DESIGN REVIEW COMMISSION
MEETING AGENDA

7:00 PM - Wednesday, September 21, 2022

via Teleconference

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (253) 215-8782 to participate in the conference call (Meeting ID: 818 5927 7870 or via the web at https://tinyurl.com/hs8pnk3x with Passcode: 392617). Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DRCPublicComment@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

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

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

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

1. **Design Review Commission Minutes**
   Approve minutes of the regular meeting of September 7, 2022.

DISCUSSION

2. **SC22-0018 and ADU22-0064 – Francis Pham – 530 Valencia Drive**
   Design Review for a new 4,060 square-foot two-story house. The project includes 2,679 square feet at the first story and 1,381 square feet at the second story with a 2,137 square-foot basement. The project includes an 848 square-foot attached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. This project is continued to the October 19, 2022 DRC meeting because the public notification requirements were not satisfied per Municipal Code Section 14.76.080. *Project Planner: Gallegos*

3. **SC22-0003 - Isabeau Guglielmo- 540 Patrick Way**
Design Review for a new two-story house. The project consists of 2,375 square-foot living space at the first story and 1,201 square-foot living space at the second story with a 491 square-foot, attached two-car garage. This project is categorically exempt from further environmental review under Section 15303 of the California Environmental Qualify Act. *Project Planner: Liu*

COMMISSIONERS' 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.

DESIGN REVIEW COMMISSION MEETING MINUTES

7:00 PM - Wednesday, September 7, 2022

Telephone/Video Conference Only

CALL MEETING TO ORDER

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

ESTABLISH QUORUM

PRESENT:	Chair Blockhus, Vice-Chair Ma, Commissioners Bishop, Harding and Kirik
STAFF:	Interim Planning Services Manager Golden and Senior Planner Gallegos

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**
   Approve minutes of the regular meeting of August 17, 2022.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Kirik, the Commission approved the minutes of the regular meeting of August 17, 2022 as written.
The motion was approved (5-0) by the following vote:
AYES: Blockhus, Ma, Bishop, Harding, and Kirik
NOES: None

PUBLIC HEARING

2. **V22-0002 and DR22-0098– Danielle DiVittorio – 725 University Avenue**
   Variance request for a front setback of 2.75 feet where a minimum setback of 25 feet is required for a 63 square-foot addition to an accessory structure (garage) at a historic resource property. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

STAFF PRESENTATION
Senior Planner Gallegos presented the staff report recommending approval of variance and design review applications V22-0002 and DR22-0098 subject to the listed findings and conditions and answered a question from Commissioner Kirik and Chair Blockhus.

APPLICANT PRESENTATION

Project designer Danielle DiVittorio presented the project and answered questions from Commissioners Bishop and Kirik, and Vice-Chair Ma.

PUBLIC COMMENT
None.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Chair Blockhus, seconded by Commissioner Harding, the Commission approved variance and design review applications V22-0002 and DR22-0098 per the staff report findings and conditions.
The motion was approved (5-0) by the following vote:
AYES: Blockhus, Ma, Bishop, Harding, and Kirik
NOES: None

DISCUSSION

3. SC22-0005 - Mike Vierhus - 1180 St. Charles Ct
This project includes adding 53 square feet of living space to the first story and a new 562 square-foot second story. The project will convert 459 square feet of the first story and the second story addition to create a 1,021 square-foot accessory dwelling unit (ADU). This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: S. Golden*

STAFF PRESENTATION
Interim Planning Services Manager Golden presented the staff report recommending approval of design review application SC22-0005 subject to the listed findings and conditions and answered a daylight plane clarification question from Vice-Chair Ma.

APPLICANT PRESENTATION
Property owner John Yu provided comments about the use of the ADU for his daughter to take care of him and his wife.

Daughter Theresa Yu commented on her parents living at the property for a long time and the need to take care of them so they can reside on the property as long as possible.

Project applicant/architect Mike Vierhus spoke on the project, clarified the plate heights on the second story, and egress windows. He then answered a question from Commissioner Kirik about an ADU access door to the main house.

PUBLIC COMMENT
None.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Harding, seconded by Vice-Chair Ma, the Commission approved design review application SC22-0005 subject to the listed findings and conditions.
The motion was approved (5-0) by the following vote:
AYES: Blockhus, Ma, Bishop, Harding, and Kirik
NOES: None

4. SC22-0007 – Hao Qiao – 1405 Highland View Court

Design Review for a 638 square-foot first story addition, second story window changes and a balcony. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

STAFF PRESENTATION
Senior Planner Gallegos presented the staff report recommending approval of design review application SC22-0007 subject to the listed findings and conditions and answered a question from Chair Blockhus.

APPLICANT PRESENTATION
Project applicant/property owner Hao Qiao presented the project and answered questions from Chair Blockhus.

Project architect/designer Jenny Sun introduced herself and answered questions from Vice-Chair Ma.

PUBLIC COMMENT
Neighbor Don Metzger provided public comment.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Harding, the Commission approved design review application SC22-0007 subject to the listed findings and conditions.
The motion was approved (5-0) by the following vote:
AYES: Blockhus, Ma, Bishop, Harding, and Kirik
NOES: None

COMMISSIONERS' REPORTS AND COMMENTS
Commissioner Kirik reported that several people did not show up to the interviews to become a new Design Review Commissioner.

POTENTIAL FUTURE AGENDA ITEMS
Senior Planner Gallegos went over the upcoming tentative meeting agendas and noted that the in-person meetings in the Council Chambers would not be till December, per the City Clerk.

ADJOURNMENT

Chair Blockhus adjourned the meeting at 8:54 PM.

_____
Sean Gallegos
Senior Planner

DATE: September 21, 2022

AGENDA ITEM # 3

TO: Design Review Commission

FROM: Jia Liu, Associate Planner

SUBJECT: SC22-0003 – 540 Patrick Way

RECOMMENDATION:

Approve design review application SC22-0003 subject to the listed findings

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PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project consists of 2,375 square-foot living space at the first story and 1,201 square-foot living space at the second story with a 491 square-foot, attached two-car garage. This project is categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	13,170 square feet
MATERIALS:	Standing seam metal roof, board and batten siding with stone veneer wainscoting, wood windows and doors with wood trims.

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	2,478 square feet	3,676 square feet	4,067 square feet
FLOOR AREA:			
First floor	2,478 square feet	2,866 square feet	4,067 square feet
Second floor	--	1,201 square feet	
Total	2, 478 square feet	4,067 square feet	
SETBACKS:			
Front	24.75 feet	25.33 feet	25 feet
Rear	77.33 feet	82.00 feet	25 feet
Right side (1st/2nd)	9.83 feet/--	10.25 feet/21.92 feet	10 feet/17.5 feet
Left side (1st/2nd)	9.92 feet/--	10.00 feet/26.00 feet	10 feet/17.5 feet
HEIGHT:	14 feet	26.58 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on Patrick Way between Pine Lane and Los Altos Avenue. The surrounding neighborhood is considered a Diverse Neighborhood as defined in the City's Residential Design Guidelines. The homes in the immediate neighborhood context are a combination of one-story and two-story houses, with four two-story homes at 530, 531, 541, and 551 Patrick Way. Properties in the immediate neighborhood share similar front setback patterns with low to moderate scale horizontal eave lines with wall plates that appear to be between eight to nine feet and six inches in height at the first story and eight to nine in height at the second story. Most garages are attached to the existing homes in the front yard facing the street in addition to 521 Patrick Way that has a detached two-car garage. Roof forms are a combination of simple and complex roof lines due to certain houses renovations/upgrades in the neighborhood over the years. A mix of roofing materials are found in the immediate neighborhood including wood shake, composition shingle, and tiles. The exterior materials commonly used include stucco and wood siding with stone veneer or brick accents. Landscapes in the front consist of mature street trees on most properties with dense screening shrubs further in.

DISCUSSION

Design Review

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

The subject property is a regular rectangular lot with a property width of 82.48 feet and depth of 159.66 feet. The proposed side setbacks of the structure will be 10 feet for the first story and at least 21 feet away for the second story. Rear setbacks are 82 feet for both first and second story. The proposed structure's footprint, compared to the existing house's footprint, will remain at the proximate location within the first half of the subject lot. Landscaping and amenities improvements are also proposed including but not limited to reconfiguration of a swimming pool and construction of a detached accessory structure in the rear yard, which are not part of this design review and shall be reviewed under a separate building permit prior to commencement of the construction.

The overall height of the proposed residence is 26.58 feet, consistent with the maximum height of 27 feet in the R1-10 zoning district. At the first story, three wall plates are proposed for the living area including the main plate height of nine feet at the rooms along the front elevation and kitchen, nine feet and six inches at the family room and Bedroom No. 5, and 12 feet at the dining room facing the rear yard. At the second floor, a major plate height of seven feet and six inches is designed for most rooms in addition to the master bedroom that has an eight-foot plate height that will face the rear yard. Regarding the roof pitches, the proposed two-story house has a 2.75:12 sloped roof for the main gable ridge with two 5.5:12 sloped front facing gables at the first story while a 5.5:12 consistent sloped roof is design at the second story with standing seam metal material.

The front elevation is found compatible in design with the surrounding neighborhood by using design elements that have integrated gable and hipped roof forms, consistent horizontal eave lines, recessed garage for a less predominant appearance, and board and batten siding with stone veneer wainscoting for additional architectural textures. Additionally, the project is utilizing high quality materials such as the standing seam metal roof material, board and batten siding exterior with stone veneer wainscoting,

and wood window and door with wood framed trims, which are integrated into the overall architectural design of the residence and found to relate to the surrounding neighborhood.

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

Privacy

On the right (south) elevation, three small windows are proposed at the second floor with the same of windowsill height of three feet and six inches. On the left (north) elevation, three windows are proposed including one small windows with the sill height of three feet and six inches at Bedroom No. 3, one medium-sized window at the master bedroom with a sill height of three feet, and one large, three-panel horizontal window at master room designed as a dormer. The additional two windows are shown on the left elevations are skylights on the roof.

Normally along the side elevations, the Design Review Commission would see a minimum of four-foot and six-inch windowsill height in order to minimize the privacy impact resulted from the new side fenestration at the second story. As described, the proposed side windows have sill heights less than the standard, ranging from three feet to three feet and six inches; however, staff considers the proposed window design is acceptable due to the following:

- The plate height of the second story at the edges of the second story is seven feet and half inches, which is lower than common plate heights at the second story for new constructions. The proposed sill heights are proportionally designed to support the second story functions. If staff recommended the standard four-foot and six-inch sill height standard, staff believes the windows will be not proportionate and useless for each room.
- On the right elevations at the second story, two of the three proposed windows located in bathrooms will be frosted. The other window in Bedroom No. 2 is located closer to the front yard. The line of sights from this window will reach to the side and front yard of the adjacent property at 550 Patrick Way, which should reduce potential privacy impacts.
- On the left elevation at the second story, there are two side windows located in Bedroom No.3 and the master bedroom, respectfully. The proposed setback of the Bedroom No. 2 window is 26 feet from the property line, which is greater than the required setback. This window will have diminished privacy impacts due to being located on the first half of the lot and the sight line views being limited to the side yard and front yard of the adjacent property at 530 Patrick Way. The master bedroom windows will be greater than 38 feet from the side property line, and its increased setback will reduce potential privacy impacts from the window.
- Along both side property lines, the applicant proposes to retain existing evergreen vegetation and plant new evergreen screening vegetation will be planted to mitigate the privacy impacts.
- At last, per the neighborhood feedback as provided in Attachment E, the neighbors at both sides do not appear to have privacy concerns regarding the second story windows.

With the assessments above, staff finds that the proposed side windows at the second story are acceptable and should not have privacy impacts.

Along the rear second story elevation, there are two windows proposed: one medium-sized window with a sill height of three feet, four inches and one large window for the master bedroom with a sill height of three feet. An additional large fenestration next to the bedroom window is designed for the double ceiling

height at the dining room area which will not cause any privacy issue. The windows have a proposed rear yard setback of 82 feet, and staff finds the distance mitigates privacy impact to the rear neighbor. Moreover, existing mature evergreen screening vegetation along the rear property line should further mitigate the privacy related concerns. Overall, staff found this new two-story house is consistent with the Residential Design Guidelines to minimize the privacy impact through various design measures and considerations.

Landscaping and Trees

Fifteen existing trees are depicted within the proximity of the subject site and further assessed by the provided arborist report (Attachment B). Four non-protected trees will be removed. One Magnolia in 21-inch diameter located in front yard to the left will be removed due to its declining condition. Other trees and exiting screening vegetation will be retained onsite with proper tree protection measures during the construction.

A new landscaping plan is proposed including a number of proposed evergreen screening vegetation. The proposed screening vegetation will be planted along all the property lines and are outlined in Table 1 below.

Table 1: Screening Plant List

Location	Common Name	No.	Size	Description
Right property line	Purple Hopseed Bush	5	24-inch box	12'-16 tall x 6'-8' wide
Left property line	Yew Pine	4	24-inch box	25'-40' tall x 15'-20' wide

Most of the existing screening vegetation will remain including five mature photinia/osmanthus shrubs along the left property line and a row of mature pittosporum shrubs along the rear property for screening.

In addition to the evergreen screening plants, the landscape plan also includes three new trees with 24-in box or 36-inch box in size, a variety of shrubs/hedges, and groundcover plants throughout the site. Since the project includes a new house and new landscaping area that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape regulations. Overall, the existing and proposed landscaping meets the intent of the City's landscape regulations.

Environmental Review

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

Public Notification and Community Outreach

A public meeting notice was posted on the property and mailed to 13 nearby property owners on Patrick Way, Becker Lane, and Los Altos Avenue. The Notification Map is included in Attachment C.

In April 2022, a billboard of Notice of Development Proposal (Attachment D) was installed onsite for early community awareness. The applicant has also reached out to the immediate neighbors for community outreach in April. A copy of the community outreach summary and responses from the neighbors is included in Attachment E.

Cc: Alvin Chow & Ann Charng, Property Owner
Isabeau Guglielmo, Applicant and Architect

Attachments:

A. Neighborhood Compatibility Worksheet

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

FINDINGS

SC22-0003 – 540 Patrick Way

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

a. The proposed addition complies with all provisions of this chapter;

b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk;

e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC22-0003 – 540 Patrick Way

GENERAL

1. **Expiration**
   The Design Review Approval will expire on September 21, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**
   The approval is based on the plans and materials received on September 14, 2022, except as may be modified by these conditions.

3. **Protected Trees**
   Trees Nos. 3-7 and 10-13 along with the approved privacy screening and new trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. A Tree Protection Plan detailed in the approved arborist report shall be implemented. Prior to the occupancy of the residence, a letter signed by the subject arborist shall be provided to certify the implementation of the Tree Protection Plan.

4. **Tree Removal Approved**
   Trees Nos. 1, 2, 8, 9, 14, and 15 shown on plan Sheet A-3 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

5. **Swimming Pool and Accessory Structure**
   The proposed swimming pool and detached accessory structure are not part of the Design Review application approval and shall obtain a separate building permit issuance prior to commencement of the construction.

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

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

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

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

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

11. **Conditions of Approval**
    Incorporate the conditions of approval into the title page of the plans.

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

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

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

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

16. **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.

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

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

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

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

21. **Tree Protection**
Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 3-7 and 10-13 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

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

PRIOR TO FINAL INSPECTION

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

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

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

City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 540 Patrick Way, Los Altos, CA 94022
Scope of Project: Addition or Remodel ☐ **or New Home** ☑
Age of existing home if this project is to be an addition or remodel? _____
Is the existing house listed on the City's Historic Resources Inventory? No

* See "What constitutes your neighborhood" on page 2.

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 12,800 square feet
Lot dimensions: Length 160 feet
Width 80 feet
If your lot is significantly different than those in your neighborhood, then note its: area_____, length_____, and width_____.

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

Existing front setback if home is a remodel? No
What % of the front facing walls of the neighborhood homes are at the front setback 47 %
Existing front setback for house on left 25'-7" ft./on right 25'-0" ft.
Do the front setbacks of adjacent houses line up? Yes

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 9
Garage facing front recessed from front of house face 4
Garage in back yard 3
Garage facing the side 5
Number of 1-car garages 0; 2-car garages 23; 3-car garages 0

* See "What constitutes your neighborhood", (page 2).

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 8
Two-story 15

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? Yes
Are there mostly hip ☐, gable style ☑, or other style ☐ roofs*?
Do the roof forms appear simple ☑ or complex ☐?
Do the houses share generally the same eave height Yes?

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

What siding materials are frequently used in your neighborhood*?

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

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
Asphalt Shingle
If no consistency then explain:_____
_____

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

Does your neighborhood* have a consistent identifiable architectural style?
☐ YES ☒ NO

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

* See "What constitutes your neighborhood", (page 2).

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

Does your property have a noticeable slope? No

What is the direction of your slope? (relative to the street)
The property slopes down towards the street.

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

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?
The neighborhood frequently used a proportionally sized lawn and a paved driveway.

How visible are your house and other houses from the street or back neighbor's property?
Neighbor's visibility is significantly obstructed by tall trees located at the rear and side of the property.

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?
No.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30
Is there a parking area on the street or in the shoulder area? No
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Paved

* See "What constitutes your neighborhood", (page 2).

11. What characteristics make this neighborhood* cohesive?

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

General Study

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

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

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

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

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

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

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

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

* See "What constitutes your neighborhood", (page 2).

Address: 540 Patrick Way, Los Altos
Date: 2/16/2022

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
550 Patrick Way, Los Altos, CA 94	25'-7"	63'-0"	Front	One	N/A	Siding	Simple
560 Patrick Way, Los Altos, CA 94	26'-0"	52'-0"	Front	One	N/A	Siding	Simple
570 Patrick Way, Los Altos, CA 94	25'-0"	52'-0"	Side	One	N/A	Stucco	Simple
530 Patrick Way, Los Altos, CA 94	25'-0"	70'-0"	Side	Two	N/A	Stucco	Simple
520 Patrick Way, Los Altos, CA 94	25'-0 1/2"	70'-0"	Side	One	N/A	Siding	Simple
500 Patrick Way, Los Altos, CA 94	25'-2 1/2"	48'-0"	Front	One	N/A	Siding	Simple
541 Patrick Way, Los Altos, CA 94	27'-8"	60'-0"	Front	Two	N/A	Stucco	Simple
551 Patrick Way, Los Altos, CA 94	25'-2"	39'-0"	Front	Two	N/A	Siding	Simple
531 Patrick Way, Los Altos, CA 94	26'-9"	55'-0"	Rear	Two	N/A	Siding	Simple
521 Patrick Way, Los Altos, CA 94	26'-4"	61'-0"	Front	One	N/A	Stucco	Simple

Kielty Arborist Services LLC
Certified Arborist WE#0476A TRAQ Qualified
P.O. Box 6187
San Mateo, CA 94403
650- 532-4418

August 17th, 2021, Revised May 9th, 2022

Alvin Chow & Ann Charng,

Site: 540 Patrick Way, Los Altos CA

Dear Alvin Chow & Ann Charng,

As requested on Monday, July 26th, 2021, I visited the above site for the purpose of inspecting and commenting on the trees. A new 2 story home is proposed for the property, and as required by the City of Los Altos, a survey of the trees and a tree protection plan will be provided within this report. The entire 23-page building plan set dated 4/5/22 was reviewed for writing this report. This report will go over the existing health of the protected trees and give recommendations for construction as needed.

Method:
The significant trees on this site were located on a map provided by you. Each tree was given an identification number. This number can be found on the provided tree location map seen on page 3 of this report. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). Each tree was put into a health class using the following rating system:

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

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

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

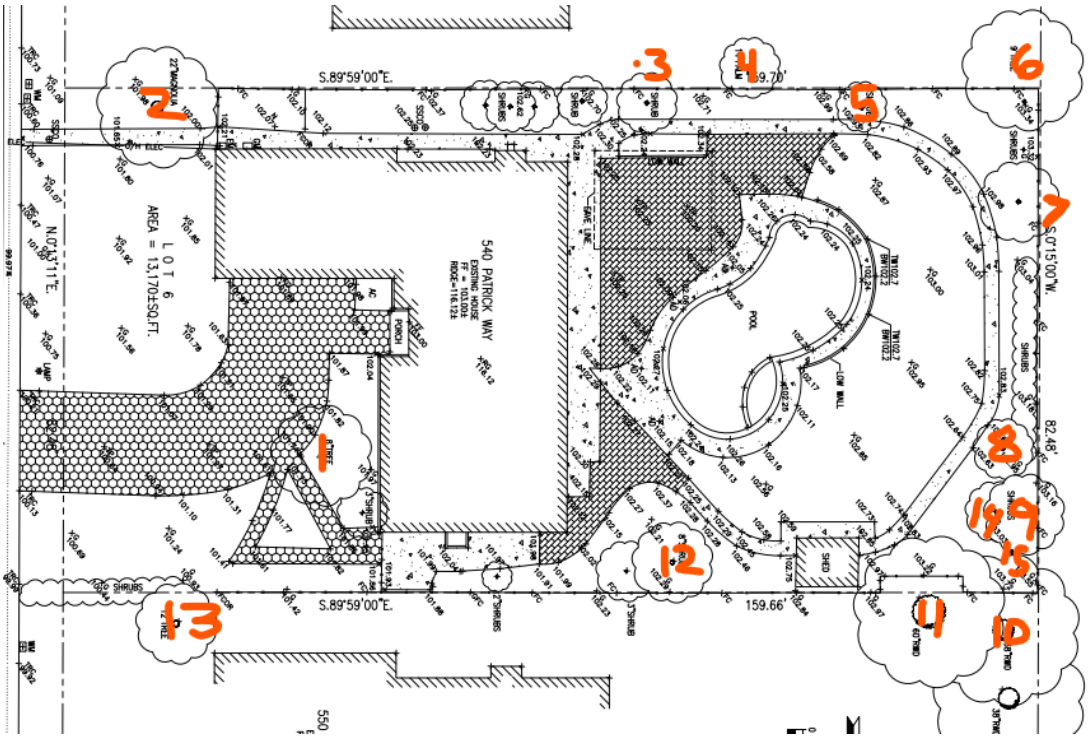
540 Patrick (2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1**R**	Crape myrtle *(Lagerstroemia sp.)*	8.4	B	20/15	Good vigor, good form.
2**P**/**R**	Magnolia *(Magnolia grandiflora)*	20.5	D	30/20	Fair to poor vigor, poor form, topped in past, drought stressed, abundance of dead wood, in decline.
3*	Privet *(Ligustrum japonicum)*	8-8est	C	30/20	Fair vigor, fair form, limited visual assessment, 1 foot from property line.
4*	Spanish dagger *(Yucca gloriosa)*	12est	F	25/12	Poor vigor, fair form, limited visual assessment, abundance of dead wood.
5	Pittosporum *(Pittosporum undulatum)*	4”x6	C	12/12	Fair vigor, poor form, multi leader at grade.
6*	Red flowering gum *(Eucalyptus ficifolia)*	12est	C	35/20	Fair vigor, fair form, limited visual assessment, 5 feet from property line.
7*	Pittosporum *(Pittosporum eugenioides)*	8-8est	D	30/15	Fair to poor vigor, poor form, in decline.
8**R**	Mayten *(Maytenus boaria)*	4.5	C	12/10	Fair vigor, fair form, minor dead wood.
9**R**	Pittosporum *(Pittosporum eugenioides)*	5.0	C	30/15	Fair vigor, fair form, screening material.
10***P**	Redwood *(Sequoia sempervirens)*	48est	B	90/30	Fair vigor, good form, thinned out in past.
11***P**	Redwood *(Sequoia sempervirens)*	30est	B	90/30	Fair vigor, good form, thinned out in past.
12	Strawberry tree *(Arbutus unedo)*	9.0	B	12/12	Fair vigor, fair form.
13*	Plum *(Prunus sp.)*	12est	D	14/14	Fair to poor vigor, poor form, mature, decay on trunk abundance of dead wood, 4 feet from property line.
14**R**	Pittosporum *(Pittosporum eugenioides)*	3.0	C	12/6	Fair vigor, fair form, hedge material.

540 Patrick (3)

Tree#	Species	DBH	CON	HT/SP	Comments
15**R**	Pittosporum *(Pittosporum eugenioides)*	3.0	C	12/6	Fair vigor, fair form, hedge material.



Showing tree locations

Site observations:
The existing landscape is in fair condition. The site is flat, and irrigation is currently being provided for the trees and shrubs on the site. Four out of the fifteen trees surveyed are in poor condition.

Trees proposed for removal:
Crape myrtle tree #1 is in good condition and is not of a protected size in the city of Los Altos. The tree is located close to the existing home on site. This tree is proposed for removal as the new home is within the tree's footprint.

Showing Crape Myrtle tree #1

540 Patrick (4)

Protected tree-Magnolia tree #2 is in poor condition. The tree has been topped in the past and the poor pruning practices have likely led to the tree's decline. Areas of dead wood and die back were observed. The tree is also under severe drought stress. This tree is recommended for removal as it is in decline and likely to be further impacted by the proposed construction. No mitigation measures within ANSI A300 Pruning Standards are expected to improve the tree's condition rating.

Showing Magnolia tree #2

Mayten tree #8, and pittosporum trees #9, 14, and 15 are proposed for removal to facilitate the construction of the proposed landscape. These trees are in fair condition. These trees are not of a protected size in the city of Los Altos.

Trees to be retained:
Neighboring Privet tree #3 is in fair condition. A limited visual assessment was conducted. The tree is located 1 foot from the property line. Neighboring Spanish Dagger tree #4 is in poor condition. Large areas of dead wood were observed. This tree is not expected to improve. Both neighboring trees #3 and #4 are not of a protected size in the city of Los Altos.

Showing trees #3 and #4

540 Patrick (5)

Pittosporum tree #5 is in fair condition. The tree acts as a large screen at the back of the property. Many other small Pittosporum trees were observed at the back property fence line. These trees were all under 4" in diameter and not surveyed as a part of this report. The Pittosporum trees together create a nice dense screen at the back of the property. Pittosporum tree #5 is not of a protected size in the city of Los Altos.

Neighboring Red Flowering Gum Eucalyptus tree #6 is in fair condition. A limited visual assessment was conducted. The tree is located 5 feet from the property line fence. This tree is not of a protected size in the city of Los Altos.

Neighboring Pittosporum tree #7 is in poor condition. The tree is showing signs of decline through large areas of deadwood and die back observed within the canopy. This tree is not expected to improve. Root rot is likely the culprit of the observed decline. This tree is not of a protected size in the city of Los Altos.

Showing tree #7

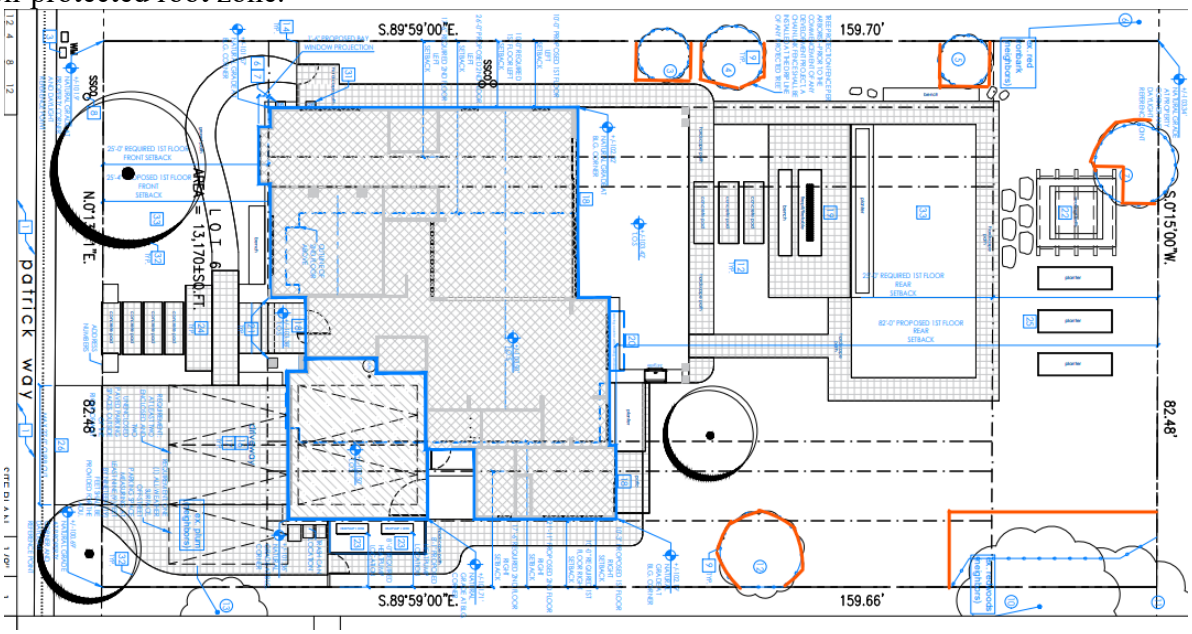
Strawberry tree #12 is in fair condition. This tree is not of a protected size in the city of Los Altos. Neighboring plum tree #13 is in poor condition. The tree is overmature for the species. Large areas of dead wood and decline were observed. Decay on the trunk was observed. The tree is located 4 feet from the property line. This tree is not of a protected size in the city of Los Altos.

Protected trees- Neighboring Redwood trees #10 and #11 are in good condition. Both trees have been thinned out in the past to reduce wind sail. These trees are well placed far back on the neighboring lot. These trees are protected in the city of Los Altos.

Showing Redwood trees #10 and #11

Impacts/recommendations:
No impacts are expected for the retained trees. It is recommended to install tree protection fencing at the driplines where possible to reduce risk of compacting soil within the tree root zones. Irrigation every 2 weeks during the dry season is recommended to be provided within the tree protection zones for the trees. 20 gallons water is recommended within the tree protection zones. The tree protection zone for the neighboring Redwood trees is recommended to be irrigated using 50 gallons of water every 2 weeks.

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 so as to increase the encroachment of the construction. When work is to take place underneath a trees dripline, fencing must be placed as close as possible to the tree proposed work. If an area of access is needed underneath a trees canopy, the area shall be protected by a landscape barrier. Fencing for the protection zones should be 6-foot-tall metal chain link type supported my 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. Signs should be placed on fencing signifying “Tree Protection Zone - Keep Out”. No materials or equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling is prohibited within the tree protection zones without the project arborist consent. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be place outside of the tree protection zones when possible. When access is needed and tree protection fencing restricts access a landscape barrier shall be installed to protected the non-protected root zone.



Red lines showing the recommended tree protection fencing locations

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

Inspections
The site arborist will need to verify that tree protection fencing has been installed before the start of construction. The site arborist must inspect the site anytime excavation work is to take place underneath a protected trees dripline. It is the contractor's responsibility to contact the site arborist if excavation work is to take place underneath the protected trees on site. Kielty Arborist Services can be reached at kkarbor0476@yahoo.com or by phone at (650) 515-9783 (Kevin), or (650) 532-4418 (David).

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

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

Pruning
At this time no pruning is proposed. If during the project pruning is needed, it shall be under the direction of the Project Arborist. All pruning must follow ANSI A300 pruning standards.

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

540 Patrick (8)

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

Kielty Arborist Services

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

ARBORIST DISCLOSURE STATEMENT

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

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

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

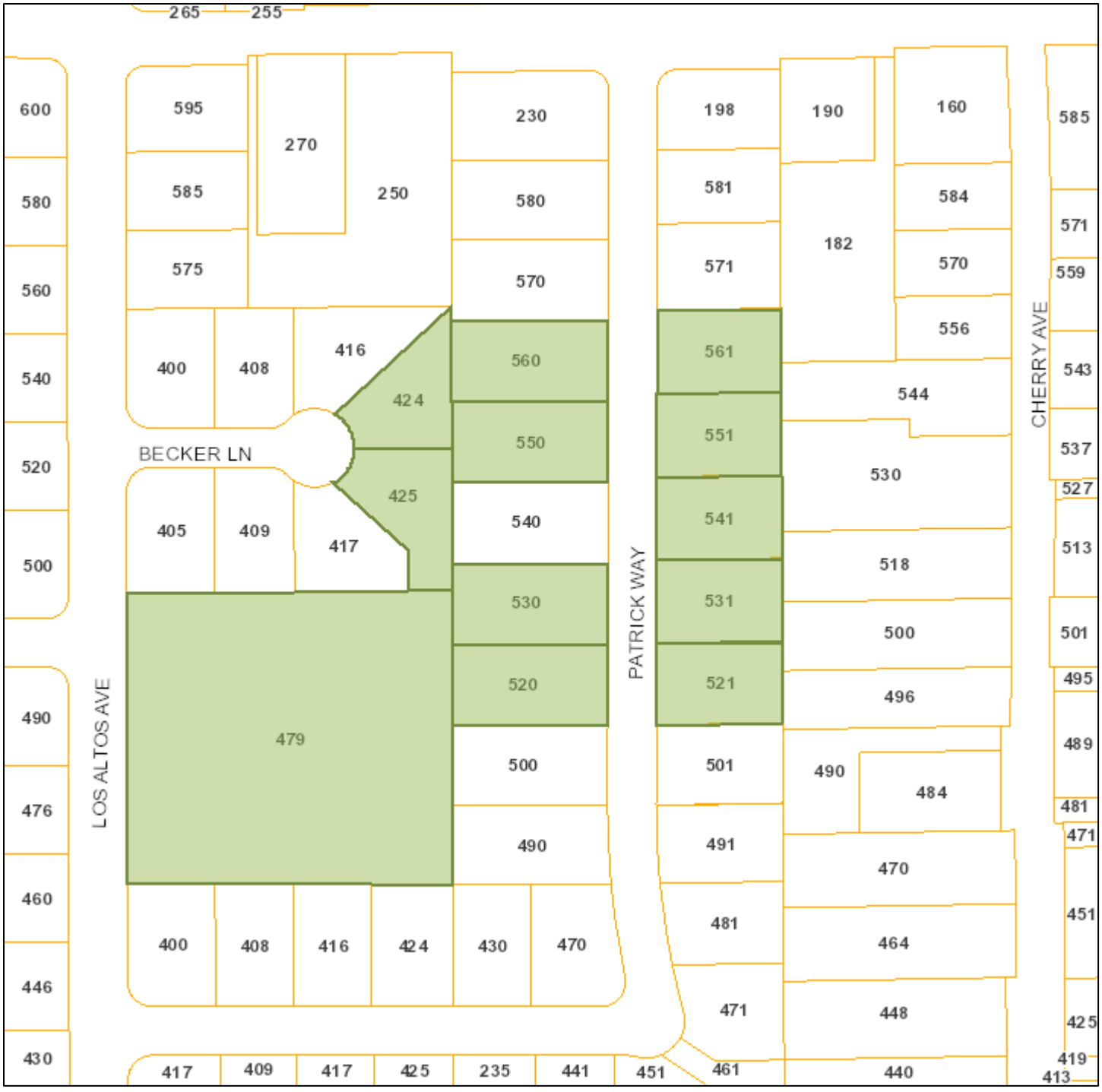
Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: David Beckham
David Beckham

Date: May 9th, 2022

ATTACHMENT C

Notification Map



Print Date: March 21, 2022

1:2,257

0 0.015 0.03 0.06 mi

0 0.0225 0.045 0.09 km

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

ATTACHMENT D

Studio S Squared Architecture, Inc.
1000 S Winchester Blvd.
San Jose, CA 95128
ph: (408) 998-0983
fax: (408) 404-0144
www.studios2arch.com

April 29, 2022

Community Development Department
One North San Antonio Road
Los Altos, California 94022
Attn: Naz Healy, Associate Planner,
650-947-2640, nhealy@losaltosca.gov

Re: 540 Patrick Way (Charng-Chow Residence) – (SC22-0003)

Dear Naz Healy:

Thank you for taking the time to review our community outreach letter. Below is a summary of the comments the client provided from their neighbors. The sheets shared with the neighbors were: Site Plan (page 6), Elevations (page 13-16), and Exterior Perspectives (page 17-18).

From the client:
We did our neighbor outreach to 12 neighbors this past weekend, and gave them all packets with a personal letter and reduced plans. Here is the summary

We met our neighbors in person at 530, 550, 541, 551 and 521 Patrick and gave them our packet.

The remaining 7 neighbors were not at home so we left the packet in their mailbox. One of them (531 Patrick) has apparently been gone for a while and has been traveling or something; I may see if I can get their contact info from someone.

Some more notes about our chats with our immediate neighbors.

3/5/22

- Went around to all homes and knocked on doors. Prepared a packet with an introductory letter with contact information (email/phone) and a reduced set of our plans.
- Met in person with homeowners at 521, 530, 541, 550 & 551 Patrick Way to briefly chat about our project, and gave them our packet.
- Had longer discussions with homeowners at 530 Patrick and 550 Patrick (our immediate neighbors) about the project.
- Owners were not present at other addresses (520/561/531 Patrick, and 417/424/425 Becker Ln). Left packet in mailboxes

3/6/22

- Had further discussion in-person with homeowner at 550 Patrick Way (our immediate neighbor) about the project

3/7/22

- Received email from homeowner of 560 Patrick Way

1. 530 Patrick comments:
    a. Our neighbor to the south (which is also a two-story). They actually did a remodel in the past to add the second story.
    b. Was also the selling agent for 540 Patrick, so she was already expecting a rebuild when we purchased the house
    c. So far doesn't have any problem with us doing a two story house, is overall supportive
2. 550 Patrick comments:
    a. He seemed to be more OK with the plans after reviewing them. Had no problem with the two-story aspect.
3. 521 Patrick
    a. I talked to the owner on that initial weekend I did the outreach - this is the modern house, they did a complete rebuild. She offered to chat to share tips about the build process.
4. 560 Patrick comments
    a. Owner sent me a nice welcome email last week. She said the plans look lovely and wished for a smooth construction.

Thank you for your review. Please find the supportive documents such as letters, emails, messages, and the pictures were provided by the owner in this regard in the following pages.

Please do not hesitate to call our office should you have any questions.

Sincerely,

Eugene H. Sakai, AIA, LEED AP
President, Studio S² Architecture, Inc,

Letter from the owner to the neighbors:

Dear neighbor,

We are Alvin and Ann, your new neighbors at 540 Patrick Way. We are planning a full rebuild of our house on the current property, and would like to share our plans with you to get your feedback. The new house will be a 2-story single family home with a detached ADU. We have recently begun working with the Los Altos Planning Division to review the project.

A quick introduction to ourselves: we have two children, Ashton (age 6) and Avery (age 3), and a corgi named Mollie. We both grew up in the Bay Area and have lived and worked here for most of our lives. Alvin is a software engineer and has worked at various early-stage startups. Ann formerly worked as a UX professional and now devotes her time to their children. We love to travel and enjoy the outdoors.

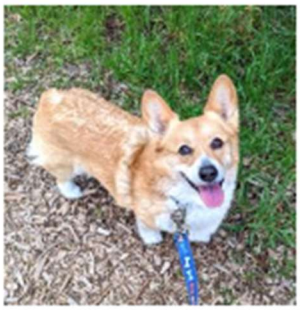
Los Altos has for many years been our dream location to make our forever home, and we are very excited to have the opportunity to live here. The neighborhood here is beautiful, peaceful and charming. We look forward to becoming a part of the local community and for our children to attend Los Altos schools.

Please check out the attached plans to get an idea of the house we are building. We are planning for a modern farmhouse design with a few rustic elements. It will be a green home utilizing solar panels and electric heating/appliances to minimize carbon footprint. Our landscaping plan will retain a good portion of the existing plants along the fences for privacy screening, while adding new ones as well. We are hoping our home can complement and enhance the aesthetic of the neighborhood.

If you have any feedback, concerns or questions, please feel free to send them our way! Also if you would like a digital copy of the plans, we can definitely send that to you. You can also download them at this link - **540patrick.alvinchow.com**.

Contact info:
Alvin Chow
alvinchow86@gmail.com
510-456-5296

Best regards,
Alvin and Ann



Email form 560 Patrick Way:

Gmail

Alvin Chow <alvinchow86@gmail.com>

Welcome to the Neighborhood!
2 messages

Roxanne Knutti <knuttir@gmail.com> Mon, Mar 7, 2022 at 4:29 PM
To: alvinchow86@gmail.com

Hi Alvin,

I'm Roxanne Knutti and I live at 560 Patrick Way. I currently live here with my daughter Milly and her boyfriend Matt. The plans look wonderful; I hope you'll be able to break ground soon!

I've been here for 28 years but I am a relative youngster compared to Matt Spoorenberg at 550, Lila and Graham Hunter at 551 and Pixie Kather at 561! The Woods next to me and the Sasakis next to them have been here longer than I, but I'm not sure how much longer. However, as I'm sure you are aware in the last year and a half 4 houses have sold on the street and there is another one for sale right now, which should make for a nice infusion of new families!

Once again, welcome to the neighborhood, and I hope your construction goes smoothly!

Roxanne Knutti

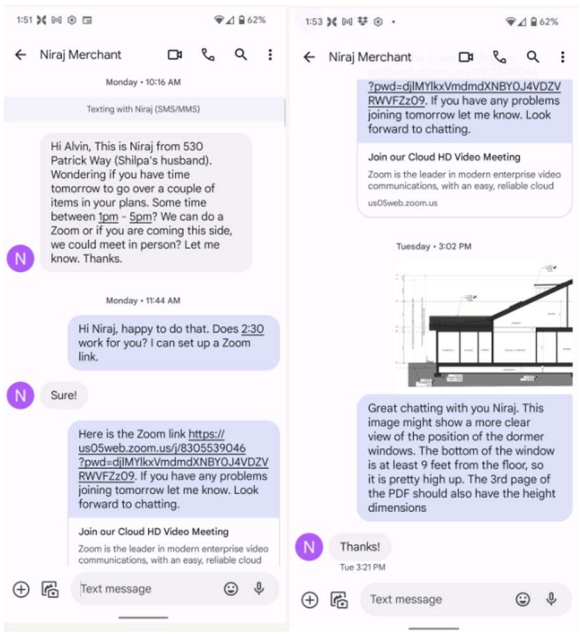
Alvin Chow <alvinchow86@gmail.com> Tue, Mar 8, 2022 at 8:36 AM
To: Roxanne Knutti <knuttir@gmail.com>

Hi Roxanne,

Thanks for the warm welcome! Appreciate your sharing more information about the neighborhood. I look forward to meeting and getting to know all of you in the near future!

Best,
Alvin
[Quoted text hidden]

Message form 530 Patrick Way



Pictures from the neighbor's mailboxes:

- 560 Patrick Way

- 531 Patrick Way

- 425 Becker Ln

- 417 Backer Ln

CLOPAY GARAGE DOOR
STYLE: GRAND HARBOR
COLOR:STANDARD WHITE
www.clopay.com

STANDING SEAM METAL ROOF
MIN CLASS A--MANUF. [AEP SPAN]
STYLE: SPAN LOK HP METAL ROOFING
COVERAGE: 16" / GAUGE: 22 / COLOR:
COOL MATTE BLACK
www.aepspan.com

STONE WAINSCOT
KO NATURAL STONE
STYLE: BERKSHIRE
www.konaturalstone.com

EXTERIOR SIDING
HARDIE® PANEL VERTICAL SIDING BOARD &
BATTEN
STYLE: SMOOTH
COLOR:ARCTIC WHITE
www.jameshardie.com

ENTRY DOOR
CUSTOM WOOD CHEVRON ENTRY PIVOT DOOR
www.everwooddoors.com

MARVIN WINDOWS
STYLE: COASTLINE GLIDER WINDOW: SLIDING
COLOR / MATERIAL: VERTICAL-GRAIN DOUGLAS FIR
FRUITWOOD FINISH
www.marvin.com

MEDIUM WALL MOUNT LANTERN (L) AND HINKLEY
LARGE PIER MOUNT LANTERN (R)
(L) ATLANTIS 1648BZ-LED
COLOR: SATIN BLACK
www.hinkley.com
(R) TRELLIS 1437RB
COLOR: SATIN BLACK
www.hinkley.com

SURROUNDING HOUSE NUMBERS
PIN MOUNTED LED ILLUMINATED ADDRESS
SIGNAGE 10" LUXELLO
COLOR: SATIN BLACK
www.surrounding.com

CHARNG-CHOW
RESIDENCE
540 PATRICK WAY,
LOS ALTOS

MATERIAL BOARD

STUDIO S SQUARED
ARCHITECTURE

1000 S. Winchester Blvd
San Jose, CA 95128
ph: (408) 998 0983
www.studios2arch.com
houzz.com

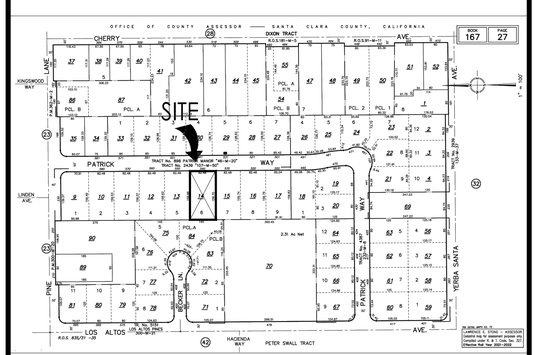
CHARNG-CHOW RESIDENCE

NEW SINGLE FAMILY RESIDENCE

540 PATRICK WAY, LOS ALTOS

LOCATION MAP

ASSESSOR'S PARCEL MAP



SCOPE OF WORK

DEMOLISH AN EXISTING ONE STORY RESIDENCE ON DEVELOPED SITE. NEW CONSTRUCTION TO BE A TWO STORY RESIDENCE WITH 5 BEDROOMS, 4.5 BATHROOMS, WITH 3,574.9 S.F. LIVING AREA A 490.8 S.F. GARAGE TOTALING 4,065.7 S.F. ON A 13,170 S.F. LOT.

PROJECT SUMMARY

NET LOT AREA:		13,170 G
FRONT YARD HARDSCAPE AREA:		928 E
TOTAL AREA AT FRONT YARD		2,056
HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%		45%
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED):	6,454 D
	EXISTING SOFTSCAPE (UNDISTURBED) AREA:	0 H
	NEW SOFTSCAPE AREA:	6,316 F
	SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA	13,170.05

ZONING COMPLIANCE

	EXISTING (s)	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE:	2,478.0	3,675.0	3,951.0
LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT	S.F.	S.F.	S.F.
	19%	27.9%	30%
FLOOR AREA:	2,478.0	4,065.7	4,067.0
1ST FLOOR:	2,478.0	2,373.5	
2ND FLOOR:		1,201.3	
MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	SQUARE FEET	SQUARE FEET	SQUARE FEET
	19%	30.9%	30.9%
FRONT (1ST)	24'-9"	25'-4"	25
REAR (1ST)	77'-4"	82'-0"	25
LEFT (1ST/2ND)	9'-11"	10'-0" / 24'-0"	10'-0" / 17'-6"
RIGHT (1ST/2ND)	9'-10"	10'-3" / 21'-11"	10'-0" / 17'-6"
HEIGHT:	11'-0"	9.3A '-7"	27'-0"

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA:	1,847.4	2,521.7	4,337.1
INCLUDES HABITABLE BASEMENT AREAS	S.F.	S.F.	S.F.
NON- HABITABLE AREA:	630.6	-139.8	490.8
DOES NOT INCLUDE COVERED PORCHES	S.F.	S.F.	S.F.

Maximum lot coverage: 30% for site with two-story structures pursuant to LAMC Section 14.06.060.C.

DEFERRED SUBMITTALS

1. FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS--NOTE THAT PER CRC 313.3.7, A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: *"WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN"*
2. STAIR GUARDRAIL SHOP DRAWINGS SIGNED AND STAMPED BY ENGINEER TO BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL--NOTE THAT SHOP DRAWINGS TO DEMONSTRATE GUARDRAIL DESIGN IS ADEQUATE TO SUPPORT A SINGLE CONCENTRATED 200 POUND LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL PER CRC TABLE 301.5 AND 301.5 FOOTNOTE D

REQ'D CONTRACTOR SUBMITTALS TO ARCHITECT

THE FOLLOWING ARE REQUIRED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL/REVIEW:

1. WINDOW/DOOR PACKAGE
2. CABINET SHOP DRAWINGS AND FINISH SAMPLES
3. MECHANICAL DUCTING PLAN
4. STAIR AND RAIL SHOP DRAWINGS
5. MISC. STEEL SHOP DRAWINGS

NOTE: SEE STRUCTURAL PLANS FOR ADDITIONAL REQUIRED SUBMITTALS FOR SHOP DRAWINGS, ETC.

REQ'D CONTRACTOR SUBMITTALS TO BUILDING DEPT. PRIOR TO PERMIT ISSUANCE

1. LICENSE NUMBER
2. INSURANCE AND WORKER'S COMP POLICIES
3. CONSTRUCTION STAGING PLAN
4. CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2

APPLICABLE CODES

APPLICABLE CODES (with Los Altos Amendments)

-2019 CALIFORNIA ADMINISTRATIVE CODE, CAC
-2019 CALIFORNIA BUILDING CODE, CBC
-2019 CALIFORNIA RESIDENTIAL BUILDING CODE, CRC
-2019 CALIFORNIA ELECTRICAL CODE, CEC
-2019 CALIFORNIA MECHANICAL CODE, CMC
-2019 CALIFORNIA PLUMBING CODE, CPC
-2019 CALIFORNIA ENERGY CODE, CEnC
-2019 CALIFORNIA HISTORICAL CODE, CHC
-2019 CALIFORNIA FIRE CODE, CFC
-2019 CALIFORNIA EXISTING BUILDING CODE
-2019 CALIFORNIA GREEN BUILDING STANDARDS
-2019 CALIFORNIA REFERENCED STANDARDS

SHEET INDEX

PROJECT TEAM

OWNER
Ann Charng and Alvin Chow
540 Patrick Way,
Los Altos, CA 94022
email:
alvinchow86@gmail.com
ann.charng@gmail.com

ARCHITECT
Studio S Squared Architecture, Inc.
1000 S Winchester Blvd
San Jose, CA 95128
attn Isabeau Guglielmo
ph 408 998 0983 x5
email: isabeau@studios2arch.com

ARBORIST
Kielty Arborist Services
attn Kevin Kielty
email kkarbor0476@yahoo.com

CIVIL ENGINEER
WEC & Associates
attn Ed Wu
email ed@weceng.com

GEOTECHNICAL ENGINEER
Romig Engineers, Inc.
attn Lucas Ottoboni
ph 650 591 5224
email lucas@romigengineers.com

LANDSCAPE ARCHITECT
Studio S Squared Architecture, Inc.
1000 S Winchester Blvd
San Jose, CA 95128
attn Greg Ing
email greg@studios2arch.com

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STUDIO S SQUARED
ARCHITECTURE

1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

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Los Altos, 540 Patrick Way
Ann Charng and Alvin Chow

LICENSED ARCHITECT — EUGENE R. SAKAI, AIA, LEED AP — C27,719 — 12-31-23 — STATE OF CALIFORNIA

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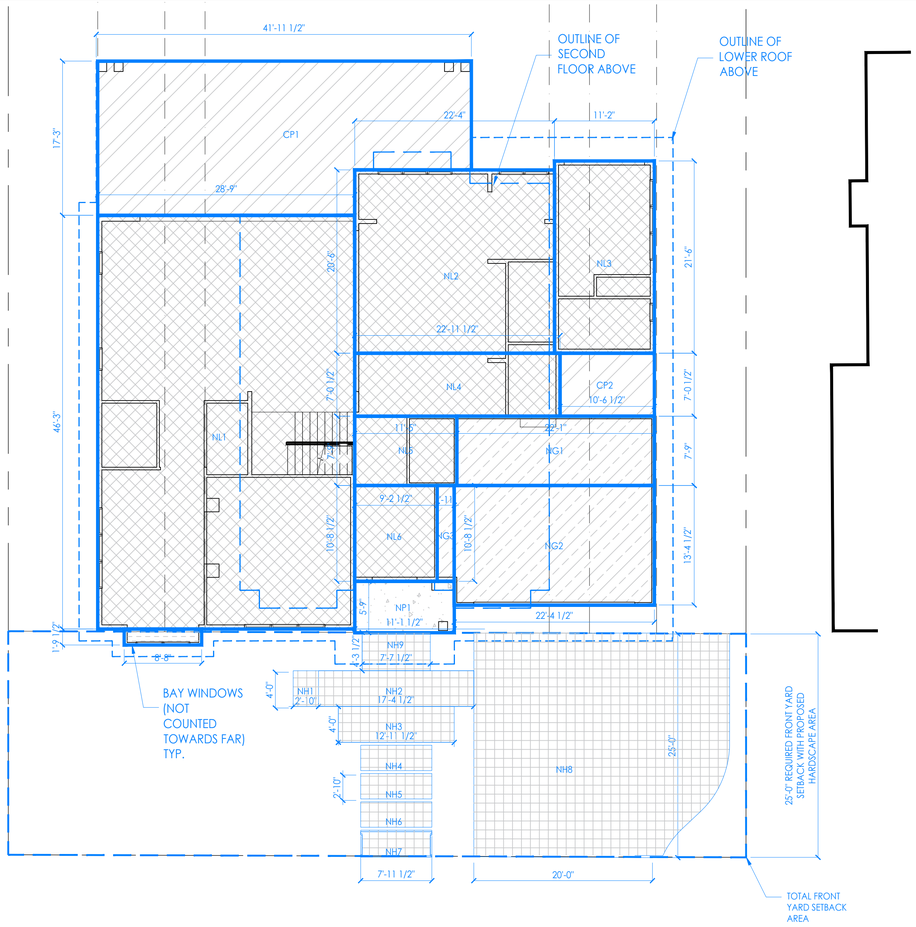
2	07.06.2022	P. PACKAGE RESUBMITTAL	IG/AD				

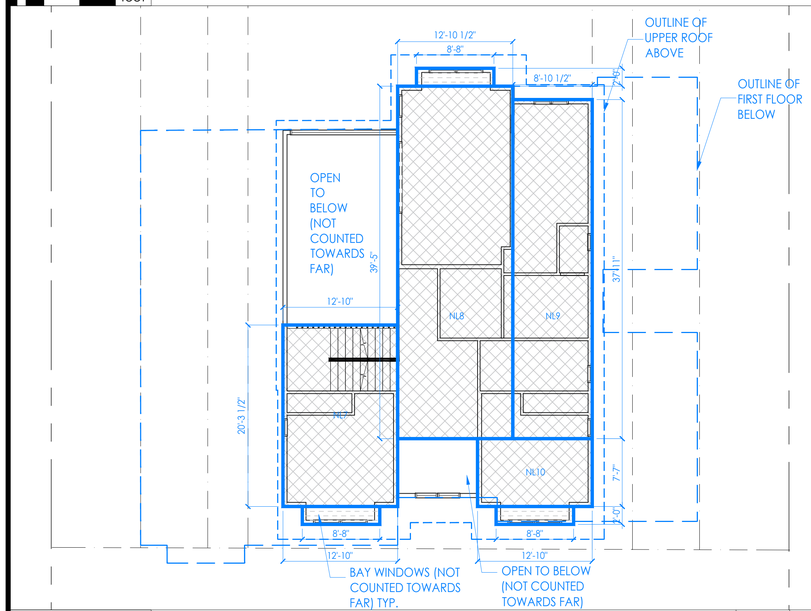
COVER SHEET

A0.0



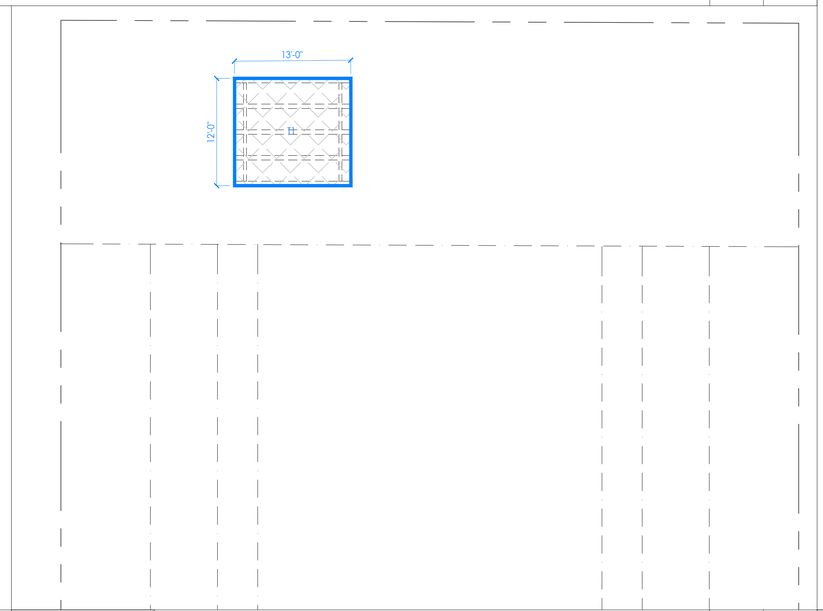
1 2 4 8 12 feet

FISRT FLOOR AREA CALCS | 1/8" | 1



1 2 4 8 12 feet

SECOND FLOOR AREA CALCS | 1/8" | 2



1 2 4 8 12 feet

TRELLIS FLOOR AREA CALCS | 1/8" | 3

New first Floor Living Area

Section	Dimensions	Area (s.f.)
NL1	28'-9" x 46'-3"	1,327.81
NL2	22'-4" x 20'-6"	457.83
NL3	11'-2" x 21'-6"	240.08
NL4	22'-11 1/2" x 7'-0 1/2"	161.47
NL5	11'-5" x 7'-9"	88.48
NL6	9'-2 1/2" x 10'-8 1/2"	98.21
NFL Total		2,374.62

New Second Floor Living Area

Section	Dimensions	Area (s.f.)
NL7	12'-10" x 20'-3 1/2"	260.15
NL8	12'-10 1/2" x 37'-11"	507.49
NL9	8'-10 1/2" x 37'-11"	336.51
NL10	12'-10" x 7'-7"	97.21
NSL Total		1,201.34

New Garage Area

Section	Dimensions	Area (s.f.)
NG1	22'-1" x 7'-9"	171.15
NG2	22'-4 1/2" x 13'-4 1/2"	299.27
NG3	1'-11" x 10'-8 1/2"	20.38
NG Total		490.79

Covered Patio (Not Counted Towards FAR)

Section	Dimensions	Area (s.f.)
CP1	41'-11 1/2" x 17'-2 1/2"	656.95
CP2	7'-1/2" x 10'-6 1/2"	74.23
CP Total		731.18

New Bay Window (Not Counted Towards FAR)

Section	Dimensions	Area (s.f.)
BW1	1'-9 1/2" x 8'-8"	15.56
BW2	8'-8" x 2'-0"	17.3
BW3	8'-8" x 2'-0"	17.3
BW4	8'-8" x 2'-0"	17.3
BW Total		67.46

New Porch (Not Counted Towards FAR)

Section	Dimensions	Area (s.f.)
NP1	11'-1 1/2" x 5'-9"	64.02
NP Total		64.00

New Hardscape Area

Section	Dimensions	Area (s.f.)
NH1	2'-10" x 4'-0"	11.33
NH2	17'-4 1/2" x 4'-0"	69.41
NH3	12'-11 1/2" x 4'-0"	51.83
NH4	7'-11 1/2" x 2'-10"	22.54
NH5	7'-11 1/2" x 2'-10"	22.54
NH6	7'-11 1/2" x 2'-10"	22.54
NH7	7'-11 1/2" x 2'-10"	21.77
NH8	Irregular Shape	674.15
NH9	7'-7 1/2" x 4'-3 1/2"	32.62
NH Total		928.78

New Trellis Area - 5% Lot Coverage Exemption

Section	Dimensions	Area (s.f.)
T1	13'-0" x 12'-0"	156.00
T Total		156.00

LA	Lot Area:	13,170.0	
NL=NFL+NSL	Total New Living Area	3,576.0	
NG	Total New Garage	490.8	
TNE=NL+NG	Total New Residence	4,066.8	<4067 (OK)
FAR=3850+217	Maximum FAR Allowed	4,067.0	
TNE/LA	FAR Percentage Proposed	30.88%	<4067 (OK)
LC=NFL+NG+NP+CP+BW1	Total Lot Coverage	3,676.1	
LA*30%	Maximum Lot Coverage Allowed	3,951.0	30%
LC/LA	Lot Coverage Percentage Proposed	27.91%	<30% (OK)
LAE=LA*.05%	Lot Coverage Exemption Max. 500' (Trellis)	500.00	
T	Trellis Area	156	(OK)
LAE/T	Lot Coverage Exemption Percentage (Trellis)	1.2%	<5% (OK)
SA	Front Yard Setback Area	2,062.0	
NH	Front Yard Hardscape Area Proposed	928.8	
FR*50%	Maximum Front Yard Hardscape Percentage Allowed	1,031.0	50%
NH/SA	Front Yard Hardscape Percentage Proposed	45%	<50% (OK)

Maximum lot coverage 30% pursuant to LAMC Section 14.06.060.C.

T# = NEW TRELLIS AREA

NH# = NEW HARDSCAPE AREA

NG# = NEW GARAGE AREA

NL# = NEW LIVING AREA

AD# = NEW ACCESSORY DWELLING UNIT AREA

BW# = BAY WINDOW AREA

NP# = NEW PORCH AREA

FLOOR AREA LEGEND | -

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ARCHITECTURE

1000 S Winchester Blvd
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FLOOR AREA CALCULATION

W S N E A0.2

[HOME] FOR LOTS SEVENTY (70) FEET OR GREATER IN WIDTH, THE DAYLIGHT PLANE STARTS AT A HEIGHT OF ELEVEN (11) FEET AT EACH SIDE PROPERTY LINE AND AT AN ANGLE OF TWENTY-FIVE (25) DEGREES FROM THE HORIZONTAL

NO DAYLIGHT PLANE PROTRUSIONS

FRONT VIEW (WEST) - 2

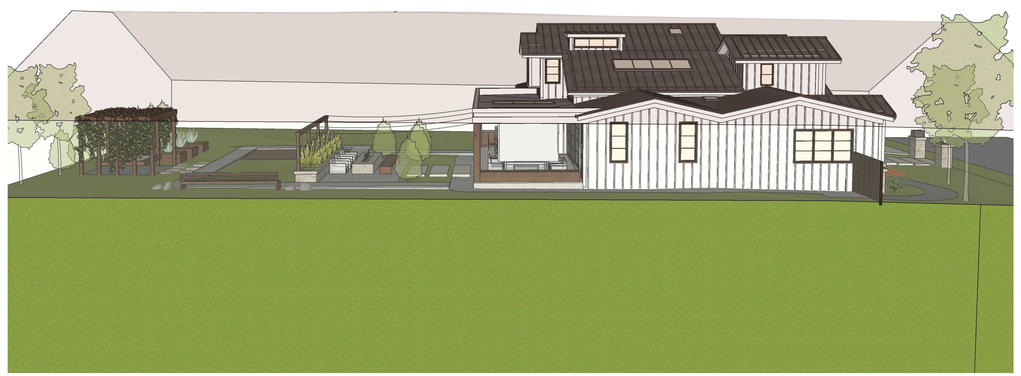
NO DAYLIGHT PLANE PROTRUSIONS

RIGHT VIEW (NORTH) - 1

NO DAYLIGHT PLANE PROTRUSIONS

REAR VIEW (EAST) - 3

NO DAYLIGHT PLANE PROTRUSIONS



LEFT VIEW (SOUTH) - 4

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ARCHITECTURE

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San Jose, CA 95128
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DAYLIGHT PLANE

A0.3

540 PATRICK

550 PATRICK

530 PATRICK

520 PATRICK

491 PATRICK

521 PATRICK

531 PATRICK

500 PATRICK

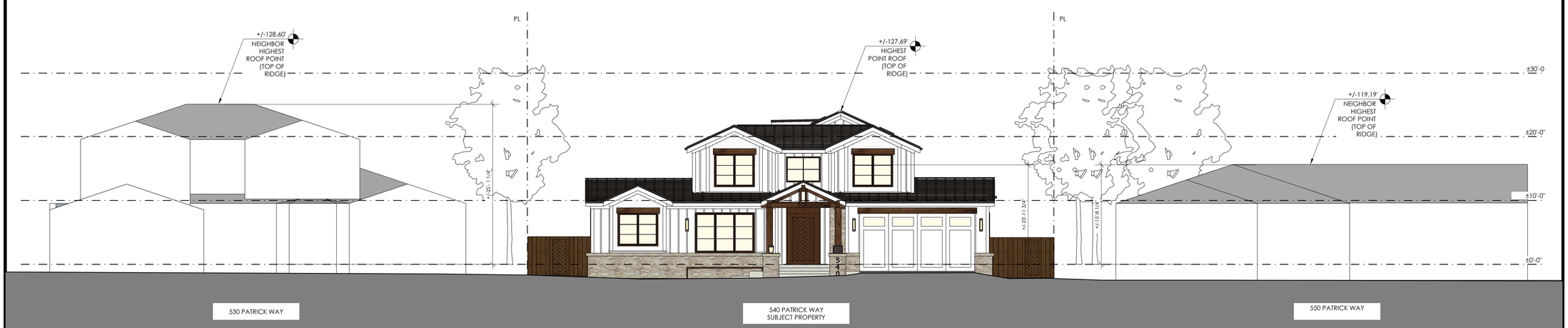
551 PATRICK

541 PATRICK

501 PATRICK

490 PATRICK

NEIGHBORHOOD CONTEXT MAP & PHOTOS | - | 1



STREETSCAPE ELEVATION | 1/8" | 2

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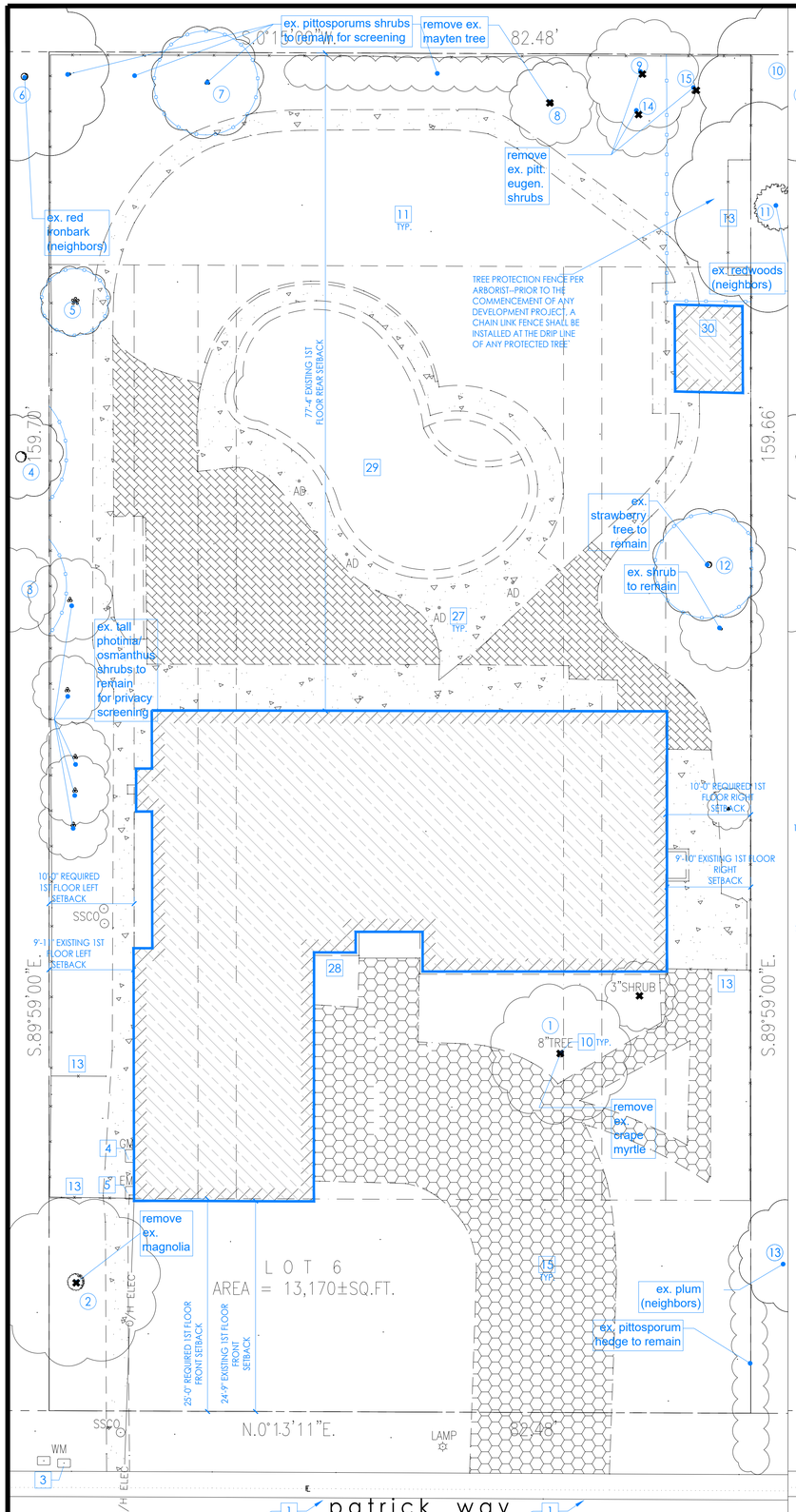
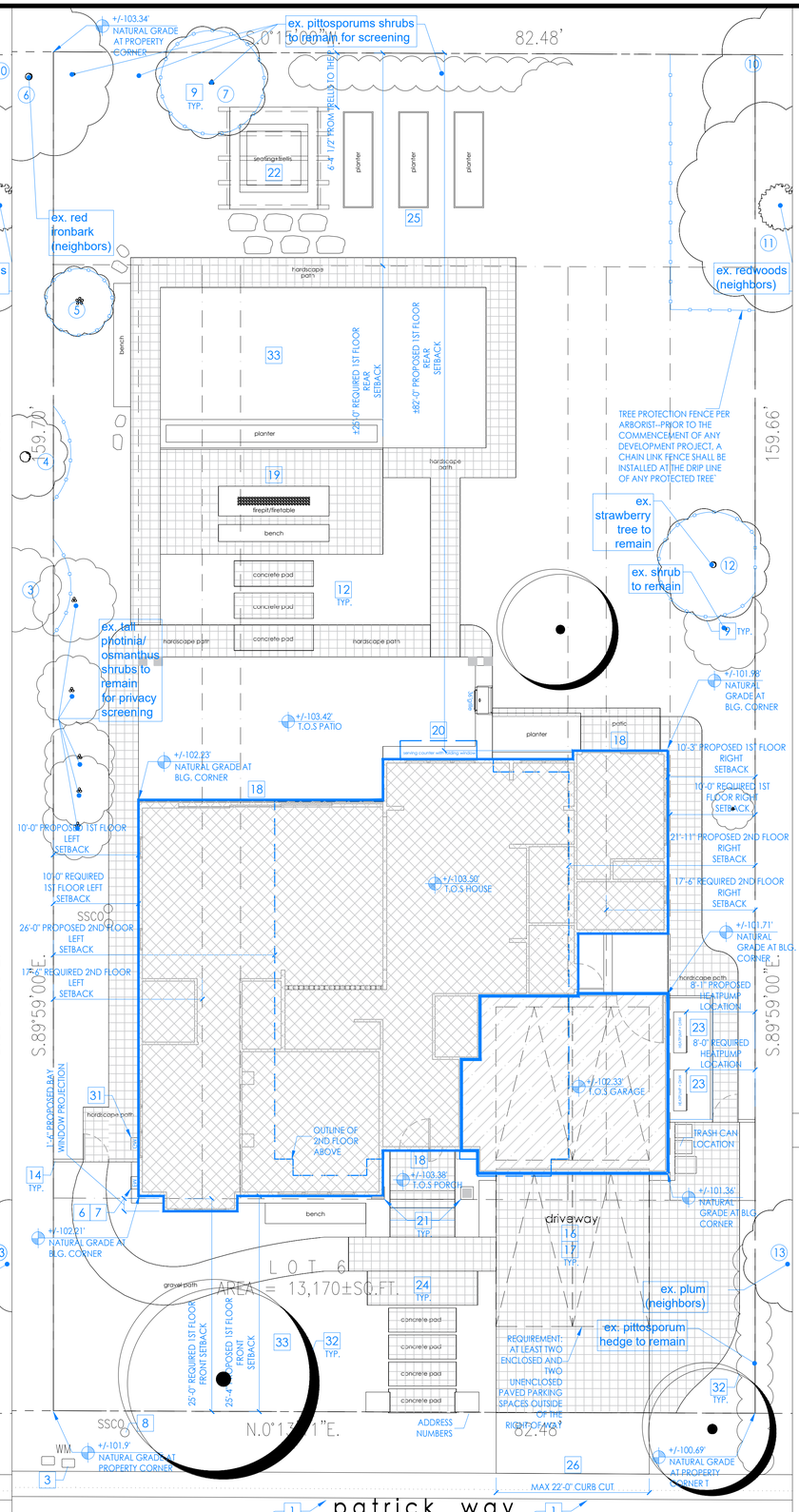
NEIGHBORHOOD CONTEXT

A0.4a



DEMO SITE PLAN | 1/8" | 2



SITE PLAN | 1/8" | 1

= NUMBER TO KEY NOTE BELOW

1. EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
2. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
3. (E) WATER METER--CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD
4. (E) GAS METER TO BE REMOVED
5. (E) ELECTRICAL METER TO BE REMOVED
6. (N) ELECTRICAL METER LOCATION--CONTRACTOR TO COORDINATE WITH LOCAL ELECTRICAL COMPANY FOR UPGRADE (400 AMPS)
7. UFER GROUND CONNECTION PER CEC 250-52
8. (E) 4" SEWER LATERAL--CONTRACTOR TO VERIFY LOCATION IN FIELD--PROVIDE CLEANOUT AT THE POINT OF CONNECTION BETWEEN THE BUILDING SEWER AND THE MUNICIPAL LATERAL, USE AN APPROVED FITTING TO BRING THE CLEANOUT RISER TO GRADE. WHERE SEWER CLEANOUTS ARE TO BE CONNECTED TO EXISTING MUNICIPAL LATERALS, SUCH CONNECTIONS SHALL BE ACCOMPLISHED BY USE OF AN APPROVED FITTING
9. (E) TREE(S) TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT (IF PROVIDED) FOR ADDITIONAL INFORMATION
10. (E) TREE(S) TO BE REMOVED
11. (E) SOFTSCAPE TO BE REMOVED
12. (N) SOFTSCAPE--PROVIDE DRIP IRRIGATION
13. (E) FENCE AND GATES TO BE REMOVED
14. (N) FENCE AND GATE--VERIFY FINAL DESIGN AND FINISH WITH OWNER--NEW FENCES TO CONFORM TO JURISDICTION'S FENCE REGULATIONS
15. (E) DRIVEWAY TO BE REMOVED
16. (N) DRIVEWAY, CONCRETE OVER 8" BASE ROCK AND 2" SAND PER GEOTECH REPORT -- VERIFY PAVER DESIGN WITH OWNER
17. (N) HARDSCAPE--SLOPE AWAY FROM HOUSE @ 2% MIN.
18. (N) EXTERIOR DOORS--SEE D&W SCHEDULE FOR MORE INFO
19. (N) FIRE PIT--SEE LANDSCAPE PLANS FOR MORE INFO
20. (N) OUTDOOR KITCHEN--SEE FLOOR PLANS FOR MORE INFO
21. (N) PORCH COLUMNS--RELOCATED OUTSIDE OF THE FRONT SETBACK
22. (N) TRELLIS
23. (N) HEATPUMP UNIT PAD(S)--PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED, VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. HEATPUMP UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE OF 66 DECIBELS -- MITSUBISHI - 42K BTU - M-SERIES OUTDOOR CONDENSER- FOR 2-5 ZONES MODEL # MXZ-5C42NA2--FAN SPEED COOLING 56 dB/HEATING 58 dB 5 FEET FROM THE UNUIT
24. (N) WALKWAY, CONCRETE PADS (INTEGRAL COLOR)
25. (N) PLANTER--SEE FLOOR PLANS FOR MORE INFO
26. (N) CURB CUT PER LOCAL JURISDICTION'S STANDARD DETAIL--SEE CIVIL PLANS
27. (E) HARDSCAPE TO BE REMOVED
28. (E) AC UNIT TO BE REMOVED
29. (E) POOL TO BE REMOVED
30. (E) SHED TO BE REMOVED
31. (N) GAS METER LOCATION--INSTALL TWO 2" DIAMETER x 30" TALL STEEL PIPE BOLLARDS EMBEDDED IN 2 FT DEEP CONCRETE FOOTINGS IF GAS METER IS WITHIN 3 FEET OF DRIVEWAY
32. (N) TREE(S)--SEE LANDSCAPE PLANS FOR MORE INFORMATION
33. (N) SYNTHETIC TURF--SEE LANDSCAPE PLAN FOR MORE INFO

SITE PLAN KEYNOTES | -

PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO

REQUIRED YARD SETBACK

TREE PROTECTION FENCING--REFER TO ARBORIST REPORT FOR MORE DETAIL

NEW GARAGE AREA

EXISTING LIVING AREA

NEW LIVING AREA

NEW HARDSCAPE AREA

+/-XX.XX' XX SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO

(1) TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO

TREE TO BE REMOVED

NOTES:
1. (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
2. (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.
3. SEE LS PLANS FOR ALL SITE CONCRETE AND HARDSCAPE DETAILS--CO-ORDINATE WITH CIVL & GEOTECH. REQUIREMENTS

SITE PLAN LEGEND | -

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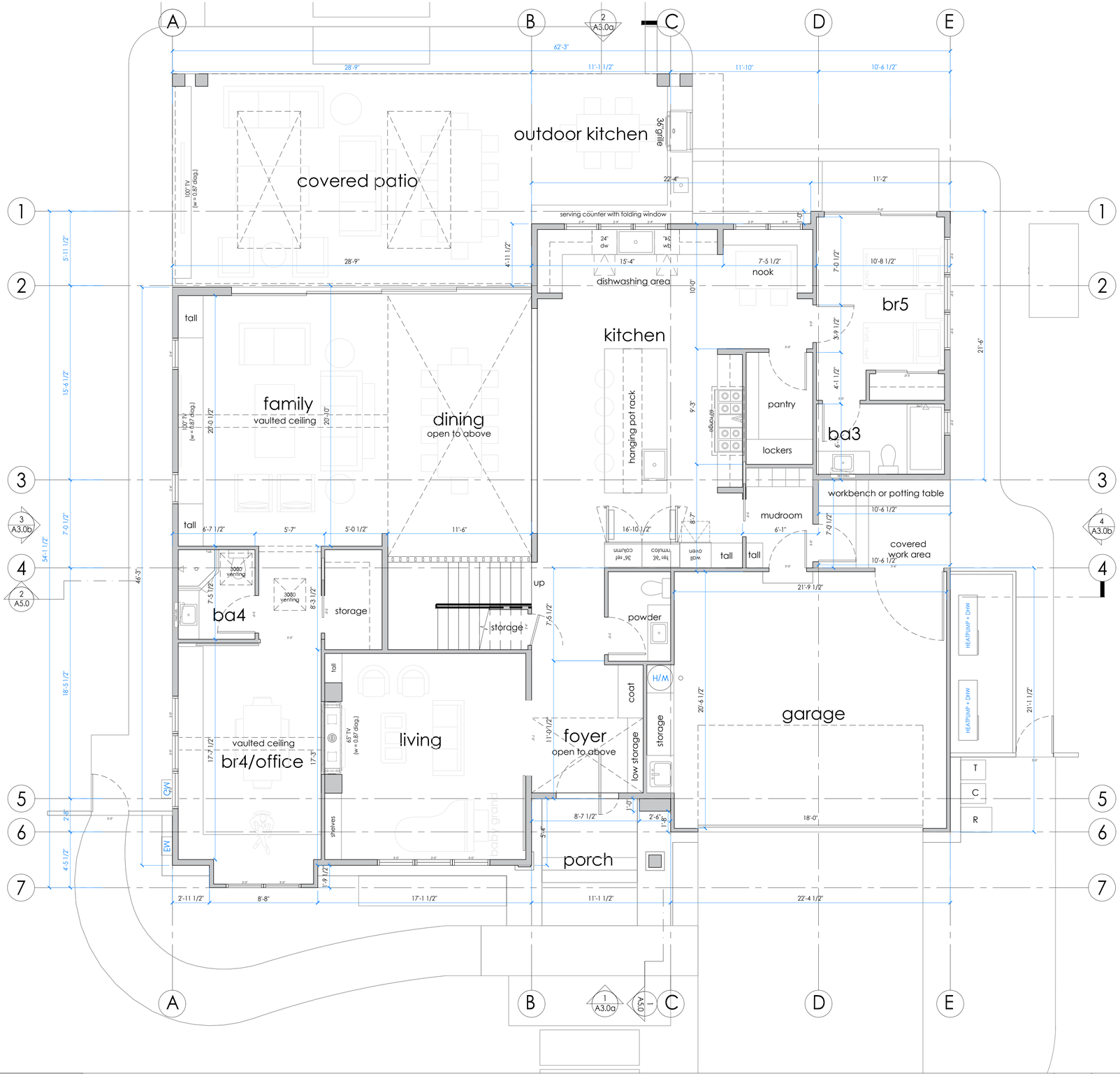
SITE PLAN
&
DEMO SITE PLAN

W S N E A1.0



FLOOR PLAN KEYNOTES

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(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16"O.C--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2--INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD

FLOOR PLAN LEGEND

-

1 2 3 4 6 feet

1ST FLOOR PLAN | 1/4" | 1

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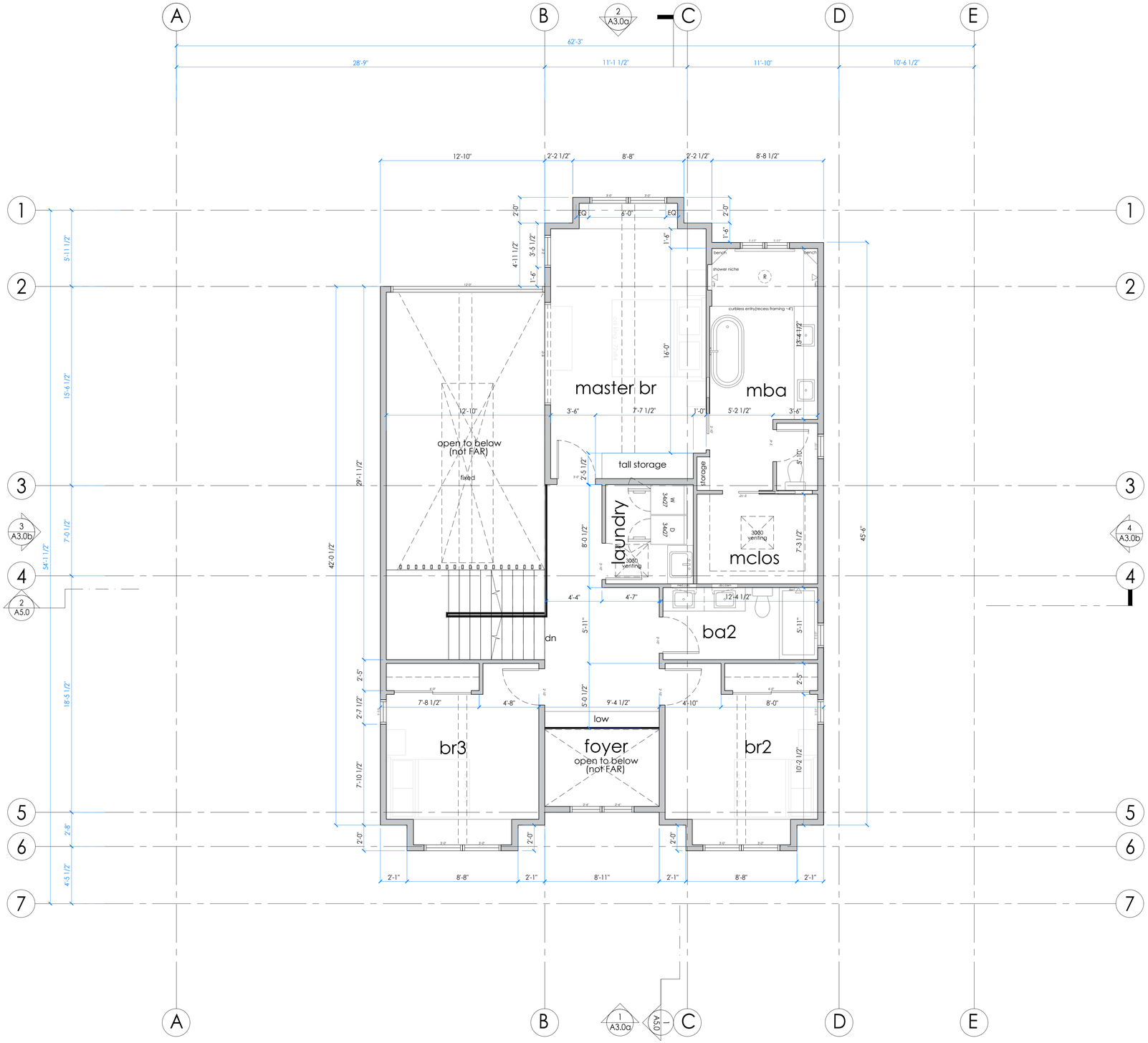
1ST

FLOOR PLAN

A2.1a



FLOOR PLAN KEYNOTES

-

(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16"O.C--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2--INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD

FLOOR PLAN LEGEND

-

1 2 3 4 6 feet

2ND FLOOR PLAN | 1/4" | 1

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ARCHITECTURE

1000 S Winchester Blvd
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Charng-Chow Residence
NEW SINGLE FAMILY RESIDENCE

Los Altos, 540 Patrick Way

Ann Charng and Alvin Chow

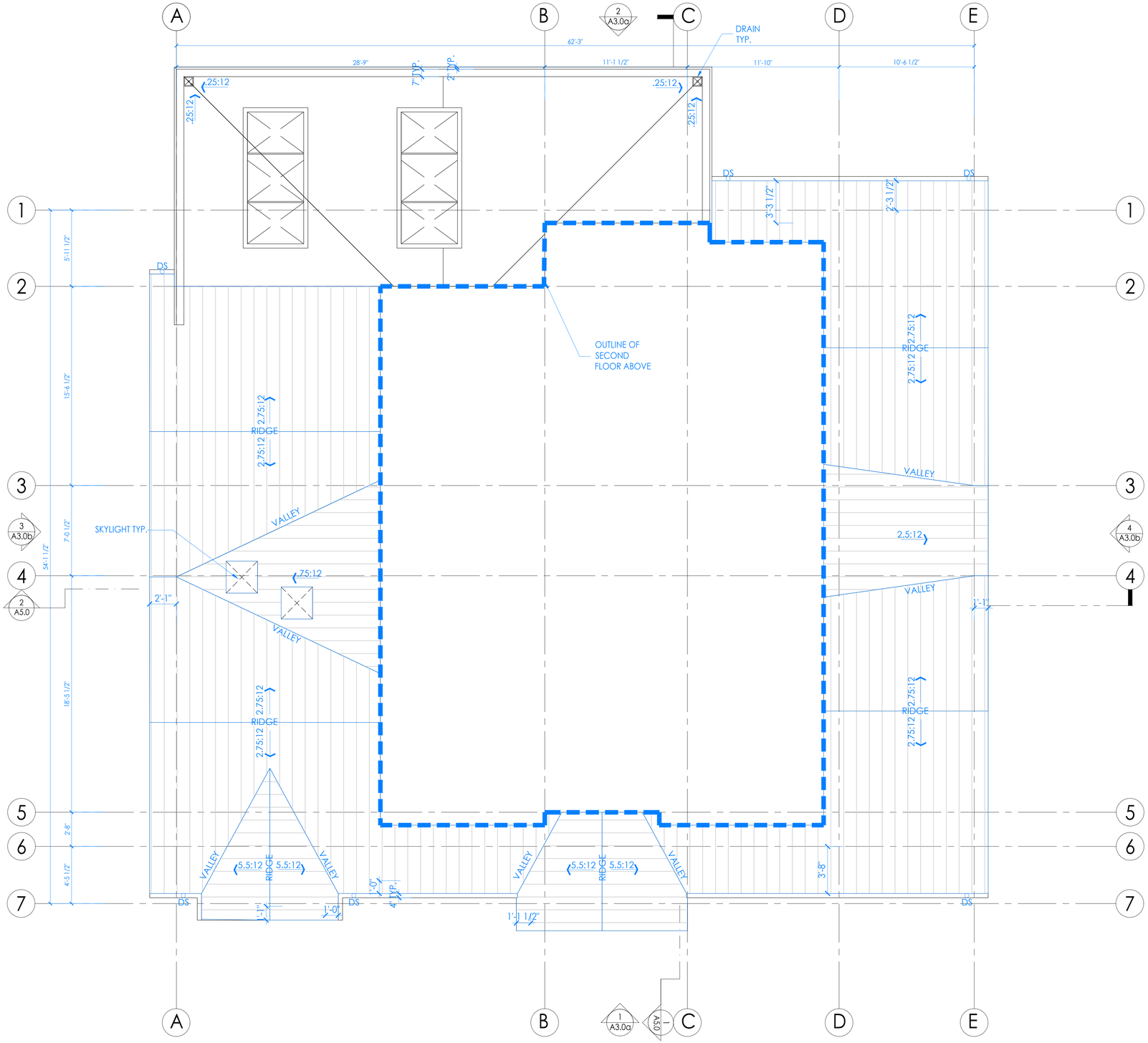
LICENSED ARCHITECT
EUGENE H. SAKAI, AIA
C27,719
12-31-23
STATE OF CALIFORNIA

PROJECT NO.			
21-020			
REVISION	DATE	DESCRIPTION	DRAWN BY
	01.31.2022	PLANNING PERMIT SUBMITTAL	AA/JG
1	04.05.2022	P. PACKAGE RESUBMITTAL	JB
2	07.06.2022	P. PACKAGE RESUBMITTAL	IG/AD

2ND

FLOOR PLAN

A2.1b



1 2 3 4 6 feet

LOWER ROOF PLAN 1/4" 1

ATTIC VENTILATION CALCULATIONS AND NOTES -

STANDING SEAM METAL ROOF, MIN CLASS C--MANUF: AEP SPAN; STYLE: DESIGN SPAN- DURATECH; COVERAGE: 16"; GAUGE: 22; COLOR: BLACK--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND UES EVALUATION REPORT #0309

SINGLE PLY ROOFING, MIN CLASS "A"--MANUF: GAF OR EQUAL; STYLE: FULLY ADHERED EVERGUARD EXTREME TPO ROOFING MEMBRANE; THICKNESS: 60 MILLIMETER MIN.--INSTALL O/ 1/2" HIGH DENSITY POLYISO BOARD O/ SLOPING PLYWOOD SHEATHING TO ENSURE MIN. 3/8:12 SLOPE. INSTALL RIVER-WASHED ROUND STONE BALLAST o/ 6-OZ MIN. POLYMAT FILTER FABRIC o/ ROOFING MEMBRANE AT LOW ROOFS THAT ARE VISIBLE FROM 2ND FLOOR WINDOWS--INSTALL PER MANUF. 20-YEAR WARRANTY INSTRUCTIONS.

DENOTES FLAT ROOF DRAIN CONNECTED TO HARDPIPED 2" RAIN WATER LEADER AND 2" ROOF OVERFLOW. OVERFLOW TO BE CONNECTED TO ESCUTCHEON--SEE DETAILS--ENSURE ROOFING OVERLAPS ROOF DRAIN PER BOTH DRAIN AND ROOF MANUF. DIRECTIONS avoid roof drainage in wall cavities where possible

DS — DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - PAINTED TO MATCH TRIM COLOR-- VERIFY SPEC. W/ OWNER. INSTALL PER MFR. INSTRUCTIONS

DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL

LINE OF BLDG. BELOW

ROOF PLAN LEGEND

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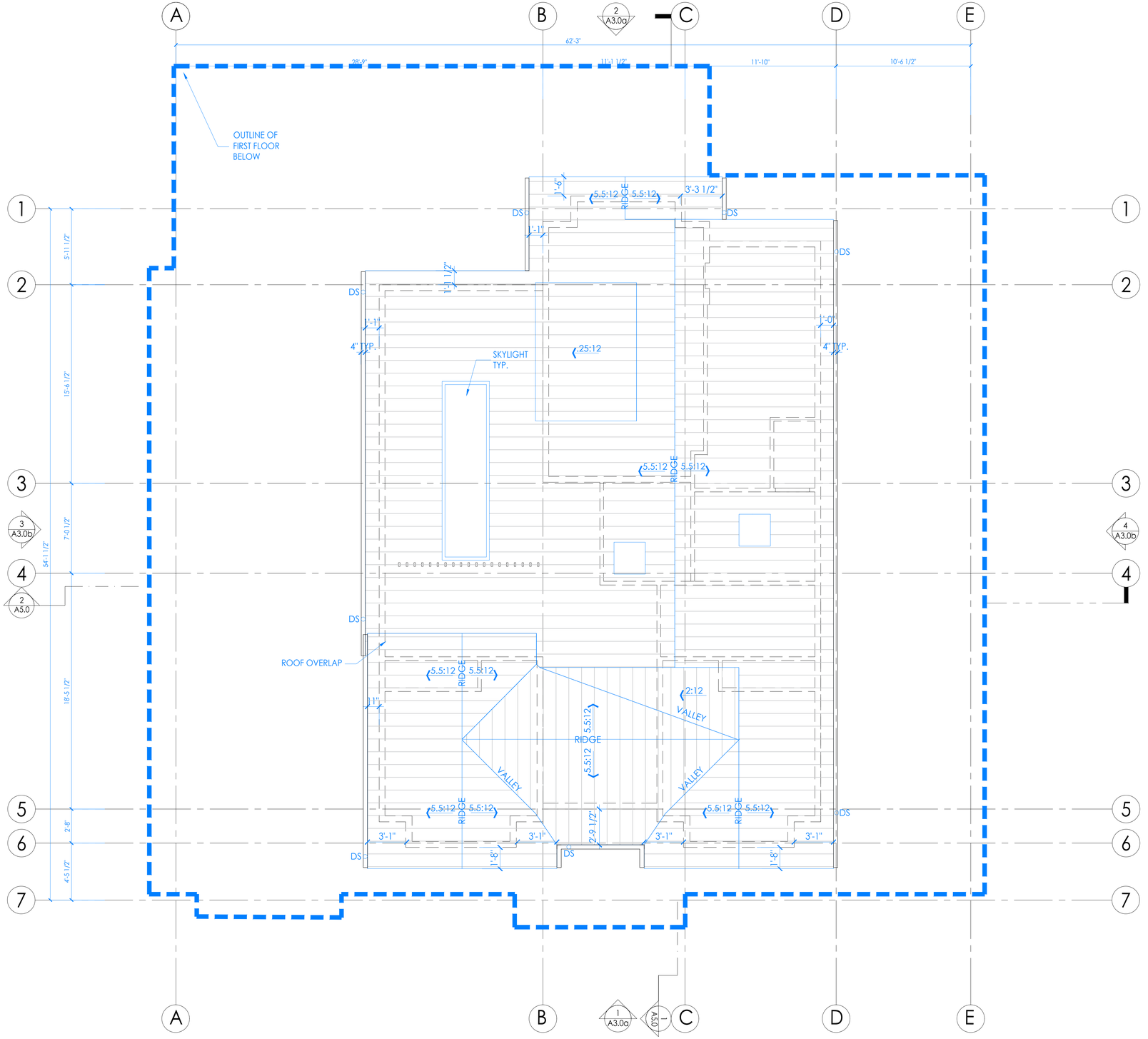
LICENSED ARCHITECT EUGENE R. SAKAI AIA REG. No. C27,719 12-31-23 STATE OF CALIFORNIA

PROJECT NO.	21-020
REVISION	DESCRIPTION / DATE / DRAWN BY
	PLANNING PERMIT SUBMITTAL 01.31.2022 AA/IG
1	P. PACKAGE RESUBMITTAL 04.05.2022 JB
2	P. PACKAGE RESUBMITTAL 07.06.2022 IG/AD

LOWER ROOF PLAN

A2.2a



1 2 3 4 6 feet

UPPER ROOF PLAN | 1/4" | 1

ATTIC VENTILATION CALCULATIONS AND NOTES | -

STANDING SEAM METAL ROOF, MIN CLASS C--MANUF: AEP SPAN; STYLE: DESIGN SPAN- DURATECH; COVERAGE: 16"; GAUGE: 22; COLOR: BLACK--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND UES EVALUATION REPORT #0309

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DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL

LINE OF BLDG. BELOW

ROOF PLAN LEGEND

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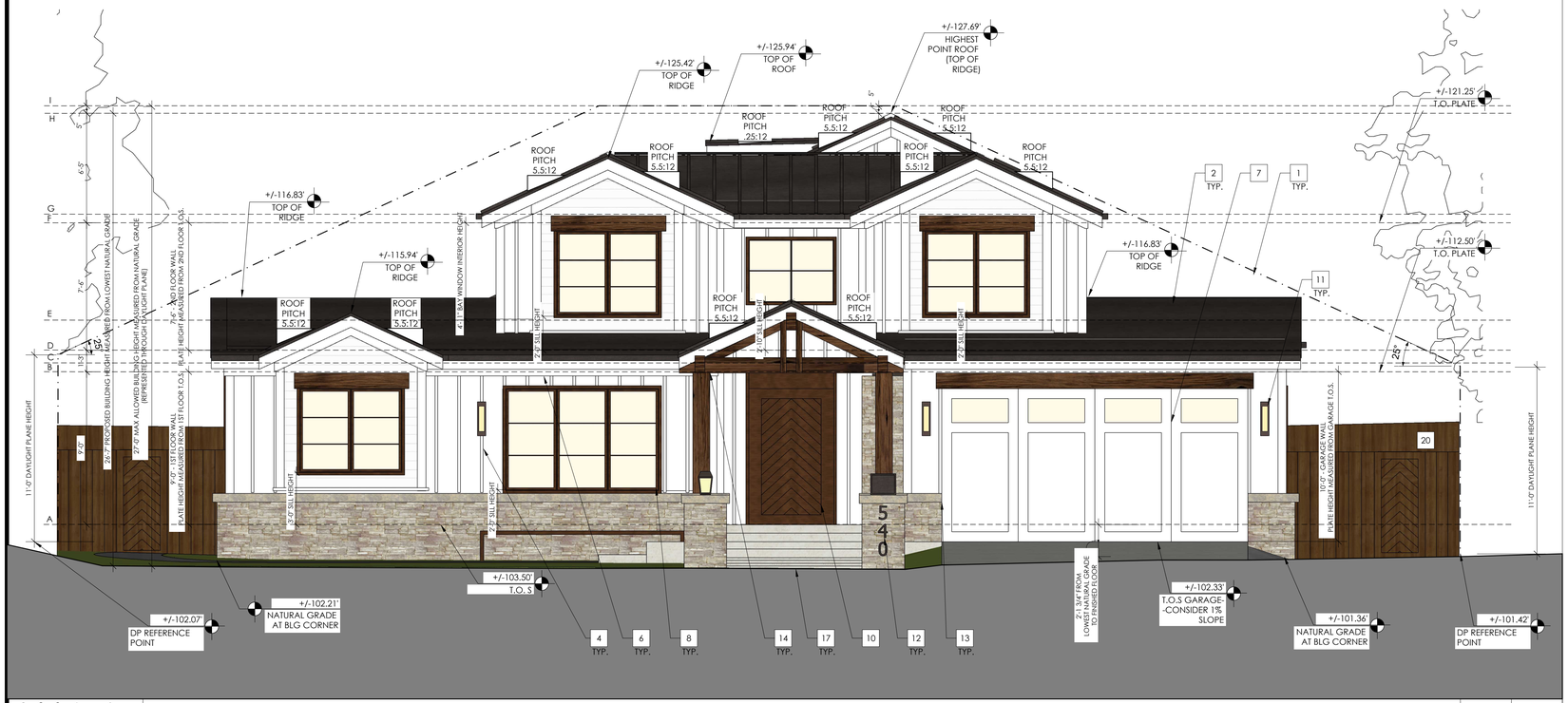
DRAWN BY
AA/JG
JB
IG/AD

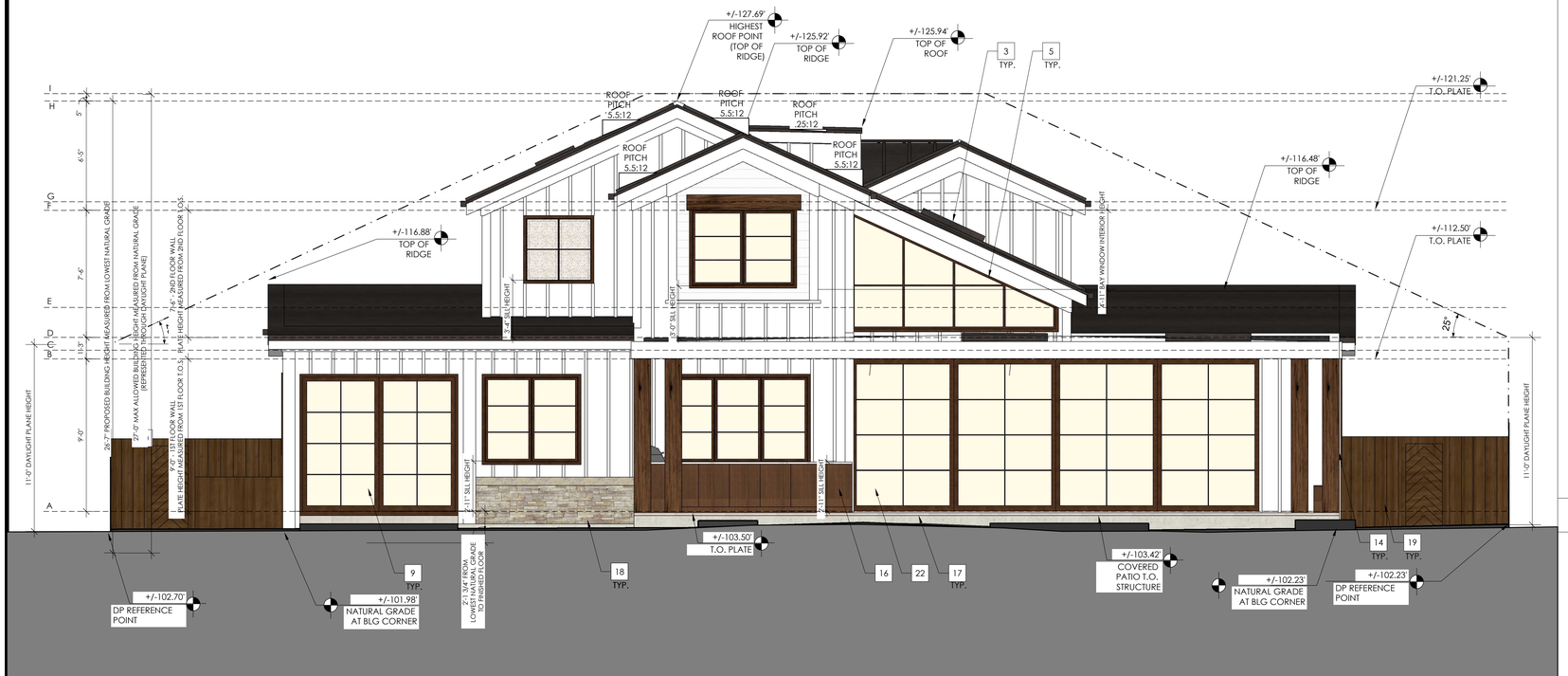
UPPER ROOF PLAN

A2.2b



1 2 3 4 6 feet

WEST ELEVATION (FRONT) | 1/4" | 1



1 2 3 4 6 feet

EAST ELEVATION (REAR) | 1/4" | 2

#	= NUMBER OF KEYNOTE BELOW
1	DAYLIGHT PLANE AS DEFINED BY JURISDICTION
2	STANDING SEAM METAL ROOFING--SEE ROOF PLAN FOR MORE INFO
3	SKYLIGHT--SEE WINDOW SCHEDULE FOR MORE INFO
4	PANEL VERTICAL SIDING BOARD AND BATTEN o/ 1 LAYER TYVEK HOUSE WRAP--MANUF.: JAMES HARDIE STYLE: EXPOSURE: 2"; STYLE: SMOOTH VERTICAL SIDING--www.artisanluxury--SEE DETAILS [XX/XX]--SIDING TO CONFORM TO CRC TABLE 703.4-INSTALL PER MANUF. WARRANTY INSTRUCTIONS
5	PAINTED WOOD TRIM--2x10 FASCIA WITH 4" PAINTED SHEET METAL GUTTER--VERIFY GUTTER PROFILE WITH OWNER PRIOR TO FABRICATION--SEE ROOF PLAN FOR MORE INFO
6	PAINTED WOOD TRIM--2x12 BELLYBAND
7	PAINTED GRADE WOOD GARAGE DOOR WITH TEMPERED GLAZING PICTURE WINDOWS--SEE DOOR SCHEDULE FOR MORE INFO
8	WINDOW OPENING WITH SIMULATED DIVIDED LITES: GRIDS ON THE INTERIOR AND EXTERIOR OF THE GLASS--SEE WINDOW AND DOOR SCHEDULES FOR MORE INFO--WINDOWS TO HAVE 2'x2" PAINTED FIBER CEMENT TRIM TYPICAL, U.N.O.
9	DOOR OPENING WITH SIMULATED DIVIDED LITES: GRIDS ON THE INTERIOR AND EXTERIOR OF THE GLASS--SEE WINDOW AND DOOR SCHEDULES FOR MORE INFO--TO HAVE 2'x2" PAINTED FIBER CEMENT TRIM TYPICAL, U.N.O.
10	ENTRY DOOR OPENING--DOORS TO HAVE 2'x6" PAINTED WOOD TRIM TYPICAL, U.N.O.
11	EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: HINKLEY LIGHTING STYLE: ATLANTIS 1648BZ-LED; COLOR: SATIN BLACK www.hinkley.com
12	PIN MOUNTED LED ILLUMINATED ADDRESS SIGNAGE, CLEARLY VISIBLE FROM ADJACENT STREET--HEIGHT: 10" ; STYLE: LUMA-NUMBERS, BACKLIT LED ADDRESS NUMBERS; FINISH: BLACK www.modernlights.com-- PROVIDE PHOTOSENSOR CONNECTED LED BACKLIGHTING @ EACH NUMBER
13	STONE WAISCOT FINISH "L" ANGLE --MANUF.: KONATURAL STONE STYLE: BERKSHIRE; INSTALL PER MANUF. INSTRUCTIONS AND MVMA INSTALLATION GUIDE FOR COMPLIANCE WITH ASTM C1780
14	WOOD COLUMN--S.S.D. FOR MORE INFO
15	WOOD TRELLIS--SEE ROOF PLAN FOR MORE INFO
16	OUTDOOR KITCHEN--OWNER TO PROVIDE SPECS
17	HARDSCAPE--SEE SITE PLAN FOR MORE INFO
18	PLANTER--SEE SITE PLAN FOR MORE INFO
19	WOOD FENCE--SEE SITE PLAN FOR MORE INFO
20	STORAGE--SEE SITE PLAN FOR MORE INFO
21	FIRE PIT--SEE SITE PLAN FOR MORE INFO
22	SLIDING DOOR OPENING WITH SIMULATED DIVIDED LITES: GRIDS ON THE INTERIOR AND EXTERIOR OF THE GLASS--SEE WINDOW AND DOOR SCHEDULES FOR MORE INFO--TO BE TRIMLESS

KEYNOTES | - | -

NOTES:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 4/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES
5. EXTERIOR HARDSCAPE AND EXTERIOR STAIRS NOT SHOWN FOR CLARITY--SEE A0.3a FOR 3D MODEL VIEWS

ELEVATION GRID LINE KEY
A FISRT FLOOR TOP OF STRUCTURE= +/- 103.50'
B FIRST TYPICAL PLATE HEIGHT (+9'-0")= +/- 112.50'
C GREAT ROOM AND REAR BEDROOM PLATE HEIGHT (9'-6")= +/- 113'
D SECOND FLOOR TOP OF STRUCTURE= +/- 113.75'
E DINING ROOM PLATE HEIGHT (12'-0")= +/- = 115.50'
F SECOND FLOOR TYPICAL PLATE HEIGHT (+7'-6")= +/- 121.25'
G MASTER BEDROOM PLATE HEOGHT (8'-0") =+/- 121.75'
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I MAX ALLOWED BUILDING HEIGHT (27'-0")=+/- 128.11'

ELEVATION GRID LINE KEY | - | -

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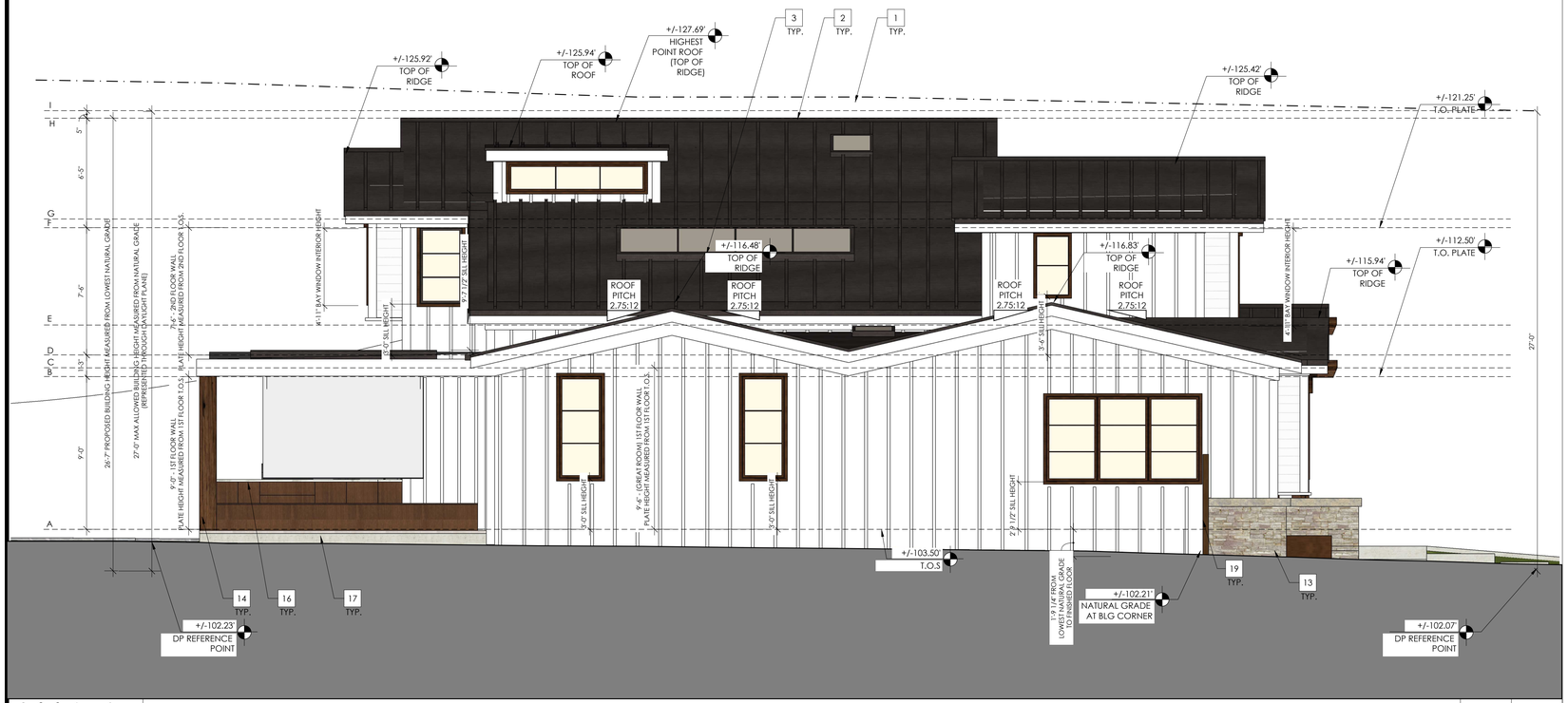
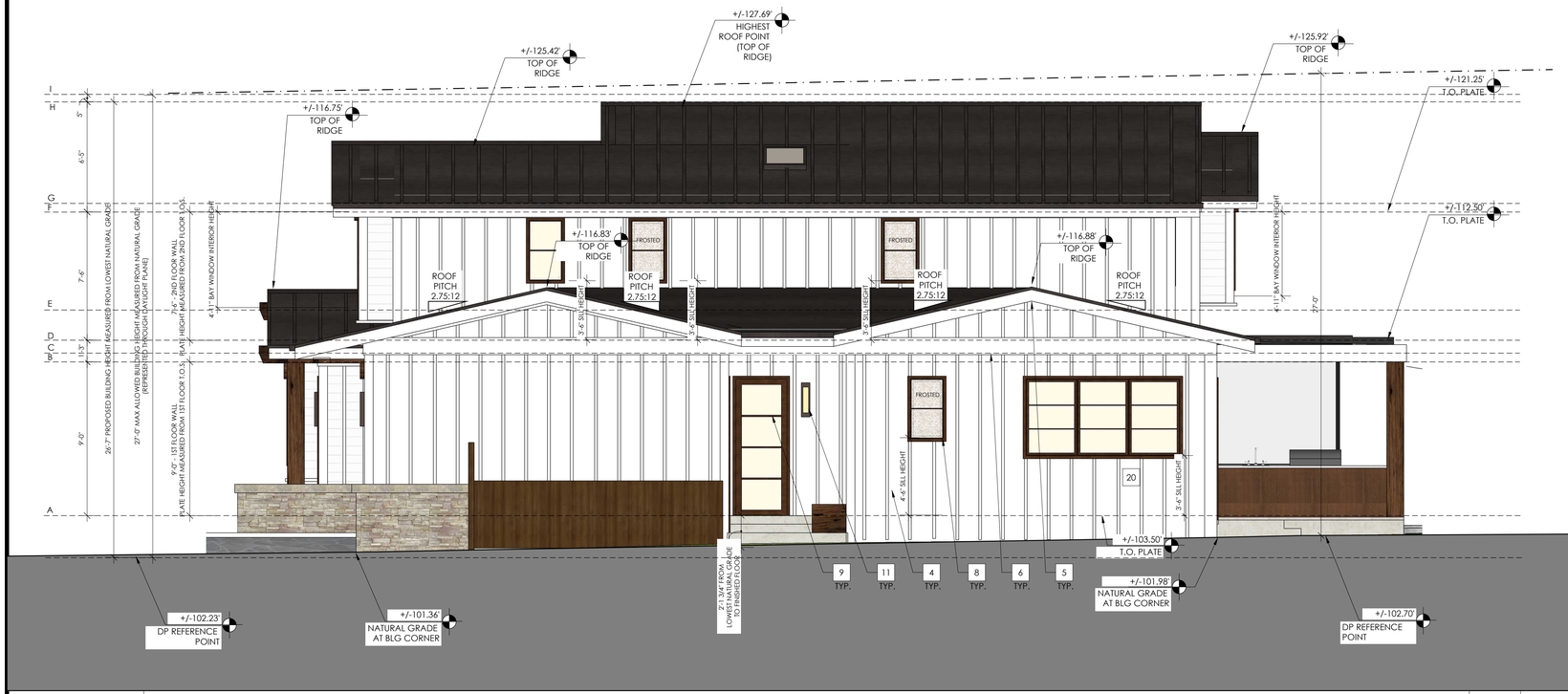
EXTERIOR ELEVATIONS

A3.0a



1 2 3 4 6 feet

NORTH ELEVATION (LEFT) | 1/4" | 3



1 2 3 4 6 feet

SOUTH ELEVATION (RIGHT) | 1/4" | 4

#	= NUMBER OF KEYNOTE BELOW
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2	STANDING SEAM METAL ROOFING--SEE ROOF PLAN FOR MORE INFO
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KEYNOTES | - | -

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ELEVATION GRID LINE KEY | - | -

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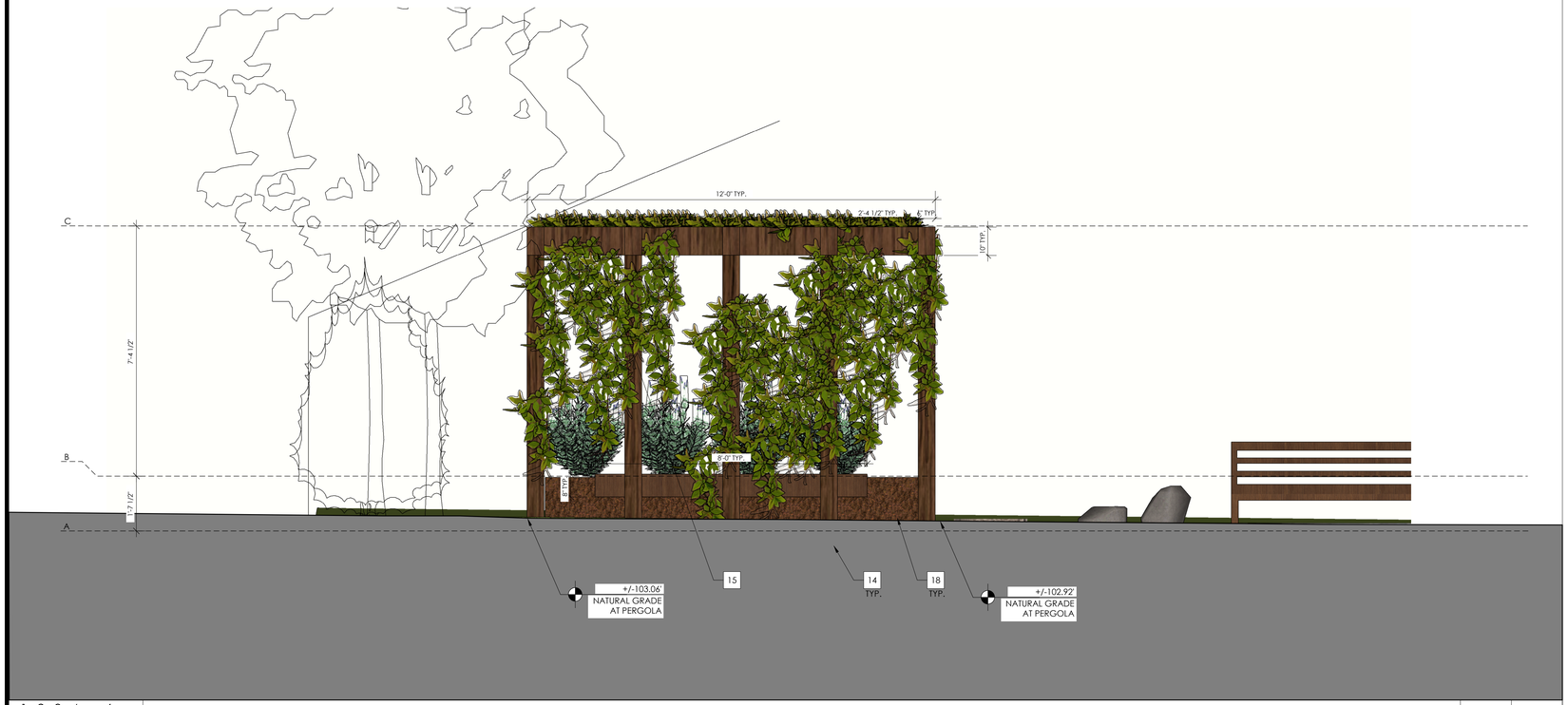
21-020

EXTERIOR ELEVATIONS

A3.0b

COVERAGE EXCEPTION PURSUANT TO LAMC SECTION 14.15.060 APPLIED



1 2 3 4 6 feet

WEST ELEVATION (LEFT) | 1/2" | 3

COVERAGE EXCEPTION PURSUANT TO LAMC SECTION 14.15.060 APPLIED

1 2 3 4 6 feet

SOUTH ELEVATION (FRONT) | 1/2" | 4

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13	BRICK WAISCOT FINISH "L" ANGLE --MANUF.: EL DORADO STONE STYLE: CLIFFSTONE; COLOR: MONTECITO;INSTALL PER MANUF. INSTRUCTIONS AND MVMA INSTALLATION GUIDE FOR COMPLIANCE WITH ASTM C1780
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23	SHED <6' HEIGHT--SEE LANDSCAPE PLANS FOR MORE INFO

NOTES:
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KEYNOTES | - | -

ELEVATION GRID LINE KEY
A PERGOLA LOWEST POINT ON NATURAL GRADE = +/- 102.81'
B PERGOLA SWING HEIGHT = +/- 104.54'
C PERGOLA TOP OF STRUCTURE = +/- 111.82'

ELEVATION GRID LINE KEY | - | -

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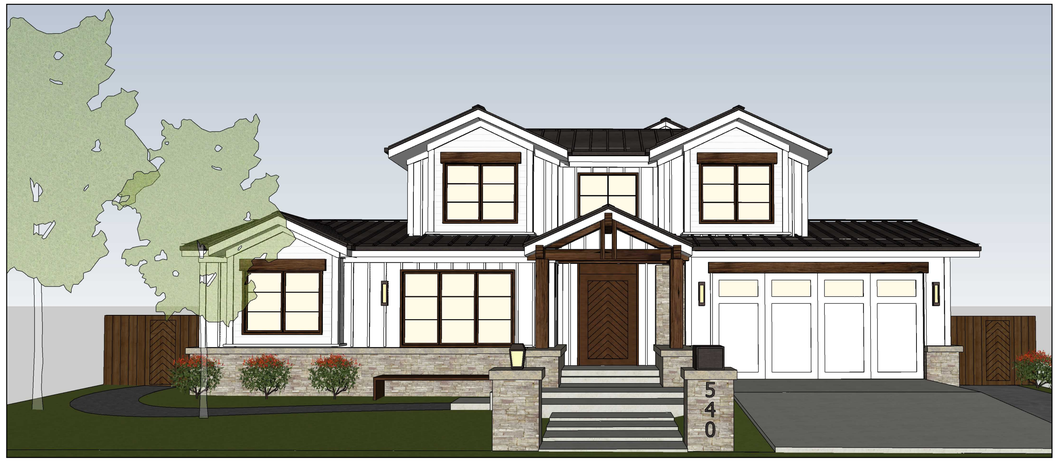
DRAWN BY
AA/IG
AA/IG
IG/AD

EXTERIOR ELEVATIONS

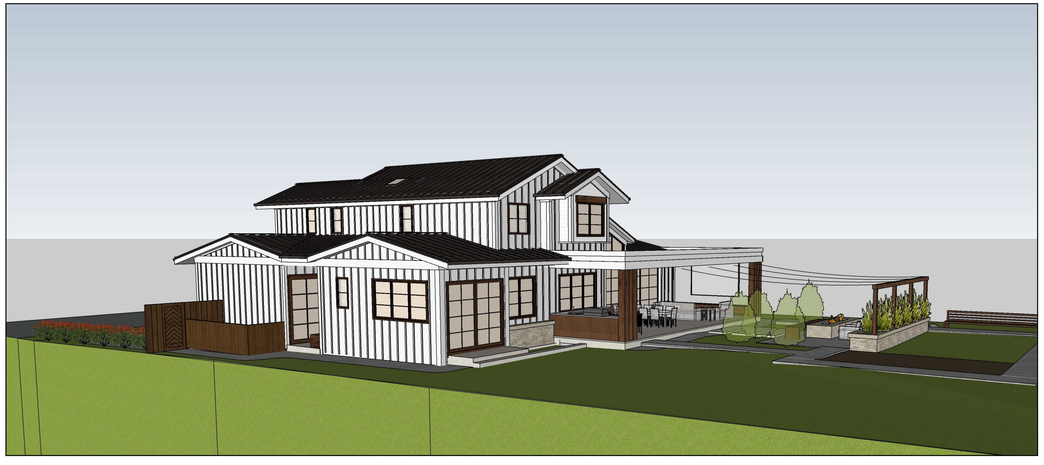
A3.0c



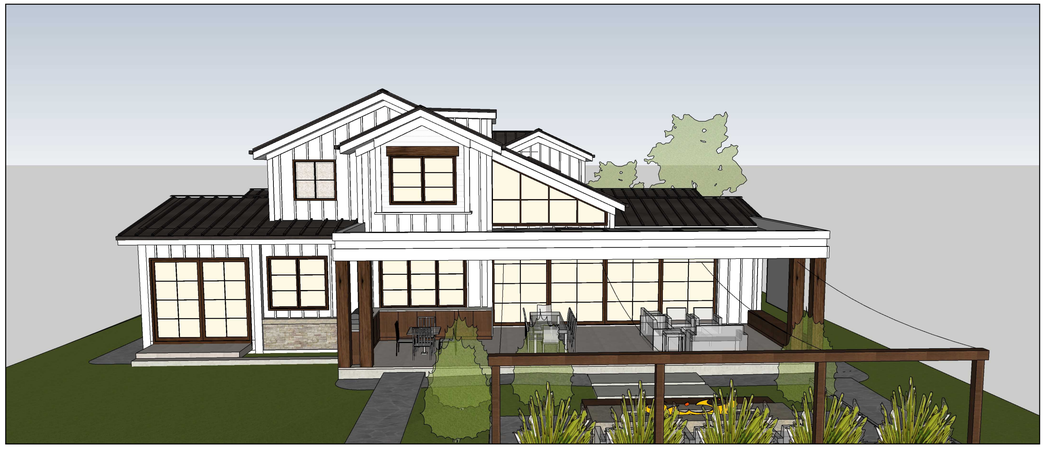
PERSPECTIVE EXTERIOR FRONT VIEW | - | 4

PERSPECTIVE EXTERIOR FRONT LEFT | - | 1

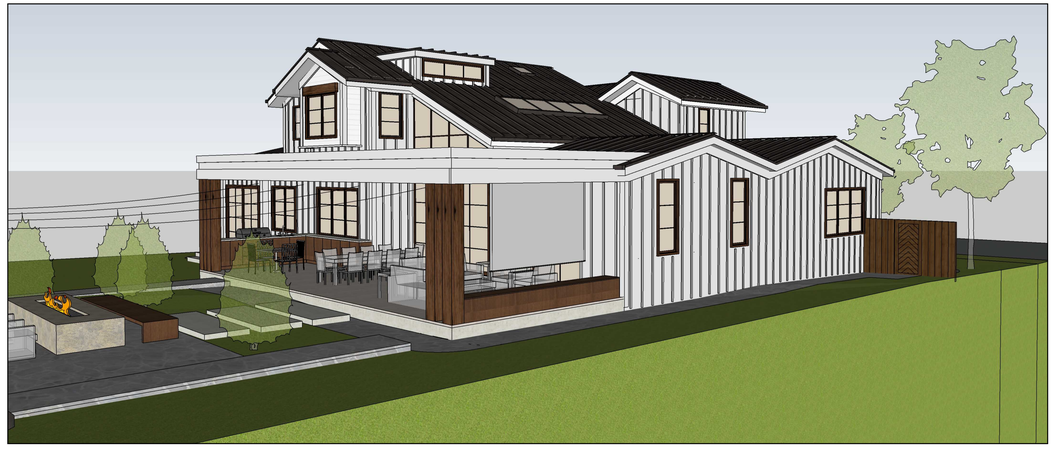
PERSPECTIVE EXTERIOR FRONT RIGHT | - | 5



PERSPECTIVE EXTERIOR REAR RIGHT | - | 2



PERSPECTIVE EXTERIOR BACKYARD | - | 6



PERSPECTIVE EXTERIOR REAR LEFT | - | 3

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Charng-Chow Residence
NEW SINGLE FAMILY RESIDENCE

Los Altos, 540 Patrick Way

Ann Charng and Alvin Chow

LICENSED ARCHITECT
EUGENE H. SAKAI, AIA, LEED AP
C27,719
12-31-23
STATE OF CALIFORNIA

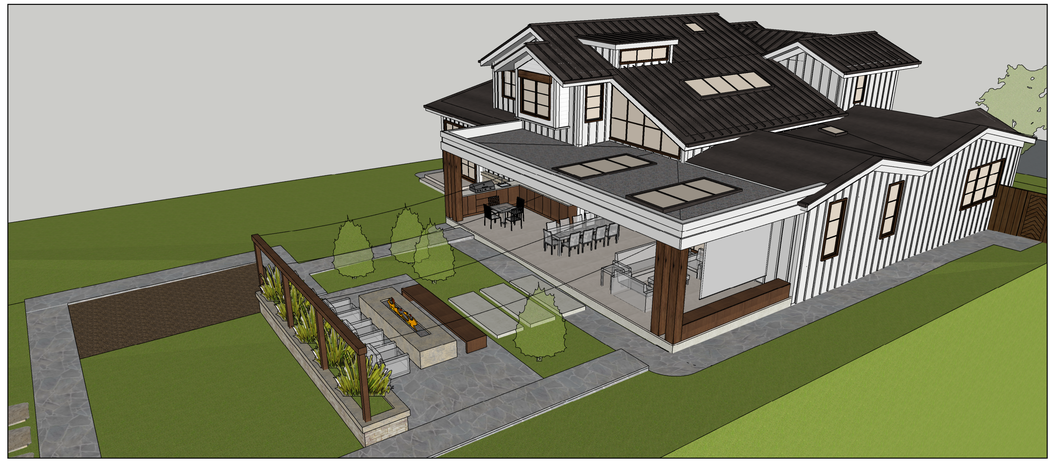
21-020

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
	01.31.2021	PLANNING PERMIT SUBMITTAL	AA/IG
1	04.05.2022	P. PACKAGE RESUBMITTAL	AA/IG
2	07.06.2022	P. PACKAGE RESUBMITTAL	IG/AD

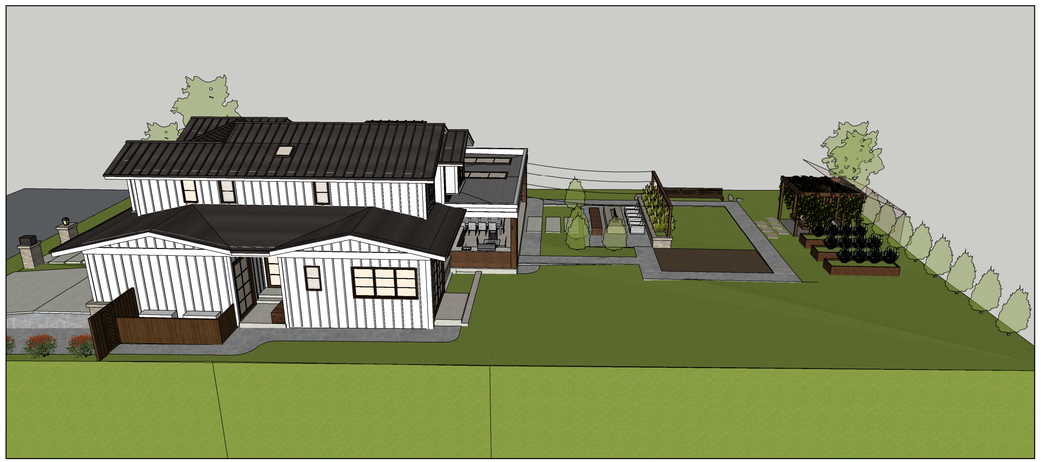
EXTERIOR PERSPECTIVES

A3.1a

PERSPECTIVE EXTERIOR BACKYARD LEFT | - | 4



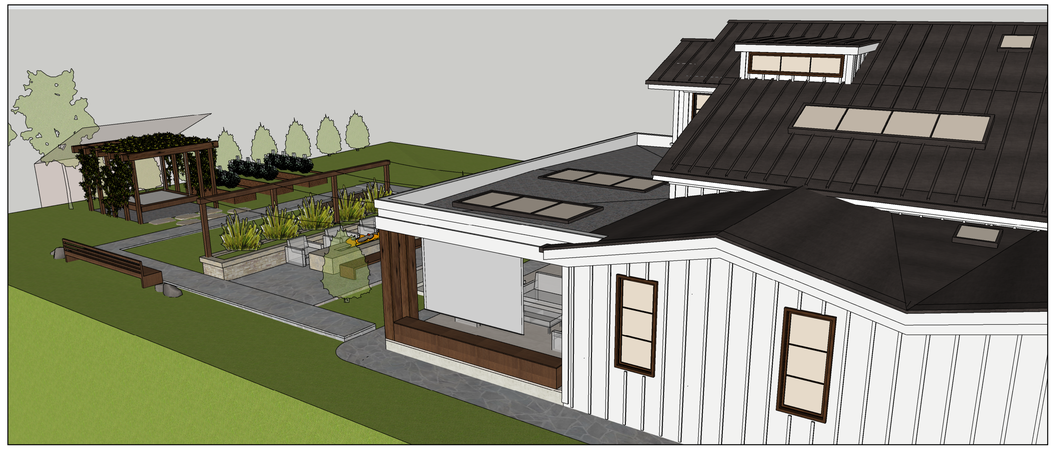
PERSPECTIVE EXTERIOR BACKYARD RIGHT | - | 1



PERSPECTIVE EXTERIOR RIGHT | - | 5

PERSPECTIVE EXTERIOR BACKYARD | - | 2

PERSPECTIVE EXTERIOR BACKYARD HIGH | - | 6



PERSPECTIVE EXTERIOR BACKYARD HIGH | - | 3

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Charng-Chow Residence

NEW SINGLE FAMILY RESIDENCE AND A NEW DETACHED ACCESSORY DWELLING UNIT

Los Altos, 540 Patrick Way

Ann Charng and Alvin Chow

LICENSED ARCHITECT
EUGENE H. SAKAI, AIA
C27.719
12-31-23
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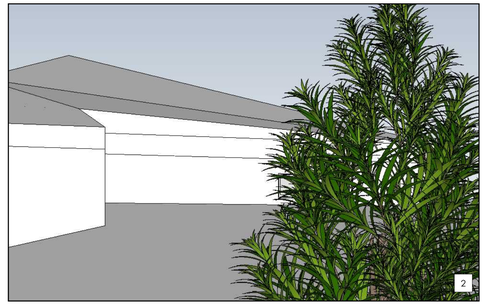
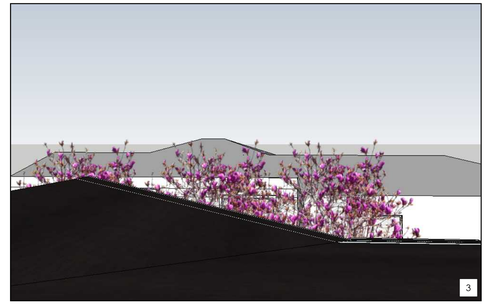
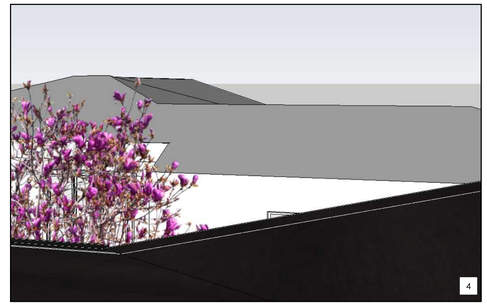
EXTERIOR PERSPECTIVES

A3.1b

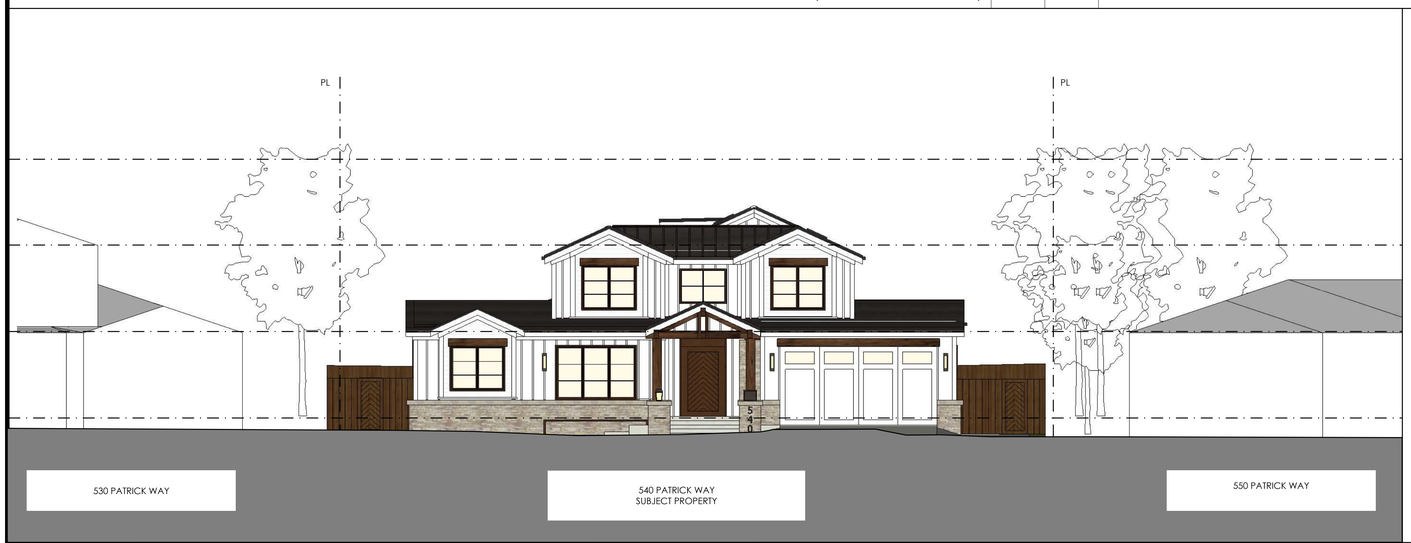


SECOND STORY VIEWS FROM SUBJECT PROPERTY - NIEGHBOR (530 PATRICK WAY) | - | 1

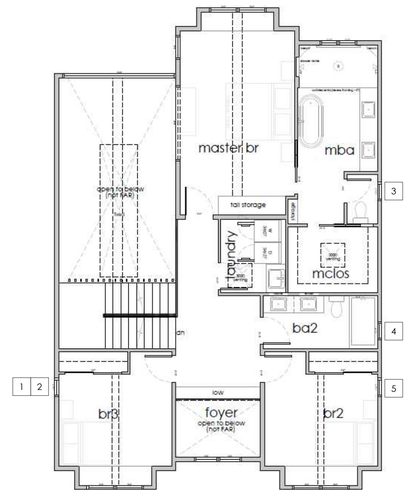




SECOND STORY VIEWS FROM SUBJECT PROPERTY - NIEGHBOR (550 PATRICK WAY) | - | 2



STREETSCAPE ELEVATION | 1/8" | 3



SECOND STORY FLOOR PLAN | - | 4

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Charng-Chow Residence

NEW SINGLE FAMILY RESIDENCE AND A NEW DETACHED ACCESSORY DWELLING UNIT

Los Altos, 540 Patrick Way

Ann Charng and Alvin Chow

LICENSED ARCHITECT EUGENE H. SAKAI AIA LEED AP STATE OF CALIFORNIA C27.719 12-31-23

21-020

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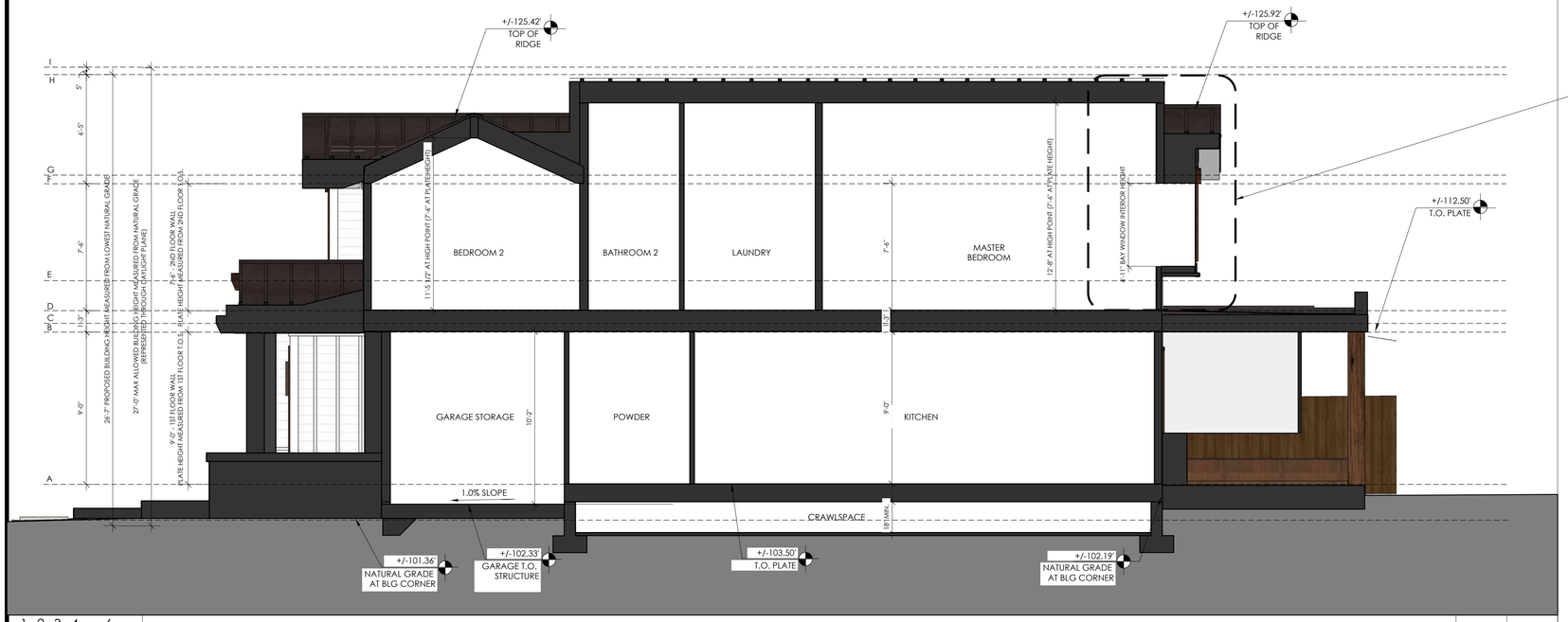
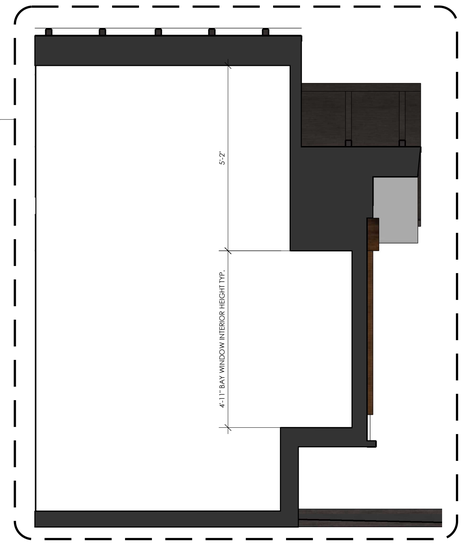
SECOND STORY VIEWS

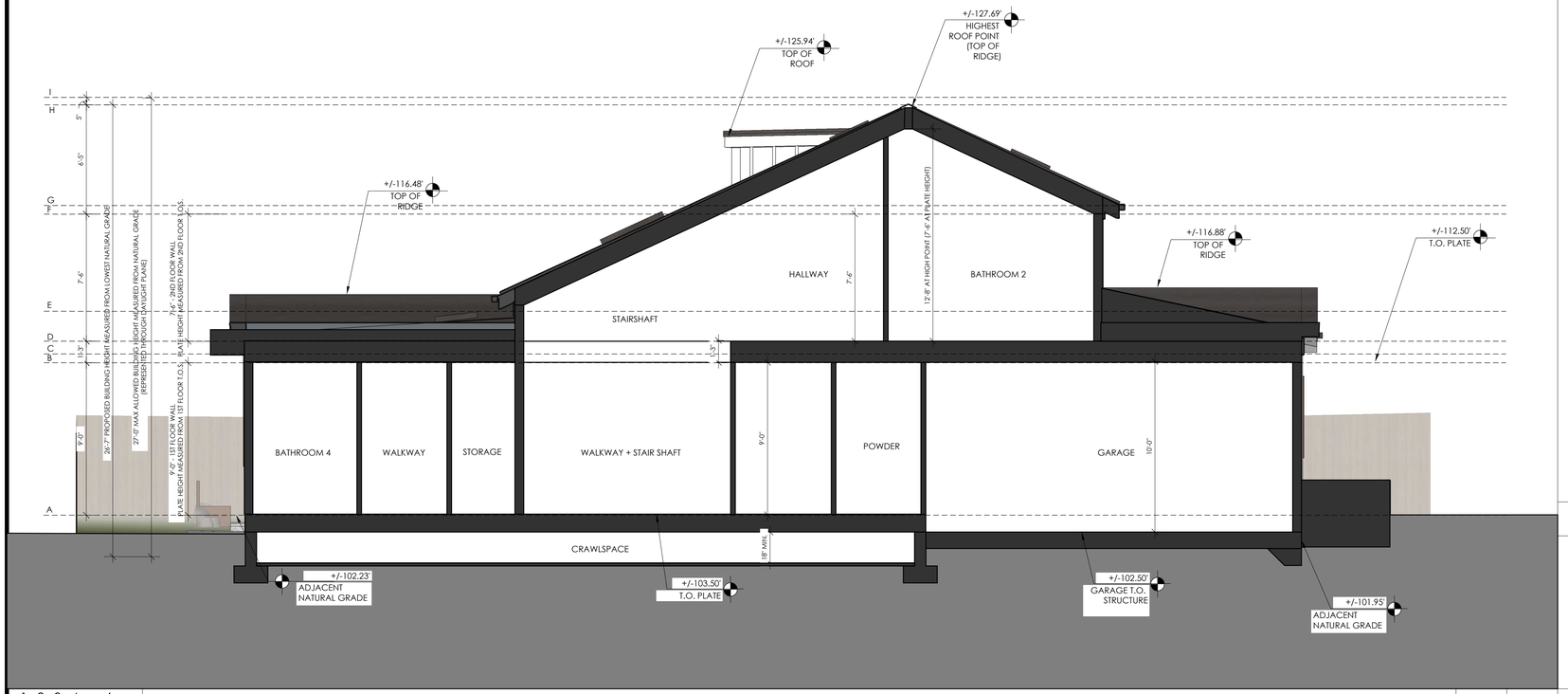
A3.2



SECTION 1 | 1/4" | 1



TYPICAL BAY WINDOW 1/2" SCALE



SECTION 2 | 1/4" | 2

KEYNOTES	-	-

ELEVATION GRID LINE KEY
- A FISRT FLOOR TOP OF STRUCTURE= +/- 103.50'
- B FIRST TYPICAL PLATE HEIGHT (+9'-0")= +/- 112.50'
- C GREAT ROOM AND REAR BEDROOM PLATE HEIGHT (9'-6")= +/- 113'
- D SECOND FLOOR TOP OF STRUCTURE= +/- 113.75'
- E DINING ROOM PLATE HEIGHT (12'-0")= +/- 115.50'
- F SECOND FLOOR TYPICAL PLATE HEIGHT (+7'-6")= +/- 121.25'
- G MASTER BEDROOM PLATE HEOGHT (8'-0") =+/- 121.75'
- H PROPOSED BUILDING HEIGHT= +/- 127.69'
- I MAX ALLOWED BUILDING HEIGHT (27'-0")=+/- 128.11'

ELEVATION GRID LINE KEY	-	-

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Los Altos, 540 Patrick Way

Ann Charng and Alvin Chow

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SECTIONS

A5.0

Kielty Arborist Services LLC

Certified Arborist WE#0476A TRAQ Qualified
P.O. Box 6187
San Mateo, CA 94403
650- 532-4418

August 17th, 2021, Revised May 9th, 2022

Alvin Chow & Ann Charng,

Site: 540 Patrick Way, Los Altos CA

Dear Alvin Chow & Ann Charng,

As requested on Monday, July 26th, 2021, I visited the above site for the purpose of inspecting and commenting on the trees. A new 2 story home is proposed for the property, and as required by the City of Los Altos, a survey of the trees and a tree protection plan will be provided within this report. The entire 23-page building plan set dated 4/5/22 was reviewed for writing this report. This report will go over the existing health of the protected trees and give recommendations for construction as needed.

Method:
The significant trees on this site were located on a map provided by you. Each tree was given an identification number. This number can be found on the provided tree location map seen on page 3 of this report. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). Each tree was put into a health class using the following rating system:

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

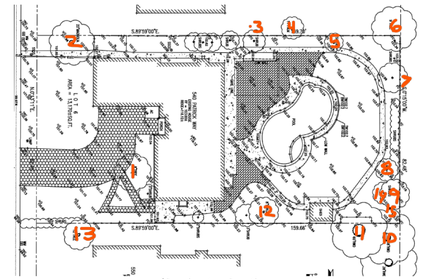
The height of each tree was estimated, and the spread was paced off. Lastly, a comments section is provided.

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

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1R	Crape myrtle *(Lagerstroemia sp.)*	8.4	B	20/15	Good vigor, good form.
2P/R	Magnolia *(Magnolia grandiflora)*	20.5	D	30/20	Fair to poor vigor, poor form, topped in past, drought stressed, abundance of dead wood, in decline.
3*	Privet *(Ligustrum japonicum)*	8-8est	C	30/20	Fair vigor, fair form, limited visual assessment, 1 foot from property line.
4*	Spanish dagger *(Yucca gloriosa)*	12est	F	25/12	Poor vigor, fair form, limited visual assessment, abundance of dead wood.
5	Pittosporum *(Pittosporum undulatum)*	4"x6	C	12/12	Fair vigor, poor form, multi leader at grade.
6*	Red flowering gum *(Eucalyptus ficifolia)*	12est	C	35/20	Fair vigor, fair form, limited visual assessment, 5 feet from property line.
7*	Pittosporum *(Pittosporum eugenioides)*	8-8est	D	30/15	Fair to poor vigor, poor form, in decline.
8R	Mayten *(Maytenus boaria)*	4.5	C	12/10	Fair vigor, fair form, minor dead wood.
9R	Pittosporum *(Pittosporum eugenioides)*	5.0	C	30/15	Fair vigor, fair form, screening material.
10*P	Redwood *(Sequoia sempervirens)*	48est	B	90/30	Fair vigor, good form, thinned out in past.
11*P	Redwood *(Sequoia sempervirens)*	30est	B	90/30	Fair vigor, good form, thinned out in past.
12	Strawberry tree *(Arbutus unedo)*	9.0	B	12/12	Fair vigor, fair form.
13*	Plum *(Prunus sp.)*	12est	D	14/14	Fair to poor vigor, poor form, mature, decay on trunk abundance of dead wood, 4 feet from property line.
14R	Pittosporum *(Pittosporum eugenioides)*	3.0	C	12/6	Fair vigor, fair form, hedge material.

Tree#	Species	DBH	CON	HT/SP	Comments
15R	Pittosporum *(Pittosporum eugenioides)*	3.0	C	12/6	Fair vigor, fair form, hedge material.



Showing tree locations

Site observations:
The existing landscape is in fair condition. The site is flat, and irrigation is currently being provided for the trees and shrubs on the site. Four out of the fifteen trees surveyed are in poor condition.

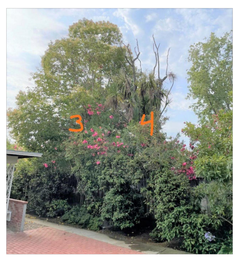
Trees proposed for removal:
Crape myrtle tree #1 is in good condition and is not of a protected size in the city of Los Altos. The tree is located close to the existing home on site. This tree is proposed for removal as the new home is within the tree's footprint.

Showing Crape Myrtle tree #1

Protected tree-Magnolia tree #2 is in poor condition. The tree has been topped in the past and the poor pruning practices have likely led to the tree's decline. Areas of dead wood and die back were observed. The tree is also under severe drought stress. This tree is recommended for removal as it is in decline and likely to be further impacted by the proposed construction. No mitigation measures within ANSI A300 Pruning Standards are expected to improve the tree's condition rating.

Showing Magnolia tree #2

Mayten tree #8, and pittosporum trees #9, 14, and 15 are proposed for removal to facilitate the construction of the proposed landscape. These trees are in fair condition. These trees are not of a protected size in the city of Los Altos.



Trees to be retained:
Neighboring Privet tree #3 is in fair condition. A limited visual assessment was conducted. The tree is located 1 foot from the property line. Neighboring Spanish Dagger tree #4 is in poor condition. Large areas of dead wood were observed. This tree is not expected to improve. Both neighboring trees #3 and #4 are not of a protected size in the city of Los Altos.

Showing trees #3 and #4

Pittosporum tree #5 is in fair condition. The tree acts as a large screen at the back of the property. Many other small Pittosporum trees were observed at the back property fence line. These trees were all under 4" in diameter and not surveyed as a part of this report. The Pittosporum trees together create a nice dense screen at the back of the property. Pittosporum tree #5 is not of a protected size in the city of Los Altos.

Neighboring Red Flowering Gum Eucalyptus tree #6 is in fair condition. A limited visual assessment was conducted. The tree is located 5 feet from the property line fence. This tree is not of a protected size in the city of Los Altos.

Neighboring Pittosporum tree #7 is in poor condition. The tree is showing signs of decline through large areas of deadwood and die back observed within the canopy. This tree is not expected to improve. Root rot is likely the culprit of the observed decline. This tree is not of a protected size in the city of Los Altos.

Showing tree #7

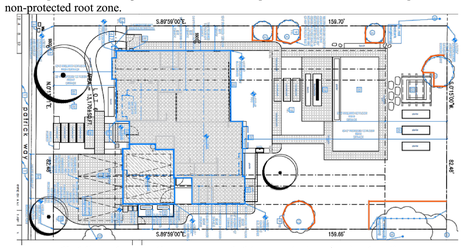
Strawberry tree #12 is in fair condition. This tree is not of a protected size in the city of Los Altos. Neighboring plum tree #13 is in poor condition. The tree is overmature for the species. Large areas of dead wood and decline were observed. Decay on the trunk was observed. The tree is located 4 feet from the property line. This tree is not of a protected size in the city of Los Altos.

Protected trees- Neighboring Redwood trees #10 and #11 are in good condition. Both trees have been thinned out in the past to reduce wind sail. These trees are well placed far back on the neighboring lot. These trees are protected in the city of Los Altos.

Showing Redwood trees #10 and #11

Impacts/recommendations:
No impacts are expected for the retained trees. It is recommended to install tree protection fencing at the driplines where possible to reduce risk of compacting soil within the tree root zones. Irrigation every 2 weeks during the dry season is recommended to be provided within the tree protection zones for the trees. 20 gallons water is recommended within the tree protection zones. The tree protection zone for the neighboring Redwood trees is recommended to be irrigated using 50 gallons of water every 2 weeks.

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 so as to increase the encroachment of the construction. When work is to take place underneath a trees dripline, fencing must be placed as close as possible to the tree proposed work. If an area of access is needed underneath a trees canopy, the area shall be protected by a landscape barrier. Fencing for the protection zones should be 6-foot-tall metal chain link type supported my 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling is prohibited within the tree protection zones without the project arborist consent. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be place outside of the tree protection zones when possible. When access is needed and tree protection fencing restricts access a landscape barrier shall be installed to protected the non-protected root zone.



Red lines showing the recommended tree protection fencing locations

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21-020

ARBORIST REPORT

AR1.0

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

Inspections
The site arborist will need to verify that tree protection fencing has been installed before the start of construction. The site arborist must inspect the site anytime excavation work is to take place underneath a protected trees dripline. It is the contractor's responsibility to contact the site arborist if excavation work is to take place underneath the protected trees on site. Kielty Arborist Services can be reached at kkarbor0476@yahoo.com or by phone at (650) 515-9783 (Kevin), or (650) 532-4418 (David).

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

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

Pruning
At this time no pruning is proposed. If during the project pruning is needed, it shall be under the direction of the Project Arborist. All pruning must follow ANSI A300 pruning standards.

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

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

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

ARBORIST DISCLOSURE STATEMENT

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

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

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

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

Arborist: *David Beckham*
David Beckham

Date: May 9th, 2022

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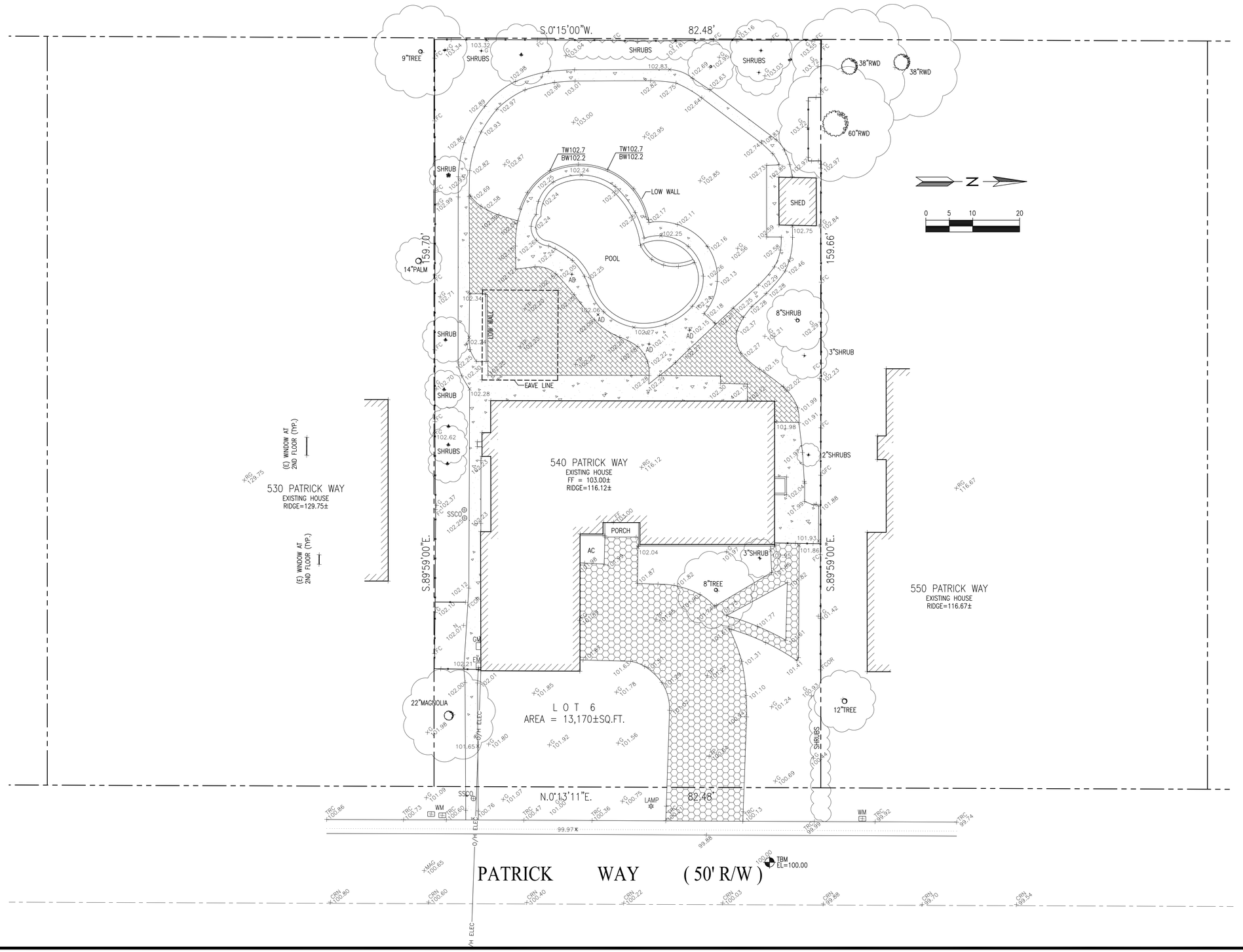
ARBORIST

REPORT

W S N E
AR1.1



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, N0°13'11"E, OF THE CENTER LINE OF PATRICK WAY, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 107 OF MAPS AT PAGE 50 AND 51, 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 6, TRACT NO.2439, MAP REF: BOOK 107 PAGE 50 AND 51

NOTE:

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

NEW RESIDENCE

540 PATRICK WAY
LOS ALTOS, CA
APN: 167-27-014

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
SAI-RAN WU
EXP. 12/31/21
L. 8235
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: JULY 30, 2021
SCALE: 1"=10'
DRAWN: BG
JOB: 10078

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.0

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS AND SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642–2444 PRIOR TO EXCAVATION.

2. THE SITE SHALL BE FINE GRADED TO PROVIDE A MINIMUM OF 5% ACROSS VEGETATED OR DIRT AREA AND 2% ACROSS HARDSCAPED AREA, AWAY FROM THE BUILDING PERIMETER. EXISTING DRAINAGE COMING FROM ADJACENT PROPERTIES SHALL BE MAINTAINED. IN NO CASE SHALL THE FINAL GRADING INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.

3. UNLESS SHOWN ON THE PLAN OTHERWISE, HOUSE AND GARAGE MUST HAVE DOWN SPOUTS THAT ARE DIRECTED TO SPLASH BLOCKS (2 FEET LONG) THAT DEFLECT THE WATER AWAY FROM BUILDING FOUNDATION BY SURFACE DRAINAGE. ALL DOWNSPOUT AND GUTTER SHALL BE GALV. SHEET METAL.

4. CONTRACTOR SHALL OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CONSTRUCTION WHICH WILL IMPACT THE USE OF THE SIDEWALK, STREET AND ALLEY OR ON THE PROPERTY IN WHICH THE CITY HOLDS AN INTEREST.

5. ANY CONSTRUCTION WITHIN THE CITY RIGHT–OF WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

6. IF GROUNDWATER OR RUNOFF WATER IS ENCOUNTERED AND REQUIRES REMOVAL FROM THE EXCAVATION AREA, ALL EXCAVATION AND/OR BUILDING ACTIVITIES MUST IMMEDIATELY STOP. THE PLAN FOR THE DEWATERING OF THE EXCAVATION MUST BE DESIGNED AND SUBMITTED FOR APPROVAL TO THE PUBLIC WORKS–ENGINEERING DIVISION. ONCE APPROVAL OF THE PLAN DESIGN HAS BEEN RECEIVED, IMPLEMENTATION OF THE PLAN IS REQUIRED PRIOR TO THE COMMENCEMENT OF THE EXCAVATION AND/OR BUILDING ACTIVITIES.

UTILITY NOTES:

1. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL GRAVITY SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION. ALL WORK FOR GRAVITY SYSTEMS SHALL BEGIN AT THE 1. DOWNSTREAM CONNECTION POINT. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION. ELBOWS AND TEE SHOULD BE AVOIDED.

2. CLEANOUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS.

3. A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

4. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE FIVE (5) FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10 FEET MINIMUM, UNLESS OTHERWISE NOTED. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

GENERAL NOTES | 5

AB	AGGREGATE BASE	GB	GRADE BREAK
AC	ASPHALT CONCRETE	GM	GAS METER
AD	AREA DRAIN	GR	GRATE ELEVATION
BW	BOTTOM OF WALL	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CIP	CAST IRON PIPE	JT	JOINT TRENCH
CL	CENTER LINE	JP	JOINT POLE
CONC	CONCRETE	LD	LANDSCAPE DRAIN
CS	CRAWL SPACE ELEV.	LF	LINEAR FEET
DD	DECK DRAIN	(N)	NEW
DIP	DUCT IRON PIPE	RIM	RIM ELEVATION
DS	DOWNSPOUT	S	SLOPE
DWY	DRIVEWAY	SD	STORM DRAIN LINE
(E)	EXISTING	SDCO	STORM DRAIN CLEANOUT
EG	EXISTING GRADING	SDFM	STORM DRAIN FORCED MAIN
EM	ELECTRICAL METER	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
FF	FINISH FLOOR ELEVATION	TW	TOP OF WALL ELEVATION
FG	FINISHED GROUND ELEV.	TYP	TYPICAL
FP	FINISHED PAVEMENT	W	DOMESTIC WATER LINE
FS	FINISH SURFACE ELEV	WM	WATER METER

ABBREVIATION | 4

—SS—	SANITARY SEWER	—SL—	STREET LIGHT
—E—	ELECTRIC	—IRR—	IRRIGATION
—TV—	TV/CABLE TV	— X —	FENCE
—FS—	FIRE SERVICE	—JT—	JOINT TRENCH
—W—	DOMESTIC WATER	—O/H—	OVERHEAD WIRES
—T—	TELEPHONE	× 16.07	(E) SPOT ELEVATION
—G—	NATURAL GAS	× 16.07 FS	(N) SPOT ELEVATION
—FM—	FORCE MAIN		

DS — SPLASH BLOCK, MIN. 2 FEET LONG DEFLECT THE WATER AWAY FROM BOTH BLDG. — DOWNSPOUT

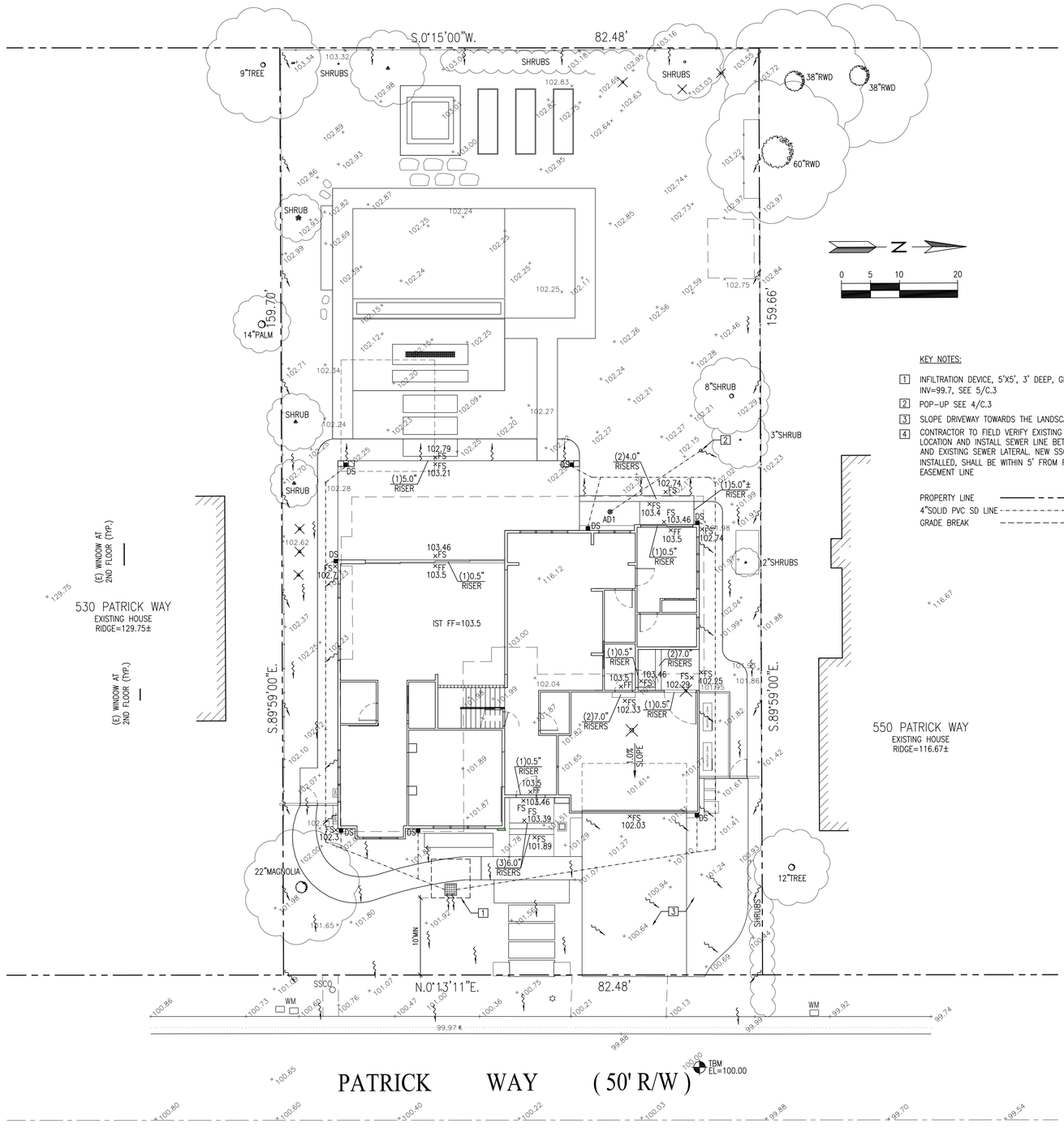
LEGEND | 3

EATHWORK QUANTITIES:

CUT(OUTSIDE BLDG FOOTPRINT)	350 C.Y.
CUT(INSIDE BLDG FOOTPRINT)	1350 C.Y.
FILL	355 C.Y.
BALANCE	1345 C.Y.

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

CUT AND FILL EST. | 2



KEY NOTES:

1. INFILTRATION DEVICE, 5'X5', 3' DEEP, GR=101.7 INV=99.7, SEE 5/C.3
2. POP–UP SEE 4/C.3
3. SLOPE DRIVEWAY TOWARDS THE LANDSCAPED AREA
4. CONTRACTOR TO FIELD VERIFY EXISTING SEWER LINE LOCATION AND INSTALL SEWER LINE BETWEEN BUILDING AND EXISTING SEWER LATERAL. NEW SSCO, IF TO BE INSTALLED, SHALL BE WITHIN 5' FROM ROADWAY EASEMENT LINE

PROPERTY LINE
4"SOLID PVC SD LINE
GRADE BREAK

GRADING AND DRAINAGE PLAN SCALE: 1"=10' | 1

NEW RESIDENCE

540 PATRICK WAY
LOS ALTOS, CA
APN: 167-27-014

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

LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER — YI-RAN WU — G59334 — Exp 6/30/23 — CIVIL — STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: FEB 10, 2022
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NO.

C.1

EROSION CONTROL AND BEST MANAGEMENT PRACTICE:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN/NOTES, IF PROVIDED, ARE MINIMUM REQUIREMENTS, THE FULL EXTENTS OF WHICH ARE TO BE DETERMINED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.

2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED AS REQUIRED AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.

3. THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS FOLLOWING EACH STORM AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.

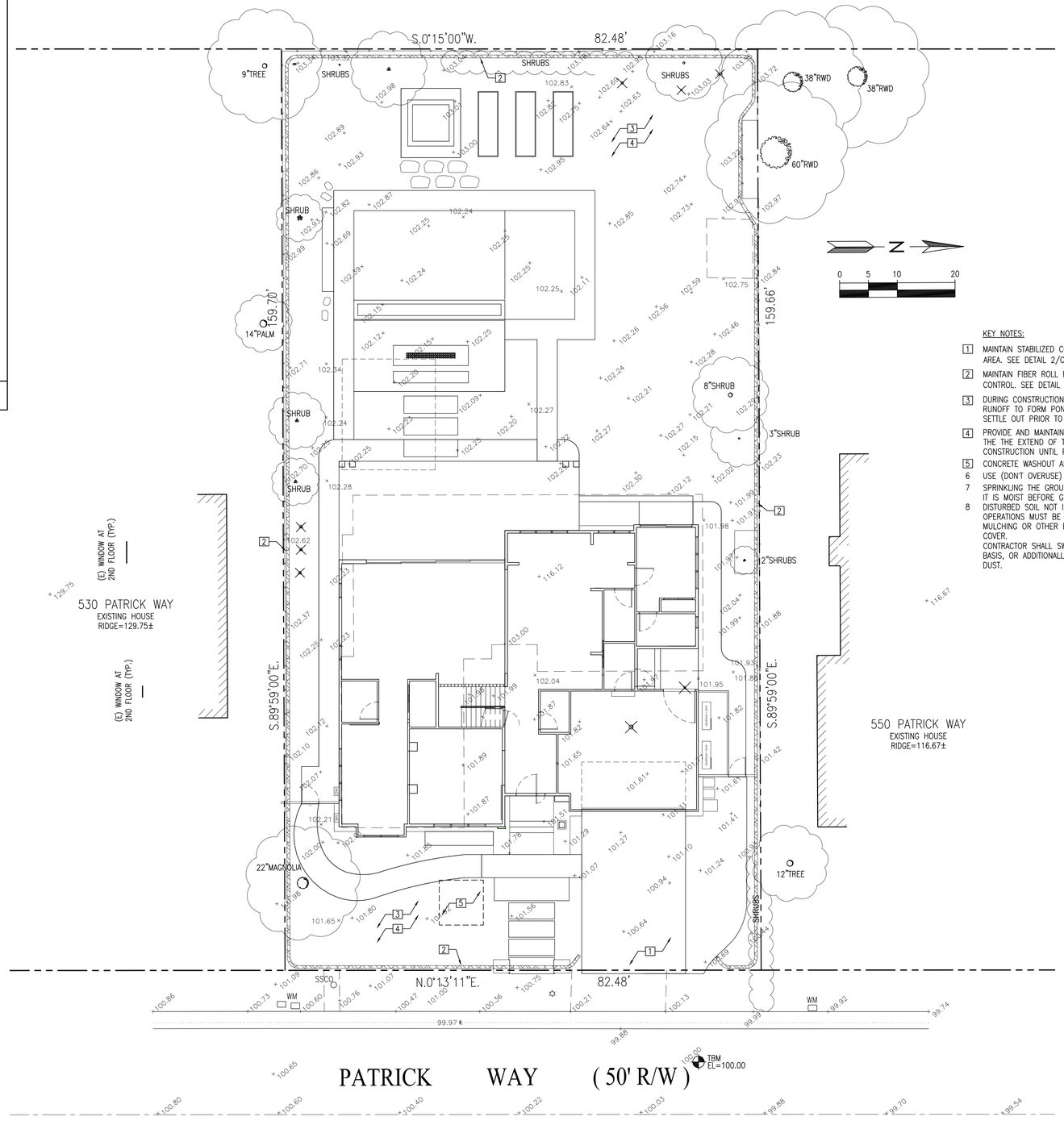
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER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

5. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTER, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.

6. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE PUBLIC RIGHT-OF WAY IS PERMITTED.

7. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES. PROVIDE ROCKED DRIVEWAY FOR SITE ACCESS DURING CONSTRUCTION.

GENERAL NOTES | 2



KEY NOTES:

1. MAINTAIN STABILIZED CONSTRUCTION AREA. SEE DETAIL 2/C.3
2. MAINTAIN FIBER ROLL FOR EROSION CONTROL. SEE DETAIL 1/C.3
3. DURING CONSTRUCTION ALLOW SEDIMENT-LADEN RUNOFF TO FORM PONDING AND ALLOW SEDIMENTS TO SETTLE OUT PRIOR TO DISCHARGE
4. PROVIDE AND MAINTAIN VEGETATION COVERAGE AROUND THE THE EXTEND OF THE DISTURBED AREA DURING CONSTRUCTION UNTIL PHASED GRADING ACTIVITIES
5. CONCRETE WASHOUT AREA, SEE DETAIL 3/C.3
6. USE (DONT OVERUSE) WATER FOR DUST CONTROL.
7. SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOIST BEFORE GRADING ACTIVITIES.
8. DISTURBED SOIL NOT INCLUDED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY VEGETATION, MULCHING OR OTHER EFFECTIVE MEANS OF GROUND COVER.
   CONTRACTOR SHALL SWEEP THE STREET ON A WEEKLY BASIS, OR ADDITIONALLY AS NEEDED TO CONTROL DUST.

EROSION CONTROL PLAN SCALE: 1"=10' | 1

NEW RESIDENCE

540 PATRICK WAY
LOS ALTOS, CA
APN: 167-27-014

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

LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
CHI-RAN WU
G59334
Exp 6/30/23
CIVIL
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

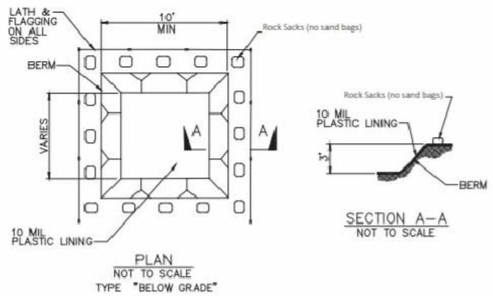
DATE: FEB 10, 2022
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

EROSION CONTROL PLAN

SHEET NO.

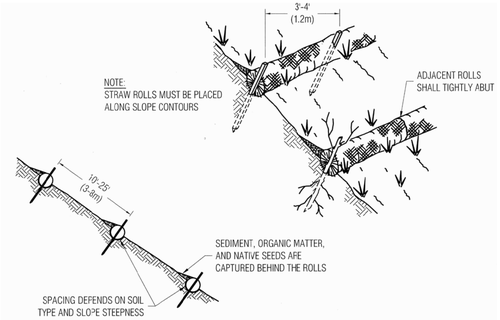
C.2



NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT AREA | 3



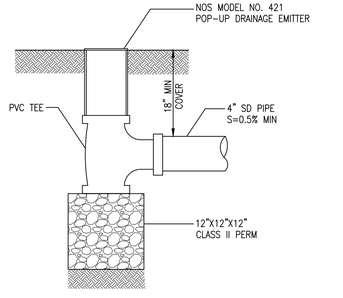
NOTES:

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

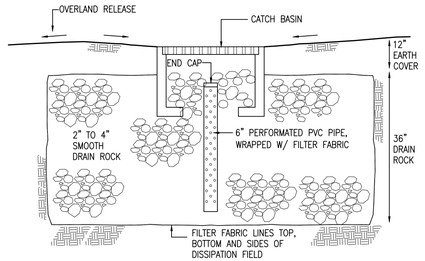
Approved: 1/4/10 (City Engineer / Date)

REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

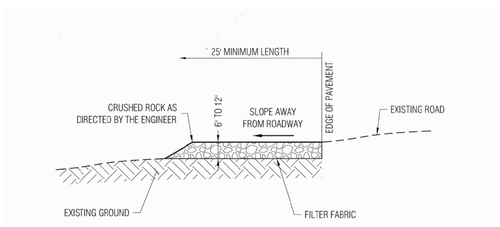
FIBER ROLL DETAIL | 1



POP-UP DRAIN DETAIL | 4



INFILTRATION DEVICE N.T.S. | 5



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: 1/4/10 (City Engineer / Date)

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

STABILIZED CONTRUCTION ENTRANCE | 2

NEW RESIDENCE

540 PATRICK WAY
LOS ALTOS, CA
APN: 167-27-014

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

LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER — YI-RAN WU — C59334 — Exp 6/30/23 — CIVIL — STATE OF CALIFORNIA

ISSUED

No.	Description	Date

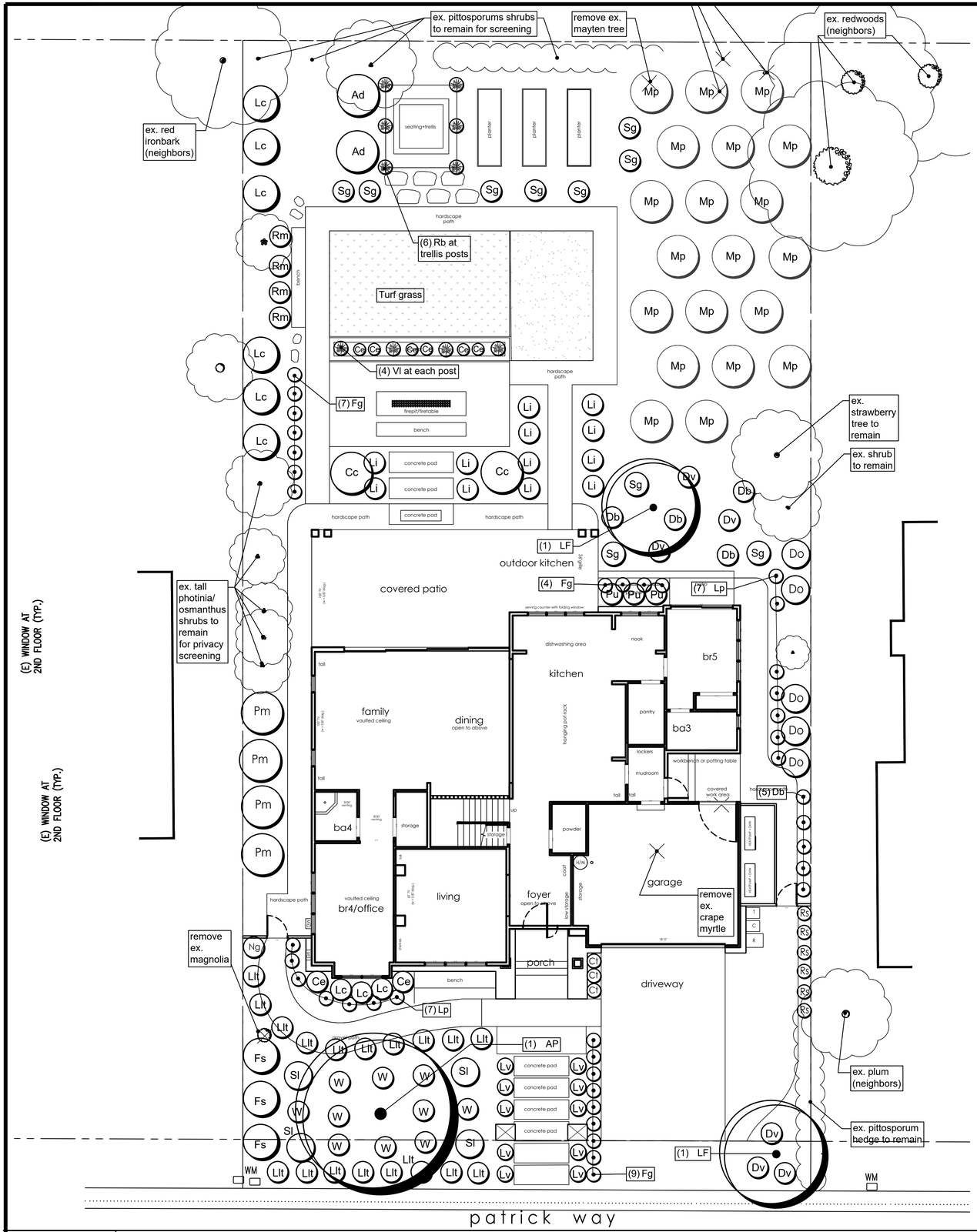
DATE: FEB 10, 2022
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

DETAILS

SHEET NO.

C.3



12 4 8 12 feet

LANDSCAPE PLAN | 1/8" | 1

PLANT LEGEND

SYM.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WATER USAGE
			TREES			
AP	x	24" box	Acer palmatum	Japanese Maple	Multi trunk. Dbl. stakd	med
LF	x	24" box	Lagerstroemia f. 'Tuscarora'	Rose Hybrid Crape Myrtle	Dbl. staked	low
			SHRUBS & PERENNIALS			
Ad	x	15 gal	Acer dissectum	Laceleaf Japanese Maple		med
Cc	x	15 gal	Cotinus coggygria 'Royal Purple'	R.P. Smoke Tree		low
Ce	x	5 gal	Cordyline 'Electric Pink'	Electric Pink Dracena		low
Ct	x	5 gal	Chondropetalum tectorum	Small Cape Rush		low
Db	x	5 gal	Dietes bicolor	Yellow Fortnight Lily		low
Do	x	24" box	Dodonea v. 'Purpurea' stkd.	Purple Hopseed Bush	Tree form. Min. 8' PLANTED height.	low
Dv	x	5 gal	Dietes v. 'variegata'	White Variegated Fortnight Lily		low
Fg	x	1 gal	Festuca g. 'Elijah Blue'	Elijah Blue Common Fescue		low
Fs	x	5 gal	Feijoa sellowiana	Pineapple Guava		low
Lc	x	5 gal	Loropetalum c. 'Purple Diamond'	Purple Diamond Fringe Flower		low
Li	x	5 gal	Lavendula intermedia 'Provence'	Provence Hybrid Lavender		low
Llt	x	5 gal	Lomandra 'Lime Tuff'	Lime Tuff Mat Rush		low
Lp	x	1 gal	Limonium perezii	Sea Lavender		low
Lpb	x	5 gal	Lomandra 'Platinum Beauty'	Platinum Beauty Mat Rush		low
Lv	x	5 gal	Lavendula 'Hidcote'	Hidcote English Lavender		low
Mp	x	1 gal	Myoporum parvifolia prostratum	No Common Name	**8' o.c. spacing. Min4' from paved edge**	low
Pe	x	5 gal	Pennisetum A. 'Hameln'	Hameln Fountain Grass		low
Pm	x	24" box	Podocarpus macro. 'column'	Yew Pine	Column form.	med
Pu	x	5 gal	Punica granatum 'nana'	Dwarf Pomegranate		low
Rb	x	15 gal	Rosa banksiae 'white'	White Lady Banks Rose	Tie to arbor posts	low
Rje	x	15 gal	Rhamnus a. 'John Edwards' stkd.	John Edwards Buckthorn stkd.	Min. 6' PLANTED height.	low
Rm	x	5 gal	Rhaphiolepis u. 'Minor'	Dwarf Yeddo Hawthorn		low
Rs	x	5 gal	Rosemarinus 'Blue Spires'	Blue Spires Rosemary		low
Sg	x	5 gal	Salvia gregii	Autumn Sage		low
Sl	x	5 gal	Salvia leucantha 'Santa Barbara'	S.B. Mexican Sage		low
Sm	x	5 gal	Salvia microphylla 'Bezerkeley'	Bezerkeley Sage		low
Sr	X	5 gal	Sarcococca rustifolia	Fragrant Sarcococca	**after future ADU**	low
Vl	x	5 gal	Vitus labrusca	American Grape	secure vine to posts in raised planter.	low
Wf	x	5 gal	Woodwardia fimbriata	Giant Chain Fern	**after future ADU**	med
LawnG		Sod	'90/10'	90% Tall Fescue / 10% Bluegrass	from Delta Bluegrass.com	high
or SynT			'Evernatural Premium'	Ever. Prem. Synthetic Turf	from Watersavers.com	n.a.

GENERAL NOTES

1. ALL MEASUREMENTS SHOULD BE CONFIRMED PRIOR TO ANY WORK. NOTIFY LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES.
2. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES WITH OWNER AND CALL '811 UNDERGROUND SERVICE ALERT' PRIOR TO ANY WORK.

PLANTING NOTES

1) CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES WITH OWNER AND CALL '811 UNDERGROUND SERVICE ALERT', PRIOR TO ANY WORK.

2) EXACT LOCATION OF PLANTS ON SITE TO BE ADJUSTED SO AS TO BEST COORDINATE WITH SPRINKLER HEAD LOCATIONS, LIGHTS, DRAINAGE FEATURES, AND SWALES.

3) DON'T PUT PLANTS IN BOTTOM OF SWALES.

4) DON'T MULCH FLOW LINES OF SWALES SUCH THAT MULCH BLOCKS FLOW OF WATER.

5) USE 3" DEEP MULCH IN ALL PLANTING AREAS WITH MAHOGONY 'PRO CHIP' RECYCLED WOOD MULCH. 'GORILLA HAIR' WILL NOT BE ACCEPTED. PROVIDE 3" OF DEEP MULCH UNDER EXISTING TREES.

6) ANY PLANTS WITH BUBBLERS MUST HAVE PERMANENTLY MAINTAINED WATERING BASINS 4" HIGH.

7) INSTALL PLANTS FOR ALL PLANT CIRCLES SHOWN ON THE PLAN EVEN IF THEY ARENT LABELED. CALL FOR CLARIFICATION. PLANT QUANTITIES IN THE LEGEND ARE TO BE VERIFIED BY CONTRACTOR.

8) THE PLAN IS SCHEMATIC. DON'T INSTALL PLANTS CLOSE TO EDGES OF PAVING OR BUILDINGS. BE SURE PLANTS ARE NOT BLOCKING SPRINKLER SPRAY EXCESSIVELY.

9) FINE GRADING IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. INSURE ADEQUATE WATER FLOW AWAY FROM BUILDING WALLS, TO DRAINS, AND THROUGH SWALES. PROVIDE WATER WASHED COBBLES / PEBBLES AT ENDS OF DRAIN SPOUTS TO PREVENT SOIL EROSION.

10) CONTRACTOR TO INVESTIGATE EXISTING SOIL CONDITIONS AND BE RESPONSIBLE FOR PROPER SOIL PREPARATION AND AMENDING TO INSURE VIGOROUS PLANT GROWTH. SUBMIT SAMPLES FOR A LTP.3 PACKAGE AT SUNLAND ANALYTICAL RANCHO CORDOVA, CA OR APPROVED EQUAL. www.sunland-analytical.com

11) PESTICIDES/FERTILIZER REDUCTION: IF FERTILIZERS AND PESTICIDES ARE USED DURING THE CONSTRUCTION PHASE, CONTRACTOR MUST PROPERLY DISPOSE OF EXCESS OR SPILLED FERTILIZERS AND PESTICIDES. CONTRACTOR MUST NOT WASH SPILLED FERTILIZERS OR PESTICIDES DOWN THE STORM DRAINS OR BURY THEM IN THE SOIL. CONTRACTORS MUST DISPOSE OF EXCESS FERTILIZERS OR PESTICIDES BY RECYCLING THEM, REUSING THEM OR DISPOSING OF THEM AS HAZARDOUS WASTE.

12) NO GRADING, PLANTING, IRRIGATION, TRENCHING, UTILITIES, MATERIAL STORAGE, EQUIPMENT TRAVEL UNDER THE DRIP LINES OF EXISTING TREES, IF POSSIBLE (OR OTHERWISE NOTED).

13) PRUNING NOTE: ALLOW ALL PLANTS TO GROW INTO THEIR NATURAL GROWTH FORM. DO NOT SHEAR ANY PLANTS INTO 'BALLS', FLAT TOPPED OR TOPIARY, ETC. WAYWARD BRANCHES MAYBE CUT BACK OR PLANT BRANCHES OR FOLIAGE MAY BE CUT BACK INDIVIDUALLY FOR WALKWAY ACCESS, IF NEED BE. EXCEPTIONS: ornamental grasses in winter can be cut nearly to the ground. REMOVE SPENT FLOWERS (DEAD HEAD) 1-2 TIMES A YEAR AS NEEDED.

WATER EFFICENT LANDSCAPE ORDINANCE STATEMENT

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

GREG G. ING, PROJECT LANDSCAPE ARCHITECT

STUDIO S SQUARED
ARCHITECTURE

1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION

CHARNG-CHOW RESIDENCE
NEW SINGLE FAMILY RESIDENCE

Los Altos, 540 Patrick Way

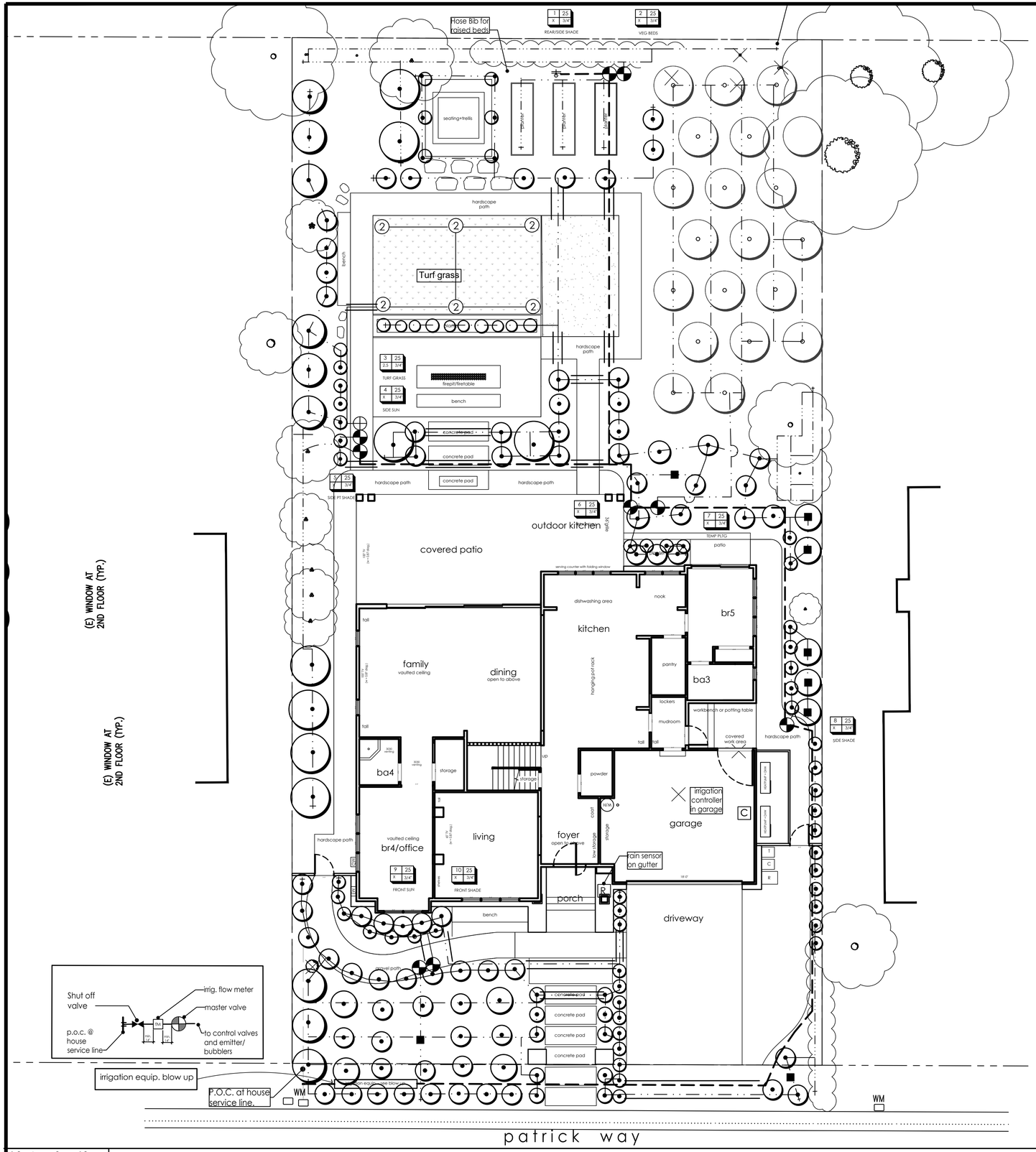
Ann Charng and Alvin Chow

LICENSED LANDSCAPE ARCHITECT
GREG ING
No. 2444
Signature
11/30/2023
Renewal Date
Date
STATE OF CALIFORNIA

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
21020			
REVISION	02.15.2022	PRELIMINARY IR PACKAGE	GGI
	08.17.2022	PLANNING SUBMITTAL	GGI

LANDSCAPE PLAN

L1.0



IRRIGATION LEGEND

KEY	MANUF.	MODEL NO.	DESCRIPTION
	AGRIFIM	PC PLUS	PRESSURE COMPENSATING EMITTER. SEE EMITTER SCHEDULE.
①	HUNTER	MP-1000-90, 210 W/ PROS-06-PRS40-CV	MP ROTOR (90-210, 210-270 DEGREE ARC) GPM: .19, .37, .43, .57 WITH 6" POP UP & DRAIN CHECK VALVE RAD: 8'-15' PRECIP: .39
②	HUNTER	MP-2000-90, 180 W/ PROS-06-PRS40-CV	MP ROTOR (90-210 DEGREE ARC) GPM: .40, .74, .86 RAD: 13'-21' WITH 6" POP UP & DRAIN CHECK VALVE PRECIP: .39
	RAINBIRD	ASVF SERIES	ELECTRIC VALVE W/ ANTISYPON FOR SPRAY IRRIGATION INSTALL ABOVE GRADE 6" ABOVE HIGHEST OUTLET.
	RAINBIRD	XACZ-075-PRF SERIES	3/4" CONTROL ZONE KIT W/ ANTI SYPON FOR DRIP IRRIGATION. LOW FLOW ELECTRIC VALVE W/ PRESS. REG AND FILTER INSTALL ABOVE GRADE 6" ABOVE HIGHEST OUTLET.
	RAINBIRD	HV SERIES	1" MASTER SHUT OFF VALVE AT POINT OF CONNECTION INSTALL BELOW GRADE IN A VALVE BOX.
	-	-	1" BRASS SHUT OFF VALVE - SAME SIZE AS MAINLINE INSTALL BELOW GRADE IN A VALVE BOX.
C	HUNTER	PHC-12	PRO-HC WIFI - 12 STATION OUTDOOR HYDRAWISE CONTROLLER. SEE NOTE #11.
R	HUNTER	WR-CLIK	WIRELESS RAIN CLIK
FM	HUNTER	HC-100-FLOW	FLOW METER. INSTALL BELOW GRADE IN VALVE/METER BOX
			3/4" HOSE BIB ON HOUSE WALL OR IN VEGETABLE GARDEN.
	-	-	AUTOMATIC FLUSH VALVE AT ENDS OF DRIP IRRIGATION PE TUBING.

1 GAL. PLANT LOCATION. SEE EMITTER SCHEDULE.
5 GAL. PLANT LOCATION. SEE EMITTER SCHEDULE.
15 GAL. OR 24" BOX TREE LOCATION. SEE EMITTER SCHEDULE.

VALVE NO. 2 25 — PSI
GPM 1.0 3/4 — DRIP SUN — ZONE I.D.
VALVE SIZE

½" OR 3/4" PE DRIP TUBING W/ COMPRESSION FITTINGS - SEE DRIP NOTES
INSTALL FLUSH VALVE AT END. DO NOT TRENCH UNDER EXISTING TREE CANOPIES. IF NOT POSSIBLE, INSTALL ON TOP OF SOIL UNDER MULCH.

½" EMITTER TUBING W/ COMPRESSION FITTINGS - 18" EMITTER SPACING AND 18"-24" ROW SPACING. 1 GALLON PER HR. EMITTER. 'RAINBIRD XFS SUBSURFACE DRIPLINE' OR APPROVED EQUAL. SEE DRIP NOTES. INSTALL AUTOMATIC FLUSH VALVE AT END. DO NOT TRENCH UNDER EXISTING TREE CANOPIES. INSTALL ON TOP OF SOIL UNDER MULCH.

NON PRESSURE LINE - CLASS 200 PVC - 3/4" UNLESS OTHERWISE LABELED

PRESSURE LINE - SCH. 40 PVC

ALL PIPING 24" UNDER PAVING:
PRESSURE LINE, NONPRESSURE LINE, CONTROL WIRE SLEEVE, OR EXTRA LINE FOR FUTURE USE - MIN 2" OR LARGER AS NOTED.
CLASS 315 PVC. TWICE THE SIZE OF THE PIPE INSIDE.
INSTALL A 2" SCH. 40 PVC GREY ELECTRICAL CONDUIT AT ALL PRESSURE LINE PAVING CROSSINGS.

EMITTER SCHEDULE:

PLANT SIZE	NO. OF EMITTERS	EMITTER SIZE	PLANT DESCRIPTION	EMITTER LOCATION
1 GAL.	1	1 GPH	SMALL SHRUBS	AT PLANT
5 GAL.	2	1 GPH	MEDIUM SHRUBS	6"-12"
15 GAL.	2	2 GPH	TREES	1' FROM TREE
24" BOX	3	2 GPH	TREES	2' APART

DRIP IRRIGATION NOTES

1) COVER TUBING WITH SOIL AND MULCH (MULCH ONLY UNDER EXISTING TREES) AND INSTALL FLUSH VALVES AT ENDS OF TUBING AND MARK THEM SO THEY CAN BE FOUND EASILY.
2) RUN LARGE TUBING CLOSE TO PLANTS TO MINIMIZE LENGTH OF SMALLER ½" TUBING. SECURE EMITTERS DIRECTLY ON ½" TUBING AT PLANT ROOTBALLS. WHEN NECESSARY RUN SHORT LENGTHS OF ½" TUBING FROM EMITTERS TO PLANT ROOT BALL EDGES. INSTALL STAKES ON ½" TUBING AT 12" ON CENTER AND COVER TUBING WITH 1" OF SOIL PLUS MULCH. IN EXISTING TREE AREAS COVER WITH MULCH ONLY.
3) INSTALL PRESSURE COMPENSATING EMITTERS (MINIMAL DIFFERENCE IN FLOW BETWEEN 10 PSI AND 40 PSI) AT EACH PLANT ON ROOTBALL EDGE, NOT RIGHT AT STEM. USE AGRIFIM PC PLUS (PRESSURE COMPENSATING EMITTERS) THAT CAN ACCOMODATE ½" TUBING. OTHER EMITTERS MAY HAVE A HIGHER DISCHARGE RATE AT STARTUP REQUIRING LARGER PIPE SIZES.
4) WHEN LOCATING EMITTERS AROUND A NEW PLANT INSTALL THREE EMITTERS ON THE ROOTBALL, BUT CLOSE TO THE EDGE OF THE ROOTBALL, EVENLY SPACED ALL AROUND THE PLANT.
5) AS THE PLANT AND PLANT ROOTBALL INCREASES IN SIZE, THE LOCATION OF THE EMITTERS MAY NEED TO BE ADJUSTED SO THEY ARE EVENLY SPACED AROUND THE ROOT ZONE.
6) INSTALL RAINBIRD DIFFUSER BUG CAPS ON ALL EMITTERS (EXCEPT IN LINE EMITTERS) OR END OF EACH ½" TUBE

IRRIGATION NOTES

1) CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO THE START OF WORK. CALL 811 UNDERGROUND SERVICE ALERT AND OWNER FOR AS-BUILT DOCUMENTS FOR LAYOUT OF UTILITIES AND TAKE PRECAUTIONS TO NOT DAMAGE OR DISTURB EXISTING UTILITIES.
2) THIS SYSTEM IS DESIGNED TO OPERATE WITH A MAX 5.1 GPM AT MAX 40 P.S.I. AT THE POINT OF CONNECTION. IF THIS CONDITION IS NOT MET CONTACT THE LANDSCAPE ARCHITECT FOR POSSIBLE REDESIGN. IF STATIC PRESSURE EXCEEDS 85 PSI AT THE POINT OF CONNECTION AN ADJUSTABLE PRESSURE REGULATOR WILL BE NECESSARY.
3) THE ROUTING OF SPRINKLER LINES IS SCHEMATIC ON THE PLAN. DO NOT PUT VALVES TOO CLOSE TO TREE. STAY 8'-10' AWAY IF POSSIBLE. DO NOT PUT PRESSURE LINES UNDER TREES. INSTALL LINES IN PLANTING AREAS INSTEAD OF UNDER PAVING WHENEVER POSSIBLE. STAKE TREE LOCATIONS PRIOR TO INSTALLING IRRIGATION.
4) CONTROLLER TO BE SET TO WATER BETWEEN THE HOURS OF 11:00 P.M. AND 5:00 A.M.
5) THE IRRIGATION SYSTEM SHALL BE INSPECTED BI-MONTHLY FOR THE LIFE OF THE SYSTEM. THIS 'WET CHECK' INSPECTION CONSISTS OF OPERATING THE VALVES AND OBSERVING THE PERFORMANCE OF EACH IRRIGATION ZONE.
6) THE IRRIGATION SYSTEM SHALL BE KEPT CLEAN AND PROPERLY ADJUSTED. DAMAGED EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL EQUIPMENT TO MAINTAIN THE ORIGINAL DESIGN INTEGRITY.
7) CONTRACTOR TO PRESSURIZE AND TEST THE ENTIRE SYSTEM FOR LEAKS. CHECK THE WATER USE TWICE A MONTH TO NOTICE SPIKES IN WATER USE THAT COULD INDICATE A LEAK OR MALFUNCTION.
8) DON'T TRENCH UNDER EXISTING TREE CANOPIES.
9) THE SYSTEM TO BE INSTALLED AS PER LOCAL BUILDING AND PLUMBING CODES.
10) INSTALL IN LINE CHECK VALVES TO PREVENT LOW HEAD/EMITTER DRAINAGE.
11) IRRIGATION CONTROLLER: AUTOMATIC CONTROLLER TO BE WEATHER BASED SYSTEM WITH RAIN SENSOR AND SOLAR SYNC WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER. IT ALSO SHALL HAVE FLOW SENSOR AND MASTER VALVE COMPATIBILITY.

WATER EFFICIENT LANDSCAPE NOTES

1) CERTIFICATION OF INSTALLATION: TO BE PROVIDED BY THE PROJECT LANDSCAPE ARCHITECT.
2) IRRIGATION SCHEDULING: FINAL SCHEDULING SHALL BE PROVIDED BY A CERTIFIED WATER AUDITOR.
3) SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE: N.A.
4) LANDSCAPE IRRIGATION AUDIT REPORT: OWNER OR CONTRACTOR TO PROVIDE AN REPORT FROM A CERTIFIED WATER AUDITOR.
5) SOIL MANAGEMENT REPORT: LANDSCAPE CONTRACTOR TO PROVIDE A SOILS FERTILITY REPORT FROM SOIL & PLANT LABORATORY, SAN JOSE. THE RECOMMENDATIONS AS PER THE REPORT SHALL SUPERCEED THE SOIL AMENDMENT SPECIFICATIONS OR NOTES ON THESE SHEETS.

WATER EFFICENT LANDSCAPE ORDINANCE STATEMENT

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

GREG G. ING, PROJECT LANDSCAPE ARCHITECT

IRRIGATION PLAN | 1/8" | 1

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