ZONING ADMINISTRATOR MEETING AGENDA

4:00 PM - Wednesday, November 15, 2023

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

Members of the Public may call (253) 215-8782 to participate in the conference call (Webinar ID: 838 3565 8951 or via the web at https://tinyurl.com/2bwxanxe with Passcode: 701956). Members of the Public may only comment during times allotted for public comments and public testimony will be taken at the direction of the Zoning Administrator. Members of the public are also encouraged to submit written testimony prior to the meeting at ZAPublicComment@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

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

ITEMS FOR CONSIDERATION/ACTION

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

1. **Zoning Administrator Meeting Minutes**
   Approval of the DRAFT minutes of the regular meeting of November 1, 2023

PUBLIC HEARING

2. **SC23-0001 - Andrew McIntyre - 474 San Luis Avenue**
   Design Review for the demolition of the existing house and construction of a new two-story single-family residence with 2,336 square feet on the first story and 1,487 square feet on the second story. An 850 square-foot attached ADU is included in the project, but is not subject to design review. This project is categorically exempt from environmental review under 15303 of the California Environmental Quality Act (CEQA). *Project Planner: Golden*

3. **SC23-0013 – Chris Kummerer – 241 Sunkist Lane**
   Design review for a new approximately 4,619 square-foot two-story single-family residence.

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Healy*

4. **SC23-0014 – S. Sahni – 370 Chamisal Avenue**
Design review for a 246 square-foot first story and 792 square-foot second story addition to an existing one-story house. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

ADJOURNMENT

SPECIAL NOTICES TO PUBLIC

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

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

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

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

ZONING ADMINISTRATOR MEETING MINUTES

4:00 PM - Wednesday, November 1, 2023

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

CALL MEETING TO ORDER

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

ESTABLISH QUORUM

PRESENT: Zoning Administrator Zornes and Development Services Deputy Director Williams

STAFF: Senior Planner Sean

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 October 4, 2023.

Action: Zoning Administrator Zornes approved the meeting minutes for regular meeting of October 4, 2023.
The motion was approved (1-0) by the following vote:
AYES: Zornes
NOES: None

PUBLIC HEARING

2. **SC21-0021 and H21-0002 – Dino Garcia – 604 Milverton Avenue**
   Request for Design Review and Historic Advisory Review for a new two-story house with a 5,414 square-foot first story and a 2,831 square-foot second story, and the conversion of an existing historic house into a historic accessory building. This project is categorically exempt from environmental review under Section 15303 ("New Construction or Conversion of Small Structures") and Section 15331 ("Historical Resource Restoration/Rehabilitation") of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

STAFF PRESENTATION
Senior Planner Gallegos presented the staff report recommending approval of design review application SC21-0021 and H21-0002 subject to the listed findings and conditions.

PUBLIC COMMENT
None.

Action: Zoning Administrator Zornes approved design review application SC21-0021 and H21-0002 per the staff report findings and conditions.

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

3. **SC23-0008 – Mohammad Kasirossafar – 1014 Seena Avenue**
   Design Review for a new 3,876 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*

STAFF PRESENTATION
Senior Planner Gallegos presented the staff report recommending approval of design review application SC23-0008 subject to the listed findings and conditions.

PUBLIC COMMENT
None.

Action: Zoning Administrator Zornes approved design review application SC23-0008 per the staff report findings and conditions.

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 4:14 PM.

_____
Nick Zornes
Zoning Administrator

DATE: NOVEM

AGENDA ITEM #2

TO: Nick Zornes, Zoning Administrator

FROM: Steve Golden, Senior Planner

SUBJECT: SC23-0001 – 474 San Luis Ave

RECOMMENDATION

Approve design review application SC23-0001 for the construction of a new 3,824 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: 474 San Luis Ave, on the south side of San Luis Avenue, between South El Monte Avenue and South Clark Avenue
- Lot Size: 11,189 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story home

The proposed project includes the demolition of an existing one-story residence and construction of a new two-story residence with 2,336 square feet on the first story and 1,488 square feet on the second story (see Attachment A – Project Plans). The project also includes a 1,889 square-foot basement that is not included in the floor area. An 850 square-foot attached accessory dwelling unit (ADU) at the first story is shown but is not subject to design review.

The proposed project will remove the existing driveway along the eastern property line and construct a new driveway along the western property line. The proposed residence will be setback slightly further from San Luis Ave with a 35-foot front yard setback, whereas the existing residence has a 27.25-foot setback. The style of the proposed residence is best characterized as "Contemporary/Modern" style consisting of flat roof forms and horizontal eaves with either shallow or no parapets included. The front façade includes a covered front entry with an extended porch with columns. Along the rear façade is an uncovered second story deck and covered deck at the first story. The exterior materials include smooth stucco siding throughout, stone water table, stained wood eave facia, and fiberglass or aluminum clad windows. The proposed project will be constructed with prefab/modular units built off-site that will be assembled and integrated with sections of building built with traditional construction methods on-site (see Sheet A 0.6 for more details).

There are four smaller trees on-site that are less than 48 inches in circumference; therefore, not considered protected trees per the city's Tree Protection Regulations (Chapter 11.08 Los Altos Municipal Code). There are two trees (Tree No. 134, a 77-inch[1] Coast live oak and Tree No. 135, a 63-inch Coast live oak) that are located on the property line with the abutting property to the west. A third Coast live oak tree (Tree No. 133, 97-inches) is located on the abutting property, further away from the property line, but the dripline/canopy spans slightly over the property line. The trees are shown on the site plan (Sheet A1.2).

ANALYSIS

Design Review

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

	Existing	Proposed	Allowed/Required
COVERAGE:	1,290 square feet	3,307 square feet	3,357 square feet
FLOOR AREA: 1st Floor 2nd Floor Total	 1,071 square feet - 1,071 square feet	 2,336 square feet 1,488 square feet 3,824 square feet	 4,725 square feet
SETBACKS: Front Rear Right side(1st/2nd) Left side (1st/2nd)	 27.25 feet 117 feet 6.1 feet 6.6 feet	 35 feet 48.5 feet 6.33 feet/16.83 feet 6.33 feet/16.66 feet	 25 feet 25 feet 6.4 feet/11.4 feet 6.4 feet/11.4 feet
HEIGHT:	15 feet	21.6 feet	27 feet

Per Section 14.06.080 of the Zoning Code, the required side yard of 10 feet for the first story and 17.5 feet for the second story is normally applied; however, since the lot is 63.33 feet wide, the lot is considered a narrow lot and requires a first story side yard setback of 10% of the lot width (or 6.33 feet). Additionally, since the residence is setback 35 feet, the second story setback is an additional five feet or 11.33 feet. As previously stated, the project also includes a 1,889 square-foot basement that is not included in the floor area and an 850 square-foot attached accessory dwelling unit (ADU) at the first story, which is not included in the floor area totals above and the ADU is not considered part of the design review application per state law and city ordinance.

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 neighborhood is best described as a "Consistent Character Neighborhood." Most of the lots along San Luis Avenue, east of Amador Avenue are 63-foot wide lots with residences setback approximately 25 feet from the street. Most of the residences are one story with hipped or gable roofs and low-scale

[1] All tree measurements refer to circumference.

horizontal eave lines. There have been some recent constructed residences and single-story additions to existing residences in the immediate neighborhood, but the appearance of the residences have generally maintained traditional ranch style exterior aesthetics that were established when the neighborhood was first built. According to the design guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, material, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that "fit in" and lessen abrupt changes. The guidelines also suggest applying design mitigations to address deviations which are discussed further below. Sheet A0.7.3 shows the proposed residence in relation to the surrounding properties and Sheet A-0.7.2 shows other two-story residences in a surrounding neighborhood area.

The design guidelines and design review findings require designs to minimize the bulk of the structure. The design of the first story has a 9.75-foot wall plate height, and the second story has an 8.5-foot wall plate height, which is a moderate change to some of the smaller scale existing residences in the immediate vicinity. Some of the potential building bulk has been eliminated because the flat roof design limits the overall building height to 21.5 feet, whereas a pitched roof design would have resulted in a taller structure. Also, given that the proposed residence is on a narrow lot with a 48-foot wide first story and 30-foot second story that is considerably stepped back at the sides, it is narrower than a typical residence on a normal width lot and less visible towards the street. Additionally, design features such as the building articulation including the covered porch along a portion of the front façade and the stone veneer water table breaks down the massing into smaller portions which helps to minimize the bulkiness of the structure as suggested in the Residential Design Guidelines. The existing oak trees in the right front yard area and a proposed tree in the left front yard area also buffers the appearance of the front façade, which is a suggested design technique in the Single-Family Residential Design Guidelines.

With regards to tree preservation and removal, a tree evaluation was completed by a consulting arborist for the project. There are a few smaller trees generally located along the east property line that are proposed to be removed. These trees are less than 48 inches in circumference; therefore, not protected by the Tree Protection Ordinance (Chapter 11.08). Two Coast live oak trees (Nos. 134 and 135) are over 48 inches in circumference and located along the western property line. Another Coast live oak (Nos. 133) is located on the west abutting property and has some canopy over the property line. Since new construction was proposed within the dripline of the oak trees and within close proximity to the protected trees, staff requested exploratory trenching to evaluate potential impacts to tree roots, assess the location of the proposed building and improvements, and provide any construction mitigation. The exploratory trenching found significant tree roots in the side yard area of the proposed construction and one of the arborist's recommendations was to set the proposed structure further away from the trees to preserve the roots. The design plans were updated accordingly by offsetting the building footprint by approximately three feet away from the trees. Other tree protection design elements will be incorporated into the design plans and construction mitigation measures will be implemented as recommended by the arborist as conditions of approval (See conditions #5 and 20).

The conceptual landscape plan includes a variety of groundcovers, shrubs, trees, and hardscape. As previously discussed, there is a proposed tree in the front yard and taller screening plants along the side and rear property lines. Some of the front yard landscaping directly under the dripline of the oak

trees was removed from the landscape design, as recommended by the arborist. The new or rebuilt landscaping would need to satisfy the Water Efficient Landscape Ordinance requirements since it exceeds the 500 square-foot landscaping threshold for new residences and is conditioned as such.

Overall, the project complies with the development standards in the R1-10 zoning district and complies with the Single-Family Residential Design Guidelines because it is an appropriate design within the Consistent Character Neighborhood setting, maintains an appropriate relationship to the adjacent structures, minimizes excessive bulk, and protects trees insofar as practical.

ENVIRONMENTAL REVIEW

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

PUBLIC NOTIFICATION AND CORRESPONDENCE

A public meeting notice was posted on the property, mailed to property owners within a 300' radius, and published in the Town Crier. The applicant posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements.

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

Attachments:

A. Project Plans

Cc: Andrew McIntyre, Applicant/Designer
Rob Chang and Shelley Edwards, Property Owners

FINDINGS

SC23-0001 474 San Luis Ave

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

A. The proposed residence complies with all provision of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.

B. The height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed home maintains a similar finished floor elevation and orientation on the lot as the existing home and complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06.

C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas because the trees on the property or adjacent property protected by city ordinance that are suitable for preservation are being preserved and there will not be any substantial grade changes nor soil removal to construct the residence. The proposed landscaping includes trees, shrubs, and ground cover will be in keeping with the surrounding neighborhood.

D. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass because the proposed structure incorporates architectural design features such as a flat roof with horizontal eave lines, a stone veneer water table, building articulation and overall the narrow width of the building is less visible from the street.

E. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings. The design incorporates stucco exterior siding, stone veneer water table, aluminum clad wood windows, and that is architecturally integrated with the design aesthetics. The height and scale of the proposed residence based on the overall building height and the height of each story relates well with the neighborhood.

F. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the site is relatively flat and has incorporated softscape and hardscape surfaces into the plan and proposes a drainage plan to minimize off-site stormwater drainage.

CONDITIONS OF APPROVAL

SC23-0001 474 San Luis Ave

GENERAL

1. **Expiration**
   The Design Review Approval will expire on November 15, 2025, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**
   The approval is based on the plans and materials received on September 28, 2023, except as may be modified by these conditions.

3. **Encroachment Permit**
   An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall comply 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. The ADU shall be reviewed during the building permit plan check process.

5. **Protected Trees**
   Tree Nos. 134 and 135 as shown on Sheet A1.2 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director. The arborist recommendations listed under "Trees That Merit Special Attention" and "Tree Protection and Preservation Guidelines" in the arborist report (Pennell Phillips, last revised September 21, 2023) shall be incorporated into the building permit plans and implemented before and during construction.

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

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

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

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

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

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

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

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

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

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

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

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

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

18. **Tree Protection**
Tree protection shall be installed around the dripline(s) of the trees as shown on the site plan approved with the building permit plans. The 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 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. **Tree Protection Verification**
A letter from the consulting arborist shall be submitted verifying that all recommended tree protection measures per Condition #5 were implemented before and during construction and outlining any tree mitigation measures that were completed during the construction process to further protect the trees.

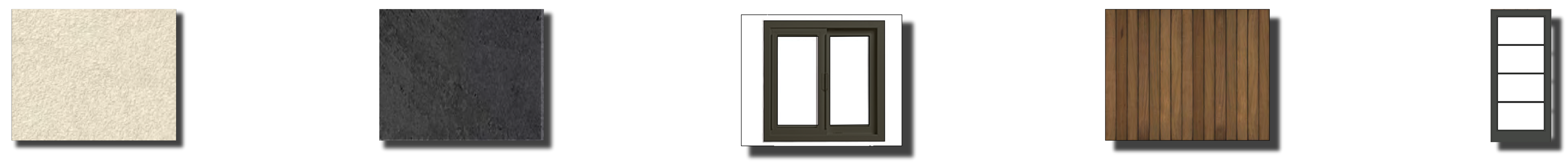
21. **Landscaping Installation and Verification**
All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, 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).

THE CHANG EDWARDS RESIDENCE

474 SAN LUIS AVE LOS ALTOS 94024

SMOOTH INTEGRAL COLOR STUCCO (LIGHT GREY)	PAINTED METAL TRIM AND FASCIA	FIBERGLASS OR ALUMINUM WINDOWS (DARK BRONZE)	STAINED CEDAR EAVES AND SIDING	PAINTED WOOD GLAZED ENTRY DOOR



a prefab construction project in los altos, ca

Attachment A
Project Summary Table Template

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	1290 square feet (___ %)	3307 square feet (29.57 %)	3357 square feet (30 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 1071 sq ft 2nd Flr: ___ sq ft **Total: 1071 sq ft** (___ %)	1st Flr: 2336 sq ft 2nd Flr: 1488 sq ft **Total: 3824 sq ft** (___ %)	3869 square feet (___ %)
SETBACKS: Front Rear Right side (1st/2nd) Left side (1st/2nd)	___ feet ___ feet ___ feet/ ___ feet ___ feet/ ___ feet	35 feet 48'-6" feet 6'-4" feet/ 10'-6" feet 6'4 feet/ 10'-4" feet	35 feet 25 feet 6'4 feet/ 5 feet 6'4 feet/ 5 feet
HEIGHT:	15 feet	21'- 6 3/4" feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	1290 square feet	___ square feet	5288 square feet DOES NOT INCLUDE ADU OR GARAGE
NON- HABITABLE AREA: *Does not include covered porches or open structures*	___ square feet	___ square feet	425 square feet GARAGE

LOT CALCULATIONS

NET LOT AREA:	11,189 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	1127 square feet (45 %) TOTAL FRONT YARD- 2504 SQFT.
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 5702 proposed sq ft Existing softscape (undisturbed) area: 2500 sq ft New softscape (new or replaced landscaping) area: 2987 sq ft *Sum of all three should equal the site's net lot area*

1 CONCEPT RENDERING / MATERIALS

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
FA PLANS V1	020922
FA PLANS V4	052622
50% DESIGN SET	090122
50% DESIGN SET V2	100522
PLANNING SUBMITTAL V1	012323
PLANNING SUBMITTAL V1 Rev 1	091123

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552, OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE CHANG EDWARDS RESIDENCE
474 SAN LUIS AVENUE
LOS ALTOS, CA
94024
APN: 189-52-015

COVER AND MATERIALS

scale
AS NOTED

sheet
A 0.0

T H E C H A N G E D W A R D S R E S I D E N C E

4 7 4 S A N L U I S A V E L O S A L T O S 9 4 0 2 4

FRONT OF HOUSE

REAR OF HOUSE

NOTE

A DEFERRED SUBMITTAL TO THE LOCAL FIRE DEPARTMENT FOR REVIEW AND APPROVAL OF THE WATER SUPPLY CONNECTION AND OPERATIONAL TEST OF THE FACTORY BUILT, HCD APPROVED FIRE SPRINKLER SYSTEM.

1 CONCEPTUAL RENDERINGS

CAL GREEN COMPLIANCE

A) WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

B) SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

C) MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

D) RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

E) KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

F) STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

G) IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.

H) OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

I) DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.

II) OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
(1) EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
(2) ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
(3) SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
(4) LANDSCAPE IRRIGATION SYSTEMS.
(5) WATER REUSE SYSTEMS.

III) INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.

IV) PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.

V) EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.

VI) INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.

VII) INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.

VIII) INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.

IX) INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.

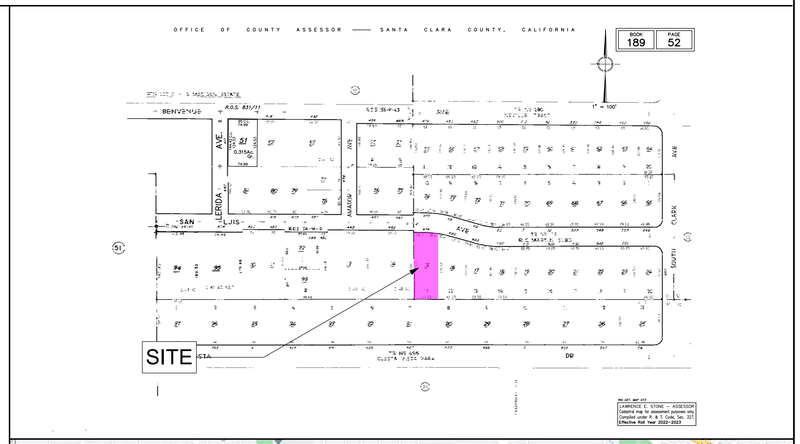
X) A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

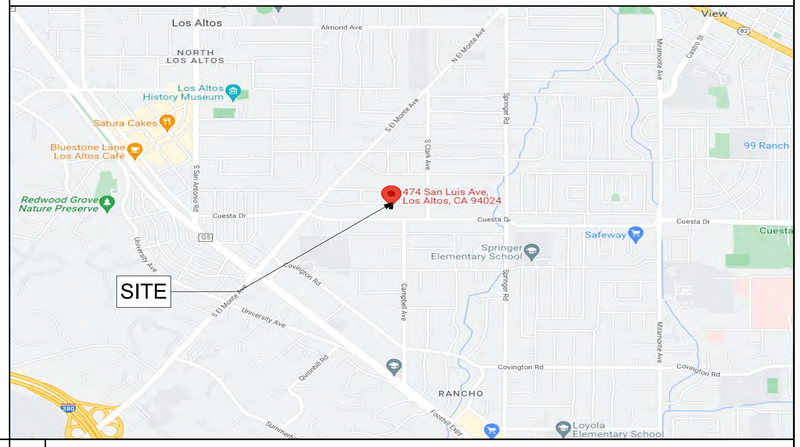
I) INSTALLER TRAINING. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

J) SPECIAL INSPECTION. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

K) DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL COMPLIANCE.

2 CAL-GREEN BUILDING CODE COMPLIANCE





3 VICINITY MAP / PARCEL MAP

ARCHITECTURAL

X	A-0.0	COVER AND MATERIALS
X	A-0.1	PROJECT INFO
X	A-0.5	MASSING DIAGRAMS
X	A-0.6	MODULAR DIAGRAMS
X	A-0.7.1	NEIGHBORHOOD CONTEXT
X	A-0.7.2	NEIGHBORHOOD CONTEXT
X	A-0.7.3	NEIGHBORHOOD CONTEXT
X	1 OF 1	SURVEY
X	A-1.2	SITE PLAN
X	A-1.3	LANDSCAPE PLAN
X	A-2.0.1	FOUNDATION PLAN
X	A-2.0.2	BASEMENT PLAN
X	A-2.1	LEVEL 1 PLAN
X	A-2.2	LEVEL 2 PLAN
X	A-2.3	ROOF PLAN
X	A-2.4	BASEMENT RCP
X	A-2.5	LEVEL 1 RCP
X	A-2.6	LEVEL 2 RCP
X	A-3.0	BUILDING SECTIONS
X	A-4.0	EXTERIOR ELEVATIONS
X	A-4.1	EXTERIOR ELEVATIONS
X	A-6.0	DETAIL KEY / ASSEMBLY SEC.

CIVIL

X	C-1	GRADING AND DRAINAGE PLAN
X	C-2	EROSION CONTROL PLAN
X	C-3	DETAILS

STRUCTURAL

STRUCTURAL - *CONTINUED*

MECHANICAL

FIRE PROTECTION

4 TABLE OF CONTENTS

PROJECT DATA

AREA CALCULATIONS

FIRST FLOOR	1,911 SQFT
SECOND FLOOR	1,488 SQFT
HOUSE SUBTOTAL	3,399 SQFT
GARAGE	425 SQFT
SUBTOTAL BUILDING AREA *MAX FAR 3,850 SQFT +* 11,189(lot size) - 11,000 x 10%= 18.9 sqft	**3,824 SQFT** ***3,869 SQFT***
ADU *(NOT COUNTED AGAINST FAR)*	850 SQFT
BASEMENT *(NOT COUNTED AGAINST FAR)*	1,889 SQFT
TOTAL BUILDING AREA *(INCLUDES BASEMENT/GARAGE)*	6,563 SQFT

APN# :	189-52-015
ZONING:	R-1-10
CONSTRUCTION TYPE	TYPE V - A
SITE DIMENSIONS	63.33' X 177.25'
SITE AREA	11,189 SQFT
PARKING	NOT LESS THAN 2, 1 TO BE COVERED
HEIGHT RESTRICTION	27'-0"
FRONT SETBACK	25'-0"- 35'-0" MIN TO ACCESS REDUCED SIDE YARD SETBACKS
SIDE SETBACKS	10% LOT WIDTH, SECOND STORY IS +7.5 OF FIRST STORY SIDE YARD SETBACK (ALTERNATIVE IS +5-FOOT SETBACK WITH A 35-FOOT FRONT STORY SETBACK)
REAR SETBACK	25'-0"

5 SITE AND BUILDING INFORMATION

THIS PROJECT CONSISTS OF THE REMOVAL OF EXISTING HOUSE REPLACED WITH THE CONSTRUCTION OF A NEW SINGLE FAMILY HOME WITH ATTACHED GARAGE & ATTACHED ADU

6 PROJECT DESCRIPTION

2022 CA BUILDING CODE
2022 CA ENERGY CODE
2022 CA GREEN CODE
2022 CA MECHANICAL CODE
2022 CA PLUMBING CODE
2022 CA ELECTRICAL CODE
2022 CA RESIDENTIAL CODE

7 CODE REFERENCE

W-## WINDOW SCHEDULE REFERENCE
REVISION REFERENCE
FLR # FLOOR / CEILING ASSEMBLY REFERENCE
1 / A6 — Elev. No. / Sheet No. ELEVATION/ SECTION REFERENCE
D-## DOOR SCHEDULE REFERENCE
ALIGN ALIGN FINISH SURFACES
ELEVATION REFERENCE
A / A6 — Detail No. / Sheet No. DETAIL REFERENCE
WALL ASSEMBLY REFERENCE
1 / A6 — Plan No. / Sheet No.

8 SYMBOLS

OWNER	ARCHITECT	STRUCTURAL	TITLE 24 / MECHANICAL	ARBORIST
ROB EDWARDS AND SHELLY EDWARDS 474 SAN LUIS RESIDENCE LOS ALTOS HILLS, CA 94024 T. 201.218.9506 (ROB) E. ROB.CHANG@GMAIL.COM E. SHELLEYEDWARDS95125@YAHOO.COM	TOBY LONG DESIGN 6114 LA SALLE AVE #552 OAKLAND, CA 94611 T. 415. 905. 9030 X1 C. 510.333.3447 CONTACT: TOBY LONG, AIA E: TOBY@TOBYLONGDESIGN.COM			
GEOTECH	CIVIL / SURVEY		MODULAR FABRICATOR	GENERAL CONTRACTOR
	WEC & ASSOCIATES 2625 MIDDLEFIELD RD. #658 PALO ALTO, CA 94306 T: 650.823.6466 F: 650.887.1294		-	

9 CONTACT INFO

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
FA PLANS V1	020922
FA PLANS V4	052622
50% DESIGN SET	090122
50% DESIGN SET V2	100522
PLANNING SUBMITTAL V1	012323
PLANNING SUBMITTAL V1 Rev 1	091123

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 - OAKLAND, CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

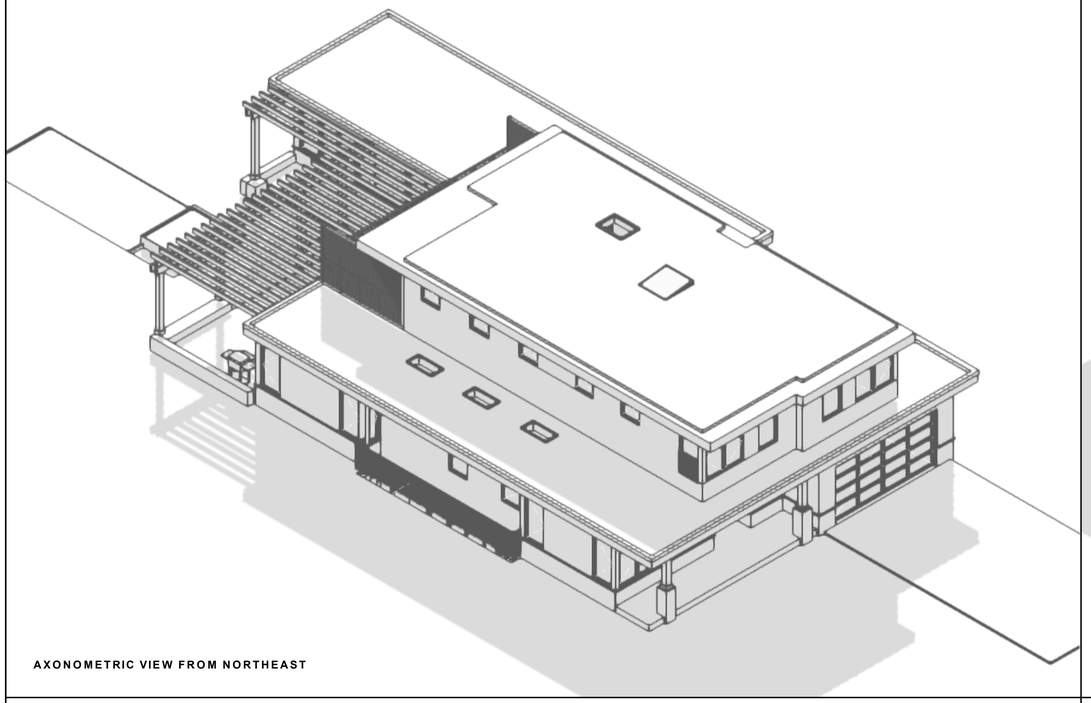
APPROVAL STAMP

THE CHANG EDWARDS RESIDENCE
474 SAN LUIS AVENUE
LOS ALTOS, CA
94024
APN: 189-52-015

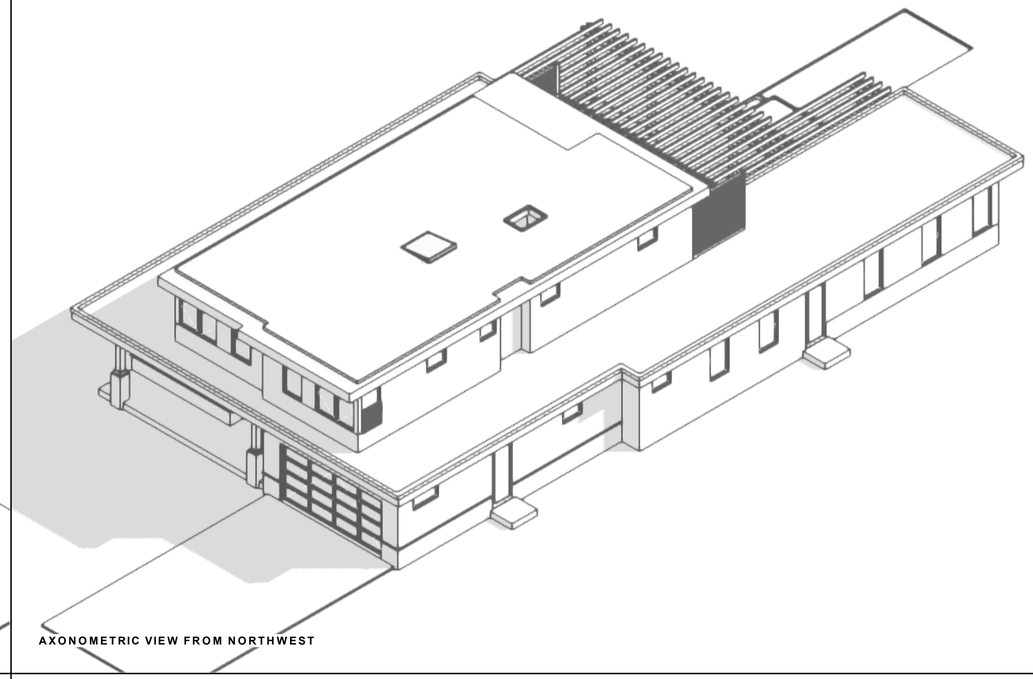
INFO

scale

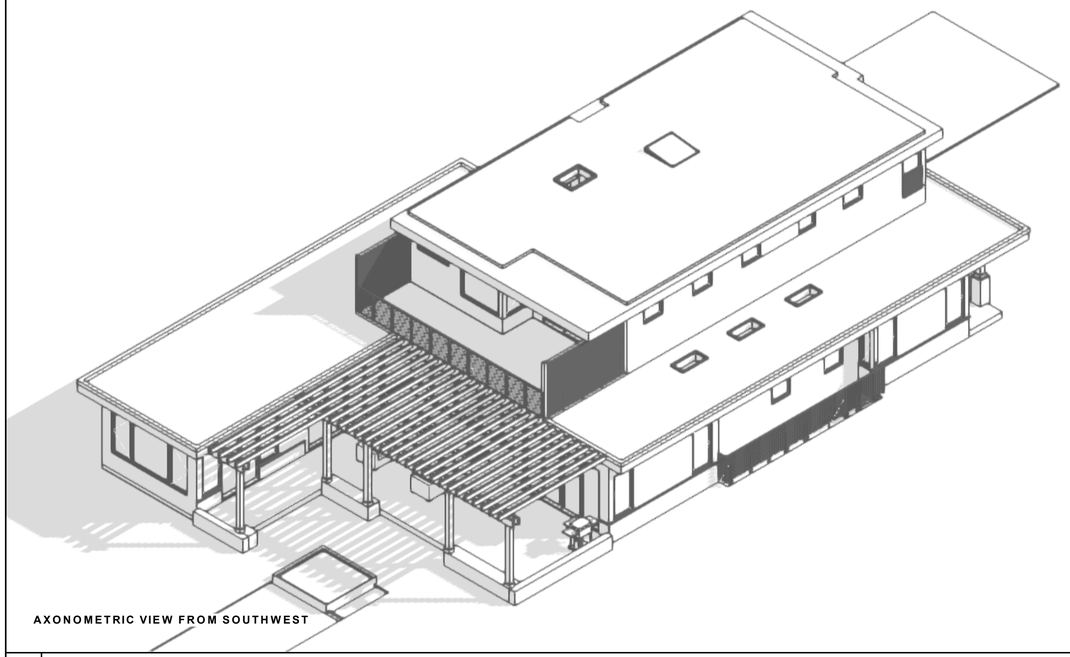
sheet
A 0.1



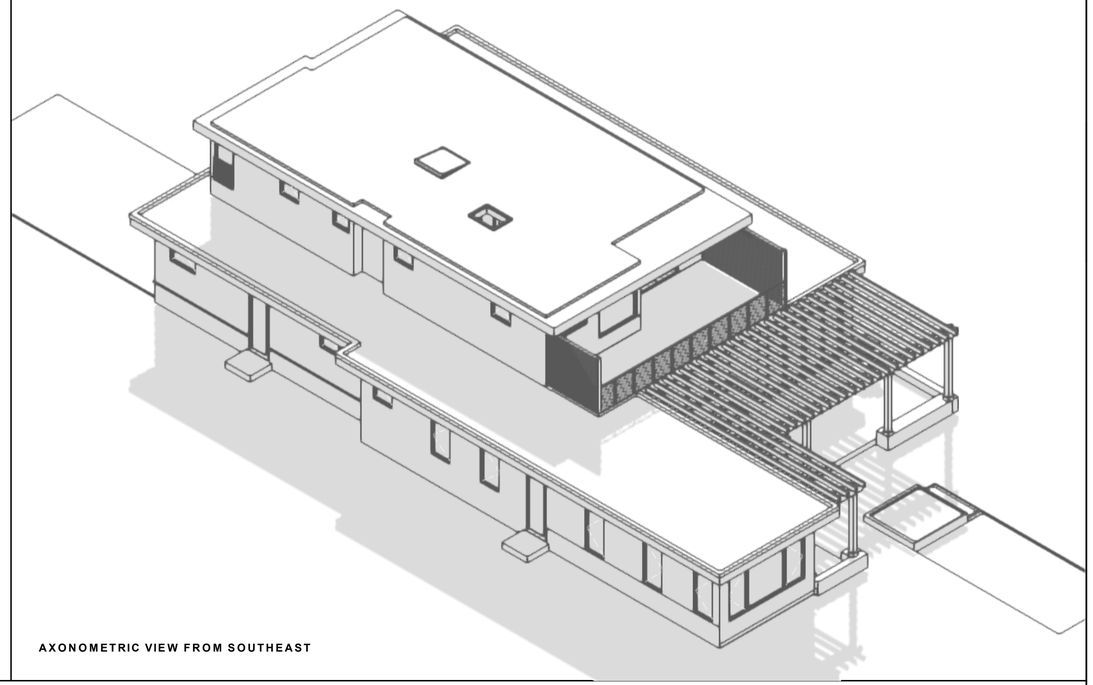
AXONOMETRIC VIEW FROM NORTHEAST



AXONOMETRIC VIEW FROM NORTHWEST



AXONOMETRIC VIEW FROM SOUTHWEST



AXONOMETRIC VIEW FROM SOUTHEAST

1 BUILDING MASSING DIAGRAMS

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MODULAR FABRICATOR

APPROVAL STAMP

THE CHANG
EDWARDS RESIDENCE
474 SAN LUIS AVENUE
LOS ALTOS, CA
94024
APN: 189-52-015

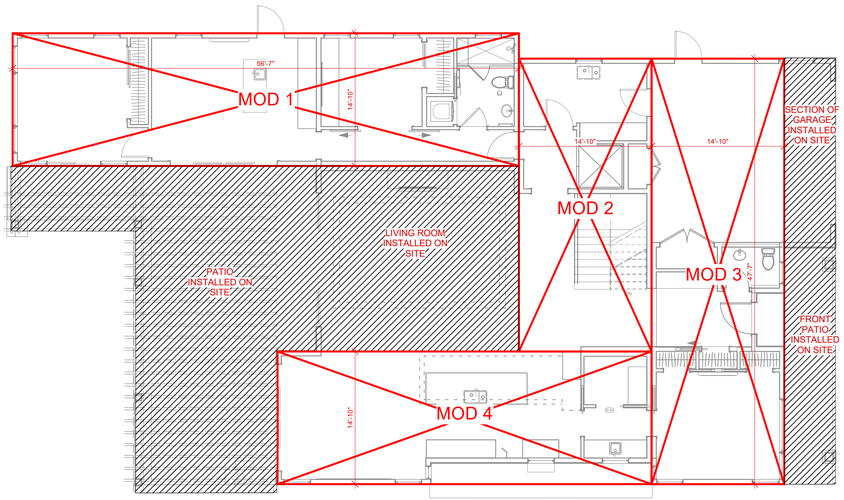
MASSING SKETCHES

scale

1/8"=1'-0"

sheet

A 0.5



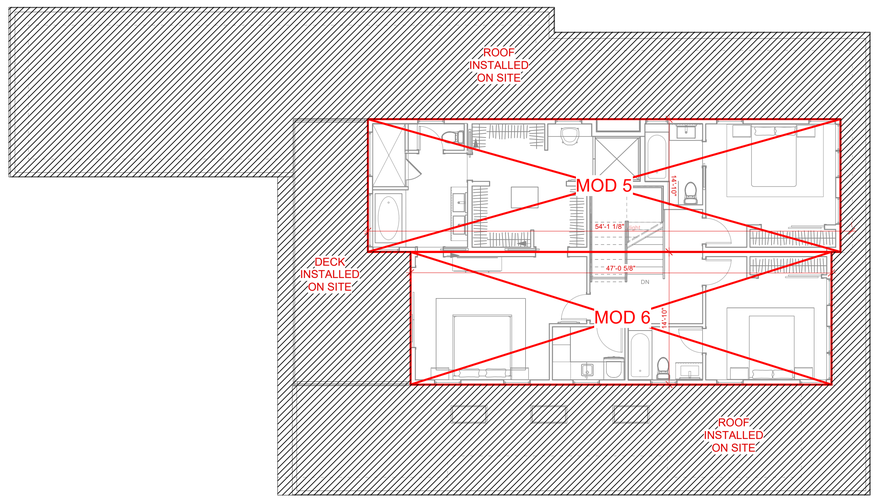
NOTE

DENOTES LOCATION OF STATE INSIGNIA IN EACH MODULE.

AVAILABLE FOR INSPECTION ON SITE & DURING TRANSPORT.

INSIGNIA TO REMAIN AFTER CONSTRUCTION.

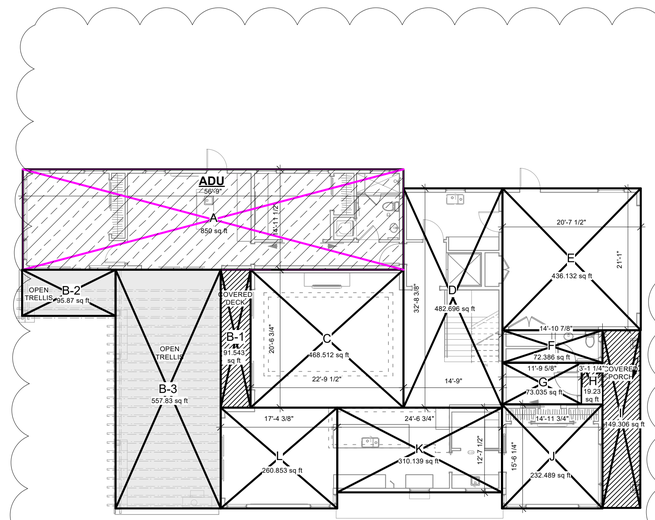
FIRST FLOOR



SECOND FLOOR

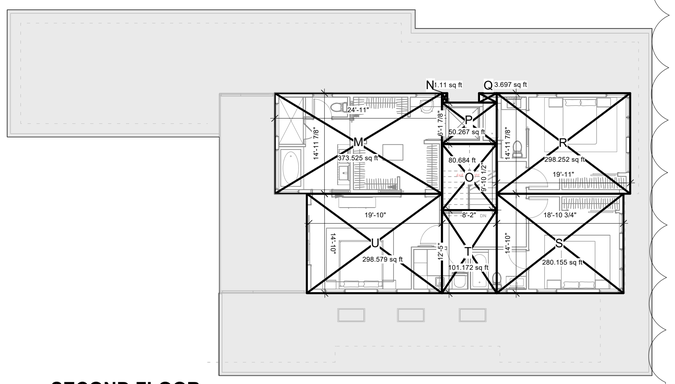
0 4 8 12 16 FT

1 MODULAR DIAGRAMS — SCALE: 1/8"=1'-0"



FIRST FLOOR

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



SECOND FLOOR

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

FLOOR AREA CALCULATION

KEY	AREA (SQFT)
(ADU)A	850.00
C	468.51
D	482.70
E	436.13
F	72.39
G	73.04
J	232.49
K	310.14
L	260.85
1ST FLR SUBTOTAL	***2336.25***
ADU SUBTOTAL	***850.00***
1ST FLR + ADU SUBTOTAL	***3186.25***
M	373.53
N	1.11
O	80.68
P	50.27
Q	3.70
R	298.25
S	280.16
T	101.17
U	298.58
2ND FLOOR SUBTOTAL	***1487.45***
TOTAL FLOOR TOTAL	***3823.70***
TOTAL FLOOR SUBTOTAL (with ADU included)	***4673.70***

FLOOR AREA MAXIMUM = 3869 SQFT
PROJECT COMPLIES

LOT COVERAGE CALCULATION

KEY	AREA (SQFT)
FIRST FLOOR FOOTPRINT *(includes garage)*	***2336.25***
B-1	91.59
B-2	95.87
B-3	557.83
H	19.23
I	149.31
TOTAL	3250.08
SITE AREA	11,189
LCa	29%

LOT COVERAGE MAX = 3357 SQFT
PROJECT COMPLIES

0 4 8 12 16 FT

2 AREA CALCULATION DIAGRAMS — SCALE: 3/32"=1'-0"

LICENSED ARCHITECT
ROSS E. LONG III
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PLANNING SUBMITTAL V1 Rev 1	091123

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 - OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE CHANG
EDWARDS RESIDENCE
474 SAN LUIS AVENUE
LOS ALTOS, CA
94024
APN: 189-52-015

MODULAR DIAGRAMS

scale
1/8"=1'-0"

sheet
A 0.6

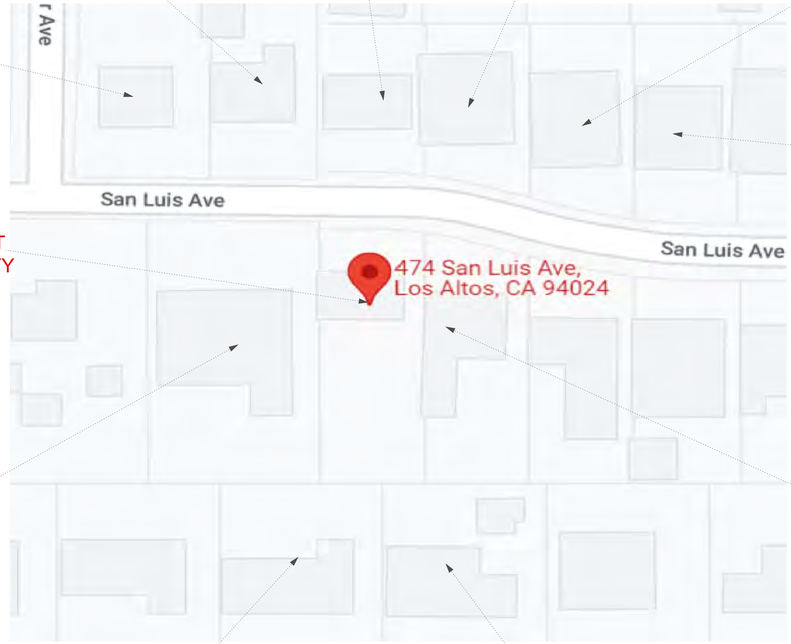
465 SAN LUIS AVENUE
HOUSE STYLE: TRADITIONAL
NUMBER OF STORIES: 1
EXT. MATERIALS: WOOD/STONE
ROOF STYLE: HIP
ROOF MATERIALS: SHAKE

475 SAN LUIS AVENUE
HOUSE STYLE: TRADITIONAL
NUMBER OF STORIES: 1
EXT. MATERIALS: WOOD
ROOF STYLE: HIP
ROOF MATERIALS: SHAKE

481 SAN LUIS AVENUE
HOUSE STYLE: TRANSITIONAL
NUMBER OF STORIES: 1
EXT. MATERIALS: STUCCO
ROOF STYLE: HIP/GABLE
ROOF MATERIALS: COMP SHINGLE

491 SAN LUIS AVENUE
HOUSE STYLE: TRADITIONAL
NUMBER OF STORIES: 1
EXT. MATERIALS: WOOD
ROOF STYLE: GABLE
ROOF MATERIALS: COMP SHINGLE

457 SAN LUIS AVENUE
HOUSE STYLE:
NUMBER OF STORIES:
EXT. MATERIALS:
ROOF STYLE:
ROOF MATERIALS:



SUBJECT PROPERTY

474 SAN LUIS AVENUE
HOUSE STYLE: TRACTIONAL
NUMBER OF STORIES: 1
EXT. MATERIALS: WOOD
ROOF STYLE: HIP
ROOF MATERIALS: SHAKE

501 SAN LUIS AVENUE
HOUSE STYLE: TRADITIONAL
NUMBER OF STORIES: 1
EXT. MATERIALS: WOOD
ROOF STYLE: HIP
ROOF MATERIALS: COMP SHINGLE

462 SAN LUIS AVENUE
HOUSE STYLE: MODERN
NUMBER OF STORIES: 1.5
EXT. MATERIALS: STUCCO
ROOF STYLE: HIP/GABLE
ROOF MATERIAL: COMP SHINGLE

467 CUESTA DRIVE
HOUSE STYLE: TRANSITIONAL
NUMBER OF STORIES: 1
EXT. MATERIALS: STUCCO
ROOF STYLE: HIP
ROOF MATERIALS: COMP SHINGLE

483 CUESTA DRIVE
HOUSE STYLE: TRANSITIONAL
NUMBER OF STORIES: 2
EXT. MATERIALS: WOOD
ROOF STYLE: HIP/GABLE
ROOF MATERIALS: SHAKE

482 SAN LUIS AVENUE
HOUSE STYLE: TRADITIONAL
NUMBER OF STORIES: 1
EXT. MATERIALS: WOOD
ROOF STYLE: HIP
ROOF MATERIALS: SHAKE

1 PHOTO MONTAGE

LICENSED ARCHITECT
ROSS E. LONG III
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MODULAR FABRICATOR

APPROVAL STAMP

THE CHANG EDWARDS RESIDENCE
474 SAN LUIS AVENUE
LOS ALTOS, CA
94024
APN: 189-52-015

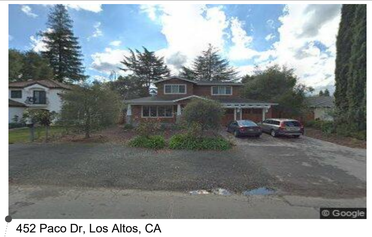
NEIGHBORHOOD CONTEXT

scale

sheet
A 0.7.1

446 San Luis Ave, Los Altos,
HOUSE STYLE: MODERN
NUMBER OF STORIES: 2
EXT. MATERIALS: STUCCO
ROOF STYLE: GABLE
ROOF MATERIALS: COMP SHINGLE

432 Benvenue Ave, Los Altos
HOUSE STYLE: SPANISH
NUMBER OF STORIES: 2
EXT. MATERIALS: STUCCO
ROOF STYLE: HIP/GABLE
ROOF MATERIALS: TILE



452 Paco Dr, Los Altos, CA
HOUSE STYLE: TRANSITIONAL
NUMBER OF STORIES: 2
EXT. MATERIALS: WOOD
ROOF STYLE: HIP/GABLE
ROOF MATERIALS: METAL

466 Benvenue Ave, Los Altos (new 2 story in planning)
HOUSE STYLE: TRANSITIONAL
NUMBER OF STORIES: 2
EXT. MATERIALS: WOOD
ROOF STYLE: GABLE/HIP
ROOF MATERIALS: COMP SHINGLE

447 Lerida Dr, Los Altos,
HOUSE STYLE: TRANSITIONAL
NUMBER OF STORIES: 2
EXT. MATERIALS: WOOD
ROOF STYLE: GABLE
ROOF MATERIALS: COMP SHINGLE

520 Benvenue Ave, Los Altos
HOUSE STYLE: MODERN
NUMBER OF STORIES: 2
EXT. MATERIALS: WOOD
ROOF STYLE: HIP
ROOF MATERIALS: COMP SHINGLE

446 Lerida Dr, Los Altos,
HOUSE STYLE: TRANSITIONAL
NUMBER OF STORIES: 2
EXT. MATERIALS: WOOD
ROOF STYLE: HIP
ROOF MATERIALS: COMP SHINGLE

451 S Clark Ave, Los Altos
HOUSE STYLE: TRANSITIONAL
NUMBER OF STORIES: 2
EXT. MATERIALS: WOOD
ROOF STYLE: GABLE
ROOF MATERIALS: COMP SHINGLE

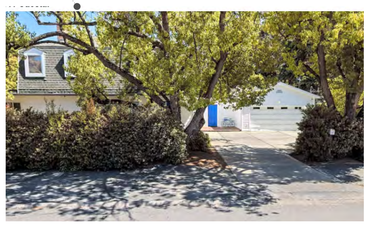
420 San Luis Ave, Los Altos,
HOUSE STYLE: TRANSITIONAL
NUMBER OF STORIES: 2
EXT. MATERIALS: STUCCO
ROOF STYLE: HIP/GABLE
ROOF MATERIALS: COMP SHINGLE

446 S Clark Ave, Los Altos
HOUSE STYLE: MODERN
NUMBER OF STORIES: 2
EXT. MATERIALS: STUCCO
ROOF STYLE: HIP
ROOF MATERIALS: COMP SHINGLE

394 Cuesta Dr, Los Altos,
HOUSE STYLE: SPANISH
NUMBER OF STORIES: 2
EXT. MATERIALS: STUCCO
ROOF STYLE: HIP/GABLE
ROOF MATERIALS: TILE

429 Cuesta Dr, Los Altos,
HOUSE STYLE: TRANSITIONAL
NUMBER OF STORIES: 2
EXT. MATERIALS: WOOD
ROOF STYLE: GABLE
ROOF MATERIALS: COMP SHINGLE

483 Cuesta Dr, Los Altos,
HOUSE STYLE: TRANSITIONAL
NUMBER OF STORIES: 2
EXT. MATERIALS: STUCCO
ROOF STYLE: GABLE/HIP
ROOF MATERIALS: COMP SHINGLE



511 Cuesta Dr, Los Altos,
HOUSE STYLE: TRANSITIONAL
NUMBER OF STORIES: 2
EXT. MATERIALS: WOOD
ROOF STYLE: GABLE
ROOF MATERIALS: COMP SHINGLE

471 S Clark Ave, Los Altos
HOUSE STYLE: MODERN
NUMBER OF STORIES: 1
EXT. MATERIALS: WOOD
ROOF STYLE: FLAT
ROOF MATERIALS: TPO

1 PHOTO MONTAGE

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
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ARCHITECT

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MODULAR FABRICATOR

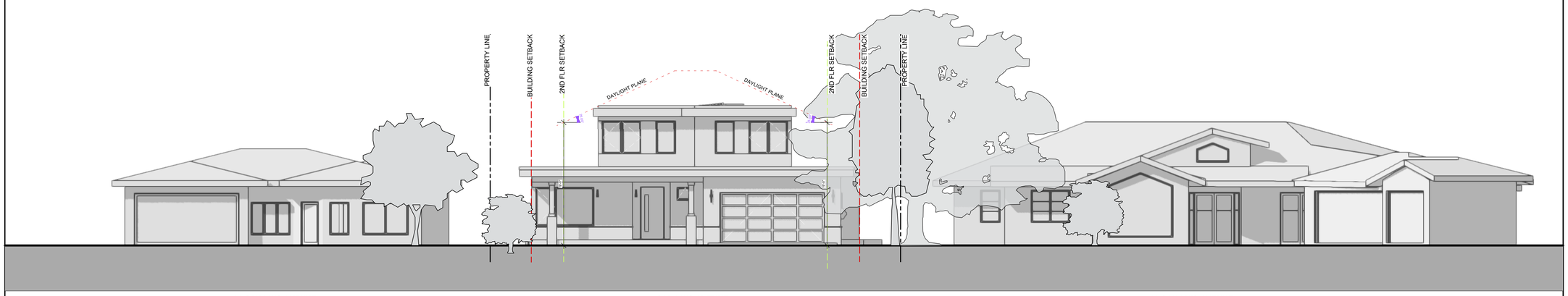
APPROVAL STAMP

THE CHANG
EDWARDS RESIDENCE
474 SAN LUIS AVENUE
LOS ALTOS, CA
94024
APN: 189-52-015

NEIGHBORHOOD CONTEXT

scale

sheet
A 0.7.2

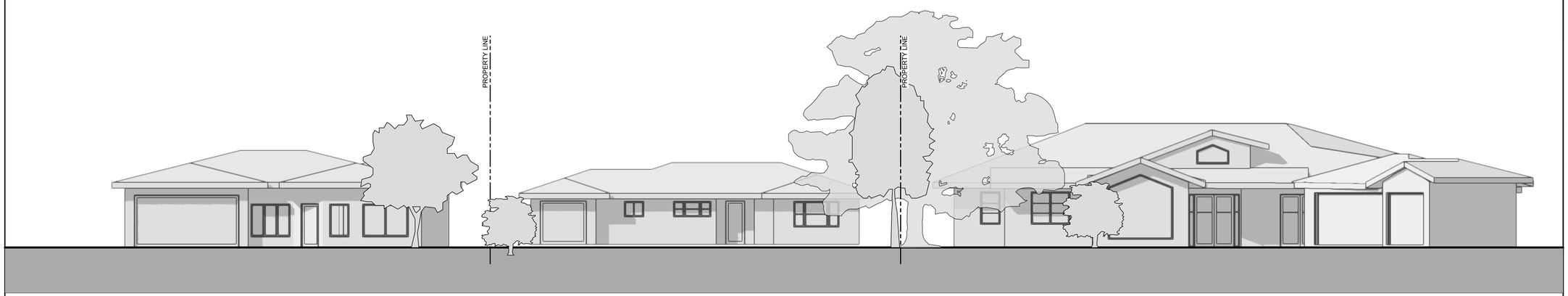


482 SAN LUIS AVENUE
(APPROXIMATE ELEVATION)

474 SAN LUIS AVENUE
(PROPOSED ELEVATION)

462 SAN LUIS AVENUE
(APPROXIMATE ELEVATION)

2 PROPOSED STREET SCAPE ELEVATION



482 SAN LUIS AVENUE
(APPROXIMATE ELEVATION)

474 SAN LUIS AVENUE
(EXISTING ELEVATION)

462 SAN LUIS AVENUE
(APPROXIMATE ELEVATION)

1 EXISTING STREET SCAPE ELEVATION

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ch x tld
prefab evolved
6114 LASALLE AVENUE #552 - OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

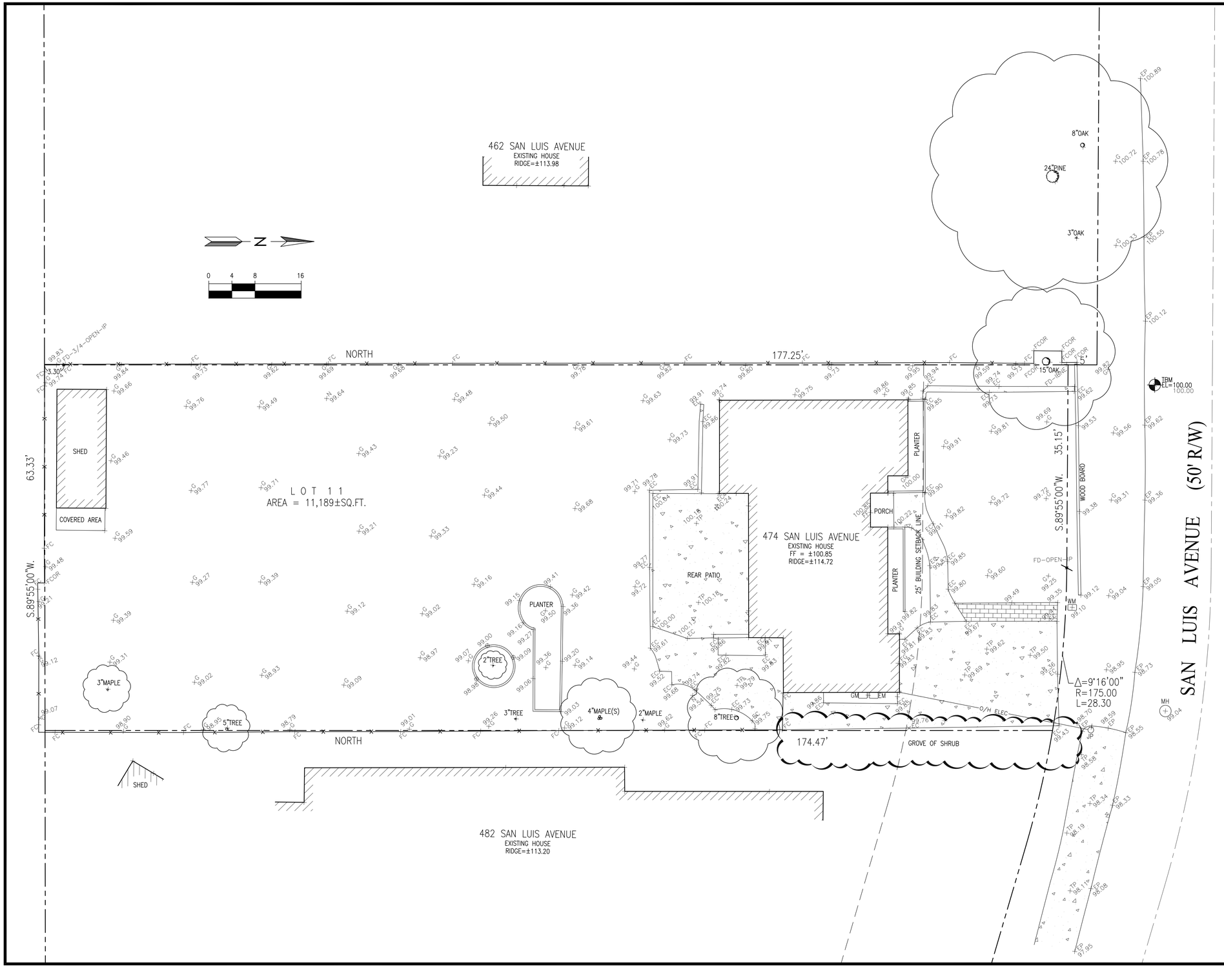
APPROVAL STAMP

THE CHANG
EDWARDS RESIDENCE
474 SAN LUIS AVENUE
LOS ALTOS, CA
94024
APN: 189-52-015

NEIGHBORHOOD CONTEXT

scale

sheet
A 0.7.3



LEGEND:

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

BASIS OF BEARINGS:

THE BEARING, S89°55'00"W, OF THE CENTER LINE OF SAN LUIS AVE, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 7 OF MAPS AT PAGE 13, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:

TBM ELEV = 100.00 (ASSUMED)

UTILITY NOTE:

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

LEGAL DESCRIPTION:

LOT 11, TRACT 175, MAP REF: BOOK 7 PAGE 13

NOTE:

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

CHANG RESIDENCE

474 SAN LUIS AVE
LOS ALTOS, CA
APN: 189-52-015

WEC & ASSOCIATES
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

LICENSED LAND SURVEYOR
JI-RAN WU
EXP 12/31/17
L 8235
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: NOV 1, 2016
SCALE: 1/8"=1'-0"
DRAWN: BG
JOB: 10078

SHEET TITLE:
SITE SURVEY

TOPOGRAPHIC SURVEY

~~AS NOTED~~
SHEET NO.

A 1.1

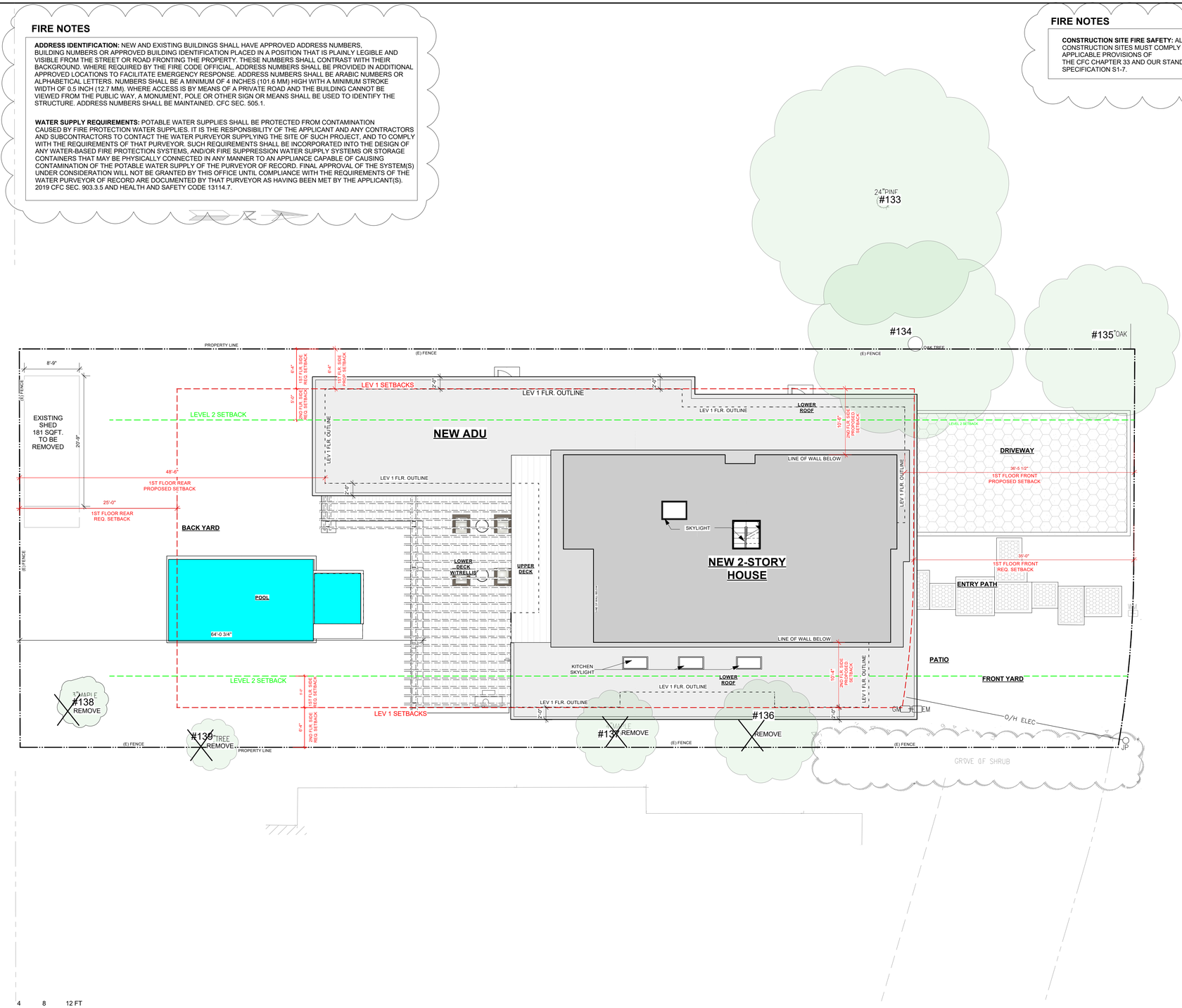
FIRE NOTES

ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.

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). 2019 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

FIRE NOTES

CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7.



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

SAN LUIS AVENUE

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
FA PLANS V1	020922
FA PLANS V4	052622
50% DESIGN SET	090122
50% DESIGN SET V2	100522
PLANNING SUBMITTAL V1	012323
PLANNING SUBMITTAL V1 Rev 1	091123

ARCHITECT
ch x tld
prefab evolved
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MODULAR FABRICATOR

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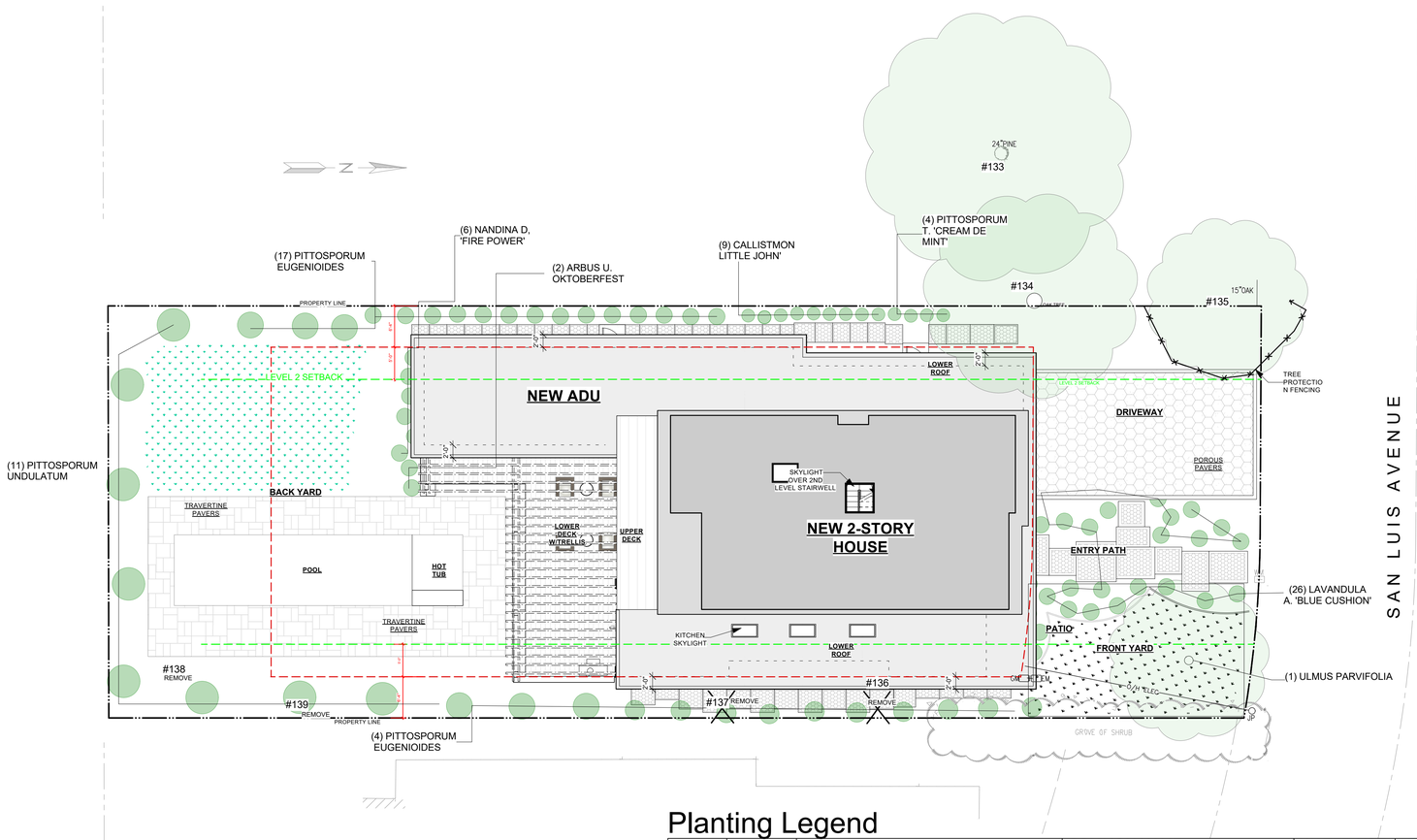
SITE PLAN

scale
1/8" = 1'-0"

sheet
A 1.2



Planting Legend

QUANT.	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE	HEIGHT	WIDTH	SPACING	COMMENTS
TREES:								
							N/A	
1	24" Box	Ulmus Parvifolia	CHINESE ELM	Medium	30'-45'	40'-55'		Front Yard Tree
SHRUBS:								
2	5-Gal	Arbutus u. 'Oktoberfest	STRAWBERRY TREE	Low	6-8'	6-8'	6'	
9	5-Gal	Callistemon v. 'Little John'	NCN	Low	3'	3'	4'	
3	1-Gal	Lavandula a. 'Blue Cushion'	NCN	Low	1.5'	2'	2'	
6	1-Gal	Nandina d. 'Fire Power'	NCN	Low	2'	2'	2'	
8	15-Gal	Pittosporum undulatum	VICTORIAN BOX	Low	15'-30'	15'-30'	6'	
16	15-Gal	Pittosporum eugenioides	NCN	Low	40'	20'	4'	
4	1-Gal	Pittosporu t. 'Cream de Mint'	NCN	Low	2.5'	2.5'	2'	
11	15-Gal	Juniperus virginiana 'Taylor'	TAYLOR JUNIPER TREE	Low	15'-20'	3'		
GROUND COVER:								
	Sod	Phyla nodiflora	KURAPIA	Low	6"	N/A	N/A	
	Sod	Agrostis pallens	NATIVE BENT GRASS	Low	N/A	N/A	N/A	

0 4 8 12 FT

1 SITE PLAN

1/8"=1'-0"

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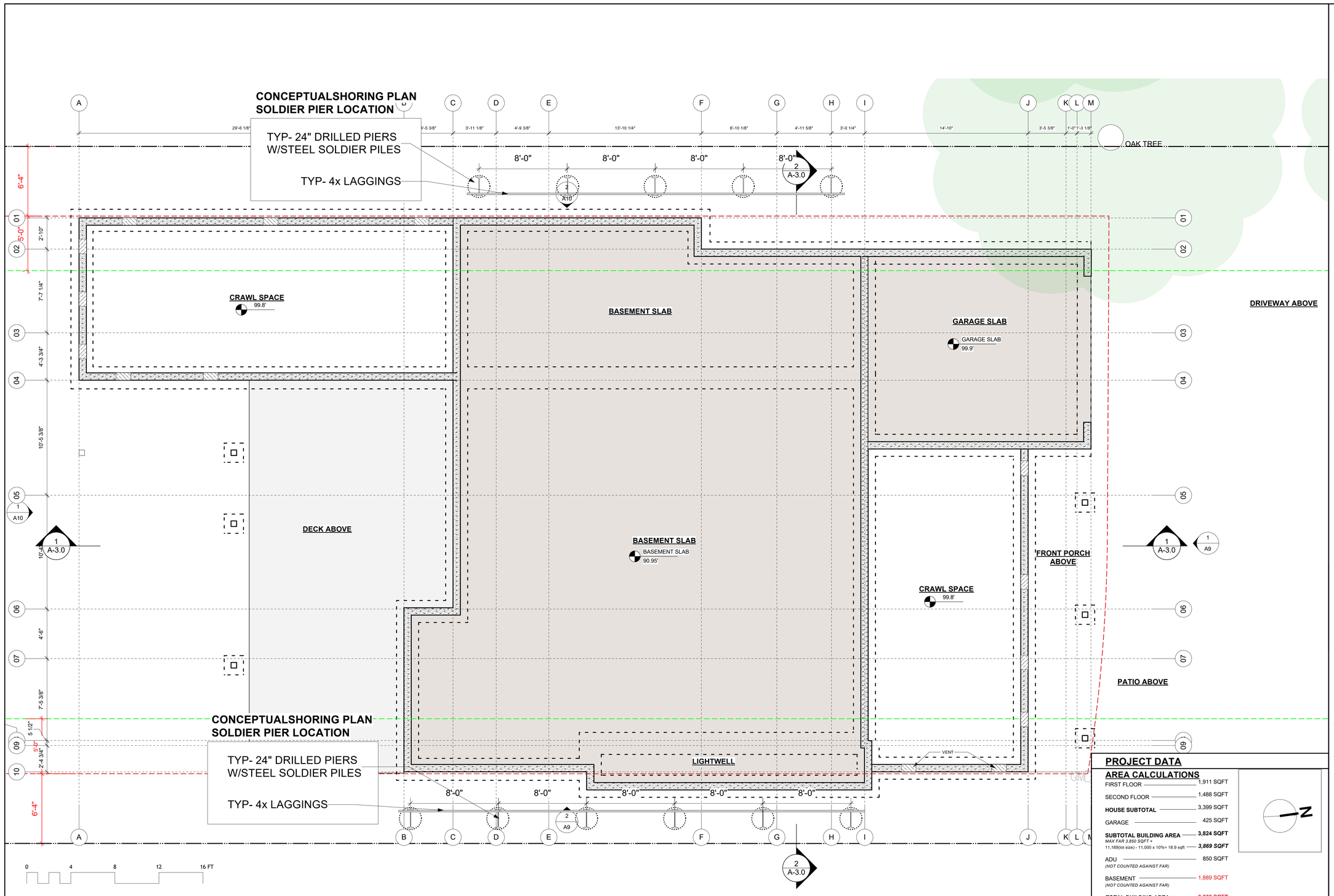
LANDSCAPE PLAN

scale

3/32" = 1'-0"

sheet

A 1.3



1 BASEMENT PLAN W/SHORING PLAN

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
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MODULAR FABRICATOR

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FOUNDATION PLAN
W/ SHORING PLAN

PROJECT DATA

AREA CALCULATIONS

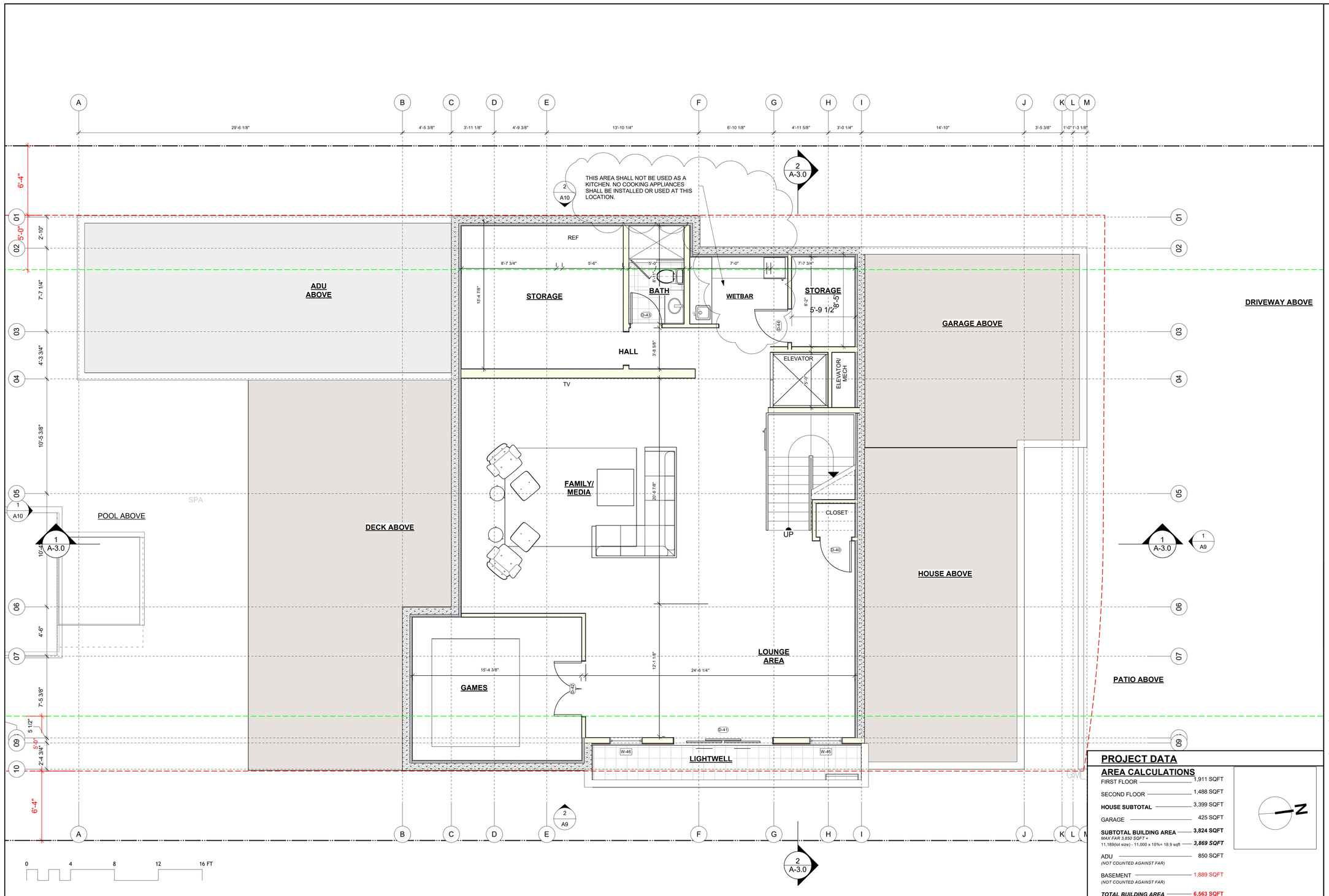
FIRST FLOOR	1,911 SQFT
SECOND FLOOR	1,488 SQFT
HOUSE SUBTOTAL	3,399 SQFT
GARAGE	425 SQFT
SUBTOTAL BUILDING AREA *MAX FAR 3,850 SQFT +* 11,189(lot size) - 11,000 x 10%= 18.9 sqft	**3,824 SQFT** ***3,869 SQFT***
ADU *(NOT COUNTED AGAINST FAR)*	850 SQFT
BASEMENT *(NOT COUNTED AGAINST FAR)*	1,889 SQFT
TOTAL BUILDING AREA *(INCLUDES BASEMENT/GARAGE)*	**6,563 SQFT**

scale

1/4"=1'-0"

sheet

A 2.0-1



1 BASEMENT PLAN

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BASEMENT PLAN

PROJECT DATA

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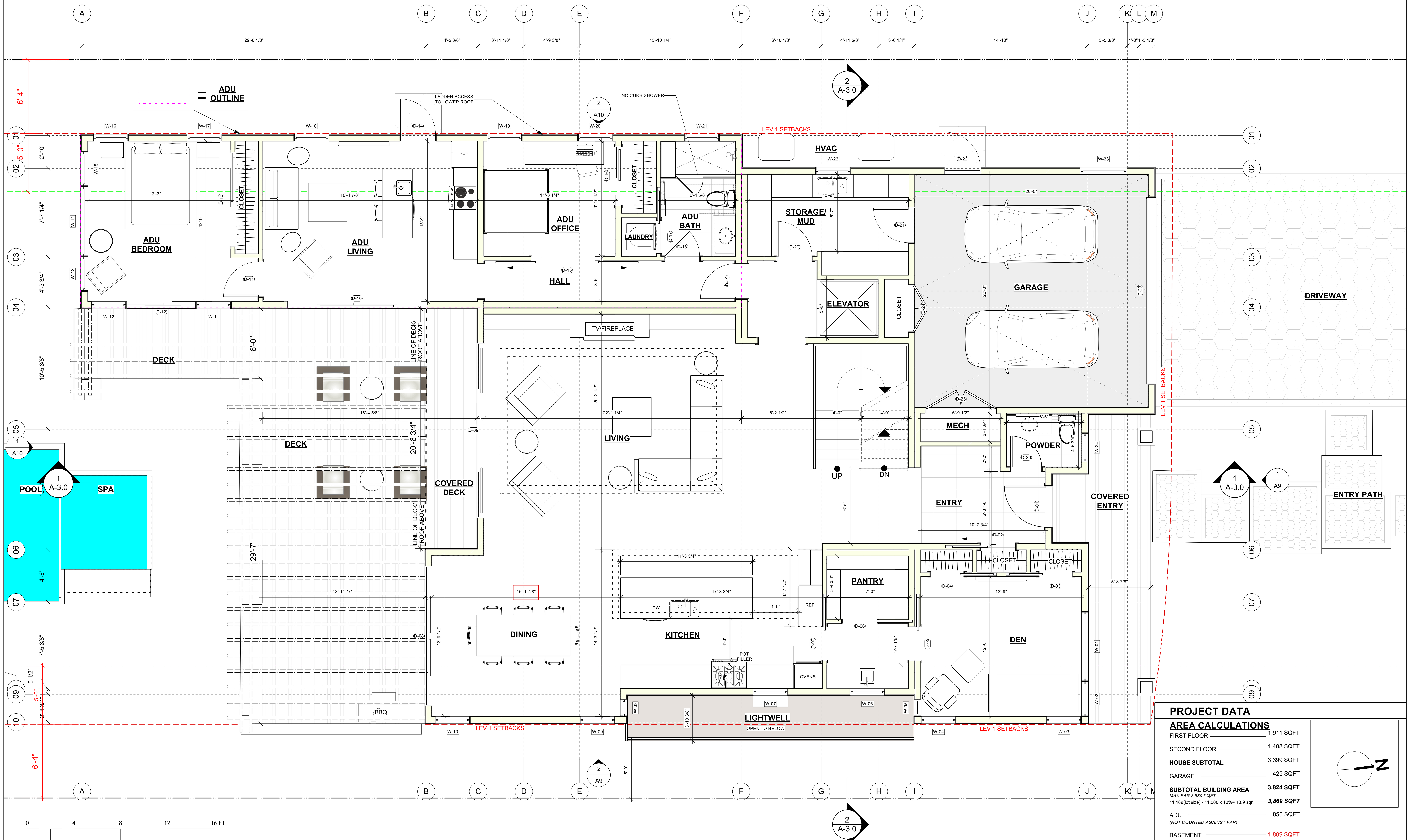
sheet

A 2.0.2



PROJECT DATA

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1 LEVEL 1 PLAN

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LEVEL 1 PLAN

scale
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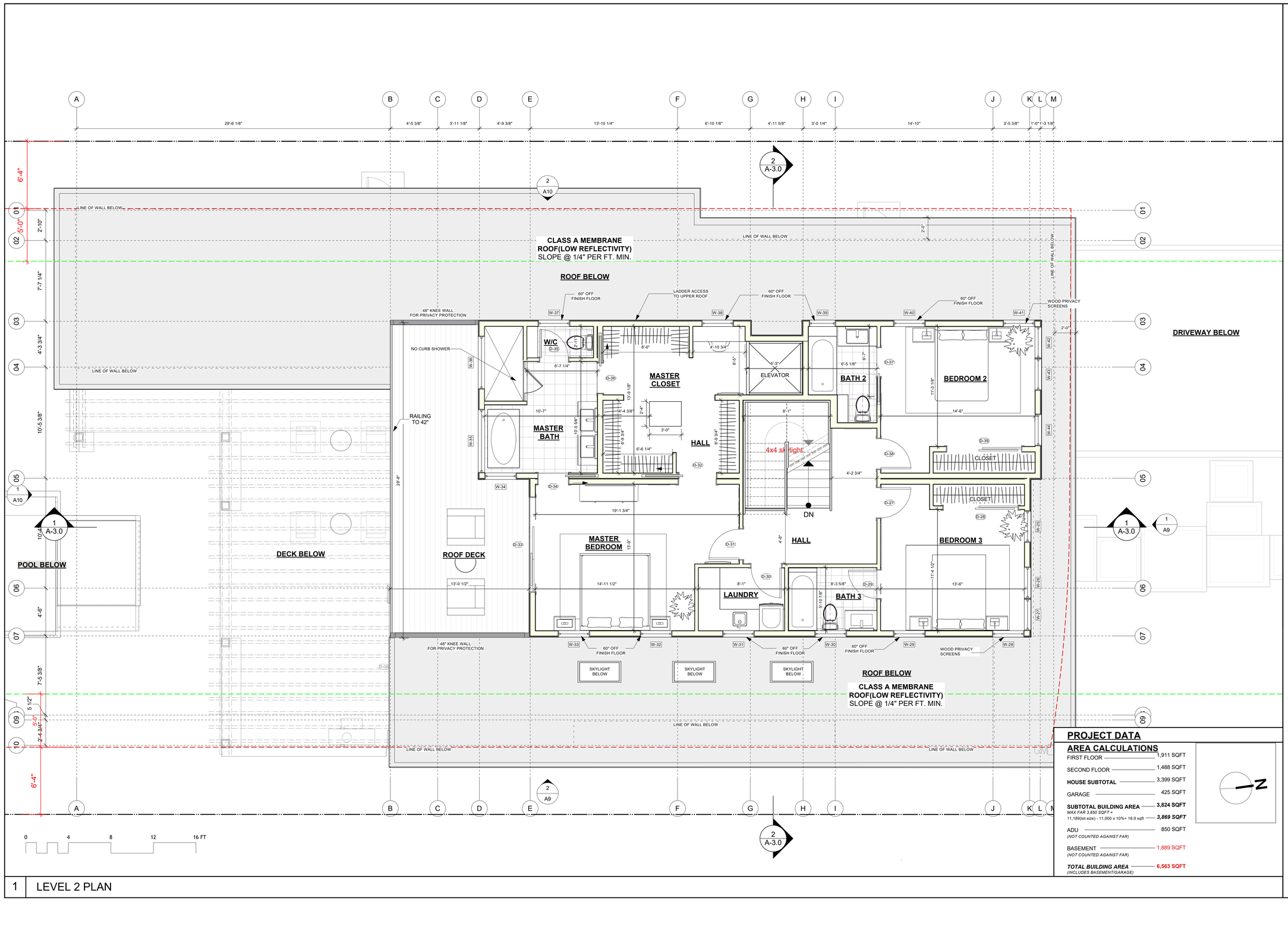
sheet
A 2.1



1 LEVEL 2 PLAN

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

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LEVEL 2 PLAN

PROJECT DATA

AREA CALCULATIONS

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scale

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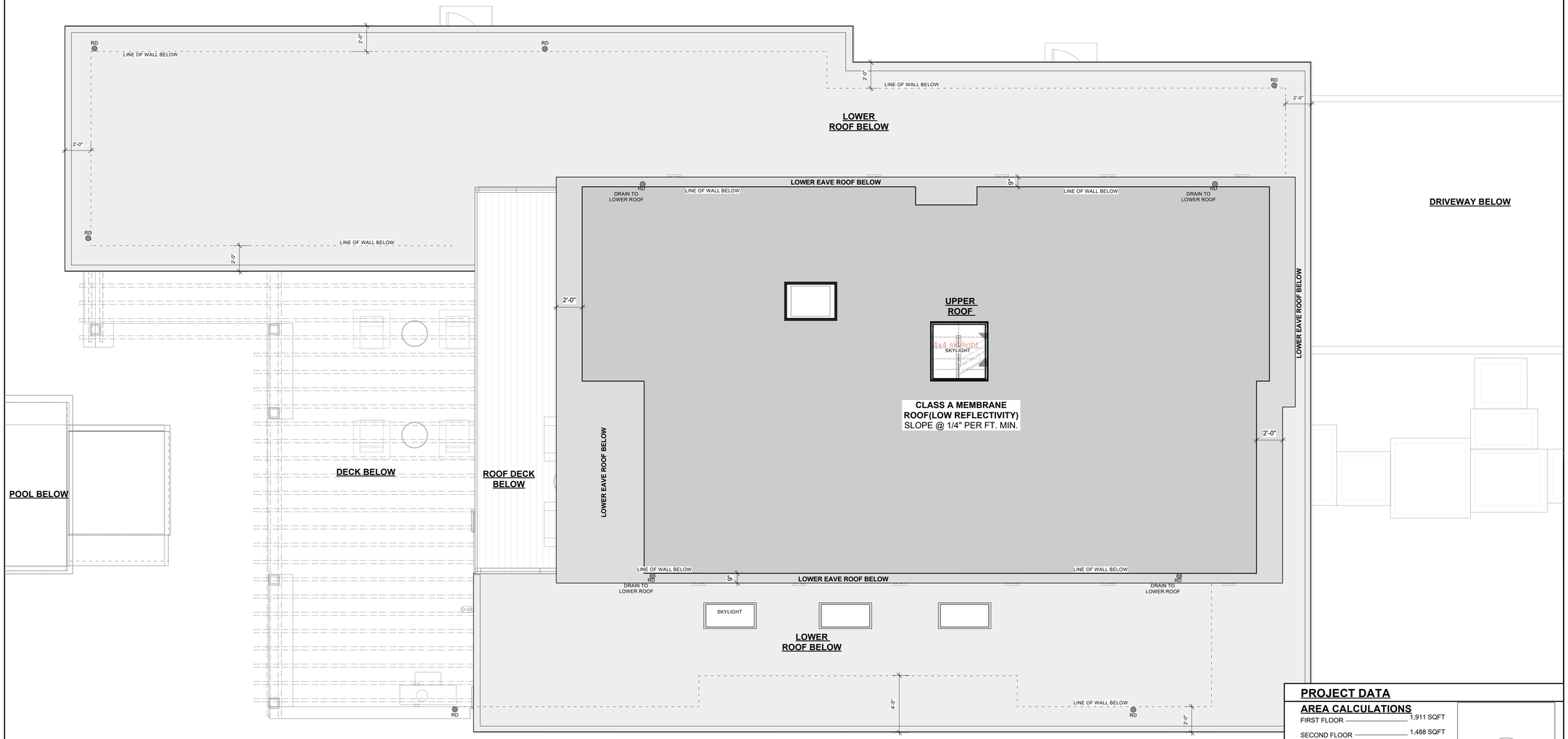

1 ROOF PLAN

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
FA PLANS V1	020922
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ROOF PLAN

PROJECT DATA

AREA CALCULATIONS

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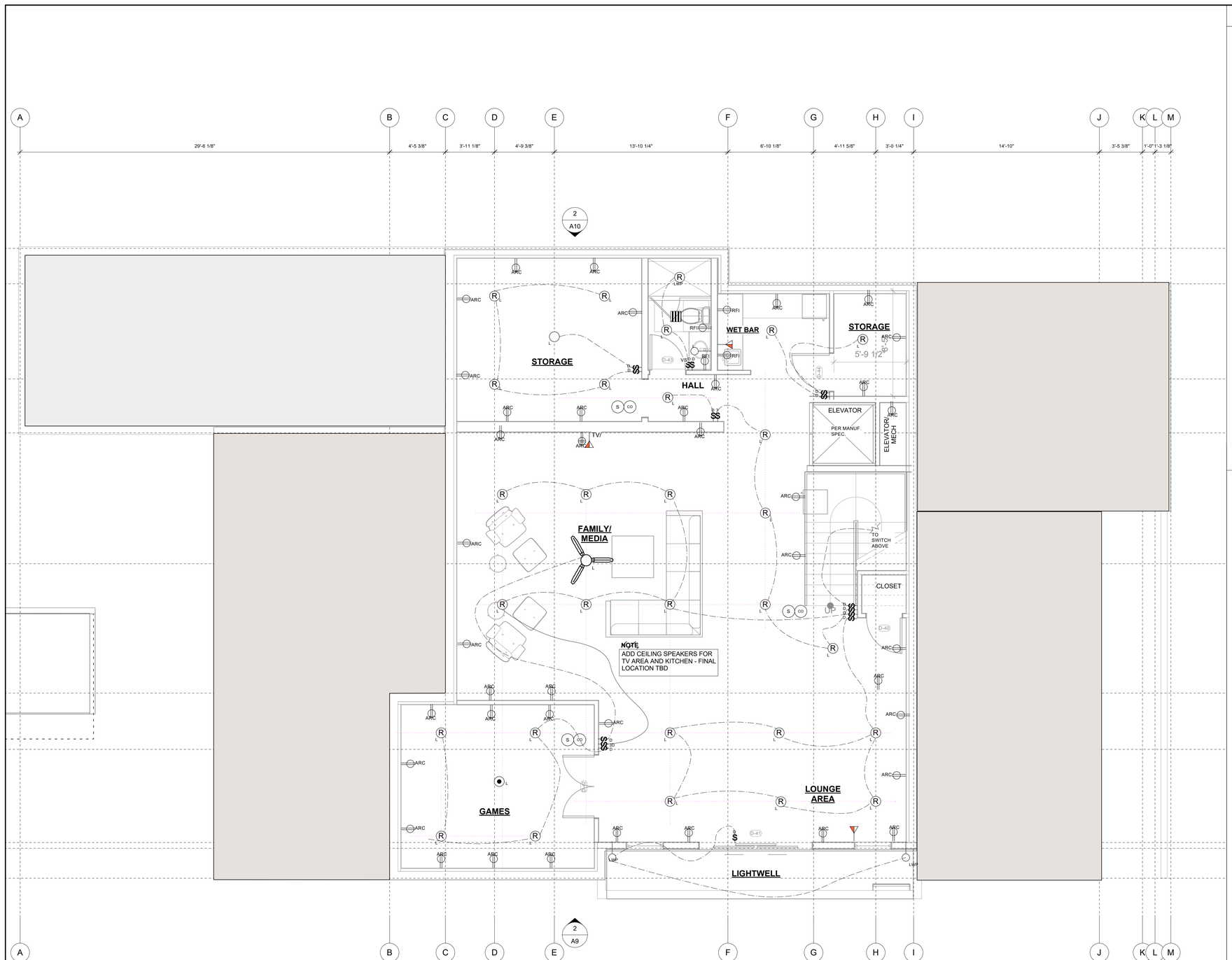
BASEMENT *(NOT COUNTED AGAINST FAR)*	1,889 SQFT
TOTAL BUILDING AREA *(INCLUDES BASEMENT/GARAGE)*	**6,563 SQFT**

scale

1/4"=1'-0"

sheet

A 2.3



LEGEND

DUPLEX RECEPTACLE	DATA PORT/ WALL TELEPHONE OUTLET
FOURPLEX RECEPTACLE	GARAGE DOOR DATA PAD
WP WATERPROOF RECEPTACLE	CABLE / TELEVISION
SWITCHED OUTLET	SPEAKER LOCATION
GFI GROUND FAULT CIRCUIT INTERRUPTER	AV CONTROL PAD
DED DEDICATED OUTLET	SINGLE POLE SWITCH
FLOOR OUTLET	D DIMMER SWITCH
CEILING OUTLET	3 THREE WAY SWITCH
EXHAUST FAN W/ AND HUMIDISTAT	VS VACANCY SENSOR W/AUTOMATIC-OFF FUNCTIONALITY
	DS DOOR SWITCH
PENDANT 100 W	WP WEATHER PROOF SURFACE MOUNTED FIXTURE
SURFACE MOUNTED FIXTURE	WP WEATHER PROOF RECESSED DOWNLIGHT
RECESSED LIGHT	WP WEATHER PROOF WALL MOUNTED LIGHT
RECESSED LIGHT -LED FIXTURE	GDO GARAGE DOOR OPENER W/ LIGHT
RECESSED DIRECTIONAL DOWNRIGHT (32W)	MOTION ACTIVATED EXT. W/ FLOOD LIGHT W/ PHOTOCELL
WALL MOUNTED SCONCE	S SMOKE DETECTOR
FLUORESCENT TUBE (2) T5 UNITS @ 54W	CO CARBON MONOXIDE DETECTOR
GAS LINE	T THERMOSTAT
GD GARBAGE DISPOSAL	EXTERIOR DOWNLIGHT
HB HOSE BIB	

MECHANICAL / ELECTRICAL / LIGHTING NOTES

1. IN EVERY HABITABLE ROOM AN ELECTRICAL OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE ON ANY WALL SPACE IS MORE THAN SIX FEET MEASURED HORIZONTALLY FROM ANY OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH, THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, AND FIXED ROOM DIVIDERS AS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE (CEC) ARTICLE 210.52 (A) (1) (2) & (3).

2. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAY, STAIRWAY, AND ATTACHED GARAGE OR DETACHED GARAGE WITH POWER AND AT OUTDOOR ENTRANCES / EXITS AS REQUIRED BY CEC ARTICLE 210.70 (A) (1) & (2).

3. ALL GENERAL-PURPOSE RECEPTACLES MOUNTED AT 12" FROM FLOOR UNLESS OTHERWISE NOTED.

4. BRANCH CIRCUIT, FEEDER AND SERVICE CALCULATIONS SHALL BE PER CEC ARTICLE 220.

5. EACH MULTI-WIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES PER CEC ARTICLE 210.4(B) & (D).

6. IN ALL AREAS SPECIFIED IN 210.52 EVERY 125-VOLT, 15 AND 20-AMP RECEPTACLE SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES PER CEC ARTICLE 406.11.

7. ADDITIONAL CIRCUITS ARE REQUIRED FOR THE FURNACE, GARBAGE DISPOSAL, RANGE, OVEN AND DISHWASHER PER CEC ARTICLE 210.52.

8. SMALL APPLIANCE BRANCH CIRCUITS SHALL BE RATED AT 1500 VA EACH. PER CEC ARTICLE 220.52(A).

9. ALL 120-VOLT, 15 AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, PARLORS, LIBRARIES OR OTHER SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE DEVICE AS REQUIRED BY CEC ARTICLE 210.12(B). AFCI-PROTECTED RECEPTACLE OUTLETS TO INCLUDE KITCHENS AND LAUNDRY AREAS. [CEC ART. 210.12(A)]

10. ALL RECEPTACLE OUTLETS SERVING COUNTERTOPS IN KITCHENS OF DWELLING UNITS TO BE GFCI PROTECTED PER CEC ARTICLE 210.8(A) (6).

11. A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLE OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THE SPACE PER CEC ARTICLE 210.52(C) (1).

12. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER AS REQUIRED BY CEC ARTICLE 210.52(C) (3).

13. COUNTER SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER SPACES AND SHALL MEET THE REQUIREMENTS PER CEC ARTICLE 210.52(c) (1) (2) (3).

14. COUNTERTOP RECEPTACLE OUTLET LOCATIONS SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE OUTLETS. THESE RECEPTACLES SHALL BE INSTALLED AS REQUIRED PER CEC ARTICLE 210.52 (B) (5).

15. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH BATHROOM WITHIN 3'-0" FROM BASIN. AT LEAST ONE 20-AMPRE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. BATHROOM OUTLETS SHALL HAVE GFCI PROTECTION AS REQUIRED BY CEC ARTICLE 210.52 (D) 210.11 (C) (3) AND 210.8 (A) (1).

16. NO PART OF A HANGING FIXTURE IS ALLOWED CLOSER THAN 8 FEET ABOVE THE TUB RIM OR 3 FEET HORIZONTALLY FROM THE TUB RIM PER ARTICLE 410.4 (D), UNLESS LIGHT FIXTURES IN SHOWER ENCLOSURE ARE LABELED "SUITABLE FOR WET LOCATIONS". AT LEAST ONE OUTLET ON A SEPARATE 20-AMP CIRCUIT SHALL BE PROVIDED IN THE LAUNDRY AREA AND SHALL BE WITHIN SIX FEET OF THE INTENDED LOCATION OF THE APPLIANCE AS REQUIRED BY CEC ARTICLE 210.52 (F) AND 210.11 (C) (2).

17. ALL 125 VOLT, SINGLE PHASE 15 AND 20-AMPERE RECEPTACLES INSTALLED WITHIN 6 FEET OF LAUNDRY, UTILITY OR WET BAR SHALL BE GROUND FAULT CIRCUIT INTERRUPTED AS REQUIRED BY CEC ARTICLE 210.8 (A) (7).

18. VERIFY ALL APPLIANCE ELECTRICAL REQUIREMENTS WITH MANUFACTURER SPECS.

19. REFERENCE ARCHITECTURAL PLANS FOR ADDITIONAL INFO.

20. ALIGN ALL LIGHTING SWITCH BOX LOCATIONS WITH RECEPTACLE OUTLET LOCATION BELOW WHERE POSSIBLE.

21. ALL EXTERIOR LIGHTS SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH, A MOTION SENSOR, AND A PHOTOCONTROL NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THE PHOTOCONTROL, OR AN ASTRONOMICAL TIME CLOCK NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THE ASTRONOMICAL TIME CLOCK.

22. MIN. (2) 20 AMP APPLIANCE CIRCUIT IS REQUIRED IN THE KITCHEN, DINNING, PANTRY. NOT TO BE USED FOR DIRECTLY WIRED APPLIANCES AND NOT TO BE USED FOR ANY OTHER OUTLETS.

23. ALL SMOKE AND SMOKE/CO ALARMS TO BE HARD WIRED AND INTERCONNECTED SO THAT IF ONE ALARM IS ACTIVATED, ALL OTHER ALARMS WILL ACTIVATE.

24. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLETS AND SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. [CEC ART. 210.11(C)(2)]

1 BASEMENT ELECTRICAL PLAN / REFLECTED CEILING PLAN

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
FA PLANS V1	020922
FA PLANS V4	052622
50% DESIGN SET	090122
50% DESIGN SET V2	100522
PLANNING SUBMITTAL V1	012323
PLANNING SUBMITTAL V1 Rev 1	091123

ARCHITECT
ch x tld
prefab evolved
6114 LASALLE AVENUE #552 - OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE CHANG
EDWARDS RESIDENCE
474 SAN LUIS AVENUE
LOS ALTOS, CA
94024
APN: 189-52-015

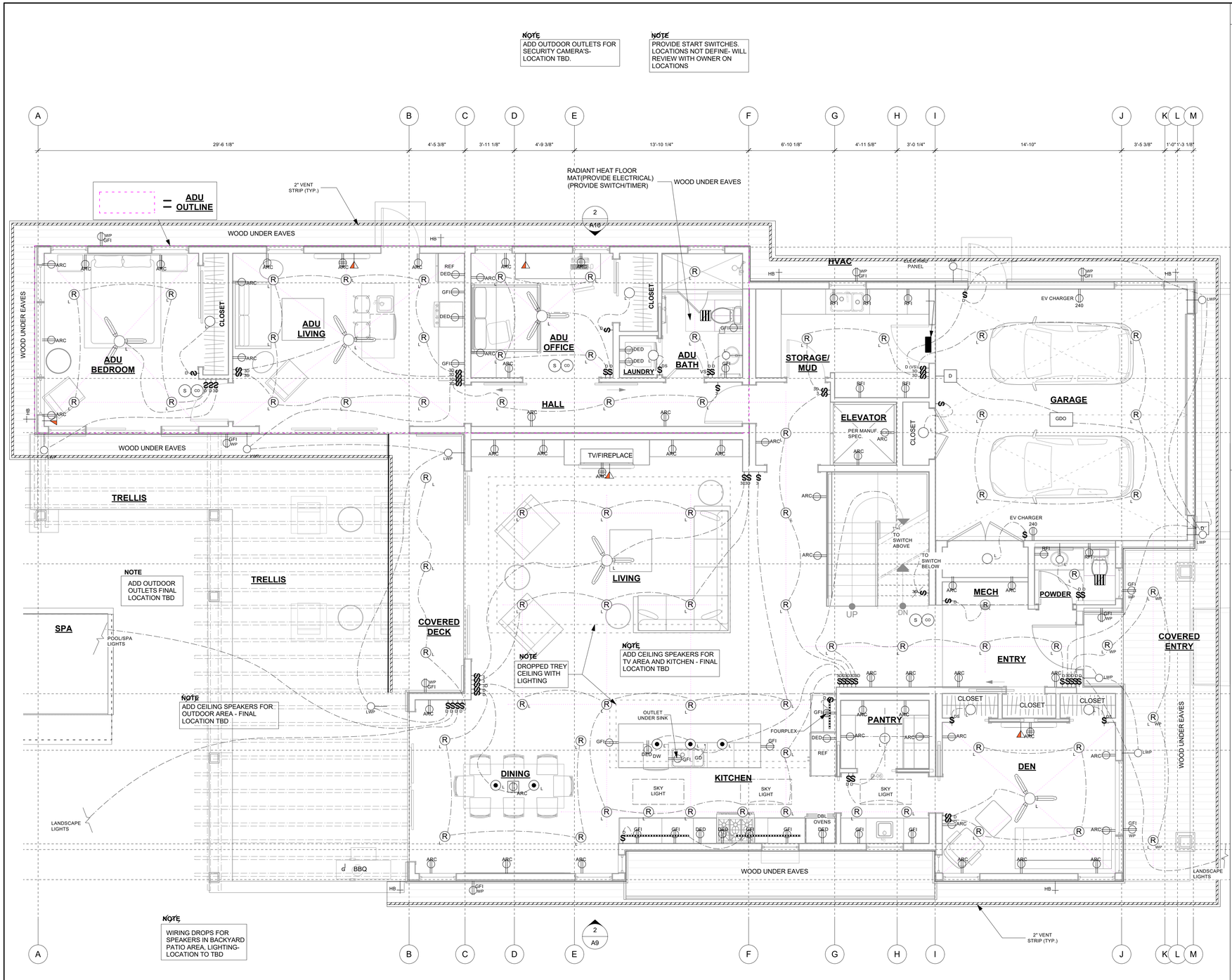
BASEMENT ELECTRICAL/RCP PLAN

scale

1/4"=1'-0"

sheet

A 2.4



LEGEND

- DUPLEX RECEPTACLE
- FOURPLEX RECEPTACLE
- WP WATERPROOF RECEPTACLE
- SWITCHED OUTLET
- GFI GROUND FAULT CIRCUIT INTERRUPTER
- DED DEDICATED OUTLET
- FLOOR OUTLET
- CEILING OUTLET
- EXHAUST FAN W/ AND HUMIDISTAT
- PENDANT 100 W
- SURFACE MOUNTED FIXTURE
- RECESSED LIGHT
- RECESSED LIGHT -LED FIXTURE
- RECESSED DIRECTIONAL DOWNRIGHT (32W)
- WALL MOUNTED SCONCE
- FLUORESCENT TUBE (2) T5 UNITS @ 54W
- GAS LINE
- GD GARBAGE DISPOSAL
- HB HOSE BIB
- DATA PORT/ WALL TELEPHONE OUTLET
- D GARAGE DOOR DATA PAD
- TV CABLE / TELEVISION
- SP SPEAKER LOCATION
- AV AV CONTROL PAD
- $ SINGLE POLE SWITCH
- $D DIMMER SWITCH
- $3 THREE WAY SWITCH
- $VS VACANCY SENSOR W/AUTOMATIC-OFF FUNCTIONALITY
- $DS DOOR SWITCH
- WP WEATHER PROOF SURFACE MOUNTED FIXTURE
- R WP WEATHER PROOF RECESSED DOWNLIGHT
- WP WEATHER PROOF WALL MOUNTED LIGHT
- GDO GARAGE DOOR OPENER W/ LIGHT
- MOTION ACTIVATED EXT. W/ FLOOD LIGHT W/ PHOTOCELL
- S SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- T THERMOSTAT
- EXTERIOR DOWNLIGHT

MECHANICAL / ELECTRICAL / LIGHTING NOTES

1. IN EVERY HABITABLE ROOM AN ELECTRICAL OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE ON ANY WALL SPACE IS MORE THAN SIX FEET MEASURED HORIZONTALLY FROM ANY OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH, THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, AND FIXED ROOM DIVIDERS AS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE (CEC) ARTICLE 210.52 (A) (1) (2) & (3).

2. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAY, STAIRWAY, AND ATTACHED GARAGE OR DETACHED GARAGE WITH POWER AND AT OUTDOOR ENTRANCES / EXITS AS REQUIRED BY CEC ARTICLE 210.70 (A) (1) & (2).

3. ALL GENERAL-PURPOSE RECEPTACLES MOUNTED AT 12" FROM FLOOR UNLESS OTHERWISE NOTED.

4. BRANCH CIRCUIT, FEEDER AND SERVICE CALCULATIONS SHALL BE PER CEC ARTICLE 220.

5. EACH MULTI-WIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES PER CEC ARTICLE 210.4(B) & (D).

6. IN ALL AREAS SPECIFIED IN 210.52 EVERY 125-VOLT, 15 AND 20-AMP RECEPTACLE SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES PER CEC ARTICLE 406.11.

7. ADDITIONAL CIRCUITS ARE REQUIRED FOR THE FURNACE, GARBAGE DISPOSAL, RANGE, OVEN AND DISHWASHER PER CEC ARTICLE 210.52.

8. SMALL APPLIANCE BRANCH CIRCUITS SHALL BE RATED AT 1500 VA EACH. PER CEC ARTICLE 220.52(A).

9. ALL 120-VOLT, 15 AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, PARLORS, LIBRARIES OR OTHER SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE DEVICE AS REQUIRED BY CEC ARTICLE 210.12(B). AFCI-PROTECTED RECEPTACLE OUTLETS TO INCLUDE KITCHENS AND LAUNDRY AREAS. [CEC ART. 210.12(A)]

10. ALL RECEPTACLE OUTLETS SERVING COUNTERTOPS IN KITCHENS OF DWELLING UNITS TO BE GFCI PROTECTED PER CEC ARTICLE 210.8(A) (6).

11. A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLE OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THE SPACE PER CEC ARTICLE 210.52(C) (1).

12. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER AS REQUIRED BY CEC ARTICLE 210.52(C) (3).

13. COUNTER SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER SPACES AND SHALL MEET THE REQUIREMENTS PER CEC ARTICLE 210.52(C) (1) (2) (3).

14. COUNTERTOP RECEPTACLE OUTLET LOCATIONS SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE OUTLETS. THESE RECEPTACLES SHALL BE INSTALLED AS REQUIRED PER CEC ARTICLE 210.52 (B) (5).

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18. VERIFY ALL APPLIANCE ELECTRICAL REQUIREMENTS WITH MANUFACTURER SPECS.

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1 LEVEL 1 ELECTRICAL ELECTRICAL PLAN / REFLECTED CEILING PLAN

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
FA PLANS V1	020922
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MODULAR FABRICATOR

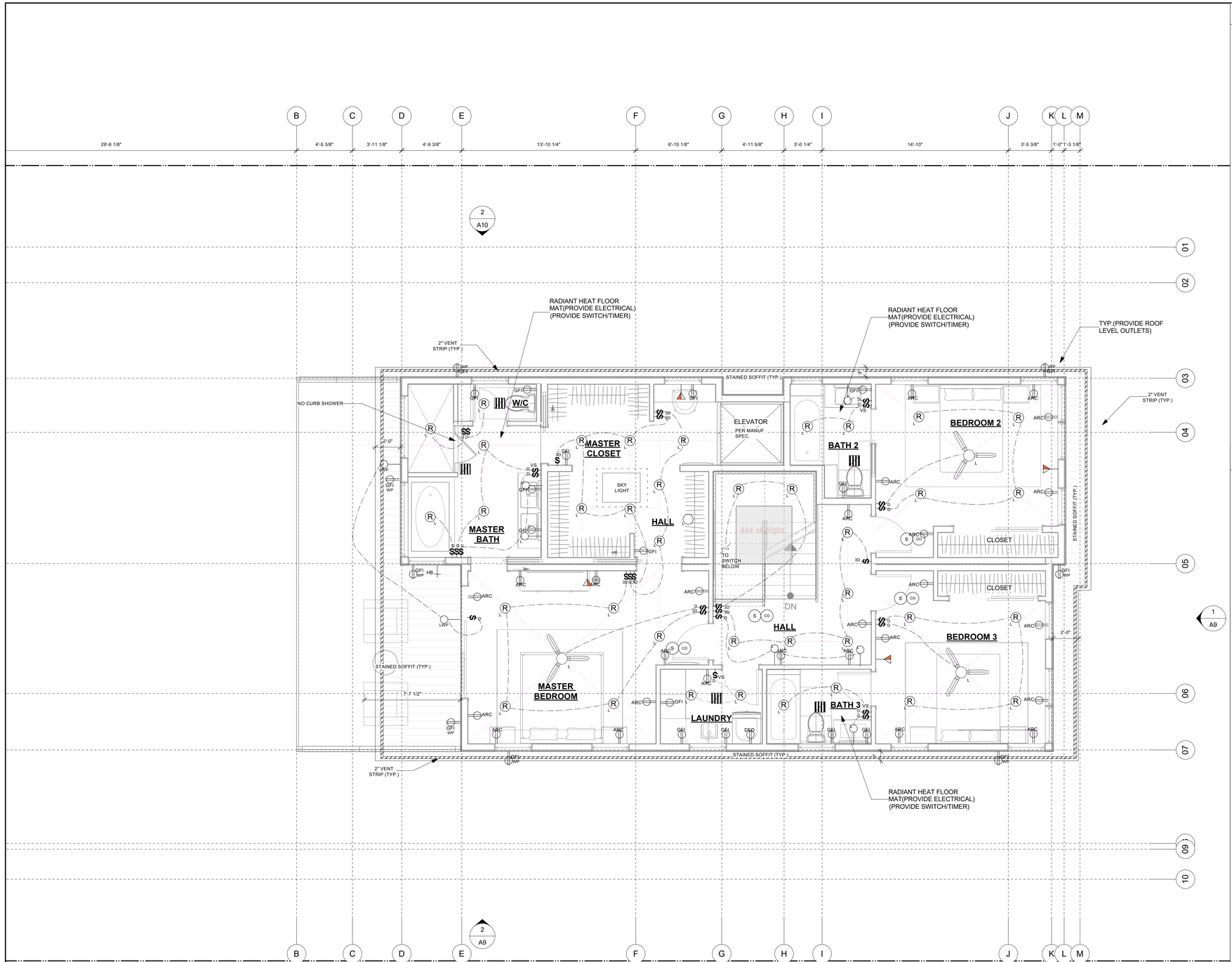
APPROVAL STAMP

THE CHANG
EDWARDS RESIDENCE
474 SAN LUIS AVENUE
LOS ALTOS, CA
94024
APN: 189-52-015

LEVEL 1
ELECTRICAL/RCP PLAN

scale
1/4"=1'-0"

sheet
A 2.5



LEGEND

	DUPLEX RECEPTACLE		DATA PORT/ WALL TELEPHONE OUTLET
	FOURPLEX RECEPTACLE	D	GARAGE DOOR DATA PAD
WP	WATERPROOF RECEPTACLE	TV	CABLE / TELEVISION
	SWITCHED OUTLET	SP	SPEAKER LOCATION
GFI	GROUND FAULT CIRCUIT INTERRUPTER	AV	AV CONTROL PAD
DED	DEDICATED OUTLET	$	SINGLE POLE SWITCH
	FLOOR OUTLET	$D	DIMMER SWITCH
	CEILING OUTLET	$3	THREE WAY SWITCH
	EXHAUST FAN W/ AND HUMIDISTAT	$VS	VACANCY SENSOR W/AUTOMATIC-OFF FUNCTIONALITY
		$DS	DOOR SWITCH
	PENDANT 100 W	WP	WEATHER PROOF SURFACE MOUNTED FIXTURE
	SURFACE MOUNTED FIXTURE	WP	WEATHER PROOF RECESSED DOWNLIGHT
R	RECESSED LIGHT	WP	WEATHER PROOF WALL MOUNTED LIGHT
R L	RECESSED LIGHT -LED FIXTURE	GDO	GARAGE DOOR OPENER W/ LIGHT
R	RECESSED DIRECTIONAL DOWNRIGHT (32W)		MOTION ACTIVATED EXT. W/ FLOOD LIGHT W/ PHOTOCELL
	WALL MOUNTED SCONCE	S	SMOKE DETECTOR
	FLUORESCENT TUBE (2) T5 UNITS @ 54W	CO	CARBON MONOXIDE DETECTOR
	GAS LINE	T	THERMOSTAT
GD	GARBAGE DISPOSAL		EXTERIOR DOWNLIGHT
HB	HOSE BIB		

MECHANICAL / ELECTRICAL / LIGHTING NOTES

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24. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLETS AND SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. [CEC ART. 210.11(C)(2)]

1 LEVEL 2 ELECTRICAL ELECTRICAL PLAN / REFLECTED CEILING PLAN

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
FA PLANS V1	020922
FA PLANS V4	052622
50% DESIGN SET	090122
50% DESIGN SET V2	100522
PLANNING SUBMITTAL V1	012323
PLANNING SUBMITTAL V1 Rev 1	091123

ARCHITECT

ch x tld
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6114 LASALLE AVENUE #552 - OAKLAND CA 94611
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MODULAR FABRICATOR

APPROVAL STAMP

THE CHANG
EDWARDS RESIDENCE
474 SAN LUIS AVENUE
LOS ALTOS, CA
94024
APN: 189-52-015

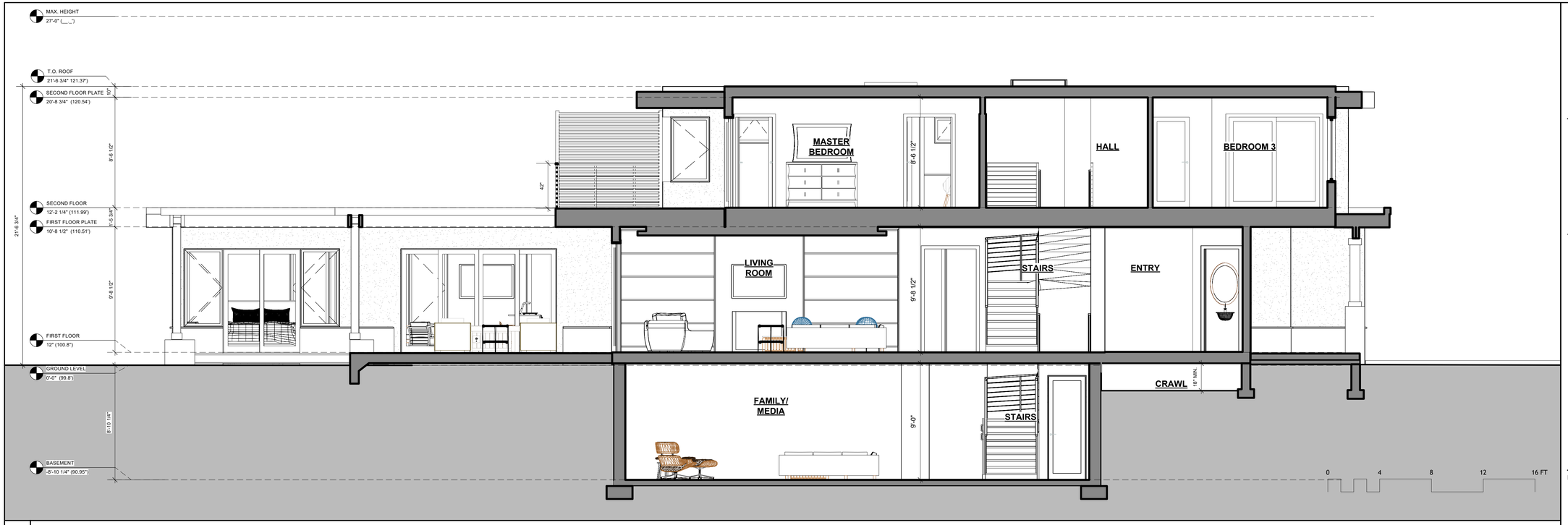
LEVEL 2 ELECTRICAL/RCP PLAN

scale

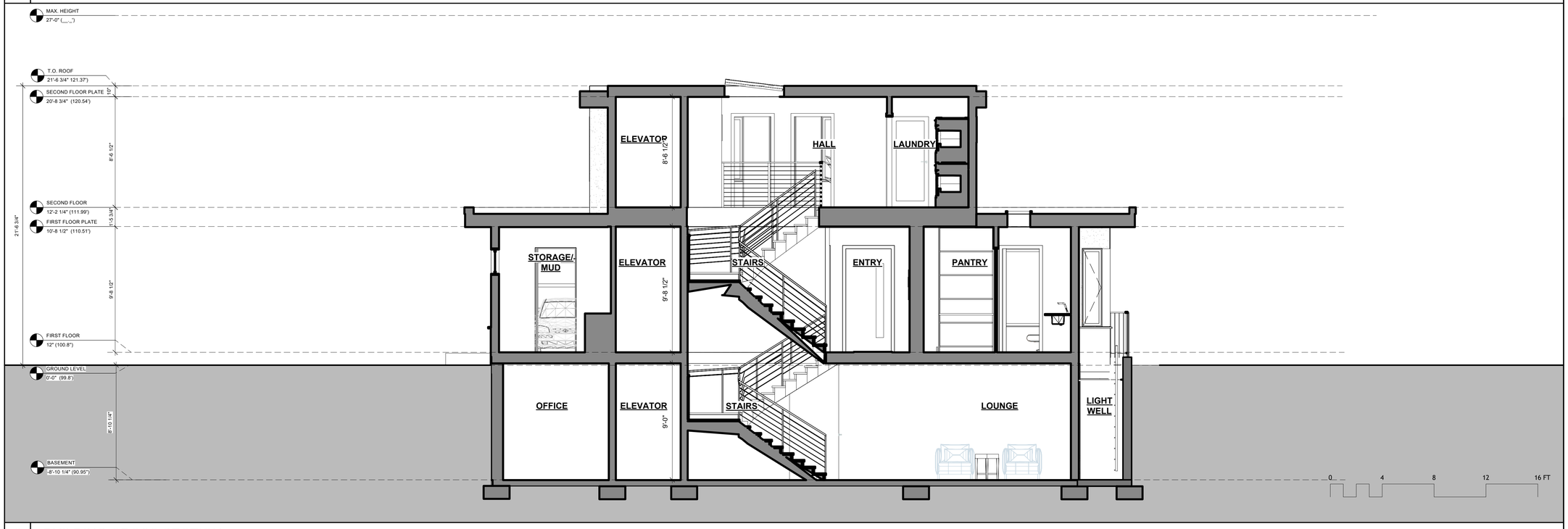
1/4"=1'-0"

sheet

A 2.6



1 BUILDING CROSS SECTION



2 BUILDING CROSS SECTION

1/4"=1'-0"

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
FA PLANS V1	020922
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474 SAN LUIS AVENUE
LOS ALTOS, CA
94024
APN: 189-52-015

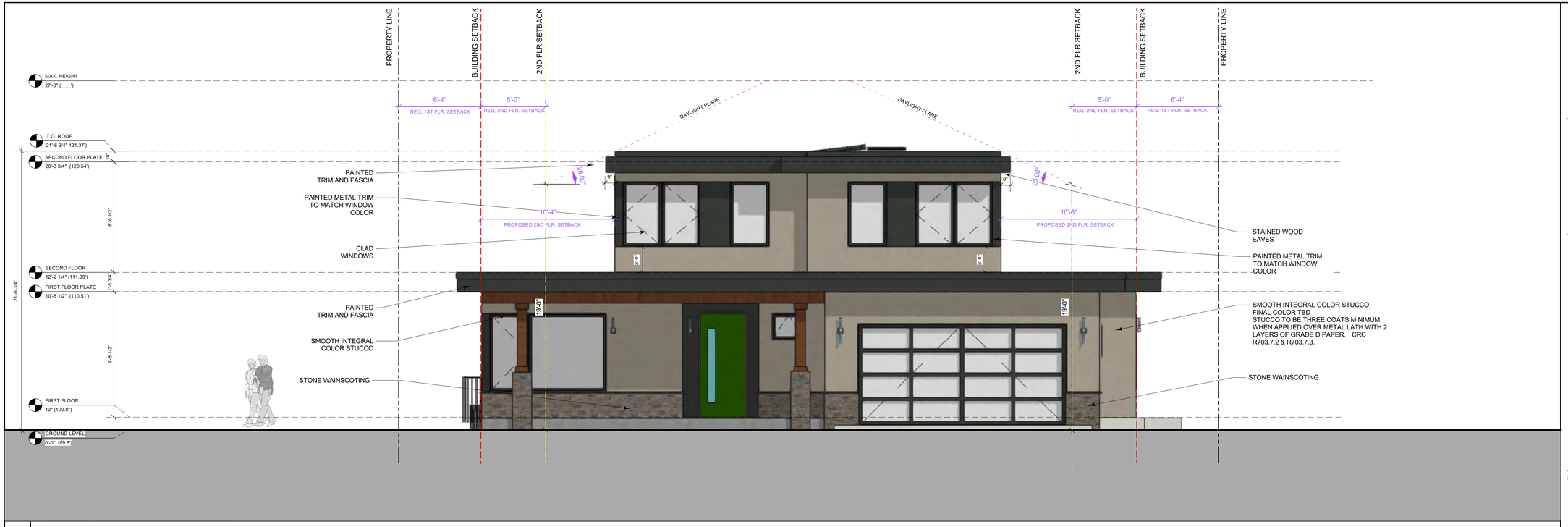
BUILDING SECTIONS

scale

AS NOTED

sheet

A 3.0



1 SOUTH ELEVATION (FRONT)

2 WEST ELEVATION

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

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MODULAR FABRICATOR

APPROVAL STAMP

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LOS ALTOS, CA
94024
APN: 189-52-015

BUILDING ELEVATIONS

scale

1/4"=1'-0"

sheet

A 4.0

1 NORTH ELEVATION (BACK)

2 EAST ELEVATION

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.23
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ISSUE **DATE**

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BUILDING ELEVATIONS

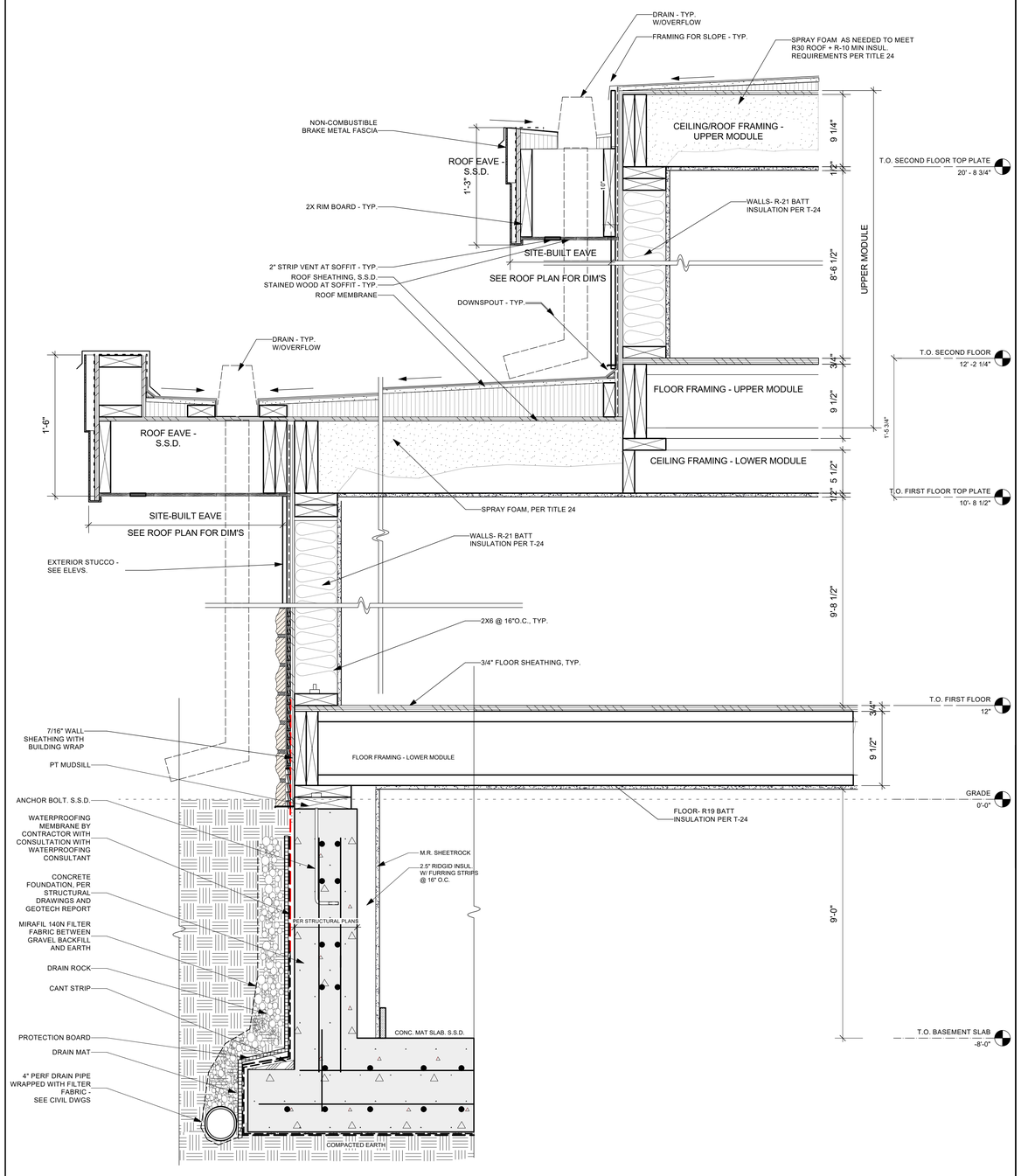
scale

1/4"=1'-0"

sheet

A 4.1

1 NOT IN USE SCALE: 3/16" = 1'-0"



2 DETAILED ASSEMBLY SECTION SCALE: 2" = 1'-0"

LICENSED ARCHITECT
RENZO E. LONG III
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
FA PLANS V1	020922
FA PLANS V4	052622
50% DESIGN SET	090122
50% DESIGN SET V2	100522
PLANNING SUBMITTAL V1	012323
PLANNING SUBMITTAL V1 Rev 1	091123

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 - OAKLAND, CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE CHANG
EDWARDS RESIDENCE
474 SAN LUIS AVENUE
LOS ALTOS, CA
94024
APN: 189-52-015

DETAILS

scale

AS NOTED

sheet

A 6.0

TO: Nick Zornes, Zoning Administrator

FROM: Nazaneen Healy, Associate Planner

SUBJECT: SC23-0013 – 241 Sunkist Lane

RECOMMENDATION

Approve design review application SC23-0013 for the construction of a new approximately 4,619 square foot, two-story single-family residence subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 ("New Construction or Conversion of Small Structures").

BACKGROUND

Project Description

- Project Location: 241 Sunkist Lane, on the east side of Sunkist Lane, between Almond Avenue and Jardin Drive
- Lot Size: 18,711 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: Two-story home and detached garage

The proposed project includes the demolition of the existing two-story single-family residence and garage and replacement with a new two-story residence (see Attachment A – Project Plans). An 850 square foot attached accessory dwelling unit is also proposed but is not subject to design review. The proposed home incorporates flat roof forms and exterior materials that include stucco, standing seam metal, and stained wood exterior finishes, painted metal window surrounds and trellis, and a stained wood garage door. Compared to the existing home, the two-story portion of the proposed home would be located closer to the street and more centered on the lot, with a one-story portion extending along the south side of the property. The proposed site improvements include a new driveway leading to a side-facing attached garage and new landscaping and landscape features throughout the site. Several existing trees were approved for removal earlier this year due to their poor condition. One protected date palm tree in the rear yard is proposed for removal as part of the project due to its condition and location close to the proposed development.

ANALYSIS

Design Review

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

	Existing	Proposed	Allowed/Required
COVERAGE:	2,511 square feet	4,244 square feet	5,613 square feet
FLOOR AREA: First floor Second floor Total	 2,153 square feet 504 square feet 2,657 square feet	 2,758 square feet 1,861 square feet 4,619 square feet	4,621 square feet
SETBACKS: Front Rear Right side (1st/2nd) Left side (1st/2nd)	 24.0 feet 33.3 feet 53.1 feet/50.0 feet 8.9 feet/19.0 feet	 25.1 feet 26.1 feet 21.3 feet/24.9 feet 46.0 feet/37.3 feet	 25 feet 25 feet 10 feet/17.5 feet 10 feet/17.5 feet
HEIGHT:	19.8 feet	23.8 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 proposed home minimizes bulk by insetting the second story, proposing a lower height than the maximum, and incorporating greater setbacks than required. The design includes one balcony facing the rear yard and one balcony facing the north side yard. Consistent with the Single-Family Residential Design Guidelines, the balconies incorporate solid side walls, depths of four feet maximum, and landscape screening with evergreen trees to minimize potential privacy impacts.

Three existing screen trees along the rear property line will remain and new evergreen screen trees are also proposed along the rear and both side property lines. Four new trees are currently proposed in the front yard, however Condition No. 5 requires one new tree in the south side yard along with two trees in the front yard pursuant to the approved tree removal permits TREE23-0006 and TREE23-0014 and one new tree in the rear yard to replace the existing protected date palm tree. The new trees shall be spaced to accommodate their mature canopies.

The landscaping plan is required to comply with the Water Efficient Landscape Ordinance, which requires water-efficient landscaping for new residences with landscaping over 500 square feet. In addition, Condition No. 6 requires revisions for consistency with the other drawings in the plan set, requires additional information on the proposed future shed, and requires the planting areas currently indicated as non-irrigated native seed mix areas to be replaced with irrigated plantings, landscape materials such as mulch, gravel, or synthetic turf, additional hardscape, or a combination thereof. The proposed non-irrigated plantings are considered weeds as defined by Chapter 11.10 of the Municipal Code which constitute a fire hazard.

The proposed project meets the development standards in the R1-10 zoning district and complies with the

Single-Family Residential Design Guidelines because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes bulk, and minimizes potential privacy impacts.

ENVIRONMENTAL REVIEW

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

PUBLIC NOTIFICATION AND COMMUNITY OUTREACH

A public meeting notice was posted on the property, mailed to property owners within a 300-foot radius, 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 property owners also contacted ten neighbors in the immediate area to discuss the proposed project beginning in June and provided the attached statement and summary of their communications (see Attachment B – Neighbor Outreach). Staff received three public comment letters (one opposed and two in favor of the project) as of the writing of this report (see Attachment C – Public Correspondence).

Attachment:

A. Project Plans
B. Neighbor Outreach
C. Public Correspondence

Cc: Chris Kummerer, Applicant
Sagar Mehta and Namitha Kumar, Property Owners

FINDINGS

SC23-0013 – 241 Sunkist Lane

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 provisions of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.

B. The height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots and will consider the topographic and geologic constraints imposed by particular building site conditions as the home complies with the allowable floor area, lot coverage, and height maximums as well as the setback and daylight plane requirements pursuant to LAMC Chapter 14.06.

C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because the existing site is relatively level and does not require substantial grading except for the pool. One protected date palm tree is proposed for removal due to its condition and location. Four new trees will be planted throughout the site, evergreen screen trees will be planted along the side and rear property lines, and three existing screen trees along the rear property line will remain.

D. The orientation of the proposed new house in relation to the immediate neighborhood will minimize excessive bulk because the proposed design insets the second story, proposes a lower height than the maximum, and incorporates greater setbacks than required.

E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings on the same project site. The proposed home complies with the allowable floor area, lot coverage, and height maximums as well as the setback and daylight plane requirements pursuant to LAMC Chapter 14.06 and the design of the home incorporates consistent and compatible features including stucco, standing seam metal, and stained wood exterior finishes, painted metal window surrounds and trellis, and a stained wood garage door.

F. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the proposed grading provides for drainage away from the home and away from adjacent properties and conforms to existing grades along the property lines.

CONDITIONS OF APPROVAL

SC23-0013 – 241 Sunkist Lane

GENERAL

1. **Expiration**
   The Design Review Approval will expire on November 15, 2025 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**
   The approval is based on the plans and materials received on October 6, 2023, except as may be modified by these conditions.

3. **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.

4. **Protected Trees**
   Existing Tree Nos. 13, 15, 16, and 18 (located on the adjacent property) and the new trees shall be protected under this application and require permits from the Development Services Department to remove. The new screen trees shall be maintained and replaced if they are declining or removed.

5. **New Trees**
   The following minimum 24" box size trees shall be incorporated into the landscape/irrigation plans and spaced to accommodate their mature tree canopies:
   a. (1) Category I tree located in the south side yard pursuant to TREE23-0006.
   b. (2) Category II trees located in the front yard pursuant to TREE23-0014.
   c. (1) Category II tree located in the rear yard.

6. **Plan Revisions**
   The following plan revisions shall be incorporated into the building permit plan submittal:
   a. Revise the Site Plan, civil plans, and/or landscape/irrigation plans for consistency between the drawings including tree locations, accessory structures, and landscape features.
   b. Revise the plans to demonstrate the future side yard shed complies with Chapter 14.06 and 14.15 of the Municipal Code.
   c. Revise the plans to replace the proposed non-irrigated planting areas, indicated as native seed mix areas, with irrigated plantings, landscape materials such as mulch, gravel or synthetic turf, additional hardscape, or a combination thereof.

7. **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. **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 right-of-way shall be in compliance with the City's Shoulder Paving Policy.

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

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. **Swimming Pool, Water Feature, and Outdoor Kitchen**
    The proposed pool and associated equipment, water feature, and 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.

12. **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

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

14. **Tree Protection Note**
    On the grading plan and the site plan, show all tree protection fencing consistent with City standards and/or the arborist report and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

15. **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.

16. **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.

17. **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.

18. **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.

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

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

21. **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

22. **Tree Protection**
    Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of existing Tree Nos. 13, 15, 16, and 18. 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.

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

PRIOR TO FINAL INSPECTION

24. **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.

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

10. EXCAVATE ALL FOOTING AS INDICATED ON THE DRAWING TO REACH SOLID, UNDISTURBED SOIL. BOTTOMS OF EXCAVATIONS SHALL BE LEVEL, CLEAN AND DRY AND AT THE ELEVATIONS INDICATED ON THE STRUCTURAL DRAWINGS. SEE GEOTECH REPORT.

11. PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDE OF THE BUILDING.

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

13. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING FOUNDATION EXCAVATION, SWIMMING POOL EXCAVATION, PREPARATION OF SUBGRADE BENEATH HARDSCAPES, PLACEMENT AND COMPACTION OF ENGINEERED FILL, AND INSTALLATION OF SURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY SIGMA PRIME GEOSCIENCES, INC., DATED JANUARY 8, 2023. (650) 728-3590 SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT

14. CONTRACTOR SHALL COMPLETE AND SUBMIT TO THE TOWN OF LOS ALTOS HILLS THEIR "SPECIAL INSPECTION AND TESTING SCHEDULE" FORM PRIOR TO PERMIT ISSUANCE. PLEASE MAKE SURE THAT THE REQUIRED SIGNATURES ARE PROVIDED AND THE AREA OF SPECIAL INSPECTION IS CLEARLY INDICATED ON THE FORM.

15. CONTRACTOR TO, AT A MINIMUM, PROVIDE SPECIAL INSPECTION FOR:
- -POST-INSTALLED AND EPOXY ANCHORS USED IN TENSION APPLICATIONS
- -CONCRETE REINFORCING PLACEMENT AND COMPRESSION TESTS
- -STRUCTURAL STEEL WELDING

AND TO PROVIDE STRUCTURAL OBSERVATION REQUIREMENTS, AT A MINIMUM FOR:
-FOUNDATION CONCRETE REINFORCING FOR EACH UNIQUE POUR, UNLESS OTHERWISE APPROVED BY E.O.R. -ROUGH FRAMING, SHEARWALLS, AND FRAMING HARDWARE
-WHERE OTHERWISE REQUIRED BY BUILDING OFFICIALS OR BY THE BUILDING OWNER.
SEE S0.0 FOR DETAILED REQUIREMENTS.

16. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH 2022 CALIFORNIA GREEN BUILDING STANDARD CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE BULDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

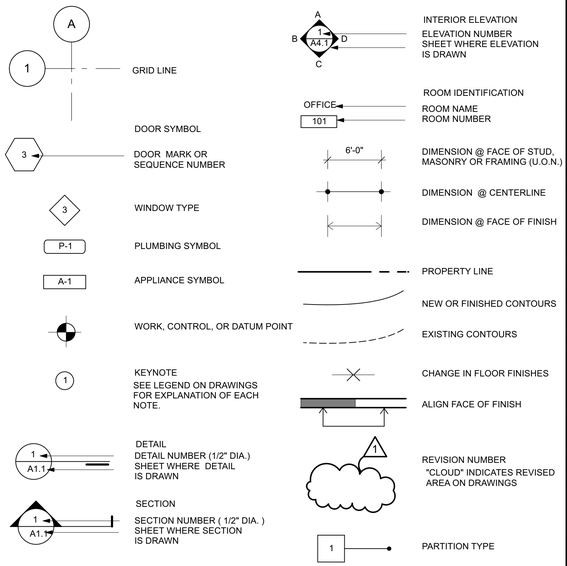
17. THE WORK IS TO BE CONSTRUCTED PLUMB AND LEVEL TO A TOLERANCE OF 1/4" OVER 20'. THE CONTRACTOR IS RESPONSIBLE FOR SETTING AND CHECKING ABSOLUTE HEIGHTS THROUGHOUT THE PROJECT. ABSOLUTE HEIGHTS ARE TO BE COORDINATED WITH THE PROJECT SURVEYOR PRIOR TO FORMING FOUNDATIONS AND DURING CONSTRUCTION OF THE FLOOR LEVELS. THE SURVEYOR IS ALSO TO BE CONSULTED TO LAYOUT THE RESIDENCE PRIOR TO FORMING FOUNDATIONS AND TO CONFIRM ITS CONFORMANCE TO SETBACKS PRIOR TO POURING FOUNDATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE PROJECT SURVEYOR.

MEHTA & KUMAR RESIDENCE

241 SUNKIST LANE
LOS ALTOS, CA 94022

ABBREVIATIONS & SYMBOLS

&	AND
@	AT
ø	DIAMETER or ROUND
ACOUS.	ACOUTSTICAL
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
CAB.	CABINET
C.J.	CONTROL JOINT
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT or CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
C.T.	COLLAR TIE
C.W.	COLD WATER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DOUGLAS FIR or DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DS.	DOWNSPOUT
DW	DISHWASHER
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
ELECT./ ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
E.O.S.	EDGE OF SLAB
EQ.	EQUAL
EQUIP./ EQPT.	EQUIPMENT
EXST or (E)	EXISTING
EXP.	EXPANSION
G.S.M.	GALVANIZED SHEET METAL
GYP. BD	GYPSUM BOARD
GYP.	GYPSUM
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWR./HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ	HORIZONTAL
HT./HGT.	HEIGHT
HTR.	HEATER
H.W.	HOT WATER
HDWD.	HARDWOOD
I.D.	INSIDE DIAMETER (DIM.)
IN. or (")	INCH OR INCHES
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JST.	JOIST
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
MAX.	MAXIMUM
MECH.	MECHANICAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL./MET.	METAL
N.	NORTH
(N) or NEW	NEW
N.I.C.	NOT IN CONTRACT
NO. or #	NUMBER
N.T.S.	NOT TO SCALE
o/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
P.E.N.	PLYWOOD EDGE NAILING
PERF.	PERFORATED
PL.	PLATE OR PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PREFAB.	PREFABRICATED
P.T.D.	PAPER TOWEL DISPENSER
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCE
REQ'D	REQUIRED
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.4.S.	SURFACED 4 SIDES
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	SMOKE DETECTOR
SEL.	SELECT
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
S.ST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT./ STRL.	STRUCTURAL
SUSP.	SUSPEND
SYM.	SYMBOL or SYMMETRICAL
T.&B.	TOP AND BOTTOM
T.&G.	TONGUE AND GROOVE
T.	TREAD
TEL.	TELEPHONE
THRU	THROUGH
T.O.C.	TOP OF CURB
T.O.P./TP	TOP OF PAVEMENT
T.O.W./TW	TOP OF WALL
T.P.H.	TOILET PAPER HOLDER
T.P.D.	TOILET PAPER DISPENSER
TV.	TELEVISION
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORIES
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.G.	VERTICAL GRAIN
w/	WITH
w/o	WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WP.	WATERPROOF
W.W.F.	WELDED WIRE FABRIC



PROJECT SUMMARY

ADDRESS: 241 SUNKIST LANE
OWNERS: SAGAR MEHTA AND NAMITHA KUMAR
ARCHITECT: CKA ARCHITECTS PH: (650) 233-0342
E-MAIL: CHRIS@CKA-ARCHITECTS.COM
APN# 170-22-020

ZONING: R1-10

BUILDING OCCUPANCY GROUP: R3/ U
TYPE OF CONSTRUCTION: V-B
AUTOMATIC FIRE SPRINKLERS REQUIRED?: YES
FLOOD ZONE? NO

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	2,511.4 square feet (13.4 %)	5,094.4 square feet (27.2 %)	5,613.3 square feet (30 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 2,152.7 sq ft 2nd Flr: 503.6 sq ft **Total: 2,656.3 sq ft** (14.2 %)	1st Flr: 3,608 sq ft 2nd Flr: 1,861 sq ft **Total: 5,469 sq ft** (29.2 %)	4,621.1 square feet (24.7 %)
SETBACKS:		2	1
Front	24 feet	25.1 feet	25 feet
Rear	33.3 feet	26.1 feet	25 feet
Right side (1st/2nd)	53.1 feet/ 50 feet	21.3 feet/ 24.9 feet	10 feet/ 17.5 feet
Left side (1st/2nd)	8.9 feet/ 19 feet	45.95 feet/ 61.5 feet	10 feet/ 17.5 feet
HEIGHT:	±19.8 feet	±23.8 feet	27 feet

2 ADU ORDINANCE ALLOWS EXCEEDENCE OF MAX FLOOR AREA BY 850 SF

SQUARE FOOTAGE BREAKDOWN

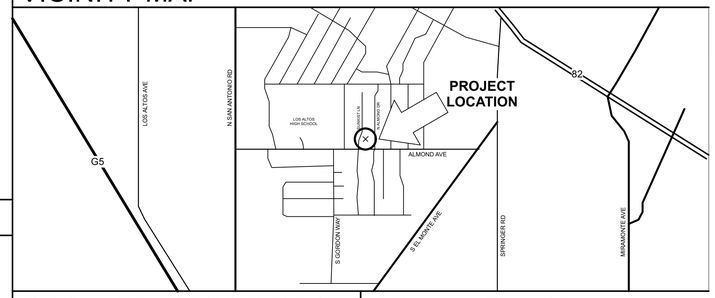
	Existing	Change in 2	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	2,033 square feet	2,983.5 square feet	5,016.5 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	982 square feet (623 GARAGE + 359 SHEDS)	- 529.5 square feet	452.5 square feet

LOT CALCULATIONS

NET LOT AREA:	18,711 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	1,119.4 square feet (29.3%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 9,556.9 sq ft Existing softscape (undisturbed) area: 0 sq ft New softscape (new or replaced landscaping) area: 9,154.1 sq ft *Sum of all three should equal the site's net lot area*

1

VICINITY MAP



PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE CONSTRUCTION OF A NEW TWO STORY HOUSE WITH AN ATTACHED 2 CAR GARAGE AND AN ATTACHED ACCESSORY DWELLING UNIT.

DRAWING INDEX

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE
TOWN OF LOS ALTOS MUNICIPAL CODE

CONSULTANTS

STRUCTURAL ENGINEER
-
-
-
-

CIVIL ENGINEER
LEA & BRAZE ENGINEERING, INC.
7011 KOLL CENTER PKWY., SUITE 160
PLEASANTON, CALIFORNIA 94566
(510) 887-4086 JERRY GONZALES

LANDSCAPE DESIGNER
DHD DAMIR HURDICH DESIGN
67 OTSEGO AVE,
SAN FRANCISCO, CALIFORNIA 94112
(415) 786-6427 DAMIR HURDICH

TITLE 24 ENERGY CONSULTANT
-
-
-
-

GEOTECHNICAL ENGINEER
ROMIG ENGINEERS, INC.
1390 EL CAMINO REAL, 2ND FLOOR
SAN CARLOS, CALIFORNIA 94070
(650) 591-5224 TOM PORTER

SURVEY
LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086

PERSPECTIVE VIEW OF PROPOSED

CHRIS KUMMERER & ASSOCIATES
P 650.233.0342
2089 AVY AVENUE, MENLO PARK CA 94025
CHRIS@CKA-ARCHITECTS.COM
CKA-ARCHITECTS.COM

REVISIONS:
2023/07/21: PLANNING SUBMITTAL
1 2023/09/13: PLAN. RESPONSES
2 2023/10/02: PLAN. RESPONSES

MEHTA & KUMAR RESIDENCE
241 SUNKIST LANE
LOS ALTOS, CA 94022
APN: 170-22-020

CONSULTANTS:

STAMP:

PAGE NUMBER:
A0.0

COVER SHEET

NOT FOR CONSTRUCTION

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

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.

3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

5. Loss, alteration, or reproduction of any part of this report invalidates the entire report.

6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

7. Neither all nor any part of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or initialed designation conferred upon the consultant/appraiser as stated in his qualification.

8. This report and the values expressed herein represent the opinion of the consult/appraiser, and the consult/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

9. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

10. Unless expressed otherwise: 1) information in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in future.

ARBORIST DISCLOSURE STATEMENT

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

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

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

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

Arborist: David Beckham
David Beckham

Date: July 20th, 2023

Discussion on retained protected trees:

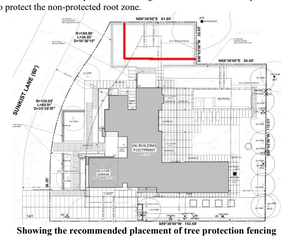
Redwood tree #18 is located on the neighboring property to the north. The tree is in fair condition with drought stressed symptoms observed. Redwood trees need frequent deep irrigation to maintain a healthy canopy when growing outside their native range. Any irrigation applied on the property within 20 feet from the tree would benefit the overall health of the tree. The neighbor is recommended to deep water fertilized to help improve the vigor of the tree.

Showing drought stressed redwood tree #18

Discussion of small non-protected trees:
The remaining trees are all located at the property lines and were once planted as a privacy screen. Most of the trees are in decline due to poor past maintenance. These trees are recommended to be removed and replaced by a new hedge at the property line that will be properly maintained. **(Pictures below showing trees at property line)**

Plan Review: (A1.0)
No impacts to the retained trees are expected due to construction as the proposed work is far enough away from the trees. The following tree protection plan will help to reduce potential impacts to the retained trees on site from the proposed construction.

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



Showing the recommended placement of tree protection fencing

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

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

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

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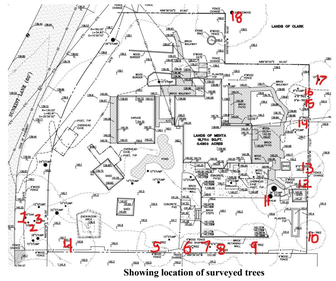
Trenching for foundation, irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree and inspected by the Project Arborist. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss,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

Irrigation
Normal irrigation shall be maintained on this site at all times for the imported trees. On a construction site, I recommend irrigation during winter months, 1 time per month for the imported trees. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month for the imported trees. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation.

The information included in this report is believed to be true and based on sound arboricultural principles and practices. David Beckham
Sincerely, David Beckham Certified Arborist WE#10724A TRAQ Qualified

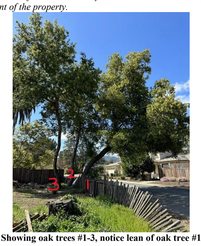


Showing location of surveyed trees

Site Observations:
The landscape at 241 Sunkist is in very poor condition. The site looks to be in disrepair and a large percentage of trees are in decline. During the past winter storms, a large tree failure occurred on site. No landscape maintenance or tree maintenance has taken place on site. Trees #1-4, 11, and 18 are protected trees due to having a diameter measurement of 15" or larger or being located within the public right of way (#1-3).

Showing stump from large tree failure at back of property

Discussion on protected trees proposed for removal:
Coast live oak trees #1-3 are located within the public right of way on the south side of the property. Oak tree #1 is in poor condition due to growing at a heavy lean into the street and towards the high voltage utility lines. Oak trees #2 and #3 are located very close to oak tree #1 and the canopies of the three oak trees act as one during high wind events. Oak trees #2 and #3 have a poor live crown ratio due to growing in the suppressed conditions of oak tree #1 as well as previously removed trees. Oak trees #2 and #3 were given a fair condition rating (lower end). Oak tree #1 is at high risk of failure due to the tree's heavy lean over the street with vehicles and pedestrians being the target. The tree is expected to continue to grow in this direction regardless of management. Due to the lean of the tree, there is also a high risk of utility line interruption as the tree is leaning towards the power lines. Oak tree #1 is recommended to be removed as it is hazardous with no mitigation measures within ANSI A300 pruning standard expected to improve the risk of failure. With oak tree #1 removed and due to the previous removals on the site, the remaining oak trees #2 and #3 are at high risk of failure due to windthrow. These two oak trees will have lost all of their protection from prevailing winds making them a hazard to the property. No mitigation measures within ANSI A300 pruning standards are expected to improve the stability of the trees in a windstorm. A new driveway is also proposed in close proximity to the oak trees. Impacting the tree's roots in combination with the lean of oak tree #1 also further raise risk of tree failure. The trees are too close to the proposed driveway to allow for retention. Oak trees #1-3 meet the following criteria for tree removal in the city of Los Altos: *#1- The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services. #2- The necessity to remove the tree for economic enjoyment of the property.*



Showing oak trees #1-3, notice lean of oak tree #1

Canary Island palm tree #4 is in good condition. The tree is within the proposed driveway footprint and needs to be removed to facilitate the proposed construction. The palm tree meets the following criteria for tree removal in the city of Los Altos: *#2- The necessity to remove the tree for economic enjoyment of the property.*

Showing palm tree #4

Canary Island palm tree #11 is in good condition. The tree is very close to the proposed foundation and recommended for removal as the tree would likely be impacted by the root cutting needed. The palm tree is also located next to a large tree that had recently failed. The stump was uprooted when the tree failed and may have impacted the root ball of the palm tree. The palm tree meets the following criteria for tree removal in the city of Los Altos: *#1- The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services. #2- The necessity to remove the tree for economic enjoyment of the property.*

Showing palm tree #11

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

Revised July 20th, 2023

Namitha Kumar & Sagar Mehta

Site: 241 Sunkist Lane, CA

Dear Namitha Kumar & Sagar Mehta,

As requested on Wednesday, April 12th, 2023, Kielty Arborist Services LLC visited the above site for the purpose of providing a Tree Inventory Report/Tree Protection Plan for the proposed construction. A new home is proposed for this site, and as needed an Arborist Report is required when submitting plans to the city of Los Altos. Site plan A1.0 dated 7/13/23 was reviewed for writing this report. This Tree Inventory Report/Tree protection plan is not a Tree Risk Assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan unless stated otherwise.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. No plant tissue analysis or root crown inspections were done. The trees in question were located on an existing topography map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

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

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey Key:
DBH-Diameter at breast height (48" above grade)
CON- Condition rating (1-100)
HT/SP- Tree height/ canopy spread
*indicates neighbor's trees
P-*Indicates protected tree by city ordinance*
R-*Indicates proposed tree removal*

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1P/R	Coast live oak *(Quercus agrifolia)* **Suitability for preservation=Poor**	17.7	D	35/35	Good vigor, poor form, leans at 45 degrees over street and towards utility lines. STREET TREE.
2P/R	Coast live oak *(Quercus agrifolia)* **Suitability for preservation=Fair**	12.3	C	35/20	Fair vigor, fair structure, tall for DBH. STREET TREE.
3P/R	Coast live oak *(Quercus agrifolia)* **Suitability for preservation=Fair**	12.7	C	35/20	Fair vigor, fair structure, tall for DBH. STREET TREE.
4P/R	Canary Island palm *(Phoenix canariensis)* **Suitability for preservation=Good**	28.0	B	40/25	Good vigor, good structure.
5R	Pittosporum *(Pittosporum tobira)* **Suitability for preservation=Poor**	6.5-6-6-4	F	18/15	Poor vigor, poor structure, in decline.
6R	Pittosporum *(Pittosporum eugenioides)* **Suitability for preservation=Poor**	F		15/12	NEARLY DEAD.
7R	Pittosporum *(Pittosporum eugenioides)* **Suitability for preservation=Poor**	D		18/15	Fair to poor vigor, poor structure, codominant at grade, covered in ivy, old hedge material.
8R	Pittosporum *(Pittosporum eugenioides)* **Suitability for preservation=Poor**	F		18/12	Poor vigor, poor structure, codominant at grade, covered in ivy, old hedge material.
9R	Pittosporum *(Pittosporum tobira)* **Suitability for preservation=Poor**	6-6-5-4-4	F	15/20	Poor vigor, poor structure, in decline.
10*	Privet *(Ligustrum japonicum)* **Suitability for preservation=Poor**	6est	F	8/8	Poor vigor, poor structure, topped recently.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
11P/R	Canary Island palm *(Phoenix canariensis)* **Suitability for preservation=Good**	30.0	B	25/15	Good vigor, good structure.
12R	Persimmon *(Diospyros kaki)* **Suitability for preservation=Poor**	10.7	D	25/20	Poor vigor, fair structure, history of limb loss, not in leaf at time of inspection.
13	Pittosporum *(Pittosporum tobira)* **Suitability for preservation=Fair**	9-5	C	14/15	Fair vigor, fair structure, old hedge material.
14R	Flowering plum *(Prunus cerasifera)* **Suitability for preservation=Fair**	6.2	C	15/12	Fair to poor vigor, fair structure, old hedge material.
15	Pittosporum *(Pittosporum tobira)* **Suitability for preservation=Poor**	6-4	D	12/10	Fair vigor, poor structure, suppressed.
16	Pittosporum *(Pittosporum tobira)* **Suitability for preservation=Fair**	9.5	C	14/12	Fair vigor, fair structure, old hedge material.
17*	Mayten *(Maytenus boaria)* **Suitability for preservation=Poor**	15est	D	15/15	Fair to poor vigor, fair structure, dead wood,
18*P	Redwood *(Sequoia sempervirens)* **Suitability for preservation=Good**	38est	C	110/40	Fair vigor, good structure, drought stressed.

REMOVED WITH PERMIT 5/30/2023

TREE SCHEDULE

ID	Quantity	Size (DBH)	Type	Action	Notes
1	1	17.7	(e) Coast Live Oak	Remove	Right of Way Removal Application Approved 5/30/2023
2	1	12.3	(e) Coast Live Oak	Remove	Right of Way Removal Application Approved 5/30/2023
3	1	12.7	(e) Coast Live Oak	Remove	Right of Way Removal Application Approved 5/30/2023
4	1	28	(e) Canary Island Palm	Remove	Removal Application to be summitted with Building Permit Application
5	1	6.5	(e) Pittosporum	Remove	
6	1	N/A	(e) Pittosporum	Remove	
7	1	N/A	(e) Pittosporum	Remove	
8	1	N/A	(e) Pittosporum	Remove	
9	1	6	(e) Pittosporum	Remove	
10	1	6	(e) Privet	(e) Protect and Preserve	
11	1	30	(e) Canary Island Palm	Remove	Removal Application to be summitted with Building Permit Application
12	1	10.7	(e) Persimmon	Remove	
13	1	9	(e) Pittosporum	Retain for screening	Retain for screening
14	1	6.2	(e) Flowering Plum	Remove	
15	1	6	(e) Pittosporum	Retain for screening	Retain for screening
16	1	9.5	(e) Pittosporum	Retain for screening	Retain for screening
17	1	15	(e) Mayten	(e) Protect and Preserve	
18	1	38	(e) Redwood	(e) Protect and Preserve	

241 Sunkist (7)

Discussion on retained protected trees:

Redwood tree #18 is located on the neighboring property to the north. The tree is in fair condition with drought stressed symptoms observed. Redwood trees need frequent deep irrigation to maintain a healthy canopy when growing outside their native range. Any irrigation applied on the property within 20 feet from the tree would benefit the overall health of the tree. The neighbor is recommended to deep water fertilized to help improve the vigor of the tree.

Showing drought stressed redwood tree #18

Discussion of small non-protected trees:
The remaining trees are all located at the property lines and were once planted as a privacy screen. Most of the trees are in decline due to poor past maintenance. These trees are recommended to be removed and replaced by a new hedge at the property line that will be properly maintained. **(Pictures below showing trees at property line)**

241 Sunkist (8)

Plan Review: (A1.0)
No impacts to the retained trees are expected due to construction as the proposed work is far enough away from the trees. The following tree protection plan will help to reduce potential impacts to the retained trees on site from the proposed construction.

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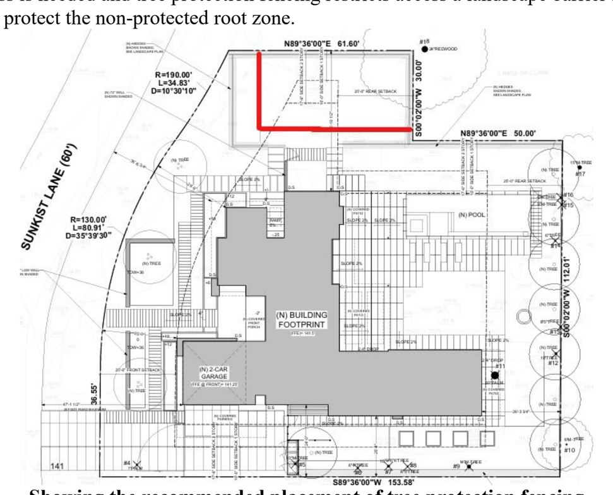
Tree protection zones should be installed and maintained throughout the entire length of the project. Prior to the commencement of any Development Project, a chain link fence shall be installed at the drip line (canopy spread) of any protected tree which will or will not be affected by the construction.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



Showing the recommended placement of tree protection fencing

241 Sunkist (9)

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

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

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

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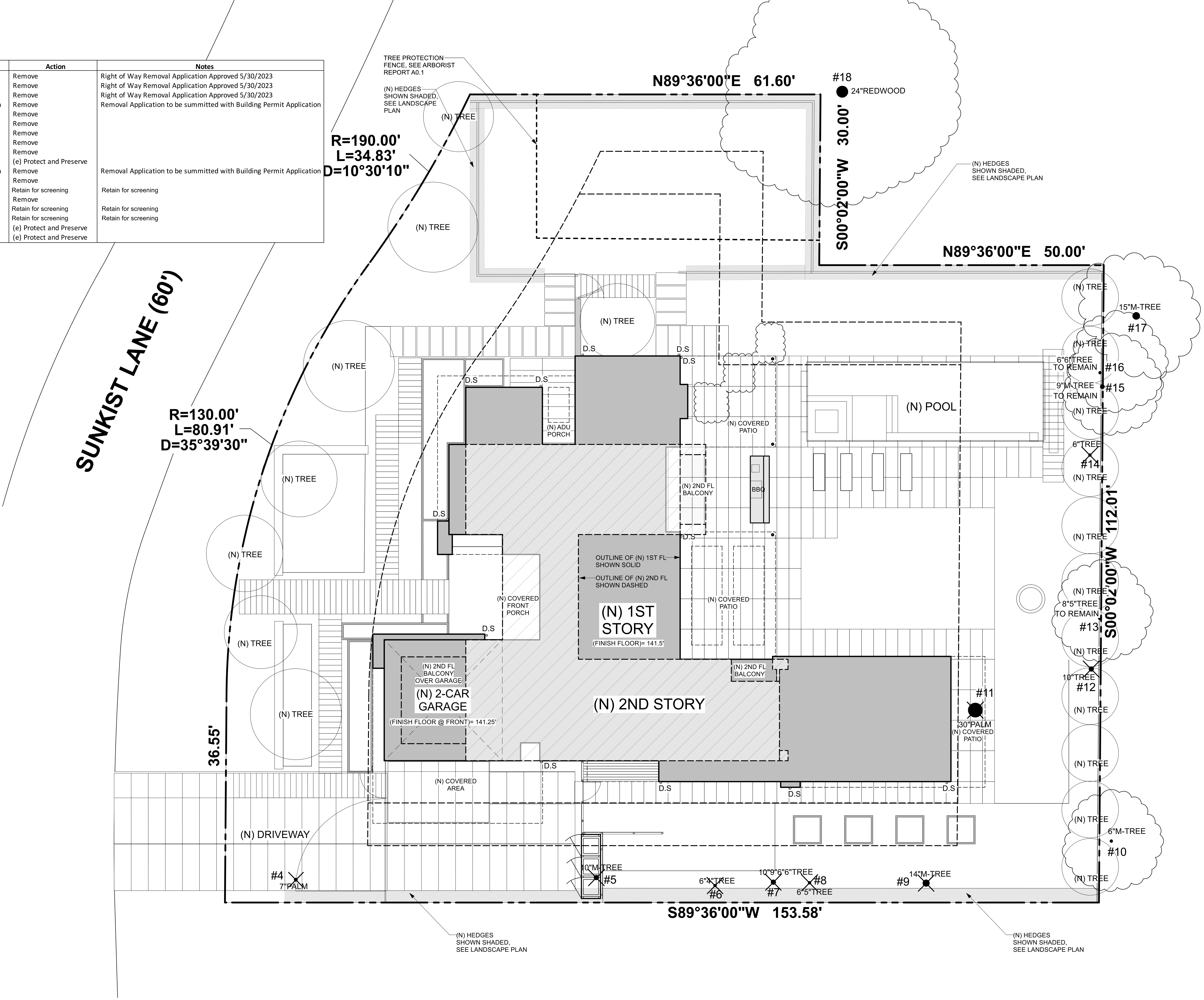
Irrigation
Normal irrigation shall be maintained on this site at all times for the imported trees. On a construction site, I recommend irrigation during winter months, 1 time per month for the imported trees. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month for the imported trees. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation.

The information included in this report is believed to be true and based on sound arboricultural principles and practices. *David Beckham*
Sincerely, David Beckham Certified Arborist WE#10724A TRAQ Qualified



1 TREE PROTECTION PLAN
Scale: 1/8" = 1'-0"

0 4 8 12 16 20 FT

Agenda Item 3.

cka ARCHITECTS

CHRIS KUMMERER & ASSOCIATES
P 650.233.0342
2089 AVY AVENUE, MENLO PARK CA 94025
CHRIS@CKA-ARCHITECTS.COM
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LOS ALTOS, CA 94022
APN: 170-22-020

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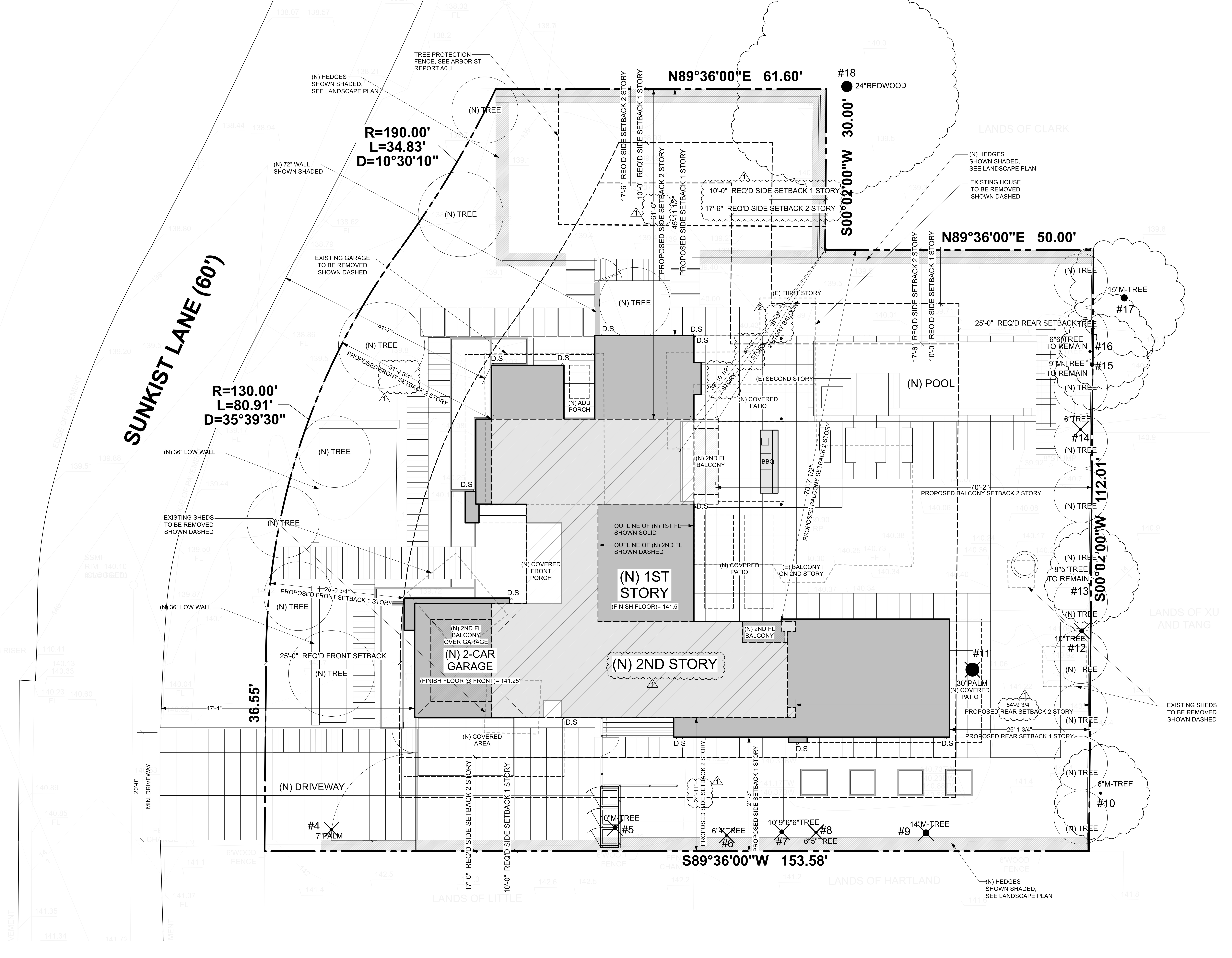
TREE PROTECTION PLAN

Agenda Item 3.



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

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2023/09/13: PLAN. RESPONSES
2023/10/02: PLAN. RESPONSES

MEHTA & KUMAR RESIDENCE

241 SUNKIST LANE
LOS ALTOS, CA 94022
APN: 170-22-020

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SITE PLAN

12 232 N AVALON DR.

11 218 N AVALON DR.

10 216 SUNKIST LN.

9 236 SUNKIST LN.

NEIGHBORHOOD-KEY MAP

8 254 SUNKIST LN.

7 270 SUNKIST LN.

6 288 SUNKIST LN.

5 283 SUNKIST LN.

4 257 SUNKIST LN.

3 241 SUNKIST LN.

2 215 SUNKIST LN.

1 197 SUNKIST LN.

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NEIGHBOR CONTEXT MAP

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2 WEST STREETSCAPE PHOTO MONTAGE

1 EAST STREETSCAPE PHOTO MONTAGE

NEIGHBORHOOD-KEY MAP

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NEIGHBOR STREET SCAPE

PROPOSED LOT COVERAGE CALCULATIONS

BUILDING COVERAGE		FT.	IN.	SQ.IN.	FT	IN. .	SQ.FT.
CO1	ENTRY PORCH						98.1
CO2	GARAGE SIDE PORCH						338.8
CO3	FAMILY REAR PATIO						147.6
CO4	REAR PATIO						773.0
CO5	ADU ENTRY PORCH						69.2
CO6	ADU SIDE PORCH						59.7

BUILDING COVERAGE **1,486.4**

FIRST FLOOR HOUSE **2,758.0**

FIRST FLOOR ADU **850.0**

TOTAL PROPOSED LOT COVERAGE **5,094.4 SF**

MAXIMUM LOT COVERAGE ALLOWED:
= 30% OF LOT
= 18711*0.30 = **5,613.3 SF**

LOT SIZE 18,711 SF

PROPOSED COVERAGE **27.2%** 1

PROPOSED FLOOR AREA CALCULATIONS

HOUSE - FIRST FLOOR		FT.	IN.	SQ.IN.	FT	IN. .	SQ.FT.
G1	GARAGE	21	3 1/2	X	21	3	452.5
						GARAGE AREA	452.5
A		6	1/2	X	18	1 1/4	109.4
B		2	8	X	3	1 3/4	8.4
C		8	10 1/2	X	16	10	149.4
D		3	11 3/4	X	16	8	66.3
E		3	11 3/4	X	16	6	65.7
F		3	11 3/4	X	16	8	66.3
G		3	1/2	X	16	10	51.2
H		2	11	X	3	8	10.7
J		5	1	X	20	6	104.2
K		4	0	X	21	1 1/2	84.5
L		4	0	X	20	11	83.7
M		4	0	X	20	8 1/2	82.8
N		14	9 1/2	X	22	0	325.4
P		5	9	X	21	2	121.7
Q		5	0	X	21	7 1/4	108.0
R		5	0	X	5	2	25.8
S		5	2 1/2	X	5	0	26.0
T		5	5	X	5	0	27.1
U		4	9 1/2	X	6	2 3/4	29.8
V		23	10	X	4	11 1/2	118.2
W		24	3 1/4	X	3	6	84.9
X		24	3/4	X	3	6	84.2
Y		24	3/4	X	3	6	84.2
Z		24	3 1/4	X	3	6	84.9
AA		23	10	X	4	5	105.3
GG		21	8	X	9	1 3/8	197.5
						FIRST FLOOR AREA	2,758.0

HOUSE - SECOND FLOOR	FT.	IN.	SQ.IN.	FT	IN. .	SQ.FT.
BB	8	5 1/2	X	13	11 1/2	118.0
CC	26	10 1/2	X	17	10	479.3
DD	19	9 1/2	X	21	3	420.6
EE	13	4	X	18	6	246.7
FF	37	8	X	15	10	596.4

SECOND FLOOR AREA **1,861.0**

TOTAL HOUSE FLOOR AREA **4,619.0** 1

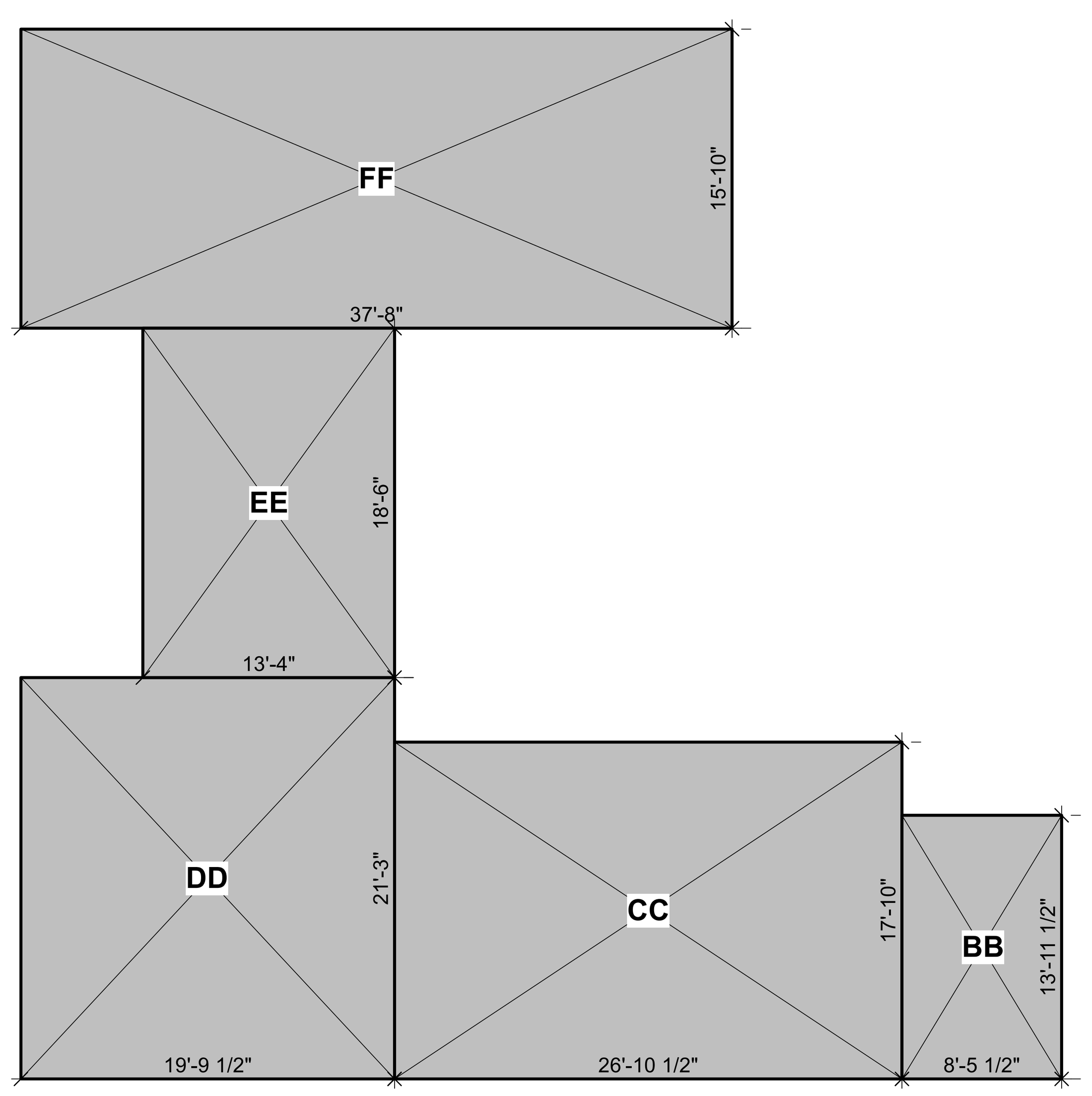
ATTACHED ADU - FIRST FLOOR	FT.	IN.	SQ.IN.	FT	IN. .	SQ.FT.
AU1	7	1/2	X	15	4 1/2	108.3
AU2	6	6 1/2	X	3	11 1/2	25.9
AU3	9	5	X	15	10	149.1
AU4	13	5.5	X	10	1/2	135.2
AU5	15	11 1/2	X	15	6 1/2	248.0
AU6	2	6	X	16	0	40.0
AU7	1	4	X	6	0	8.0
AU8	21	8	X	6	3 1/8	135.5

ADU FLOOR AREA **850.0** 1

TOTAL FLOOR AREA INCLUDING ADU **5,469.0**
ADU CREDIT **- 850**

TOTAL PROPOSED FLOOR AREA **4,619 SF**

MAXIMUM FLOOR AREA ALLOWED:
= 3,850 + [10% X (18,711 OF LOT - 11,000)]
= 3,850 + 0.10 (7,711) = **4,621.1 SF**



2 NEW SECOND FLOOR - AREA DIAGRAM
Scale: 1/8" = 1'-0"
0 4 8 12 16 20 FT

1 NEW FIRST FLOOR - AREA DIAGRAM
Scale: 1/8" = 1'-0"
0 4 8 12 16 20 FT

AREA CALC. LEGENDS
- NEW HOUSE
- NEW ADU
- LOT COVERAGE

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241 SUNKIST LANE
LOS ALTOS, CA 94022
APN: 170-22-020

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A1.3
AREA DIAGRAM

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

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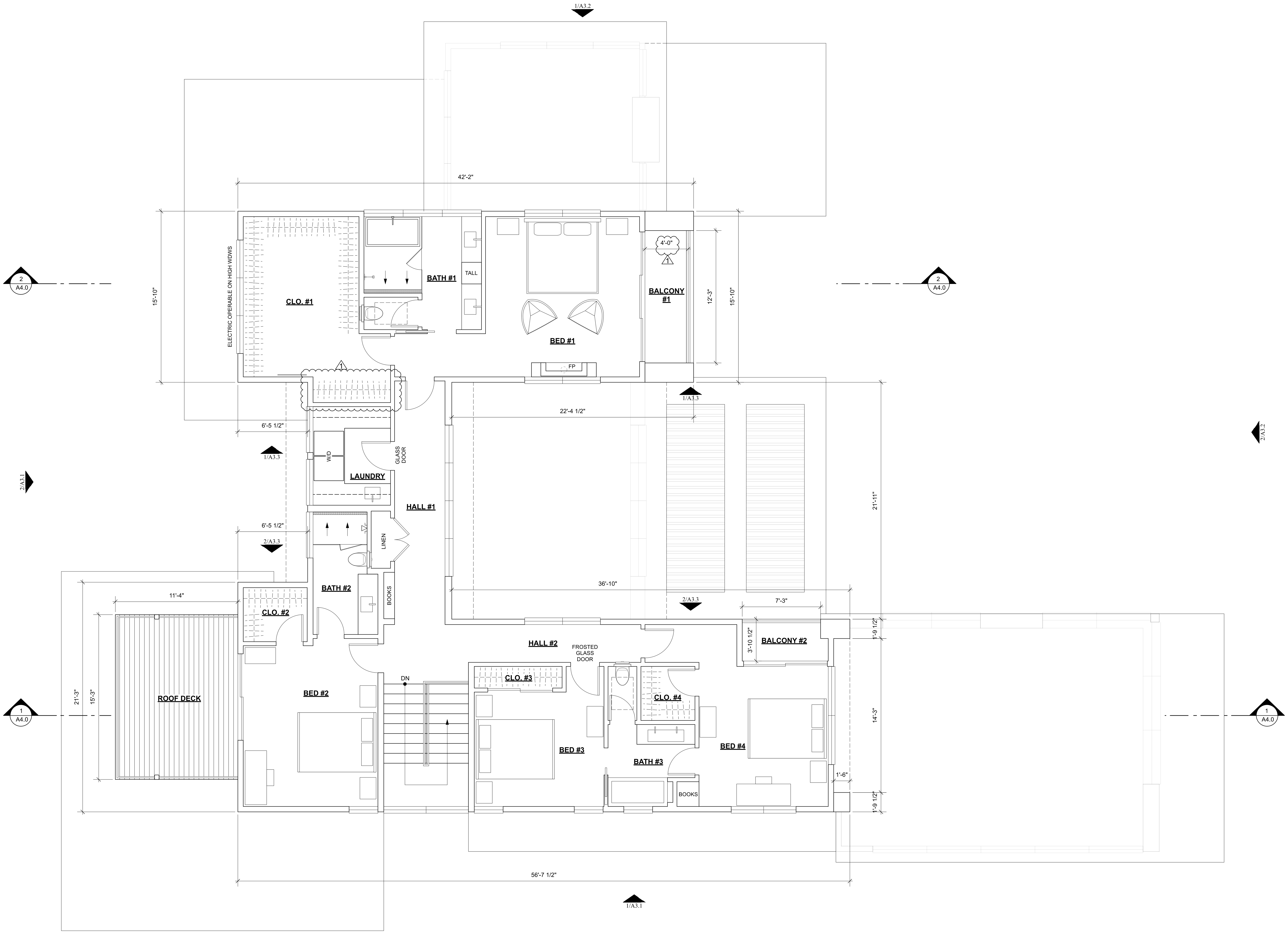
NEW FIRST FLOOR PLAN



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

0 2 4 6 8 FT

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NEW SECOND FLOOR PLAN

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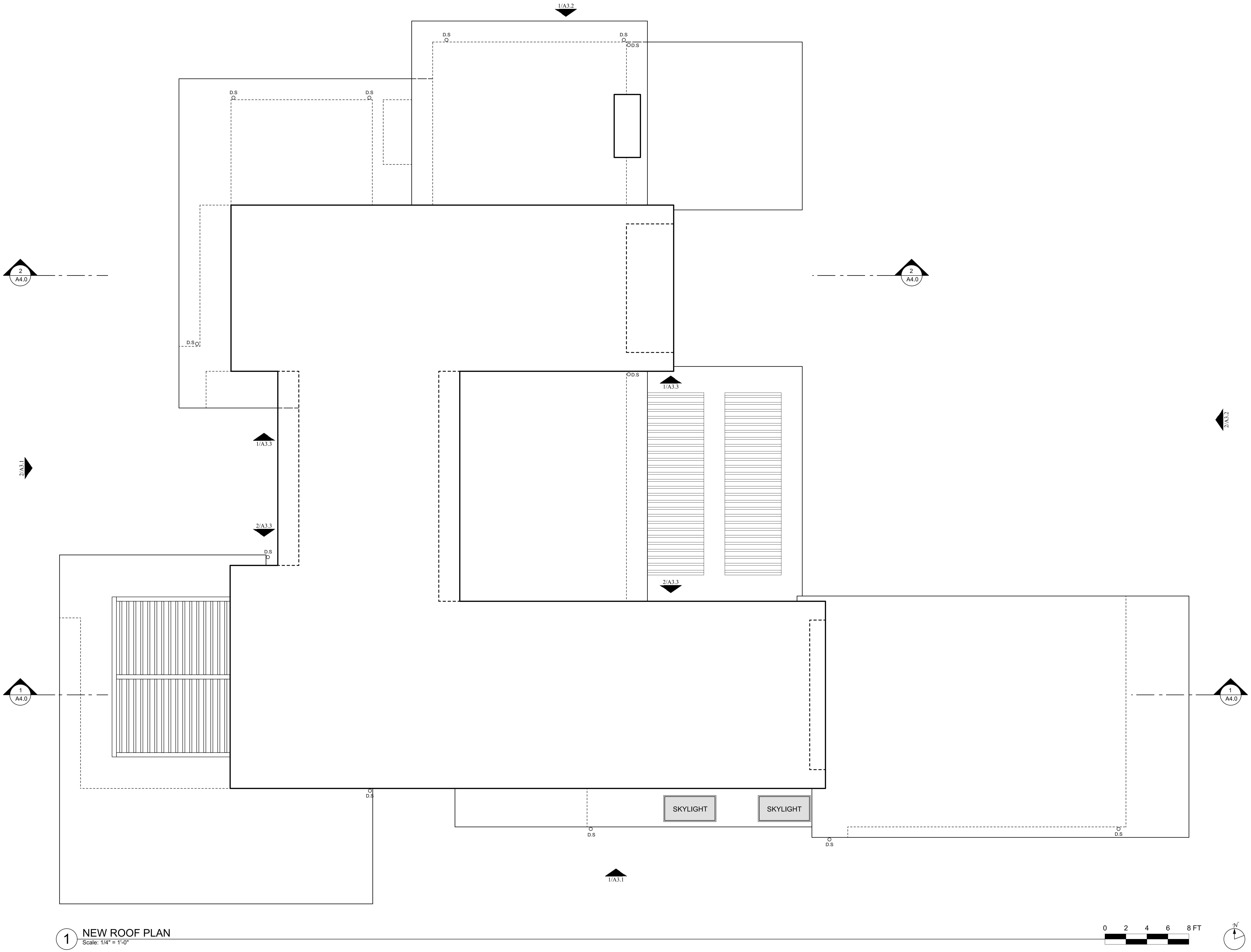

1 NEW ROOF PLAN
Scale: 1/4" = 1'-0"

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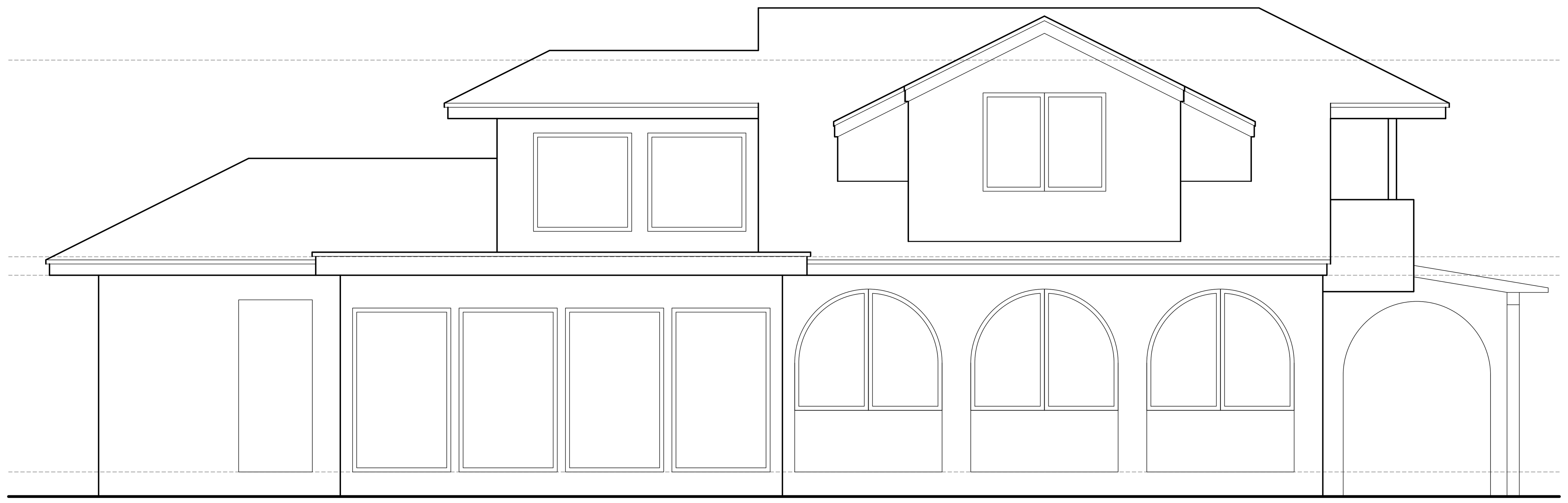
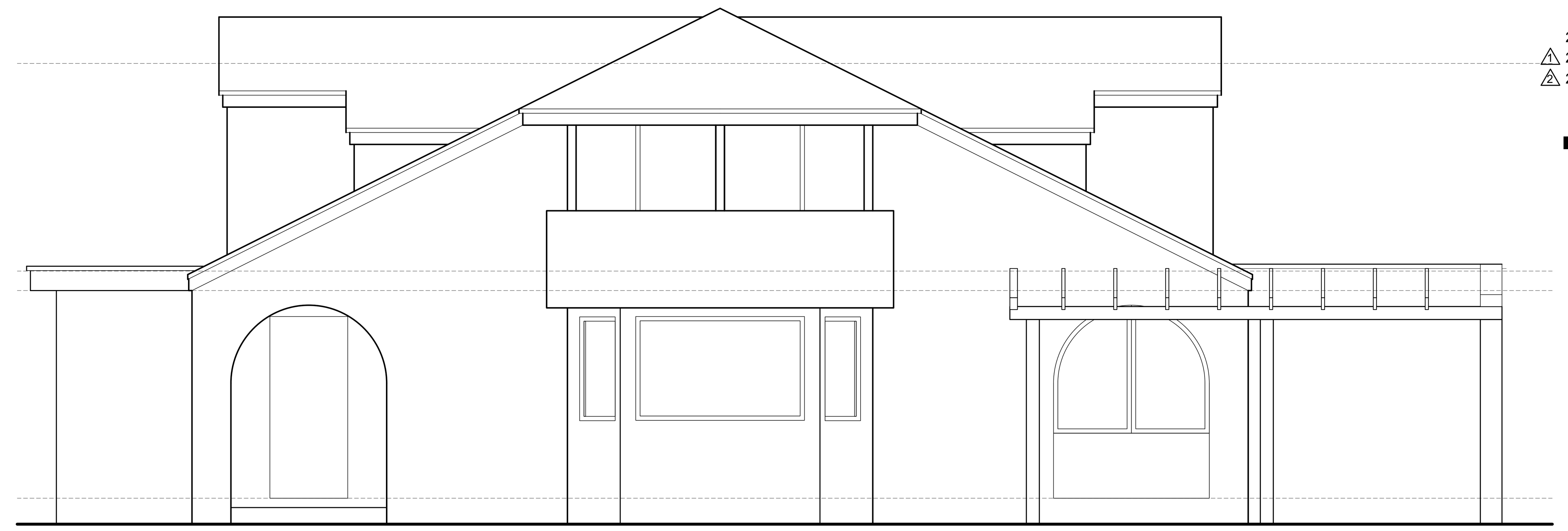
NEW ROOF PLAN

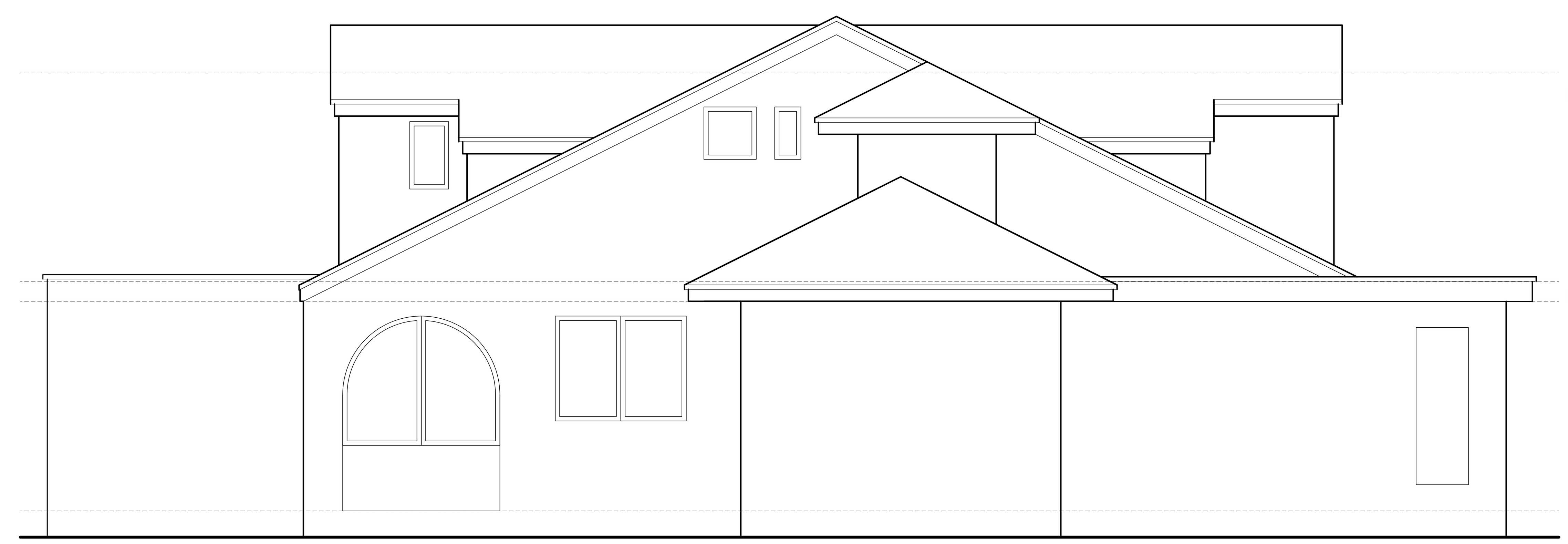


4 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"
0 2 4 6 8 FT



3 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"
0 2 4 6 8 FT

2 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"
0 2 4 6 8 FT



1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"
0 2 4 6 8 FT

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EXISTING ELEVATIONS

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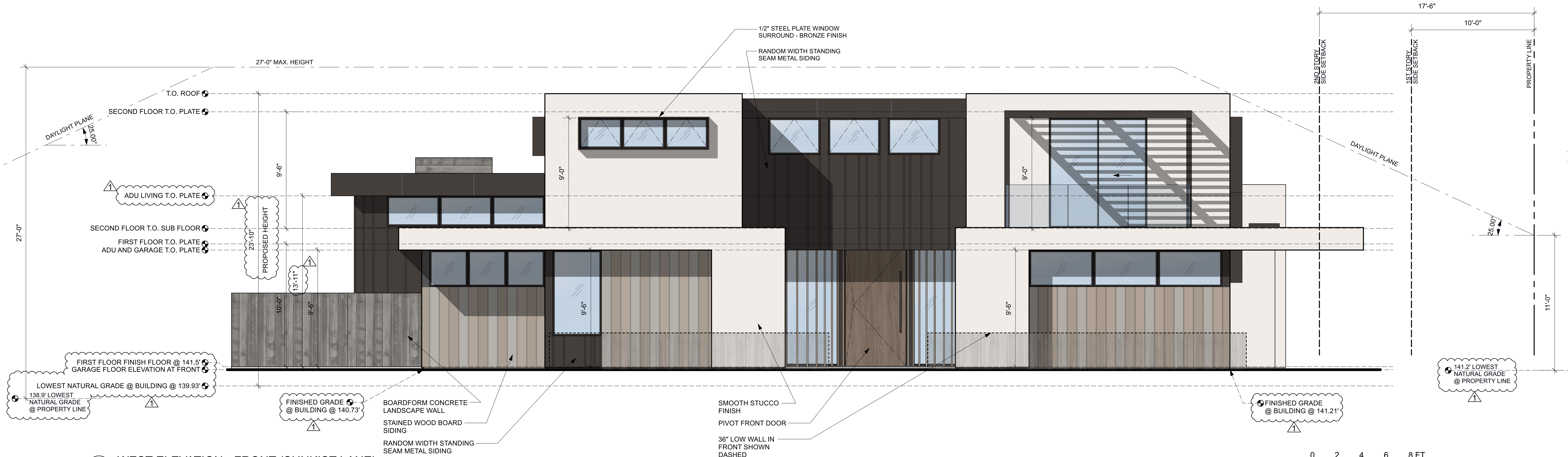

2 WEST ELEVATION - FRONT (SUNKIST LANE)
Scale: 1/4" = 1'-0"

1 SOUTH ELEVATION - RIGHT SIDE
Scale: 1/4" = 1'-0"

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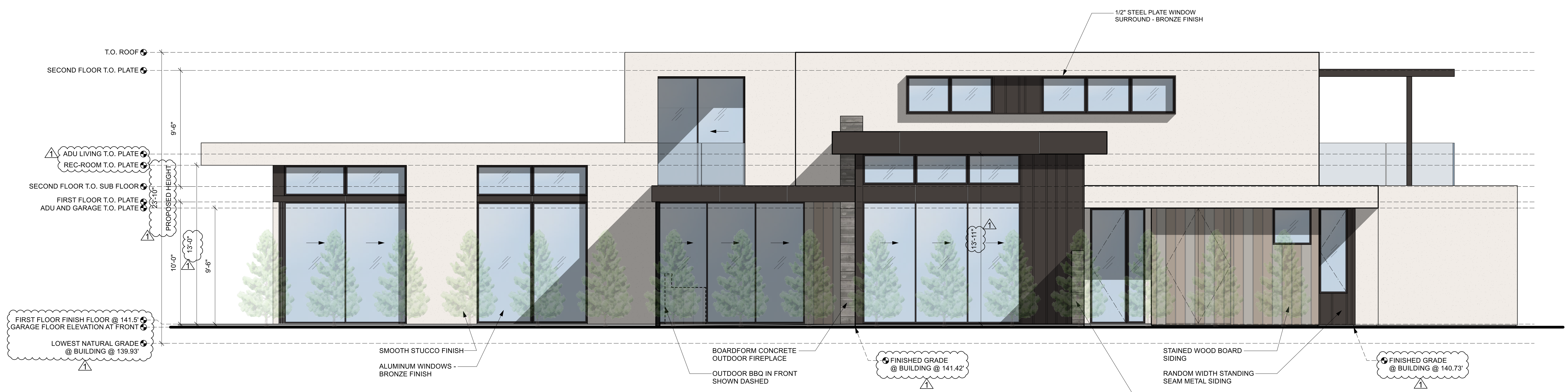
NEW ELEVATIONS

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



1 NORTH ELEVATION - LEFT SIDE
Scale: 1/4" = 1'-0"

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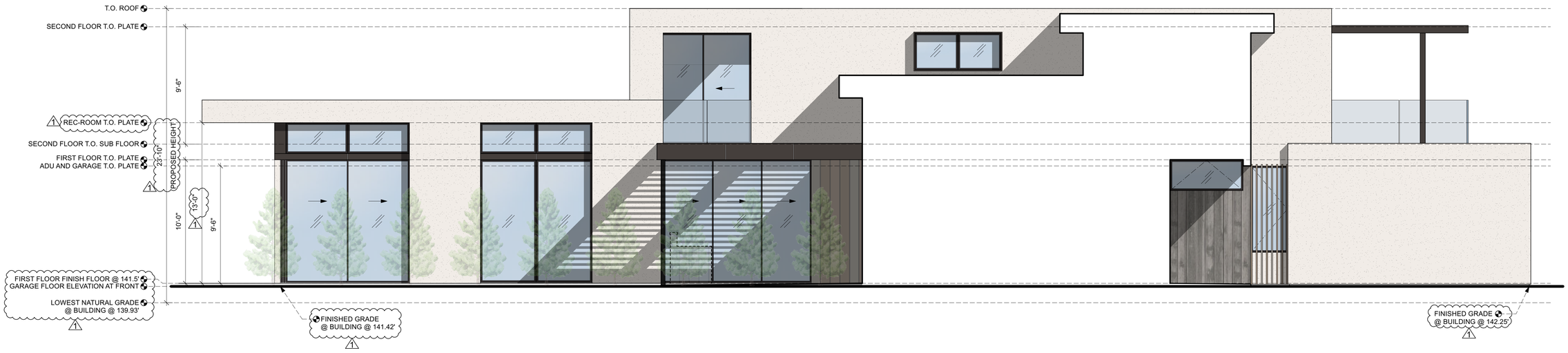
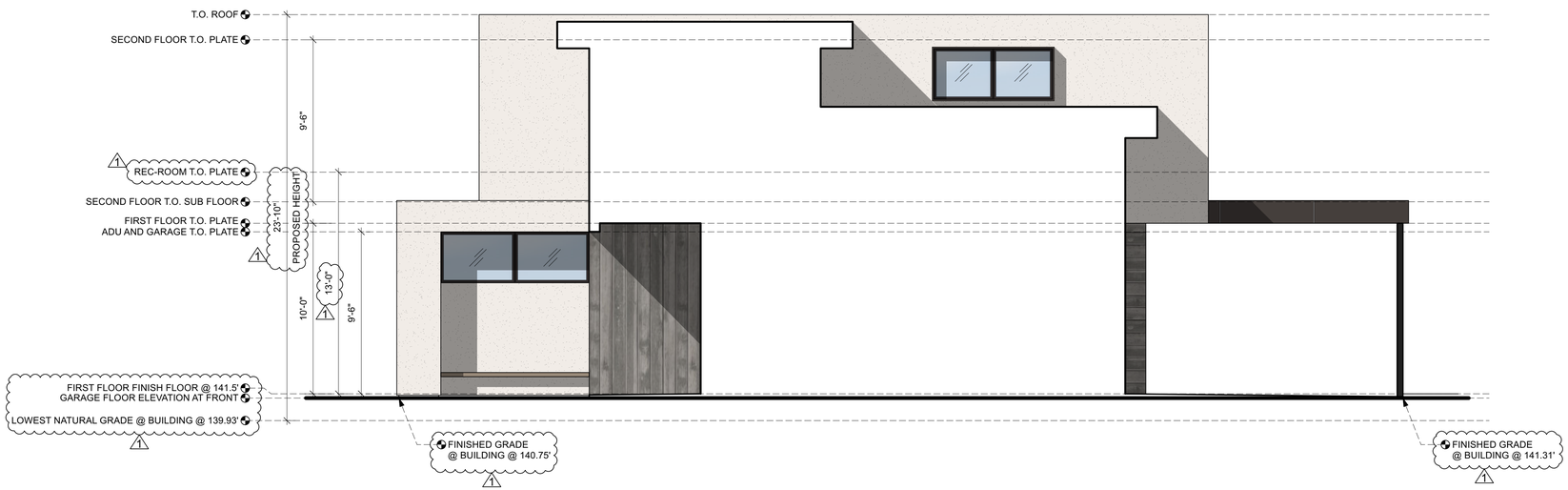
NEW ELEVATIONS



2 SIDE ELEVATION
Scale: 1/4" = 1'-0"

0 2 4 6 8 FT



1 SIDE ELEVATION
Scale: 1/4" = 1'-0"

0 2 4 6 8 FT

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NEW ELEVATIONS

Metal Sales

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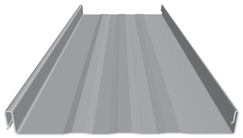
PRODUCTS PROJECTS INDUSTRIES ARCHITECTS CONTRACTORS RESOURCES



VERTICAL SEAM

Roof/Wall

Panel Coverage: 12", 16", 18"

Rib Height: 1-3/4"

Rib Features: Snap-Seam Clip Fastened

Standard Gauges: 24 ga., 26 ga.

Optional Gauges: 22 ga., .032 ga.

Vertical Seam delivers a clean, linear elegance paired with unmatched quality for a dependable, long-lasting, and beautiful roof. A snap-seam rib design with unlimited thermal movement makes it easy to install while still delivering superior performance.

Available Material: Steel

Available Substrates: Open Framing, Solid Substrate

Fasteners: Concealed, Standing Seam Roof

Standard Finishes: Acrylic Coated Galvalume®, MS Colorfast45®, PVDF

COMPARE PRODUCTS

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For any questions about product availability or color, call our **Woodland, California** branch at **800.759.6019**.

24 gauge

RANDOM-WIDTH FLAT PAN METAL SIDING

Series 3070-T

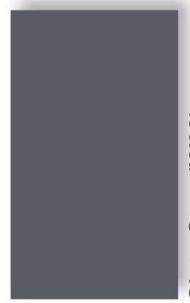
ALUMINUM WINDOWS AND DOORS - BRONZE FINISH
FLEETWOOD OR SIM.

OUTDOOR FIREPLACE FINISH

SMOOTH STUCCO (STEEL TROWEL) WITH INTEGRAL COLOR AND ACRYLIC BINDER

Dark Bronze

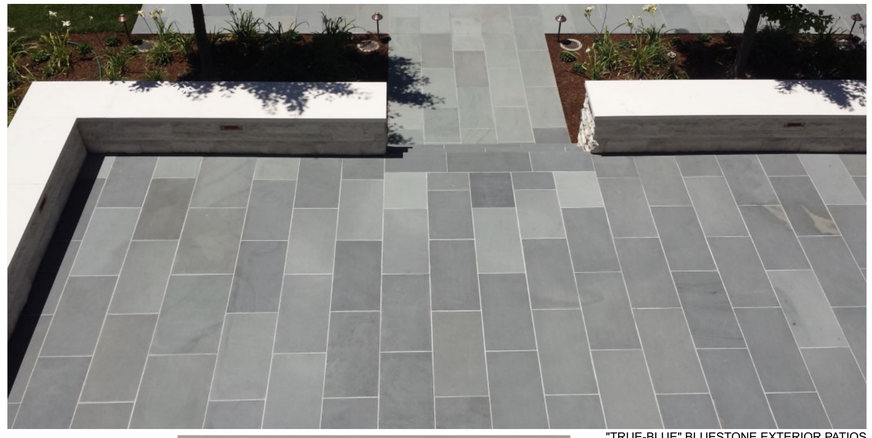
WINDOW AND FASCIA METAL TRELLIS AND WINDOW SURROUND & WINDOW AND DOOR FINISH



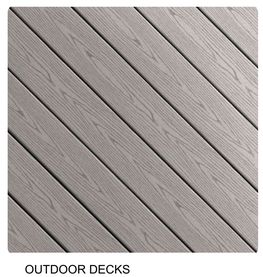
Slate Grey (W38)

MS METAL SIDING

STAINED WOOD VERTICAL SIDING

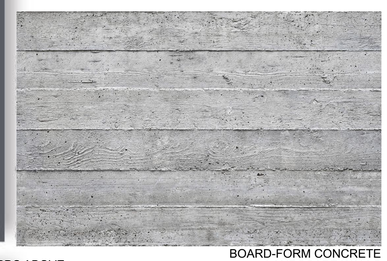


"TRUE-BLUE" BLUESTONE EXTERIOR PATIOS



OUTDOOR DECKS

PERGOLA
METAL FRAME, WOOD BOARDS ABOVE



BOARD-FORM CONCRETE
LANDSCAPE WALLS

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MATERIALS BOARD

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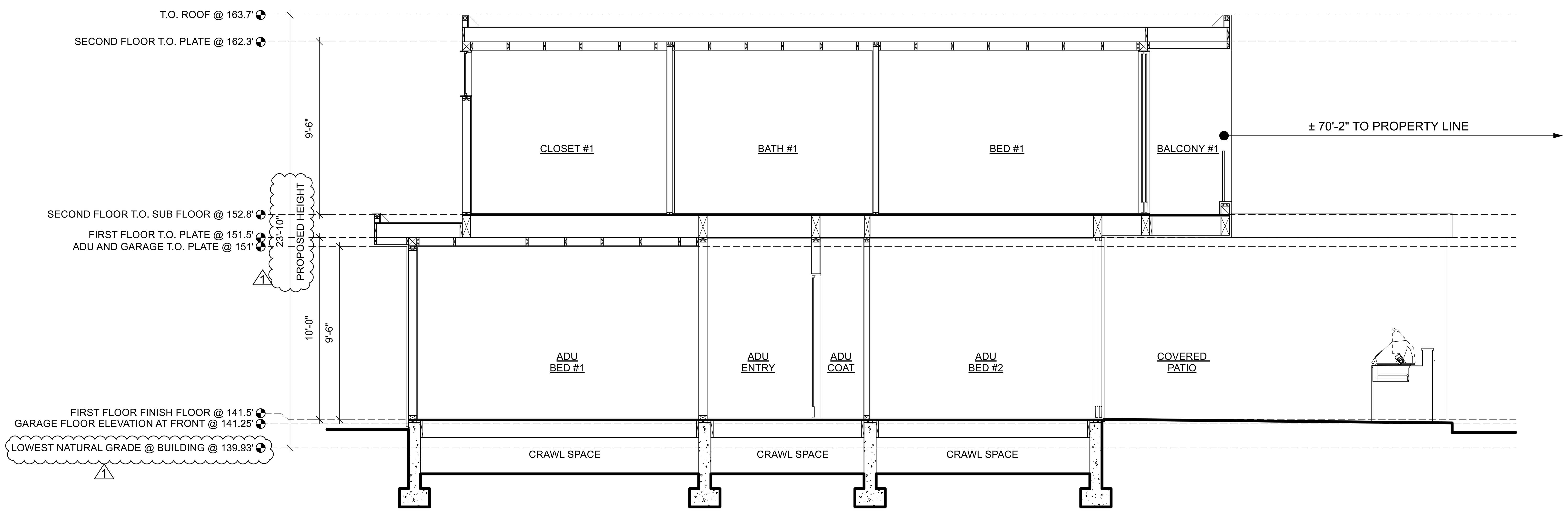
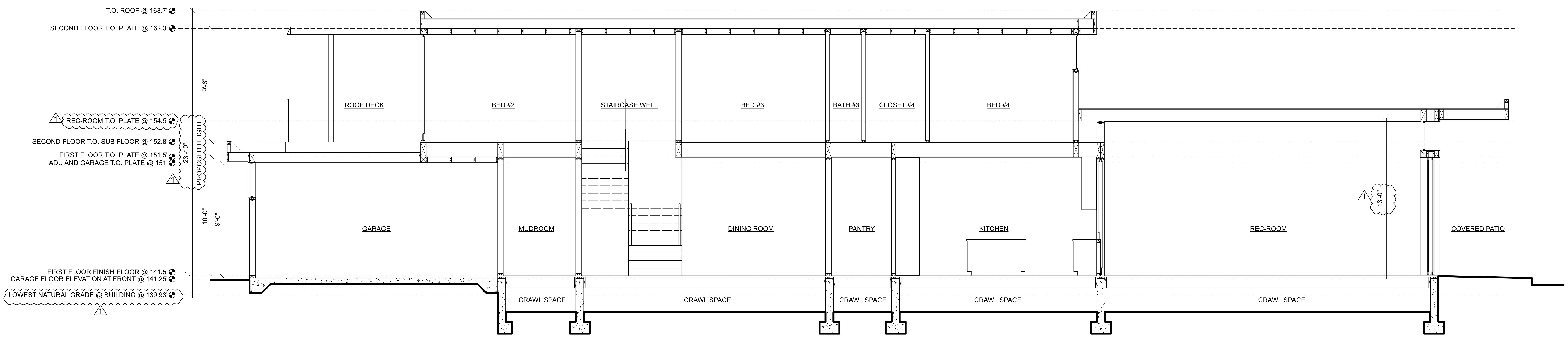


2 SECTION
Scale: 1/4" = 1'-0"

0 2 4 6 8 FT



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

0 2 4 6 8 FT

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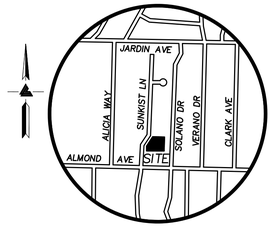
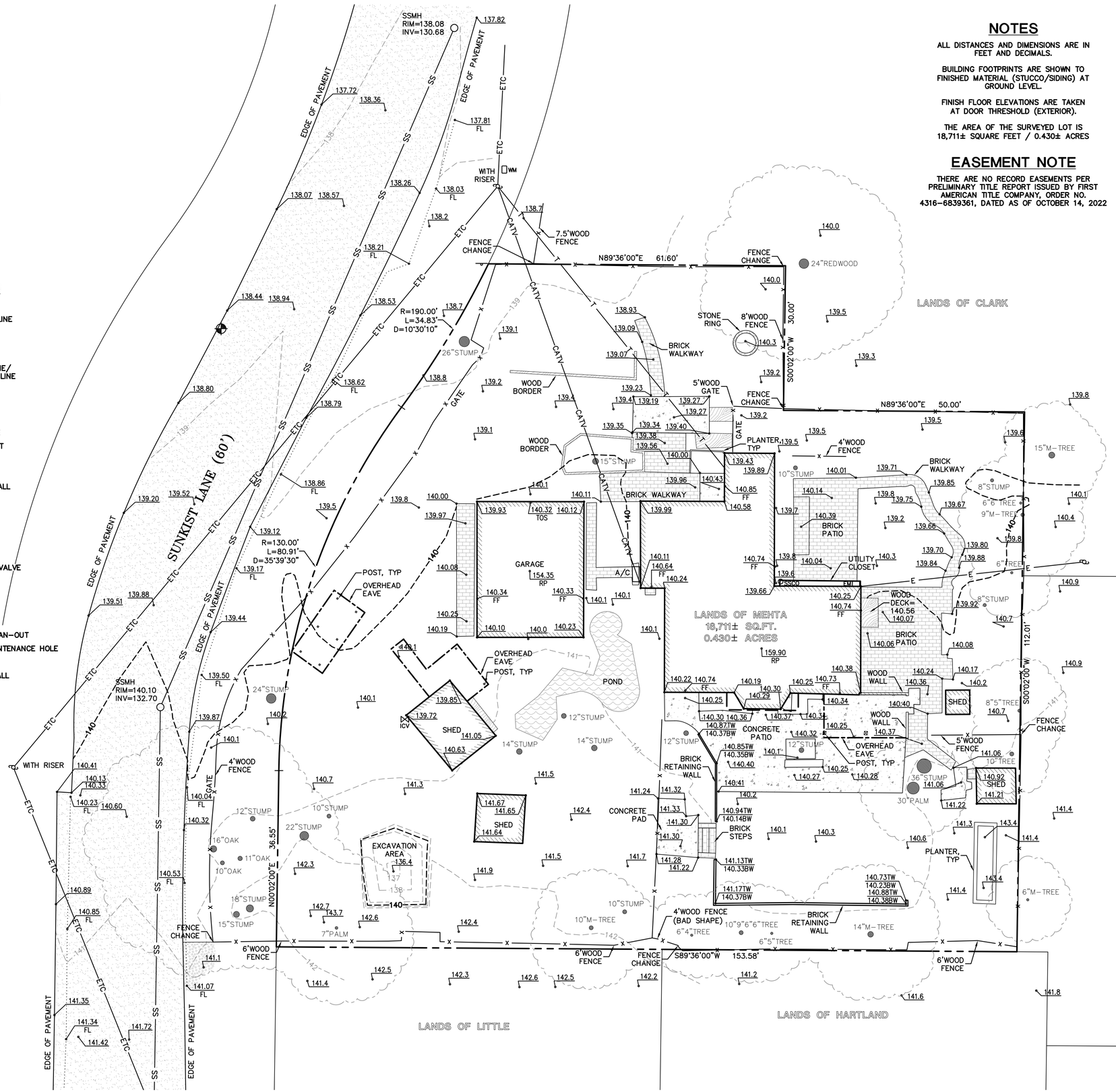
SECTIONS



VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- CATV — CABLE TV OVERHEAD LINE
- E — ELECTRICAL OVERHEAD LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- T — TELEPHONE OVERHEAD LINE
- x — FENCE LINE
- FLOW LINE
- SS — SANITARY SEWER LINE
- A/C — AIR CONDITIONING UNIT
- BENCHMARK
- BOL — BOLLARD
- BW — BOTTOM RETAINING WALL
- EM — ELECTRICAL METER
- FF — FINISH FLOOR
- FIRE HYDRANT
- FL — FLOW LINE
- INV — INVERT
- ICV — IRRIGATION CONTROL VALVE
- JOINT POLE
- M— — MULTI-TRUNK TREE
- PILLAR, OR SIMILAR
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- STREET SIGN
- TW — TOP OF RETAINING WALL
- TOS — TOP OF SLAB
- WM — WATER METER
- XXX.XX — SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- POND
- RIVER ROCK
- WOOD



0 5 10 20

SCALE: 1" = 10'

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 18,711± SQUARE FEET / 0.430± ACRES

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4316-6839361, DATED AS OF OCTOBER 14, 2022

BENCHMARK

CITY OF LOS ALTOS BENCHMARK
CITY BM 12
3.5" BRASS DISC SET IN TOP OF CURB AT SOUTHERLY SIDE OF ALMOND AVENUE AT CENTER LINE NORTH CLARK AVENUE EXTENDED.
ELEVATION = 134.937'
(NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 138.59'
(NAVD 88 DATUM)

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP No.: 06085C0038H
EFFECTIVE DATE: MAY 18, 2009

LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7623
STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
PLEASANTON
SAN JOSE
SAN LUIS OBISPO
WWW.LEABRAZE.COM

241 SUNKIST LANE
LOS ALTOS
CALIFORNIA

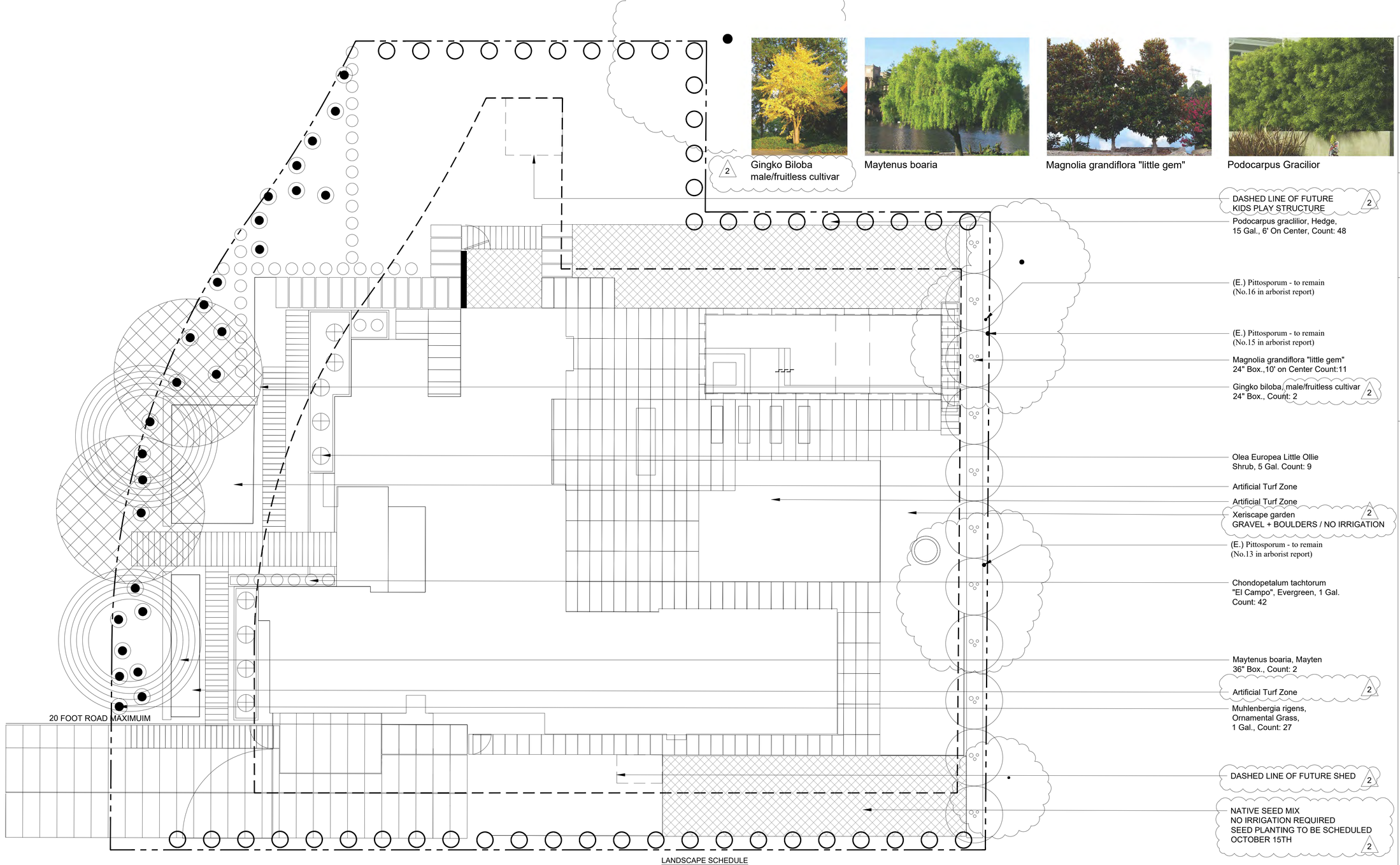
APN: 170-22-020

SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

–	–
–	–
–	–
TREE UPDATE 5-2-23	DB
REVISIONS	BY
JOB NO:	2221941
DATE:	1-18-23
SCALE:	1"=10'
BNDY BY:	RM
FIELD BY:	AO
DRAWN BY:	ZB
SHEET NO:	SU1

1 OF 1 SHEETS



TREE SCHEDULE , ALL DATA ACCORDING TO ARBORIST REPORT					
ID	QUANTITY	SIZE D/BH	TYPE	ACTION	NOTES
1	1	17.7/ 35	(E.) Coast live oak *(Quercus agrifolia)*	Remove	
2	1	12.3/35	(E.) Coast live oak *(Quercus agrifolia)*	Remove	
3	1	12.7/35	(E.) Coast live oak *(Quercus agrifolia)*	Remove	
4	1	28/40	(E.) Canary Island palm *(Phoenix canariensis)*	Remove	
5	1	6.5-6-6-4/18	(E.) Pittosporum *(Pittosporum tobira)*	Remove	
6	1	/15	(E.) Pittosporum *(Pittosporum tobira)*	Remove	
7	1	/18	(E.) Pittosporum *(Pittosporum tobira)*	Remove	
8	1	/18	(E.) Pittosporum *(Pittosporum tobira)*	Remove	
9	1	6-6-5-4-4/15	(E.) Pittosporum *(Pittosporum tobira)*	Remove	

TREE SCHEDULE , ALL DATA ACCORDING TO ARBORIST REPORT					
ID	QUANTITY	SIZE D/BH	TYPE	ACTION	NOTES
10	1	6 est/8	(E.) Privet *(Ligustrum japonicum)*	(E.) - protect and perserve	
11	1	30/25	(E.) Canary Island palm *(Phoenix canariensis)*	Remove	
12	1	10.7/25	(E.) Persimmon *(Diospyros kaki)*	Remove	
13	1	9-5/14	(E.) Pittosporum *(Pittosporum tobira)*	(E.) - protect and perserve	
14	1	6.2/15	(E.) Flowering plum *(Prunus cerasifera)*	Remove	
15	1	6-4/12	(E.) Pittosporum *(Pittosporum tobira)*	(E.) - protect and perserve	
16	1	9.5/14	(E.) Pittosporum *(Pittosporum tobira)*	(E.) - protect and perserve	
17	1	15 est/15	(E.) Mayten *(Maytenus boaria)*	(E.) - protect and perserve	
18	1	38 est/110	(E.) Redwood *(Sequoia sempervirens)*	(E.) - protect and perserve	

LANDSCAPE SCHEDULE

PRIVACY SCREENING

PLANT/TREE NAME	COMMON NAME	QTY.	SIZE	WUCOLS	ANTICIPATED SPREAD AND HEIGHT @ MATURITY	AVG.RATE OF GROWTH
Podocarpus gracilior	Fern pine	48	15 Gal.	MODERATE	40' SPREAD 60' HEIGHT	moderate
Magnolia grandiflora "little gem"	Magnolia little gem	11	24" box	MODERATE	8'-12' SPREAD 30'-35' HEIGHT	slow
2 Gingko biloba male/fruitless cultivar	Gingko tree male/fruitless cultivar	2	24" box	MODERATE	25'-35' SPREAD 25'-50' HEIGHT	moderate
Maytenus boaria	Mayten tree	2	36" box	MODERATE	20'-30' SPREAD 30'-50' HEIGHT	moderate

NATIVE SEED MIX

ICON	BOTANICAL NAME	COMMON NAME	QTY + DETAILS
2	Acmispon glaber	Deerweed	NATURE'S SEEDS - https://www.naturesseed.com/specialty-seed/scrub-mix/chaparral-sage-scrub-mix/ Chaparral Sage Scrub Mix **SEED MIX INFO:** This mix includes grasses, flowers, and shrubs for revegetation of soil and slopes with plant-types that belong to California. There is a quick start grass to protect soil and allow slower perennials permanent cover in the years to come. Designed as a non-irrigated mix, irrigation will foster establishment and prolong the blooming period. This mix has been designed with an emphasis on native wildflowers and with special attention to balanced percentages of annuals and perennials. It is appropriate for chaparral scrub restoration throughout California. Seeding Rate: 0.75 lbs. / 1000 ft²
	Artemisia californica	California sagebrush	
	Encelia farinosa	Brittlebush	
	Eriogonum fasciculatum	California buckwheat	
	Eschscholzia californica	California poppy	
	Festuca microstachys	Small fescue	
	Hesperoyucca whipplei	Our lord's candle	
	Lasthenia californica	Dwarf goldfields	
	Lupinus bicolor	Bicolor lupine	
	Mimulas aurantiacus	Monkeyflower	
	Phacelia ciliata	Great valley phacelia	
	Salvia apiana	White sage	
	Salvia mellifera	Black sage	
	Stipa pulchra	Purple needlegrass	
	Trifolium willdenovii	Tomcat clover	

PLANTING

PLANT/TREE NAME	COMMON NAME	QTY.	SIZE	WUCOLS	ANTICIPATED SPREAD AND HEIGHT @ MATURITY	AVG.RATE OF GROWTH
Olea Europea "little ollie"	Little Ollie Dwarf olive	9	5 Gal.	VERY LOW	6' SPREAD 6' HEIGHT	slow
Chondopetalum tachtorum "El Campo"	Small cape rush	42	1 Gal.	LOW	3'-4' SPREAD 2'-3' HEIGHT	fast
Muhlenbergia Rigens	Deer Grass	27	1 Gal.	LOW	3'-4' SPREAD 3'-5' HEIGHT	slow

TREE REPLACEMENT SCHEDULE

TREE 23-0006 - 2(two) Category II Tree - Maytenus boaria, Mayten
TREE 23-0014 -2(two) Category I Tree, Gingko Biloba, male/fruitless cultivar 2

FRONT SETBACK IMPERMEABLE COVERAGE 27%

dhd

dhd damir hurdich design
633 quarry rd, suite a
san carlos, ca 94070

67 otsego avenue
san francisco, ca 94112

tel.415.786.6427

C27 LICENSE #: 1028153

Residence: Kumar Mehta

Address : 241 Sunkist Ln. Los Altos, CA 94022

REVISIONS

07.18.2023 DESIGN REVIEW
1 *09.06.2023 1ST REVISIONS*
2 *10.06.2023 2ND REVISIONS*

PLANTING PLAN
L4.1

SCALE
1/8" = 1'-0"

2 Gingko Biloba
male/fruitless cultivar

Maytenus boaria

Magnolia grandiflora "little gem"

Podocarpus Gracilior

DASHED LINE OF FUTURE KIDS PLAY STRUCTURE 2

Podocarpus gracilior, Hedge,
15 Gal., 6' On Center, Count: 48

(E.) Pittosporum - to remain
(No.16 in arborist report)

(E.) Pittosporum - to remain
(No.15 in arborist report)

Magnolia grandiflora "little gem"
24" Box.,10' on Center Count:11

Gingko biloba, male/fruitless cultivar 2
24" Box., Count: 2

Olea Europea Little Ollie
Shrub, 5 Gal. Count: 9

Artificial Turf Zone

Artificial Turf Zone

Xeriscape garden 2
GRAVEL + BOULDERS / NO IRRIGATION

(E.) Pittosporum - to remain
(No.13 in arborist report)

Chondopetalum tachtorum
"El Campo", Evergreen, 1 Gal.
Count: 42

Maytenus boaria, Mayten
36" Box., Count: 2

Artificial Turf Zone 2

Muhlenbergia rigens,
Ornamental Grass,
1 Gal., Count: 27

DASHED LINE OF FUTURE SHED 2

NATIVE SEED MIX
NO IRRIGATION REQUIRED
SEED PLANTING TO BE SCHEDULED
OCTOBER 15TH 2

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	Hesperovucca whipplei	Our lord's candle	
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07.18.2023 DESIGN REVIEW
1 09.06.2023 1ST REVISIONS
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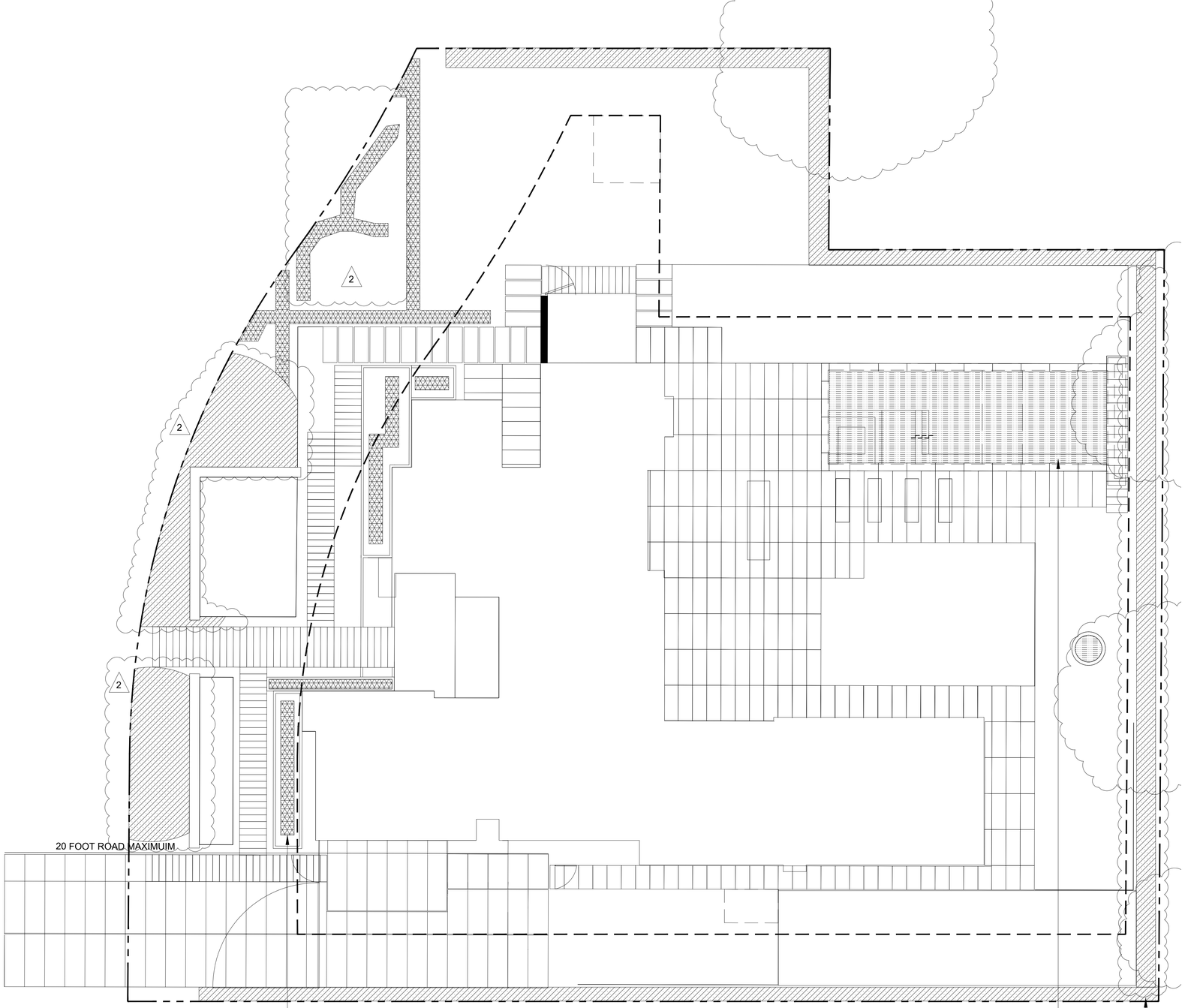
PLANTING PLAN
L4.1

SCALE
1/8" = 1'-0"



HYDROZONES PLAN NOTES:

- I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape and irrigation design plan
- I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 43

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1. low water use planting	.2	drip	.81	0.162	395	63.99	1,705.97
2. medium water use	.5	drip	.81	.405	1522	616.41	16,433.49
3. water features	1	n/a	1	1	580	580	15,213.4
				Totals	2497 (A)	1260.4 (B)	
Special Landscape Areas							
NONE				1			
				1			
				1			
				Totals	0 (C)	0 (D)	
						ETWU Total	33,352.86
						Maximum Allowed Water Allowance (MAWA)[e]	33,602.26

2

[a] Hydrozone #/Planting Description E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

[b] Irrigation Method overhead spray or drip

[c] Irrigation Efficiency 0.75 for spray head 0.81 for drip

[d] ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

[e] MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	1,260.4
Total Area	(A)	2,497
Average ETAF	**B ÷ A**	.50

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	1,260.4
Total Area	(A+C)	2,497
Sitewide ETAF	**(B+D) ÷ (A+C)**	.50

2

A copy of this form may be obtained from Department of Water Resources website: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

HYDROZONE AREAS

ICON	NAME	AREA
	LOW HYDROZONE AREA	395 SQ. FT.
	MODERATE HYDROZONE AREA	1,522 SQ. FT.
	HIGH HIDROZONE AREA WATER FEATURES	580 SQ. FT.
	TOTAL AREA	2,497 SQ. FT.

2

2

MODERATE HYDROZONE

HIGH HYDROZONE

LOW HYDROZONE

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1 *09.06.2023 1ST REVISIONS*

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HYDROZONES PLAN
L4.2

SCALE
1/8" = 1'-0"

IRRIGATION SYSTEM NOTES

1. IRRIGATION SYSTEM IS DESIGNED FOR A MAXIMUM OF 12 G.P.M. AT 60 P.S.I. STATIC PRESSURE. VERIFY PRESSURE OF 60 P.S.I. AT THE POINT OF CONNECTION PRIOR TO BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES IN PRESSURE.
2. NOTIFY OWNERS REPRESENTATIVE SIX (6) DAYS PRIOR TO INSTALLATION FOR A PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE-MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.
3. INSTALL CONTROLLER WHERE INDICATED. EXACT LOCATION OF CONTROLLER TO BE DETERMINED AT JOBSITE BY OWNERS REPRESENTATIVE. 120 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTION TO CONTROLLER. USE THIN WALL METAL CONDUIT ABOVE GRADE. USE WATERPROOF CONNECTIONS FOR OUTDOOR INSTALLATION. PROGRAM CONTROLLER TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURERS SPECIFICATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLER TO IRRIGATE USING MULTIPLE REPEAT CYCLES OF SHORT DURATIONS. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SLOPE/SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER. GROUNDING AND INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS WRITTEN SPECIFICATIONS.
4. INSTALL ALL EQUIPMENT AS DETAILED. INSTALL R.C.V. ID TAGS MANUFACTURED BY T. CHRISTY ENT. STANDARD SIZE, 1-1/8" HOT STAMPED BLACK LETTERS ON YELLOW BACKGROUND ON SOLENOID WIRES. LETTERS TO CONFORM TO CONTROLLER/STATION NUMBER.
5. HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED.
6. PIPE AND WIRING UNDER PAVEMENT SHALL BE INSTALLED AT A TWENTY-FOUR INCH (24") DEPTH BELOW GRADE. ALL WIRING UNDER PAVEMENT SHALL BE INSTALLED IN PVC SCHEDULE 40 ELECTRICAL CONDUIT. ELECTRICAL CONDUIT SHALL EXTEND SIX INCHES (6") BEYOND EDGE OF PAVEMENT. INSTALL SAND FOR BACKFILL IN VEHICULAR PAVEMENT AREAS TO 6" COVER ABOVE PIPE. SURROUND PIPE WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.
7. VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES WITH 3M DBY CONNECTORS PER MANUFACTURERS SPECIFICATIONS. EACH WIRE AT VALVES SHALL HAVE 24" EXCESS COILED LOOP IN VALVE BOXES. TAPE WIRES IN BUNDLES EVERY TEN FEET IN PLANTING AREAS.
8. AT JOB COMPLETION, SUPPLY OWNER WITH TWO (2) KEYS FOR CONTROLLER.
9. IF THE WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES, THE INSTALLATION OF A PRESSURE REGULATING DEVICE IS REQUIRED TO ENSURE THAT THE DYNAMIC PRESSURE AT EACH EMISSION DEVICE IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE FOR OPTIMAL PERFORMANCE.

IRRIGATION LEGEND

SYMBOL	PRODUCT	DESCRIPTION	
—— —— ——M	EX. DOMESTIC WATER MAIN		
	GATE VALVE	NIBCO-T113-1.25"	
	BACKFLOW PREVENTION DEVICE	FEBCO-LF767FR-1"	
	PRESSURE ZONE BACKFLOW PREVENTER	ZERN WILKINS 975XL	
	MASTER CONTROL VALVE	SUPERIOR-3100-1"	
	FLOW SENSOR (SUB-METER)	IRRITROL-FS-B100	
C	ELECTRIC CONTROLLER	IRRITROL-MC-18-E	
R	WIRELESS WEATHER/RAIN SENSOR	IRRITROL-CL-100-WIRELESS	
	REMOTE CONTROL VALVE	RAINBIRD-RWS-S-B-C-1401	
	DRIP ZONE CONTROL KIT	RAINBIRD-XCZ-PRB-100-COM	
	DRIP FLUSH VALVE	RAINBIRD-XCZ-PRB-100-COM	
	SHRUB BUBBLER	RAINBIRD-RWS-S-B-C-1401	
	TREE BUBBLER	RAINBIRD-RWS-B-C-1404	
	IRRIGATION SUPPLY LINE	1120/SCHEDULE 40 PVC PIPE	-18" COVER
	IRRIGATION LATERAL LINE	1120/SCHEDULE 40 PVC PIPE	-12" COVER
	SLEEVING	1120/SCHEDULE 40 PVC PIPE	-24" COVER
	ELECTRICAL CONDUIT	1120/SCHEDULE 40 PVC ELECTRICAL CONDUIT	-24" COVER
	SUBSURFACE DRIP LINE	NETAFIM-TLRW-6-12	
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE		

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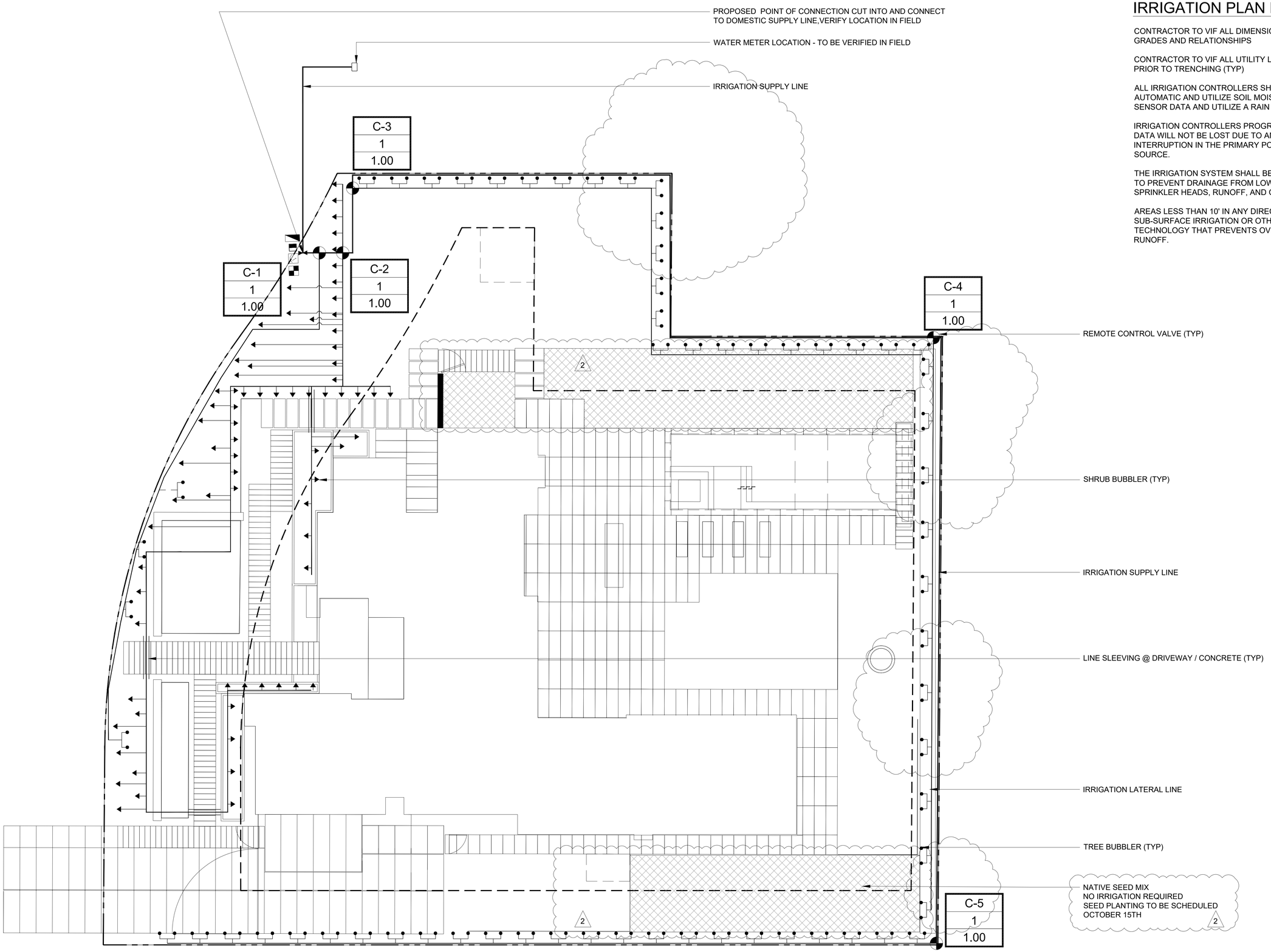
IRRIGATION NOTES
L5.1

SCALE: N/A



IRRIGATION PLAN NOTES:

CONTRACTOR TO VIF ALL DIMENSIONS, GRADES AND RELATIONSHIPS

CONTRACTOR TO VIF ALL UTILITY LOCATIONS PRIOR TO TRENCHING (TYP)

ALL IRRIGATION CONTROLLERS SHALL BE AUTOMATIC AND UTILIZE SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.

IRRIGATION CONTROLLERS PROGRAMMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT DRAINAGE FROM LOW ELEVATION SPRINKLER HEADS, RUNOFF, AND OVERSPRAY.

AREAS LESS THAN 10' IN ANY DIRECTION UTILIZE SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF.

dhd

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san francisco, ca 94112

tel.415.786.6427

C27 LICENSE #: 1028153

Residence: Kumar Mehta

Address : 241 Sunkist Ln. Los Altos, CA 94022

REVISIONS

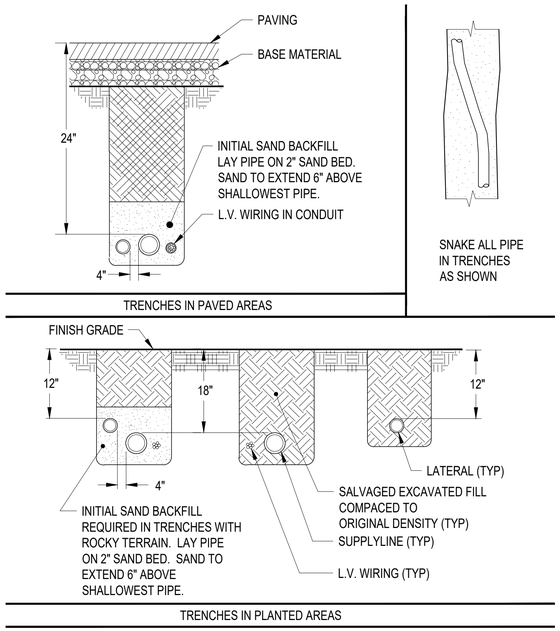
07.18.2023 DESIGN REVIEW

1 *09.06.2023 1ST REVISIONS*

2 *10.06.2023 2ND REVISIONS*

IRRIGATION PLAN
L5.2

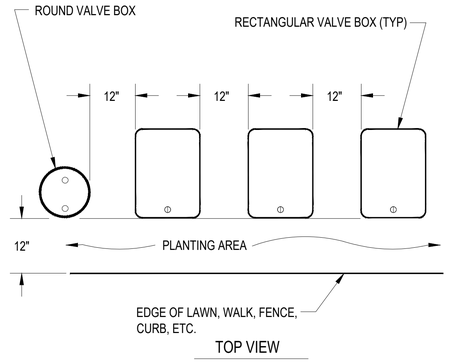
SCALE: 1/8" = 1'-0"



A TRENCHING DETAILS

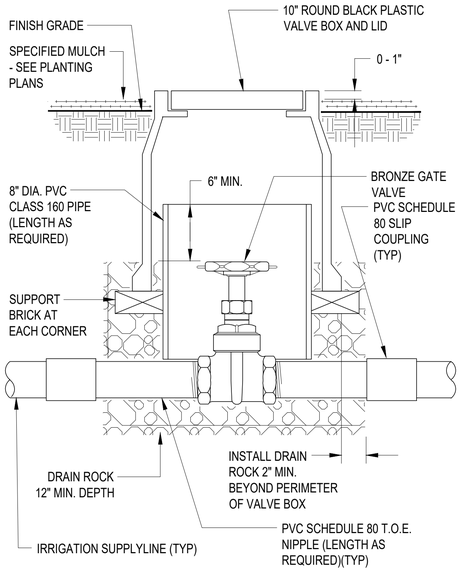
N.T.S.

NOTES:
1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUNDCOVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.



B VALVE BOX INSTALLATION DETAIL

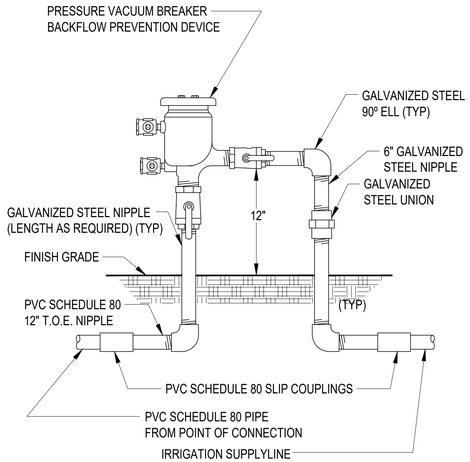
N.T.S.



C GATE VALVE INSTALLATION DETAIL

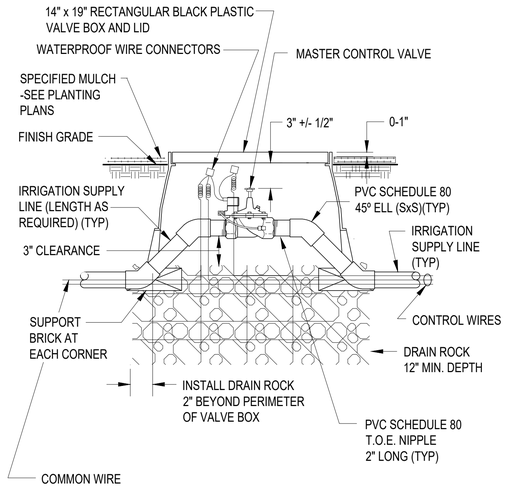
N.T.S.

NOTES: PRIME AND WRAP WITH 50% OVERLAP ALL GALVANIZED STEEL PIPE AND FITTINGS BELOW GRADE WITH 10 MIL CORROSION PROTECTION TAPE (SCOTCHRAP OR EQUAL).



D BACKFLOW PREVENTION ASSEMBLY DETAIL

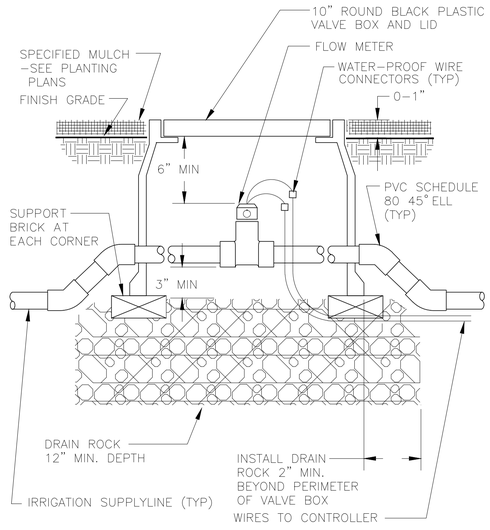
N.T.S.



E MASTER CONTROL VALVE INSTALLATION DETAILS

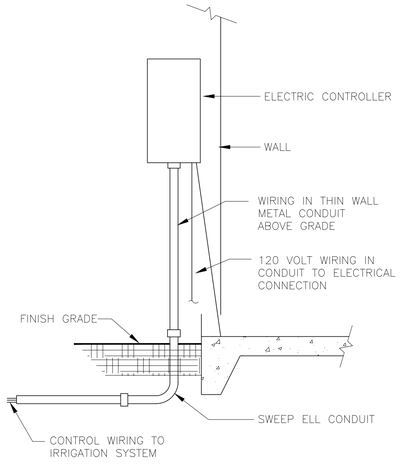
N.T.S.

NOTE: ALLOW 10 PIPE DIAMETERS UPSTREAM AND 5 PIPE DIAMETERS DOWNSTREAM FROM SENSOR OF STRAIGHT UNOBSTRUCTED PIPE TO ENSURE PROPER FLOW READING.



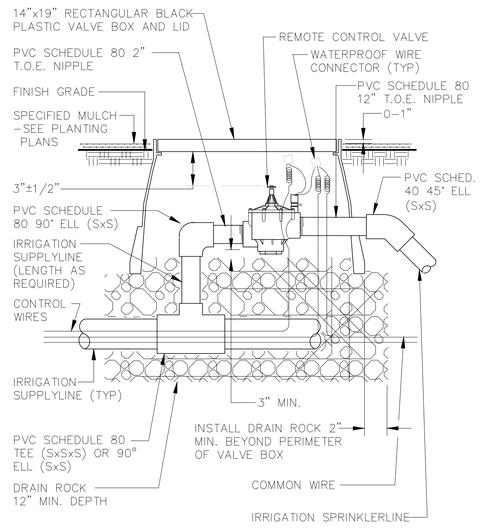
F FLOW METER INSTALLATION DETAIL

N.T.S.



G WALL MOUNT CONTROLLER INSTALLATION DETAIL

N.T.S.



H REMOTE CONTROL VALVE INSTALLATION DETAIL

N.T.S.

dhd

dhd damir hurdich design
633 quarry rd, suite a
san carlos, ca 94070

67 otsego avenue
san francisco, ca 94112

tel.415.786.6427

C27 LICENSE #: 1028153

Residence: Kumar Mehta

Address : 241 Sunkist Ln. Los Altos, CA 94022

REVISIONS

07.18.2023 DESIGN REVIEW
1 09.06.2023 1ST REVISIONS
2 10.06.2023 2ND REVISIONS

IRRIGATION DETAILS L5.3

SCALE: N.T.S.

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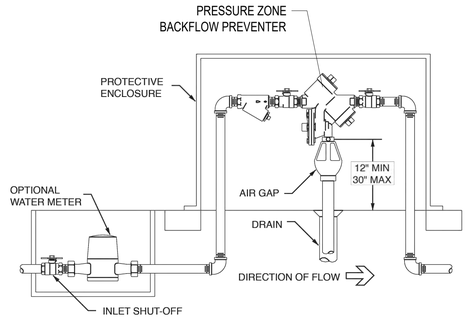
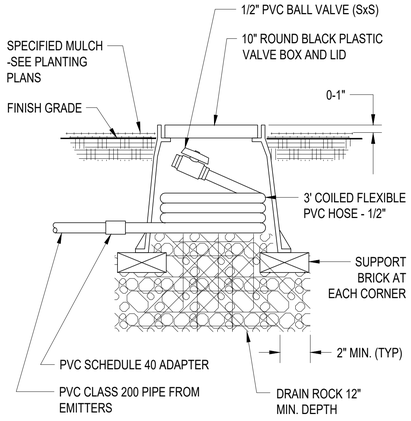


OUTDOOR INSTALLATION

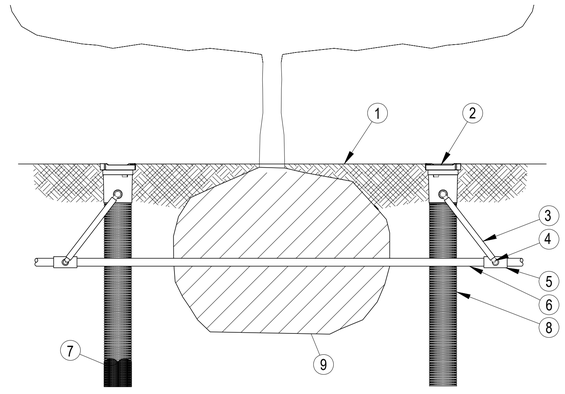
C PRESSURE ZONE BACKFLOW PREVENTER

N.T.S.



D FLUSH VALVE INSTALLATION DETAIL

N.T.S.



1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM: RAIN BIRD RWS-S
3. SWING ASSEMBLY (INCLUDED)
4. 1" (1,3 CM) MALE NPT INLET (INCLUDED)
5. PVC SCH 40 TEE OR EL
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
8. 4" (10,2 CM) WIDE X 36" (91,4 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
9. PLANT ROOT BALL

NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
   RWS-B-C-1401: 0.25 GPM (0,95 L/M), CHECK VALVE
   RWS-B-1401: 0.25 GPM (0,95 L/M)
   RWS-B-X-1401: 0.25 GPM (0,95 L/M), 18" (45,7 CM) SWING ASSEMBLY
   RWS-B-C-1402: 0.5 GPM (1,9 L/M), CHECK VALVE
   RWS-B-1402: 0.5GPM (1,9 L/M)
   RWS-B-C-1404: 1.0 GPM (3,8 L/M), CHECK VALVE
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

E ROOT WATERING SYSTEM RWS - INSTALLATION FOR TREES

N.T.S.

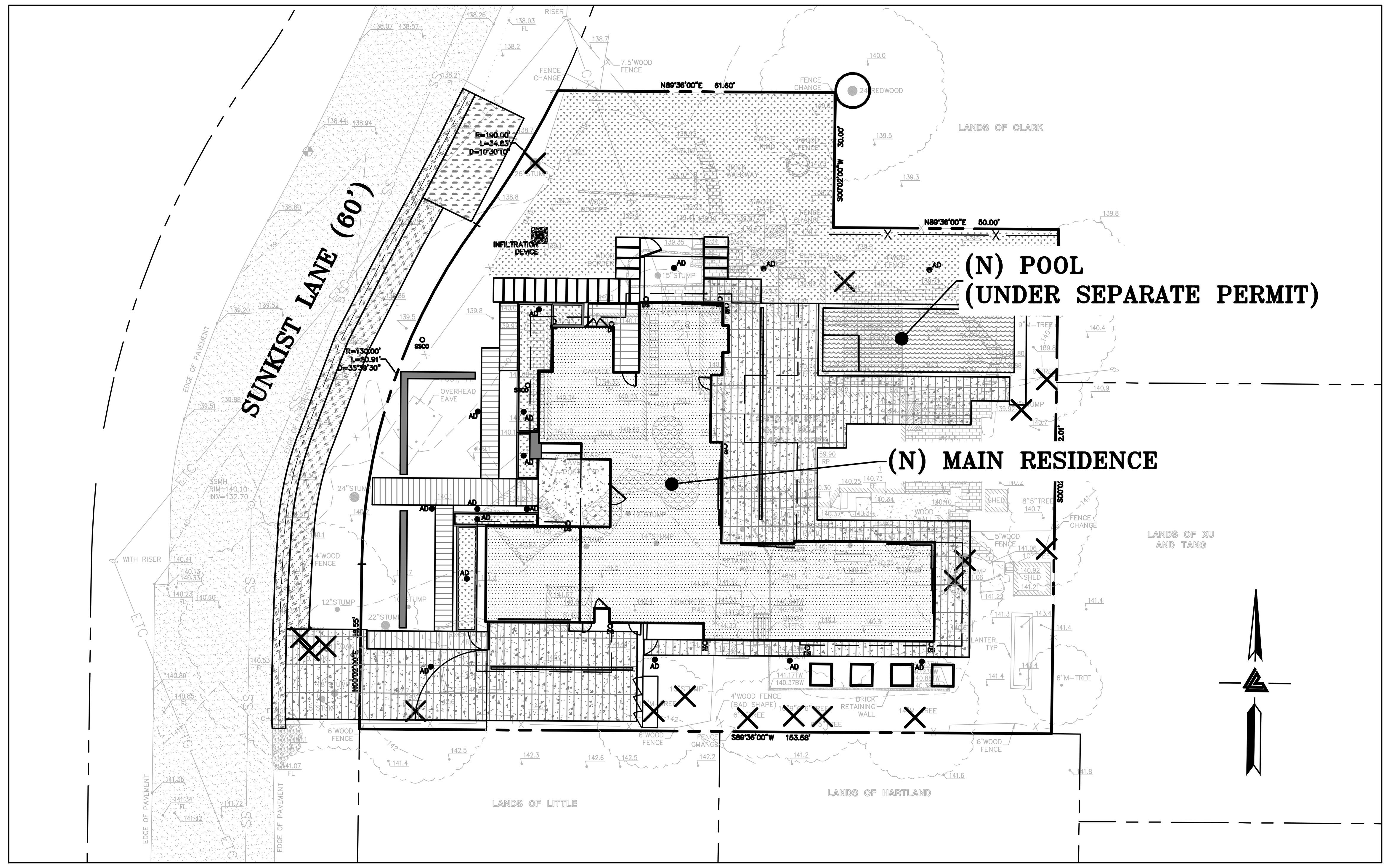
IRRIGATION
DETAILS
L5.4

SCALE: N.T.S.

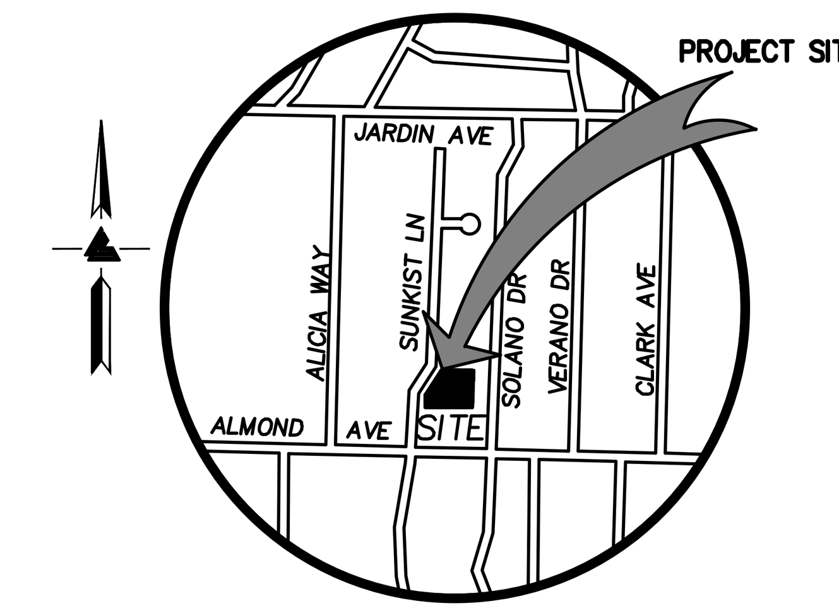
PRELIMINARY IMPROVEMENT PLANS
MEHTA RESIDENCE
241 SUNKIST LANE
LOS ALTOS, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
SUB	SUB	SUBDRAIN LINE
TL	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED



KEY MAP
1" = 20'



VICINITY MAP
NO SCALE

OWNER'S INFORMATION

OWNER:
MEHTA SAGAR
241 SUNKIST LANE
LOS ALTOS, CA

APN: 170-22-020

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING INC., ENTITLED; "TOPOGRAPHIC SURVEY" 241 SUNKIST LANE LOS ALTOS, CA DATED: 1-18-23 JOB#2221941
2. SITE PLAN BY CKA ARCHITECTS ENTITLED: "MEHTA & KUMAR RESIDENCE" 241 SUNKIST LANE LOS ALTOS, CA DATED: 7-7-23

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ABBREVIATIONS

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

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP No.: 06085C0038H EFFECTIVE DATE: MAY 18, 2009

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 138.59'
(NAVD 88 DATUM)

BENCHMARK

CITY OF LOS ALTOS BENCHMARK
CITY BM 12
3.5" BRASS DISC SET IN TOP OF CURB AT SOUTHERLY SIDE OF ALMOND AVENUE AT CENTER LINE NORTH CLARK AVENUE EXTENDED.
ELEVATION = 134.937'
(NAVD 88 DATUM)

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 18,711± SQUARE FEET / 0.430± ACRES

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4316-6839361, DATED AS OF OCTOBER 14, 2022

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

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

USA NORTH 811 Call 811 Before You Dig

SHEET INDEX

REGISTERED PROFESSIONAL ENGINEER JAMES TOBY No. 63127 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE (COMING SOON)
WWW.LEABRAZE.COM

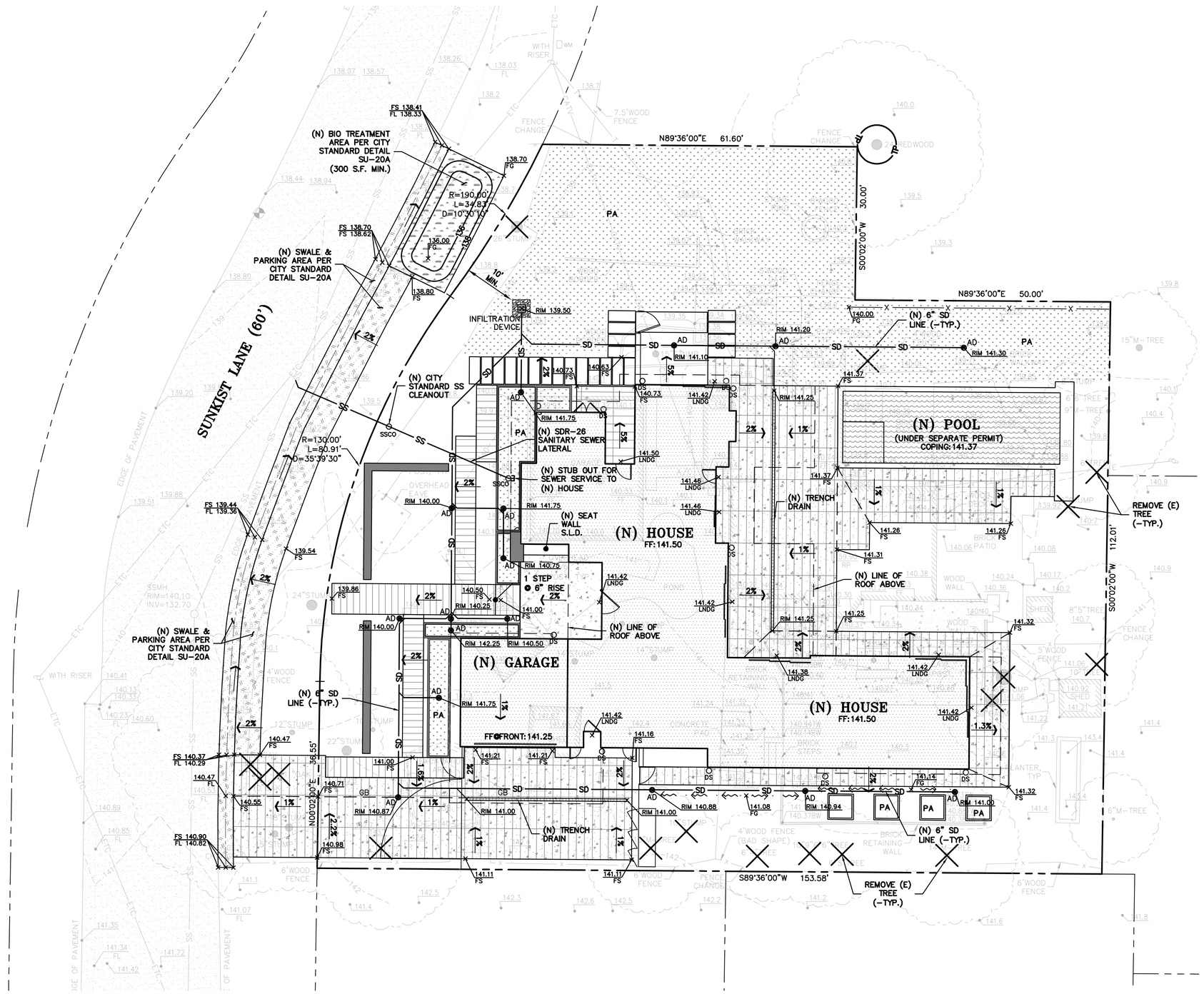
MEHTA & KUMAR RESIDENCE
241 SUNKIST LANE
LOS ALTOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 170-22-020

TITLE SHEET

	REVISIONS	BY
1	SITE REV. 23-09-08	JC
-		-
-		-
-		-
-		-

JOB NO:	2230907
DATE:	07-24-23
SCALE:	AS NOTED
DESIGN BY:	AV
DRAWN BY:	AV
SHEET NO:	C-1.0

1 OF 5 SHEETS



LEGEND

PROPOSED	DESCRIPTION
	(N) CONCRETE HARDSCAPE
	(N) DECOMPOSED GRANITE
	(N) POOL/SPA SEE POOL PLANS FOR DETAIL
	(N) FUTURE SPORTS COURT PAVING
	(N) PLANTING AREA
TP / TR	TREE PROTECTION
	(N) LANDSCAPE WALL SEE LANDSCAPE PLANS FOR DETAILS
	REMOVE TREE

0 5 10 20

SCALE: 1" = 10'

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

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

REGISTERED PROFESSIONAL ENGINEER
JAMES TORA
No. 93127
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
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SAN JOSE (COMING SOON)
WWW.LEABRAZE.COM

MEHTA & KUMAR RESIDENCE
241 SUNKIST LANE
LOS ALTOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 170-22-020

PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN

REVISIONS	BY
1 SITE REV. 23-09-08	JC
–	–
–	–
–	–
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JOB NO:	2230907
DATE:	07-24-23
SCALE:	AS NOTED
DESIGN BY:	AV
DRAWN BY:	AV
SHEET NO:	C-2.0

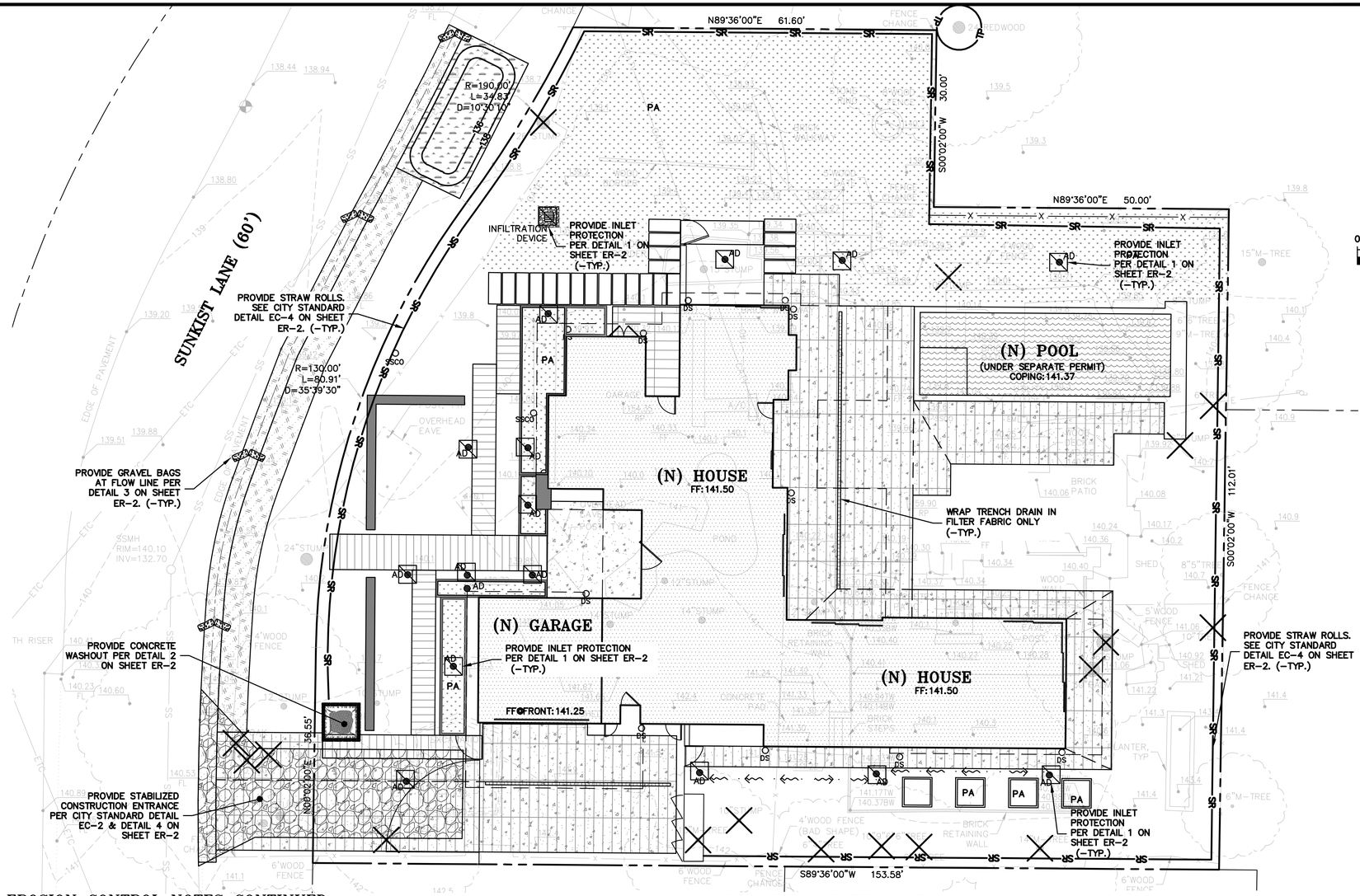
2 OF 5 SHEETS

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND



EROSION CONTROL NOTES CONTINUED:

25. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
26. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
27. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

EROSION CONTROL LEGEND

- GRAVEL BAG
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- GRAVEL STABILIZED CONSTRUCTION ENTRANCE
- TREE PROTECTION

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

REGISTERED PROFESSIONAL ENGINEER JAMES TORA No. 93127 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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MEHTA & KUMAR RESIDENCE
241 SUNKIST LANE
LOS ALTOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 170-22-020

EROSION CONTROL PLAN

1	SITE REV: 23-09-08	JC
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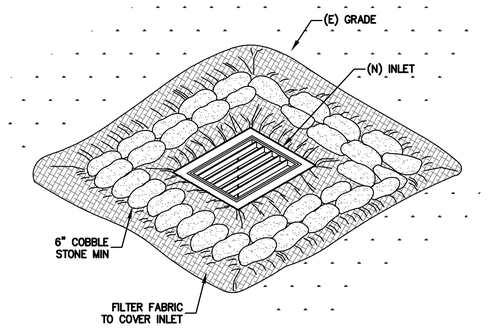
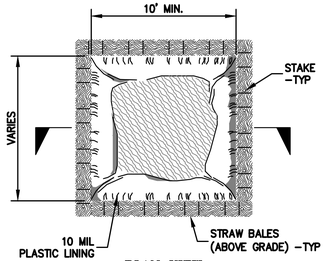
REVISIONS		BY

JOB NO:	2230907
DATE:	07-24-23
SCALE:	AS NOTED
DESIGN BY:	AV
DRAWN BY:	AV
SHEET NO:	ER-1

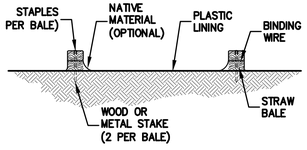
3 OF 5 SHEETS



1 ER-2 **INLET PROTECTION**
NTS



PLAN VIEW



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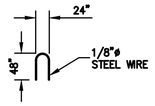
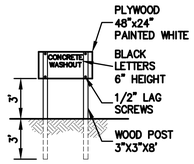


STAPLE DETAIL

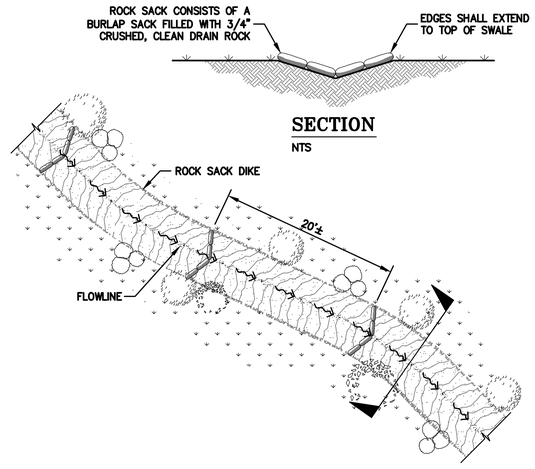


CONCRETE WASHOUT SIGN DETAIL

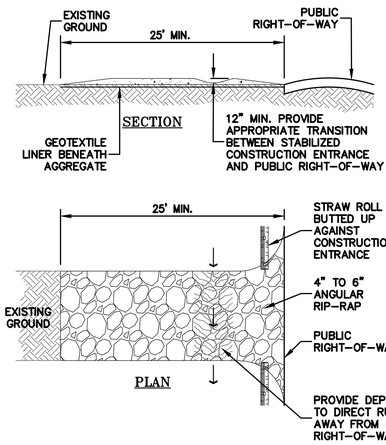
NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

2 ER-2 **CONCRETE WASHOUT**
NTS



3 ER-2 **ROCK SACK DIKE IN SWALE**
NTS



4 ER-2 **CONSTRUCTION ENTRANCE**
NTS

NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

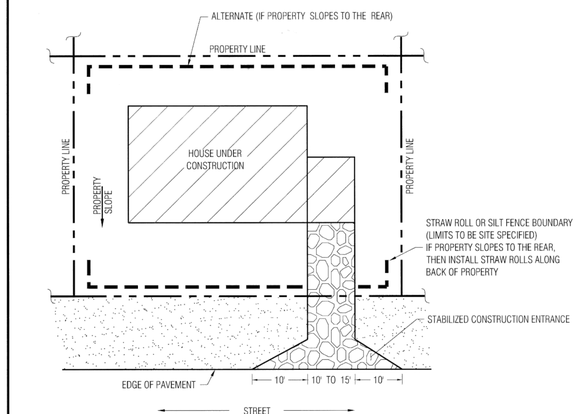
MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 35'.

WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

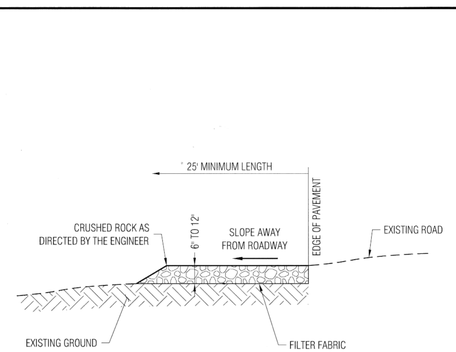


GENERIC CONSTRUCTION SITE PLAN

Approved: City Engineer Date 1/4/10

CITY OF LOS ALTOS, CALIFORNIA	REVISION		ENGINEERING DIVISION	
	Description	Date	TYPICAL EROSION AND SEDIMENT CONTROL AT SINGLE FAMILY CONSTRUCTION SITE	EC-1

STANDARD DETAILS MAY 2010



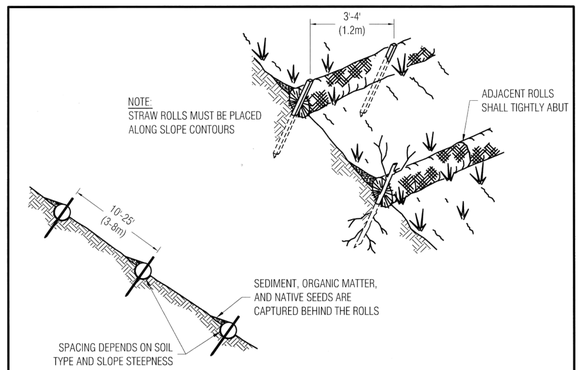
NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET

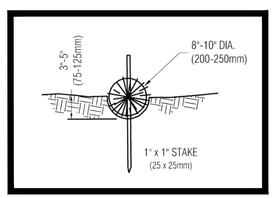
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: City Engineer Date 1/4/10

CITY OF LOS ALTOS, CALIFORNIA	REVISION		ENGINEERING DIVISION	
	Description	Date	STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2

STANDARD DETAILS MAY 2010





NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL

2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
   1:1 SLOPES = 10 FEET APART
   2:1 SLOPES = 20 FEET APART
   3:1 SLOPES = 30 FEET APART
   4:1 SLOPES = 40 FEET APART
   <4:1 SLOPE = ONE ROW AT LOW POINT

3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED

Approved: City Engineer Date 1/4/10

CITY OF LOS ALTOS, CALIFORNIA	REVISION		ENGINEERING DIVISION	
	Description	Date	STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010

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EROSION CONTROL DETAILS

1	SITE REV. 23-09-08	JC
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	REVISIONS	BY

JOB NO:	2230907
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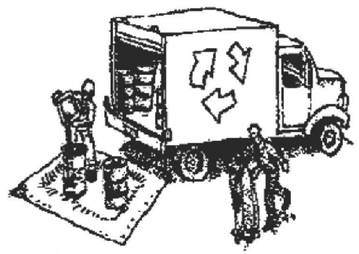
SCALE:	AS NOTED
DESIGN BY:	AV
DRAWN BY:	AV
SHEET NO:	ER-2

4 OF 5 SHEETS

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

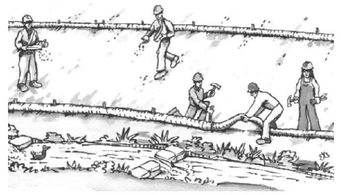
Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

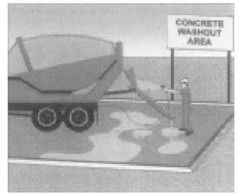
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work

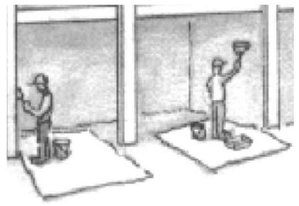
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Storm drain polluters may be liable for fines of up to $10,000 per day!

BMP-1

Nazaneen Healy

From: Sagar Mehta <mehta.sagarv@gmail.com>
Sent: Monday, October 23, 2023 10:00 AM
To: Nazaneen Healy
Cc: Chris Kummerer; Namitha Kumar
Subject: 241 Sunkist Ln: Neighbor Outreach
Attachments: 241 Sunkist Ln- Correspondence with 218 N Avalon Dr.pdf

Hi Nazaneen,

Thanks for all your feedback on our submission thus far. We wanted to provide an overview of the extensive neighbor outreach that was done as part of our design review submission over the last few months. We visited over 10 neighbors in the immediate vicinity in person and carefully took into consideration any concerns they might have with our proposed plans.

Attached is a neighbor outreach packet that outlines this effort. It contains:

1. Neighbor Correspondence Log
2. Letter Shared with Neighbors
3. Signature sheet with acknowledgements from neighbors on said outreach.
4. Email exchanges with the neighbors at 218 N Avalon Dr., Los Altos.

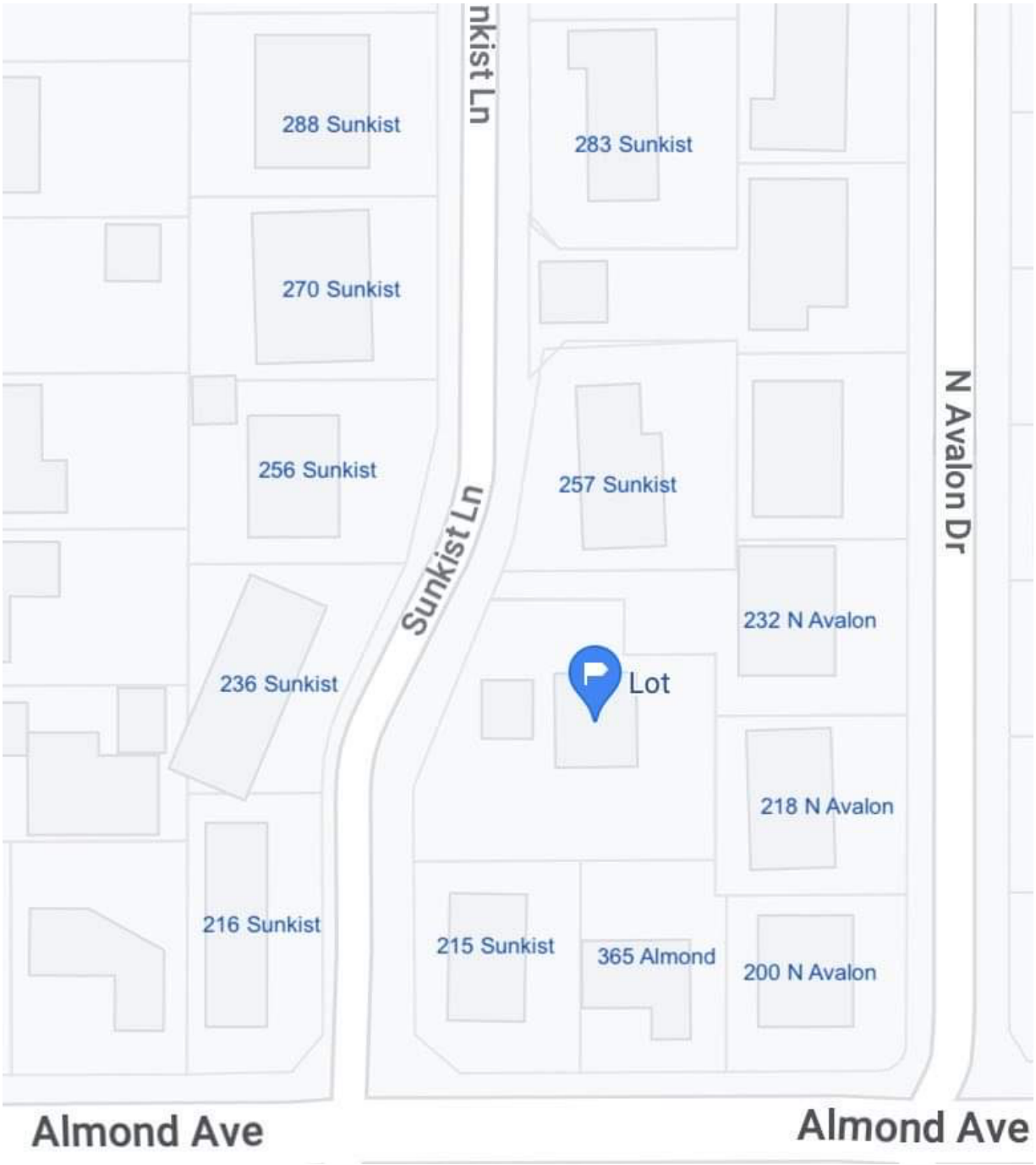
We also wanted to provide a brief summary of our meetings and emails with the neighbors at 218 N Avalon Dr. The plans (relevant pages attached) were first shared with them on June 11th, 2023, after which they brought up concerns about privacy. They sent an email to us and copied you on October 6, 2023, re-iterating concerns we have already resolved using the city's design guidelines.

1. The existing home at 241 Sunkist Ln is a 2-story home and has balconies and windows that face their backyard. The existing balcony (50' from fence line) and windows (30' from fence line) are significantly closer to our shared fence compared to the new plan and existing foliage already mitigates all privacy impacts. We are currently unable to see anything in their backyard, despite it being closer than the proposed new home. To verify this, we shared images (attached) and took them up to the existing second floor balcony on July 7, 2023.
2. The new house was brought as far towards the front as possible (keeping required setbacks in mind) with a majority of the second floor footprint facing Sunkist Ln and the portion of the new home closest to our shared fence with them being 1-story. The closest balcony/windows in the proposed plan with a view into their backyard is 71' from the fence line. The city's required setback for the second story is just ~25' and most 2-story homes in Los Altos are built much closer to the property line as lots are typically smaller than ours.
3. We are proposing several evergreen Magnolia ("Little Gem") and Podocarpus trees for additional screening. We also decided to preserve existing mature Pittosporum trees until the new Magnolia trees are established, so that existing privacy is not impacted.
4. Both balconies are small at 4' and screened with solid walls on both sides. All other second story windows facing the backyard are transom windows.

We believe the proposed design addresses the privacy concerns the neighbors at 218 N Avalon Dr. raised. Please let us know if you have any other questions.

Thanks,
Namitha and Sagar

NEIGHBOR CORRESPONDENCE LOG



• June 9th 2023 - Met with Bonnie and Pete at 257 Sunkist Ln and walked them through the front elevation, location of house relative to their property, and floor plan. They appreciated the aesthetic of the home and signed a statement indicating their support. We left our contact information with them in case they have additional questions or concerns.

• June 9th 2023 - Met with Chris Kolstad and wife at 270 Sunkist. We walked them through the front elevation and floor plan. They recently completed a 2-story addition as well. They

appreciated the aesthetic of the home and signed a statement indicating their support. We left our contact information with them in case they have additional questions or concerns.

• June 9th 2023 -Met with Zach Little at 215 Sunkist Ln and walked him through floor plan / side elevation details. He had no objection with the balcony over the garage or windows along the side house. He noted that these windows face his side yard which he doesn't use often and only has a bathroom with frosted glass. He is not concerned with privacy. He appreciated the aesthetic of the home and signed a statement indicating his support. We left our contact information with him in case they have additional questions or concerns.

• June 9th - Left a letter in the mailbox at 200 N Avalon avenue on June 9th. The property doesn't appear to have anyone living there.

• June 9th - Left a letter in the mailbox at 283 Sunkist. The property doesn't appear to have anyone living there.

• Jun 10th 2023- Met with Carol Hartland at 365 Almond Avenue. Walked her through plans. She was concerned about the location of the pool and asked about windows on the side yard. We showed her that most windows were transom other than one bedroom and that it didn't have a direct view of her back (was adjacent to Zach's property). She appreciated the aesthetic of the home and signed a statement indicating his support. We left our contact information with them in case they have additional questions or concerns.

- On the same day, she followed up over email and asked where the outdoor kitchen would be in relation to the house and was satisfied with our response.
- Met again with Carol Hartland on Jul 8th as she heard there were balconies and she hadn't recalled seeing any. Left a set of plans / elevations with her and explained that there were no balconies facing her property. We walked through the side elevation adjacent to her house and showed her that only high / transom windows were present there and that we would place screening hedges along the side yard for privacy.

• June 10th, 2023 - Met briefly with Bruce at 256 Sunkist and talked about the project + shared images of the front facade. His wife wasn't home at the time and he told us he'd let us know if he wanted to go through it in more detail. We left our contact information with them in case they have additional questions or concerns.

• June 10th - Met with Fara and Mahmoud at 288 Sunkist Ln. They loved the aesthetic of the house and signed a statement indicating their support for the project. We left our contact information with them in case they have additional questions or concerns.

• June 11th, 2023 - Met with Hao Tang and Xiang Xu at 218 N Avalon Dr and walked through the plan with them. They asked about the balcony / windows from the master. We noted that the current 2-story structure with a balcony is much closer to their property than the new plan which has been pushed to the front. We offered to take them onto the balcony of the current house to show them that not much is visible today even with the house much closer. We noted we'd also be putting or screening trees along the back fence. She asked to see the plans for the second floor with distances to her fence line included which we said we would share over email. We left our contact information with them in case they have additional questions or concerns.

- They emailed us on Thursday, June 11th asking for copies of the floor plan. We responded with them and mentioned that it took a couple of days to put together distances they requested.

- They sent us an email on July 5th saying they were concerned about the balcony and windows 70' from their property. We said we understood their privacy concerns and would place screening trees to address. We also shared pictures in response to show there's no view of their backyard or house from the current windows / balcony which were at 30' and 50' respectively. We offered to take them to the 2nd floor of the current house to validate the views.
- On July 7th Sagar met with them so they could see the views from the 2nd floor of the existing home. He talked through the plan to place screening trees along their fence line and also noted that the current fence lacked a 2' lattice which was possible to add.
- We are keeping a fully grown pittosporum tree along their fence to ensure their privacy as our screening trees grow.

• June 11th - Met with Steve Chen at 216 Sunkist. He appreciated the house's aesthetic. He's recently been through a similar process to do his 2 story house. He asked whether we would plant trees in the front so his view from the corner of his kitchen / side yard would be nice. We indicated we intended to have several trees out front as part of the landscape plan. He declined to sign a statement of support but wished us luck on the project. We left our contact information with him in case they have additional questions or concerns.

• June 11th - Met with Joanna and Russ Dewey at 236 Sunkist Ln and shared plans / visuals. They asked about whether we'd back out of the driveway and I explained that we'd have a side facing garage with a turnaround which mitigated their concern. They expressed some concern about the front balcony over the garage and potential for someone to look at their front yard. They acknowledged the same view is visible from someone standing on the street, but were still concerned about it. We said we'd share the feedback with our architect / landscape designer. We left our contact information with them in case they have additional questions or concerns.

• June 19th - Met with Yumi and John Clark at 232 N Avalon. Shared floor plans, rear elevation, side elevation, and distances for new house to their yard vs existing 2 story structure. Talked to them about the general landscape plan to ensure any views from our master bedroom deck are screened. Also noted that we were pushing the house further away from their property. They indicated they would contact us via email if they had any questions. They mentioned their master bedroom is facing the backyard where there are two fully grown pittosporum plants currently providing screening. We decided to keep those trees intact as our screening trees grow in order to respect their privacy.

LETTER SHARED WITH NEIGHBORS

Namitha Kumar and Sagar Mehta
241 Sunkist Ln,
Los Altos, CA 94024

June 9, 2023

Dear Neighbor,

We are writing to let you know that we're planning a new construction at 241 Sunkist Ln. As part of the planning process, we would like to share the proposed plans with you and welcome any questions or comments you may have.

We currently reside in Los Altos and our kids (4 year old Maya and 1 year old Nikhil) attend local schools. We love the sense of community here and can’t wait to call 241 Sunkist home.

We stopped by this afternoon (June 9, 2023) and wanted to leave our contact information with you.

Namitha Kumar
Phone: 408-507-5497
E-mail: njk510@gmail.com
Sagar Mehta
Phone: 516-312-2246
E-mail: mehta.sagarv@gmail.com

If you'd like to learn more about the proposed plans, kindly contact us via text, call or email.

Thank you,
Namitha and Sagar

SIGNATURES OF NEIGHBORS

Mehta- Kumar Residence
241 Sunkist Ln, Los Altos, CA 94024

I/we have reviewed the plans for the proposed project of the above address with the property owner and have no objections at this time.

Address	Name(s)	Signature	Date
215 Sunkist Ln, Los Altos, CA 94024	Zachary Liffe		6-1-23
216 Sunkist Ln, Los Altos, CA 94024	Please see notes		
236 Sunkist Ln, Los Altos, CA 94024	Please see notes		
256 Sunkist Ln, Los Altos, CA 94024	Please see notes		
257 Sunkist Ln, Los Altos, CA 94024	PETER SORENSON		6/09/23
270 Sunkist Ln, Los Altos, CA 94024	Chris Kolstad Kristen Kolstad		6/9/23 6/9/23

Mehta- Kumar Residence
241 Sunkist Ln, Los Altos, CA 94024

I/we have reviewed the plans for the proposed project of the above address with the property owner and have no objections at this time.

Address	Name(s)	Signature	Date
283 Sunkist Ln, Los Altos, CA 94024	Unoccupied, please see notes		
288 Sunkist Ln, Los Altos, CA 94024	MAHMOUD Samtkhani		6/10/23
365 Almond Ave, Los Altos, CA 94024	CAROL HARTLAND	C. Hartland	6/10/23
200 N Avalon Ave, Los Altos, CA 94024	Unoccupied, please see notes		
218 N Avalon Ave, Los Altos, CA 94024	Please see notes		
232 N Avalon Ave, Los Altos, CA 94024	Please see notes		

EMAIL EXCHANGE WITH NEIGHBORS AT 218 N AVALON

Agenda Item 3.

Gmail

Namitha Kumar <njk510@gmail.com>

Request for the proposed plans for new construction at 241 Sunkist Ln

Sagar Mehta <mehta.sagarv@gmail.com> Tue, Oct 3, 2023 at 4:41 PM
To: Xiang Xu <xiang.xu.xxu@gmail.com>
Cc: Namitha Kumar <njk510@gmail.com>, "HAO.TANG.9711@GMAIL.COM" <hao.tang.9711@gmail.com>

Hi Xiang,

The sign goes up as soon as we submit the first draft to the city. We will share final plans once we have a complete set from our architect.

Best,
Sagar

On Mon, Oct 2, 2023 at 12:39 PM Xiang Xu <xiang.xu.xxu@gmail.com> wrote:

> Hi Namitha and Sagar,
>
> It's a good idea to keep the existing pittosporum trees. Thank you for preserving these trees.
>
> We can't comment on other points until we have a chance to see the whole construction plan. We saw the public notice of the new construction posted outside your fence, it would be greatly appreciated if you could share the current design plan (as of today, 10/02/2023) with us. The balconies and large windows facing the Avalon side homes are still a significant privacy concern for us.
>
> Thanks,
> Hao and Xiang
>
> On Wed, Sep 27, 2023 at 7:59 PM Namitha Kumar <njk510@gmail.com> wrote:
>
> > Hi Hao and Xiang,
> >
> > As mentioned in my previous email our architect is still waiting to hear back from the city, so there may be more changes. In response to your concerns:
> >
> > 1. We significantly decreased the sizes of balconies. Additionally, the balconies have side walls for screening.
> > 2. We are planting a row of Magnolia Grandiflora "little gem" evergreen trees for screening and also preserving many existing pittosporum trees along the fence to provide screening as the new trees get established.
> > 3. We lowered the ceiling height of the recreation room to minimize bulkiness.
> >
> > It can take the city several weeks between each round of comments to provide feedback, so it's going to take some time before our architect has detailed plans ready to share.
> >
> > Thanks,
> > Namitha
> >
> >
> >
> > On Mon, Sep 25, 2023 at 8:05 AM Xiang Xu <xiang.xu.xxu@gmail.com> wrote:
> >
> > > Hi Namitha,
> > >
> > > Thanks for the update. Could you let us know whether the submission to the city addressed the feedback and concerns (especially about potential privacy implications) in our previous email sent to you two and a half months ago? We were hoping that you and your architect could take the feedback into consideration.
> > >
> > > Thanks,
> > > Hao and Xiang
> > >
> > >
> > > On Sun, Sep 24, 2023 at 8:38 PM Namitha Kumar <njk510@gmail.com> wrote:

Hi Hao and Xiang,

Nice to hear from you. Our architect is waiting to hear back from the city on a second round of comments as they asked him to make some changes after the initial submission. We will send you the final plans once we hear from the city as it could change again based on their feedback and cause confusion.

Hope you had a good summer and all is well with you!

-Namitha

On Thu, Sep 21, 2023 at 6:53 PM Xiang Xu <xiang.xu.xxu@gmail.com> wrote:

Hi Sagar and Namitha,

Hope this email finds you well!

We are wondering if you can share with us the whole plan of the new construction? We are especially interested in learning more about the landscape plan.

Thanks,
Hao and Xiang

On Tue, Jul 11, 2023 at 8:59 PM Xiang Xu <xiang.xu.xxu@gmail.com> wrote:

Thank you, Sagar and Namitha!

On Tue, Jul 11, 2023 at 6:53 PM Sagar Mehta <mehta.sagarv@gmail.com> wrote:

Hi Shawn and Howard,

Nice meeting you last Friday. We will relay your concerns to our architecture team.

Best,
Sagar

On Mon, Jul 10, 2023 at 8:26 AM Xiang Xu <xiang.xu.xxu@gmail.com> wrote:

Hi Sagar,

It was a pleasure meeting you on Friday. Thanks for hearing us out about the concerns we have.

Once again, we would like to reiterate the key points we discussed, and we kindly request that you and Namitha relay them to your architect for further consideration:

1. Regarding the second-floor windows and balcony, we remain concerned about the visibility of our bedroom window and part of our yard, especially if the existing trees are removed. While we acknowledge that the landscape plan may not solve all the issues, we believe it is crucial to address this concern. One suggestion is to plant 25-gallon English Laurel and/or Cheesewood (Pittosporum), and we have witnessed the rapid growth potential of Pittosporum in our own backyard.

2. Currently, our kitchen window and patio provide a view of the hills. Unfortunately, the proposed structure, even on the first floor, will obstruct this view and hinder airflow with the existing setback. To preserve both the view and the airflow, we kindly request that the structure be moved 2 feet towards the north, as this adjustment would make a significant difference.

3. The current distance between the existing house and our fence is approximately 35 feet. Upon reviewing the plans for the proposed new construction, we noticed that it appears quite massive and significantly obstructs our view horizontally. Additionally, the height of the first floor is around 16.5 feet, adding to its imposing presence. Therefore, we kindly request that you consider moving the setback of the recreation room further west, ideally not exceeding the border of the east side of the existing house, which is approximately 35 feet from the east fence. By doing so, we hope to minimize the overwhelming bulkiness of the new construction as seen from our backyard.

4. Upon reviewing the concept pictures, we noticed that there are numerous large windows facing east, directly towards our house. We have concerns about potential light reflection and light pollution caused by the morning sun. It would be greatly appreciated if this aspect could be taken into account during the design process.

Once again, thank you for keeping the lines of communication open regarding the project!

Shawn and Howard

On Fri, Jul 7, 2023 at 2:31 PM Xiang Xu <xiang.xu.xxu@gmail.com> wrote:

Sounds great. See you then.

Thanks,
Shawn and Howard

On Fri, Jul 7, 2023 at 1:01 PM Sagar Mehta <mehta.sagarv@gmail.com> wrote:

Yes I can meet you there at 5 PM today — I'll wait for you out front

Best,
Sagar

On Fri, Jul 7, 2023 at 12:18 PM Xiang Xu <xiang.xu.xxu@gmail.com> wrote:

Hi Sagar,

Thank you for providing the pictures. The current window on the second story is relatively small, which means it might not offer an accurate representation of how the new proposed windows/balcony would look. It would be really helpful if we could get a glimpse of the second story from inside the existing house. Would either this afternoon (Friday) or tomorrow afternoon (Saturday) around 5pm work for you? If not, we can explore alternative times next week.

We've heard that the new plan would incorporate a swimming pool, but we were unable to locate any mention of it in the pages you shared with us. Additionally, we have some feedback on a few other matters, but we understand the plan is still developing, so we'll wait for the final plans to provide more detailed comments.

Thanks,
Shawn and Howard

On Thu, Jul 6, 2023 at 6:11 PM Sagar Mehta <mehta.sagarv@gmail.com> wrote:

Hi Shawn and Howard,

Privacy is definitely an important factor -- for both you and for us!

Attached are a couple pictures from the 2nd story balcony and bedroom window of the current house. The good news is we aren't actually able to see into your backyard or any windows despite being at a closer distance due to the existing trees and hedges already present. We are happy to take you up to the second story of the existing home if you'd like to confirm yourself.

The existing 2 story home's balcony is 50' from the fence line and has 2nd story windows ~30' away. The closest balcony / windows with a view to your backyard in the new structure is 71' from the fence line. The city's required setback is just 25' and most 2 story homes in Los Altos are built much closer to the property line as lots are smaller than ours.

The landscape plans are still a work in progress, but in talking to our architect he shared it will be straightforward to create appropriate privacy screening given the proposed distances. At a high level, we are planning to plant several evergreen screening trees along our mutual fence which can grow to at least 30' in height. On fencing, the allowable height is actually 6' + 2' lattice to obstruct views. If the existing fence isn't at this height already, we can certainly upgrade it.

We'll share the final plans when they are ready for submission. Feel free to reach out with other questions.

Best,
Sagar

Agenda Item 3.

On Wed, Jul 5, 2023 at 10:29 AM Xiang Xu <xiang.xu.xxu@gmail.com> wrote:

Hi Namitha and Sagar,

Hope you and your family have had a relaxing July 4th weekend! Congratulations again for setting out to build your new home! Thank you for sharing the preliminary plans with us. Your description of individual pages is very helpful.

As we discussed last time, our primary concern is about our privacy (or the potential loss of it) after the new construction. With the proposed distance, and based on fairly straightforward calculations/visual modeling using the distance and potential height of second-floor viewpoints, we realize that a large part of our master bedroom window (west-facing), living room windows, kitchen windows, entertainment room window, and part of our backyard will be visible from the second floor windows and balconies in the proposed plan with the standard 6-foot fence. We are especially concerned about the exposure of our master bedroom window. The privacy concern is exacerbated by the proposed large windows and balconies.

We appreciate your careful consideration of our concerns. We would also appreciate reviewing the detailed foliage plan if it's available. If the updated comprehensive plan is now available, we would greatly appreciate it if you could kindly share it with us.

Thanks,
Shawn and Howard

On Thu, Jun 15, 2023 at 12:06 PM Namitha Kumar <njk510@gmail.com> wrote:

Hi Shawn and Hao,

Nice to hear from you. It was a pleasure meeting you both this past weekend.

We have definitely not forgotten about your request. During our conversation, you expressed interest in learning more about the second story deck/window facing your backyard so we requested our architect to provide a more detailed layout indicating distances to your fence and backyard. It took a couple of days for them to put these together. These layout diagrams also outline the existing second story which is actually closer to your property than what we are proposing for the new construction and it has windows/decks that currently face your backyard.

Attached are the plans we went over on Sunday.
Page 1: Cover Page
Page 2: First floor layout. Please note a majority of the square footage is on the first story.
Page 3: Existing second story structure with distances from fence and your home.
Page 4: Second story of new construction with distances from fence and your home
Page 5: 3D view of front
Page 6: Elevations (2D drawing that show no depth but gives an idea of appearance by depicting heights, widths and materials) of backyard and side yard (view from 257 Sunkist side).

We are still a few weeks away from submitting to the city and our landscape architect is currently working on landscaping plans and renderings. It will include screening trees in

addition to what is already present on your side of the fence. The good news is with existing tree cover it's not possible to see anything.

Our offer to take you up to the existing second floor still stands. Happy to meet again if you'd like to review everything in more detail.

Warmly,
Namitha and Sagar

On Wed, Jun 14, 2023 at 10:39 PM Xiang Xu <xiang.xu.xxu@gmail.com> wrote:

> Hi Namitha and Sagar,
>
> We had the pleasure of meeting you last Sunday on June 11th. Welcome to the neighborhood!
>
> During our conversation on June 11th, we inquired about the possibility of you sharing the proposed plans for the upcoming construction project at 241 Sunkist Ln. You mentioned that you would send us these plans via email. However, we have not yet received them, and we would like to double check with you on this. Would you kindly send us the proposed plans? Without them, we are unable to provide any feedback or comments on the project.
>
> Thank you!
>
> Shawn & Hao
> 218 North Avalon Dr,
> Los Altos, CA 94022

DIAGRAMS SHARED WITH NEIGHBORS AT 218 N AVALON ON 6/15/2023 (3 PAGES)

COVERAGE:

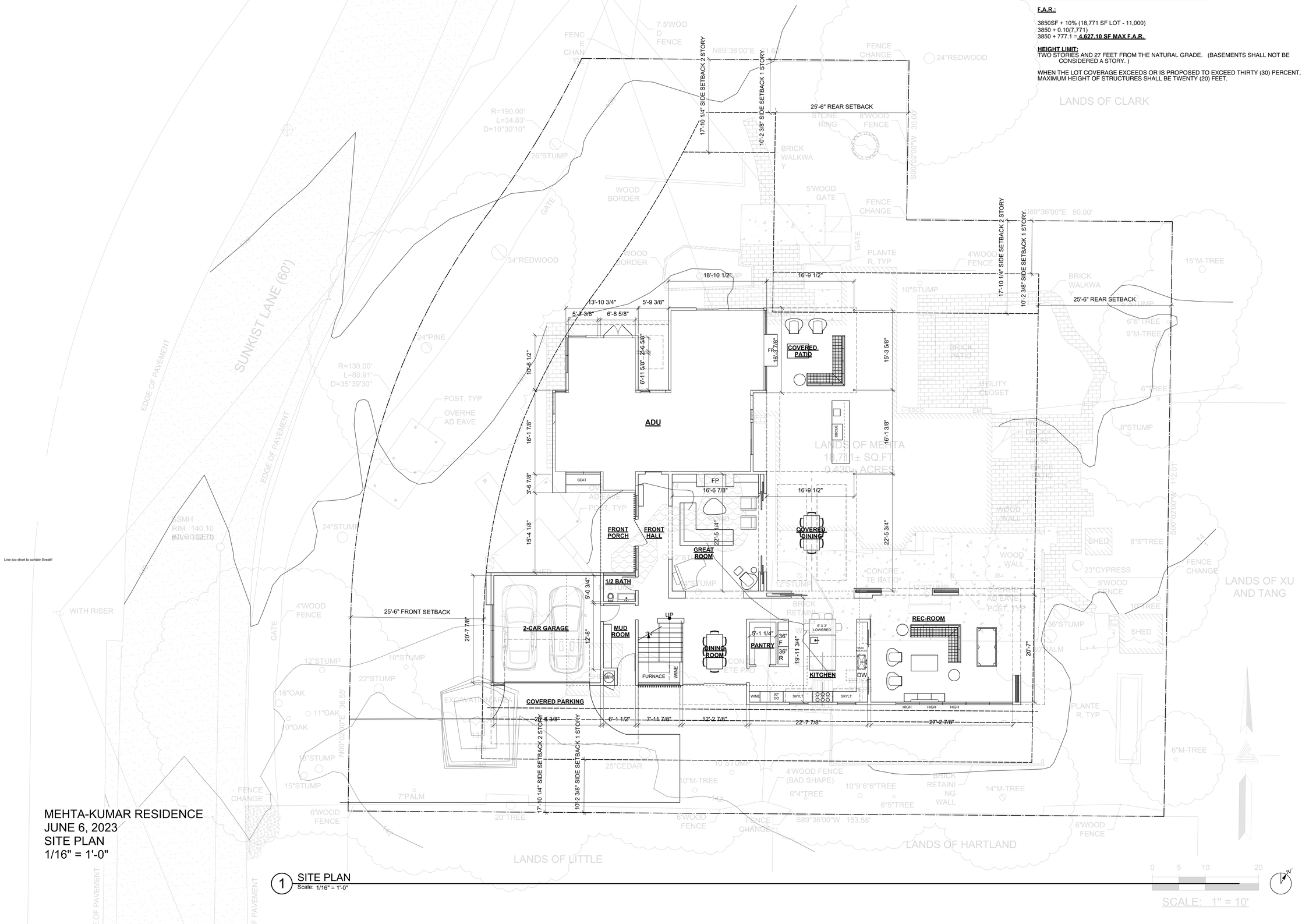
18,771 SF LOT X 35% = 6,569.85 SF MAX COVERAGE WHERE 1 STORY IS LESS THAN 20' TALL
18,771 SF LOT X 30% = 5,631.3 SF MAX COVERAGE 2 STORY

F.A.R.:

3850SF + 10% (18,771 SF LOT - 11,000)
3850 + 0.10(7,771)
3850 + 777.1 = **4,627.10 SF MAX F.A.R.**

HEIGHT LIMIT:
TWO STORIES AND 27 FEET FROM THE NATURAL GRADE. (BASEMENTS SHALL NOT BE CONSIDERED A STORY.)

WHEN THE LOT COVERAGE EXCEEDS OR IS PROPOSED TO EXCEED THIRTY (30) PERCENT, THE MAXIMUM HEIGHT OF STRUCTURES SHALL BE TWENTY (20) FEET.



MEHTA-KUMAR RESIDENCE
JUNE 6, 2023
SITE PLAN
1/16" = 1'-0"

1 SITE PLAN
Scale: 1/16" = 1'-0"

0 5 10 20
SCALE: 1" = 10'

Line too short to contain Break!

cka ARCHITECTS
CHRIS KUMMERER & ASSOCIATES
P 650.233.0342
2089 AVY AVENUE, MENLO PARK CA 94025
CHRIS@CKA-ARCHITECTS.COM
CKA-ARCHITECTS.COM

Agenda Item 3.

REVISIONS:

MEHTA KUMAR RESIDENCE
241 SUNKIST LANE
LOS ALTOS, CA 94022
APN: 170-22-020

CONSULTANTS:

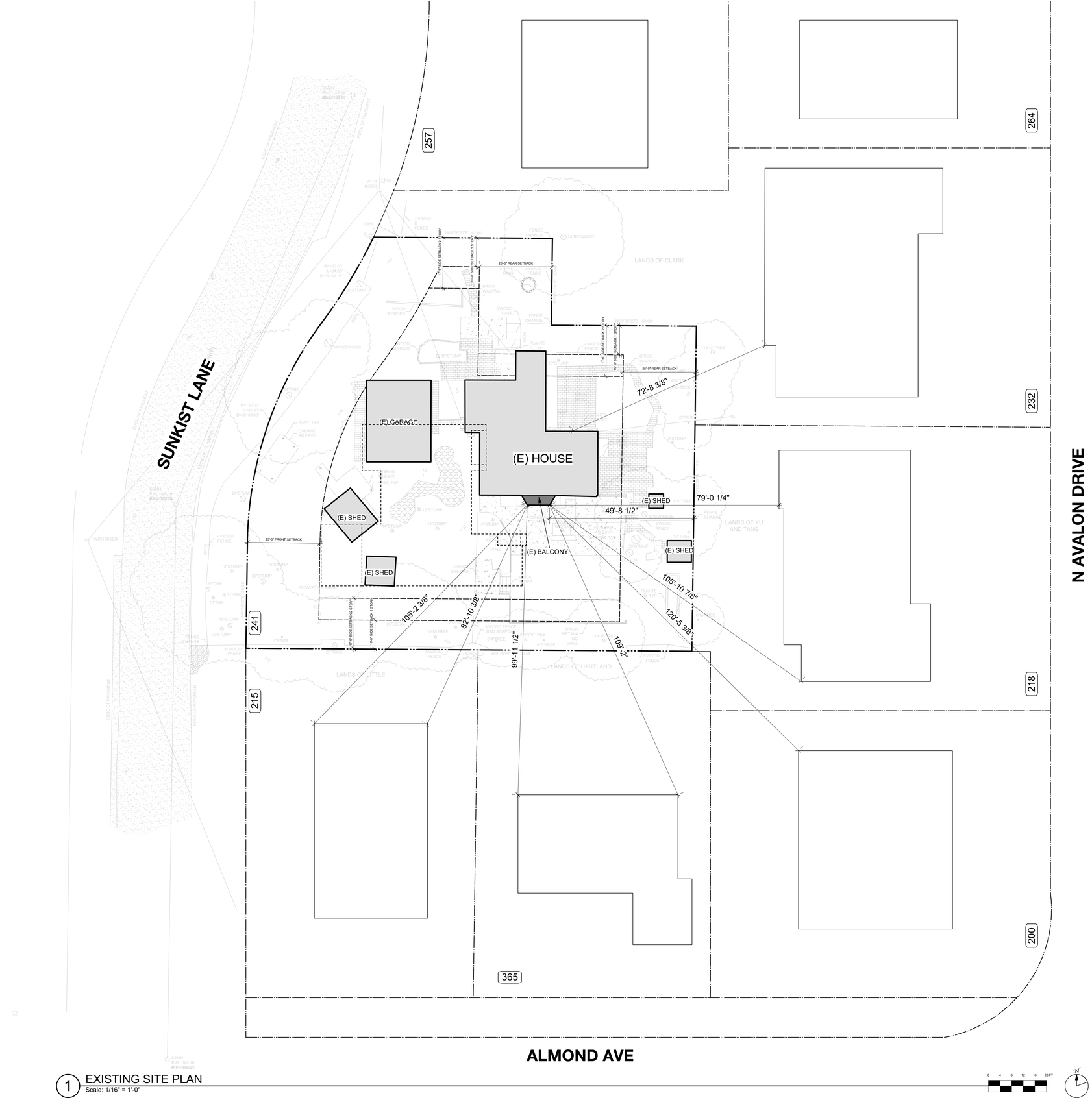
STAMP:

NOT FOR CONSTRUCTION

PAGE NUMBER:

A1.0

SITE PLAN

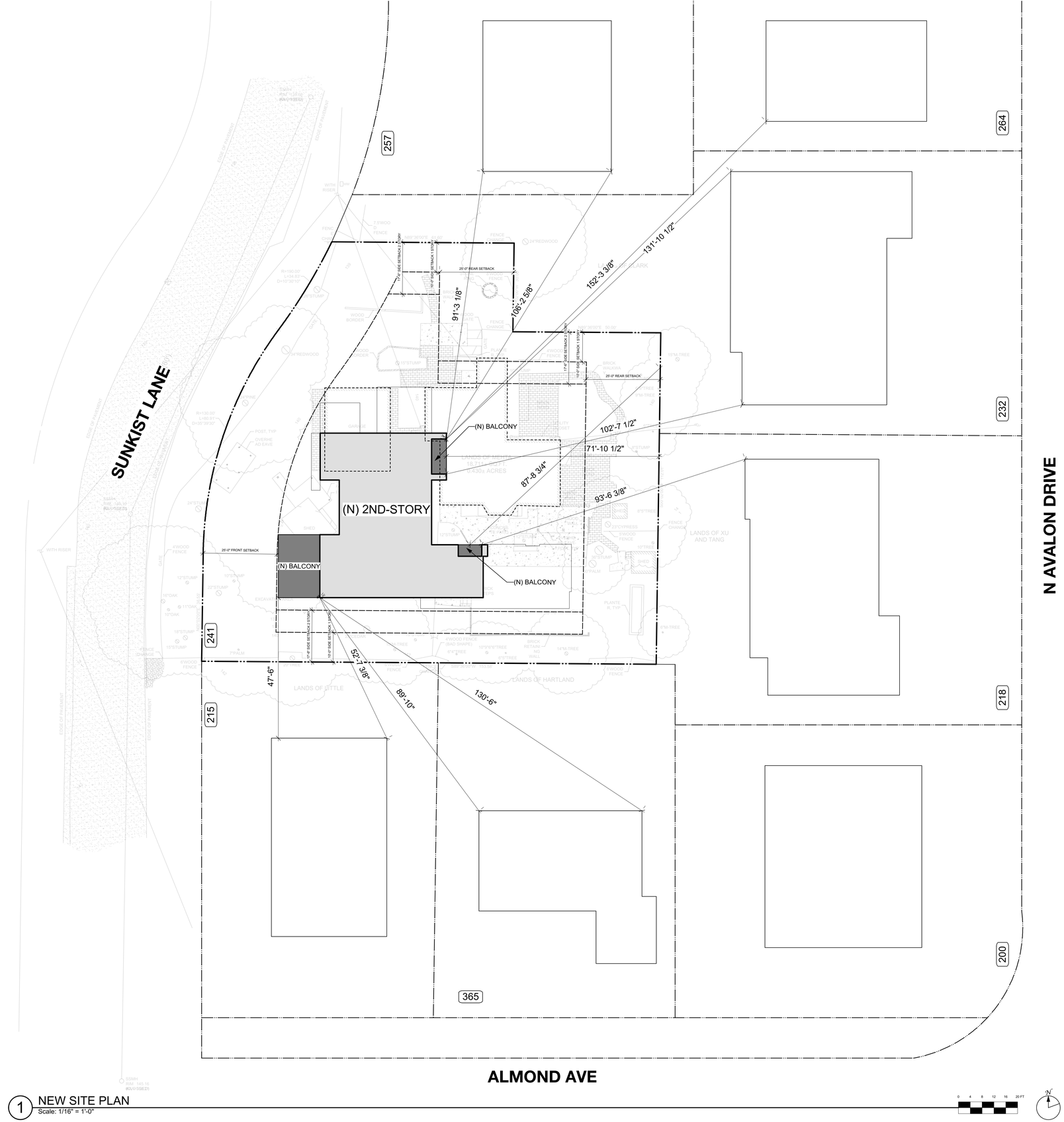


1 EXISTING SITE PLAN
Scale: 1/16" = 1'-0"

0 4 8 12 16 20 FT

A1.0

EXISTING SITE PLAN



1 NEW SITE PLAN
Scale: 1/16" = 1'-0"

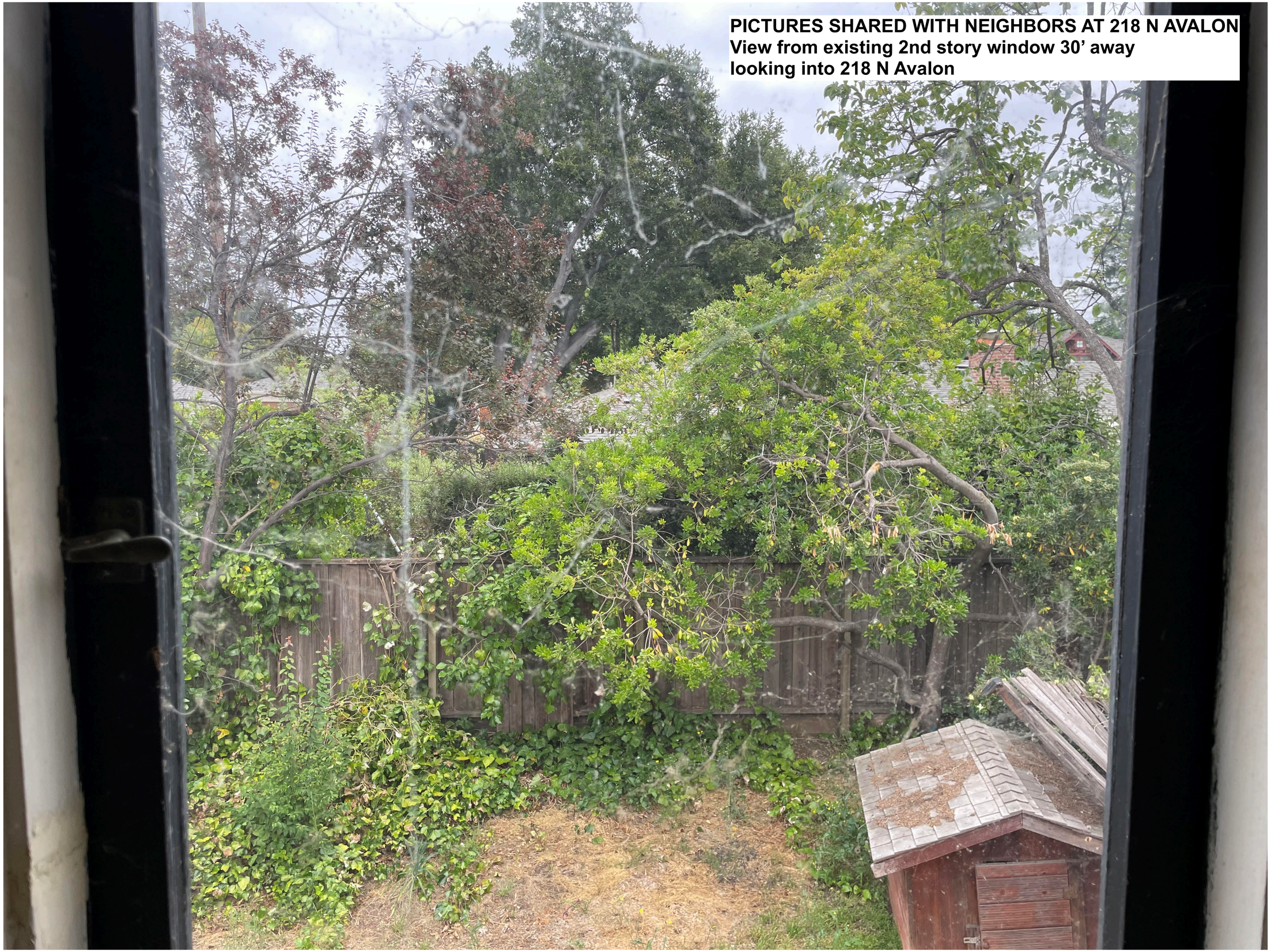
0 4 8 12 16 20 FT

A1.1

NEW SITE PLAN


PICTURES SHARED WITH NEIGHBORS AT 218 N AVALON
View from existing 2nd story balcony 50’ away
looking into 218 N Avalon

PICTURES SHARED WITH NEIGHBORS AT 218 N AVALON
View from existing 2nd story window 30’ away looking into 218 N Avalon



Nazaneen Healy

From: Patrick Rogers <[redacted]>
Sent: Sunday, September 24, 2023 7:14 AM
To: Nazaneen Healy
Subject: 241 Sunkist Lane

Dear Naz:

The proposed design is beautiful and considerate of the neighbors. My only request is that curbside street trees be mandatorily added to the design, to replace the large overgrown trees recently removed. This will improve the greenery on our street, and help to reduce heat emanating from the asphalt during the summer.

Thank you for your consideration,
Patrick Rogers
330 Sunkist Lane

Nazaneen Healy

From: Howard Tang <[redacted]>
Sent: Friday, October 6, 2023 10:50 AM
To: Namitha Kumar; Sagar Mehta; Nazaneen Healy
Cc: Xiang Xu; John Clark; [redacted]; [redacted]; Kimberly Gavenman; [redacted]; [redacted]; Sarosh Vesuna; [redacted]; Wayne Crosby; [redacted]; Dawn Edgren; David Edgren
Subject: Concerns and feedback regarding the 2-story construction design plan for 241 Sunkist Ln

Hi Namitha and Sagar,

Thank you for discussing the preliminary plans of your new home on 241 Sunkist Lane with us. Welcome to the neighborhood. Many families have lived here for more than 30 or even 40 years, seeing children grown up to adults in the homes right here on Avalon Drive. For those of us who moved here several years ago, this neighborhood feels like a big family. I am sure you and your children will enjoy and cherish this neighborhood.

After careful consideration of your plan and discussion with the neighbors who are listed in this letter, we all agree that the privacy of our backyards, master bedrooms, bathrooms, kitchens, and family rooms is paramount to all of us. All our homes on the Sunkist side of Avalon and almost all of the homes on Sunkist that back up to us, have been single-story for the last 70 years, so privacy and sanctity have never been an issue.

We would like to propose the following design options for you to consider regarding the design of your home, with a strong preference for Option 1.

Option 1: Build a single-story home with a basement if needed, which then removes most of the privacy concerns for all of us.

i. All our homes on the Sunkist side of Avalon are single-story on a lot size that is significantly less than your lot size.

ii. When Sarosh's family (300 Avalon Dr) rebuilt their home in 2016, their original plan was to build a 2-story home. But after taking into consideration the context of the neighborhood on Avalon & on Sunkist, they wanted to be a good neighbor and decided to build a single-story home.

iii. The same is true for several other families in this neighborhood, they took into consideration the neighbors' privacy and built a single-story home rather than a 2-story one. 283 Sunkist Lane has started the construction to build a single-story home with a basement.

Option 2: If Option 1 is not at all possible, we would reluctantly provide the following input for the 2nd story.

i. Reconsider the layout on the second story such that the bedrooms and their large windows face Sunkist Lane, and the bathrooms with smaller windows at 6+ ft height, face the back and the side of your home. The street and the front yards are not considered private from a visual standpoint, the windows would not intrude on the privacy of several neighboring homes.

ii. Please consider having absolutely no balconies, terraces, or glass doors on the back of the home, as that is a major issue for all of us.

iii. As we discussed in the past, we would appreciate reviewing the detailed foliage plan, so that we are assured that the bulk of the home does not visually intrude into our backyards and significant portions of our

living and bedroom spaces. Further, we would appreciate it if the screening foliage installed was cl
house and not on the fence line which could block the light into our yards.

We appreciate your initiating this discussion before the formal process begins with the city of Los Altos Planning Department, so your design can move smoothly through that process. The formal process will require the Los Altos Planning Department to solicit documented input from all the neighbors affected by the development. If the development is a single-story home, then the Planning Department normally does not need neighborhood input, if compliant with city code.

Again, we appreciate your careful consideration of our concerns, and we look forward to welcoming you to our neighborhood.

Best regards,

Signed by: Neighbors on Avalon Drive, affected by the 2-story development on 241 Sunkist Lane.

Xiang Xu and Howard Tang (218 N Avalon)
Yumi and John Clark (232)
Cathy Chin (264)
Kim and Jon Gavenman (288)
Jeanne Foerster (290)
Nilufer and Sarosh Vesuna (300)
Christi and Wayne Crosby (225)
Sue and Ray Jamp (251)
Dawn and Dave Edgren (277)

Nazaneen Healy

From: Zach Little <[redacted]>
Sent: Monday, October 9, 2023 10:53 AM
To: Nazaneen Healy
Cc: [redacted]
Subject: 241 Sunkist project

Hi Nazaneen,

I an the owner and live at 215 Sunkist directly next to the property. I've reviewed the proposed construction plans with Sagar and Namitha and am very supportive of the project. It is s significant upgrade to the current property and all of us will benefit from it.

Best Regards,
-Zach Little
[redacted]

Nazaneen Healy

From: Chris Kummerer <chris@cka-architects.com>
Sent: Friday, November 10, 2023 9:28 AM
To: Nazaneen Healy
Subject: Updates on 241 Sunkist

Nazaneen -

Thanks for talking yesterday regarding the trees at 241 Sunkist.

Here are my notes:

1. The trees described in the staff report in section 5: new trees are meant to be a description of the replacement trees from previous tree removal permits. Those would be per the tree removal permit approval which states -
TREE23-0006 One category one tree or two category two trees - the (2) Maytens in the plans meet this requirement
TREE23-0014 two category one trees or four category two trees - the two gingko in the plans meet this requirement (this requirement appears to slightly mis-stated in the staff report)
One category two tree located in the rear yard -

There was an email from Xiomara stating the replacements can be planted anywhere on property (see screenshot) - and the staff report specifies locations for the replacements. We can handle this discrepancy going forward to make sure we get the replacement trees planted in a manner suitable to the Planning Department.

FYI

---------- Forwarded message ---------
From: **Xiomara Aguirre** <xaguirre@losaltosca.gov>
Date: Thu, Oct 5, 2023 at 10:53 AM
Subject: Re: TREE23-0006, TREE23-0014
To: Michelle Garff <michelle@cka-architects.com>
Cc: Namitha <njk510@gmail.com>

Yes, correct. They can be planted anywhere on 241 Sunkist Ln.

Xiomara Aguirre
Planning Permit Technician I City of Los Altos
P: (650) 947-2741 I E: xaguirre@losaltosca.gov

2. The approval would also encompass the removal of tree #4 (canary island palm at front right) as shown in the arborist report. This would require the planting of an additional category two tree in the front yard. The idea with this tree would be to plant a replacement tree with more volume (width) than the palm to create softening of the facade as seen from the street.

Thanks for talking through these very small concerns with me. We want to make sure that we (my clients and i) are taking all the correct steps so as to maximize our compliance with standards.

Best,
Chris

From: Steve Drenker
To: Public Comment - ZA
Cc: Howard Tang
Subject: Proposed Project 241 Sunkist Lane
Date: Wednesday, November 15, 2023 9:41:45 AM

I have reviewed the proposed plans and design renderings proposed for 241 Sunkist Lane.

Although the proposed building seems to comply with the numerical and analytical design requirements and guidelines (FAR, setbacks, height, etc), the design is a gross mismatch to the existing character of the neighborhood which is largely California vernacular single-story ranch homes. The numerical and analytical compliance does not speak to the ability of a building design to fit into the character and history of a neighborhood. The proposed structure does not respect the character of the neighborhood nor the existing architectural themes. This can be plainly seen on the "streetscape" photographs on the cka architects drawings and renderings provided at https://mccmeetingspublic.blob.core.usgovcloudapi.net/losaltosca-meet-faae799e6a1e492cb3be514a82bd9a83/ITEM-Attachment-001-e645fb8cef024ebb8f777d67ad3e1cde.pdf

My wife and I moved to Los Altos for the quiet charm, bucolic nature, architectural harmony, historic character, and peacefulness of the town. Building designs such as proposed for 241 Sunkist grossly disrupt that harmony and architectural cohesion. Worse, designs like this with fashionable second story balconies intrude rudely into the nearby neighbors' privacy.

On these bases, I strongly object to this design and urge it be rejected.

Steve Drenker
265 N. Avalon Drive
Los Altos, CA 94022

sdrenker@pacbell.net

From: David Edgren
To: Public Comment - ZA
Cc: Howard Tang; Xiang Xu
Subject: Regarding the Proposed New House at 241 Sunkist Lane
Date: Wednesday, November 15, 2023 3:22:52 PM

Dear Zoning Administrator for the City of Los Altos,

I am Dave Edgren and reside at 277 North Avalon Dr. This message is meant to serve as a public statement regarding the proposal to build a two-story house at 241 Sunkist Lane.

I have reviewed the plans for this proposed project. There are two main points that lead me to object to the proposed project.

Firstly, the overall appearance of the structure is not aligned with Single-Family Residential Design Guidelines. The boxy, bulky, commercial appearance with hard corners is not compatible with the relaxed, residential style of the suburban homes in the neighborhood.

Secondly, the second floor of the proposed new structure is designed with two balconies. These would cause eastward views into the properties located on 218, 232, and 264 North Avalon Drive. Such visual invasion of privacy is not acceptable. While I understand the rationale that the prior house, now demolished, had balconies on the second floor which balconies could be used justify the current proposed balconies, that rationale is not a valid. The now-demolished house was built long before the three referenced houses were built. The balconies of the original, now-demolished house, did not cause invasive views into these three homes on Avalon Dr. Now that those three homes are present, the proposed balconies should be disallowed.

Thank you,
Dave Edgren
20+ year resident of North Avalon Dr.

From: Howard Tang
To: ROBERT SUTIS; Public Comment - ZA
Subject: Re: public hearing for the design review of 241 Sunkist
Date: Wednesday, November 15, 2023 2:55:14 PM

These are great points, Bob. Thank you so much!

I copied your comments to the Zoning Administrator's public comment email.

Best regards,
Howard

On Wed, Nov 15, 2023 at 10:12 AM ROBERT SUTIS <bobsutis@pacbell.net> wrote:

> Good luck at the hearing. I think a point should be made to the Zoning Administrator that allowing the balcony design not only affects you and your neighbors, but sets a precedent for intrusive designs of a similar and perhaps far greater intrusions into privacy for Los Altos homeowners.
> I am in So Cal all this week, so can't attend. But you could offer this email as my thoughts and concerns .
> Bob

TO: Nick Zornes, Zoning Administrator

FROM: Sean Gallegos, Senior Planner

SUBJECT: SC23-0014 – 370 Chamisal Avenue

RECOMMENDATION

Approve design review application SC23-0014 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: 370 Chamisal Avenue, on the south side of Chamisal Avenue between Los Altos Avenue and Alta Vista Avenue
- Lot Size: 12,632 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 246 square-foot first story and 792 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 hipped roof forms, low-scaled forms and simple details. The design of the addition incorporates elements of a ranch house, with its simplistic massing, practical aesthetic, and stripped-down details The project design materials include composition shingle roof, brick and stucco siding, as well as fiberglass-framed windows and doors.

ANALYSIS

Design Review

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

	Existing	Proposed	Allowed/Required
COVERAGE:	2,939 square feet	3,185 square feet	3,790 square feet
FLOOR AREA: 1st Floor 2nd Floor Total	2,876square feet - 2,876 square feet	 3,122 square feet 792 square feet 3,914 square feet	 4,013 square feet
SETBACKS: Front Rear Right side (1st/2nd) Left side (1st/2nd)	 25.3 feet 62.6 feet 10.2 feet/- 9.6 feet/-	 25.3 feet 62.6 feet 10.2 feet/18.6 feet 9.6 feet/ 21.8 feet	 25 feet 25 feet 10 feet/17.5 feet 10 feet/17.5 feet
HEIGHT:	15 feet	22.5 feet	27 feet

The subject property has a nonconforming first story left side yard setbacks of 9.6 feet, where 10 feet is required in the R1-10 District. Since the proposed addition is maintaining over 50 percent of the existing house, the nonconforming setbacks are allowed to be maintained.

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. 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 current residence has a Ranch architectural style, characterized by hipped and gable roof forms, modest scales, and understated details. This hipped roof form and facade have been retained with the addition to blend with the original one-story design. The house's massing, with its hipped and gable roofs also mirrors the design of neighboring houses. The proposed additions seek to preserve the traditional brick and stucco siding—a rustic material fitting the architectural style. The design materials chosen encompass composition shingle roof, brick and stucco siding, as well as fiberglass-framed windows and doors. Collectively, these materials resonate with the rustic charm of the vicinity and align with the neighborhood's character. A comprehensive material board for the project can be found in the attached project plans.

The project is designed to be compatible with the scale and bulk of surrounding houses. The lower-scale, 246 square feet first story mass is located along the rear (south) side of the residence, and the 792 square-foot second story addition is located at the center of the roof behind the primary ridgeline. The design of the second story effectively breaks up its massing to create a more varied and aesthetically pleasing facade. By positioning an 18.5-foot-wide section of the second story directly behind the primary ridgeline and setting back a 22.5-foot-wide section 15.5 feet from the ridgeline, it introduces depth and layering. This layering breaks the monotony and avoids a boxy appearance, creating visual interest and reducing the perception of bulk**.**

The proposed two-story house, standing at 22.5 feet, is not only 4.5 feet below the permitted 27-foot height but also aligns with the 17 to 20-foot structures in the neighborhood. Its low-pitched roof, combined with the first- and second-story horizontal eave lines and the building's articulation,

segments the massing, offering visual appeal and reducing perceived bulk. This design is both well-proportioned and fitting for the Diverse Character Neighborhood context.

The subject property contains 19 trees, four of which are classified as protected under the City's Tree Protection Regulations. The proposed project plans to retain 18 of these trees, supported by an arborist report indicating no expected negative impacts from the development. Only one non-protected Bay Laurel tree will be removed. While specific tree protection guidelines and restrictions are recommended for the protected trees, their preservation aligns with the regulations and ensures a harmonious balance between the property's landscape aesthetics and safety considerations. By adhering to these measures, the project demonstrates a commitment to complying with the City's Tree Protection Regulations.

If new or renovated landscaping surpasses the 2,500 square-foot threshold for rehabilitated landscaping, it must adhere to the Water Efficient Landscape Ordinance, as outlined in Condition of Approval No. 6. Overall, the existing and proposed landscaping meets the intent of the City's landscape regulations and street tree guidelines.

The proposed project aligns with the R1-10 zoning district's development standards and adheres to the Single-Family Residential Design Guidelines. Its design harmoniously integrates with the design composition, 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 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 ten neighbors in the immediate area by certified mail. No comments from neighbors have been received by staff as of the writing of this report.

Attachment:

A. Project Plans

Cc: Sahil Sahni and Sonia Sahni, Applicant/Owners
Ragliaxmi Guhagarkar, Designer

FINDINGS

SC23-0014 - 370 Chamisal Avenue

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 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 main or accessory structure or 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 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, 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 main or accessory structure or addition 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 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 design retains the existing durable, high-quality and architecturally composition shingle roof, brick and stucco siding, as well as fiberglass-framed windows and doors. The size and scale of the residence also fits well with the neighborhood, based on low-pitched roof, combined with the first- and second-story horizontal eave lines and the building's articulation that segments the massing, and the overall building height and height of each story which offers visual appeal and reducing perceived bulk.

F. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection. The project follows the natural contours due to the site being relatively flat, and it maximizes erosion protection due to only expanding the footprint of the structure by 246 square feet, which minimize off-site stormwater drainage impacts.

CONDITIONS OF APPROVAL

SC23-0014 370 Chamisal Avenue

GENERAL

1. **Expiration**
   The Design Review Approval will expire on November 15, 2025 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**
   The approval is based on the plans and materials received on October 23, 2023 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. **Protected Trees**
   Tree Nos. 1 to 14, and 17 to 19 as shown on Sheet A-1.3 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director. The tree protection plan outlined in the arborist report (Savatree Consulting Group Arborists, dated 7/10/2023) shall be incorporated into the building permit plans and implemented before and during construction.

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

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

15. **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).

16. **Storm Water Management**

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

17. **Tree Protection**
Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 1 to 14, and 17 to 19 as shown on Sheet A-1.3. 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.

18. **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

19. **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.

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

ADDITION / INTERIOR RENOVATION OF EXISTING 1-STORY RESIDENCE AT

370 CHAMISAL AVE, LOS ALTOS, CALIFORNIA 94022

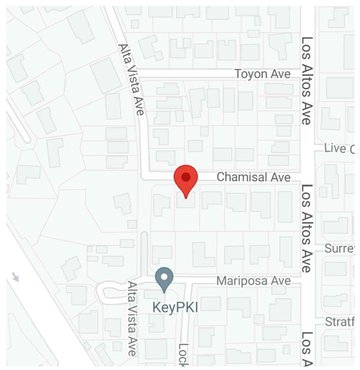
DRAWN BY
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CA, 94568
(510) 292-7568

STRUCTURAL ENGINEER:
ARATHI GOPAKUMAR
2504 LINCOLN AVENUE
BELMONT, CALIFORNIA
94002

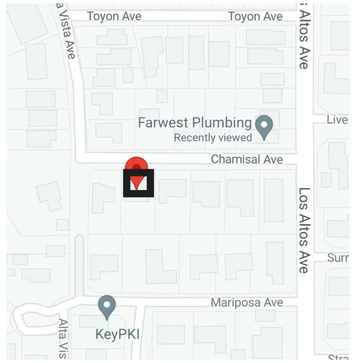
TITLE 24:
NRG COMPLIANCE,
INC ENERGY
CONSULTING AT
730 2ND ST,SANTA ROSA,
CALIFORNIA 95402

SHEET INDEX:

LOCATION MAP



VICINITY MAP



SITE INFORMATION

ASSESORS PARCEL NO.:	543-401-20
SITE AREA:	12,632.40 SF APPROX. 0.45 ACRE
ZONING:	SINGLE FAMILY RESIDENTIAL R-1-10
EXISTING COVERAGE :	23.3 %
PROPOSED COVERAGE :	25.2 %

BUILDING INFORMATION

EXISTING FIRST FLOOR AREA:	APPROX. 2,473 SQ.FT
EXISTING GARAGE AREA:	APPROX. 403 SF
ENTRANCE POARCH AREA:	APPROX. 63 SF
TOTAL EXISTING RES AREA:	APPROX. 2,939 SQ.FT.
EXISTING NO. OF STORIES:	1
PROPOSED NO. OF STORIES:	2
PROPOSED FIRST FLOOR ADDITION:	APPROX. 246. SQ.FT
PROPOSED SECOND FLOOR ADDITION:	APPROX. 792 SQ.FT.
PROPOSED TOTAL ADDITION:	APPROX. 1,038 SQ.FT.

PROPOSED NEW RESIDENTIAL AREA:
APPROX. 2,473+1038+403(GARAGE) = 3,914 SQ.FT.

Project Summary Table Template

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	2939 square feet (23.3%)	3185 square feet (25.2 %)	square feet (30 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 2876 sq ft 2nd Flr: sq ft **Total: 2876 sq ft** (%)	1st Flr: 246 sq ft 2nd Flr: 891 sq ft **Total: 1137 sq ft** (%)	4013 square feet (%)
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	25 feet	25 feet	25 feet
Right side (1st/2nd)	10 feet/ feet	10 feet/17.5feet	10 feet/17.5feet
Left side (1st/2nd)	10 feet/ feet	10 feet/17.5feet	10 feet/17.5feet
HEIGHT:	17.7 feet	25'4" feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	2876 square feet	1038 square feet	3914 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	0 square feet	0 square feet	0 square feet

LOT CALCULATIONS

NET LOT AREA:	12632.32 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	904 square feet (14 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 2667 sq ft Existing softscape (undisturbed) area: 5705 sq ft New softscape (new or replaced landscaping) area: 0 sq ft *Sum of all three should equal the site's net lot area*

SCOPE OF WORK

THE OWNER OF 370 CHAMISAL WAY WANTS TO SECURE PLANNING PERMIT APPROVAL FOR AN ADDITION ON THE FIRST AND SECOND LEVEL APPROXIMATELY 1038 SQ.FT. TO AN EXISTING 3 BEDROOM 3 BATH, 2473 SQ.FT. ONE-STORY HOUSE.

THE FOLLOWING ARE THE SPECIFIC CHANGES:

1) TO RELOCATE THE KITCHEN AND ENCLOSE THE OPEN PATIO TO FORM A GREAT ROOM APPROXIMATELY 246 SQ.FT.

2) TO ADD A MASTER BEDROOM SUITE WITH A MASTER BATHROOM AND A GUEST BEDROOM WITH AN ATTACHED BATHROOM ON THE SECOND FLOOR, APPROXIMATELY 792 SQ.FT.

CODES AND STANDARDS

APPLICABLE CODES INCLUDES, BUT NOT LIMITED TO THE FOLLOWING:

2022 CALIFORNIA BUILDING CODE WITH CITY OF LOS ALTOS CODE AMENDMENTS
LOS ALTOS GREEN BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE WITH CITY AMENDMENTS
TITLE 24, PART 6, CALIFORNIA ENERGY CODE

2022 CALIFORNIA RESIDENTIAL CODE

DRAWN BY:
RAJLAXMI GUHAGARKAR
6825 EDEN STREET
DUBLIN, CALIFORNIA 94568
T: (510) 292-7568
EMAIL: aai002000@yahoo.com

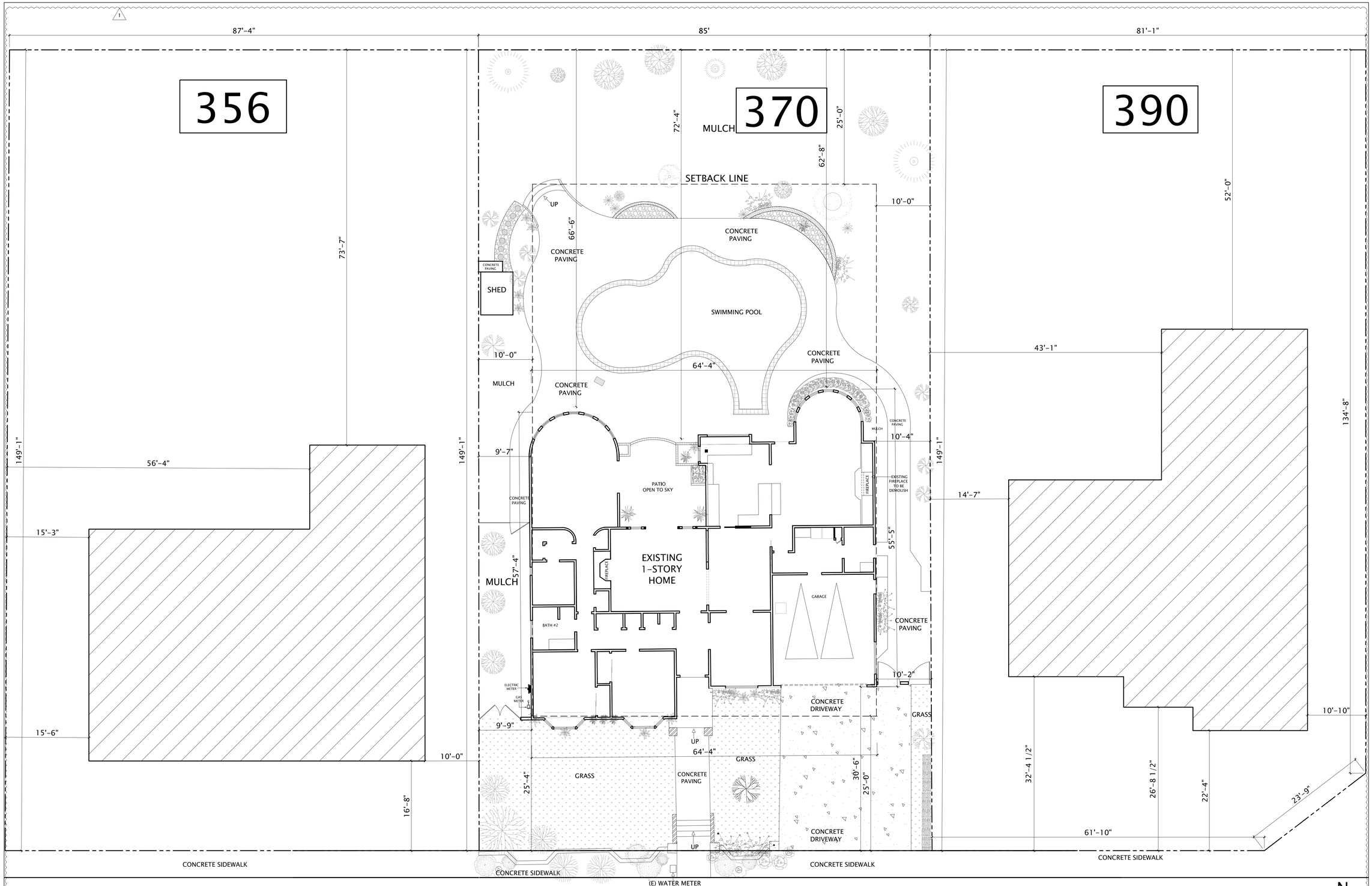
OWNER DESIGNER
SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

ISSUE	DATE
PLANNING SUBMITTAL	07-23-2023
1 PLANNING RESUBMITTAL	10-06-2023
2 PLANNING RESUBMITTAL	10-27-2023

COVER SHEET

DATE: 10-27-2023

A-0



1 A-1 EXISTING SITE PLAN

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

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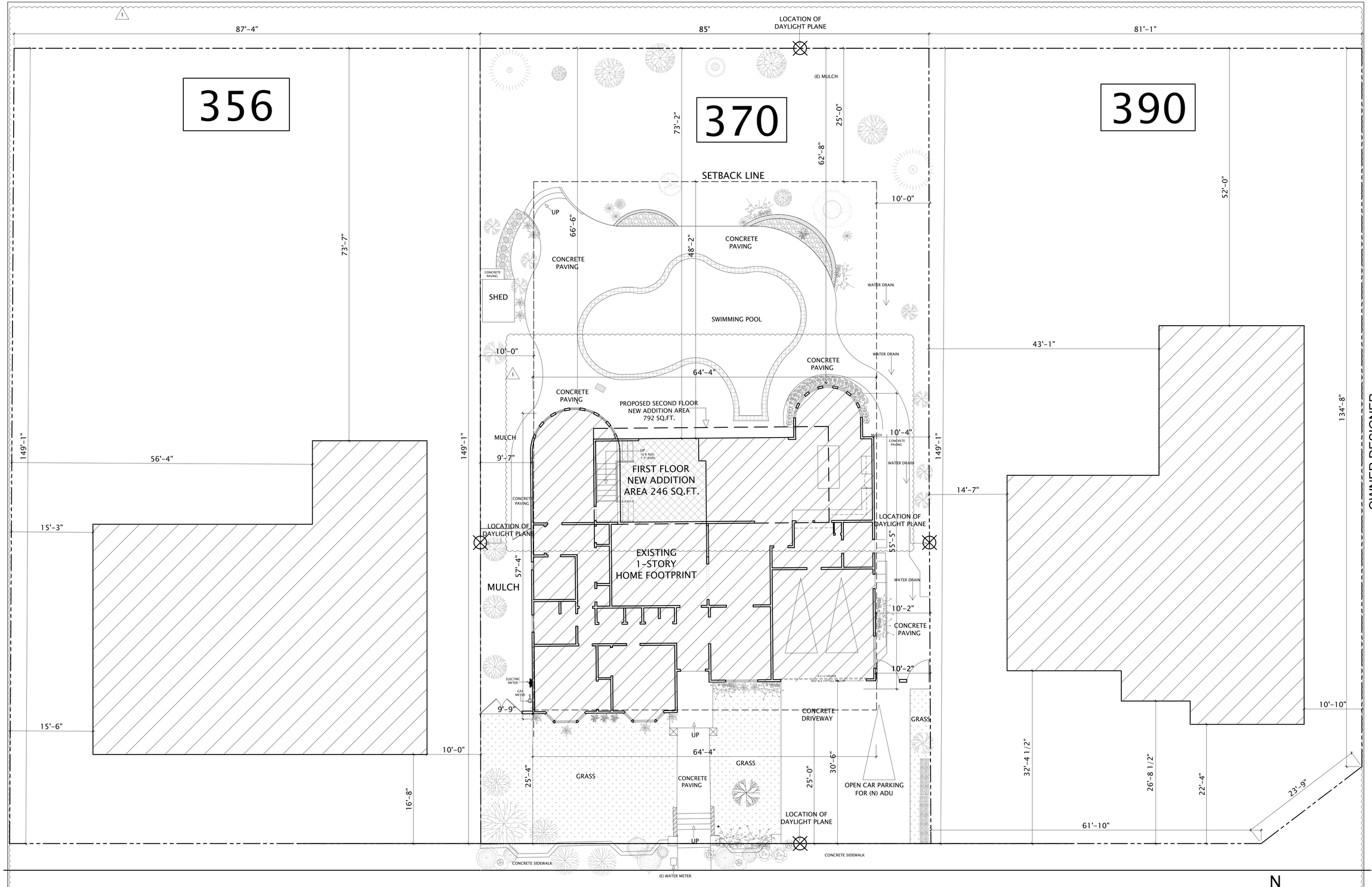
10-27-2023	PLANNING RESUBMITTAL

EXISTING SITE PLAN

DATE: 10-27-2023

A-1



2 A–1.2 PROPOSED SITE PLAN

SCALE: 1/8" = 1' – 0"

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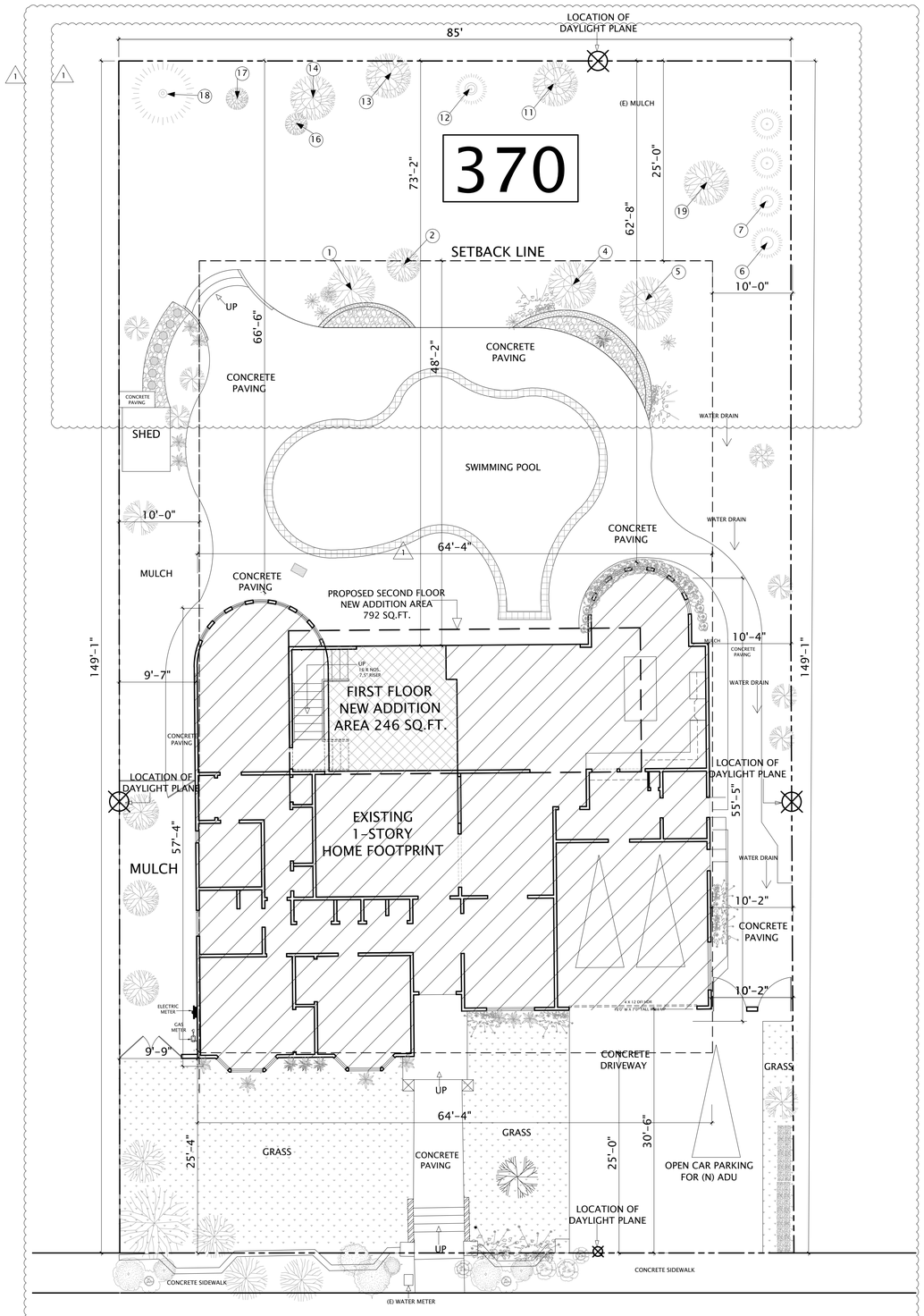
PROPOSED SITE PLAN

DATE: 10–27–2023

A–1.2



ID	Species	Height	DBH (inches)	Circumference (inches)	Protected?	Health	Remove or Retain
1	Spruce, Blue	30'	9	28.26	No	60% - Fair	Retain
2	Maple, Japanese	15'	6	18.84	No	60% - Fair	Retain
4	Douglas Fir	40'	16	50.24	Yes	80% - Good	Retain
5	Maple, Japanese	20'	7	21.98	No	60% - Fair	Retain
6	Crape Myrtle	15'	8	25.12	No	40% - Poor	Retain
7	Crape Myrtle	12'	6	18.84	No	40% - Poor	Retain
11	Oak, Coast Live	40'	23	72.22	Yes	80% - Good	Retain
12	Oak, Coast Live	30'	8	25.12	No	60% - Fair	Retain
13	Oak, Coast Live	45'	25	78.5	Yes	80% - Good	Retain
14	Oak, Coast Live	35'	18	56.52	Yes	80% - Good	Retain
16	Bay Laurel	11'	5	15.7	No	80% - Good	Remove
17	Redwood, Coast	25'	9	28.26	No	80% - Good	Retain
18	Redwood, Coast	25'	7	21.98	No	80% - Good	Retain
19	Palm, Queen	1'-15'	12	37.68	No	40% - Poor	Remove

1 A-1.3 TREE PROTECTION PLAN

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

N

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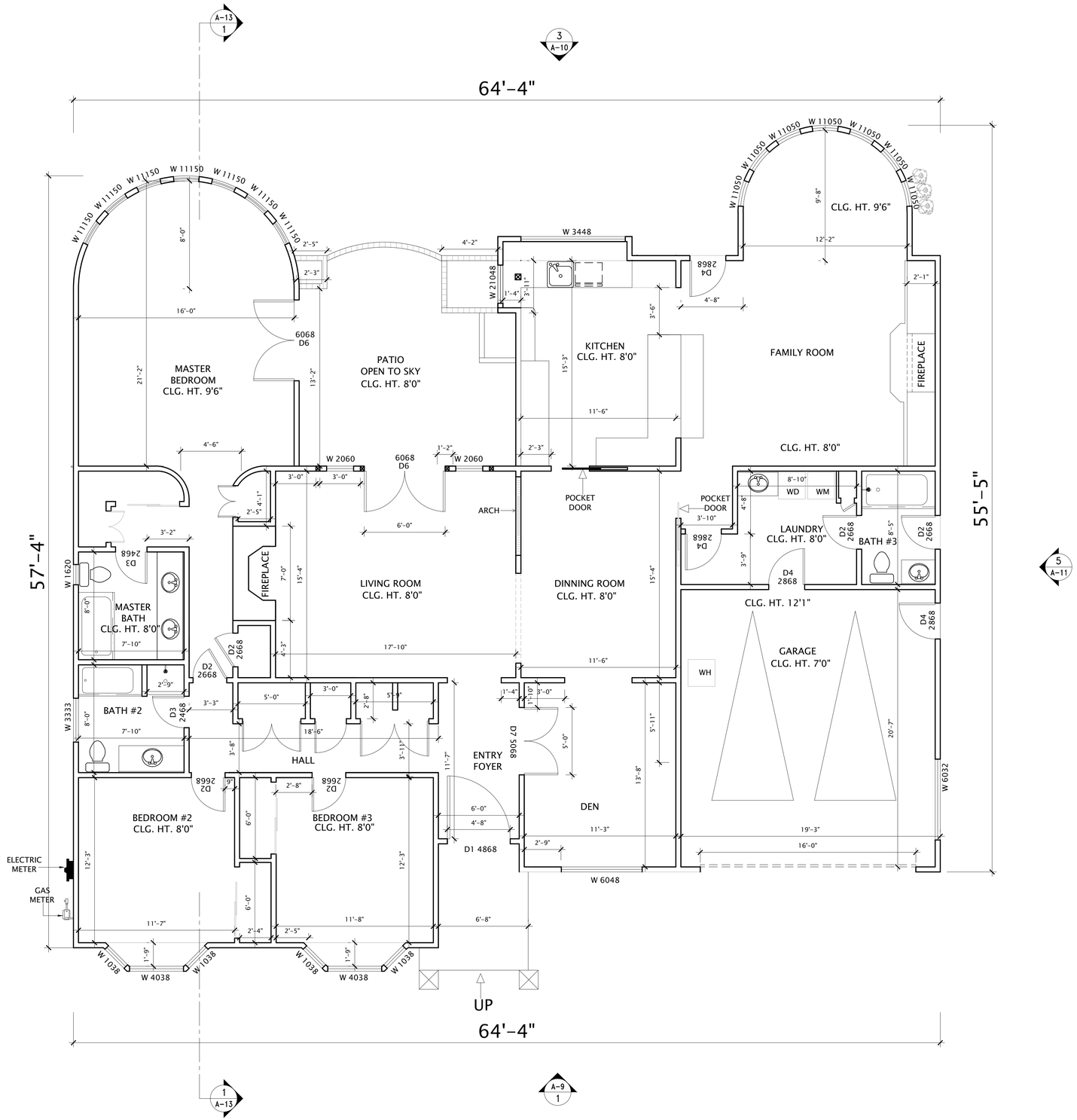
TREE PROTECTION PLAN

DATE: 10-27-2023

A-1.3



1 A-2 EXISTING FIRST FLOOR PLAN

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

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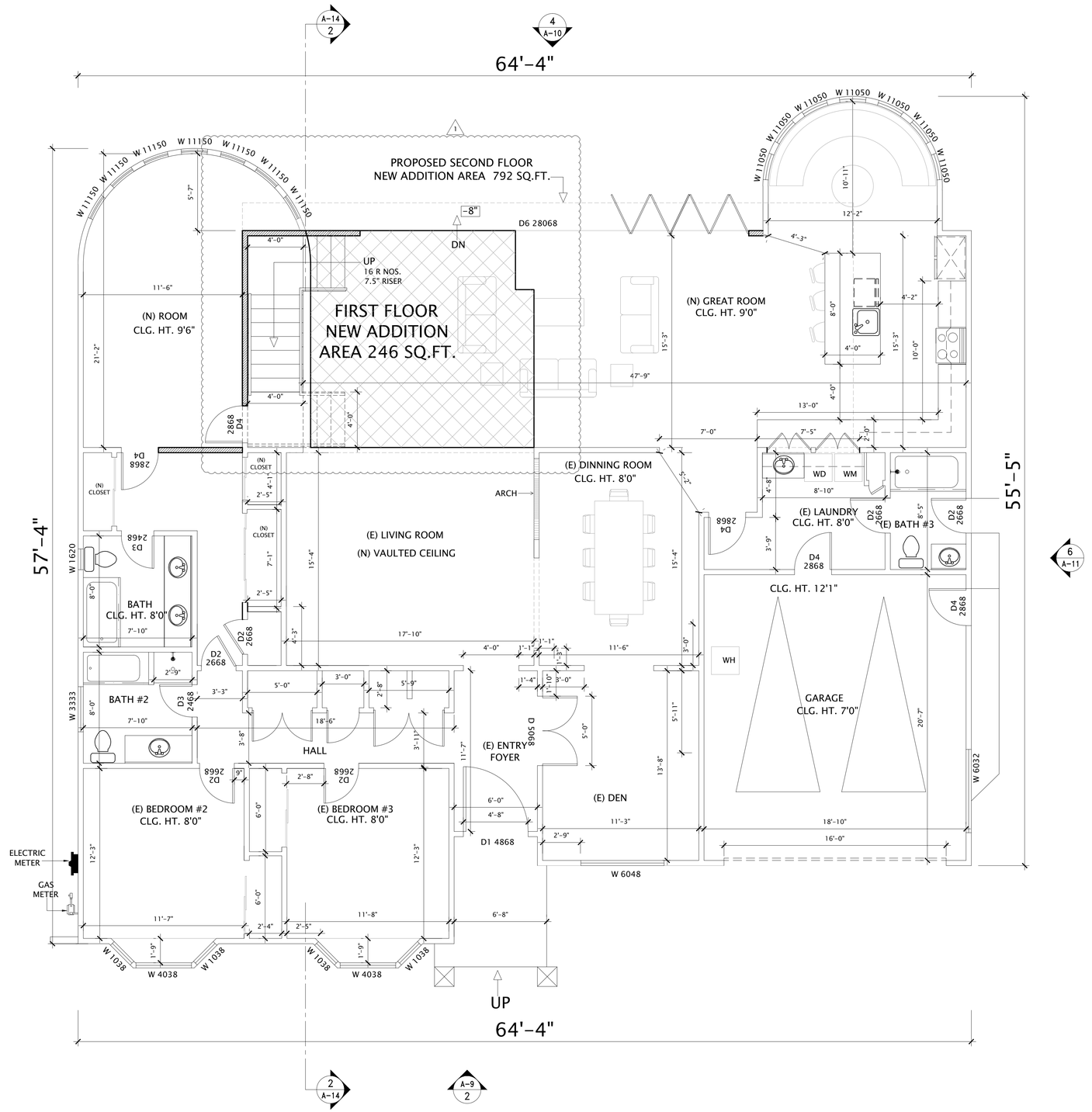
EXISTING FIRST FLOOR PLAN

DATE: 10-27-2023

A-2

DOOR SCHEDULE									
DOOR (LETTER X2 = PAIR; F = FLUSH;FL=FOLDING)							FRAME		
NO.	WIDTH	HEIGHT	THICKNESS	TYPE	GLASS	MATERIAL	GLASS	MATERIAL	REMARKS
D3	2'-4"	6'-8"	1 3/4"	F	-	WOOD	-	WOOD	TOILET DOOR
D4	2'-8"	6'-8"	1 3/4"	F	-	WOOD	-	WOOD	BEDROOM DOOR
D2	3'-0"	6'8"	1 3/4"	F		WOOD	-	WOOD	MASTER BEDROOM DOOR
D6	28'-0"	6'8"	1 3/4"	FL	GLASS	WOOD	-	WOOD	GREAT ROOM DOOR
D7	5'-6"	6'-8"	1 3/4"	FL	GLASS	WOOD	-	WOOD	M.BEDROOM ROOM PATIO DOOR

T = TEMPERED GLASS			WINDOW SCHEDULE				E = EGRESS
NO.	WIDTH	HEIGHT	THICKNESS	TYPE	CILL	GLASS	MATERIAL	REMARKS
W1	8'-0"	4'-8"	1 3/4"	FIXED GLASS WINDOW	1'-8"	1/4" T	VINYL	MASTER BEDROOM #4
W2	6'-0"	4'-8"	1 3/4"	S , E	1'-8"	1/4" T	VINYL	BEDROOM #5
W3	3'-0"	2'-0"	1 3/4"	S	4'-6"	1/4" T	VINYL	BATH #5
W4	3'-0"	4'-8"	1 3/4"	FIXED GLASS WINDOW	1'-8"	1/4" T	VINYL	STAIRCASE LANDING
W5	2'-6"	3'-0"	1 3/4"	FIXED GLASS WINDOW	14'-8"	1/4" T	VINYL	LIVING ROOM
W6	5'-0"	2'-0"	1 3/4"	FIXED GLASS WINDOW	14'-8"	1/4" T	VINYL	LIVING ROOM
W7	2'-0"	2'-0"	1 3/4"	S	4'-6"	1/4" T	VINYL	MASTER BATH #4



1 A-4 PROPOSED FIRST FLOOR PLAN

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

N

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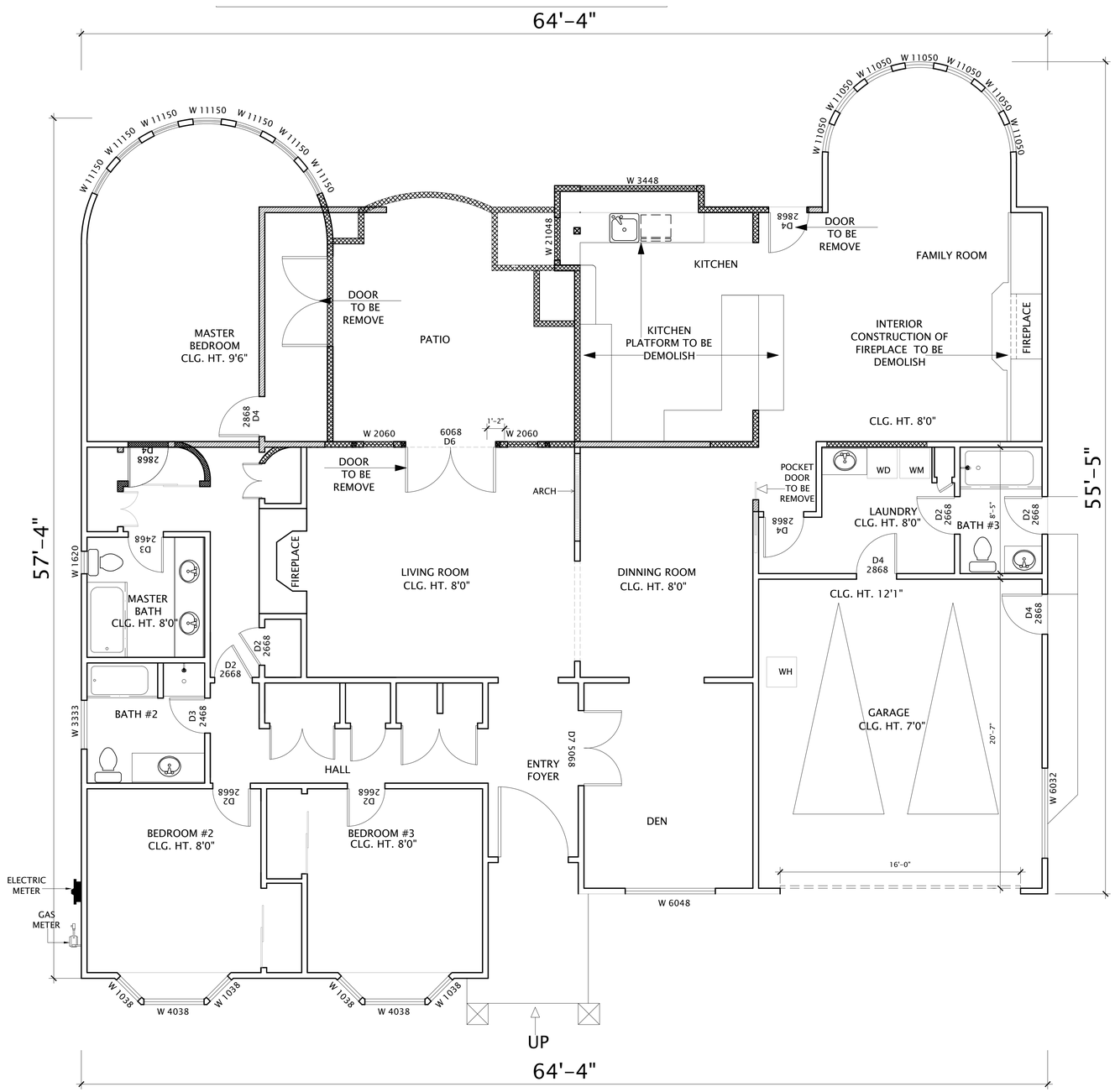
ROPOSED FIRST FLOOR PLAN

DATE: 10-27-2023

A-3

1. EXISTING WALL TO BE DEMOLISHED	
2. EXISTING WALL TO BE RETAIN	
3. NEW WALL	



1 A-4.1 EXISTING FIRST FLOOR DEMOLITION PLAN

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

N

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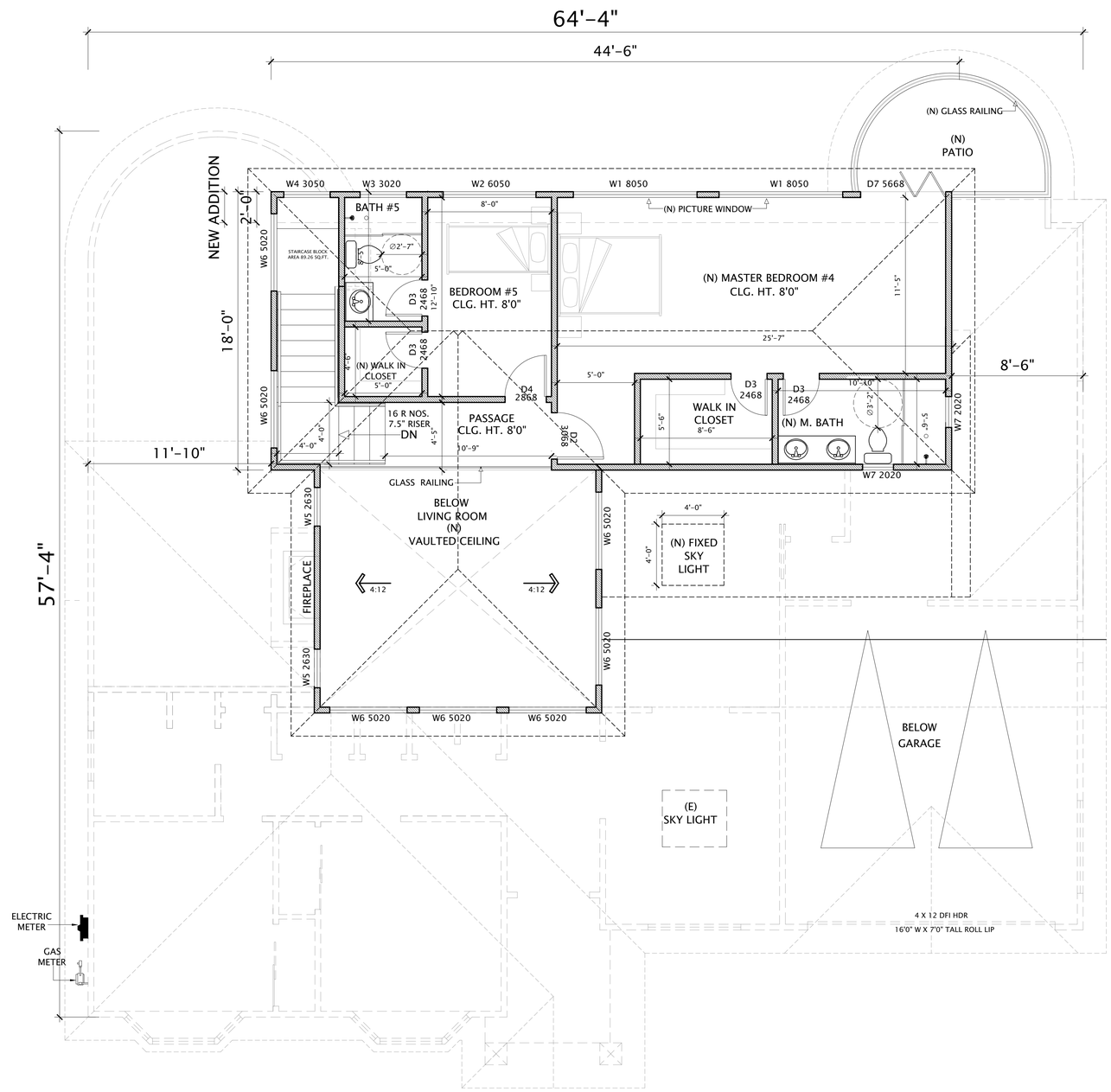
EXISTING FIRST FLOOR DEMOLITION PLAN

DATE: 10-27-2023

A-4



1 / A-5 PROPOSED SECOND FLOOR PLAN

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

N

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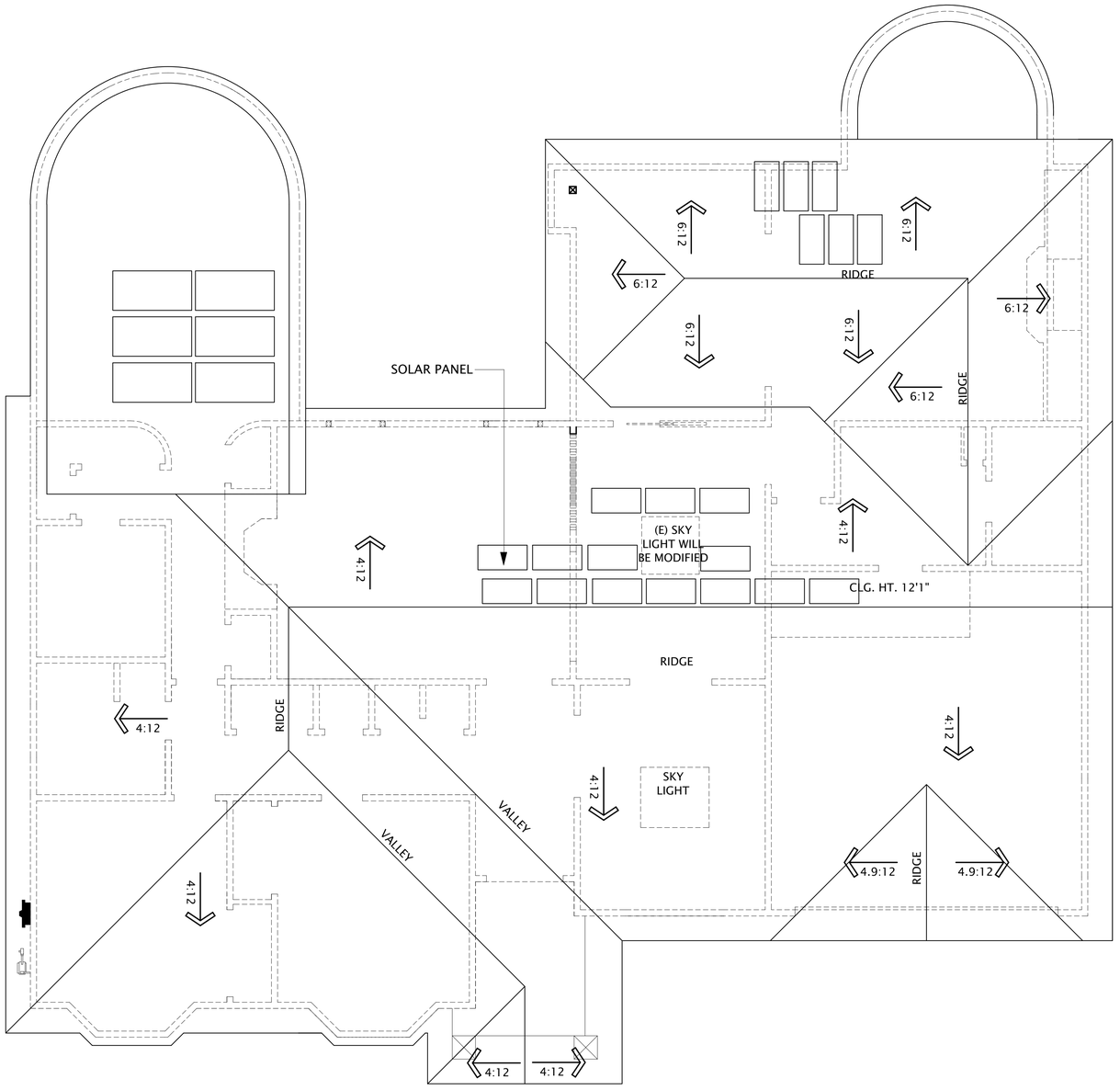
PROPOSED SECOND FLOOR PLAN

DATE: 10-27-2023

A-5



N

1 / A-6 EXISTING ROOF PLAN

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

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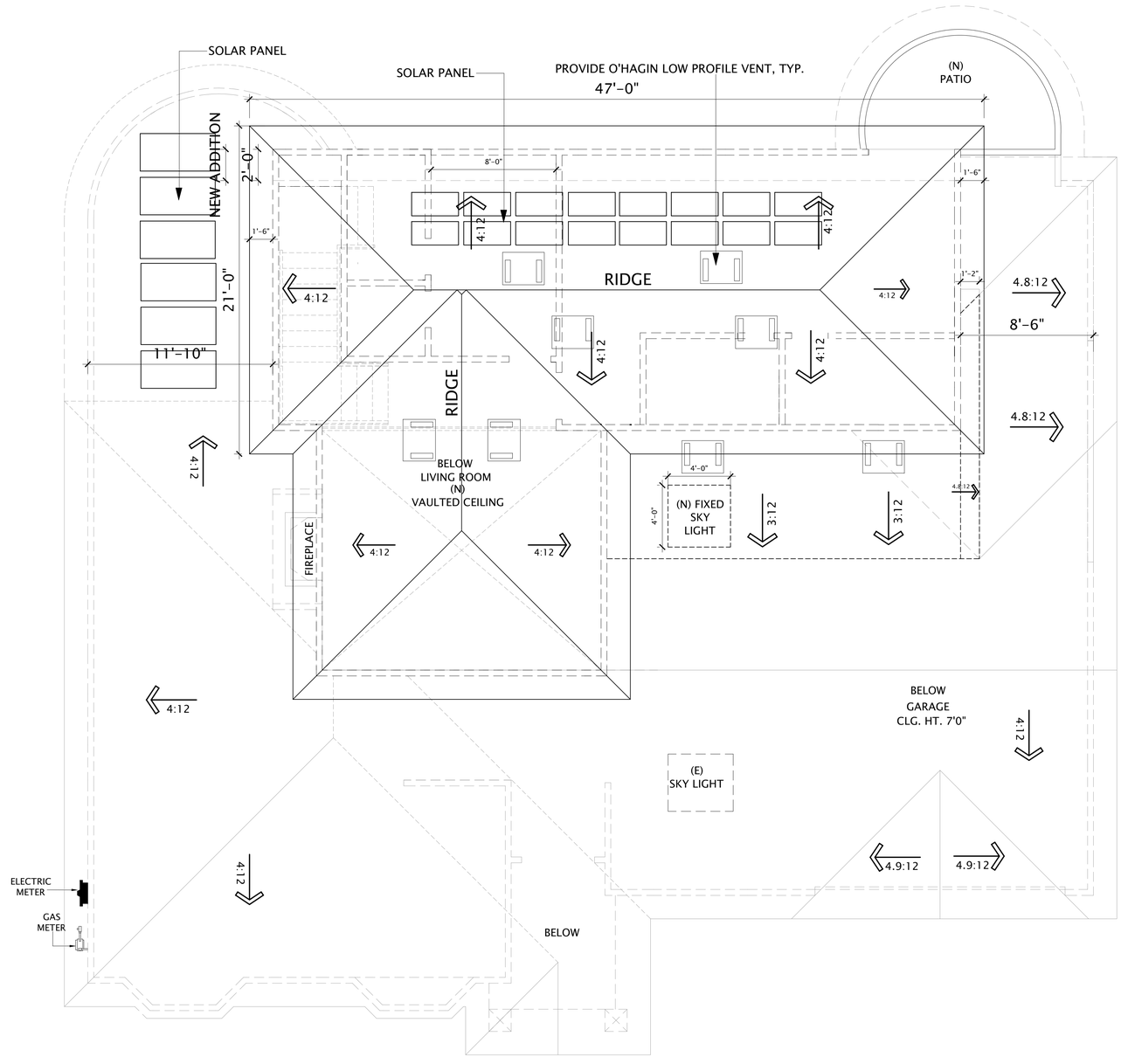
EXISTING ROOF PLAN

DATE: 10-27-2023

A-6



1 / A-7 PROPOSED ROOF PLAN

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

N

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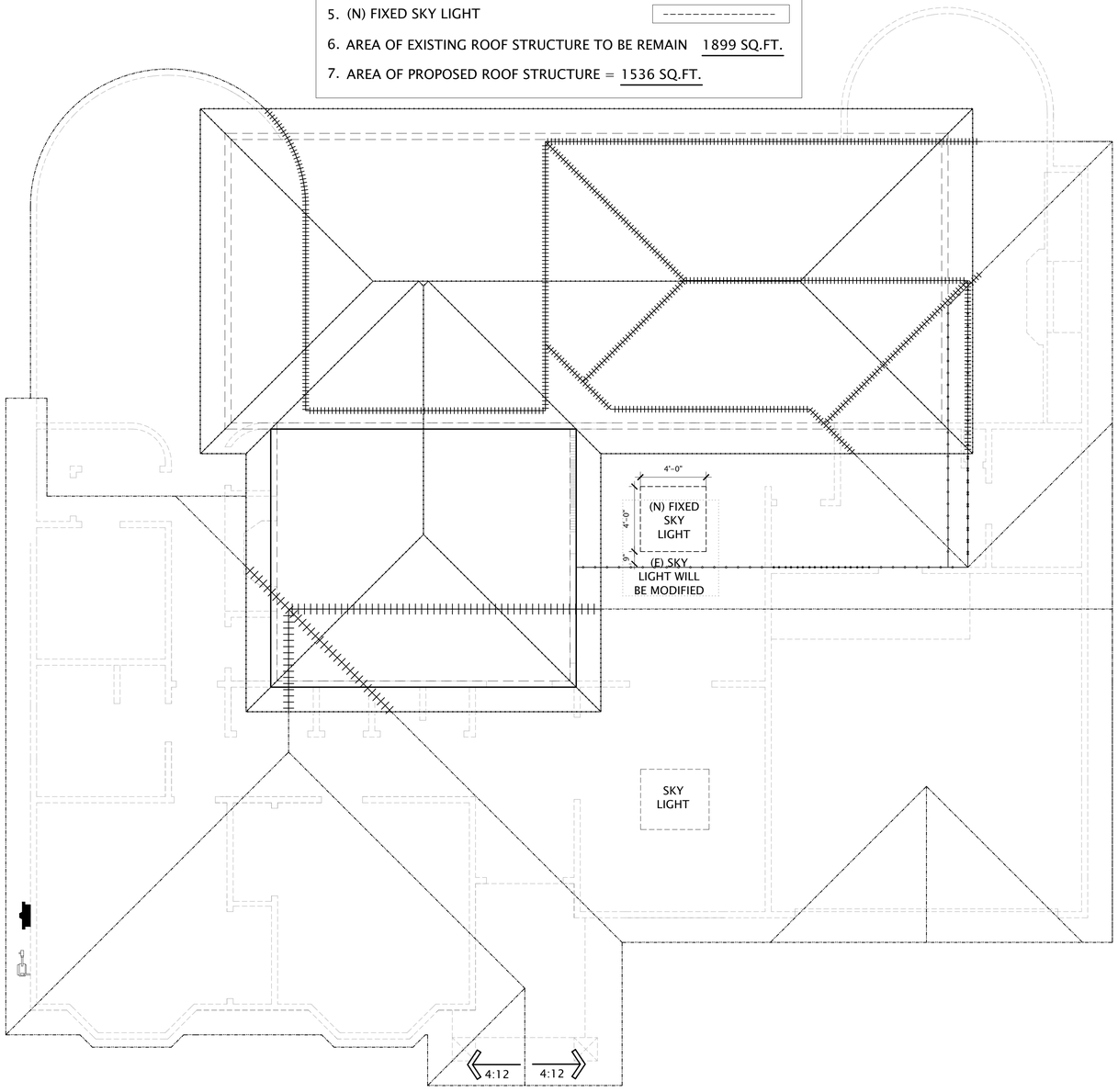
PROPOSED ROOF PLAN

DATE: 10-27-2023

A-7

1. EXISTING ROOF STRUCTURE TO BE REMAIN
2. EXISTING ROOF STRUCTURE TO BE REMOVED
3. PROPOSED NEW ROOF STRUCTURE
4. EXISTING SKY LIGHT TO BE MODIFIED
5. (N) FIXED SKY LIGHT
6. AREA OF EXISTING ROOF STRUCTURE TO BE REMAIN 1899 SQ.FT.
7. AREA OF PROPOSED ROOF STRUCTURE = 1536 SQ.FT.



1 / A-8 EXISTING ROOF STRUCTURE TO BE REMOVED AND TO BE REMAIN AND NEW ROOF PLAN

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

N

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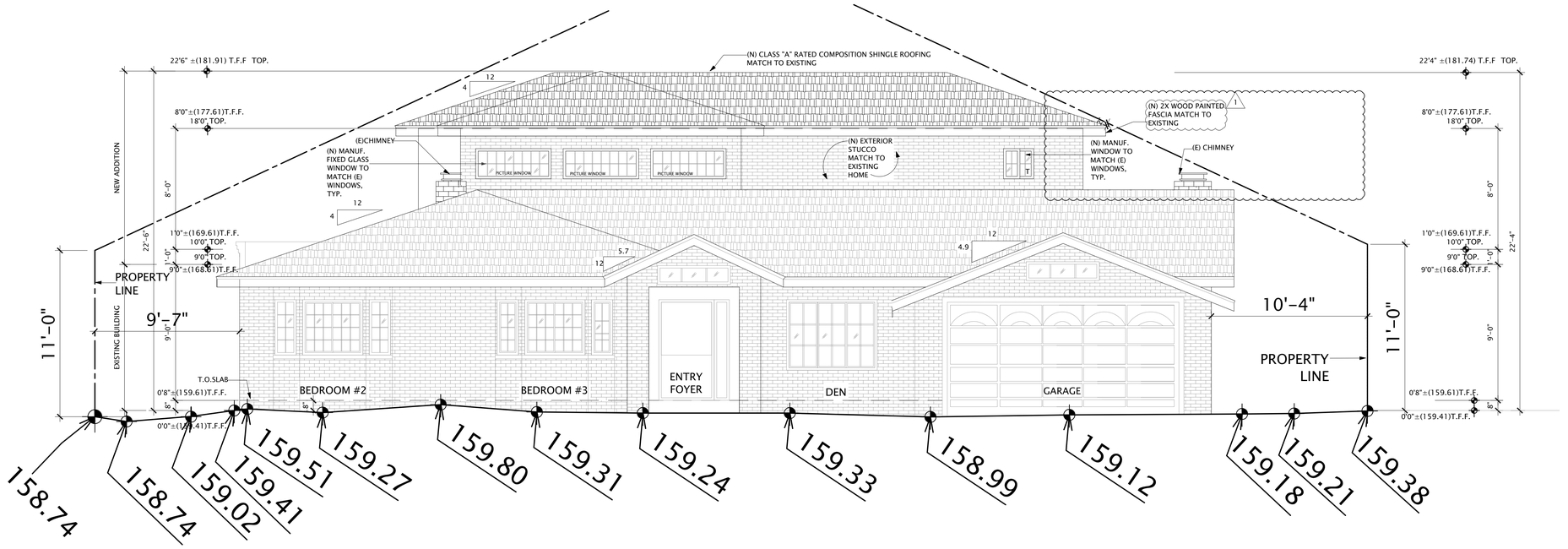
2 PLANNING RESUBMITTAL	10-27-2023

EXISTING ROOF STRUCTURE TO BE REMOVED AND TO BE REMAIN AND NEW ROOF PLAN

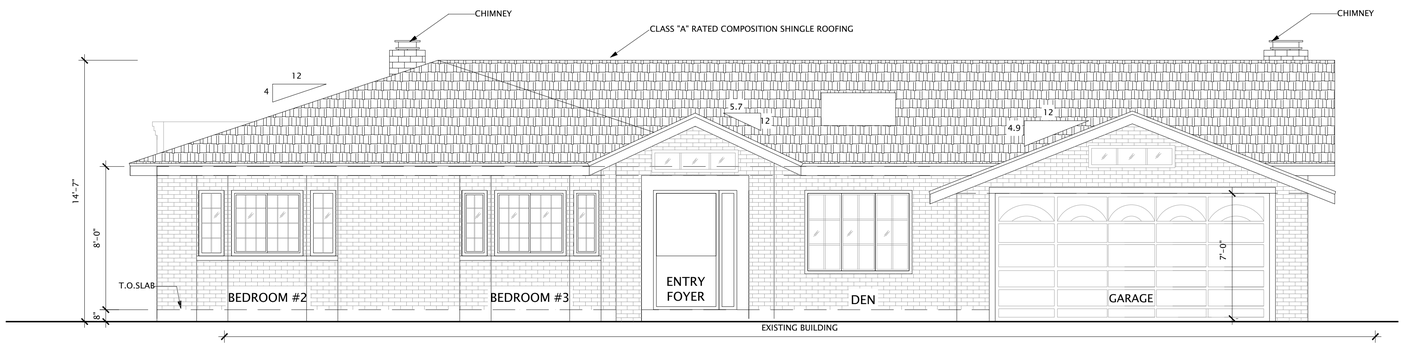
DATE: 10-27-2023

A-8



2 / A-9 PROPOSED FRONT SIDE ELEVATION

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



1 / A-9 EXISTING FRONT SIDE ELEVATION

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

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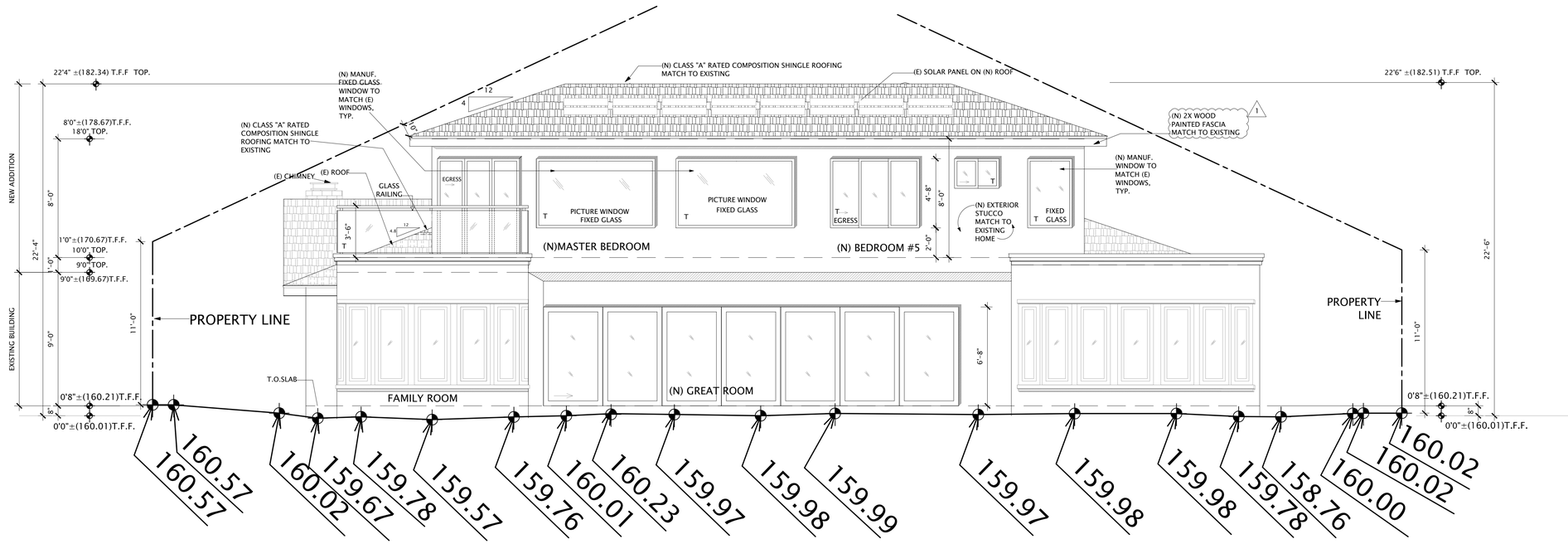
EXISTING AND PROPOSED ELEVATIONS

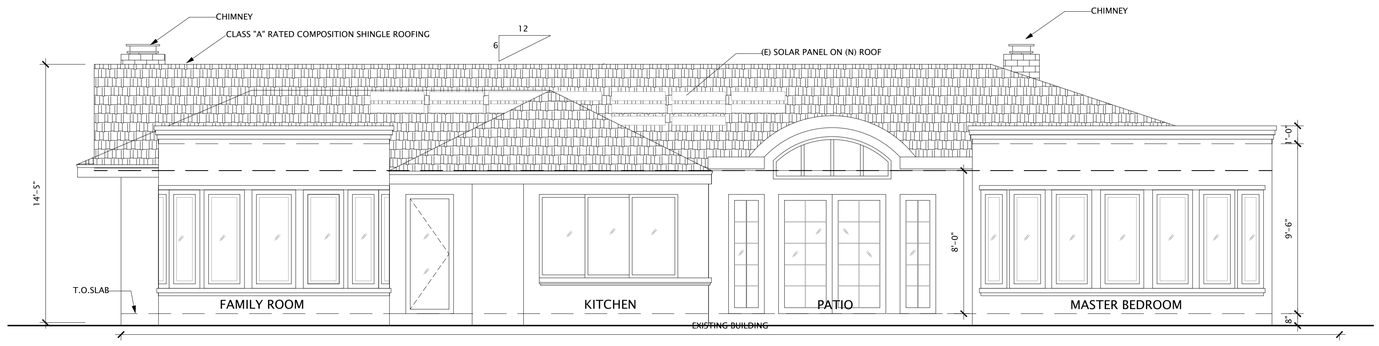
DATE: 10-27-2023

A-9



4 A–10 PROPOSED REAR SIDE ELEVATION

SCALE: 1/4" = 1' – 0"



3 A–10 EXISTING REAR SIDE ELEVATION

SCALE: 1/4" = 1' – 0"

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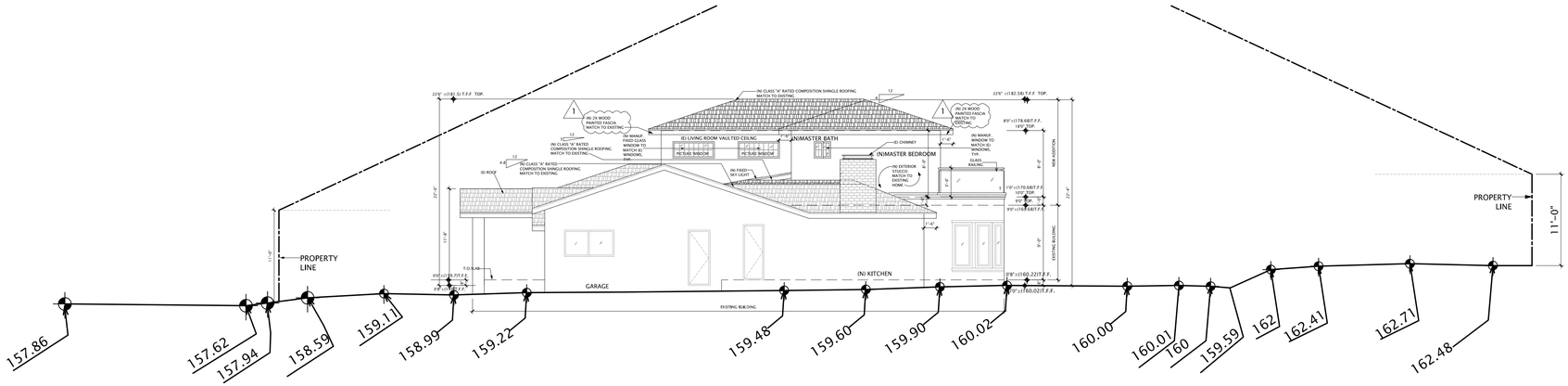
EXISTING AND PROPOSED ELEVATIONS

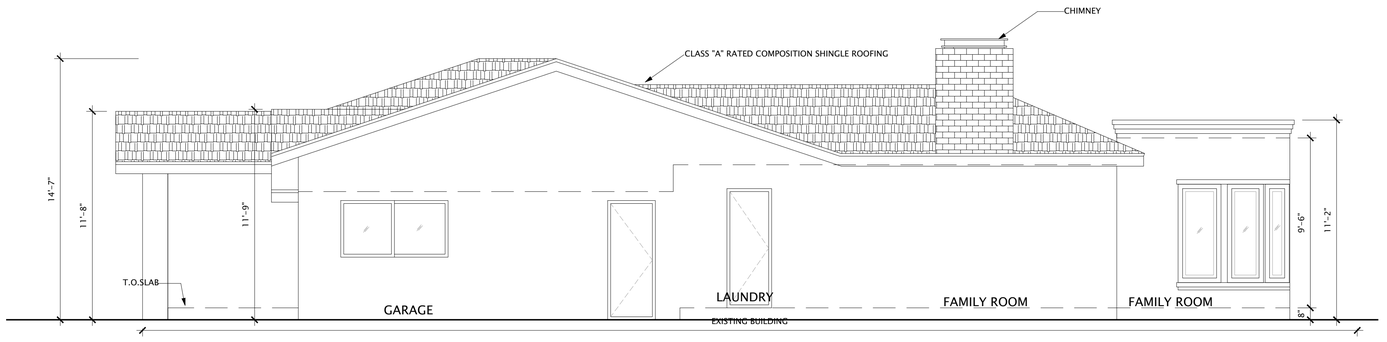
DATE: 10–27–2023

A–10



6 A–11 PROPOSED LEFT SIDE ELEVATION

SCALE: 1/8" = 1' – 0"



5 A–11 EXISTING LEFT SIDE ELEVATION

SCALE: 1/4" = 1' – 0"

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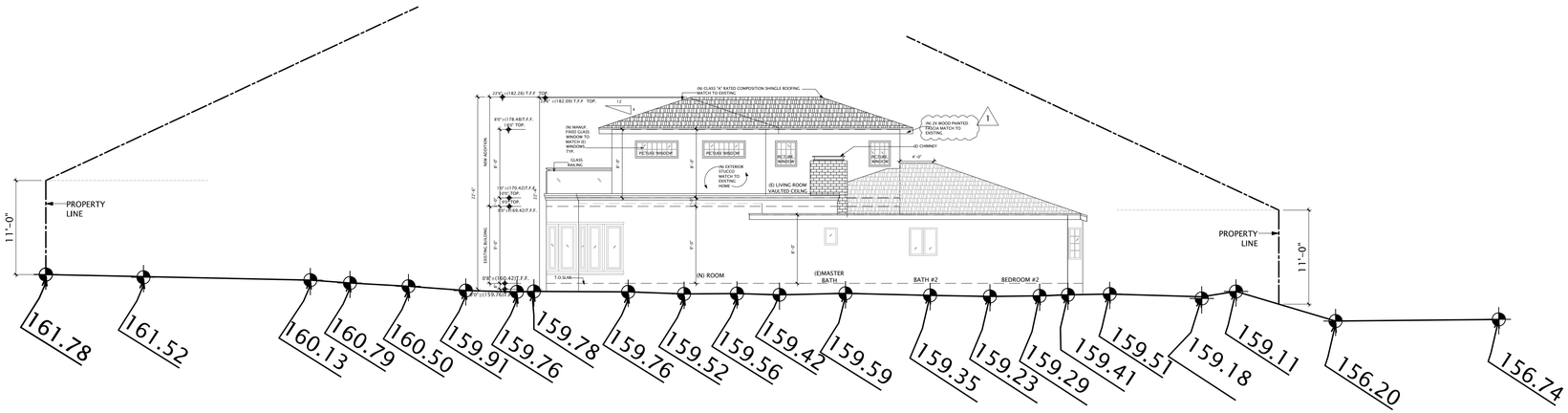
EXISTING AND PROPOSED ELEVATIONS

DATE: 10–27–2023

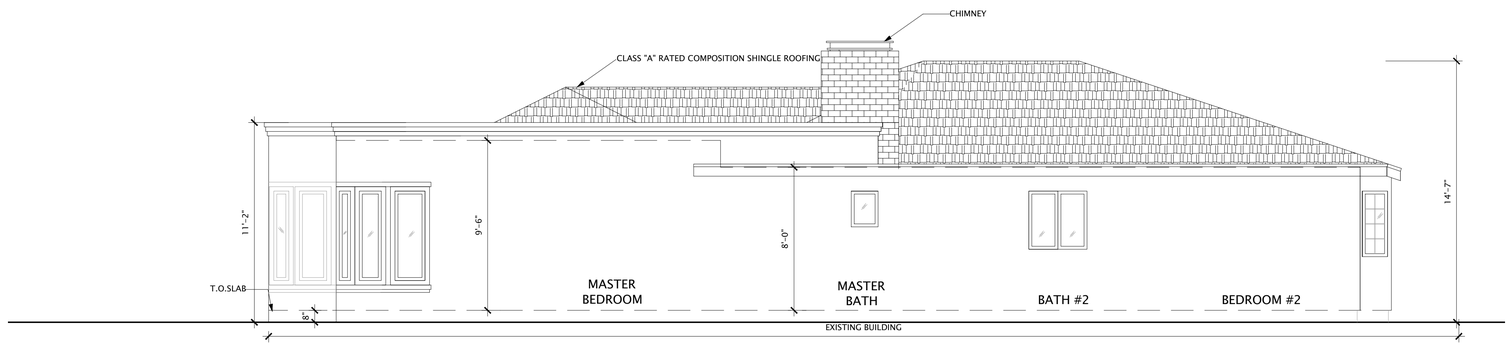
A–11



8 A–12

PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/8" = 1' – 0"



7 A–12

EXISTING RIGHT SIDE ELEVATION

SCALE: 1/4" = 1' – 0"

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EXISTING AND PROPOSED ELEVATIONS

DATE: 10–27–2023

A–12

(N) 2X WOOD PAINTED FASCIA MATCH TO EXISTING

(N) MANUF. FIXED GLASS WINDOW TO MATCH (E) WINDOWS, TYP.

(N) MANUF. FIXED GLASS WINDOW AND SL GLASS WINDOW MATCH TO (E) WINDOWS, TYP.

1 A–21 PROPOSED REAR SIDE ELEVATION

1 A–21 PROPOSED FRONT ELEVATION

LEGEND :

(N) EXTERIOR STUCCO MATCH TO EXISTING HOME

(N) BRICK CLADDING MATCH TO EXISTING HOME

(N) CLASS "A" RATED COMPOSITION SHINGLE ROOFING MATCH TO EXISTING

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2D RENDERING OF ELEVATIONS

DATE: 10–27–2023

A–12.1

1 A-21 PROPOSED RIGHT SIDE ELEVATION

LEGEND :

(N) EXTERIOR STUCCO MATCH TO EXISTING HOME

(N) BRICK CLADDING MATCH TO EXISTING HOME

(N) CLASS "A" RATED COMPOSITION SHINGLE ROOFING MATCH TO EXISTING

1 A-21 PROPOSED LEFT SIDE ELEVATION

1

(N) 2X WOOD PAINTED FASCIA MATCH TO EXISTING

(N) MANUF. FIXED GLASS WINDOW AND SL GLASS WINDOW MATCH TO (E) WINDOWS, TYP.

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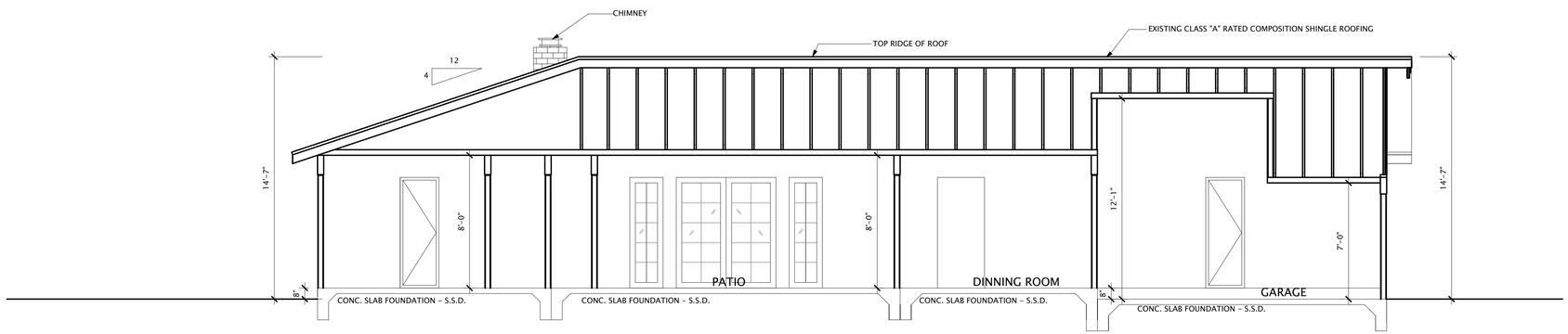
2D RENDERING OF ELEVATIONS

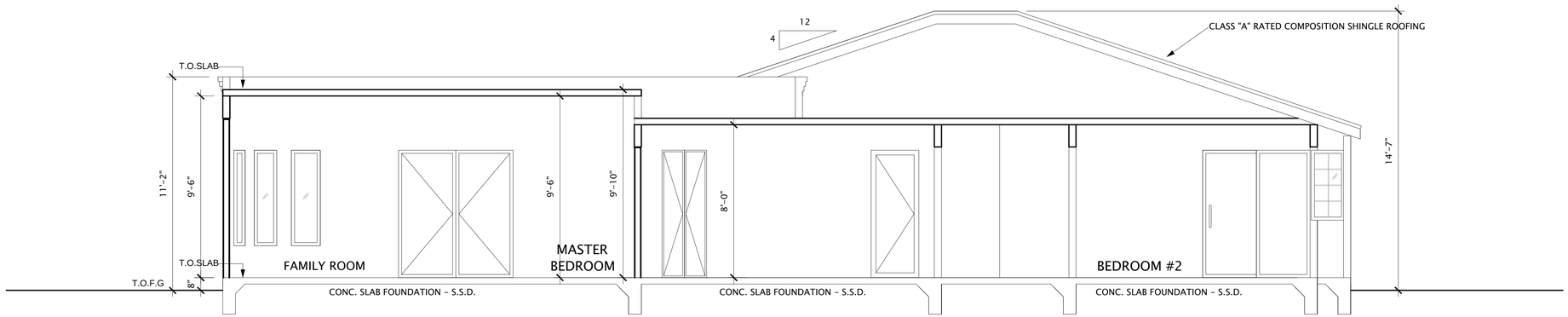
DATE: 10-27-2023

A-12.2



2 / A-13 EXISTING SECTION B - B

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



1 / A-13 EXISTING SECTION A - A

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

1.2 / A-13 EXISTING SECTION A - A

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

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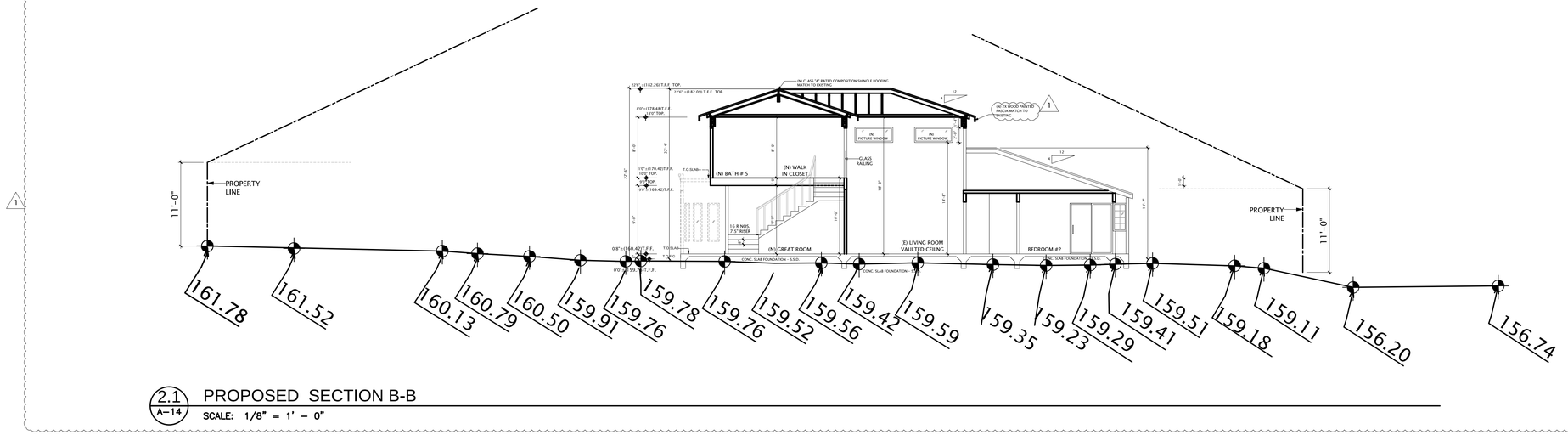
EXISTING SECTIONS

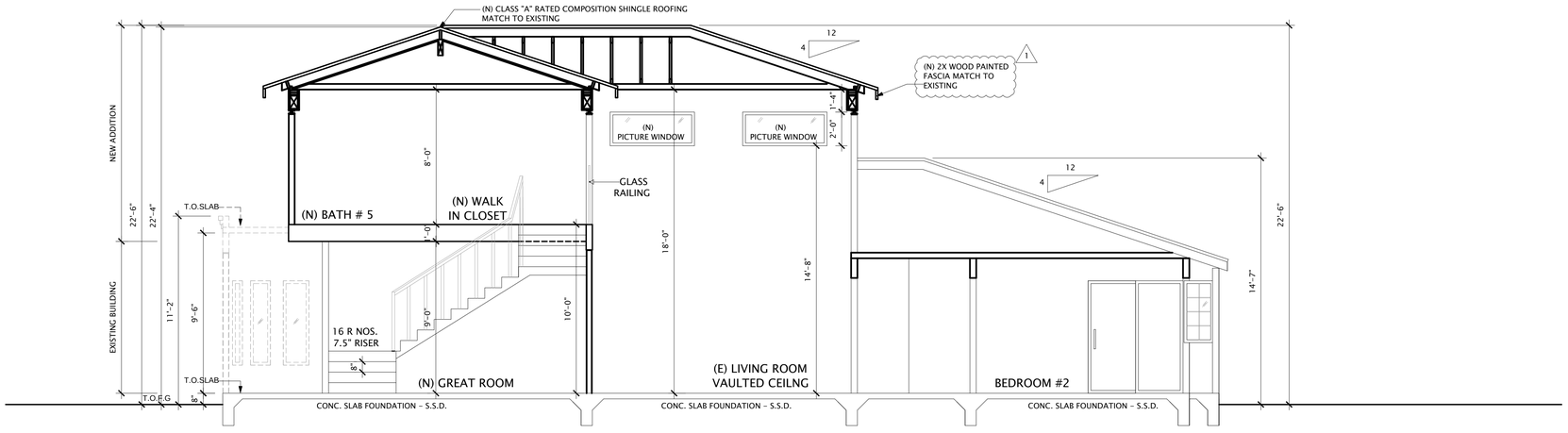
DATE: 10-27-2023

A-13



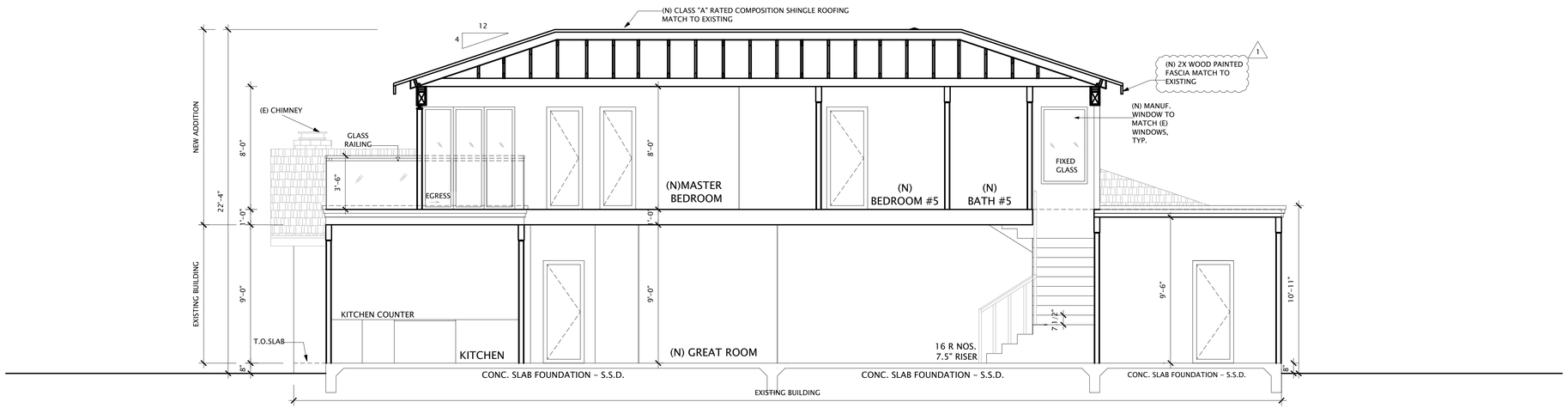
2.1 / A-14 PROPOSED SECTION B-B

SCALE: 1/8" = 1' – 0"



2 / A-14 PROPOSED SECTION B-B

SCALE: 1/4" = 1' – 0"



1 / A-14 PROPOSED SECTION A - A

SCALE: 1/4" = 1' – 0"

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OWNER DESIGNER

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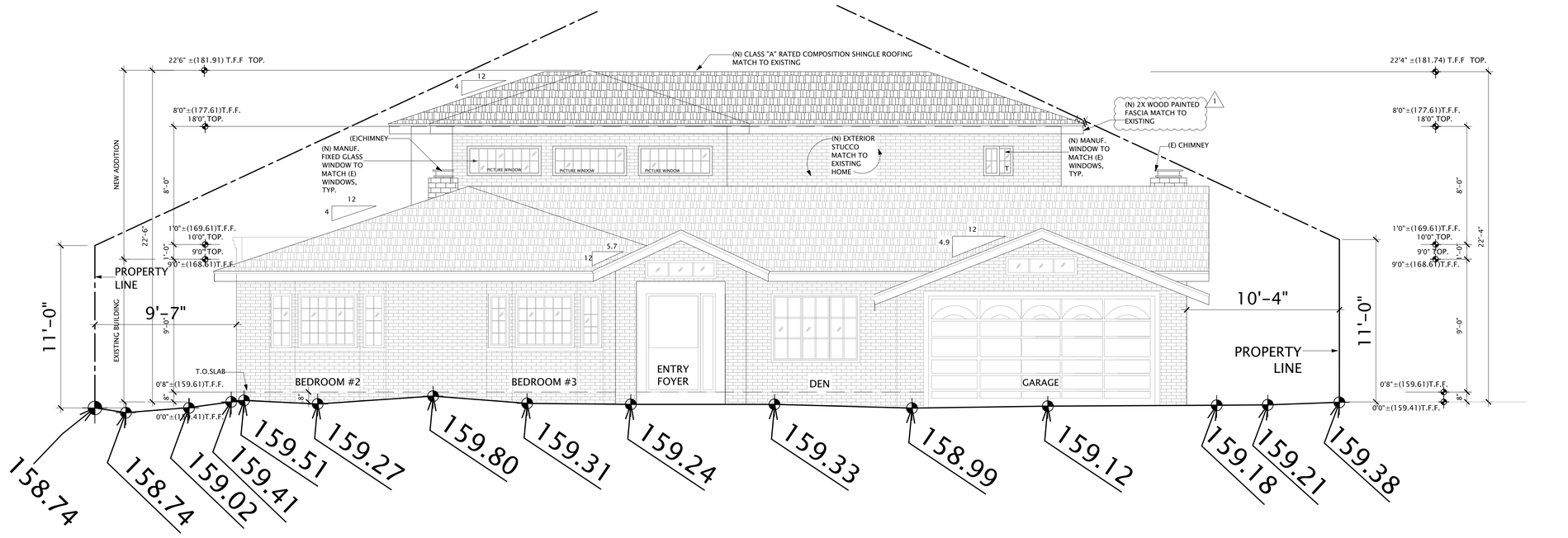
370 CHAMISAL AVE,
LOS ALTOS,CALIFORNIA 94022

ISSUE	DATE
PLANNING SUBMITTAL	07-23-2023
1 PLANNING RESUBMITTAL	10-06-2023
2 PLANNING RESUBMITTAL	10-27-2023

PROPOSED SECTIONS

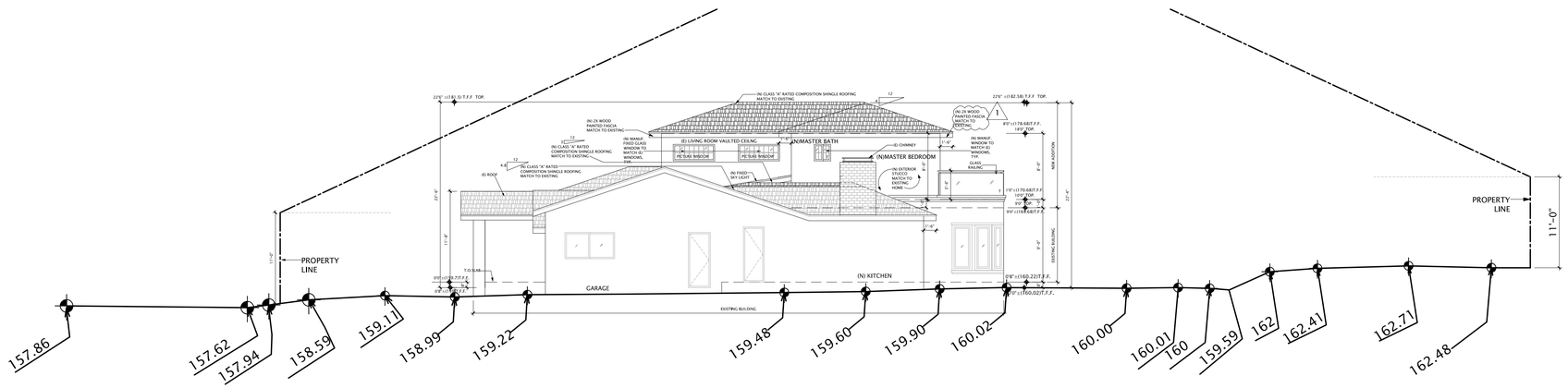
DATE: 10–27–2023

A–14



1 A–15 DAY LIGHT PLANE - 1

SCALE: 1/4" = 1' – 0"



2 A–15 DAY LIGHT PLANE - 2

SCALE: 1/8" = 1' – 0"

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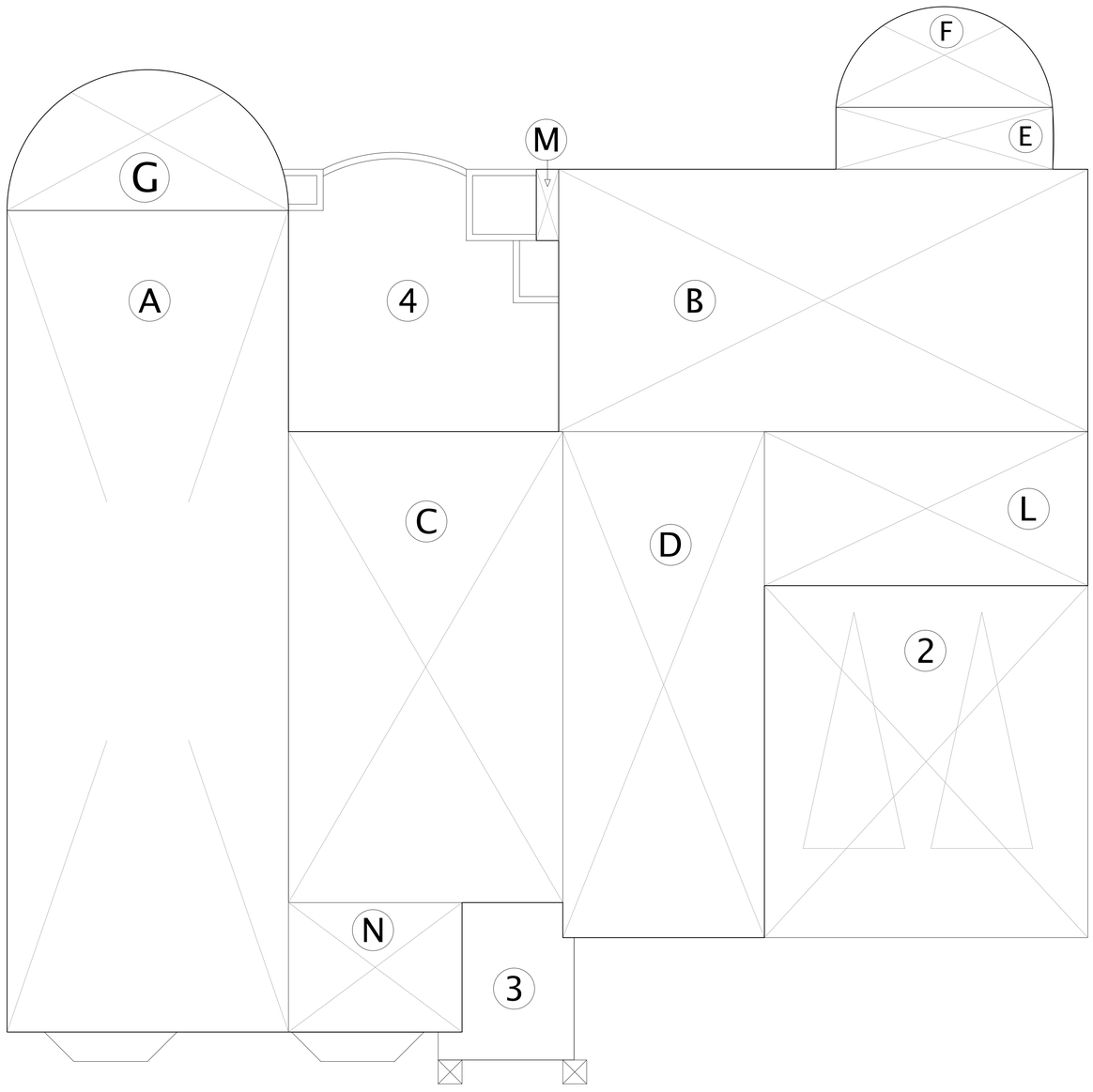
10-27-2023	2 PLANNING RESUBMITTAL

DAYLIGHT PLANE

DATE: 10–27–2023

A–15

EXISTING FLOOR AREA AND LOT COVERAGE CALCULATION DIAGRAM



1 / A-16 EXISTING FIRST FLOOR AREA CALCULATION
SCALE: 1/4" = 1' - 0"

EXISTING FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA
A.	16'9" X 48' 11"	819.35 SQ. FT.
B.	31'6" X 15' 8"	492.18 SQ. FT.
C.	16'4" X 28' 1"	458 SQ. FT.
D.	12'0" X 30' 2"	361.50 SQ. FT.
E.	12'11" X 3' 8"	47.50 SQ. FT.
F.	(3.14 X 195.6 X 195.6)/2	60.03 SQ. FT.
G.	(3.14 X 259.08 X 259.08)/2	110.17 SQ. FT.
L.	19'3" X 9'2"	176.45 SQ. FT.
M.	1'4" X 4'3"	5.66 SQ. FT.
N.	10'4" X 7'9"	79.65 SQ. FT.

EXISTING FIRST FLOOR AREA = 2,473 SQ.FT.

GARAGE AREA = 403 SQ.FT.

EXISTING FIRST STORY SUBTOTAL AREA = 2,876 SQ.FT.

EXISTING LOT COVERAGE CALCULATIONS

1. LIVING SPACE AREA = 2,473 SQ.FT.
2. GARAGE AREA = 403 SQ.FT.
3. ENTRANCE PORCH AREA = 63 SQ.FT.

TOTAL EXISTING LOT COVERAGE AREA = 2,939 SQ.FT.

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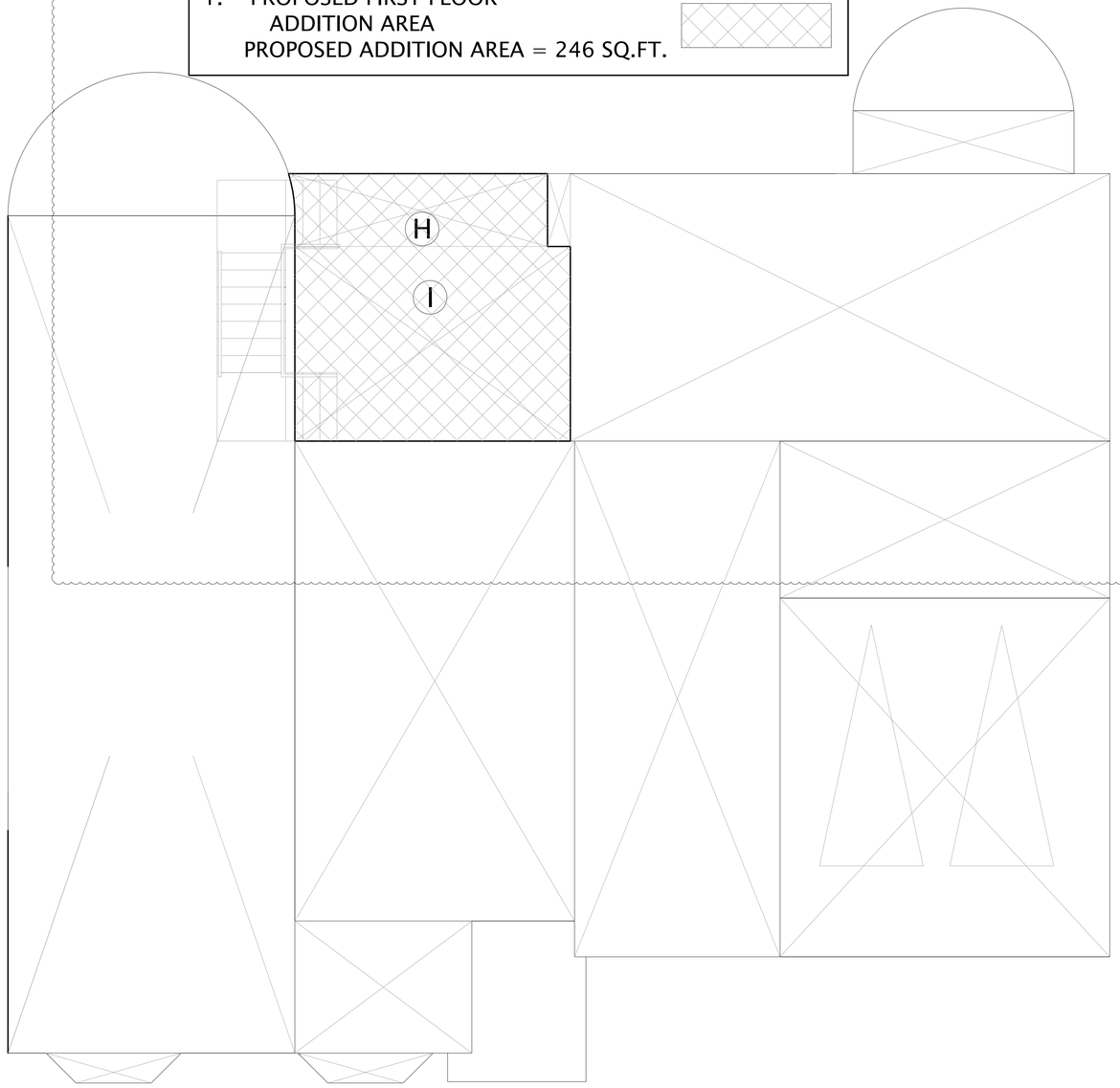
EXISTING FIRST FLOOR AREA CALCULATION

DATE: 10-27-2023

A-16

PROPOSED FIRST FLOOR AREA AND LOT COVERAGE CALCULATION DIAGRAM

1. PROPOSED FIRST FLOOR ADDITION AREA
PROPOSED ADDITION AREA = 246 SQ.FT.



PROPOSED FIRST FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA
H.	14'9" X 4' 3"	62.68 SQ. FT.
I.	16'1" X 11' 5"	182.94 SQ. FT.

PROPOSED FIRST STORY SUBTOTAL = 246 SQ.FT.

PROPOSED SECOND STORY SUBTOTAL AREA = 792 SQ.FT.

PROPOSED SUBTOTAL AREA = 1,038 SQ.FT.

1 / A-17 PROPOSED FIRST FLOOR AREA CALCULATION

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

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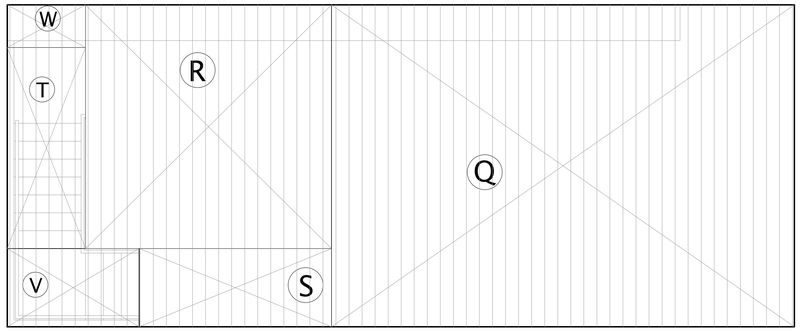
PROPOSED FIRST FLOOR AREA CALCULATION

DATE: 10-27-2023

A-17

PROPOSED SECOND FLOOR AREA AND LOT COVERAGE CALCULATION DIAGRAM

1. PROPOSED SECOND FLOOR ADDITION AREA
PROPOSED ADDITION AREA = 792 SQ.FT.



PROPOSED SECOND FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA
Q.	25'10" X 18' 0"	465.74 SQ. FT.
R.	13'9" X 13' 7"	187.34 SQ. FT.
S.	10'9" X 4'4"	47.00 SQ. FT.
T.	4'5" X 11'3"	49.17 SQ. FT.
V.	7'4" X 4'5"	32.26 SQ. FT.
W.	4'5" X 2'5"	10.43 SQ. FT.

TOTAL PROPOSED SECOND FLOOR AREA = 792 SQ.FT.

PROPOSED LOT COVERAGE CALCULATIONS

1. LIVING SPACE AREA = 2,473 SQ.FT.
2. GARAGE AREA = 403 SQ.FT.
3. ENTRANCE PORCH AREA = 63 SQ.FT.
4. PROPOSED FIRST FLOOR AREA = 246 SQ.FT.
5. PROPOSED SECOND FLOOR AREA = 75.21 SQ.FT.

TOTAL PROPOSED LOT COVERAGE AREA = 3,260 SQ.FT.

TOTAL EXISTING LOT COVERAGE AREA = 2,939 SQ.FT.

1 A–18 PROPOSED SECOND FLOOR AREA CALCULATION
SCALE: 1/4" = 1' – 0"

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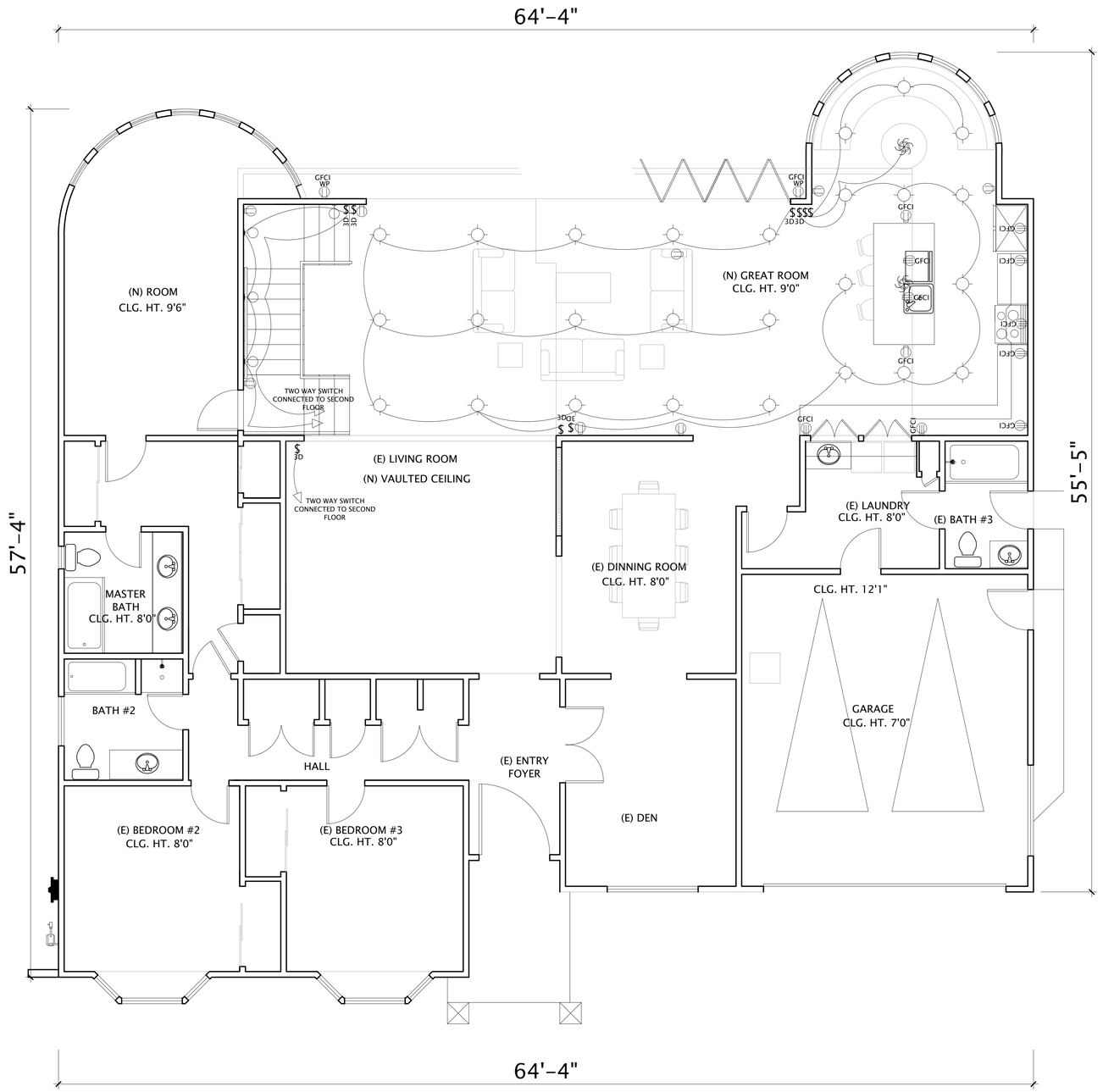
PROPOSED SECOND FLOOR AREA CALCULATION

DATE: 10–27–2023

A–18

$	WALL SWITCH
$3D	THREE WAY SWITCH
SD	SMOKE DETECTOR - 110 V w/ BATTERY BACK-UP
	RECESSED LIGHT
	WALL MOUNTED LED LIGHT
	DOORBELL, MOUNT BETWEEN 42" & 48" A.F.F.
	110 VOLT DUPLEX RECEPTACLE
O	110 VOLT DUPLEX RECEPTACLE (OVERHEAD)
	220 VOLT DUPLEX RECEPTACLE
WP	WATERPROOF RECEPTACLE
GFCI	GROUND FAULT CIRCUIT INTERRUPT RECEPTACLE
	EXHAUST FAN
	CEILING FAN
	CHANDELIER

ARC-FAULT CIRCUIT INTERRUPTER FOR BRANCH CIRCUITS SERVING OUTLETS AND DEVICES INSTALLED IN LIVING, DINING, BEDROOMS, CLOSET, HALLWAY, KITCHEN AND SIMILAR ROOMS OR AREAS



1 / A-19 PROPOSED FIRST FLOOR ELECTRICAL LAYOUT

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

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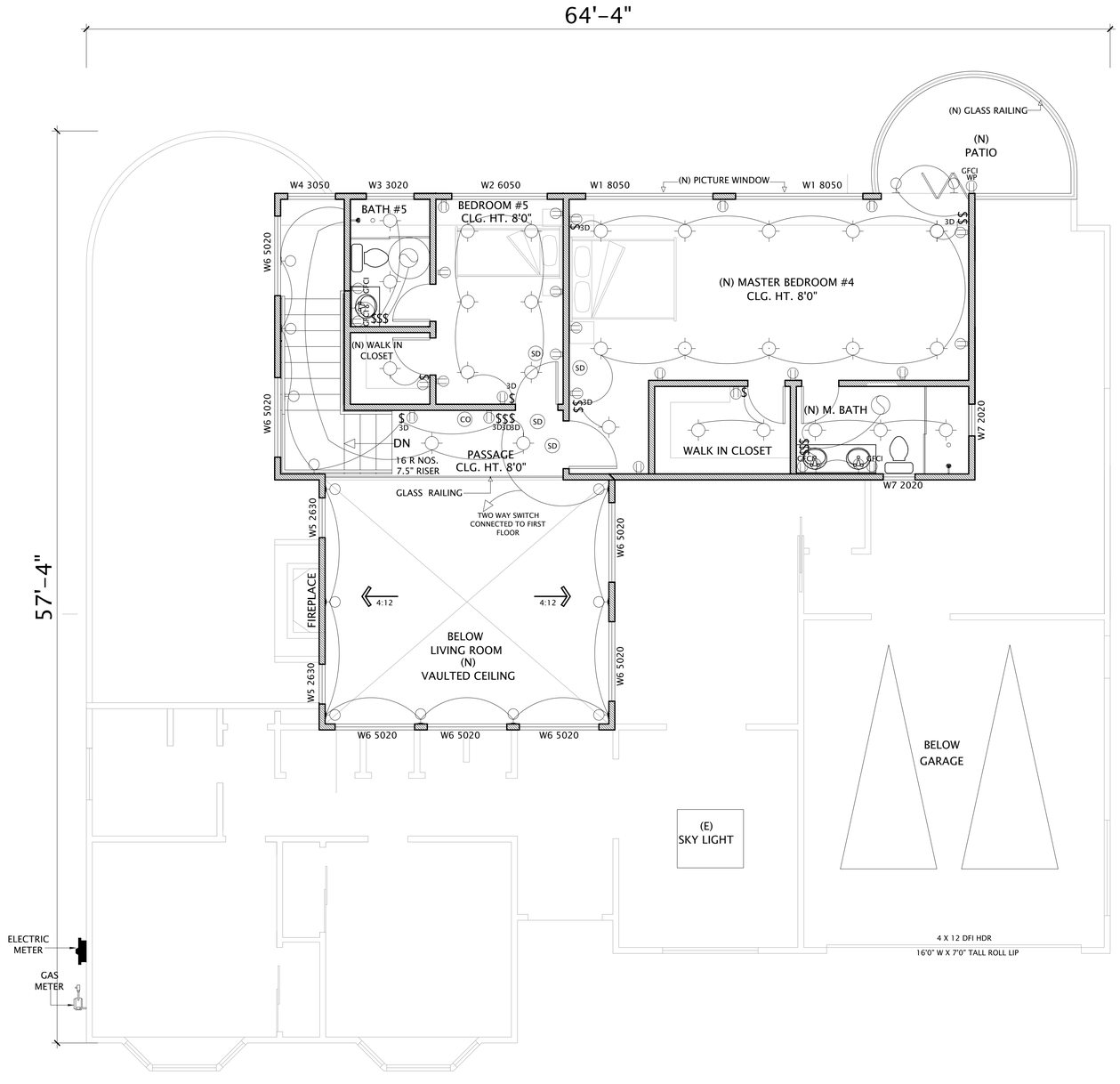
PROPOSED FIRST FLOOR ELECTRICAL LAYOUT

DATE: 10-27-2023

A-19



$	WALL SWITCH
$3D	THREE WAY SWITCH
SD	SMOKE DETECTOR - 110 V w/ BATTERY BACK-UP
	RECESSED LIGHT
	WALL MOUNTED LED LIGHT
	DOORBELL, MOUNT BETWEEN 42" & 48" A.F.F.
	110 VOLT DUPLEX RECEPTACLE
O	110 VOLT DUPLEX RECEPTACLE (OVERHEAD)
	220 VOLT DUPLEX RECEPTACLE
WP	WATERPROOF RECEPTACLE
GFCI	GROUND FAULT CIRCUIT INTERRUPT RECEPTACLE
	EXHAUST FAN
	CEILING FAN
	CHANDELIER

ARC-FAULT CIRCUIT INTERRUPTER FOR BRANCH CIRCUITS SERVING OUTLETS AND DEVICES INSTALLED IN LIVING, DINING, BEDROOMS, CLOSET, HALLWAY, KITCHEN AND SIMILAR ROOMS OR AREAS

1 A-20 PROPOSED SECOND FLOOR ELECTRICAL LAYOUT

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

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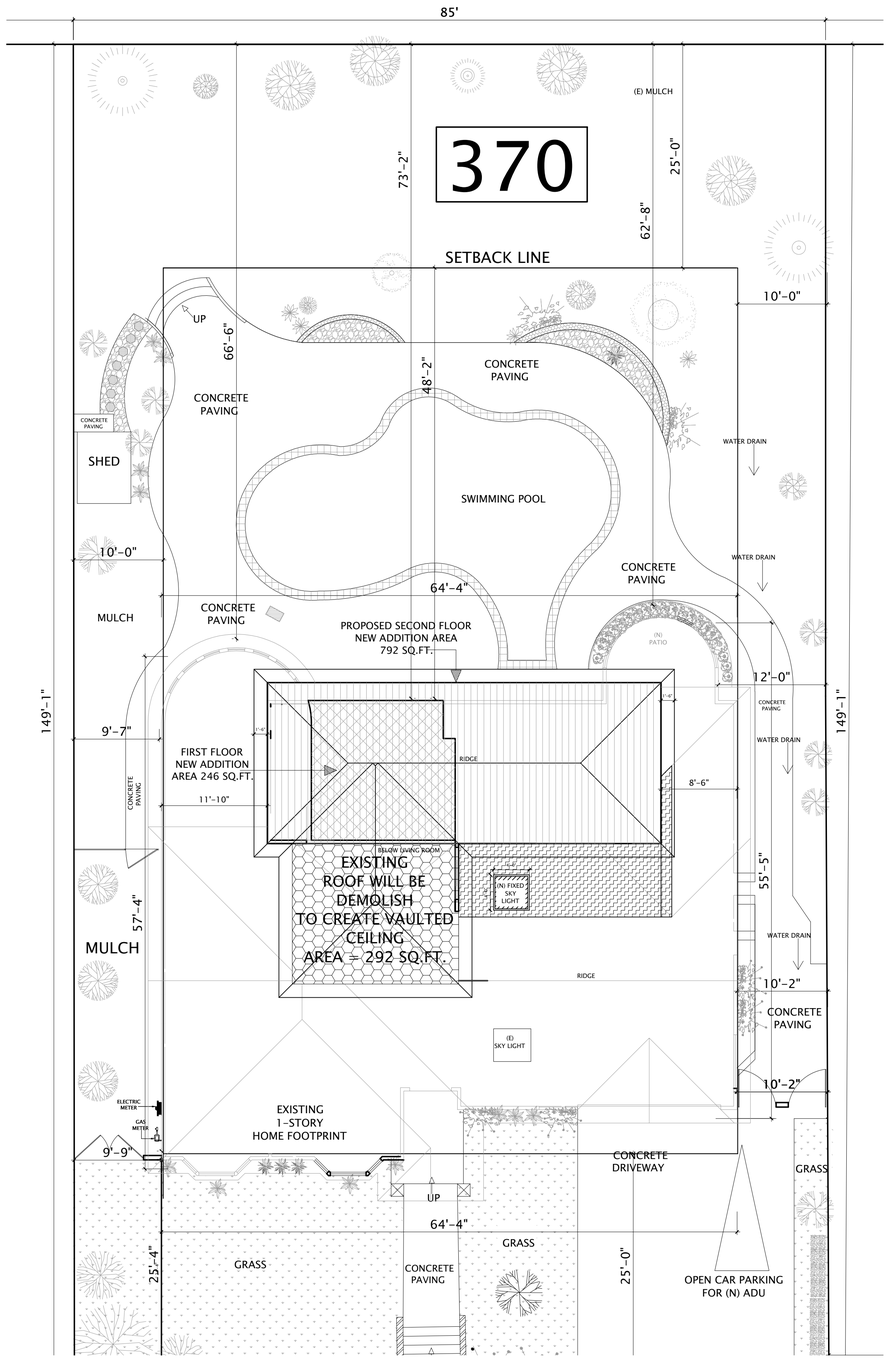
PROPOSED SECOND FLOOR ELECTRICAL LAYOUT

DATE: 10-27-2023

A-20

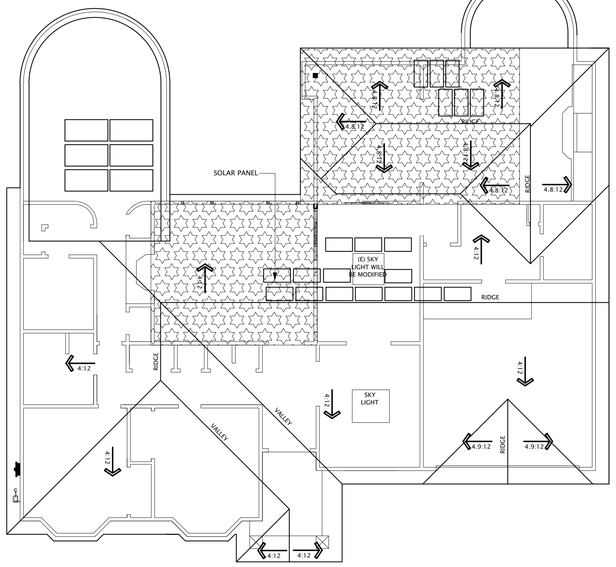
1.	EXISTING ROOF OVER LIVING ROOM WILL BE DEMOLISH TO CREATE (N) VAULTED CEILING. AREA = 292 SQ.FT.	
2.	NEW ROOF OVER THE EXISTING ROOF. EXISTING ROOF WILL NOT DEMOLISH. NEW ROOF AREA = 205 SQ.FT.	
3.	PROPOSED FIRST FLOOR ADDITION AREA PROPOSED ADDITION AREA = 246 SQ.FT.	
4.	PROPOSED SECOND FLOOR ADDITION AREA PROPOSED ADDITION AREA = 792 SQ.FT.	



1 A-21 PROPOSED FLOOR AND ROOF CALCULATION

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

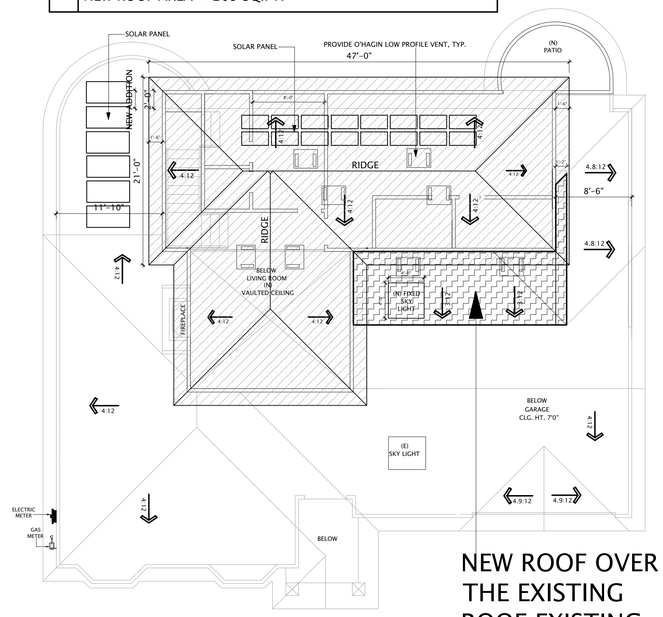
LEGEND	
EXISTING ROOF AREA	2920 SQ.FT.
EXISTING ROOF TO BE DEMOLISH ROOF AREA	720 SQ.FT.
REMAINING EXISTING ROOF AREA	2200 SQ.FT.
PROPOSED ROOF AREA	1531 SQ.FT.



2 A-21 EXISTING ROOF PLAN TO BE DEMOLISH

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

LEGEND	
1.	EXISTING ROOF TO BE DEMOLISH
2.	PROPOSED ROOF NEW ROOF AREA = 1326 SQ.FT.
3.	NEW ROOF OVER THE EXISTING ROOF. EXISTING ROOF WILL NOT DEMOLISH. NEW ROOF AREA = 205 SQ.FT.



NEW ROOF OVER THE EXISTING ROOF.EXISTING ROOF WILL NOT DEMOLISH.

3 A-21 PROPOSED ROOF PLAN

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

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PROPOSED FLOOR AND ROOF CALCULATIONS DIAGRAM

DATE: 10-27-2023

A-21

2 A-22 REAR VIEW 2

1 A-22 FRONT VIEW 1

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3D RENDERINGS

DATE: 10-27-2023

A-22

1 A–23 REAR VIEW 1

1 A–23 FRONT VIEW 1

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3D RENDERINGS

DATE: 10–27–2023

A–23

PROJECT NARRATIVE

PROJECT OWNER & ADDRESS:

SAHIL SAHNI AND SONIA JOHNSON
370 CHAMISAL AVE,
LOS ALTOS, CA 94022

SCOPE OF WORK:

To secure planning permit approval for an addition on the first and second level, approximately 1038 sq ft. to an existing 3 bedroom 3 bath, 2473 sq ft. one-story house.

The following are the specific changes:

1) To relocate the kitchen and enclose the open patio to form a great room approximately 246 sqft.

2) To add a master bedroom suite with a master bathroom and a guest bedroom with an attached bathroom on the second floor, approximately 792 sq ft.

370 Chamisal Ave, Los Altos CA

Lot Area =	0.29	Acres	12,632.40	SF
Existing Home				
Living Space	2,473	SF		
Garage	403	SF		
Entrance Porch	63	SF		**Existing**
Total Footprint =	**2,939**	SF	**23.3%**	**Coverage**
1st Floor Addition	246	SF		**New**
New Footprint =	**3,185**		**25.2%**	**Coverage**
30% Max. Coverage for 2-Story home				

Allowed Max. Floor Area		
Base	3,850	SF
10%	163	SF of Lot Area above 11,000 SF x 10%
Max Area =	**4,013**	**SF**
Existing Livable Area for FAR=		
Living Space	2,473	SF
Garage	403	SF
	2,876	
New Allowable Area= 1137 SF Total (4013-2873)		
New added area on the first floor =		
1st Floor	246 SF	
2nd Floor	891 SF	Including the staicase area to be calculated double on the top floor.

ASSESORS PARCEL NO: 543-401-20

SITE AREA : 12,632.40 SQ. FT. APPROX 0.29 ACRE

EXISTING COVERAGE: 23.3 %

PROPOSED COVERAGE: 25.2 % (ALLOWABLE MAX. 45%)

ZONING: SINGLE FAMILY RESIDENTIAL R-1-10

MATERIALS:

EXTERIOR STUCCO: New Stucco to match the existing Stucco with the same paint color, Beige.

The new extension on the upper level in the front will have same brick cladding as the existing.

NEW WINDOWS: New windows and the patio door to match the existing windows in material and color.

NEW ROOF: New Roof to match existing shingle roofing in material and color and slope as well.