

## **ZONING ADMINISTRATOR MEETING AGENDA**

**4:00 PM - Wednesday, April 03, 2024**

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

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

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

[\*\*https://tinyurl.com/bdft3mwp\*\*](https://tinyurl.com/bdft3mwp)

**Telephone: 1-253-215-8782 / Webinar ID: 867 7322 2996 / Passcode: 701956**

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

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

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### **AGENDA**

#### **CALL MEETING TO ORDER**

#### **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

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

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

#### **CONSENT CALENDAR**

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



**1. Zoning Administrator Meeting Minutes**

Approval of the DRAFT minutes of the regular meeting of March 20, 2024.

**PUBLIC HEARING****2. SC24-0001 – Steven Collom – 284 Alvarado Avenue**

Design Review for a new 3,540 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* **THIS ITEM WAS BEEN CONTINUED FROM THE MARCH 20, 2024 ZONING ADMINISTRATOR MEETING**

**3. SC23-0016 – Marta Andersson – 1358 Montclair Way**

Design Review for the construction of a residential addition including a 30 square-foot addition at the first story and a 700 square-foot addition at the second story. This project is categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the California Environmental Quality Act (CEQA). *Project Planner: Liu*

**4. SC23-0019 - Yingxi Chen - 16 Otis Way**

Design review for a new 3,638 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*

**ADJOURNMENT****SPECIAL NOTICES TO PUBLIC**

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

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

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





## **ZONING ADMINISTRATOR MEETING MINUTES**

**4:00 PM - Wednesday, March 20, 2024**

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

### **CALL MEETING TO ORDER**

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

### **ESTABLISH QUORUM**

**PRESENT:** Zoning Administrator Zornes and Development Services Deputy Director Williams

**STAFF:** Associate Planner Liu

### **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None.

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

#### **CONSENT CALENDAR.**

**1. Zoning Administrator Meeting Minutes**

Approval of the DRAFT minutes of the regular meeting of February 7, 2024.

Action: Zoning Administrator Zornes approved the meeting minutes for regular meeting of February 7, 2024.

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

AYES: Zornes

NOES: None

### **PUBLIC HEARING**

**2. SC21-0044 – Bahi Oreizy – 627 Covington Road**

Design Review for the construction of a new two-story house including 2,801 square feet at the first story and 1,315 square feet at the second story. This project is categorically exempt from environmental review under 15303 of the California Environmental Quality Act (CEQA). *Project Planner: Liu*

### **STAFF PRESENTATION**

Associate Planner Liu presented the staff report recommending approval of design review application SC21-0044 subject to the listed findings and conditions.



PUBLIC COMMENT

Project applicant Leo Li spoke to the project. Terri Courture provided public comment.

Action: Zoning Administrator Zornes approved design review application SC23-0017 per the staff report findings and conditions.

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

AYES: Zornes

NOES: None

**3. SC23-0012 – LEL Design, Inc. – 741 Sunshine Court**

Design Review for the construction of a new two-story house including 2,202 square feet at the first story, 1,449 square feet at the second story, and 2,078 square feet at the basement. This project is categorically exempt from environmental review under 15303 of the California Environmental Quality Act (CEQA). *Project Planner: Liu*

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application SC23-0012 subject to the listed findings and conditions.

PUBLIC COMMENT

Sharon Fingold, Richard Sillman, and Lou Cartalano provided public comments.

Action: Zoning Administrator Zornes approved design review application SC23-0012 per the staff report findings and conditions.

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

AYES: Zornes

NOES: None

**4. SC24-0001 – Steven Collom – 284 Alvarado Avenue**

Design Review for a new 3,540 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* **THIS ITEM HAS BEEN CONTINUED TO THE APRIL 3, 2024 ZONING ADMINISTRATOR MEETING**

PUBLIC COMMENT

Beena Parmar and Jamie Cheng provided public comments.

Action: Zoning Administrator Zornes continued design review application SC24-0001 to the April 3, 2024 Zoning Administrator meeting.

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

AYES: Zornes

NOES: None

**POTENTIAL FUTURE AGENDA ITEMS**

None.



## ADJOURNMENT

Zoning Administrator Zornes adjourned the meeting at 5:01 PM.

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Nick Zornes  
Zoning Administrator





**TO:** Nick Zornes, Zoning Administrator

**FROM:** Sean Gallegos, Senior Planner

**SUBJECT:** SC24-0001 – 284 Alvarado Avenue

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## RECOMMENDATION

Approve design review application SC24-0001 for the construction of a new 3,540 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: 284 Alvarado Avenue, located on the south side of Alvarado Avenue between Los Ninos Way and Panchita Way
- Lot Size: 10,014 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes the demolition of the existing single-story house and replacement with a new 3,540 square-foot two-story house (see Attachment A – Project Plans). The new residence is designed in a traditional architectural style with exterior materials that include a composition shingle roof, shingle exterior finish with wood trims, aluminum clad wood framed windows and wood doors.

The subject property is a corner lot in a rectangular shape, measuring approximately 85 feet in width and 120 feet in depth. While the new house will expand further into the south yard compared to the existing house’s footprint, the orientation of the house will remain the same as the existing house with its front entry oriented towards Alvarado Avenue. The new driveway will now take access from Los Ninos but is proposed more than 45 feet from the corner of Alvarado Avenue and Los Ninos Way to prevent potential conflicts.

On the property, there are three trees in total, consisting of one protected Privot tree (No. 10), one unprotected apricot tree (No. 9), and one unprotected Privot tree (No. 9). All protected trees, including the Privot tree (No. 10), will be maintained during any future construction. However, the unprotected tree (No. 7) situated in the rear yard and the unprotected tree (No. 9) on the left side yard are scheduled for removal.



Beyond the property boundaries, there are six trees either within the public right-of-way or on adjacent properties, but not within the site itself. Among these, three trees—an oak tree (No. 1), an Elm tree (No. 5), and an Ash tree (No. 6)—are protected and located in the public right-of-way. Additionally, there is a protected redwood tree (No. 8) at 564 Los Ninos Way, slated for preservation. Conversely, the two unprotected trees (Nos. 2 and 3) in the right-of-way will be removed.

## 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
<b>COVERAGE:</b>	2,262 square feet	2,850 square feet	3,034 square feet
<b>FLOOR AREA:</b>	2,262 square feet		
1st Floor	-	2,310 square feet	
2nd Floor	2,262 square feet	1,230 square feet	
Total		3,540 square feet	3,540 square feet
<b>SETBACKS:</b>			
Front (Los Ninos)	24.75 feet	25 feet	25 feet
Rear	30 feet	26 feet	25 feet
Right side (Alvarado Ave)	14.58 feet/-	17.5 feet/22.5 feet	17 feet/17 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	25.33 feet/-	16.7 feet/ 17.7 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	17.33 feet	24.5 feet	27 feet

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 subject property is located in a Diverse Character Neighborhood, as defined in the Design Guidelines. The houses in the Alvarado Avenue neighborhood are a mixture of one- and two-story structures with a variety of architectural styles, materials, and sizes. The landscape along Alvarado Avenue is varied with no distinct street tree pattern.

For a Diverse Character neighborhood, the guidelines recommend the incorporation of design elements, materials, and scales present in the area, while ensuring the design remains distinct. The proposed home complies with the Single-Family Residential Design Guidelines because it exhibits an appropriate design with elements, materials, scale, and landscaping that are consistent with the neighborhood.

The proposed residence presents an architectural design that complements its immediate surroundings, featuring a traditional two-story layout with design elements and materials harmonious with the existing houses and neighborhood. Notable features include gable and hipped roofs, a projecting front porch with columns, articulated massing, and a low-pitched roof, all contributing to its integration with the neighborhood while maintaining its own design integrity. The use of shingle



siding helps reduce the perceived bulkiness, while the choice of high-quality materials such as composition roof shingle, wood shingle siding, wood trim, aluminum-clad wood windows and doors, ensures compatibility with the surrounding area.

The proposed project aligns closely with the Residential Design Guidelines, ensuring that it integrates seamlessly into the neighborhood without standing out conspicuously. It carefully considers the scale and character of the surrounding area by incorporating similar massing. By utilizing a low-pitched roof and roof form, the perceived bulk of the structure is minimized. The second story is softened due to being recessed into the roof form and centered over the first-story massing at the front, sides and rear of the house. The design effectively breaks up the wall plane with the first-story roof form and horizontal eave line, while the articulation and roof forms of the second story simultaneously create visual interest and reduce the overall bulkiness of the building.

The proposed landscaping includes approximately ten new trees and evergreen screening vegetation and new trees along the perimeter of the site which will be integrated with existing vegetation to remain. Due to the evergreen screening not providing screening along the southwest corner, staff recommends Condition No. 3 to require that the three Woodwardia plants at the southwest corner of the property be replaced with 24-inch box evergreen trees to fill-in the unscreened portions of the left (south) and rear (west) property lines to minimize privacy impacts.

The proposed landscaping plan includes ten new trees and evergreen screening vegetation, with the evergreen screening strategically positioned along the sides and rear of the site. However, staff determined the evergreen screening fails to adequately screen the southwest corner of the property. Therefore, it is recommended, as per Condition No. 3, that three Woodwardia plants situated at the southwest corner be replaced with 24-inch box evergreen trees. 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, ensuring compatibility with neighboring structures, reducing perceived bulk, and prioritizing the preservation of existing trees.

## **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 newspaper. 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 nine neighbors in the immediate area by certified mail. At the time of compiling this report, the staff has received feedback from five neighbors in response. Among these, four letters voiced opposition to the project, highlighting concerns about its two-story design, potential visual impact as an eyesore, and apprehensions regarding privacy in relation to the new structure's height. Conversely, one letter expressed support for the project, (see Attachment B – Public Correspondence).

Attachment:

- A. Project Plans
- B. Public Correspondence

Cc: Steve Collom, Applicant/Architect  
Ji Hong and Lin Dang, Owners



## FINDINGS

SC24-0001 - 284 Alvarado Avenue

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

- A. The proposed residence complies with all provision of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed house maintains a similar finished floor elevation and orientation on the lot as the existing house and complies with the allowable floor area, lot coverage, height maximums, and daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because the trees on the property protected by city ordinance are proposed to remain and there will not be any substantial grade changes nor soil removal to construct the residence. A total of 10 trees, comprising 2 protected trees, are situated on or near the subject site, with all protected trees slated for preservation and maintenance during future construction, while two unprotected trees in the front yard and two in the rear yard are set for removal. The proposed landscaping including new trees, shrubs, and ground cover will be in compliance with the Water Efficient Landscape Ordinance.
- D. The orientation of the proposed new house in relation to the immediate neighborhood will minimize excessive bulk because the proposed structure incorporates architectural design features such as low scale, horizontal eave lines, building articulation, and roof forms that break up the massing and minimize excessive bulk.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and new house, building materials and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings on the same project site. The proposed house meets the floor area, lot coverage, and height limitations specified in LAMC Chapter 14.06, and its size and scale harmonize with the neighborhood. This is achieved through a combination of a low-pitched roof, horizontal eave lines on both the first and second stories, segmented massing, and a height that avoids excessive bulkiness. Additionally, the project integrates consistent and compatible features such as composition shingle, wood shingle siding, wood trim, aluminum-clad wood windows and doors, and wood trim.
- F. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection because the because the site



is relatively flat and has incorporated softscape and hardscape surfaces into the plan and proposes a drainage plan to minimize off-site stormwater drainage.



## CONDITIONS OF APPROVAL

SC24-0001 284 Alvarado Avenue

### **GENERAL**

#### **1. Expiration**

The Design Review Approval will expire on April 3, 2026, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

#### **2. Approved Plans**

The approval is based on the plans and materials received on February 13, 2024, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing floor area of the structure.

#### **3. Building Design/Plan Modifications:** The following modifications shall be made to the architectural design, building materials, colors, landscaping, and/or other site or building design details shall be shown on building permit drawings:

- a. The three Woodwardia plants at the southwest corner of the property shall be replaced with 24-inch box evergreen trees to fill-in unscreened portions of the left (south) and rear (west) property lines to minimize privacy impacts

#### **4. Encroachment Permit**

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

#### **5. Protected Trees**

The existing trees shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director.

#### **6. 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.

#### **7. 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

#### **8. Landscaping**

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

#### **9. Swimming Pool, Water Feature, and Outdoor Kitchen**



The proposed pool and associated equipment, water feature, and/or outdoor kitchen require a separate building permit and are subject to the City's standards pursuant to Section 14.06.120 and Chapter 14.15.

#### **10. Underground Utility and Fire Sprinkler Requirements**

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

#### **11. Indemnity and Hold Harmless**

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

### **INCLUDED WITH THE BUILDING PERMIT SUBMITTAL**

#### **12. Conditions of Approval**

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

#### **13. Tree Protection Note**

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

#### **14. Reach Codes**

Building Permit Applications submitted on or after January 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.

#### **15. California Water Service Upgrades**

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

#### **16. 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.

**17. Green Building Standards**

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

**18. Underground Utility Location**

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

**19. Mechanical Equipment**

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

**20. Storm Water Management**

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

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

**21. Tree Protection**

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 1, 5, 6, 8 and 10 as shown on Sheet A1. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

**22. School Fee Payment**

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

**PRIOR TO FINAL INSPECTION**

**23. Landscaping Installation and Verification**

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



**24. Green Building Verification**

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



ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED/REQ'D
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6' HIGH	2,262 S.F. 22.4%	2,850 S.F. 28.2%	3,034 S.F. 30.0%
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1st FLR. 2,262 S.F. 2nd FLR. 0 S.F. TOTAL 2,262 S.F. 22.4%	2,310 S.F. 1,230 S.F. 3,540 S.F. 35.0%	3,540 S.F. 35.0%
SETBACKS:			
FRONT	24.75 FT.	25 FT.	25 FT.
REAR	30 FT.	26 FT.	25 FT.
RIGHT SIDE (1ST/2ND)	14.58 FT.	17.5/22.5 FT.	17/17 FT.
LEFT SIDE (1ST/2ND)	25.33 FT.	16.67/17.67 FT.	10/17.5 FT.
HEIGHT:	17.33 FT.	24.58 FT.	27 FT.
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	1,812 S.F.	1,286 S.F.	3,098 S.F.
NON-HABITABLE AREA DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	450 S.F.	-8 S.F.	442 S.F.
LOT CALCULATIONS			
NET LOT AREA:			10,114 S.F.
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%		698 S.F.	34.2%
LANDSCAPE BREAKDOWN:	TOTAL HARDSCAPE AREA EXISTING & PROPOSED		4,999 S.F.
	EXISTING SOFTSCAPE (UNDISTURBED) AREA: NEW SOFTSCAPE AREA SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA		0 S.F. 5,115 S.F.



3D RENDERINGS

## INDEX OF DRAWINGS

- A1 SITE PLAN VICINITY MAP
- A2 MAIN FLOOR PLAN
- A3 UPPER FLOOR PLAN
- A4 ROOF PLAN
- A5 EXTERIOR ELEVATIONS
- A6 EXTERIOR ELEVATIONS
- A7 BUILDING SECTIONS
- I TOPOGRAPHIC SURVEY
- C1 GRADING AND DRAINAGE PLAN
- C2 CIVIL DETAILS
- C3 EROSION CONTROL PLAN
- C4 BLUEPRINT FOR A CLEAN BAY
- LI LANDSCAPE PLAN

## PROJECT INFO

OWNER: HONG JI & DANG LIN  
284 ALVARADO AVENUE  
LOS ALTOS, CA 94022

JOB ADDRESS: 284 ALVARADO AVENUE  
LOS ALTOS, CA 94022

FLOOD ZONE: A (LOCATION NOT WITHIN FLOODPLAIN)

GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL

ZONING: RI-10

BUILDING OCCUPANCY GROUP(S): R-3/U

TYPE(S) OF CONSTRUCTION: V-B

OCCUPANCY CATEGORY: II

A.P.N. 110-11-018

ARCHITECT: RH ASSOCIATES, ARCHITECTS  
11010 COMBIE RD, SUITE 210  
AUBURN, CA 95602  
CONTACT: J. STEVE COLLOM  
(530) 248-3055  
steve.collom@gmail.com

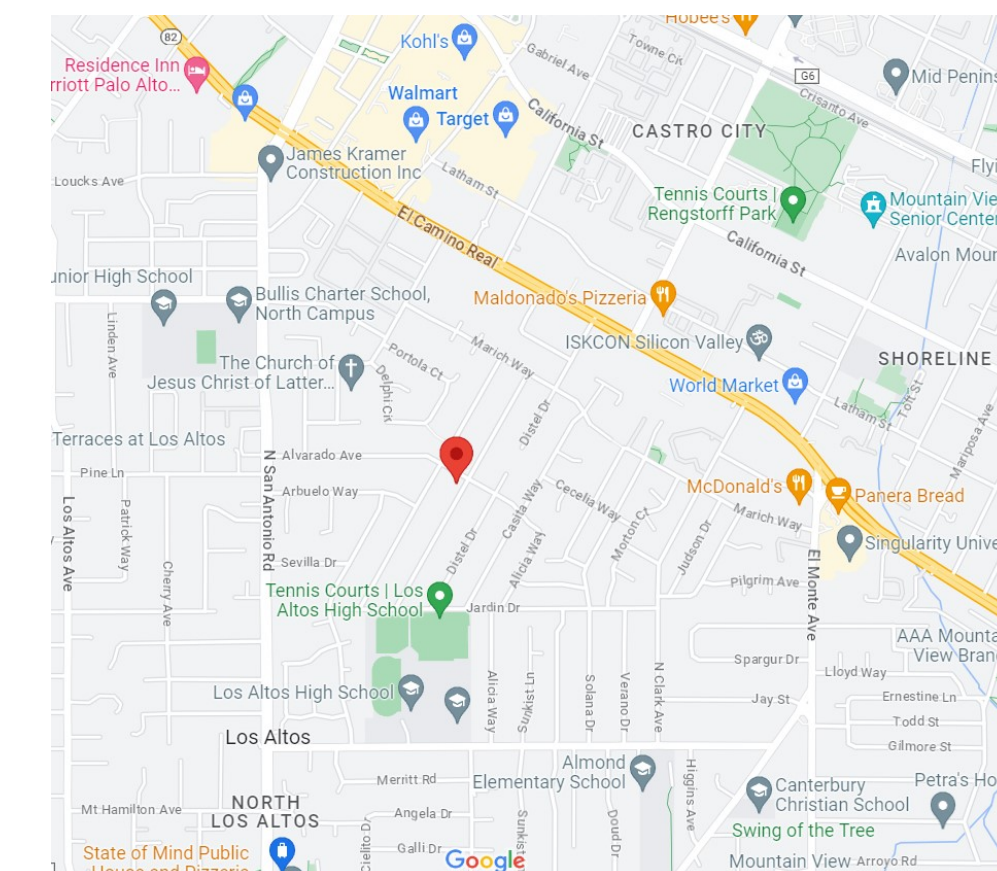
CIVIL ENGINEER: NNR ENGINEERING  
535 WEYBRIDGE DRIVE  
SAN JOSE, CA 95123  
CONTACT: NADIM RAFOUL  
(408) 348-1813  
nnrengineering@yahoo.com

LANDSCAPE DESIGN: KAREN AITKEN & ASSOCIATES  
8242 RANCHO REAL  
GILROY, CA 95020  
CONTACT: KAREN AITKEN  
(408) 842-0245  
AitkenAssociates@gmail.com

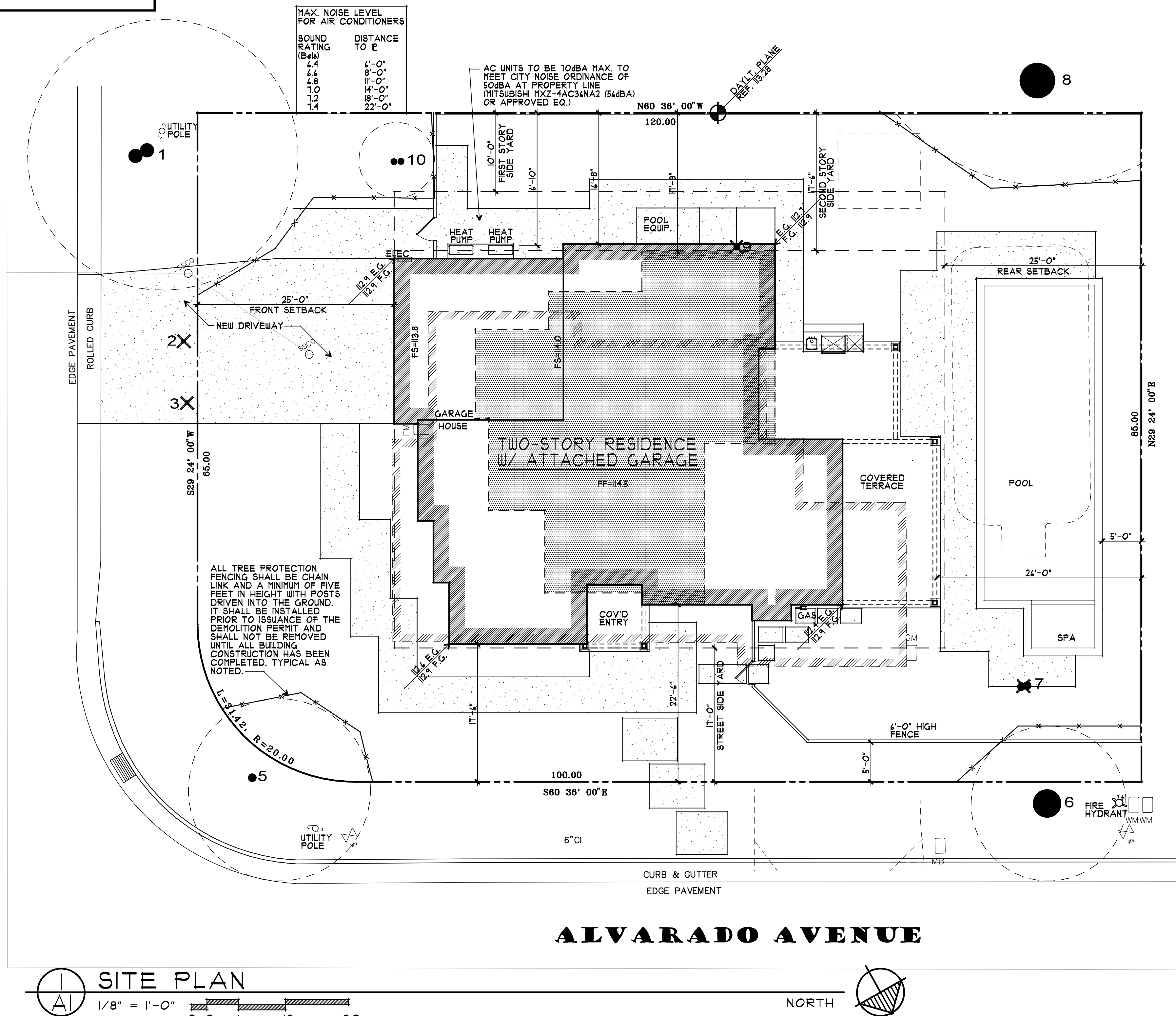
SCOPE OF WORK: NEW TWO-STORY RESIDENCE WITH  
ATTACHED GARAGE ON A PARCEL  
WITH AN EXISTING ONE-STORY  
RESIDENCE TO BE DEMOLISHED.

## AREA SCHEDULE

LOT AREA	10,114 S.F.
LIVABLE AREA	1,848 S.F.
MAIN FLOOR	1,230 S.F.
UPPER FLOOR	3,018 S.F.
TOTAL	3,018 S.F.
GARAGE	442 S.F.
FIREPLACES	10 S.F.
COVERED PORCH	61 S.F.
COVERED TERRACE	443 S.F.
COVERAGE ALLOWED (30%)	3,034 S.F.
EXISTING	2,262 S.F.
PROPOSED	2,850 S.F.
FLOOR AREA ALLOWED (35%)	3,540 S.F.
EXISTING	2,262 S.F.
PROPOSED	3,540 S.F.



TREE INVENTORY			
ITEM #	SIZE DBH	DESCRIPTION	REMOVE
1	(2) 24	OAK	NO
2	6	PRIVET	YES
3	6	PRIVET	YES
4		NOT USED	
5	14	ELM	NO
6	40	ASH	NO
7	14	PRIVET	YES
8	10	RDWD	NO
9	10	APRICOT	YES
10	(2) 10	PRIVET	NO
DBH = DIAMETER AT BREAST HEIGHT			



A PROPOSED RESIDENCE FOR:

**HONG JI and DANG LIN**

LOS ALTOS, CALIFORNIA

284 ALVARADO AVE

drawings

SITE PLAN

revisions

project number

2634

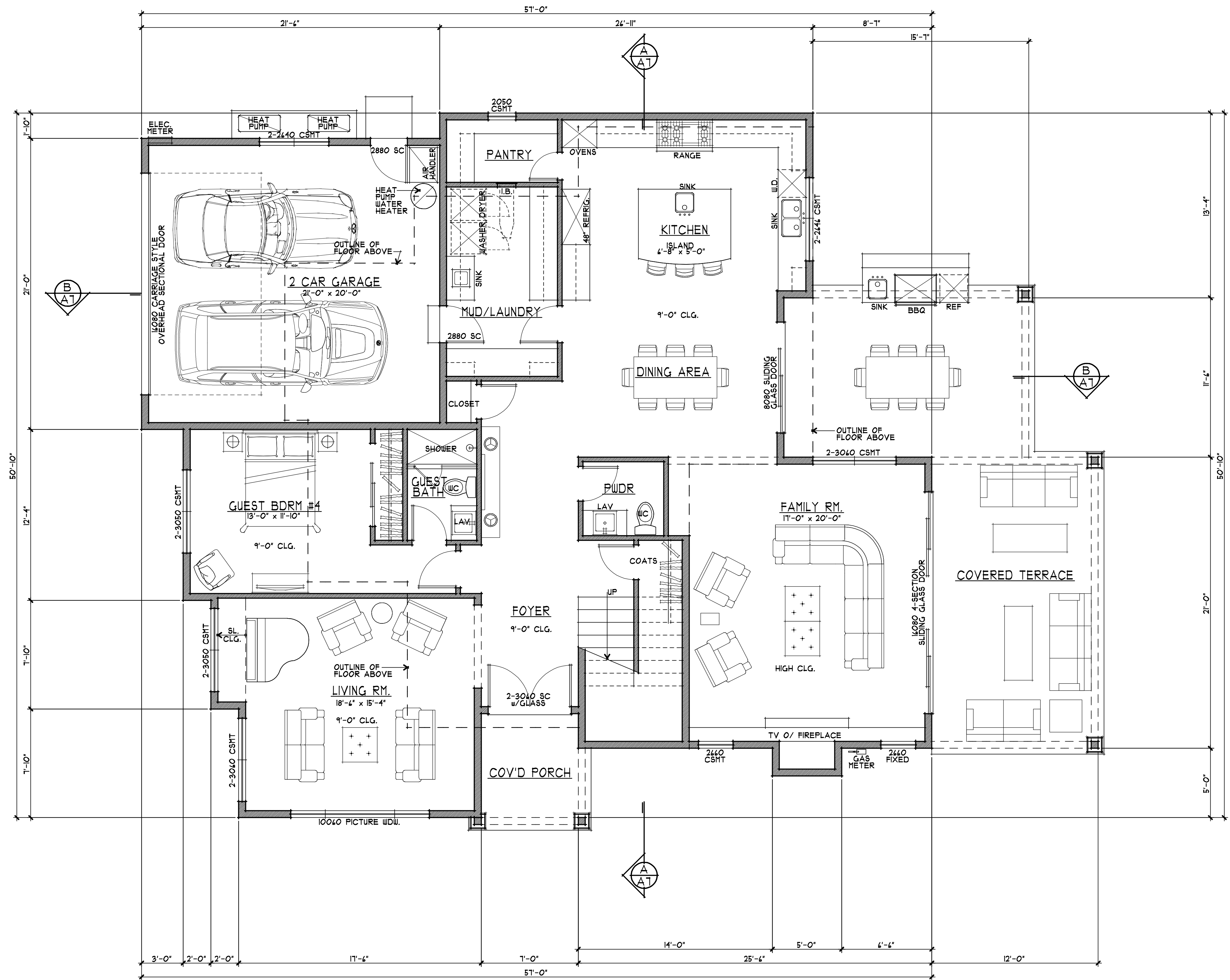
date

FEB 12, 2024

sheet number

A1

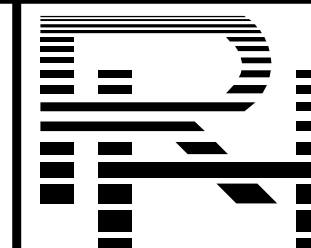




**1**  
**A2** MAIN FLOOR PLAN  
1/4" = 1'-0"  
0 1 3 6 10

NORTH



ASSOCIATES  
ARCHITECTS

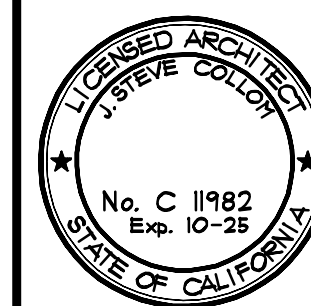
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**HONG Ji and DANE LIN**  
284 ALVARADO AVE  
LOS ALTOS, CALIFORNIA

drawings  
UPPER FLOOR  
PLAN

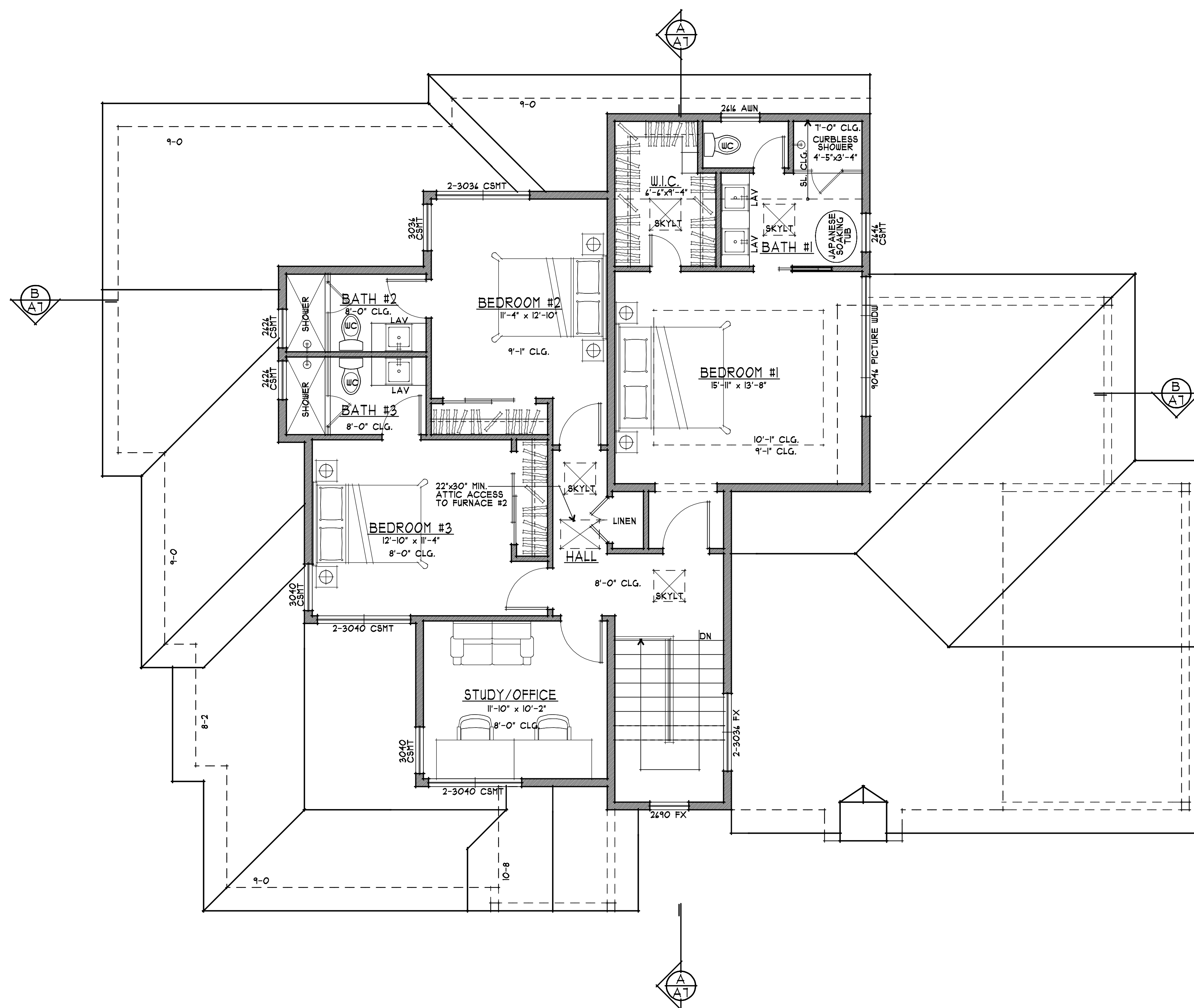
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2634

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sheet number

A3

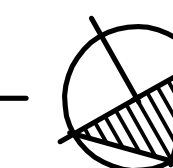


UPPER FLOOR PLAN

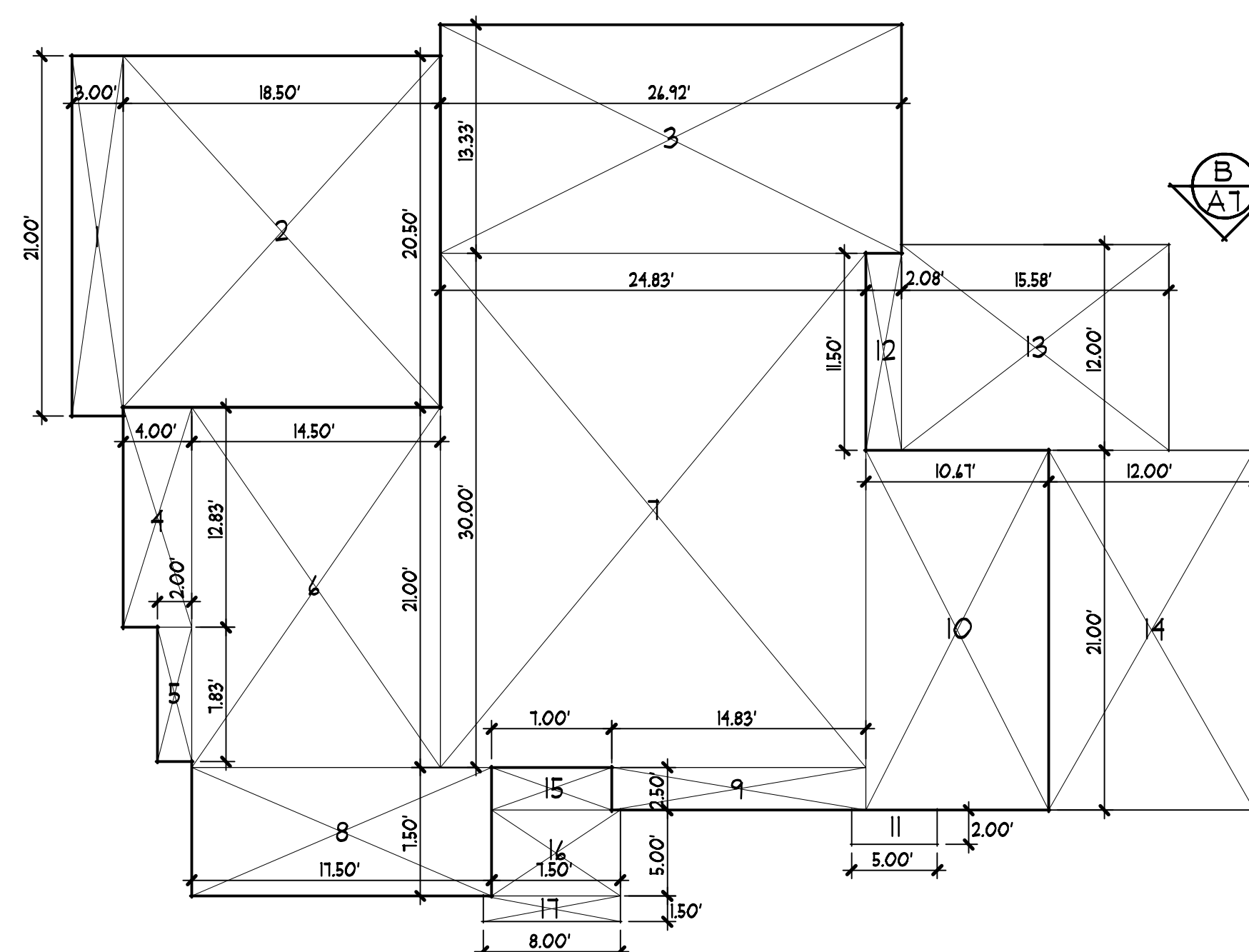
1/4" = 1'-0"

0 1 3 6 10

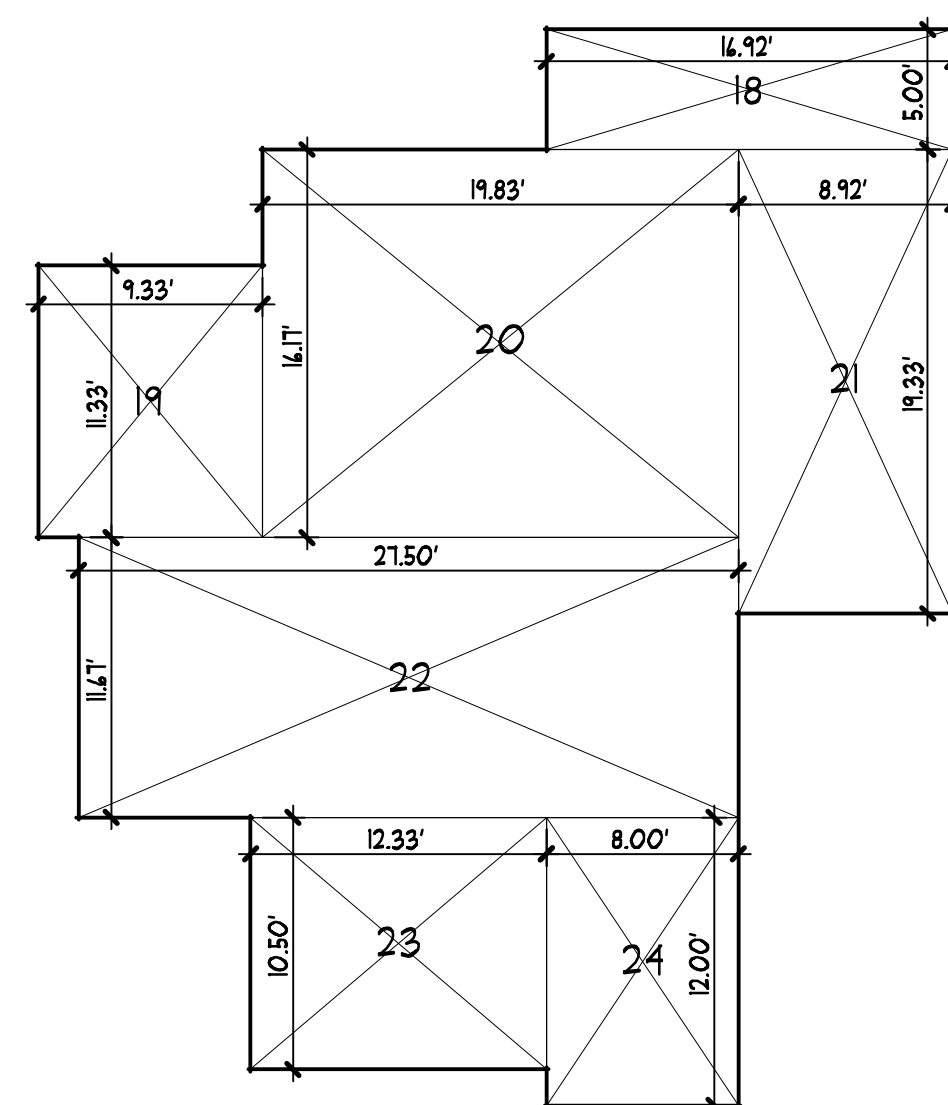
NORTH







MAIN FLOOR



UPPER FLOOR

AREA CALCULATIONS

GARAGE			
1	30.00	x	21.00
2	18.50	x	20.50
TOTAL			442

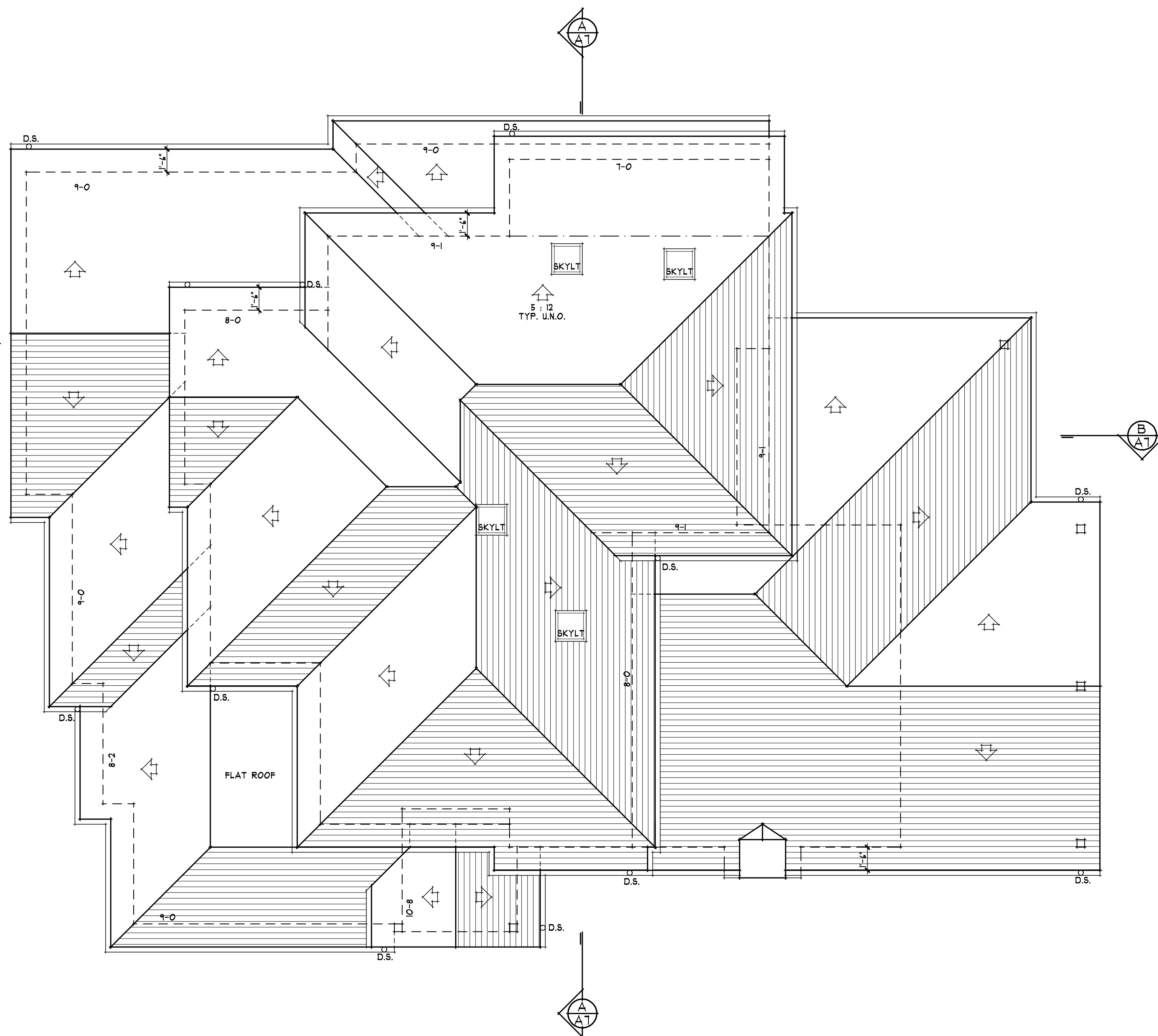
MAIN FLOOR	LIVABLE AREA		
3	24.92	x	13.33
4	12.83	x	5.1
5	2.00	x	1.83
6	14.50	x	30.00
7	21.00	x	14.83
8	17.50	x	1.50
9	14.83	x	2.50
10	10.41	x	21.00
TOTAL			1,848

FIREPLACE			
11	5.00	x	2.00
TOTAL			10

COVERED PORCH			
12	2.08	x	11.50
13	15.58	x	12.00
TOTAL			205

COVERED TERRACE			
14	1.00	x	2.50
15	8.00	x	5.00
TOTAL			41

UPPER FLOOR	LIVABLE AREA		
16	12.93	x	5.00
17	14.33	x	11.33
18	14.19	x	9.24
19	8.93	x	19.33
20	21.50	x	10.41
21	12.00	x	12.00
22	8.00	x	12.00
TOTAL			1,230



ROOF PLAN

1/4" = 1'-0"

2 AREA DIAGRAMS

1/8" = 1'-0"

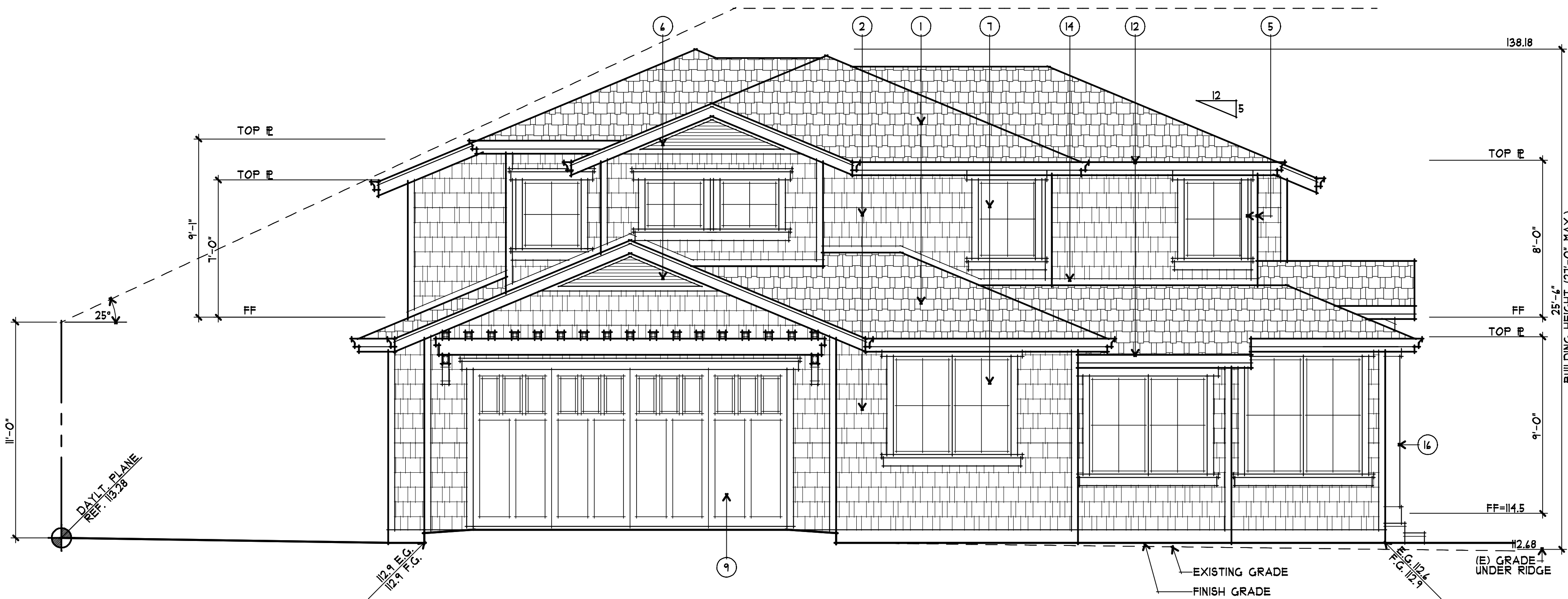
NORTH

NORTH





1 RIGHT-ALVARADO (NORTH) ELEVATION  
1/4" = 1'-0" 0 1 3 6 10



2 FRONT-LOS NINOS (EAST) ELEVATION  
1/4" = 1'-0" 0 1 3 6 10

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	2	WOOD SHINGLES
	3	STONE VENEER
	4	WOOD PANEL
TRIM	5	WOOD TRIM
	6	WOOD LOUVERS
	7	ALUMINUM CLAD WOOD WINDOWS
DOORS	8	WOOD ENTRY DOOR W/ TEMPERED GLASS
	9	CARRAIGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
	10	WOOD FRENCH DOOR(S)
	11	WOOD SLIDING DOOR(S)
GUTTERS & DOWNSPOUTS	12	G.I. SHAPED GUTTER WITH RECTANGULAR DOWNSPOUTS
CHIMNEY	13	STONE VENEER W/ WOOD TRIM
FLASHING	14	G.I. FLASHING - PAINT
SKYLIGHTS	15	CURB MOUNTED OR SELF-FLASHING
COLUMN	16	

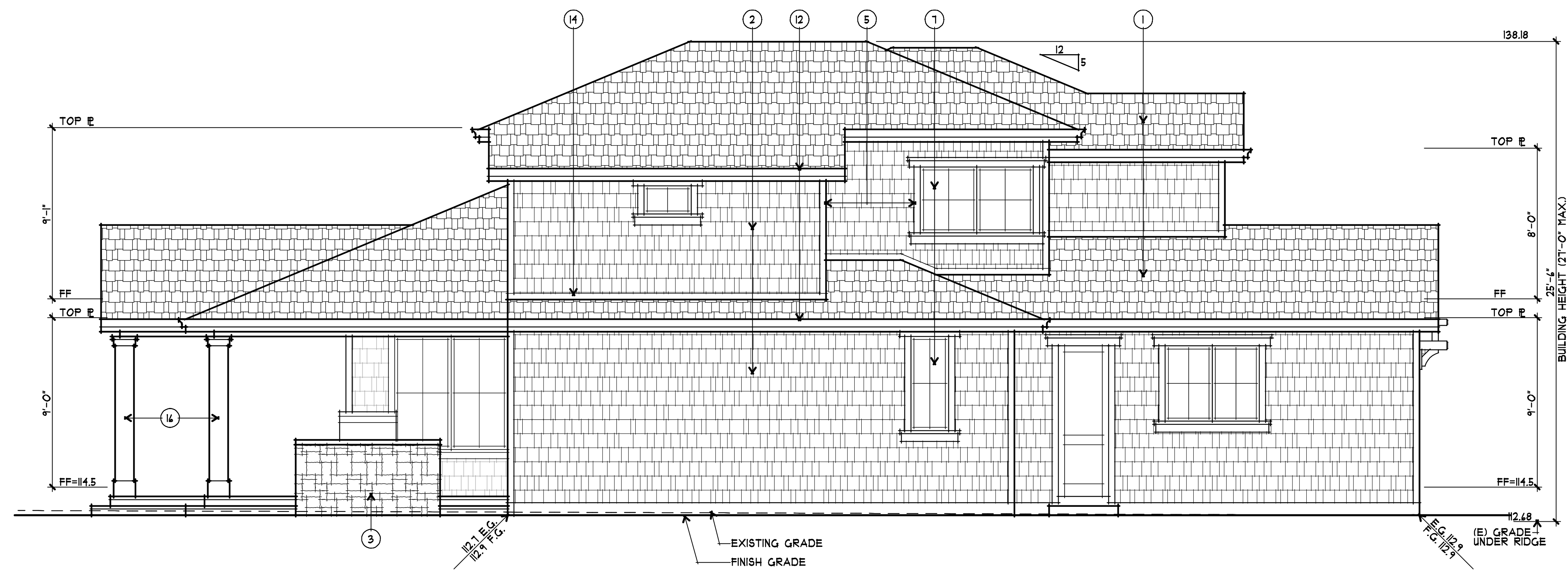
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LICENSED ARCHITECT  
J. STEVE COLLOPY  
No. C 11982  
Exp. 10-25  
STATE OF CALIFORNIA

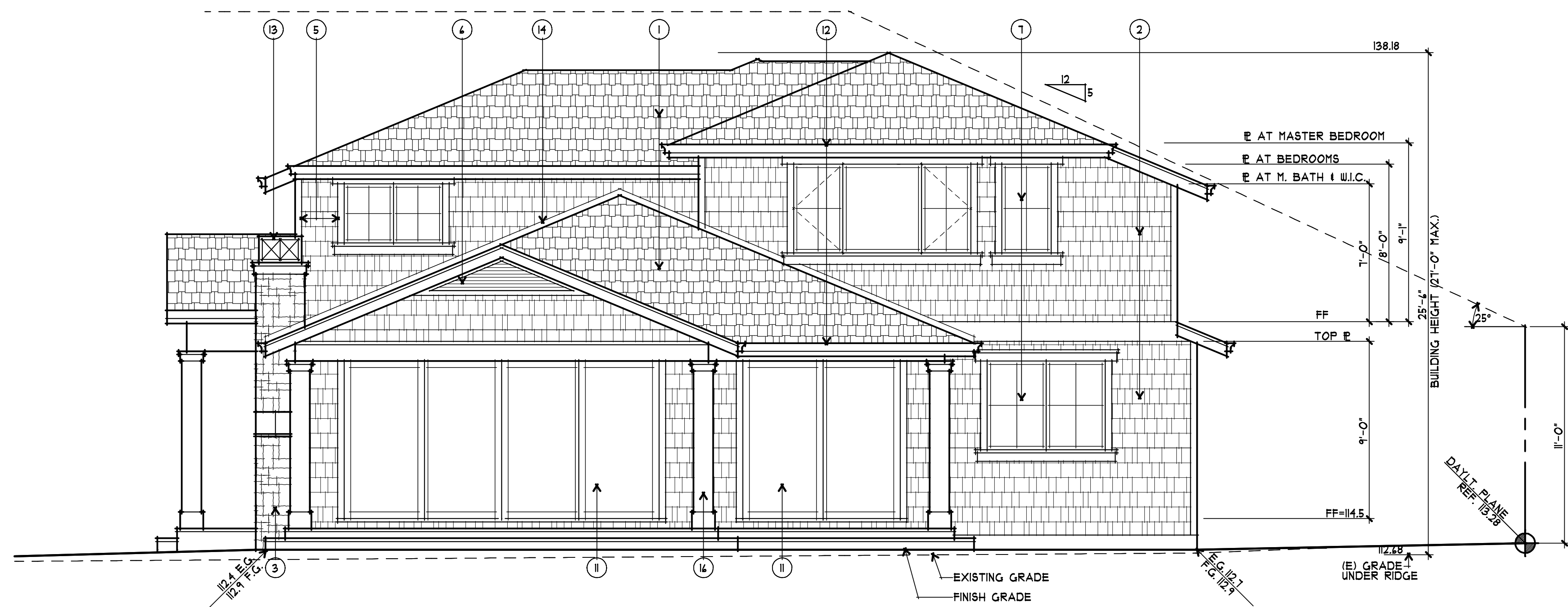
A PROPOSED RESIDENCE FOR:  
**HONG JI and DANG LIN**  
284 ALVARADO AVE  
LOS ALTOS, CALIFORNIA

drawings EXTERIOR ELEVATIONS
revisions
project number 2634
date FEB 12, 2024
sheet number A5





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



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

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	2	WOOD SHINGLES
	3	STONE VENEER
	4	WOOD PANEL
TRIM	5	WOOD TRIM
	6	WOOD LOUVERS
	7	ALUMINUM CLAD WOOD WINDOWS
DOORS	8	WOOD ENTRY DOOR W/ TEMPERED GLASS
	9	CARRIAGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
	10	WOOD FRENCH DOOR(S)
GUTTERS & DOWNSPOUTS	11	WOOD SLIDING DOOR(S)
	12	G.I. SHAPED GUTTER WITH RECTANGULAR DOWNSPOUTS
CHIMNEY	13	STONE VENEER W/ WOOD TRIM
FLASHING	14	G.I. FLASHING - PAINT
SKYLIGHTS	15	CURB MOUNTED OR SELF-FLASHING
COLUMN	16	

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A PROPOSED RESIDENCE FOR:

HONG JI and DANG LIN

284 ALVARADO AVE  
LOS ALTOS, CALIFORNIA

drawings  
EXTERIOR  
ELEVATIONS

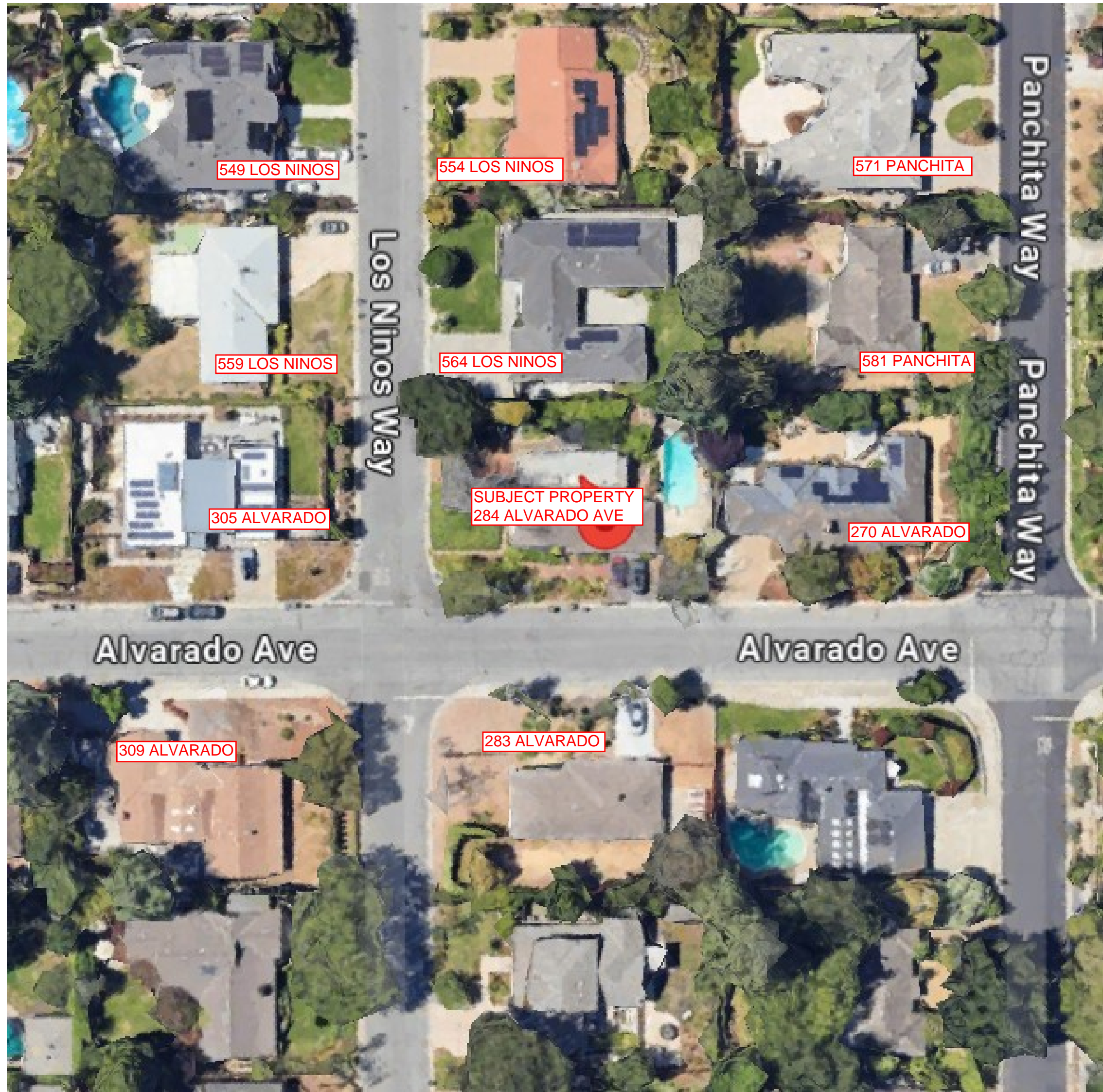
revisions

project number  
2634

date  
FEB 12, 2024

sheet number  
A6





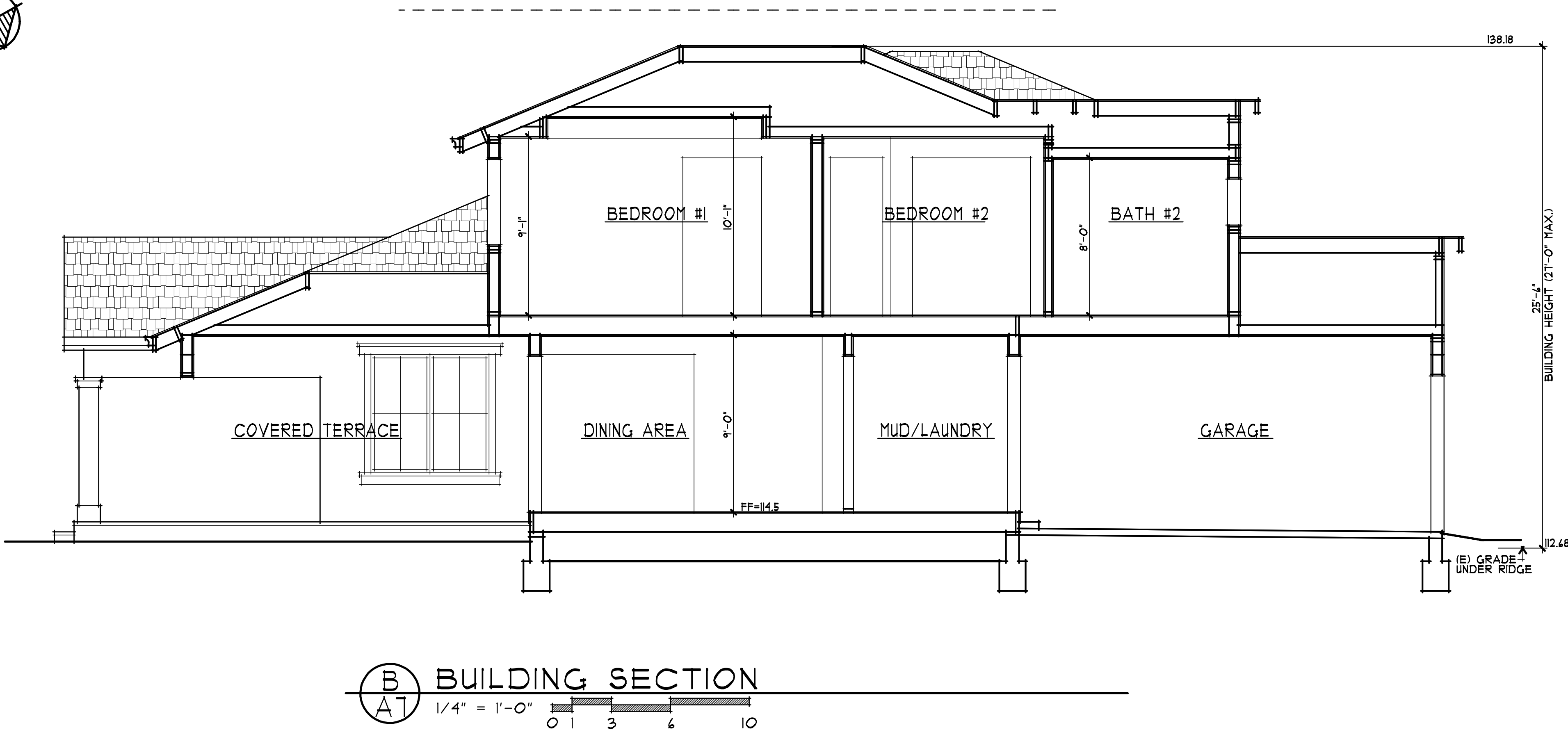
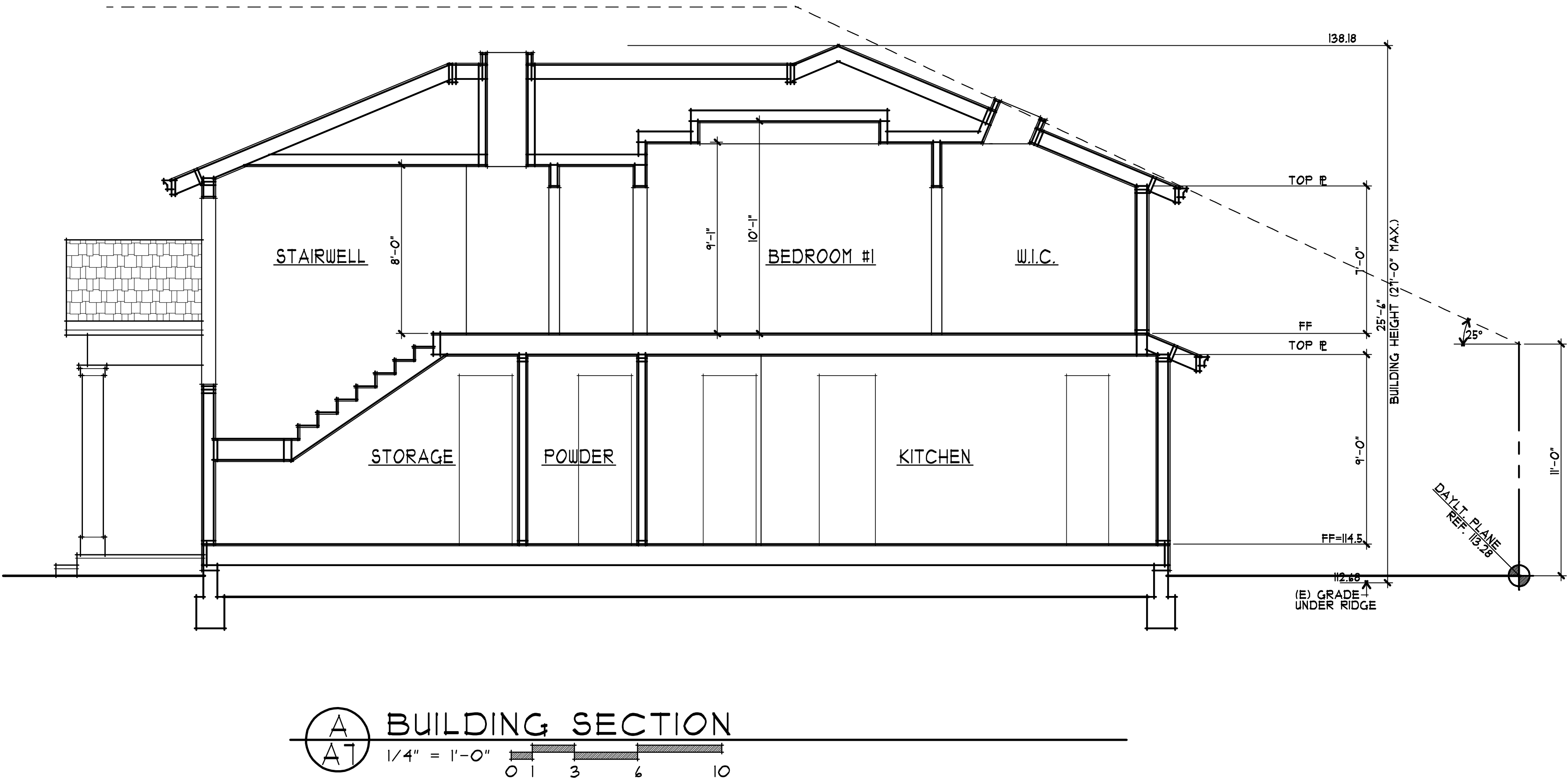
NOTE: ALL SURROUNDING PROPERTIES ARE SINGLE FAMILY RESIDENCES

A7

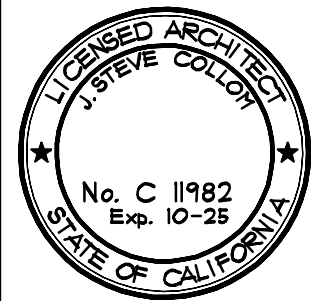
NEIGHBORHOOD PLAN

NO SCALE

NORTH



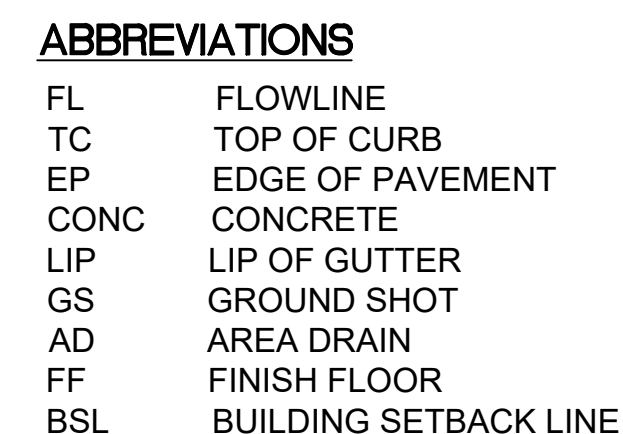
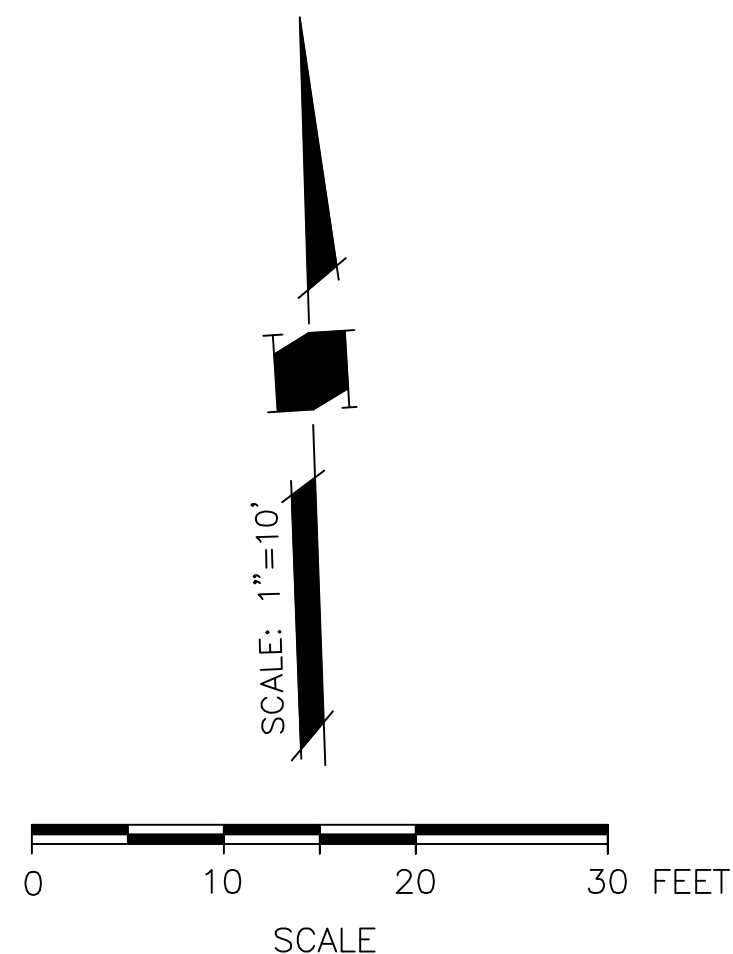
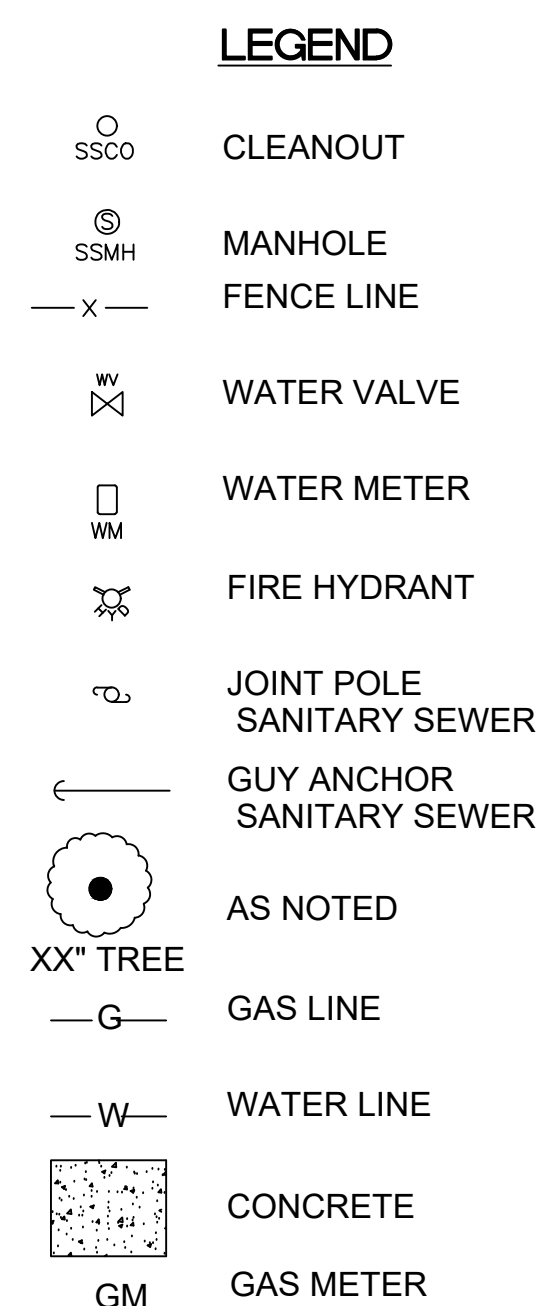
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**A PROPOSED RESIDENCE FOR:**  
**HONG JI and DANG LIN**  
**LOS ALTOS, CALIFORNIA**  
**284 ALVARADO AVE**

drawings
BUILDING SECTIONS
revisions
project number 2634
date FEB 12, 2024
sheet number A7

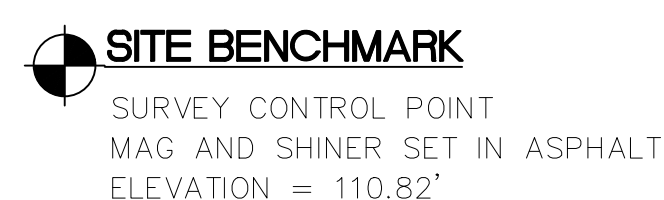




- ### SURVEYOR'S NOTE:
1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
  2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE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

## BASIS OF BEARINGS

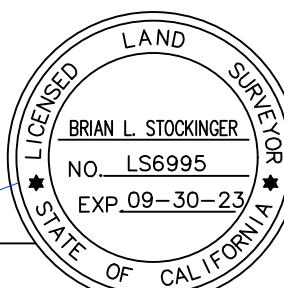
PER TRACT MAP NO. 761 FILED IN BOOK 31  
OF MAPS AT PAGE 1, SANTA CLARA  
COUNTY RECORDS.



**BENCHMARK**  
CITY OF LOS ALTOS BM NO. 7  
ELEVATION= 108.954'

**SURVEYORS STATEMENT:**

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



BRIAN L. STOCKINGER  
PLS 6995  
EXPIRES 9-30-23

dated: June 9, 2023

# TOPOGRAPHICAL SURVEY

NNR ENGINEERING SERVICES CO.

BRIAN L. STOCKINGER PLS 6995  
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123  
(408) 348-7813  
nnrengineering@yahoo.com

**CALIFORNIA**

284 ALVARADO AVENUE  
APN: 170-17-018

# LOS ALTOS

		SHEET NO.	
		SHEET	NO.
OF	<b>1</b>	SHEETS	
JOB NO.	ALVARADO AVE		
CAD FILE:			

DATE	WK	SHEET REVISIONS	BY	CK	SCALE, 1 = 10'
					DATE
					6-9-2023
					DRAWN
					NIP
					CHECKED
					B. STOCKINGER
					PROJ. MGR.
					BLS



GRADING AND DRAINAGE CONSTRUCTION NOTES:

- DIRECT ROOF DOWNSPOUT LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.). DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PERVIOUS AREA OF THE SITE -TYP. (SEE DETAIL)
- THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS, AND DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE WHERE LOT LINES PROHIBIT THE REQUIRED GRADING.
- (N) 4" SDR-26 SS. LAT. @ 2% MIN.
- (N) WATER SERVICE LINE, (DESIGN BY OTHERS). CONNECT WATER SERVICE WITH METER PER CITY STANDARD REQUIREMENTS.
- APPROXIMATE LOCATION OF JOINT TRENCH INCLUDES:  
ALL GAS/COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND. FOR TRENCH PAVING, BACKFILL AND PIPING BEDDING SECTIONS SEE CITY STD. DETAIL SU-19 SHOWN ON SHEET C-2.
- 6" PVC (SDR-35) @ S=1% MIN.
- (N) GRAVEL BASIN (4'X15'X4.5'). SEE DETAIL ON C-2.
- CONSTRUCT (N) CONCRETE DRIVEWAY.  
"PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC R/W, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED".
- INSTALL DOUBLE CHECK VALVES PER CALIFORNIA WATER SERVICE.
- INSTALL (N)"ATMOSPHERIC & LISTED ACCESSIBLE BACK FLOW WATER VALVE".
- NEW SSCO SHALL BE INSTALLED BETWEEN 2'AND 5'FROM THE FRONT PROPERTY LINE. SEE CITY STD. DETAIL SS-6.
- UPGRADE EXISTING WATER METER-DESIGN BY OTHERS.

STANDARD NOTE:

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

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

GENERAL NOTES

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

UNDERGROUND NOTES

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



SITE BENCHMARK

SURVEY CONTROL POINT  
MAG AND SHINER SET IN ASPHALT  
ELEVATION = 110.82'

BENCHMARK

CITY OF LOS ALTOS BM NO. 7  
ELEVATION= 108.954'

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

ENCROACHMENT PERMIT

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

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

DRAINAGE NOTE

LEGEND:

- AREA DRAIN (CHRISTY BOX V-1) OR EQUAL
- CATCH BASIN (CHRISTY BOX V-24) OR EQUAL

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
- A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

\*PAD ELEVATION

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

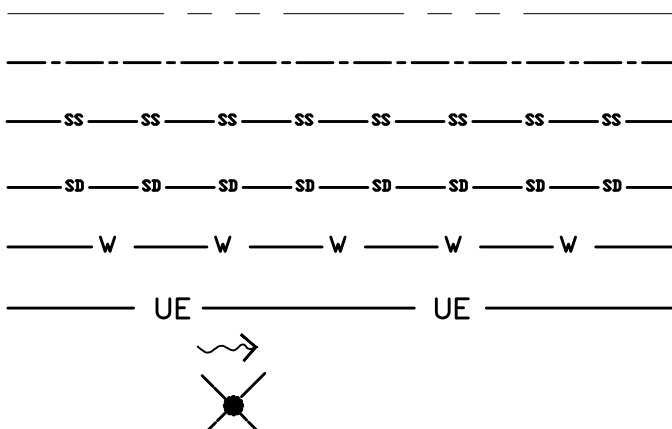
ABBREVIATION

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

DESCRIPTION

- PROPERTY LINE  
CENTERLINE  
SANITARY SEWER  
STORM DRAIN LINE  
WATER LINE  
UNDERGROUND ELEC. LINE  
DRAINAGE FLOW  
REMOVE TREE

LEGEND



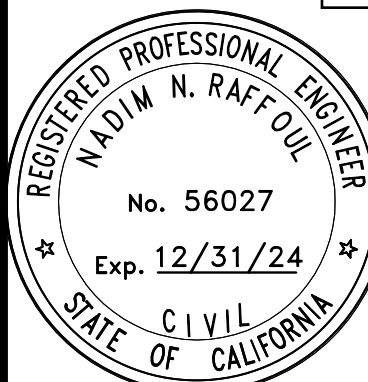
EARTH WORK NOTE:

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

NOTE:

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

APPROXIMATE CUT REQUIRED	0± CY
FILL REQUIRED	00± CY



NNR ENGINEERING

SERVICES CO.  
555 WEYBROCK DRIVE  
SAN JOSE, CALIFORNIA 95023  
(408) 946-7885

284 ALVARADO AVENUE

LOS ALTOS

GRADING  
AND  
DRAINAGE PLAN

REVISIONS DATE

JOB NO:

DATE: 11-5-2023

SCALE: 1"=10'

DRAWN BY: NR  
SHEET NO:

C-1

OF 5 SHEETS



Plant Legend					
Botanical	Common	Size	Qty	Water	Remarks
Tree					
Acer palmatum 'Emperor 1'	Emperor 1 Japanese Maple	24" box	1	Medium	
Acer palmatum 'Rubrum'	Red Japanese Maple	15 gal	1	Medium	Dwarf
Acer rubrum 'October Glory'	October Glory Red Maple	24" box	1	Medium	
Arbutus 'Marina'	Marina Strawberry Tree	24" box	1	Low	Or Fruitless Olive
Cercis occidentalis	Western Redbud	24" box	1	Very Low	
Citrus aurantiifolia 'Bearss Seedless'	Bearss Seedless Lime	15 gal	1	Medium	Dwarf
Citrus sinensis 'Valencia'	Valencia Orange	15 gal	1	Medium	Dwarf
Citrus x 'Dwarf Meyer'	Dwarf Meyer Lemon	15 gal	1	Medium	
Olea europaea 'Swan Hill'	Swan Hill Olives® Tree	24" box	1	Very Low	Or Arbutus 'Marina'
Pistacia chinensis	Chinese Pistache	24" box	1	Low	
Shrub					
Coleonema pulchellum 'Compacta'	Dwarf Breath of Heaven	5 gal	3	Medium	
Dodonaea viscosa 'Purpurea'	Purple Hop Bush	5 gal	9	Low	
Heteromeles arbutifolia	Toyon	5 gal	3	Low	
Lantana montevidensis	Trailing Lantana	5 gal	7	Low	
Leucadendron 'Safari Sunset'	Safari Conebush	5 gal	3	Low	
Loropetalum chinense 'Rubrum'	Red Fringe Flower	5 gal	6	Low	
Nandina domestica	Nandina, Heavenly Bamboo	5 gal	5	Low	
Pittosporum tenuifolium	Blackstem Pittosporum	5 gal	17	Medium	
Polygala fru. 'Petite Butterfly'	Butterfly Pea Shrub	5 gal	4	Medium	
Prunus caroliniana 'Compacta'	Dwarf Caroline Laurel Cherry	5 gal	13	Low	
Rhaphiolepis 'Ballerina'	Rhaphiolepis Ballerina	5 gal	10	Low	
Sollya heterophylla	Australian Bluebell Creeper	5 gal	9	Low	
Ground cover					
Myoporum parvifolium	Ground Cover Myoporum	1 gal	18	Low	
Verbena 'Homestead Purple'	Homestead Purple Verbena	1 gal	14	Low	
Perennial					
Salvia 'Waverly'	Waverly Sage	5 gal	1	Medium	
Grass					
Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal	9	Medium	
Chondropetalum tectorum	Cape Rush	5 gal	3	Low	
Pennisetum 'Rubrum'	Purple Fountain Grass	5 gal	3	Low	
Fern					
Woodwardia fimbriata	Giant Chain Fern	5 gal	3	Medium	

Plant Photos



Cercis Occidentalis  
Western Redbud 24" Box  
15-20' x 15-20' (At Maturity)  
Growth Rate: Moderate

Citrus 'Bearss Lime'  
Lime Tree 15 Gal.  
15-20' x 12-15' (At Maturity)  
Growth Rate: Moderate

Citrus 'Meyer Lemon'  
Lemon Tree 15 Gal.  
8-12' x 6-8' (At Maturity)  
Growth Rate: Moderate



Citrus sinensis 'Valencia'  
Valencia Orange 15 Gal.  
20-25' x 20' (At Maturity)  
Growth Rate: Moderate

Acer rubrum 'October Glory'  
October Glory Red Maple 24" Box  
40-50' x 25-35' (At Maturity)  
Growth Rate: Moderate

Arbutus 'Marina'  
Strawberry Tree 24" Box  
25-40' x 20-30' (At Maturity)  
Growth Rate: Moderate



Olea europaea 'Swan Hill'  
Fruitless Olive 24" Box  
<25' x <25' (At Maturity)  
Growth Rate: Moderate

Acer palmatum 'Emperor 1'  
Red Emperor Japanese Maple  
24" Box  
20-25' x 15-20' (At Maturity)  
Growth Rate: Moderate

Acer palmatum 'Rubrum'  
Red Japanese Maple 15 Gal.  
15-25' x 20' (At Maturity)  
Growth Rate: Slow



Pistacia chinensis  
Chinese Pistache 24" Box  
<30-60' x 20-40' (At Maturity)  
Growth Rate: Moderate

Heteromeles arbutifolia  
Toyon 5 Gal.  
6-20' x 6-10' (At Maturity)  
Growth Rate: Moderate

Prunus caroliniana  
Caroline Laurel Cherry 5 Gal.  
Growth Rate: Moderate to Fast



Pittosporum tenuifolium  
Blackstem Pittosporum 5 Gal.  
8-10' x 6-8' (At Maturity)  
Growth Rate: Moderate

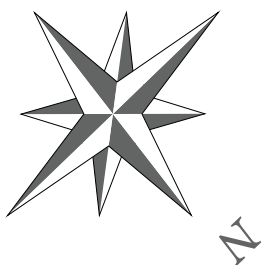
Dodonaea viscosa 'Purpurea'  
Purple Hopseed Bush 5 Gal.  
10-15' x 10-15' (At Maturity)  
Growth Rate: Fast

Loropetalum chinense  
'Rubrum'  
Red Fringe Flower 5 Gal.  
6-8' x 6-8' (At Maturity)  
Growth Rate: Moderate

Los Ninos Way



Alvarado Avenue



SCALE 1/8" = 1'-0"

\* NOTE: Refer to L-3 for Planting Details

\* NOTES (E) = Existing

Agenda Item 2.

REVISIONS

BY

KAREN AITKEN & ASSOCIATES

LANDSCAPE ARCHITECTS

8262 Rancho Real Gilroy Ca. 95020

Calif. Reg. #2239 (408) 842-0245

karen@KAA.Design

Ji-LIN RESIDENCE

284 Alvarado Avenue, Los Altos CA.

LANDSCAPE PLAN

DATE

02-06-24

SCALE

1/8"=1'-0"

DRAWN

AA-SL

JOB

Ji-LIN

L-1

25



IRRIGATION KEY/ DOMESTIC	
	<b>Hunter PROS-06-PRS30</b> Turf Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Area to Receive Dripline HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.
	<b>Hunter ICV-G</b> 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	<b>Hunter ICZ-101-25-LF</b> Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen.
	<b>Superior Brass Valve 3100 1-1/2"</b> Master valve
	<b>Hunter ACC-1200</b> 12 Station Outdoor Modular Controller. No Module Required.
	<b>Hunter SOIL-CLIK Sensor</b> The Soil-Clík probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
	<b>Hunter Solar-Sync WSS-SEN</b> Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wireless.
	<b>CST Flow Sensor - FSI-T10-001</b> Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp.
	<b>HUNTER HC FLOW METER 1 1/2"</b> New Irrigation Water Meter
	<b>Wilkins 975 XL2 1-1/2"</b> Lead-free Reduced Pressure Backflow Preventer
	<b>Gate Valve - Isolation Shut Off Valve</b>
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.

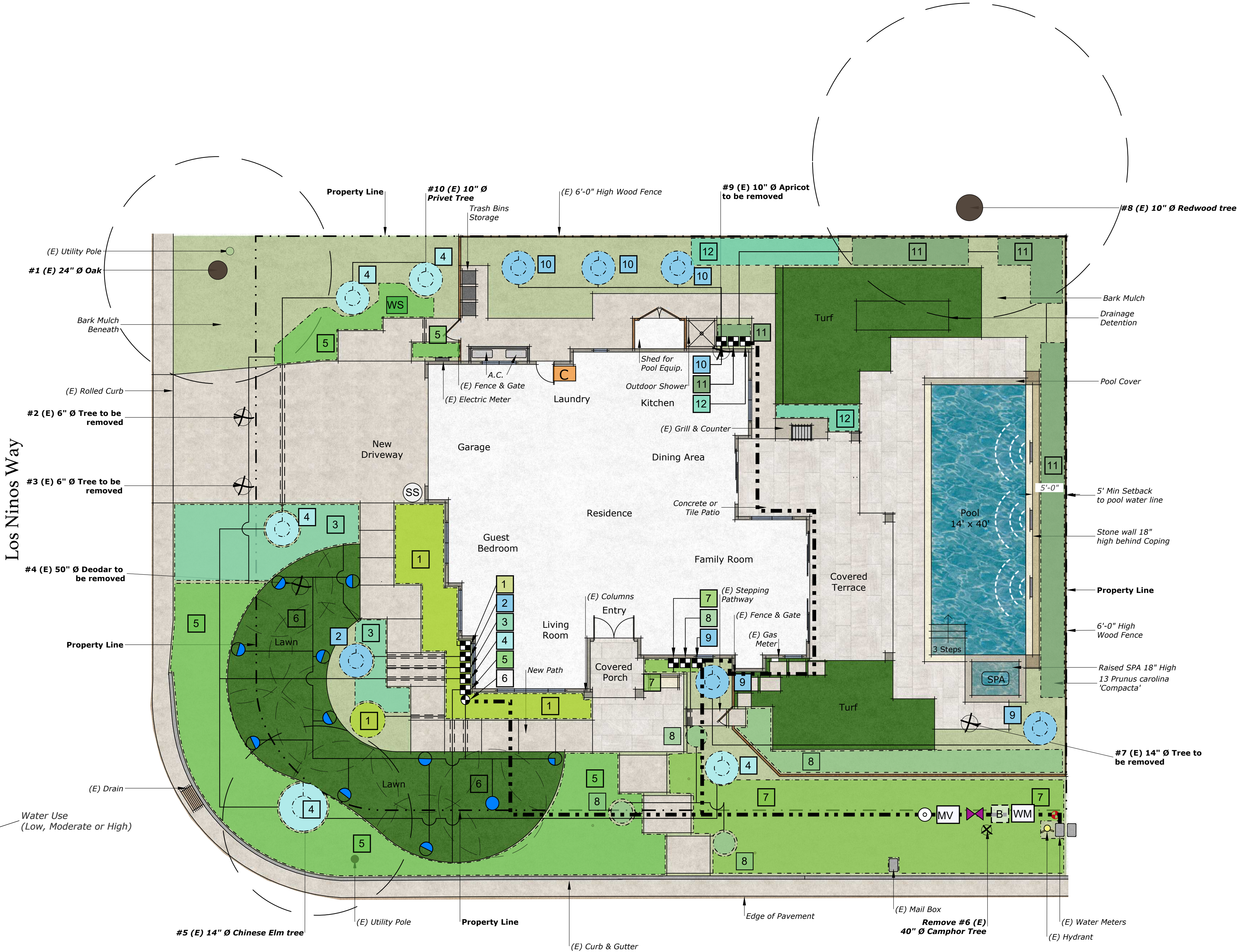
Hydrozones

	290 SF Low Water Drip		858 SF Low Water Drip
	28 SF Med. Water Drip		218 SF Med. Water Drip
	317 SF Med. Water Drip		56 SF Med. Water Drip
	140 SF Low Water Drip		84 SF Med. Water Drip
	998 SF Low Water Drip		386 SF Low Water Drip
	929 SF High Water Spray		139 SF Med. Water Drip

Color Indicates the Irrigated Area

Hydrozone Number (Valve)

Water Use (Low, Moderate or High)

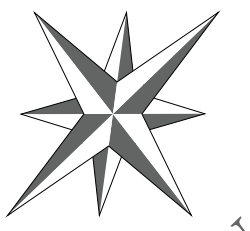


Alvarado Avenue

"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the landscape & irrigation design plans."

*Karen Aitken*

\* NOTE: Refer to L-3 for Water Calculations & Irrigation Details



SCALE 1/8" = 1'-0"

0 8 16

\* NOTES (E) = Existing

REVISIONS	BY



KAREN AITKEN & ASSOCIATES  
LANDSCAPE ARCHITECTS  
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Calif. Reg. #2239 (408) 842-0245  
karen@KAA.Design

Ji-LIN RESIDENCE  
284 Alvarado Avenue, Los Altos CA.  
IRRIGATION PLAN



DATE	02-06-24
SCALE	1/8"=1'-0"
DRAWN	SL
JOB	Ji-LIN

L-2





KAREN AITKEN & ASSOCIATES  
LANDSCAPE ARCHITECTS

8262 Rancho Real Gilroy Ca. 95020  
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karen@KAA.Design

Ji-LIN RESIDENCE  
284 Alvarado Avenue, Los Altos CA.

PLANTING & IRRIGATION DETAILS



DATE 02-06-24

SCALE

DRAWN SL

JOB Ji-LIN

L-3

## MAWA EPPT and ETWU Calculations

Project Name: Ji-Lin Residence  
Project Location: 284 Alvarado Avenue, Los Altos, CA.  
Total Landscape Area: 4,443.0 sq. ft.  
Date: 02/06/2024

### MAWA CALCULATION

$$MAWA = (Eto)(.62)/[(0.55 \times LA) + (1-ETAF \times SLA)]$$

MAWA = Maximum Applied Water Allowance (gallons per year)  
Eto = Reference Evapotranspiration (inches per year)  
.62 = Conversion Factor (to gallons)  
0.55 = Et Adjustment Factor (ETAF)  
LA = Landscape Area including SLA (square feet)  
0.45 = Additional Water Allowance for SLA  
SLA = Special Landscape Area (square feet)

Eto =	43.1	
Conversion	0.62	
ETAF =	0.55	
LA =	4,443	
SLA =	0	
MAWA =	65,299.2	gallons per year
	8,729.8	cubic feet per year

### MAWA with EPPT

$$MAWA = (Eto-EPpt)(.62)/[(0.55 \times LA) + (1-ETAF \times SLA)]$$

EPpt= 25% of Annual precipitation

Eto =	43.1	
EPpt =	3.77	
ETAF =	0.55	
LA =	4,443	
SLA =	0	
MAWA w/ EPPT =	59,611.8	gallons per year
	7,969.5	cubic feet

### ETWU CALCULATION

$$ETWU = (Eto)(.62)/[(PF/IE)(LA)]$$

ETWU = Estimated Total Water Use Per Year (gallons)  
ETO = Reference Evapotranspiration  
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)  
LA = Landscape Area (High, Medium, and low water use areas) (square feet)  
SLA = Special Landscape Area  
.62 = Conversion Factor  
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75)  
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	43	Palo Alto, CA
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### REGULAR LANDSCAPE AREAS

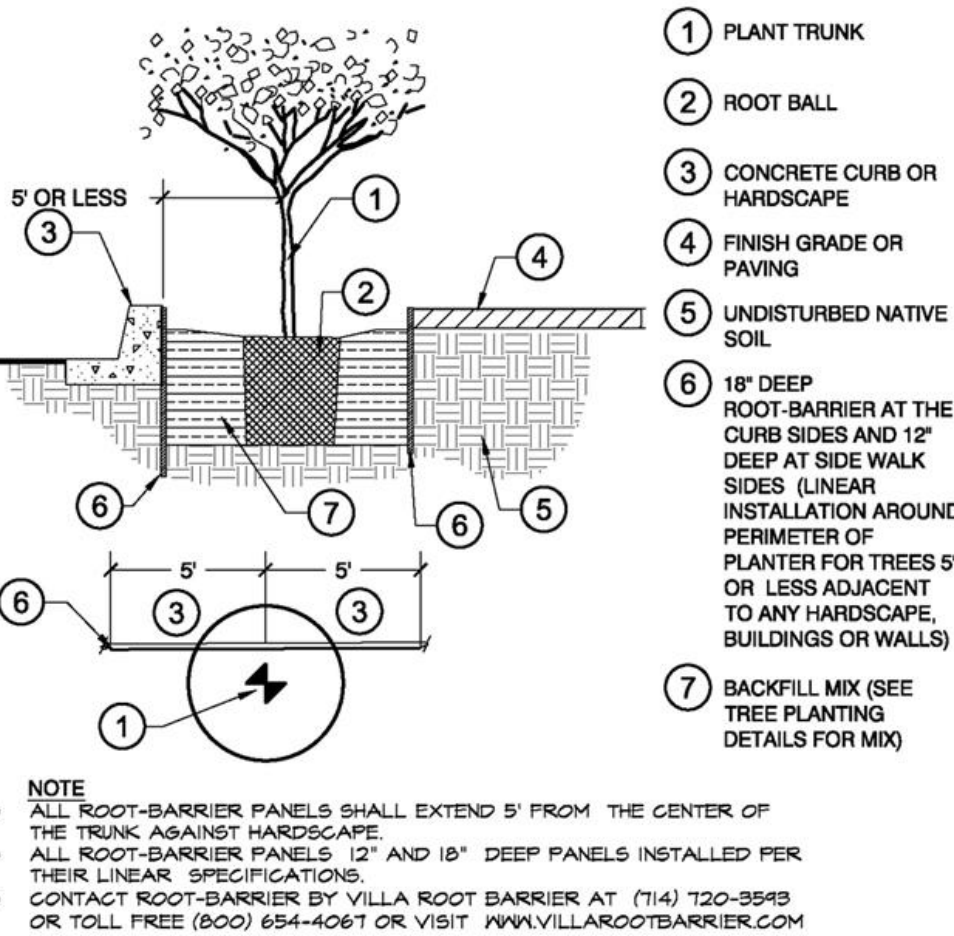
Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
1) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	290.0	71.6	1,909.0
2) Med. Water Use/ Trees	Drip	0.4	0.81	0.49382716	28.0	13.8	368.6
3) Med. Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	317.0	117.4	3,130.1
4) Low Water Use/ Trees	Drip	0.3	0.81	0.37037037	140.0	51.9	1,382.4
5) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	598.0	248.4	6,589.9
6) High Water Use/ Lawn	Spray	0.8	0.75	1.06666667	523.0	560.9	26,418.5
7) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	858.0	211.9	5,648.0
8) Med. Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	218.0	80.7	2,152.5
9) Med. Water Use/ Trees	Drip	0.4	0.81	0.49382716	56.0	27.7	737.3
10) Med. Water Use/ Trees	Drip	0.4	0.81	0.49382716	84.0	41.5	1,105.9
11) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	386.0	95.3	2,540.9
10) Med. Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	139.0	51.5	1,372.5
					Total sq. ft.	Totals	Totals
					4,443.0	2,000.6	53,335.0

### SPECIAL LANDSCAPE AREAS

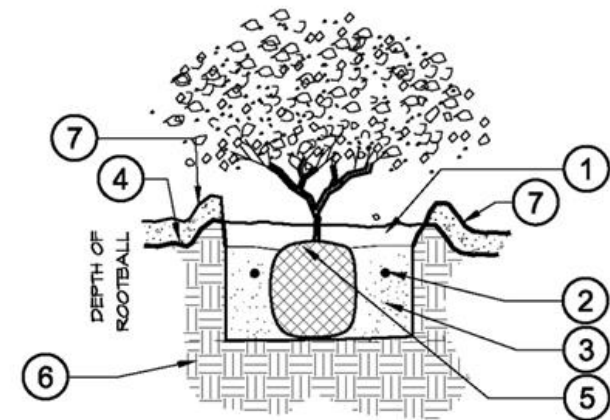
Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
				1	0	0	0.0
					Totals	Totals	Totals
					0	0	0.0
					ETWU TOTAL		53,335.0
					MAWA		65,299.2

### ETAF CALCULATIONS

Regular Landscape Areas		
Total ETAF x Area	2,000.6	
Total Area	4,443.0	
Average ETAF	0.45	
Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.		

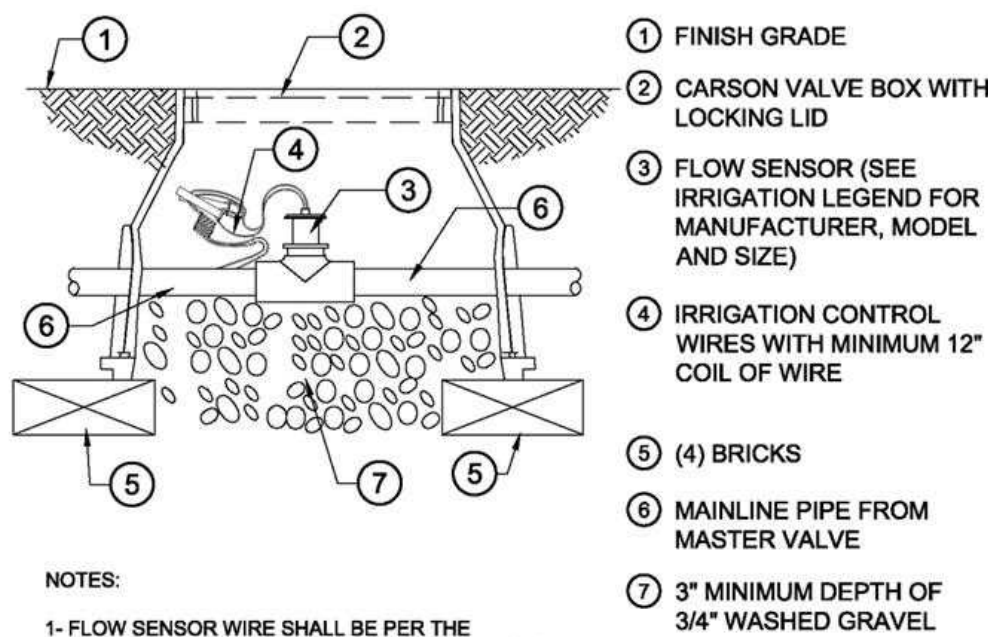


### ROOT PANEL BARRIER



- WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
- TRI-C MYCO PAKS (SEE DETAIL "E" ON THIS SHEET). APPLICATION RATES PER MANUFACTURER SPECIFICATIONS.
- BACKFILL MIX- 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
- FINISH GRADE
- ROOTBALL 1'-2" ABOVE FINISH GRADE
- NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
- 3" MULCH LAYER

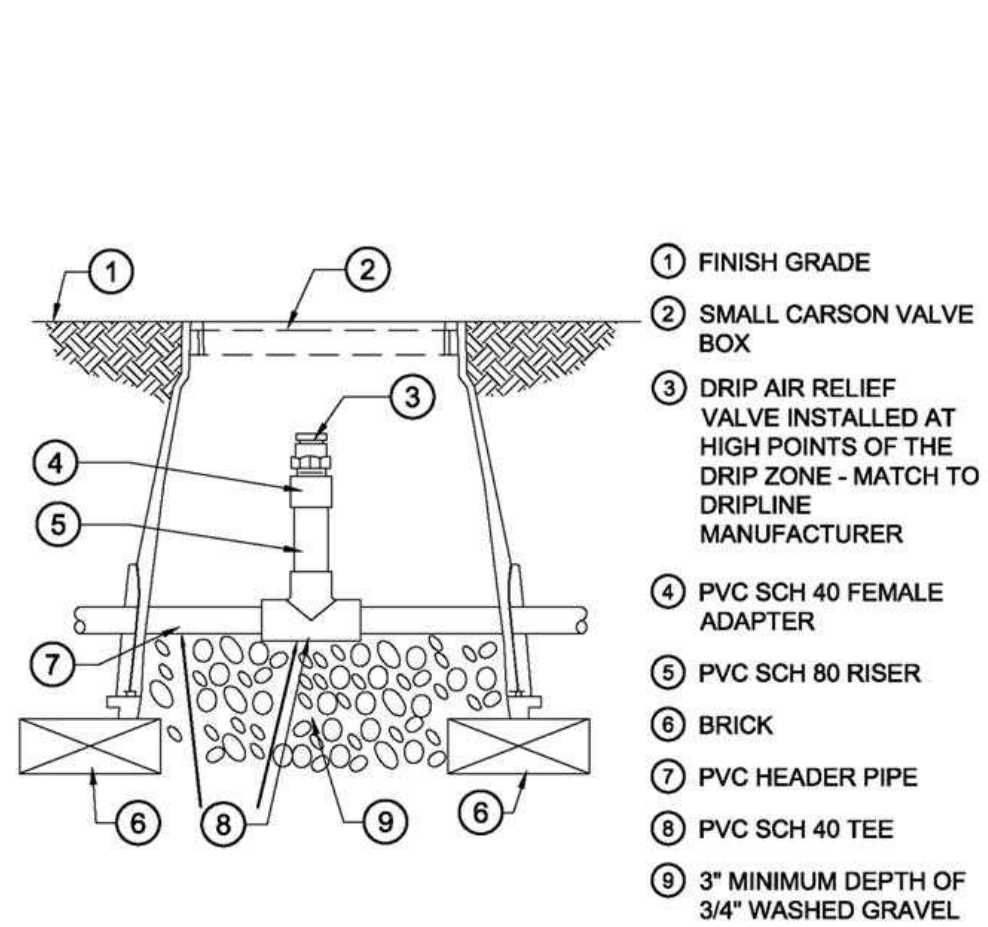
### TYPICAL SHRUB PLANTING



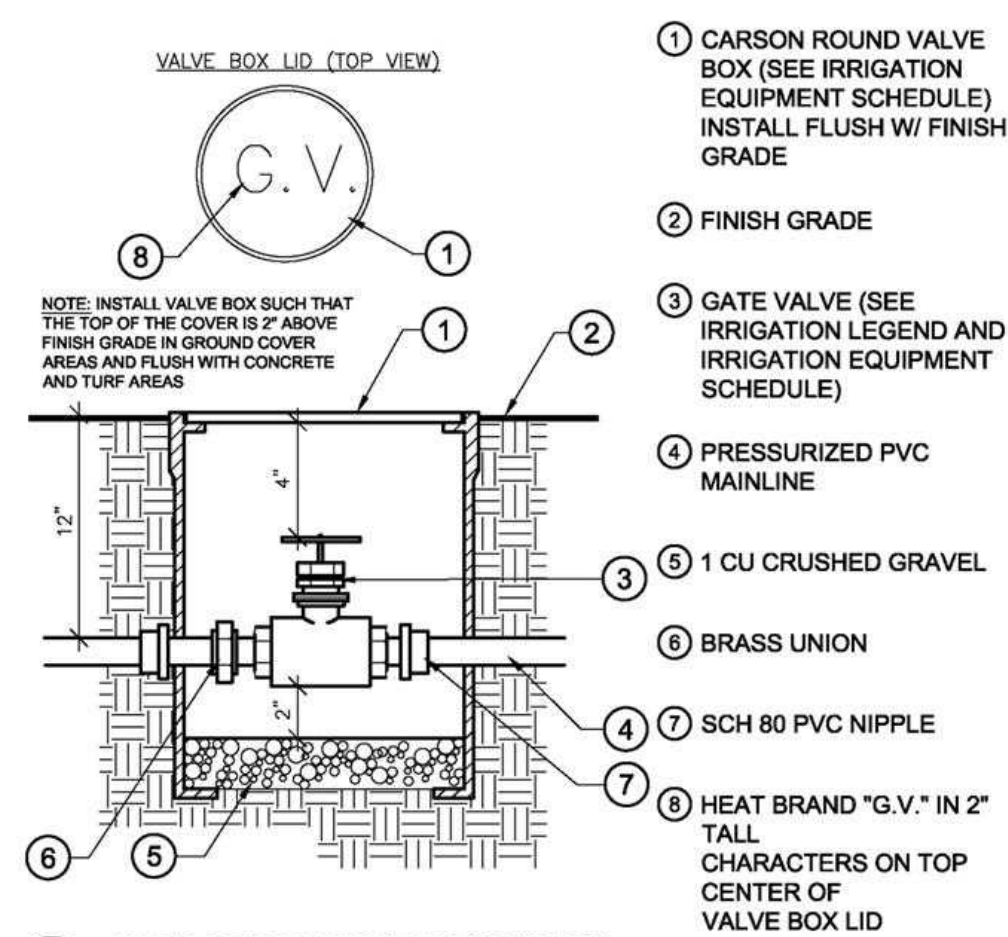
### FLOW SENSOR

- NOTES:
- FLOW SENSOR WIRE SHALL BE PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.
  - INSTALL FLOW SENSOR PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
  - ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBRY-6 CONNECTORS OR APPROVED EQUAL.

### FLOW SENSOR



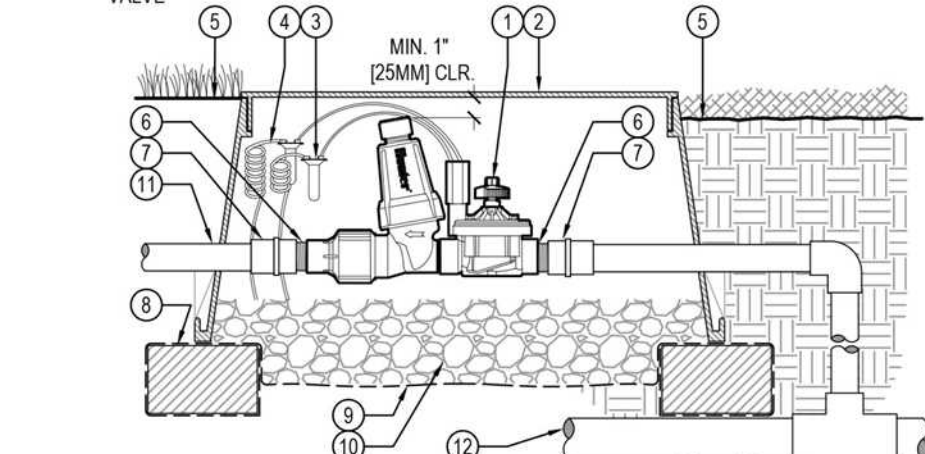
### AIR RELIEF VALVE IN PVC HEADER



### ISOLATION SHUT OFF VALVE

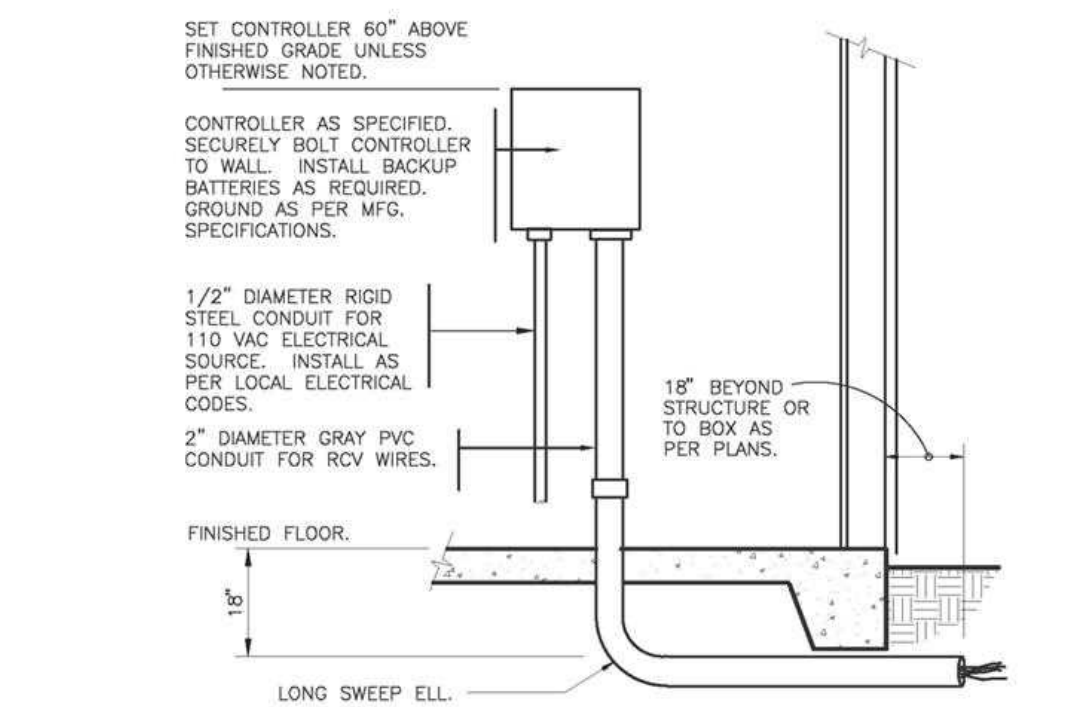
### LEGEND

- HUNTER REMOTE CONTROL VALVE (IC2) WITH FILTER REGULATOR
- IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
- WATERPROOF CONNECTORS (2)
- 18"-24" COILED WIRE TO CONTROLLER
- FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
- PVC SLIP X FPT ADAPTOR
- BRICK SUPPORTS (4)
- FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- IRRIGATION LATERAL
- MAINLINE LATERAL AND FITTINGS

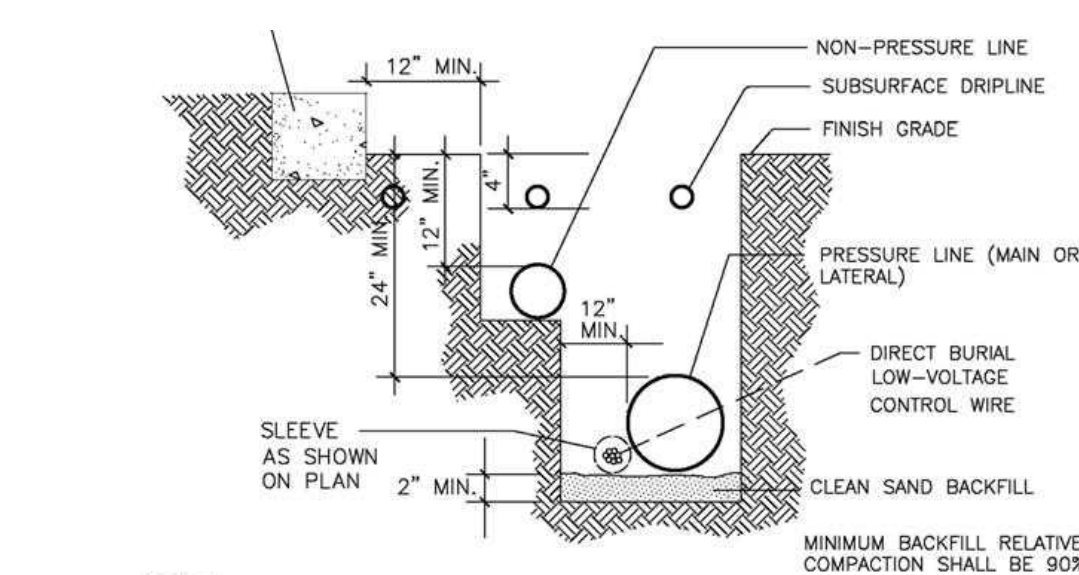


### DRIP CONTROL ZONE KIT (ICZ-101-LF)

Hunter V.I.C.Z.01 NO SCALE

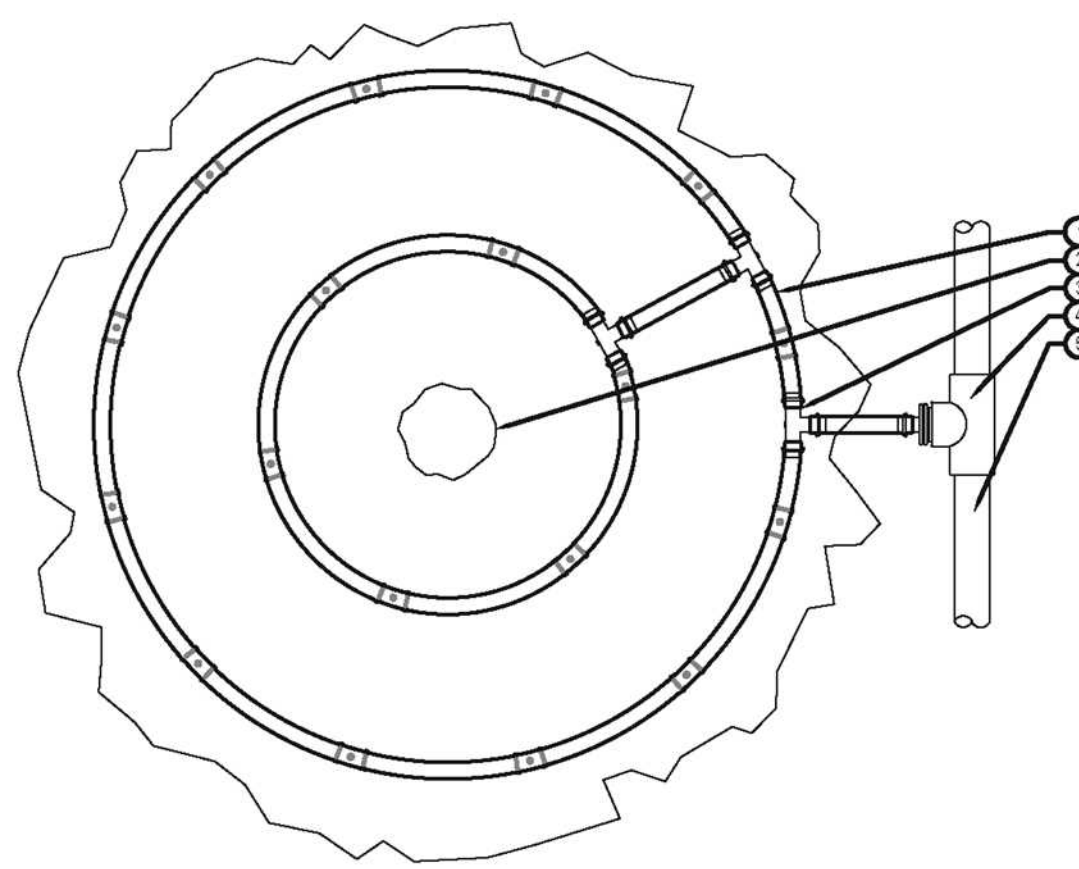


### INTERIOR WALL MOUNT CONTROLLER



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

### TRENCHING DETAILS



### HUNTER DRIPLINE - TREE RING LARGE SPECIMEN

Hunter HM.HDL.10 NO TO SCALE

### LEGEND:

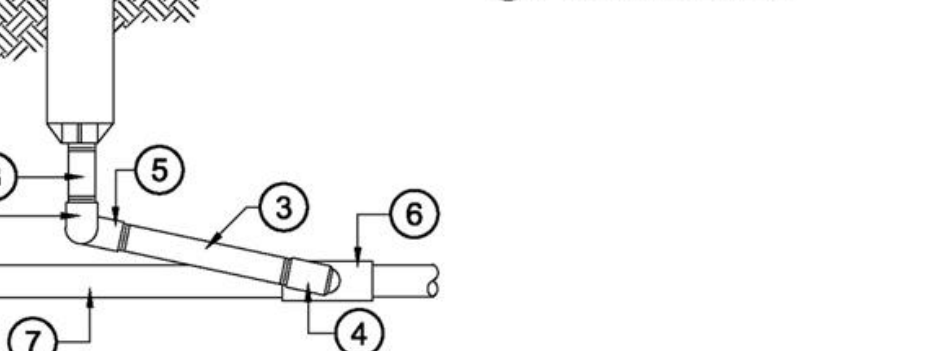
- HUNTER DRIPLINE (HDL PER PLAN)
- TREE (SEE PLANTING PLAN)
- P.D. OR P.D. LOG FITTING TYP.
- PVC TO DRIPLINE TUBING CONNECTION (P.D. OR P.D. LOG FITTING) TYP.
- PVC LATERAL LINE

NOTES:  
AIR RELIEF VALVE (P.D.-AIR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.  
SECONDARY TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.  
FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.



### TYPICAL DRIPLINE LAYOUT

- FINISH GRADE
- TOP OF MULCH
- SHRUB BUBBLER (SEE IRRIGATION LEGEND AND EQUIPMENT SCHEDULE FOR MANUFACTURER, MODEL, AND OPTIONS)
- PVC SCH 40 ELL
- PVC SCH 40 STREET ELL
- PVC SCH 40 TEE OR ELL
- PVC LATERAL PIPE

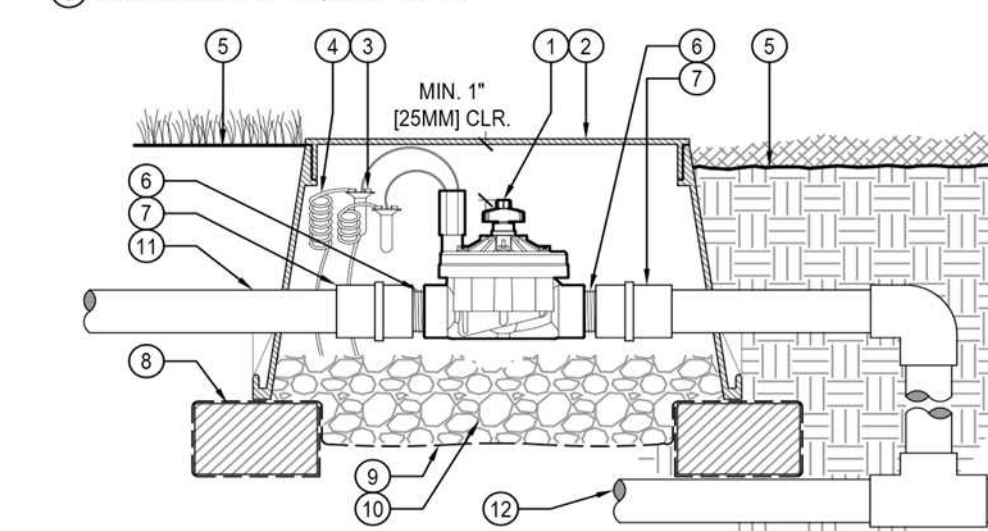


### POP-UP BUBBLER ON SWING JOINT

Hunter V.I.C.V.05 NO SCALE

### LEGEND

- HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL
- IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
- WATERPROOF CONNECTORS (2)
- 18"-24" COILED WIRE TO CONTROLLER
- FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- SCH. 80 CLOSE NIPPLE, SIZE PER RCV
- PVC SLIP X FPT ADAPTOR
- BRICK SUPPORTS (4)
- FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- IRRIGATION LATERAL
- MAINLINE AND FITTINGS



### IN-LINE VALVE (ICV-151G)

Hunter V.I.C.V.05 NO SCALE



**From:** [Jamie Cheng](#)  
**To:** [Sean Gallegos](#); [rhassoc@sbcglobal.net](mailto:rhassoc@sbcglobal.net)  
**Subject:** new construction at 284 Alvarado Ave Los Altos  
**Date:** Wednesday, February 14, 2024 7:48:26 PM

---

Hi All, We are a family of four with 2 bedrooms facing the new construction on Los Ninos Way. The 2nd story windows will look into our living room and 2 bedrooms; with 4 large windows facing entire frontage of our house. The scrub oak tree at the edge of the property line will have to be removed in near future; since it has grown into the power lines, thus will not serve as a screen as the rendition suggested.

We have no issues with our neighbors wanting to build a second story addition/total rebuild, we take issues with the sight line of 2nd story windows into our property.

We as a family has voted NO to the design .

Regards, Jamie Cheng; Joshua; Leo and Ken Gross 559 Los Ninos Way



Re: Rebuild of 284 Alvarado Ave, Los Altos

Agenda Item 2.

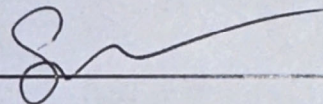
Attn: City of Los Altos Planning

The owner's of 284 Alvarado Avenue have shared their design proposal for a new home with us including the exterior elevations and the landscape plans.

We, the homeowners of 549 Los Niños Way have reviewed the proposed design and are in support of the project.

Thank you,

Name SAM LAI

Signature 



**From:** [Eric Chiu](#)  
**To:** [Sean Gallegos](#)  
**Subject:** 284 Alvarado Ave  
**Date:** Tuesday, February 27, 2024 5:34:28 PM

---

Hi,

I live at 462 Los Ninos Way and am emailing to provide comments regarding the development proposal at 284 Alvarado Ave.

We live in a one-story overlay neighborhood and I believe the neighborhood would be negatively impacted by a two-story development. It would be an eyesore given the consistent one-story roof heights, blocking the view as well as damaging privacy in the neighborhood.

I recently built a 6,300 sqft house for my mom at 532 Los Ninos Way which is 4 doors from the proposed development. We dug a 3,000 sqft basement in order to achieve size we wanted because we really think the one-story roof height is an important part of the neighborhood charm. I believe the homeowners at 284 Alvarado should think about building a basement instead.

Just to be clear, I am against the proposed development at 284 Alvarado.

Thanks,

-Eric

Eric Chiu 650-291-8394 [emchiu@yahoo.com](mailto:emchiu@yahoo.com)



**From:** [Jenn Even Chen](#)  
**To:** [Public Comment - ZA](#)  
**Subject:** Comment on 284 Alvarado Ave  
**Date:** Tuesday, March 19, 2024 3:32:13 PM

---

Subject: Comment on new two-story at 284 Alvarado Ave  
From: [evenjenn@gmail.com](mailto:evenjenn@gmail.com) Yiwen Chen at 581 Panchita Way  
To: [ZAPublicComment@losaltosca.gov](mailto:ZAPublicComment@losaltosca.gov)

Dear City of Los Altos Zoning Administrator,

I am writing to you regarding the public notice for the proposed construction at 284 Alvarado Ave. I reside at 581 Panchita Way, adjacent to the property in question.

The current one-story roof structure at 284 Alvarado Ave is visible from my family room, and I am concerned that the proposed two-story residence will significantly impact my family's privacy. The potential second-floor windows on the west and south sides of the new structure could overlook my backyard and into my family room.

I had hoped that the existing redwood tree in the northeast corner of my backyard would provide a natural screen. However, as demonstrated in the attached photos, the tree does not offer sufficient coverage. Moreover, the presence of this tree limits my ability to plant additional foliage that could enhance privacy.

Therefore, I kindly request that the owners of 284 Alvarado Ave consider planting tall trees in the southwest corner of their backyard. This would help to obstruct the direct line of sight into my property and preserve the privacy of my family.

I am open to discussing this matter further and finding a mutually agreeable solution.

Thank you for your attention to this matter.

Sincerely,













Yiwen Chen

408.771.1209

581 Panchita Way

Los Altos, CA 94022



**From:** [Beena Kaur](#)  
**To:** [Sean Gallegos](#)  
**Cc:** [Varun](#)  
**Subject:** 284 Alvarado Avenue public hearing comments/concerns  
**Date:** Wednesday, March 20, 2024 11:29:25 AM

---

To Sean Gallegos-project planner and to Los Altos planning and Building commission:

We are writing in regards to the proposed 2 story project at 284 Alvarado Ave, Los Altos, CA. We urge the city to take careful consideration of this development as it impacts us in several ways. We are located at 564 Los Ninos Way, which is directly behind this proposed development. We deliberately bought this house 3 years ago and chose Los Altos to be our home as the neighborhood is predominantly in an area of single story homes and provides unobstructed views of the beautiful landscapes that the city offers. This development will obstruct many of the views that we enjoy as a family from our house as well as disrupt the visual consistency of the neighborhood.

Privacy and sunlight also becomes a major concern for us. Our bathroom window faces the proposed development , the kids study room and our office with several windows face this development as well, this will impact our privacy and sunlight greatly. Our master bedroom's large window faces this development, again privacy, sunlight, and obstructing the landscape views for us.

Our backyard is vertically behind this proposed development, this will again impact our privacy, the views we enjoy with family and friends from our yard, and directly impacting the sunlight and further compromising our enjoyment and quality of life.

Additionally, we have solar panels, redwood trees along w gardening plants and we are concerned that the 2 story development will cast shadows and impact the natural sunlight. Many of the neighbors walk on Los Ninos street for their daily walks and our backyard trees provides a beautiful landscape for many to enjoy and the 2 story will disrupt the picturesque canvas of the city landscape.

The construction process itself presents a myriad of concerns. As individuals who work from home, the inevitable noise and disturbance will prove to be a constant source of distraction and disruption to our livelihoods. Also, many of the kids including ours, use the street to go to the school and safety of the kids with the presence of construction equipment becomes a concern especially at the blind spot corner of Alvarado and Los Ninos where many drivers have recently speeding and taking sharp turns.

This development will impact privacy, aesthetics, quality of life, enjoyment of property, cherished views and natural sunlight for us and the neighborhood. Ultimately, all this will impact our property value and we had paid a premium to live and enjoy the views, privacy, the sunlight that our house, neighborhood, and city offers.

We hope the city of Los Altos thoroughly considers this 2 story development and acts in the best interests of its neighbors, street, the neighborhood and continue to preserve the city landscape.

Sincerely,  
 Beena and Varun Parmar

Sent from my iPhone



**From:** [Jenn Even Chen](#)  
**To:** [Public Comment - ZA](#)  
**Subject:** Comment on 284 Alvarado Ave  
**Date:** Tuesday, March 19, 2024 3:32:13 PM

---

Subject: Comment on new two-story at 284 Alvarado Ave  
From: [evenjenn@gmail.com](mailto:evenjenn@gmail.com) Yiwen Chen at 581 Panchita Way  
To: [ZAPublicComment@losaltosca.gov](mailto:ZAPublicComment@losaltosca.gov)

Dear City of Los Altos Zoning Administrator,

I am writing to you regarding the public notice for the proposed construction at 284 Alvarado Ave. I reside at 581 Panchita Way, adjacent to the property in question.

The current one-story roof structure at 284 Alvarado Ave is visible from my family room, and I am concerned that the proposed two-story residence will significantly impact my family's privacy. The potential second-floor windows on the west and south sides of the new structure could overlook my backyard and into my family room.

I had hoped that the existing redwood tree in the northeast corner of my backyard would provide a natural screen. However, as demonstrated in the attached photos, the tree does not offer sufficient coverage. Moreover, the presence of this tree limits my ability to plant additional foliage that could enhance privacy.

Therefore, I kindly request that the owners of 284 Alvarado Ave consider planting tall trees in the southwest corner of their backyard. This would help to obstruct the direct line of sight into my property and preserve the privacy of my family.

I am open to discussing this matter further and finding a mutually agreeable solution.

Thank you for your attention to this matter.

Sincerely,













Yiwen Chen

408.771.1209

581 Panchita Way

Los Altos, CA 94022





**TO:** Nick Zornes, Zoning Administrator

**FROM:** Jia Liu, Associate Planner

**SUBJECT:** SC23-0016 – 1358 Montclair Way

---

## RECOMMENDATION

Approve design review application SC23-0016 for the construction of first and second-story additions to an existing one-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 15301 (“Existing Facilities”).

## BACKGROUND

### Project Description

- Project Location: 1358 Montclair Way, on the south side of Montclair Way
- Lot Size: 15,246 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes construction of a 30 square-foot first story and 700 square-foot second-story addition to an existing one-story house (see Attachment A – Project Plans). The existing house has a traditional Ranch architectural style with low-scaled building forms, gable and hipped roofs, and simple details. The design of the addition will maintain the elements of a ranch house, with its simplistic massing and practical aesthetic.

The subject property is an interior lot in a proximate trapezoid shape, measuring approximately 108 feet wide and 146 feet deep. The proposed addition will keep the existing house’s footprint and driveway circulation.

The project plans to retain all six Redwood trees located in the rear yard, classified as protected trees under the City’s Tree Protection Regulations. Additionally, a new Chinese Pistache tree will be planted in the front yard, and 36 evergreen screening plants will be planted along the rear and left property lines. 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.



## 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
<b>COVERAGE:</b>	2,826 square feet	2,750 square feet	4,574 square feet
<b>FLOOR AREA:</b>			
1st Floor	2,363 square feet	2,393 square feet	
2nd Floor	-	700 square feet	
Total	2,363 square feet	3,093 square feet	4,285 square feet
<b>SETBACKS:</b>			
Front	41 feet	41 feet	25 feet
Rear	32 feet	32 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet/-	10 feet/29 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet/-	10 feet/38 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	17 feet	24.08 feet	27 feet

Pursuant to Chapter 14.76 of the LAMC, new second-story additions shall be consistent with policies and implementation techniques described in the Single-Family Residential Design Guidelines. The proposed home complies with the Single-Family Residential Design Guidelines because it exhibits an appropriate design with elements, materials, scale, and landscaping that are consistent with the neighborhood.

The surrounding neighborhood is considered a Diverse Character Neighborhood according to the Design Guidelines. The immediate neighborhood is comprised of one-story and two-story houses. Homes in the neighborhood exhibit similar massing, a combination of simple and complex roof forms, and distinctive front setback patterns. The horizontal eave lines typically range from approximately eight to nine feet and six inches in height at the first story and from approximately seven feet six inches to eight feet six inches. Most of the homes in the neighborhood feature attached garages in the front yard facing the street while a few properties deviate from this pattern with detached two-car garages from the main residences.

The design of the addition will maintain the existing Ranch architectural style and seeks to preserve the existing wood siding while replacing the existing brick wainscoting with stone veneer to give a refreshed architectural appearance. The design materials include asphalt shingle roof, wood siding finish with stone veneer wainscoting, as well as vinyl famed windows and doors to match the existing house. Collectively, the design considerations and materials selections achieve a harmonious architectural composition within the neighborhood.

The proposed addition's massing is compatible with the neighborhood, maintaining an eight-foot plate height at the first floor facing the street while increasing the Great Room's plate height to eleven feet



and two inches facing the rear and side yards. The second story maintains a uniform plate height of eight feet, ensuring a cohesive appearance within the neighborhood streetscape. The proposed project complies with the R1-10 zoning district's development standards and Single-Family Residential Design Guidelines. The addition's design harmoniously integrates with the existing home's composition, and is compatible with neighboring structures and neighborhood by reducing perceived bulk and prioritizing the preservation of existing trees.

## **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15301 ("Existing Facilities") of the California Environmental Quality Act (CEQA) because it involves an addition to an existing single-family residence.

## **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 newspaper. 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 eight 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: Marta Andersson, Applicant/Designer  
Jaya Kawale and Aditya Pal, Owners



## FINDINGS

### SC23-0016 - 1358 Montclair Way

With regard to the addition to the existing one-story residence, the Zoning Administrator finds the following in accordance with Section 14.76.060 of the Municipal Code:

- A. The project complies with all provision of this chapter because the proposed residential addition 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 addition, 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 residential addition maintains a similar finished floor elevation and orientation on the lot as the existing house and complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because the trees on the property protected by city ordinance are proposed to remain and there will not be any substantial grade changes nor soil removal to construct the addition. The proposed landscaping including new trees, shrubs, and ground cover will be in keeping with the surrounding neighborhood.
- D. The orientation of the proposed addition in relation to the immediate neighborhood will minimize excessive bulk because the proposed structure incorporates consistent architectural design features such as low scale, horizontal eave lines, and gable roof forms that integrate with the existing house and minimize excessive bulk.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings on the same project site. The proposed addition complies with the allowable floor area, lot coverage, height maximums, and daylight plane limitations specified in LAMC Chapter 14.06 and the design of the home incorporates consistent and compatible features including asphalt shingle roofing, wood siding finish with stone veneer wainscoting, as well as vinyl famed windows and doors to match the existing house.
- F. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the because the site is relatively flat and has incorporated softscape and hardscape surfaces into the plan and proposes a drainage plan to minimize off-site stormwater drainage.



## **CONDITIONS OF APPROVAL**

SC23-0016 - 1358 Montclair Way

### **GENERAL**

#### **1. Expiration**

The Design Review Approval will expire on April 3, 2026 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

#### **2. Approved Plans**

The approval is based on the plans and materials received on March 12, 2024, 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**

Six Redwood trees, clustered at the southwest corner of the subject site as shown on Sheet A-1, shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director.

#### **5. Encroachment Permit**

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

#### **6. Landscaping**

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

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

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

#### **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 be found.

### **10. Tree Protection Note**

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

### **11. Reach Codes**

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

### **12. California Water Service Upgrades**

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

### **13. Water Efficient Landscape Plan**

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

### **14. Green Building Standards**

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

### **15. Underground Utility Location**

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

### **16. Mechanical Equipment**

The plans shall show the location of any mechanical equipment (including air conditioning units) on the site plan. All equipment must comply with the City's Noise Control Ordinance (Chapter 6.16) and Mechanical Equipment Ordinance (Chapter 11.14).



**17. Storm Water Management**

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

**PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT****18. Tree Protection**

Tree protection fencing shall be installed around the driplines of the six clustered Redwood trees as shown on Sheet A-1. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

**19. School Fee Payment**

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

**PRIOR TO FINAL INSPECTION****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**

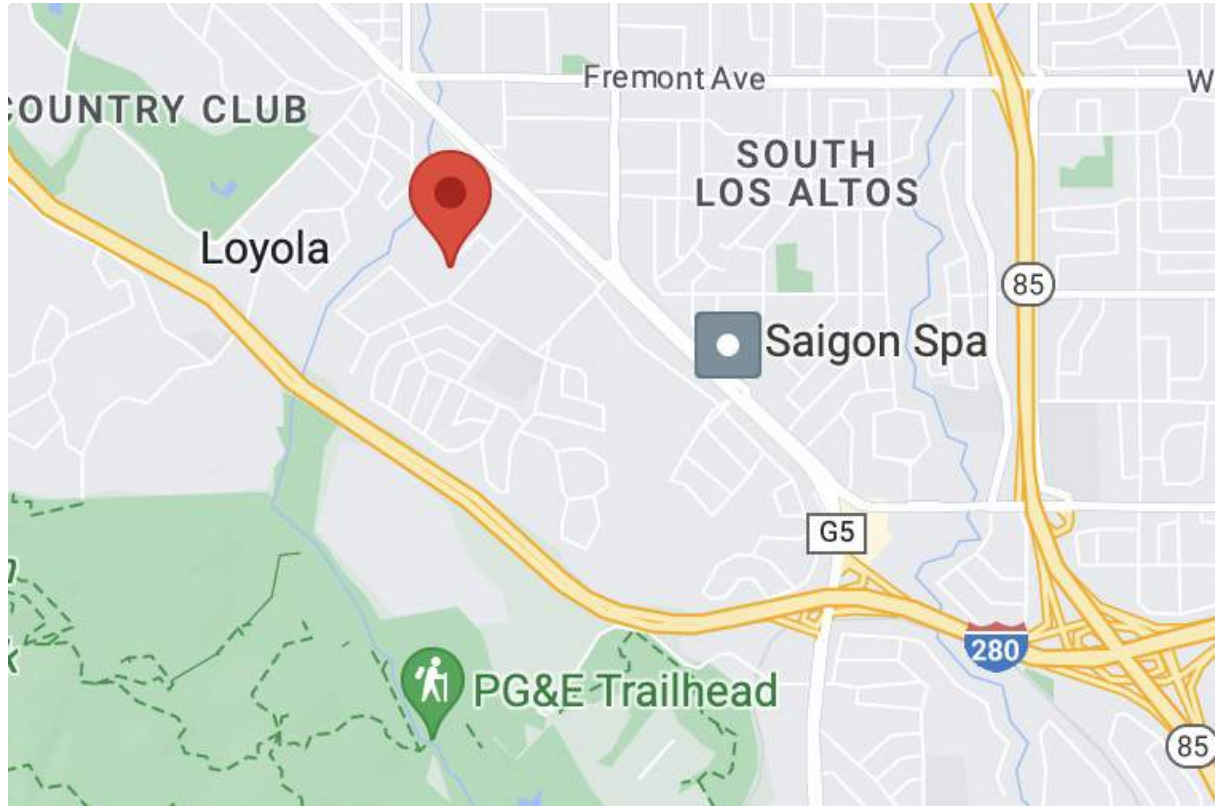
Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).



APPLICABLE CODES

ALL WORK SHLL COMPLY TO:  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA MECHANICAL & PLUMBING CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA GREEN BUILDING CODE  
2022 FIRE CODE  
LOS ALTOS MUNICIPAL CODE

VICINITY MAP



SCOPE OF WORK

FIRST FLOOR ADDITION TO THE SIDE  
NEW FRONT GABLE DESIGN  
REMOVE EXISTING FIREPLACE  
KITCHEN REMODEL  
LAUNDRY REMODEL  
NEW STAIRCASE  
SECOND FLOOR ADDITION  
NEW BATHROOMS  
NEW WINDOWS AND DOORS  
NEW ELECTRICAL/MECHANICAL  
& PLUMBING IN NEW ADDITION AND REMODEL  
DEMOLITION OF SHED  
NO TREES WILL BE AFFECTED BY THIS ADDITION.

FOR OFFICIAL CITY USE ONLY

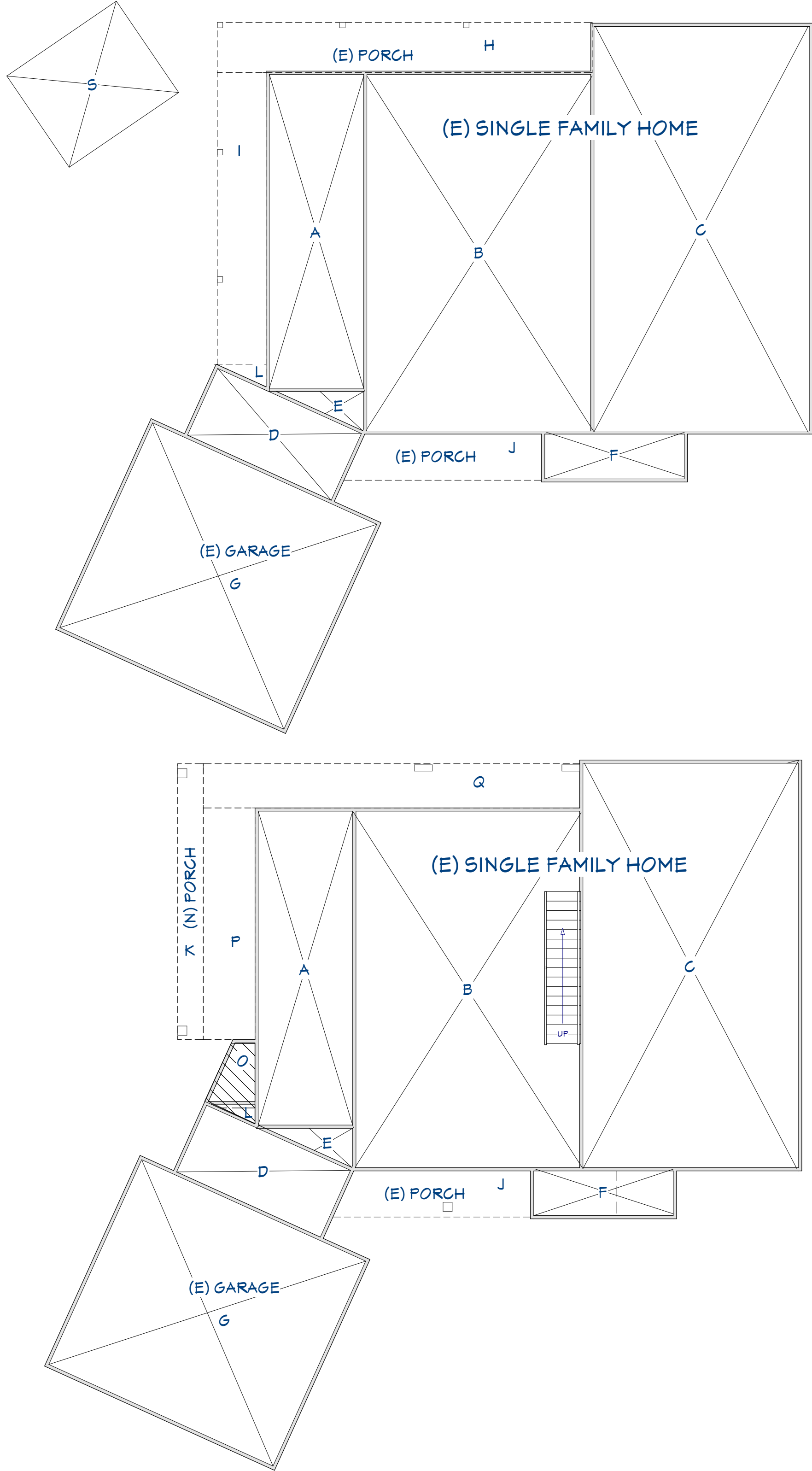
RECEIVED

Date: 3/12/2024

CITY OF LOS ALTOS  
PLANNING

NEW ADDITION

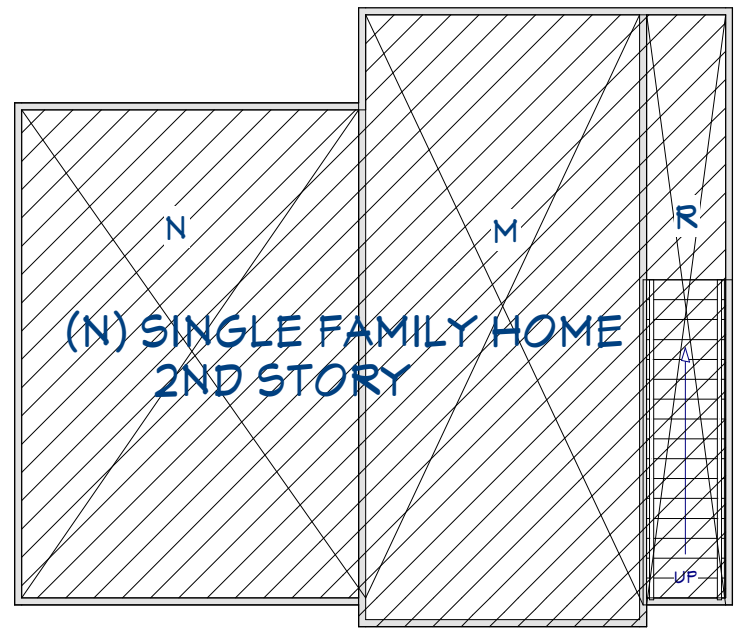
1358 MONCLAIRE WAY, LOS ALTOS 94024



EXISTING FLOOR AREA  
& LOT COVERAGE  
SCALE 1/8"=1'-0"

FLOOR AREA AND COVERAGE CALCULATION		
LOT SIZE		15,246 Sq ft.
SECTION	DIMENSIONS	AREA
A	9' x 29'	261 Sq ft.
B	20'9" x 33'	685 Sq ft.
C	20'1" x 37'6"	750 Sq ft.
D	7' x 15'	105 Sq ft.
E	9' x 4' / 2	18 Sq ft.
F	13'6" x 4'6"	61 Sq ft.
G	21' x 23'	483 Sq ft.
EXISTING TOTAL FLOOR AREA		2,363 Sq ft.
FAR:		15%
H	4'5" x 34'	150 Sq ft.
I	4'5" x 26'4"	117 Sq ft.
J	4'2" x 17'	71 Sq ft.
L	4'5" x 2' / 2	5 Sq ft.
S	10' x 12'	120 Sq ft.
EXISTING TOTAL LOT COVERAGE		2,826 Sq ft.
EXSITING LOT COVERAGE		19%

NEW FLOOR AREA &  
LOT COVERAGE  
SCALE 1/8"=1'-0"



FLOOR AREA AND COVERAGE CALCULATION		
LOT SIZE		15,246 Sq ft.
SECTION	DIMENSIONS	AREA
A	9' x 29'	261 Sq ft.
B	20'9" x 33'	685 Sq ft.
C	20'1" x 37'6"	750 Sq ft.
D	7' x 15'	105 Sq ft.
E	9' x 4' / 2	18 Sq ft.
F	13'6" x 4'6"	61 Sq ft.
G	21' x 23'	483 Sq ft.
L	4'5" x 2' / 2	5 Sq ft.
O	4'5" x 5'10"	25 Sq ft.
FIRST STORY SUBTOTAL :		2393
M	3'11" x 24'10"	98 Sq ft.
N	14'4" x 20'11	300 Sq ft.
R	11'8" x 25'10"	302 Sq ft.
SECOND STORY SUBTOTAL :		700 Sq ft.
PROPOSED TOTAL FLOOR AREA		3093 Sq ft.
FAR:		20%
P	4'5" x 20'11"	92 Sq ft.
Q	4' x 34'	136 Sq ft.
K	24'11" x 2'4"	58 Sq ft.
J	4'2" x 17"	71 Sq ft.
PROPOSED TOTAL LOT COVERAGE		2750 Sq ft.
PROPOSED LOT COVERAGE		18%

ATTACHMENT A  
PROJECT SUMMARY TABLE TEMPLATE

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/ Required
LOT COVERAGE:	2826 Sq ft.	2,750 Sq ft	4574 Sq ft.
Land area covered by all structures that are over 6 feet in height.	19 %	18 %	30 %
FLOOR AREA:	1st floor 2363 Sq ft.	1st floor 2,393 Sq ft	
Measured to the outside surface of exterior walls.	2nd Floor 0 Sq ft.	2nd Floor 700 Sq ft	
	Total 2363 Sq ft.	Total 3,093 Sq ft	4275 Sq ft.
	15 %	20 %	
SETBACKS:			
Front	41 Feet	41 Feet	25 Feet
Rear	32 Feet	32 Feet	25 Feet
Right Side (1st/2nd)	10 Feet	10/ 29 Feet	10/17.5 Feet
Left Side (1st/2nd)	10 Feet	10/ 38 Feet	10/17.5 Feet
HEIGHT:	17 Feet	26 Feet	27 Feet
SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total proposed
HABITABLE LIVING AREA:			
Includes habitable basement area:	1880 Sq ft.	730 Sq ft	2610 Sq ft
NON-HABITABLE AREA:			
Does not include covered patches or open structures.	483 Sq ft.	0 Sq ft	483 Sq ft
LOT CALCULATIONS			
NET LOT AREA	15,246 Square feet		
FRONT YARD LANDSCAPE AREA:			
Hardscape Area in the front yard setback shall not exceed 50%.	300 Square feet		
	20 %		
LANDSCAPING BREAKDOWN:			
Total hardscape area	Existing and Proposed	300 Square feet	
Existing softscape	Undisturbed area	1212 Square feet	
New softscape	New-replaced landscaping area	0 Square feet	

SANTA CLARA COUNTY FIRE DEPARTMENT  
STRUCTURE DOES NOT REQUIRED SPRINKLES  
EXISTING (A TO L) : 2706 SQ FT  
PROPOSED (A TO R) : 3450 SQ FT.  
NEW ADDED : 744 SQ FT.  
(DOES NOT EXCEED 750 SQ. FT.)  
ADDITION IS 39%,(DOES NOT EXCEED FIFTY PERCENT OF THE EXISTING BUILDING)

PROJECT DATA

PROJECT ADDRESS:  
1358 MONTCLAIRE WAY, LOS ALTOS, CA 94024  
ONE STORY HOUSE

APN #: 342-09-031  
BUILT IN 1956  
FEMA FLOOD HAZARD: ZONE X  
ZONING: R1  
OCCUPANCY: R-3/U  
CONSTRUCTION: V-B  
NO SPRINKLER IN (E) HOME

LOT SIZE: 0.35 ACRES :15,246 SQ FT

EXISTING LIVING AREA: 1,880 SQ FT  
EXISTING GARAGE: 483 SQ FT  
NEW ADDITION LIVING AREA: 730 SQ FT  
TOTAL NEW LIVING AREA: 2,610 SQ FT

OWNER:  
Aditya Pal, Jaya Kawale  
aditya.pal@gmail.com, jaya.kawale@gmail.com

DESIGN: CAL DESIGN STUDIO INC  
MARTA ANDERSSON  
caldesignstudiollc@gmail.com (408)221 1792

STRUCTURAL ENGINEERING:  
JPL STRUCTURES, John Langeloh  
jplstructures@gmail.com (916)220 0080

SHEET INDEX

P-1 COVER SEET: PROJECT DATA, SHEET INDEX  
P-2 EXTERIOR MATERIALS AND COLOR PLAN  
P-3 BLUE PRINT FOR A CLEAN BAY  
A-1 SITE PLAN  
A-2 EXISTING/DEMOLITION PLAN  
A-3 PROPOSED FLOOR PLAN 1ST FLOOR  
A-4 PROPOSED FLOOR PLAN 2ND FLOOR  
A-5 ROOF PLAN,  
A-6 EXISTING ELEVATIONS,  
A-7 PROPOSED EXTERIOR ELEVATIONS,  
A-8 PROPOSED EXTERIOR SIDE ELEVATIONS  
A-9 PROPOSED CROSS SECTIONS & DETAILS  
A-10 COLOR 3D RENDERING, PERSPECTIVES

REVISION TABLE		DESCRIPTION
NUMBER	DATE	

COVER SEET  
PROJECT DATA  
SHEET INDEX

1358 MONTCLAIRE WAY,  
94024, LOS ALTOS, CA

DATE:

2/28/24

SCALE:

DRAWINGS PROVIDED BY:

Cal  
DESIGN  
STUDIO INC.  
PO BOX 478  
SARATOGA, CA 95071  
(408) 998 3200

Marta G  
Ingeborg  
Andersson

SHEET:

P-1

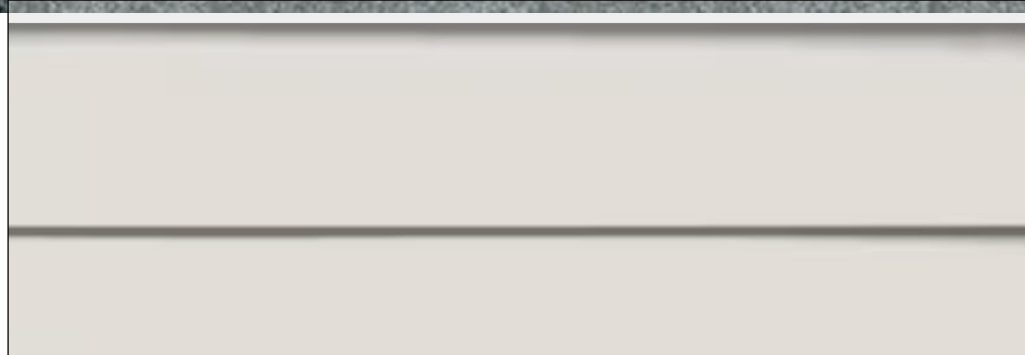




ROOF: ASFALT SHINGLES  
BRAND: MATCHING EXISTING  
COLOR: MATCHING EXISTING



WALLS: STUCCO  
BRAND: TBD  
COLOR: GRAY



WALL: WEATHER CLIFFS FIBER CEMENT SMOOTH SIDING  
BRAND: MAGNOLIA HOME COLLECTION  
SIZE: 6.25 in. x 4 in.  
COLOR: GRAY



WINDOW: GLIDING WINDOW  
1:2:1 SASH RATIO  
BRAND: MILGRAD  
MATERIAL: VINYL  
COLOR: WHITE

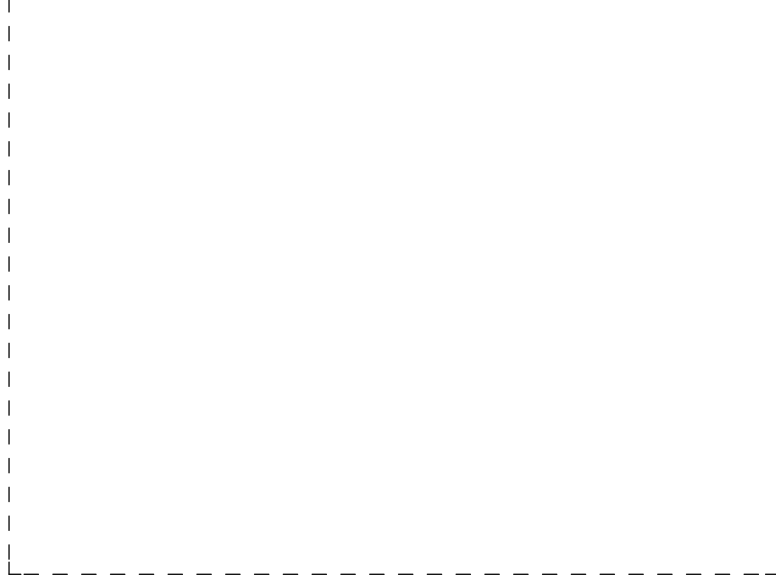


WALL: QUICK STACK  
BRAND: CORONADO STONE PRODUCTS  
SIZE: 2"-4" X UP TO 20"  
COLOR: ANTIQUE CREAM



DOORS: SLIDING GLASS DOORS  
BRAND: MILGRAD  
CONFIGURATION: 3 AND 4 PANELS  
MATERIAL: VINYL  
COLOR: WHITE

FOR OFFICIAL CITY USE ONLY



REVISION TABLE	
NUMBER	DESCRIPTION

EXTERIOR MATERIALS  
AND COLOR PLAN

1358 MONTCLAIRE WAY,  
94024, LOS ALTOS, CA

DATE:

2/28/24

SCALE:

DRAWINGS PROVIDED BY:  
PO BOX 478  
SARATOGA, CA 95071  
(408) 998 3200



Marta G  
Ingeborg  
Andersson

SHEET:

P-2



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

BLUE PRINT FOR A  
CLEAN BAY

1358 MONTCLAIRE WAY,  
94024, LOS ALTOS, CA

DATE:  
2/28/24

SCALE:


DRAWINGS PROVIDED BY:  
Cal  
DESIGN  
STUDIO INC.

Marta G  
Ingeborg  
Andersson

SHEET:  
P-3

## Heavy Equipment Operation

*Best Management Practices for the Construction Industry*



**Doing the Job Right**

**Site Planning and Preventive Vehicle Maintenance**

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

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


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

**Best Management Practices for the**

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

## Landscaping, Gardening, and Pool Maintenance

*Best Management Practices for the Construction Industry*



**Doing the Right Job**

**General Business Practices**

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

**Landscaping/Garden Maintenance**

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

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


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

**Best Management Practices for the**

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

## 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 down from streets or storm drain inlets, bermed if necessary. Make major repairs off site.
- Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place tarps 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

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

**During Construction**

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

**Storm Drain Pollution from Roadwork**


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

**Best Management Practices for the**

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

## 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 wastewater 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 high pressure water, 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 your building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

**Storm Drain Pollution from Paints, Solvents, and Adhesives**


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

**Best Management Practices for the**

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

## Earth-Moving And Dewatering Activities

*Best Management Practices for the Construction Industry*



**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**

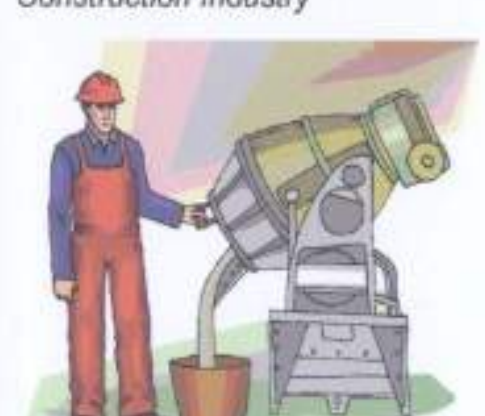
Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff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

**Best Management Practices for the**

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

## Fresh Concrete and Mortar Application

*Best Management Practices for the Construction Industry*



**Doing The Job Right**

**General Business Practices**

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


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

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

**Best Management Practices for the**

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

## Los Altos Municipal Code Requirements



**Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges**

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

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

**Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.**

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

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

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

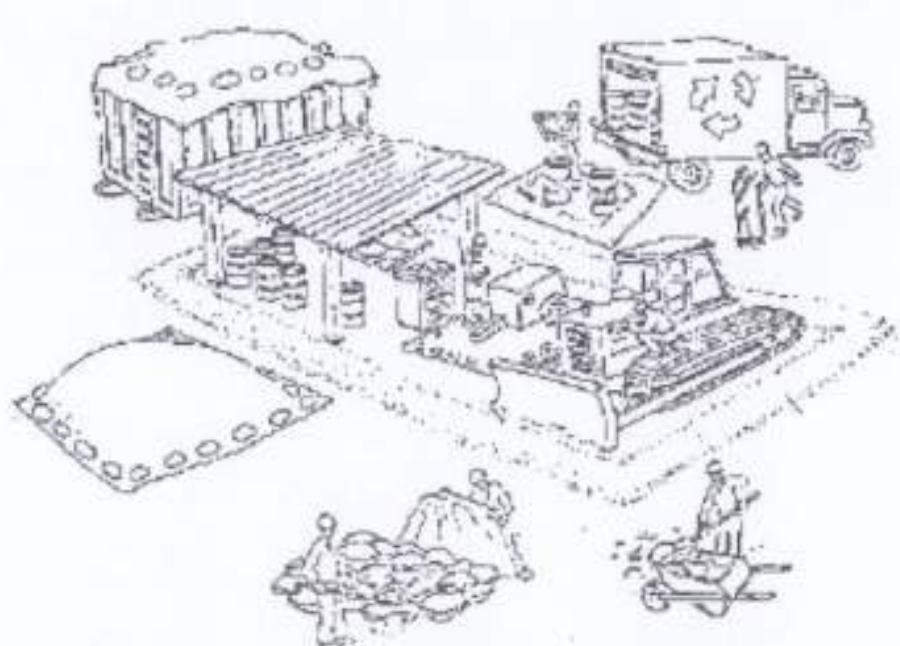
D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

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

# Blueprint for a Clean Bay

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

## Best Management Practices for the Construction Industry



**Santa Clara Urban Runoff Pollution Prevention Program**

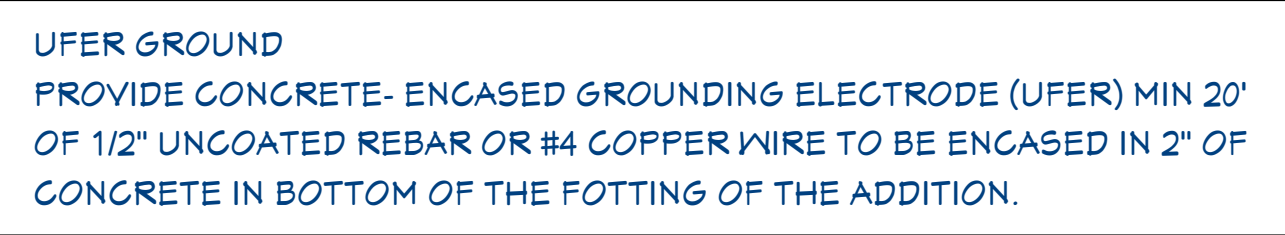
DESIGNED BY: LARRY LIND  
DRAWN BY: VICTOR CHEN  
CHECKED BY: JIM GUSTAFSON

APPROVED BY: [Signature]  
CITY ENGINEER  
SHEET OF SHEETS

CITY OF LOS ALTOS  
48056  
R.C.E.

DATE: OCTOBER, 2003  
SCALE: N.T.S.  
DRAWING NO:





A-1



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

EXISTING/  
DEMOLITION PLAN

1358 MONTCLAIRE WAY,  
94024, LOS ALTOS, CA

DATE:

2/28/24

SCALE:

1/4"=1'-0"

DRAWINGS PROVIDED BY:

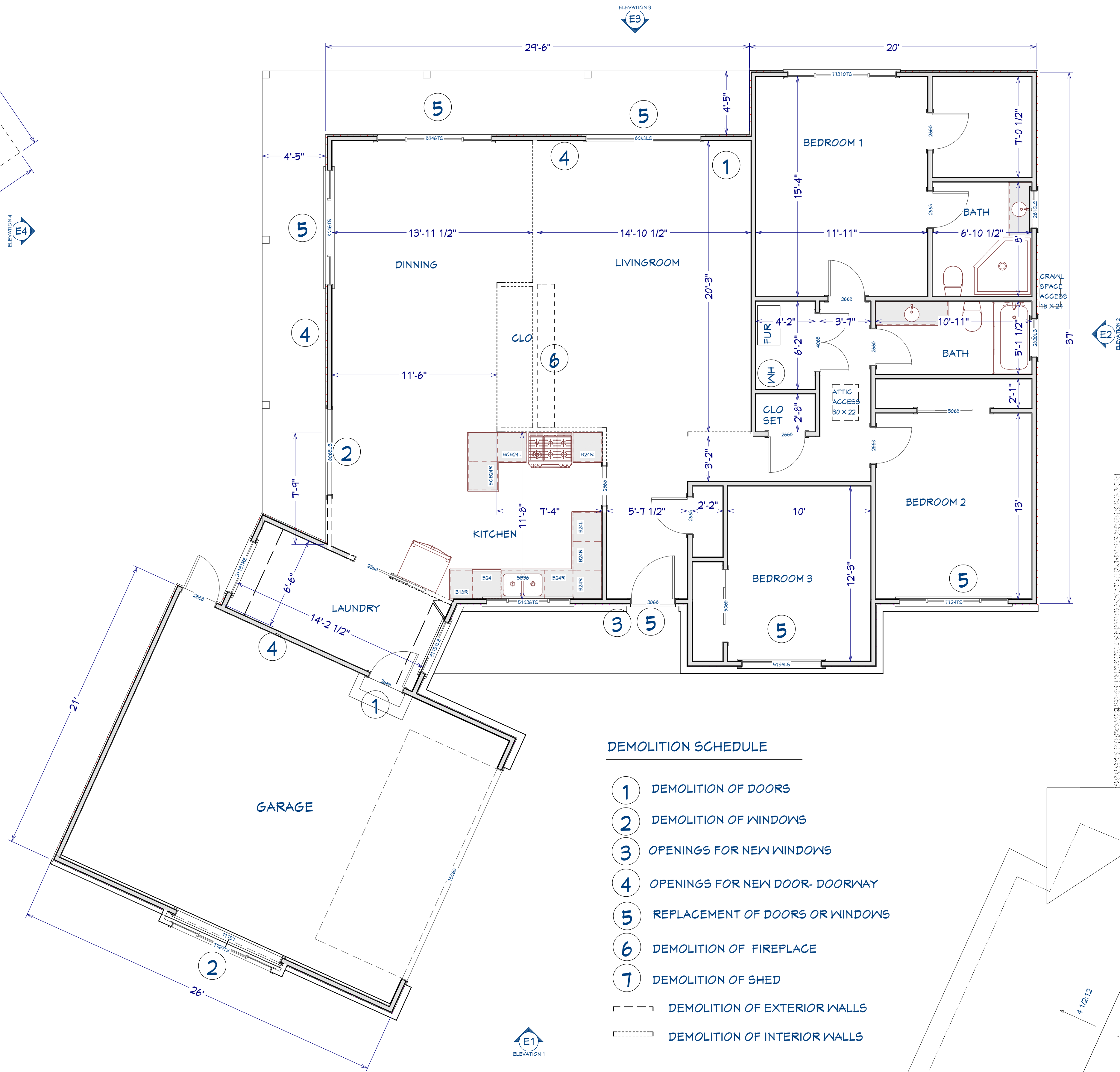
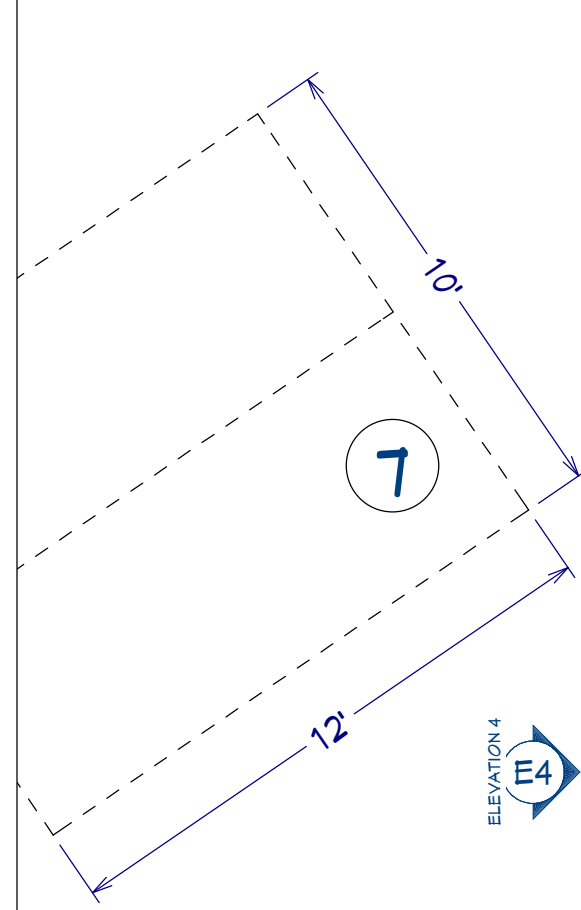
PO BOX 478  
SARATOGA, CA 95071  
(408) 998 3200

Cal  
DESIGN  
STUDIO INC.

Marta G  
Ingeborg  
Andersson

SHEET:

A-2

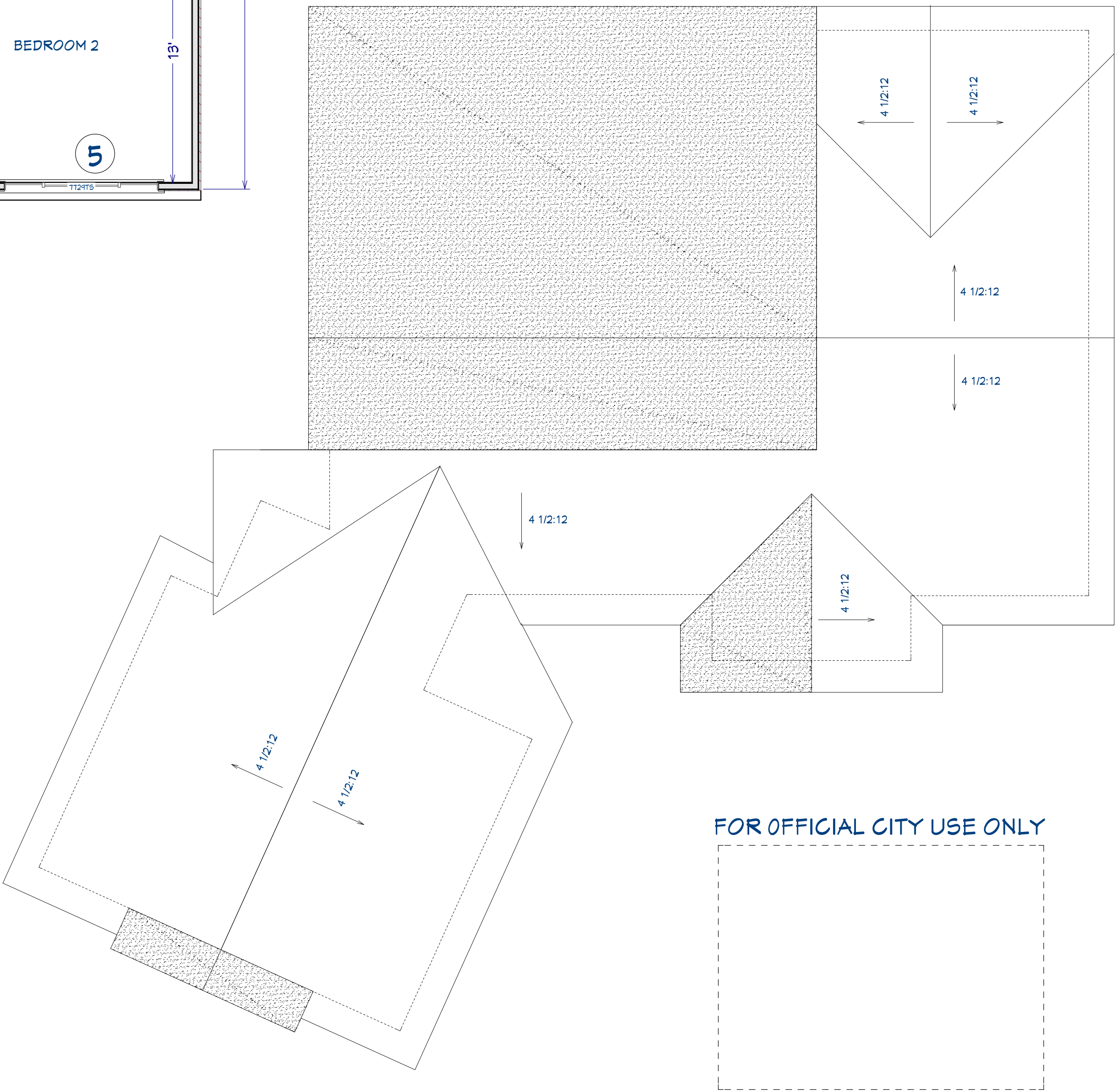


DEMOLITION SCHEDULE

- 1 DEMOLITION OF DOORS
- 2 DEMOLITION OF WINDOWS
- 3 OPENINGS FOR NEW WINDOWS
- 4 OPENINGS FOR NEW DOOR- DOORWAY
- 5 REPLACEMENT OF DOORS OR WINDOWS
- 6 DEMOLITION OF FIREPLACE
- 7 DEMOLITION OF SHED
- DEMOLITION OF EXTERIOR WALLS
- DEMOLITION OF INTERIOR WALLS

DEMOLITION SCHEDULE

- EXISTING ROOF STRUCTURE TO BE REMOVED
- ROOF STRUCTURE TO REMAIN



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

EXISTING -DEMOLITION  
ROOF PLAN  
SCALE 3/16"=1'-0"



REVISION TABLE		NUMBER	DATE	REVISION BY	DESCRIPTION

PROPOSED FLOOR PLAN  
1ST FLOOR

1358 MONTCLAIRE WAY,  
94024, LOS ALTOS, CA

DATE:  
2/28/24

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

DRAWINGS PROVIDED BY:  
Cal  
DESIGN  
STUDIO INC.  
PO BOX 478  
SARATOGA, CA 95071  
(408) 998 3200

Marta G  
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Andersson

SHEET:  
A-3

WINDOW AND DOOR SCHEDULE

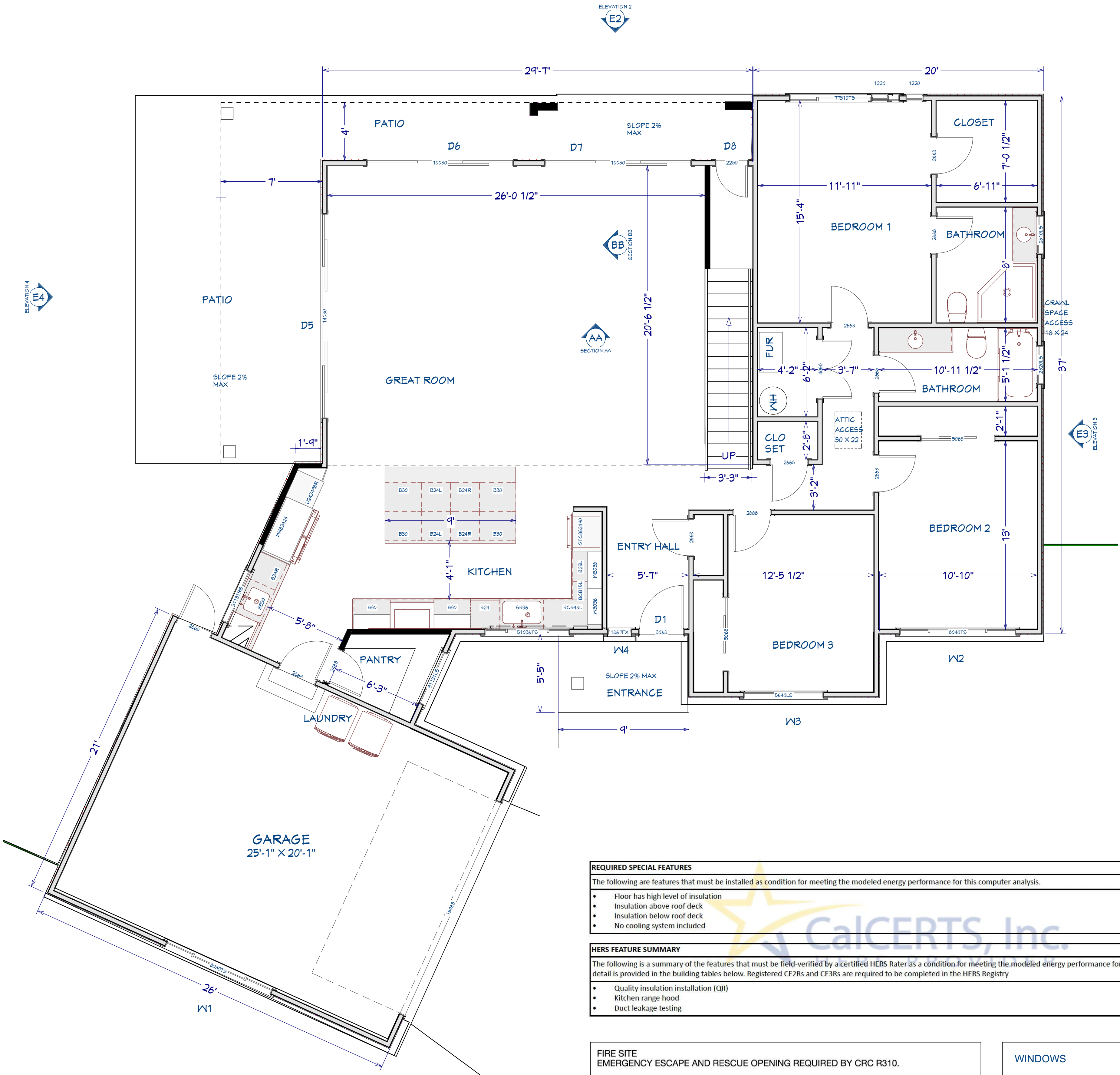
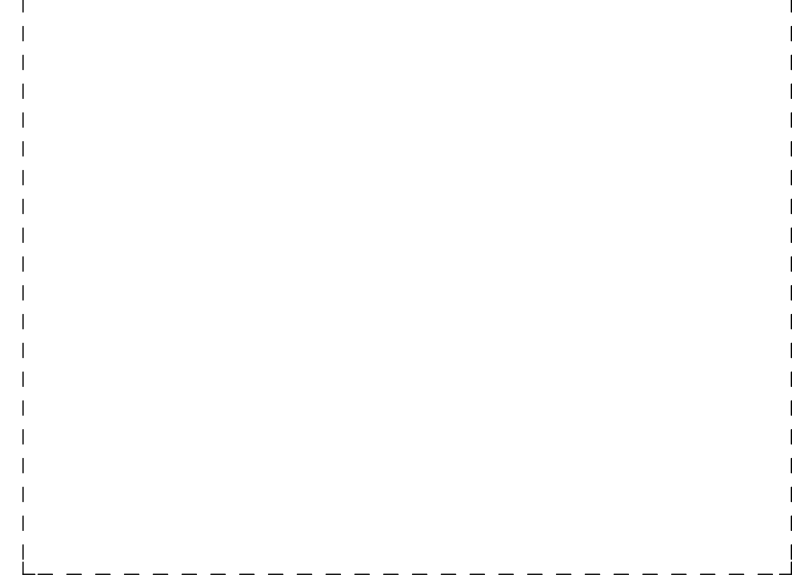
WINDOW AND DOOR SCHEDULE						
	SIZE	MATERIAL	TYPE	TEMPERED	EGRESS	NOTES
W1	8'0" X 3'0"	VINYL	SLIDING 3P	NO	NO	
W2	8'0" X 4'0"	VINYL	SLIDING 3P	NO	YES	EMERGENCY ESCAPE/RESCUE OPENING
W3	5'5" X 4'0"	VINYL	SLIDING	NO	YES	EMERGENCY ESCAPE/RESCUE OPENING
W4	1'8" X 6'8"	VINYL	FIXED	YES	NO	
W5	8'0" X 4'0"	VINYL	SLIDING 3P	NO	YES	EMERGENCY ESCAPE/RESCUE OPENING
W6	2'6" X 4'0"	VINYL	S. CASEMENT	YES	NO	
W7	2'0" X 4'0"	VINYL	S. CASEMENT	YES	NO	
W8	2'0" X 4'0"	VINYL	S. CASEMENT	YES	NO	
W9	6'0" X 4'0"	VINYL	SLIDING 3P	NO	NO	
W10	2'0" X 2'6"	VINYL	S. CASEMENT	YES	NO	
W11	5'0" X 4'6"	VINYL	SLIDING 2P	NO	NO	
D1	3'6" X 6'8"	MDF	HINGED	NO	NO	EGRESS HOUSE DOOR
D2	2'6" X 6'8"	MDF	HINGED	NO	NO	FIRE RATED GARAGE DOOR - SELF CLOSING DOOR
D3	2'8" X 6'8"	MDF	POCKET	NO	NO	
D4	2'6" X 6'8"	MDF	HINGED	NO	NO	
D5	14'0" X 8'0"	VINYL	SLIDING 4P	YES	YES	
D6	10'0" X 8'0"	VINYL	SLIDING 3P	YES	YES	
D7	10'0" X 8'0"	VINYL	SLIDING 3P	YES	YES	
D8	2'4" X 8'0"	VINYL	HINGED	NO	NO	
D9	2'6" X 7'0"	VINYL	HINGED	YES	YES	
D10	6'0" X 7'0"	MDF	SLIDING	NO	NO	CLOSET DOOR
D11	2'6" X 7'0"	MDF	HINGED	NO	NO	PRIVACY LOCK
D12	2'6" X 7'0"	MDF	HINGED	NO	NO	
D13	2'6" X 7'0"	MDF	HINGED	NO	NO	
D14	2'6" X 7'0"	MDF	POCKET	NO	NO	
D15	2'6" X 7'0"	MDF	POCKET	NO	NO	PRIVACY LOCK
D16	10'0" X 7'0"	VINYL	SLIDING	YES	YES	EMERGENCY ESCAPE/RESCUE OPENING
SL1	4'0" X 2'0"	METAL	OPERABLE	YES	NO	

DOORS AND WINDOWS		
W2 TO W11	D5-D7	D1 AND D8
U-FACTOR: 0.3	U-FACTOR: 0.3	U-FACTOR: 0.2
SHGC: 0.23	SHGC: 0.23	

WINDOW & GLAZING NOTES

- WINDOWS
- ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. BATHROOMS SHALL BE PROVIDED WITH WINDOW GLAZING AREA NOT LESS THAN 3 SQ. FT. ONE HALF OF WHICH MUST BE OPERABLE.
  - ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NO LESS THAN 1/20TH OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OF 5 SQ. OR MECHANICAL SYSTEM.
- GLAZING
- ALL GLASS AND GLAZING SHALL COMPLY WITH THE US SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS AND FEDERAL SPECIFICATIONS.
  - ALL WINDOWS AND SLIDING DOORS MUST BEAR A PERMANENT OF TEMPORARY LABEL SUBSTANTIATING COMPLIANCE WITH: TITLE 24 REPORT FOR THIS PROJECT SEE SHEET T24-A & B
  - GLAZING AT DOOR WITHIN 24" OF A DOOR AND OVER TUBS OR SHOWERS SHALL BE TEMPERED GLASS.
  - GLASS ENCLOSURES FOR SHOWER AND TUB SHALL BE TEMPERED GLASS.
  - GLAZING CLOSER TO FINISHED FLOOR THAN 18" SHALL BE TEMPERED GLASS.

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

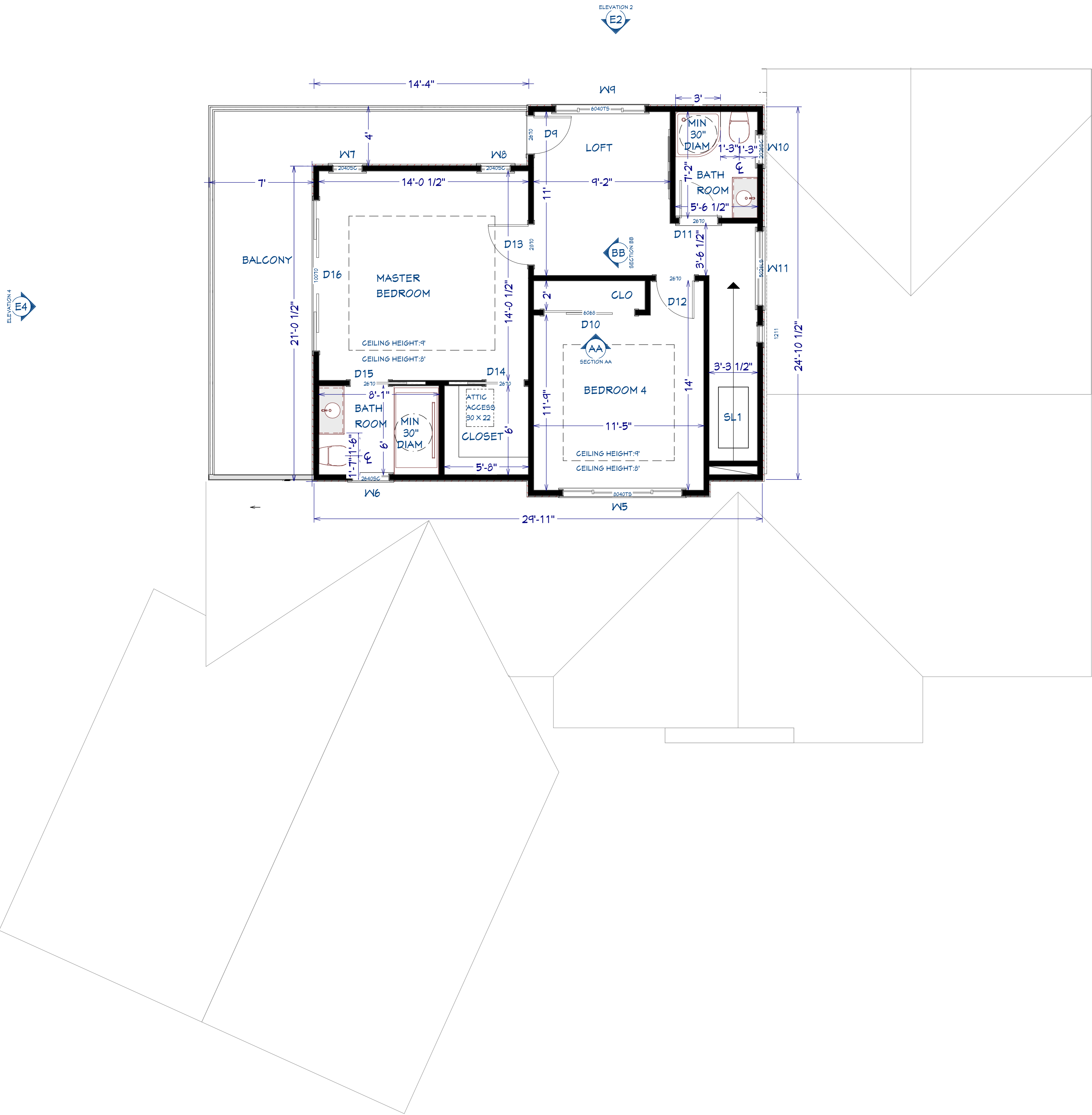
REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
<ul style="list-style-type: none"><li>Floor has high level of insulation</li><li>Insulation above roof deck</li><li>Insulation below roof deck</li><li>No cooling system included</li></ul>
HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
<ul style="list-style-type: none"><li>Quality insulation installation (QII)</li><li>Kitchen range hood</li><li>Duct leakage testing</li></ul>

FIRE SITE  
EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED BY CRC R310.

ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED IN EACH SLEEPING AREA. EMERGENCY ESCAPE AND RESCUE OPENING SHALL MEET THE CALIFORNIA FIRE CODE CHAPTER 10 SECTION 1030; EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY. MINIMUM SIZE IS 5.7 SQUARE FEET OF NET CLEAR OPENING WITH A MINIMUM DIMENSION OF 24 INCHES IN HEIGHT AND 20 INCHES IN WIDTH. THE NET CLEAR OPENING DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

- WINDOWS
- A. Exterior glazed opening areas (window) must be at least 8% of the floor area of all habitable rooms. CRC R303.1.
- B. Openable exterior opening area must be 4% of the floor area. CRC R303.1





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

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH REQUIREMENTS TO THE 2022 CBC, 2022 CRC, 2022 CEC, 2022CMC.
2. NOTES ND DETAILS ON DRAWING SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
3. DIMENSIONS INDICATED ARE THE DIMENSIONS TO BE USED. DO NOT SCALE THE DRAWINGS.
4. NO CHANGES ARE TO BE MADE TO THE PLANS WITHOUT THE KNOWLEDGE OF THE ENGINEER WHOSE SIGNATURE APPEARS HEREIN.
5. THE DESIGN ADEQUACY AND THE SAFETY OF THE ERECTION, BRACING , SHORING AND THE TEMPORARY SUPPORTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF SHEAR WALLS, ROOFS AND DIAPHRAGMS AND FINISH MATERIAL.HE SHLL PROVIDE ALL NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO APPLICATION OF THE AFOREMENTIONED COMPONENTS.
6. THE GENERAL CONTRACTOR SHALL INSURE THAT THERE IS A FULL TILE SUPERINTENDENT AT THE JOB SITE AT ALL TIMES.
7. PROVIDE SPECIAL INSPECTION FOR ALL TIMES AS REQUESTED BY UBCAND LOCAL CODE AUTHORITY.
8. OWNER'S BUILDER/GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS DIMENSIONS, BUILDING SETBACK.ELECTRICAL, MECHANICAL AND PLUMBING CONDITIONS PRIOR TO START ANY WORK.

PENETRATION THROUGHT WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE:

A Ducts in the garage or penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimun 26 gage sheet or other approved material and shall have no openings into the garage. CRC R302.5.2  
B. At openings around vents, pipes, ducts, cables and wires at ceiling or floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 requirement . CRC R302.5.3

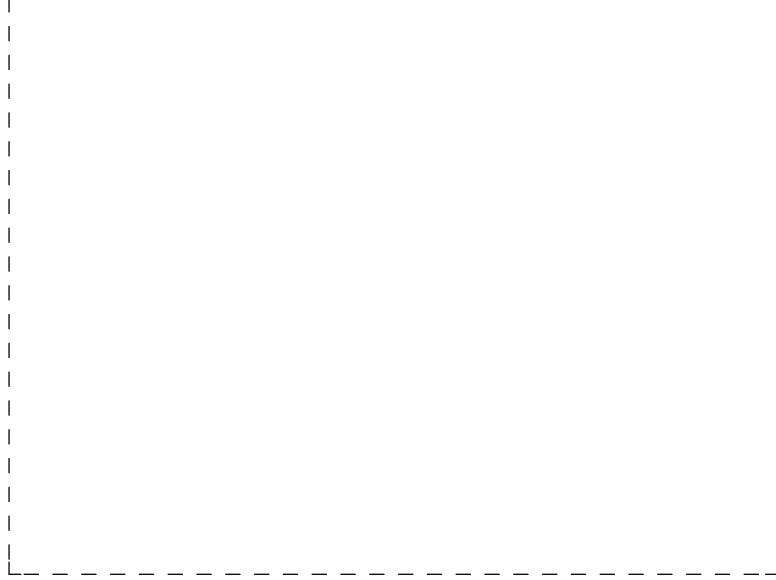
LANDING NOTE:

There shall be a landing or floor at all new exterior doors.  
The width of each landing shall be not less than the door served.  
The slope at exterior landings shall not exceed 2 percent.  
Landings or finished floors at the required egress door shall be not more than 1 1/2 inches lower than the top of the threshold.  
Exception: The landing or floor on the exterior side shall be not more than 7 3/4 inches below the top of the threshold provided that the door does not swing over the landing or floor.  
Doors other than the required egress door shall be provided with landings or floors not more than 7 3/4 inches below the top of the threshold. CRC 311.3

CEILING HEIGHT:

Minimum 7ft. height for the additions CRC R305.1  
Bathrooms and toilet rooms shall have a ceiling height of not less than 6'8" CRC 305.1

FOR OFFICIAL CITY USE ONLY




REVISION TABLE	
NUMBER	DESCRIPTION

PROPOSED FLOOR PLAN  
2ND FLOOR

1358 MONTCLAIRE WAY,  
94024,LOS ALTOS, CA

DATE:  
2/28/24

SCALE:  
1/4"=1'0"

DRAWINGS PROVIDED BY:  
  
PO BOX 478  
SARATOGA, CA 95071  
(408) 998 3200

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Ingeborg  
Andersson

SHEET:  
A-4



WOOD & FRAMING NOTES

1. ALL FRAMING LUMBER DOUGLAS FIR LARCH MANUFACTURED AND GRADED PER WCLIB OR WWPA GRADING RULES, LATEST EDITIONS UNLESS OTHERWISE NOTED ON THE PLANS. ALL FRAMING LUMBER SHALL BE D.F. NO.1 GRADE EXCEPT THAT PLATES STUDS AND BLOCKS MAY BE NO.2 GRADE OR BETTER. ALL FRAMING SHALL CONFORM TO CHAPTER 23 OF THE 2022 CBC.
2. ALL PLYWOOD SHEATHINGS DFPA-INT.CDS STD. WITH EXTERIOR GLUE GROUP 1.2 OR 3 SPECIES.
3. NAILING SHALL BE PER CBC 2022 EXCEPT WHERE DESIGNATED OTHERWISE, SUCH AS SHEAR WALL NAILING ETC. ALL NAILS AND HARDWARE EXPOSED TO WEATHER SHALL BE GALVANIZED.

• JOIST TO SILL OR GIRDER, TOENAIL 3-8D

• BRIDGING TO JOIST, TOENAIL EACH ND 2-8D

• CEILING JOISTS TO PLATE, TOENAILS 3-8D

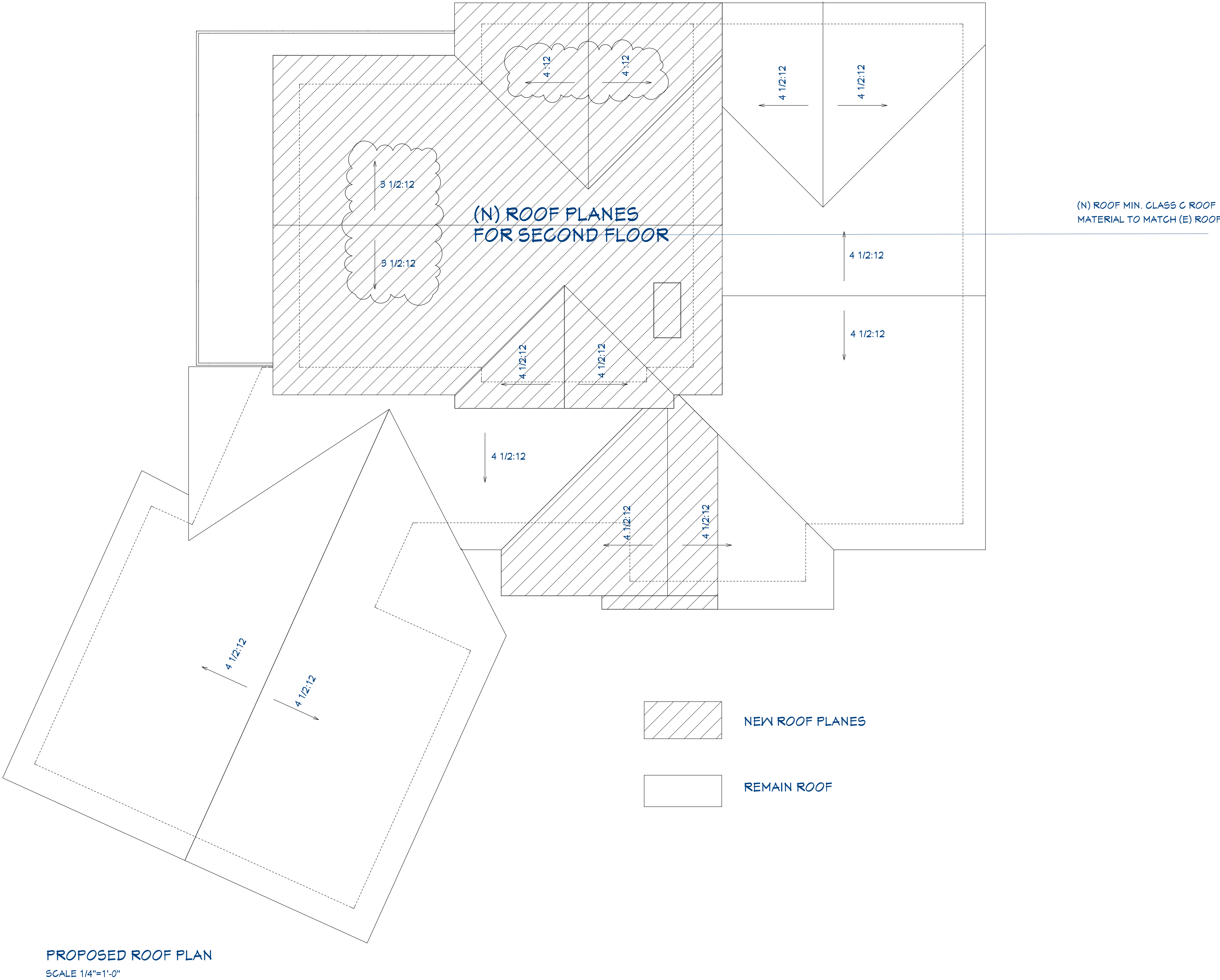
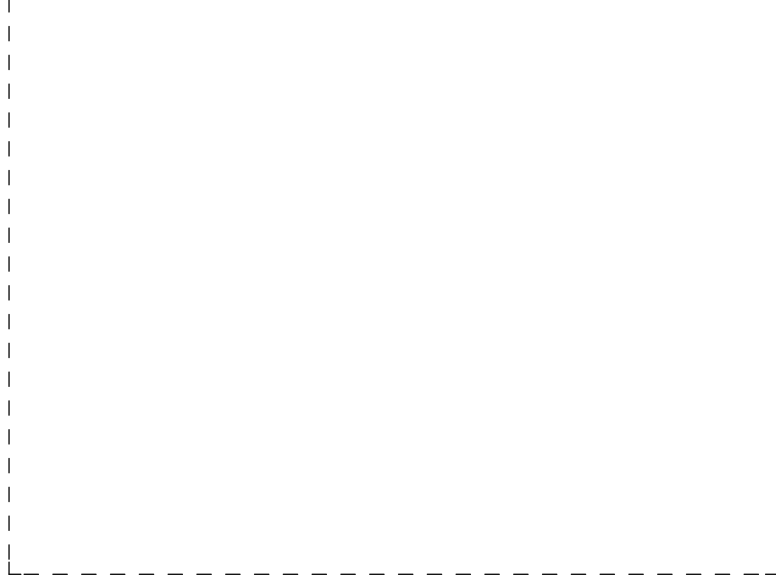
• CONTINUOUS HEADER TO STUD, TOENAIL 4-8D

• CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL 3-16D

• CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 16D

• RAFTER TO PLATE, TOENAIL 3-8D
4. REFER TO PLANS AND DETAILS FOR LATERAL BRACING METHODS. BRACING OR SHEAR PANELING SHALL CONFORM TO (CBC 2022) (CONVENTIONAL CONSTRUCTION)
5. PROVIDE DOUBLE JOISTS OR BLOCKING BELOW NEW WALLS.
6. LOCATION OF FOUNDATION VENTS TO CONFORM TO (CBC 2022)
7. PROVIDE UNDER ROOF CROSS VENTILATION AT THE RATE OF 1/150 OF THE ATTIC AREA (CBC 2022)
8. PROVIDE 22" MIN BY 30" MIN ACCESS TO ALL ATTIC SPACES W/30" CLEAR HEIGHT OR MORE. (CBC 2022)
9. PROVIDE 18" MIN BY 24" MIN ACCESS TO FOUNDATION SPACES. PROVIDE 1 ACCESS WITHIN 20' OF BATHROOM & KITCHEN PLUMBING TO CONFORM TO (CBC 2022)
- 10.NAILS SHALL BE COMMON TYPE UNLESS OTHERWISE NOTED.
- 11.BOLTS FOR WOOD CONNECTIONS SHALL CONFORM TO ASTM A307 HEX HEAD. STEEL WASHERS SHALL BE USED AT ALL PLACES WHERE THE BOLT HEAD OR NUT WOULD OTHERWISE BEAR OR BE IN CONTACT WITH THE WOOD SURFACE. BOLT HOLES IN MEMBERS SHALL BE DRILLED NOT MORE THAN .125 LARGER THAN THE BOLT HOLE DIAMETER.
12. PROVIDE LATERAL SUPPORT AT ALL ENDS OF JOISTS & RAFTERS BY BLOCKING. RIM JOISTS OR HANGERS BLOCK BETWEEN JOISTS AND RAFTERS OVER ALL SUPPORTS.
13. PROVIDE AT LEAST A DOUBLE STUD AT ALL BEARING POINTS UNDER BEAMS.
14. LAP TOP PLATES 48", NAIL TOGETHER W 16D@8" OR AS INSTRUCTED PER DETAILS.
15. STAGGER ALL PLYWOOD JOINTS IN FLOORS & ROOF SHEATHING & LAY FACE GRAIN PERPENDICULAR TO SUPPORTS. ALL FLOOR SHEATHING TO BE GLUED AT ALL PANEL JOINTS (TOUNGE& GROOVE) & TO ALL JOISTS AND BLOCKING. CONSTRUCTION ADHESIVE TO ICBO APPROVED FOR THE SPECIFIC APPLICATION. PROVIDE APPROXIMATELY 1/8" SPACING AT PANEL JOINTS AND FOLLOW ALL MANUFACTURERS INSTALLATION RECOMMENDATIONS.
16. VERTICAL SHEATHING SHALL BE BLOCKED AT ALL PANEL EDGED & SHALL BE CONTINUOUS THE ENTIRE HEIGHT OF WALLS & EXTEND TO FRAMING MEMBERS BETOND(BLOCKING, RIM JOISTS, WALL PLATES, RAFTERS..) AS CONDITIONS WARRANT. SEE ALSO DETAILS FOR SHEAR TRANSFER WHERE PROVIDED. HORIZONTAL & VERTICAL EDGES OF ADJACENT PANELS SHALL BE NAILED TO SAME FRAMING MEMBER. PROVIDE APPROXIMATELY 1/8" SPACING AT ALL PANEL JOINTS.
17. ALL LUMBER HEADERS AND BEAMS TO BE DOUGLAS FIR NO1 UNLESS OTHERWISE NOTED.
18. ALL ENGINEERED WOOD HEADERS AND BEAMS TO BE TRUSS JOIST 2.OE PARALLAMS OR 1.8 MICROLLAMS AS SPECIFIES ON THE PLANS.
19. ALL MUDSILL TO BE DOUGLAS FIR PRESSURE TREATED.
20. ALL ANCHOR BOLTS TO BE PROVIDED WITH 3"X3"X0.229" MIN. PLATE WASHERS.(CBC 2022)
21. ALL HARDWARE TO BE SIMPSON OR APPROVED EQUAL.
22. MIN GYP.BD. NAILING IS 5D PARKERHEAD NAILS(6D FOR 5/8" BOARD) AT 7" EDGES AND FIELD.

FOR OFFICIAL CITY USE ONLY



REVISION TABLE	
NUMBER	DESCRIPTION

ROOF PLAN

1358 MONTCLAIRE WAY,  
94024, LOS ALTOS, CA

DATE:  
2/28/24

SCALE:  
1/4"=1'-0"  
3/16"=1'-0"

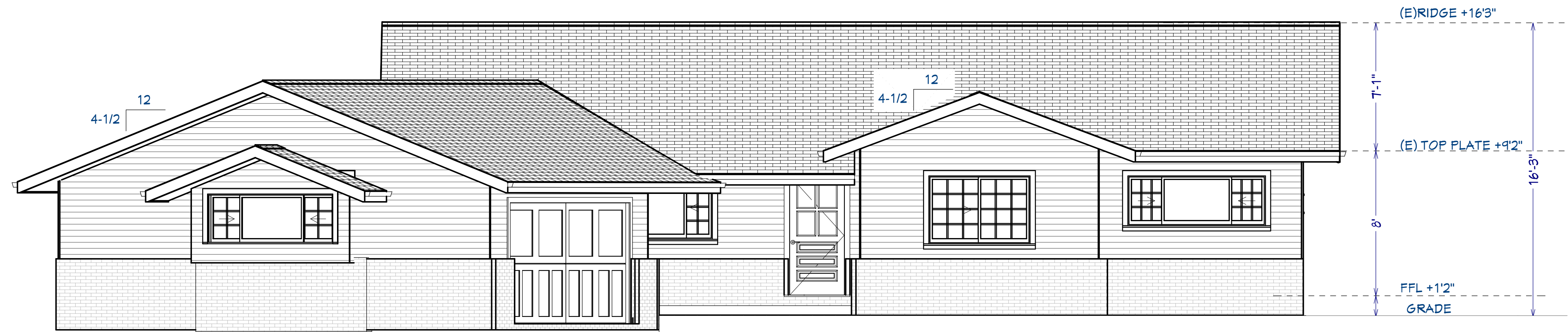
DRAWINGS PROVIDED BY:  
PO BOX 478  
SARATOGA, CA 95071  
(408) 998 3200

**Cal**  
DESIGN  
STUDIO INC.

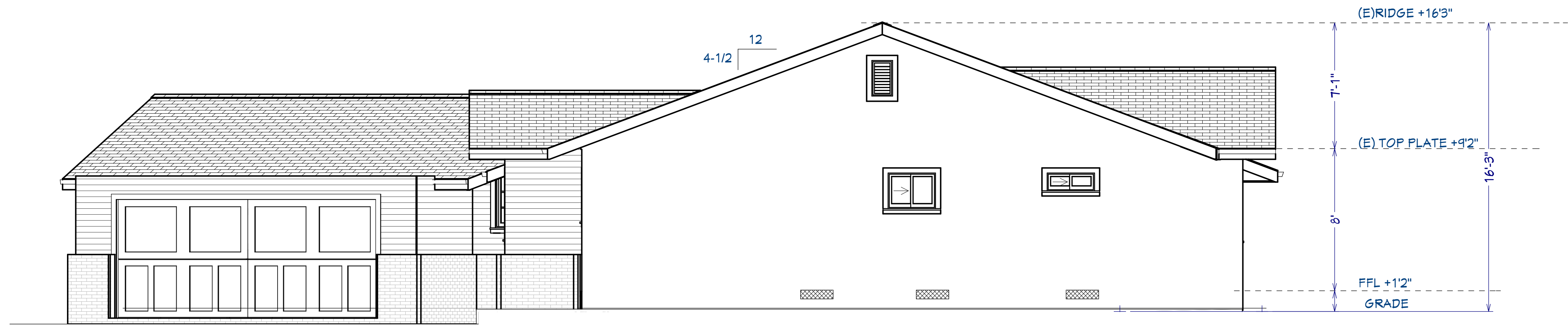
Marta G  
Ingeborg  
Andersson

SHEET:  
A-5

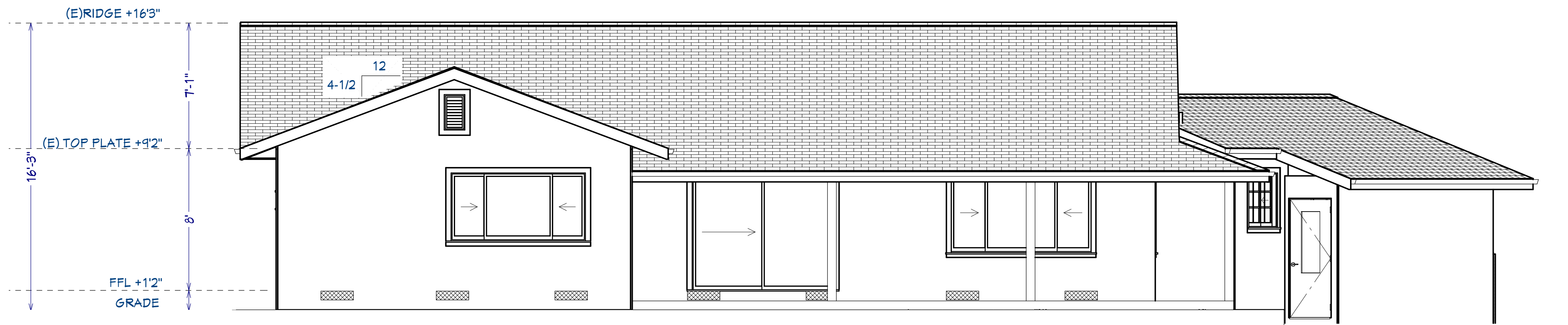




EXISTING EXTERIOR FRONT ELEVATION  
SCALE 1/4"=1'-0"



EXISTING EXTERIOR SIDE ELEVATION  
SCALE 1/4"=1'-0"



EXISTING EXTERIOR REAR ELEVATION  
SCALE 1/4"=1'-0"



EXISTING EXTERIOR SIDE ELEVATION  
SCALE 1/4"=1'-0"

FOR OFFICIAL CITY USE ONLY

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

EXISTING  
EXTERIOR  
ELEVATIONS

1358 MONTCLAIRE WAY,  
94024, LOS ALTOS, CA

DATE:

2/28/24

SCALE:

1/4"=1'0"

DRAWINGS PROVIDED BY:

PO BOX 478  
SARATOGA, CA 95071  
(408) 998 3200

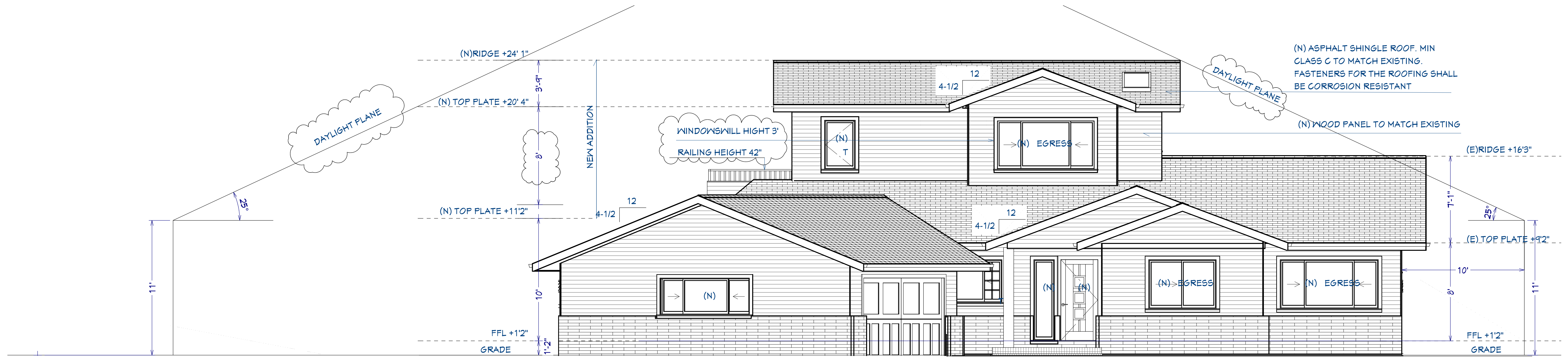
**Cal**  
DESIGN  
STUDIO INC.

Marta G  
Ingeborg  
Andersson

SHEET:

A-6

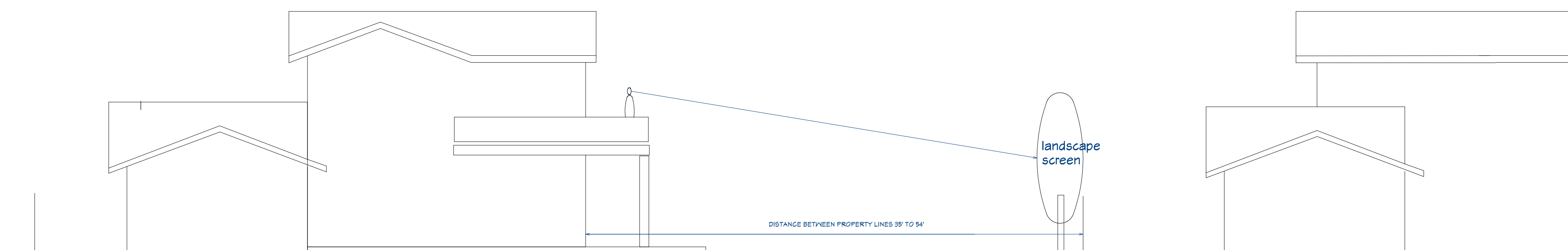




NEW EXTERIOR FRONT ELEVATION  
SCALE 1/4"=1'-0"



NEW EXTERIOR REAR ELEVATION  
SCALE 1/4"=1'-0"



PRIVACY SKETCH  
SCALE 1/8"=1'-0"

FOR OFFICIAL CITY USE ONLY

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION

PROPOSED  
EXTERIOR  
ELEVATIONS

1358 MONTCLAIRE WAY,  
94024, LOS ALTOS, CA

DATE:  
2/28/24

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

DRAWINGS PROVIDED BY:  
PO BOX 478  
SARATOGA, CA 95071  
(408) 998 3200

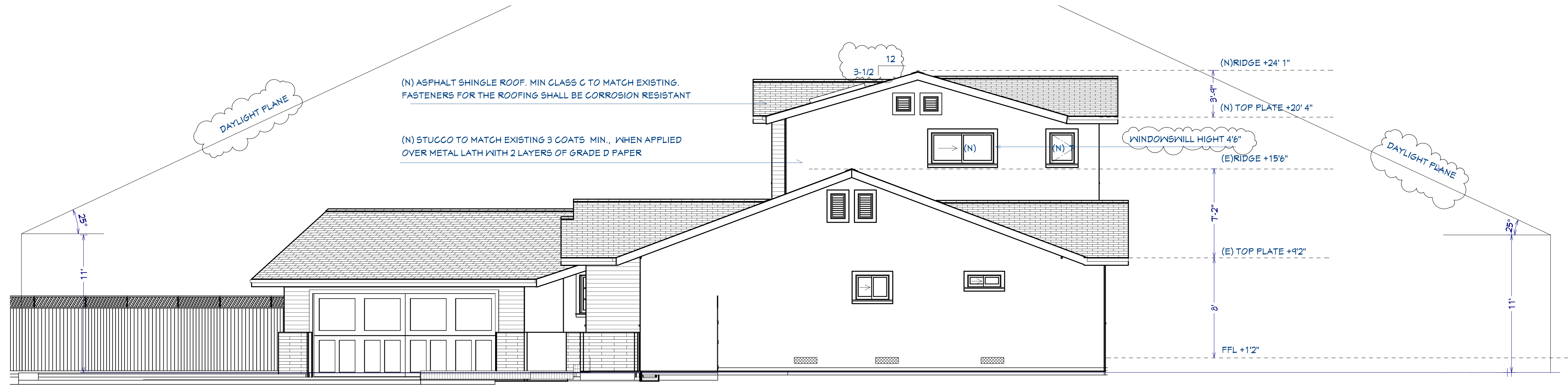
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DESIGN  
STUDIO INC.

Marta G  
Ingeborg  
Andersson

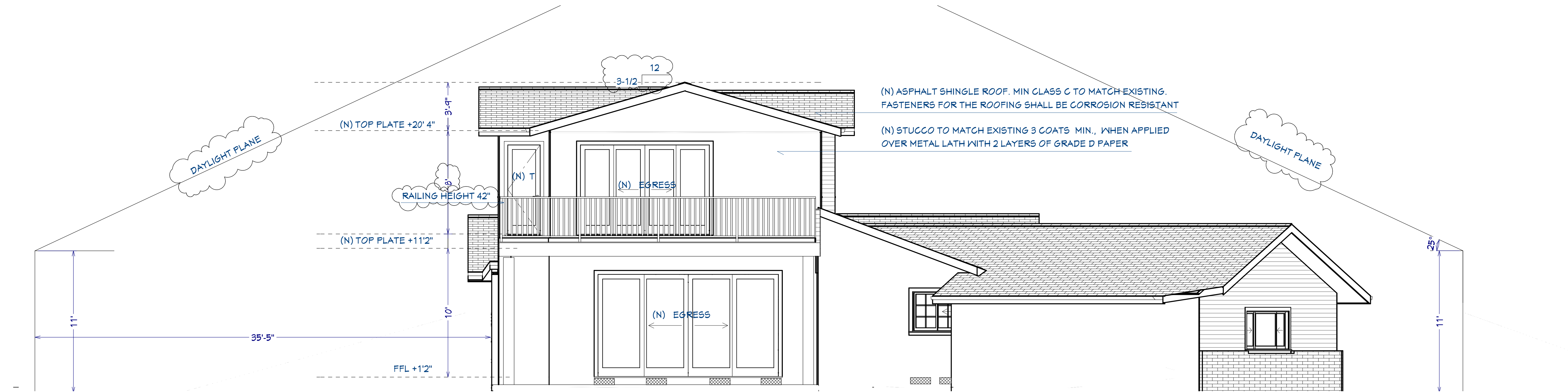
SHEET:

A-7





NEW EXTERIOR SIDE ELEVATION  
SCALE 1/4"=1'-0"



NEW EXTERIOR SIDE ELEVATION  
SCALE 1/4"=1'-0"

## VENTILATION NOTES

### CRAWLSPACE VENTILATION AREA

1/150 X UNDER FIRST FLOOR = REQUIRED VENTILATION  
1/150 X 1910 SQ FT = 12.73 SQ FT = CRAWLSPACE VENTILATION REQUIRED.  
EA VENT EQUALS CA.72 SQ FT = 12.73/.72 = 18# VENTS REQUIRED  
See placement in Exterior elevation A-7 A-8

### ROOF VENTILATION AREA 1ST FLOOR

1/150 X ROOF AREA = REQUIRED VENTILATION  
1/150 X 1210 SQ FT= 8.06 SQ FT OF REQUIRED VENTILATION  
THROUGH GABLE VENTS  
(4) 14" X 24" GABLE VENT(BRAND TBD):9.32 SQ FT  
See placement in Exterior elevation A-7 A-8

### ROOF VENTILATION AREA 2ND FLOOR

1/150 X ROOF AREA = REQUIRED VENTILATION  
1/150 X 700 SQ FT= 4.66 SQ FT OF REQUIRED VENTILATION  
THROUGH GABLE VENTS  
(4) 14" X 14" GABLE VENT(BRAND TBD):5.44 SQ FT  
See placement in Exterior elevation A-7 A-8

FOR OFFICIAL CITY USE ONLY

REVISION TABLE	
NUMBER	DATE
REVISION BY DESCRIPTION	

PROPOSED  
EXTERIOR SIDE  
ELEVATIONS

1358 MONTCLAIRE WAY,  
94024, LOS ALTOS, CA

DATE:

2/28/24

SCALE:

1/4"=1'-0"

DRAWINGS PROVIDED BY:

PO BOX 478  
SARATOGA, CA 95071  
(408) 998 3200

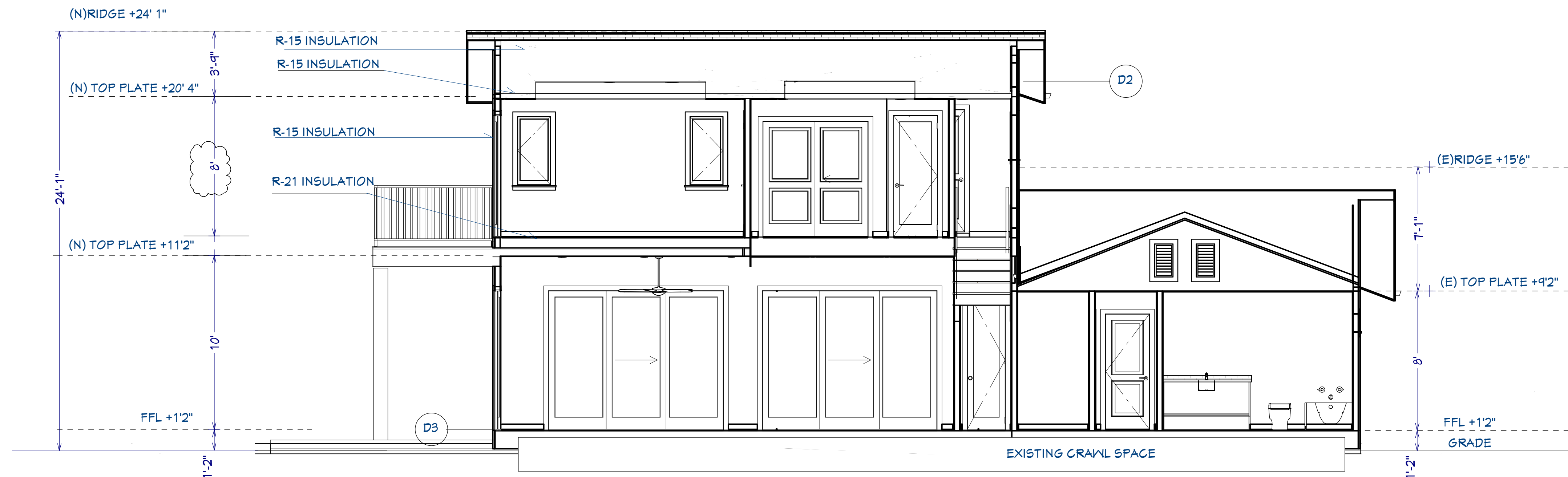
**Cal**  
DESIGN  
STUDIO INC.

Marta G  
Ingeborg  
Andersson

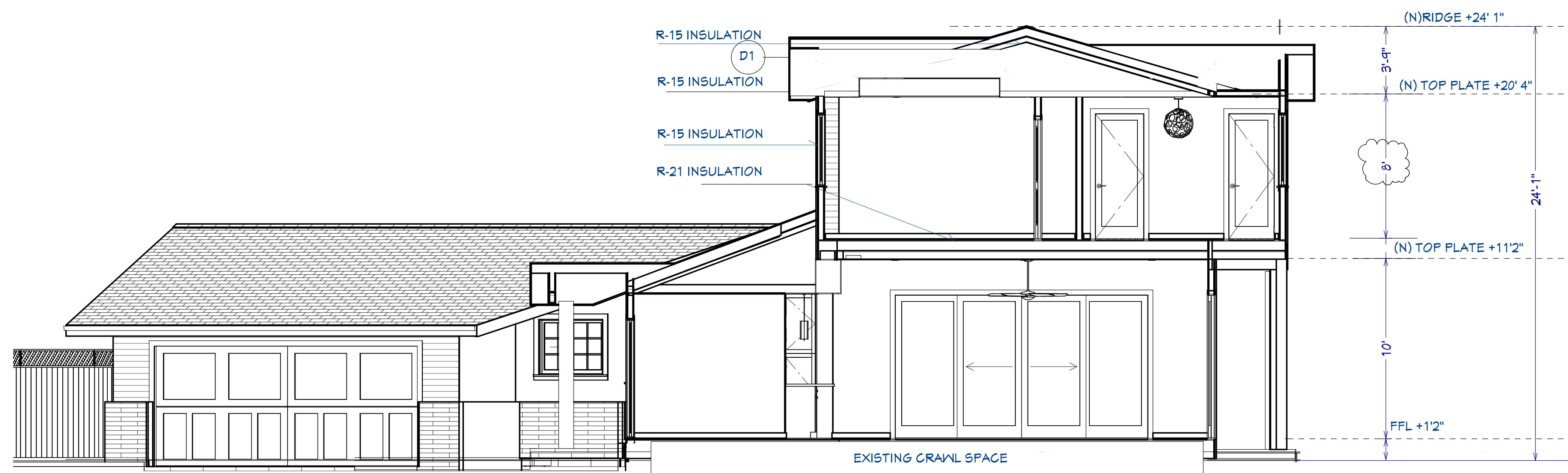
SHEET:

A-8

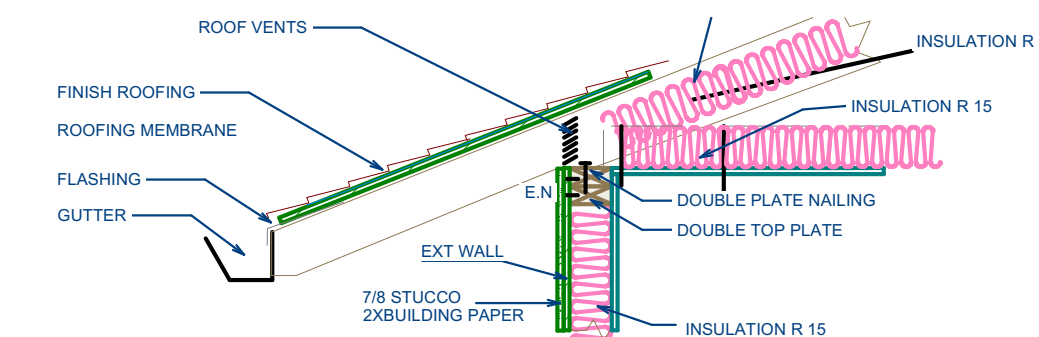




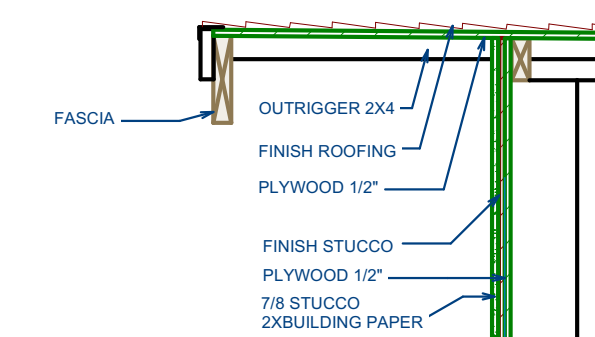
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SCALE 1/4"=1'-0"



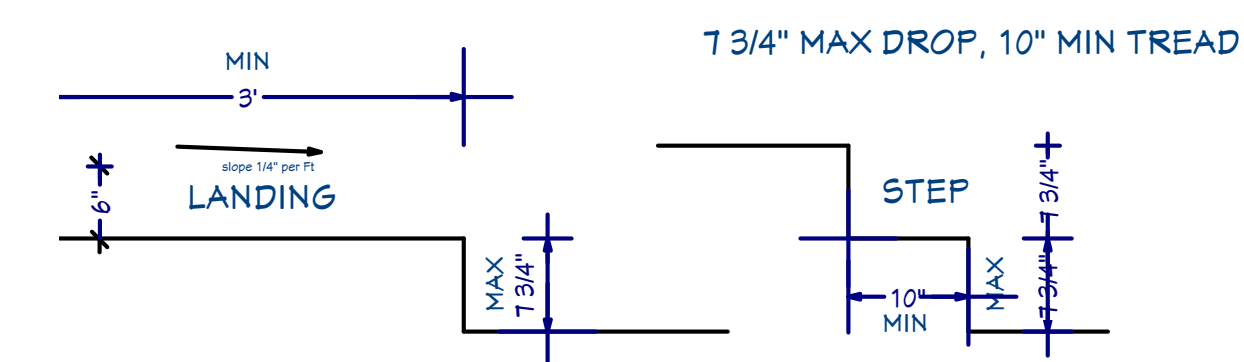
SECTION B-B  
SCALE 1/4"=1'-0"



D1 EAVE DETAIL  
SCALE 3/4"=1'-0"



D2 DETAIL  
SCALE 3/4"=1'-0"



D3 STEP & LANDING DETAIL  
SCALE 3/4"=1'-0"

FOR OFFICIAL CITY USE ONLY

REVISION TABLE	
NUMBER	DATE

CROSS SECTIONS  
AND DETAILS

1358 MONTCLAIRE WAY,  
94024, LOS ALTOS, CA

DATE:

2/28/24

SCALE:

1/4"=1'-0"

DRAWINGS PROVIDED BY:

PO BOX 478  
SARATOGA, CA 95071  
(408) 998 3200

Cal  
DESIGN  
STUDIO INC.

Marta G  
Ingeborg  
Andersson

SHEET:

A-9





REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

COLOR 3D RENDERING  
PERSPECTIVES

1358 MONTCLAIRE WAY,  
94024, LOS ALTOS, CA

DATE:  
2/28/24

SCALE:

DRAWINGS PROVIDED BY:  
  
PO BOX 478  
SARATOGA, CA 95071  
(408) 998 3200

Marta G  
Ingeborg  
Andersson

SHEET:  
A-10





**TO:** Nick Zornes, Zoning Administrator

**FROM:** Sean Gallegos, Senior Planner

**SUBJECT:** SC23-0019 – 16 Otis Way

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## RECOMMENDATION

Approve design review application SC23-0019 for the construction of a new 3,638 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: 16 Otis Way, located on the west side of Otis Way, south of Mills Avenue.
- Lot Size: 10,398 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes the demolition of the existing single-story house and replacement with a new 3,638 square-foot two-story house (see Attachment A – Project Plans). An 848 square foot attached accessory dwelling unit is also proposed but is not subject to design review and will be reviewed under a Building Permit application. The new residence is designed in a neo-eclectic architectural style that combines various decorative techniques from different house styles with exterior materials that include a composition shingle roof, board and batten siding and stucco exterior finish with wood trims, fiberglass framed windows and wood doors.

The subject property is an interior lot with a rectangular shape, measuring approximately 80 feet wide and 130 feet deep. The proposed construction involves maintaining a footprint similar to that of the original house and the proposed site improvements include a new driveway to the attached garage along the northern side of the property and new hardscape and softscape throughout the property.

There are seven protected trees situated on the subject site. Of these, trees T2, T3, T6, T8, T9, and T10 are slated for preservation, while T1 will be removed. An arborist's evaluation revealed that T1, a Mayten tree, is in fair health but has previously undergone topping. The decision to remove T1 aligns with the Tree Protection Regulations' criteria No. 5, which permits removal for reasons related to the impact of preserving the tree impeding the use of real property and no reasonable or feasible alternative existing to preserve the tree in the current location. The plan submittal proposes the removal of Tree T6; however, the tree cannot be granted within the scope of the design review



application for the new house. The removal of Tree T6 will need to be addressed in the subsequent building permit application process for the ADU.

## 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
<b>COVERAGE:</b>	2,076 square feet	2,638 square feet	3,119 square feet
<b>FLOOR AREA:</b>	2,076 square feet		
1st Floor	-	2,445 square feet	
2nd Floor	2,076 square feet	1,193 square feet	
Total		3,638 square feet	3,639 square feet
<b>SETBACKS:</b>			
Front	30 feet	25.1 feet	25 feet
Rear	50.9 feet	40.6 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	10.2 feet/-	12.1 feet/21.2 feet	17 feet/17 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	12.2 feet/-	10.2 feet/ 21.6 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	14.7 feet	25.75 feet	27 feet

Per Chapter 14.76 of the LAMC, new two-story residences must comply with the Single-Family Residential Design Guidelines. The property lies in a Diverse Character Neighborhood, characterized by mixed one- and two-story structures with varied architectural styles, materials, and sizes. The landscape along Otis Way is varied with no distinct street tree pattern.

In a Diverse Character neighborhood, the guidelines advise integrating existing design elements, materials, and scales while maintaining distinctiveness. The proposed home adheres to the Single-Family Residential Design Guidelines by featuring suitable design elements, materials, scale, and landscaping consistent with the neighborhood's character.

The design of the new residence adopts a neo-eclectic architectural style that combines various decorative techniques from different house styles. It incorporates elements of a traditional two-story layout, including simple massing, gable and hipped roof forms, recessed front porch and a practical aesthetic. Additionally, contemporary architectural features such as simplified forms, open floor plans, and minimalistic details are integrated. This fusion of styles results in a cohesive design that balances tradition and modernity. For the exterior, the materials selected include a composition shingle roof, board and batten siding and stucco exterior finish with wood trims, fiberglass framed windows and wood doors, ensures compatibility with the surrounding area.

The design guidelines and review findings emphasize the importance of minimizing the structure's bulk. In line with these requirements, the proposed design utilizes stucco and board and batten siding



along segments of the first story and second story visually break down the massing and create a more dynamic appearance. By strategically incorporating these materials on the exterior, the design effectively breaks down the massing and enhances the visual interest of the facade. The low-pitched roof and roof form play a crucial role in reducing the perceived bulk of the structure. The first-story roof form and horizontal eave line create visual breaks in the wall plane, while the articulation and roof forms of the second story further break down the massing into smaller sections, resulting in an aesthetically appealing and less bulky appearance. Additionally, the second story, recessed and centrally positioned over the first, contributes to a softened appearance.

Moreover, the proposed height of the 25.75-foot-tall house aligns with the scale of neighboring houses in the area. Considering that the neighborhood consists of one-story houses ranging from 14 to 17 feet in height, as well as two-story houses ranging from 22 to 26 feet, the proposed height falls within the acceptable range and is lower than the maximum permitted 27-foot height limit. This ensures that the building blends in harmoniously with the overall character of the neighborhood, avoiding any visual discrepancies or disruptions to the character of the neighborhood.

The proposed landscaping includes approximately one new Crape Myrtle tree in the front yard and evergreen screening vegetation along the left property line which will be integrated with existing vegetation to remain. 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, ensuring compatibility with neighboring structures, reducing perceived bulk, and prioritizing the preservation of existing trees.

## **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 newspaper. The applicant also posted the public notice sign (24” x 36”) in conformance with the Planning Division posting requirements.

The applicant sent out emails to nine neighbors in the immediate area. As of the drafting of this report, staff has received no comment letters from neighbors.

Attachment:

A. Project Plans



Cc: Jan Hochhauser, Applicant/Architect  
Dubrovnik Properties, LLC, Owners



## FINDINGS

### SC23-0019 - 16 Otis Way

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

- A. The proposed residence complies with all provision of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed house maintains a similar finished floor elevation and complies with the allowable floor area, lot coverage, height maximums, and daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because the trees on the property protected by city ordinance are proposed to remain and there will not be any substantial grade changes nor soil removal to construct the residence. A total of six protected trees are slated for preservation and protection during future construction, while one protected tree in the right side yard is set for removal. The proposed landscaping including a new Crape Myrtle tree, shrubs, and ground cover will be in compliance with the Water Efficient Landscape Ordinance.
- D. The orientation of the proposed new house in relation to the immediate neighborhood will minimize excessive bulk because the proposed structure incorporates architectural design features first-story roof form and horizontal eave line create visual breaks in the wall plane, while the articulation and roof forms of the second story further break down the massing into smaller sections, and the proposed design utilizes stucco and board and batten siding along segments of the first story and second story visually break down the massing and minimize excessive bulk.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and new house, building materials and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings on the same project site. The proposed house meets the floor area, lot coverage, and height limitations specified in LAMC Chapter 14.06, and its size and scale harmonize with the neighborhood. This is achieved through a combination of a low-pitched roof, horizontal eave lines on both the first and second stories, segmented massing, and a height that avoids excessive bulkiness. Additionally, the project utilizes stucco and board and batten siding along segments of the first story and second story visually break down the massing.
- F. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection because the because the site



is relatively flat and has incorporated softscape and hardscape surfaces into the plan and proposes a drainage plan to minimize off-site stormwater drainage.



## CONDITIONS OF APPROVAL

SC23-0019 - 16 Otis Way

### **GENERAL**

#### **1. Expiration**

The Design Review Approval will expire on April 3, 2026, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

#### **2. Approved Plans**

The approval is based on the plans and materials received on February 12, 2024, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing floor area of the structure.

#### **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. ADU Not Reviewed**

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

#### **5. Protected Trees**

Tree Nos. T2, T3, T6, T8, T9, and T10 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director. Trees No. T1 shall be removed as part of this design review permit application.

#### **6. 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.

#### **7. Landscaping**

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

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

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

#### **9. Indemnity and Hold Harmless**

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the



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

## **INCLUDED WITH THE BUILDING PERMIT SUBMITTAL**

### **10. Conditions of Approval**

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

### **11. Tree Protection Note**

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

### **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. California Water Service Upgrades**

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

### **14. Water Efficient Landscape Plan**

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

### **15. Green Building Standards**

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

### **16. Underground Utility Location**

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

### **17. Mechanical Equipment**



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

#### **18. Storm Water Management**

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

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

#### **19. Tree Protection**

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. T2, T3, T8, T9, and T10 as shown on Sheet A1.1. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

#### **20. School Fee Payment**

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

### **PRIOR TO FINAL INSPECTION**

#### **21. Landscaping Installation and Verification**

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

#### **22. Green Building Verification**

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



## GENERAL REQUIREMENTS

- ALL WORK PERFORMED SHALL COMPLY WITH THESE GENERAL NOTS (UNLESS OTHERWISE NOTED ON PLANS)
- ON SITE VERIFICATIONS OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. GIVEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS AND DETAILS OVER GENERAL DRAWINGS.
- FINAL GRADING SHALL NOT BE DONE UNTIL JOB IS NEARLY COMPLETE AND ALL DEBRIS HAS BEEN CLEARED FROM SITE. GRADE AND PAVE TO LEVEL SHOWN OR DERECTED AND PROVIDE UNIFORM DRAINAGE AWAY FROM THE STRUCTURE, 2% MINIMUM AWAY FROM FOUNDATION.
- PROJECT MUST MEET TITLE 24 REQUIREMENTS PER CALGREEN
- THIS SET HAS BEEN PRODUCED FOR THE PURPOSE OF DESIGN REVIEW APPROVAL. THESE DRAWINGS ARE NOT INTENDED TO BE ACCURATE "AS-BUILTS", NOR INCLUSIVE OF ALL DETAILS, DRAWINGS, MATERIAL SPECIFICATIONS, ETC. NEED TO ADDRESS ALL POSSIBLE CONSTRUCTION ISSUES. THE ARCHITECT HAS PREPARED THESE DOCUMENTS ONLY FOR THE IMPROVEMENTS AND CONSTRUCTION NOTED, INDICATED OR SHOWN AS "NEW" WORK AND ASSUMES NO RESPONSIBILITY FOR ALL OTHER CONSTRUCTION, MATERIALS OR EQUIPMENT NOTED, INDICATED OR SHOWN AS "EXISTING" OR AS PROVIDED "BY OTHERS"
- THE DOCUMENTS PREPARED BY THESE CONSULTANTS ARE AN INTEGRAL PART OF THE ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SHALL BE INCORPORATED INTO THIS SET BY REFERENCE, I.E., TITLE 24, STRUCTURAL CALCULATIONS, ETC. THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED. THE CONTRACTOR SHALL OBTAIN CURRENT COPIES OF ALL DOCUMENTS, READ, UNDERSTAND AND CONFIRM ANY CONFLICTS OR DISCREPANCIES OR QUESTIONS WITH APPROPRIATE CONSULTANTS.'
- REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS, WATER SUPPLY AND MAY INCLUDE SPECIFIC ADDITIONAL REQUIREMENTS AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK, THE OWNERS SHALL MAKE APPLICATION TO AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION SI-7.

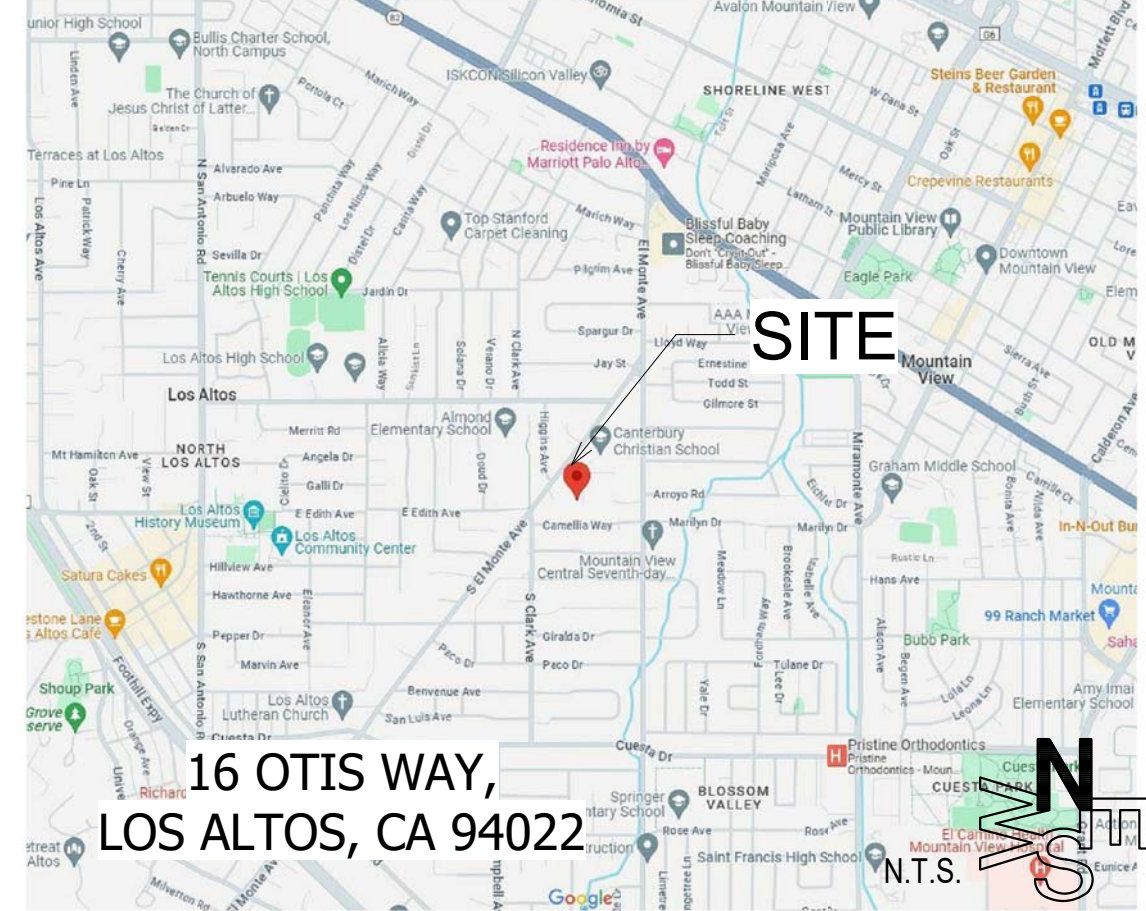
## APPLICABLE CODES

2022 CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24 , CALIFORNIA BUILDING STANDARDS COMMISSION (CBCS)

PART 1 - CALIFORNIA ADMINISTRATIVE CODE  
PART 2 , VOLUME 1 OF 2 - CALIFORNIA BUILDING CODE - (CBC)  
PART 2 , VOLUME 2 OF 2 - CALIFORNIA BUILDING CODE - (CBC)  
PART 2.5 CALIFORNIA RESIDENTIAL CODE - (CRC)  
PART 3 - CALIFORNIA ELECTRICAL CODE - (CEC)  
PART 4 - CALIFORNIA MECHANICAL CODE - (CMC)  
PART 5 - CALIFORNIA PLUMBING CODE - (CPC)  
PART 6 - CALIFORNIA ENERGY CODE  
PART 7 - (NO LONGER PUBLISHED, REFER TO TITLE 8)  
PART 8 - CALIFORNIA HISTORICAL BUILDING CODE  
PART 9 - CALIFORNIA FIRE CODE (CFC)  
PART 10 - CALIFORNIA EXISTING BUILDING CODE  
PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)  
PART 12 - CALIFORNIA REFERENCED STANDARDS CODE

ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS

## PROJECT VICINITY MAP



## OTIS RESIDENCE ADDITION- TWO STORY SINGLE FAMILY RESIDENCE 16 OTIS WAY, LOS ALTOS, CA



## PROJECT SUMMARY

**PROJECT DESCRIPTION**  
DEMOLISH THE EXISTING ONE STORY RESIDENCE AND BUILD A NEW TWO-STORY WITH A DETACHED ADU. RESIDENCE. THE 5 BR 5 BATH TWO-STORY SINGLE FAMILY RESIDENCE INCLUDES 3,258 HABITABLE LIVING AREA AND 380 SF NON-HABITABLE AREA, TOTALING 3,638 S.F. THE 2 BEDROOM 2 BATH ADU IS 848 SF.

ADDRESS: 16 OTIS WAY  
APN: 189-35-038  
ZONING: R-1-10  
FLOOD ZONE: X  
CONSTRUCTION TYPE: VB  
OCCUPANCY TYPE: R-3/U (SINGLE FAMILY RESIDENCE)  
FIRE SPRINKLERS: YES  
LOT SIZE: 10,398 +/- SF  
PARKING: 2 COVERED

ZONING COMPLIANCE			
	EXISTING	PROPOSED	REQUIRED
LOT COVERAGE	2,076 SF 20.4%	2,638 SF 25.4%	3,119 SF 30%
FLOOR AREA			
1 <sup>ST</sup> FLR	2,076 SF	2,445 SF	-
2 <sup>ND</sup> FLR	0 SF	1,193 SF	-
<b>TOTAL</b>	<b>2,076 SF</b>	<b>3,638 SF</b>	<b>3,639 SF</b>
	30.6%	34.9%	35%
SETBACK			
FRONT	30'-0"	25'-1"	25'
REAR	50'-11"	40'-7"	25'
RIGHT SIDE (1 <sup>ST</sup> /2 <sup>ND</sup> )	10'-2" / -	12'-1" / 21'-1"	10'-0" / 17'-6"
LEFT SIDE (1 <sup>ST</sup> /2 <sup>ND</sup> )	12'-2" / -	10'-2" / 21'-7"	10'-0" / 17'-6"
HEIGHT OF STRUCTURE	14'-8"	25'-9"	27'

SQUAREFOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA	1,524 SF	1,734 SF	3,258 SF
NON-HABITABLE AREA	552 SF	-172 SF	380 SF
LOT CALCULATIONS			
NET LOT AREA	10,398 SF		
FRONT YARD HARDSCAPE AREA	882 SF (44%)		
LANDSCAPE BREAKDOWN			
TOTAL HARDSCAPE AREA:	6,077 SF		
(INCLUDING 848 SF ADU)			
EXISTING SOFTSCAPE AREA:	2,277 SF		
NEW SOFTSCAPE AREA:	2,044 SF		

## DEFFERRED SUBMITTAL

CONTRACTOR SHALL PROVIDE AND SUBMIT ENGINEERING CALCULATIONS, SHOP DRAWINGS AND OTHER EXHIBITS AND PAY PLAN CHECK FEES REQUIRED FOR DEFERRED SUBMITTAL WORK AND TO OBTAIN PERMITS PRIOR TO COMMENCING INSTALLATION OF THE WORK ON SITE.

- RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED ACCORDANCE WITH NEPA 13D AND STATE AND LOCAL REQUIREMENTS

## DRAWING INDEX

**ARCHITECTURAL**  
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A1.1 DEMO & PROPOSED SITE PLAN  
A2.1 FIRST FLOOR PLAN  
A2.2 SECOND FLOOR PLAN  
A2.3 ROOF PLAN  
A2.4 AREA CALCULATIONS  
A3.1 EXTERIOR ELEVATIONS  
A3.2 EXTERIOR ELEVATIONS  
A3.3 PERSPECTIVE VIEWS  
A4 BUILDING SECTIONS  
ADU2.1 ADU PLANS  
ADU3.1 ADU EXTERIOR ELEVATIONS & SECTIONS

**CIVIL**  
C.0 TOPOGRAPHIC SURVEY  
C1 GRADING & DRAINAGE PLAN

**LANDSCAPE DESIGN**  
L.01 LAYOUT PLAN  
L.02 PLANTING PLAN  
L.03 IRRIGATION AND HYDROZONE

## PROJECT TEAM

**OWNER**  
NITING QI/ HUAPENG ZHOU  
16 OTIS WAY  
LOS ALTOS, CA 94022

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## DESIGN REVIEW

JOB NO. -  
DRAWN Y.C.  
DATE 11/17/2023  
SCALE  
FILENAME

## A0

PROJECT INFORMATION



OTIS RESIDENCE  
APN:189-35-038

NITING QI/  
HUAPENG ZHOU

16 OTIS WAY,  
LOS ALTOS, CA 94022

REVISIONS

1 REVISION 1 1/30/24



GENERAL NOTES

- EXISTING ELEMENTS TO BE REMOVED OR MOIFIED SHOWN DASHED, TYPICAL.
- PRIOR TO DEMOLITION, WALK THROUGH WITH OWNER AND VERIFY ANY REMOVED PLUMBING, LIGHING, FINISHES, WINDOWS, DOORS, ETC. TO BE SAVED FOR REUSE OR RELOCATION.
- VERIFY CITY REGD WASTE DIVERSION PROGRAMS FOR DEMOLITION & CONSTRUCTION DEBRIS PRIOR TO DEMOLITION.
- PROVIDE DUCT SCREENING AS NECESSARY TO PROTECT UNTOUCHED AREAS DURING CONSTRUCTION.
- SEAL OFF DUCT OPENINGS & VENTS PRIOR TO DEMOLITION & THROUGHOUT CONSTRUCTION TO PREVENT DUST INFILTRATION.
- PRIOR TO DEMOLITION, VERIFY COMPLIANCE WITH E.P.A. REG'D PRACTICES & CERTIFICATION FOR LEAD CONTAMINATION. CONTRACTORS TO PROVIDE ALL WORK IN COMPLIANCE WITH REQUIRED LEAD-SAFE WORK PRACTICES, PROJECT DOCUMENTATION, AND PROFESSIONAL CERTIFICATIONS.
- THE ARCHITECT HAS NOT BEEN RETAINED TO SURVEY FOR OR OTHERWISE DISCOVER THE PRESENCE OF HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, PCBs OR OTHER TOXIC SUBSTANCES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. OWNER HEREBY WARRANTS THAT IF IT KNOWS OR HAS ANY REASON TO KNOW OR HAS ANY REASON TO ASSUME OR SUSPECT THAT HAZARDOUS MATERIALS EXIST AT THE PROJECT SITE, THAT IT WILL INFORM THE ARCHITECT AND THAT OWNER WILL CAUSE SUCH ITEMS TO BE REMOVED OR TREATED BY A PROFESSIONAL AND LICENSED ASBESTOS ABATEMENT CONTRACTOR IN A MANNER PRESCRIBED BY ALL APPLICABLE CODES AND REGULATIONS.
- ELECTRICAL PANEL/METER VERIFY SIZE AND LOACTION 200AMPS PROVIDE MINIMUM 8" LINE FROM NEAREST POINT OF CONNECTION THROUGH FRONTAGE IF EXISTING WATER LINE IS LESS THAN SIX INCHES.
- PROVIDE MINIMUM 8" LINE FROM NEAREST POINT OF CONNECTION THROUGH FRONTAGE IF NO SEWER LINE EXISTS.
- ALL GRADES TO REMAIN NATURAL.
- ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED.
- THE EXISTING DRIVEWAY APPROACH SHALL BE REPLACED WITH CITY STANDARD DRIVEWAY.
- THE DAMAGED SIDEWALK SHALL BE REPLACED WITH CITY STANDARD SIDEWALK.
- THE DAMAGED EXISTING CURB AND GUTTER SHALL BE REPLACED WITH CITY STANDARD CURB AND GUTTER.
- COORDINATE WITH LOS ALTOS MUNICIPAL WATER AND THE FIRE DEPARTMENT TO DETERMIN WHETHER A LARGER SERVICE LATERAL AND / OR METER IS REQUIRED.
- AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY.
- AC EQUIPMENT MUST HAVE A SETBACK THAT COMPLIES WITH THE CITY'S NOISE CONTROL ORDINANCE (AIR CONDITIONER SETBACK GUIDELINES). AC UNIT NOT TO EXCEED 50 DBA AT THE NEAREST RESIDENTIAL PROPERTY LINE.
- TREE PROTECTION FENCING SHALL BE LOCATED AT THE DRIP LINE OF PROTECTED TREES WITH CHAIN LINK FENCES WITH A MINIMUM HEIGHT 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. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE BUILDING PERMIT ISSUANCE.
- WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE OWNERS AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND / OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY FIRE DEPARTMENT UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED B THAT PURVEYOR AS HAVING BEEN MET BY THE OWNERS. 2016 CFC SEC.903.3.5 AND HEALTH AND SAFETY CODE 13114.7.
- THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS, AND DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE WHERE LOT LINES PROHIBIT THE REQUIRED GRADINGS. (CFC 9401.3)
- 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) 947-2630.
- 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.
- STORM WATER RUNOFF AND DOWNSPOUTS SHALL BE DIRECTED TO LANDSCAPED AREAS, TO MINIMIZE RUNOFF TO NEIGHBORING PROPERTIES.
- CLEANOUTS TO BE AT THE UPPER TERMINAL OF THE PIPE AND ANY CHANGE OF DIRECTION OF 135 DEGREES OR MORE. 707 & 719 CPC PROVIDE 1" WATER METER AND 1-1/4" MAIN BUILDING WATER SUPPLY LINE BASED ON TABLES 610.3 AND 610.4 CPC, w/ 45-60 PSI COLUMN FOR TOTAL OF 40 FU.
- ALL DRAIN FROM ROOF LEADERS SHALL TERMINATE AT APPROVED SPLASH BLOCKS.
- TREES NOS. 1,2,4 AND 5 ALONG WITH THE APPROVED EXISTING AND PROPOSED PRIVACY SCREENING SHALL BE PROTECTED UNDER THIS APPLICATION AND CANNOT BE REMOVED WITHOUT A TREE REMOVAL PERMIT FROM THE COMMUNITY DEVELOPMENT DIRECTOR.
- THE LANDSCAPE INTENDED TO PROVIDE PRIVACY SCREENIG SHALL BE INSPECTED BY THE PLANNING DIVISION AND SHALL BE SUPPLEMENTED BY ADDITIONAL SCREENING MATERIAL AS REQUIRED TO ADEQUATELY MITIGATE POTENTIAL PRIVACY IMPACTS TO SURROUNDING PROPERTIES.

OTIS RESIDENCE  
APN:189-35-038

NITING QI/  
HUAPENG ZHOU

16 OTIS WAY,  
LOS ALTOS, CA 94022

REVISIONS

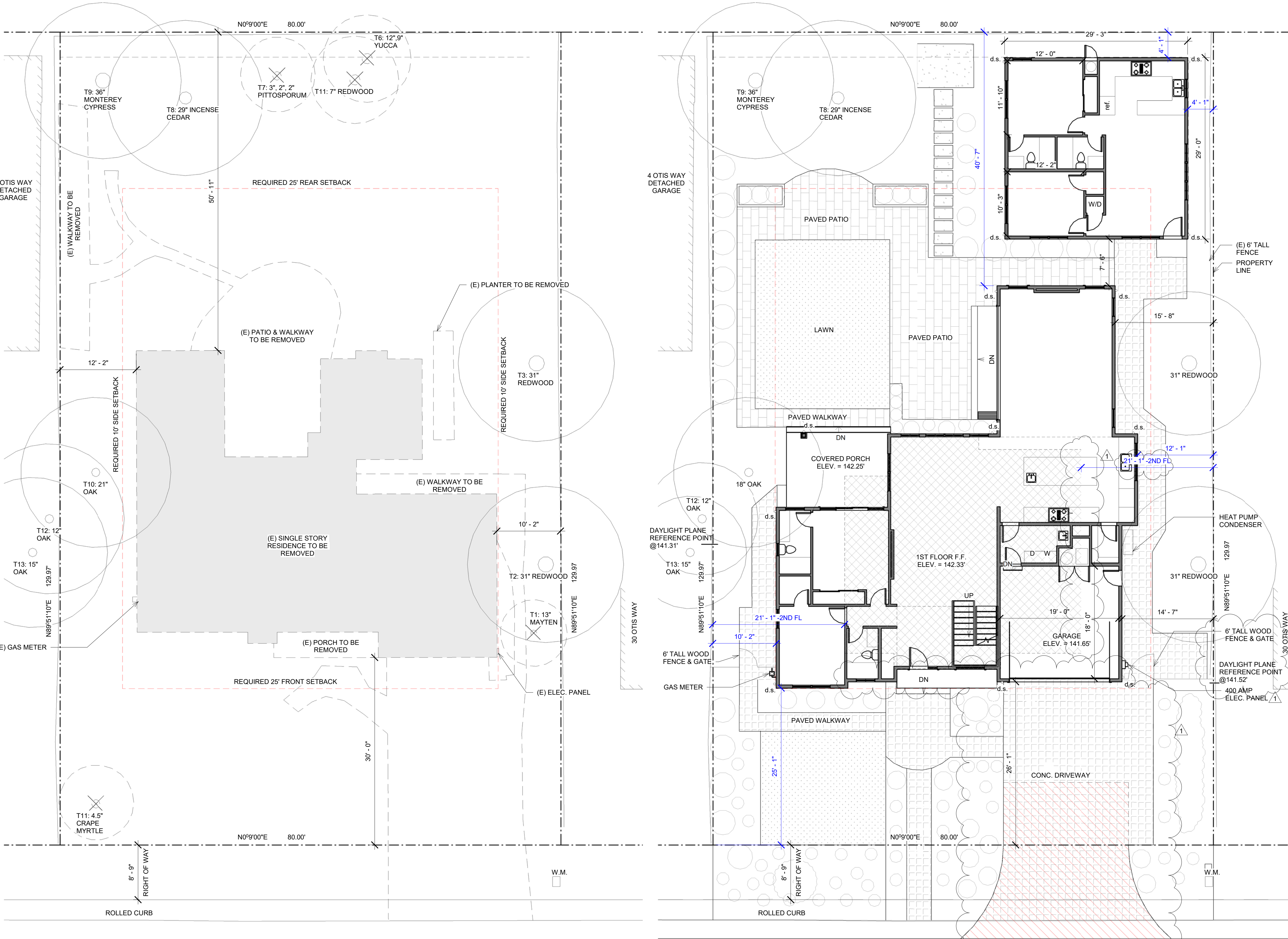
1 REVISION 1 1/30/24

DESIGN REVIEW

JOB NO.	-
DRAWN	Author
DATE	11/17/2023
SCALE	1/8" = 1'-0"
FILENAME	

A1.1

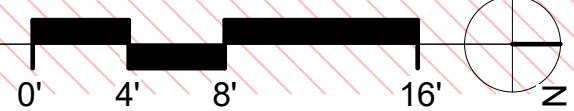
DEMO & PROPOSED SITE PLAN



② DEMO/ EXISTING SITE PLAN  
1/8" = 1'-0"

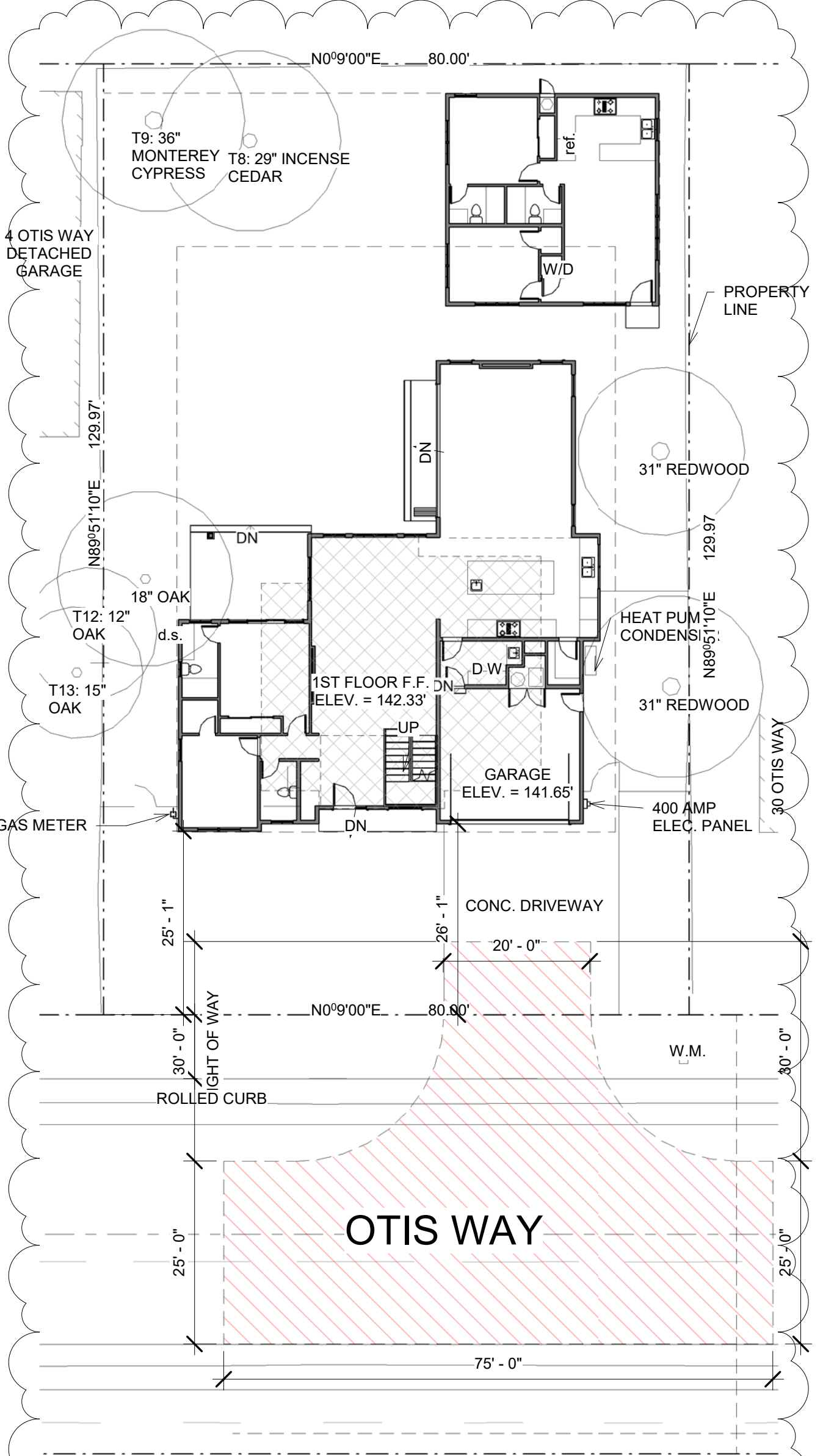


① PROPOSED SITE PLAN  
1/8" = 1'-0"



EXISTING TREES		
	RETAINED	REMOVED
1 13" MAYTEN		X
2 31" REDWOOD	X	
3 31" REDWOOD	X	
4 9", 6" 5" PLUM		X
5 7" REDWOOD		X
6 12", 9" YUCCA		X
7 3", 2", 2" PITTOSPORUM		X
8 29" CEDAR	X	
9 36" CYPRESS	X	
10 21" OAK	X	
11 4.5" CRAPE MYRTLE		X
12 12" OAK (ADJACENT LOT)	X	
13 15" OAK (ADJACENT LOT)	X	





**FIRE DEPARTMENT APPARATUS TURNAROUND**  
1/16" = 1'-0"

**FIRE SAFETY NOTES**

- CONSTRUCTION SITE FIRE SAFETY:** ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND STANDARD DETAIL AND SPECIFICATION S1-7.
- WATER SUPPLY REQUIREMENTS:** POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2022 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.



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

## GENERAL NOTES

- VERIFY ALL HARDSCAPE & LANDSCAPE LAYOUTS & FINISHES WITH OWNER.
- EXTERIOR WALL: 2x6 STUDS@16" O.C., TYP. U.N.O. - SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. COLOR AS SELECTED BY OWNER. INSTALL 1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER STUDS OR SHEATHING OF EXTERIOR WALLS PER CRC 703.2-INSTALL PER MANUF. INSTRUCTIONS. ANCHORED STONE AND MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R702.1 AND R703.
- INTERIOR WALL: 2x4 STUDS @ 16" O.C., TYP. U.N.O. PLUMBING WALL 2x6 STUDS @ 16" O.C. U.N.O. PROVIDE 5/8" TYPE "X" GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER / TUB LOCATIONS. ALL WALLS TO RECEIVE PAINT FINISH, U.N.O. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD. ALL NEW WINDOWS TO BE FIBERGLASS FRAME, DUAL PANE W/ SIMULATED DIVIDED LIGHTS AS SHOWN ON ELEVATIONS. PROVIDE TEMPERED GLASS AT ALL GLAZED DOORS AND GLAZING WITHIN 24" OF A DOOR OR WITHIN 18" OF FINISHED FLOOR. PROVIDE TEMPERED GLAZING AT WINDOWS AT SHOWERS AND ABOVE BATHTUBS.
- ALL EXTERIOR DOORS TO HAVE WEATHERSTRIPPING, U.O.N. ALL HEADER HEIGHTS ARE MEASURED FROM RESPECTIVE ROOMS' SUBFLOOR.
- CONTRACTOR SHALL VERIFY FINAL WINDOW SIZES WITH THE MANUFACTURER'S OPENING SIZES BEFORE ORDERING AND INSTALLATION.
- FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ARCHITECTURAL & STRUCTURAL DRAWINGS AND CONSIDER ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT CANS, PLUMBING, MINIMIZE HEADING OFF, CENTR FLOOR REGISTERS WITH DOORS, ALIGN CHUTES & CHASES, ETC.
- ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF WINDOW/DOOR. TYP. U.N.O. VERIFY ALL CRITICAL DIMENSIONS AT EXISTING ELEMENTS IN FIELD PRIOR TO FRAMING.
- CONTRACTOR TO PROVIDE SCREENING FOR DUST & NOISE DURING CONSTRUCTION - VERIFY W/ OWNER.
- VERIFY FINISH SELECTIONS, BASEBOARD, CEILING TRIM, AND DOOR & WINDOW CASINGS W/ OWNER IN FIELD. PROVIDE BLOCKING AS NECESSARY. VERIFY PAINT AND COLOR SELECTIONS W/ OWNER IN FIELD.
- MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOCATIONS, CONFIGURATIONS, ETC. W/ FRAMING CONTRACTOR DURING FOUNDATION WORK. PRIOR TO FRAMING. PLACE DUCTS OUT OF THE WAY IN ATTICS, CRAWLSPACES, ETC.
- KITCHEN CABINETS, COUNTERS, APPLIANCES, ACCESSORIES & FINISHES PER OWNER, TYPICAL. PROVIDE SHOP DRAWINGS FOR APPROVAL. PROVIDE APPLIANCE DIMENSIONS, SPECIFICATIONS, CUT-OUTS, ELECTRICAL & GAS REQUIREMENTS, ETC. TO FRAMERS & CABINET MAKERS PRIOR TO CONSTRUCTION.
- KITCHEN EXHAUST FAN SHALL BE MIN. 100CFM, WITH A MIN. 5" SMOOTH DUCT, NO LONGER THAN 85' OF DUCT RUN. SUBTRACT 15' OF ALLOWABLE LENGTH FOR EACH ELBOW. PROPOSE EXHAUST DUCT TERMINATED AT WALL. PROVIDE BACKDRAFT DAMPER ON KITCHEN RANGE HOOD. CONFIRM RANGE AND HOOD CLEARANCES AND MINIMUM CFM FOR EXHAUST OF FUEL GAS FUMES IN KITCHEN.
- TERMINATION OF ALL ENVIROMENTAL DUCTS SHALL BE A MINIMUM 3 FEET FROM PROPERTY LINE, 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC 504.0. TERMINATION OF EXHAUST SYSTEM PER CMC 502.2.
- PROVIDE MIN. 30" CLEAR WIDHT AT WATER CLOSET SPACE, WITH TOILET CENTERED WITHIN TYP. W/ MIN. 24" CLEAR FLOOR SPACE IN FRONT OF WATER CLOSET. MEASURED FROM BOWL.
- EXAUST FANS IN ALL BATHROOMS WITH TUBS OR SHOWRS MUST MOVE A MINIMUM 50 CFM OF AIR AND BE SEPARATELY SWITCHED FROM THE LIGHTING FANS THAT OPERATE CONTINUOUSLY CAN BE 20 CFM. THE DUCT MUST TERMINATE ON THE EXTERIOR NOT LESS THAN 3 FEET FROM OPENINGS INTO THE BUILDING. EXAUST FANS SHALL BE VENTED TO EXERIOR WITH A BACK DRAFT DAMPER.
- BUILT-IN SHELVING & CABINETRY, VERIFY SHOP DRAWINGS W/ OWNERS PRIOR TO INSTALLATION.
- VERIFY ALL BATHROOM SELECTIONS FINISHES, ACCESSORIES, ETC. W/ OWNER.
- PROVIDE PLUMBING & ELECTRICAL INSTALLATIONS FOR WASHER AND DRYER, VEIFY REQUIREMENTS W/ OWNER.
- AC UNIT NOT TO EXCEED 50 DBA AT THE NEAREST RESIDENTIAL PROPERTY LINE, DISCHARGE SHOULD BE 4'-0" AWAY FROM PROPERTY LINE.
- PROVIDE POLE AND SHELVING IN CLOSET, VERIFY W/ OWNER PRIOR TO INSTALLATION.
- WHERE POSSIBLE RUN PLUMBING AND MECHNICAL VENTS AWAY FROM STREET FRONTAGE.
- MAIN RESIDENCE ELECTRICAL PANEL/METER VERIFY SIZE AND LOACTION 400AMPS
- NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS. ALL HOSE BIBS MUST HAVE AN APPROVED ANTI-SIPHON DEVISE AS PER 2019 CHAPTER 6.
- A MINIMUM 5/8" GROUND ROD MUST BE BURIED AT LEAST 8 FEET IN THE GROUND. LOCATE THE GROUND ROD AS CLOSE AS PRACTICABLE TO THE ELECTRIC SERVICE.
- THE CLEAR SPACE AND DISTANCE TO COMBUSTIBLE MATERIALS AROUND THE FURNACE UNIT SHALL COMPLY WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION. (CMC 904.2(1))
- FIXTURES SHALL BE SET LEVEL AND IN PROPER ALIGNMENT WITH REFERENCE TO ADJACENT WALLS. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15" FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30" CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY OR BIDET SHALL BE NOT LESS THAN 24" (CPC 402.5)
- A MINIMUM 4-INCH DIAMETER DRAINAGE PIPE SHALL BE REQUIRED FOR FOUR OR MORE WATER CLOSET FIXTURES ON THESAME HORIZONTAL BRANCH OR DRAIN. CPC TABLE 703.2
- A MINIMUM 64 CFM FLOW RATE IS REQUIRED TO FULFILL THE IAQ REQUIREMENT. THE LOCAL EXHAUST FAN IN THE KITCHEN SHALL BE USED TO MEET THE WHOLE-BUILDING VENTILATION, PROVIDED THE EXHAUST FAN MEETS THE MINIMUM VENTILATION RATES FOR BOTH THE LOCAL EXHAUST AND WHOLE BUILDING VENTILATION REQUIREMENTS. CENIC SECTION 150.0(i) & ASHRAE 62.2 SECTION4.
- ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F.. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR. R310 CRC
- THE WALL ABOVE THE SHOWER COMPARTMENT TO BE FINISHED WITH A NON-ABSORBENT SURFACE MIN. 72" ABOVE THE FLOOR PER CRC R307 CRC
- MAINTAIN REQUIRED WORKING CLEARANCES AT THE AC EXTERIOR ELECTRICAL DISCONNECT
- THE REPLACEMENT DOOR AT THE MAIN EXIT SERVING THE DWELLING UNIT SHALL BE A MINIMUM 36"x68" TALL PER SECTION R311.2 CRC ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS IN DWELLING UNITS SHALL HAVE THE WALLS AND SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. R302.7 CRC
- THE MANUFACTURES SPEC WILL BE PROVIDED FOR THE FIELD INSPECTOR AT THE TIME OF INSTALLATION
  - CURBELESS SHOWER DRAIN WITH IAMPO NUMBER
  - LARGE SECTIONAL DOORS. TO VERIFY THE U-FACTOR AND SHGC
  - HEAT-PUMP

## WALL LEGEND

- NEW WALLS 2x4
- NEW 2x6 EXTERIOR WALLS PER THE ENERGY DOCUMENTS

OTIS RESIDENCE  
APN:189-35-038

NITING QI/  
HUAPENG ZHOU

16 OTIS WAY,  
LOS ALTOS, CA 94022

REVISIONS

1	REVISION 1	1/30/24
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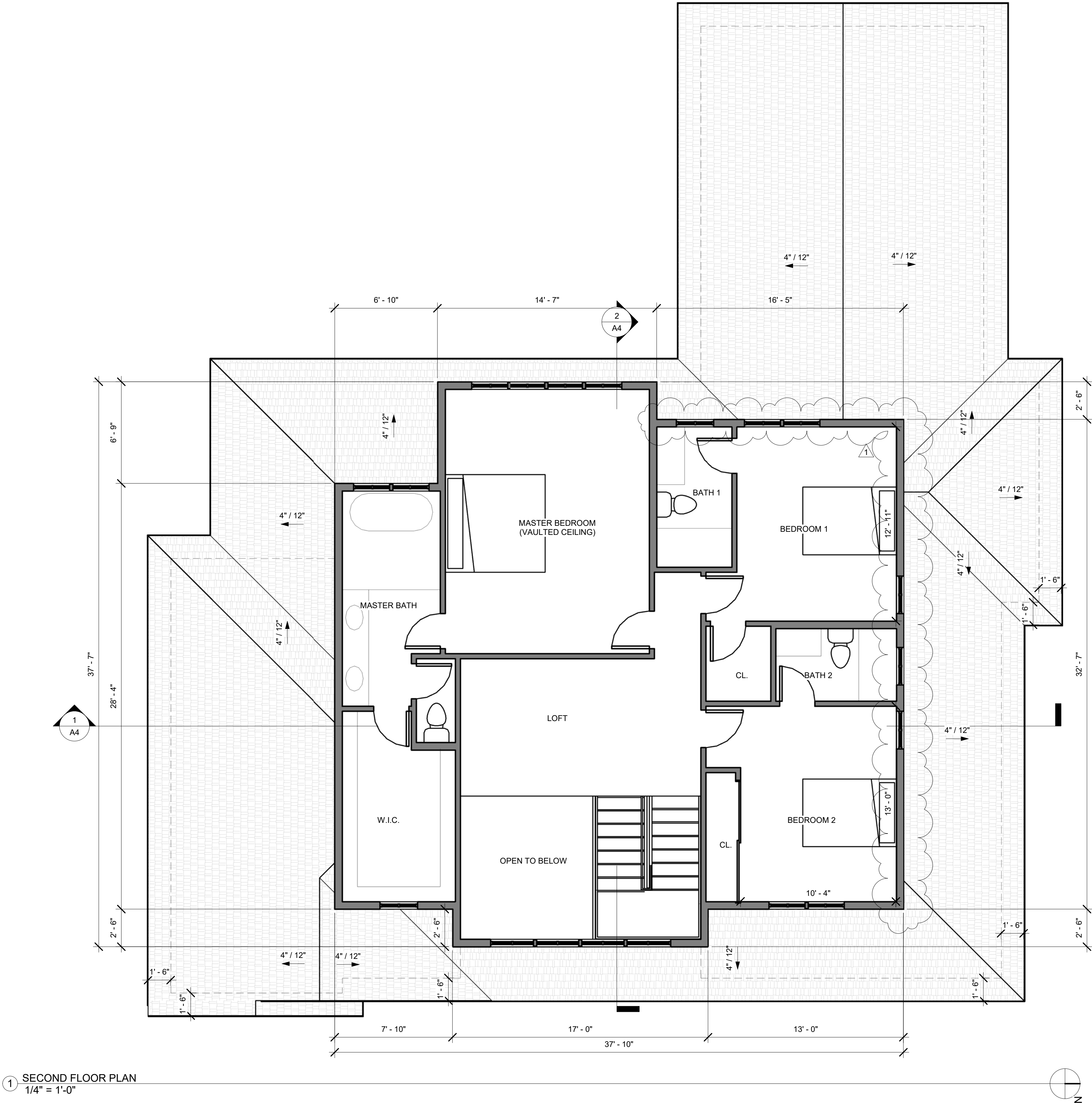
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DRAWN	Author
DATE	11/17/2023
SCALE	As indicated
FILENAME	

A2.1  
FIRST FLOOR PLAN







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

GENERAL NOTES

WALL LEGEND

- NEW WALLS 2x4
- NEW 2x6 EXTERIOR WALLS PER THE ENERGY DOCUMENTS



OTIS RESIDENCE  
APN:189-35-038

NITING QI/  
HUAPENG ZHOU

16 OTIS WAY,  
LOS ALTOS, CA 94022

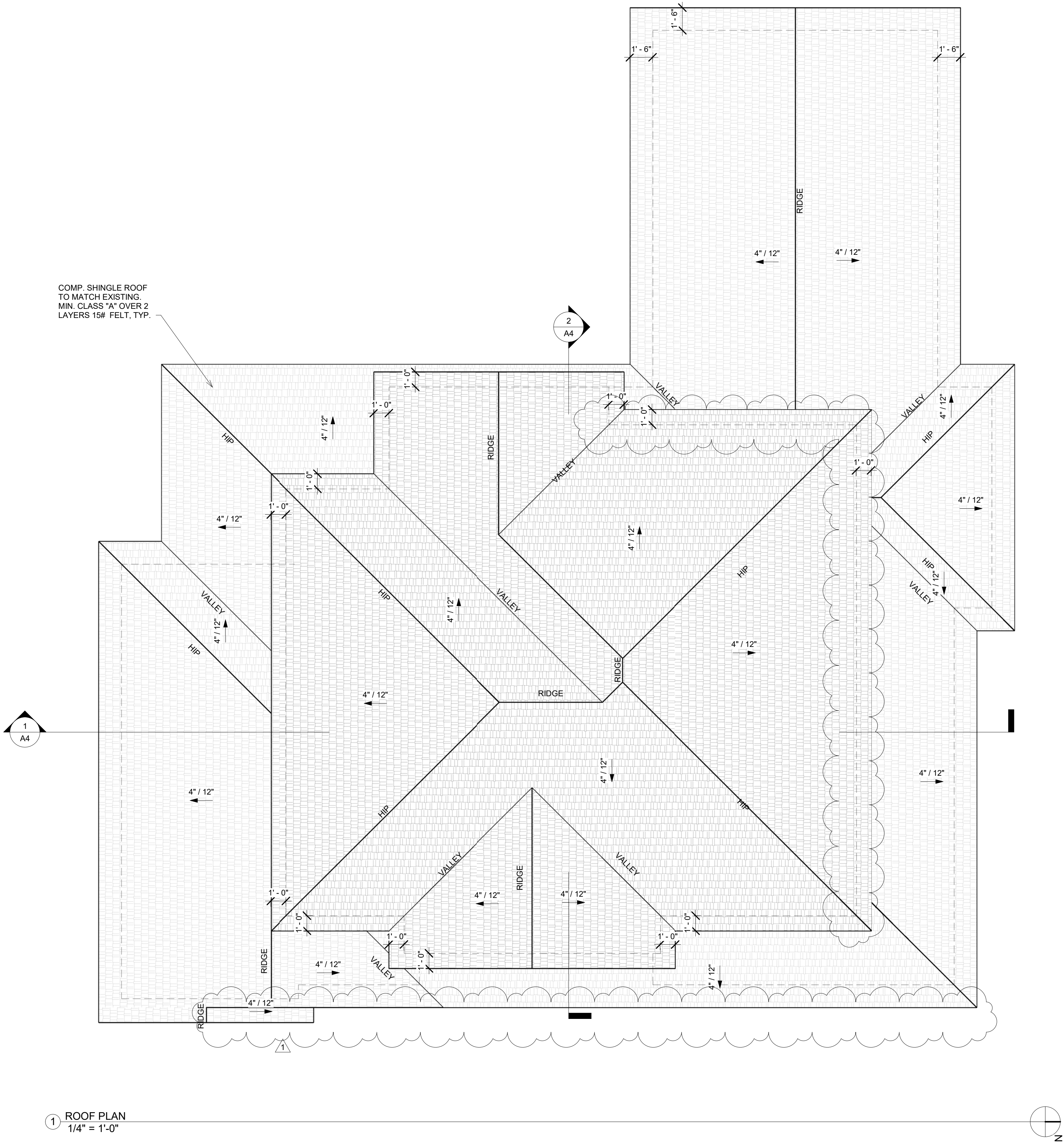
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1	REVISION 1	1/30/24

DESIGN REVIEW

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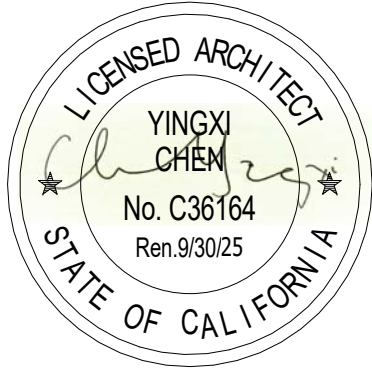
A2.2  
SECOND FLOOR PLAN





## ROOF PLAN NOTES

1. ASPHALT SHINGLE ROOF. VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER.
2. FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.
3. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
4. ALL FLASHING, GUTTERS, EXPOSED SHEET METALS, VENTS, DOWNSPOUT AND ETC. SHALL BE GALVANIZED PAINT COLOR TO MATCH.
5. ROOF/ATTIC VENTILATION: MIN. NET FREE VENTILATION 1/150 S.F. OF AREA WITH 50% AT UPPER PORTION A MIN. OF 3' ABOVE EAVE OR CORNICES VENTS AND THE BALANCE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. OPENINGS TO ATTACH SHALL COVERED WITH CORROSION-RESISTANT WIRE MESH. MESH OPENINGS: MIN. OF 1/8" NOT TO EXCEED 1/4".
6. MAINTAIN 1" AIR SPACE BETWEEN ROOF PLYWOOD & INSULATION.



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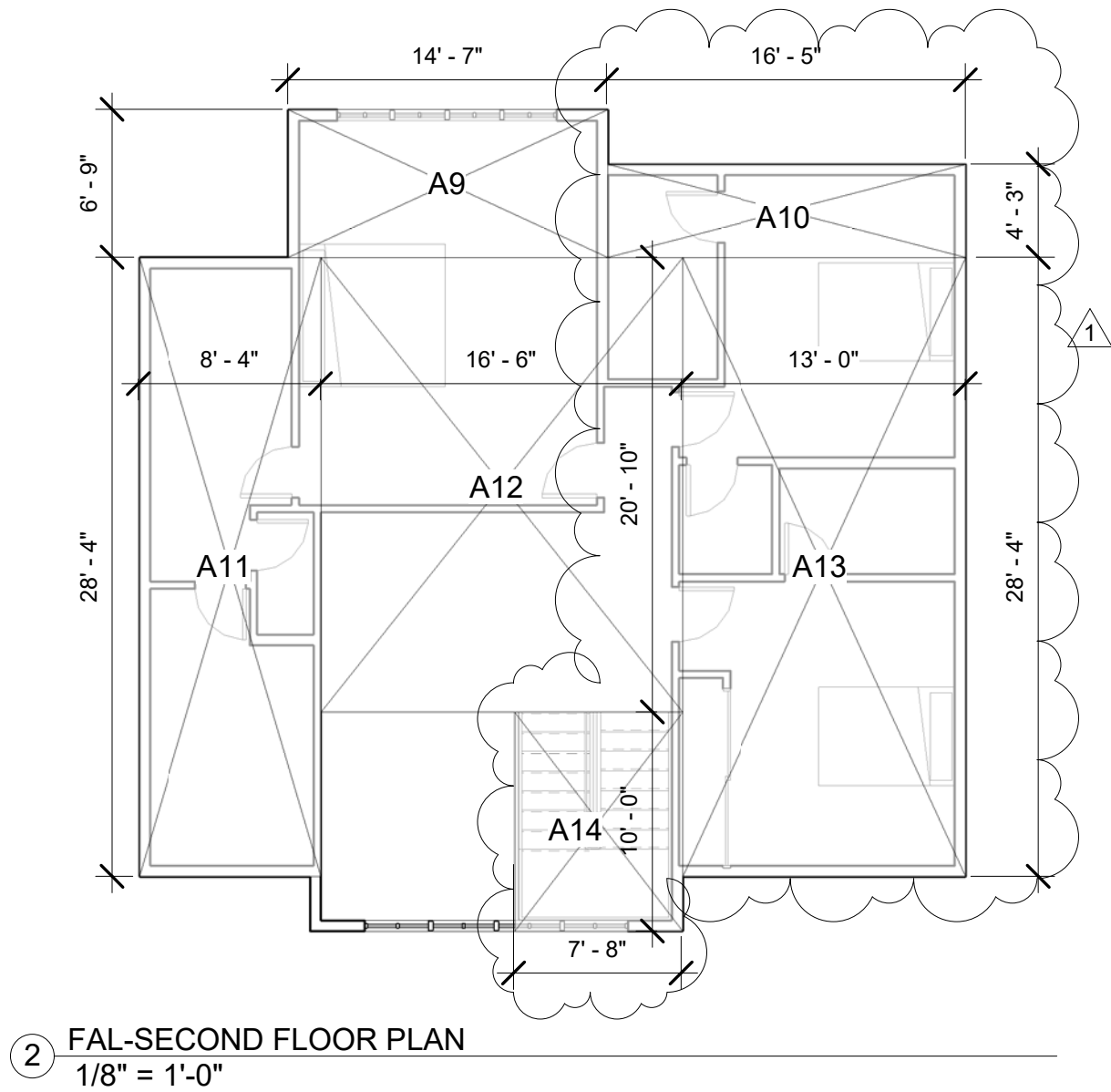
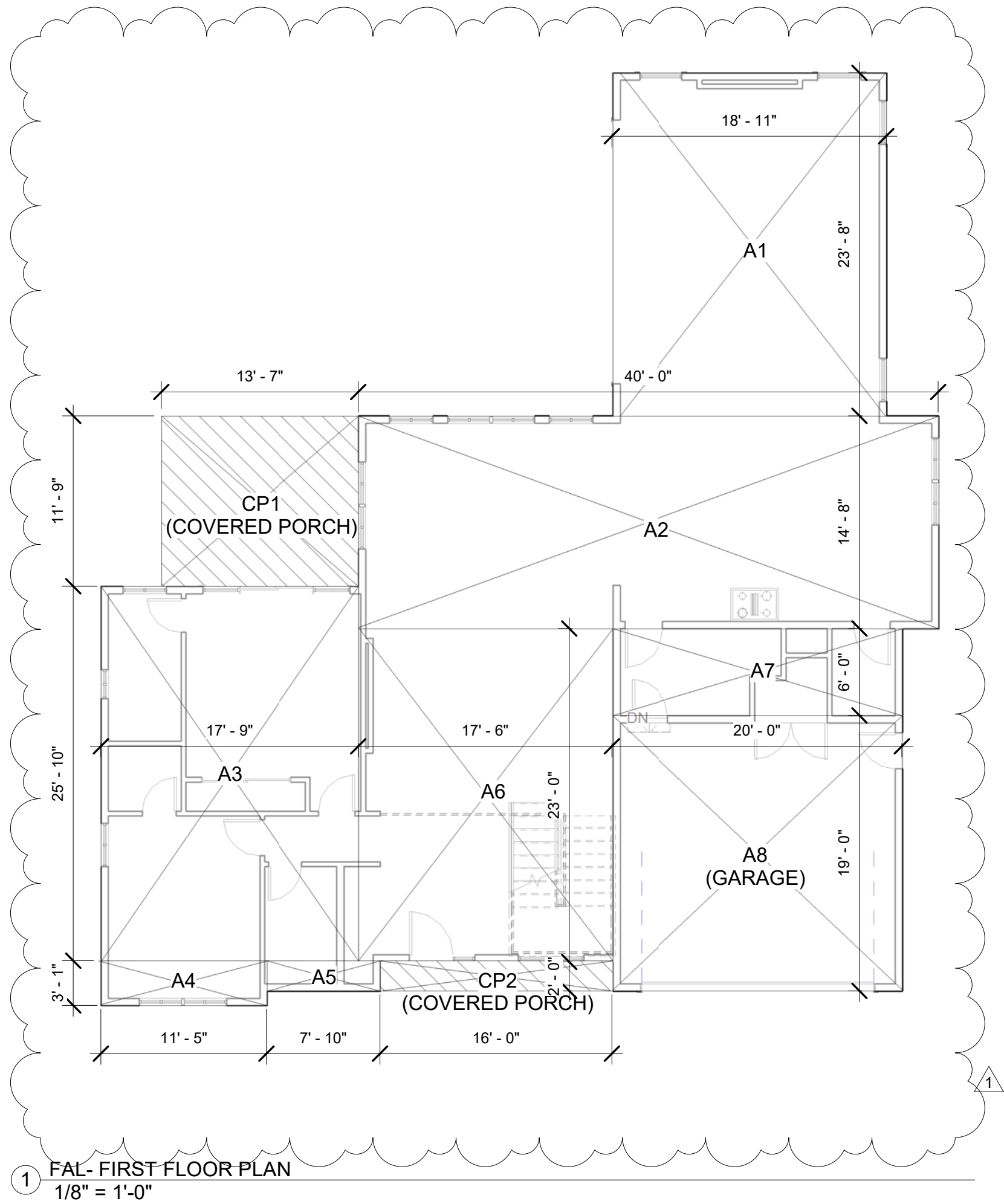
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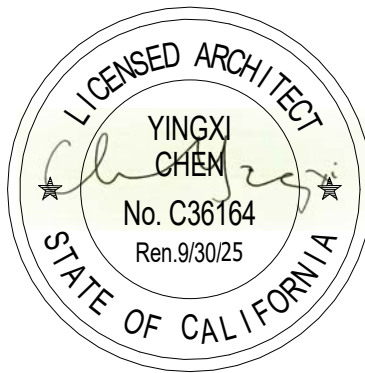
A2.3

ROOF PLAN





MAIN RESIDENCE	
FIRST FLOOR	
A1 (18'-11"x23'-8")	447.7
A2 (40'-0"x14'-8")	586.7
A3 (17'-9"x25'-10")	458.5
A4 (11'-5"x3'-1")	35.2
A5 (7'-10"x2'-0")	16.3
A6 (17'-6"x22'-6")	401.0
A7 (20'-0"x6'-0")	120.0
A8 (20'-0"x19'-0")-GARAGE	380.0
TOTAL FIRST FLOOR AREA	2445.4
SECOND FLOOR	
A9 (14'-7"x6'-9")	98.6
A10 (16'-5"x4'-3")	70.0
A11(8'-4"x28'-4")	236.0
A12 (16'-6"x20'-10")	343.2
A13 (13'-0"x28'-4")	368.2
A14 (7'-8"x10'-0")	76.8
TOTAL SECOND FLOOR AREA	1192.8
TOTAL FLOOR AREA	3638.2
LOT COVERAGE	
COVERED PORCH	192.9
CP1(13'-7"x11'-9")	159.6
CP2(16'-0"x2'-0")	33.3
TOTAL LOT COVERAGE	2638.3
ACCESSORY DWELLING UNIT	
FIRST FLOOR	
B1 (29'-3"x29'-0")	848.3
TOTAL FIRST FLOOR AREA	848.3



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A2.4  
AREA CALCULATIONS

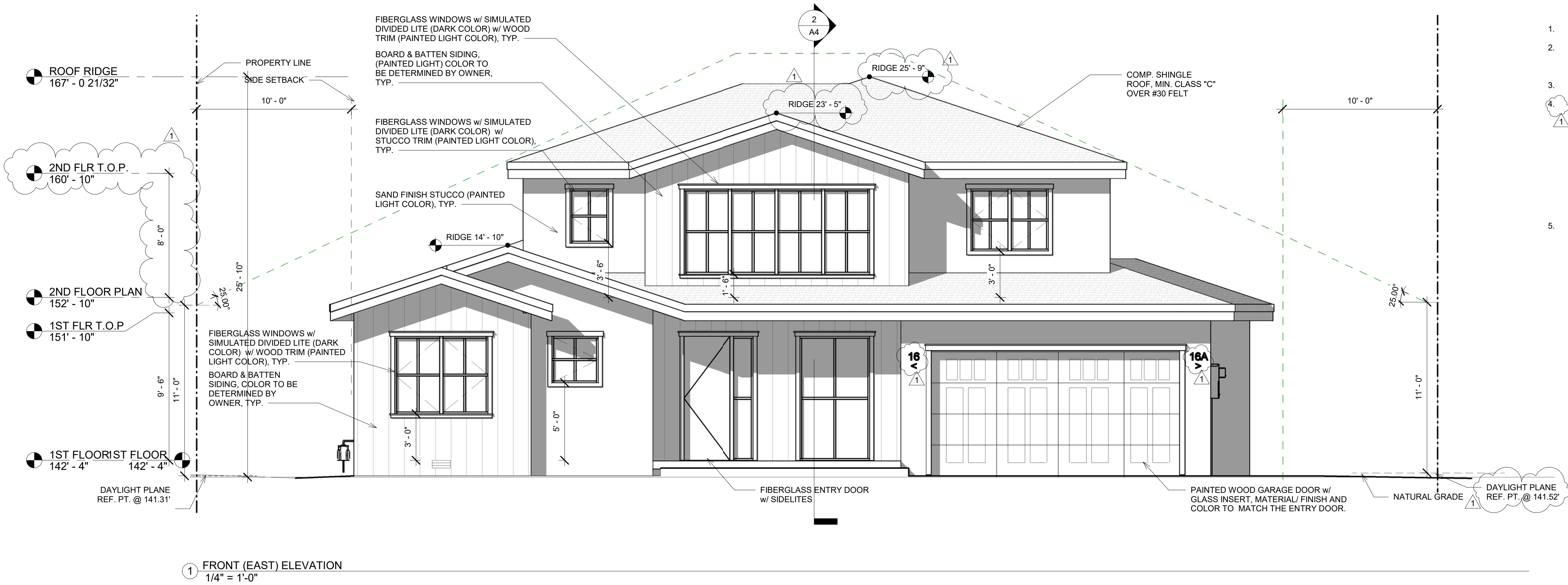


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A3.1 EXTERIOR ELEVATIONS



## GENERAL NOTES

1. PROVIDE 2% SLOPE AND DRAINAGE AWAY FROM BUILDING FOUNDATION. (CRC R401.3)
2. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F.. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR. PROVIDE 12" MIN. 60MIL PEEL & STICK FLASH & COUNTER-FLASH AROUND ALL OPENINGS.
3. ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 6 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1
4. BUILDING PAPER TO BE INSTALLED UNDER ALL WALL SIDING

## WINDOW ABBREVIATION

AWN AWNING  
CSMT CASEMENT  
FG FIXED GLASS  
SW SLIDING WINDOW  
SH SINGLE HUNG WINDOW  
TR TRANSOM

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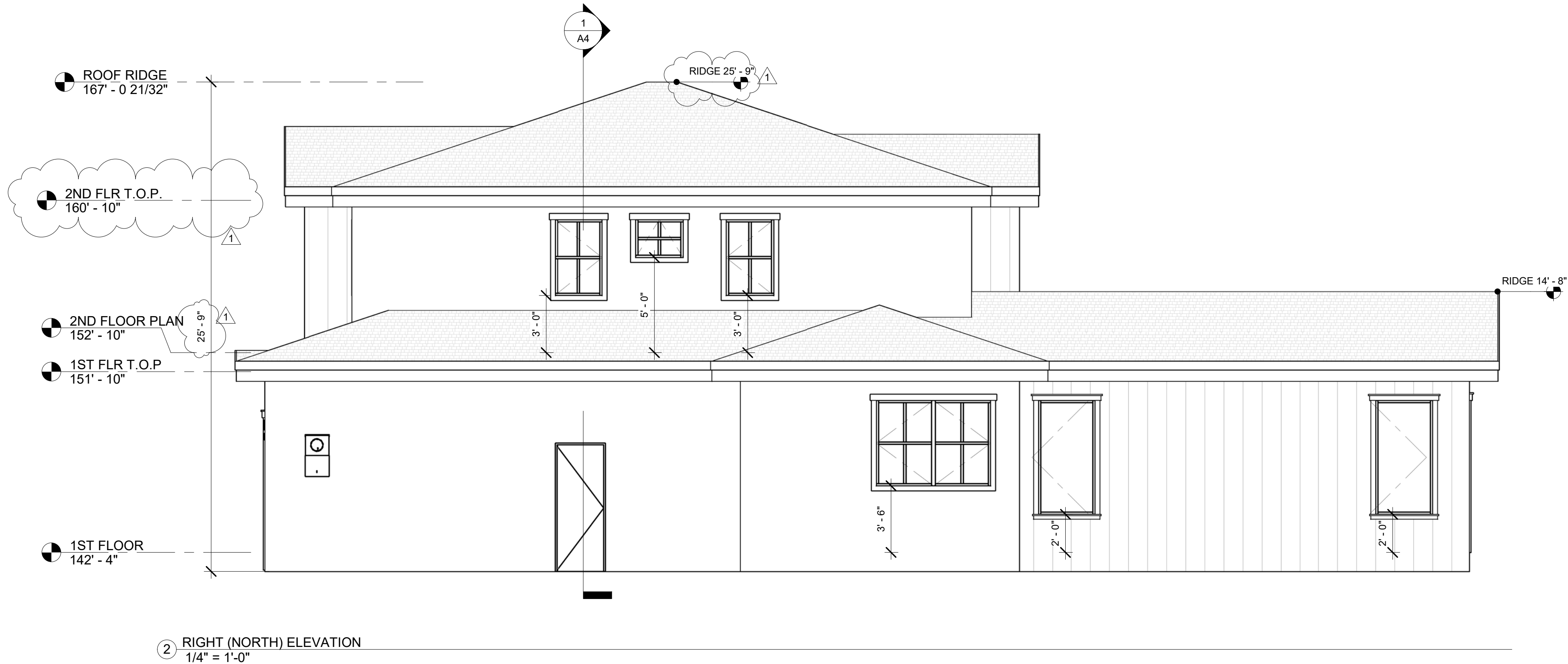
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A3.1  
EXTERIOR ELEVATIONS





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A3.2  
EXTERIOR ELEVATIONS



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A3.3 PERSPECTIVE VIEWS



1 3D VIEW- FRONT



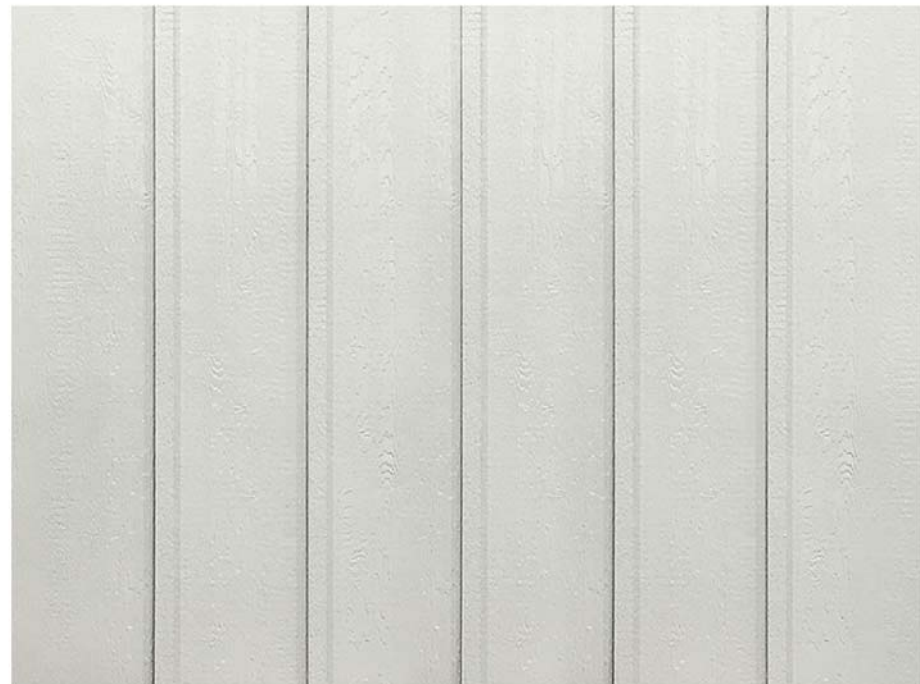
2 3D VIEW- BACK



COMPOSITE SHINGLE "CLASS A" ROOF COVERING (LIGHT GREY TO MATCH EXISTING) MANUF.: CERTANTEED OR SIMILAR



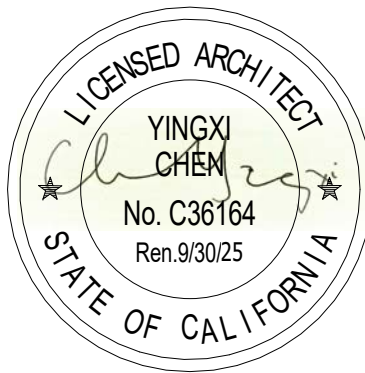
FIBERGLASS WINDOW FRAME (DARK COLOR) WITH WOOD TRIM (LIGHT COLOR) MANUF.: MARVIN OR SIMILAR



PAINTED BATTEN AND BOARD SIDING (LIGHT COLOR)



SAND FINISH STUCCO (LIGHT COLOR)



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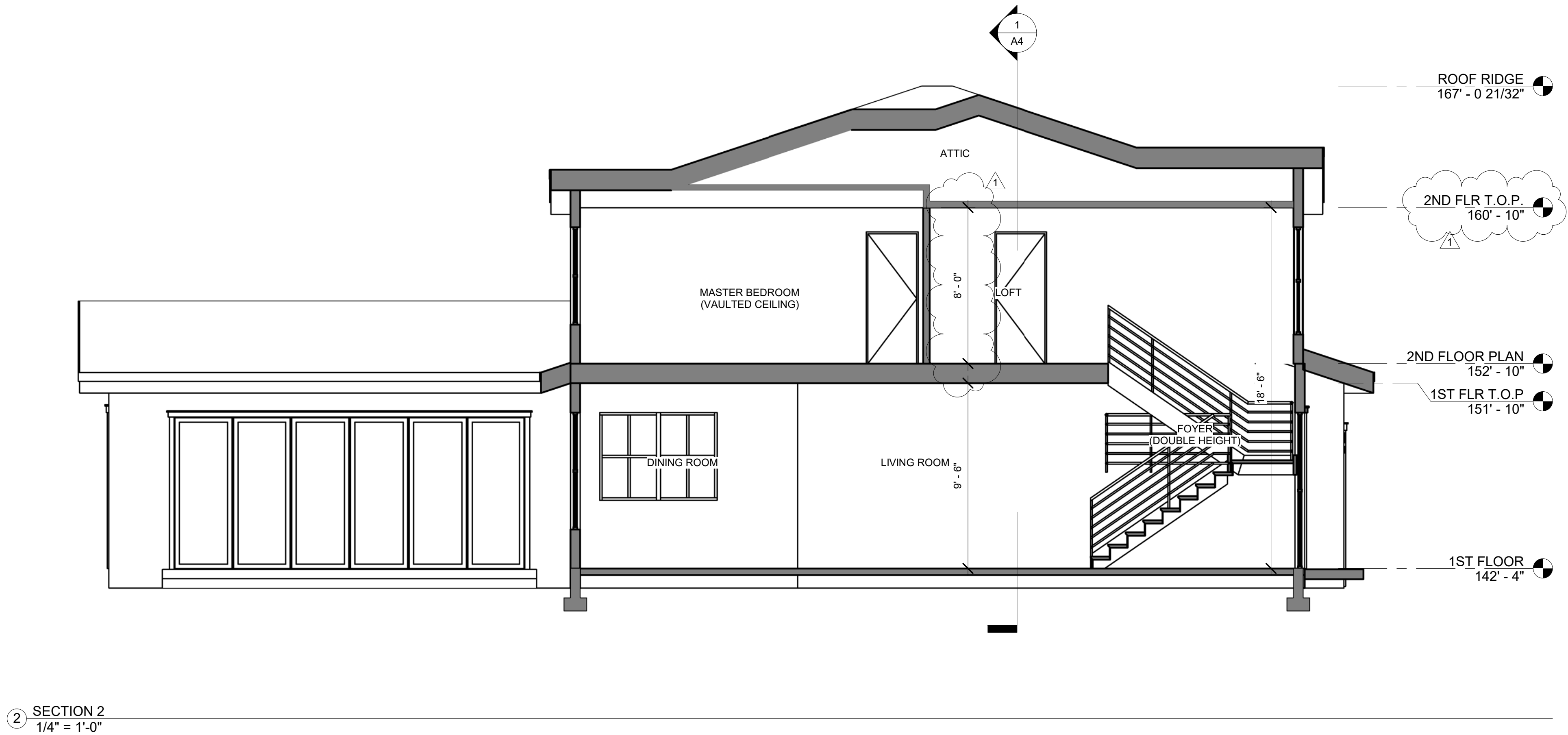
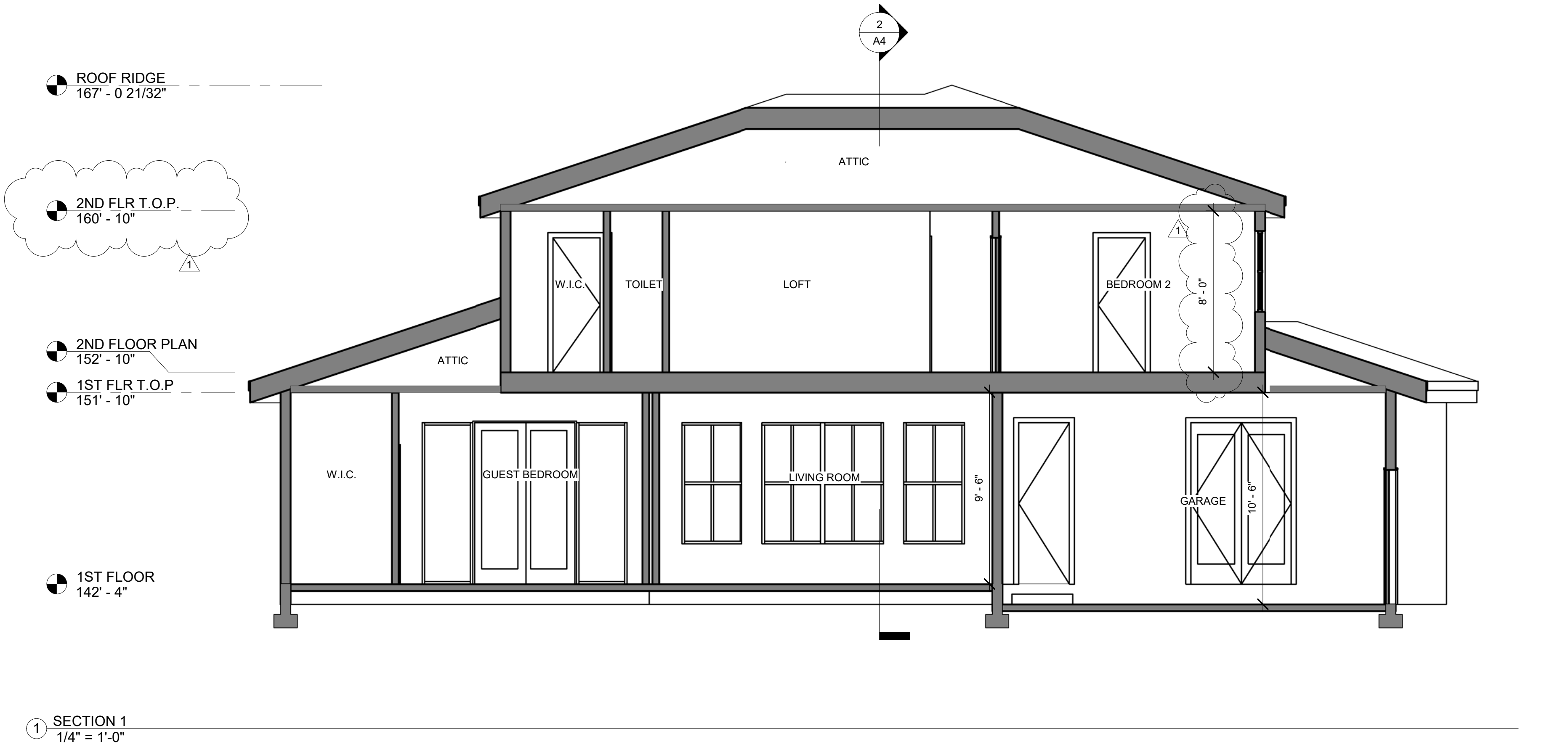
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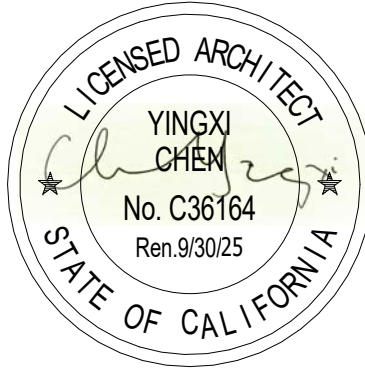
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SCALE	
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A3.3  
PERSPECTIVE VIEWS





739 SEMINOLE WAY // PALO ALTO, CALIFORNIA 94303 // t 916.872.0396



## OTIS RESIDENCE APN:189-35-038

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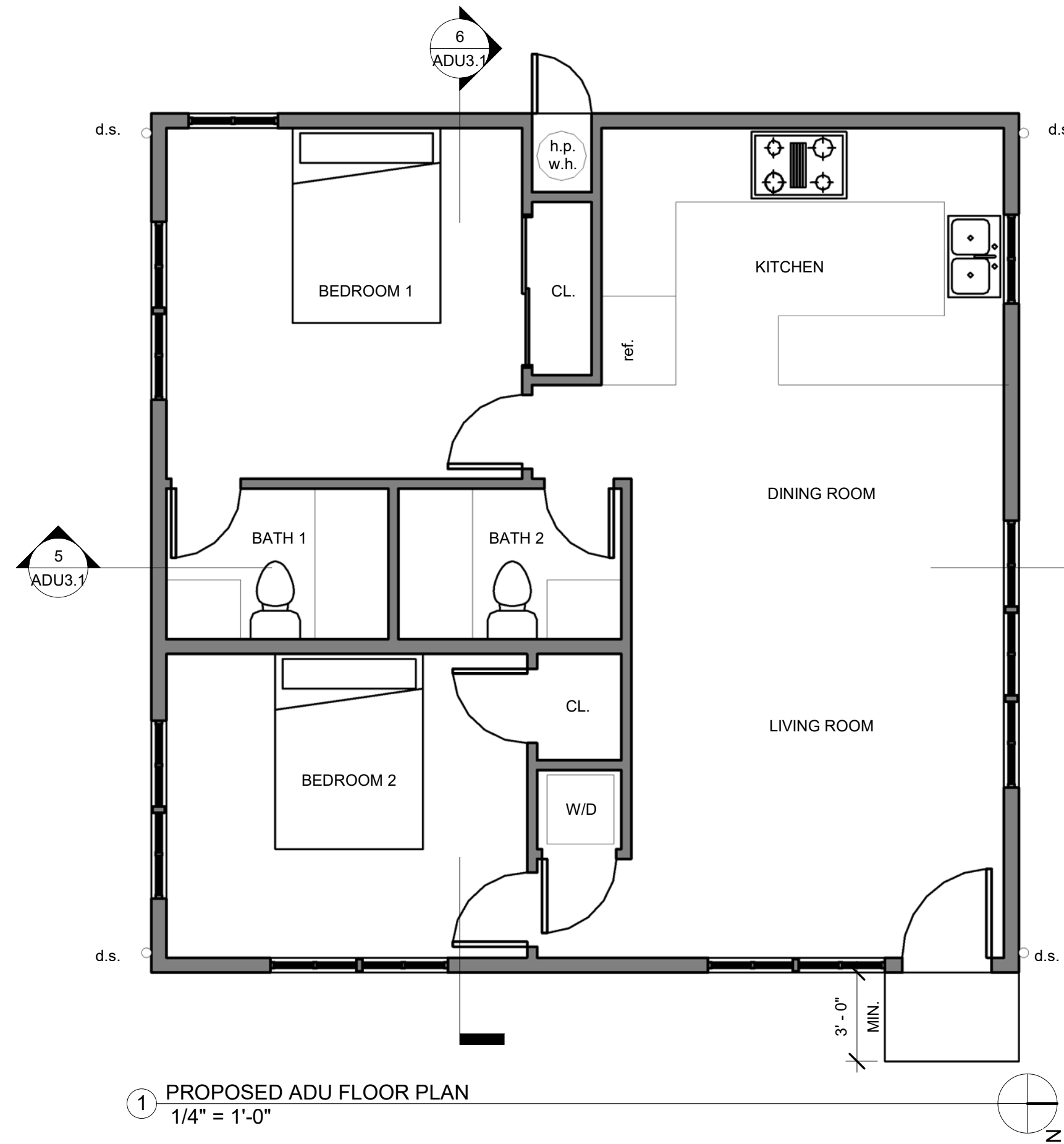
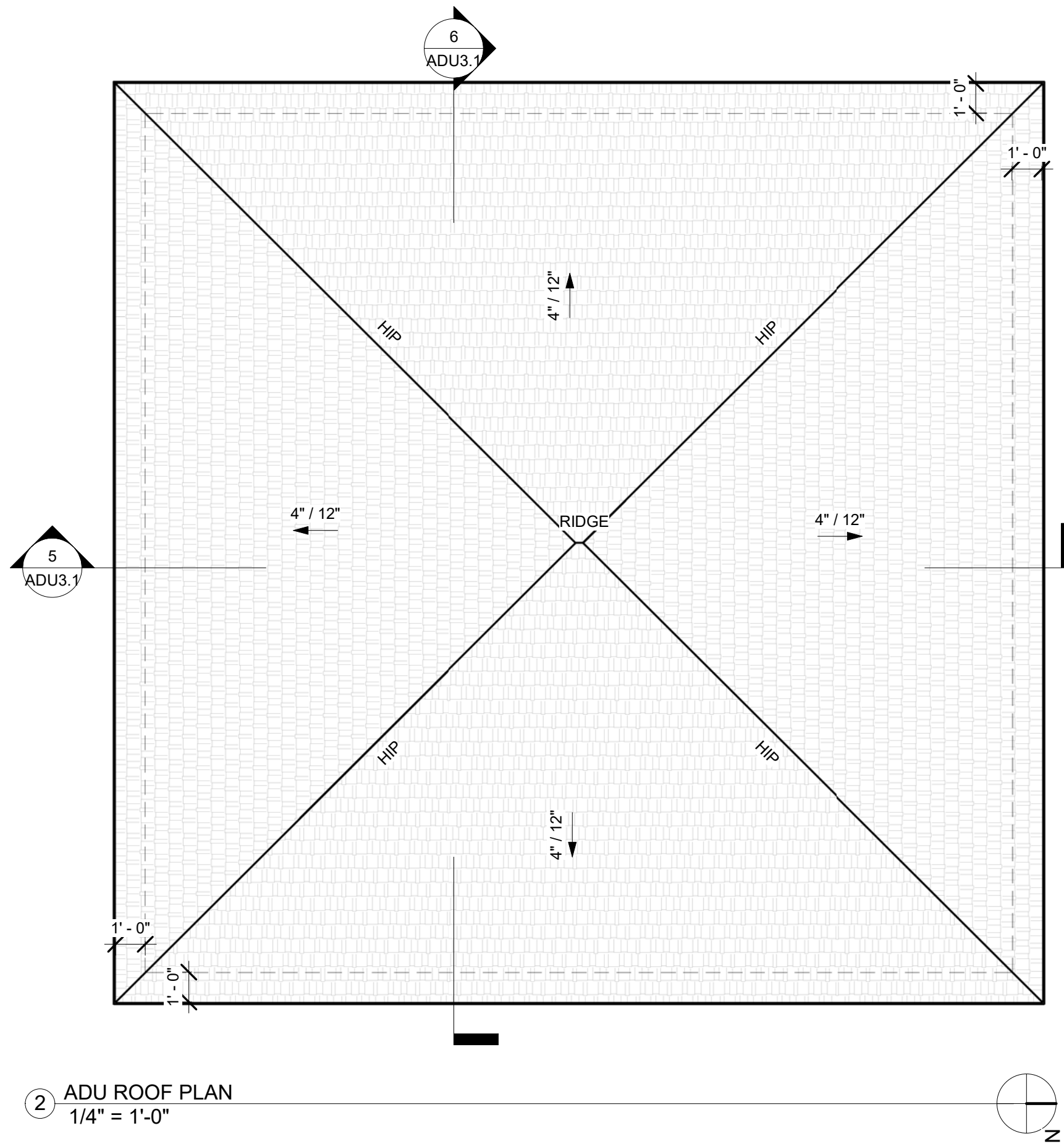
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A4  
BUILDING SECTIONS





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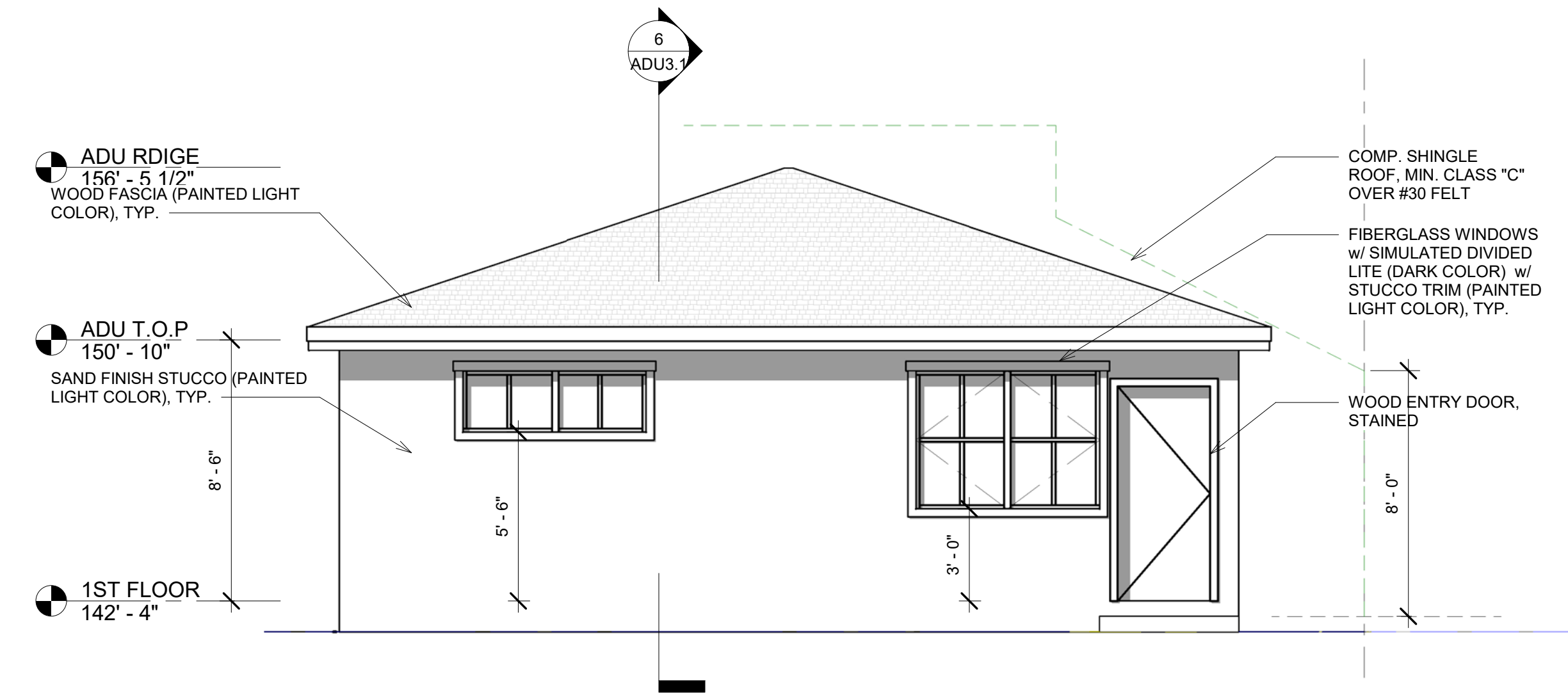
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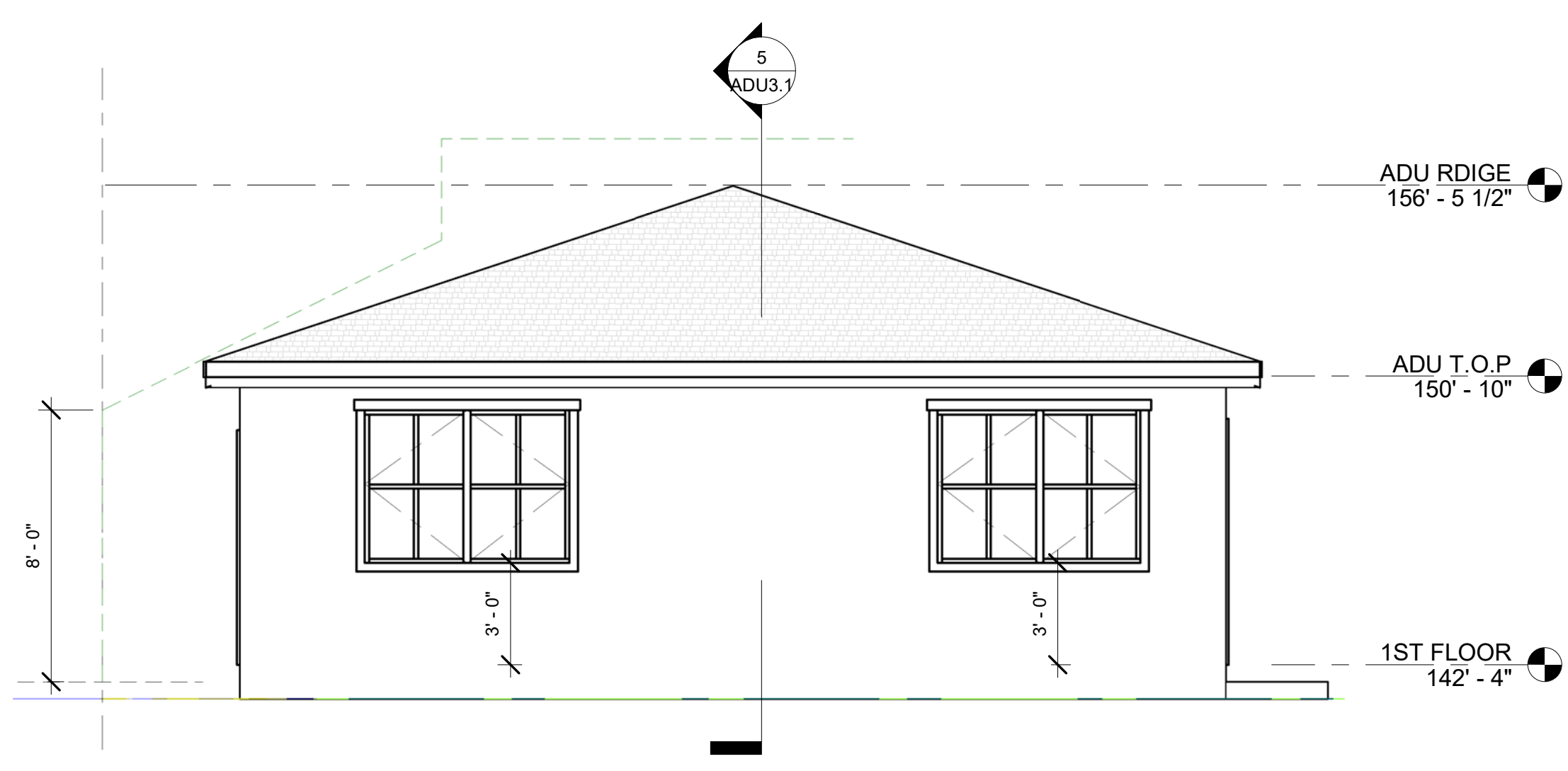
ADU2.1  
FLOOR PLAN & ROOF PLAN



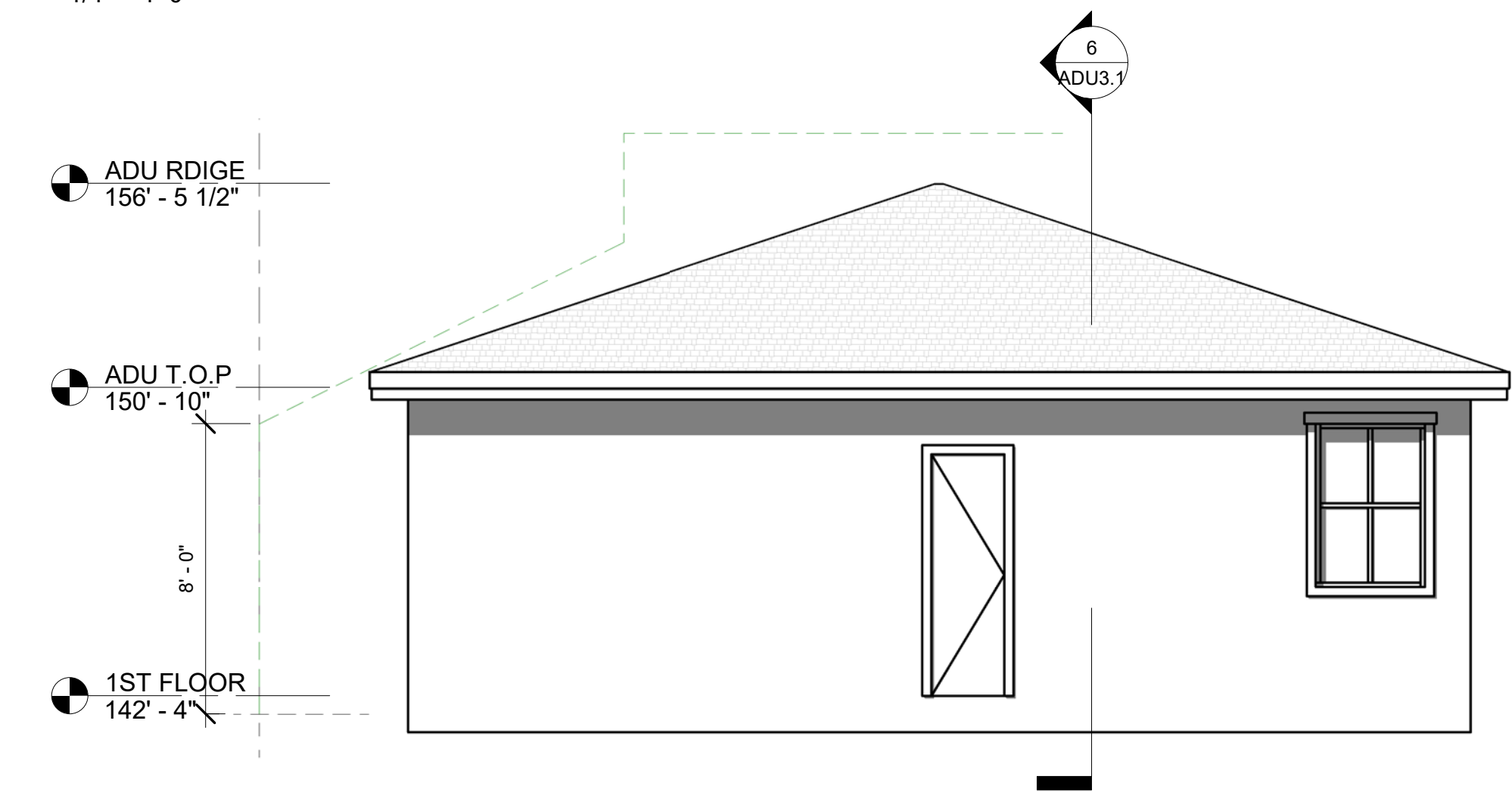
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ADU3.1 ADU EXTERIOR ELEVATIONS & SECTIONS 11/27/2023 12:32 PM



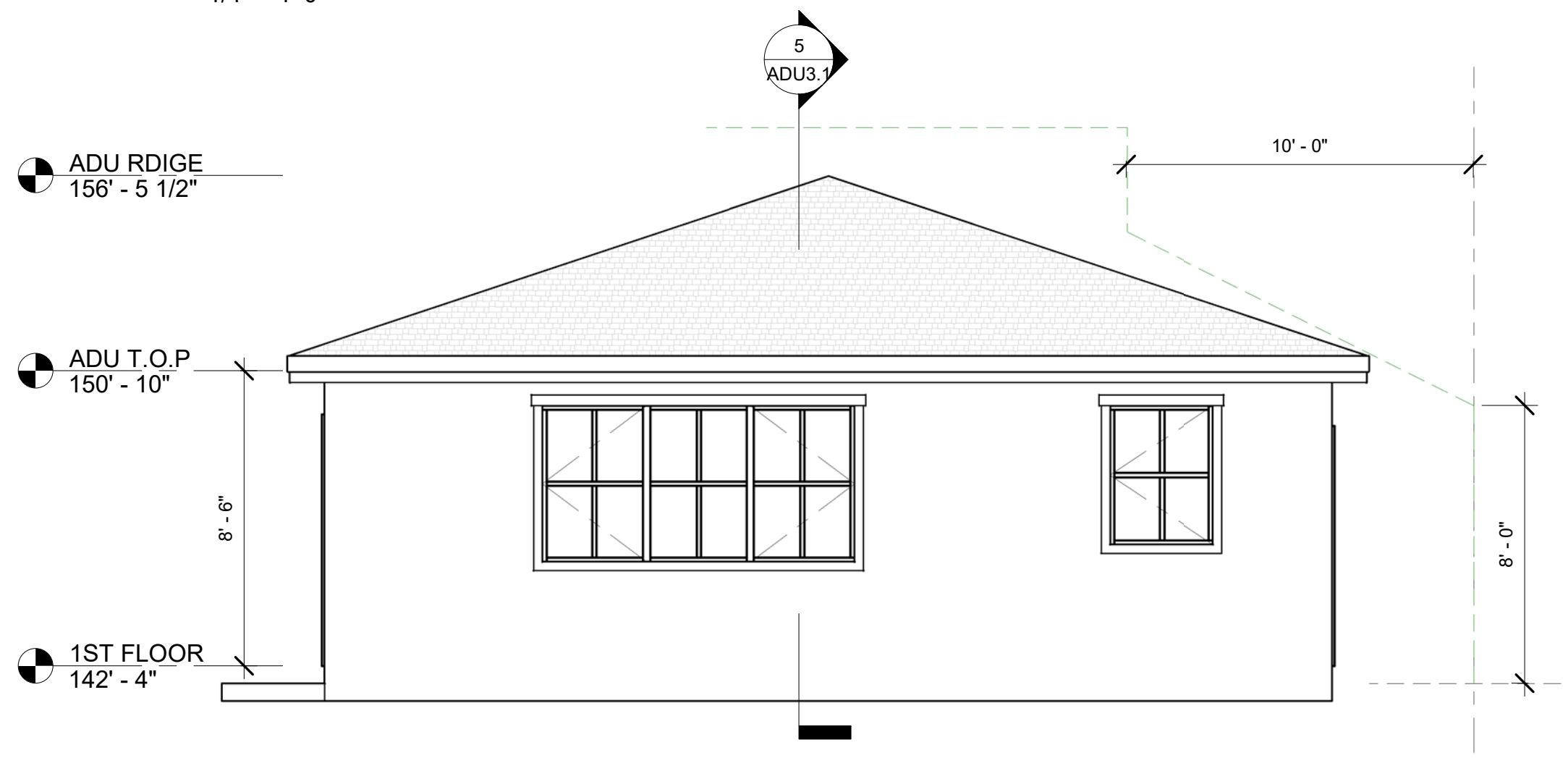
1 ADU FRONT (EAST) ELEVATION  
1/4" = 1'-0"



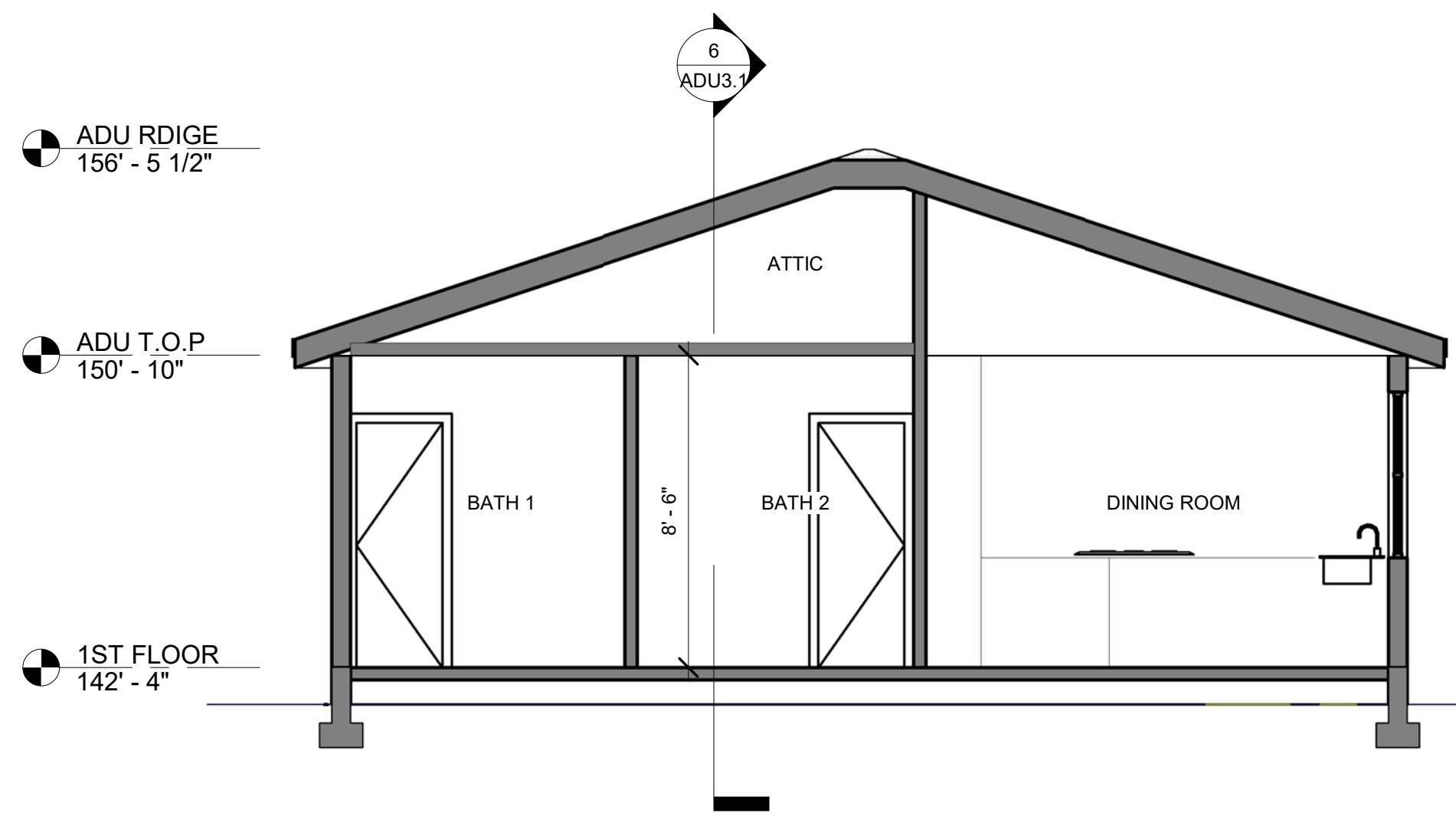
2 ADU LEFT (SOUTH) ELEVATION  
1/4" = 1'-0"



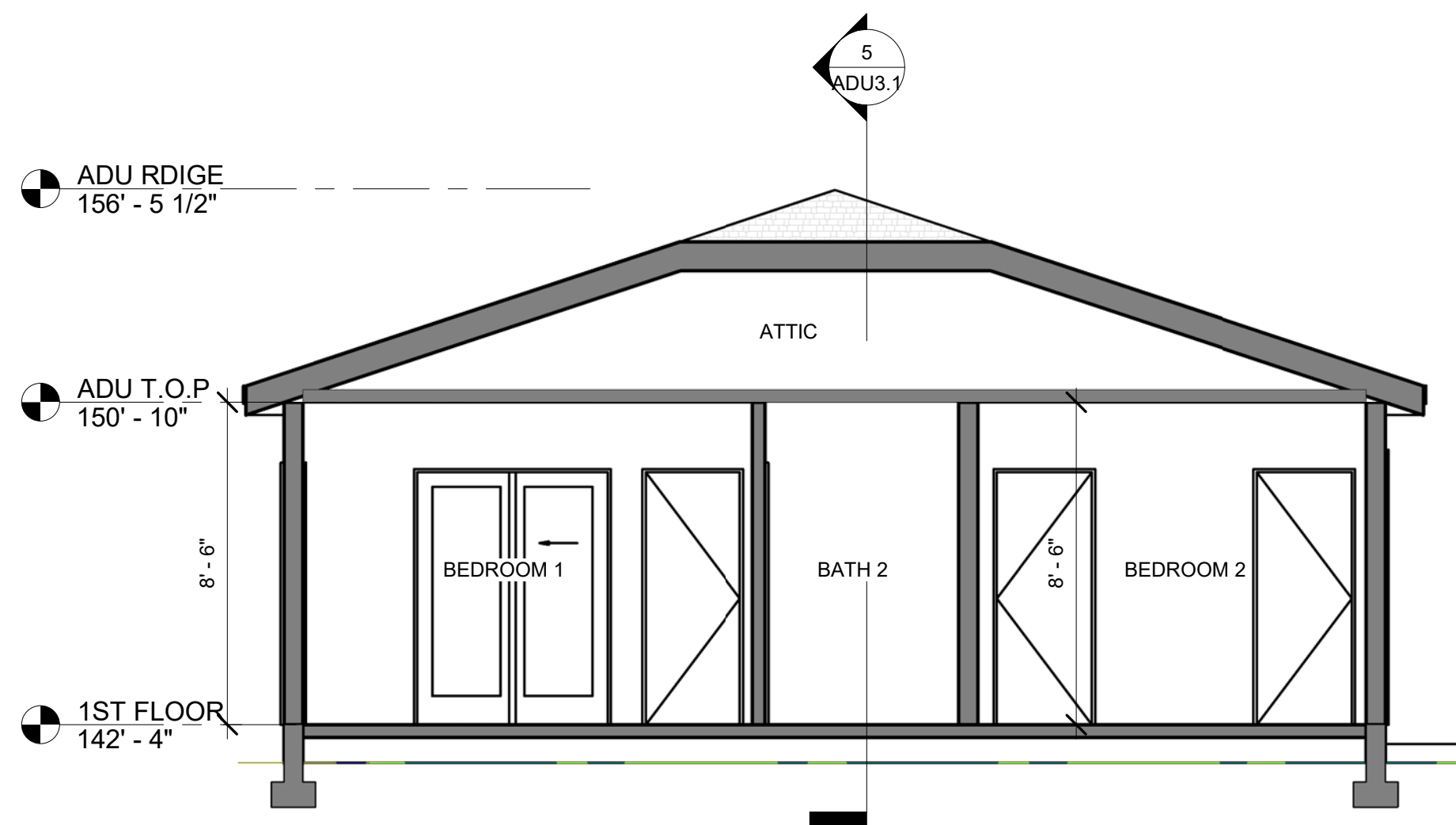
3 ADU REAR (WEST) ELEVATION  
1/4" = 1'-0"



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



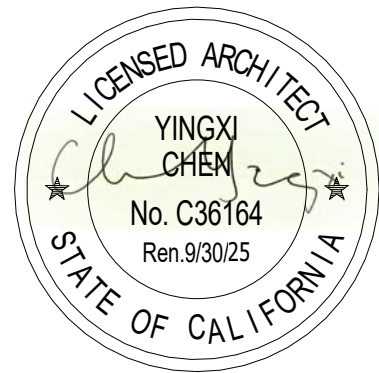
5 ADU SECTION 1  
1/4" = 1'-0"



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



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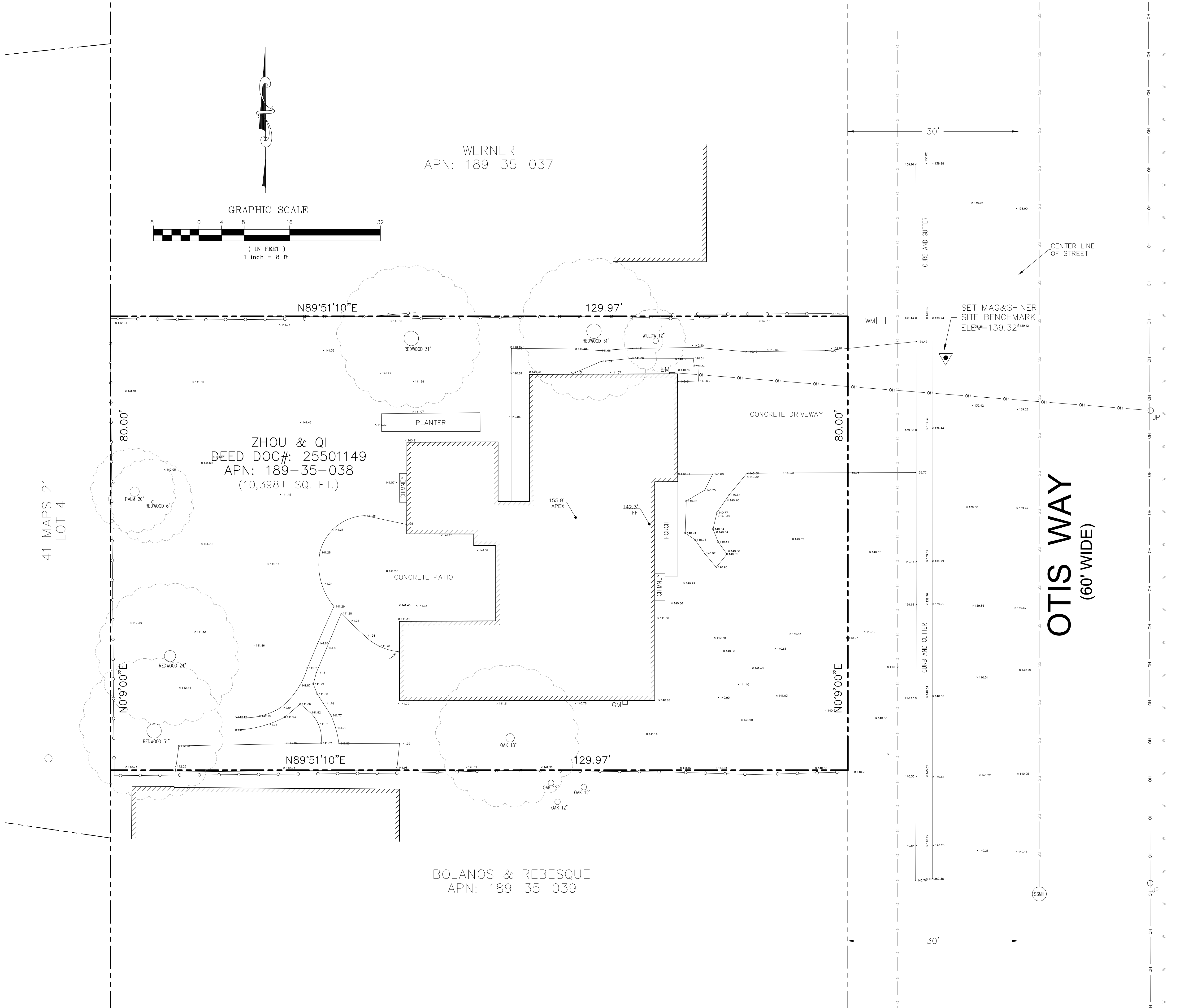
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ADU3.1  
ADU EXTERIOR  
ELEVATIONS & SECTIONS









THIS SURVEY PLAT OF EXISTING CONDITIONS REFLECTS THE SITE CONDITIONS AT THE TIME WHEN THE FIELD SURVEY WAS PERFORMED.

THIS SURVEY PLAT MUST BE USED AS A STAND-ALONE DOCUMENT. IT CAN NOT BE SCANNED, ALTERED, CROPPED OUT OR MODIFIED WITH ZHEN'S LAND SURVEYING CORP.'S TITLE BLOCK AND SURVEYOR'S STAMP AND SIGNATURE.

THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO THE DEVELOPMENT PROJECT OF THE SUBJECT PROPERTY AND CAN NOT BE USED ON OTHER DEVELOPMENT PROJECTS WITHOUT WRITTEN APPROVAL OF ZHEN'S LAND SURVEYING CORP.

ABBREVIATIONS AND LEGEND			
BSBL	BUILDING SETBACK LINE	SM	SANITARY SEWER MANHOLE
CB	CATCH BASIN	SD	STORM DRAIN MANHOLE
CONC	CONCRETE	FF	FIRE HYDRANT
EM	ELECTRIC METER	SS	SANITARY SEWER LINE
EP	EDGE OF PAVEMENT	W	WATER LINE
FT	FRUIT TREE	OH	OVERHEAD ELECTRICAL LINE
GM	GAS METER	G	GAS LINE
GND	GROUND	SD	STORM DRAIN LINE
HCR	HANDICAP RAMP		
JP	JOINT POLE		
PUE	PUBLIC UTILITY EASEMENT		
SP	SIGN POLE		
SSCO	SANITARY SEWER CLEAN OUT		
SNF	SEARCH FOR NOT FOUND		
TC	TOP OF CURB		
TEL	TELEPHONE		
UNK T	UNKNOWN TREE		
WM	WATER METER		
	BOUNDARY LINE		
	EXISTING FENCE LINE		
	EXISTING BUILDING OUTLINE		
	FOUND STANDARD CITY MONUMENT		
( )	INDICATES REFERENCE MAP NUMBER		

REFERENCE INFORMATION

(1) 26 MAPS 35 (2) 41 MAPS 21

(3) 46 MAPS 16 (4) DEED DOC#: 25501149

NOTE:

(1) ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

(2) BUILDING OUTLINE WAS MEASURED AT BUILDING EXTERIOR FINISH WALL SURFACE UNLESS OTHERWISE NOTED.

(3) ELEVATION DATUM: NAVD 88. ELEVATIONS WERE ESTABLISHED WITH GNSS OBSERVATIONS.

UTILITY NOTE

1. THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE, OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

2. SEWER CLEAN OUT WAS SEARCHED NOT FOUND ON SITE. ACTUAL LOCATION OF SANITARY SEWER LATERAL TO BE VERIFIED IN THE FILED.

TOPOGRAPHIC SURVEY

LANDS OF ZHOU AND QI  
DEED DOC#: 25501149  
APN 189-35-038  
(16 OTIS WAY)

CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

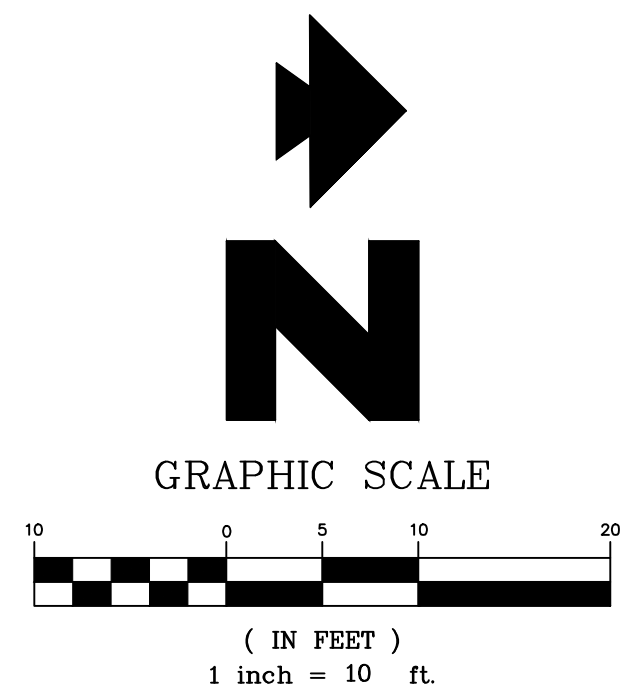
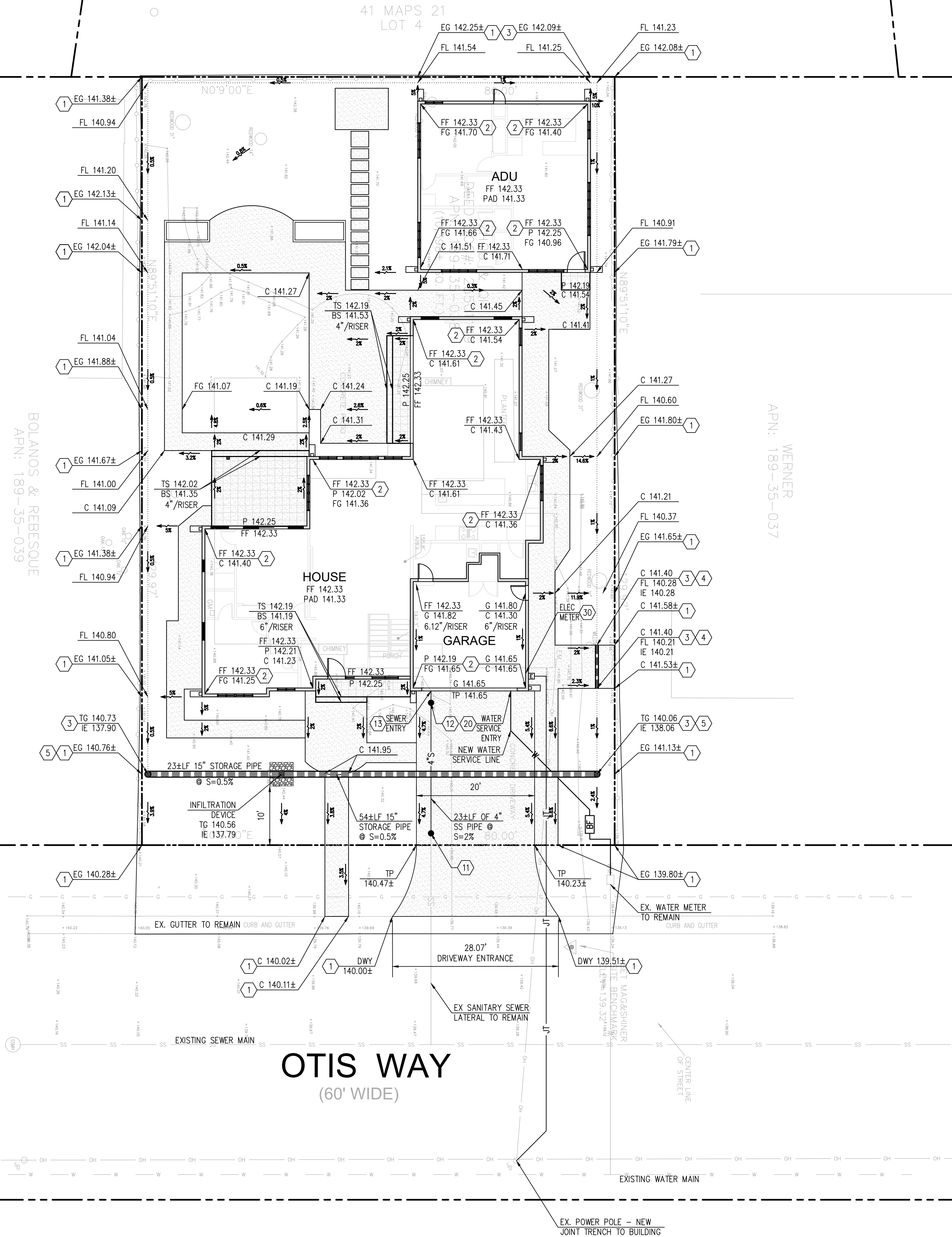
SCALE: 1"=8' AUGUST, 2023

Zhen Wang  
ZHEN WANG

08/18/2023  
DATE

ZHEN'S LAND SURVEYING CORP.  
WALNUT CREEK, CALIFORNIA  
TEL: (415)802-9945 | INFO@ZHENSLANDSURVEYING.COM





PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	10,397 SF	10,397 SF
	0.239 ACRE	0.239 ACRE
HOUSE (ROOF)	2,060*	3,018*
ADU	N/A	977*
PATIO/HARDSCAPE/PAVEMENT	1,263	1,891
DRIVEWAY	526	477
TOTAL IMPERVIOUS AREA	3,849	6,363
NET IMPERVIOUS AREA INCREASED:		2,514
PERVIOUS AREA	6,548	4,034
TOTAL PERVIOUS AREA	6,548	4,034

\* INCLUDES BUILDING ROOF OVERHANG AREA

EARTHWORK VOLUME:  
(INCLUDES BUILDING PAD, BASEMENT & POOL)

EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)
FILL	60
COMPACTION RATE: 15%	60 x 0.15 = 9
TOTAL FILL	69
CUT	20
TOTAL EARTHWORK	49 (IMPORT)

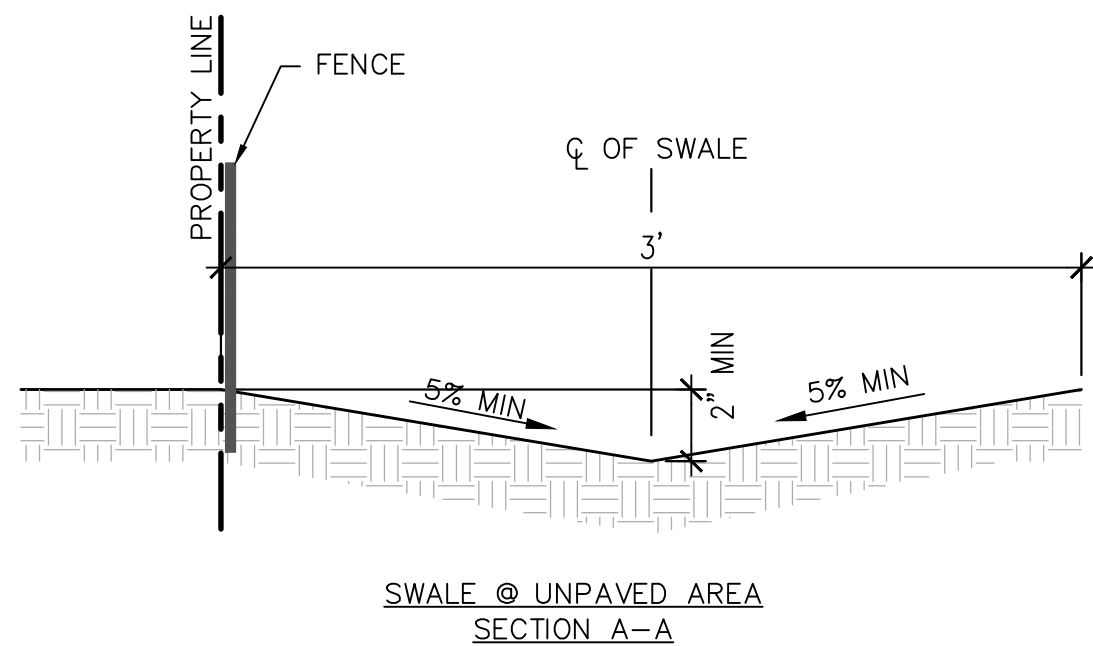
CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT

STORM DRAIN VOLUME CALCULATION:

TIME OF CONCENTRATION = 5 MIN  
INTENSITY = 10 YEAR = 2.57 IN/HR  
IMPERVIOUS AREA INCREASED = 2,516 SF = 0.058 ACRE

PRE-CONDITION  
Q=CIA C=0.35 V=1.5(Q POST - Q PRE) X 10 MIN  
Q=0.35 X 2.57 X 0.058 Q=1.5(0.134 - 0.052) X 600  
Q=0.052 CFS Q=73.8 CF

POST-CONDITION  
Q=CIA V=77 LF X 15\"/>



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
- + 50.0 = EX. SPOT ELEVATION
- = FLOW DIRECTION
- = GRADE BREAK
- = FLOW LINE
- [Symbol] = INFILTRATION DEVICE
- [Symbol] = AREA INLET
- [Symbol] = STORM DRAIN PIPE
- [Symbol] = CONCRETE SPLASH PAD
- 4"S = NEW 4" SEWER LATERAL
- = SANITARY SEWER CLEANOUT
- SS = EXISTING SEWER LINE
- W = NEW WATER SERVICE LINE
- W = EXISTING WATER LINE
- G = EXISTING GAS LINE
- JT = NEW ELECTRICAL LINE / JOINT TRENCH

ABBREVIATIONS:

- BS = BOTTOM OF STEP
- BOW = BACK OF WALK
- BW = BOTTOM OF WALK
- C = CONCRETE
- DWY = DRIVEWAY
- EG = EXISTING GRADE
- EX = EXISTING
- EP = EDGE OF PAVEMENT
- FF = FINISHED FLOOR
- FG = FINISHED GRADE
- FL = FLOW LINE
- G = GARAGE
- GB = GRADE BREAK
- IE = INVERT ELEVATION
- L = LAWN
- LF = LINEAL FOOT
- LP = LOW POINT
- N = NEW
- P = PATIO OR PORCH
- PG = PERGOLA
- R.O.W. = RIGHT-OF-WAY
- S = SLOPE
- SD = STORM DRAIN
- SR = STRAW ROLL
- TC = TOP OF CURB
- TG = TOP OF GRATE
- TP = TOP OF PAVEMENT
- TS = TOP OF STEP
- TW = TOP OF WALL
- TYP = TYPICAL

GRADING NOTES

- MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES.
- DOWNSPOUT WITH CONCRETE SPLASH PAD
- BEGIN/END SWALE. SEE SECTION A-A
- BEGIN/END DEEPEENED CURB
- DRAIN INLET
- INSTALL SANITARY SEWER CLEANOUT PER CITY OF LOS ALTOS STANDARD DETAIL #SS-6. 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. PLACE CLEANOUT 2' OUTSIDE OF BUILDING FOUNDATION.
- SANITARY SEWER SERVICE ENTRY TO BUILDING. SEE ARCH PLANS FOR PIPE CONTINUATION
- DOMESTIC WATER SERVICE ENTRY TO BUILDING. SEE ARCH PLANS FOR PIPE CONTINUATION
- ELECTRICAL PANEL. ELECTRICAL SERVICE ENTRY TO BUILDING. SEE ARCH PLANS FOR LINE CONTINUATION

GRADING AND DRAINAGE PLAN  
QI & ZHOU RESIDENCE  
16 OTIS WAY,  
LOS ALTOS, CA 94022



SCALE

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

DATE: 11/02/2023

DESIGNED: HCL

DRAWN: BL

REVIEWED: HCL

JOB NO.: 20230060

SHEET

C1

1 OF 1 SHEETS



GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, THE LOCATION OF ALL TREES WITHIN THE LIMIT OF WORK, UTILITIES, AND ALL SITE ELEMENTS PRIOR TO BEGINNING THE WORK.
2. PERFORM ALL WORK IN CONFORMANCE WITH REQUIREMENTS AND OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. OBSERVE ALL SETBACKS SHOWN ON THE PLANS AND AS OTHERWISE MAY BE REQUIRED.
3. SOME ADJUSTS/MODIFICATIONS MAY BE REQUIRED DUE TO CONSIDERATIONS OF ACTUAL SITE CONDITIONS.
4. DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALES AT ALL TIMES. LARGE SCALE DETAILS ARE TO TAKE PRECEDENCE OVER THOSE AT SMALL SCALE.
5. REFER TO PLANTING PLAN FOR PLANTING NEW PLANTS.
6. REFER TO IRRIGATION PLAN FOR LANDSCAPE IRRIGATION SYSTEM.

PROJECT INFORMATION

Date: 01/31/2024

Project Address: 16 Otis Way, Los Altos

New Landscape Area: 2162 sq.ft., including 360 sq.ft. of turf (16.6% of total new landscape area)

Project Type: Single Family Residence

Project Description: Landscape design in front yard and backyard.

Water Provider: California Water Service Company

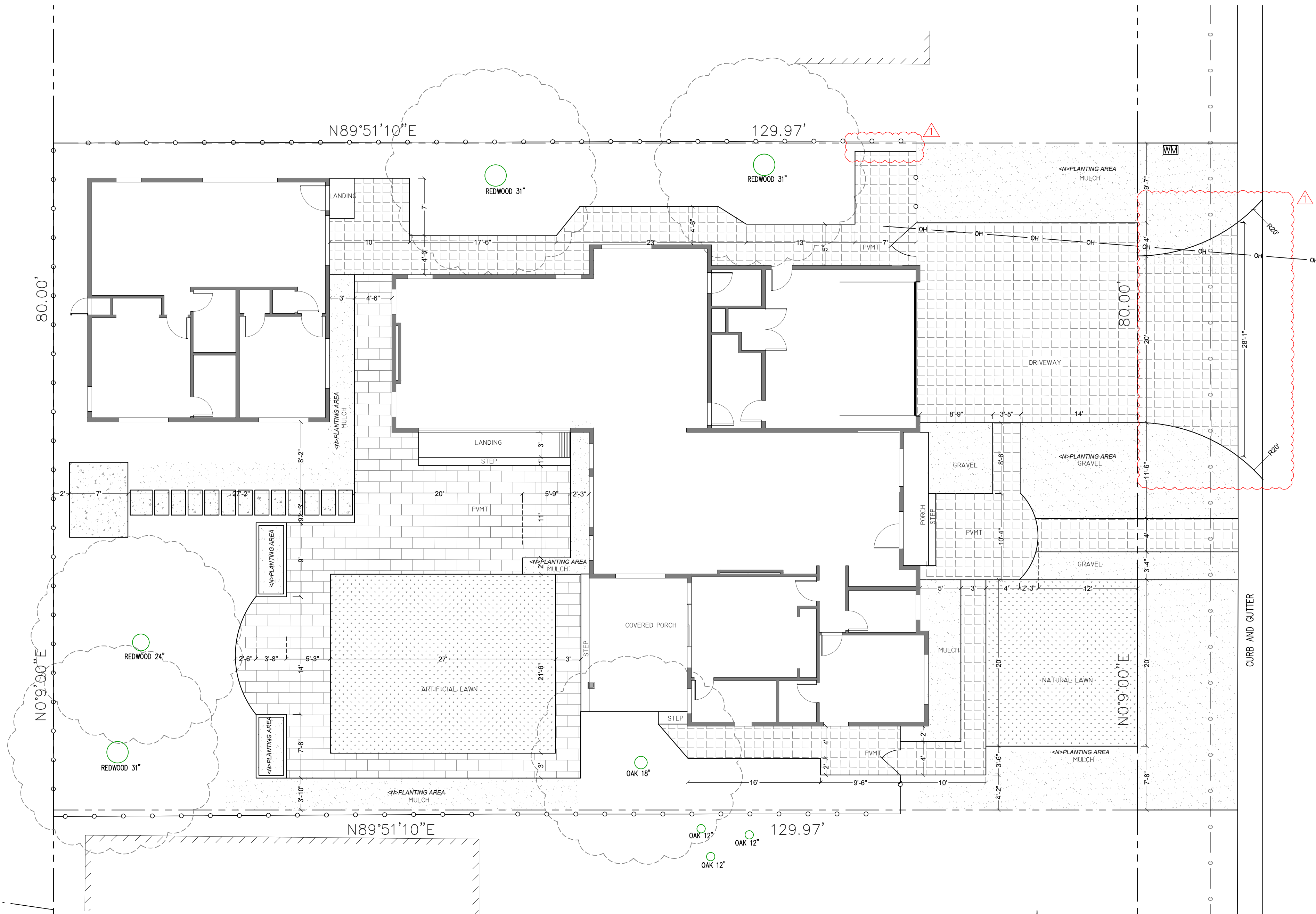
Contact of Applicant:

Jingni Zhang

858-699-9685

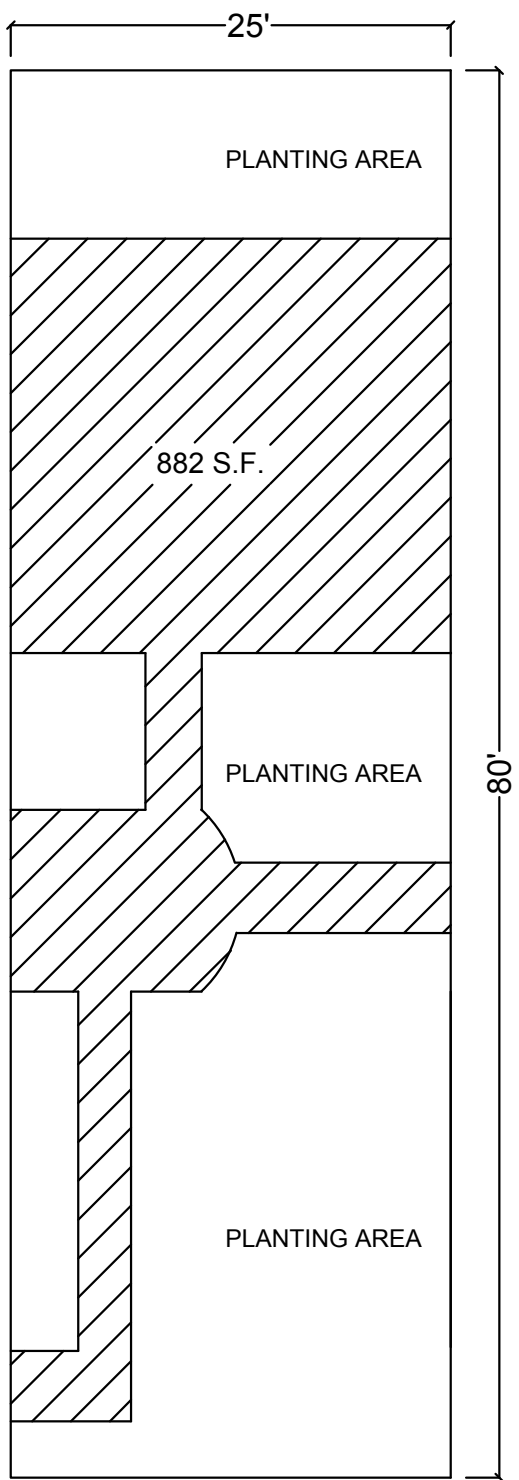
landscapedesignjz@gmail.com

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



SITE PLAN

0 2' 4' 8' 16' 24'  
Scale: 1/8"=1'



TOTAL FRONT YARD: 2000 S.F.

PAVING: 882 S.F.(44%)

PLANTING AREA: 1118 S.F. (56%)

Project Name and Address

16 Otis WayLos Altos  
CA 94022

REVISIONS DATE

COMMENTS FROM PLANNING ON 1/2/2024

Hoo's Landscape Design  
(858) 699-9685  
landscapedesignjz@gmail.com

Date: 01/31/2024

Scale: 1/8"=1'

Drawn by: JZ

Sheet

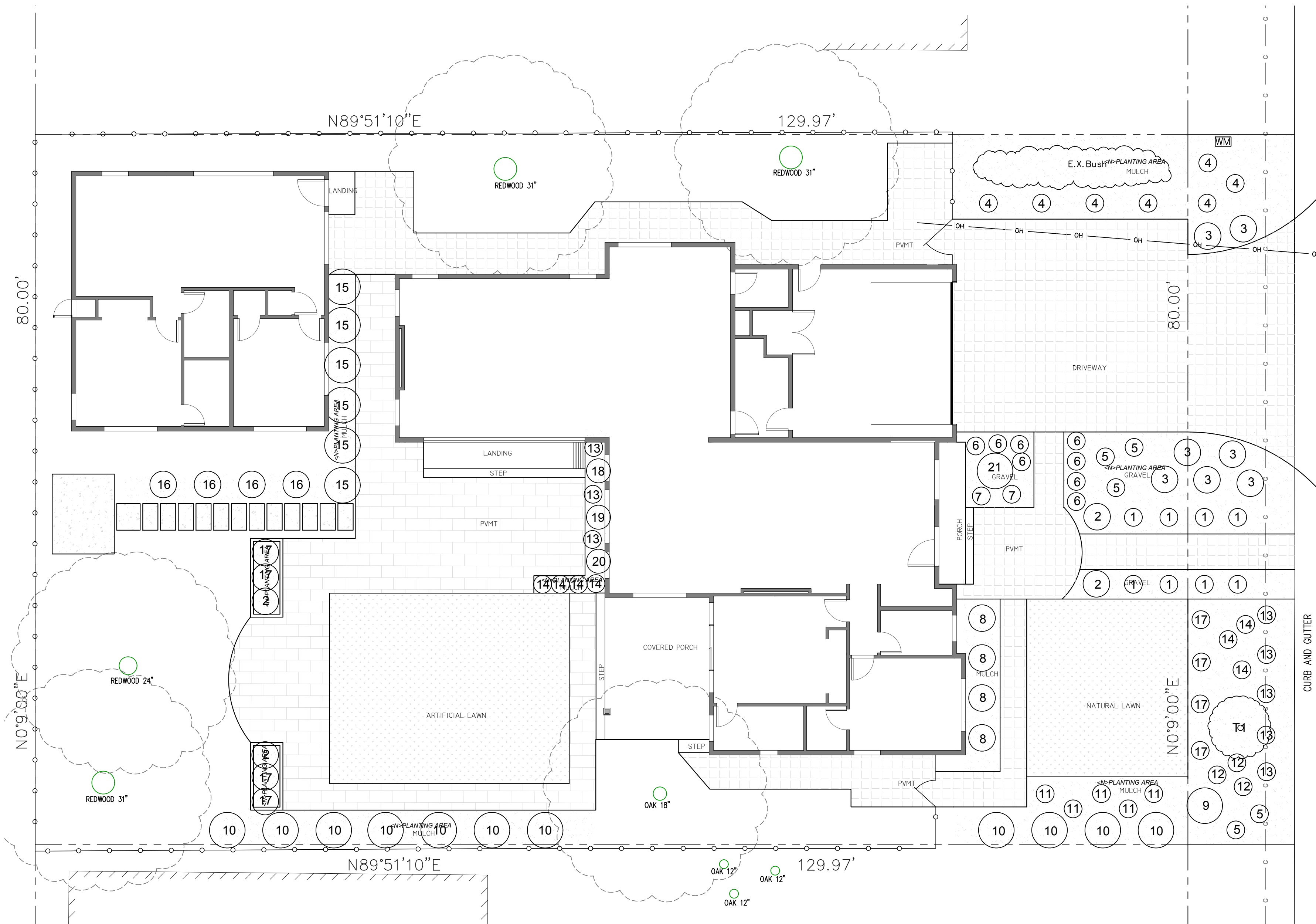
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LAYOUT PLAN

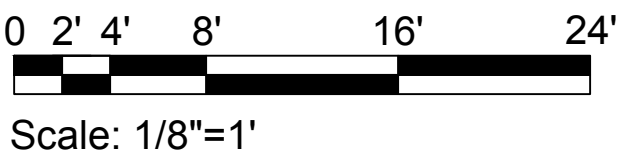


TURF, PLANTING, SOIL MANAGEMENT NOTES:

- 1 TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS
- 2 PLANTS WITH SIMILAR WATER NEEDS ARE GROUPED WITHIN HYDROZONES
- 3 INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO LANDSCAPE AREA(UNLESS CONTRA-INDICATED BY A SOIL TEST)
- 4 INSTALL 3 INCH DEEP LAYER OF TOP DRESS MULCH ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN AREAS OF DIRECT SEEDING APPLICATION OR SOD LAWN. USE VISION RECYCLING DARK BROWN MAHOGONY COLORED WONDER MULCH OR DARK BROWN PRO CHIP BARK OR OTHER MULCH APPROVED BY THE OWNER
- 5 GRADING SHALL BE DESIGNED TO MINIMIZE SOIL EROSION, RUN-OFF AND WATER WASTE ADDITIONAL NOTES
- 6 DON'T TRENCH TOO CLOSE TO STRUCTURES WITHOUT THE APPROVAL OF THE BUILDING ARCHITECT, CIVIL, OR STRUCTURAL ENGINEER
- 7 PRIOR TO ORDERING PLANTS OR SIGNING FINAL CONTRACT FOR WORK MAKE SURE YOU HAVE THE MOST CURRENT SET OF APPROVED PLANS AND MAKE SURE THERE ARE NO CHANGES TO THE PLANT CHOICES
- 8 ADJUST FINAL LOCATIONS OF PLANTS TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, AND IRRIGATION COMPONENTS. SCREEN VALVES AND UTILITIES WITH PLANTS. DON'T PUT PLANTS TOO CLOSE TO PAVING OR BUILDINGS
- 9 GRADING AND DRAINAGE TO BE DONE ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLANS DONE BY OTHERS
- 10 SEE ARBORIST REPORT FOR TREE PROTECTION MEASURES



PLANTING PLAN



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

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS RATING
TREE					
T1	Lagerstroemia Indica "Biloxi"	Biloxi Crape Myrtle	15 gallon	1	L
SHRUB					
1	Lavandula stoechas	Spanish Lavender	1 gallon	8	L
2	Cordyline banksii x pumilio	Festival Raspberry Cordyline	3 gallons	4	L
3	Lantana montevidensis	Purple Trailing Lantana	5 gallon	7	L
4	Limonium platyphyllum	Sea Lavender	1 gallon	7	L
5	Coleonema pulchellum 'Sunset Gold'	Sunset Gold Breath of Heaven	1 gallon	5	M
6	Hemerocallis 'Stella de Oro'	Stella d'Oro Daylily	1 gallon	8	M
7	Argyranthemum frutescens	Marguerite Daisy	1 gallons	2	M
8	Polygala fruticosa 'Petite Butterflies'	Petite Butterflies Sweet Pea Shrub	5 gallons	4	M
9	Cotinus coggygia	Smoketree	5 gallons	1	L
10	Prunus caroliniana	Carolina cherry laurel	15 gallons	11	L
11	Agapanthus africanus	Lily of the Nile	1 gallon	5	L
12	Iris germanica	Bearded Iris	1 gallon	3	L
13	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Japanese Pittosporum	1 gallon	8	L
14	Calandrinia spectabilis 'Shining Pink'	Shining Pink Rock Purslane	1 gallon	7	L
15	Pittosporum tenuifolium 'Oliver Twist'	Oliver Twist Pittosporum	15 gallon	6	M
16	Verbena lilacina 'De La Mina'	De La Mina Verbena	1 gallon	4	L
17	Pittosporum tenuifolium 'Golf Ball'	Golf Ball Pittosporum	3 gallon	4	M
18	Rosa 'Enchanted Peach'	Enchanted Peace Rose	5 gallons	1	M
19	Rosa 'Pinkerbelle'	Pinkerbelle Rose	5 gallons	1	M
20	Rosa 'Memorial Day'	Memorial Day Rose	5 gallons	1	M
21	Acer palmatum var. dissectum 'Red Dragon'	Red Dragon Japanese Maple	15 gallons	1	M

Plant quantities are for planning purposes only. Contractor to do own plant count.

Project Name and Address

16 Otis WayLos Altos  
CA 94022

DATE	REVISIONS

Hoo's Landscape Design  
(858) 699-9685  
landscapedesignJZ@gmail.com

Date: 1/31/2024

Scale: 1/8"=1'

Drawn by: JZ

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PLANTING PLAN



IRRIGATION NOTES:

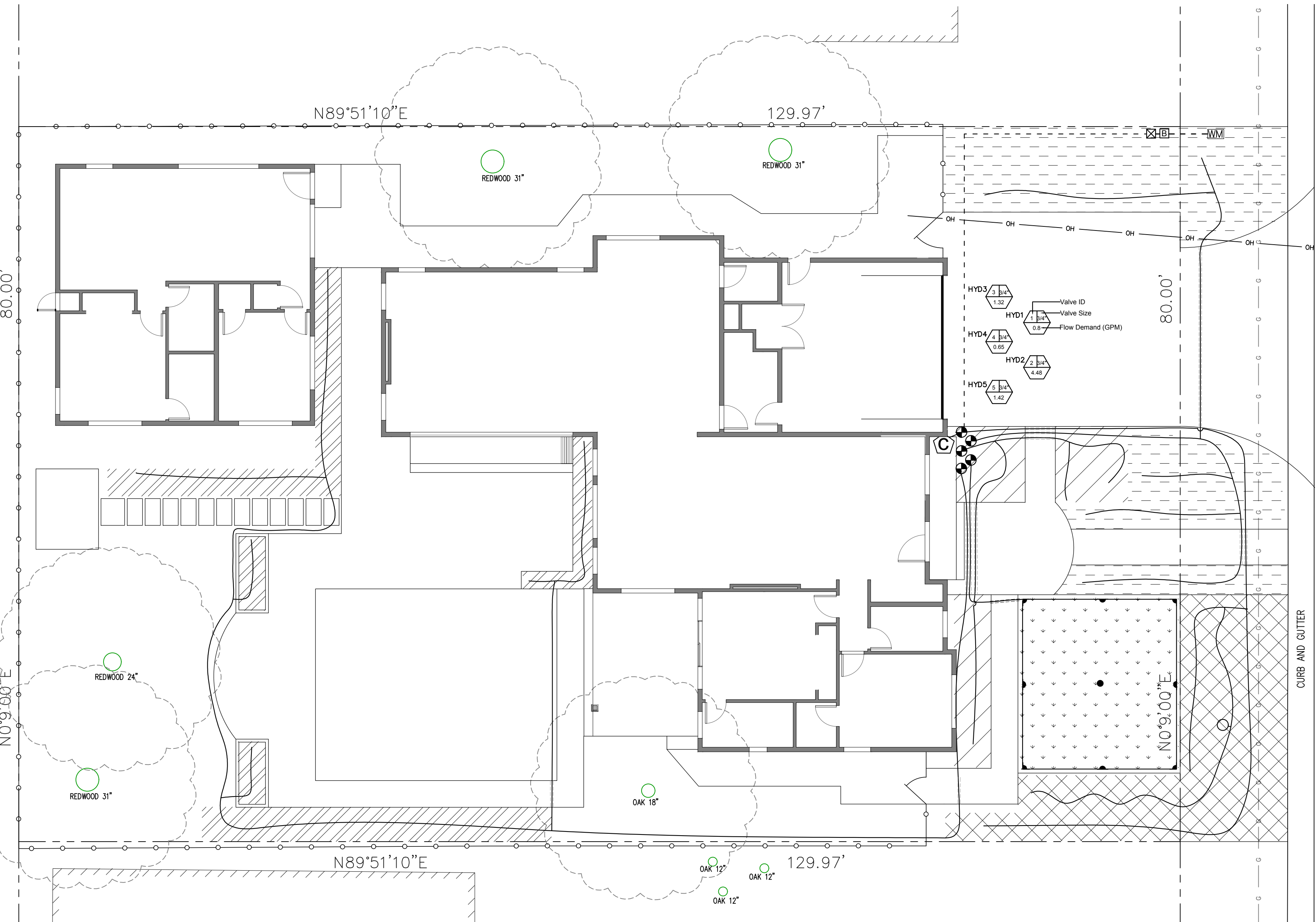
- (A) AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.  
(B) IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.  
(C) PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURES RECOMMENDED PRESSURE RANGE.  
(D) MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.  
(E) ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD," ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.  
(F) IRRIGATION SUBMETERS ARE REQUIRED FOR RESIDENTIAL PROJECTS WITH MORE THAN 5,000 SQ. FT. OF LANDSCAPE AREA.

ADDITIONAL NOTES:

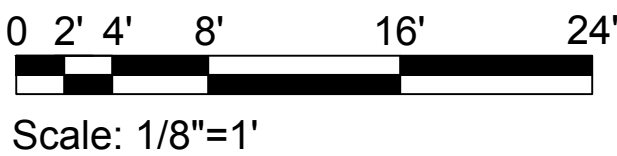
1. THIS SYSTEM IS DESIGNED TO OPERATE WITH MINIMUM 45 PSI AT THE POINT OF CONNECTION. IF THIS CONDITION IS NOT MET CONTACT THE LANDSCAPE ARCHITECT FOR POSSIBLE REDESIGN.  
2. IRRIGATION PLAN IS DIAGRAM ONLY. DO NOT PUT VALVES TOO CLOSE TO TREES. STAY 8' TO 10' AWAY IF POSSIBLE. DO NOT PUT PRESSURE LINES UNDER TREES. INSTALL LINES IN PLANTING AREA INSTEAD OF UNDER PAVING WHENEVER POSSIBLE.  
3. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN THE PROPERTY LINE. VERIFY THE LOCATION FOR ADEQUATE SPACE AND DEPTH PRIOR TO INSTALLATION.  
4. POINT OF CONNECTION WILL TYPICALLY BE JUST BEFORE WATER ENTERS HOUSE. INSTALL 3/4" TEE AND BALL VALVE AND RUN 3/4" SCH 40 PVC TO VALVE LOCATIONS. KEEP ANTI-SIPHON VALVES IN CONSPICUOUS PLACES. INSTALL 6" TO 12" ABOVE HIGHEST SPRINKLER OR DRIP EMITTER ON THE CIRCUIT. KEEP VALVES OUT OF PATHS.  
5. MAKE PROVISIONS TO ADD AN EXTRA CONTROL WIRE TO THE LOCATIONS OF THE VALVES WITH LARGE GPM FLOWS SO THAT EXTRA VALVES CAN BE ADDED IF THERE ISN'T ENOUGH WATER VOLUME AVAILABLE AT NECESSARY PRESSURE.  
6. BE SURE AND FOLLOW THE PLANS. YOU WILL PROBABLY BE REQUIRED TO HAVE A LICENSED/CERTIFIED LANDSCAPE PROFESSIONAL OBSERVE THE LANDSCAPE CONSTRUCTION AT PERIODIC INTERVALS AND FILL OUT A CERTIFICATE OF INSTALLATION. THIS PERSON WILL ALSO BE RESPONSIBLE FOR PROVIDING AN IRRIGATION SCHEDULE FOR NEW PLANTINGS AND MATURE PLANTINGS AND A LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE.  
7. PLANTING AND IRRIGATION LOCATIONS AND QUANTITIES ARE BEST ESTIMATES. CONTRACTOR SHALL VERIFY THESE DURING CONSTRUCTION.  
8. IRRIGATION PLAN IS DIAGRAM ONLY. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN THE PROPERTY LINE. VERIFY THE LOCATIONS FOR ADEQUATE SPACE AND DEPTH PRIOR TO INSTALLATION.

DRIP IRRIGATION NOTES:

1. SECURE LARGER 3/4" DRIP TUBING 1" BELOW GRADE WITH 7" OR 11" U-SHAPED STAKES 3' ON CENTER OR CLOSER SO THAT THE TUBING CAN BE FOUND EASILY BUT DOES NOT SHOW IF THE MULCH GET BRUSHED AWAY. COVER TUBING WITH SOIL AND MULCH AND INSTALL MANUAL FLUSH VALVE AT ENDS OF TUBING AND MARK THEM SO THEY AN BE FOUND EASILY.  
2. RUN LARGE TUBING OVER AND NEXT TO ROOT BALL OF PLANTS TO MINIMIZE LENGTH OF SMALLER 1/4" TUBING. SECURE EMITTERS ON 3/4" TUBING AT PLANT ROOT BALLS. WHEN NECESSARY RUN SHORT LENGTHS OF 1/4" TUBING FROM EMITTERS TO ROOT BALLS. INSTALL STAKES ON 1/4" TUBING AT 12" ON CENTER AND COVER TUBING WITH 1" OF SOIL PLUS MULCH.  
3. AS THE PLANT AND ROOT BALL INCREASE IN SIZE, THE LOCATIONS OF THE EMITTERS MAY NEED TO BE ADJUSTED SO THEY ARE EVENLY SPACED OVER THE ROOT BALL.  
4. INSTALL PRESSURE COMPENSATING EMITTERS (WITH MINIMAL DIFFERENCE IN FLOW BETWEEN 10 PSI AND 40 PSI) AT EACH PLANT ON ROOT BALL . USE AGRIFIM PC PLUS EMITTERS. USE THE ONES THAT 1/4" TUBING CAN BE CONNECTED TO.



IRRIGATION AND HYDROZONE



HYDROZONE SUMMARY

	HYDROZONE	VALVES	DESCRIPTION	GPM	SQ.FT	% OF TOTAL
	HYD 1	1	DRIP, LOW WATER, SHRUB	0.8	680	31.5%
	HYD 2	2	SPRAY, HIGH WATER, LAWN	4.48	360	16.6%
	HYD 3	3	DRIP, LOW WATER, SHRUB	1.32	490	22.7%
	HYD 4	4	DRIP, MODERATE WATER	0.65	219	10.1%
	HYD 5	5	DRIP, MIX WATER (LOW AND MODERATE)	1.42	413	19.1%
TOTAL (New Landscape/Irrigation area)					2162	100%

EMITTER SCHEDULE:

- A. TWO 1 GPH EMITTERS AT SMALL SHRUBS - 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 14, 16, 17, 18, 19, 20  
B. FIVE 1 GPH EMITTERS AT LARGE SHRUBS - 9, 10, 15, 21  
C. FOR SHRUBS THAT HAVE MULTIPLE EMITTERS, PUT SOME OVER ROOT BALL (NOT RIGHT ON STEM) AND SOME OUT UNDER FUTURE CANOPY. SPACE EMITTER EVENLY IN ROOT ZONE AREA  
E. FOR TREE (T1) INSTALL FIVE 2 GPH EMITTERS ON AND AT EDGE OF ROOT BALL

IRRIGATION LEGEND

- Water Meter (House Main)  
 Backflow prevention & Pressure Regulation Devices -  
Senninger PRLV and FEBCP 825Y or CA Approved Equal  
 Irrigation shutoff valve - Gate or Ball Valve  
 RAIN BIRD Outdoor Mounted Controller w/ A Model TWRS  
Wireless Rain Sensor or equal. Wall Mount as Directed by Owner.  
 Remote Control Valve in Valve Box, RAIN BIRD  
3/4" Anti-siphon Valve or equal.  
 TORO precision spray nozzle 90 degree, 10', with 6" sprinkler pop-up  
 TORO Precision spray nozzle 180 degree, 10', with 6" sprinkler pop-up  
 TORO Precisioin spray nozzle 360 degree, 10' with 6" sprinkler pop-up  
--- Pressure Line - 3/4" PVC Sch 40 Pipe. 18" Cover.  
— Sleeve for Control wire, 1-1/2" schedule 40 PVC pipe. 18" cover  
==== 1-1/4" PVC Sleeve.  
— 3/4" PE Drip tubing with compression fittings - see drip notes

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IRRIGATION  
AND HYDROZONE

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