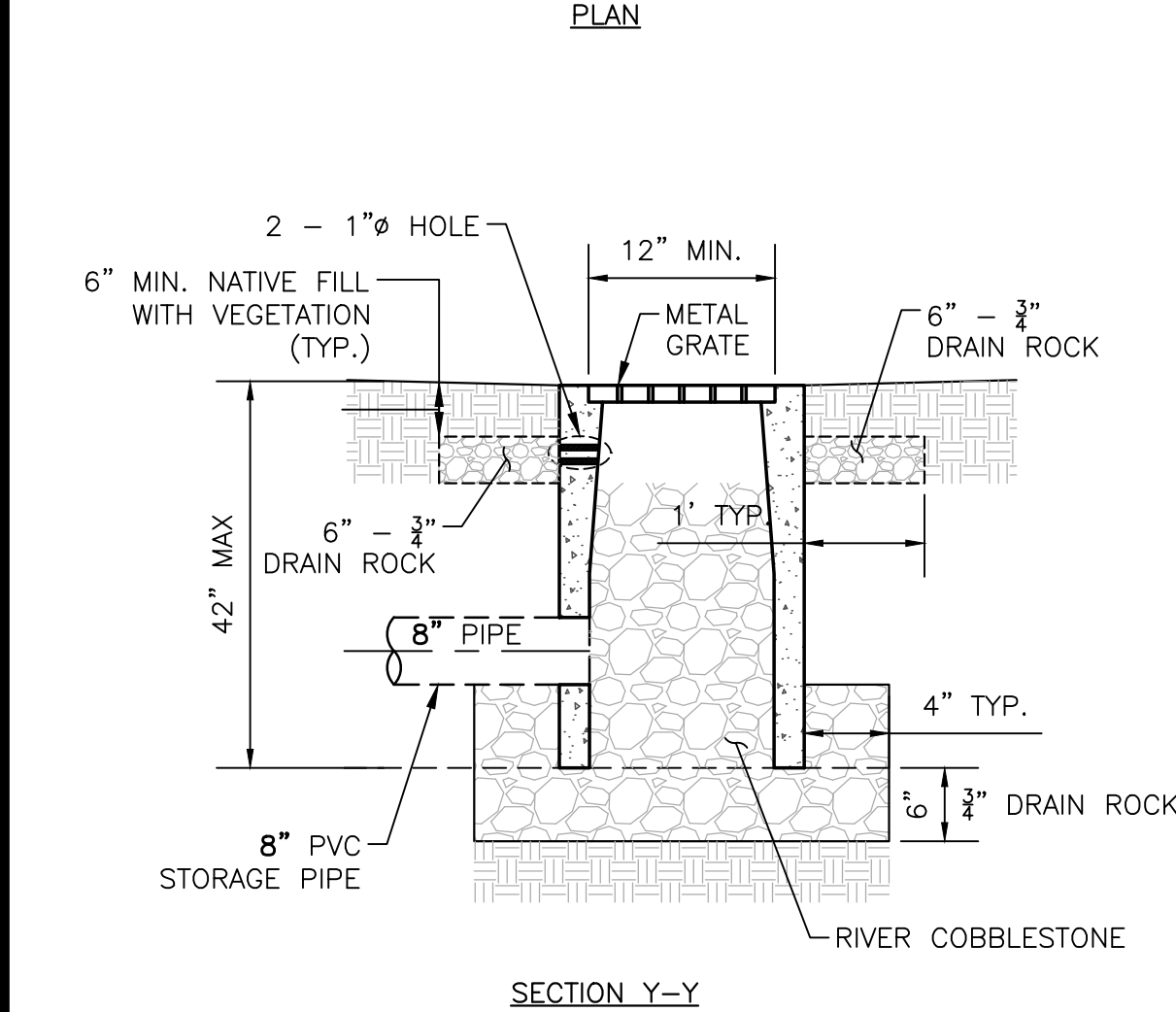
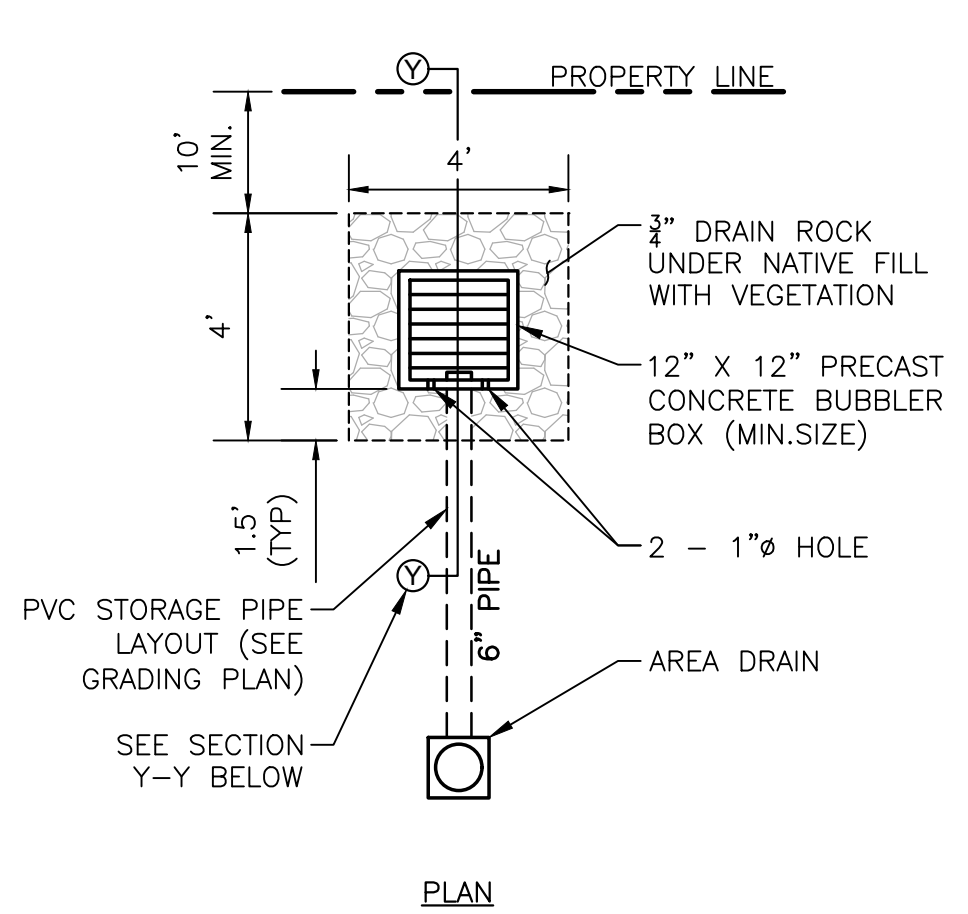
1A CONCRETE SPLASH PAD

N.T.S.



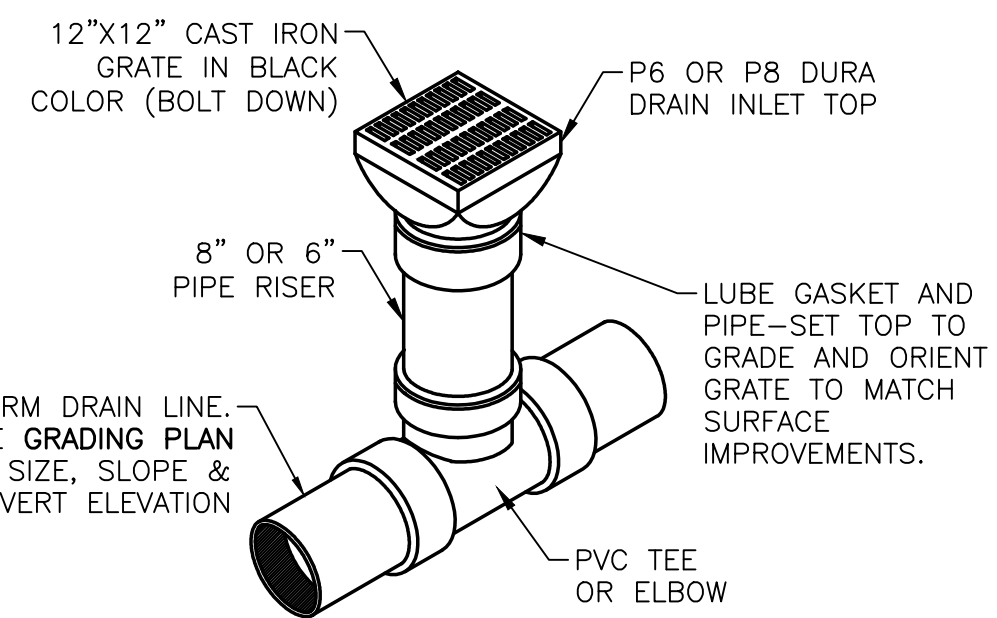
1D RAINWATER LEADER WITH DRAIN INLET

N.T.S.



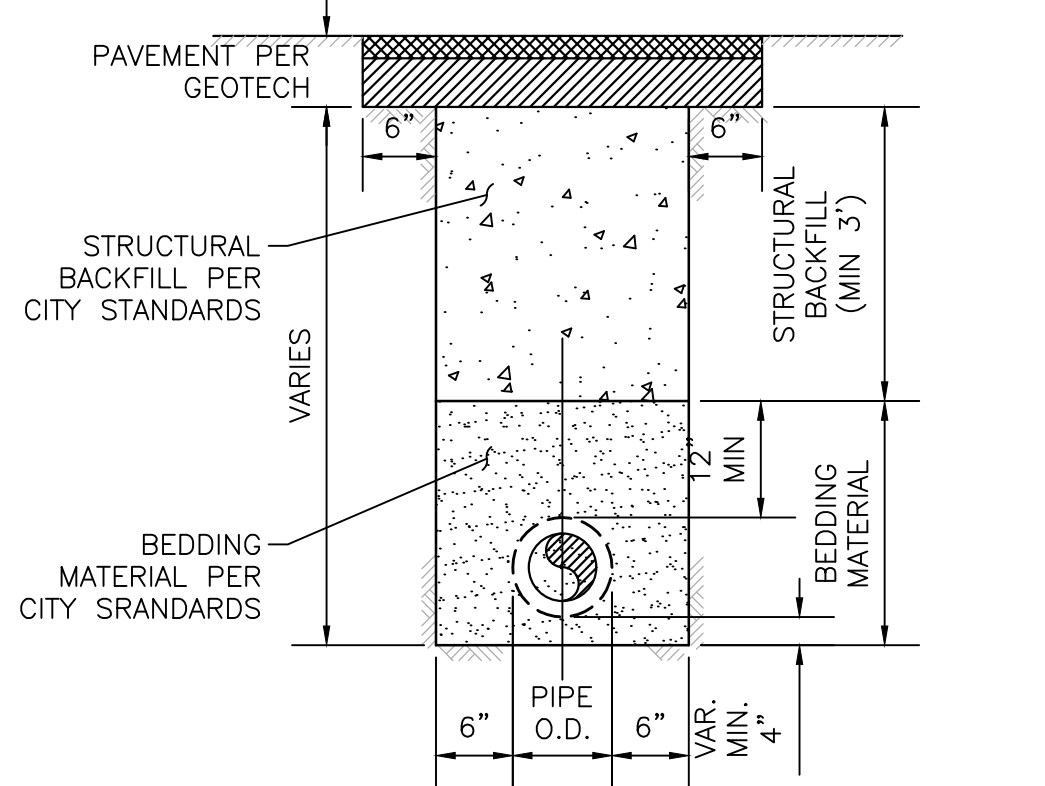
5A INFILTRATION DEVICE

N.T.S.



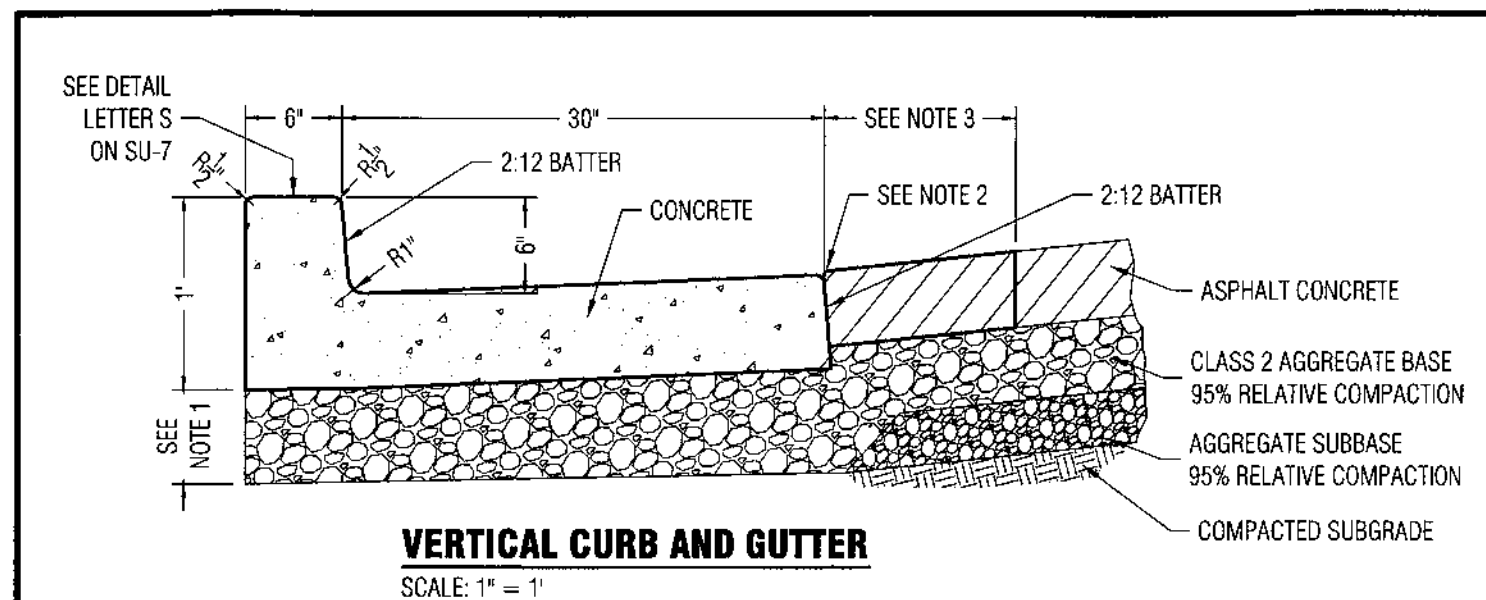
3A 12"X12" LANDSCAPE AREA DRAIN

N.T.S.



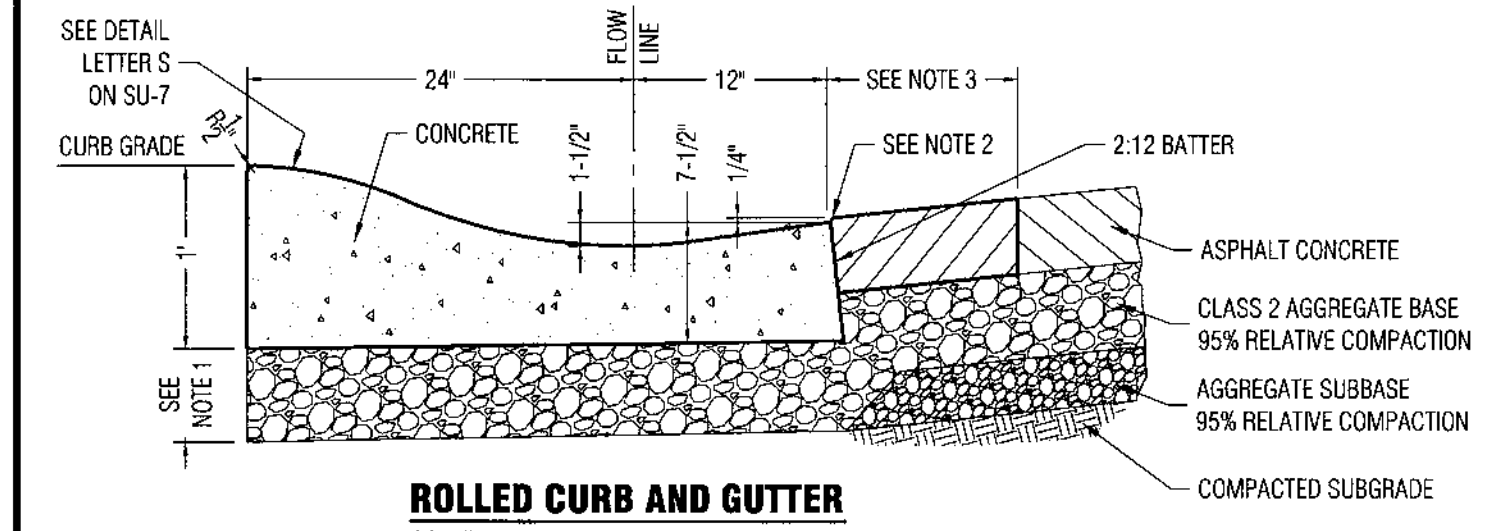
11 TRENCH DETAIL

N.T.S.



VERTICAL CURB AND GUTTER

SCALE: 1" = 1'



ROLLED CURB AND GUTTER

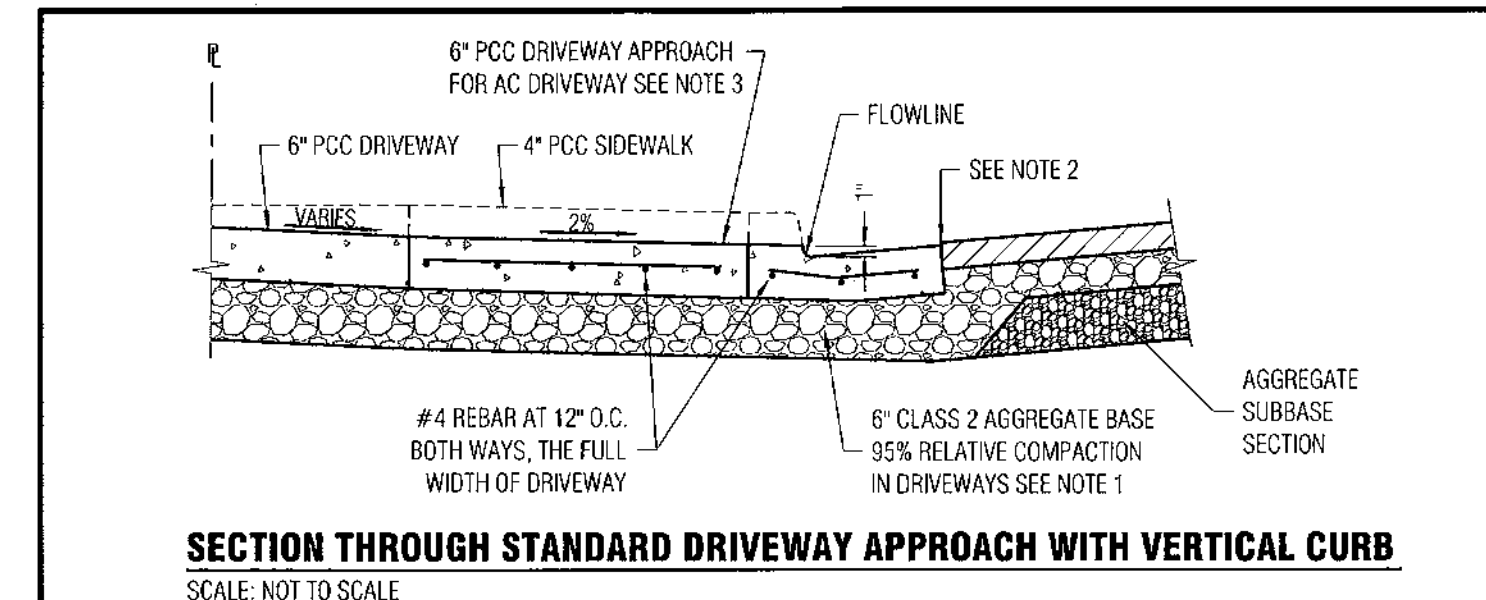
SCALE: 1" = 1'

- NOTES:
- THICKNESS OF AGGREGATE BASE UNDER CURB AND GUTTER SHALL BE:
 - * FOR NEW STREET SECTION: AS DETERMINED BY EXTENSION OF ROADWAY GRADING PLANE (6" MIN.)
 - OR-
 - * FOR EXISTING STREET SECTION: 6"
 - EDGE OF PAVEMENT 1/4" ABOVE LIP (FOR 30" GUTTER, THE LIP SHALL BE 2-1/2" ABOVE FLOWLINE)
 - FOR NEW CURB & GUTTER INSTALLED ADJACENT TO EXISTING PAVEMENT, TWELVE INCHES (12") OF THE AC EDGE SHALL BE SAWCUT, REMOVED AND REPLACED WITH NEW AC PAVEMENT

Approved: [Signature] 1/4/12 Date

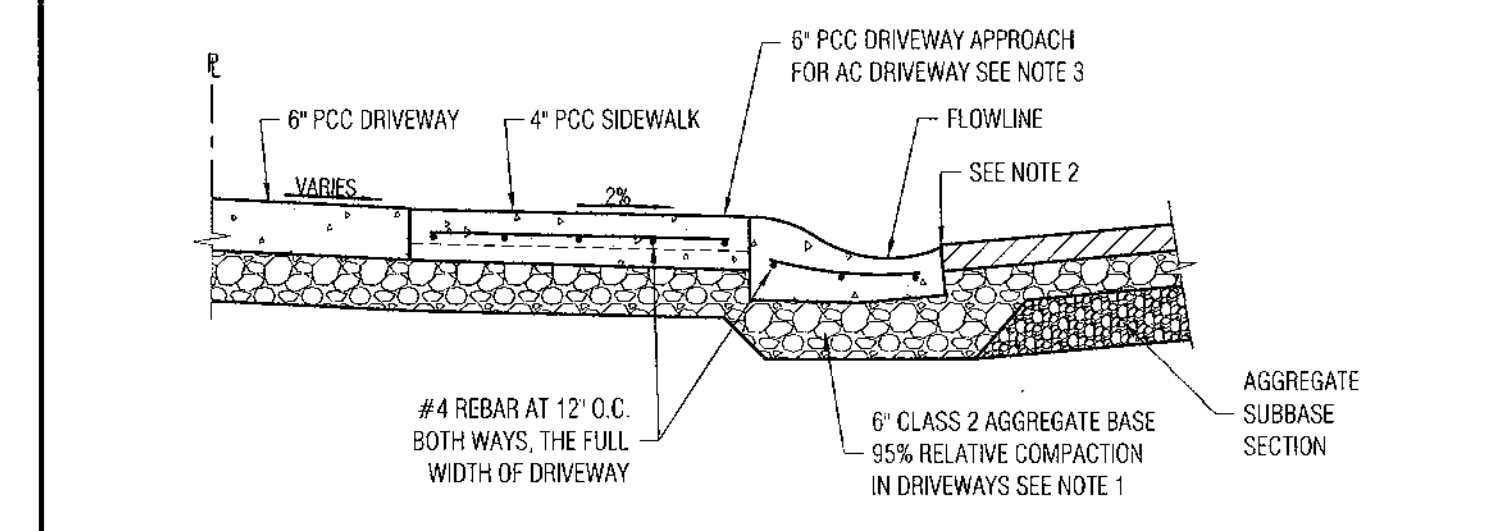
REVISION		ENGINEERING DIVISION	
Description	Date		
		VERTICAL AND ROLLED CURB AND GUTTER	SU-6

STANDARD DETAILS MAY 2010



SECTION THROUGH STANDARD DRIVEWAY APPROACH WITH VERTICAL CURB

SCALE: NOT TO SCALE



SECTION THROUGH STANDARD DRIVEWAY APPROACH WITH ROLLED CURB

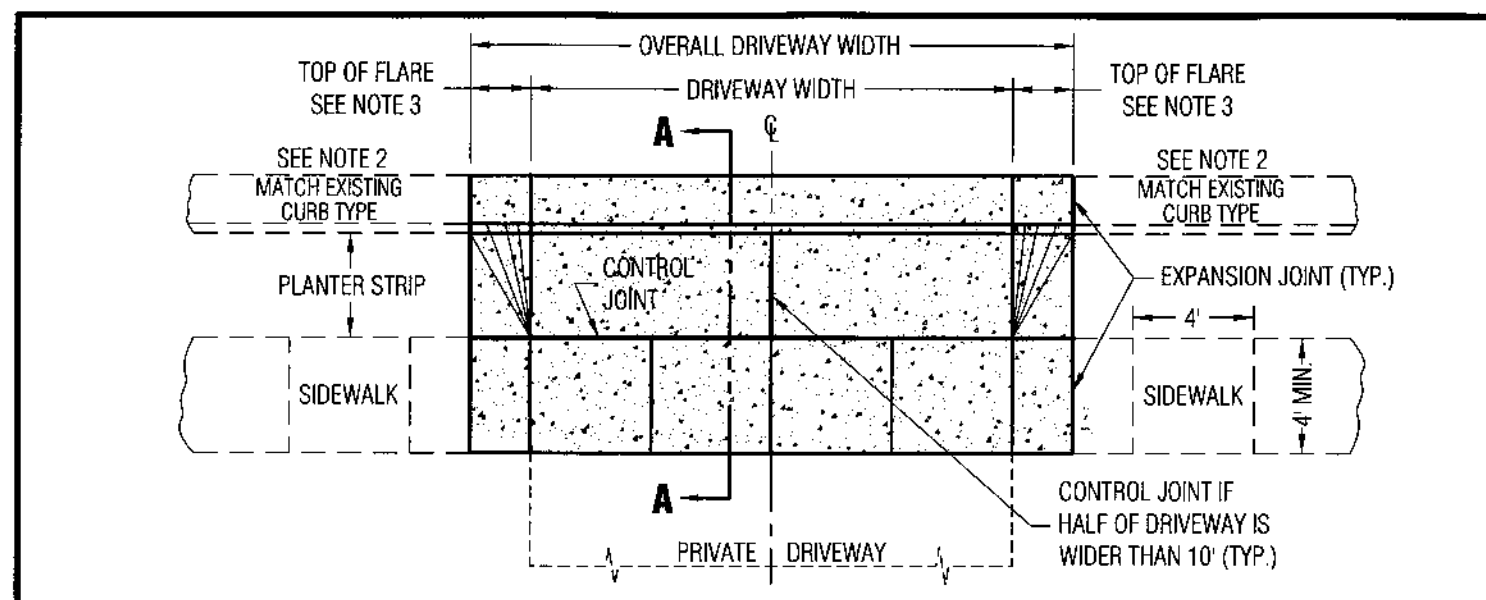
SCALE: NOT TO SCALE

- NOTES:
- THICKNESS OF AGGREGATE BASE UNDER CURB & GUTTER SHALL BE:
 - * FOR NEW STREET SECTION: AS DETERMINED BY EXTENSION OF ROADWAY GRADING PLANE (6" MIN.)
 - OR-
 - * FOR EXISTING STREET SECTION: 6"
 - SEE VERTICAL CURB AND ROLLED CURB AND GUTTER DETAIL SU-6
 - 6" CLASS 2 AGGREGATE BASE 95% RELATIVE COMPACTION, AND 2" ASPHALT CONCRETE

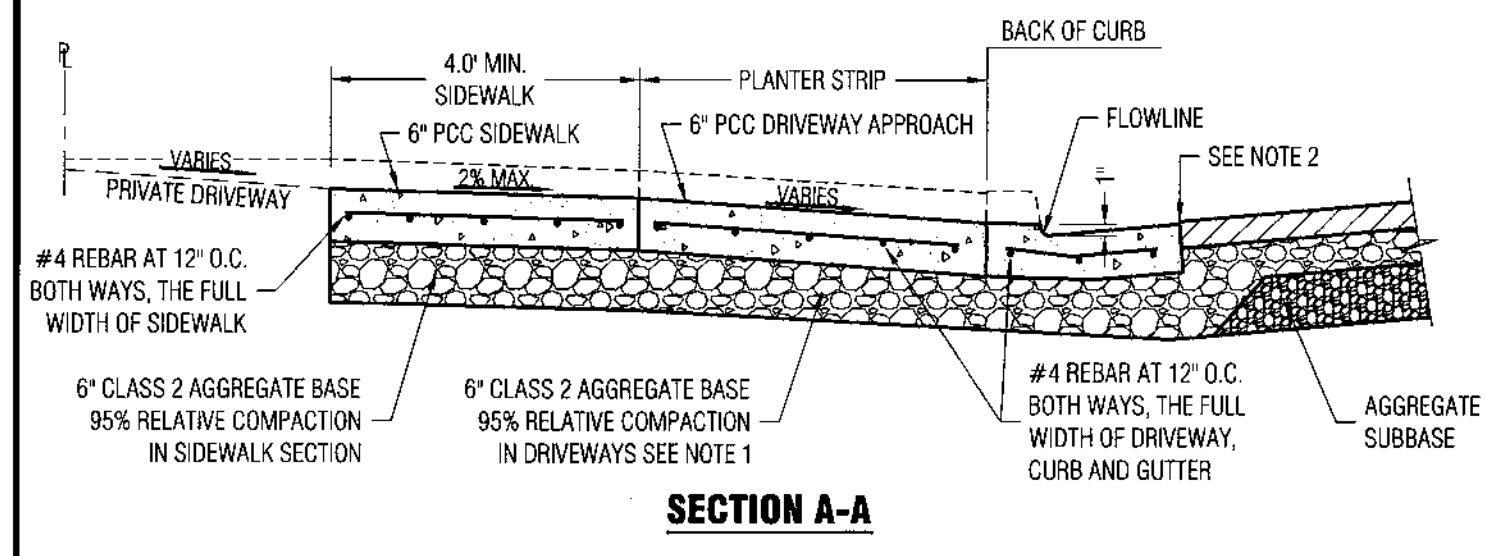
Approved: [Signature] 1/4/12 Date

REVISION		ENGINEERING DIVISION	
Description	Date		
Added Note 3	02/16/12	DRIVEWAY CROSS-SECTION	SU-9

STANDARD DETAILS MAY 2010



PLAN



SECTION A-A

DETACHED SIDEWALK

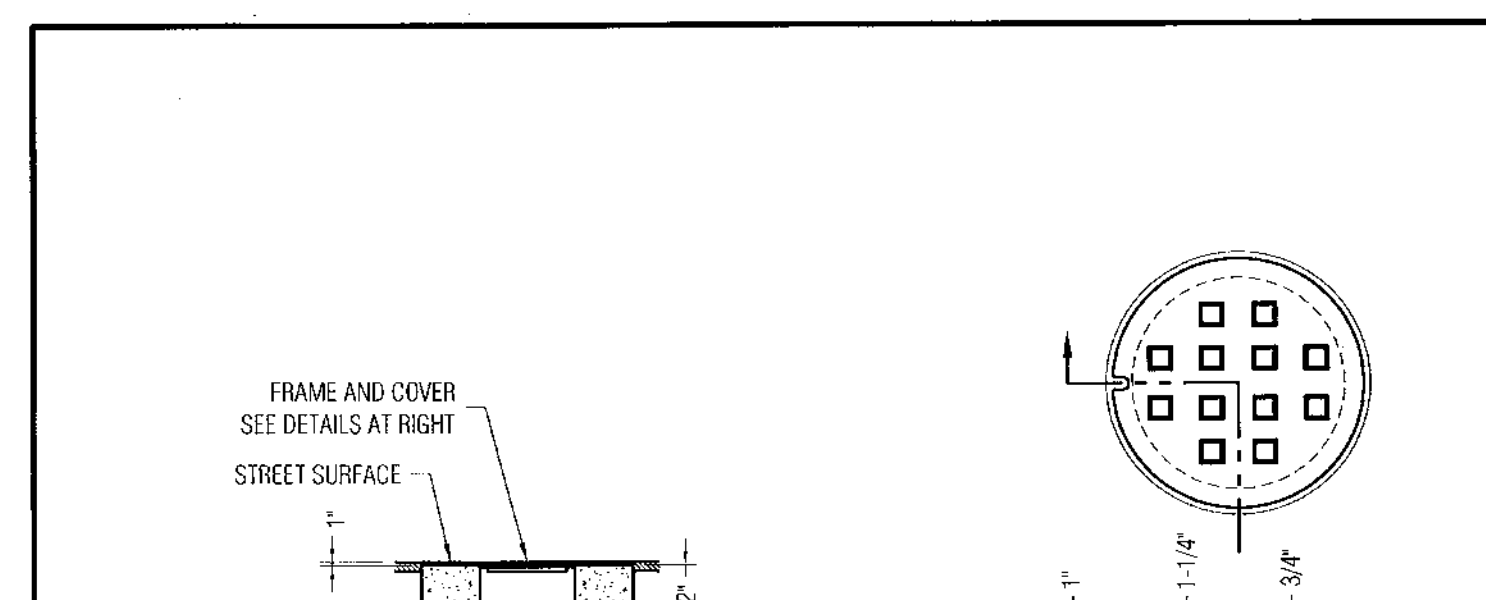
SCALE: NOT TO SCALE

- NOTES:
- THICKNESS OF AGGREGATE BASE UNDER CURB AND GUTTER SHALL BE:
 - * FOR NEW STREET SECTION: AS DETERMINED BY EXTENSION OF ROADWAY GRADING PLANE (6" MIN.)
 - OR-
 - * FOR EXISTING STREET SECTION: 6"
 - SEE VERTICAL CURB AND ROLLED CURB AND GUTTER DETAIL SU-6
 - DRIVEWAY FLARE WIDTH:
 - 1.5' FOR RESIDENTIAL
 - 3.0' FOR COMMERCIAL & INDUSTRIAL
 MUST BE ADA COMPLIANT

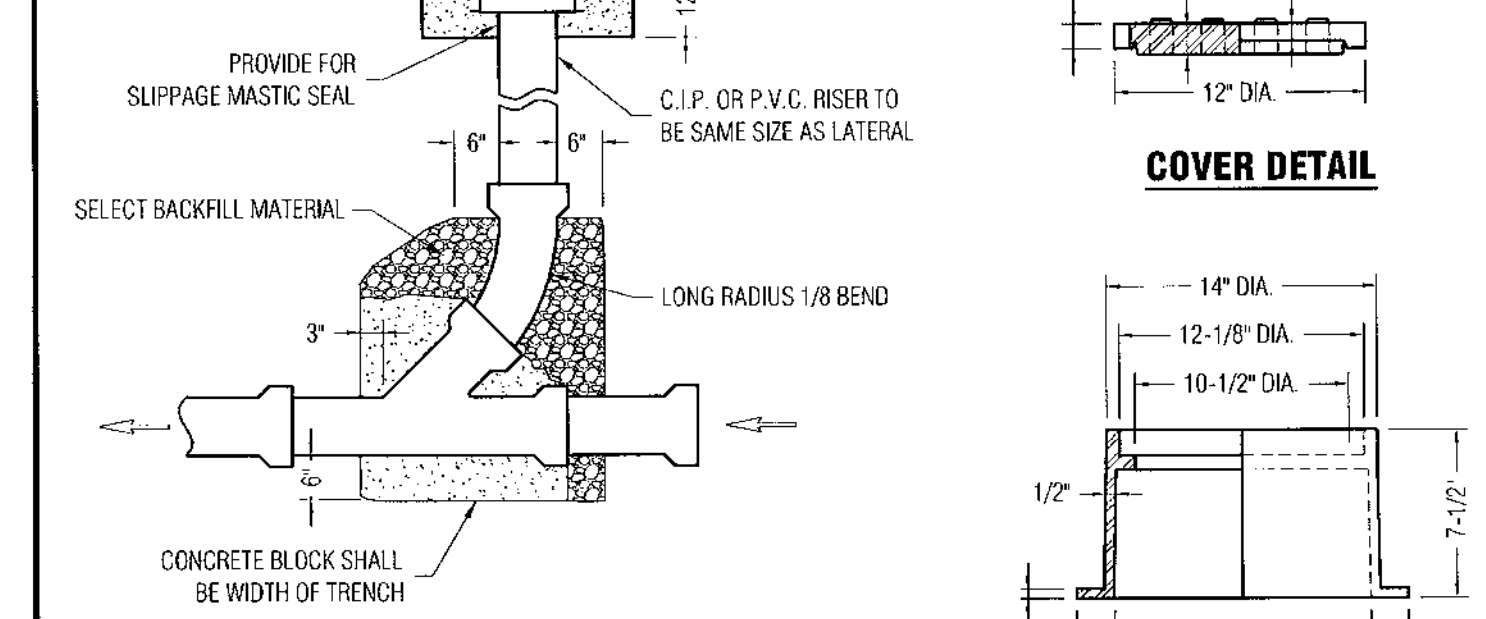
Approved: [Signature] 1/4/12 Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		DRIVEWAY DETAIL WITH PLANTER STRIP AND DETACHED SIDEWALK	SU-10

STANDARD DETAILS MAY 2010



COVER DETAIL



FRAME DETAIL

STANDARD SEWER LATERAL CLEAN-OUT

Approved: [Signature] 1/4/12 Date

REVISION		ENGINEERING DIVISION	
Description	Date		
Changed Detail Title	02/16/12	SEWER LATERAL CLEAN-OUT	SS-6

STANDARD DETAILS MAY 2010

REV. DATE DESCRIPTION

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DETAIL SHEET
TAL FRIDMAN RESIDENCE
1000 CROOKED CREEK DRIVE
LOS ALTOS, CA 94024

GREEN
CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

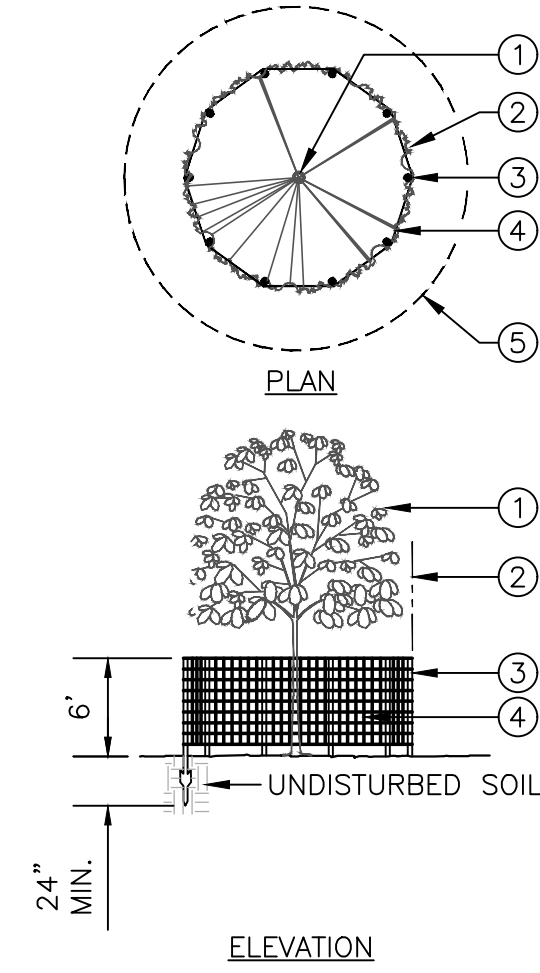


SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN
DATE: 04/20/2022
DESIGNED: HCL
DRAWN: BL
REVIEWED: HCL
JOB NO.: 20220015

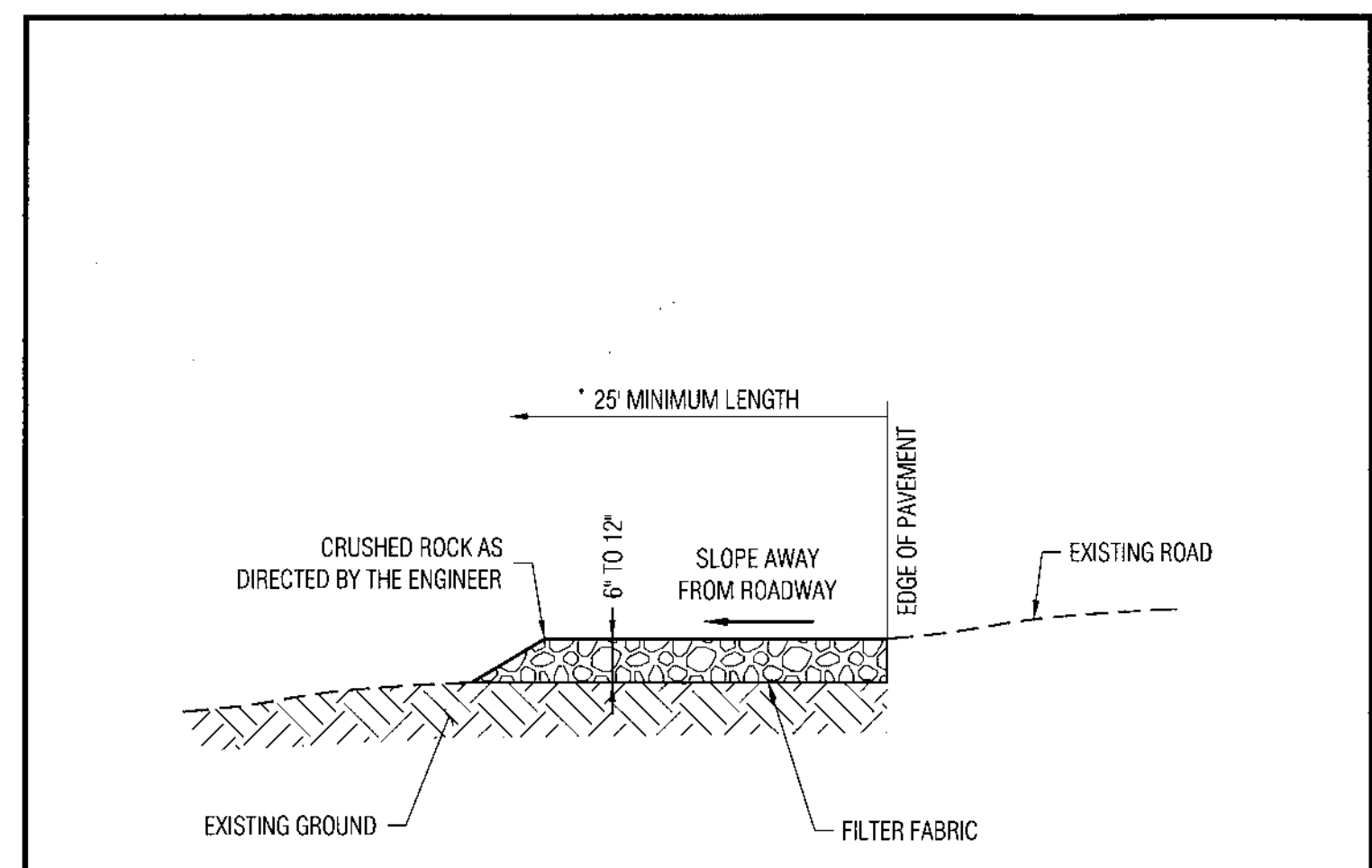
SHEET
C3.0
3 OF 5 SHEET

LEGEND:

- SEE ARBORIST REPORT FOR TREES TO BE PROTECTED FOR THIS DEMOLITION PROJECT.
- TREE DRIP LINE.
- STEEL T-POST, 6' O.C. MAX. DRIVE POST INTO UNDISTURBED SOIL, AVOIDING MAJOR ROOTS AS MUCH AS POSSIBLE.
- CHAIN LINK FENCING, 6' TALL.
- EXTEND FENCING 50% BEYOND DRIP LINE OF SIGNIFICANT MATURE SPECIMEN TREES WHERE POSSIBLE, UNLESS OTHERWISE SHOWN ON PLAN.



53	TREE PROTECTION FENCING	N.T.S.
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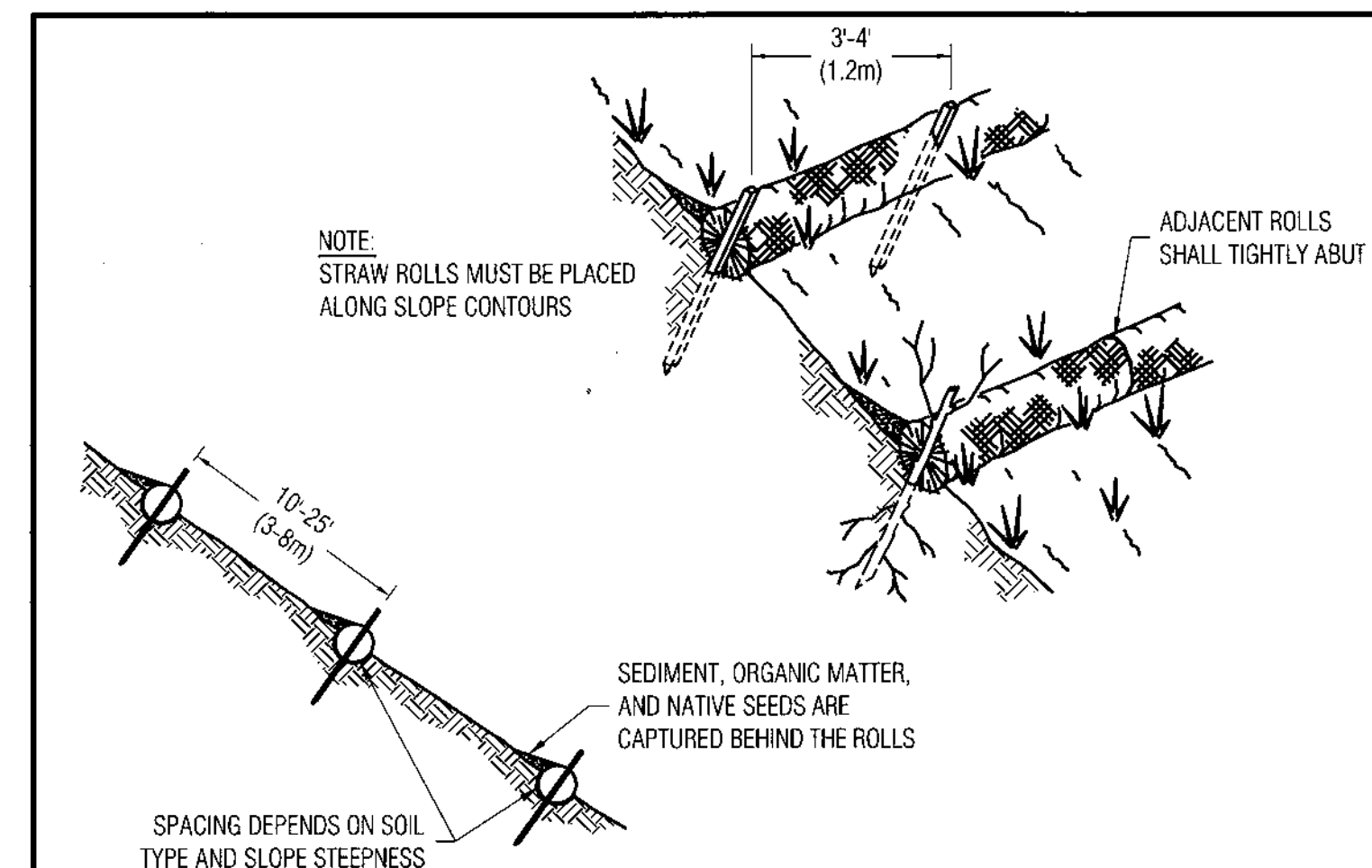


- NOTES:
- PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: *[Signature]* 1/4/10
City Engineer Date

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

STANDARD DETAILS MAY 2010



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

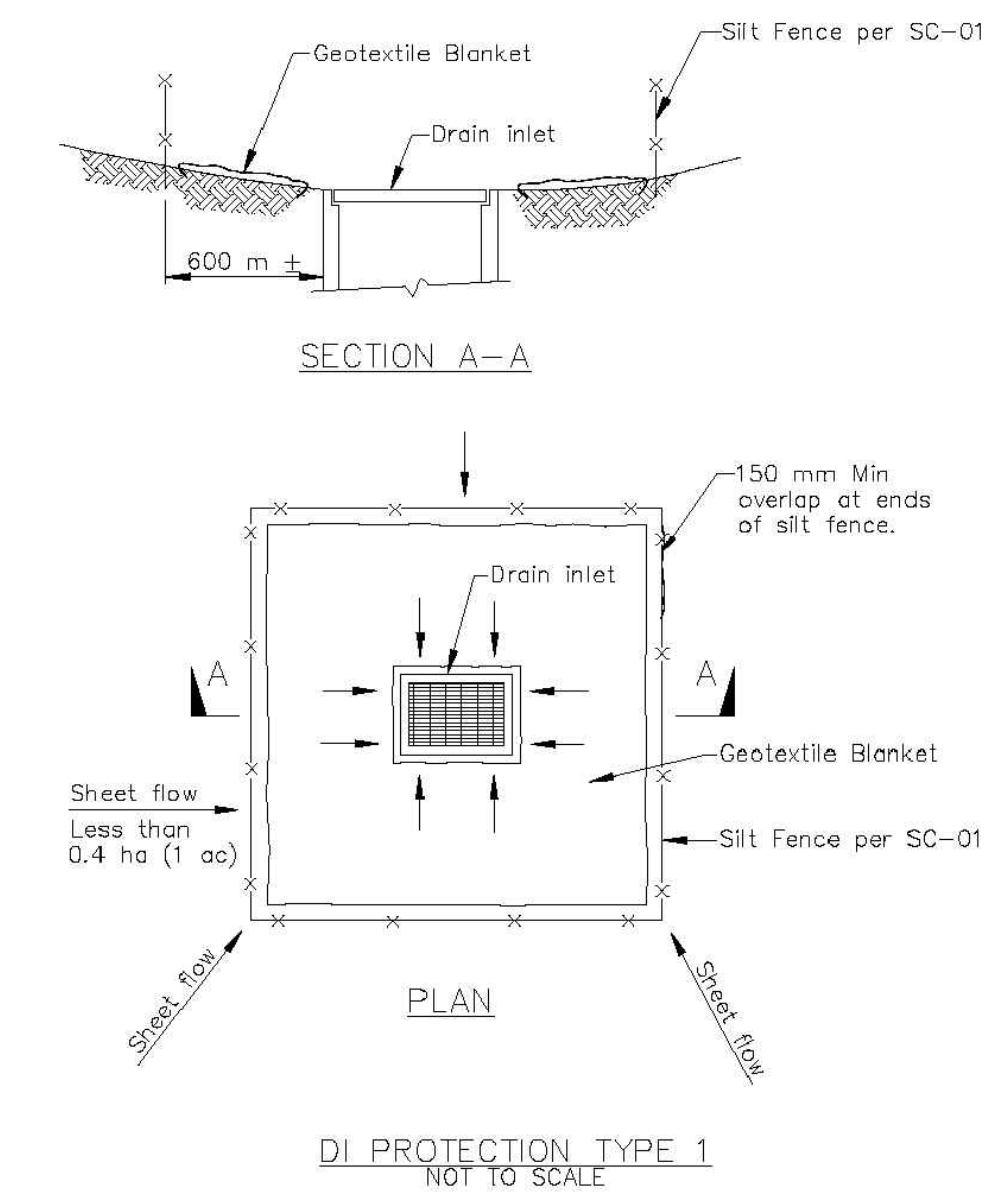
Approved: *[Signature]* 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010

Storm Drain Inlet Protection

SC-10



- NOTES:
- For use in areas where grading has been completed and final soil stabilization and seeding are pending.
 - Not applicable in paved areas.
 - Not applicable with concentrated flows.

Caltrans Storm Water Quality Handbooks Construction Site Best Management Practices Manual March 1, 2005 Section 4 Storm Drain Inlet Protection SC-10 5 of 7

REV.	DATE	DESCRIPTION

DETAIL SHEET
TAL FRIDMAN RESIDENCE
1000 CROOKED CREEK DRIVE
LOS ALTOS, CA 94024

GREEN
CIVIL ENGINEERING, INC
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REGISTERED PROFESSIONAL ENGINEER
CHEN HANG WANG
No. 73068
Exp. 12/31/2024
CIVIL
STATE OF CALIFORNIA

SCALE

VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE: 04/20/2022

DESIGNED: HCL

DRAWN: BL

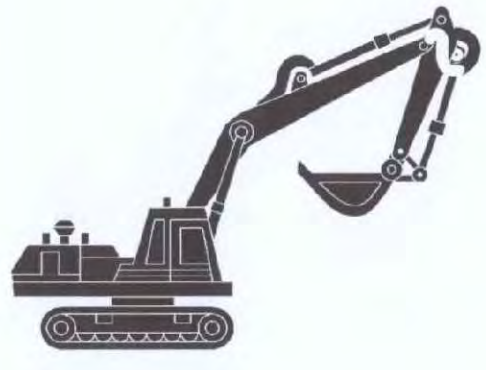
REVIEWED: HCL

JOB NO.: 20220015

SHEET
C3.1
4 OF 5 SHEET

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Doing The Job Right
Site Planning and Preventive Vehicle Maintenance

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

Spill Cleanup

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

Storm water Pollution from Heavy Equipment on Construction Sites


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

Best Management Practices for the

- Site supervisors
- General contractors
- Home builders
- Developers

Roadwork and Paving

Best Management Practices for the Construction Industry



Doing The Job Right

General Business Practices

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

During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainages 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 activities 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 for these sites and materials properly and guard against pollution of storm drains, creeks, and the Bay.

Best Management Practices for the

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Doing The Job Right

General Business Practices

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

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.

Best Management Practices for the


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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Doing The Job Right

General Business Practices

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

Draining Pools Or Spas

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

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

Pool/Fountain/Spa Maintenance

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

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance


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

Best Management Practices for the

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Doing The Job Right

Handling Paint Products

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

Paint Cleanup

- Never clean brushes or rags into paint containers in a street, gutter, storm drain, French drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the same sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- Paint Removal
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (pop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

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

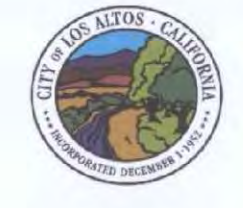
Storm Drain Pollution from Paints, Solvents, and Adhesives

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 contaminants from flowing into storm drains and watercourses.

Best Management Practices for the

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

Los Altos Municipal Code Requirements



Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

- Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning, vehicle cleaning, construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grinding, swimming pools, spas, and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.
- Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.403 Requirements for construction operations.

- A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system, nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

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

Local Pollution Control Agencies


County of Santa Clara Pollution Prevention Program: (408) 441-1195
County of Santa Clara Integrated Waste Management Program: (408) 441-1198
County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414
Santa Clara Valley Water District: (408) 265-2600
Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151
Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300
Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

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

General Construction And Site Supervision

Best Management Practices For Construction



Doing The Job Right

General Principals

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

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

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

Storm Drain Pollution from Construction Activities

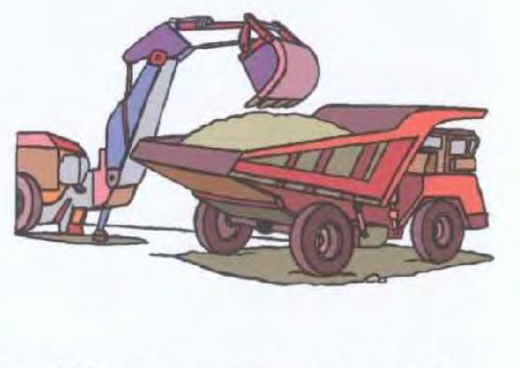
Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental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

Best Management Practices for the

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Doing The Job Right

General Business Practices

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

Practices During Construction

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

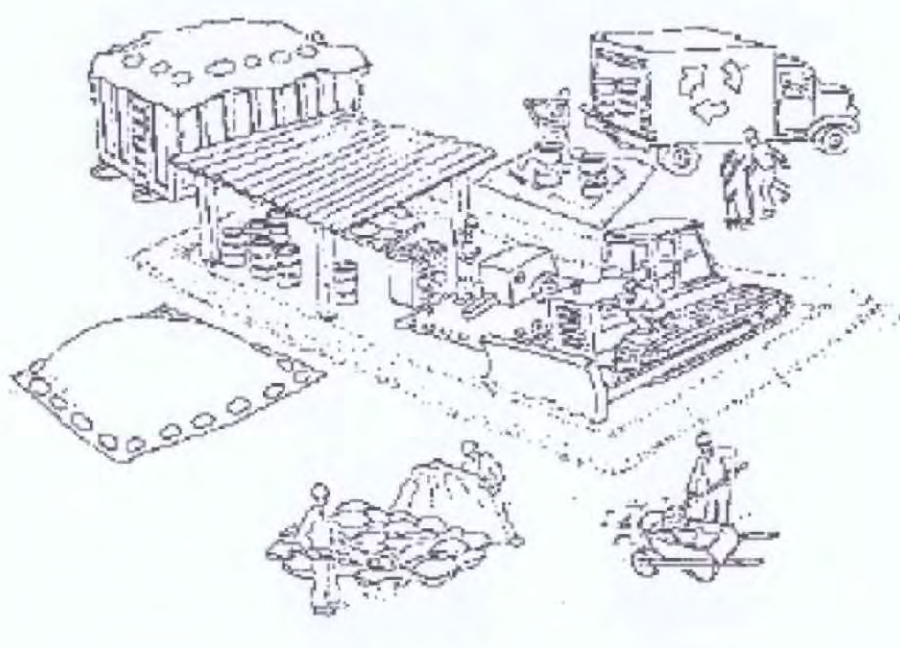
Best Management Practices for the

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

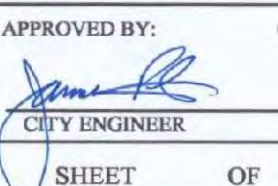
Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

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

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE: 04/20/2022
DESIGNED: HCL
DRAWN: BL
REVIEWED: HCL
JOB NO.: 20220015

SHEET
C4
5 OF 5 SHEET

CONSTRUCTION BMPS
TAL FRIDMAN RESIDENCE
1000 CROOKED CREEK DRIVE
LOS ALTOS, CA 94024

GREEN
CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST., SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
NO. 133688
Exp. 12/31/2024
CIVIL
STATE OF CALIFORNIA

REV.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

GENERAL PROJECT NOTES

1. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT (USA AT 800 642-2444).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD AND FOR FAMILIARIZING HIMSELF/HERSELF WITH ALL EXISTING UNDERGROUND CONDITIONS PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING AND REPLACING AT HIS/HER EXPENSE ANY STRUCTURES, FENCES, WALLS OR PLANT LIFE DAMAGED OR DESTROYED BY HIS/HER CONSTRUCTION OPERATIONS. ON ADJACENT PROPERTIES AND/OR ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. DAMAGED ITEMS WILL BE RESTORED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER.
4. ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE PROJECT SITE BY THE CONTRACTOR AND EACH TRADE BEFORE WORK BEGINS. ERRORS AND OMISSIONS AND DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS OR IMMEDIATELY AS IDENTIFIED.
5. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES AND OTHER SERVICES AND RELATED TASKS NECESSARY FOR THE CONSTRUCTION AS REQUIRED BY THE CONTRACT DOCUMENTS.
6. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS AND COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKERS AND PEDESTRIANS PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT.
7. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS, ORDINANCES, AND REGULATIONS APPLICABLE. NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES, AND REGULATIONS.
8. ALL NEW HARDSCAPE SURFACES SHALL MAINTAIN A MINIMUM 1.5% CROSS SLOPE AWAY FROM STRUCTURES AND WALLS AS SHOWN ON PLAN. ALL SOFTSCAPE SURFACES SHALL MAINTAIN 2% SLOPE AWAY FROM STRUCTURES AND WALLS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT PROJECT AREA.
9. CONTRACTOR SHALL ADVISE ON INSTALLATION OF DRAINAGE FEATURES SUCH AS DRAIN INLETS, DRAIN LINES, AND FRENCH DRAINS IF NECESSARY TO ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA.
10. CONTRACTOR SHALL INSTALL ALL MATERIALS AND PRODUCTS IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS AND INSTRUCTIONS.
11. CONTRACTOR SHALL VERIFY IN FIELD THE LAYOUT OF ALL PROPOSED HARDSCAPE ELEMENTS WITH THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OR INSTALLATION.

PROPOSED CONDITIONS NOTES

PROPOSED SITE COVERAGE - FRONT YARD:

PROPOSED HARDSCAPE (IMPERVIOUS)	1,341 SF
PROPOSED SOFTSCAPE (PERVIOUS)	3,355 SF
PROPOSED TOTAL	4,696 SF
PERCENT PERVIOUS COVERAGE	71.44%

EXISTING CONDITIONS LEGEND

- EXISTING RESIDENCE FOOTPRINT
- EXISTING LANDSCAPE AREAS (SOFTSCAPE)
- EXISTING HARDSCAPE AREAS

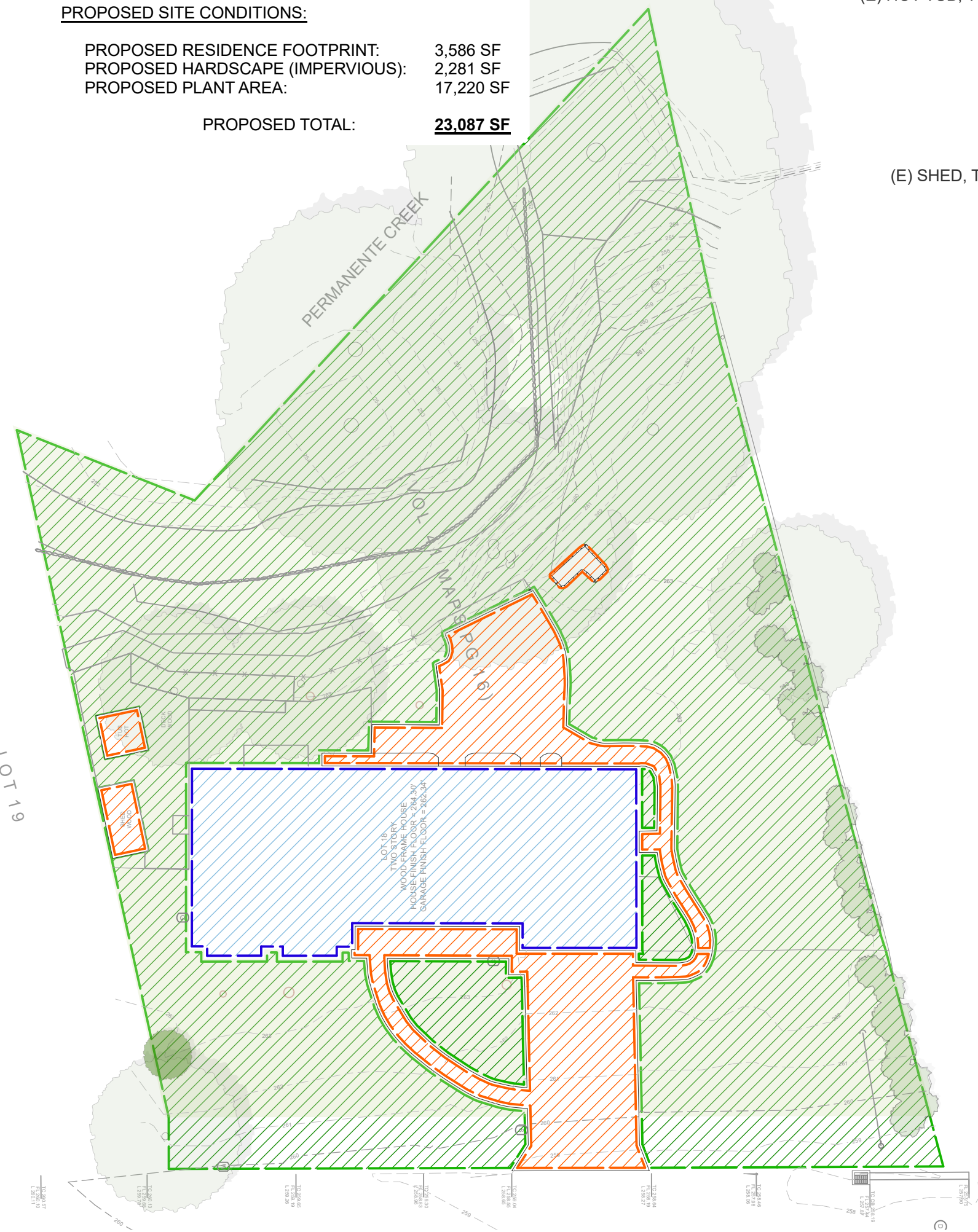
EXISTING CONDITIONS NOTES

EXISTING SITE CONDITIONS:

EXISTING RESIDENCE FOOTPRINT:	2,298 SF
EXISTING HARDSCAPE (IMPERVIOUS):	2,045 SF
EXISTING PLANT AREA:	18,744 SF
EXISTING TOTAL:	23,087 SF

PROPOSED SITE CONDITIONS:

PROPOSED RESIDENCE FOOTPRINT:	3,586 SF
PROPOSED HARDSCAPE (IMPERVIOUS):	2,281 SF
PROPOSED PLANT AREA:	17,220 SF
PROPOSED TOTAL:	23,087 SF



2 EXISTING CONDITIONS PLAN
Scale: 1" = 20'-0"



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

LEGEND

- 1 Concrete Driveway
- 2 Flag Stone Paving, sand set
- 3 Gravel Paving
- 4 Wood Fencing, 6'-0" high max.
- 5 Wood Decking
- 6 Mulch Pathway

GRADING LEGEND

- - - -105- - - Existing Contour - Major
- - - -104- - - Existing Contour - Minor
- 104 — Proposed Contour

⊗ Trees, to be removed (See Arborist's Report)

(E) TREES TO REMAIN, TYP.

PROPERTY BOUNDARY

(E) SHRUBS TO REMAIN, TYP.

TRASH CONTAINERS

NEW TREES, TYP.

FRIEDMAN RESIDENCE

1000 Crooked Creek Dr.
Los Altos, CA 94024

APN: 342-10-032

Issue set: Building Permit
Issue date: 14 DECEMBER 2022

Previous Issue

REV.	DESCRIPTION	DATE

LANDSCAPE SITE PLAN

Scale: 1/8" = 1'-0"
Drawn by: kbh

NOT FOR CONSTRUCTION

FRIEDMAN RESIDENCE

1000 Crooked Creek Dr.
Los Altos, CA 94024

APN: 342-10-032

Issue set: Building Permit
Issue date: 14 DECEMBER 2022

Previous Issue

REV.	DESCRIPTION	DATE

PLANTING PLAN

Scale: 1/8" = 1'-0"
Drawn by: kbh

L1.1

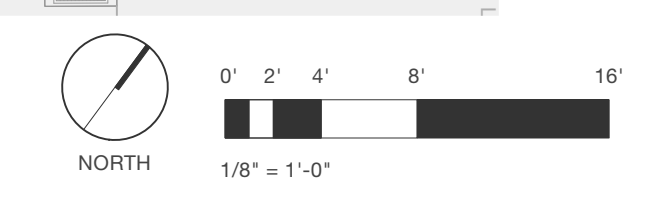
PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	WUCOLS	Container Size	Spacing
TREES						
	5	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	M	24" box	as shown
SHRUBS						
	17	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	L	5 gal	as shown
	129	Carex divusla	Berkeley Sedge	L	1 gal	24" o.c.
	11	Frangula californica 'Eve Case'	Eve Case Coffeeberry	L	5 gal	as shown
	14	Heuchera micrantha	Coral Bells	M	1 gal	as shown
	19	Iris douglasiana	Douglas Iris	L	5 gal	as shown
	29	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	L	5 gal	30" o.c.
	421	Sesleria 'Campo Azul'	Autumn Moor Grass	M	1 gal	18" o.c.
NATIVE GRASS						
	686	Festuca rubra	Creeping Red Fescue	L	plugs	12" o.c.

PLANTING IMAGES



Ginkgo biloba 'Princeton Sentry' 40' tall x 15' wide, slow growing



NOT FOR CONSTRUCTION

1000 Crooked Creek Dr., Los Altos CA 94024

Regular Landscape Area	5,417	SF
Special Landscape Area	0	SF
Total Landscape Area	5417	SF
Eto (CIMIS)	45.4	
Eppt (@ 25% Annual Rainfall)	4.75	

Maximum Applied Water Allowance

(Eto - Eppt)	X	Gal./SF	X	[(0.55 x LA) + (0.45 x SLA)]	MAWA	ACRE-FT.
40.65		0.62		2,979	0	75,089
ETWU						0.15

Estimated Total Water Use

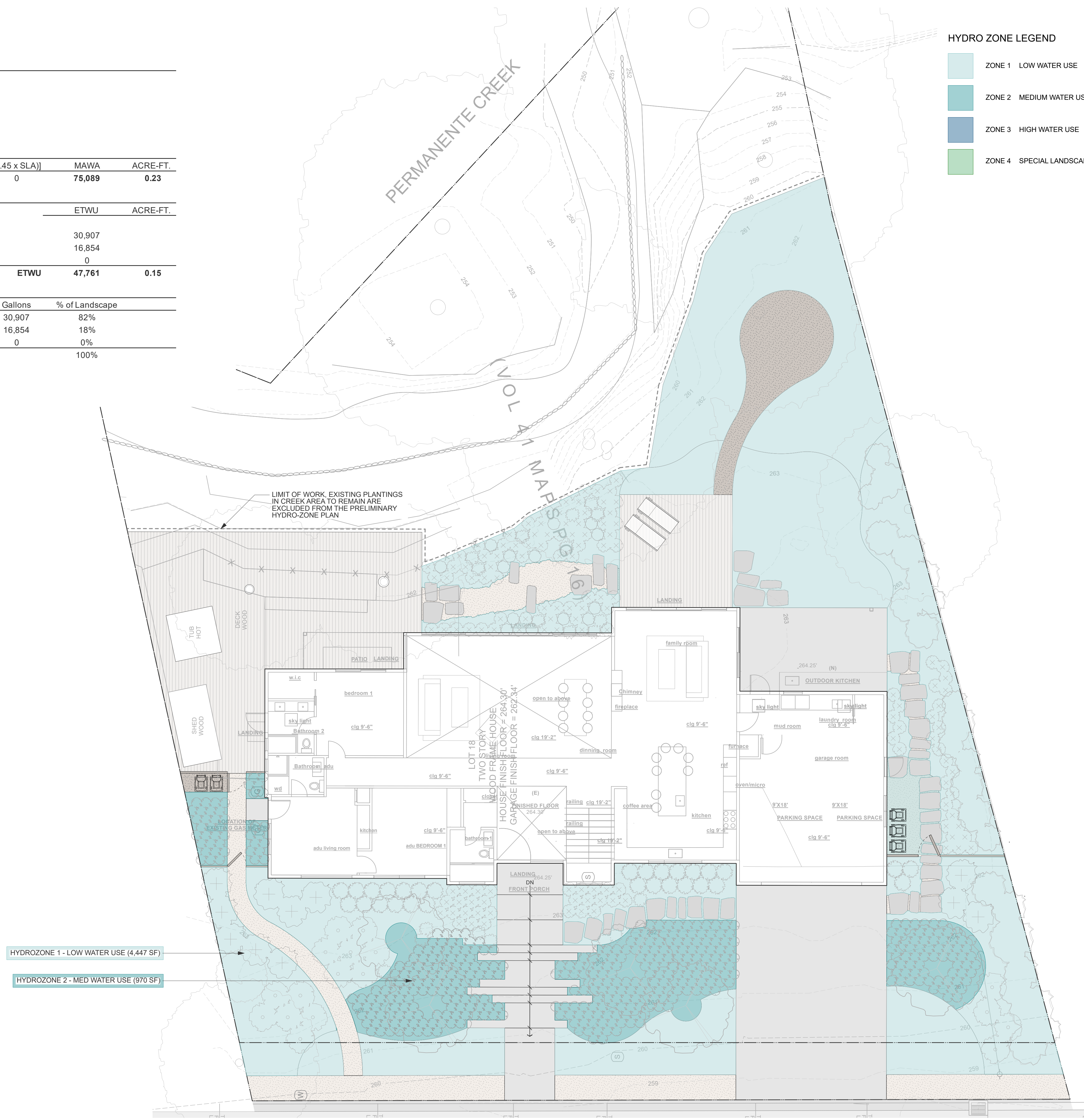
Plant Water Use	(ETo)(0.62)	X	(PF x HA)	ETWU	ACRE-FT.
			IE		
Low	28.1		1,098	30,907	
Med.	28.1		599	16,854	
High	28.1		0	0	
			ETWU	47,761	0.15

Proposed Landscape Water Use

Plant Type	Average PF	Planting SF	Gallons	% of Landscape
Low	0.2	4,447	30,907	82%
Med.	0.5	970	16,854	18%
High	0.85	0	0	0%
				100%

HYDRO ZONE LEGEND

- ZONE 1 LOW WATER USE
- ZONE 2 MEDIUM WATER USE
- ZONE 3 HIGH WATER USE
- ZONE 4 SPECIAL LANDSCAPE AREA



HYDROZONE 1 - LOW WATER USE (4,447 SF)

HYDROZONE 2 - MED WATER USE (970 SF)

FRIEDMAN RESIDENCE

1000 Crooked Creek Dr.
Los Altos, CA 94024

APN: 342-10-032

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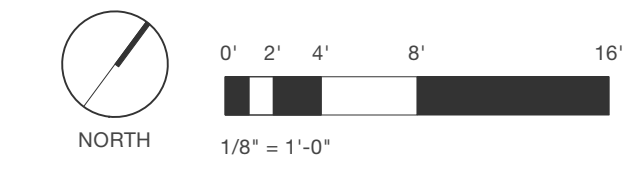
Previous Issue

REV.	DESCRIPTION	DATE

HYDRO-ZONE PLAN

Scale: 1/8" = 1'-0"
Drawn by: kbh

L1.2



From: [Sean Gallegos](#)
To: [Yvonne Dupont](#)
Subject: FW: 1000 Crooked Creed Project
Date: Tuesday, June 06, 2023 4:34:24 PM

From: Ben H <benhump@gmail.com>
Sent: Monday, June 5, 2023 11:58 PM
To: Sean Gallegos <sgallegos@losaltosca.gov>
Cc: Thomas Humphrey <thump34msg@yahoo.com>; Laura Sherman <lauragsherman@gmail.com>
Subject: Re: 1000 Crooked Creed Project

Sean, writing back as I saw the project had restarted. I have the same concerns as before and with the city doesn't approve it. It's unlike other houses on that street in size and style.

> On Jan 23, 2023, at 10:34 AM, Ben H <benhump@gmail.com> wrote:

>

> Hey Sean,

>

> We saw the notification next door (Tom lives at 1010 Crooked Creed) so am writing to find information on the project. Based on the photo and description we had concerns about the scale and style. The house looks enormous for the lot size and the style of the house out of character for the neighborhood. Can you help us understand what the process is for its approval?

>

> Thanks,

>

> Ben

From: [Sean Gallegos](#)
To: [Yvonne Dupont](#)
Cc: [Nick Zornes](#)
Subject: FW: Remodel at 1000 Crooked Creek
Date: Wednesday, June 07, 2023 3:23:19 PM

-----Original Message-----

From: Pamela Lawson <pamela607@sbcglobal.net>
Sent: Tuesday, June 6, 2023 8:06 PM
To: Sean Gallegos <sgallegos@losaltosca.gov>
Subject: Remodel at 1000 Crooked Creek

Dear Sean,

As I will be unable to attend the public review for the remodel at 1000 Crooked Creek, I would like to ask a question that has come to me, thinking about this massive house plan, as well as the house under construction at 940 St. Joseph Avenue that covers the entire lot and has been under construction for over one year yet remains far from done, and the flat-roofed house on Laver Court. These designs and sizes go far beyond the norm for our neighborhood. Why are these plans approved? Does the Planning Department not care about neighborhoods? The reason people want to live in our neighborhood is that it is a nice one, but approving plans like these, that are far beyond the size and style of existing houses, divides neighborhoods forever. I understand that the Los Altos City employee who approved the flat-roofed house on Laver Court has now "retired" from the Building/Planning Department, and now there is no one there to explain why this house plan was approved when it so negatively affects all the surrounding neighbors forever. We feel we do not have the support of the City, and are now being confronted with housing designs that belong on much bigger properties in other locations. A second-story plan was approved by the City for a house on our small street and three of six surrounding neighbors have moved away because of it. How is this supportive of our existing neighborhoods?

--Pamela Lawson