

ATTACHMENT B



DATE: February 15, 2023

AGENDA ITEM # 6

TO: Design Review Commission
FROM: Sean Gallegos, Senior Planner
SUBJECT: SC22-0031 – 1248 Via Huerta

RECOMMENDATION:

Approve design review application SC22-0031 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for new house. The project includes 3,502 square feet at the first story and 624 square feet at the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 14,074 square feet
MATERIALS: composition shingle, stucco and cedar siding, fiberglass windows and wood trim and doors,

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,369 square feet	3,127 square feet	4,925.9 square feet
FLOOR AREA:			
Main floor (2 nd floor)	2,369 square feet	3,502 square feet	
Lower floor (1 st floor)	-	624 square feet	
Total	2,369 square feet	4,126 square feet	4,157 square feet
SETBACKS:			
Front	26.5 feet	33.75 feet	25 feet
Rear	77.2 feet	42.25 feet	25 feet
Right side (1 st /2 nd)	10 feet/-	10 feet/25.2 feet	10 feet/17.5 feet
Left side(1 st /2 nd)	11.5 feet/-	17.35 feet/38 feet	10 feet/17.5 feet
HEIGHT:	23 feet	26.3	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The subject property is located on Via Huerta between Sierra Ventura Drive and Via Maderos, and the site slopes upward from the street frontage. Along Via Huerta, there are primarily two-story Ranch style houses that are similar in size, footprint, design characteristics, building scale, and rustic materials. The exterior materials commonly used include stucco, horizontal siding and board and batten siding and wood trim accents. Roof forms are mostly low-sloped pitched gable, hipped and Dutch-gable roofs with composition shingles. The residences have low scale horizontal eave lines with wall plates that appear to be between eight to nine feet in height and garages that face the street or face a side yard. The neighborhood character appears consistent through rustic materials, similar house scale, and roof forms. The street does not have a consistent street tree pattern but does have a variety of mature trees and vegetation.

DISCUSSION

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

As depicted in the design plans (Attachment G), the applicant proposes a new two-story residence with an attached garage. 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 two-story house has a traditional style that uses design elements and materials that are compatible with the immediate neighborhood. The project uses design elements such as a gable and hipped roof forms, articulated massing, steep-pitched (6:12) roof, and high-quality materials that are compatible with the neighborhood. The project does a good job of integrating the hipped and gable roof forms and recessed entry porch, which are elements from the neighborhood, while still establishing its own design integrity. The project is utilizing high quality materials, such as composition shingle, stucco siding, stone veneer, wood trim, aluminum clad wood windows and doors, which are integral to the architectural design of the house. The project's material board is included as Attachment E. Overall, the project is compatible with this diverse character neighborhood setting and has an appropriate relationship to the adjacent structures.

Due to the slope of the site, the house will appear as a one-story structure with a tall finished floor height when viewed from the street and a portion of the structure is recessed into the grade along the sides and rear, which reduces the perception of excessive bulk. Due to the slope of the lot, there are multiple first and second story levels for the home. Along the front and right side of the house, a garage is proposed at a first floor level, and a master bedroom and master bathroom are proposed at the second floor level. At the first floor level to the left of the garage and behind the stairs, the applicant proposes a foyer, living room, office, kitchen, nook, three bedrooms, three full bathrooms, one powder room, and a second floor level is proposed with a family-multi-function room.

According to the Residential Design Guidelines, a house should be designed to fit the lot and should not result in a home that stands out in the neighborhood. On hillside lots, the Residential Design Guidelines recommends the following:

- Dwellings on hillside lots should reflect the topography in their designs by following the natural contours of the site, with minimal grading.
- Use split-level and multi-level plans.
- Avoid tall walls under the first floor by stepping the floor level with the grade.
- Screen any open space under the living space above with either lattice or solid wall infill.
- To soften these areas, plant landscaping in front of them.
- Avoid tall unbroken expanses of wall.

Due to the upslope nature of the lot, the project minimizes the bulk and scale of the second story along the street frontage by maintaining a one- and two-story story appearance consistent with adjacent properties.

Along the front and right side of the house, the first story garage is proposed with a nine-foot plate height, and the second story master bedroom, master bathroom, walk-in closet, laundry and stairs are proposed with a nine-foot plate height. At the first-floor level to the left of the garage and behind the stairs, first floor foyer, living room, office, kitchen, nook, three bedrooms, three full bathrooms, and one powder room have a nine-foot plate height, and a second floor level is proposed with a family-multi-function room that has an eight-foot, two-inch plate height.

The Residential Design Guidelines recommends avoiding tall walls under the first story by stepping the floor level with the grade. As noted in the civil drawings (Sheet CC1), the proposed primary first floor has a topographic elevation of 323 feet and the existing house has a topographic elevation of 322.51, which is a difference of .51 feet. While the house does have a tall wall beneath the first floor along the front elevation and small segments of the left and right side elevations, the potential bulk impacts are similar to the perceived bulk impacts of the existing house due maintaining similar finished floor heights.

The project minimizes the bulk of the rear segment of the left and side elevations and rear elevation by cutting into the hillside, which results in a perceived one-story house along the rear segments of the sides and the rear elevations.

The proposed project is sensitive to the scale of the neighborhood and incorporates similar massing found within the neighborhood context in the kitchen and dining area on the main floor, and the lower level, with nine-foot respective plate heights. While the house has a steeper roof form with the 6:12 roof pitch, the roof form successfully obscures the second story family room, which minimizes the potential bulk of the second story.

While this design has a larger overall bulk, mass and scale, staff does believe that due to the hillside context and limited visibility off of the site along the sides and rear, the design appears to reasonably address the City’s design review findings related to bulk, mass and neighborhood context.

The design findings also require that a project not unreasonably interfere with views. Unless there is a view shed or easement across a property, there are no “rights” to a particular view. The intent of the City’s view finding is clarified in Section 4.1 of the Design Guidelines and relates to minimizing the visual impact of a project. On hillside lots, dwellings should reflect the topography by following the contours of the site.

The 26.25-foot-tall house is in scale with other houses within the surrounding neighborhood. The overall height is also minimized by cutting into the natural grade along rear the lot and lowering the grade approximately 3.25 feet. The house is adequately screened with trees and various landscaping and several mature trees that line the right side and the rear of the property. Overall, staff believes the height of the new house, low-scale roof form and the landscape screening diminishes view impacts to properties from the upslope.

Privacy

There are no second story windows proposed along the side and rear elevations; therefore, there are no potential privacy impacts.

Landscaping

The application includes an arborist report (Attachment F) that provides an inventory of the 21 on-site trees and three trees on adjacent properties. The applicant proposes the removal of no protected trees. A comprehensive landscaping plan has been provided. The landscaping plan includes maintaining the existing protected trees. The project meets the City’s landscaping regulations and street tree guidelines with the new landscaping and hardscape. Since the new landscaping area exceeds 500 square feet, the project requires a landscape plan that complies with the City’s Water Efficient Landscape Regulations.

ENVIRONMENTAL REVIEW

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

Public Notification and Community Outreach

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Via Huerta and Chuleta Court. The Notification Map is included in Attachment C.

Based on neighborhood outreach efforts, the applicants have provided documentation showing outreach to the neighbors in the immediate neighborhood context. A document from the applicant regarding outreach is included in Attachment D.

Public Correspondence

No correspondence was received from neighboring property owners.

Cc: Jun Zhang, Applicant and Designer
Patricia Sierra, Property Owners

Attachments:

- A. Neighborhood Combability Worksheet
- B. Public Notification Map
- C. Public Notice Poster
- D. Proof of Community Outreach
- E. Materials Board
- F. Arborist Report
- G. Design Plans

FINDINGS

SC22-0031 – 1248 Via Huerta

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

1. The proposed new house complies with all provision of this chapter;
2. The height, elevations, and placement on the site of the proposed new house, 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;
3. 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;
4. The orientation of the proposed new house in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
5. 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
6. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC22-0031 – 1248 Via Huerta

GENERAL

1. Expiration

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

2. Approved Plans

The approval is based on the plans and materials received on February 1, 2023, except as may be modified by these conditions.

3. Protected Trees

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

4. Encroachment Permit

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

5. New Fireplaces

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

6. Landscaping

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

7. Underground Utility and Fire Sprinkler Requirements

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

8. Indemnity and Hold Harmless

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

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

9. Conditions of Approval

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

10. Tree Protection Note

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

11. 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. Reach Codes

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

13. California Water Service Upgrades

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

14. Green Building Standards

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

15. Underground Utility Location

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

16. Outdoor Condensing Unit Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s), the nominal size of the unit, and setback to the nearest property line. 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.

17. Off-haul Excavated Soil

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

18. Storm Water Management

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

19. Tree Protection

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

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



City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 1248 Via Huerta, Los Altos
Scope of Project: Addition or Remodel or New Home
Age of existing home if this project is to be an addition or remodel? N/A
Is the existing house listed on the City's Historic Resources Inventory? NO

Address: 1248 Via Huerta
Date: 10/12/2022

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 14,074 ± square feet
Lot dimensions: Length 172.24 feet
Width 119.91 feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____.

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

Existing front setback if home is a remodel? N/A
What % of the front facing walls of the neighborhood homes are at the front setback 80 %
Existing front setback for house on left 25 ± ft./on right 30 ± ft.
Do the front setbacks of adjacent houses line up? ~~NO~~ YES

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face 0

Garage facing front recessed from front of house face 0

Garage in back yard 1

Garage facing the side 2

Number of 1-car garages ; 2-car garages 9; 3-car garages

Address: 1248 Via Huerta
Date: 10/12/2022

4. **Single or Two-Story Homes:**

What % of the homes in your neighborhood* are:

One-story 3

Two-story 0

5. **Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood*? YES

Are there mostly hip , gable style , or other style roofs*?

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height YES?

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

What siding materials are frequently used in your neighborhood*?

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

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

ASPHALT SHINGLE

If no consistency then explain: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

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

Address: 1248 Via Huerta
Date: 10/12/2022

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

Does your property have a noticeable slope? YES

What is the direction of your slope? (relative to the street)
SLOPE UP FROM THE STREET

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

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?
NO.

How visible are your house and other houses from the street or back neighbor's property?
NOT MUCH

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

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30' ±

Is there a parking area on the street or in the shoulder area? YES.

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? GUTTER

Address: 1248 Via Huerta
Date: 10/12/2022

11. What characteristics make this neighborhood* cohesive?

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

SLOPE LOTS / GABLE ROOF

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO
- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES NO
- F. Do you have active CCR's in your neighborhood? (p.36 Building Guide)
 YES NO
- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
 YES NO

Address: 1248
 Date: _____

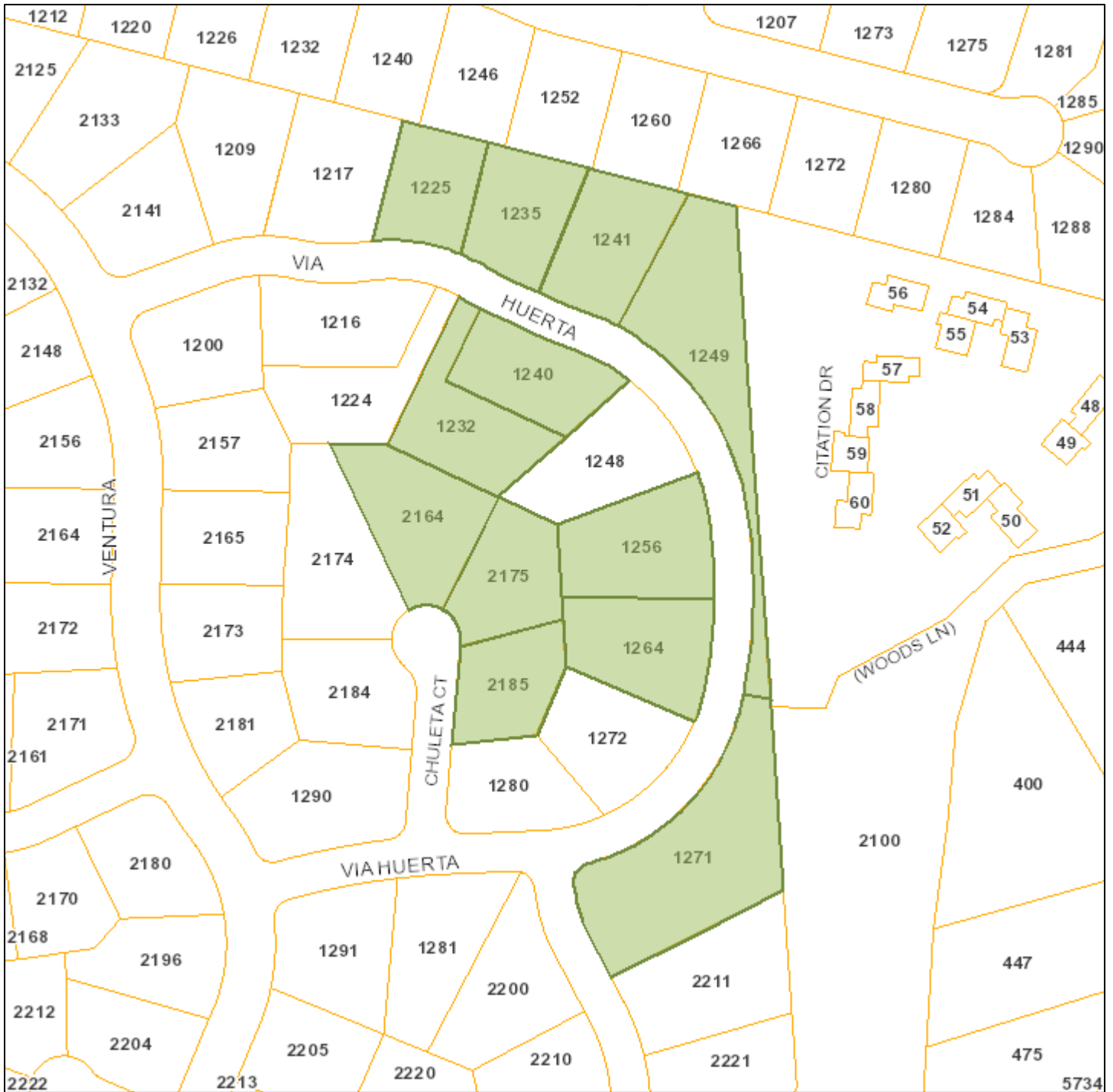
Summary Table

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

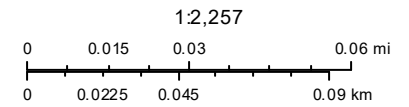
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1240 VIA HUERTA	25	20	S	2	24	SIDING	GABLE
1232 "	25	10	S	2	25	SIDING	GABLE
1256 "	32	40	F	2	25	SIDING/BRICK	GABLE
1264 "	30	25	F	1	20	SIDING	GABLE
2164 CHULETA G.	25	20	F	1	20	SIDING	HIP
2175 "	25	20	F	1	20	STUCCO	HIP/GABLE
2185 "	25	20	F	1	20	STUCCO	HIP/GABLE
1249 WA HUERTA	25	20	F	2	25	SIDING/BRICK	GABLE
1241 "	25	30	F	2	25	SIDING	GABLE
1235 "	30	30	B	2	25	SIDING	GABLE
1225 "	25	25	F	2	25	STUCCO	GABLE






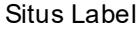

ATTACHMENT B

1248 Via Huerta Notification Map



Print Date: December 12, 2022



-  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 C

From: Ryan Loh
To: Sean Gallegos
Cc: Henry Hong Zeng
Subject: Re: SC22-0031 1248 VIA HUERTA
Date: Thursday, February 2, 2023 4:56:33 PM

Hi Sean

Attached is the notice of development sign on the front of the house per your request. Please let me know if you have any questions. Thanks



Sent from my iPhone

On Feb 2, 2023, at 2:38 PM, Sean Gallegos <sgallegos@losaltosca.gov> wrote:

I received the plans, but I didn't receive a photo showing the installation of the sign. I need it.

Thanks,
Sean

Sean K. Gallegos
Senior Planner, City of Los Altos
<image001.png>
(650) 947-2641 | www.losaltosca.gov
1 N. San Antonio Road | Los Altos, CA 94022

From: Ryan Loh <rlloh@rdise.com>
Sent: Thursday, February 2, 2023 1:11 PM
To: Henry Hong Zeng <hzeng@steinbergart.com>
Cc: Sean Gallegos <sgallegos@losaltosca.gov>; Jun (junzhangzeng@gmail.com) <junzhangzeng@gmail.com>
Subject: Re: SC22-0031 1248 VIA HUERTA

Hi Sean

Can we get confirmation that you have received the updated plan for us to address your over the counter comments. The plan is included in the email sent by Henry yesterday and a picture showing site condition grade is less than 24" from the finish floor to the existing grade. Thanks

Ryan C LOH
Principal
CA P E S E.
T X P E

RCL Structural Engineers, Inc
570 EAST EL CAMINO REAL, SUITE D
SUNNYVALE, CA 94087
408-463.6832 main
408-464.6623 cell
rlloh@rdise.com
www.rdise.com

On Wed, Feb 1, 2023 at 11:34 PM Henry Hong Zeng <hzeng@steinbergart.com> wrote:

Thank you Sean so much for the meeting today. We really appreciate your time and consideration.

1. As we discussed, attached, please see updated package with revised A4.1 and, Topo Survey (C-0) has been added to the set.

2. Public Notice has been sent to print, screenshot for your review:

<image002.png>

3. We visited the site right after our meeting and took couple of site pictures. It is around 18" from grade to the finish floor.

<image003.jpg>

<image004.png>

Again, feel free to let me know if you have any questions about the project.

Best,

Henry Hong Zeng ALA
Principal
D 408 817 3200 C 408 464 5631

From: Sean Gallegos <sgallegos@losaltosca.gov>
Sent: Tuesday, January 31, 2023 10:26 AM
To: Henry Hong Zeng <HZeng@steinberghart.com>
Subject: RE: SC22-0031 1248 VIA HUERTA

It is tomorrow.

 Sean K. Gallegos
Senior Planner, City of Los Altos
(650) 947-2641 | www.losaltosca.gov
1 N. San Antonio Road | Los Altos, CA 94022

From: Henry Hong Zeng <HZeng@steinberghart.com>
Sent: Tuesday, January 31, 2023 9:26 AM
To: Sean Gallegos <sgallegos@losaltosca.gov>; Ryan Loh <rl@rclpe.com>; Jun Zhang <junzhangzeng@gmail.com>
Subject: RE: SC22-0031 1248 VIA HUERTA

My apology, the date of our meet is not Thursday, but tomorrow(Wednesday). I already accepted the zoom invite from you.

Thank again!

Henry Hong Zeng ALA
Principal
[Steinberg Hart](mailto:HZeng@steinberghart.com)
D 408 817 3200 C 408 464 5631

From: Henry Hong Zeng
Sent: Tuesday, January 31, 2023 9:01 AM
To: Sean Gallegos <sgallegos@losaltosca.gov>; Ryan Loh <rl@rclpe.com>; Jun Zhang <junzhangzeng@gmail.com>
Subject: RE: SC22-0031 1248 VIA HUERTA

Good morning Sean,

Thank you so much for the message.

Attached, please see The response letter and hold harmless letter. Feel free to let me know if you have any questions about it.

Again, we appreciate your help and looking forward to seeing you on Thursday 3:00pm at your office.

Best,

Henry Hong Zeng ALA
Principal
[Steinberg Hart](mailto:HZeng@steinberghart.com)
D 408 817 3200 C 408 464 5631

From: Sean Gallegos <sgallegos@losaltosca.gov>
Sent: Tuesday, January 31, 2023 8:23 AM
To: Ryan Loh <rl@rclpe.com>; Henry Hong Zeng <HZeng@steinberghart.com>; Jun Zhang <junzhangzeng@gmail.com>
Subject: RE: SC22-0031 1248 VIA HUERTA

I received this email dated Monday, January 30, 2023, which included the plans for the project. I have not received the response letter and hold harmless, please send those documents today. If you conducted any community outreach, please provide me a copy of a letter outlining the outreach and response to public input.

Thanks,
Sean

 Sean K. Gallegos
Senior Planner, City of Los Altos
(650) 947-2641 | www.losaltosca.gov
1 N. San Antonio Road | Los Altos, CA 94022

From: Ryan Loh <rl@rclpe.com>
Sent: Monday, January 30, 2023 11:29 AM
To: Sean Gallegos <sgallegos@losaltosca.gov>; Henry Hong Zeng <HZeng@steinberghart.com>; Jun Zhang <junzhangzeng@gmail.com>
Subject: Fwd: SC22-0031 1248 VIA HUERTA

Hi Sean

Just received the email from you regarding the drawing you requested. Henry, our architect, did resend this drawing via email on January 19, 2021. See email below. In addition, we did submit the same package back on December 29 where we have uploaded to the portal as well. I will forward you the email from Jun to notify you that we have done that because per our previous zoom meeting, if we submit before the end of the year, we will be able to be at the Feb 1 meeting. Please let us know if there is anything you will need from us. We really hope to get to the Feb 15 meeting. Thanks

Ryan C. LOH
Principal
CA P.E., S.E.
TX P.E.
RCL Structural Engineers, Inc
570 EAST EL CAMINO REAL, SUITE D
SUNNYVALE, CA 95087
408.463.6832 main
408.464.6623 cell
rl@rclpe.com
www.rclpe.com

----- Forwarded message -----

From: Henry Hong Zeng <HZeng@steinberghart.com>
Date: Thu, Jan 19, 2023 at 4:39 PM
Subject: RE: SC22-0031 1248 VIA HUERTA
To: Sean Gallegos <sgallegos@losaltosca.gov>; Ryan Loh <rl@rclpe.com>
Cc: Jun Zhang <junzhangzeng@gmail.com>

Hi, Sean,

Thank you so much for the responses.

Attached, please see the updated plans (reduced size) and let me know if you have any questions about it.

Best and Happy New Year!

Henry Hong Zeng ALA
Principal
[Steinberg Hart](mailto:HZeng@steinberghart.com)
D 408 817 3200 C 408 464 5631

From: Sean Gallegos <sgallegos@losaltosca.gov>
Sent: Thursday, January 19, 2023 4:17 PM
To: Ryan Loh <rl@rclpe.com>
Cc: Jun Zhang <junzhangzeng@gmail.com>; Henry Hong Zeng <HZeng@steinberghart.com>
Subject: RE: SC22-0031 1248 VIA HUERTA

Ryan,

Can you please send me the update plans? I need them to confirm the meeting date.

Thanks,
Sean

 Sean K. Gallegos
Senior Planner, City of Los Altos
(650) 947-2641 | www.losaltosca.gov
1 N. San Antonio Road | Los Altos, CA 94022

From: Sean Gallegos
Sent: Thursday, January 19, 2023 4:17 PM
To: Ryan Loh <rl@rclpe.com>
Cc: Jun Zhang <junzhangzeng@gmail.com>; Henry Hong Zeng <HZeng@steinberghart.com>
Subject: RE: SC22-0031 1248 VIA HUERTA

Ryan,

Your item is not scheduled for the DRC meeting of February 1, 2023. We didn't have a chance to finalize our review of your resubmittal, but I can schedule your item for the DRC meeting of February 15, 2023.

Sean

Sean K. Gallegos
Senior Planner, City of Los Altos
(650) 947-2641 | www.losaltosca.gov
1 N. San Antonio Road | Los Altos, CA 94022

From: Ryan Loh <rl@rlrche.com>
Sent: Wednesday, January 18, 2023 8:44 AM
To: Sean Gallegos <sgallego@losaltosca.gov>
Cc: Jun Zhang <junzhangzeng@gmail.com>; henry zeng <huzeng@steinberghart.com>
Subject: Re: SC22-0031 1248 VIA HUERTA

Hi Sean

Hope you have a great MLK weekend. We would like to know if you can give us an update on our project in regard to be on the February 1 DRC calendar. We know all planners are very busy now, any update will be appreciated! Thanks

Sent from my iPhone

On Jan 11, 2023, at 9:09 AM, Ryan Loh <rl@rlrche.com> wrote:

Hi Sean

Happy New Year!

We would like to follow up regarding our plan resubmittal for 1248 Via Huerta which we resubmitted on Dec 29, 2022 and if we are on the February 1, 2023 DRC meeting calendar? Can you please provide us an update? Thanks

Ryan C LOH, S.E
Principal

RCL Structural Engineers, Inc
570 EAST EL CAMINO REAL, SUITE D
SUNNYVALE, CA 94087
408.463.6832 main
408.494.6623 cell
408.685.2038 fax
rl@rlrche.com
www.rclse.com

On Thu, Dec 15, 2022 at 5:50 PM Sean Gallegos <sgallego@losaltosca.gov> wrote:

Jun,

The next available DRC meeting is on Wednesday, February 1, 2023 at 7:00 pm. We must have your plans submitted by January 7, 2023.

Thanks,
Sean

Sean K. Gallegos
Senior Planner, City of Los Altos
(650) 947-2641 | www.losaltosca.gov
1 N. San Antonio Road | Los Altos, CA 94022

From: Jun Zhang <junzhangzeng@gmail.com>
Sent: Thursday, December 15, 2022 5:00 PM
To: Sean Gallegos <sgallego@losaltosca.gov>
Cc: henry zeng <huzeng@steinberghart.com>; Ryan Loh <rl@rlrche.com>
Subject: Re: SC22-0031 1248 VIA HUERTA

Hi, Sean

Thank you so much for spending time with us this morning and it was really helpful.

Henry will send you his revised design soon while the whole team is working to address the comments.

To get Review Board to review our project on 2/1/2023, when we should re-submit our package and when we should have the poster established on site?

Thank you and good night!

Jun

Sent from my iPad

On Dec 8, 2022, at 4:22 PM, Sean Gallegos <sgallego@losaltosca.gov> wrote:

Good Afternoon,

We have completed our review of the design review application or 1248 Via Huerta, and we have found the application is incomplete. An incompleteness letter is attached for your review.

Thanks,
Sean Gallegos
Senior Planner

<image001.png>

Sean K. Gallegos
Senior Planner, City of Los Altos

(650) 947-2641 | www.losaltosca.gov
1 N. San Antonio Road | Los Altos, CA 94022

Important Dates: December 16th is the last day to submit under the current 2019 California Building Codes. Submittals after this date will need to comply with the new 2022 codes. (Applications/Submittals, when applicable, will need to have their planning approval prior to submitting to the building department)

City offices will be closed December 29th – December 30th. For additional information visit [Building Services | City of Los Altos, California](https://www.losaltosca.gov/building-services)

If you wish to speak to me without waiting for my response, I am available by the following options:

I am available for virtual appointments on Thursday from 7:40 am to 12:00 pm. You may schedule a virtual appointment with me on **THURSDAY ONLY** at the following link: <https://calendly.com/losaltosplanning/planning-division-city-hall?back=1&month=2022-08>.

If you wish to schedule an appointment with another planner, please schedule at the following link: <https://calendly.com/losaltosplanning>

ATTACHMENT D



Z S D ARCHITECTS, INC
ARCHITECTURE . PLANNING . ILLUSTRATION

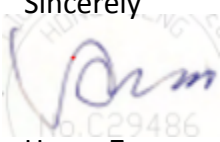
January 31, 2023

Subject: Community Outreach for **1248 Via Huerta (SC22-0031), Los Altos, CA 94024**
Proposed New two-story Residential house

To whom it may concern;

This letter is to inform the neighbors regarding the new development project for a new two-story house at **1248 Via Huerta, Los Altos, CA 94024** required by City of Los Altos Planning department. We have included the following drawings for your information T.0, A1.2, A2.1, A2.2, A3.1, A3.2 and material board. If there are any questions or concerns after you reviewed the drawings, please feel free to contact Henry Zeng the architect at 408.464.5631 or email at henryzeng@yahoo.com with any feedback.

Sincerely



Henry Zeng
Principal Architect

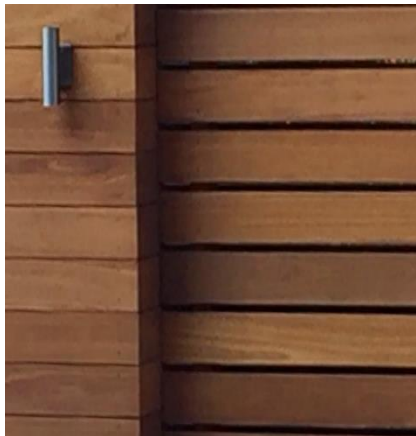
353 Costello Dr.
Los Altos CA94024
tel. 408.348.6885
cel. 408.464.5631

MATERIAL BOARD

1248 VIA HUERTA
LOS ALTOS, CA



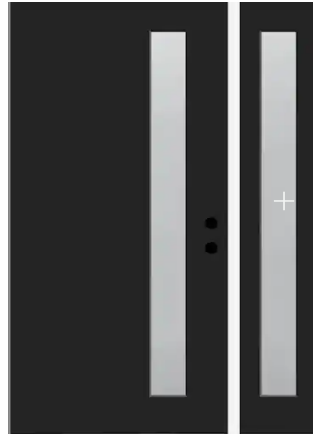
Z S D ARCHITECTS, INC
ARCHITECTURE . PLANNING . ILLUSTRATION



CEDAR DECK RAILING
REDWOOD FENCE
SEMI-STAIN COATING/FINISH



STUCCO WALL FINISH
PAINTED WITH KM5759 COLOR



FIBERGLASS ENTRY DOOR



WOOD GARAGE DOOR
SEMI-TRANSPARENT STAIN FINISH



FIBERGLASS OR VINYL
WINDOW
BRONZE/DARK BROWN COLOR



PRESIDENTIAL SINGLES ROOF

Advanced Tree Care

965 East San Carlos Ave, San Carlos

1248 Via Huerta, Los Altos

October 20, 2022

Jun Zhang
1248 Via Huerta
Los Altos, CA 94024

Site: 1248 Via Huerta, Los Altos

Dear Jun,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A new home is proposed for this property, prompting the need for this tree protection report.

Method:

Los Altos protects all trees with a trunk diameter at 4 feet above ground level greater than 15.2 inches. Los Altos requests that all trees within the property or within 8 feet of the property lines be included on the report if the trunk diameter at standard height is greater than 4 inches.

The location of the regulated trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 48 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call.

Sincerely



Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Italian cypress <i>Cupressus sempervirens</i>	14.3"@grade	25/5	70	Good health and condition Not Regulated
2	Italian cypress <i>Cupressus sempervirens</i>	16.0"@grade	20/5	60	Good health, fair condition Regulated
3	Hollywood juniper <i>Juniperus 'Hollywood'</i>	7.5"	10/5	50	Fair health and condition, leaning Not Regulated
4	Hollywood juniper <i>Juniperus 'Hollywood'</i>	8.0"	12/5	50	Fair health and condition, leaning Not Regulated
5	Hollywood juniper <i>Juniperus 'Hollywood'</i>	11.8"	12/8	60	Good health and condition Not Regulated
6	Coast live oak <i>Quercus agrifolia</i>	4.3"/2.1"/2.2"	15/6	60	Good health, fair condition, multi stemmed at grade, Not Regulated
7	Monterey pine <i>Pinus radiata</i>	16"est	20/15	50	Fair health, poor condition, topped by utility, neighbor's tree, Regulated
8	Monterey pine <i>Pinus radiata</i>	16"est	20/10	50	Fair health, poor condition, topped by utility, neighbor's tree, Regulated
9	Italian cypress <i>Cupressus sempervirens</i>	6.3"@1'	30/2	70	Good health and condition Not Regulated
10	Italian cypress <i>Cupressus sempervirens</i>	9.8"@grade	35/5	70	Good health and condition Not Regulated
11	Italian cypress <i>Cupressus sempervirens</i>	6.2"@grade	25/2	70	Good health and condition Not Regulated
12	Italian cypress <i>Cupressus sempervirens</i>	7.4"@grade	26/2	70	Good health and condition Not Regulated
13	Italian cypress <i>Cupressus sempervirens</i>	6.3"@grade	25/2	70	Good health and condition Not Regulated
14	Italian cypress <i>Cupressus sempervirens</i>	6.8"@grade	27/2	70	Good health and condition Not Regulated
15	Italian cypress <i>Cupressus sempervirens</i>	7.1"@grade	30/2	70	Good health and condition Not Regulated
16	Coast live oak <i>Quercus agrifolia</i>	17.1"/9.7"	30/20	60	Fair health and condition, codominant at grade, Regulated
17	Coast live oak <i>Quercus agrifolia</i>	8.7"	30/10	60	Fair health and condition, suppressed by #16, Not Regulated
18	Olive <i>Olea europaea</i>	11.0"	20/15	60	Fair health and condition, suppressed by #16, Not Regulated

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
19	Japanese maple <i>Acer palmatum</i>	5.3"	12/5	30	Poor health and condition, almost dead, Not Regulated
20	Arborvitae <i>Thuja occidentalis</i>	6.8"@grade	10/5	30	Poor health and condition Not Regulated
21	Mexican fan palm <i>Washingtonia filifera</i>	19.5"	TrkHt 4' 70		Good health and condition Regulated
22	Arborvitae <i>Thuja occidentalis</i>	7.8"@grade	10/5	30	Poor health and condition Not Regulated
23	Coast live oak <i>Quercus agrifolia</i>	4.4"	12/7	70	Good health and condition, poor location, Not Regulated
24	Coast live oak <i>Quercus agrifolia</i>	8.3"/5.1"	20/15	50	Fair health and condition, codominant at grade, thin canopy, Not Regulated

Summary:

There are 22 trees on this property with trunk diameters greater than 4 inches at 48 inches above grade.

Tree #s 2, 16 and 21 are Regulated trees on this property and should be protected during construction.

There are 2 trees on adjacent properties, Tree #s 7 and 8, both are Regulated trees that should be protected during construction.

All other trees are not protected and can be removed if desired.

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1½” or 2” posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ’s as follows:-

Tree # 2: TPZ should be at 13 feet radius from the trunk of the tree closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾ .

The TPZ for Tree # 2 can be reduced to edge of existing home and proposed construction to allow for demolition and construction. Shown as a thick red line.

The proposed new home is in a very similar footprint to the existing home. Excavation for the proposed foundation within the TPZ should be dug by hand. Area shaded in blue. Any roots encountered should be cut cleanly with handsaw or pruners.

Tree #s 7 and 8: TPZ should be at 13 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾ . Shown as a thick red line.

Tree # 16: TPZ should be at 18 feet radius from the trunk of the tree closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾ .

The tree is located on top of a steep grade. This grade will be supported with a retaining wall in the new landscape. The retaining wall is outside the grade and so there will be very little root disturbance in the construction of the retaining wall. The tree protection fencing can be placed at edge of retaining wall, shown as a thick red line.

Tree # 21: Should be protected with Type III TPZ fencing as outlined and illustrated in image 2.15-4 ⁽⁶⁾ .



IMAGE 2.15-1
Tree Protection Fence at the Dripline



IMAGE 2.15-2
Tree Protection Fence at the Dripline



IMAGE 2.15-4
Trunk Wrap Protection

• Type I Tree Protection

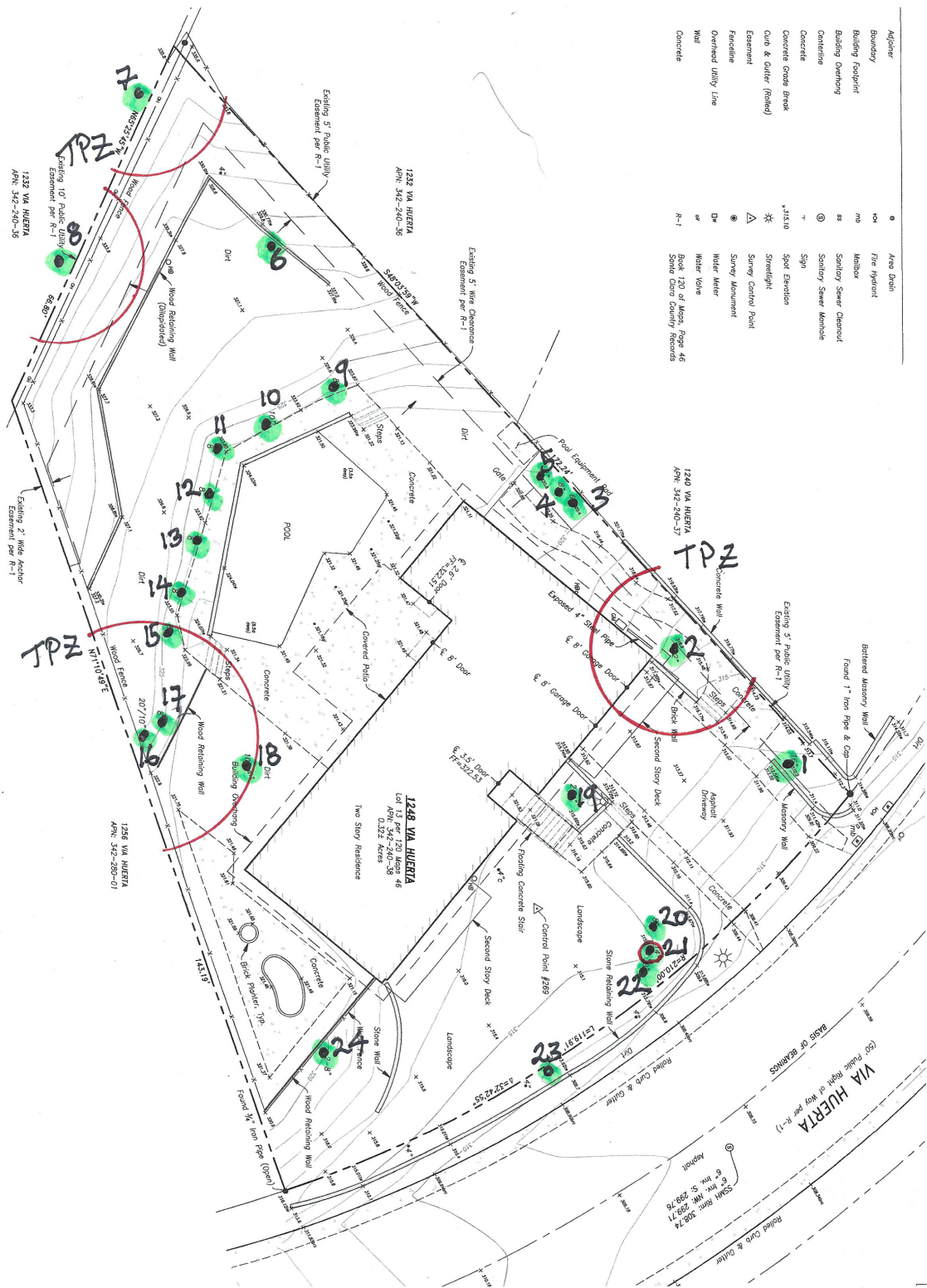
The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see *Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

• Type III Tree Protection

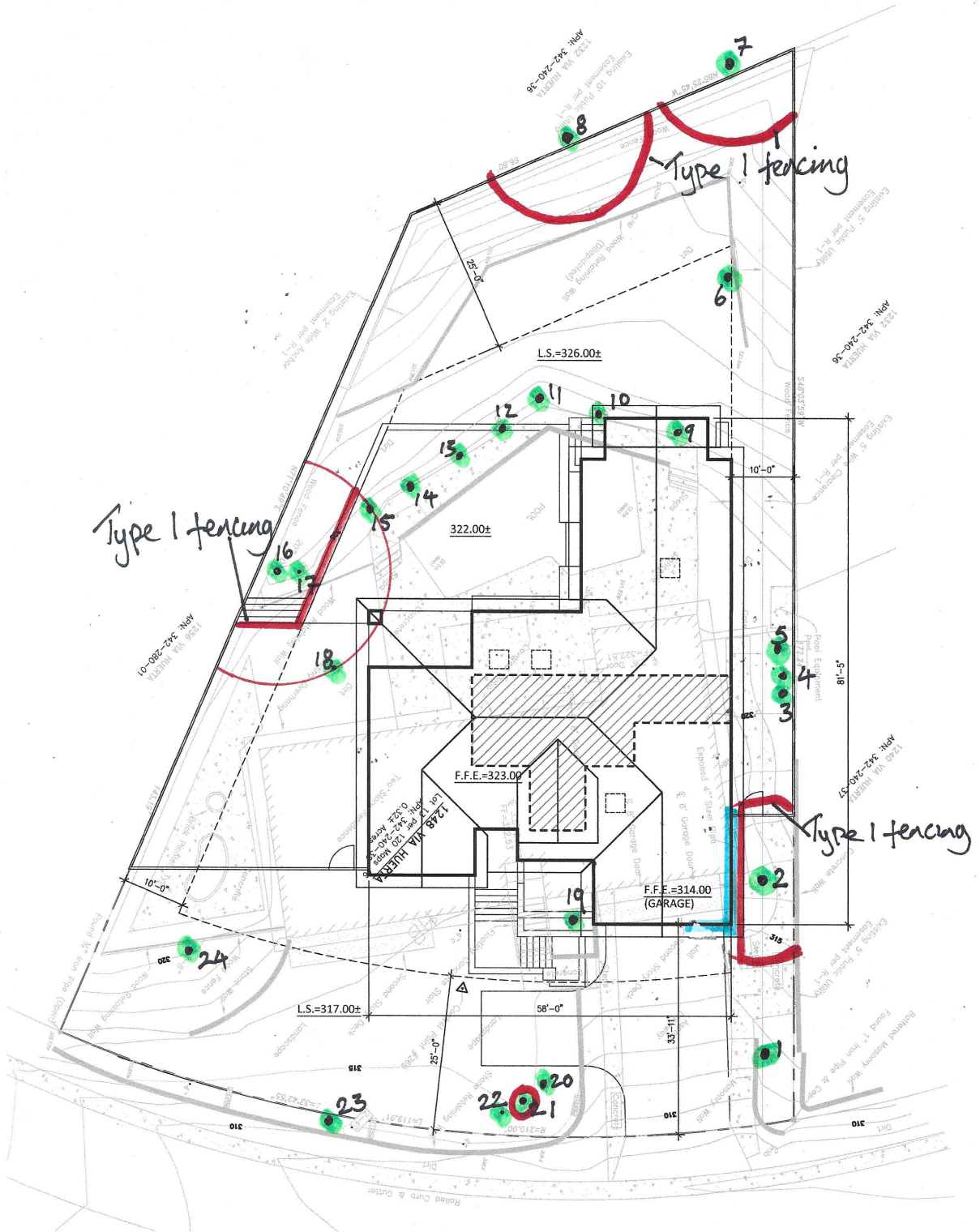
Trees situated in a small tree well or **sidewalk planter pit**, shall be wrapped with 2-inches of orange plastic fencing as padding from the ground to the first branch with 2-inch thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the *City Arborist*. (see *Image 2.15-4*)

2. Any pruning and maintenance of the trees shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4" in diameter shall be removed.
3. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾

4. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾
5. **Do Not:**⁽⁴⁾
 - a. Allow run off or spillage of damaging materials into the area below any tree canopy.
 - b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
 - c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
 - d. Allow fires under any adjacent trees.
 - e. Discharge exhaust into foliage.
 - f. Secure cable, chain or rope to trees or shrubs.
 - g. Apply soil sterilants under pavement near existing trees.
6. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long⁽⁴⁾
7. Route pipes into alternate locations to avoid conflict with roots⁽⁴⁾
8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering “feeder” roots⁽⁴⁾
9. Compaction of the soil within the dripline shall be kept to a minimum⁽²⁾ If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4” of wood chip overlaid with plywood.
10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.
11. Ensure upon completion of the project that the original ground level is restored



Location of existing home, protected trees and their Tree Protection Zones



Location of proposed new home and Tree Protection Fencing

Glossary

Canopy	The part of the crown composed of leaves and small twigs. ⁽²⁾
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow. ⁽¹⁾
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin ⁽¹⁾
Dripline	The width of the crown as measured by the lateral extent of the foliage. ⁽¹⁾
Genus	A classification of plants showing similar characteristics.
Root crown	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

Certification of Performance⁽³⁾

I, Robert Weatherill certify:

- * That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
- * That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- * That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- * That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- * That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- * That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed

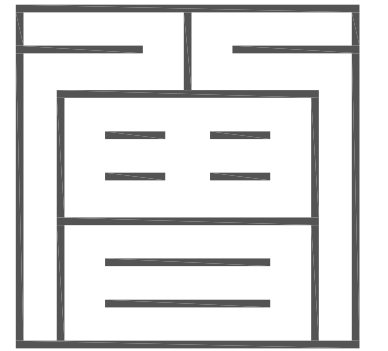
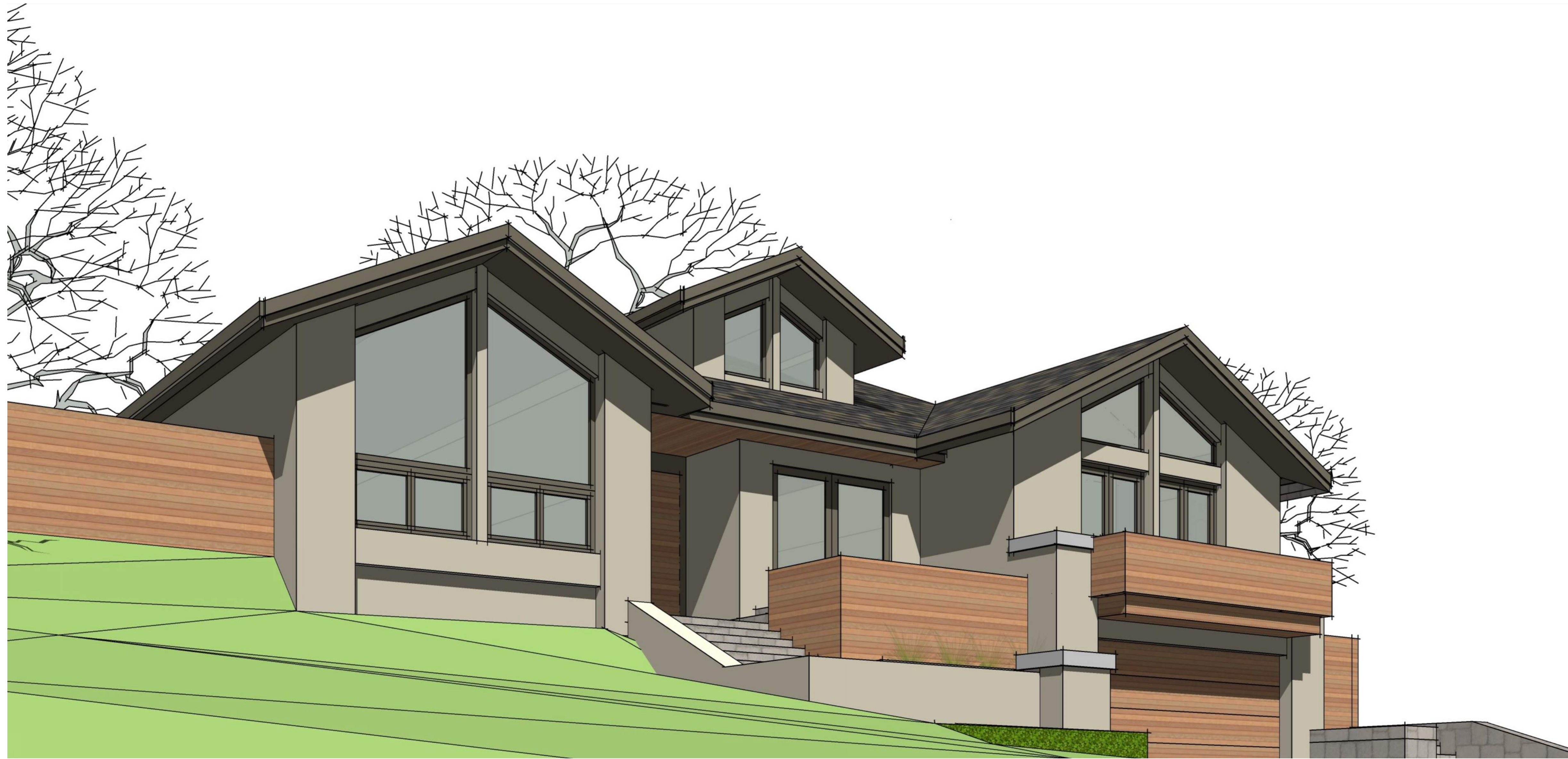


Robert Weatherill
Certified Arborist WE 1936a
Date: 10/20/22

Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.



Z S D ARCHITECTS, INC.
ARCHITECTURE . PLANNING . ILLUSTRATION

353 Costello Dr.
Los Altos CA 94024
tel. 408.348.6885
cel. 408.464.5631



henryzheng@yahoo.com
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PROPOSED RESIDENCE

PROJECT DESCRIPTIONS

THIS PROJECT IS TO DEMOLISH AN EXISTING ONE STORY HOUSE AND BUILD A NEW 4,148 S.F. TWO STORY SINGLE-FAMILY RESIDENCE WITH ATTACHED DAYLIGHT BASEMENT 2-CAR GARAGE.

OWNER:	JUN ZHANG
ADDRESS:	353 COSTELLO DRIVE, LOS ALTOS, CA
APN:	342-240-38
OCCUPANCY:	R-3 / U
CONSTRUCTION TYPE:	VB
ZONING:	R1-10
NUMBER OF STORIES:	2

CODE INFORMATION

2019 CALIFORNIA BUILDING CODE (C.B.C.) STRUCTURAL ONLY

2019 CALIFORNIA RESIDENTIAL CODE

2019 CALIFORNIA MECHANICAL CODE

2019 CALIFORNIA PLUMBING CODE

2019 CALIFORNIA ELECTRIC CODE

2019 CALIFORNIA ENERGY CODE
(2019 BUILDING ENERGY EFFICIENCY STANDARDS)

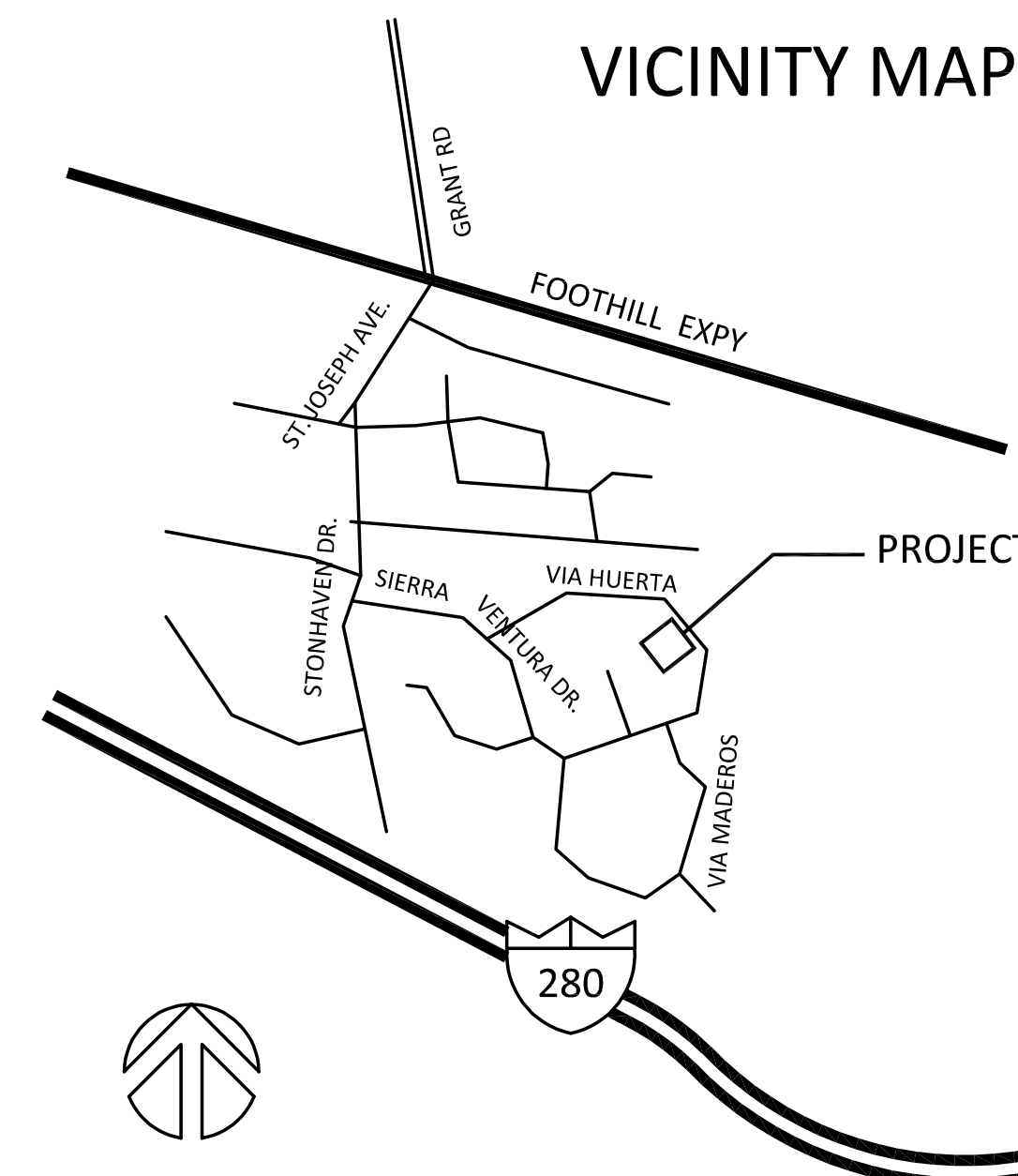
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

CITY OF LOS ALTOS ORDINANCES

PROJECT DATA

NET LOT AREA:	(0.32 ACRES) 14,074± S.F.		
LOT COVERAGE	EXISTING 2,369 S.F.	PROPOSED 3,127.47 S.F.	ALLOWED / REQUIRED 4,925.9 S.F.
FLOOR AREA	16.83% 2,369 S.F.	22.8% 4,126.29 S.F.	35% 3,850 + 307 = 4,157 S.F.
LIVABLE AREA	16.83% 2,369 S.F.	29.3% 4,126.29 S.F.	
SETBACK			
FRONT	1ST STORY 26.5± FEET	33.9 FEET	25 FEET
2ND STORY			
REAR	1ST STORY 77.2± FEET	42.3± FEET	25 FEET
2ND STORY			
RIGHT SIDE	1ST STORY 10± FEET	10 FEET	10 FEET
2ND STORY		25.2 FEET	17.5 FEET
LEFT SIDE	1ST STORY 11.5± FEET	17.35 FEET	10 FEET
2ND STORY		38.0.5 FEET	17.5 FEET
HEIGHT	23 ± FEET	26.3 ± FEET	27 FEET
NET LOT AREA:	(0.32 ACRES) 14,074± S.F.		
FRONT YARD HARDSCAPE AREA			
LANDSCAPE BREAKDOWN	EXISTING	PROPOSED CHANGE	EXISTING / PROPOSED
HARDSCAPE AREA	877.3 S.F.	370.6 S.F.	1,247.9 S.F.
SOFTSCAPE AREA	2,850.7 S.F.	87.5 S.F.	2,930.2 S.F.
BUILDING BREAKDOWN	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA	1,969 ±S.F.	1,743.6 S.F.	3,712.6 S.F.
NON- HABITABLE LIVING AREA	400 S.F.	40 S.F.	440 S.F.

VICINITY MAP



DRAWING INDEX

T.0 PROJECT DATA, VICINITY MAP, DRAWING INDEX
C.0 TOPOGRAPHICAL & BOUNDARY SURVEY

ARCHITECTURAL

A1.1 SITE PLAN
A1.2 NEIGHBORHOOD CONTEXT MAP AND AREA CALCULATION
A1.3 TREE PROTECTION PLAN
A2.1 FLOOR PLANS
A2.2 ROOF PLAN
A3.0 EXISTING ELEVATIONS
A3.1 FRONT AND REAR ELEVATIONS
A3.2 LEFT AND RIGHT ELEVATIONS
A4.1 SECTIONS 2-2 AND 2-2
A4.2 SECTION 3-3

MATERIAL AND COLOR BOARD

LANDSCAPE

L1.00 LANDSCAPE PLAN

CIVIL

CC 1 GRADING AND DRAINAGE PLAN

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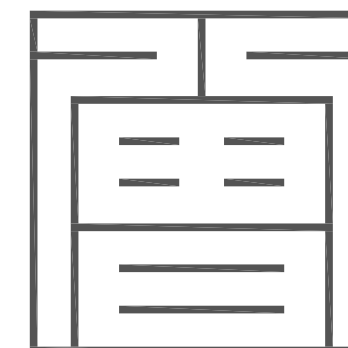
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TITLE SHEET

T.0

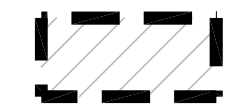




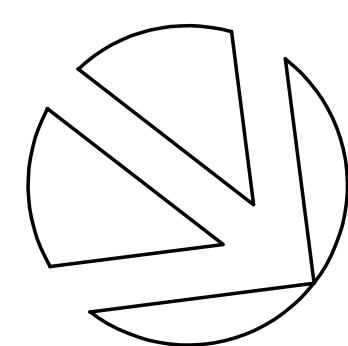
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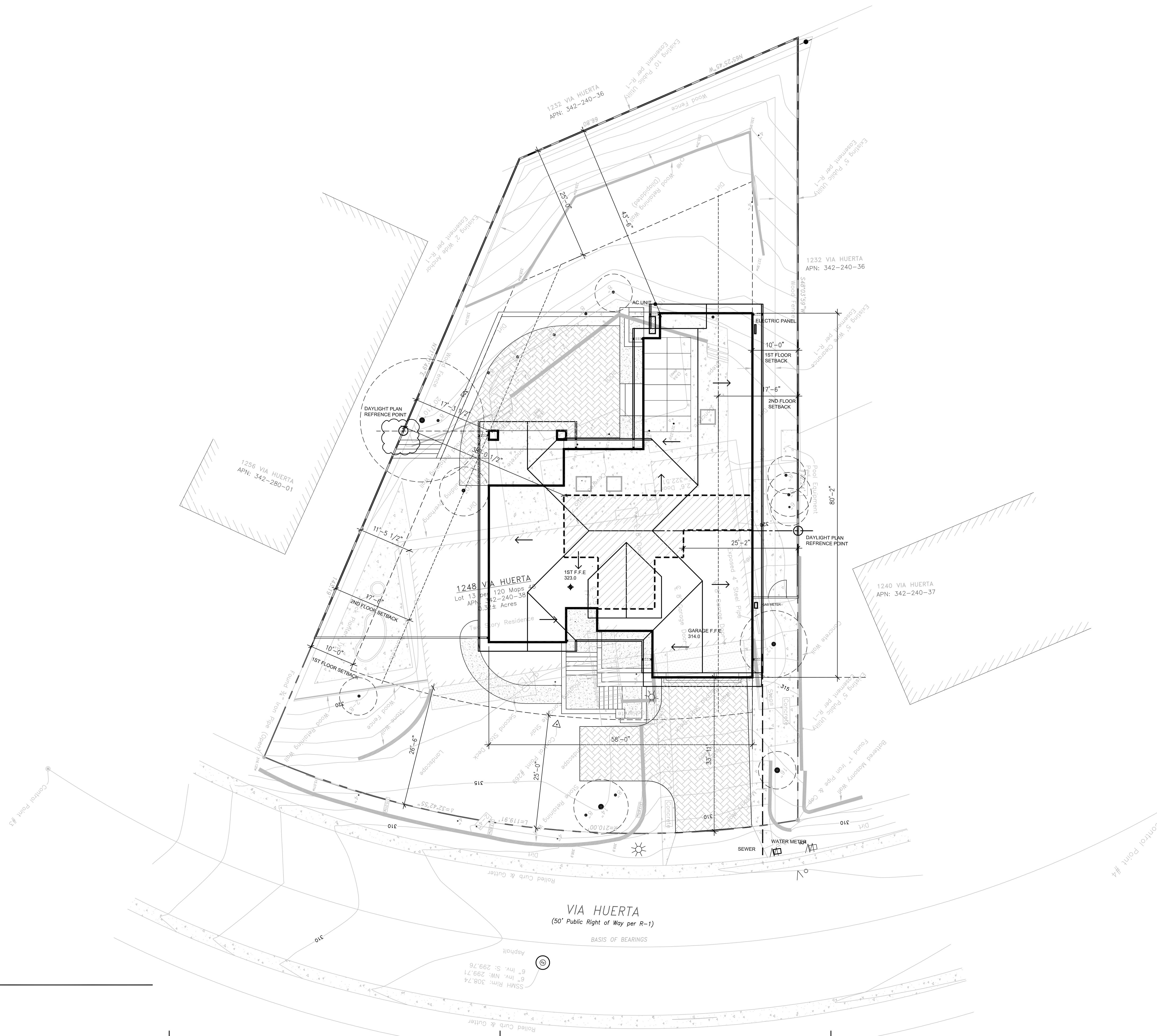
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-  NEW 2ND FLOOR
-  NEW 1ST FLOOR
-  EX. 1ST FLOOR



SITE PLAN

1"=10'-0"



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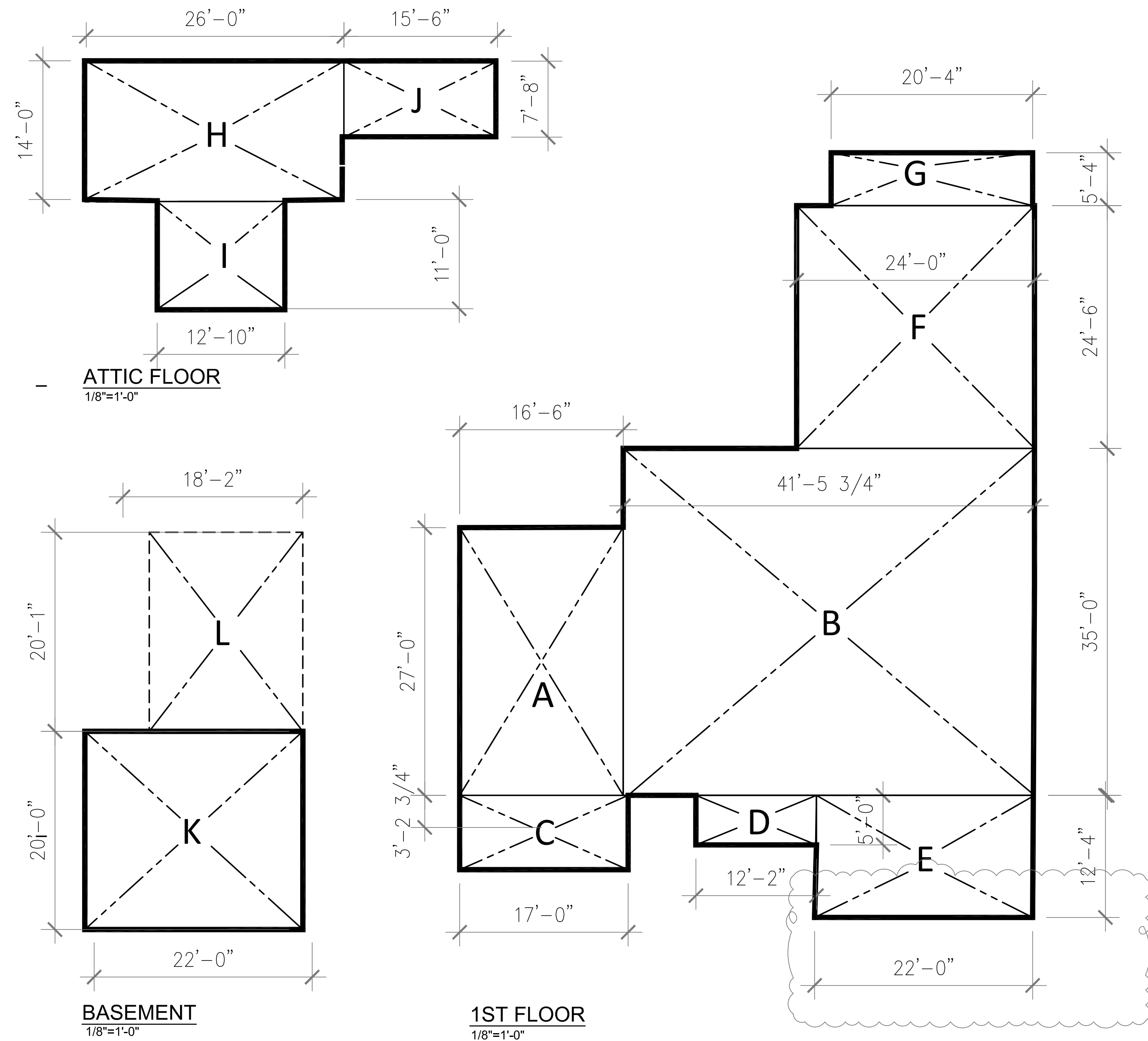
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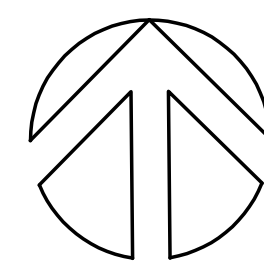
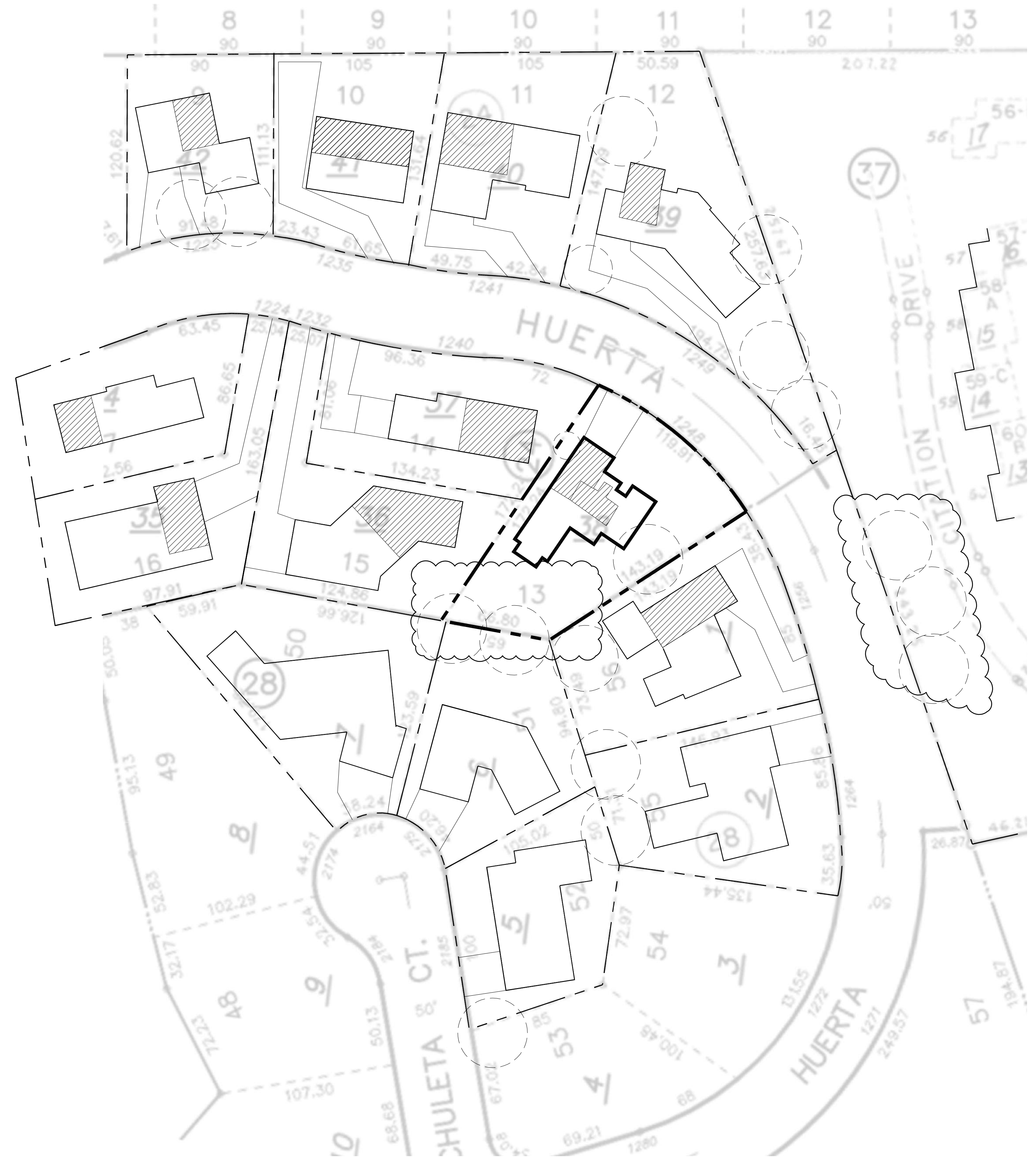
SITE PLAN

A1.1



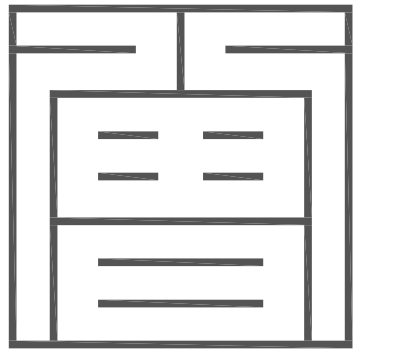
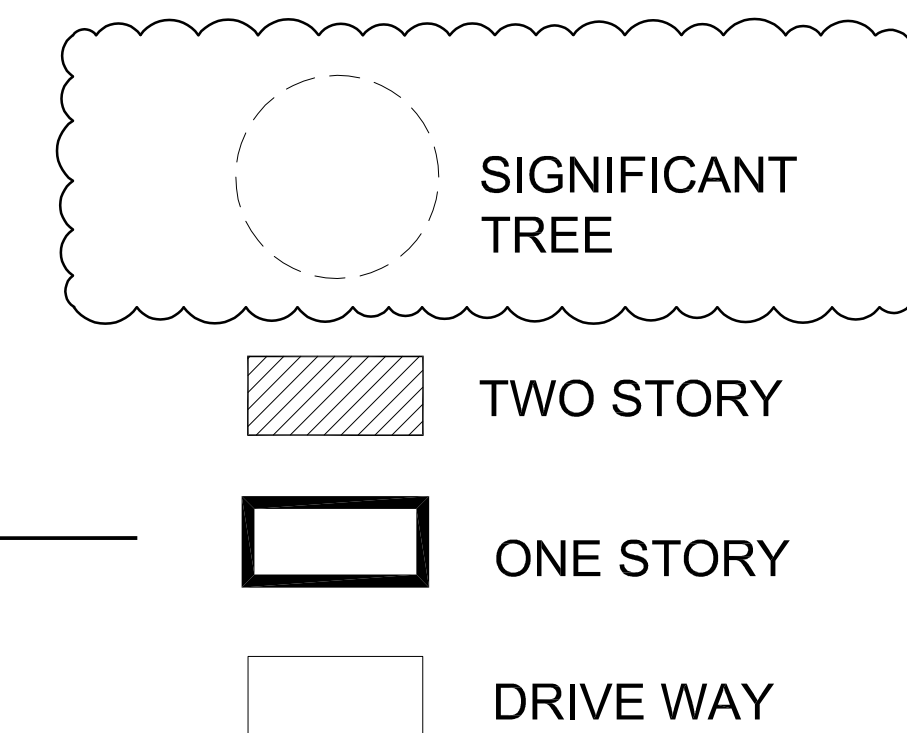
FLOOR AREA AND COVERAGE CALCULATION

SECTION	DIMENTION	AREA	
A	16'-6" X 27'-0"	453.75 S.F.	
B	41'-6" X 35'-0"	1,452.5 S.F.	
C	17'-0" X 7'-6"	127.5 S.F.	
D	12'-2" X 5'-0"	60.8 S.F.	
E	22'-0" X 12'-4"	271.33 S.F.	
F	24'-0" X 24'-6"	588.0 S.F.	
G	20'-4" X 5'-4"	108.44 S.F.	
1ST FLOOR AREA SUBTOTAL		3,062.32 S.F.	
H	26'-0" X 14'-0"	364.0 S.F.	
I	12'-10" X 11'-0"	141.17 S.F.	
J	15'-6" X 7'-8"	118.8 S.F.	
ATTIC LEVEL AREA SUBTOTAL		623.97 S.F.	
K (2 CAR DAYLIGHT GARAGE)	22'-0" X 20'-0"	440.0 S.F.	
L BASEMENT AREA (NOT COUNT TO FAR)	18'-2" X 20'-1"		364.85 S.F.
BASEMENT AREA SUBTOTAL		440.0 S.F.	
TOTAL FLOOR AREA		4,126.29 S.F.	
LIVABLE AREA		3,062.32+623.97+364.85	4,051.14 S.F.
LOT COVERED AREA		3,062.32+66	3,128.32 S.F.



NEIGHBORHOOD CONTEXT MAP

1"=40'-0"



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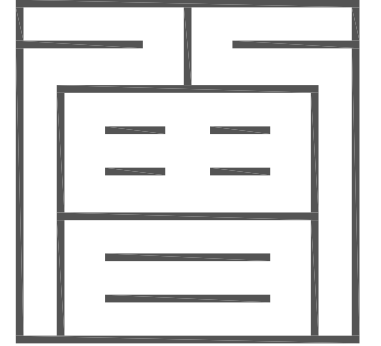
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NEIGHBORHOOD MAP
AND AREA CALCULATION

A1.2



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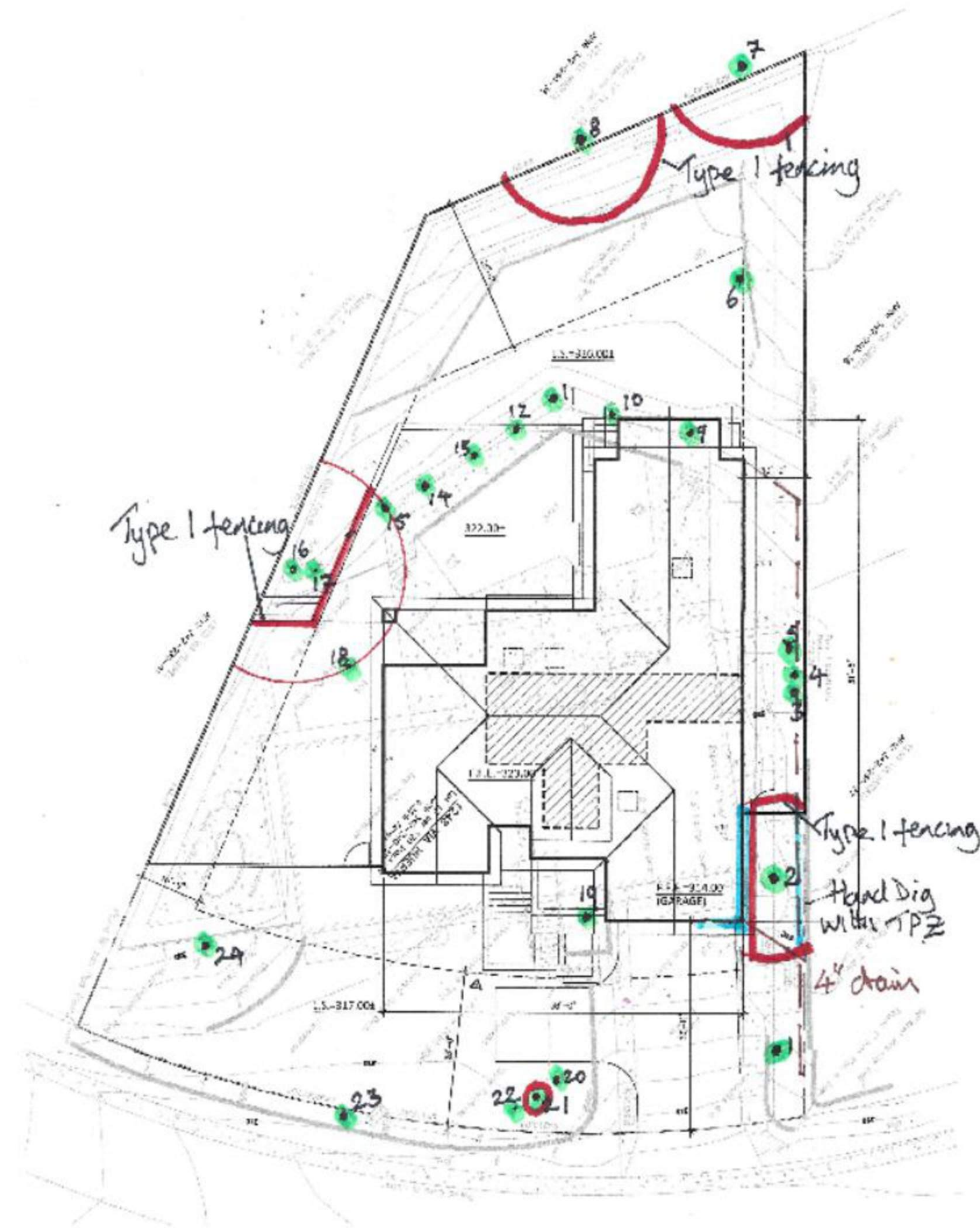
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TREE PROTECTION PLAN

A1.3



Location of proposed new home and Tree Protection Fencing

Jun Zhang
1248 Via Huerta
Los Altos, CA 94024

Site: 1248 Via Huerta, Los Altos

Dear Jun,

I reviewed the plans for Grading, Drainage and Utilities by RCL Structural Engineers Inc, CC1, dated 10/24/22; and Preliminary Landscape Plan by Wes Arola, L-1.00, dated 12/20/22 and found them in accordance with recommendations in the Arborist Report dated December 20/2022.

If you have any questions, please don't hesitate to call.

Sincerely

Robert Weatherill
Certified Arborist WE 1936A

Jun Zhang
1248 Via Huerta
Los Altos, CA 94024

Site: 1248 Via Huerta, Los Altos

Dear Jun,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A new home is proposed for this property, prompting the need for this tree protection report.

Method:

Los Altos protects all trees with a trunk diameter at 4 feet above ground level greater than 15.2 inches. Los Altos requests that all trees within the property or within 8 feet of the property lines be included on the report if the trunk diameter at standard height is greater than 4 inches.

The location of the regulated trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 48 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call.

Sincerely

Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
19	Japanese maple <i>Acer palmatum</i>	5.3"	12/5	30	Poor health and condition, almost dead, Not Regulated
20	Arboretum <i>Thuja occidentalis</i>	6.8"@grade	10/5	30	Poor health and condition Not Regulated
21	Mexican fan palm <i>Washingtonia filifera</i>	19.5"	T44H 4'	70	Good health and condition Regulated
22	Arboretum <i>Thuja occidentalis</i>	7.8"@grade	10/5	30	Poor health and condition Not Regulated
23	Coast live oak <i>Quercus agrifolia</i>	4.4"	12/7	70	Good health and condition, poor location, Not Regulated
24	Coast live oak <i>Quercus agrifolia</i>	8.3"/5.1"	20/15	50	Fair health and condition, codominant at grade, thin canopy, Not Regulated

Summary:

There are 22 trees on this property with trunk diameters greater than 4 inches at 48 inches above grade.

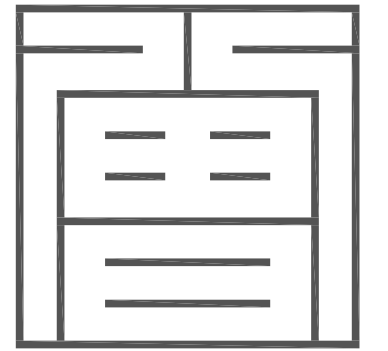
Tree #s 2, 16 and 21 are Regulated trees on this property and should be protected during construction.

There are 2 trees on adjacent properties, Tree #s 7 and 8, both are Regulated trees that should be protected during construction.

All other trees are not protected and can be removed if desired.

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Italian cypress <i>Cupressus sempervirens</i>	14.3"@grade	25/5	70	Good health and condition Not Regulated
2	Italian cypress <i>Cupressus sempervirens</i>	16.0"@grade	20/5	60	Good health, fair condition Regulated
3	Hollywood juniper <i>Juniperus 'Hollywood'</i>	7.5"	10/5	50	Fair health and condition, leaning Not Regulated
4	Hollywood juniper <i>Juniperus 'Hollywood'</i>	8.0"	12/5	50	Fair health and condition, leaning Not Regulated
5	Hollywood juniper <i>Juniperus 'Hollywood'</i>	11.8"	12/8	60	Good health and condition Not Regulated
6	Coast live oak <i>Quercus agrifolia</i>	4.3"/2.1"/2.2"	15/6	60	Good health, fair condition, multi stemmed at grade, Not Regulated
7	Monterey pine <i>Pinus radiata</i>	16"est	20/15	50	Fair health, poor condition, topped by utility, neighbor's tree, Regulated
8	Monterey pine <i>Pinus radiata</i>	16"est	20/10	50	Fair health, poor condition, topped by utility, neighbor's tree, Regulated
9	Italian cypress <i>Cupressus sempervirens</i>	6.3"@1'	30/2	70	Good health and condition Not Regulated
10	Italian cypress <i>Cupressus sempervirens</i>	9.8"@grade	35/5	70	Good health and condition Not Regulated
11	Italian cypress <i>Cupressus sempervirens</i>	6.2"@grade	25/2	70	Good health and condition Not Regulated
12	Italian cypress <i>Cupressus sempervirens</i>	7.4"@grade	26/2	70	Good health and condition Not Regulated
13	Italian cypress <i>Cupressus sempervirens</i>	6.3"@grade	25/2	70	Good health and condition Not Regulated
14	Italian cypress <i>Cupressus sempervirens</i>	6.8"@grade	27/2	70	Good health and condition Not Regulated
15	Italian cypress <i>Cupressus sempervirens</i>	7.1"@grade	30/2	70	Good health and condition Not Regulated
16	Coast live oak <i>Quercus agrifolia</i>	17.1"/9.7"	30/20	60	Fair health and condition, codominant at grade, Regulated
17	Coast live oak <i>Quercus agrifolia</i>	8.7"	30/10	60	Fair health and condition, suppressed by #16, Not Regulated
18	Olive <i>Olea europaea</i>	11.0"	20/15	60	Fair health and condition, suppressed by #16, Not Regulated



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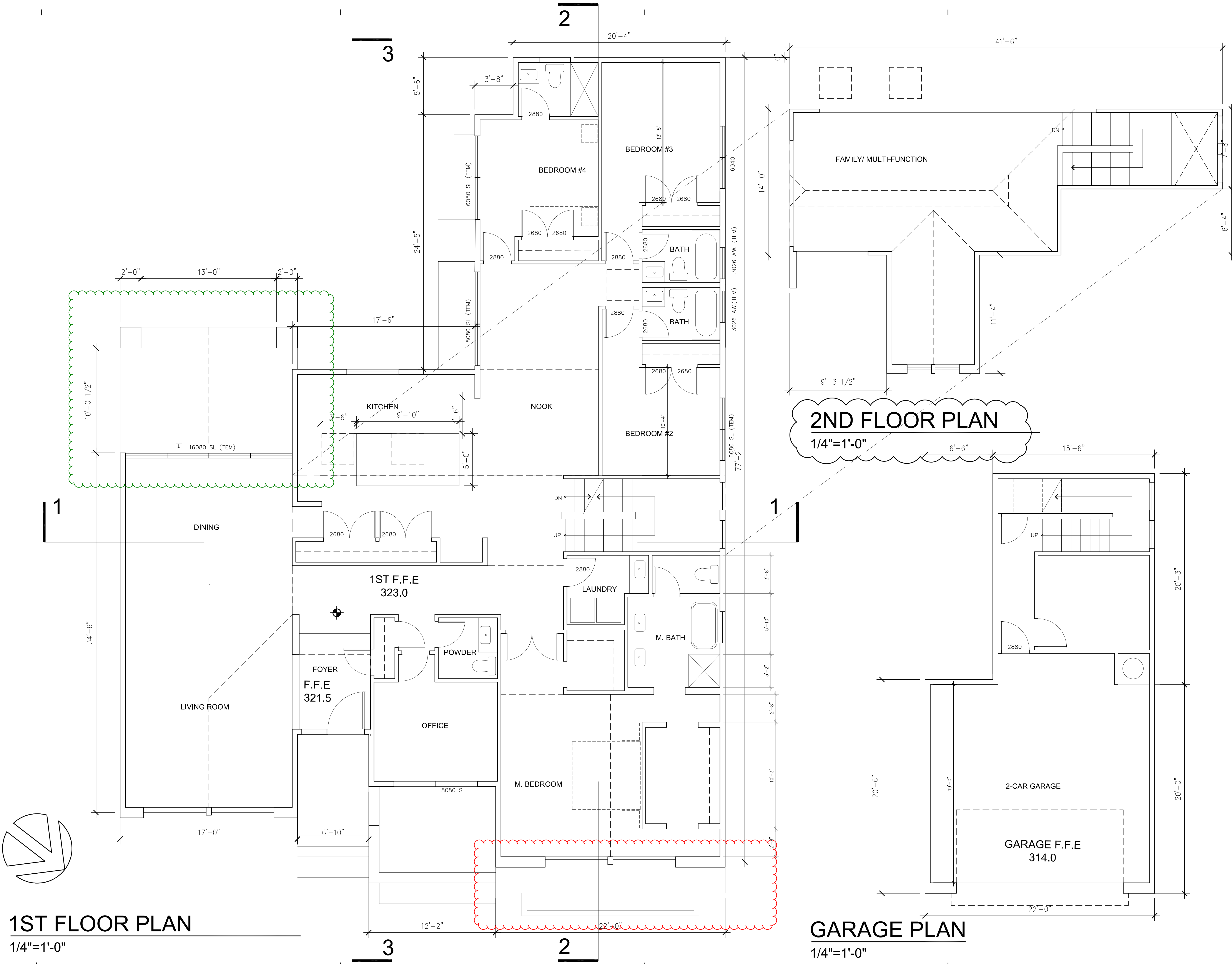
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FLOOR PLANS

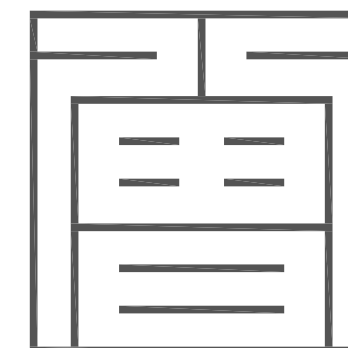
A2.1



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

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

GARAGE PLAN
1/4"=1'-0"

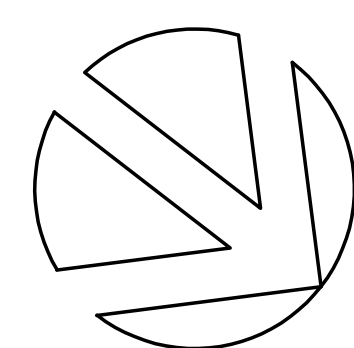
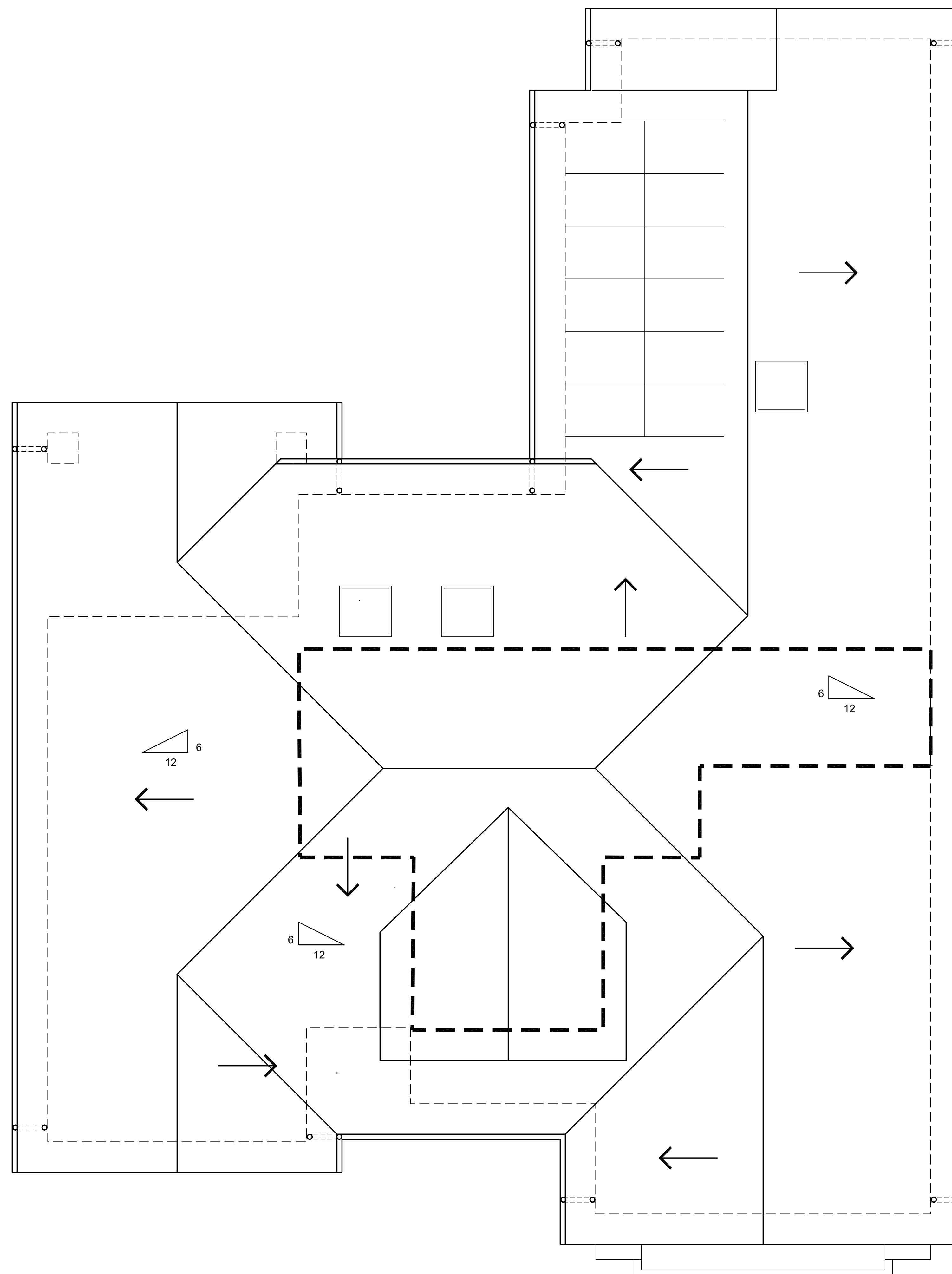


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ROOF PLAN

1/4"=1'-0"

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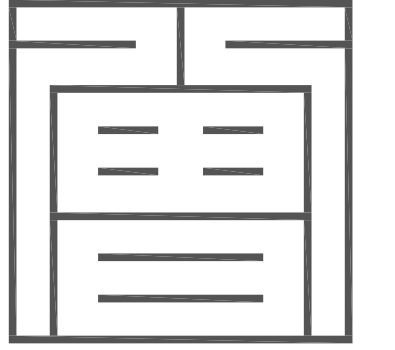
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ROOF PLAN

A2.2



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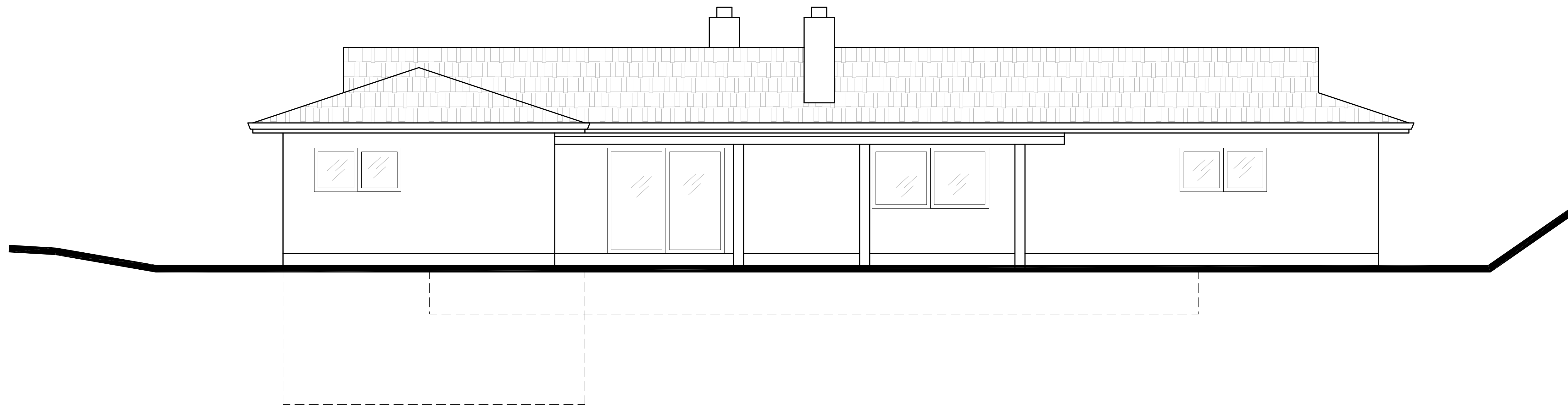


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EX. FRONT ELEVATION

1/4"=1'-0"



EX. REAL ELEVATION

1/4"=1'-0"

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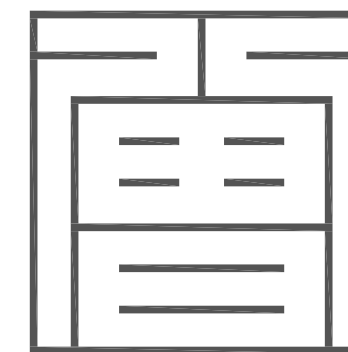
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EX. ELEVATIONS

A3.0

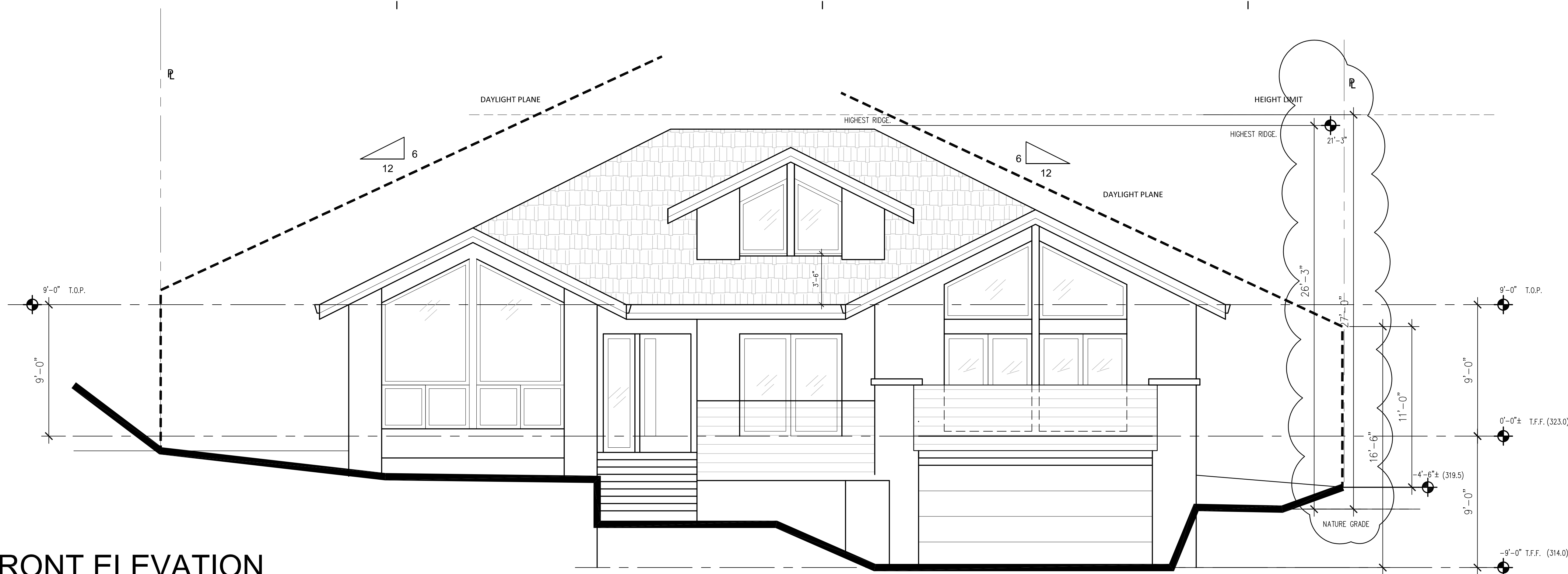


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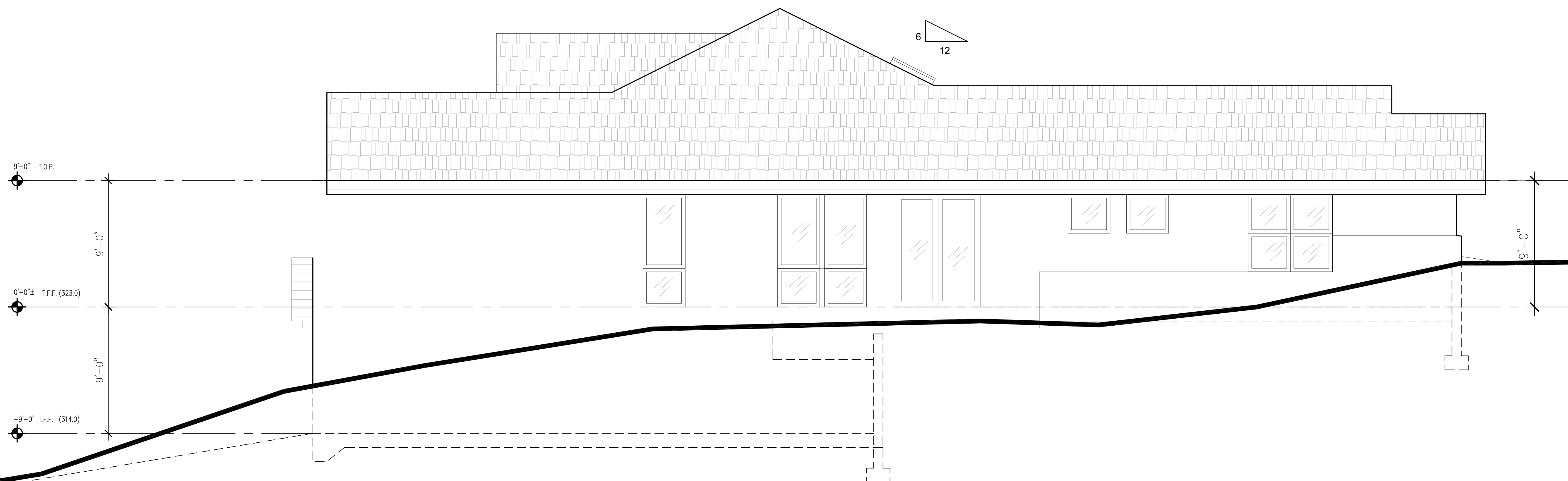


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FRONT ELEVATION

1/4"=1'-0"



RIGHT ELEVATION

1/4"=1'-0"

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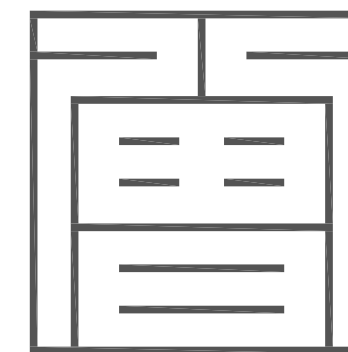
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Date: 10-06-2022

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ELEVATIONS

A3.1

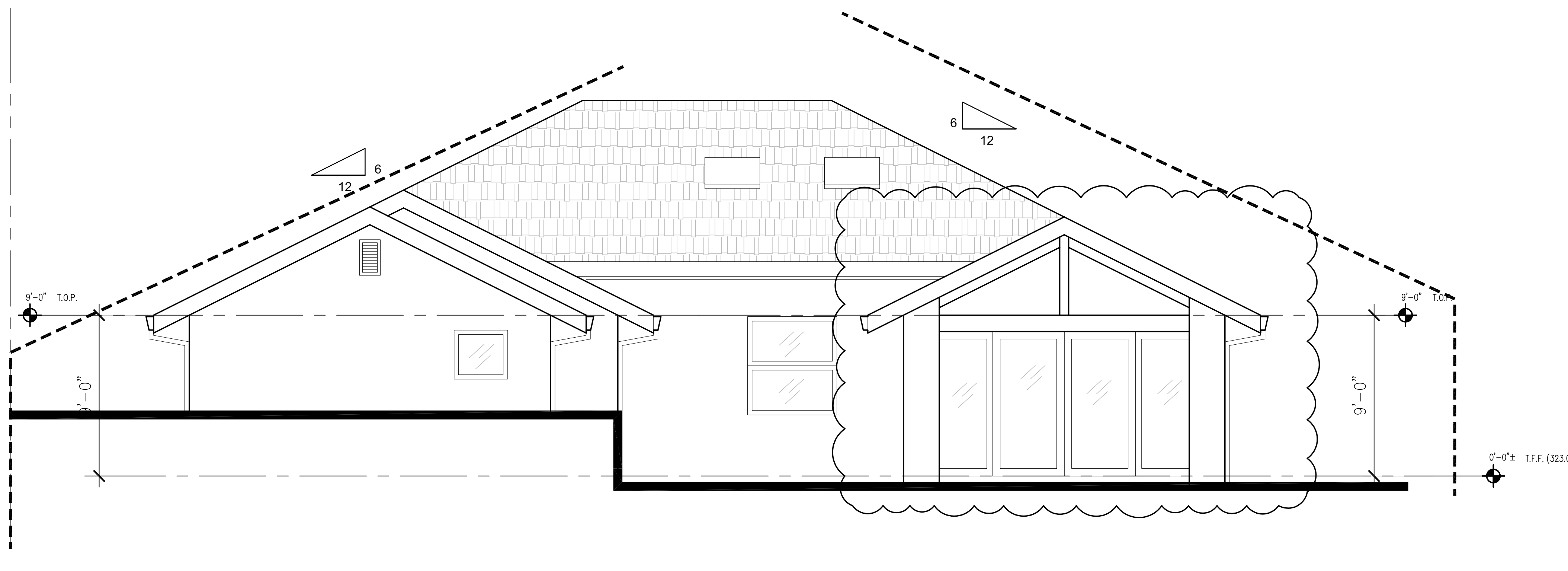


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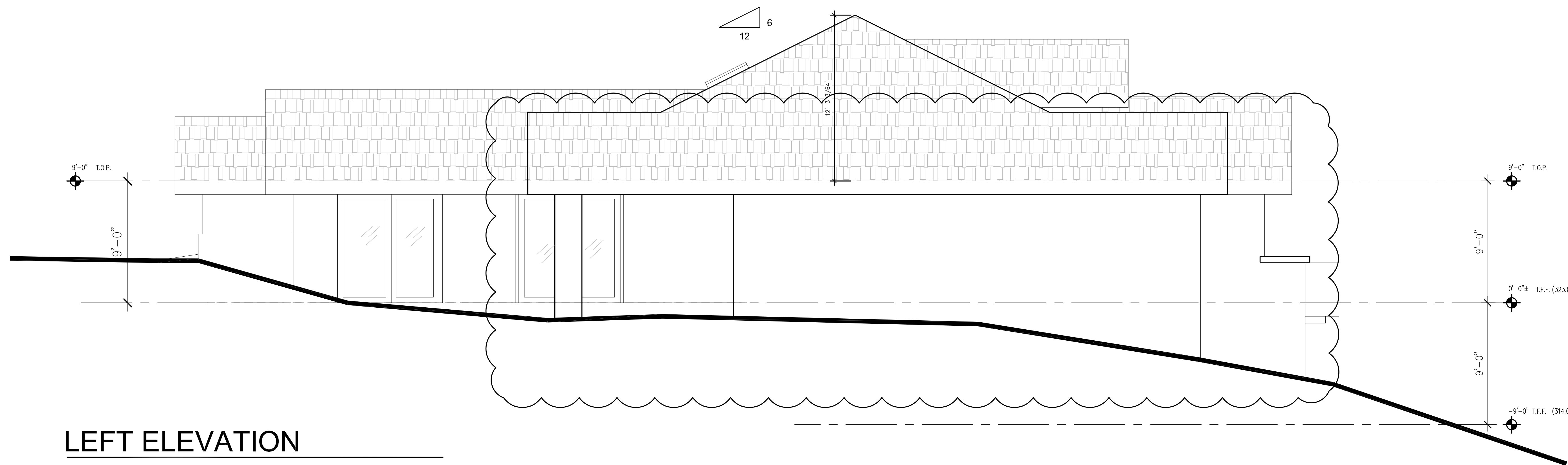


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REAR ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"

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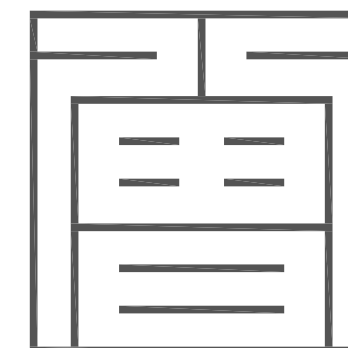
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ELEVATIONS

A3.2

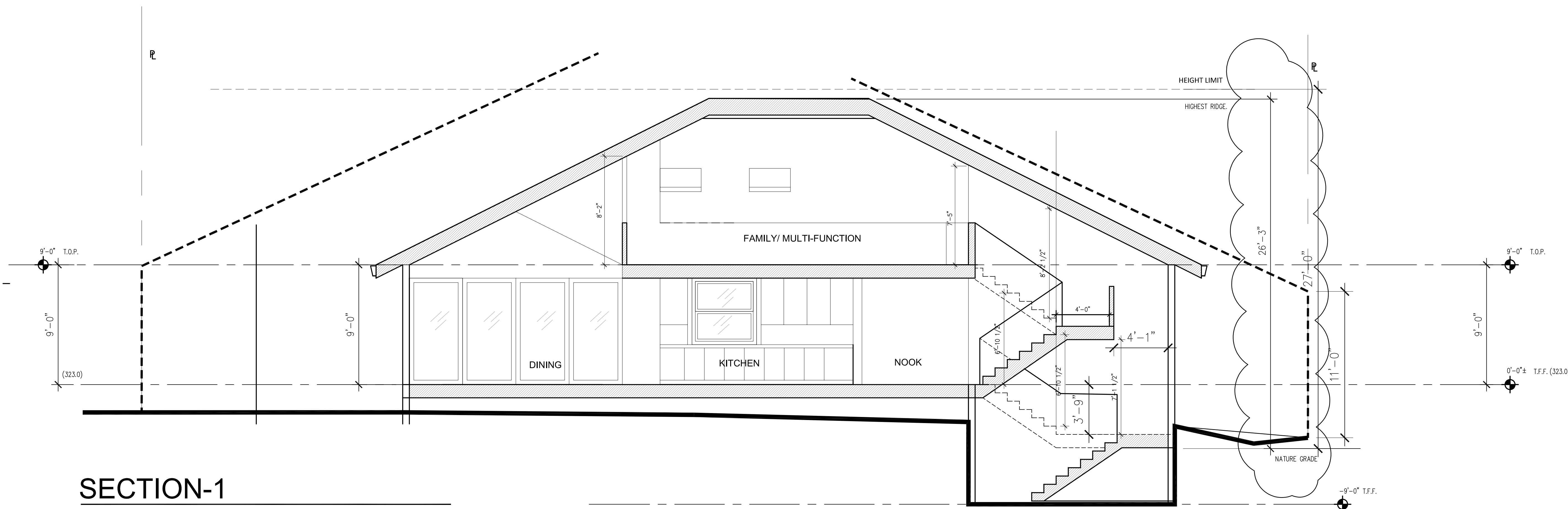


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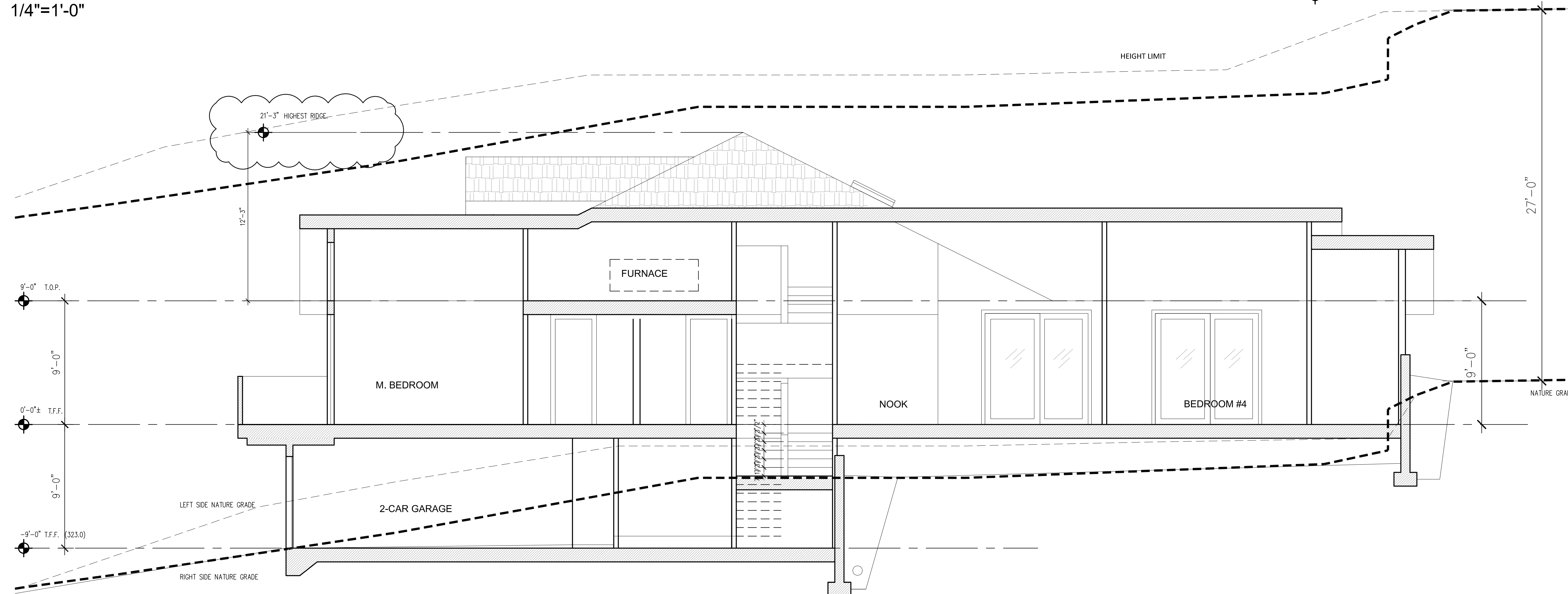


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SECTION-1

1/4"=1'-0"



SECTION-2

1/4"=1'-0"

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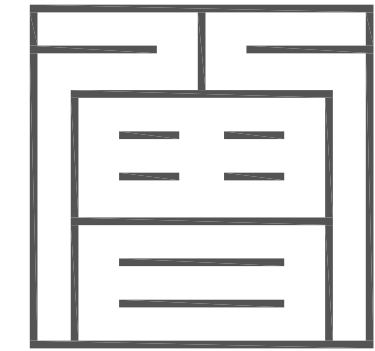
Project No: 2022-08

Date: 10-06-2022

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

SECTIONS

A4.1

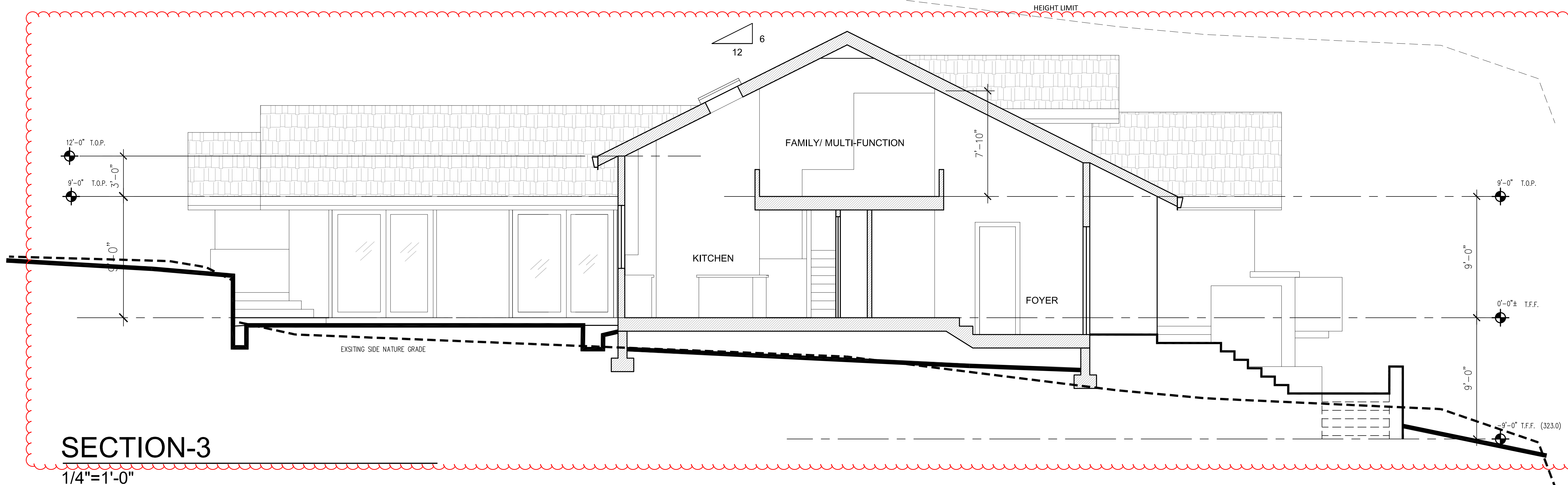


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1248 VIA HUERTA
RESIDENCE

JUN ZHANG

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LOS ALTOS,
CALIFORNIA, 94024
408.348.6885 cel

12.22.22 PLANNING RESUBMITTAL

10.18.22 PLANNING SUBMITTAL

Rev.	Date	Issue

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Project No: 2022-08

Date: 10-06-2022

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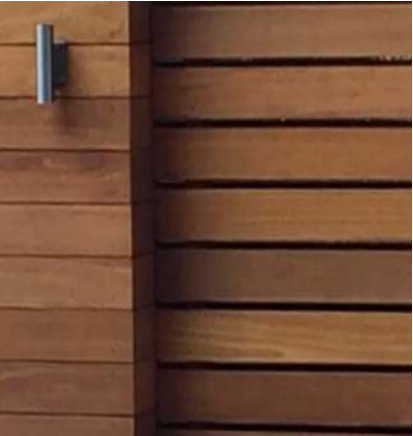
SECTIONS

MATERIAL BOARD

1248 VIA HUERTA
LOS ALTOS, CA



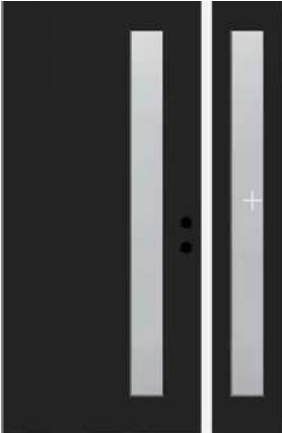
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FENCE



STUCCO WALL FINISH



ENTRY DOOR



WOOD GARAGE DOOR



FIBERGLASS WINDOW



PRESIDENTIAL SINGLES ROOF



COMMON NAME // COAST LIVE OAK
HEIGHT AND SPREAD IN FEET // 40 X 60
GROWTH RATE // SLOW-MODERATE



COMMON NAME // FLAX LILY
HEIGHT AND SPREAD IN FEET // 2 X 1.5
GROWTH RATE // MODERATE



COMMON NAME // MATT RUSH
HEIGHT AND SPREAD IN FEET // 3 X 3
GROWTH RATE // MODERATE - FAST



COMMON NAME // LITTLE OLLIE
HEIGHT AND SPREAD IN FEET // 3 X 3
GROWTH RATE // MODERATE



COMMON NAME // MEXICAN SAGE
HEIGHT AND SPREAD IN FEET // 3 X 3
GROWTH RATE // FAST



COMMON NAME // LOW COAST ROSEMARY
HEIGHT AND SPREAD IN FEET // 2 X 4
GROWTH RATE // MODERATE - FAST



COMMON NAME // CAPE RUSH
HEIGHT AND SPREAD IN FEET // 3 X 3
GROWTH RATE // MODERATE



COMMON NAME // SANTA BARBARA DAISY
HEIGHT AND SPREAD IN FEET // 1.5 X 3
GROWTH RATE // FAST



COMMON NAME // MYOPORUM
HEIGHT AND SPREAD IN FEET // 1 X 3
GROWTH RATE // FAST



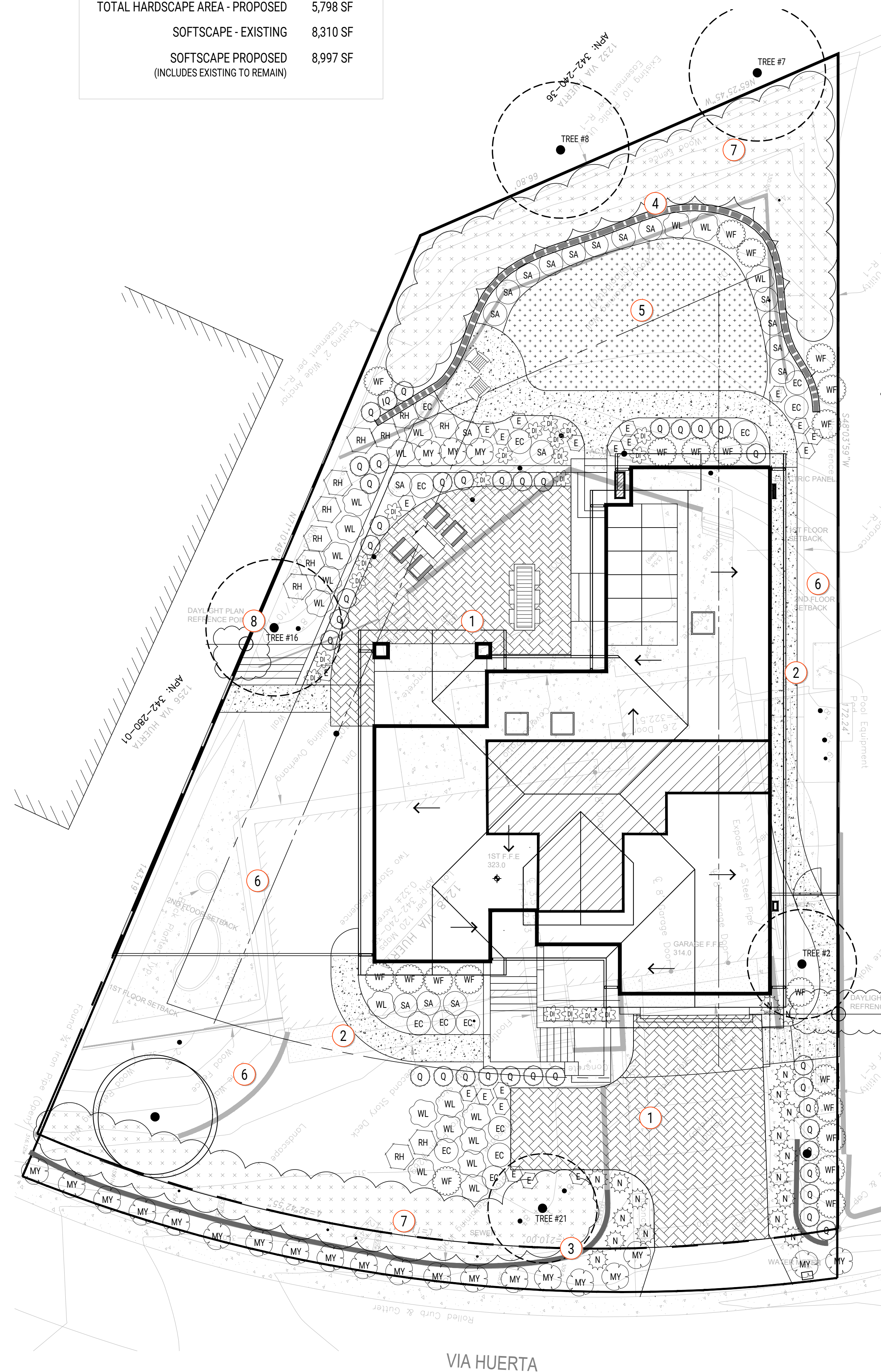
COMMON NAME // COFFEE BERRY
HEIGHT AND SPREAD IN FEET // 3 X 4
GROWTH RATE // MODERATE



COMMON NAME // BLUE COAST ROSEMARY
HEIGHT AND SPREAD IN FEET // 3 X 4
GROWTH RATE // MODERATE - FAST

LANDSCAPE DATA

TOTAL HARDSCAPE AREA - EXISTING	6,485 SF
TOTAL HARDSCAPE AREA - PROPOSED	5,798 SF
SOFTSCAPE - EXISTING	8,310 SF
SOFTSCAPE PROPOSED (INCLUDES EXISTING TO REMAIN)	8,997 SF



PLANTING SCHEDULE

TREES	BOTANICAL / COMMON NAME
	QUERCUS AGRIFOLIA / COAST LIVE OAK
SHRUBS	BOTANICAL / COMMON NAME
	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
	DIANELLA CAERULEA 'CASSA BLUE' / FLAX LILY
	ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY
	LOMANDRA LONGIFOLIA 'NYALLA' / NYALLA MAT RUSH
	MYOPORUM PARVIFOLIUM 'PINK' / PINK TRAILING MYOPORUM
	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / CALIFORNIA COFFEEBERRY
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE
	WESTRINGIA FRUTICOSA 'WES03' TM / BLUE GEM COAST ROSEMARY
	WESTRINGIA FRUTICOSA 'WES06' TM / LOW HORIZON COAST ROSEMARY

DESIGN KEY

- PAVER DRIVEWAY AND PATIO
- GRAVEL WALKWAY
- EXISTING WALL TO REMAIN
- NEW GARDEN WALL
- SODDED TURF
- MULCHED SIDEYARD AREA
- EXISTING VEGETATION TO BE PRUNED / THINNED
- EXISTING TREE TO REMAIN/PROTECT PER ARBORIST REPORT

DESIGN CRITERIA

PLANTING DESIGN CRITERIA

THE PROPOSED PLANT LIST IS COMPRISED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. ABOVE GROUND UTILITIES WILL BE SCREENED BY PLANTING. ALL LANDSCAPE AREAS WILL BE COVERED IN MIN 3" OF BARK MULCH

IRRIGATION DESIGN CRITERIA

THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND STATE WATER CONSERVATION REQUIREMENTS. THE WATER CONSERVATION METHOD FOR THE PROPOSED LANDSCAPE MATERIAL HAS A LOW TO MEDIUM WATER USE.

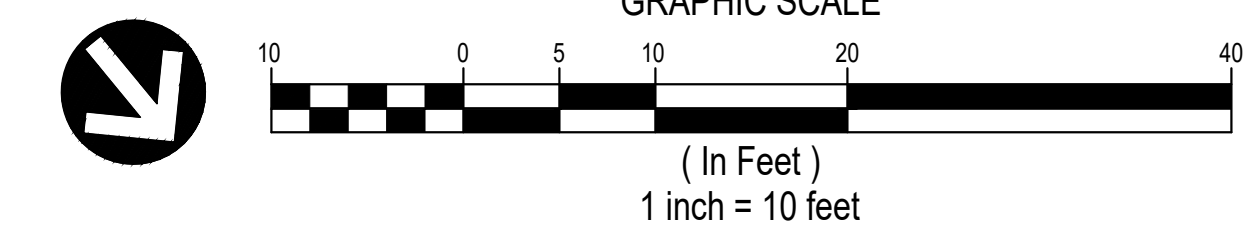
A WEATHER SENSING 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY DRIP, ON SEPARATE HYDROZONES, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

COMPLIANCE STATEMENT

THE DESIGN WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWEO

WES AROLA - CA 5958



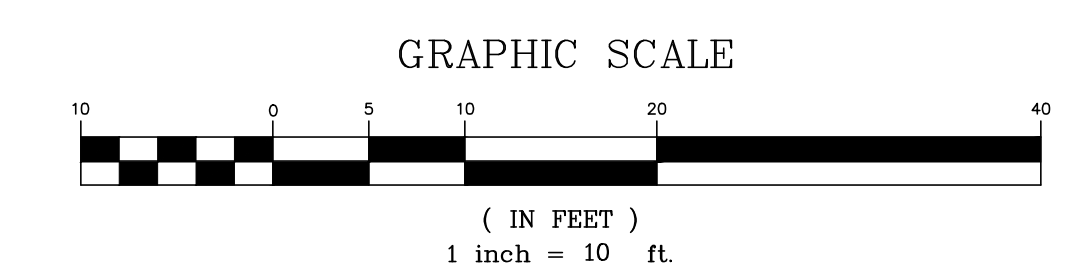
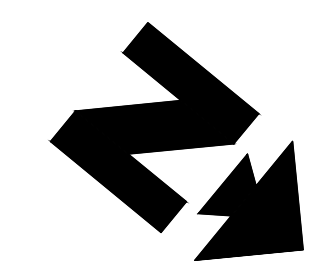
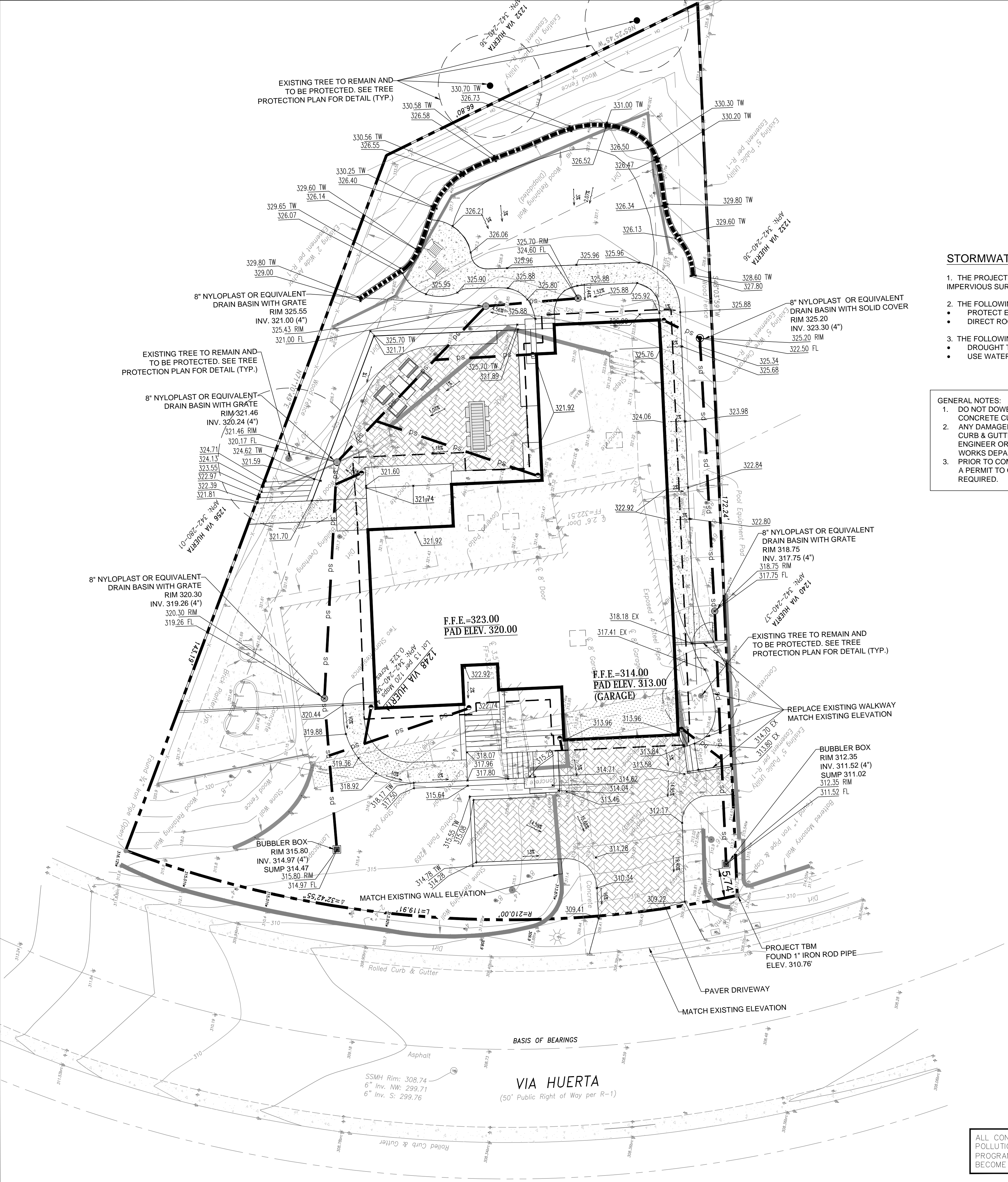
CUSTOM RESIDENCE
 1248 VIA HUERTA . LOS ALTOS . 94024
LANDSCAPE PLANS

#	ITEM	DATE

DATE
12.20.2022

**PRELIMINARY
LANDSCAPE PLAN**

L-1.00



TOPOGRAPHIC SURVEY BY MOUNTAIN PACIFIC SURVEYS, DATED DECEMBER 10, 2020

STORMWATER COMPLIANCE NOTES:

1. THE PROJECT CREATES AND/OR REPLACES LESS THAN ONE ACRE OF IMPERVIOUS SURFACES.
2. THE FOLLOWING SITE DESIGN MEASURES ARE PROPOSED:
 - PROTECT EXISTING TREES AND SOIL.
 - DIRECT ROOF RUNOFF ONTO VEGETATED AREA
3. THE FOLLOWING SOURCE CONTROL MEASURES ARE PROPOSED:
 - DROUGHT TOLERANT LANDSCAPING
 - USE WATER EFFICIENT IRRIGATION SYSTEM

- GENERAL NOTES:**
1. DO NOT DOWEL IN NEW DRIVEWAY AND WALKWAY INTO THE BACK OF EXISTING CONCRETE CURB
 2. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB & GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 974-2680.
 3. 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.

General Note:

- 1) Features shown hereon represent surface conditions of the project area compiled from a ground survey performed on September of 2022. Surveyor made no attempt to determine the existence or extent of underground utilities or other features not surface visible.
- 2) Boundary and easement data shown hereon are based upon a Preliminary Title Report prepared by Orange Coast Title Company as order no. 520-2345327, dated September 14, 2022

Datum Note:

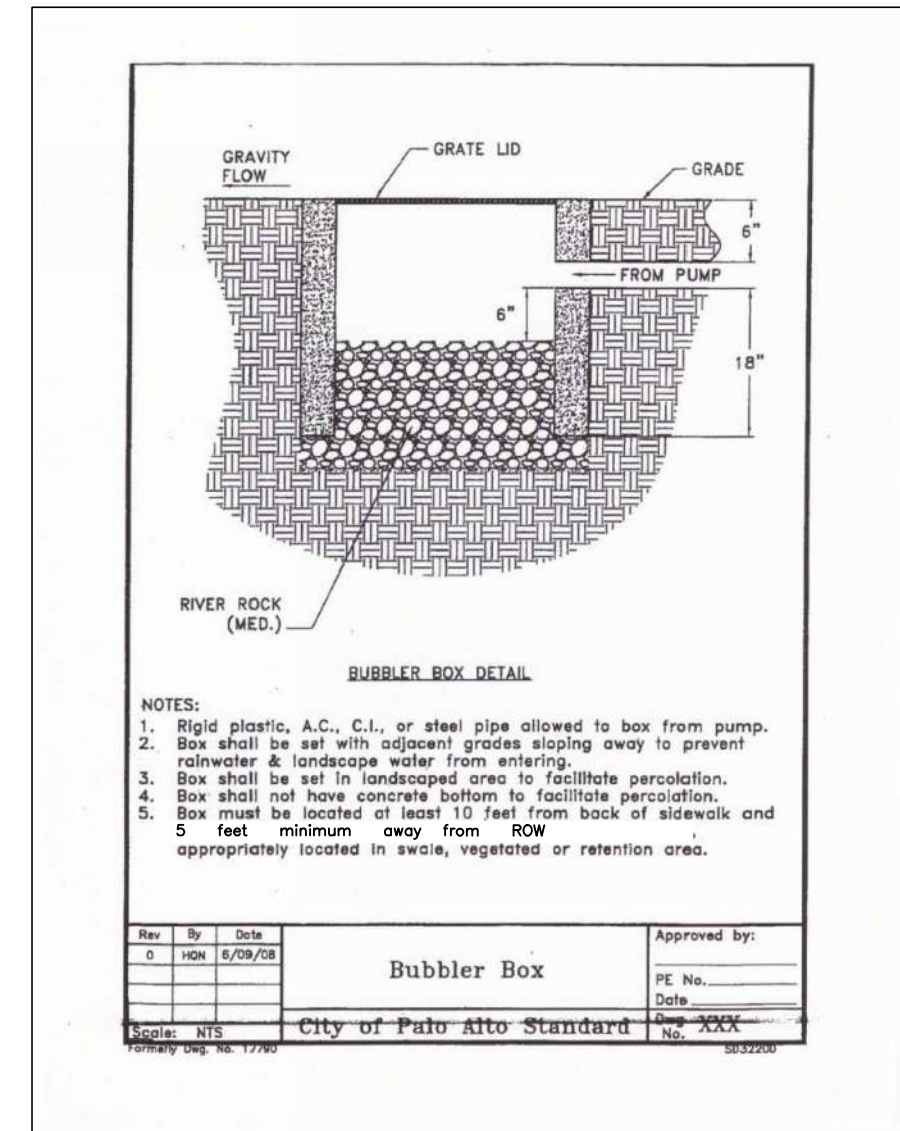
Horizontal datum is based upon an assumed local coordinate system. Vertical Datum is based upon City of Los Altos benchmark #40, a brass disc set in the top of curb located at the southwest return of Stonehaven Drive and Kant Drive. Top of disc taken as 276.46', NAVD88 Datum. Temporary control points have been established hereon to perpetuate the project datum for future use.

Basis of Bearings:

Bearings shown hereon are based upon the monumented centerline of Via Huerta as shown on that certain map filed for record in Book 120 of Maps at Page 46 of Santa Clara County Records.

GENERAL GRADING NOTES:

1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE COUNTY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS
3. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE OPERATOR SHALL NOTIFY THE COUNTY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
7. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
8. INSTALL SIT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
9. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
10. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING
11. ALL ROOF DRAIN WILL BE DISCHARGED ONTO VEGETATED AREA PRIOR TO LEAVING SITE



EXISTING LEGEND:

	Building Footprint		Area Drain
	Building Overhang		Fire Hydrant
	Centerline		Mailbox
	Concrete		Sanitary Sewer Cleanout
	Concrete Grade Break		Sanitary Sewer Manhole
	Curb & Gutter (Rolled)		Sign
	Easement		Spot Elevation
	Fenceline		Streetlight
	Overhead Utility Line		Survey Control Point
	Wall		Survey Monument
	Concrete		Water Meter
			Water Valve
			Book 120 of Maps, Page 46 Santa Clara Country Records

PROPOSED LEGEND:

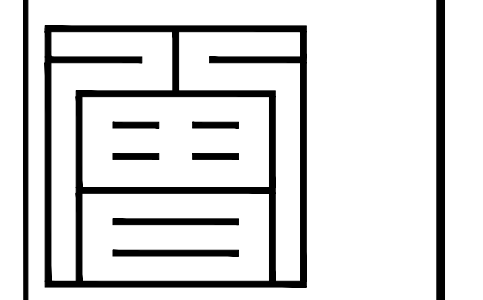
	EXISTING SPOT ELEVATION
	FLOWLINE ELEVATION
	RIM ELEVATION
	DRAINAGE SLOPE AND DIRECTION
	4" HDPE @ MIN 1.5%
	8" DRAIN BASIN W/ SOLID COVER (NYLOPLAST OR EQUIVALENT)
	8" DRAIN BASIN W/ GRATE TOP (NYLOPLAST OR EQUIVALENT)
	BUBBLER BOX
	ROOF DRAIN DOWNSPOUT

Call USA at:
1-800-227-2600



AT LEAST 48 HOURS
BEFORE YOU DIG!

ALL CONTRACTOR AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL REFER TO SCVRP POLLUTION PREVENTION PROGRAM- CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) AND BECOME FAMILIAR WITH ITS CONTENTS PRIOR TO CONSTRUCTION



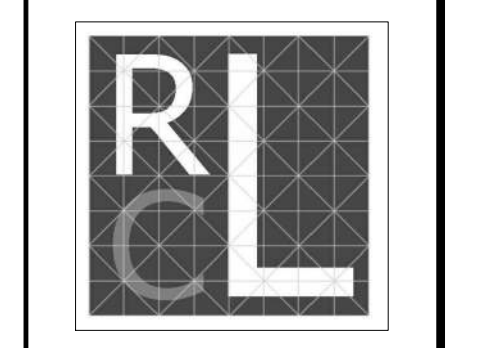
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NO.	REVISIONS	DATE	REV	BY



CHAN SIANG LOH, P.E.
ECL STRUCTURAL ENGINEERS, INC.
P. 408.463.6632
info@ecse.com
570 E. El Camino Real Ste. D
Sunnyvale, CA 94087



RESIDENCE
GRADING & DRAINAGE PLAN
1248 VIA HUERTA
LOS ALTOS, CALIFORNIA
Project No.: XXXX-XX
Designed: RK
Checked: RL
Date: 10-10-24-22

SHEET
CC1
PROJECT #