



DATE: June 1, 2022  
 AGENDA ITEM #2

**TO:** Design Review Commission  
**FROM:** Nazaneen Healy, Associate Planner  
**SUBJECT:** SC22-0009 – 629 Benvenue Ave

**RECOMMENDATION:**

Consider design review application SC22-0009 subject to the listed findings and conditions

**PROJECT DESCRIPTION**

This is a design review application for a new 3,564 square-foot two-story single-family residence. The project includes 2,477 square feet on the first story and 1,087 square feet on the second story. This project is recommended to be considered categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act since it involves the construction of one single-family residence in an area zoned for residential uses. The following table summarizes the project’s technical details:

**GENERAL PLAN DESIGNATION:** Single-Family, Small Lot  
**ZONING:** R1-10  
**PARCEL SIZE:** 10,195 square feet  
**MATERIALS:** Tile roof; smooth cement plaster and stone veneer exterior; stained wood entry door, garage door, and window shutters; and fiberglass windows

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,006 square feet	2,833 square feet	3,058 square feet
<b>FLOOR AREA:</b>	2,006 square feet	3,564 square feet	3,568 square feet
<b>SETBACKS:</b>			
Front	22 feet	25.1 feet	25 feet
Rear	63 feet	47.8 feet	25 feet
Right side(1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet	10 feet/16.4 feet	7.4 feet/14.9 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.6 feet	10.2 feet/20.2 feet	7.4 feet/14.9 feet
<b>HEIGHT:</b>	14.4 feet	24.2 feet	27 feet

## BACKGROUND

### Neighborhood Context

The subject property is a narrow interior lot on the northern portion of Benvenue Avenue east of S. Clark Avenue. The surrounding neighborhood is considered a Transitional Character Neighborhood as defined in the City's Residential Design Guidelines with a mix of upgraded and/or larger one- and two-story homes and older, smaller homes.

Like much of the surrounding neighborhood, the subject property (74 feet wide) is a narrow lot, which is defined as an interior or corner lot less than 80 or 90 feet wide respectively. As a narrow lot, it is subject to a reduced interior side setback of ten percent of the lot width pursuant to Los Altos Municipal Code (LAMC) Section 14.06.080(E). The landscape along the street is varied with no street tree pattern but most properties include at least one medium to large tree in the front yard.

## DISCUSSION

### Design Review

According to the Design Guidelines, in Transitional Character Neighborhoods, good neighbor design reduces abrupt changes to the designs or sizes of structures.

As depicted in the design plans (Attachment F), the applicant proposes to demolish the existing 2,006 square foot one-story residence and replace it with a two-story residence (proposed front elevation to the right). The proposed setbacks meet or exceed the required setbacks for the R1-10 zoning district. Please refer to the table above for more specific setbacks proposed and as required pursuant to the R1-10 Zoning District Standards found in Los Altos Municipal Code (LAMC) Chapter 14.06.



The proposed residence is similar to homes in the area with its use of hipped and gabled roof forms and articulated massing. The proposed design includes first floor plate heights of 9 feet with the entry at 10.5 feet, and second floor plate heights of 8 feet, and an overall height of 24.2 feet which respects the scale of the surrounding homes. In addition, the second story is set back from the first story on all sides which helps minimize the appearance of bulk consistent with the Design Guidelines. The proposed building materials include smooth cement plaster and stone veneer walls, tile roofing, and a stained wood entry door, garage door, and window shutters which are found within the neighborhood. A materials board is provided as Attachment E.

### Privacy

With regards to privacy, Section 5.3 of the Design Guidelines calls for careful design to prevent unreasonable privacy impacts on adjacent properties, in particular from second story sightlines. To minimize potential impacts, second story egress windows are located on the front and rear facades and the sill heights of the second story side-facing windows are 4'-8" above the finished floor with the

exception of a window at the stairs located 8'-10" above the landing and two bathroom windows with a 4'-0" plate height. In addition, as depicted on the landscape plans, existing evergreen screening plants along the side property lines and existing trees in the rear yard are proposed to remain to prevent direct views into the adjacent properties.

Staff finds the proposed residence to be in compliance with the R1-10 zoning district development standards, the Single-Family Residential Design Guidelines, and the design review findings pursuant to LAMC Section 14.76.060.

### **Landscaping and Trees**

As described in the arborist report (Attachment D) and depicted on the site plan, there are 33 existing trees on the subject property:

- Tree Nos. 1, 2, 4, and 5 are located within the public right-of-way and indicated to remain. Future removal would require a tree removal permit from the Public Works Department.
- Tree No. 23 (31" Oak tree) in the rear yard is protected based on its size (over 48" in circumference/15" in diameter) and is proposed to remain.
- Tree No. 25 (8" Victorian Box tree) is not protected and proposed for removal due to poor health.
- The remaining trees are not protected based on their size but are proposed to remain.
- The survey depicts a 36" pine tree in the rear yard; however, the tree was previously removed pursuant to an approved tree removal permit (TREE21-0194). The approval included a condition to plant minimum 15 gallon size Valley Oak tree in the same location per the arborist report. Currently the landscape plans propose a lemon tree.

The recommended conditions of approval pertaining to trees include planting one Valley Oak tree as required by the previously approved tree removal permit, implementation of the City standard tree protection measures during construction for all trees to remain, and implementation of the tree protection measures recommended by the arborist (Conditions of Approval No. 3, 4, 12, and 19).

The landscaping plan proposes to maintain areas of existing landscaping supplemented with new small trees, shrubs, and turf areas. The existing landscaping will be required to be maintained or replaced and new/replacement landscaping, and it will need to satisfy the Water Efficient Landscape Ordinance requirements due to exceeding the 500 square-foot landscaping threshold for new residences (Conditions of Approval No. 7, 11, 21, and 22).

### **ENVIRONMENTAL REVIEW**

This project should be considered categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of one single-family residence on an existing lot in an area zoned for residential uses.

### **PUBLIC NOTIFICATION AND CORRESPONDENCE**

A public meeting notice was posted on the property and mailed to 12 property owners in the immediate vicinity (Attachment A). The applicant's outreach efforts to neighbors is provided in Attachment B. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements, as shown in Attachment C.

Cc: Kyle Chan, Applicant  
Anhua Yu, Property Owner

Attachments:

- A. Public Notification Map
- B. Applicant Outreach
- C. Public Notice Poster
- D. Arborist Report
- E. Materials Board
- F. Design Plans

## FINDINGS

SC22-0009 – 629 Benvenue Ave

With regard to the new two-story single-family residence, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

- a. The proposed residence complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the new residence, 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 new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- 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 residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS OF APPROVAL

SC22-0009 – 629 Benvenue Ave

### **GENERAL**

#### **1. Expiration**

The Design Review Approval will expire on June 1, 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 April 22, 2022, except as may be modified by these conditions.

#### **3. Protected Trees**

- a. Tree Nos. 3, 6-26, and 28-33, new replacement trees, and new screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. The City standard tree protection measures and additional measures recommended by the arborist shall be implemented during construction for all trees to remain.
- b. Tree Nos. 1, 2, 4, and 5 are located within the public right-of-way cannot be removed without a tree removal permit from the Public Works Department. The City standard tree protection measures and additional measures recommended by the arborist shall be implemented during construction.

#### **4. Tree Removal Approved**

- a. Tree No. 27 is 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.
- b. One new Valley Oak tree (minimum 15 gallon size) shall be planted in the location of the rear yard pine tree removed pursuant to TREE21-0194 which shall be reflected in the landscape plans.

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

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

#### **6. New Fireplaces**

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

#### **7. Landscaping**

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

areas shall be maintained before and during construction or shall be replaced in compliance with the WELO and to the satisfaction of the Planning Division.

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

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

**9. Indemnity and Hold Harmless**

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

**INCLUDED WITH THE BUILDING PERMIT SUBMITTAL**

**10. Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans.

**11. Water Efficient Landscape Plan**

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

**12. Tree Protection Note**

On the grading plan and the site plan, show all tree/landscape protection fencing consistent with City standards 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." Depict the additional tree protection measures indicated in the arborist report.

**13. Reach Codes**

Building Permit Applications submitted on or after January 14, 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.

**14. Green Building Standards**

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

**15. Air Conditioner Sound Rating**

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

**16. Storm Water Management**

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

**17. California Water Service Upgrades**

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

**18. Underground Utility Location**

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

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

**19. Tree Protection**

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

**20. School Fee Payment**

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

**PRIOR TO FINAL INSPECTION**

**21. Landscaping Installation and Verification**

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

**22. 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.

**23. Green Building Verification**

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

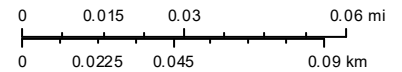
# ATTACHMENT A

## Notification Map



Print Date: March 21, 2022

12,257



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

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

**ATTACHMENT B**

Kyle Chan &lt;[REDACTED]&gt;

**618 BENVENUE**

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**New text message from Anhua Ann Yu [REDACTED]****Anhua Ann Yu (SMS)** <[REDACTED].fzrZc38R6W@txt.voice.google.com>

Tue, Apr 5, 2022 at 3:54 PM

To: [REDACTED]

Hi Anhua - thanks for your patience and for reaching out and sending the documents. It appears that the house fits all the guidelines and that you aren't asking for any variances. Thank you so much for that. Really appreciate it. However, I'm going to stay neutral on this one. I won't write a letter opposing nor will I write a letter endorsing your proposal. While we're glad to see your house will meet the city guidelines, my husband and I are just not big fans of having so many 2-story houses on the street. Good luck with your project. Hope it goes smoothly!

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[YOUR ACCOUNT](#)   [HELP CENTER](#)   [HELP FORUM](#)

This email was sent to you because you indicated that you'd like to receive email notifications for text messages. If you don't want to receive such emails in the future, please update your [email notification settings](#).

Google

Google LLC  
1600 Amphitheatre Pkwy  
Mountain View CA 94043 USA

Kyle Chan [REDACTED] >

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## Fw: question about #629 floor plan

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Anhua Yu <[REDACTED]>  
To: Kyle Chan [REDACTED] >

Sat, Apr 2, 2022 at 6:29 PM

From my #622 neighbor

----- Forwarded Message -----

**From:** Anita Kapadia <[REDACTED]>  
**To:** Anhua Yu <[REDACTED]>  
**Sent:** Saturday, April 2, 2022, 11:56:10 AM PDT  
**Subject:** Re: question about #629 floor plan

Hi Anhua,

Thanks for reaching out. We don't have any questions at this time. Also we don't see any reason to object to your plan.

Thanks,  
Anita (*pronounced Anaita*)

On Fri, Apr 1, 2022 at 11:55 PM Anhua Yu <[REDACTED]> wrote:

Hi Anita:

This is Anhua, your neighbor of #629. I would like to ask you that have you read our structure/floor plan? Do you have any question of it?

Thank you very much!

Anhua

Shelli Ching and Rowland Cheng  
637 Benvenue Ave,  
Los Altos, CA 94024

March 6, 2022

To: Los Altos Design Review Commission  
Re: Tung Residence  
629 Benvenue Ave  
Los Altos, CA 94024  
Request for 2-story Design Review

Dear sir/madam,

I'm writing to indicate my support for the approval of the new building plan set forth by my nextdoor neighbor, Mr. Chien-Chih Tung, to build a new 2-story home on 629 Benvenue Ave in Los Altos, to the extent that the plan is consistent with the attached plan (which has been initialled and dated by me), particularly with respect to the size, tinting and placement of the windows on the second floor. Based on our conversation with Mr. Tung's architect, Kyle Chan, it is our understanding that the largest, white, non-tinted window on the second floor in Diagram #1 is adjacent to a large stairwell and cannot be accessed from the interior within 10 feet of the window.

I have reviewed and discussed the design plan with Mr. Tung and his architect, Kyle Chan.

I believe the proposed design plan is a positive addition to our neighborhood. Thank you.

Yours Truly,

  
Shelli Ching

TUNG RESIDENCE  
NEW RESIDENCE  
629 BENVENUE AVE  
LOS ALTOS, CA 94024

KC



628 Paco Ave,  
Los Altos, CA 94024

January 23rd, 2021

To: Los Altos Design Review Commission  
Re: Tung Residence  
629 Benvenue Ave  
Los Altos, CA 94024  
Request for 2-story Design Review

Dear sir/madam,

I'm writing to show my support for the approval of the new building plan set forth by my next door neighbor, Mr. Chien-Chih Tung, to build a new 2-story home on 629 Benvenue Ave in Los Altos.

I have reviewed and discussed the design plan with Mr. Tung and his architect, Kyle Chan.

I believe the proposed design plan is a positive addition to our neighborhood. Thank you.

Yours Truly,

644 Benvenue Ave,  
Los Altos, CA 94024

January 23rd, 2021

To: Los Altos Design Review Commission  
Re: Tung Residence  
629 Benvenue Ave  
Los Altos, CA 94024  
Request for 2-story Design Review

Dear sir/madam,

I'm writing to show my support for the approval of the new building plan set forth by my next door neighbor, Mr. Chien-Chih Tung, to build a new 2-story home on 629 Benvenue Ave in Los Altos.

I have reviewed and discussed the design plan with Mr. Tung and his architect, Kyle Chan.

I believe the proposed design plan is a positive addition to our neighborhood. Thank you.

Yours Truly,

WLA GHOSH (644 Benvenue)



3/21/22



Jing Liy  
623 Benvenue Ave,  
Los Altos, CA 94024

January 23rd, 2021

To: Los Altos Design Review Commission  
Re: Tung Residence  
629 Benvenue Ave  
Los Altos, CA 94024  
Request for 2-story Design Review

Dear sir/madam,

I'm writing to show my support for the approval of the new building plan set forth by my next door neighbor, Mr. Chien-Chih Tung, to build a new 2-story home on 629 Benvenue Ave in Los Altos.

I have reviewed and discussed the design plan with Mr. Tung and his architect, Kyle Chan.

I believe the proposed design plan is a positive addition to our neighborhood. Thank you.

Yours Truly,

A handwritten signature in black ink, appearing to read "Jing Liy". The signature is written in a cursive style with a large initial "J" and "L".

*yu chien yuan*

630 Benvenue Ave,  
Los Altos, CA 94024

January 23rd, 2021

To: Los Altos Design Review Commission  
Re: Tung Residence  
629 Benvenue Ave  
Los Altos, CA 94024  
Request for 2-story Design Review

Dear sir/madam,

I'm writing to show my support for the approval of the new building plan set forth by my next door neighbor, Mr. Chien-Chih Tung, to build a new 2-story home on 629 Benvenue Ave in Los Altos.

I have reviewed and discussed the design plan with Mr. Tung and his architect, Kyle Chan.

I believe the proposed design plan is a positive addition to our neighborhood. Thank you.

Yours Truly,

*yu chien yuan*  
*yu chien yuan*

*RICHARD QUAN*  
638 Benvenue Ave,  
Los Altos, CA 94024

January 23rd, 2021

To: Los Altos Design Review Commission  
Re: Tung Residence  
629 Benvenue Ave  
Los Altos, CA 94024  
Request for 2-story Design Review

Dear sir/madam,

I'm writing to show my support for the approval of the new building plan set forth by my next door neighbor, Mr. Chien-Chih Tung, to build a new 2-story home on 629 Benvenue Ave in Los Altos.

I have reviewed and discussed the design plan with Mr. Tung and his architect, Kyle Chan.

I believe the proposed design plan is a positive addition to our neighborhood. Thank you.

Yours Truly,

*Richard Quan*, 3/20/22

# ATTACHMENT C

## NOTICE OF DEVELOPMENT PROPOSAL

PROJECT TITLE: 629 BENVENUE AVENUE



PROJECT DESCRIPTION:  
1. DEMOLISH EXISTING RESIDENCE  
2. PROPOSE NEW 2-STORY SINGLE FAMILY RESIDENCE(3,564 SF)

APPLICANT  
KYLE CHAN, ARCHITECT  
PH: 408-780-8030  
kyle@kylechan.com

OWNER  
CHIEN-CHIH TUNG  
650-380-9332  
chienchih.tung@gmail.com

PROJECT PLANNER: TO SUBMIT COMMENTS OR ANY ADDITIONAL INFORMATION, PLEASE CONTACT:  
NAZANEEN HEALY  
650-947-2750  
planner@losaltosca.gov

PUBLIC HEARING DATES (AS SCHED)

### PUBLIC MEETING NOTICE

Wednesday, June 1, 2022 at 7:00 pm

The Design Review Commission will hold a public meeting to consider the project at the above date and time with an opportunity for public testimony.

How do you submit comments? Click on Comments on the development plan (see the link below) and click on the Comments button. The public meeting will be held on the date and time listed above. The public meeting will be held on the date and time listed above. The public meeting will be held on the date and time listed above.

Project plans and information are available for review on the City's website at <https://www.losaltosca.gov/development/development>. The project review will be available on the City's website on Thursday, June 1, 2022. The meeting will be held on the date and time listed above. The public meeting will be held on the date and time listed above. The public meeting will be held on the date and time listed above.

# ATTACHMENT D



545 Meridian Ave # 26231  
San Jose, CA 95126  
408-646-9790

## Arborist Report

Prepared For: Anhua Yu  
629 Benvenue Ave  
Los Altos, CA 94024

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Prepared By: Thomas Lamas  
ISA Certified Arborist  
WE-13399A

February 23rd 2022

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### Introduction

NewVista Tree Service was contracted to provide a Certified Arborist Report for Anhua Yu, in conjunction with a development application for 629 Benvenue Ave Los Altos, CA 94024. All inspections were performed by a Certified Arborist accredited by the International Society of Arboriculture. The scope of our work was to evaluate the trees on the referenced property and to provide a professional recommendation on the necessary measures to complete the construction project and protect existing trees.

The proposed plans submitted to the City of Los Altos include the demolition of an existing single family home and the new construction of a 2-story 3,564 single family home. The report will express the Project Arborist Thomas Lamas' recommendations.

### Methodology

Site tree assessments were carried out using a systematic and consistent method using the following rubric:

1. Species Identification and Classification
2. Measuring Tree Diameter at 4.5 ft in height ( in accordance with ISA methods). Multi-trunk trees were measured by adding half the diameter of each additional stem to the largest stem.
3. Height Estimation
4. Classification of overall tree health using a rating system with the following metrics:
  - a. **5-** Tree is in excellent health. Excellent vigor with no signs of disease or dieback. Canopy is symmetrical and balanced with > 75% of original canopy intact. No evident structural defects.
  - b. **4-** Tree is in good health. Good vigor with minor imperfections and signs of stress. Small branch dieback. Relatively free of pests and disease. Between 50-75% of the original canopy is intact. No major structural defects that could not be corrected with appropriate methods.
  - c. **3-** Tree is in moderate health. Moderate vigor with branch dieback on small twigs and branches. Presence of pests or infection visible. The canopy is thinning and < 50% of the original canopy is intact. Some structural defects may be present that need to be corrected.
  - d. **2-** Tree is in poor declining condition. Has major dieback, cankers and or pockets on branches. Tree has < 25% of the original canopy intact. Major structural defects may be present that cannot be corrected.
  - e. **1-** Tree is in a severe declining condition. Major dieback and dead significant branches and or trunk. Mostly epicormic growth.
  - f. **0-** Tree is deceased.
5. Mapping and Labeling : Location of trees were identified on site plans in reference to existing structures

### Summary

In total, **33** trees were assessed on the premises of 629 Benvenue Ave Los Altos, CA. Out of **33** trees **1** tree was found to be "protected" based on size. The **1** protected tree is a mature Coast Live Oak tree. On a health scale from 0-5, the majority of trees on the property scored 4 and 5's. Most trees are located along the perimeter of the property and will not be affected by construction. In this report, the retention and protection of **1** Large Oak Tree, **1** Birch Tree(non-protected), **1** Maple Tree (non-protected) is recommended. The removal of **1** non-protected Victorian Box Tree is recommended for future landscaping design.

## Tree Inventory

## Tree Inventory: 629 Benvenue Ave, Los Altos, CA 94024

## NewVista Tree Service

## Thomas Lamas ISA Certified Arborist

Tree Number	Species	DBH (Inches)	Height (Ft)	Remain or Remove	Health Rating (0-5)	Protected (Y/N)	Comments
1	Birch ( <i>Betula</i> )	5.3	20	Remain	5	N	Client Wishes To Protect
2	Mayten ( <i>Maytenus boaria</i> )	4.9	10	Remain	5	N	Client Wishes To Protect
3	Japanese Maple ( <i>Acer palmatum</i> )	9.8	15	Remain	5	N	
4	Privet ( <i>Ligustrum vulgare</i> )	11	25	Remain	5	N	
5	Privet ( <i>Ligustrum vulgare</i> )	9.2	25	Remain	5	N	Multi-Trunk
6	Pear ( <i>Pyrus</i> )	3	7	Remain	5	N	
7	Privet ( <i>Ligustrum vulgare</i> )	4.2	20	Remain	3	N	Previously topped
8	Privet ( <i>Ligustrum vulgare</i> )	3.8	20	Remain	5	N	
9	Fig Tree ( <i>Ficus</i> )	3	15	Remain	4	N	Growth into fence
10	Fern Pine ( <i>Pinus densiflora</i> )	5	25	Remain	5	N	
11	Fern Pine ( <i>Pinus densiflora</i> )	6.9	25	Remain	5	N	
12	Fern Pine ( <i>Pinus densiflora</i> )	6.9	25	Remain	5	N	
13	Fern Pine ( <i>Pinus densiflora</i> )	6.1	25	Remain	5	N	
14	Fern Pine ( <i>Pinus densiflora</i> )	7.3	30	Remain	5	N	
15	Fern Pine ( <i>Pinus densiflora</i> )	3.8	15	Remain	5	N	
16	Fern Pine ( <i>Pinus densiflora</i> )	6.9	25	Remain	5	N	
17	Fern Pine ( <i>Pinus densiflora</i> )	6.9	25	Remain	5	N	
18	Fern Pine ( <i>Pinus densiflora</i> )	6.5	20	Remain	5	N	
19	Fern Pine ( <i>Pinus densiflora</i> )	6.1	15	Remain	5	N	
20	Magnolia ( <i>Magnolia sieboldii</i> )	12	30	Remain	5	N	



21	Redwood ( <i>Sequoia sempervirens</i> )	8	30	Remain	5	N	
22	Shingle Oak ( <i>Quercus imbricaria</i> )	13	25	Remain	5	N	
23	Coast Live Oak ( <i>Quercus agrifolia</i> )	30.9	40	Remain	5	<b>Yes</b>	Protection Is Required
24	Japanese Photinia ( <i>Photinia glabra</i> )	4.1	20	Remain	5	N	Multi-Trunk
25	Japanese Pittosporum ( <i>Pittosporum tobira</i> )	12.6	20	Remain	5	N	Multi-Trunk
26	Victorian Box ( <i>Pittosporum undulatum</i> )	5.3	25	Remain	4	N	
27	Victorian Box ( <i>Pittosporum undulatum</i> )	6.8	25	Remove	4	N	Non-protected Tree
28	Japanese Photinia ( <i>Photinia glabra</i> )	8.9	15	Remain	5	N	
29	Black Matipo ( <i>Pittosporum tenuifolium</i> )	3.8	15	Remain	3	N	
30	Privet ( <i>Ligustrum vulgare</i> )	3.8	8	Remain	3	N	Topped
31	Black Matipo ( <i>Pittosporum tenuifolium</i> )	10.6	8	Remain	3	N	Topped
32	Black Matipo ( <i>Pittosporum tenuifolium</i> )	11.8	8	Remain	3	N	Topped
33	Black Matipo ( <i>Pittosporum tenuifolium</i> )	6.9	8	Remain	3	N	Topped

## Protected Tree Evaluation &amp; Recommendation

1. Species: **Coast Live Oak Tree** (*Quercus agrifolia*) DBH: **26**inches Height~**40**ft Tree# **23**
  - a. Health Rating: **5**
  - b. Observations: Mature Coast Live Oak tree is healthy. Foliage is green and lush. There are no signs of pests or diseases. The tree has a small bark lesion on the lower trunk. Tree is located on the rear of the property and construction should not encroach under the drip line of the canopy.
  - c. Recommendation: The large Oak tree should be protected during construction. A chain link fence should be erected around the perimeter of the tree's canopy.

## Tree Protection Plan

If trees are identified to be preserved in this report or city officials make the recommendation. The trees shall be protected using the following methods.

**Before Construction:**

Before any construction is to commence, the following measures should be taken:

Tree Protection Zone

Trees which are located near the proposed construction, are to be protected from possible mechanical damage by the following protection methods in accordance with the City of Los Altos Municipal Code **11.08.120**:

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

**During Construction:**

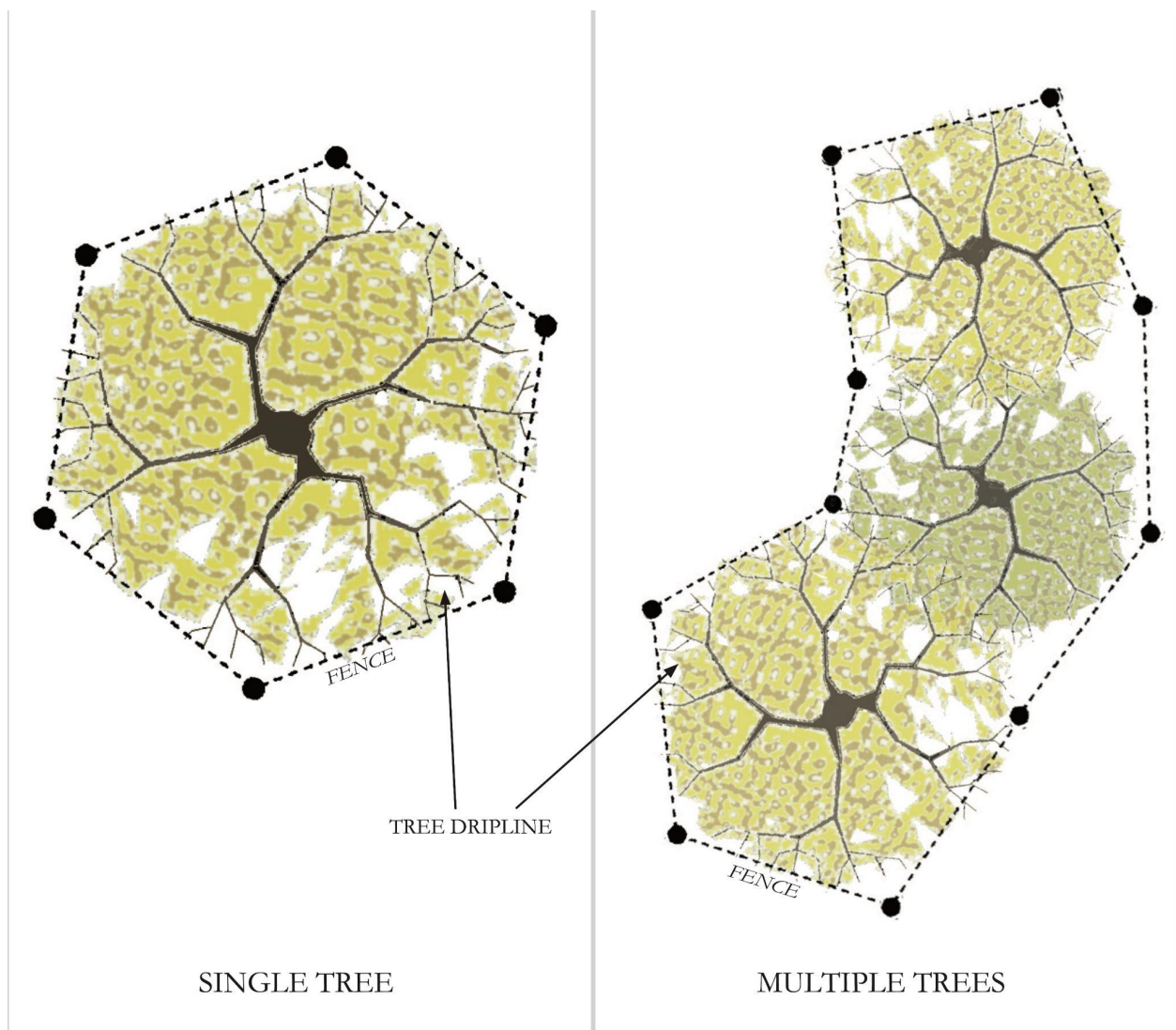
1. Project Arborist shall observe any excavation/drilling encroaching the protected tree(s) canopy. And direct any mitigation or required root pruning.
2. Any pruning done during construction must be in accordance with ANSI 300 standards.
3. All contractors & subcontractors must be informed not to encroach on protected tree(s) without the permission of the Project Arborist.
4. Unnecessary soil compaction must be avoided. No storage of heavy machinery or supplies should be stored under the canopy of protected trees.

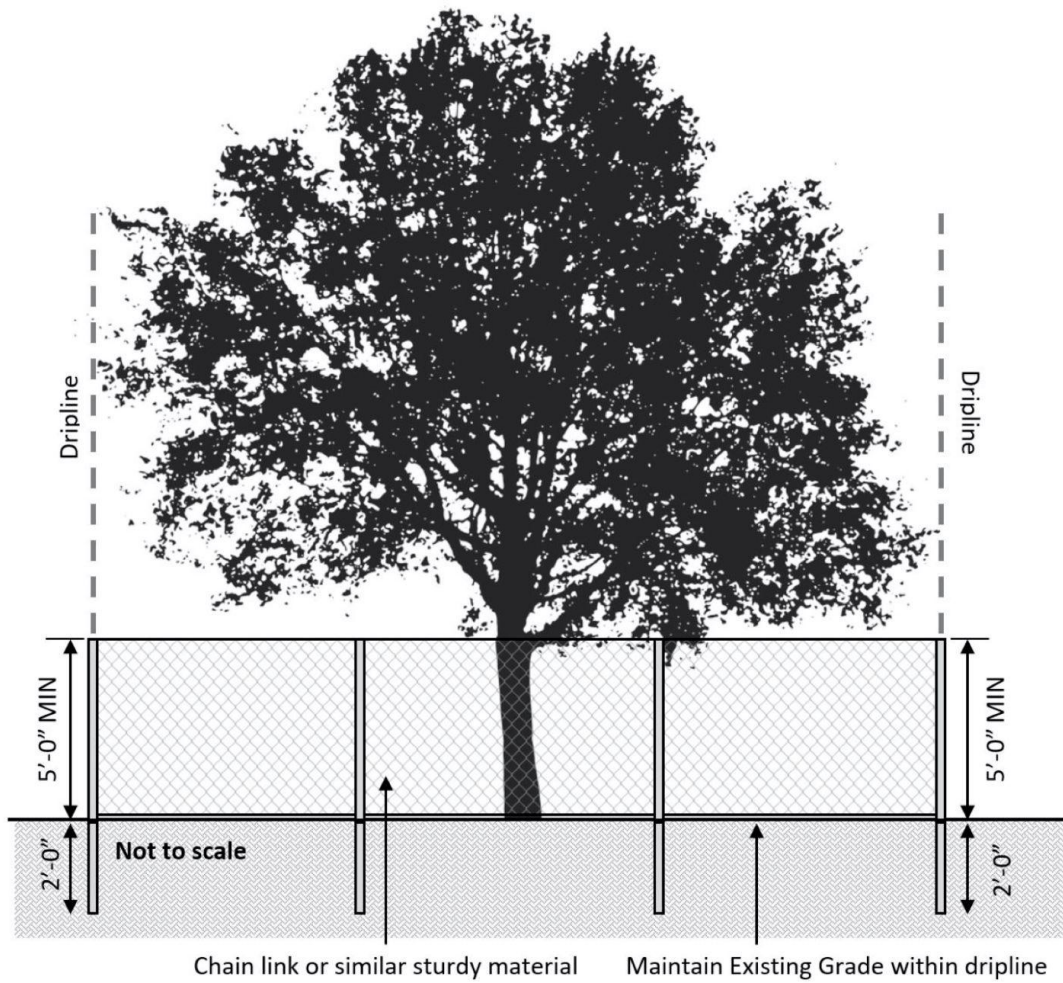
**After Construction:**

1. After Construction is complete, all protective material will be removed from trees and disposed of properly

2. Over the next few months, property owners shall observe trees for any signs of distress. If any tree shows signs of stress, an arborist should be contacted.
3. Routine pruning should be performed to keep trees healthy. Removal of dead, diseased or damaged limbs is recommended.
4. Mulching is encouraged to help retain moisture in soil and prevent unwanted vegetation from growing around trees.
5. If needed, soil should be fertilized using slow release fertilizer. Soil testing can help determine if there is a mineral deficiency.

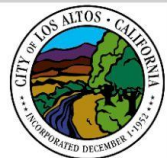
Example of Tree Protection





# TREE PROTECTION FENCE DETAIL

ELEVATION VIEW



Disclosure Statement

The information presented in this report is accurate to the best of my knowledge. It is the responsibility of the property owner, contractor & architect to review the report as well as fully understand and adhere to its content for this development.

Sketches and diagrams in this report are intended to aid and are not intended to be taken as engineering or architectural reports.

NewVista Inc does not guarantee the survival or protection of the trees mentioned in this report. The recommendations made in this report are to aid and minimize the potential damage to such trees. Ultimately the trees on the property are the owners responsibility.

This report solely contains the opinion and recommendation of an ISA Certified Arborist; it does not provide approval or give the right to commence any development.



---

Thomas Lamas  
ISA Certified Arborist  
WE-13399A

Tree Photos



Tree #1



Tree # 2 #4 #5



Tree#3



Tree#6 #7#8#9



Tree# 10#11#12#13#14#15#16#17#18#19



Tree#20 #21



Tree#22



Tree#23(Protected Tree)



Tree#24 #25



Tree#26



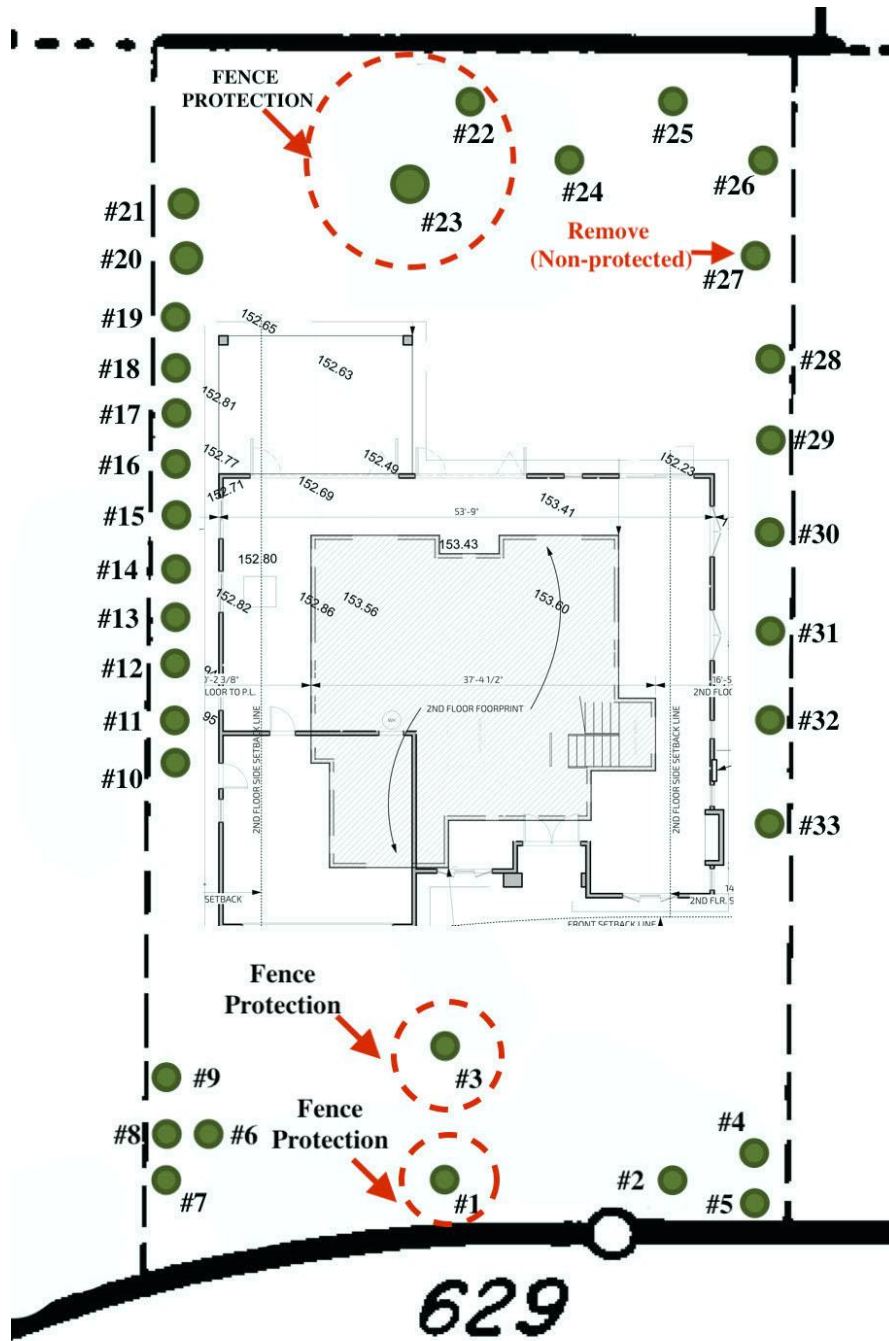


Tee#27#28



Tree #31#32#33

Site Plan



# ATTACHMENT E

EXTERIOR FINISH SCHEDULE		
SYMBOL	MATERIAL	COLOR
R1	TILE ROOF	TAN
S2	FOND DU LAC RUSTIC VENEER STONE OR SIM.	BEIGE
S3	COTTONWOOD LIMESTONE VENEER STONE OR SIM.	BEIGE
CP1	SMOOTH CEMENT PLASTER	
P1	BENJAMIN MOORE	BEIGE
P2	BENJAMIN MOORE GRAPHITE 1603	GRAPHITE
	WINDOW W/ GRAPHITE TRIM BY MILGARD MONTECELLO OR SIM.	
	GARAGE: FIBERGLASS PANEL GRAPHITE FINISH W/ LIGHT BY OVERHEAD DOOR COMPANY OR SIM.	

CP1

P1



S2



S3



R1

S2

S3

CP1

P1

P2

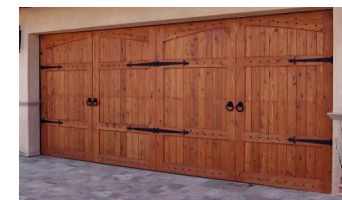
R1



WINDOW



GARAGE



629 BENVENUE AVE  
TWO-STORY RESIDENTIAL DESIGN  
3/1/2022  
MATERIAL BOARD

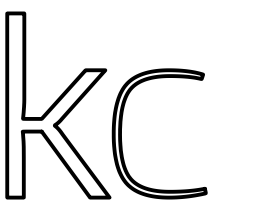
# 629 BENVENUE AVE

LOS ALTOS CA 94024

## NEW 2-STORY SINGLE FAMILY HOUSE

PERMIT SUBMISSION SET:

- PV SYSTEM REQUIRED UNDER 2019 CODE:  
 PROVIDE THE FOLLOWING FOR THE INSPECTOR'S REVIEW:  
 1) LOCATION OF THE PV ARRAY SYSTEM ON ROOF PLANS.  
 2) STATE THE KW PROPOSED IN TITLE-24 ON ROOF PLAN  
 3) SOLAR PANELS MUST BE A ROOFTOP INSTALLATION  
 4) TOTAL PANEL WEIGHT INCLUDING FRAME CANNOT EXCEED 5 POUNDS PER SQ FT.  
 5) MAX CONCENTRATED LOAD AT EACH POINT OF SUPPORT SHALL NOT EXCEED 40 POUNDS  
 6) MAX HEIGHT ABOVE THE ROOF SURFACE IS LESS THAN 18 INCHES  
 7) PV PANELS MUST NOT BE BALLASTED  
 8) SOLAR INSTALLATION DRAWINGS SHALL BE PROVIDED TO CITY INSPECTOR AT THE JOB SITE.



**kylechan**  
 ARCHITECT  
 3561 HOMESTEAD ROAD  
 SUITE 222,  
 SANTA CLARA, CA 95051  
 669-244-3111  
 www.kylechan.com  
 kyle@kylechan.com

PLANNING SET  
 3.9.2022

Sheet Revisions:  
 1 PLAN CHECK COMMENTS  
 4.22.2022

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ELECTRONIC PLAN REVIEW

TUNG RESIDENCE  
 NEW RESIDENCE  
 629 BENVENUE AVE,  
 LOS ALTOS, CA 94024

PLANNING SET  
 NOT FOR CONSTRUCTION

COVER SHEET

CITY STAMP:

A0.1

PROJECT NUMBER: 2110  
 629 BENVENUE AVE



PROJECT TEAM	VICINITY MAP	ZONING INFORMATION	PROJECT INFORMATION	DRAWING INDEX																																																																																																						
<p><b>OWNER</b>                      CHIEN-CHIH TUNG                      629 BENVENUE AVE                      LOS ALTOS, CA 94024                      650-380-9332                      chienchih.tung@gmail.com</p> <p><b>ARCHITECT</b>                      KYLE CHAN, ARCHITECT                      3561 HOMESTEAD ROAD #222                      SANTA CLARA, CA 95051                      PH: 408-780-8030                      CELL: 669-244-3111                      kyle@kylechan.com</p> <p><b>SURVEYOR</b>                      BAY LAND CONSULTING                      2315 SOUTH BASCOM AVE #200                      CAMPBELL, CA 95008                      KENNETH ANDERSON                      L57523                      408-786-6700                      AGOODSURVEYOR@GMAIL.COM                      SURVEYOR@BAYLANDCONSULTING.COM/                      HTTP://BAYLANDCONSULTING.COM/</p> <p><b>CIVIL ENGINEER</b>                      BAY LAND CONSULTING                      2315 SOUTH BASCOM AVE #200                      CAMPBELL, CA 95008                      408-786-6700                      SCOTT HOFFMAN                      scott@bcng.com                      HTTP://BAYLANDCONSULTING.COM/</p> <p><b>ARBORIST</b>                      NEWVISTA INC.                      THOMAS LAMAS                      545 MERIDIAN AVE # 26231                      SAN JOSE, CA 95126                      (408) 646-9790                      TLAMAS@NEWVISTAINC.COM</p> <p><b>LANDSCAPE ARCHITECT</b>                      YILIANG KAO                      510-423-3626                      yiliang.kao@gmail.com</p>	<p>Mountain View</p> <p>Alto</p> <p>Almond Ave</p> <p>Cowell Dr</p> <p>Portland Ave</p> <p>Site location marked with a red dot and labeled 'SITE'.</p> <p>N.T.S.</p>	<p><b>ZONING COMPLIANCE</b></p> <table border="1"> <thead> <tr> <th></th> <th>Existing</th> <th>Proposed</th> <th>Allowed/Required</th> </tr> </thead> <tbody> <tr> <td><b>LOT COVERAGE:</b> <i>Land area covered by all structures that are over 6 feet in height</i></td> <td>2,006 square feet (19.6%)</td> <td>2,833 square feet (27.8%)</td> <td>3,058 square feet (30.0%)</td> </tr> <tr> <td><b>FLOOR AREA:</b> <i>Measured to the outside surfaces of exterior walls</i></td> <td>2,006 square feet (19.6%)</td> <td>3,564 square feet (34.9%)</td> <td>3,568 square feet (35.0%)</td> </tr> <tr> <td><b>SETBACKS:</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Front</td> <td>22.0 feet</td> <td>25 feet</td> <td>25 feet</td> </tr> <tr> <td>Rear</td> <td>63.0 feet</td> <td>47.9 feet</td> <td>25 feet</td> </tr> <tr> <td>Right side (1<sup>st</sup>/2<sup>nd</sup>)</td> <td>10.2 feet/NA feet</td> <td>10 feet/15.5 feet</td> <td>74.2 feet/20.2 feet</td> </tr> <tr> <td>Left side (1<sup>st</sup>/2<sup>nd</sup>)</td> <td>9.7 feet/NA feet</td> <td>10 feet/20.2 feet</td> <td>74.2 feet/20.2 feet (10% LOT WIDTH 74)</td> </tr> <tr> <td><b>HEIGHT:</b></td> <td>16'5" feet</td> <td>24'2" feet</td> <td>27 feet</td> </tr> </tbody> </table> <p><b>SQUARE FOOTAGE BREAKDOWN</b></p> <table border="1"> <thead> <tr> <th></th> <th>Existing</th> <th>Change in</th> <th>Total Proposed</th> </tr> </thead> <tbody> <tr> <td><b>HABITABLE LIVING AREA:</b> <i>Includes habitable basement areas</i></td> <td>1,574 square feet</td> <td>1,531 square feet</td> <td>3,105 square feet</td> </tr> <tr> <td><b>NON-HABITABLE AREA:</b> <i>Does not include covered porches or open structures</i></td> <td>432 square feet</td> <td>27 square feet</td> <td>459 square feet</td> </tr> </tbody> </table> <p><b>LOT CALCULATIONS</b></p> <table border="1"> <tbody> <tr> <td><b>NET LOT AREA:</b></td> <td>10,195 square feet</td> </tr> <tr> <td><b>FRONT YARD HARDSCAPE AREA:</b> <i>Hardscape area in the front yard setback shall not exceed 50%</i></td> <td>760 square feet (36%)</td> </tr> <tr> <td><b>LANDSCAPING BREAKDOWN:</b></td> <td></td> </tr> <tr> <td>Total hardscape area (existing and proposed):</td> <td>4,553 sq ft</td> </tr> <tr> <td>Existing softscape (undisturbed) area:</td> <td>3,386 sq ft</td> </tr> <tr> <td>New softscape area:</td> <td>2,756 sq ft</td> </tr> <tr> <td><i>Sum of all three should equal the site's net lot area</i></td> <td></td> </tr> </tbody> </table>		Existing	Proposed	Allowed/Required	<b>LOT COVERAGE:</b> <i>Land area covered by all structures that are over 6 feet in height</i>	2,006 square feet (19.6%)	2,833 square feet (27.8%)	3,058 square feet (30.0%)	<b>FLOOR AREA:</b> <i>Measured to the outside surfaces of exterior walls</i>	2,006 square feet (19.6%)	3,564 square feet (34.9%)	3,568 square feet (35.0%)	<b>SETBACKS:</b>				Front	22.0 feet	25 feet	25 feet	Rear	63.0 feet	47.9 feet	25 feet	Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	10.2 feet/NA feet	10 feet/15.5 feet	74.2 feet/20.2 feet	Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	9.7 feet/NA feet	10 feet/20.2 feet	74.2 feet/20.2 feet (10% LOT WIDTH 74)	<b>HEIGHT:</b>	16'5" feet	24'2" feet	27 feet		Existing	Change in	Total Proposed	<b>HABITABLE LIVING AREA:</b> <i>Includes habitable basement areas</i>	1,574 square feet	1,531 square feet	3,105 square feet	<b>NON-HABITABLE AREA:</b> <i>Does not include covered porches or open structures</i>	432 square feet	27 square feet	459 square feet	<b>NET LOT AREA:</b>	10,195 square feet	<b>FRONT YARD HARDSCAPE AREA:</b> <i>Hardscape area in the front yard setback shall not exceed 50%</i>	760 square feet (36%)	<b>LANDSCAPING BREAKDOWN:</b>		Total hardscape area (existing and proposed):	4,553 sq ft	Existing softscape (undisturbed) area:	3,386 sq ft	New softscape area:	2,756 sq ft	<i>Sum of all three should equal the site's net lot area</i>		<p><b>PROJECT DESCRIPTION:</b>                      1. 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PROPOSE NEW 2-STORY SINGLE FAMILY RESIDENCE</p> <p><b>APN:</b>                      189-38-079</p> <p><b>CONSTRUCTION TYPE:</b>                      V-B</p> <p><b>OCCUPANCY:</b>                      R-3 / U</p> <p><b>BUILDING CODES:</b>                      2019 CBC (BASED ON 2018 IBC)                      2019 CRC (BASED ON 2018 IRC)                      2019 CEC (BASED ON 2017 NEC)                      2019 EMC (BASED ON 2018 UMC)                      2019 CPC (BASED ON 2018 UPC)                      2019 CALIFORNIA ENERGY CODE                      2019 CFC (BASED ON 2018 IFC)                      2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)                      CITY MUNICIPAL CODE                      ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS &amp; REGULATIONS</p> <p><b>NO GAS POLICY:</b>                      FOR THE NEW SINGLEFAMILY HOME, NO GAS IS ALLOWED PER CITY REACH CODES.</p> <p><b>FIRE SPRINKLER:</b>                      A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS                      FIRE SPRINKLER SYSTEM TO BE APPROVED UNDER A SEPARATE PERMIT.</p> <p><b>SOLAR PANEL:</b>                      SOLAR PANEL REQUIRED PER TITLE-24 UNDER A SEPARATE PERMIT.</p>	<p><b>DRAWING INDEX</b></p> <table border="1"> <tbody> <tr> <td>A0.1</td> <td>PROJECT INFO</td> </tr> <tr> <td>A0.2</td> <td>STREETSCAPE DIAGRAM</td> </tr> <tr> <td>A0.3</td> <td>ARBORIST REPORT AND TPZ PLAN</td> </tr> <tr> <td>CIVIL</td> <td></td> </tr> <tr> <td>T 01-F</td> <td>BOUNDARY &amp; TOPOGRAPHIC SURVEY</td> </tr> <tr> <td>C-1</td> <td>GRADING AND DRAINAGE NOTES &amp; DETAILS</td> </tr> <tr> <td>C-2</td> <td>GRADING AND DRAINAGE PLAN</td> </tr> <tr> <td>C-3</td> <td>EROSION CONTROL PLAN</td> </tr> <tr> <td>C-4</td> <td>EROSION CONTROL DETAILS</td> </tr> <tr> <td>C-5</td> <td>BLUEPRINT FOR A CLEAN BAY</td> </tr> <tr> <td>ARCHITECTURAL</td> <td></td> </tr> <tr> <td>A0.5</td> <td>SITE PLAN / FLOOR AREA STUDY</td> </tr> <tr> <td>A1.1</td> <td>EXISTING FLOOR PLAN / ELEVATIONS</td> </tr> <tr> <td>A2.1</td> <td>FIRST / SECOND FLOOR PROPOSED PLAN</td> </tr> <tr> <td>A2.2</td> <td>ROOF PROPOSED PLAN</td> </tr> <tr> <td>A3.1</td> <td>PROPOSED ELEVATIONS</td> </tr> <tr> <td>A3.2</td> <td>PROPOSED ELEVATIONS</td> </tr> <tr> <td>AB.0</td> <td>EXTERIOR SECTIONS</td> </tr> <tr> <td>LANDSCAPE</td> <td></td> </tr> <tr> <td>L-1</td> <td>PLANTING PLAN</td> </tr> </tbody> </table>	A0.1	PROJECT INFO	A0.2	STREETSCAPE DIAGRAM	A0.3	ARBORIST REPORT AND TPZ PLAN	CIVIL		T 01-F	BOUNDARY & TOPOGRAPHIC SURVEY	C-1	GRADING AND DRAINAGE NOTES & DETAILS	C-2	GRADING AND DRAINAGE PLAN	C-3	EROSION CONTROL PLAN	C-4	EROSION CONTROL DETAILS	C-5	BLUEPRINT FOR A CLEAN BAY	ARCHITECTURAL		A0.5	SITE PLAN / FLOOR AREA STUDY	A1.1	EXISTING FLOOR PLAN / ELEVATIONS	A2.1	FIRST / SECOND FLOOR PROPOSED PLAN	A2.2	ROOF PROPOSED PLAN	A3.1	PROPOSED ELEVATIONS	A3.2	PROPOSED ELEVATIONS	AB.0	EXTERIOR SECTIONS	LANDSCAPE		L-1	PLANTING PLAN
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624 PACO DR  
2-STORY HOUSE



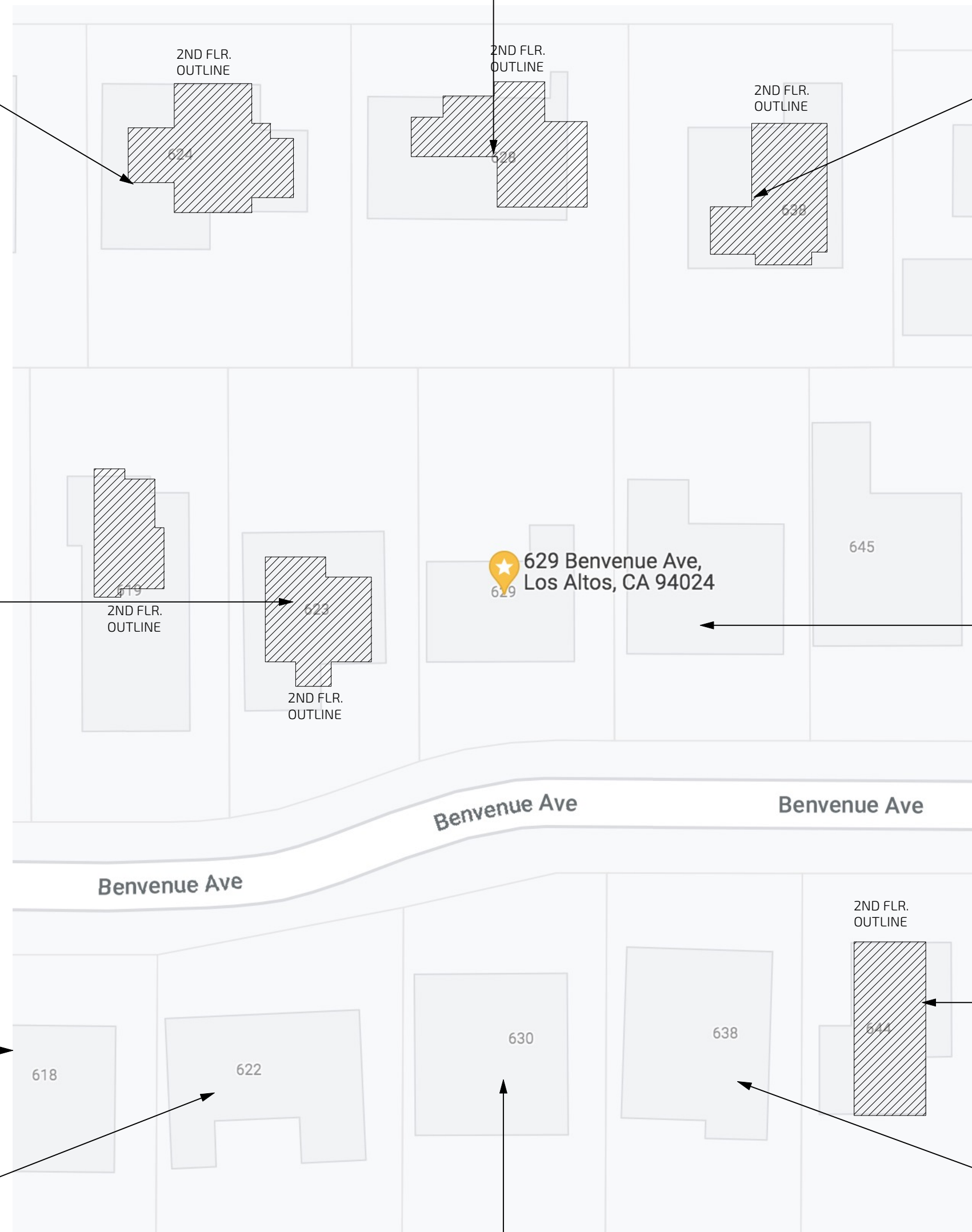
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2-STORY HOUSE



638 PACO DR  
2-STORY HOUSE



623 BENVENUE AVE  
2-STORY HOUSE



645 BENVENUE AVE  
1-STORY HOUSE



618 BENVENUE AVE  
1-STORY HOUSE



644 BENVENUE AVE  
2-STORY HOUSE



622 BENVENUE AVE  
1-STORY HOUSE



630 BENVENUE AVE  
1-STORY HOUSE



638 BENVENUE AVE (IN CONSTRUCTION)  
1-STORY HOUSE

kc

kylechan  
ARCHITECT  
3561 HOMESTEAD ROAD  
SUITE 222,  
SANTA CLARA, CA 95051  
669-244-3111  
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kyle@kylechan.com

PLANNING SET  
3.9.2022

Sheet Revisions:  
1 PLAN CHECK COMMENTS  
4.22.2022

ELECTRONIC PLAN REVIEW

TUNG RESIDENCE  
NEW RESIDENCE  
629 BENVENUE AVE,  
LOS ALTOS, CA 94024

PLANNING SET  
NOT FOR CONSTRUCTION

STREETSCAPE  
DIAGRAM

CITY STAMP:

A0.2

PROJECT NUMBER: 2110  
629 BENVENUE AVE

NewVista Inc  
Tree Service

545 Meridian Ave # 26231  
San Jose, CA 95126  
408.646.9790

Arborist Report

Prepared For: Anhua Yu  
629 Benvenue Ave  
Los Altos, CA 94024

Prepared By: Thomas Lamas  
ISA Certified Arborist  
WE-13399A

February 23rd 2022

Thomas Lamas ISA Certified Arborist WE-13399A February 23rd 2022

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Thomas Lamas ISA Certified Arborist WE-13399A February 23rd 2022

Introduction

NewVista Tree Service was contracted to provide a Certified Arborist Report for Anhua Yu, in conjunction with a development application for 629 Benvenue Ave, Los Altos, CA 94024. All inspections were performed by a Certified Arborist accredited by the International Society of Arboriculture. The scope of our work was to evaluate the trees on the referenced property and to provide a professional recommendation on the necessary measures to complete the construction project and protect existing trees.

The proposed plans submitted to the City of Los Altos include the demolition of an existing single family home and the new construction of a 2-story 3,564 single family home. The report will express the Project Arborist Thomas Lamas' recommendations.

Methodology

Site tree assessments were carried out using a systematic and consistent method using the following rubric:

1. Species Identification and Classification
2. Measuring Tree Diameter at 4.5ft in height (in accordance with ISA methods). Multi-trunk trees were measured by adding half the diameter of each additional stem to the largest stem.
3. Height Estimation
4. Classification of overall tree health using a rating system with the following metrics:
  - a. 5 - Tree in excellent health. Excellent vigor with no signs of disease or dieback. Canopy is symmetrical and balanced with > 75% of original canopy intact. No evident structural defects.
  - b. 4 - Tree in good health. Good vigor with minor imperfections and signs of stress. Small branch dieback. Relatively free of pests and disease. Between 50-75% of the original canopy is intact. No major structural defects that could not be corrected with appropriate methods.
  - c. 3 - Tree in moderate health. Moderate vigor with branch dieback on small twigs and branches. Presence of pests or infection visible. The canopy is thinning and < 50% of the original canopy is intact. Some structural defects may be present that need to be corrected.
  - d. 2 - Tree in poor declining condition. Has major dieback, cankers and/or peck on branches. Tree has < 25% of the original canopy intact. Major structural defects may be present that cannot be corrected.
  - e. 1 - Tree in a severe declining condition. Major dieback and dead significant branches and/or trunk. Mostly epicormic growth.
  - f. 0 - Tree is deceased.
5. Mapping and Labeling: Location of trees were identified on site plans in reference to existing structures

Summary

In total, 33 trees were assessed on the premises of 629 Benvenue Ave, Los Altos, CA. Out of 33 trees 1 tree was found to be "protected" based on site. The 1 protected tree is a mature Coast Live Oak tree. On a health scale from 0-5, the majority of trees on the property scored 4 and 5's. Most trees are located along the perimeter of the property and will not be affected by construction. In this report, the retention and protection of 1 Large Oak Tree, 1 Birch Tree (non-protected), 1 Maple Tree (non-protected) is recommended. The removal of 1 non-protected Victorian Box Tree is recommended for future landscaping design.

Thomas Lamas ISA Certified Arborist WE-13399A February 23rd 2022

Tree Inventory

Tree Inventory: 629 Benvenue Ave, Los Altos, CA 94024

NewVista Tree Service

Thomas Lamas ISA Certified Arborist

Tree Number	Species	DBH (Inches)	Height (ft)	Remove	Health Rating (0-5)	Protected (Y/N)	Comments
1	Birch (Betula)	6.3	20	Remain	5	N	Check White To Protect
2	Maple (Acer glabrum)	4.9	10	Remain	5	N	Check White To Protect
3	Japanese Maple (Acer palmatum)	9.8	15	Remain	5	N	
4	Prunus (Prunus vulgaris)	11	25	Remain	5	N	
5	Prunus (Prunus vulgaris)	9.2	25	Remain	5	N	Multi-Trunk
6	Birch (Betula)	3	7	Remain	5	N	
7	Prunus (Prunus vulgaris)	4.2	20	Remain	5	N	Previously topped
8	Prunus (Prunus vulgaris)	3.8	20	Remain	5	N	
9	Fig Tree (Ficus)	3	15	Remain	4	N	Growth issues
10	Iron Pine (Pinus densata)	5	25	Remain	5	N	
11	Iron Pine (Pinus densata)	6.9	25	Remain	5	N	
12	Iron Pine (Pinus densata)	6.9	25	Remain	5	N	
13	Iron Pine (Pinus densata)	6.1	25	Remain	5	N	
14	Iron Pine (Pinus densata)	7.3	30	Remain	5	N	
15	Iron Pine (Pinus densata)	3.8	15	Remain	5	N	
16	Iron Pine (Pinus densata)	6.9	25	Remain	5	N	
17	Iron Pine (Pinus densata)	6.9	25	Remain	5	N	
18	Iron Pine (Pinus densata)	6.5	20	Remain	5	N	
19	Iron Pine (Pinus densata)	6.1	15	Remain	5	N	
20	Magnolia (Magnolia arborea)	12	30	Remain	5	N	

Thomas Lamas ISA Certified Arborist WE-13399A February 23rd 2022

21	Rubwood (Quercus engelmannii)	8	30	Remain	5	N	
22	Single Oak (Quercus rubra)	13	25	Remain	5	N	
23	Coast Live Oak (Quercus agrifolia)	30.9	40	Remain	5	Yes	Protection Is Required
24	Japanese Phoenix (Phoenix glabra)	4.1	20	Remain	5	N	Multi-Trunk
25	Japanese Pittosporum (Pittosporum tobira)	12.6	20	Remain	5	N	Multi-Trunk
26	Victorian Box (Pittosporum andersonii)	5.3	25	Remain	4	N	
27	Victorian Box (Pittosporum andersonii)	6.8	25	Remove	4	N	Non-protected Tree
28	Japanese Phoenix (Phoenix glabra)	8.9	15	Remain	5	N	
29	Black Maple (Acer glabrum)	3.8	15	Remain	3	N	
30	Prunus (Prunus vulgaris)	3.8	8	Remain	3	N	Topped
31	Black Maple (Acer glabrum)	10.6	8	Remain	3	N	Topped
32	Black Maple (Acer glabrum)	11.8	8	Remain	3	N	Topped
33	Black Maple (Acer glabrum)	6.9	8	Remain	3	N	Topped

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kyle@kylechan.com

PLANNING SET  
3.9.2022

Sheet Revisions:  
1 PLAN CHECK COMMENTS  
4.22.2022

ELECTRONIC PLAN REVIEW

Thomas Lamas ISA Certified Arborist WE-13399A February 23rd 2022

Protected Tree Evaluation & Recommendation

1. Species: **Coast Live Oak Tree (Quercus agrifolia)** DBH: 26inches Height: 40ft Tree# 23
  - a. Health Rating: 5
  - b. Observations: Mature Coast Live Oak tree is healthy. Foliage is green and lush. There are no signs of pests or diseases. The tree has a small bark lesion on the lower trunk. Tree is located on the rear of the property and construction should not encroach under the drip line of the canopy.
  - c. Recommendation: The large Oak tree should be protected during construction. A chain link fence should be erected around the perimeter of the tree's canopy.

Tree Protection Plan

If trees are identified to be preserved in this report or city officials make the recommendation. The trees shall be protected using the following methods:

**Before Construction:**  
Before any construction is to commence, the following measures should be taken:

**Tree Protection Zone**

Trees which are located near the proposed construction, are to be protected from possible mechanical damage by the following protection methods in accordance with the City of Los Altos Municipal Code: **11.08.120.**

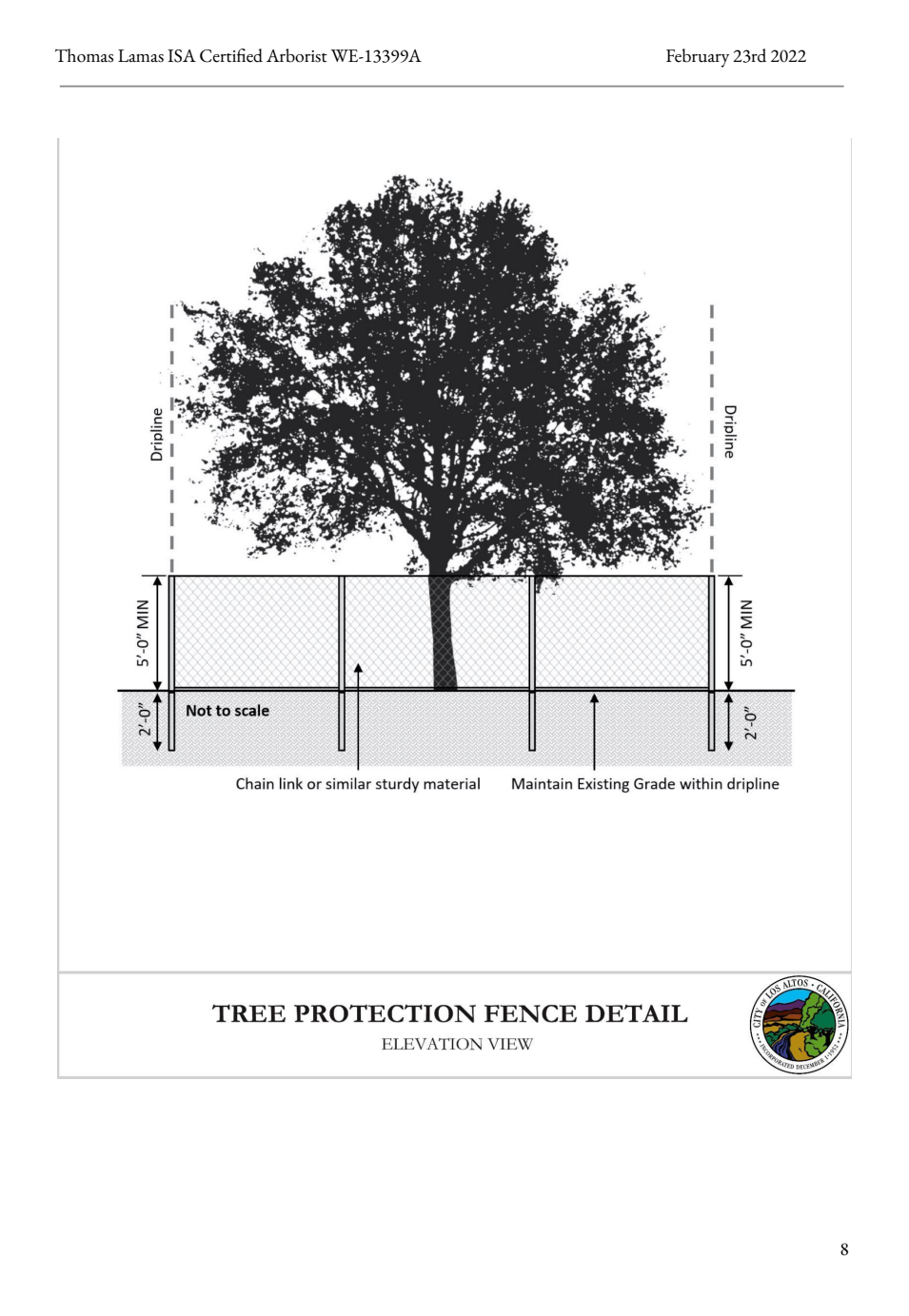
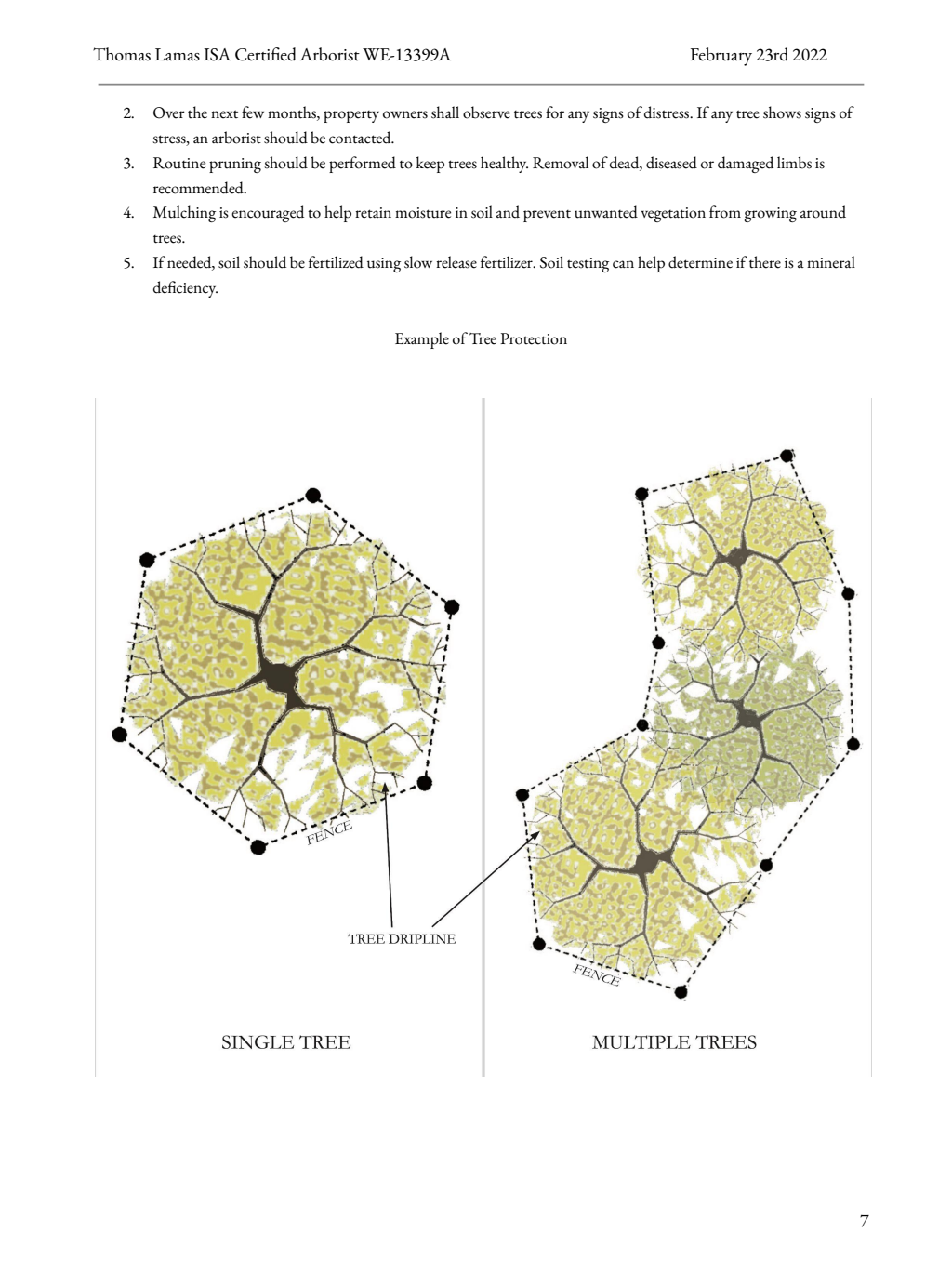
1. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.
2. The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.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

**During Construction:**

1. Project Arborist shall observe any excavation/drilling encroaching the protected tree(s) canopy. And direct any mitigation or required tree pruning.
2. Any pruning done during construction must be in accordance with ANSI 300 standards.
3. All contractors & subcontractors must be informed not to encroach on protected tree(s) without the permission of the Project Arborist.
4. Unnecessary soil compaction must be avoided. No storage of heavy machinery or supplies should be stored under the canopy of protected trees.

**After Construction:**

1. After Construction is complete, all protective material will be removed from trees and disposed of properly.



Thomas Lamas ISA Certified Arborist WE-13399A February 23rd 2022

Disclosure Statement

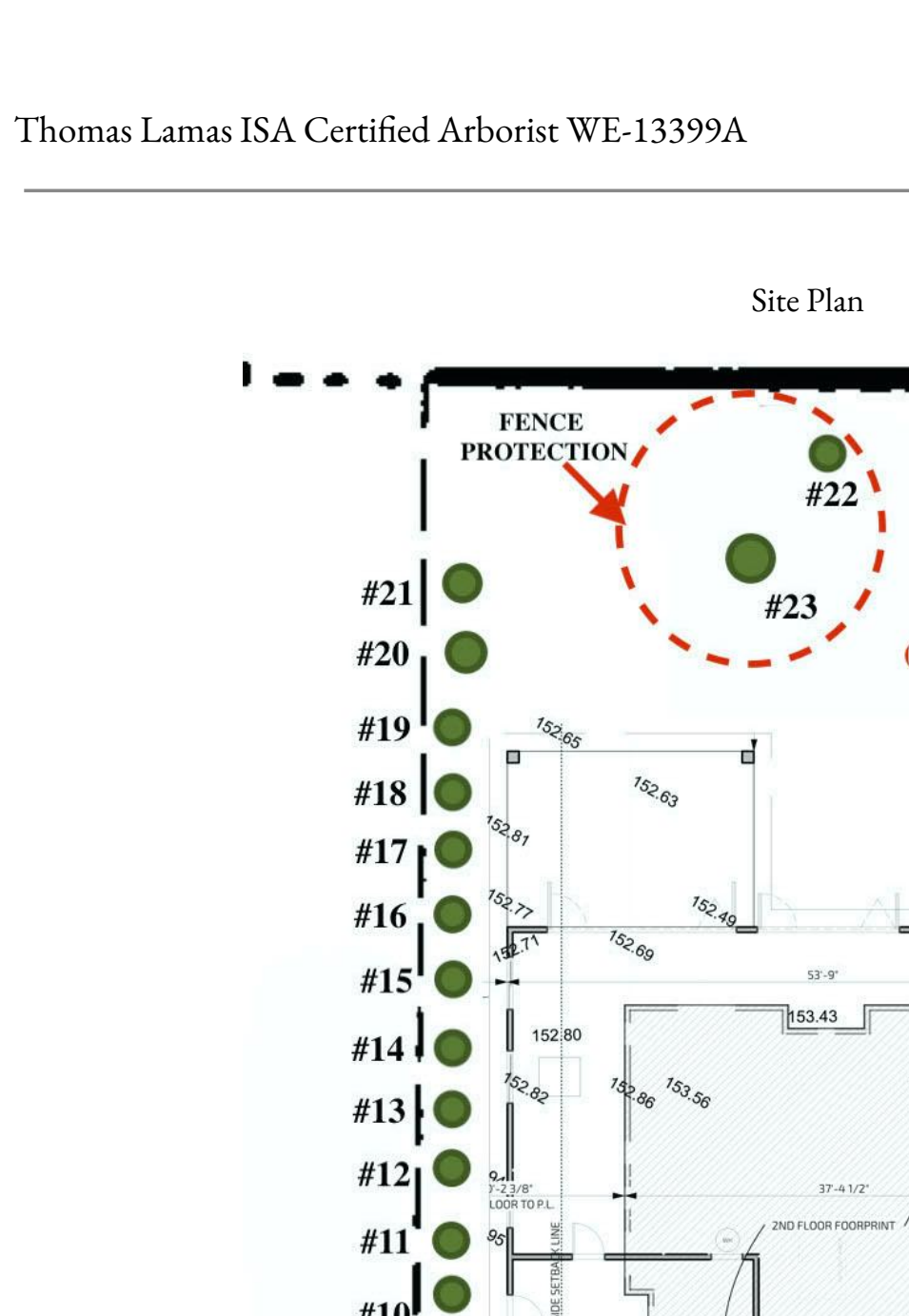
The information presented in this report is accurate to the best of my knowledge. It is the responsibility of the property owner, contractor & architect to review the report as well as fully understand and adhere to its contents for this development.

Sketches and diagrams in this report are intended to aid and are not intended to be taken as engineering or architectural reports.

NewVista Inc. does not guarantee the survival or protection of the trees mentioned in this report. The recommendations made in this report are to aid and minimize the potential damage to such trees. Ultimately the trees on the property are the owners responsibility.

This report solely contains the opinion and recommendation of an ISA Certified Arborist; it does not provide approval or give the right to commence any development.

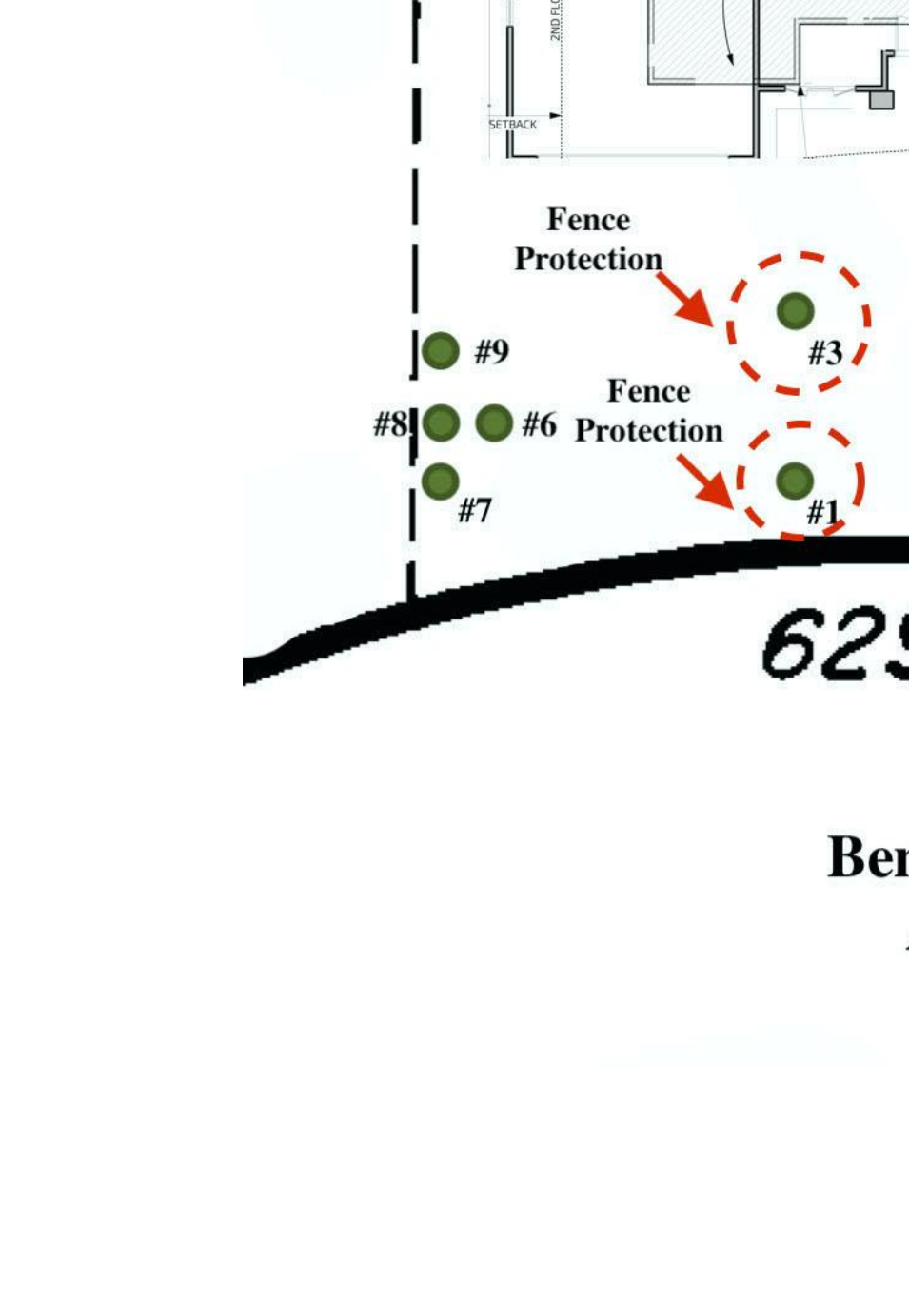
Thomas Lamas  
ISA Certified Arborist  
WE-13399A



TUNG RESIDENCE  
NEW RESIDENCE  
629 BENVENUE AVE,  
LOS ALTOS, CA 94024

PLANNING SET  
NOT FOR CONSTRUCTION

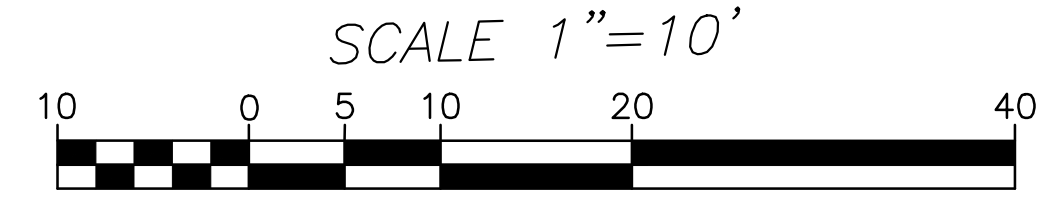
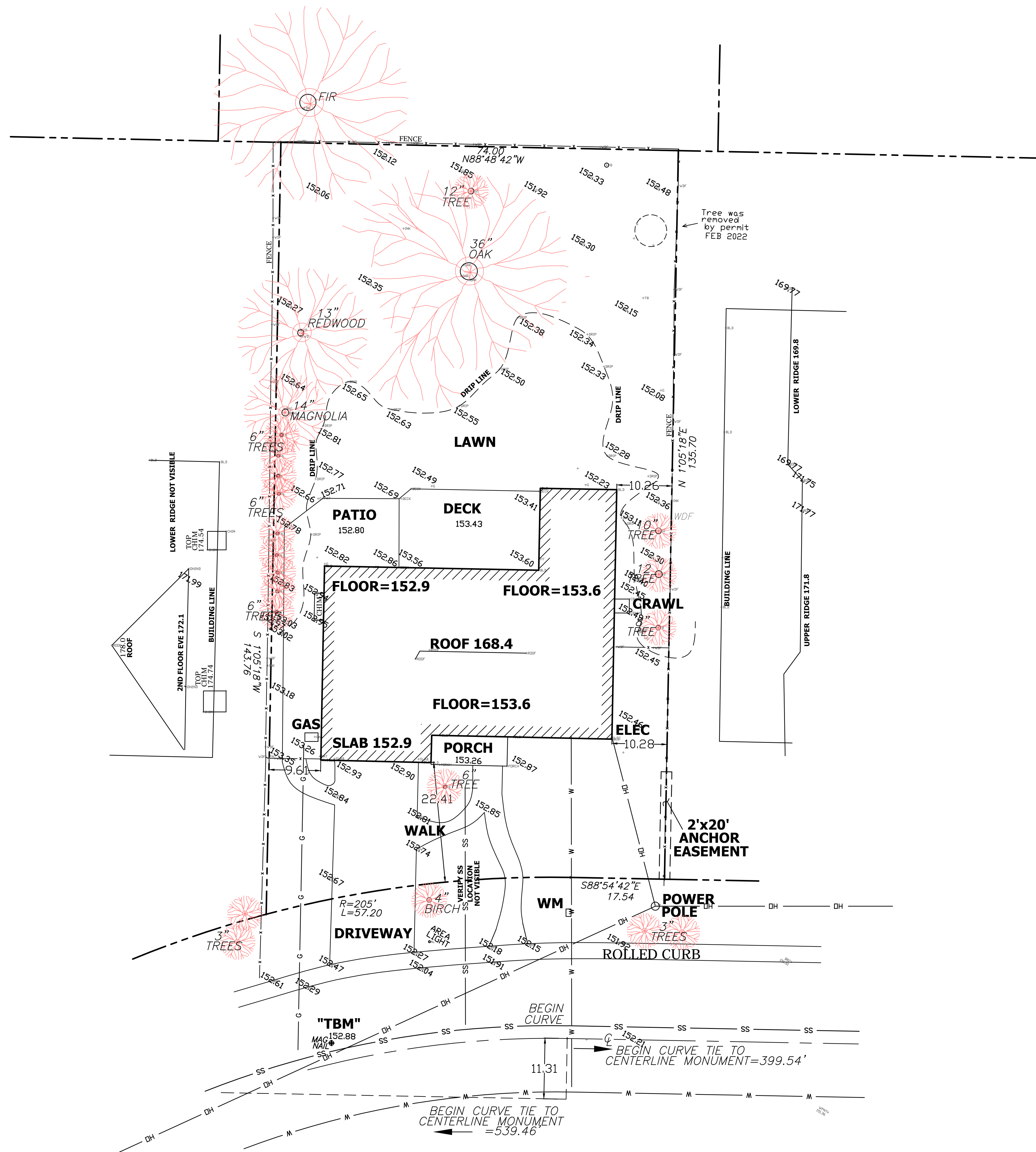
ARBORIST  
REPORT / TPZ  
PLAN



CITY STAMP:

A0.3

PROJECT NUMBER: 2110  
629 BENVENUE AVE



**LEGEND**

---	PROPERTY LINE
- - -	CENTER LINE
x - x -	FENCE LINE
- - - -	EASEMENT
□	UTILITY-AS NOTED

**EASEMENT AND UNDERGROUND UTILITY NOTE**

ALL EASEMENT AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN HEREON, BUT MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE OTHERS DETERMINE THE SIZE, DEPTH, LOCATION THEREOF ANY EASEMENTS THAT ARE SHOWN ARE AS PER ARE PER THE RECORDED MAP 28M39. CALL 811 BEFORE YOU DIG.

**PROJECT BENCHMARK-"TBM"**

BENCHMARK ID: BM350  
 Elevation (ft): 174.21 NAVD'88 DATUM  
 BRASS DISK ON TOP OF CONCRETE NORTHEASTERN HEADWALL LOCATED AT THE NORTHWEST END OF SAID HEADWALL ON HALE CREEK BRIDGE AT COVINGTON ROAD. CITY OF LOS ALTOS THE PROJECT BENCHMARK IS A MAG NAIL AND IS OPPOSITE THE DRIVEWAY IN THE STREET AND LABELED "TBM"

**BASIS OF BEARINGS**

CENTERLINE MONUMENTS PER 28M39 SANTA CLARA COUNTY RECORDS

**LOT AREA**  
 10,195 SQ. FT.±



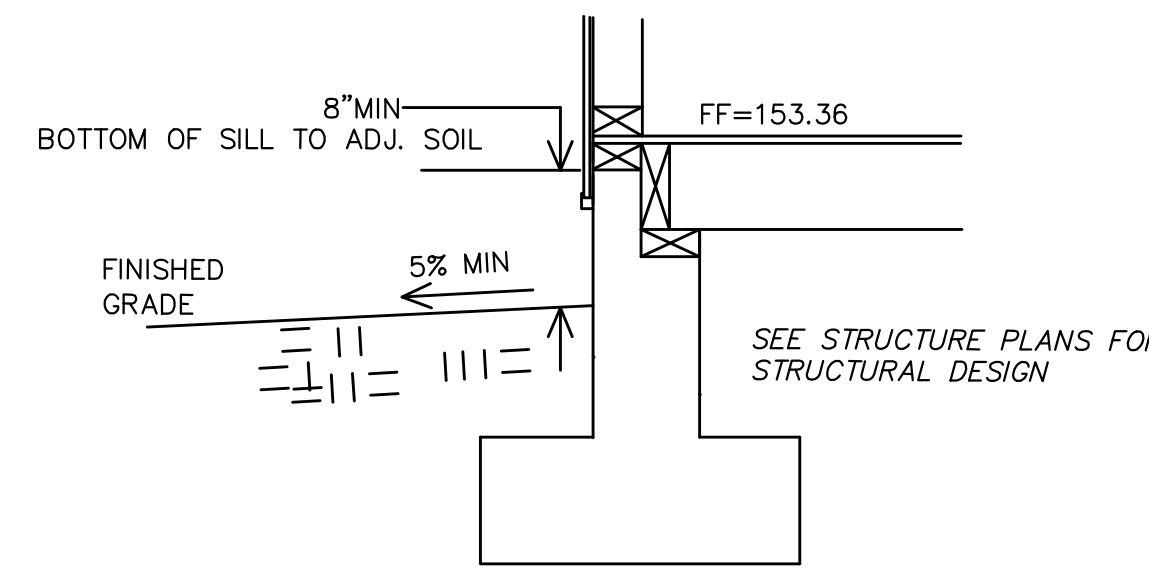
JOB NO.	BENVENUE 21-01	SHEET	1
SCALE:	1"=10'	PROJECT MGR:	KA
DATE:	8-16-21	OF 1 SHEET	
<b>REVISIONS</b>			
DESCRIPTION	3/2/22 tree removed by permit		
<b>BOUNDARY &amp; TOPOGRAPHIC PLAN</b>			
AUGUST, 2021			
629 BENVENUE AV LOS ALTOS CA 94024			
LOT 7, TRACT NO. 751, DOC. NO.: 23612111			
APN 189-38-079			
SANTA CLARA COUNTY, CALIFORNIA			
<b>BAY LAND CONSULTING</b>			
LAND SURVEYORS/CIVIL ENGINEERS			
P.O. BOX 299 SANTA CLARA, CA 95052			
Santa Clara, California 95050			
Ph: (408) 296-6000			
MAPPING THE BAY AREA			

**GENERAL NOTES**

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENTS OF THE CITY OF LOS ALTOS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800/642-2444.
- EXISTING UTILITIES SHOWN ARE BASED UPON RECORD INFORMATION AND ARE APPROXIMATE IN LOCATION AND DEPTH. THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES THAT MAY BE AFFECTED BY NEW FACILITIES IN THIS CONTRACT. VERIFY ACTUAL LOCATION AND DEPTH, AND REPORT POTENTIAL CONFLICTS TO THE ENGINEER PRIOR TO EXCAVATION FOR NEW FACILITIES.  
  
IT IS THE CONTRACTORS RESPONSIBILITY TO REPLACE ALL STREET MONUMENTS, LOT CORNER PIPES, AND GRADE STAKES DISTURBED DURING THE PROCESS OF CONSTRUCTION AT THE REGULAR ENGINEER'S FEE.  
  
PROVIDE CONCRETE PROTECTION BETWEEN UNDERGROUND PIPE CROSSINGS WITH 12" OR LESS VERTICAL CLEARANCE.  
  
ALL SURPLUS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM PROJECT SITE AND FROM PUBLIC RIGHT-OF-WAY.  
  
CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AND KEEP MUD AND DEBRIS OFF THE PUBLIC RIGHT-OF-WAY AT ALL TIMES.  
  
ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.  
  
GRADE BREAKS ON CURBS AND SIDEWALKS ARE TO BE ROUNDED OFF ON FORM WORK AND FINISHED SURFACING.
- CONTRACTOR SHALL PERFORM HIS CONSTRUCTION AND OPERATION IN MANNER WHICH WILL NOT ALLOW HARMFUL POLLUTANTS TO ENTER THE STORM DRAIN SYSTEM. TO ENSURE COMPLIANCE, THE CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE BEST MANAGEMENT PRACTICE (BMP) AS OUTLINED IN THE BROCHURES ENTITLED BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY" ISSUED BY THE SAN MATEO COUNTYWIDE STORM WATER POLLUTION PREVENTION PROGRAM, TO SUIT THE CONSTRUCTION SITE AND JOB CONDITION. THE CONTRACTOR SHALL PRESENT HIS PROPOSED BMP AT THE PRECONSTRUCTION MEETING FOR DISCUSSION AND APPROVAL.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT IN THE STREET RIGHT-OF-WAY SHALL NOT BE PERMITTED, EXCEPT AT LOCATION(S) APPROVED BY THE CITY TRAFFIC ENGINEER.

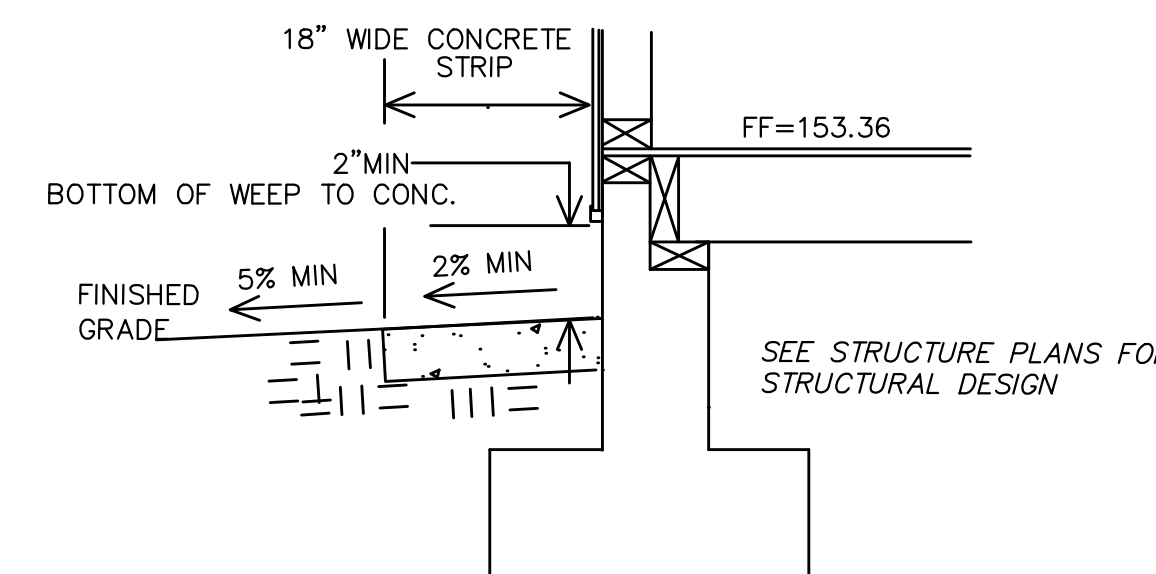
**GRADING NOTES**

- DATE OF SURVEY: AUGUST, 2021
- FINISHED GRADES ALONG THE PERIMETER OF THE FOUNDATION TO BE SLOPED AT A MINIMUM OF 5% FOR FIRST 10 FEET.
- ALL CONCRETE SHALL BE CLASS "A" CONFORMING TO SECTION 90 OF CALTRANS SPECIFICATIONS AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS PER CALIFORNIA TEST METHOD NO. 521.
- ON-SITE UTILITY TRENCHES SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL. THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN UNCOMPACTED THICKNESS AND SHALL BE MECHANICALLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
- LOCATION OF TREES SHOWN HEREON ARE TAKEN AT A POINT THAT THE TREE ENTERS THE GROUND. SIZES OF TREES SHOWN HEREON ARE TAKEN AT DBH (DIAMETER AT BREAST HEIGHT)
- LOCATION OF METERS ARE AS NOTED. COORDINATE ALL SUCH WORK WITH THE UTILITY COMPANY HAVING JURISDICTION.
- CONTRACTOR SHALL BARRICADE AND PROTECT ALL EXISTING SITE FEATURES INCLUDING TREES, FENCES, GATES, UTILITIES, ETC.
- ALL ON-SITE STORM DRAINAGE AND SANITARY SEWER PIPE TO BE PVC SCHEDULE 40.



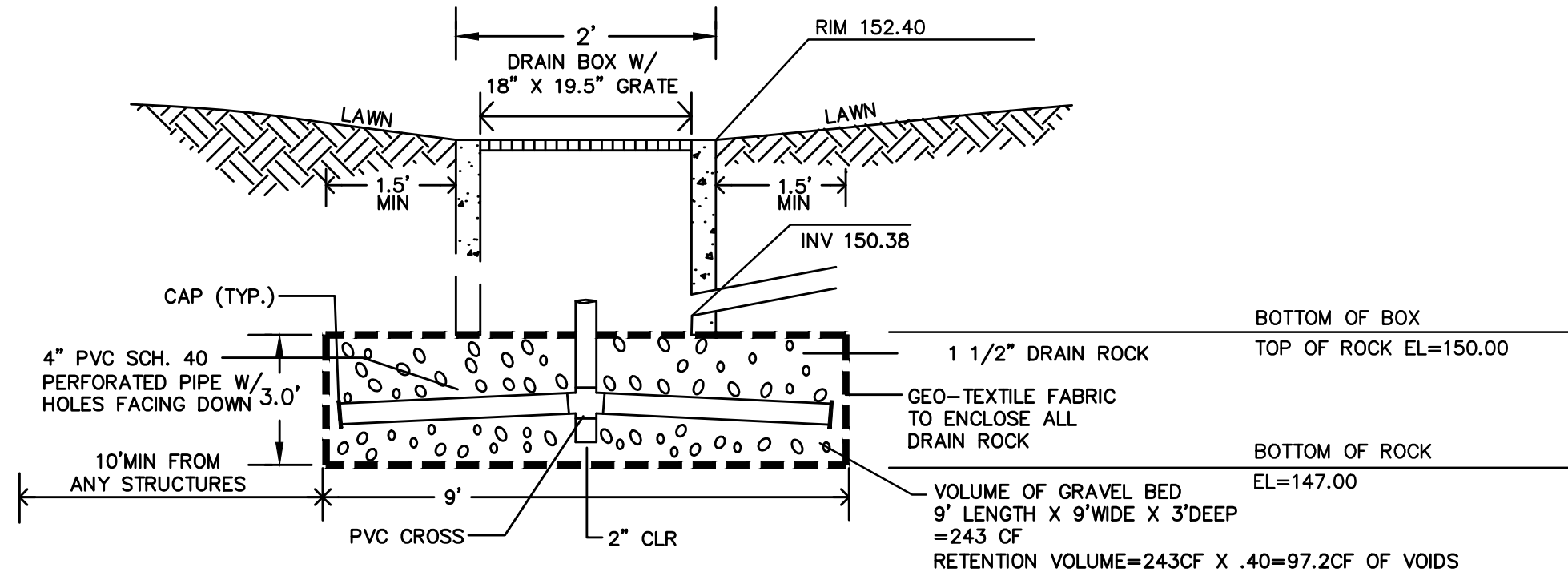
CONCEPTUAL PERIMETER FOOTING-TYPE 1  
CLEARANCE FROM ADJACENT SOIL  
SEE STR. & ARCH. PLANS

ON-SITE ONLY SCALE: N.T.S. 1



CONCEPTUAL PERIMETER FOOTING-TYPE 2  
CLEARANCE WITH CONCRETE APRON  
SEE STR. & ARCH. PLANS

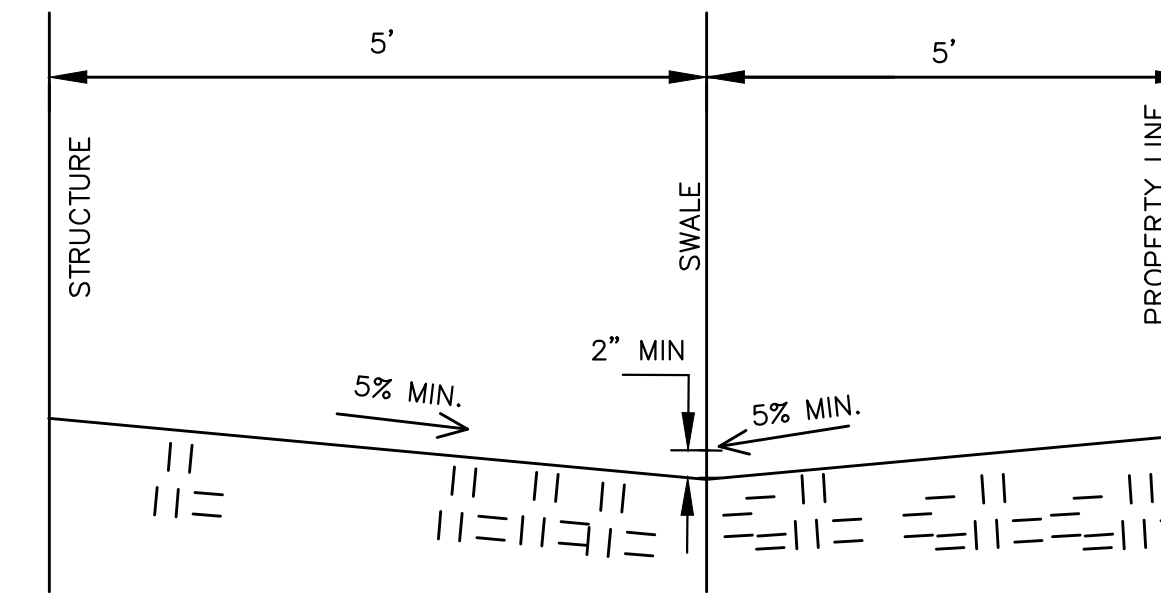
ON-SITE ONLY SCALE: N.T.S. 2



NOTES: 1. WATER RETENTION CAPACITY OF BED IS LIMITED TO 40% OF TOTAL BED VOLUME.  
2. THE EDGE OF BASIN SHALL BE 10' MINIMUM FROM ALL PROPERTY LINE.

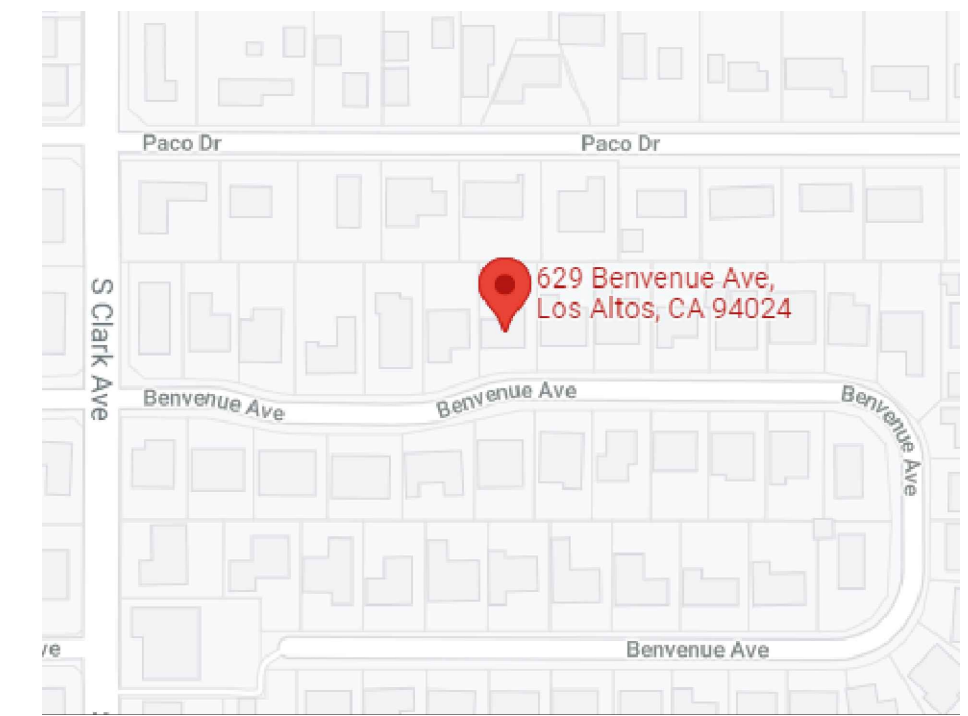
SHALLOW GRAVEL BASIN(CB#1)

ON-SITE ONLY SCALE: N.T.S. 3



DETAIL TYPICAL SIDEYARD SWALE

ON-SITE ONLY SCALE: N.T.S. 4



VICINITY MAP  
NTS

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	PROPERTY LINE
⊕	⊕	CENTERLINE
- - - - -	- - - - -	FENCE LINE
-SD-	-SD-	STORM DRAIN
-SS-	-SS-	SANITARY SEWER
-G-	-G-	GAS
-W-	-W-	WATER
▬	▬	VERTICAL CURB
▬	▬	VERTICAL CURB AND GUTTER
○	○	TEMPORARY TREE PROTECTION FENCE
□	□	DSO
□	□	UTILITY BOX -AS NOTED
101.54	102.04 101.54	TOP OF CURB FINISH GRADE FINISH GRADE
▬	▬	POINT ELEVATION -AS NOTED
▬	▬	CATCH BASIN (CB)
⊕	⊕	AREA DRAIN (AD)
▬	▬	PAVEMENT
▬	▬	LAWN
▬	▬	FIBER ROLL
○	○	TREE DRIP LINE
⊗	⊗	REMOVE EXISTING TREE

**CITY REQUIREMENTS FOR CERTIFICATES OF SURVEY BY A LICENSED CIVIL SURVEYOR OR CIVIL ENGINEER**

- AT THE TIME OF FOUNDATION AND/OR FOOTING PRE-POUR INSPECTION TO VERIFY BUILDING SETBACKS FROM PROPERTY LINES, BUILDING DIMENSIONS AND FINISHED FLOOR ELEVATION.
- AT ROOF NAIL TO VERIFY COMPLIANCE WITH THE DAYLIGHT PLANE, AVERAGE HEIGHT AND TOTAL HEIGHT BASED ON THE JOB SITE PLANS AND SPECIFICATIONS.
- AT FINAL INSPECTION TO VERIFY COMPLIANCE WITH GRADING AND DRAINAGE PLAN.

**UNDERGROUND UTILITY NOTES**

- CONTRACTOR SHALL CONTACT U.S.A. AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.

**BASIS OF BEARINGS**

CENTERLINE MONUMENTS PER 28M39 SANTA CLARA COUNTY RECORDS

**BENCHMARK "TBM"**

BENCHMARK ID: BM350  
Elevation (ft): 174.21 NAVD'88 DATUM  
BRASS DISK ON TOP OF CONCRETE NORTHEASTERN HEADWALL LOCATED AT THE NORTHWEST END OF SAID HEADWALL ON HALE CREEK BRIDGE AT COVINGTON ROAD, CITY OF LOS ALTOS  
THE PROJECT BENCHMARK IS A MAG NAIL AND IS OPPOSITE THE DRIVEWAY IN THE STREET AND LABELED "TBM"

**LOT AREA**

10,195 SQ. FT.±

**GEOTECHNICAL REPORT**

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY \_\_\_\_\_

**SITE GRADING QUANTITIES**

CUT 10± CY  
FILL 10± CY  
CUT/ FILL QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR TO MAKE OWN ESTIMATES AS TO REQUIRED CUT AND FILL QUANTITIES.

**SHEET INDEX**

SHEET C1	GRADING AND DRAINAGE NOTES & DETAILS
SHEET C2	GRADING & DRAINAGE
SHEET C3	EROSION CONTROL PLAN
SHEET C4	EROSION CONTROL NOTES AND DETAILS
SHEET C5	BLUE PRINT FOR A CLEAN BAY

**REVISIONS**

DATE	DESCRIPTION
△	
△	
△	
△	

JOB NO.	21079
SCALE:	N.T.S.
DWN:	YC/SH
DATE:	02/15/22

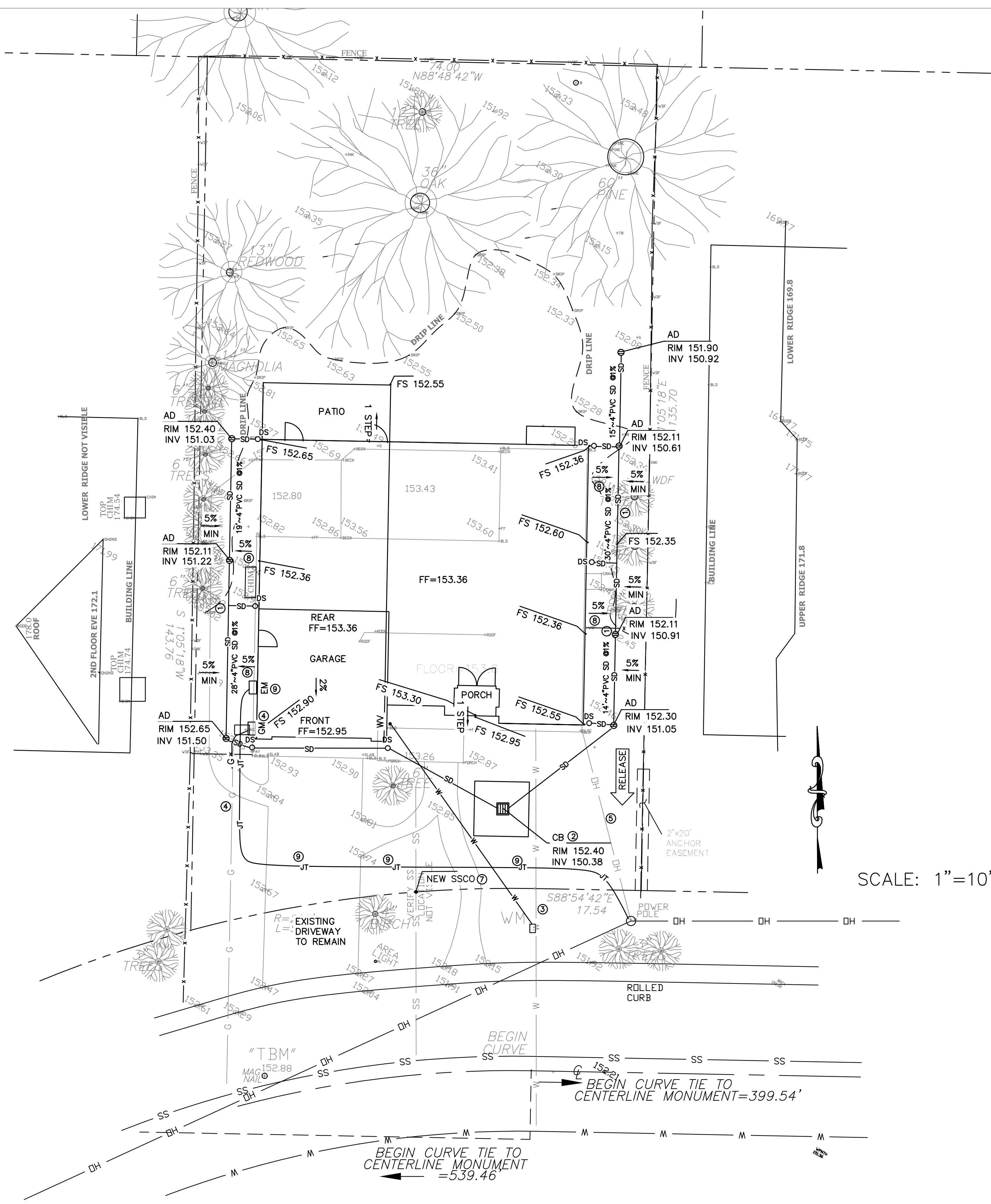
SHEET  
**C1**  
OF 5 SHEETS



**BAY LAND CONSULTING**  
CIVIL ENGINEERS  
P.O BOX 299  
Santa Clara, California 95050  
Ph: (408) 296-6000  
SERVING THE BAY AREA

GRADING AND DRAINAGE NOTES AND DETAILS  
629 BENVENUE AVE, LOS ALTOS CA 94024  
APN 189-38-079  
SANTA CLARA COUNTY





**NOTES**

- ① STORM DRAINAGE PIPING SHOWN TO BE 4" PVC SCH.40 OR GREATER
- ② SEE DETAIL ③, SHEET C1 FOR SHALLOW GRAVEL BASIN
- ③ EXISTING WATER METER TO REMAIN. INSTALL NEW 1 1/2" COPPER SERVICE TO RESIDENCE WITH SHUT OFF VALVE AT BUILDING FACE.
- ④ EXISTING GAS LINE TO REMAIN. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR CONSTRUCTION. CONTRACTOR TO COORDINATE NEW GAS METER INSTALLATION WITH PG&E
- ⑤ ALL UTILITIES TO BE UNDERGROUNDED
- ⑥ INSTALL TREE PROTECTION PER CONDITIONS OF APPROVAL. ALL TREE PROTECTION FENCING SHALL BE CHAIN LINE AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND.
- ⑦ EXISTING SANITARY SEWER TO REMAIN. SEWER LATERAL AS SHOWN WAS NOT FIELD SURVEYED BY SURVEYOR. CONTRACTOR TO VERIFY LOCATION AS CONSTRUCTED. INSTALL NEW REQUIREMENT.
- ⑧ SLOPE GROUND AWAY FROM FOUNDATION  
 Ⓞ 5% MIN ON SOIL AND Ⓞ 2% MIN ON CONCRETE FOR FIRST 10 FEET.
- ⑨ COORDINATE INSTALLATION OF NEW ELECTRIC METER AND JOINT TRENCH UTILITY SERVICES UNDERGROUNDING WITH CABLE, ELECT. AND TELEPHONE COMPANIES.

**WORK IN RIGHT-OF-WAY NOTES**

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



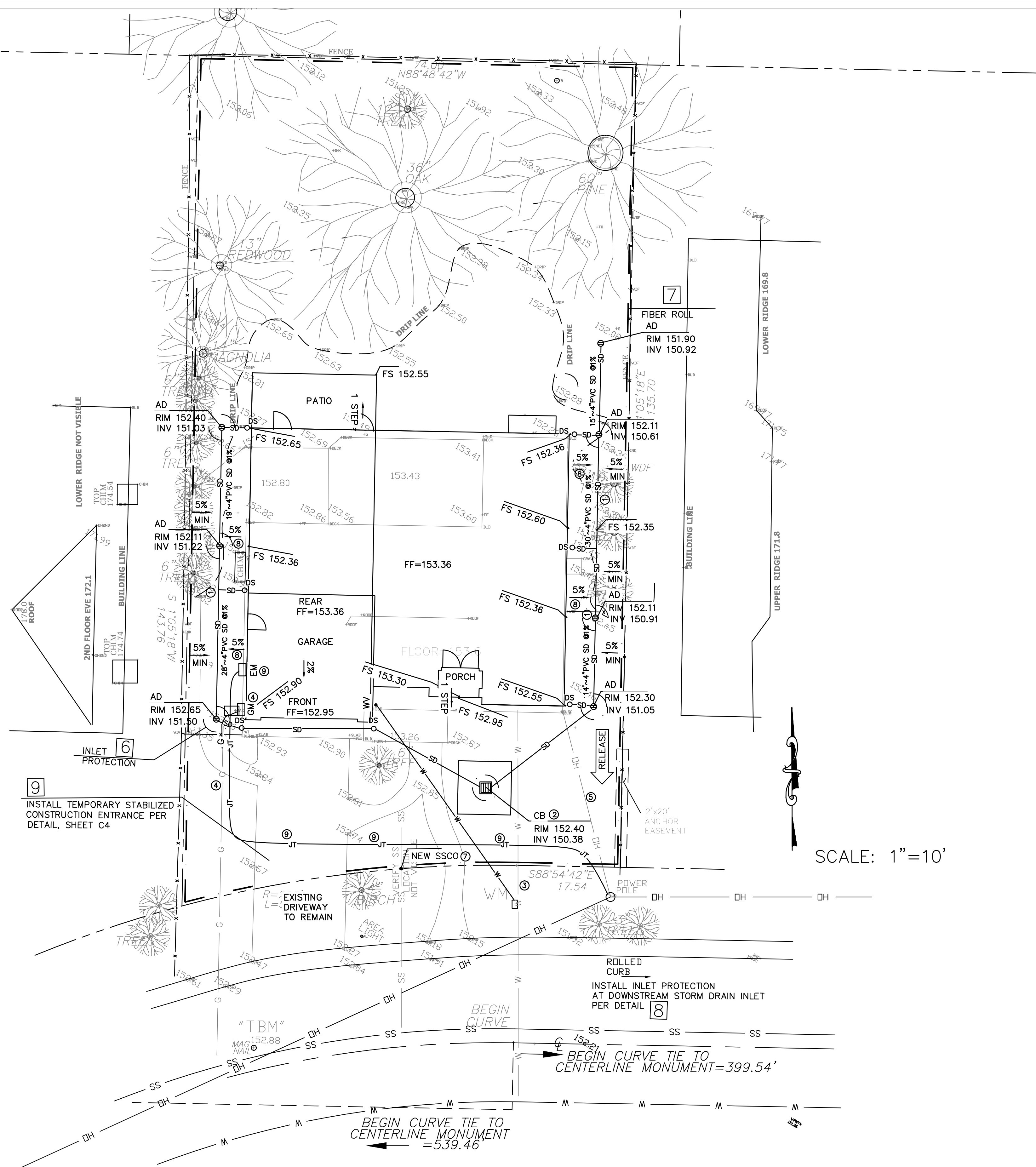
**BAY LAND CONSULTING**  
 CIVIL ENGINEERS  
 P.O BOX 299  
 Santa Clara, California 95050  
 Ph: (408) 296-6000  
 SERVING THE BAY AREA

**GRADING AND DRAINAGE PLAN**  
 629 BENVENUE AVE, LOS ALTOS CA 94024  
 APN 189-38-079  
 SANTA CLARA COUNTY

REVISIONS	
DATE	DESCRIPTION
△	
△	
△	
△	

JOB NO. 21079  
 SCALE: N.T.S.  
 DWN: YC/SH  
 DATE: 02/15/22

SHEET  
**C2**  
 OF 5 SHEETS



SCALE: 1"=10'



**BAY LAND CONSULTING**  
 CIVIL ENGINEERS  
 P.O. BOX 299  
 Santa Clara, California 95050  
 Ph: (408) 296-6000  
 SERVING THE BAY AREA

**EROSION CONTROL PLAN**  
 629 BENVENUE AVE, LOS ALTOS CA 94024  
 APN 189-38-079  
 SANTA CLARA COUNTY

REVISIONS	
DATE	DESCRIPTION
△	
△	
△	
△	

JOB NO.	21079
SCALE:	N.T.S.
DWN:	YC/SH
DATE:	02/15/22

SHEET  
**C3**  
 OF 5 SHEETS

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

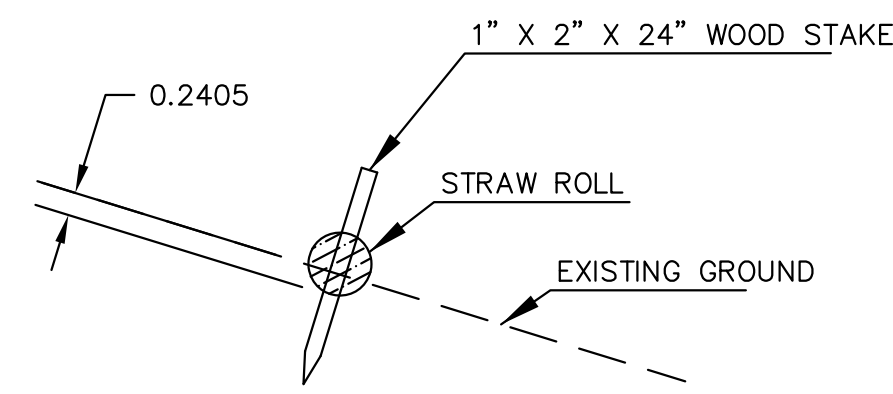
- Contractor/Owner: \_\_\_\_\_  
It shall be the owner's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the soil erosion control measures.
- Civil Engineer: Bay Land Consulting, 2005 De La Cruz Blvd. Ste 230, Santa Clara, CA Ph: 408-296-6000.
- Construction Superintendent: \_\_\_\_\_  
Contractor: \_\_\_\_\_
- Owner/contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events.
- Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediate remedy shall occur.
- Sanitary facilities shall be maintained on the site.
- During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage system, including existing drainage swales and water courses.
- Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
- Contractor shall provide dust control as required by the appropriate federal, state and local agency requirements.

EROSION AND SEDIMENT CONTROL MEASURES

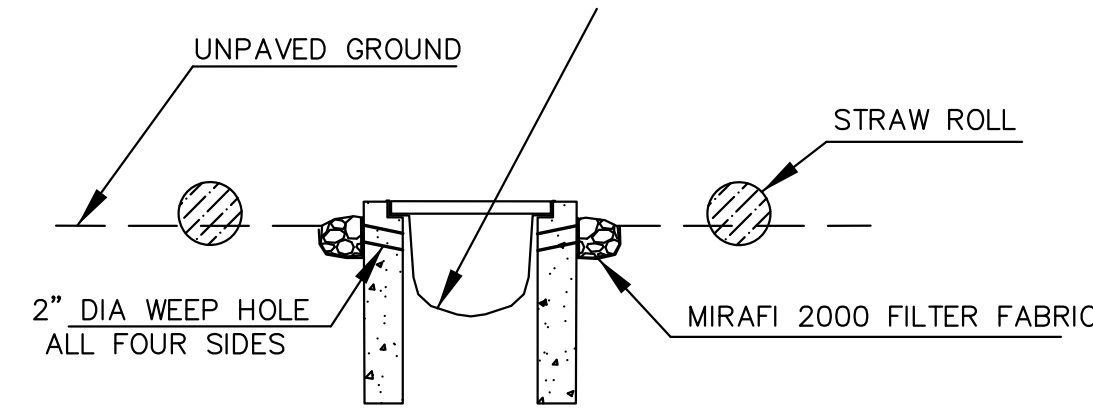
- The facilities shown on this plan are designed to control erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes. During the non-rainy season Best Management Practices (BMPs) must be implemented during construction which includes, but is not limited to: stabilized construction entrance, tire wash area and inlet protection.
- Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrance ways. (Also include this note on grading plans.)
- Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the City.
- If hydroseeding is not used or is not effective by 10/10, then other immediate methods shall be implemented, such as Erosion control Blankets, or a three-step application of 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
- Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
- Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
- This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the City Representative of any field changes.

Maintenance Notes

- Maintenance is to be performed as follows:
  - Repair damages caused by soil erosion or construction at the end of each working day.
  - Swales shall be inspected periodically and maintained as needed.
  - Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
  - Sediment shall be removed and sediment trap restored to its original dimensions when sediment has accumulated to a depth of 1 foot.
  - Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
  - Rills and gullies must be repaired.
- Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.



ON SLOPES



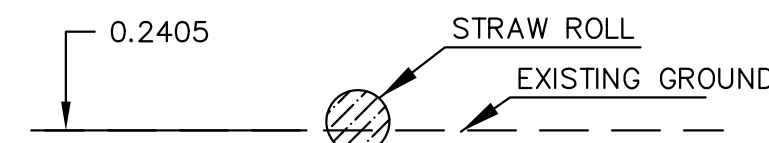
SECTION IPU-1

NOT TO SCALE

NOTE: MAX. DEPTH OF BED IS LIMITED TO 2FT & BED MUST BE LOCATED AT LEAST 10FT AWAY FROM NEAREST PROPERTY LINE & TREE.

EST. DIMENSIONS OF GRAVEL BED:

WIDTH = 4FT  
LENGTH = 4FT  
DEPTH = 2 FT



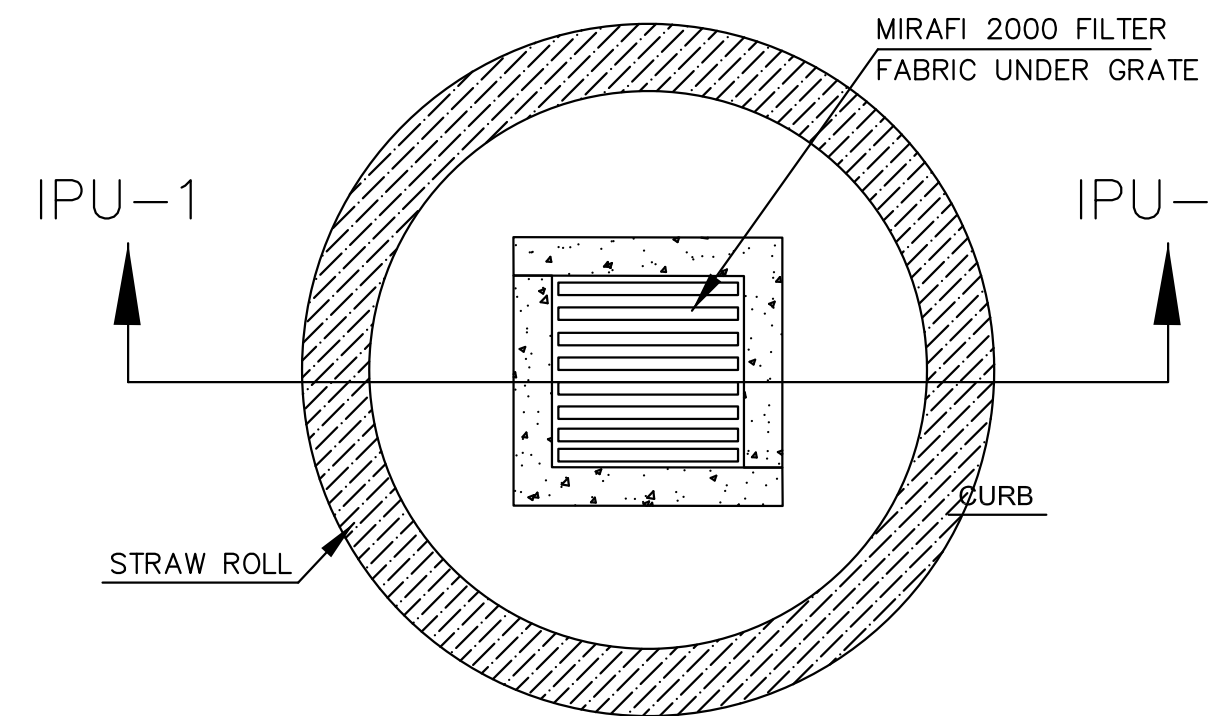
ON LEVEL GROUND

- PLACE STRAW ROLL IN TRENCH EXCAVATED 3" (0.024') INTO GROUND ALONG CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
- ON SLOPES PLACE ROLL TO FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE. CURVE ENDS UPHILL AT THE ENDS.
- ABUT ADJACENT ROLLS TIGHTLY.

STRAW ROLL OR FIBER ROLL

SCALE: NTS

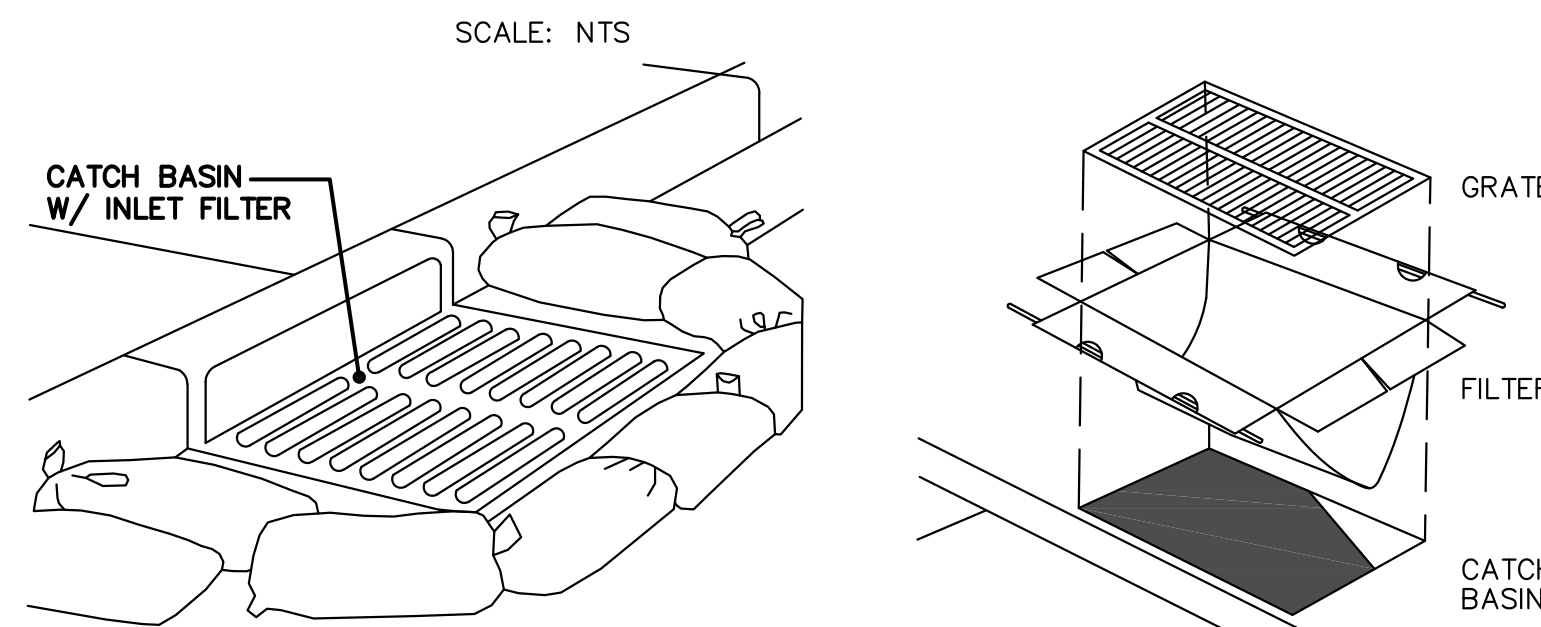
7



INLET PROTECTION IN UNPAVED AREAS

SCALE: NTS

6



NOTES:  
BRING THE DISTURBED AREA TO THE GRADE OF THE DROP INLET AND SMOOTH AND COMPACT IT. APPROXIMATELY STABILIZE ALL BARE AREAS AROUND THE INLET.

PROPERLY DISPOSE OF ACCUMULATED SEDIMENT

INSPECT ALL INLET PROTECTION DEVICES BEFORE AND AFTER RAINFALL EVENTS, AND WEEKLY THROUGHOUT THE RAIN SEASON. DURING EXTENDED RAINFALL EVENTS, INSPECT INLET PROTECTION DEVICES AT LEAST ONCE EVERY 24 HOURS.

REMOVE ALL INLET PROTECTION DEVICES WITHIN THIRTY DAYS AFTER THE SITE IS STABILIZED, OR WHEN INLET PROTECTIONS IS NO LONGER REQUIRED.

CATCH BASIN INLET FILTER

INSTALLATION  
REMOVE DRAIN GRATE

INSERT CATCH BASIN FILTER INTO BASIN LEAVING 3" FLAP EXPOSED

REPLACE GRATE TO BASIN THEREBY PINCHING FABRIC BETWEEN GRATE AND CATCH BASIN AND HOLDING FILTER IN PLACE

INSPECTION AND MAINTENANCE  
INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER EVERY RAIN EVENT

EMPTY CATCH BASIN FILTERS WHEN FILTERS APPEAR TO BE HALF FULL

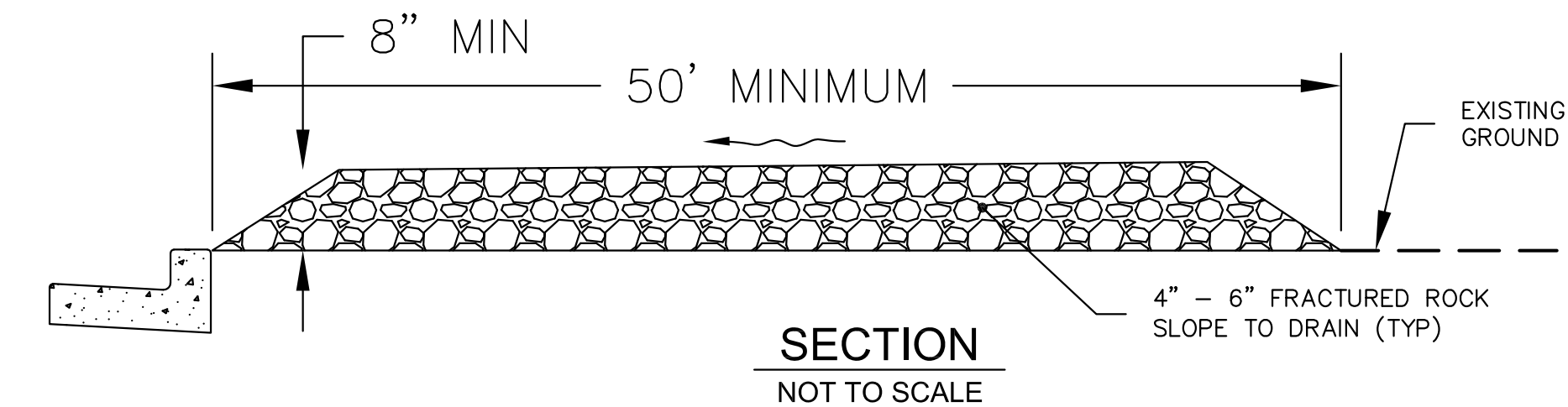
DISPOSE OF TRAPPED SEDIMENT IN ACCORDANCE WITH LOCAL REQUIREMENTS

CLEAN AND REUSE INLET FILTERS OR DISCARD AND REPLACE AS NECESSARY

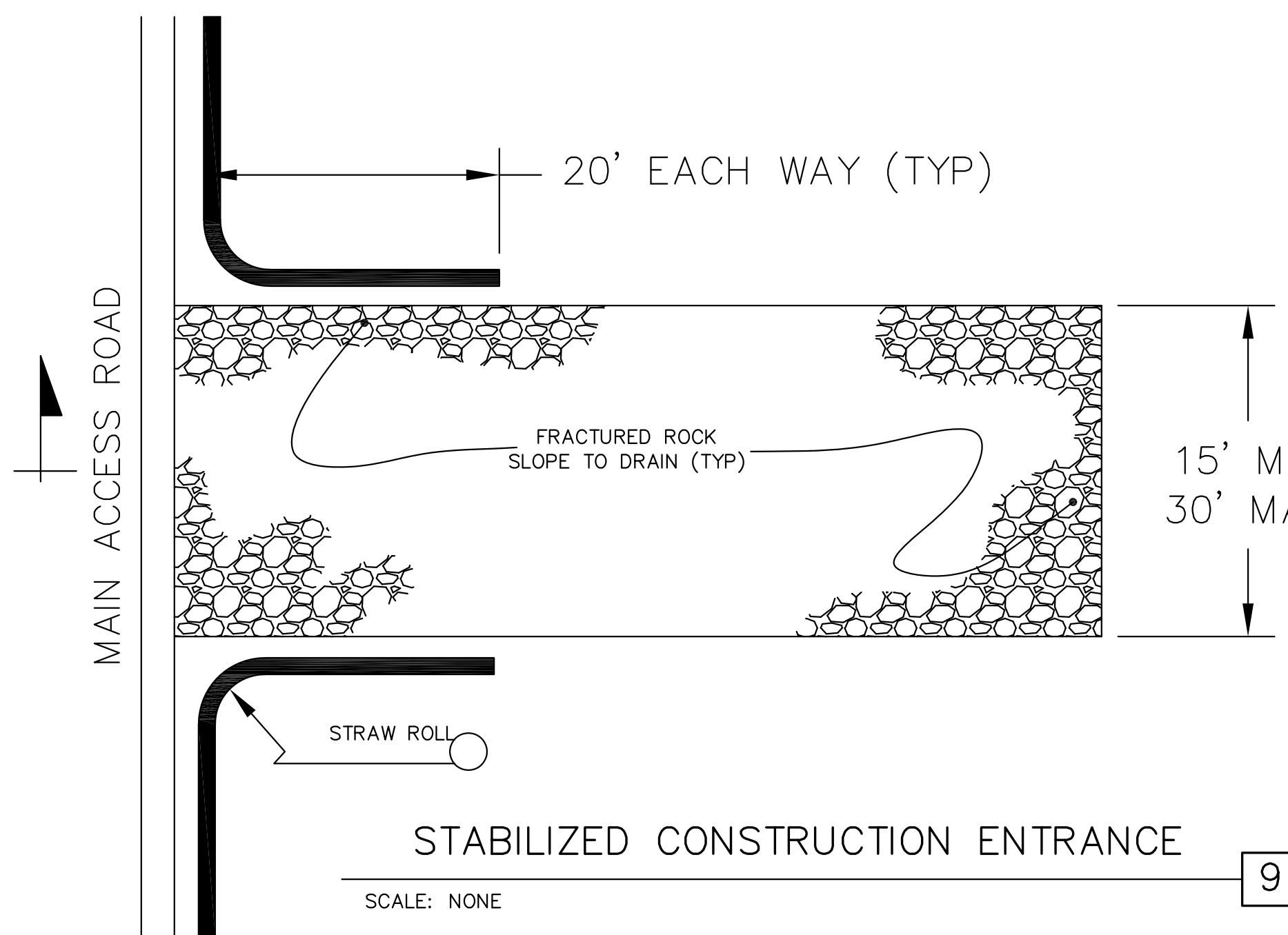
STORM DRAIN INLET PROTECTION PUBLIC STREET

SCALE: NONE

8



SECTION NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE

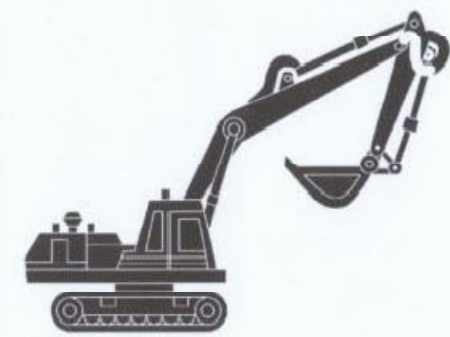
SCALE: NONE

9

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### Heavy Equipment Operation

Best Management Practices for the Construction Industry



#### Best Management Practices for the

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

#### Doing The Job Right

##### Site Planning and Preventive Vehicle Maintenance

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

#### Storm water Pollution From Heavy Equipment on Construction Sites

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

#### Spill Cleanup

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

If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services.

### Roadwork and Paving

Best Management Practices for the Construction Industry



#### Best Management Practices for the

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

#### Doing The Job Right

##### General Business Practices

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

##### During Construction

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

#### Storm Drain Pollution from Roadwork

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

### Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



#### Best Management Practices for the

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

#### Doing The Job Right

##### General Business Practices

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

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

Fresh concrete and mortar-related materials that wash into local creeks, streams, or the ocean can harm fish and the aquatic environment. Disposing of these materials in the storm drains or creeks can block them.

#### During Construction

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

### Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described in this drawing sheet.

#### Spill Response Agencies

DIAL 9-1-1  
State Office of Emergency Services Warning Center (24 hours): 800-852-7550  
Santa Clara County Environmental Health Services: (408) 299-6930

#### Local Pollution Control Agencies

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

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

#### City of Los Altos

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

### Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



#### Best Management Practices for the

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

#### Doing The Job Right

##### General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Use vegetation as an excellent form of erosion control for any site.
- Landscaping/Garden Maintenance
  - Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
  - Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
  - In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or take to a landfill that composts yard waste. No outside pickup of yard waste is available for commercial properties.

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

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

#### Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are plugging them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.

In San Jose, leave yard waste for curbside recycling pickup in plastic bags on the street, 18 inches from the curb and completely out of the flow line to any storm drain.

##### Pool/Fountain/Spa Maintenance

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

##### Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.

If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.

Do not use copper-based algicides. Control algae with chlorine or other alternatives, such as sodium bromide.

##### Filter Cleaning

Never clean a filter in the street or near a storm drain. Filter cleaning produces a slurry of caustic earth filters into soil, dirt area, and spills filter residue into soil. Dispose of spent caustic earth filters in the trash.

If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

### Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



#### Best Management Practices for the

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

#### Doing The Job Right

##### Handling Paint Products

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

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

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

#### Doing The Job Right

##### Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

##### Paint Removal

Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spill into soil. Or, check with the local wastewater treatment authority to find out if you can collect (top or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

##### Recycle/Reuse Leftover Paints Whenever Possible

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

#### Los Altos Municipal Code Requirements



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

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

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

- A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-6.643)

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

### General Construction And Site Supervision

Best Management Practices For Construction



#### Best Management Practices for the

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

#### Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

#### Doing The Job Right

##### General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.
- Advance Planning To Prevent Pollution
  - Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, start temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Field Manual available from the Regional Water Quality Control Board, as a reference.
  - Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
  - Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.
- Good Housekeeping Practices
  - Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
  - Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
  - Sweep pollutants of exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

#### Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are plugging them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.

When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.

When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.

##### Materials/Waste Handling

Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job.

- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water based paints, vehicle fluids, broken asphalt and concrete, are hazardous waste. These materials cannot be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

### Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



#### Best Management Practices for the

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

#### Doing The Job Right

##### General Business Practices

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

##### Practices During Construction

Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or during construction is not immediately planned.

- Protect down slope drainage courses, streams, and storm drains with weirs, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

#### Storm Drain Pollution from Earth-Moving Activities and Dewatering

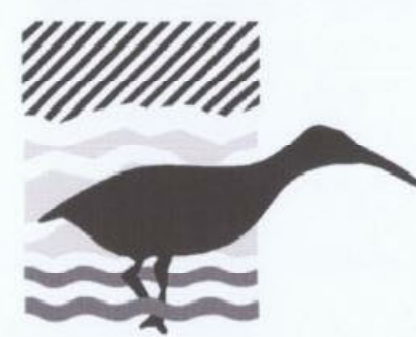
Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff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

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or lead) and sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

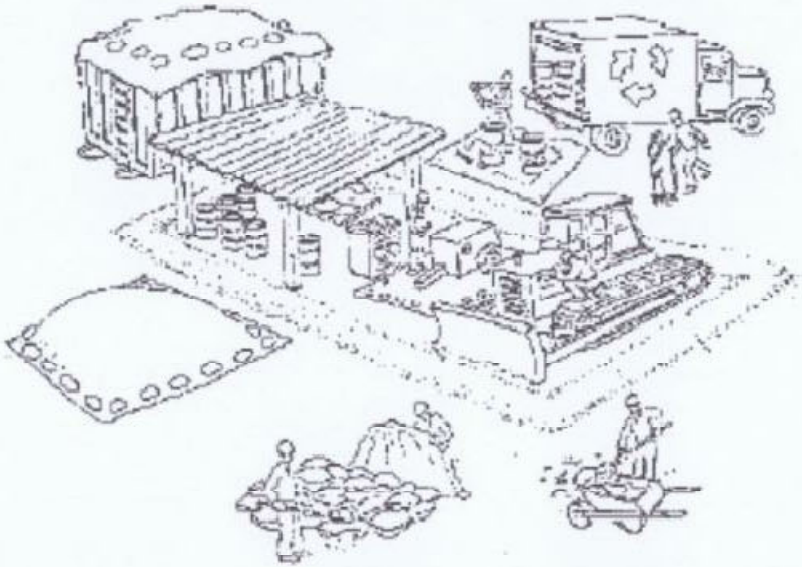
# Blueprint for a Clean Bay

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

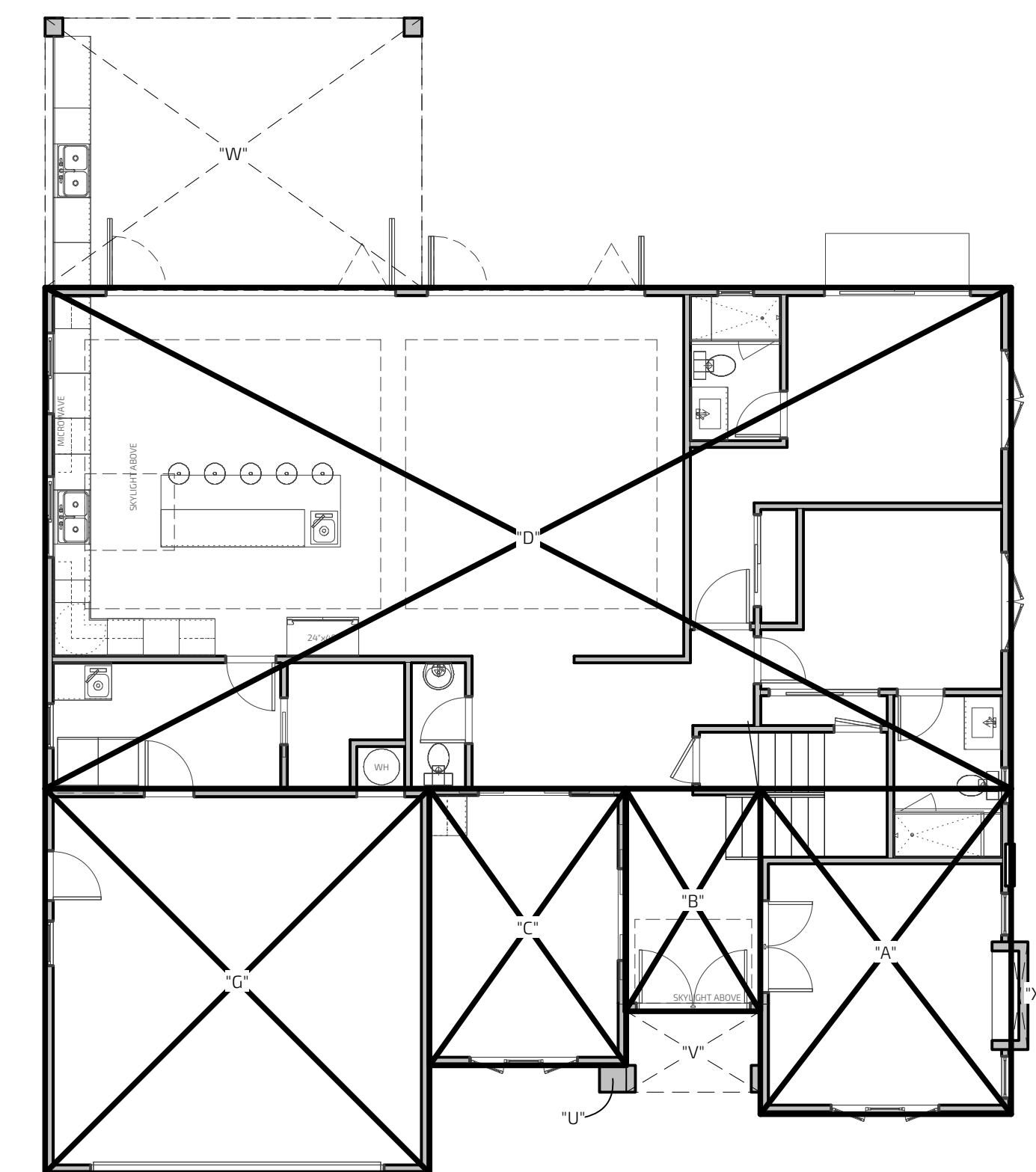
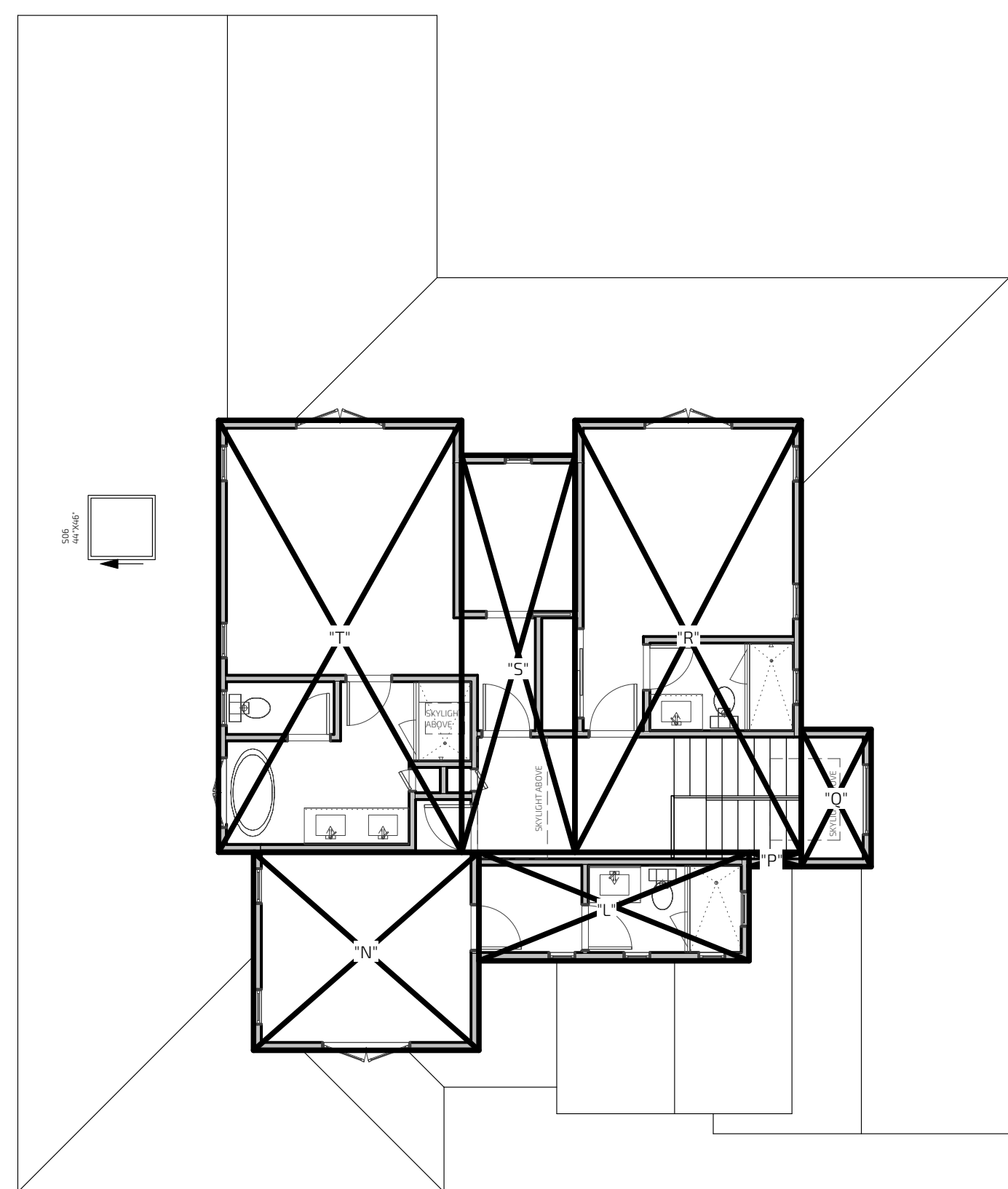
## Best Management Practices for the Construction Industry



### Santa Clara Urban Runoff Pollution Prevention Program

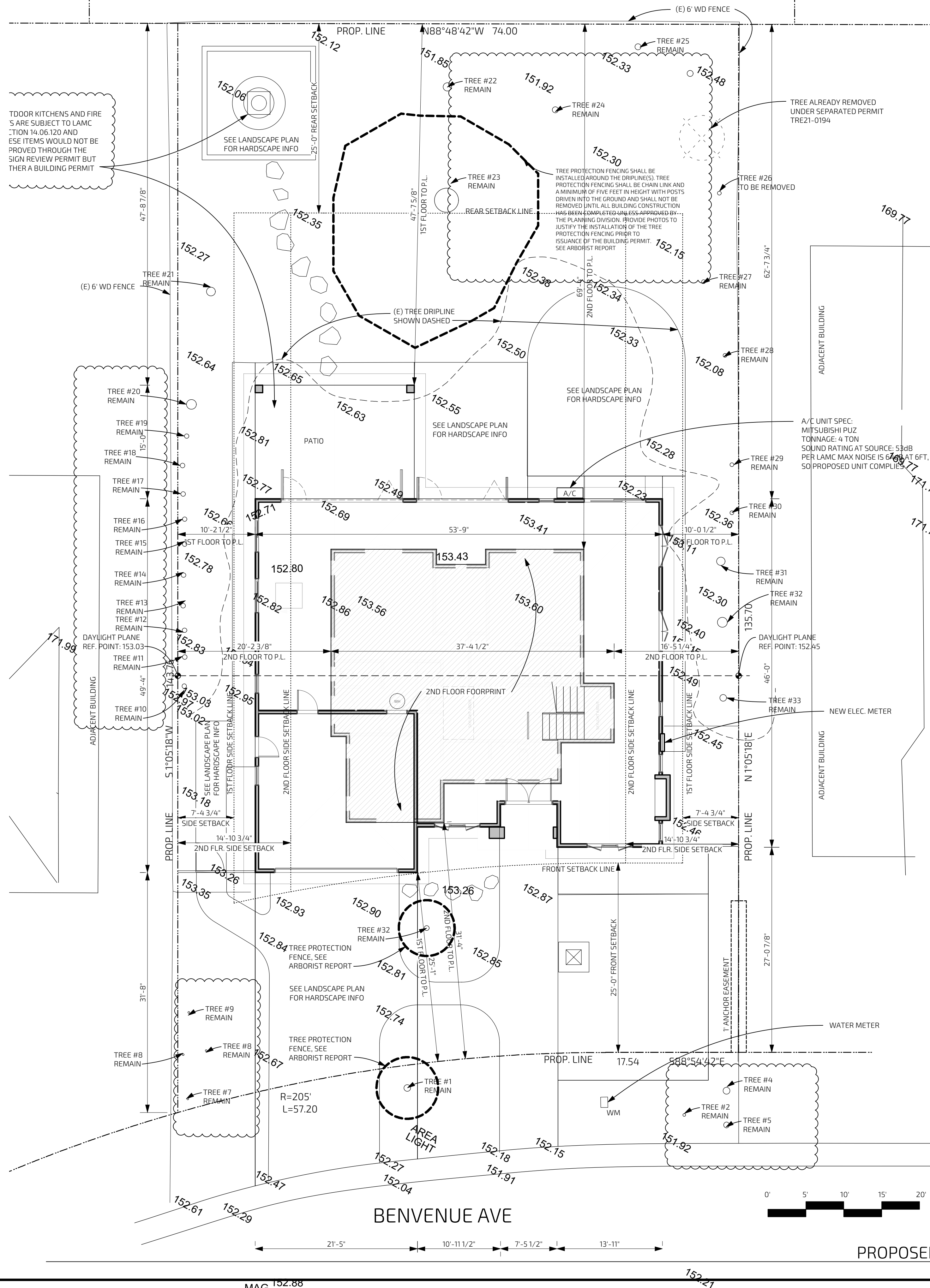


DESIGNED BY: LARRY LIND	APPROVED BY: [Signature]	CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	48056 R.C.E.	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET OF SHEETS		DRAWING NO:



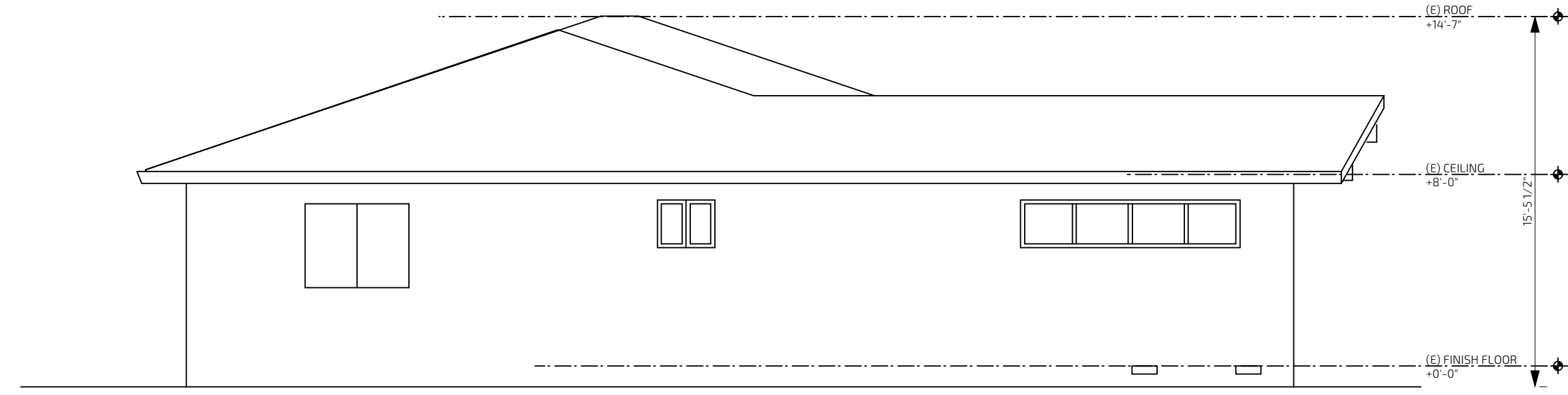
FLOOR AREA CALCULATION		
LABEL	DIMENSIONS	AREA
<b>1ST FLOOR</b>		
A	13'11.8 X 18'1.8	254 SF
B	7'6.3 X 12'5	93 SF
C	10'11.5 X 15'5	169 SF
D	53'9.8 X 27'11	1502 SF
G (GARAGE)	21'5 X 21'5	459 SF
<b>2ND FLOOR</b>		
L	15'5.5 X 6'2.4	96 SF
N	12'11 X 11'3.9	146 SF
P	3' X 9'9"	25 SF
Q	4'0 X 7'10.5	32 SF
R	12'11.5 X 24'8.6	320 SF
S	6'5.8 X 22'6	147 SF
T	13'11 X 24'8.6	344 SF
<b>CONDITIONED AREA</b>		
1ST FLOOR (A-D)		2,018 SF
2ND FLOOR (H-P)		1,067 SF
TOTAL		3,105 SF
<b>GARAGE (G)</b>		
TOTAL BUILDING		3,564 SF
<b>FLOOR AREA RATIO</b>		
LOT SIZE		10,195 SF
F.A.R.		34.9%
<b>OUTDOOR PORCHES</b>		
U	16 X 16	2 SF
V	7'5.5 X 4'6	34 SF
W	2'10 X 15'0	31 SF
X (CHIMNEY)	11'25 X 6'	5 SF
TOTAL		356 SF
<b>LOT COVERAGE</b>		
= 1ST FLOOR + GARAGE + PORCHES		
= 2,018 + 459 + 356		
= 2,833 SF		27.8%
<b>EXISTING BUILDING HABITABLE</b>		
EXISTING GARAGE		1,574 SF
EXISTING BUILDING TOTAL		432 SF
		2,006 SF

AREA CALCULATION 3  
SCALE 1/8" = 1'-0"

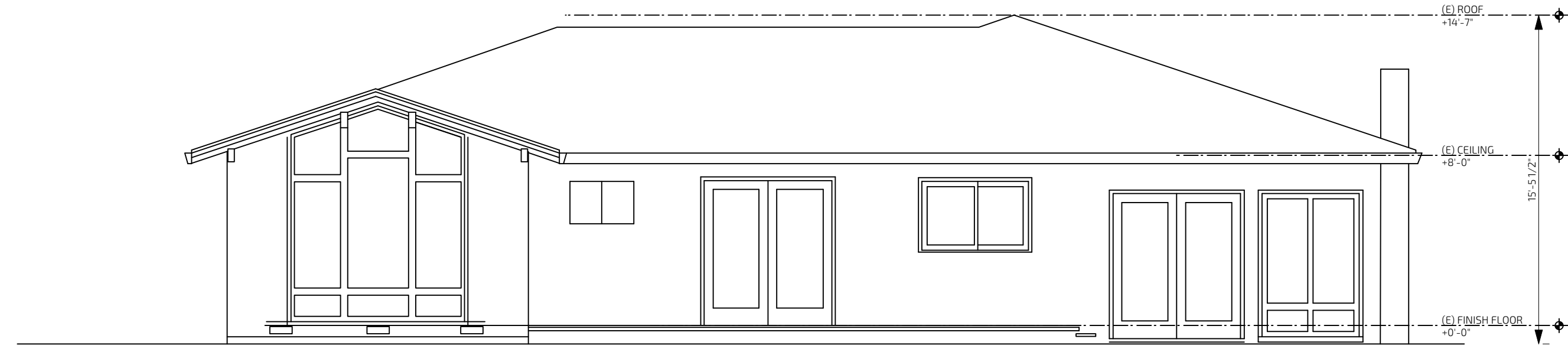


MAG NAIL

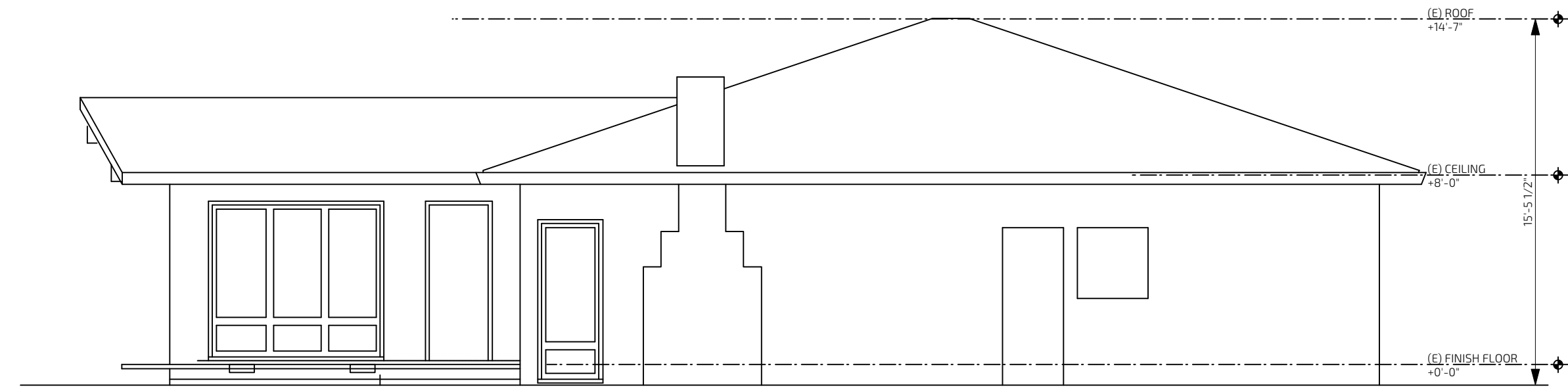
PROPOSED SITE PLAN 1  
SCALE 1/8" = 1'-0"



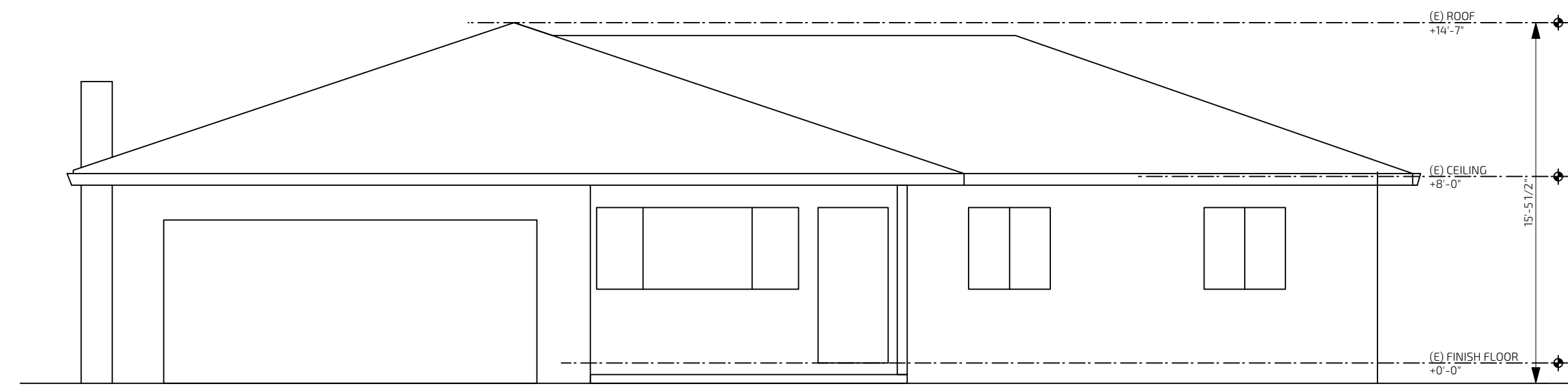
EXISTING EAST - RIGHT ELEVATION 4  
SCALE 3/16" = 1'-0"



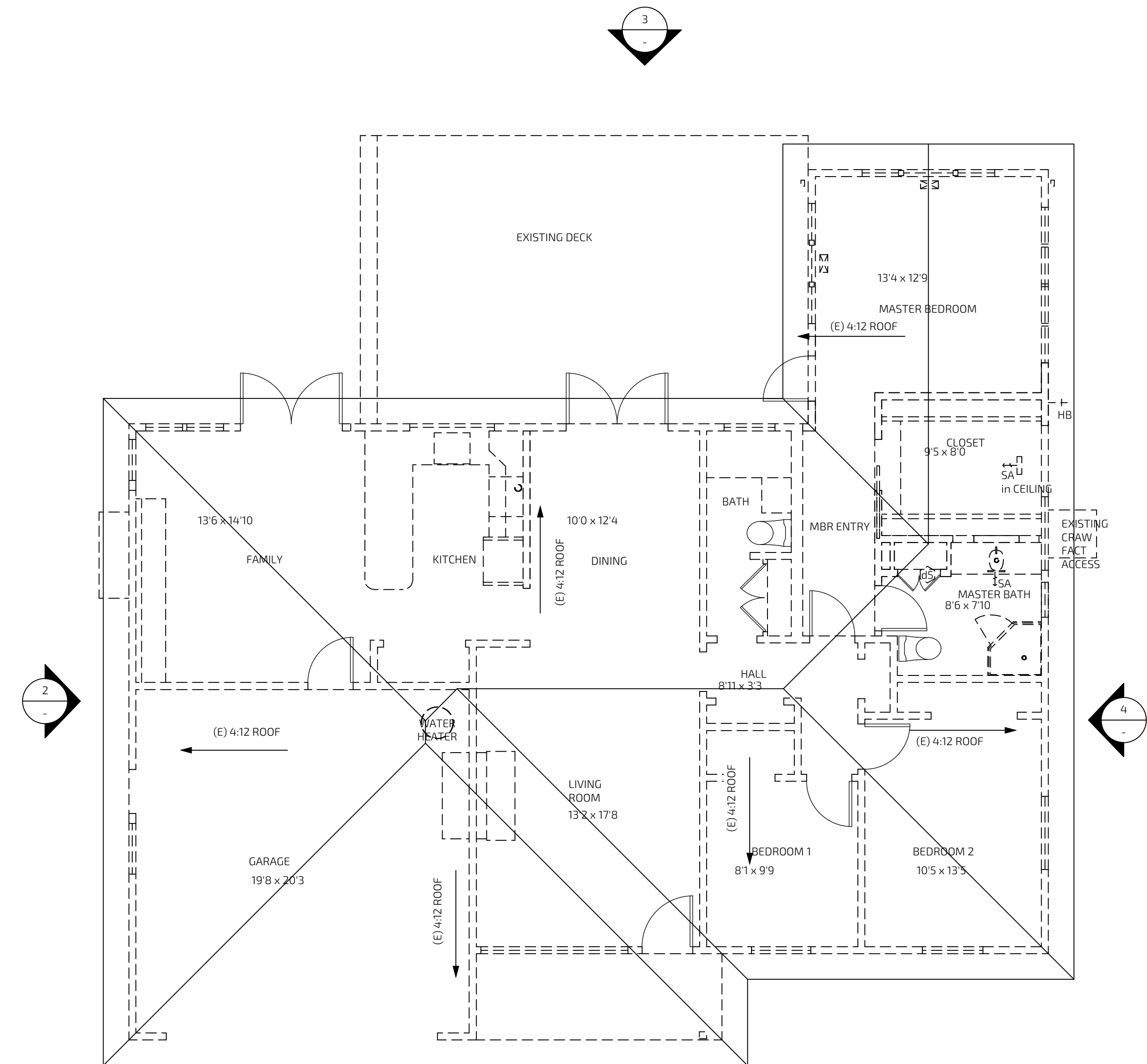
EXISTING NORTH - BACK ELEVATION 3  
SCALE 3/16" = 1'-0"



EXISTING WEST - LEFT ELEVATION 2  
SCALE 3/16" = 1'-0"



EXISTING SOUTH - FRONT ELEVATION 1  
SCALE 3/16" = 1'-0"



EXISTING FLOOR PLAN / ROOF PLAN 5  
SCALE 3/16" = 1'-0"

**kc**

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PLANNING SET  
3.9.2022

Sheet Revisions:  
1 PLAN CHECK COMMENTS  
4.22.2022

ALL DIMENSIONS AND SPACINGS UNLESS OTHERWISE SPECIFIED ARE IN MILLIMETERS. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. VERIFY THE EXISTING CONDITIONS OF THE PROJECT BEFORE CONSTRUCTION.  
ELECTRONIC PLAN REVIEW

TUNG RESIDENCE  
NEW RESIDENCE  
629 BENVENUE AVE,  
LOS ALTOS, CA 94024

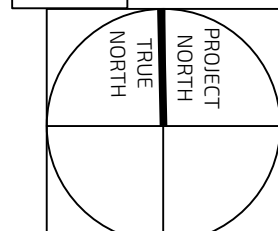
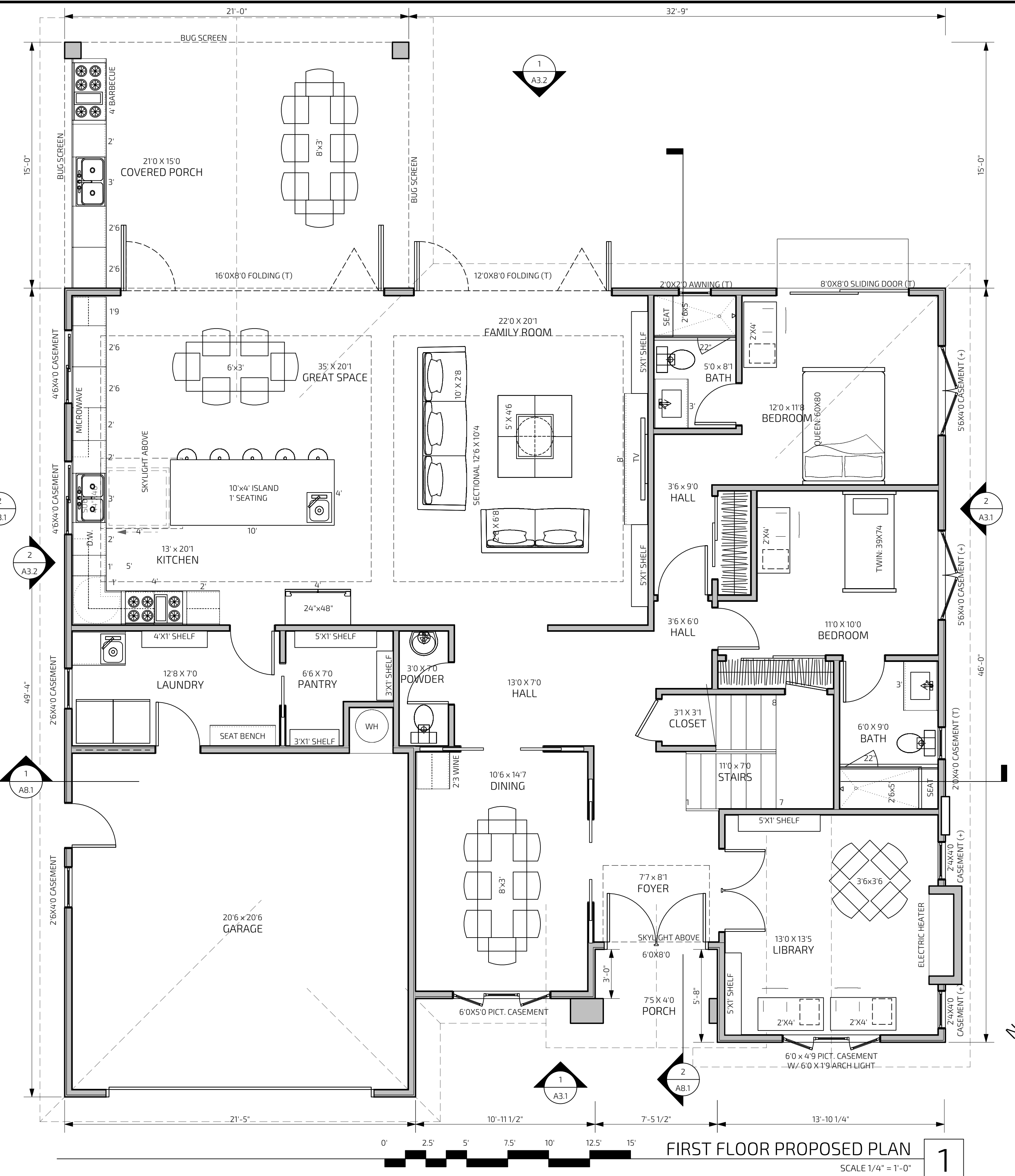
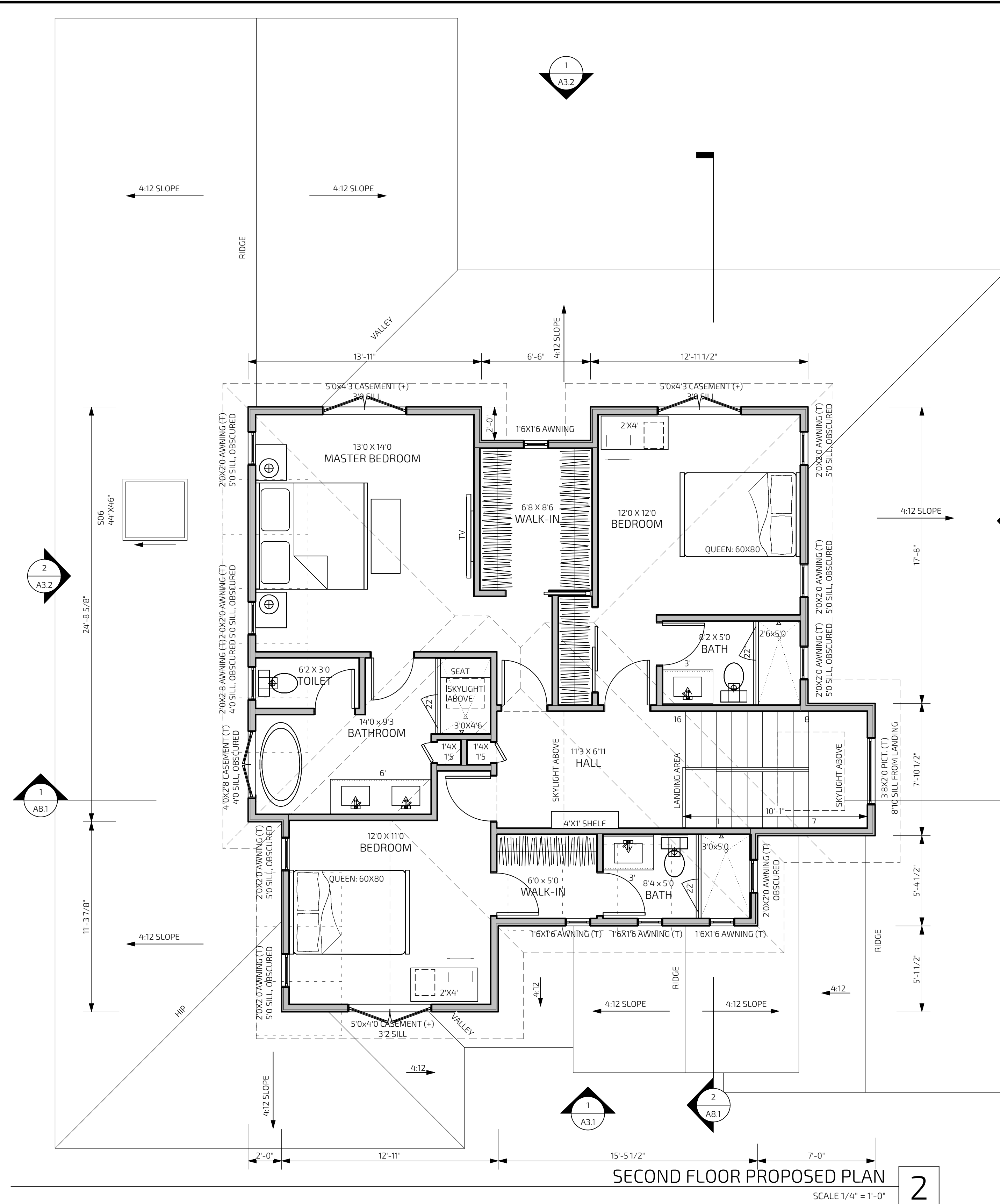
PLANNING SET  
NOT FOR CONSTRUCTION

EXISTING  
FLOOR PLAN/  
ELEVATIONS

CITY STAMP:

**A1.1**

PROJECT NUMBER: 2110  
629 BENVENUE AVE

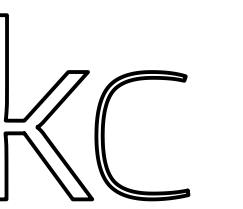


ROOF PLAN KEY NOTES

SEE A0.5 KEYNOTES FOR ALL ROOF PLAN KEYNOTES

FLOOR PLAN KEY NOTES

SEE A2.1 KEYNOTES FOR ALL ROOF PLAN KEYNOTES 1-9



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ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.  
DIMENSIONS TO CENTER UNLESS OTHERWISE SPECIFIED.  
DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.  
DIMENSIONS TO EDGE UNLESS OTHERWISE SPECIFIED.

ELECTRONIC PLAN REVIEW

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NEW RESIDENCE  
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LOS ALTOS, CA 94024

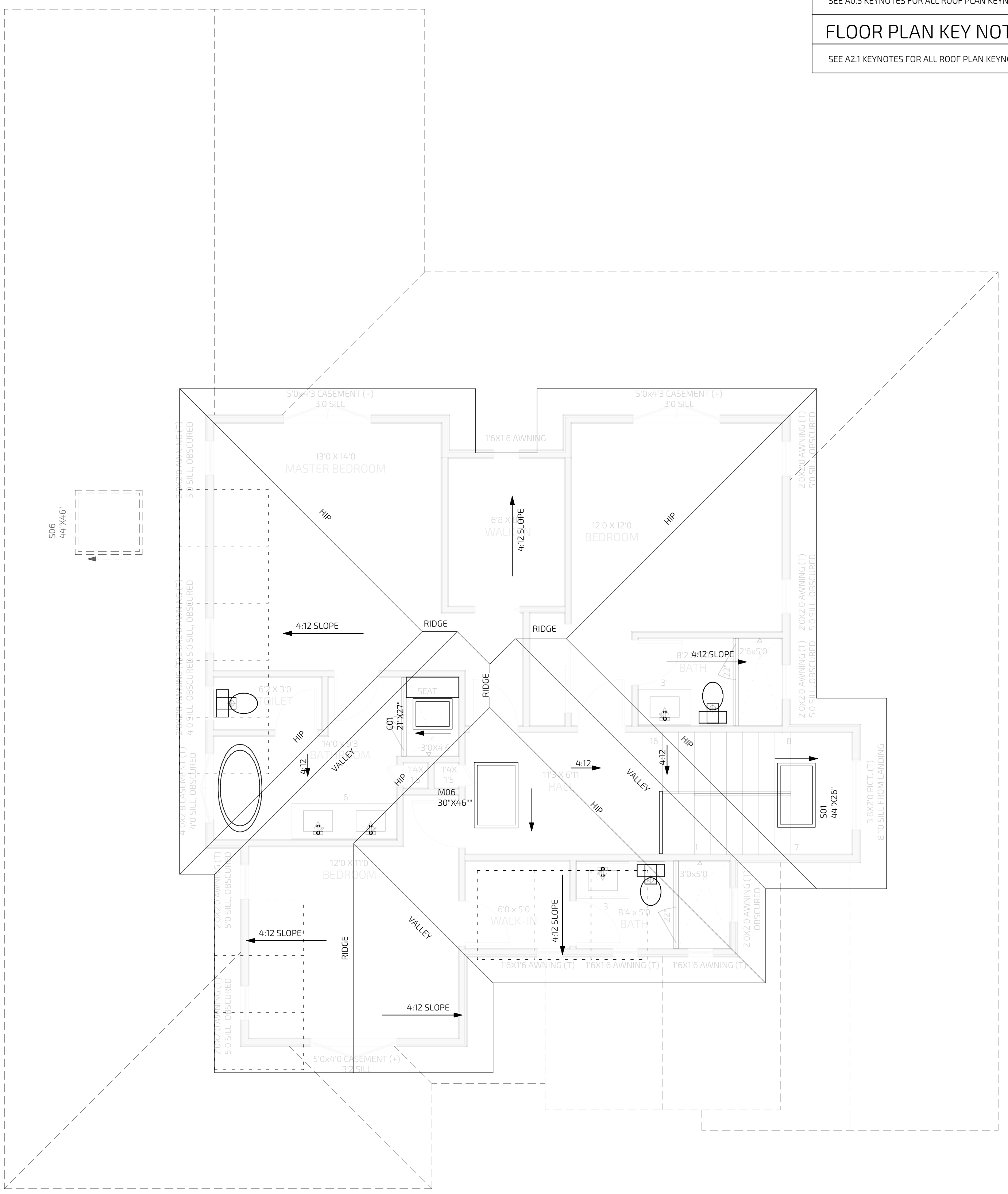
PLANNING SET  
NOT FOR CONSTRUCTION

PROPOSED  
ROOF PLAN

CITY STAMP:

A2.2

PROJECT NUMBER: 2110  
629 BENVENUE AVE

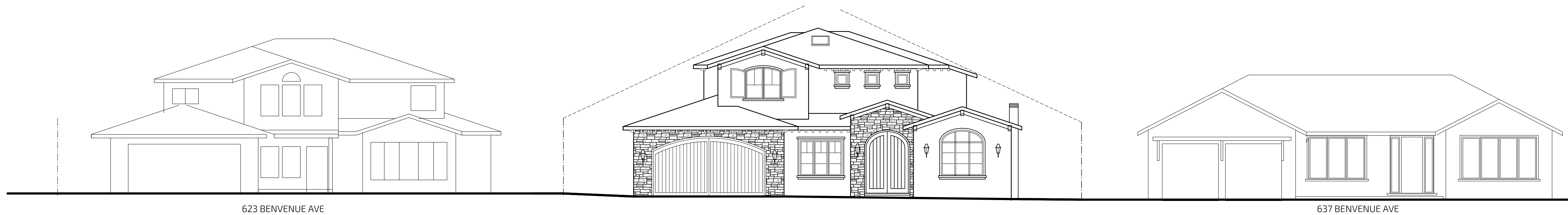


PROPOSED ROOF PLAN

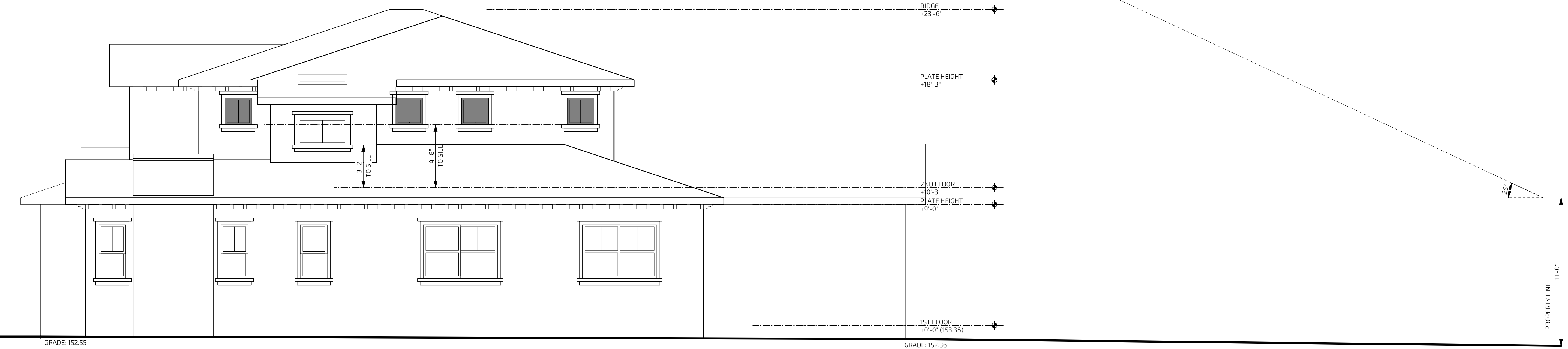
SCALE 1/4" = 1'-0"

1





STREETSCAPE FRONT ELEVATION  
SCALE 1/8" = 1'-0" 3

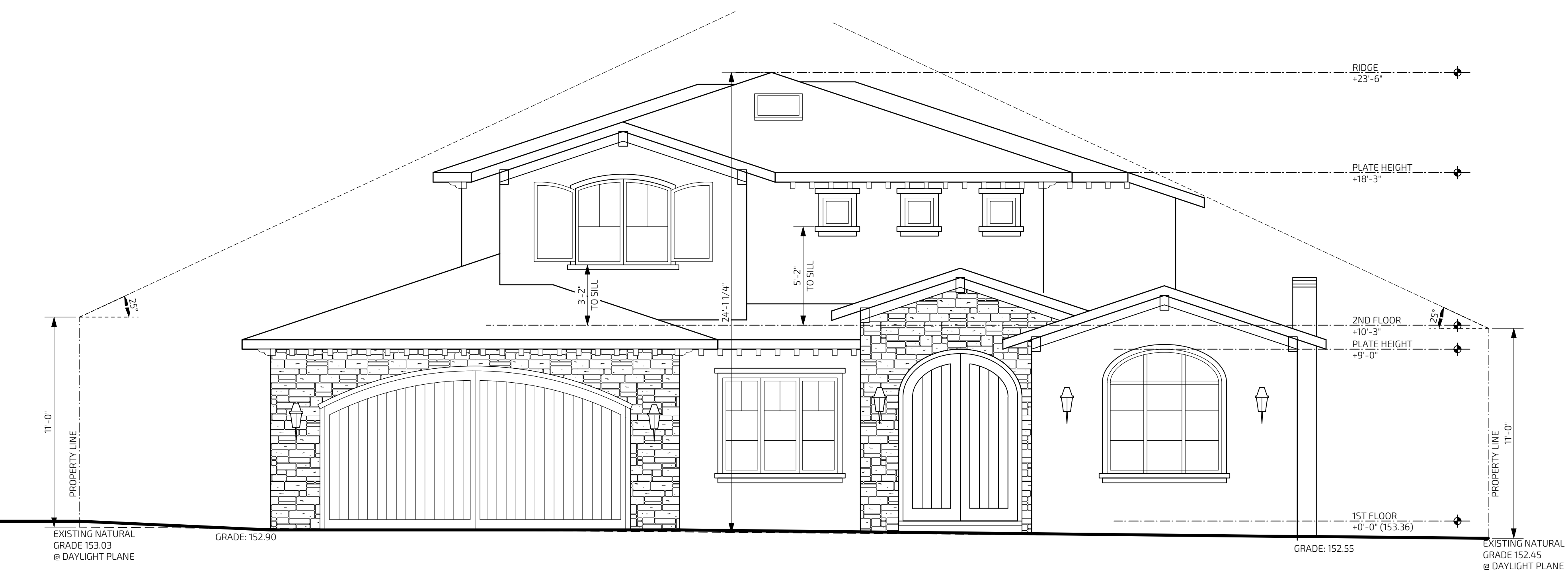


PROPOSED RIGHT ELEVATION  
SCALE 1/4" = 1'-0" 2

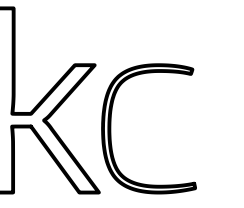
EXTERIOR FINISH SCHEDULE

SYMBOL	MATERIAL	MFR./DEALER	MODEL #/ DESCRIPTION/ LOCATION	COLOR
S1	STONE OVERLAY / OR STAMP CONCRETE	P.B.M.	(N) CONC. LANDING W/ STONE OVERLAY: PENNSYLVANIA LILAC PATIO OR SIM.	-
S2	CLAD STONE VENEER PANEL	P.B.M.	FOND DU LAC RUSTIC VENEER STONE. STONE TO WRAP TO BOTH SIDES OF WALL, TYPICAL OR SIM.	-
R1	LIGHT WEIGHT TILE ROOF (*)	-	NEW TILE ROOF BY EAGLE OR SIM. ROOF TO BE CLASS 'A', COOL ROOF PER CALGREEN, MAX WEIGHT: 6PSF (PROVIDE BIRD STOP @ END OF TILE)	TAN
R2	ROLL ROOFING OR BUILT-UP ROOF (*)	-	CRICKET ROOFING PER CRC R905.5 & 905.9. ROOF TO BE CLASS 'A' OR BETTER.	LIGHT GRAY
G1	GUTTER	-	ALUM. - PAINTED	GRAPHITE
CP1	CEMENT PLASTER	-	EXTERIOR SMOOTH HARD STEEL TOWEL FINISH (ACRYLIC STUCCO FIN. SIMILAR)	MATCH (P1)
P1	EXTERIOR PAINT	-	PAINT AT CEMENT PLASTER	BEIGE
P2	TRIM PAINT	-	MATCH WINDOW TRIM	GRAPHITE
WINDOW			WINDOW SASH AND TRIM FINISH (SEE A2.1 SPEC FOR FINISH MATERIALS)	GRAPHITE

- (\*) PER TITLE-24: COOL ROOF REQUIRED. ROOF REFLECTANCE: 0.1 OR BETTER. ROOF EMITTANCE: 0.8 OR BETTER.  
 (\*\*) STONE PANEL TO BE ADHERED PER CRC R703.12. SEE ICC-REPORT FOR INSTALLATION SPECIFICATIONS.
1. PAINT ALL EXTERIOR WINDOW TRIM, SILLS, NON-VINYL SASH, MUTTINGS, DECK RAILINGS, DECK FASCIA, BEAMS AND TRELLISES, RAFTER TAILS AND EAVE SHEATHING BOARDS. PROTECT ANY AND ALL VINES / PLANTINGS FROM DAMAGE.
  2. CONTRACTOR TO CONFIRM ALL FINISH WITH OWNER BEFORE ORDERING.
  3. PROVIDE COEFFICIENT OF FRICTION OF 0.6 OR HIGHER FOR ALL FLOOR TILE & EXTERIOR FLAG STONE SURFACE.
  4. FOR ALL WALL FINISHES, SEE WALL SCHEDULE ON A2.1 FOR UNDERLAYMENT REQUIREMENTS.



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



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ELECTRONIC PLAN REVIEW

TUNG RESIDENCE  
NEW RESIDENCE  
629 BENVENUE AVE,  
LOS ALTOS, CA 94024

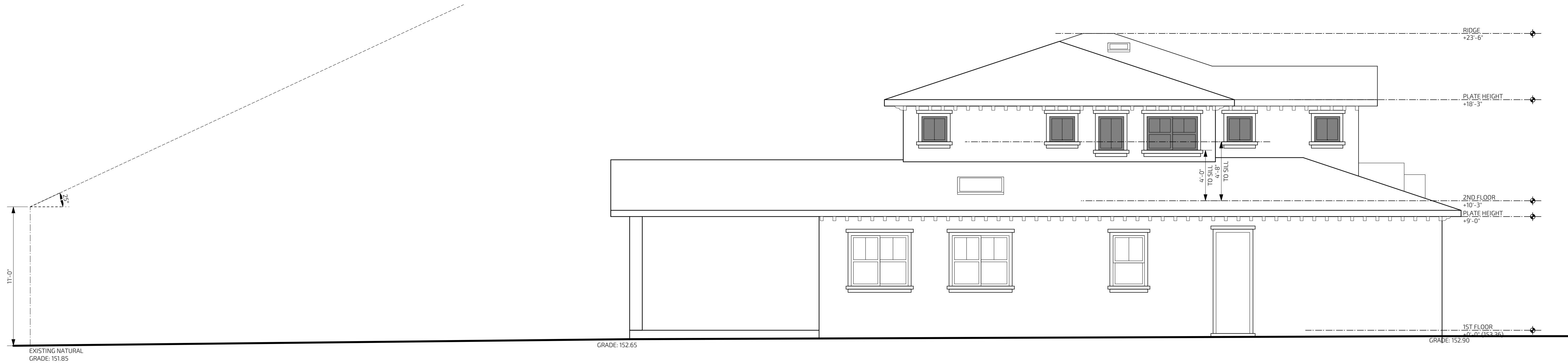
PLANNING SET  
NOT FOR CONSTRUCTION

PROPOSED  
ELEVATIONS

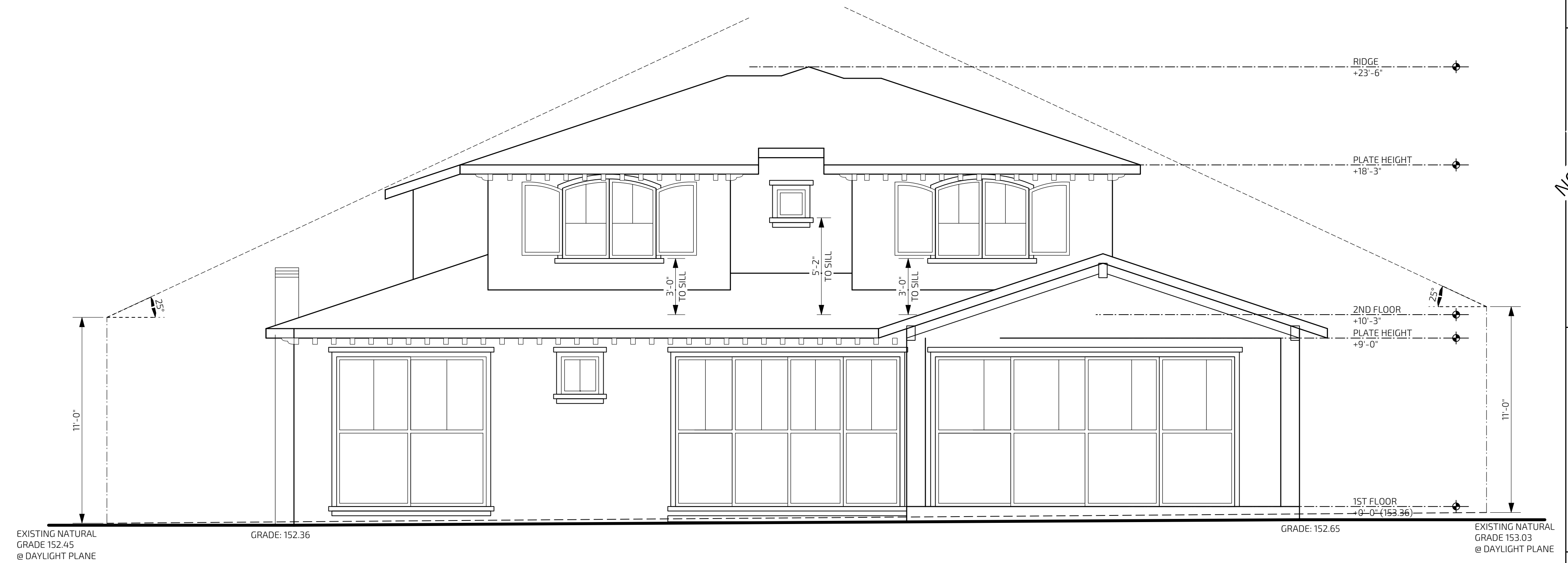
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A3.2

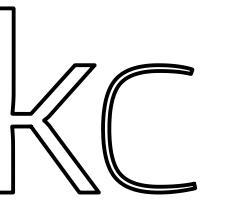
PROJECT NUMBER: 2110  
629 BENVENUE AVE



PROPOSED LEFT (WEST) ELEVATION  
SCALE 1/4" = 1'-0" 2



PROPOSED BACK (NORTH) ELEVATION  
SCALE 1/4" = 1'-0" 1



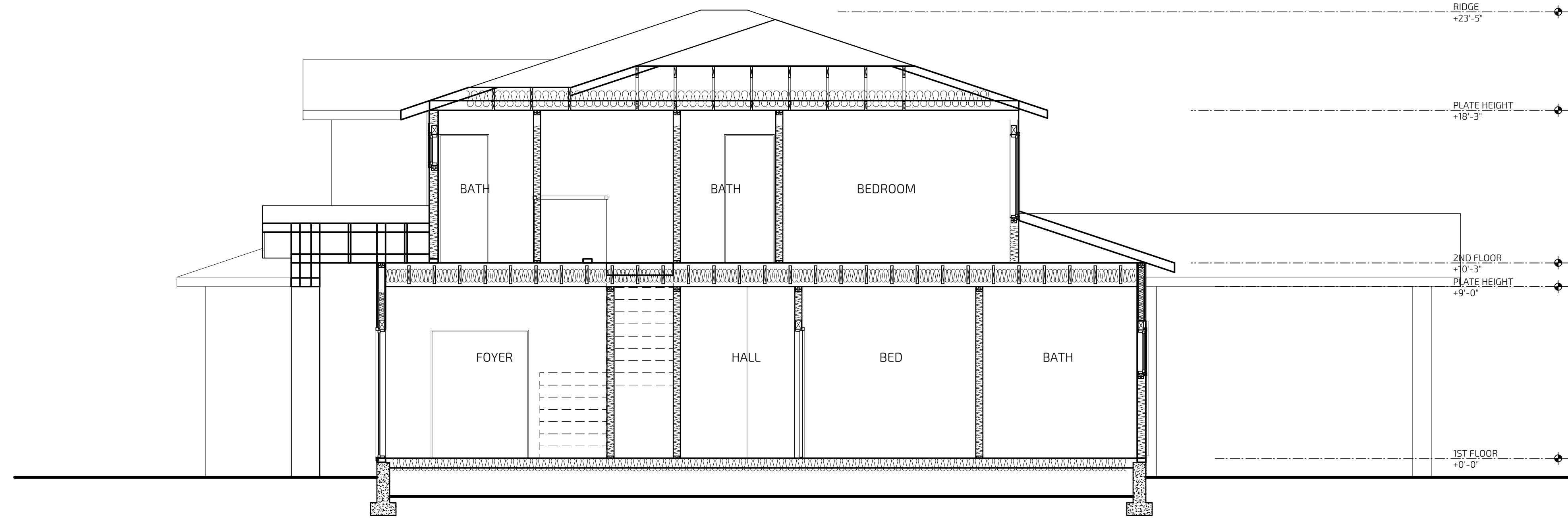
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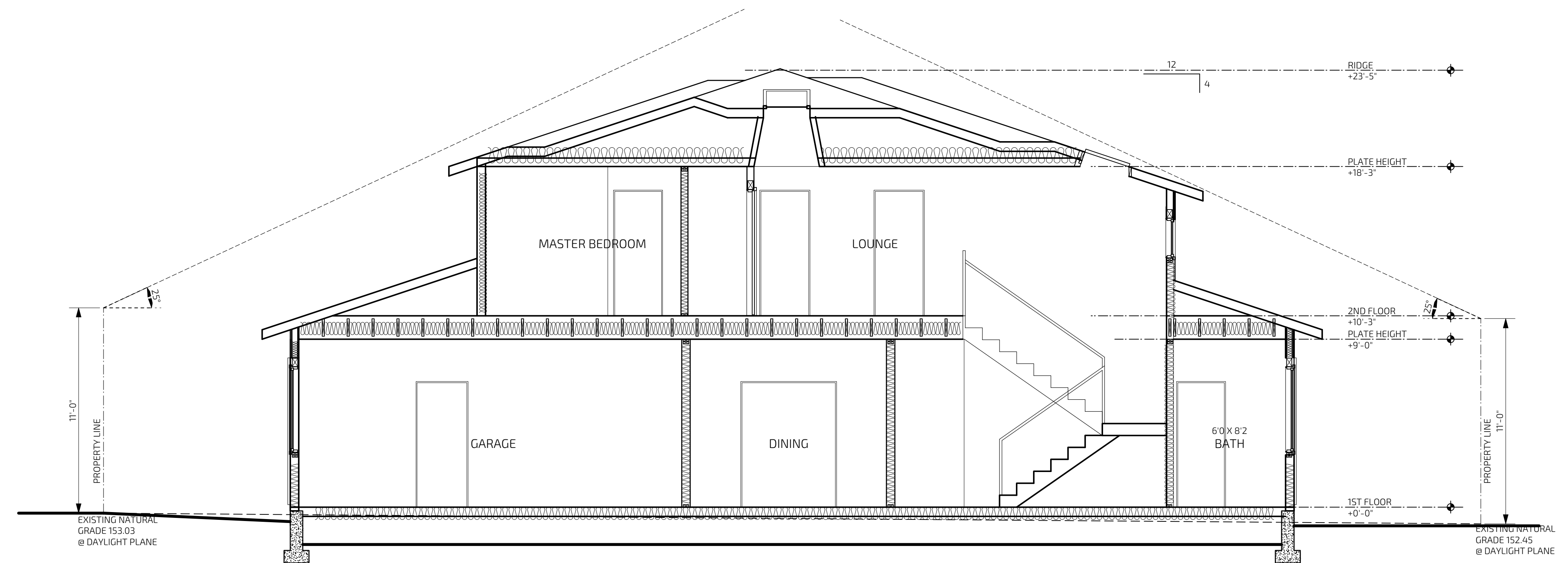
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ELECTRONIC PLAN REVIEW



NORTH-SOUTH SECTION  
SCALE 1/4" = 1'-0"

2



EAST WEST SECTION  
SCALE 1/4" = 1'-0"

1



TUNG RESIDENCE  
NEW RESIDENCE  
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LOS ALTOS, CA 94024

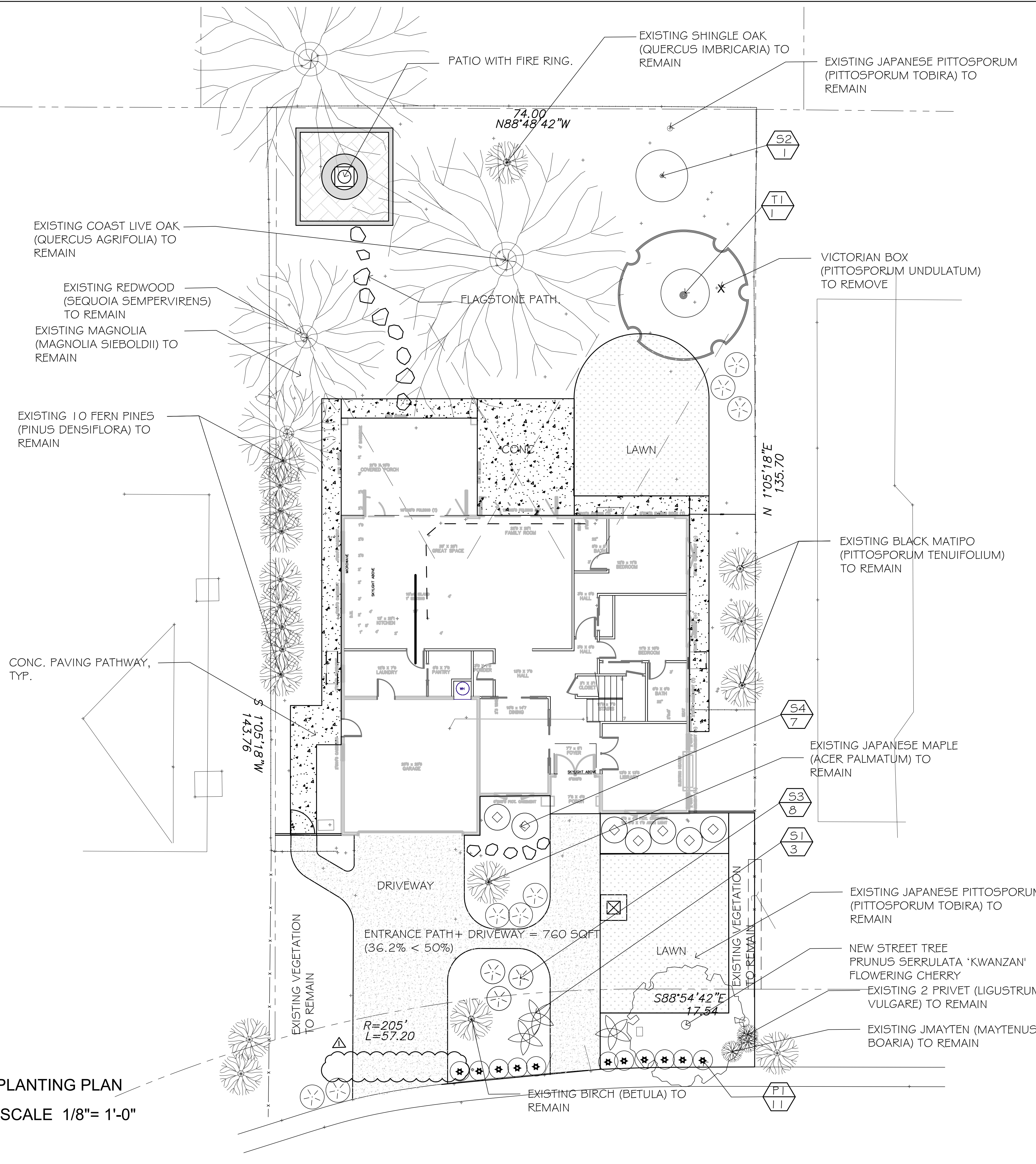
PLANNING SET  
NOT FOR CONSTRUCTION

PROPOSED SECTIONS

CITY STAMP:

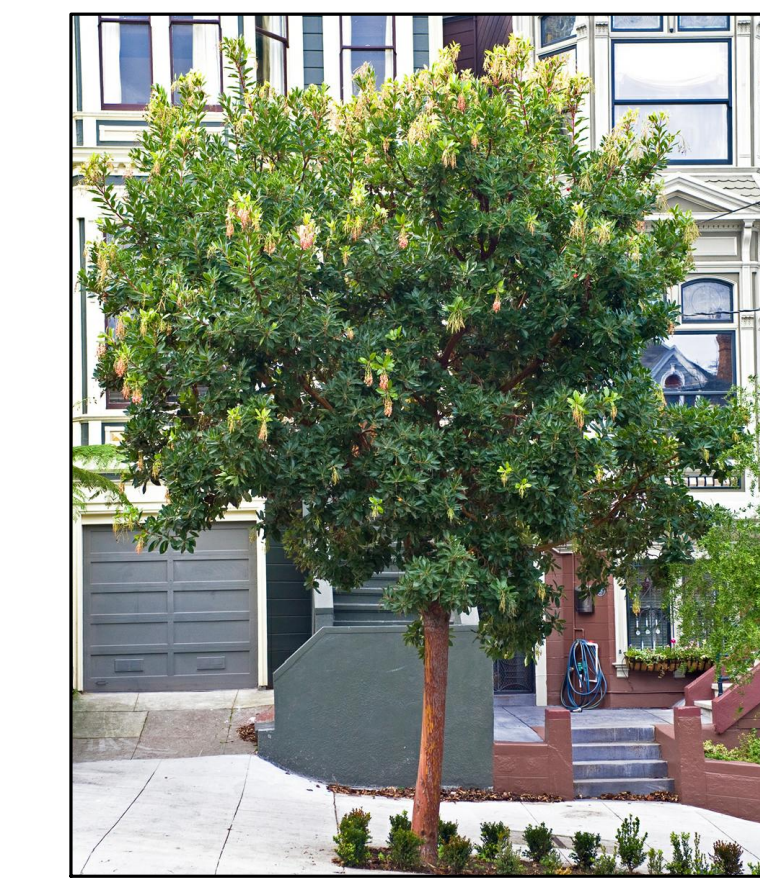
A8.0

PROJECT NUMBER: 2110  
629 BENVENUE AVE



Private Screening Tree  
 Arbutus 'Marina' \_Marina Strawberry Tree  
 Anticipated height and spread at maturity  
 Height: 40-50 feet  
 Width: 25-40 feet  
 Average rate of growth: Moderate

Street Tree  
 Prunus serrulata 'Kwanzan' \_Kwanzan Flowering Cherry  
 Anticipated height and spread at maturity  
 Height: 20-25 feet  
 Width: 15-20 feet  
 Average rate of growth: Moderate

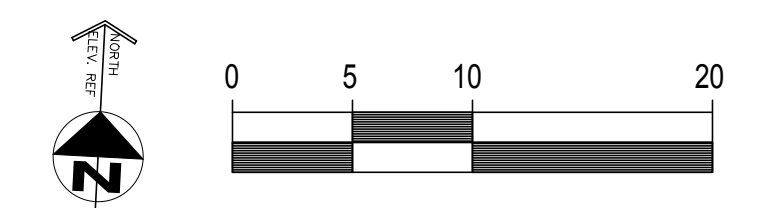
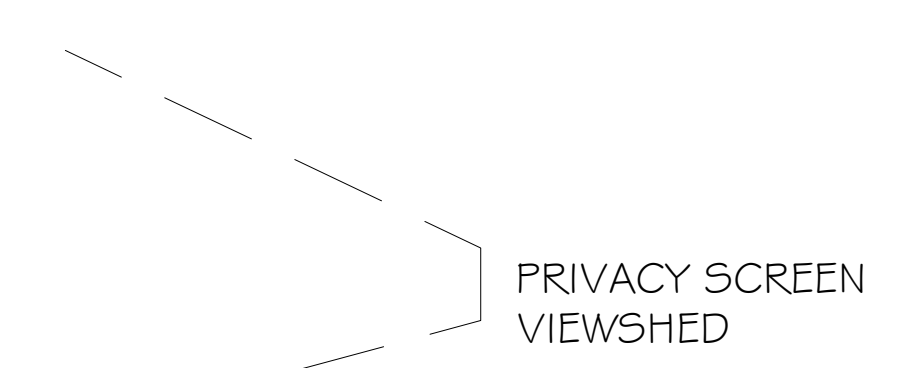


Water Use	KEY	Botanical Name	Common Name
L	T1	Arbutus 'Marina'	Strawberry Tree
M	T2	Prunus serrulata 'Kwanzan'	Flowering Cherry
L	S1	Agave attenuata 'Nova'	Blue Fox Tail Agave
M	S2	Citrus limon 'Meyer Improved'	Meyer Lemon
L	S3	Daphne odora 'Aureo-marginata'	Winter Daphne
L	S4	Loropetalum chinense 'Emerald Snow'	Fringe Flower
L	P1	Anigozanthos 'Gold Velvet'	Gold Kangaroo Paw

L=Low; M= Moderate; H= High



- NOTE:
- ALL EXISTING TREES TO REMAIN AND PROTECTED DURING CONSTRUCTION. SEE ARBORIST REPORT / TREE PROTECTION PLAN FOR MORE INFORMATION.
  - IF LANDSCAPING IS USED FOR PRIVACY SCREENING PURPOSES, IT SHOULD BE OF SUFFICIENT SIZE AND OF AN APPROPRIATE SPECIES TO PROVIDE SUCH PRIVACY WITHIN A TWO YEAR TIME FRAME.
  3. 3" MULCH THROUGH OUT THE AREA WITHOUT PAVING.



PREPARED BY  
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 yiliang.kao@gmail.com

PLANTING PLAN  
 SCALE 1/8"= 1'-0"

# TUNG & YU RESIDENCE

629 BENVENUE AVE  
 LOS ALTOS, CA 94024

## PLANTING PLAN

DATE: 01/26/2022

JOB NO.

ISSUE & REVISION

NO.	DATE	REVISION
1	4/22/2022	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

SHEET NO.  
**L-1**  
 DRAWN BY: YK