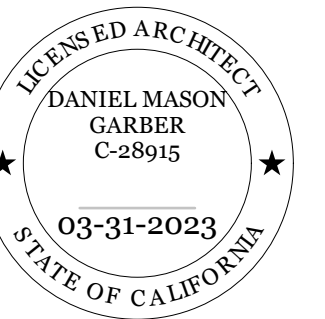


125 S GORDON

NEW RESIDENCE, LOS ALTOS, CA



FERGUS GARBER ARCHITECTS
81 ENCINA AVENUE
PALO ALTO, CA 94301
650-459-3700
www.fg-arch.com



125 S GORDON

KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022

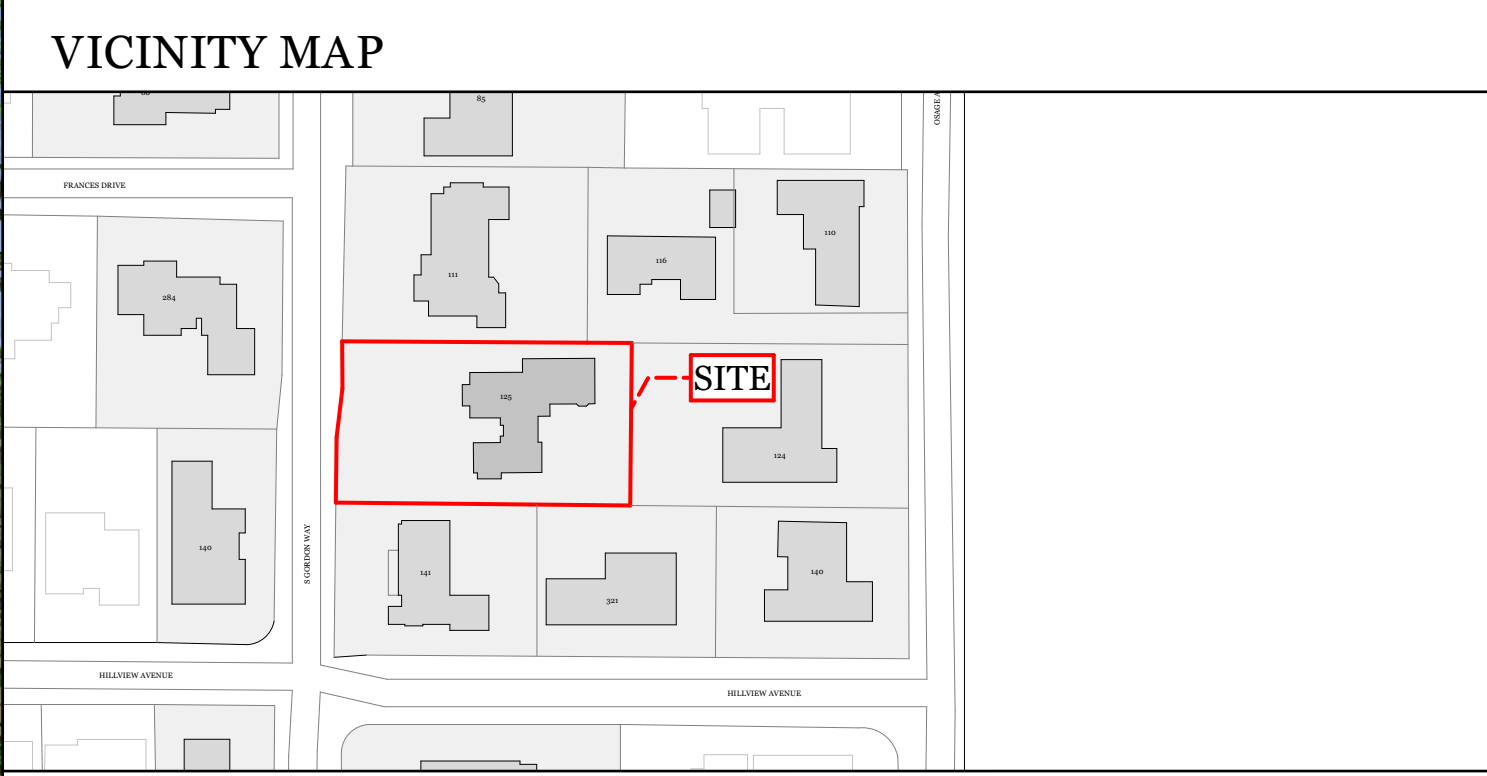
SYMBOL LEGEND

	(N) EXTERIOR WALL		BUILDING ELEVATION KEY: DETAIL # / SHEET #
	(N) LOW-HT WALL		BUILDING SECTION KEY: DETAIL # / SHEET #
	(N) 2x4 WALL		DETAIL BUBBLE KEY: DETAIL # / SHEET #
	(N) 2x6 WALL		INTERIOR ELEVATION KEY: DETAIL # / SHEET #
	(N) 2x8 WALL		ROOM NAME KEY: ROOM NAME / ROOM #
	(N) CONC. WALL		REVISION NUMBER
	CLOSET 104		ALIGN
	DOOR KEY: DOOR NUMBER; SEE SCHEDULE		WINDOW KEY: WINDOW NUMBER



PROJECT DESCRIPTION

DEMOLITION OF AN EXISTING TWO-STORY HOUSE. CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY DWELLING + BASEMENT WITH ATTACHED GARAGE AND ATTACHED SINGLE-STORY ADU. NEW PATIOS, COVERED PORCH, DINING PAVILION AND HARDSCAPE. NEW POOL WITH INTEGRATED SPA.



PROJECT DATA

OWNER: ANJALI KHURANA & EUGENE LETUCHY
ADDRESS: 125 S GORDON WAY LOS ALTOS CA 94022
APN: 17028035
ZONING: R-1-10
OCCUPANCY: RESIDENTIAL
CONSTRUCTION TYPE: V-B
STORIES: 2
FIRE SUPPRESSION: YES
FLOOD ZONE: X
HISTORICAL CATEGORY: N/A
GARAGE PLACEMENT: ATTACHED
CONTEXTUAL FRONT SETBACK: N/A
GROSS LOT AREA/SF: 21,850 SF
NET LOT AREA/SF: 19,750 SF

ALLOWABLE LOT COVERAGE:
19,750 SQ FT X 30% 5,925 SF
TOTAL 5,925 SF (STRUCTURES OVER 6' TALL)

PROPOSED LOT COVERAGE:
MAIN HOUSE 2,721 SF
COVERED PORCHES 937 SF
PAVILION 450 SF
TRELLIS 208 SF
TOTAL 4,316 SF ≤ 5,925 SF OK

ALLOWABLE FLOOR AREA RATIO:
3,850 SF + .1(19,750 - 11,000) 4,725 SF
TOTAL 4,725 SF

PROPOSED TOTAL FAR:
FIRST FLOOR & GARAGE 2,721 SF
SECOND FLOOR 2,004 SF
TOTAL 4,725 SF ≤ 4,725 SF OK

ADU (NON-FAR) 850 SF ≤ 850 SF OK
BASEMENT (NON-FAR) 3,548 SF

ISSUANCES

REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1

ABBREVIATIONS

& AND	M MIRROR	RWL RAIN WATER LEADER
@ AT	MAT MATERIAL	RCP REFLECTED CEILING PLAN
Ø DIAMETER OR ROUND	MFR MANUFACTURER	REQD REQUIRED
ADJ ADJUSTABLE	MAX MAXIMUM	RD ROOF DRAIN
AFF ABOVE FINISH FLOOR	MIN MINIMUM	RM ROOM
ALUM ALUMINUM	NIC NOT IN CONTRACT	SC SEALED CONCRETE
APPR APPROXIMATELY	NOM NOMINAL	SF SQUARE FOOT
ATTN ATTENTION	NTS NOT TO SCALE	SIM SIMILAR
		SS STAINLESS STEEL
BD BOARD	O/ OVER	STL STEEL
BGP BELOW GRADE PATIO	OC ON CENTER	STOR STORAGE
BLDG BUILDING	OCC OCCUPANT(S)	T TREAD OR TILE
BO BOTTOM OF	OH OPPOSITE HAND	T&G TONGUE AND GROOVE
CL CENTERLINE	OSB ORIENTED STRAND BOARD	TBD TO BE DETERMINED
CLG CEILING	(P) PROPOSED	TJI TRUSS JOIST I-SECTION
CLOS CLOSET	PL PROPERTY LINE	TO TOP OF
CLR CLEAR	PLWD PLYWOOD	TOS TOP OF SLAB
CONC CONCRETE	PTD PAINTED	TYP TYPICAL
CONT CONTINUOUS	PWDR POWDER	
DET DETAIL	RCP REFLECTED CEILING PLAN	
DIM DIMENSION	REQD REQUIRED	
DS DOWNSPOUT	RD ROOF DRAIN	
(E) EXISTING	RM ROOM	
EA EACH	SC SEALED CONCRETE	
ELEV ELEVATION	SF SQUARE FOOT	
EQ EQUAL	SIM SIMILAR	
EQUIP EQUIPMENT	SS STAINLESS STEEL	
EXT EXTERIOR	STL STEEL	
	STOR STORAGE	
FD FLOOR DRAIN	T TREAD OR TILE	
FIN FINISH	T&G TONGUE AND GROOVE	
FLR FLOOR	TBD TO BE DETERMINED	
FOC FACE OF CONCRETE	TJI TRUSS JOIST I-SECTION	
FOF FACE OF FINISH	TO TOP OF	
FOS FACE OF STUD	TOS TOP OF SLAB	
FS FIRE SPRINKLER	TYP TYPICAL	
GA GAGE OR GAUGE		
GALV GALVANIZED	UON UNLESS OTHERWISE NOTED	
GL GRIDLINE	VIF VERIFY IN FIELD	
GYP GYPSUM WALL BOARD	W/ WITH	
HT HEIGHT	WC WATER CLOSET	
	WH WATER HEATER	
INCL INCLUDES OR INCLUDING	WO WHERE OCCURS	
INSUL INSULATION		
INT INTERIOR		
LW LIGHTWELL		
LC LAUNDRY CHUTE		

APPLICABLE CODES & REGULATIONS

BUILDING CODE
2019 CBC (2019 CALIFORNIA BUILDING CODE, TITLE 24, PART 2)

ELECTRICAL CODE
2019 CEC (2019 CALIFORNIA ELECTRICAL CODE, TITLE 24, PART 3)

MECHANICAL CODE
2019 CMC (2019 CALIFORNIA MECHANICAL CODE, TITLE 24, PART 4)

PLUMBING CODE
2019 CPC (2019 CALIFORNIA PLUMBING CODE, TITLE 24, PART 5)

ENERGY CODE
2019 CEC (2019 CALIFORNIA ENERGY CODE, TITLE 24, PART 6)

FIRE CODE
2019 CFC (2019 CALIFORNIA FIRE CODE, TITLE 24, PART 9, APP. B&C)

GREEN BUILDING
2019 CALGREEN (2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11)

SPECIAL INSPECTIONS & TESTING

SPECIAL INSPECTIONS SHALL BE COMPLETED IN CONFORMANCE W/ SECTION 1704 & 1705 OF THE 2016 CBC & THE APPROVED SPECIAL INSPECTION AGREEMENT, WHERE SUCH AN AGREEMENT IS REQD BY THE BLDG DEPT. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTION AGENCY A MINIMUM OF 48 HRS PRIOR TO ANY REQUESTED SPECIAL INSPECTIONS. AT A MINIMUM, THE FOLLOWING WORK SHALL BE SUBJECT TO SPECIAL INSPECTION BY AN OUTSIDE, THIRD-PARTY, SPECIAL INSPECTION TESTING AGENCY EMPLOYED BY THE OWNER & THEIR REPRESENTATIVE:

- OBSERVATION & TESTING BY PROJECT GEOTECHNICAL ENGINEER
- CONCRETE REINFORCING, PLACEMENT & COMPRESSION TESTING
- SHEARWALL & DIAPHRAGM NAILING, CHORDS / COLLECTORS, AND CONTINUITY STRAPS
- STRUCTURAL STEEL WELDING (FIELD & SHOP)
- SIMPSON STRONG-TIE WSW STRONG WALLS

FINAL LIST OF SPECIAL INSPECTIONS TO BE VERIFIED AND CONFIRMED BY STRUCTURAL ENGINEER.

DEFERRED SUBMITTALS

1) FIRE SPRINKLERS

FIRE DEPT REQUIREMENTS

1) INSTALL A NFPA 13-D FIRE SPRINKLER SYSTEM IN THE MAIN HOUSE, ADU, & GARAGE UNDER SEPARATE PERMIT.
2) INSTALL SMOKE DETECTORS INSIDE & OUTSIDE EVERY SLEEPING AREA, AT THE TOP, INTERMEDIATE & LOWER STAIRWAY LANDINGS. INSTALL CARBON MONOXIDE DETECTORS OUTSIDE EVERY SLEEPING AREA. SMOKE DETECTORS & CARBON MONOXIDE DETECTORS TO BE INNER CONNECTED FOR ALARM.

SEPARATE PERMITS

1) DEMOLITION PERMIT
2) GRADING & EXCAVATION PERMIT
3) EV CHARGER
4) SOLAR PANELS
5) POOL & SPA

GEOTECHNICAL REQUIREMENTS

REFER TO GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERING, INC.
DATE: JULY 22, 2022

WELO REQUIREMENTS

PROJECT WILL BE SUBJECT TO REQUIREMENTS IN THE WATER EFFICIENT LANDSCAPE ORDINANCE BECAUSE IT IS A NEW CONSTRUCTION PROJECT WITH NEW LANDSCAPE AREAS THAT EXCEEDS 500 SF.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

LOS ALTOS ZONING COMPLIANCE TABLES

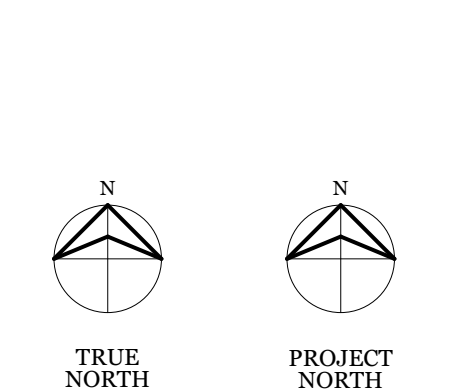
LOT CALCULATIONS

NET LOT AREA	19,750 SF
FRONT YARD HARDSCAPE AREA	993 SF (25%)
LANDSCAPING BREAKDOWN	
TOTAL HARDSCAPE AREA	10,312 SF
EXISTING SOFTSCAPE (UNDISTURBED) AREA	0 SF
NEW SOFTSCAPE AREA	9,438 SF

LOS ALTOS ZONING COMPLIANCE TABLES

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE	4,731 SF	4,316 SF	5,925 SF
	23.9%	21.9%	30%
FLOOR AREA			
1ST FLOOR	4,147 SF	2,721 SF	
2ND FLOOR	840 SF	2,004 SF	
TOTAL	4,987	4,725 SF	4,725 SF
	25.3%	23.9%	23.9%
SETBACKS			
FRONT	75 FT	25 FT	25 FT
REAR	24.5 FT	41 FT	25 FT
RIGHT SIDE (1ST/2ND)	14.5 FT/56 FT	11 FT/18.5 FT	10 FT/17.5 FT
LEFT SIDE (1ST/2ND)	10 FT/17.5 FT	10 FT/32 FT	10 FT/17.5 FT
HEIGHT	13 FT	26.8 FT	27 ft
SQUARE FOOTAGE BREAKDOWN			
HABITABLE LIVING AREA	EXISTING	CHANGE IN	TOTAL PROPOSED
	4,781 SF	2,984 SF	7,765 SF
NON-HABITABLE AREA	506 SF	7 SF	513 SF



COVER SHEET

A0.000

SHEET INDEX

- ARCHITECTURAL**
- A0.000 COVER SHEET
 - A0.001 SHEET INDEX & PROJECT DIRECTORY
 - A0.020 NEIGHBORHOOD CONTEXT: SITE CONTEXT
 - A0.021 NEIGHBORHOOD CONTEXT: STREETSCAPE ELEVATION & SITE CONTEXT
 - A0.022 NEIGHBORHOOD CONTEXT: PRIVACY DIAGRAM
 - A0.023 EXISTING CONDITIONS
 - A0.100 GENERAL NOTES
 - SU1 TOPO SURVEY
 - A1.000 (E) / DEMO SITE PLAN
 - A1.100 SITE PLAN
 - A1.200 BASEMENT KEY PLAN
 - A1.201 BASEMENT PARTIAL PLAN
 - A1.202 BASEMENT PARTIAL PLAN
 - A1.210 FIRST FLOOR KEY PLAN
 - A1.211 FIRST FLOOR PARTIAL PLAN
 - A1.212 FIRST FLOOR PARTIAL PLAN
 - A1.220 SECOND FLOOR PLAN
 - A1.300 ROOF KEY PLAN
 - A1.301 ROOF PARTIAL PLAN
 - A1.302 ROOF PARTIAL PLAN
 - A2.000 EXTERIOR ELEVATIONS
 - A2.001 EXTERIOR ELEVATIONS
 - A2.100 EXTERIOR ELEVATIONS - ADU
 - A2.200 EXTERIOR ELEVATIONS - POOL PAVILION
 - A3.000 BUILDING SECTIONS
 - A3.001 BUILDING SECTIONS
 - A3.002 BUILDING SECTIONS- ADU
 - A9.000 MATERIALS BOARD / RENDERING
 - A9.001 3D VIEWS
 - A9.100 BASEMENT FLOOR AREA CALCS
 - A9.110 FIRST FLOOR AREA CALCS
 - A9.120 SECOND FLOOR AREA CALCS
 - A9.200 AREA CALCS SUMMARY
 - T1 ARBORIST TREE PLAN
 - T2 DEMO/PROPOSED TREE PLAN & TREE PROTECTION ZONE DIAGRAM
 - T3 ARBORIST REPORT
 - T4 UPDATED/SUPPLEMENTAL ARBORIST REPORT
- CIVIL**
- C-1 TITLE SHEET
 - C-2 GRADING & DRAINAGE PLAN
 - C-3 DETAILS
 - C-4 DETAILS
 - C-5 DETAILS
 - C-6 EROSION CONTROL PLAN
 - C-7 CITY OF LOS ALTOS BMPs
 - C-8 IMPERVIOUS AREAS EXHIBIT
- LANDSCAPE**
- L-1.0 LANDSCAPE MASTER PLAN & TITLE SHEET
 - L-1.1 LANDSCAPE ILLUSTRATIVE
 - L-1.2 CONCEPT SKETCH - FRONT YARD
 - L-2.0 PLANTING PLAN
 - L-2.1 PLANT PALETTE
 - L-2.2 PLANT IMAGERY
 - L-2.3 INSPIRATION IMAGERY
- SHORING**
- SHSK-1 SHORING PLAN
 - SHSK-2 SHORING TYPICAL DETAILS

PROJECT DIRECTORY

OWNER
 ANJALI KHURANA & EUGENE LETUCHY
 1211 BYRON ST
 PALO ALTO, CA, 94301
 TEL: 650.839.3172
 CONTACT: ANJALI KHURANA
 EMAIL: ANJALIK@GMAIL.COM; ELETUCHY@GMAIL.COM

ARCHITECT & OWNERS REPRESENTATIVE
 FERGUS GARBER ARCHITECTS
 81 ENCINA AVENUE
 PALO ALTO, CA 94301
 TEL: 650.459.3700
 CONTACT: LAUREN TILTON
 EMAIL: LAUREN@FG-ARCH.COM

CONTRACTOR
 MJK HOMES INC.
 TEL: 650.917.1472
 CONTACT: MATT KOMO
 EMAIL: MATT@MJKHOMESINC.COM

INTERIOR DESIGNER
 AMANDA TEAL DESIGNS
 TEL: 415.252.7050
 CONTACT: AMANDA TEAL
 EMAIL: AMANDA@AMANDATEALDESIGN.COM

LANDSCAPE ARCHITECT
 CHRISTIAN DOUGLAS DESIGN
 TEL: 415.747.9006
 CONTACT: CHRISTIAN DOUGLAS
 EMAIL: CD@CHRISTIAN-DOUGLAS.COM

STRUCTURAL ENGINEER
 HOLMES US
 235 MONTGOMERY ST, SUITE 1250
 SAN FRANCISCO, CA, 94104
 TEL: 415.693.1600
 CONTACT: JAMIE STEINMAN
 EMAIL: JAMIE.STEINMAN@HOLMES.US

CIVIL ENGINEER
 L. WADE HAMMOND CIVIL ENGINEERING & LAND SURVEYING
 36660 NEWARK BLVD. SUITE C
 NEWARK, CA, 94560
 TEL: 510.579.6112
 CONTACT: WADE HAMMOND
 EMAIL: WADE@WHLANDSURVEYOR.COM

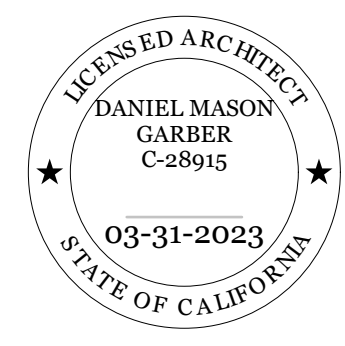
GEOTECHNICAL ENGINEER
 ROMIG ENGINEERS, INC.
 1390 EL CAMINO REAL, SECOND FLOOR
 SAN CARLOS, CA, 94070
 TEL: 650.591.5224
 CONTACT: JUSTIN SORNBERGER
 EMAIL: JUSTIN@ROMIGENGINEERS.COM

SURVEYOR
 LEA & BRAZE ENGINEERING, INC
 2495 INDUSTRIAL PKWY W
 HAYWARD, CA, 94545
 TEL: 510.887.4086
 CONTACT: DANIEL NAMYST
 EMAIL: DNAMYST@LEABRAZE.COM

ARBORIST
 NED PATCHETT CONSULTING
 971 TERMINAL WAY
 SAN CARLOS, CA, 94070
 TEL: 650.728.8308
 CONTACT: NED PATCHETT
 EMAIL: NED@NEDPATCHETTCONSULTING



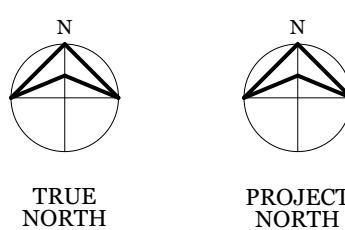
FERGUS GARBER ARCHITECTS
 81 ENCINA AVENUE
 PALO ALTO, CA 94301
 650.459.3700
 www.fg-arch.com



125 S GORDON

KHURANA / LETUCHY RESIDENCE
 125 S GORDON WAY
 LOS ALTOS CA 94022

ISSUANCES	REV	DATE	DESCRIPTION
		11/09/22	PLAN CHECK SET
	1	03/16/23	PLANNING SET REV1



SHEET INDEX & PROJECT DIRECTORY

A0.001



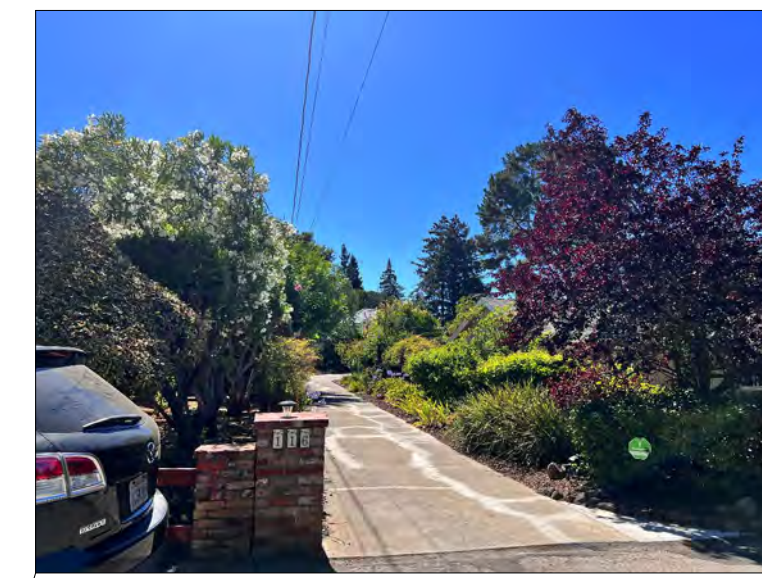
60 S GORDON WAY
 HOUSE STYLE: ENGLISH MEDIEVAL
 NUMBER OF STORIES: 2
 EXTERIOR MATERIALS: STUCCO
 ROOF STYLE: HIP
 ROOF MATERIAL: COMP SHINGLE



111 S GORDON WAY
 HOUSE STYLE: NEO FRENCH
 NUMBER OF STORIES: 2
 EXTERIOR MATERIALS: STUCCO & STONE
 ROOF STYLE: HIP
 ROOF MATERIAL: COMP SHINGLE



85 S GORDON WAY
 HOUSE STYLE: RANCH
 NUMBER OF STORIES: 1
 EXTERIOR MATERIALS: STUCCO & BRICK
 ROOF STYLE: HIP
 ROOF MATERIAL: COMP SHINGLE



116 OSAGE AVENUE
 FLAG LOT NOT VISIBLE OR ACCESSIBLE



110 OSAGE AVENUE
 HOUSE STYLE: RANCH
 NUMBER OF STORIES: 1
 EXTERIOR MATERIALS: BOARD & BATTEN & BRICK
 ROOF STYLE: GABLE
 ROOF MATERIAL: COMP SHINGLE



284 FRANCES DRIVE
 HOUSE STYLE: MODERN
 NUMBER OF STORIES: 2
 EXTERIOR MATERIALS: STUCCO
 ROOF STYLE: HIP & VALLEY
 ROOF MATERIAL: COMP SHINGLE



125 S GORDON WAY
 HOUSE STYLE: NEO-VICTORIAN
 NUMBER OF STORIES: 2
 EXTERIOR MATERIALS: SHINGLE & WOOD PANELING, BRICK BASE
 ROOF STYLE: HIP & GABLE
 ROOF MATERIAL: COMP SHINGLE & STANDING SEAM



140 S GORDON WAY
 HOUSE STYLE: RANCH
 NUMBER OF STORIES: 1
 EXTERIOR MATERIALS: CLAPBOARD
 ROOF STYLE: GABLE
 ROOF MATERIAL: SHAKE



124 OSAGE AVENUE
 HOUSE STYLE: RANCH
 NUMBER OF STORIES: 1
 EXTERIOR MATERIALS: CLAPBOARD & BRICK
 ROOF STYLE: GABLE
 ROOF MATERIAL: COMP SHINGLE



160 S GORDON WAY
 HOUSE STYLE: RANCH
 NUMBER OF STORIES: 1
 EXTERIOR MATERIALS: STUCCO & BRICK
 ROOF STYLE: HIP
 ROOF MATERIAL: COMP SHINGLE



141 S GORDON WAY
 HOUSE STYLE: MODERN
 NUMBER OF STORIES: 1
 EXTERIOR MATERIALS: BOARD & BATTEN
 ROOF STYLE: GABLE
 ROOF MATERIAL: COMP SHINGLE & STANDING SEAM



163 HILLVIEW AVENUE
 HOUSE STYLE: RANCH
 NUMBER OF STORIES: 1
 EXTERIOR MATERIALS: STUCCO & BRICK
 ROOF STYLE: GABLE
 ROOF MATERIAL: COMP SHINGLE



321 HILLVIEW AVENUE
 HOUSE STYLE: RANCH
 NUMBER OF STORIES: 1
 EXTERIOR MATERIALS: CLAPBOARD
 ROOF STYLE: HIP
 ROOF MATERIAL: SHAKE



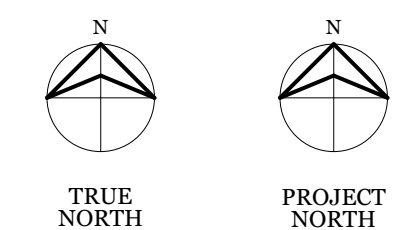
140 OSAGE AVENUE
 HOUSE STYLE: RANCH
 NUMBER OF STORIES: 1
 EXTERIOR MATERIALS: STUCCO
 ROOF STYLE: GABLE
 ROOF MATERIAL: SHAKE



125 S GORDON

KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
 LOS ALTOS CA 94022

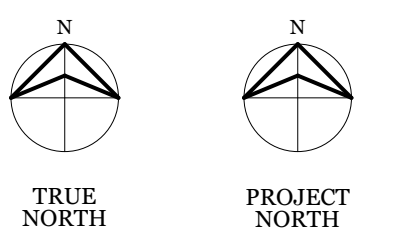
ISSUANCES		
REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1



NEIGHBORHOOD
 CONTEXT: SITE
 CONTEXT

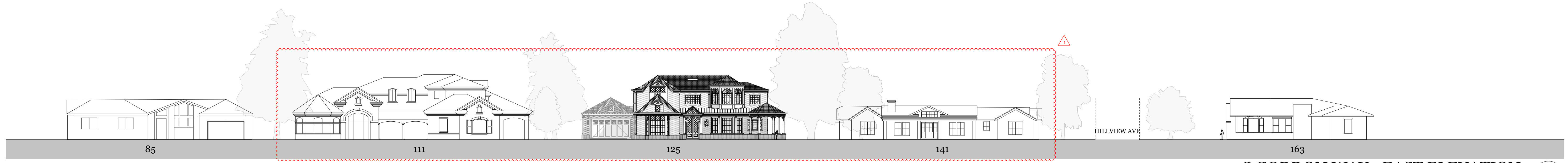
125 S GORDON WAY 03/16/23 10:02 AM

ISSUANCES		
REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1

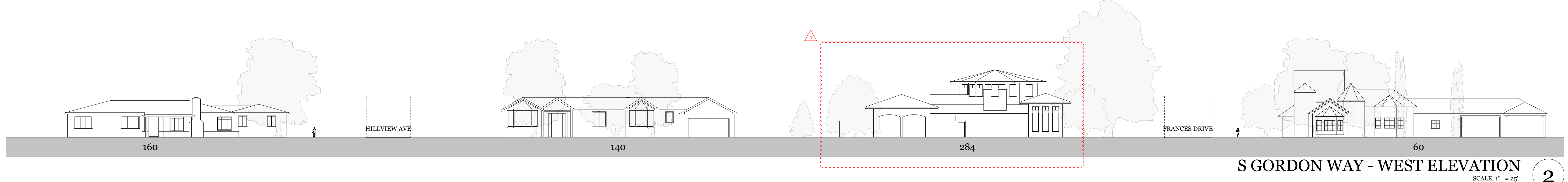


NEIGHBORHOOD CONTEXT:
STREETSCAPE
ELEVATION & SITE
CONTEXT

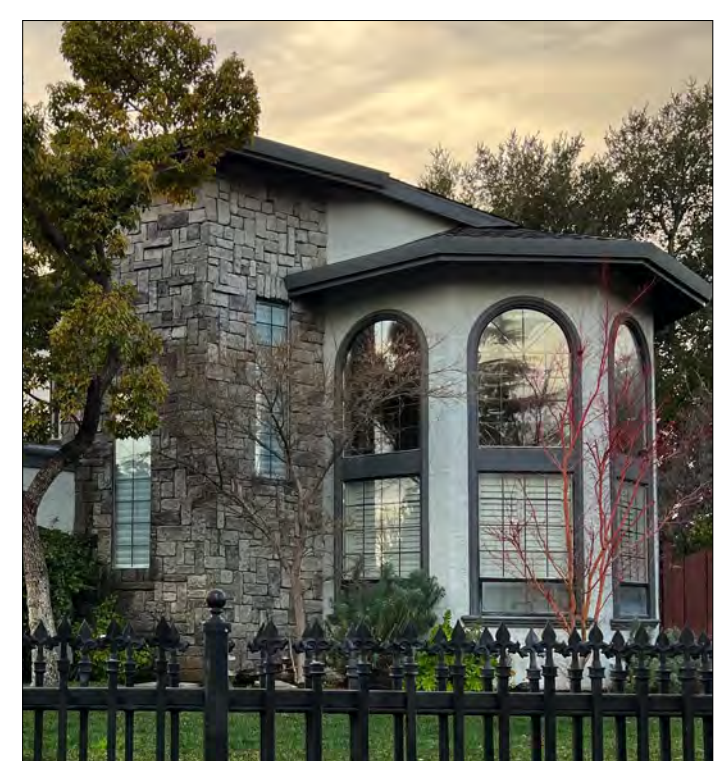
A0.021



S GORDON WAY - EAST ELEVATION
SCALE: 1" = 25' (3)



S GORDON WAY - WEST ELEVATION
SCALE: 1" = 25' (2)



14 SPRINGER RD (14)



581 PACO DR (11)



228 MARTIN AVE (8)



318 HAWTHORNE AVE (6)



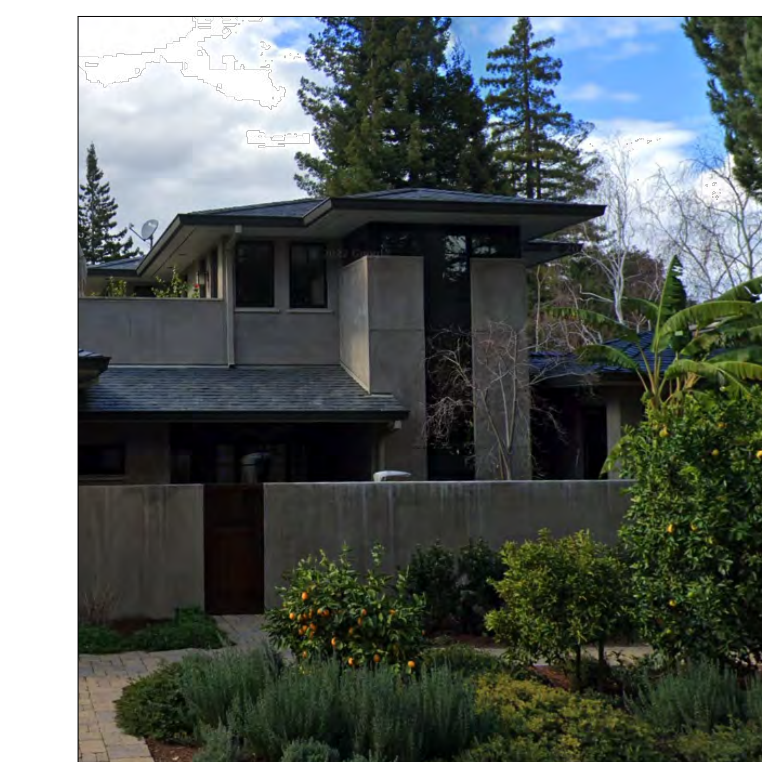
633 GIRALDA DR (13)



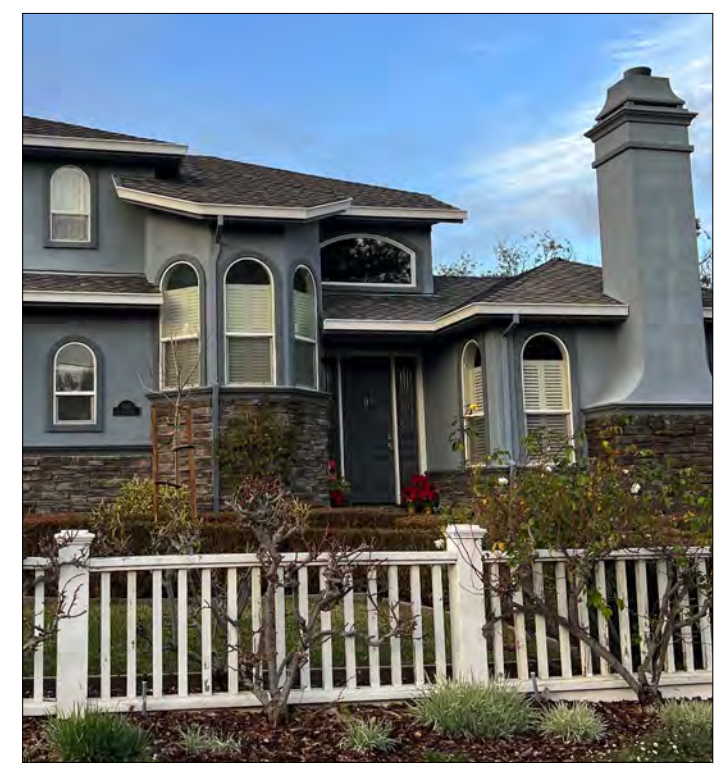
250 MARTIN AVE (10)



325 S GORDON WAY (7)



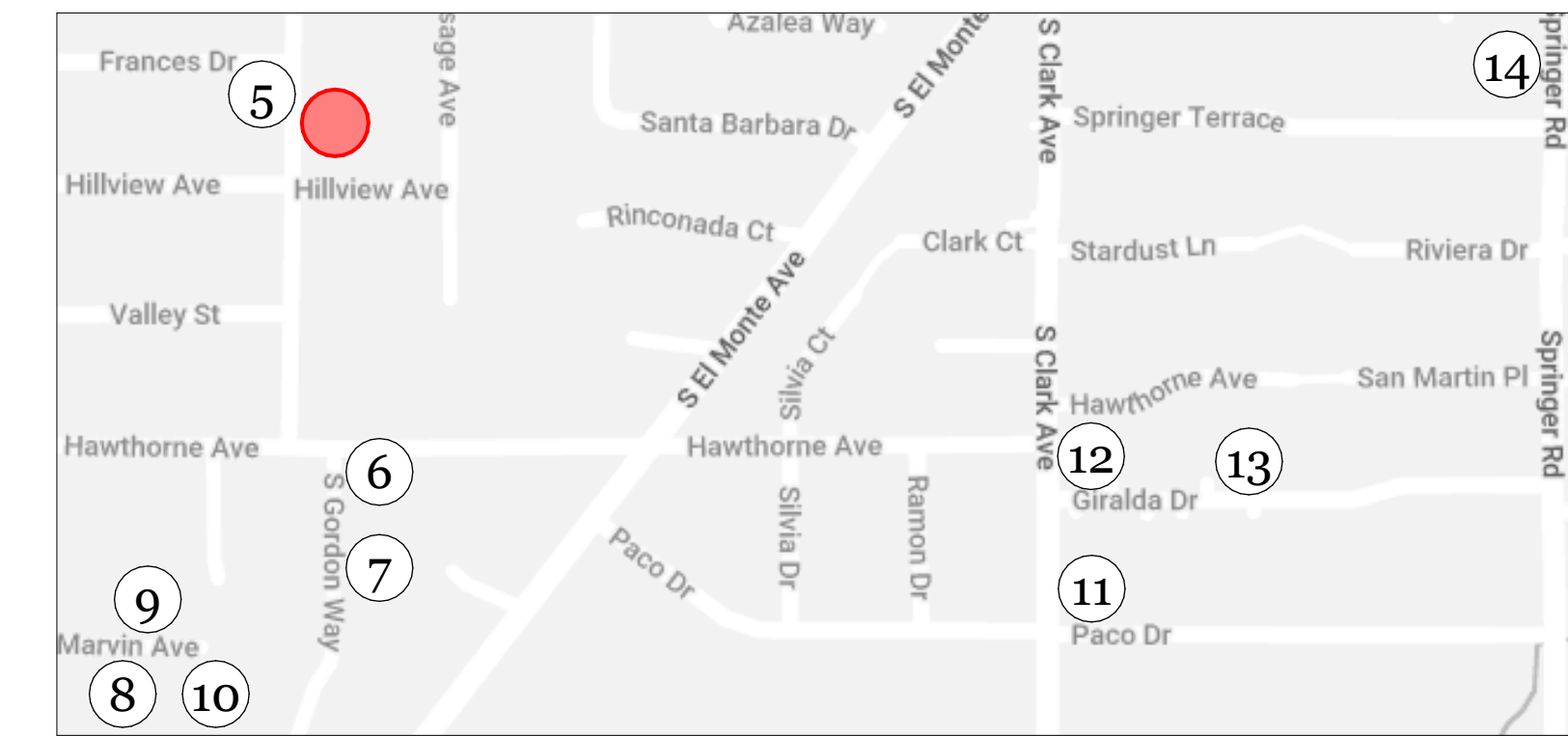
284 FRANCES DR (5)



585 GIRALDA DR (12)



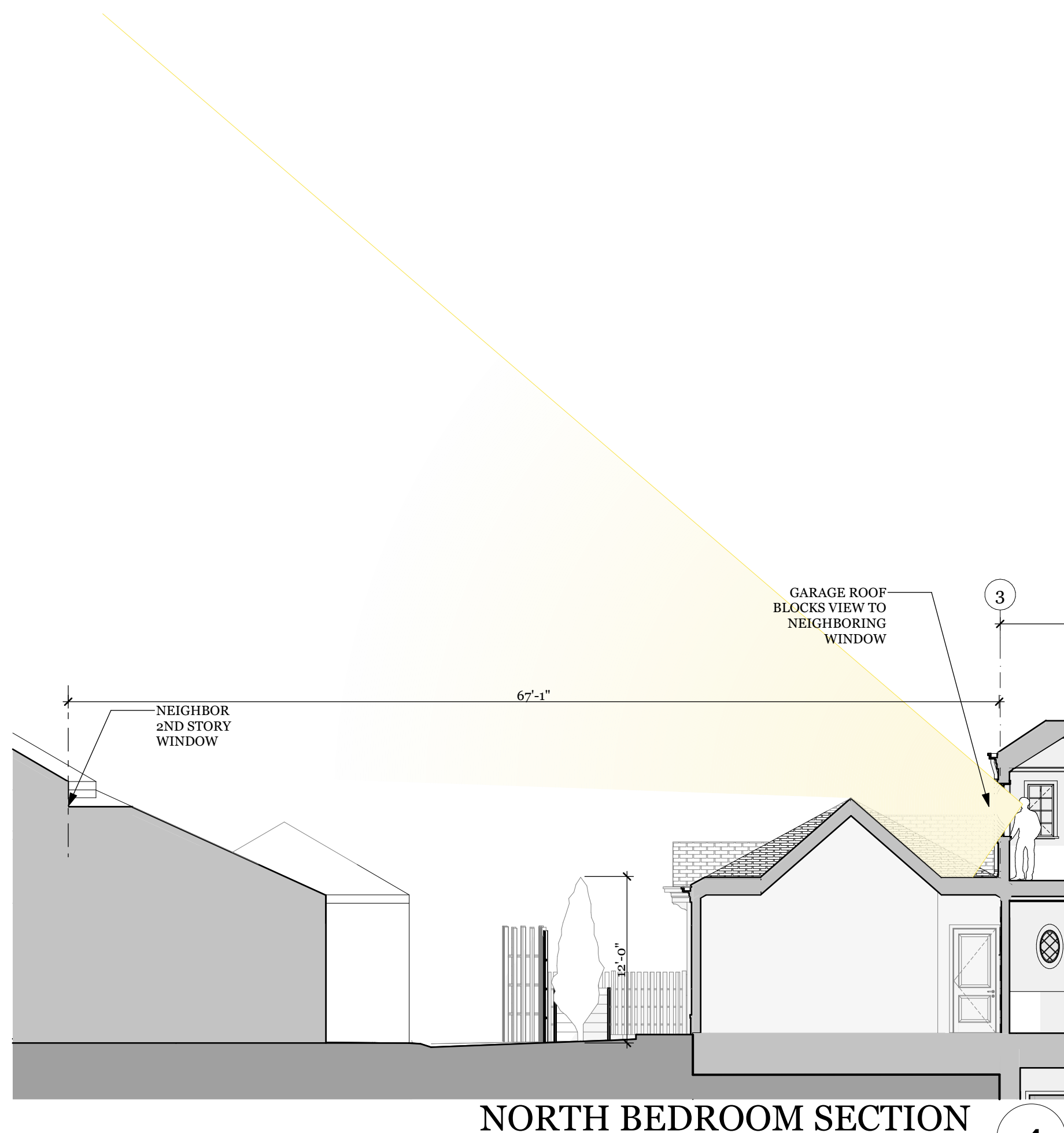
235 MARTIN AVE (9)



2 STORY ELEMENT CONTEXT MAP
SCALE: 1" = 500' (4)



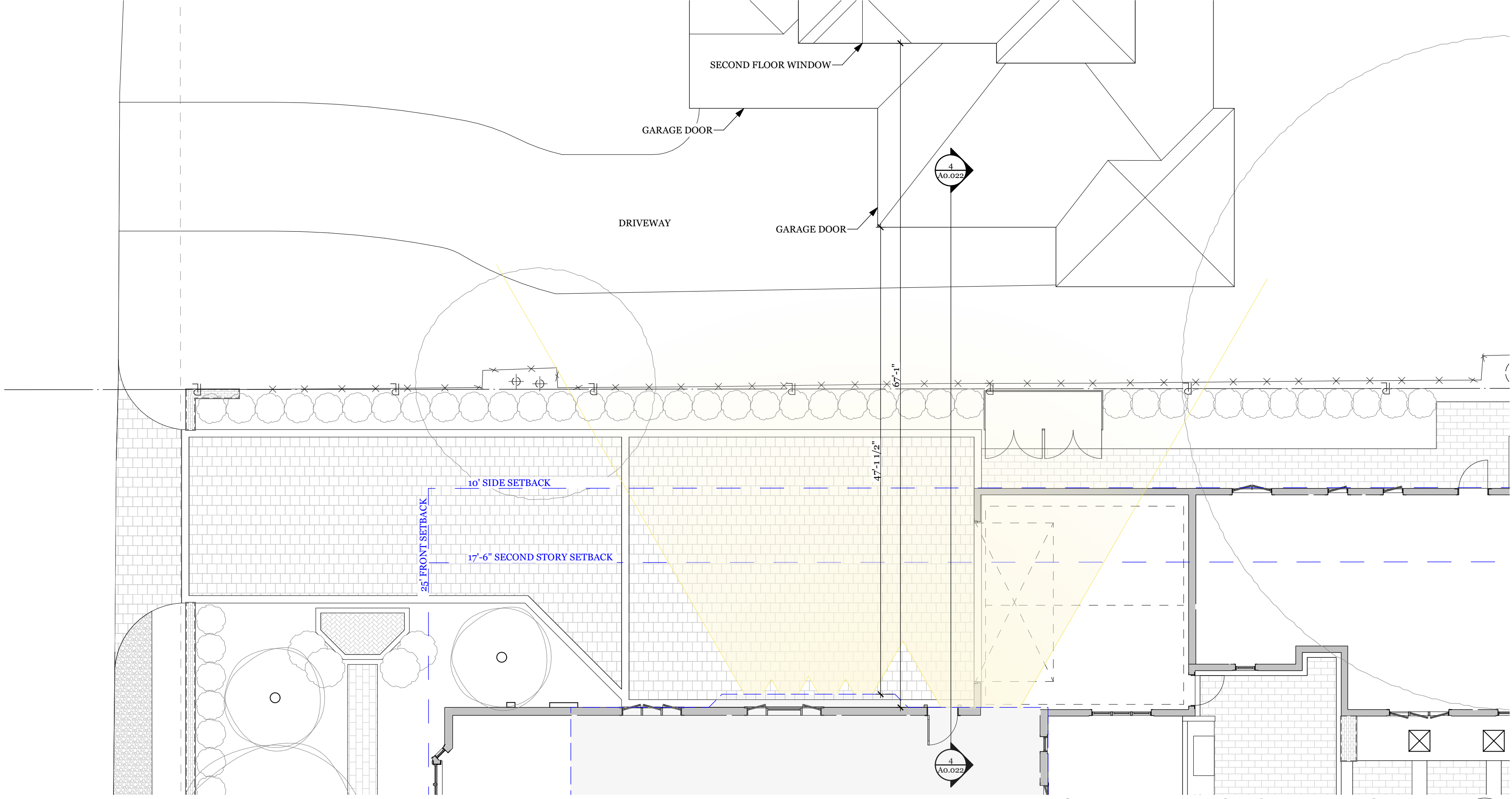
NEIGHBORHOOD CONTEXT PLAN
SCALE: 1" = 50' (1)



NORTH BEDROOM SECTION

SCALE: 1" = 25'

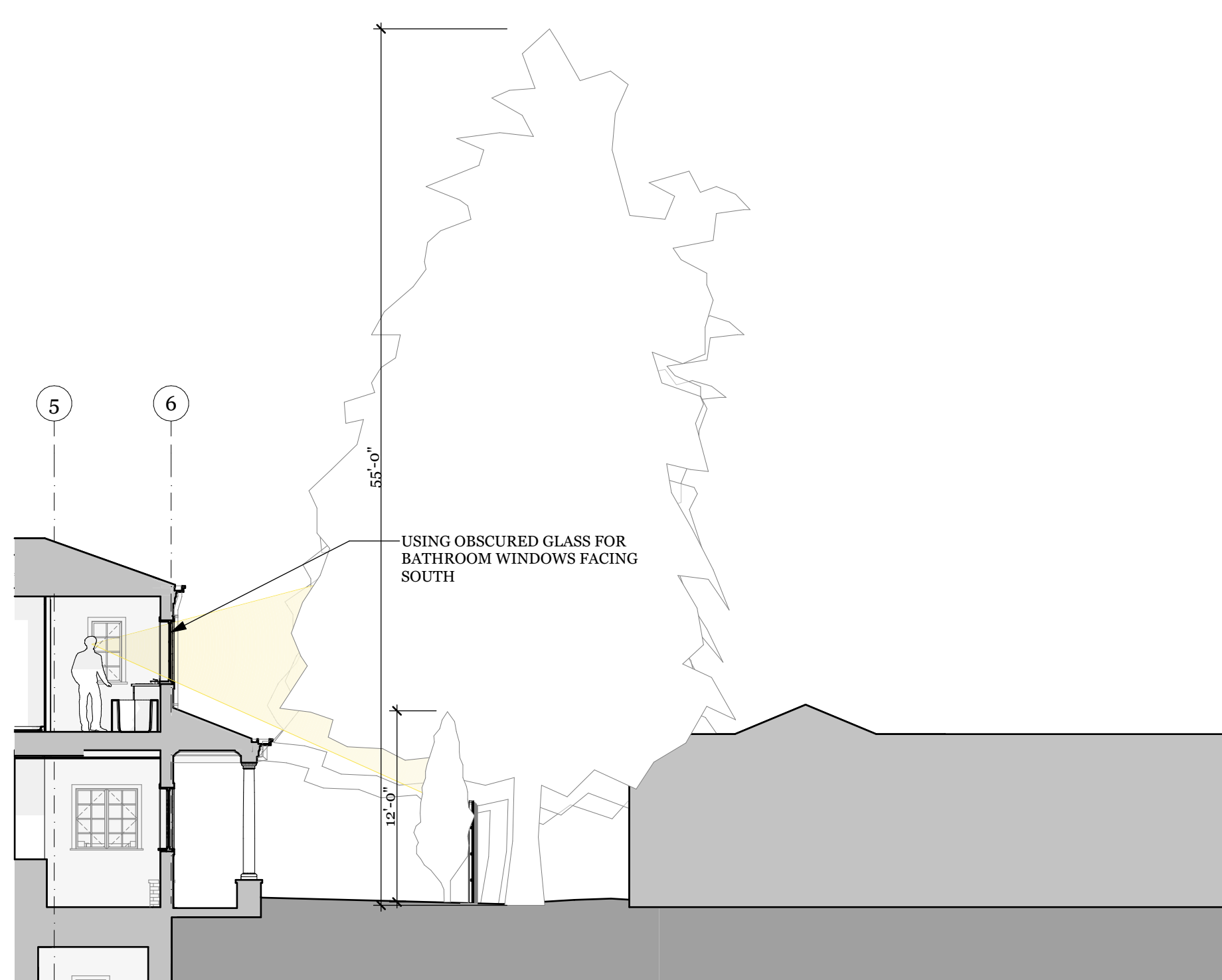
4



NORTH PRIVACY SITE DIAGRAM

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

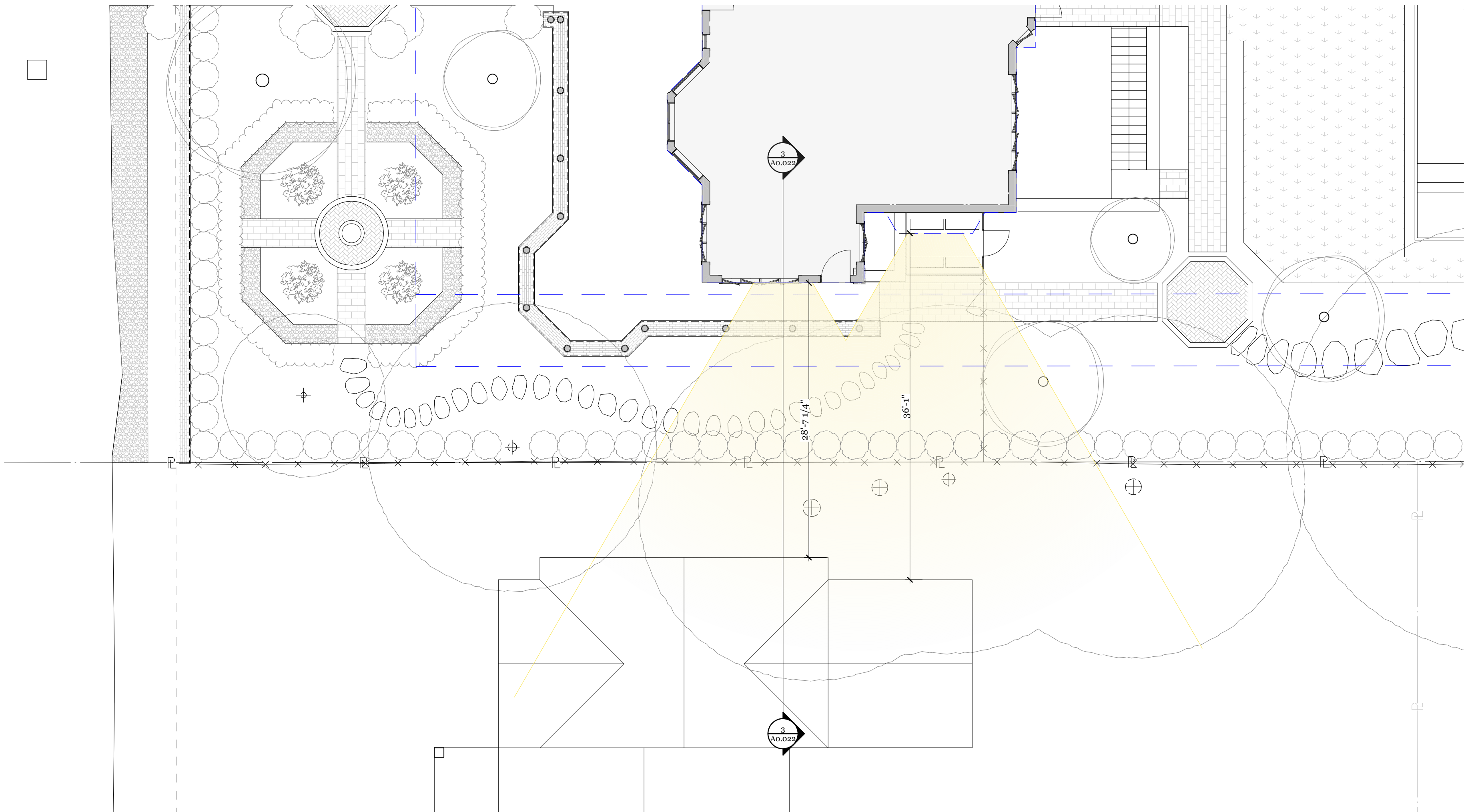
2



SOUTH BATHROOM SECTION

SCALE: 1" = 25'

3



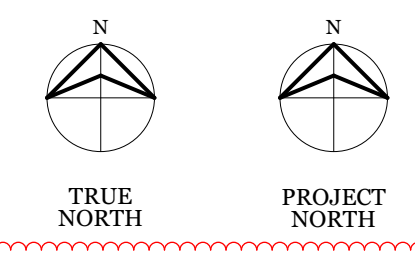
SOUTH PRIVACY SITE DIAGRAM

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

1

ISSUANCES

REV	DATE	DESCRIPTION
1	03/16/23	PLANNING SET REV1





(E) FRONT ENTRY

SCALE: 1/7-42

6



(E) FRONT ENTRY

SCALE: 1/5-77

5



(E) STREET VIEW

SCALE: 1/9-05

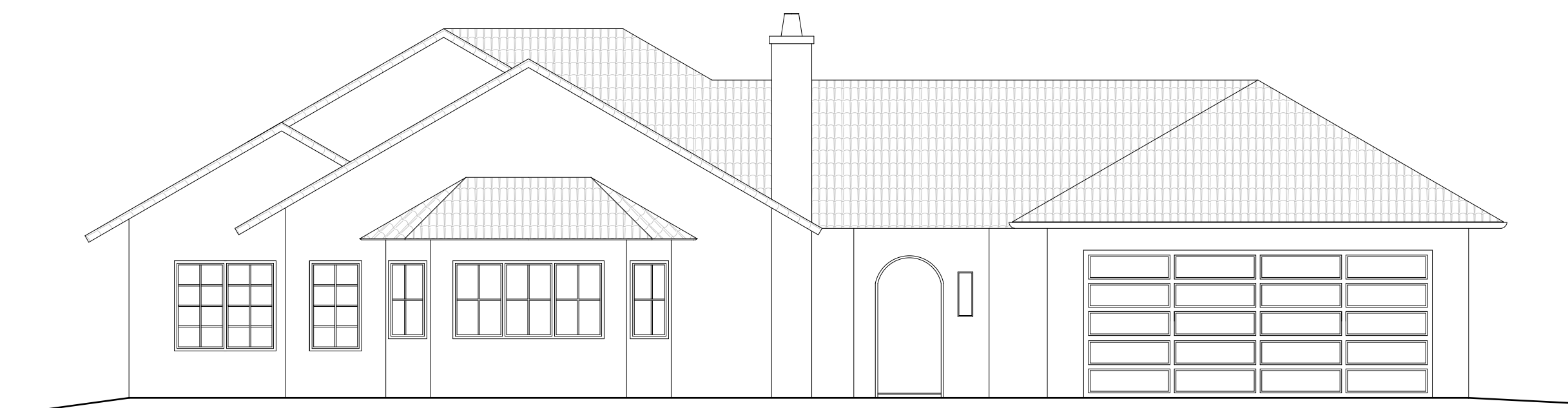
4



(E) STREET VIEW

SCALE: 1/9-05

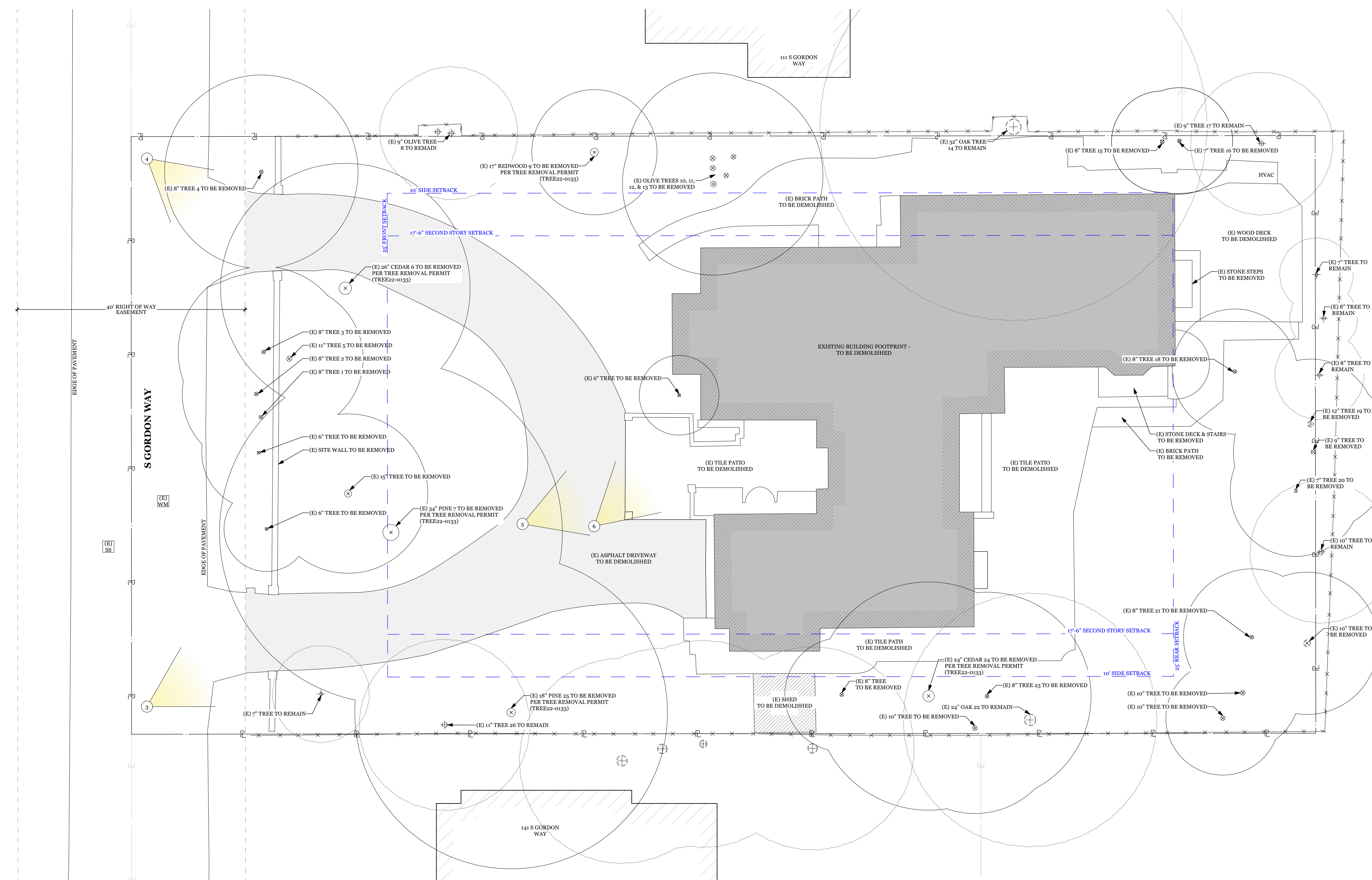
3



(E) FRONT ELEVATION

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

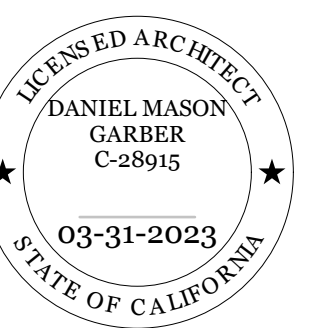
2



(E) SITE PLAN

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

1

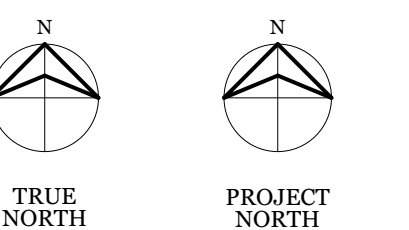


125 S GORDON

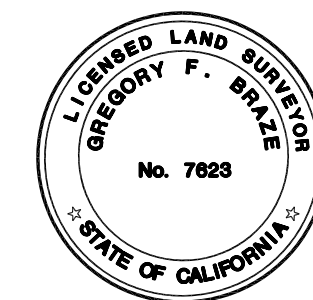
KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022

ISSUANCES

REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1



EXISTING CONDITIONS



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 REGIONAL OFFICES:
 ROSELLE
 DUBLIN
 SAN JOSE
 WWW.LEABRAZE.COM

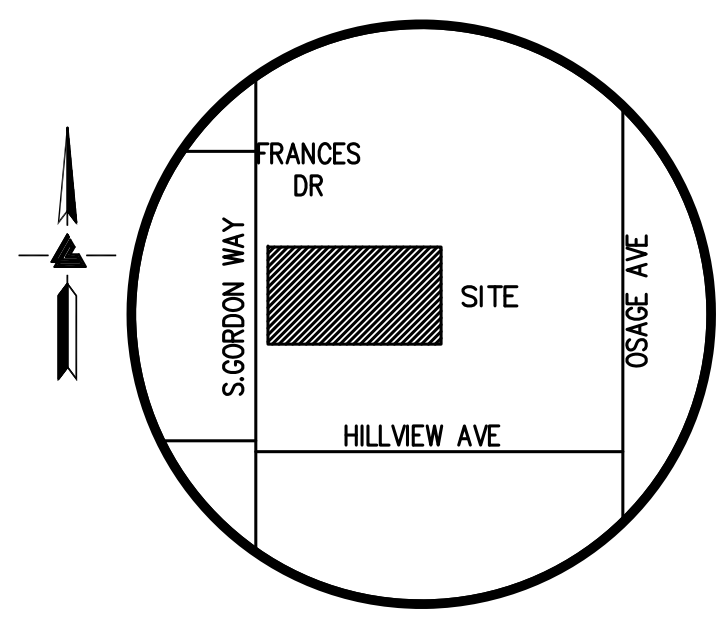
125 S. GORDON WAY
 LOS ALTOS
 CALIFORNIA

TOPOGRAPHIC SURVEY

APN: 170-28-035

SANTA CLARA COUNTY

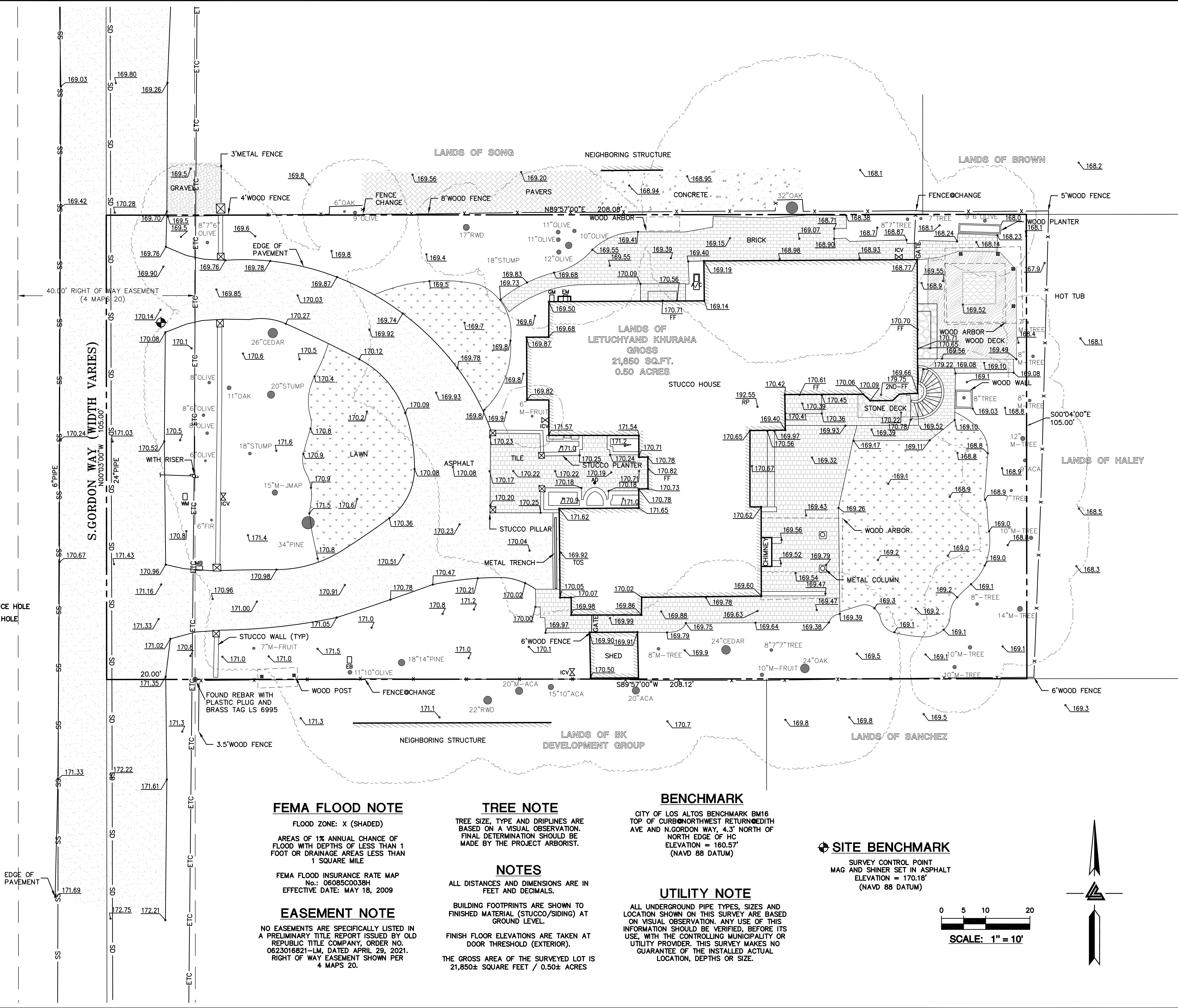
REVISIONS	BY
JOB NO:	2211827
DATE:	4-12-22
SCALE:	1"=10'
BNDY BY:	DN
FIELD BY:	ES
DRAWN BY:	ER
SHEET NO:	



VICINITY MAP
 NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- ETC - ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- x - FENCE LINE
- - - FLOW LINE
- SS - SANITARY SEWER LINE
- SD - STORM DRAIN LINE
- ACA ACACIA
- A/C AIR CONDITIONING UNIT
- AD AREA DRAIN
- BENCHMARK
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- FF FINISH FLOOR
- FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- GV GAS VALVE
- INV INVERT
- ICV IRRIGATION CONTROL VALVE
- JOINT POLE
- M- MULTI-TRUNK TREE
- RP ROOF PEAK
- RWD REDWOOD
- SSMH SANITARY SEWER MAINTENANCE HOLE
- SDMH STORM DRAIN MAINTENANCE HOLE
- WM WATER METER
- WV WATER VALVE
- XXX.XX SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- LAWN
- PAVERS
- STONE
- TILE
- WOOD
- POOL



FEMA FLOOD NOTE
 FLOOD ZONE: X (SHADED)
 AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE
 FEMA FLOOD INSURANCE RATE MAP
 No.: 06085C0038H
 EFFECTIVE DATE: MAY 18, 2009

EASEMENT NOTE
 NO EASEMENTS ARE SPECIFICALLY LISTED IN A PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0623016821-LM, DATED APRIL 29, 2021. RIGHT OF WAY EASEMENT SHOWN PER 4 MAPS 20.

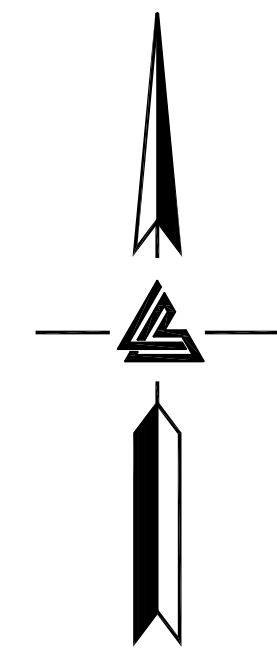
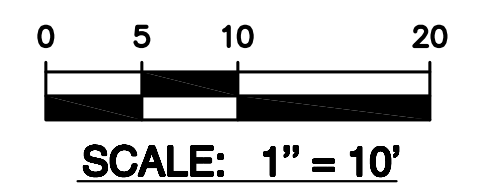
TREE NOTE
 TREE SIZE, TYPE AND DRIFLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

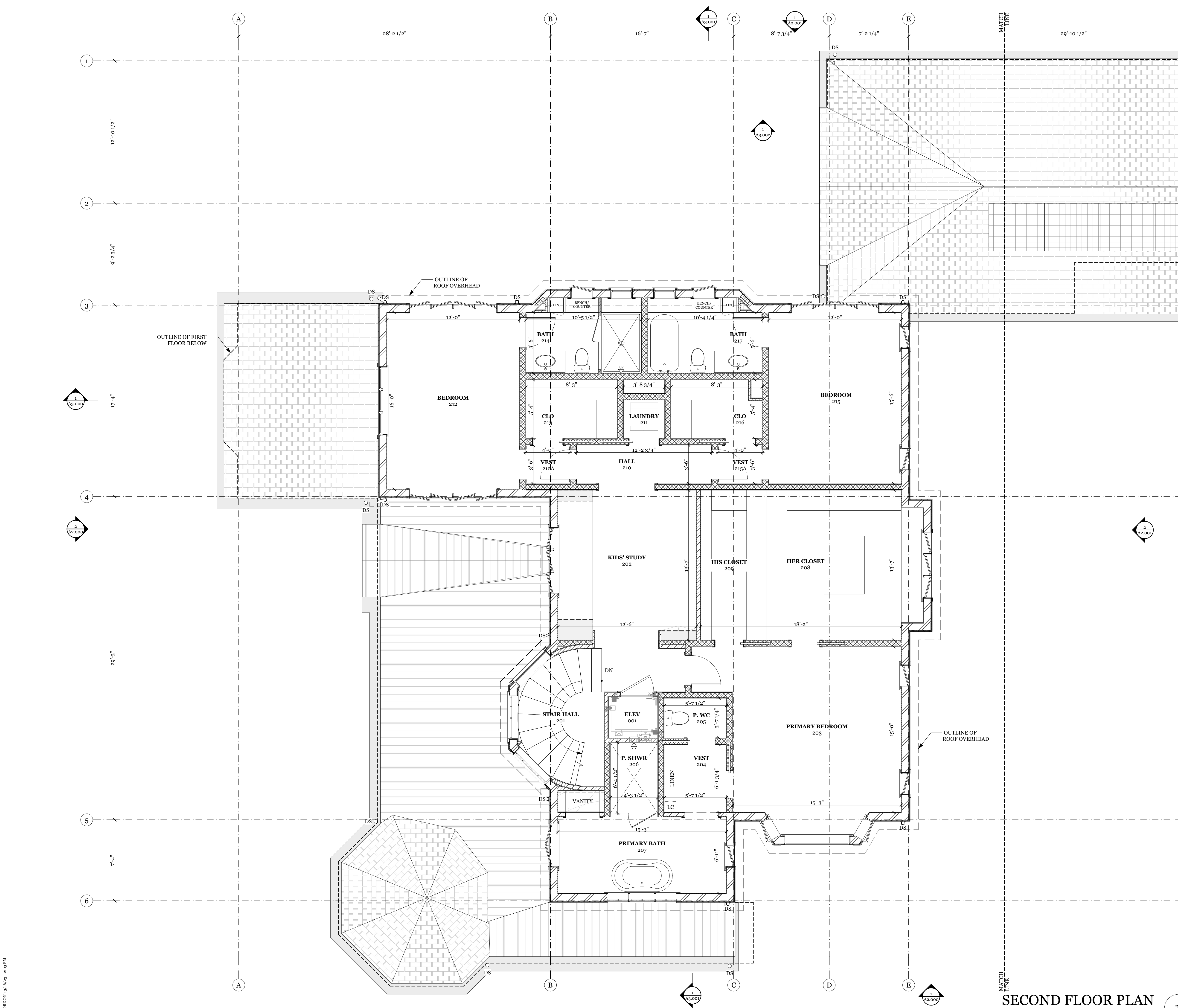
NOTES
 ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
 THE GROSS AREA OF THE SURVEYED LOT IS 21,850± SQUARE FEET / 0.50± ACRES

BENCHMARK
 CITY OF LOS ALTOS BENCHMARK BM16
 TOP OF CURB @ NORTHWEST RETURN @ DITH AVE AND N. GORDON WAY, 4.3' NORTH OF NORTH EDGE OF HC
 ELEVATION = 160.57'
 (NAVD 88 DATUM)

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

• SITE BENCHMARK
 SURVEY CONTROL POINT
 MAG AND SHINER SET IN ASPHALT
 ELEVATION = 170.18'
 (NAVD 88 DATUM)

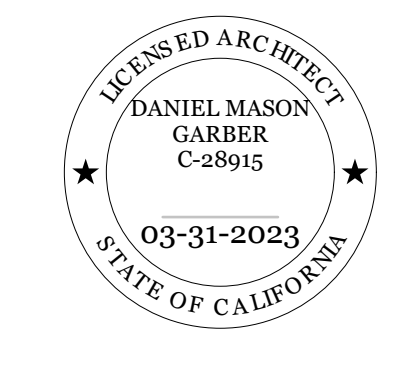




(P) FLOOR PLAN NOTES
 REFER TO ADDITIONAL FLOOR PLAN NOTES ON SHEET A0.100.



FERGUS GARBER ARCHITECTS
 81 ENCINA AVENUE
 PALO ALTO, CA 94301
 650-459-3700
 www.fg-arch.com

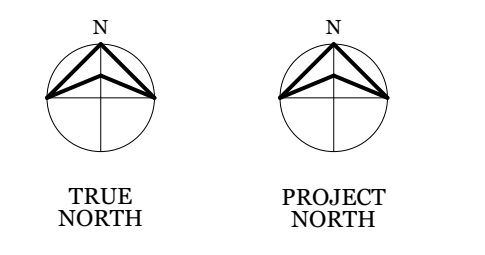


125 S GORDON

KHURANA / LETUCHY RESIDENCE
 125 S GORDON WAY
 LOS ALTOS CA 94022

ISSUANCES

REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET



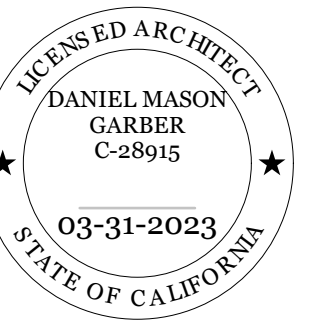
SECOND FLOOR PLAN

A1.220

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

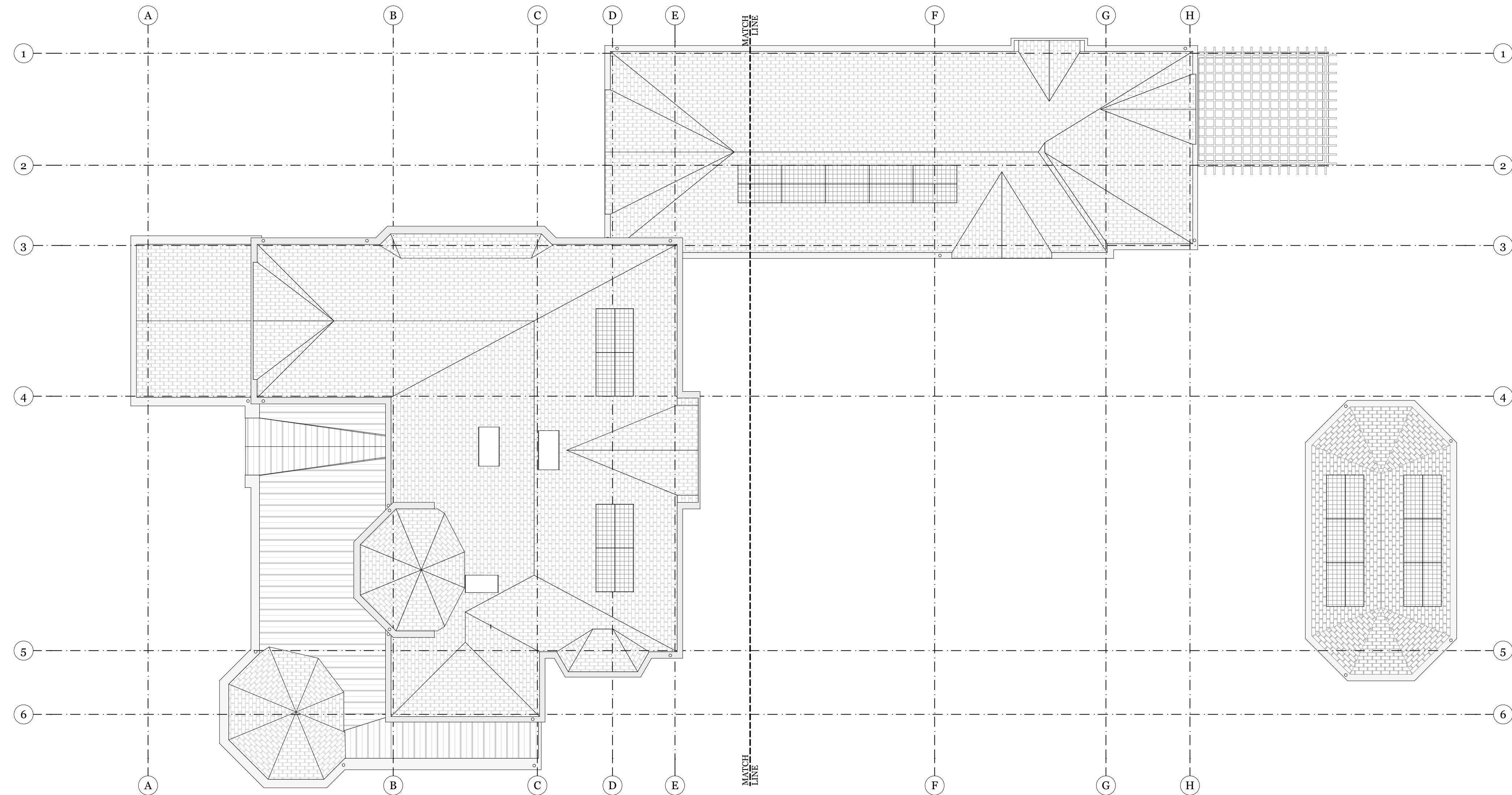


FERGUS GARBER ARCHITECTS
 81 ENCINA AVENUE
 PALO ALTO, CA 94301
 650-459-3700
 www.fg-arch.com



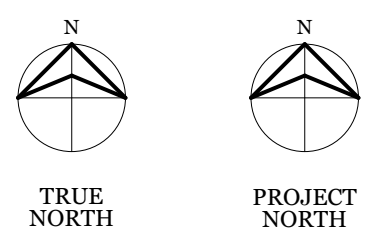
125 S GORDON

KHURANA / LETUCHY RESIDENCE
 125 S GORDON WAY
 LOS ALTOS CA 94022



ISSUANCES

REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET



ROOF KEY PLAN

A1.300

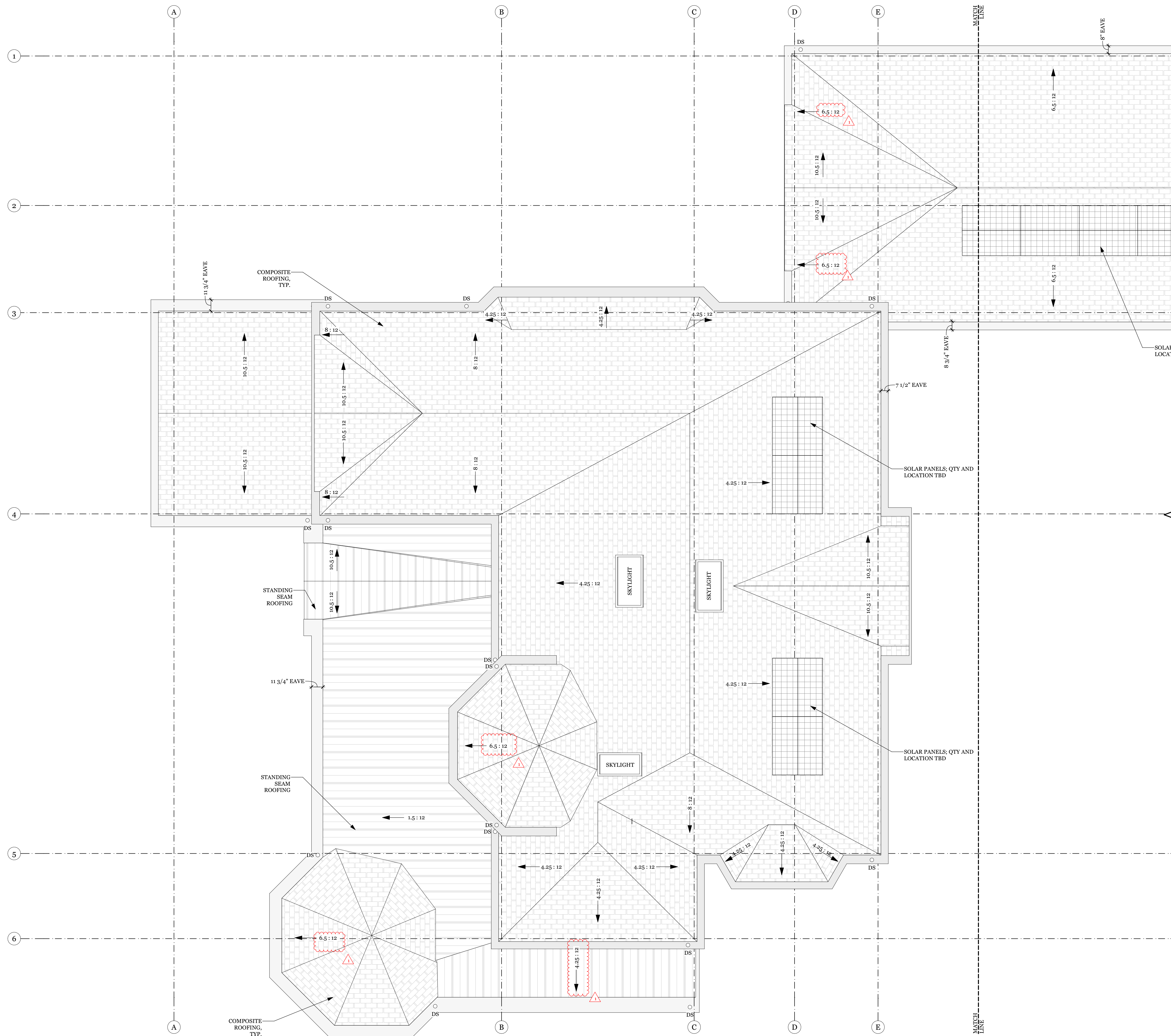
ROOF KEY PLAN

1

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

© FERGUS GARBER ARCHITECTS 2023

DATE PLOTTED: 9/6/23 10:02 PM



(P) ROOF PLAN NOTES

REFER TO ADDITIONAL ROOF PLAN NOTES ON SHEET A0.100.

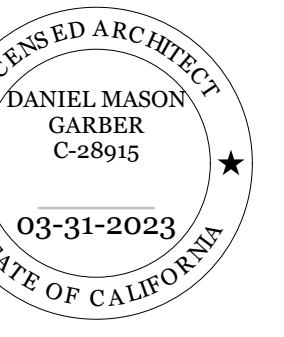
- 1) SKYLIGHT MANUF. TBD
- 2) SOLAR PANELS TO BE INCLUDED IN A SEPARATE PERMIT
- 3) SEE STRUCTURAL DRAWINGS FOR SIZE AND SPACING OF STRUCTURAL MEMBERS

ROOF PLAN SYMBOL LEGEND

- DS DOWNSPOUT
- XX:XX ROOF SLOPE



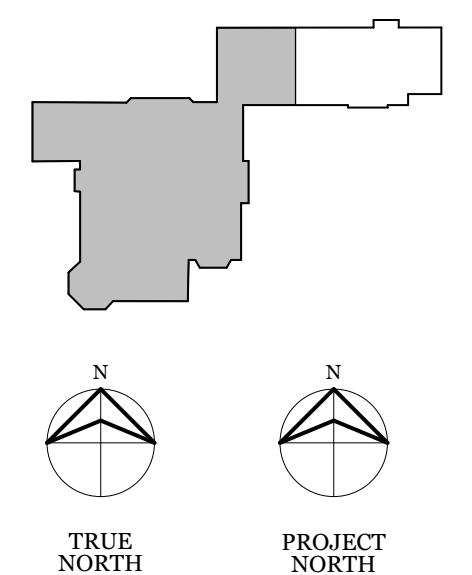
FERGUS GARBER ARCHITECTS
81 ENCLINA AVENUE
PALO ALTO, CA 94301
650-459-3700
www.fg-arch.com



125 S GORDON

KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022

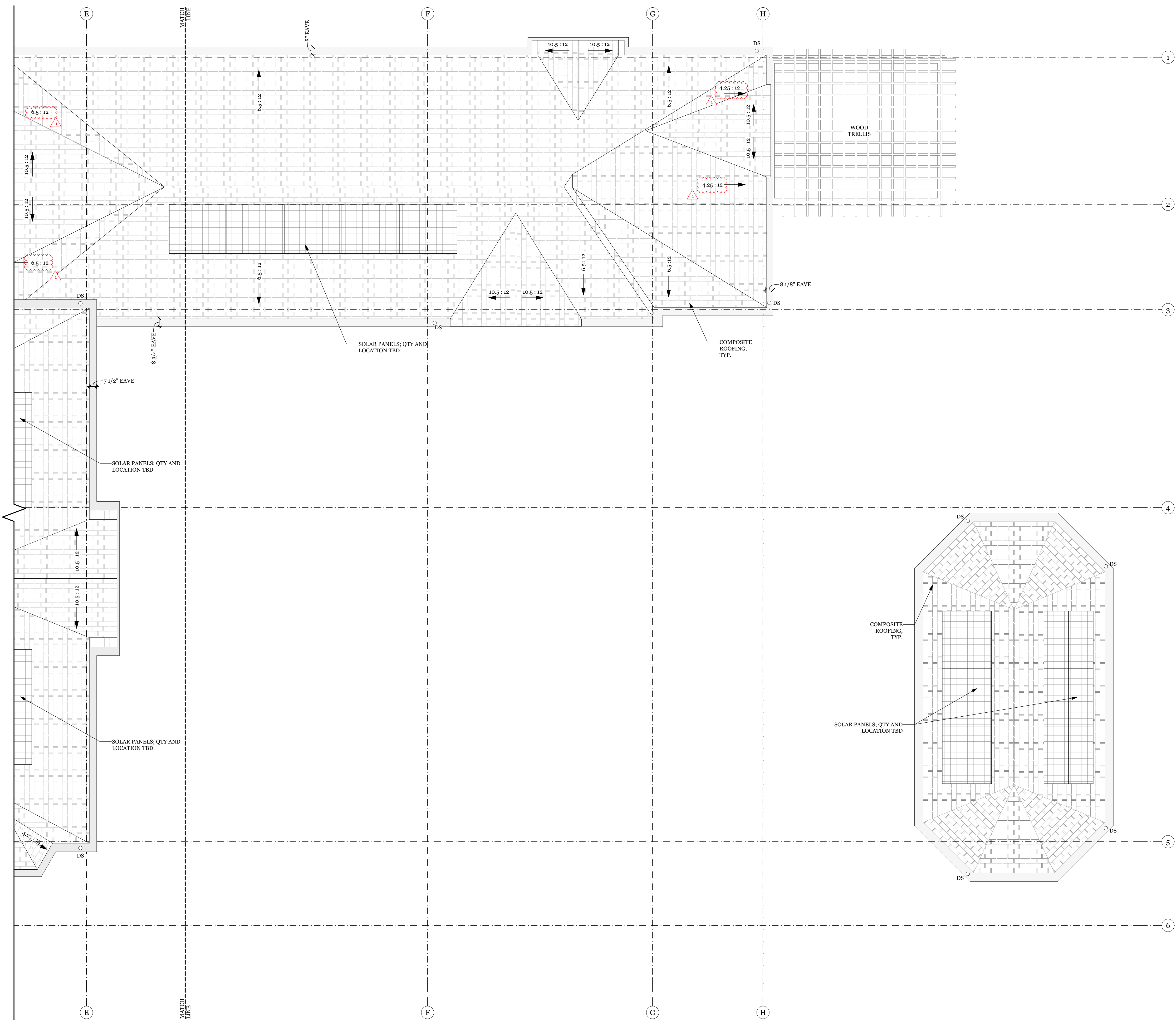
ISSUANCES		
REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1



ROOF PARTIAL PLAN

A1.301

DATE RECORDED: 3/16/23 10:02 AM



(P) ROOF PLAN NOTES

REFER TO ADDITIONAL ROOF PLAN NOTES ON SHEET A0.100.

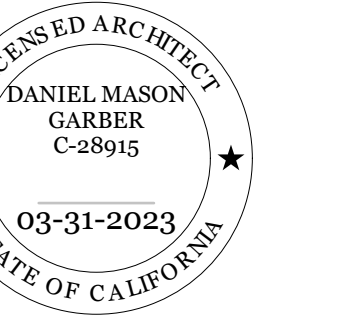
- 1) SKYLIGHT MANUF. TBD
- 2) SOLAR PANELS TO BE INCLUDED IN A SEPARATE PERMIT
- 3) SEE STRUCTURAL DRAWINGS FOR SIZE AND SPACING OF STRUCTURAL.

ROOF PLAN SYMBOL LEGEND

- DS DOWNSPOUT
 XX : XX → ROOF SLOPE



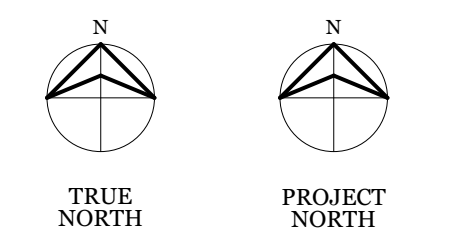
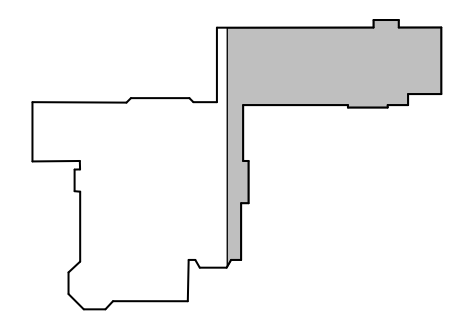
FERGUS GARBER ARCHITECTS
 81 ENCLINA AVENUE
 PALO ALTO, CA 94301
 650-459-3700
 www.fg-arch.com



125 S GORDON

KHURANA / LETUCHY RESIDENCE
 125 S GORDON WAY
 LOS ALTOS CA 94022

ISSUANCES		
REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1



ROOF PARTIAL PLAN

ROOF PARTIAL PLAN
 SCALE: 1/4" = 1'-0"

1

A1.302

DATE PLOTTED: 3/16/23 10:02 PM



FERGUS GARBER ARCHITECTS
81 ENCLINA AVENUE
PALO ALTO, CA 94301
650-459-3700
www.fg-arch.com

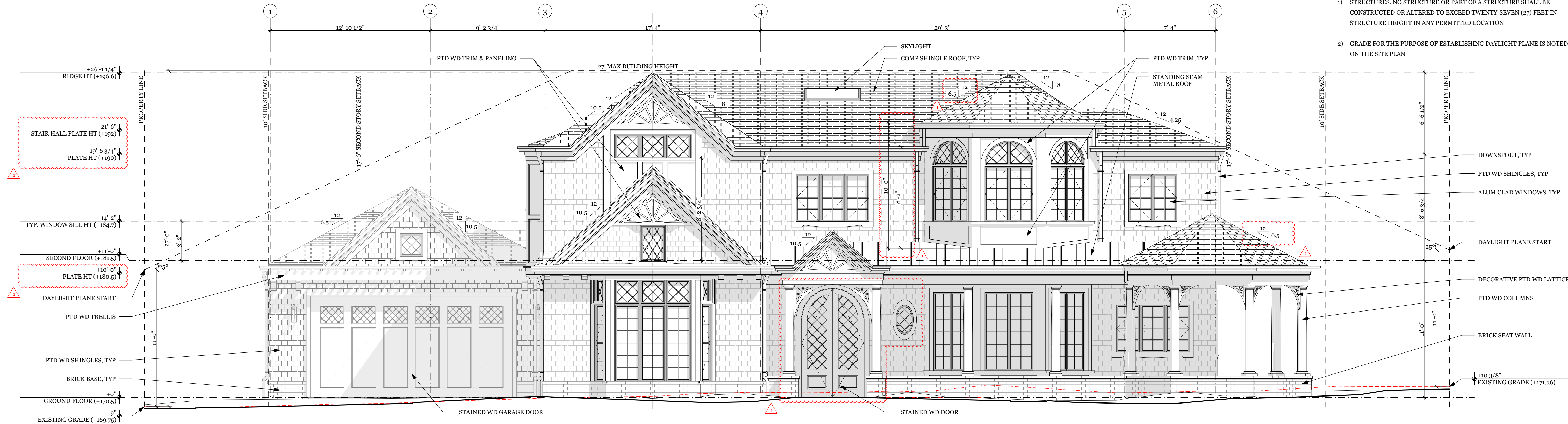


125 S GORDON

KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022

ELEVATION NOTES

- STRUCTURES. NO STRUCTURE OR PART OF A STRUCTURE SHALL BE CONSTRUCTED OR ALTERED TO EXCEED TWENTY-SEVEN (27) FEET IN STRUCTURE HEIGHT IN ANY PERMITTED LOCATION
- GRADE FOR THE PURPOSE OF ESTABLISHING DAYLIGHT PLANE IS NOTED ON THE SITE PLAN



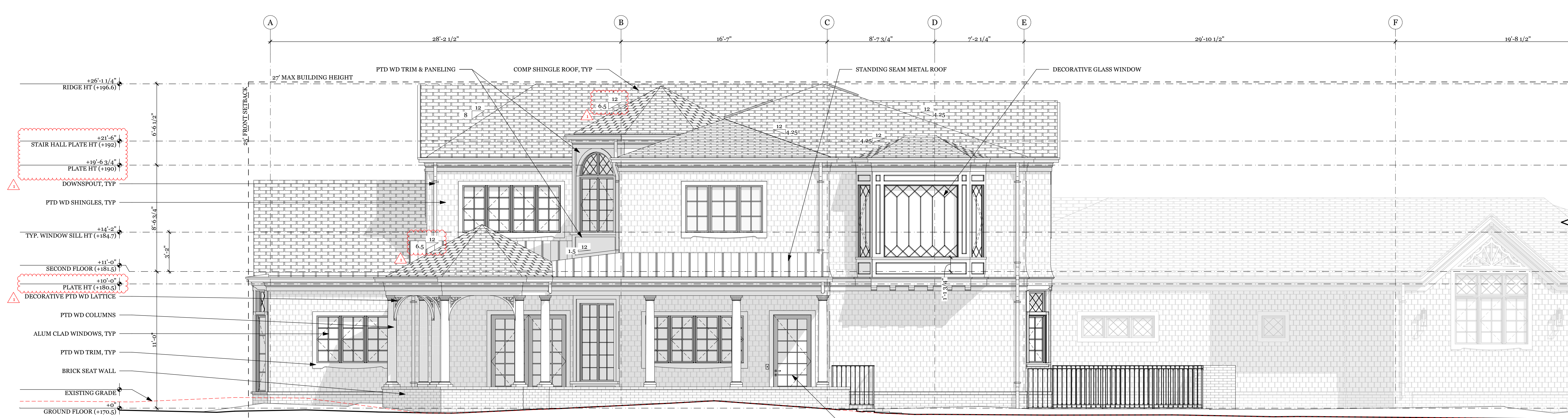
HOUSE WEST (STREET) ELEVATION

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

2

ISSUANCES

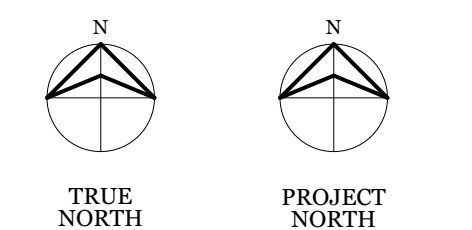
REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1



HOUSE SOUTH ELEVATION

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

1



EXTERIOR
ELEVATIONS

A2.000

ELEVATION NOTES

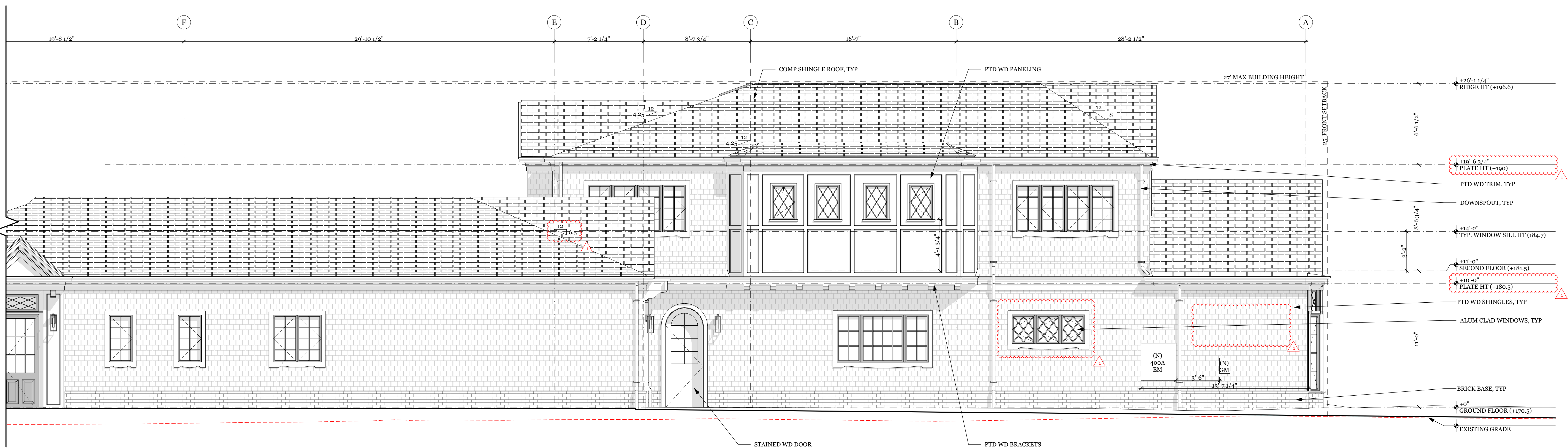
SEE NOTES ON A2.000



HOUSE EAST (REAR) ELEVATION

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

2



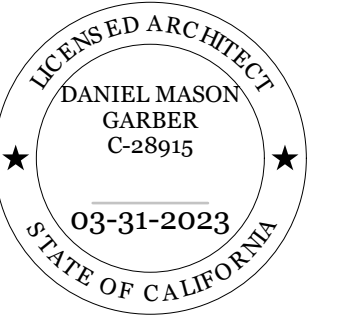
HOUSE NORTH ELEVATION

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

1



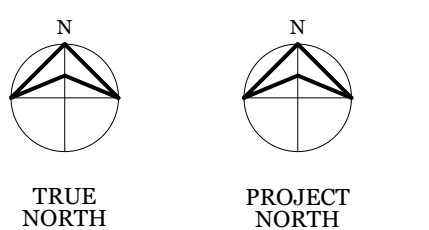
FERGUS GARBER ARCHITECTS
81 ENCINA AVENUE
PALO ALTO, CA 94301
650.459.3700
www.fg-arch.com



125 S GORDON

KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022

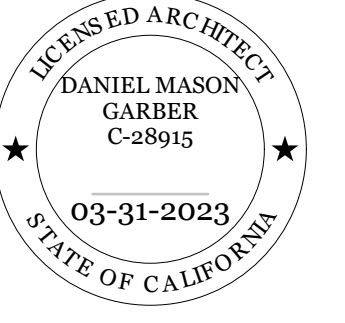
ISSUANCES		
REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1



EXTERIOR ELEVATIONS

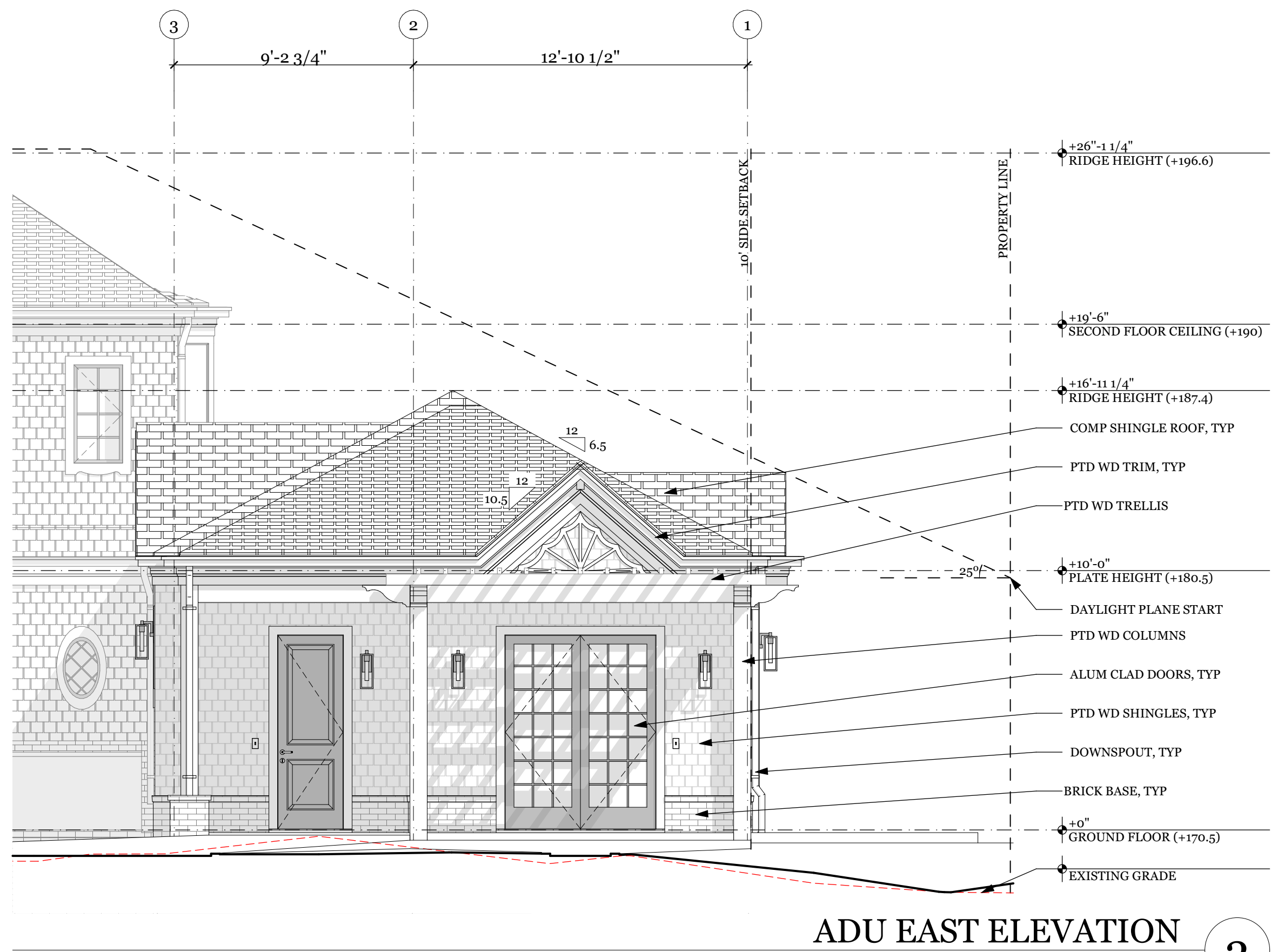
A2.001

DATE PLOTTED: 3/16/23 10:02 PM



125 S GORDON

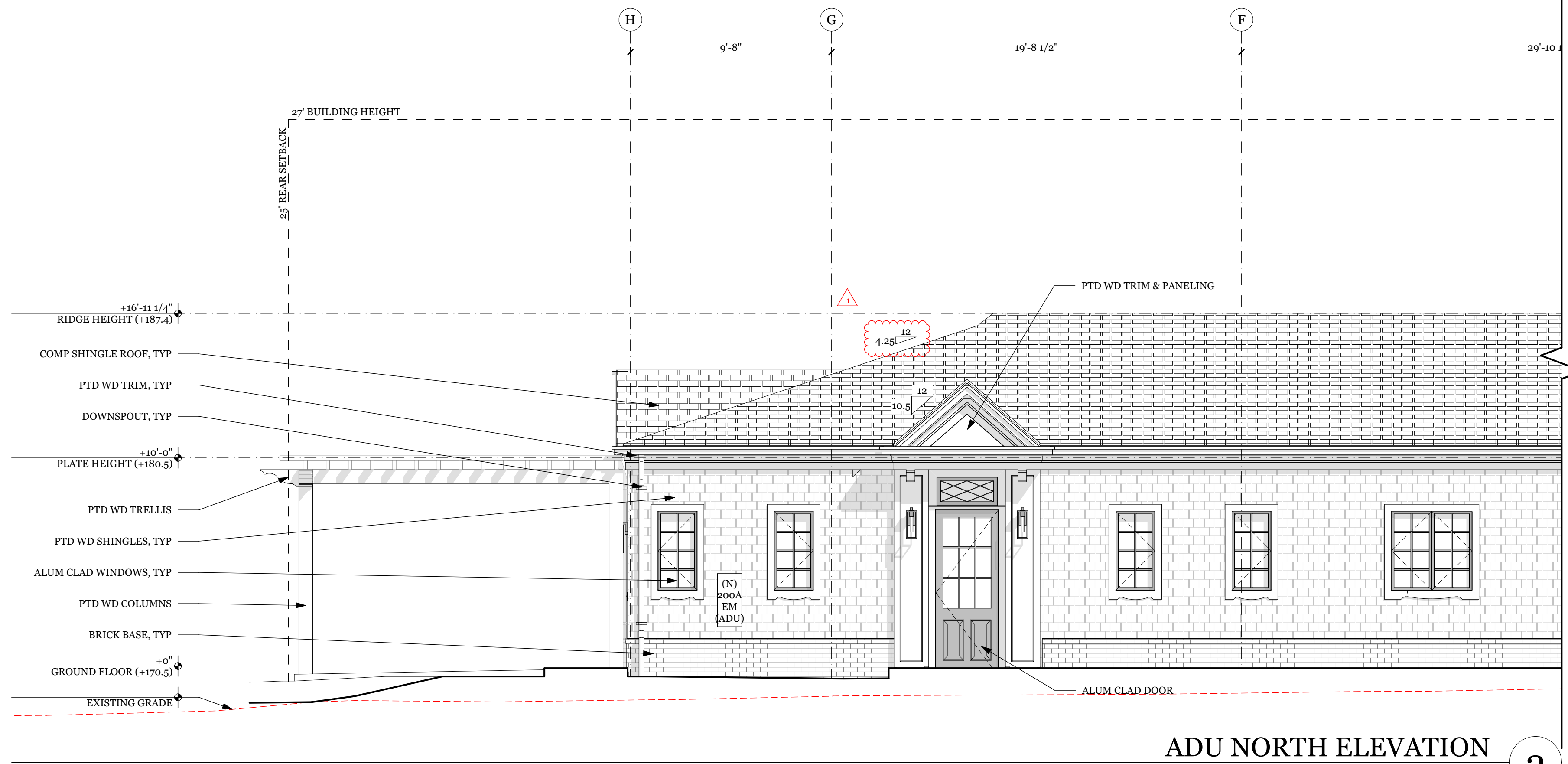
KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022



ADU EAST ELEVATION

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

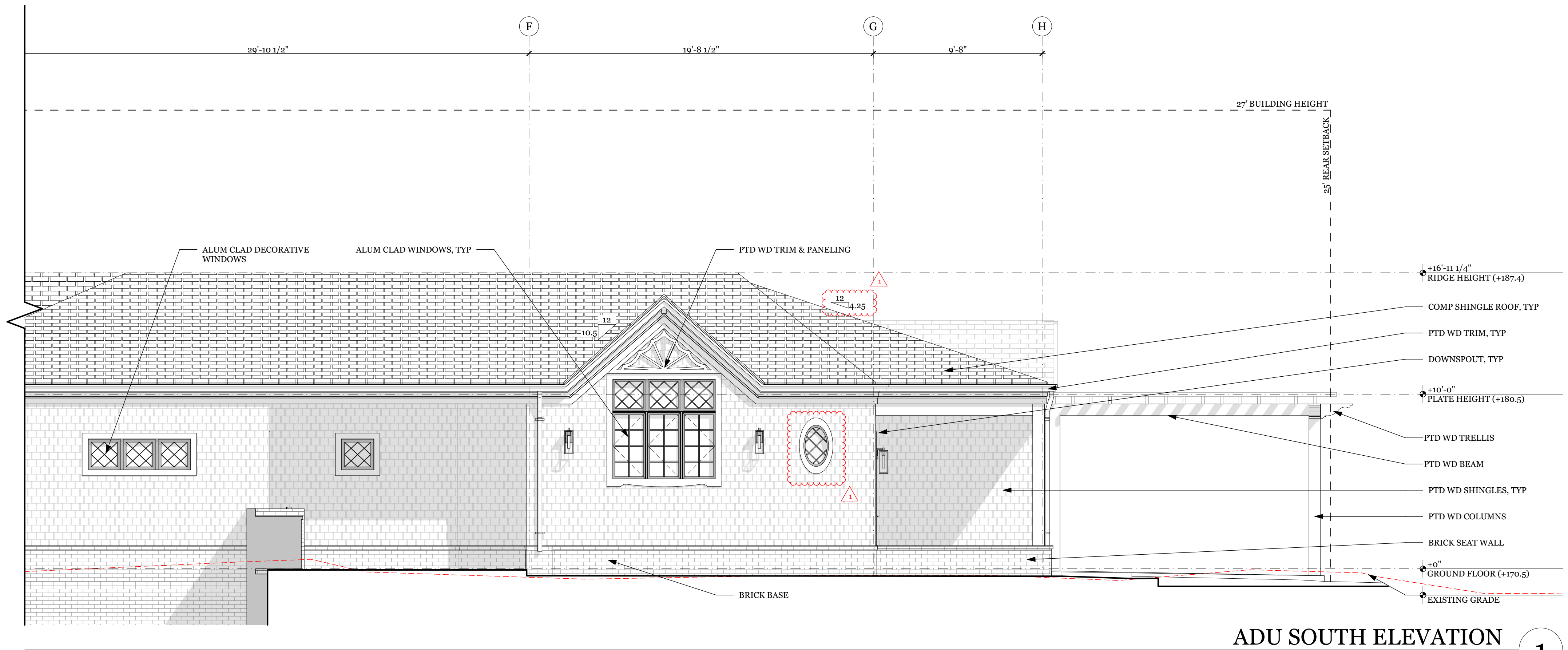
3



ADU NORTH ELEVATION

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

2

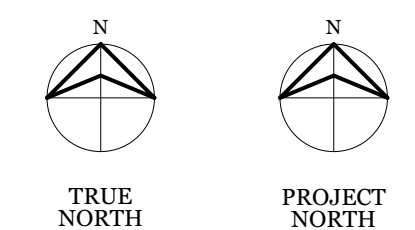


ADU SOUTH ELEVATION

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

1

ISSUANCES		
REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1



EXTERIOR ELEVATIONS - ADU

A2.100

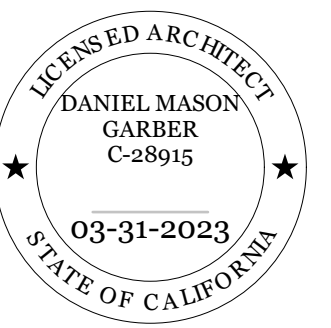
RECORDED: 3/16/23 10:02 PM

ELEVATION NOTES

SEE NOTES ON A2.000

FGA

FERGUS GARBER ARCHITECTS
81 ENCLINA AVENUE
PALO ALTO, CA 94301
650-459-3700
www.fg-arch.com

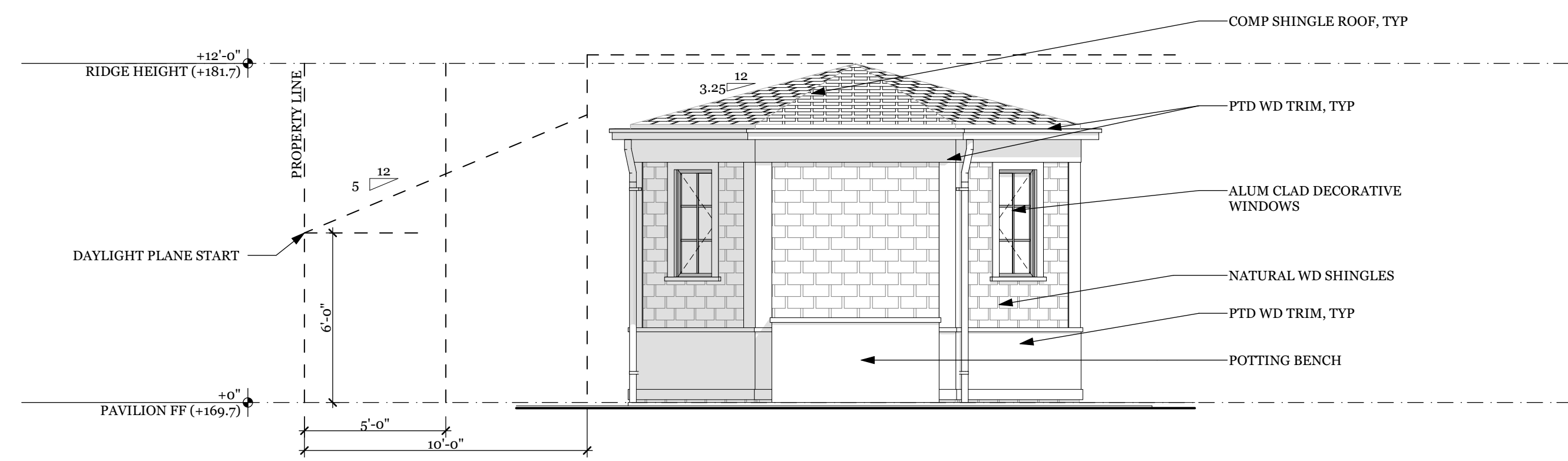


125 S GORDON

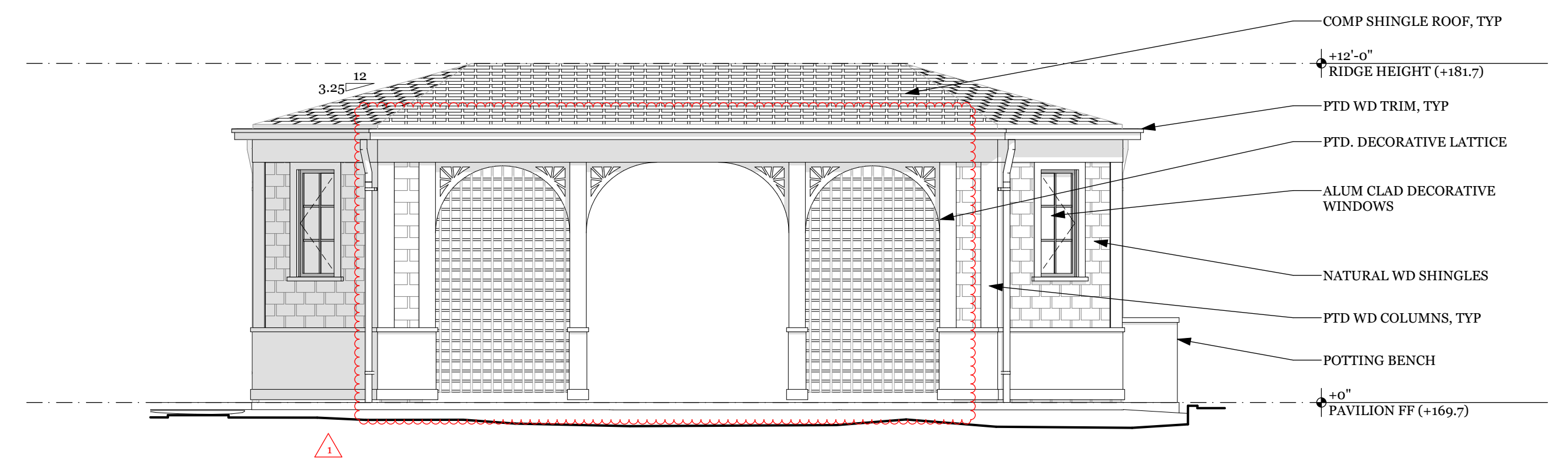
KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022

ISSUANCES

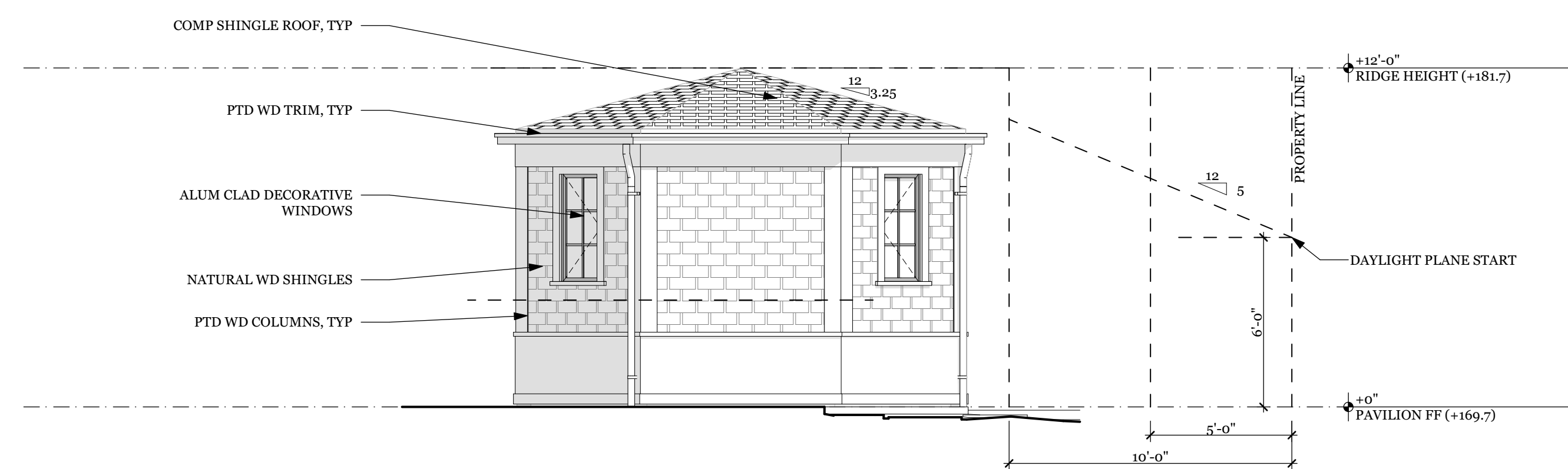
REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1



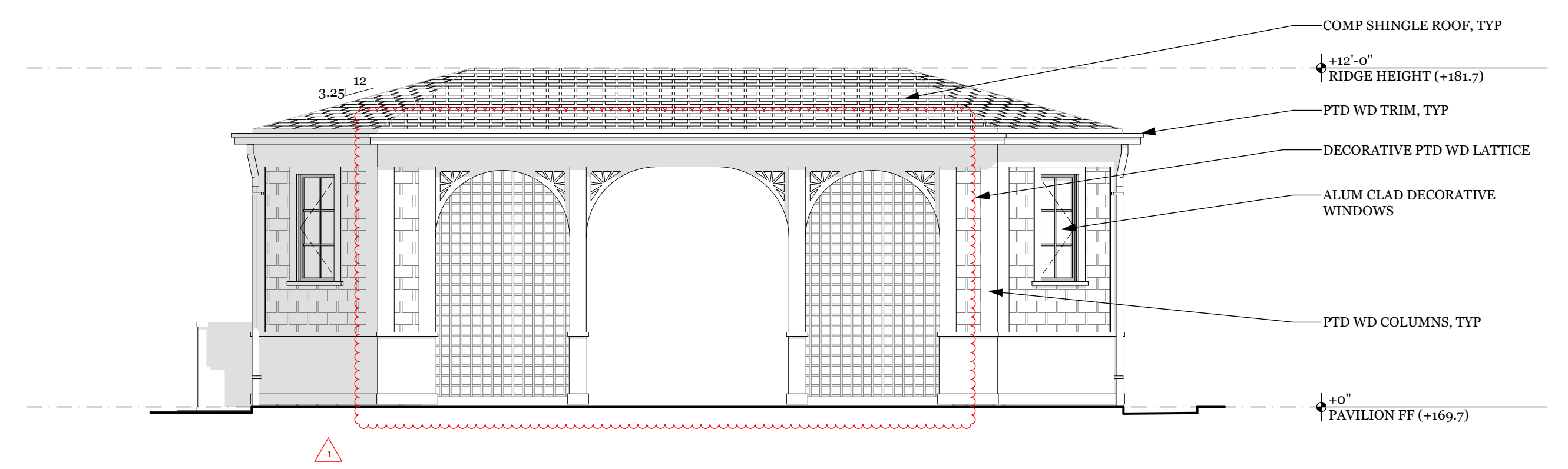
POOL NORTH ELEVATION
SCALE: 1/4" = 1'-0" **4**



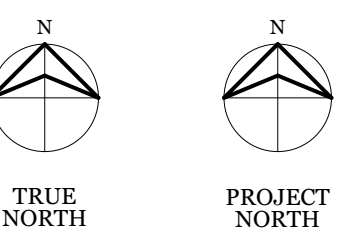
POOL EAST ELEVATION
SCALE: 1/4" = 1'-0" **2**



POOL SOUTH ELEVATION
SCALE: 1/4" = 1'-0" **3**



POOL WEST ELEVATION
SCALE: 1/4" = 1'-0" **1**



EXTERIOR
ELEVATIONS -
POOL PAVILION

A2.200

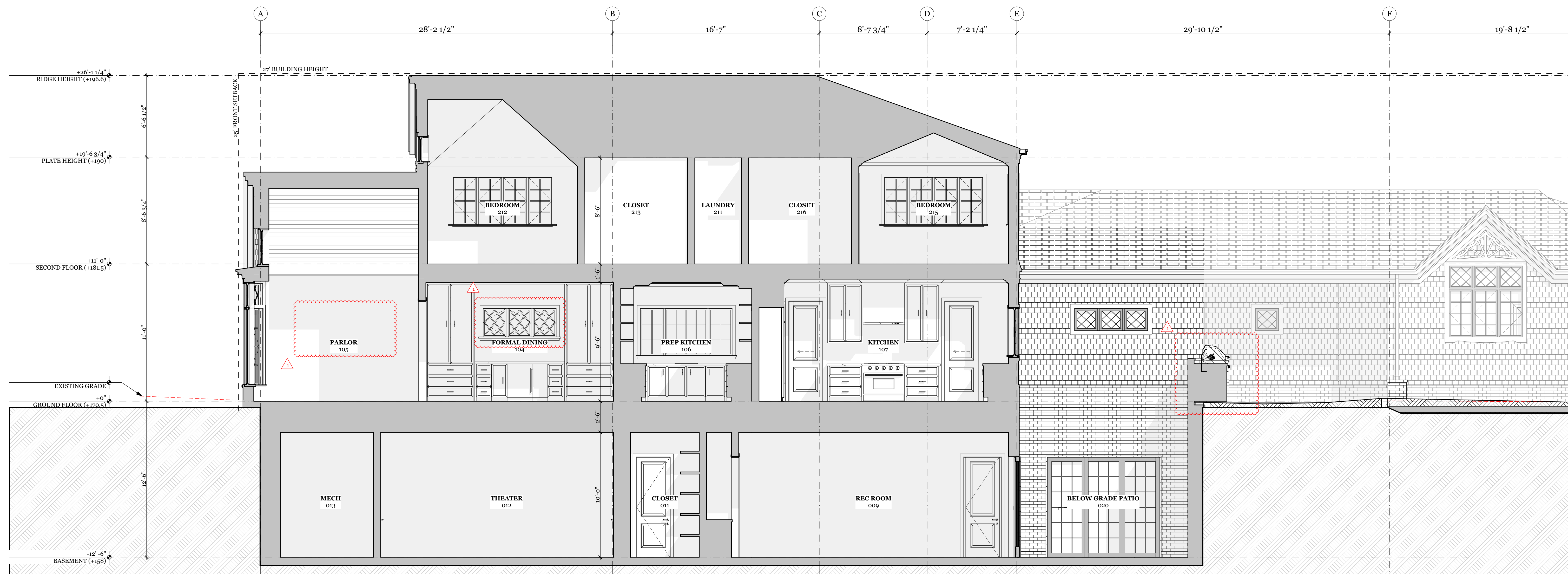


FERGUS GARBER ARCHITECTS
81 ENCINA AVENUE
PALO ALTO, CA 94301
650-459-3700
www.fg-arch.com

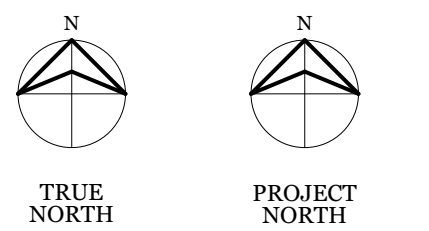


125 S GORDON

KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022



ISSUANCES		
REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1



BUILDING SECTIONS

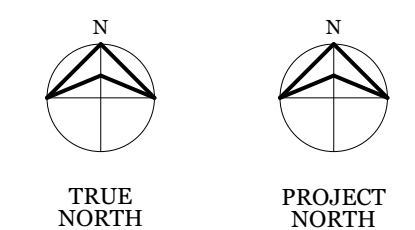
BUILDING SECTION E/W
SCALE: 1/4" = 1'-0"

125 S GORDON

KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022

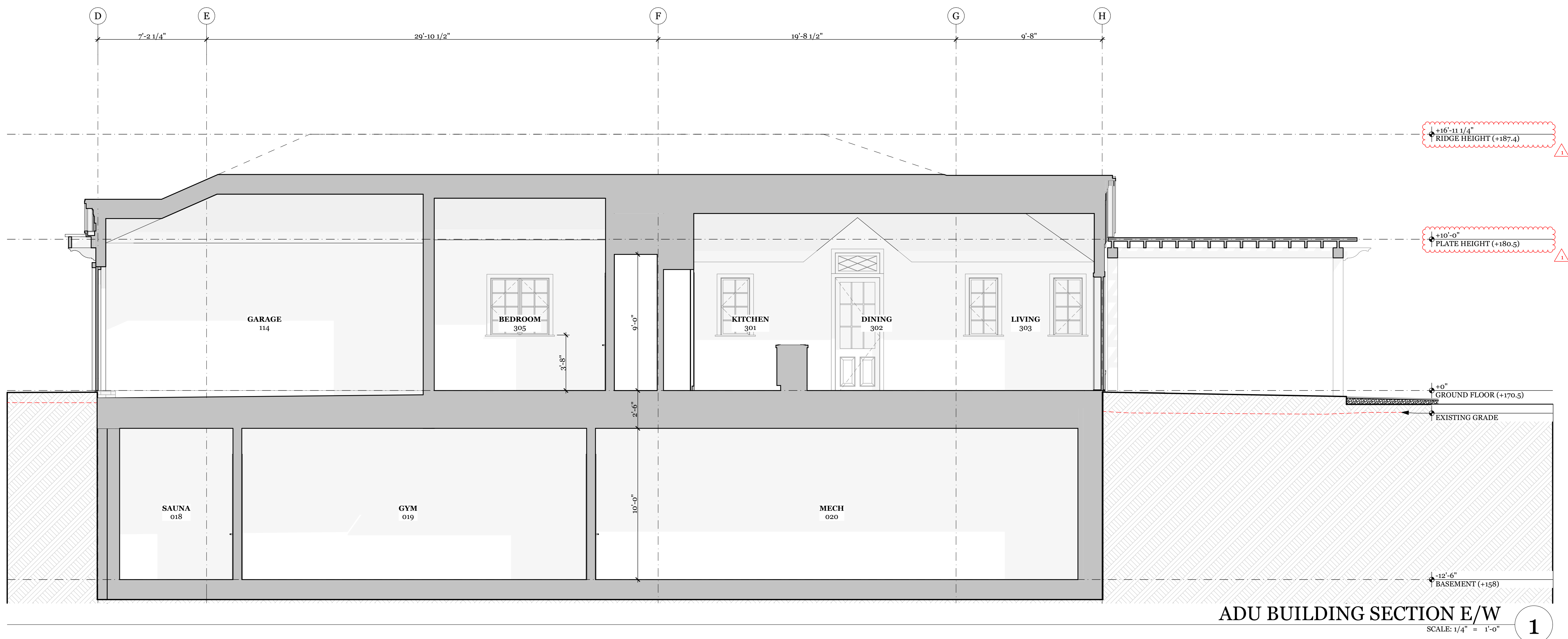
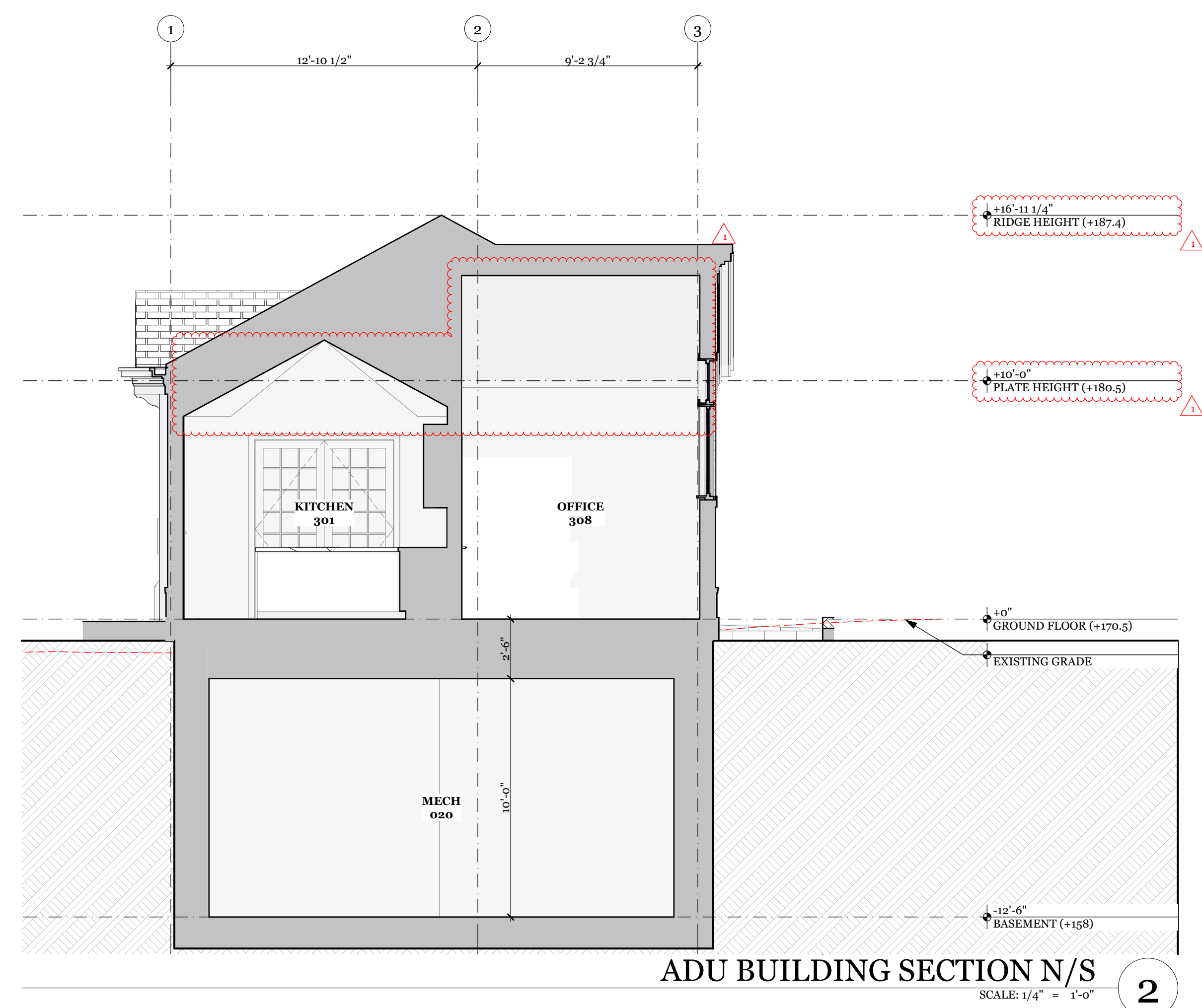
ISSUANCES

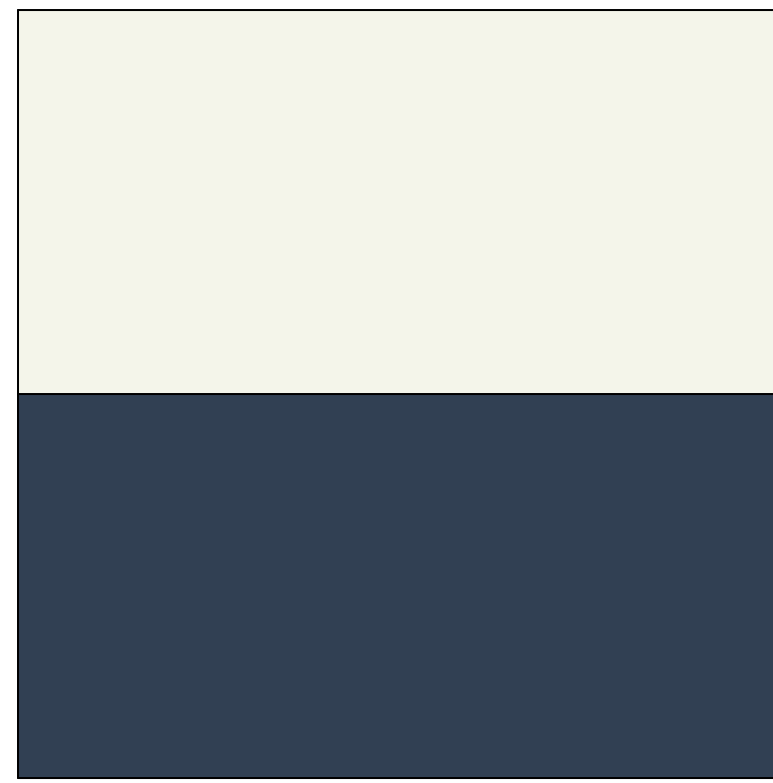
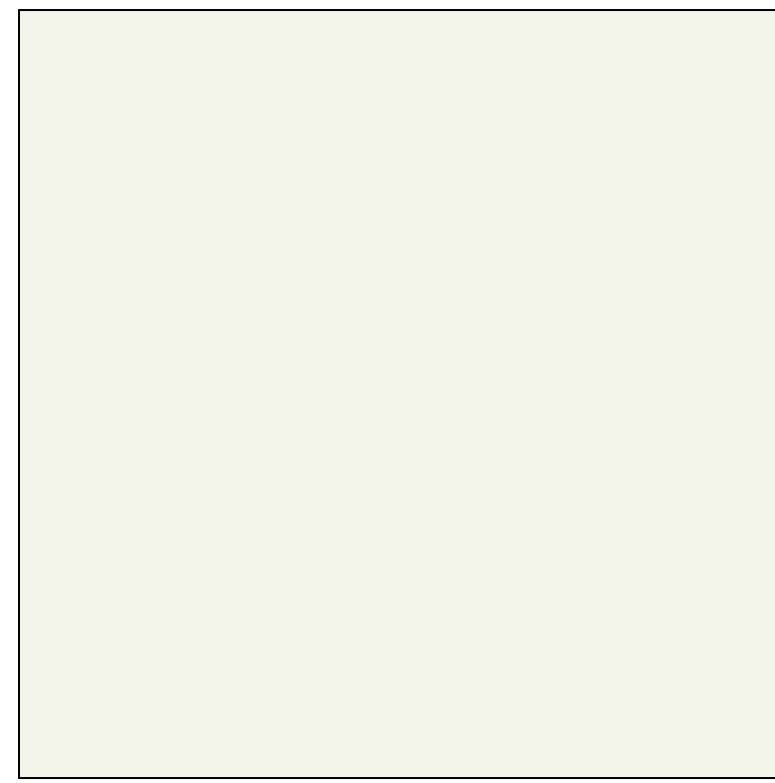
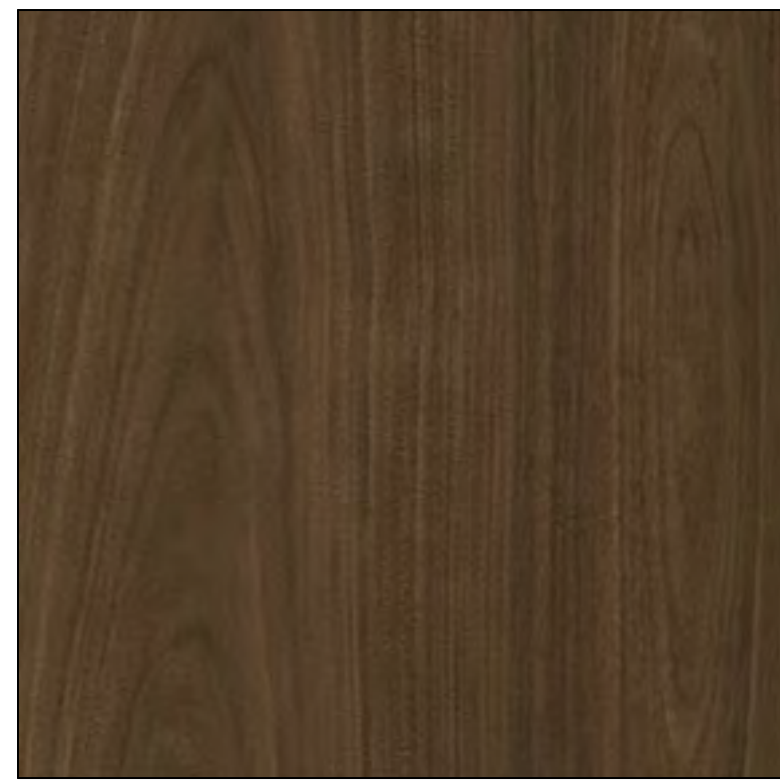
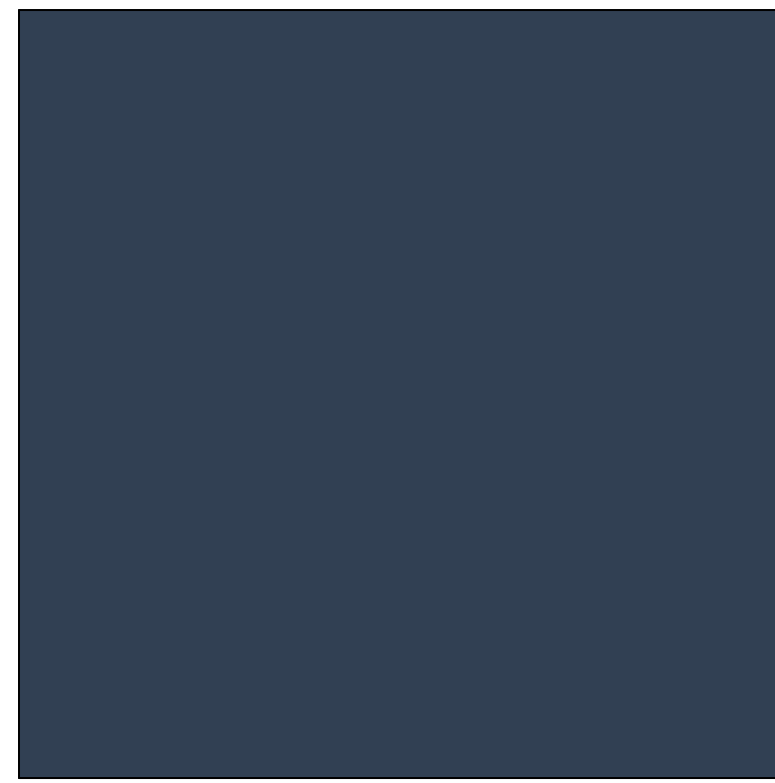
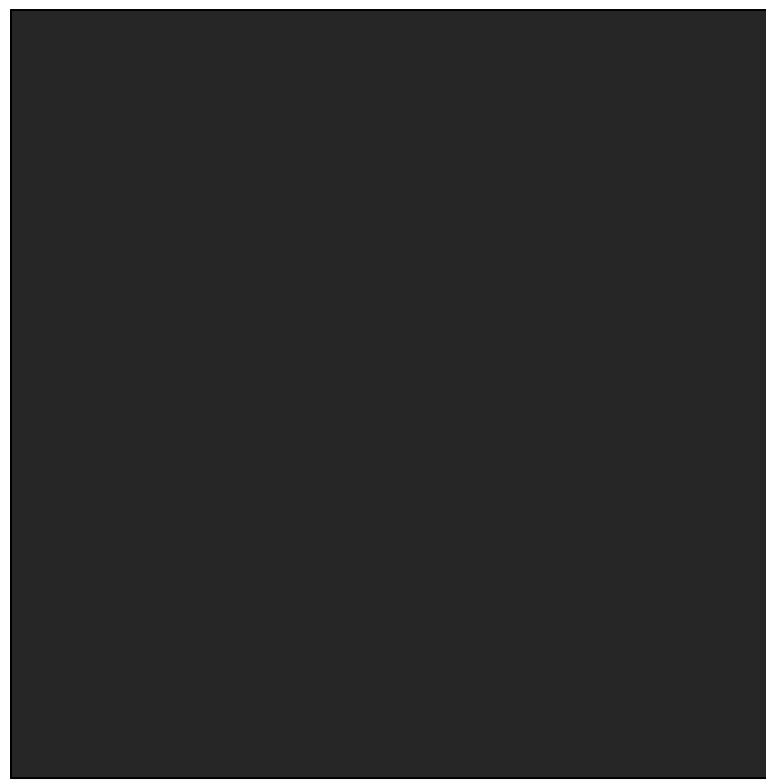
REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1



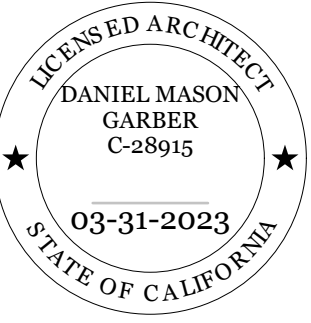
BUILDING SECTIONS- ADU

A3.002





FERGUS GARBER ARCHITECTS
81 ENCINA AVENUE
PALO ALTO, CA 94301
650-459-3700
www.fg-arch.com



SOUTHLAND WINDOWS AND DOORS -
'BENJAMIN MOORE'S JET BLACK'

EXTERIOR SHINGLES
BENJAMIN MOORE'S 'HUDSON BAY'

GARAGE AND ENTRY DOORS
MEDIUM STAINED WOOD

BASE MATERIAL- BRICK
BENJAMIN MOORE'S 'SNOWFALL'

TRIM/PANELING
BENJAMIN MOORE'S 'SNOWFALL'
BENJAMIN MOORE'S 'HUDSON BAY'

COMPOSITE SHINGLE ROOF
CERTAINEED 'LANDMARK SOLARIS GRAPHITE'

STANDING SEAM METAL ROOF
CUSTOM BILT'S 'STROM GRAY'



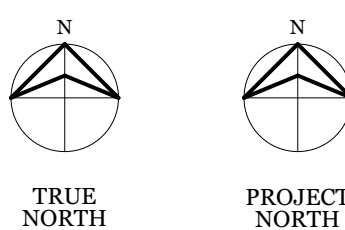
125 S GORDON

KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022

ISSUANCES

REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1

REV | DATE | DESCRIPTION



MATERIALS
BOARD /
RENDERING

A9.000



ENTRY
SCALE: 1:0.60

4



SIDE YARD
SCALE: 1:0.64

2



DRIVEWAY
SCALE: 1:0.53

3

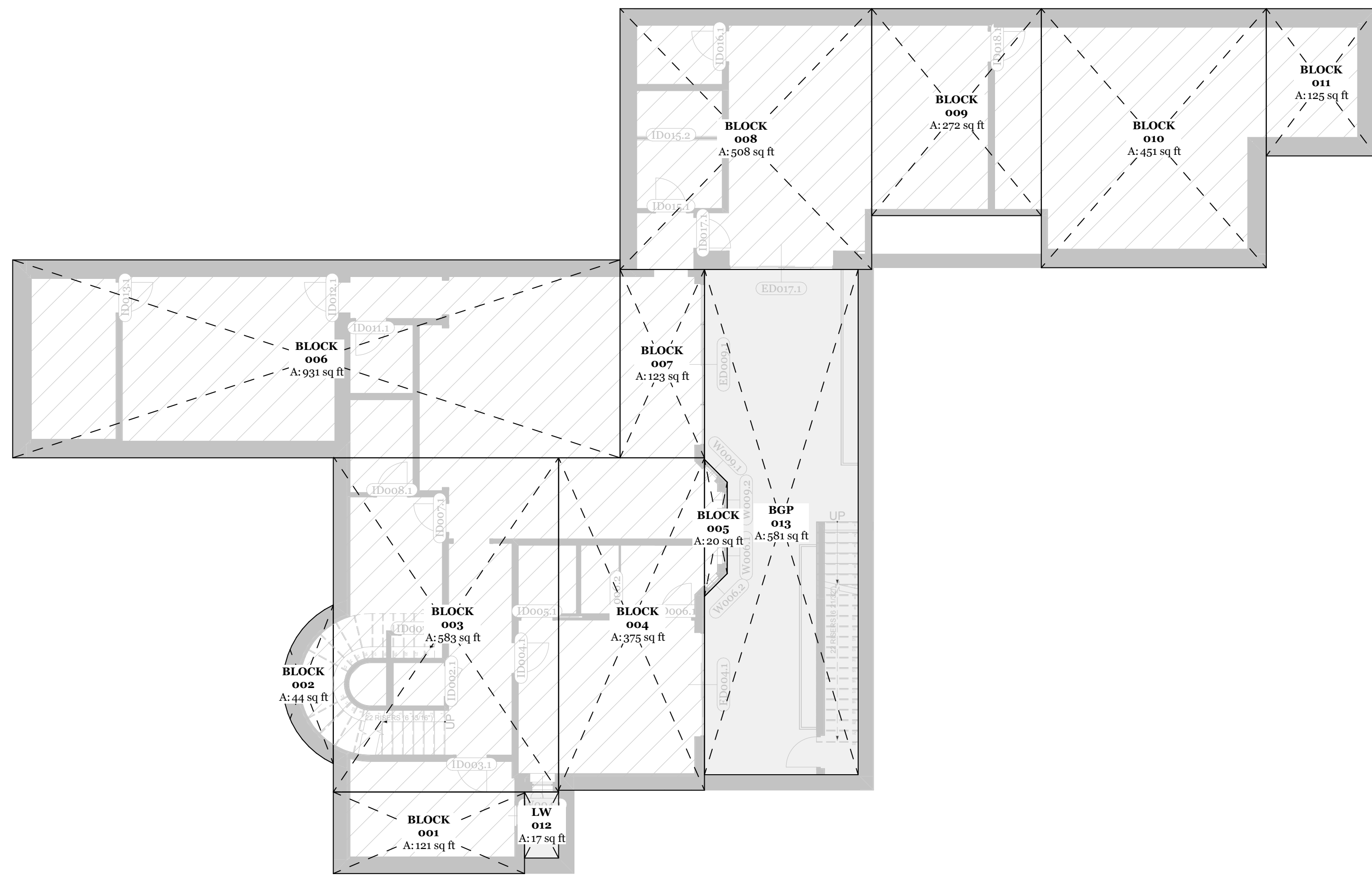


STREET VIEW
SCALE: 1:0.67

1

ISSUANCES		
REV	DATE	DESCRIPTION
1	03/16/23	PLANNING SET REV1

DATE: 03/16/23 10:04 PM



FLOOR AREA NOTES

BASIS FOR FLOOR AREA CALCULATIONS:
- THE SUM OF ALL FLOORS IN A MAIN STRUCTURE MEASURED TO EXT. FACE OF FINISH

FAR CALCULATIONS LEGEND

- FAR
- LIGHTWELL / BELOW GRADE PATIO
- NON-FAR
- LOT COVERAGE (NON-FAR)

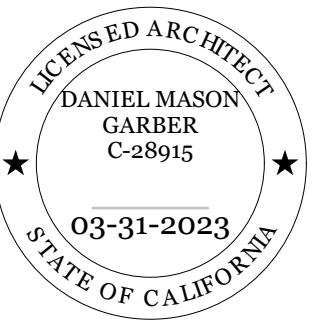
PROPOSED NON-FAR CALCS (BASEMENT)			
	ZONE NAME	ZONE NUMBER	AREA
BASEMENT	BLOCK	001	121
	BLOCK	002	44
	BLOCK	003	583
	BLOCK	004	375
	BLOCK	005	20
	BLOCK	006	931
	BLOCK	007	123
	BLOCK	008	508
	BLOCK	009	272
	BLOCK	010	451
	BLOCK	011	125
			3,553 R²

LIGHTWELL & BGP			
	ZONE NAME	ZONE NUMBER	MEASURED AREA
BASEMENT	LW	012	17
	BGP	013	581

AREAS UPDATED BASED ON MINOR PLAN DESIGN CHANGES

FGA

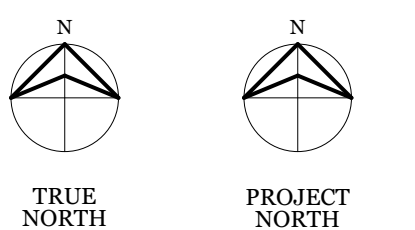
FERGUS GARBER ARCHITECTS
81 ENCINA AVENUE
PALO ALTO, CA 94301
650-459-3700
www.fg-arch.com



125 S GORDON

KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022

ISSUANCES		
REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1



BASEMENT FLOOR AREA CALCS

A9.100

FLOOR AREA NOTES

BASIS FOR FLOOR AREA CALCULATIONS:
- THE SUM OF ALL FLOORS IN A MAIN STRUCTURE MEASURED TO EXT. FACE OF FINISH

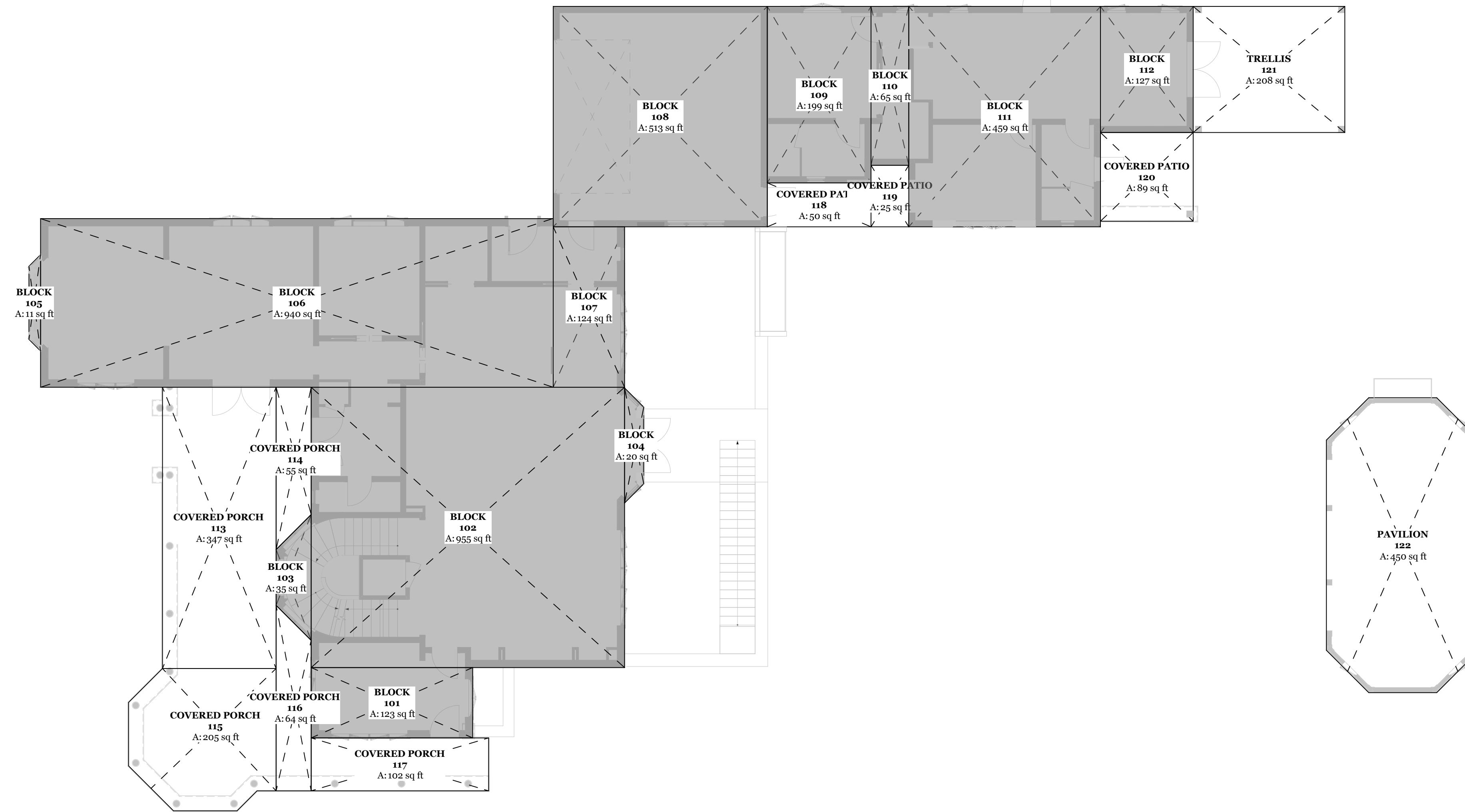
FAR CALCULATIONS LEGEND

- FAR
- LIGHTWELL / BELOW GRADE PATIO
- NON-FAR
- LOT COVERAGE (NON-FAR)

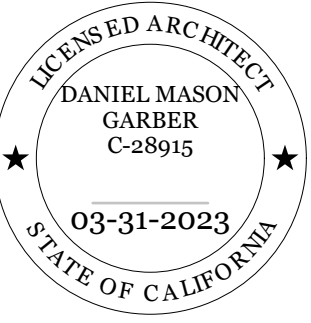
PROPOSED FAR CALCULATIONS			
	ZONE NAME	ZONE NUMBER	AREA
FIRST FLOOR			
	BLOCK	101	123
	BLOCK	102	955
	BLOCK	103	35
	BLOCK	104	20
	BLOCK	105	11
	BLOCK	106	940
	BLOCK	107	124
	BLOCK	108	513
			2,721 ft²

PROPOSED ADU AREA CALCS			
	ZONE NAME	ZONE NUMBER	AREA
FIRST FLOOR			
	BLOCK	109	199
	BLOCK	110	65
	BLOCK	111	459
	BLOCK	112	127
			850 ft²

PROPOSED LOT COVERAGE			
	ZONE NAME	ZONE NUMBER	AREA
FIRST FLOOR			
	COVERED PORCH	113	347
	COVERED PORCH	114	55
	COVERED PORCH	115	205
	COVERED PORCH	116	64
	COVERED PORCH	117	102
	COVERED PATIO	118	50
	COVERED PATIO	119	25
	COVERED PATIO	120	89
	TRELLIS	121	208
	PAVILION	122	450
			1,595 ft²



FERGUS GARBER ARCHITECTS
81 ENCLINA AVENUE
PALO ALTO, CA 94301
650-459-3700
www.fg-arch.com

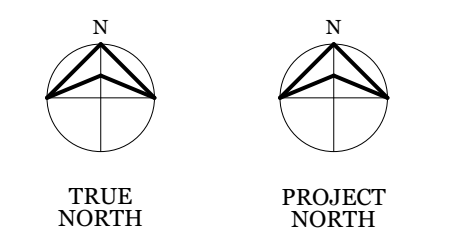


125 S GORDON

KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022

ISSUANCES
11/09/22 PLAN CHECK SET

REV DATE DESCRIPTION



FIRST FLOOR AREA CALCS

A9.110

© FERGUS GARBER ARCHITECTS 2023

FIRST FLOOR AREA CALCS

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

FLOOR AREA NOTES

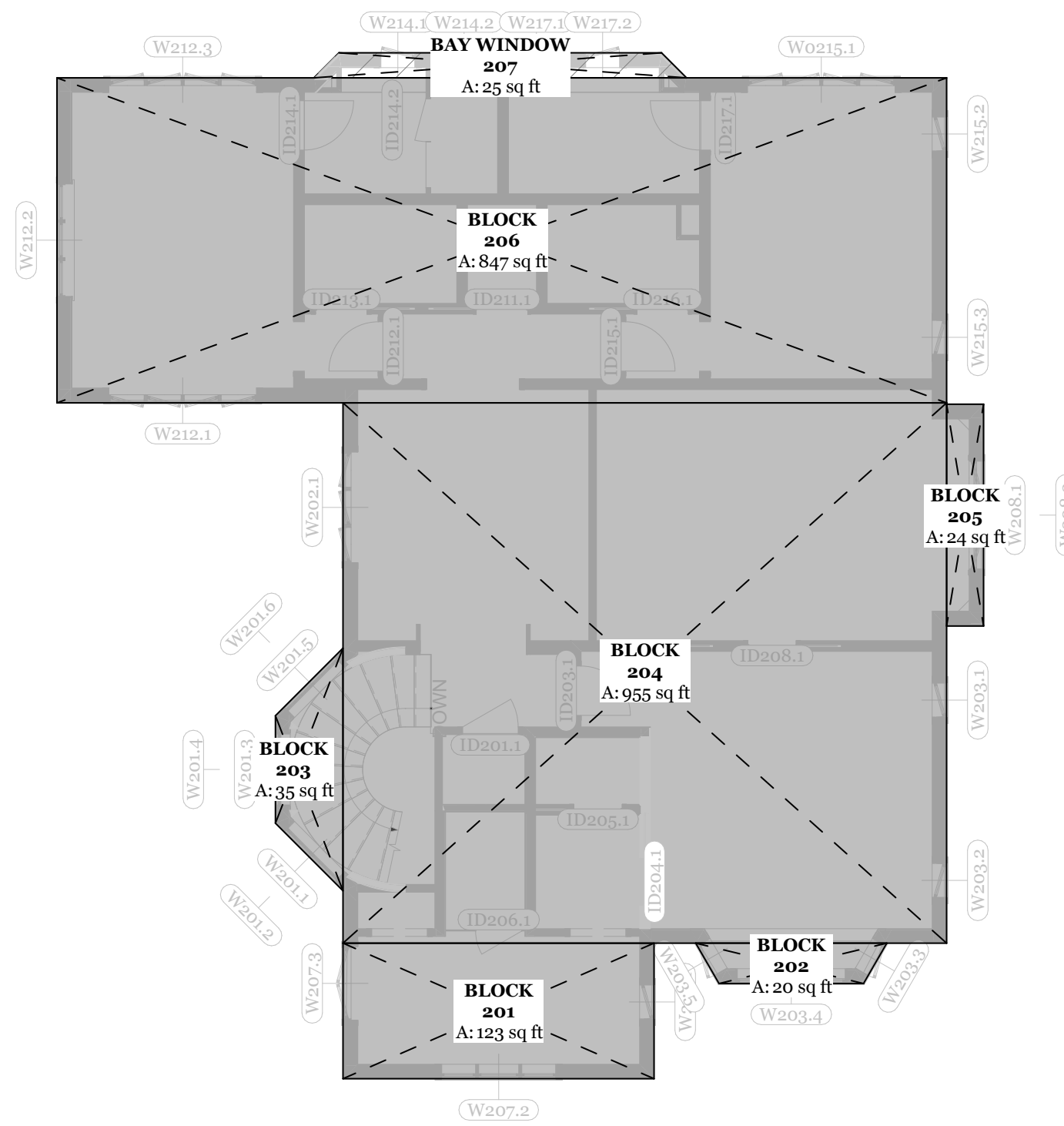
BASIS FOR FLOOR AREA CALCULATIONS:
 - THE SUM OF ALL FLOORS IN A MAIN STRUCTURE MEASURED TO EXT. FACE OF FINISH

FAR CALCULATIONS LEGEND

- FAR
- LIGHTWELL / BELOW GRADE PATIO
- NON-FAR
- LOT COVERAGE (NON-FAR)

PROPOSED FAR CALCULATIONS			
	ZONE NAME	ZONE NUMBER	AREA
SECOND FLOOR			
	BLOCK	201	123
	BLOCK	202	20
	BLOCK	203	35
	BLOCK	204	955
	BLOCK	205	24
	BLOCK	206	847
			2,004 ft ²

PROPOSED NON-FAR (BAY WINDOWS)			
	ZONE NAME	ZONE NUMBER	AREA
SECOND FLOOR			
	BAY WINDOW	207	25
			25 ft ²



FERGUS GARBER ARCHITECTS
 81 ENCLINA AVENUE
 PALO ALTO, CA 94301
 650-459-3700
 www.fg-arch.com



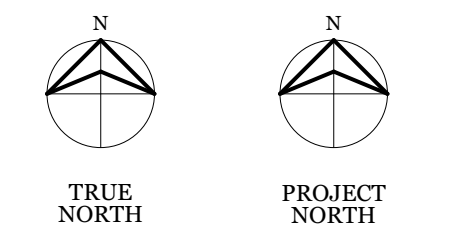
125 S GORDON

KHURANA / LETUCHY RESIDENCE
 125 S GORDON WAY
 LOS ALTOS CA 94022

ISSUANCES

REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET

REV DATE DESCRIPTION



**SECOND FLOOR
 AREA CALCS**

A9.120

SECOND FLOOR AREA CALCS

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

1

PROPOSED NON-FAR CALCS (BASEMENT)			
	ZONE NAME	ZONE NUMBER	AREA
BASEMENT			
	BLOCK	001	121
	BLOCK	002	44
	BLOCK	003	583
	BLOCK	004	375
	BLOCK	005	20
	BLOCK	006	931
	BLOCK	007	123
	BLOCK	008	508
	BLOCK	009	272
	BLOCK	010	451
	BLOCK	011	125
			3,553 ft²

LIGHTWELL & BGP			
	ZONE NAME	ZONE NUMBER	MEASURED AREA
BASEMENT			
	LW	012	17
	BGP	013	581
			598 ft²

PROPOSED NON-FAR (BAY WINDOWS)			
	ZONE NAME	ZONE NUMBER	AREA
SECOND FLOOR			
	BAY WINDOW	207	25
			25 ft²

PROPOSED ADU AREA CALCS			
	ZONE NAME	ZONE NUMBER	AREA
FIRST FLOOR			
	BLOCK	109	199
	BLOCK	110	65
	BLOCK	111	459
	BLOCK	112	127
			850 ft²

AREAS UPDATED BASED ON MINOR PLAN DESIGN CHANGES

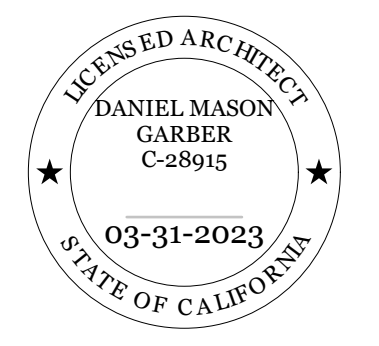


PROPOSED FAR CALCULATIONS			
	ZONE NAME	ZONE NUMBER	AREA
FIRST FLOOR			
	BLOCK	101	123
	BLOCK	102	955
	BLOCK	103	35
	BLOCK	104	20
	BLOCK	105	11
	BLOCK	106	940
	BLOCK	107	124
	BLOCK	108	513
			2,721 ft²
SECOND FLOOR			
	BLOCK	201	123
	BLOCK	202	20
	BLOCK	203	35
	BLOCK	204	955
	BLOCK	205	24
	BLOCK	206	847
			2,004 ft²
			4,725 ft²

PROPOSED LOT COVERAGE			
	ZONE NAME	ZONE NUMBER	AREA
FIRST FLOOR			
	COVERED PORCH	113	347
	COVERED PORCH	114	55
	COVERED PORCH	115	205
	COVERED PORCH	116	64
	COVERED PORCH	117	102
	COVERED PATIO	118	50
	COVERED PATIO	119	25
	COVERED PATIO	120	89
	TRELLIS	121	208
	PAVILION	122	450
			1,595 ft²



FERGUS GARBER ARCHITECTS
81 ENCINA AVENUE
PALO ALTO, CA 94301
650-459-3700
www.fg-arch.com

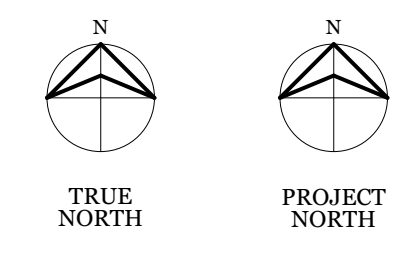


125 S GORDON

KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022

ISSUANCES

REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1



AREA CALCS SUMMARY

A9.200

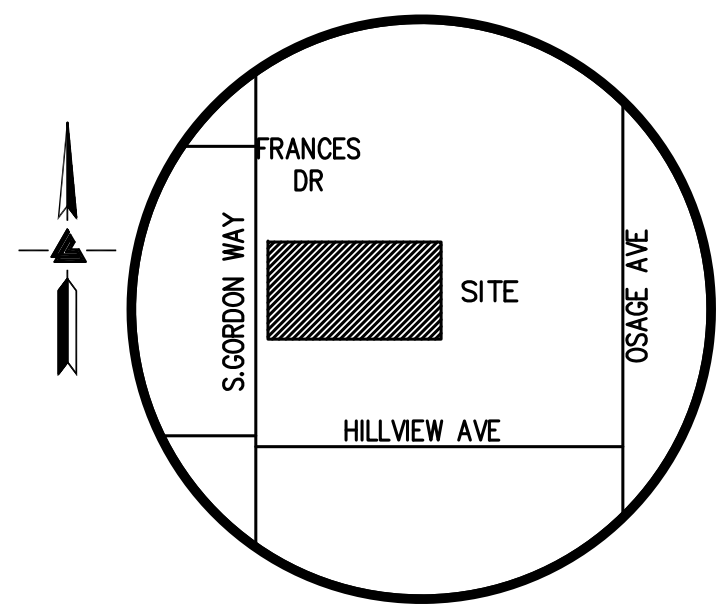
ISSUANCES: 3/16/23 10:04 PM



125 S GORDON

KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022

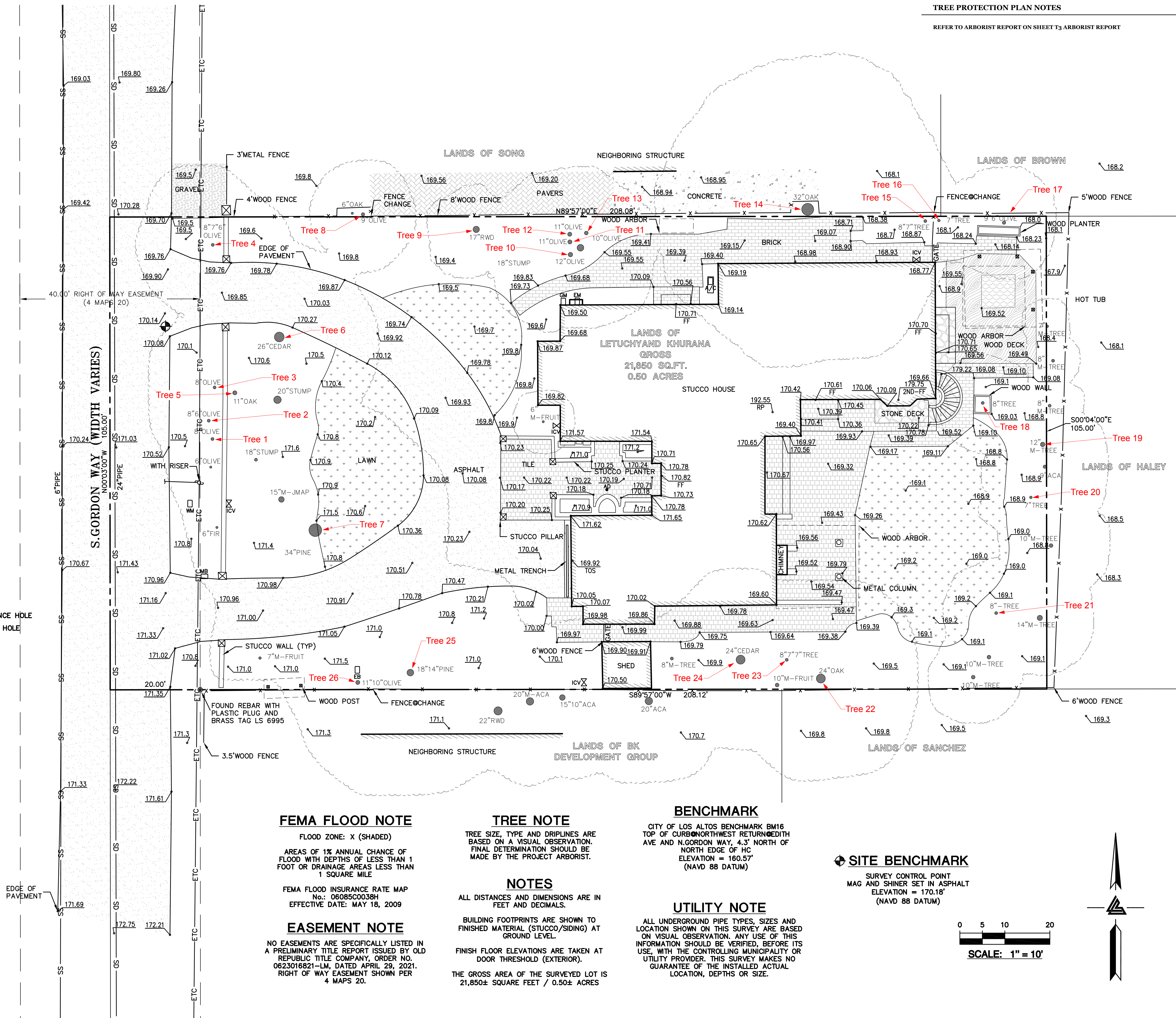
ISSUANCES		
REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET



VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- - - BUILDING OVERHANG LINE
- ETC ELECTRICAL/TELEPHONE/
CABLE TV OVERHEAD LINE
- x - FENCE LINE
- - - FLOW LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- ACA ACACIA
- A/C AIR CONDITIONING UNIT
- AD AREA DRAIN
- BM BENCHMARK
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- FF FINISH FLOOR
- FF FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- GV GAS VALVE
- INV INVERT
- ICV IRRIGATION CONTROL VALVE
- β JOINT POLE
- M- MULTI-TRUNK TREE
- RP ROOF PEAK
- RWD REDWOOD
- SSMH SANITARY SEWER MAINTENANCE HOLE
- SDMH STORM DRAIN MAINTENANCE HOLE
- WM WATER METER
- WV WATER VALVE
- XXX.XX SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- LAWN
- PAVERS
- STONE
- TILE
- WOOD
- POOL



FEMA FLOOD NOTE

FLOOD ZONE: X (SHADED)
AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE

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

EASEMENT NOTE

NO EASEMENTS ARE SPECIFICALLY LISTED IN A PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0623016821-LM, DATED APRIL 29, 2021. RIGHT OF WAY EASEMENT SHOWN PER 4 MAPS 20.

TREE NOTE

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

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
THE GROSS AREA OF THE SURVEYED LOT IS 21,850± SQUARE FEET / 0.50± ACRES

BENCHMARK

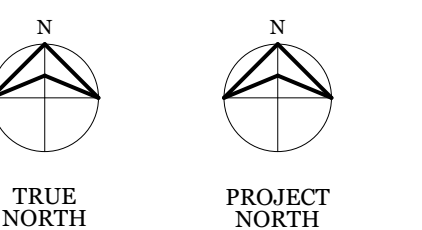
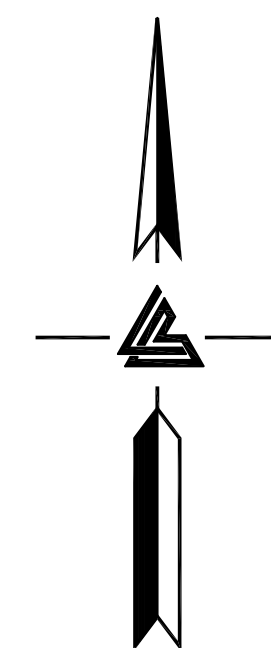
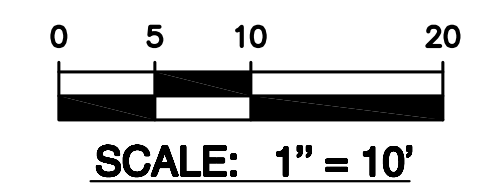
CITY OF LOS ALTOS BENCHMARK BM16
TOP OF CURB@NORTHWEST RETURN@DITH AVE AND N.GORDON WAY, 4.3' NORTH OF NORTH EDGE OF HC
ELEVATION = 160.57'
(NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 170.18'
(NAVD 88 DATUM)

UTILITY NOTE

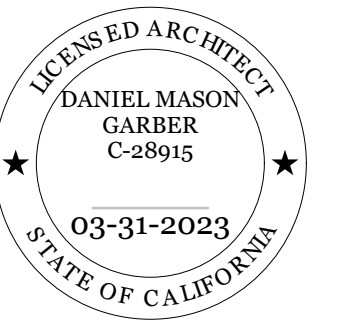
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.



ARBORIST TREE PLAN



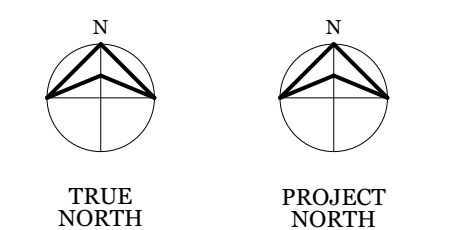
FERGUS GARBER ARCHITECTS
81 MENLO AVENUE
PALO ALTO, CA 94301
650-459-3700
www.fg-arch.com



125 S GORDON

KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022

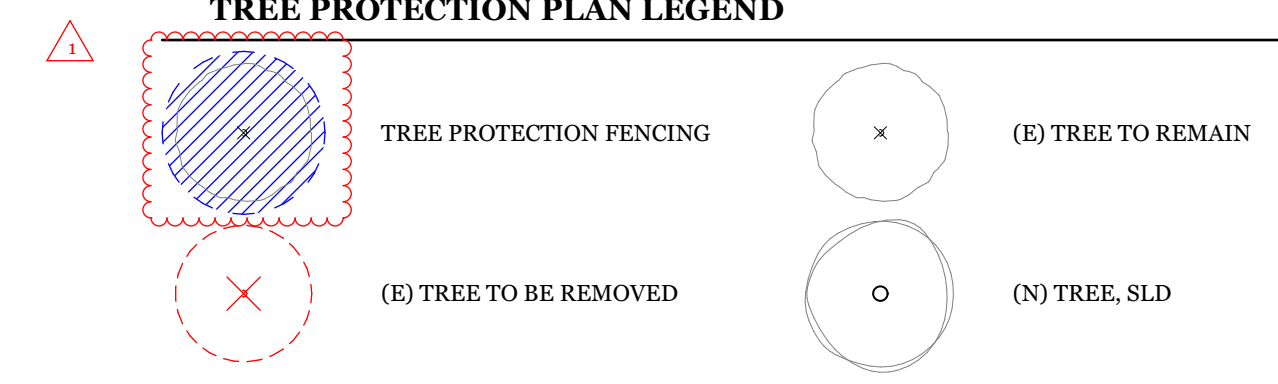
ISSUANCES		
REV	DATE	DESCRIPTION
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1



DEMO/PROPOSED
TREE PLAN & TREE
PROTECTION ZONE
DIAGRAM

T2

TREE PROTECTION PLAN LEGEND



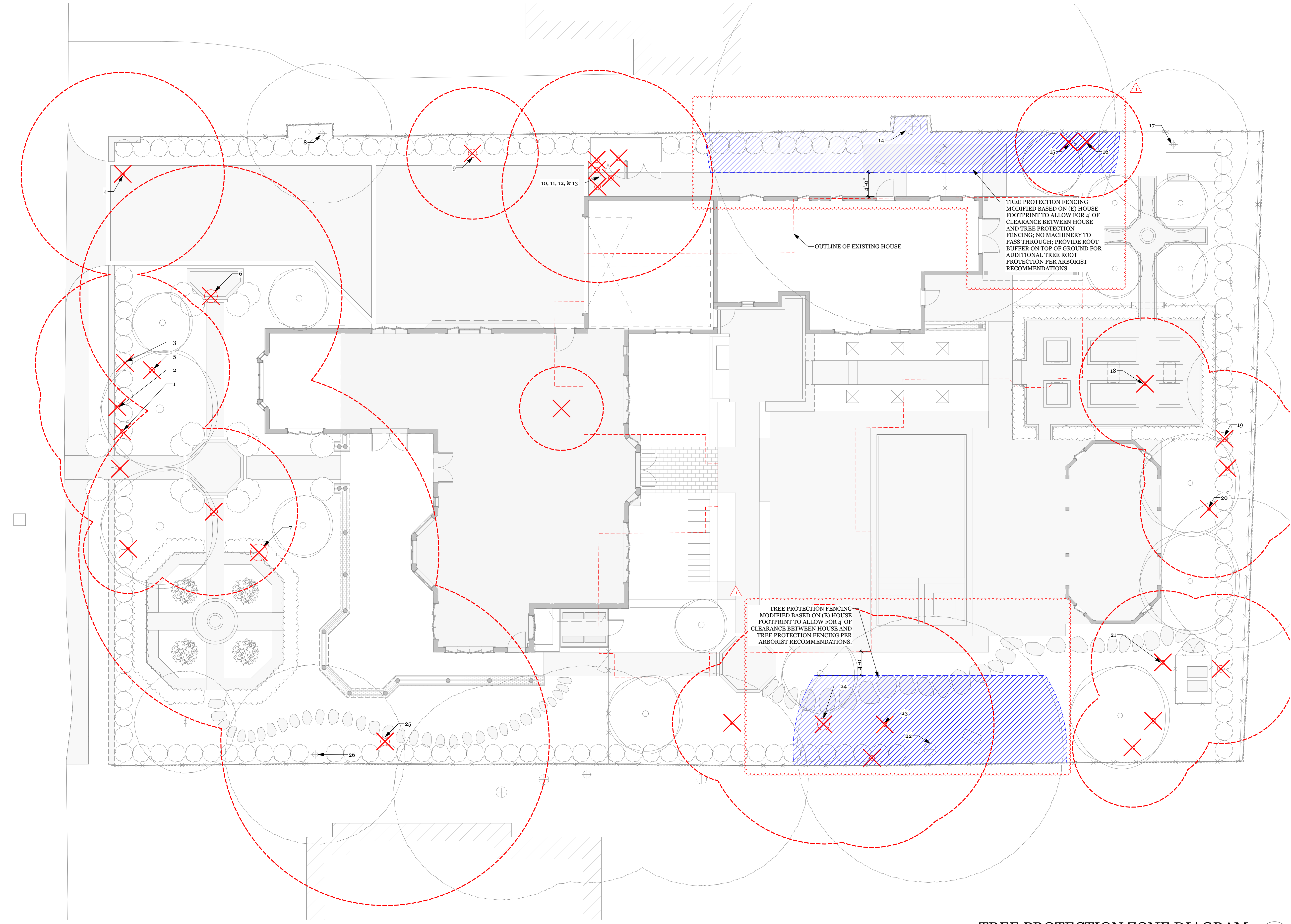
TREE PROTECTION PLAN NOTES

REFER TO ARBORIST REPORT ON SHEET T3 ARBORIST REPORT
REFER TO LANDSCAPE DRAWINGS FOR NEW TREES

TREES TO BE REMOVED ADDED TO THE TREE PROTECTION PLAN

TREE #	DIAMETER (in)	SPECIES	STATUS
1	8.5	OLIVE	REMOVE
2	6-6-6	OLIVE	REMOVE
3	7-7	OLIVE	REMOVE
4	8-6.5-6.5	OLIVE	REMOVE
5	11.5	LIVE COAST OAK	REMOVE
6	27	DOUGLAS FIR	REMOVE
7	34	MONTEREY PINE	REMOVE
8	9	OLIVE	REMAIN
9	19	COAST REDWOOD	REMOVE
10	13	OLIVE	REMOVE
11	7-8	OLIVE	REMOVE
12	13	OLIVE	REMOVE
13	9	OLIVE	REMOVE
14	31	COAST LIVE OAK	REMAIN
15	6.5-8.5-2.5-5	VICTORIAN BOX	REMOVE
16	6.5	VICTORIAN BOX	REMOVE
17	8.5-5	OLIVE	REMAIN
18	7.5	CRAPE MYRTLE	REMOVE
19	9	JACARANDA	REMOVE
20	6	JAPANESE PRIVET	REMOVE
21	7.5	CRAPE MYRTLE	REMOVE
22	26	COAST LIVE OAK	REMAIN
23	7-7-8	VICTORIAN BOX	REMOVE
24	23	DOUGLAS FIR	REMOVE
25	19-13	ITALIAN STONE PINE	REMOVE
26	11-12	OLIVE	REMAIN

*PROTECTED TREE



TREE PROTECTION ZONE DIAGRAM
SCALE: 1/8" = 1'-0"



Tree Inventory and Protection Report For Eugene Letuchy and Anjali Khurana 125 S. Gordon in Los Altos, CA 94022

Submitted by Ned Patchett Certified Arborist WE-4597A Date: August 26, 2022



Ned Patchett Consulting PO Box 1354 in San Carlos, CA 94070 Office 650 728-8308 ned@nedpatchettconsulting.com www.nedpatchettconsulting.com

© 2022 Ned Patchett Consulting, Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means (electronic, mechanical, photocopy, recording or otherwise) without written permission from Ned Patchett Consulting, Inc.

Table of Contents

Summary 1 Introduction 2 Assignment 2 Limits of Assignment 2 Tree Assessment Methods 2 Health and Structure Rating System 3 Los Altos-Protected Tree Definition 3 Suitability for Preservation 3 Observations 4 Conclusion 4 Tree Protection Recommendations 5 Protective Tree Fencing for Protected Trees or Street Trees 5 Tree Protection Zones 5 Activities prohibited within the TPZ include 5 Tree Pruning Recommendations 6 Making Recommendations 6 Glossary of Terms 7 Bibliography 8 Appendix A - Tree Inventory 8 Appendix B - Tree Inventory Map 13 Appendix C - Los Altos Tree Protection Fencing Detail 14 Appendix D - Arborist Disclosure Statement 15 Appendix E - Certification of Performance 16

Summary

Eugene Letuchy and Anjali Khurana retained our services to inventory trees 6 inches in diameter and larger located at 125 S. Gordon in Los Altos, CA 94022. The purpose of the examination was to assess the health and condition of the subject trees, identify which trees are considered Protected Trees as defined in the Los Altos Tree Protection Regulations, provide recommendations to improve the health and condition of trees that warrant retention and to provide tree protection recommendations to protect the trees during any future construction projects.

Table with 3 columns: Total Trees, Protected Trees, Non-Protected Trees. Values: 26, 7, 19.

We have identified trees that we recommend or believe removal should be considered and have provided recommendations for the trees that warrant retention to improve their health and condition.

In addition, we have provided basic tree protection recommendations to reduce the potential for impacts on these trees during future construction projects. A review of all proposed construction plans will be necessary to help identify and mitigate activities that could impact these trees.

Protection of trees considered to be Protected Trees in Los Altos during construction is a mandatory part of the construction process. In addition, proposed construction within Tree Protection Zones can require the direct onsite supervision of a Project Arborist and can include specialized construction designs and methods to reduce tree impacts.

Tree Protection Fencing must be erected around these trees before any construction activities on the site.

Introduction

Eugene Letuchy and Anjali Khurana retained my services to perform the following tasks: 1. Assess the tree health and condition of the subject trees. 2. Identify if the tree is a Protected Tree, as defined in Section 11.08.040 of the Los Altos Municipal Code. 3. Provide recommendations to improve the health and condition of trees that warrant retention. 4. Provide construction guidelines to be followed throughout all phases of a construction project. 5. Document this information in a written report.

Limits of Assignment

I did not perform an aerial inspection of the upper crown or a detailed root crown inspection on the subject trees.

Tree Assessment Methods

On July 7, 2022, Kevin Patchett (Certified Arborist WE 4384) visited the site to collect information for this report. A Level I Visual Tree Assessment (VTA) was performed on the subject trees. The tree numbers in this report correspond to the tree numbers on the included Tree Map (see Tree Map in Appendix C). The following outlines the procedure for collecting information for this report:

- 1. Identify tree species
2. Measure the diameter of the trunk at 48 inches above grade Diameter at Standard Height (DSH)
3. Identify if the tree is a Protected Tree, as defined in Section 11.08.040 of the Los Altos Municipal Code
4. Assess the health and condition of each tree
5. Assess the structural stability of each tree
6. Inspect the trees for pests or diseases.

Health and Structure Rating System

The following table provides an overview of the rating system used when visually assessing the health and structure of the subject trees within this report.

Table with 3 columns: Rating, Health, Structure. Rows include 1-Poor, 2-Poor to Fair, 3-Fair, 4-Fair to Good, 5-Good.

Los Altos-Protected Tree Definition

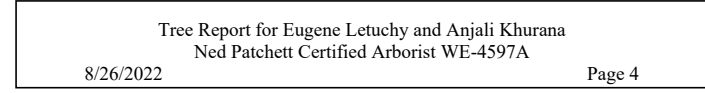
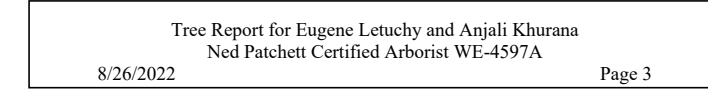
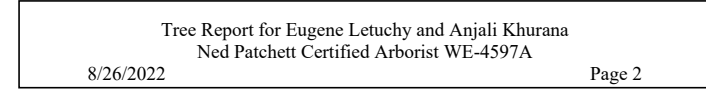
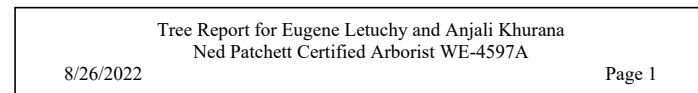
Protected Trees

- 1. Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.
2. Any tree designated by the Historical Commission as a Heritage Tree or any tree under official consideration for a Heritage Tree designation. All Canary Island Palm trees on Rinconada Court are designated as Heritage Trees.
3. Any tree which was required to be either saved or planted in conjunction with a development review approval (i.e. new two-story house).
4. Any tree located within a public right-of-way.
5. Any tree, regardless of size, located on property zoned other than single-family (R1).

Suitability for Preservation

The goal of tree preservation is for the existing trees to remain assets to the site for years to come. Trees that are in poor condition and cannot tolerate construction impacts will become a liability and therefore should be removed. An assessment of a tree's suitability for preservation includes the following:

- 1. Tree Health: A healthy tree can tolerate construction impacts better than a tree in poor health and is more likely to adapt to new site conditions after development.



Tree Pruning Recommendations

A crown cleaning is the removal of all dead branches 1 inch in diameter and larger, removal of all broken branches, and selective limb removal or end weight reduction to reduce the chances of limb failure.

I have indicated which trees require a crown cleaning within the Tree Inventory.

Each Tree to be preserved shall be protected with 6-foot high, minimum 12-gauge chain link fence. Fences are to be mounted on 2-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. This detail shall appear on grading, demolition and holding permit plans.

Tree fencing shall be erected before any demolition, grading or construction begins and remain in place until the Project Arborist approves the removal.

Tree Protection Zones

Each Tree to be protected, including those on neighboring properties, shall have a designated TPZ identifying the area sufficiently large enough to protect the tree and roots from disturbance. The TPZ area can be determined by the formula: 10 inches per inch of diameter. For example a 20" diameter tree shall have a 10' radius from the perimeter of the trunk or a 16-foot TPZ. Any deviation in determining the TPZ will require approval by the project Arborist.

I have calculated the optimal TPZ for each that is going to be retained. This information can be found in the Tree Inventory (See Tree Inventory in Appendix A).

Activities prohibited within the TPZ include

- 1. Storage of parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials, including but not limited to, paint, petroleum products, concrete, stucco mix or dirt water.
2. The use of tree trunks as a wind support, anchorage, as a temporary power pole, signposts or other similar function.
3. Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavations.
4. Soil Disturbance, Soil Compaction, or grade changes.
5. Drainage changes.

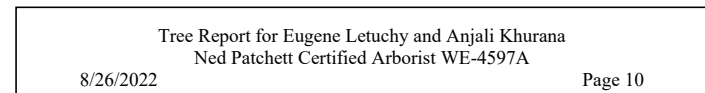
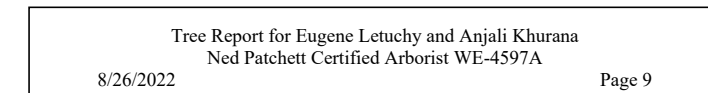
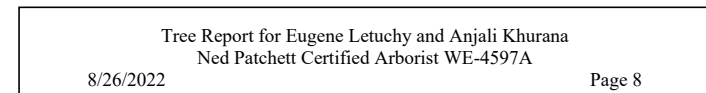
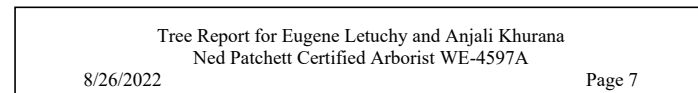
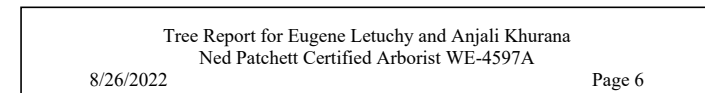
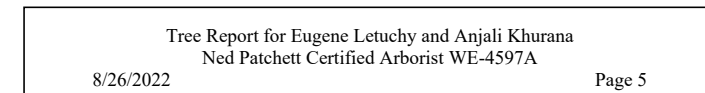


Table with 10 columns: Tree #, Species, Botanical Name, DSH (inches), Protected Tree, Health Rating, Structural Condition, Observation, Recommendations, 10 x Tree Protection Zone. Rows 15-21.

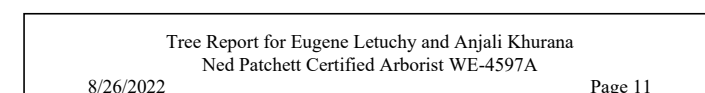
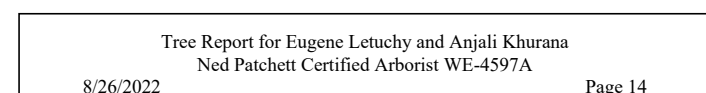
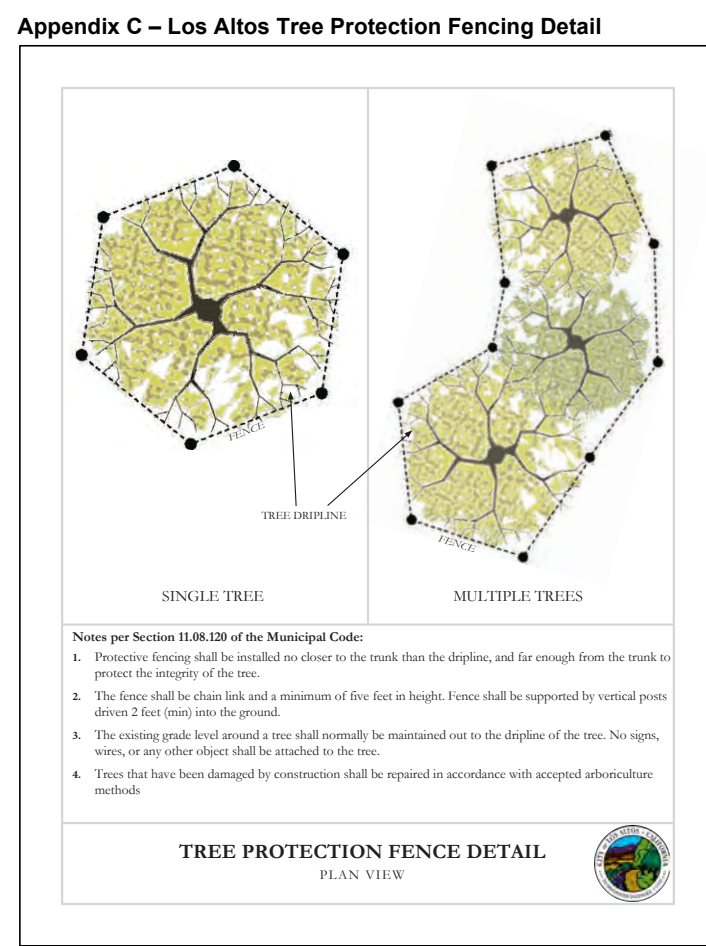
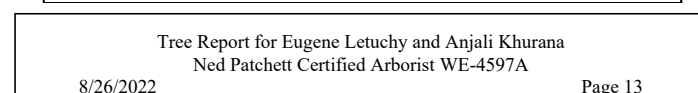
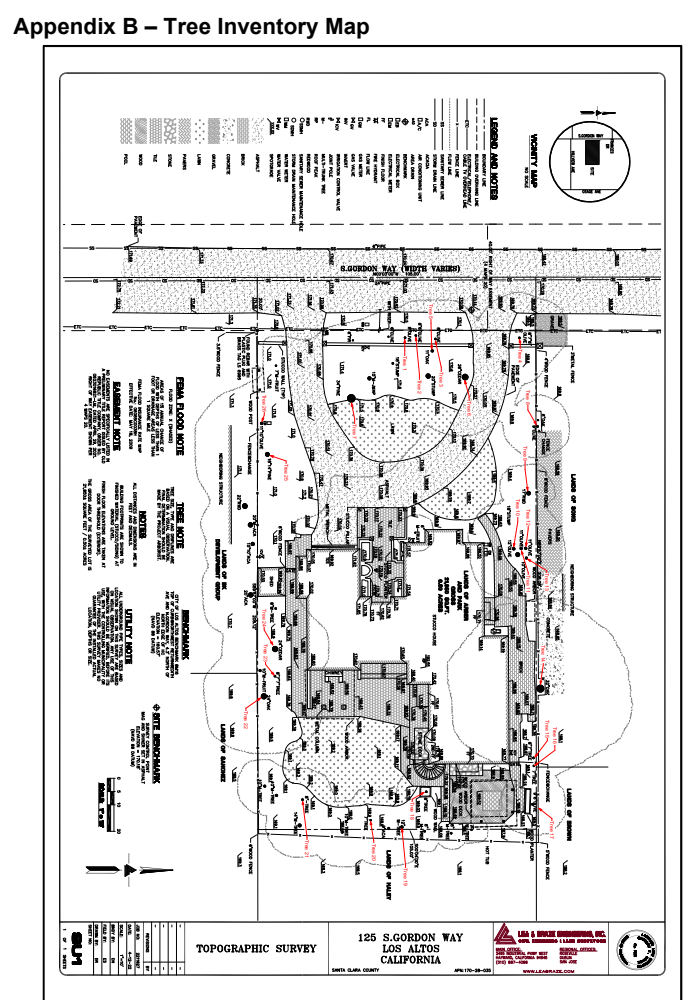
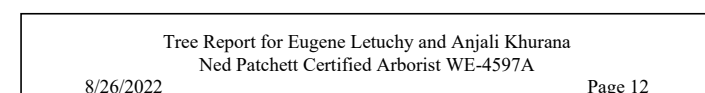
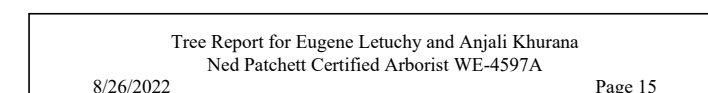


Table with 10 columns: Tree #, Species, Botanical Name, DSH (inches), Protected Tree, Health Rating, Structural Condition, Observation, Recommendations, 10 x Tree Protection Zone. Rows 22-24.

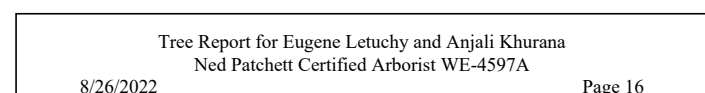


Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees. They recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that in many ways we do not fully understand. Conditions are often hidden within trees and below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. Likewise, remedial treatments like any medicine cannot be guaranteed. Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

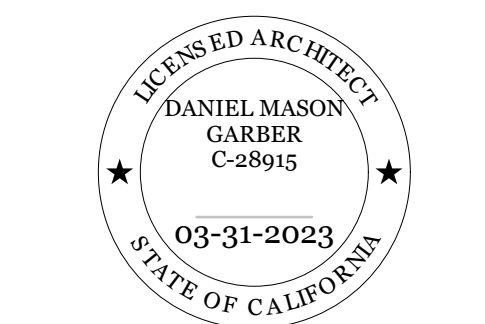
Ned Patchett Certified Arborist WE-4597A



I further certify that I am an International Society of Arboriculture Certified Arborist, and have been involved in the practice of arboriculture and the study of trees for over 27 years. Signed: Ned Patchett Date: 8/26/22



FERGUS GARBER ARCHITECTS 81 ENCLINA AVENUE PALO ALTO, CA 94301 650-459-3700 www.fg-arch.com

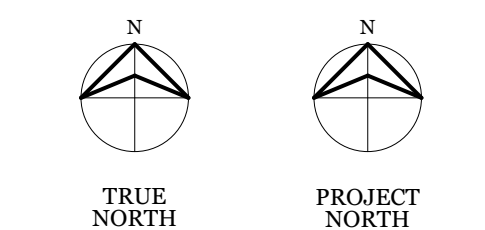


125 S GORDON

KHURANA / LETUCHY RESIDENCE 125 S GORDON WAY LOS ALTOS CA 94022

ISSUANCES 11/09/22 PLAN CHECK SET

REV DATE DESCRIPTION



ARBORIST REPORT

T3

Tree Inventory and Protection Report For Eugene Letuchy and Anjali Khurana

Submitted by Ned Patchett Certified Arborist WE-45974 Date: August 26, 2022 Revised: March 15, 2023



Ned Patchett Consulting PO Box 1354 in San Carlos, CA 94070 Office 650 728-8308 ned@nedpatchettconsulting.com www.nedpatchettconsulting.com

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) without written permission from Ned Patchett Consulting, Inc.

Table of Contents with page numbers for sections like Summary, Introduction, Assignment, and various observation tables.

Summary

Eugene Letuchy and Anjali Khurana retained our services to inventory trees 6 inches in diameter and larger located at 125 S. Gordon in Los Altos, CA 94022. The purpose of the examination was to assess the health and condition of the subject trees, identify which trees are considered Protected Trees as defined in the Los Altos Tree Protection Regulations, provide recommendations to improve the health conditions of trees that warrant retention and provide tree protection recommendations to protect the trees during any future construction projects.

There is a total of (20) trees included in this report. Seven (7) trees are considered protected per Los Altos Municipal Code.

Table with 3 columns: Total Trees, Protected Trees, Non-Protected Trees. Totals: 26, 7, 19.

We have identified trees that we recommend or believe removal should be considered and have provided recommendations to improve the health and condition of the trees.

Five (5) of the protected trees are proposed for removal due to a combination of health and structural concerns and/or because they are located in the proposed construction zone and therefore require removal.

Portions of the proposed construction are located within the tree protection zone (TPZ) of the two remaining protected trees on the site. Therefore this work has the potential to impact these trees and cause a decline. Tree 14 has excavation for a basement cut proposed within approximately 20% of the TPZ, and Tree 23 has some minor excavation for the shallow end of the proposed pool located within approximately 3% of the TPZ. As a result, planning had the following comments when reviewing the proposed construction:

*SUD requests a shoring plan for the basement excavation that minimizes potential impacts to the protected on-site and/or off-site trees. The shoring plan should identify the locations of vertical cuts, slopes, and/or ditches/shoring plans in relation to the protected trees and cross section detail(s) of the shoring. If potential impacts to trees are identified which include excavation within two-thirds of the drip-line, the contractor should evaluate potential impacts and recommend design or mitigation measures to reduce impacts to trees.

We have prepared specific tree protection recommendations to address these concerns and provided basic tree protection recommendations to reduce the potential for impacts on the other trees designated for retention during the construction project. A review of any modifications to construction plans will be necessary to help identify and mitigate activities that could impact these trees.

Tree Report for Eugene Letuchy and Anjali Khurana 3/15/2023 Page 1

Tree Report for Eugene Letuchy and Anjali Khurana 3/15/2023 Page 2

Health and Structure Rating System

The following table provides an overview of the rating system used when visually assessing the health and structure of the subject trees within this report.

Table with 3 columns: Rating, Health, Structure. Ratings range from 1-Poor to 5-Good.

Los Altos-Protected Tree Definition

Protected Trees

- 1. Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.
2. Any tree designated by the Historical Commission as a Heritage Tree or any tree under official consideration for a Heritage Tree designation.
3. Any tree which was required to be either saved or planted in conjunction with a development review approval (i.e. new two-story house).
4. Any tree located within a public right-of-way.
5. Any tree, regardless of size, located on property zoned other than single-family (R1).

Tree Assessment Methods

On July 7, 2022, Kevin Patchett (Certified Arborist WE-4384) visited the site to collect information for this report. A Level 1 Visual Tree Assessment (VTA) was performed on the subject trees. The tree numbers in this report correspond to the tree numbers on the included Tree Map (see Tree Map in Appendix B). The following outlines the procedure for collecting information for this report:

- 1. Identify tree species.
2. Measure the diameter of the trunk at 48 inches above grade Diameter at Standard Height (DSH).
3. Identify if the tree is a Protected Tree, as defined in Section 11.08.040 of the Los Altos Municipal Code.
4. Assess the health and condition of each tree.
5. Assess the structural stability of each tree.
6. Inspect the trees for pests or diseases.

Tree Report for Eugene Letuchy and Anjali Khurana 3/15/2023 Page 2

Tree Report for Eugene Letuchy and Anjali Khurana 3/15/2023 Page 3

Suitability for Preservation

The goal of tree preservation is for the existing trees to remain assets to the site for years to come. Trees that are in poor condition and cannot tolerate construction impacts will become a liability and therefore should be removed. An assessment of a tree's suitability for preservation includes the following:

- 1. Tree Health - A healthy tree can tolerate construction impacts better than a tree in poor health and is more likely to adapt to new site conditions after development.
2. Tree Structure - Trees with structural defects such as decayed wood, weak branch attachment and crown-stem unions are a liability and therefore should be removed.
3. Tree Age-Maturity and crown-stem unions are less able to tolerate construction impacts while younger trees are more vulnerable for however, impacts.
4. Species Tolerance - All trees require protection to avoid injury. However, certain tree species can tolerate construction impacts better than others.

Observations

The site is located at 125 S. Gordon in Los Altos, CA 94022. A single-family residential home is currently located on the site.

I have prepared a tree inventory with all the necessary information required by the town of Los Altos (see Tree Inventory in Appendix A).

Conclusion

We have identified trees that we recommend or believe removal should be considered and have provided recommendations for the trees that warrant retention to improve their health and condition.

Five (5) of the protected trees are proposed for removal due to a combination of health and structural concerns and/or because they are located in the proposed construction zone and therefore require removal.

In addition, we have provided basic tree protection recommendations to reduce the potential for impacts on these trees during the construction project.

I have reviewed the following proposed construction plans for this report.

- Site Plan A1.109.dated 1/7/23
• Landscape Master Plan L.1-2.dated 2/1/23
• Planting Plan L.2-3.dated 2/1/23
• Shoring Plan SHSX-1.dated 5/9/23
• Grading and Drainage C.2.3.1/23

A review of any modifications to construction plans will be necessary to help identify and mitigate activities that could impact these trees.

Protection of trees considered to be Protected Trees in Los Altos during construction is a mandatory part of the construction process. In addition, proposed construction within Tree Protection Zones can require the direct onsite supervision of a Project Arborist and can include specialized construction designs and methods to reduce tree impacts.

Tree Protection Recommendations

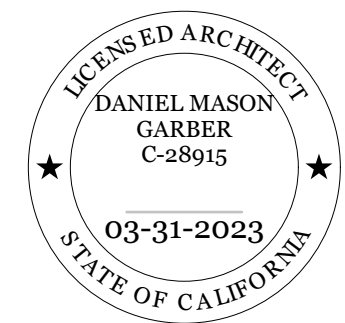
Tree 14

Tree 14 is a Coast Live Oak with good tolerance to construction impacts according to Best Management Practices for Managing Trees During Construction publication from the International Society of Arboriculture. However, portions of the proposed construction are located a distance approximately 20% of the TPZ of this tree (see Tree Protection Zones in Appendix C). Therefore, this work has the potential to impact this tree and cause the tree to decline. The portions of the basement cut overlies the existing foundation for the current structure located within the TPZ of this tree. The current structure has a foundation wall that extends approximately 3 feet down from grade, likely acting as a barrier for root growth in this zone. Additionally, a shoring plan has been developed to help reduce the potential impacts on this tree that will maintain the existing perimeter of the current foundation, and avoid further excavation in the direction of the tree. The following are my recommendations to help reduce the potential for impacts on this tree:

- 1. The portions of the existing foundation located in the TPZ of this tree should be gently pulled away from the tree to create no further disturbance to the roots. Butyrig should be dug out over any roots revealed during this work, and the shoring should be kept moist daily until the root can be covered again with soil to prevent desiccation. Any damaged or torn roots should be clearly cut with a sharp handaxe before being covered in tamping. The project arborist should oversee this work.



FERGUS GARBER ARCHITECTS 81 ENCINA AVENUE PALO ALTO, CA 94301 650-459-3700 www.fg-arch.com



125 S GORDON

KHURANA / LETUCHY RESIDENCE 125 S GORDON WAY LOS ALTOS CA 94022

ISSUANCES

Table with 3 columns: Issue Number, Date, Description. Includes entry for 03/16/23 PLANNING SET REV1.

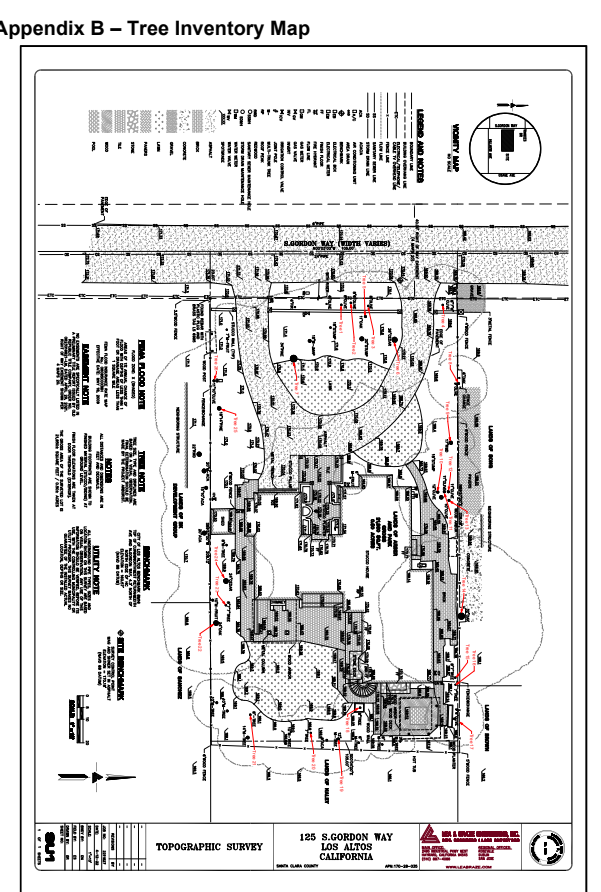
REV DATE DESCRIPTION

Table with 11 columns: Tree #, Species, Historical Name, DBH (Inches), Protected Tree, Health Rating, Structural Condition, Observation, Recommendations, TPZ or Tree Protection Zone.

Tree Report for Eugene Letuchy and Anjali Khurana 3/15/2023 Page 13

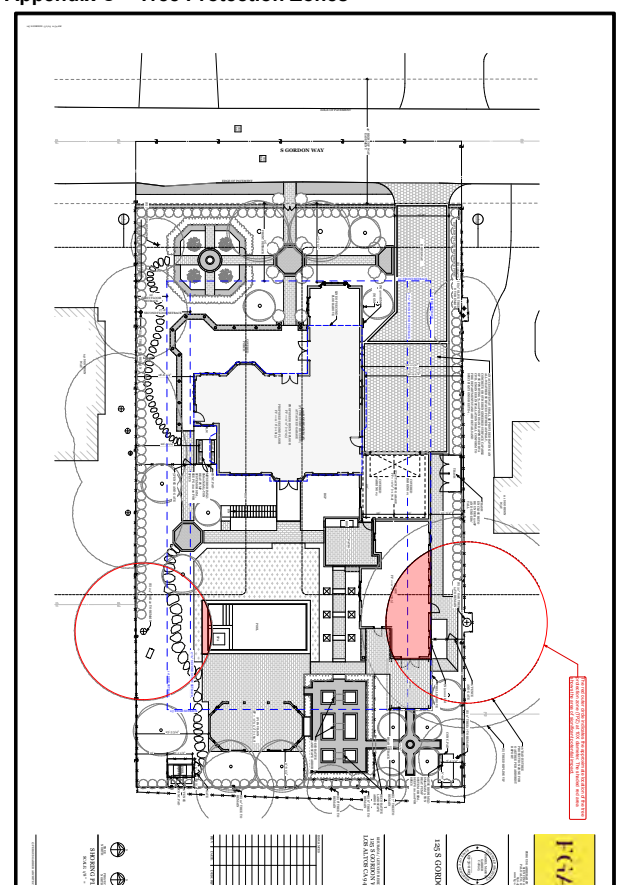
Table with 11 columns: Tree #, Species, Historical Name, DBH (Inches), Protected Tree, Health Rating, Structural Condition, Observation, Recommendations, TPZ or Tree Protection Zone.

Tree Report for Eugene Letuchy and Anjali Khurana 3/15/2023 Page 14



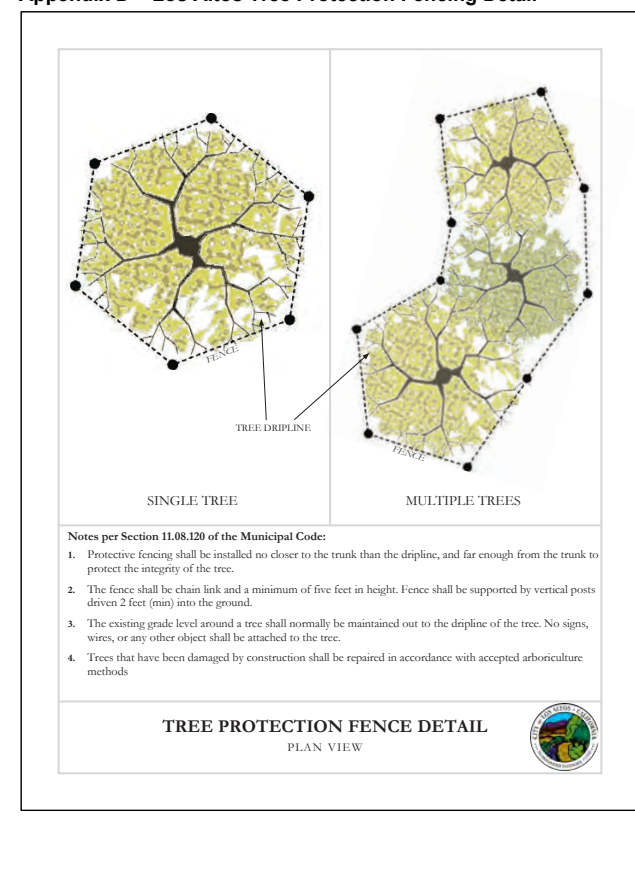
Tree Report for Eugene Letuchy and Anjali Khurana 3/15/2023 Page 15

Appendix C - Tree Protection Zones



Tree Report for Eugene Letuchy and Anjali Khurana 3/15/2023 Page 16

Appendix D - Los Altos Tree Protection Fencing Detail



Tree Report for Eugene Letuchy and Anjali Khurana 3/15/2023 Page 17

Appendix E - Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees. They recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional arborists. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. Likewise, remedial treatments like any pesticide cannot be guaranteed. Trimming, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, title lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably reply upon the completeness and accuracy of the information provided.

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

Eugene Letuchy
Ned Patchett
Certified Arborist WE-45974

Date: 3/15/23

Tree Report for Eugene Letuchy and Anjali Khurana 3/15/2023 Page 18

Appendix F - Certification of Performance

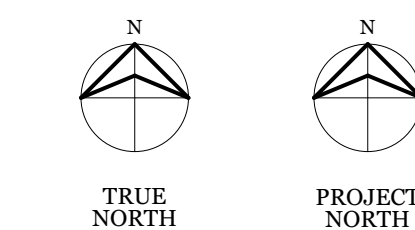
- 1. Ned Patchett, certify:
• That I have personally inspected the tree and the property referred to in this report. I have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment.
• That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with the parties involved.
• That the analysis, opinions and conclusions within this report are my own;
• That any analysis, opinion and conclusions were developed and this report has been prepared accordingly to commonly accepted arboricultural practices.
• That no one provided significant professional assistance to the consultant, except as indicated within this report.
• That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am an arboricultural Society of Arboriculture Certified Arborist and have been involved in the practice of Arboriculture and the study of trees for over 27 years.

Eugene Letuchy
Ned Patchett
Certified Arborist WE-45974

Date: 3/15/23

Tree Report for Eugene Letuchy and Anjali Khurana 3/15/2023 Page 19



UPDATED/ SUPPLEMENTAL ARBORIST REPORT

T4

NEW RESIDENCE 125 S. GORDON WAY LOS ALTOS, CA 94024

PROJECT DESIGN TEAM

OWNER: ANJALI KHURANA & EUGENE LETUCHY
1211 BYRON STREET
PALO ALTO, CA 94301

ARCHITECT: FERGUS GARBER ARCHITECTS
81 ENCINA AVENUE
PALO ALTO, CA 94301
(650)459-3700

LANDSCAPE: CHRISTIAN DOUGLAS DESIGN
101 OAK RIDGE ROAD
SAN RAFAEL, CA 94903
(415)747-9006

SOIL: ROMIG ENGINEERS, INC.
1390 EL CAMINO REAL, 2ND FLOOR
SAN CARLOS, CA 94070
(650)591-5524
PROJECT NO. 5984-1

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

CIVIL: L. WADE HAMMOND
36660 NEWARK BLVD. SUITE C
NEWARK, CA 94560
(530)409-9332
WILL@WHLANDSURVEYOR.COM

L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd. Suite C
Newark, California 94560
Tel:(510)579-6112 wade@whlandsurveyor.com

SCALE 1" = 20'
DATE 1-1-2023
JOB# 5117
APN 170-28-0.35

NEW RESIDENCE
125 SOUTH GORDON WAY
LOS ALTOS, CA 94022
CITY OF LOS ALTOS SANTA CLARA COUNTY



DESIGN REVIEW PLN 22-4635
3/7/2023

DESIGN REVIEW PLN 22-4635
3/7/2023

DESIGN REVIEW PLN 22-4635
3/7/2023

DESIGN REVIEW PLN 22-4635
3/7/2023

SHEET NUMBER

C-1

1 OF 8

CAUTION

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK.

GENERAL SITE NOTES

- ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE; AND REPORT ANY DISCREPANCIES TO THE CIVIL ENGINEER OF RECORD.
- ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL OR SOIL REPORT
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
- ALL DISTANCES AND DIMENSION SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

DEMOLITION NOTES

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS TO REMOVE AND DISPOSE OF HAZARDOUS MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR DEMOLITION.
- TRENCHES AND DEPRESSIONS RESULTING FROM DEMOLITION TO BE BACKFILLED TO THE SATISFACTION OF THE PROJECT GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO BEGINNING DEMOLITION ACTIVITIES AS SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN.

RECORD DRAWINGS

- PRIOR TO FINAL APPROVAL; A CORRECTED AND COMPLETE SET OF RECORD DRAWINGS SHALL BE SUBMITTED TO APPLICABLE MUNICIPALITIES. THE CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ANY AND ALL CHANGES MADE FROM THE ORIGINAL DRAWINGS THROUGHOUT THE DURATION OF THE ENTIRE CONSTRUCTION PERIOD.

TREE PRESERVATION

- REMOVAL OF EXISTING TREES WITHIN THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNING MUNICIPALITY.
- TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD
- TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 3 INCH BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED.
- FENCING SHALL BE 6 FEET TALL CHAIN LINK FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
- NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
- NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.

PAVEMENT SECTIONS

- CONTRACTOR SHALL REFER TO THE STRUCTURAL DRAWINGS FOR BUILDING FOUNDATION SECTIONS AND PAD PREPARATIONS.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR EXTERIOR HARDSCAPE AND VEHICULAR PAVEMENT REQUIREMENTS.

SITE MAINTENANCE

- REMOVE ALL SEDIMENT, DEBRIS, REFUSE AND GREEN WASTE FROM STREET AND STORM DRAINS ADJOINING THE SITE. PROVIDE A RUMBLE RACK OR PLATE IF CONSTRUCTION ACCESS IS PAVED; INSTALL A GRAVELED CONSTRUCTION ENTRANCE IF NOT. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR

GRAVELED AREAS DURING WET WEATHER.

- SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJACENT TO THE PROJECT SITE AS NECESSARY TO KEEP THE PUBLIC RIGHT-OF-WAY FREE OF SEDIMENT OR DEBRIS TRACKED-OUT FROM CONSTRUCTION ACTIVITIES.
- PROVIDE A COVERED CONTAINMENT AREA TO STORE CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES OR OTHER MATERIALS THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM IN THE EVENT OF A SPILL.
- CONTRACTOR SHALL NOT CLEAN EQUIPMENT, MACHINERY OR TOOLS IN STREET, GUTTER OR STORM DRAIN.
- CONTRACTOR SHALL ENSURE THAT CONCRETE TRUCKS, PAINTERS OR FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM MACHINERY, TOOLS OR EQUIPMENT INTO STREET, GUTTER OR STORM DRAIN.
- PROJECT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL ON-SITE STORM DRAIN IMPROVEMENTS UPON PROJECT COMPLETION.

DUST CONTROL

- CONTRACTOR SHALL WATER SITE AS DEEMED NECESSARY BY THE INSPECTOR TO ENSURE PROPER DUST CONTROL FOR THE DURATION OF THE CONSTRUCTION PERIOD.
- SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJACENT TO THE PROJECT SITE AS NECESSARY TO KEEP THE PUBLIC RIGHT-OF-WAY FREE OF DUST CAUSED BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ENSURE ALL TRUCKS HAULING SOIL, SAND OR OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPS OR OTHER APPROPRIATE COVERINGS.

STORM DRAIN MAINTENANCE

- TO ENSURE FUNCTIONALITY, STORM DRAIN AND GRADING IMPROVEMENTS REQUIRE REGULAR MAINTENANCE. MONITOR THE DETENTION SYSTEM, CONVEYANCE LINES, ROOF GUTTERS AND DOWNSPOUTS PERIODICALLY AND REMOVE DEBRIS. GRADED SLOPES SHOULD BE MONITORED AND RE-VEGETATED AS NECESSARY.

NPDES REQUIREMENTS

- ALL ON-SITE AND OFF-SITE CONSTRUCTION ACTIVITIES SHALL ADHERE TO THE NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP's) TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING ANY MUNICIPAL SEPARATE STORM SEWER SYSTEMS.
- ERODED SEDIMENT RESULTING FROM CONSTRUCTION ACTIVITIES MUST BE RETAINED ON SITE.
- STOCKPILES OF LOOSE CONSTRUCTION MATERIALS MUST BE PROTECTED TO KEEP WIND OR WATER FORCES FROM TRANSPORTING MATERIAL OFF-SITE.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL OR SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS SHALL NOT BE WASHED INTO ANY DRAINAGE SYSTEM.
- WASTE CONCRETE SHALL NOT BE WASHED INTO ANY DRAINAGE SYSTEM. CONTRACTOR SHALL PROVIDE NECESSARY PROVISIONS TO RETAIN CONCRETE WASTE ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- CONSTRUCTION RELATED WASTE AND DEBRIS SHALL BE KEPT IN A COVERED RECEIPTACLE TO PREVENT CONTAMINATION OR DISPERSAL BY WIND OR RAIN.
- PROVIDE A STABILIZED CONSTRUCTION ENTRANCE AT VEHICULAR ACCESS TO SITE TO PREVENT SEDIMENT OR DEBRIS FROM BEING TRACKED INTO PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND SHALL NOT BE WASHED AWAY FROM RAIN OR OTHER MEANS.
- ALL SLOPES WITH DISTURBED SOILS OR REMOVED VEGETATION SHALL BE STABILIZED TO PREVENT EROSION.

EROSION AND SEDIMENT CONTROL

- THE CONCEPTS OF THE EROSION AND SEDIMENT CONTROL PLAN ARE SCHEMATIC AND DEMONSTRATE THE INTENT OF THE

CONTROL MEASURES. THE CONTRACTOR SHALL DETERMINE THE EXACT DESIGN AND EXTENT OF THE CONTROL MEASURES AS TO WORK WITH THE CONTRACTOR'S USE AND MANAGEMENT OF THE CONSTRUCTION SITE.

- THE CONTRACTOR SHALL INSPECT AND MONITOR THE EROSION AND SEDIMENT CONTROL MEASURES AND MAKE REPAIRS AS NECESSARY TO ENSURE FUNCTIONALITY.
- EROSION CONTROL MEASURES MUST BE IN PLACE THROUGHOUT THE RAINY SEASON (OCTOBER 1ST THROUGH APRIL 30TH).

SITE CONSTRUCTION FENCE

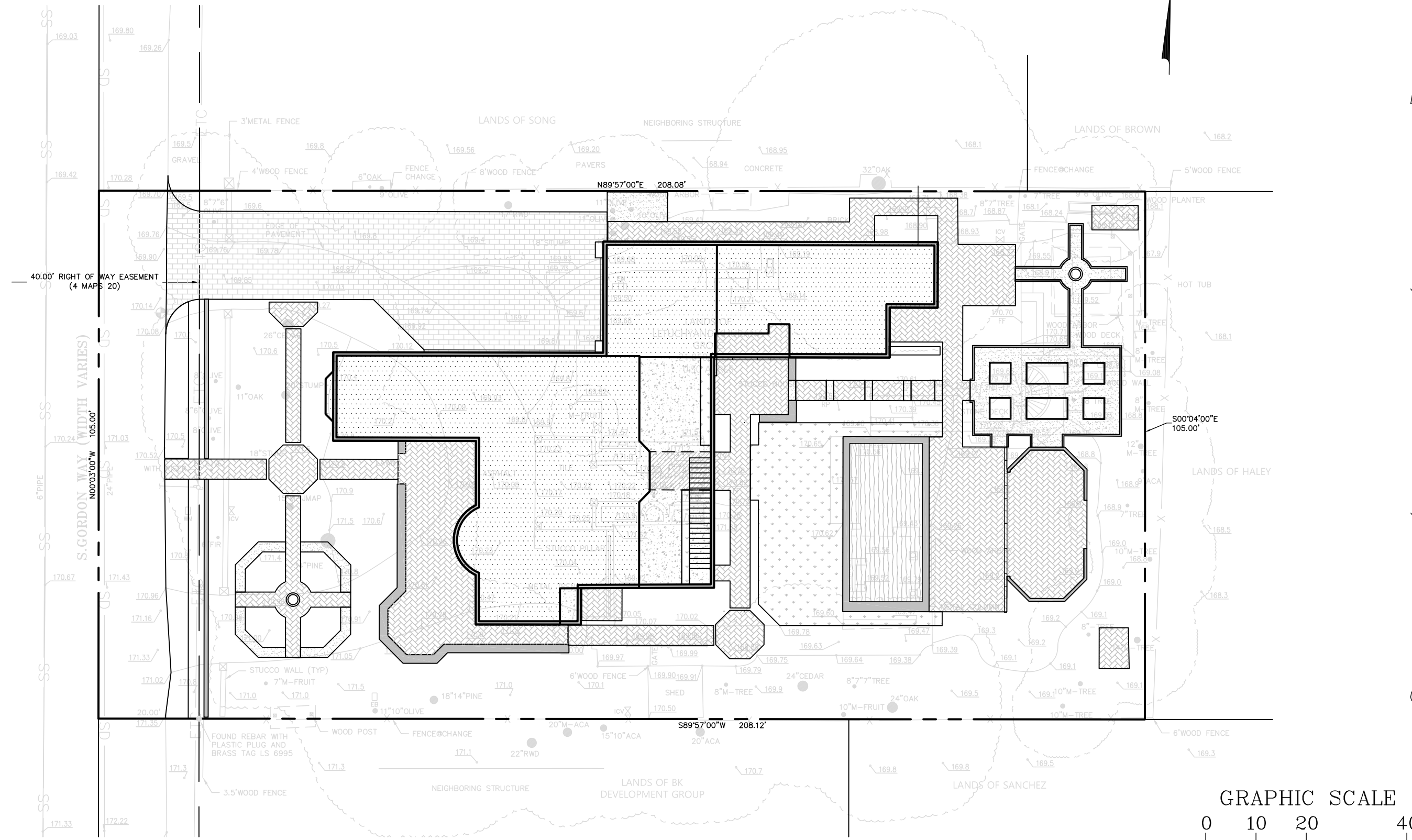
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION. THE FENCE SHALL BE A MINIMUM OF A 6' GALVANIZED CHAIN LINK WITH WINDSCREEN FABRIC.

UTILITY NOTES

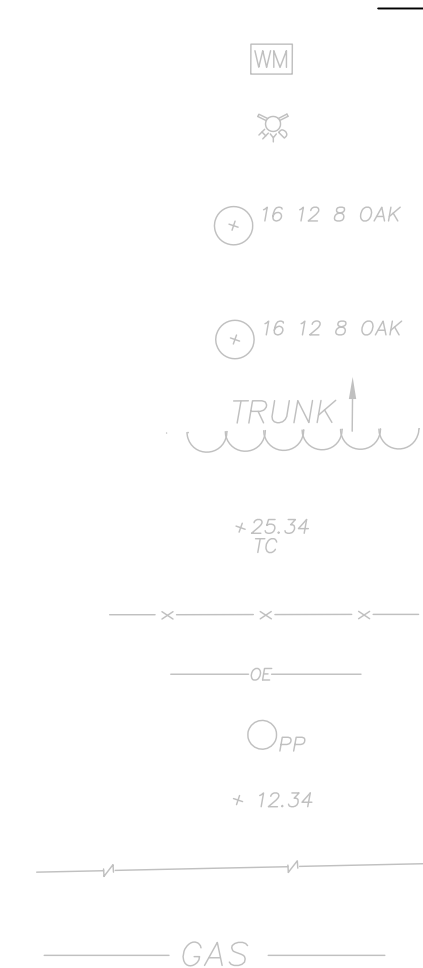
- ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE GEOTECHNICAL REPORT.
- CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT ACCOUNTS FOR THE ACTUAL LOCATION OF EXISTING UTILITIES DETERMINED DURING DEMOLITION.
- THE UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE NECESSARY FITTINGS AND ACCESSORIES SO THAT THE SYSTEM IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
- UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THE APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AND SURFACE EVIDENCE. THE OWNER, BY ACCEPTING THESE PLANS AGREES TO HOLD UNDERSIGNED HARMLESS FROM DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES NOT REPORTED OR INDICATED ON PUBLIC RECORDS OR NOT ASCERTAINABLE FROM SURFACE EVIDENCE.
- CONTRACTOR SHALL VERIFY ALL EXISTING STORM DRAIN AND SANITARY SEWER INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY WORK. ALL STORM DRAIN AND SANITARY SEWER WORK SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT TO ALLOW FOR NECESSARY ADJUSTMENTS TO THE ENTIRE LINE.
- A MINIMUM OF SIX INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT WATER AND SANITARY SEWER PIPELINES SHALL BE TWELVE INCHES AND NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE EXISTING SANITARY SEWER PIPELINES.
- A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE FIVE FEET, EXCEPT WATER AND SANITARY SEWER PIPELINES SHALL BE A MINIMUM OF TEN FEET, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY SERVICE PROVIDERS AND REQUEST VERIFICATION OF SERVICE POINTS.
- ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THE ENDS CAPPED OUTSIDE THE BUILDING ENVELOPE.

FIRE PROTECTION NOTES

- CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS AND THE CALIFORNIA FIRE CODE AND LOCAL MUNICIPALITY STANDARDS.
- THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS AND SUBMIT SAID DRAWINGS TO THE LOCAL FIRE MARSHALL FOR REVIEW AND APPROVAL.

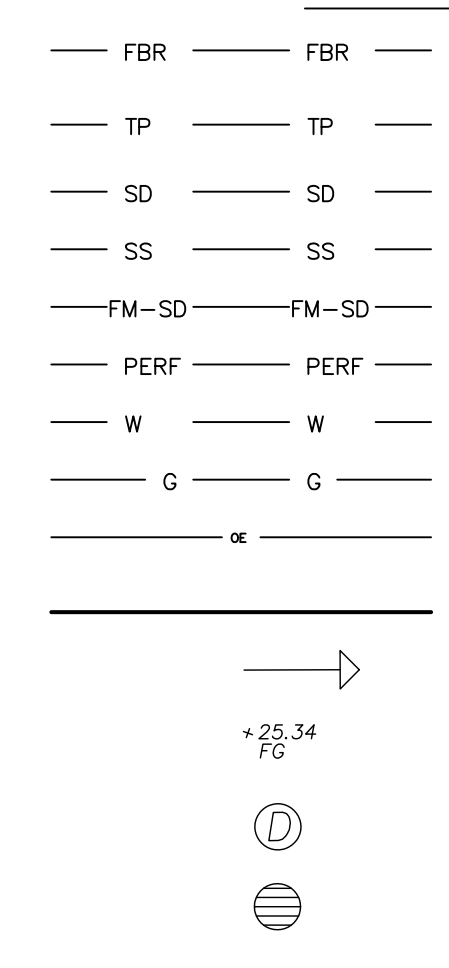


EXISTING



- WATER METER OR WATER VALVE BOX
- FIRE HYDRANT
- TREE - TRUNK DIAMETER IN INCHES
- TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
- TREE WITH MULTIPLE TRUNKS
- TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
- TOP OF CURB
- FENCE
- OVERHEAD WIRES
- POWER POLE
- SPOT ELEVATION
- EDGE OF AC PAVING
- UNDERGROUND PAINT MARKINGS PROVIDED BY OTHERS.

PROPOSED



- FIBER ROLL
- TREE PROTECTION FENCE
- 4" PVC STORM DRAIN CONVEYANCE LINE
- 4" PVC SANITARY SEWER LINE
- 2" FORCE MAIN FOR STORM WATER
- 4" PVC PERFORATED PVC SUBDRAIN LINE
- WATER SERVICE
- GAS SERVICE
- OVERHEAD ELECTRIC/COMM. SERVICE
- IMPROVEMENT OUTLINE
- DRAINAGE COURSE
- FINISHED GRADE SPOT ELEVATION
- RAINWATER DOWNSPOUT
- AREA DRAIN

NOTE: ALL EXCESS DIRT SHALL BE OFF-HAULED FROM THE SITE AND SHALL NOT BE USED AS FILL MATERIALS UNLESS APPROVED BY THE CITY OF LOS ALTOS BUILDING AND PLANNING DIVISIONS.

ESTIMATED EARTHWORK QUANTITIES	
CUT (WITHIN BUILDING ENVELOPE)	2,100 C.Y.
CUT (OUTSIDE BUILDING ENVELOPE)	20 C.Y.
FILL (WITHIN BUILDING ENVELOPE)	0 C.Y.
FILL (OUTSIDE BUILDING ENVELOPE)	20 C.Y.
BALANCE (EXPORT)	2,100 C.Y.

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

ABBREVIATIONS

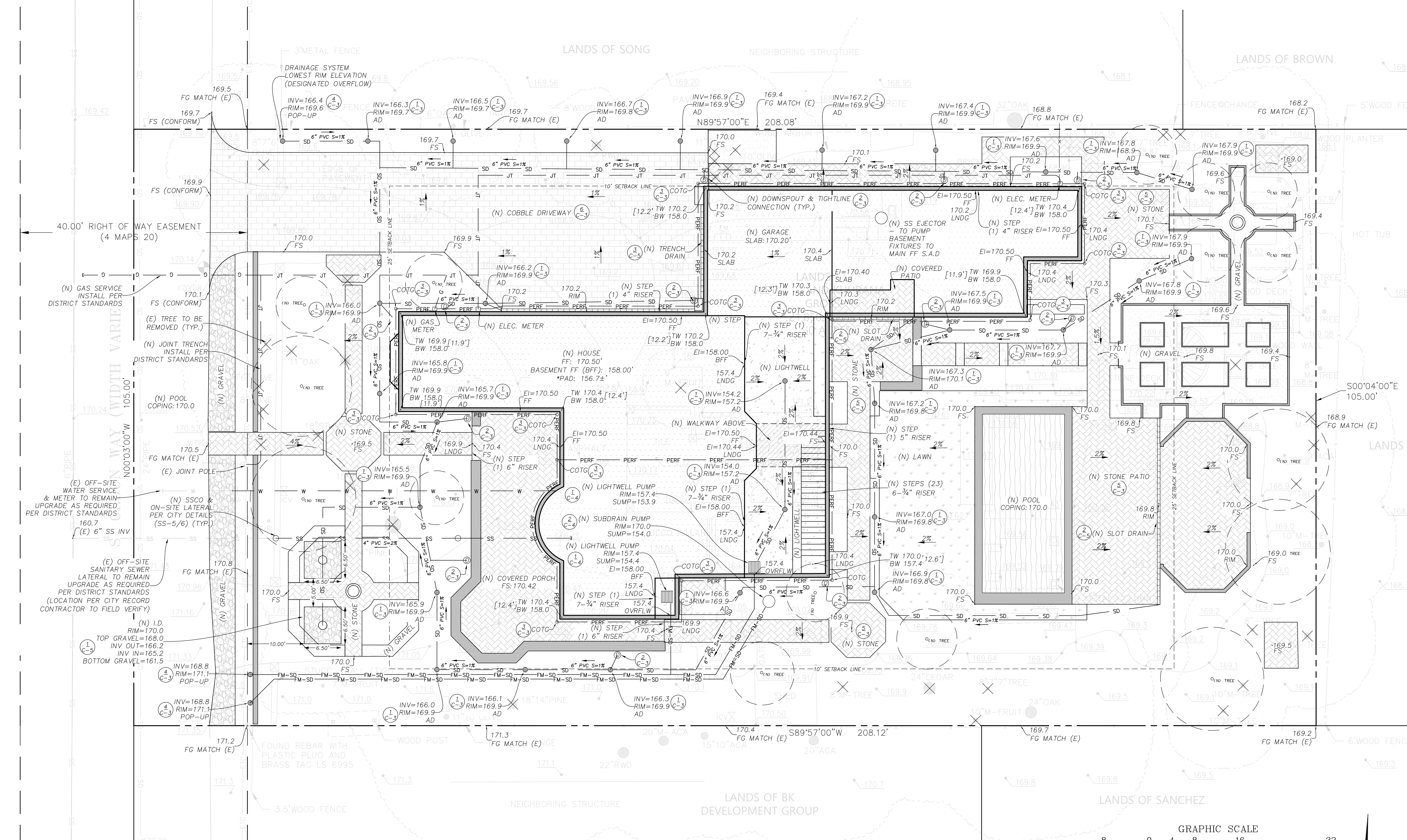
- AC ASPHALT
- CONC. CONCRETE
- COTG CLEAN OUT TO GRADE
- DG DECOMPOSED GRANITE
- TC TOP OF CURB
- FL FLOW LINE
- INV INVERT
- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- FG FINISHED GRADE
- FS FINISHED SURFACE
- (E) EXISTING
- (N) NEW
- ELEC. ELECTRIC
- COMM. COMMUNICATIONS
- (TYP.) TYPICAL



SHEET INDEX

- C-1 TITLE SHEET
- C-2 GRADING & DRAINAGE PLAN
- C-3 DETAILS
- C-4 DETAILS
- C-5 DETAILS
- C-6 EROSION CONTROL PLAN
- C-7 CITY OF LOS ALTOS BMPs
- C-8 IMPERVIOUS AREAS EXHIBIT

GRADING & DRAINAGE PLAN



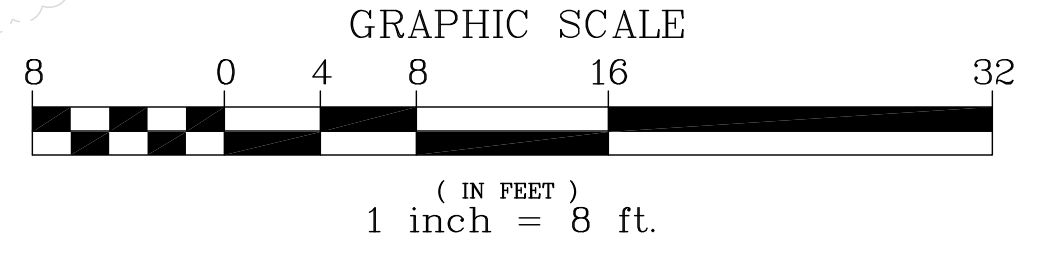
GRADING NOTES:

- CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6 INCHES OR LESS THAN 2 INCHES VERTICAL FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER EXCEPT WHERE SIDING, SHEATHING AND WALL FRAMING ARE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. [C.B.C. 2304.12.1.5]
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT ALLOW WATER TO POND. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%); OR WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET (5%), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. [C.B.C. 1804A.4]
- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF (2%) AWAY FROM THE BUILDING. [C.B.C. 1804A.4]
- IMPORT SOILS SHALL MEET THE REQUIREMENTS OF THE SOILS REPORT. ALL FILL SHALL BE COMPACTED PER THE SOILS REPORT AND THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.

DRIVEWAY SHALL HAVE AN ALL-WEATHER SURFACE OF EITHER ASPHALT, CONCRETE OR OTHER ENGINEERED SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS & A MAXIMUM SLOPE OF 15%.

*BUILDING PAD: ADJUST BUILDING PAD ELEVATION AS REQUIRED PER STRUCTURAL/ARCHITECTURAL PLANS.

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.



L. Wade Hammond
 Civil Engineering & Land Surveying
 36660 Newark Blvd. Suite C
 Newark, California 94560
 Tel: (510) 579-6112 wade@wladamsurveyor.com

SCALE 1" = 8'
DATE 1-1-2023
JOB# 5117
APN 170-28-035

NEW RESIDENCE
125 SOUTH GORDON WAY
LOS ALTOS, CA 94022
 SANTA CLARA COUNTY
 CITY OF LOS ALTOS

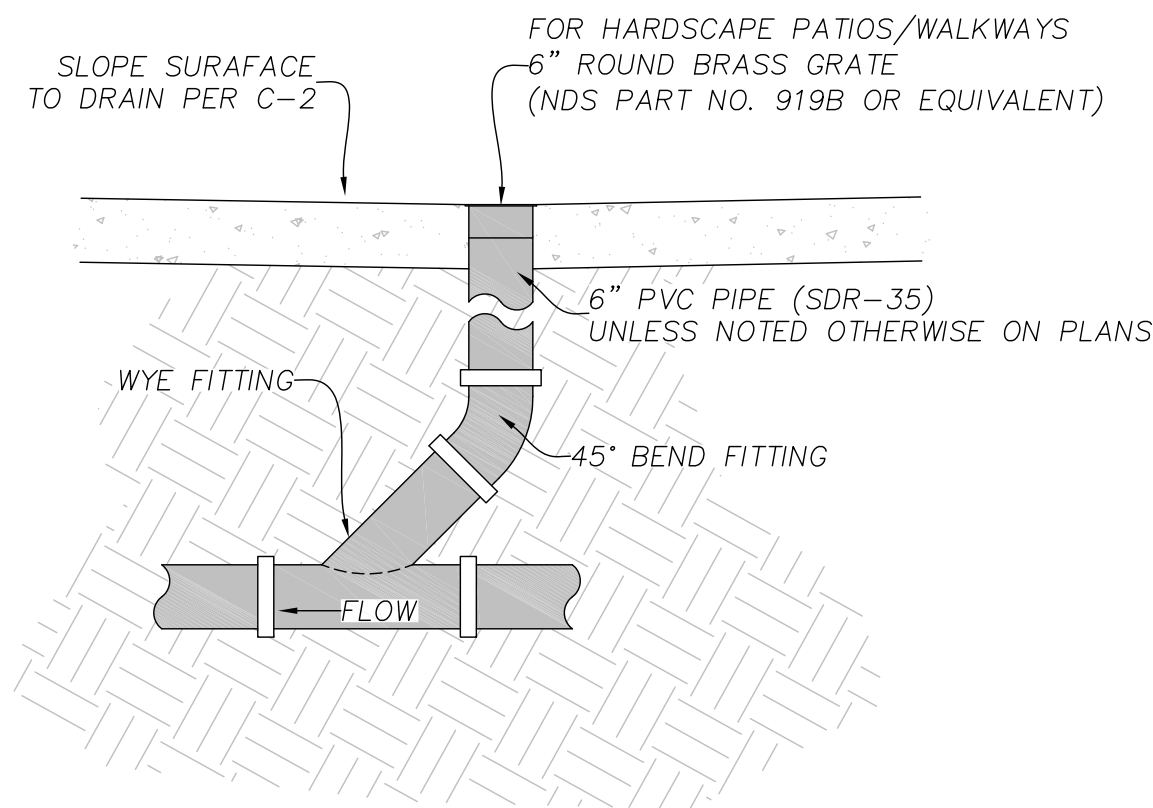


DESIGN REVIEW PLN 22-4635
 3/7/2023

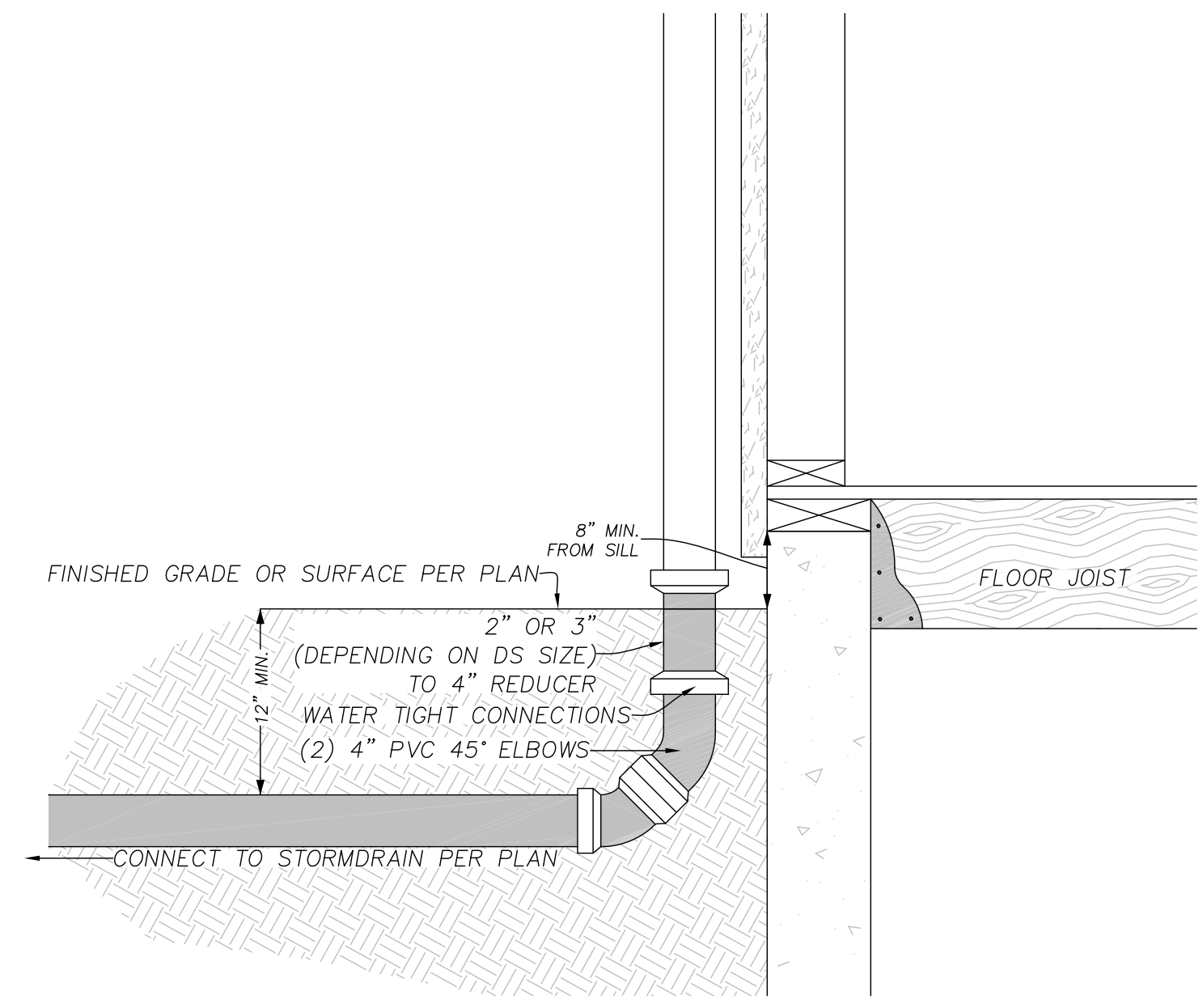
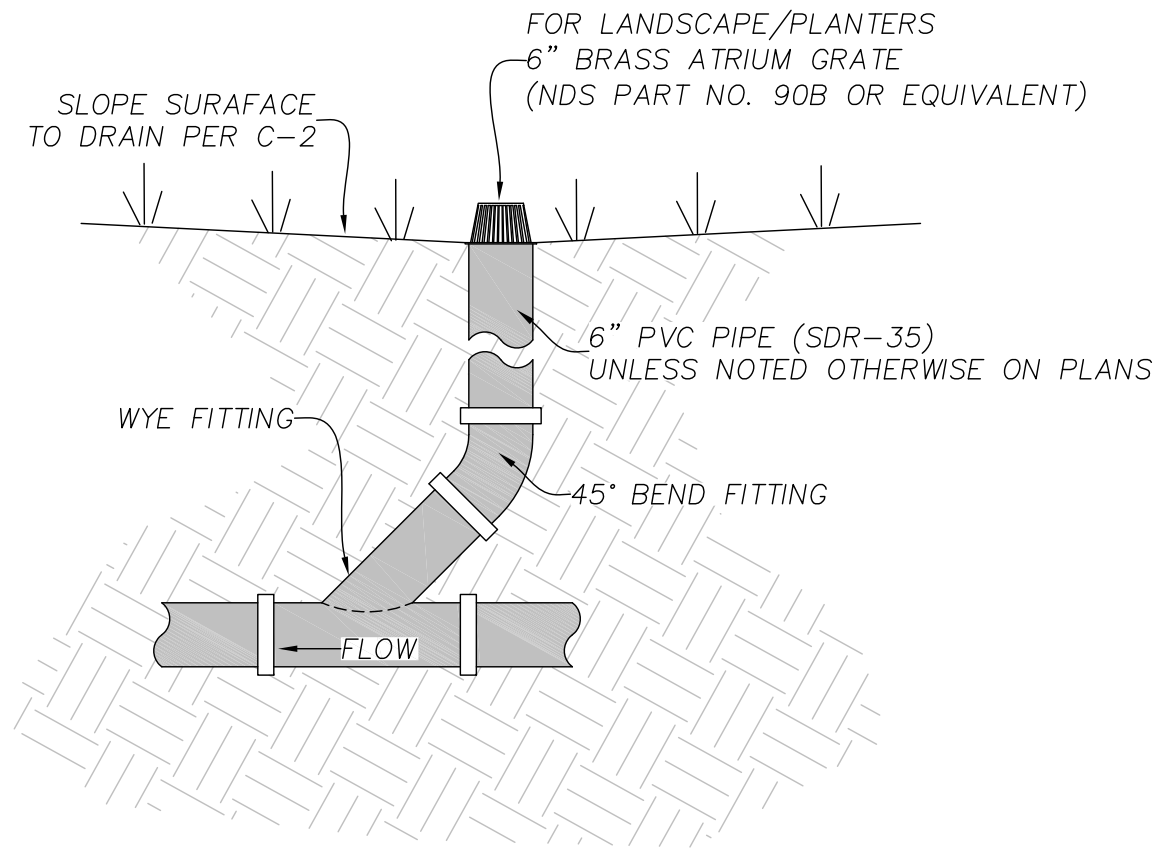
SHEET NUMBER

C-2

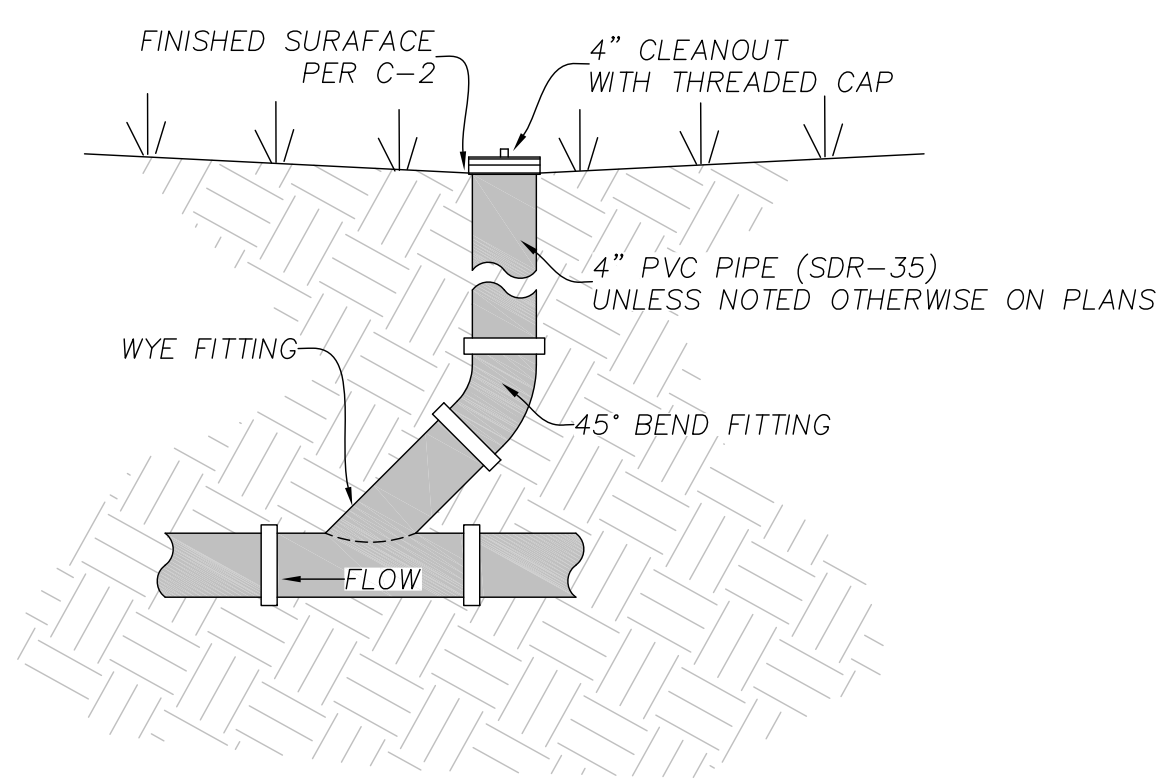
DETAILS



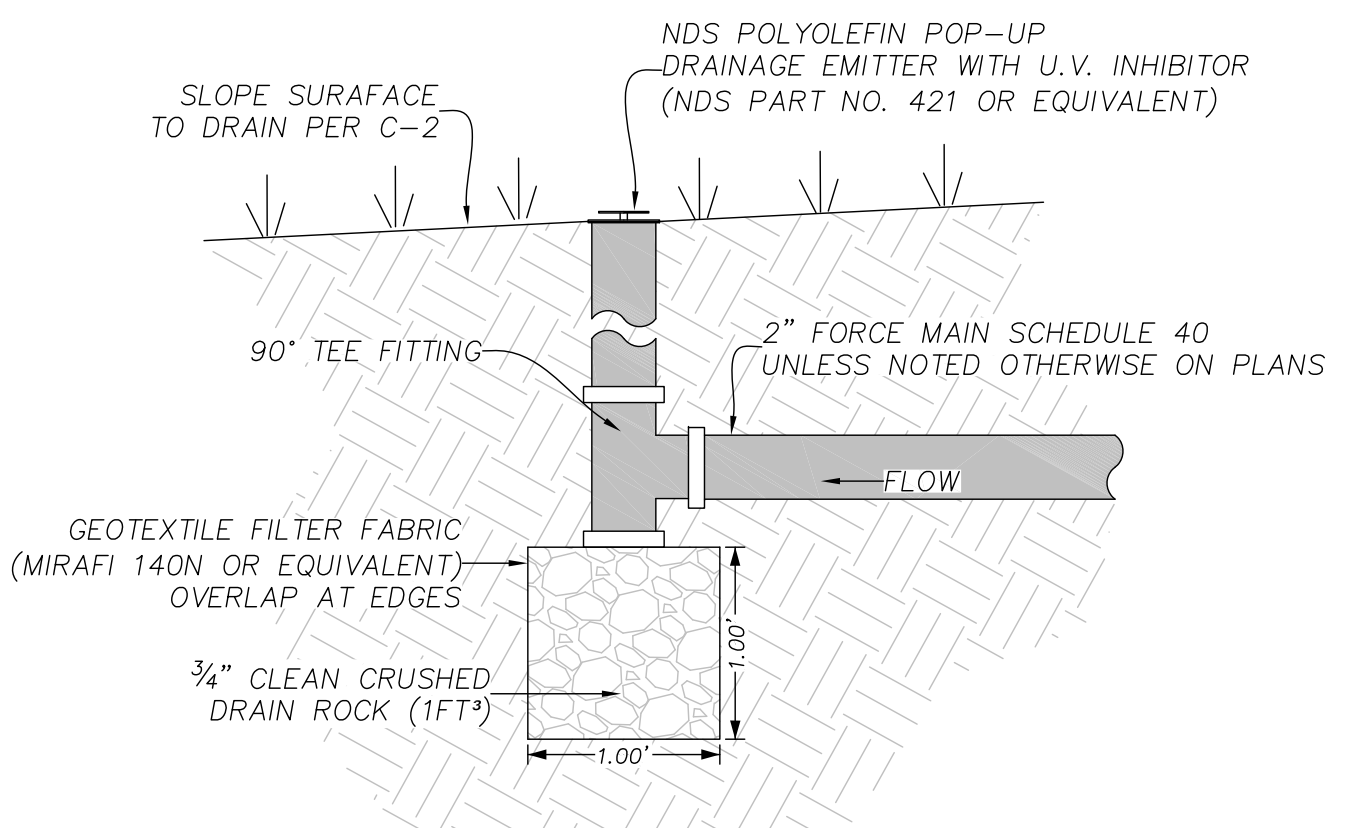
1 AREA DRAIN
NOT TO SCALE



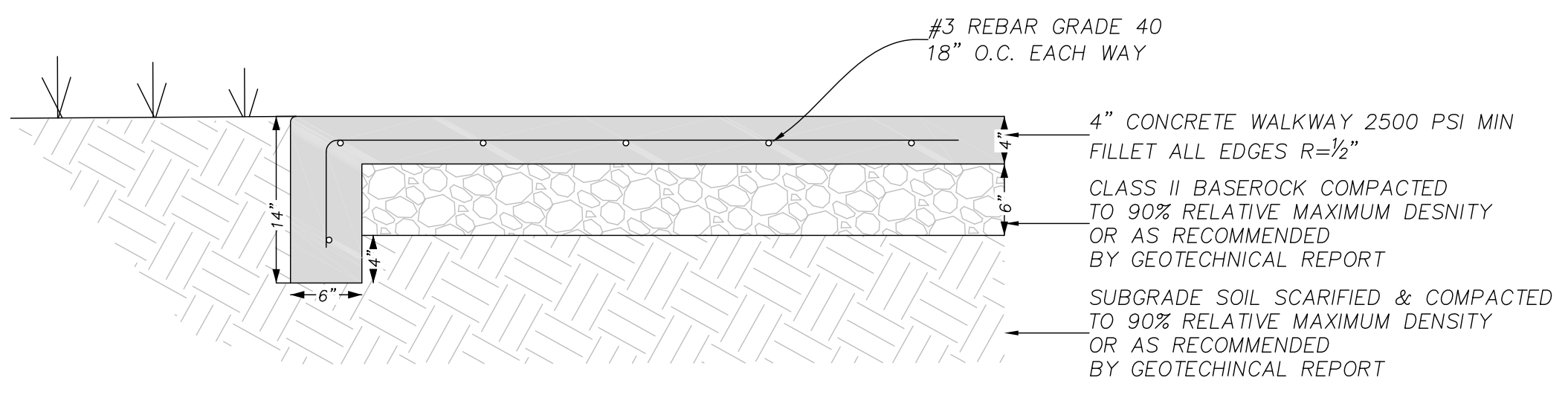
2 DOWNSPOUT & TIGHTLINE
NOT TO SCALE



3 CLEAN OUT TO GRADE
NOT TO SCALE

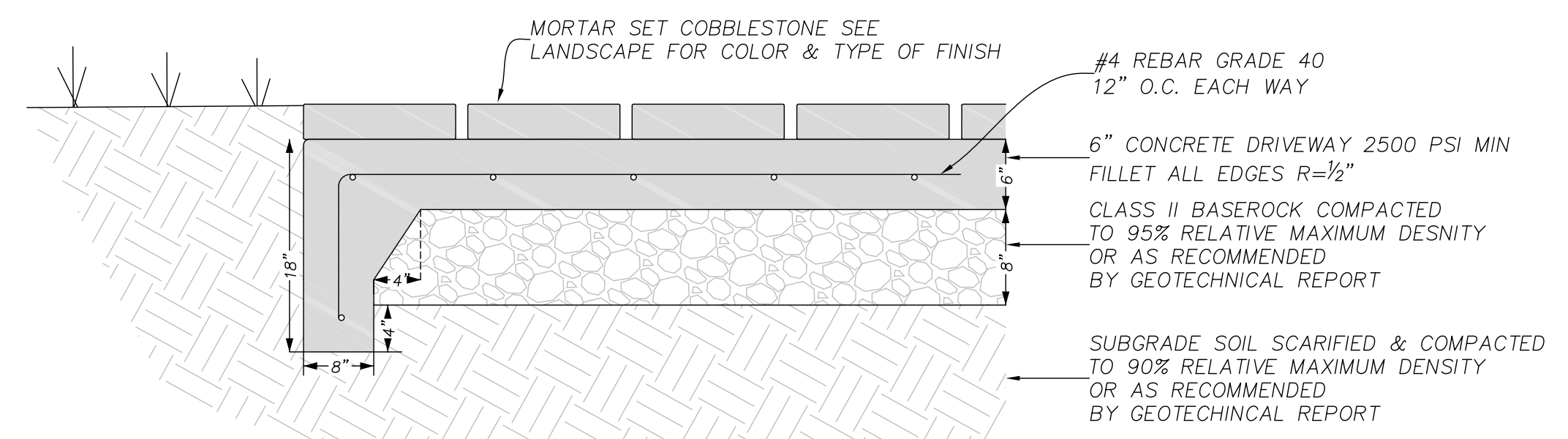


4 POP-UP EMITTER
NOT TO SCALE



PROVIDE:
CONTRACTION JOINTS
AT 10' INTERVALS, 1.5" DEEP
EXPANSION JOINTS 3/8" HOLD FELT DOWN 1/2" AND SEAL
SPACED AT 20' SECTIONS MIN
SMOOTH SLIP DOWELS 1/2" DIAM. 24" LONG
AT 18" O.C. GREASE ONE END

5 CONCRETE PATIO
NOT TO SCALE



PROVIDE:
CONTRACTION JOINTS
AT 10' INTERVALS, 1.5" DEEP
EXPANSION JOINTS 3/8" HOLD FELT DOWN 1/2" AND SEAL
SPACED AT 20' SECTIONS MIN
SMOOTH SLIP DOWELS 1/2" DIAM. 24" LONG
AT 18" O.C. GREASE ONE END

6 CONCRETE DRIVEWAY
NOT TO SCALE

L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510) 579-6112 wade@wladamsurveyor.com

SCALE	N.T.S.
DATE	1-1-2023
JOB#	5117
APN	170-28-035

NEW RESIDENCE
125 SOUTH GORDON WAY
LOS ALTOS, CA 94022
CITY OF LOS ALTOS SANTA CLARA COUNTY

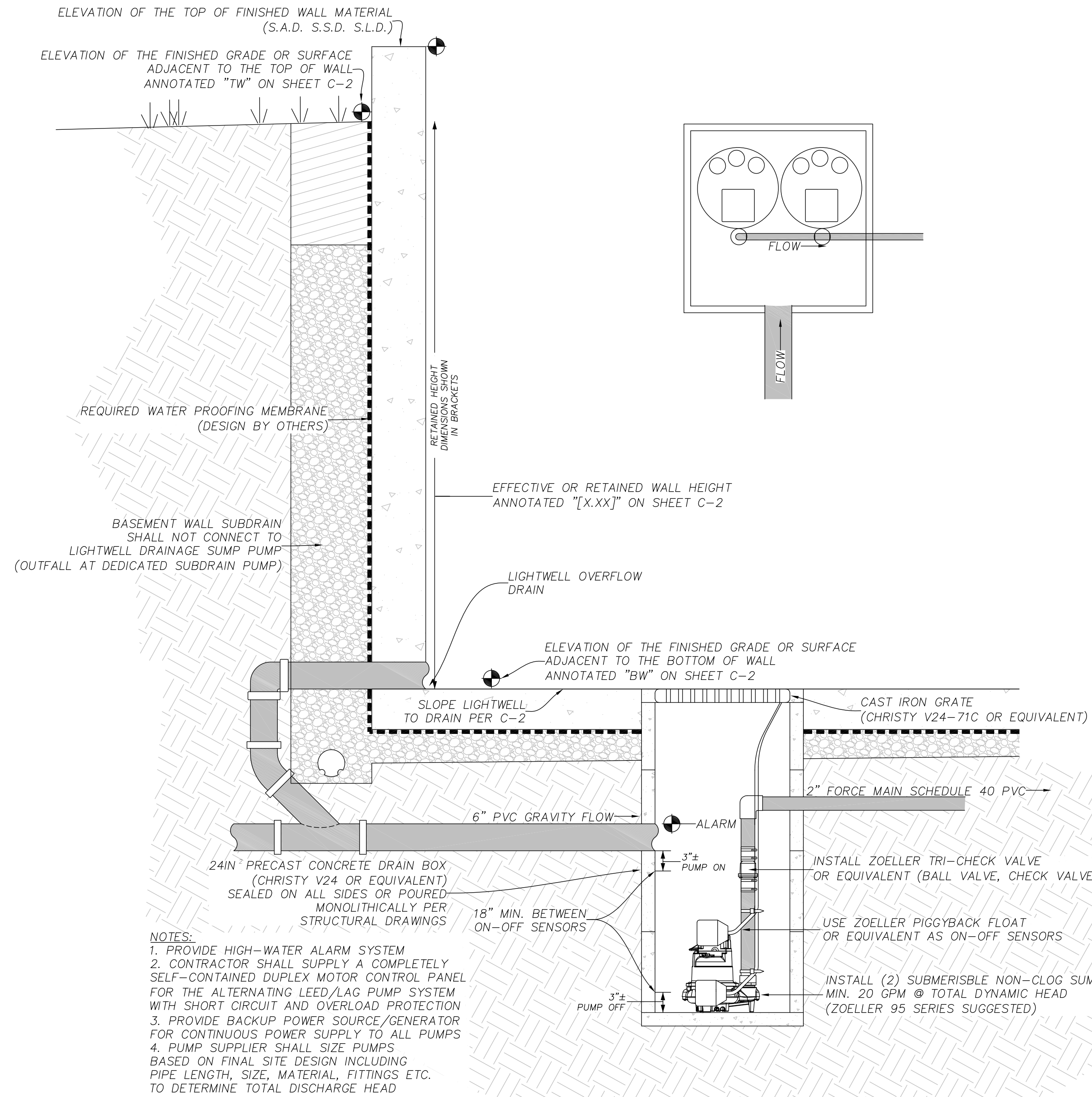


DESIGN REVIEW PLN	22-4635	3/7/2023
1		

SHEET NUMBER

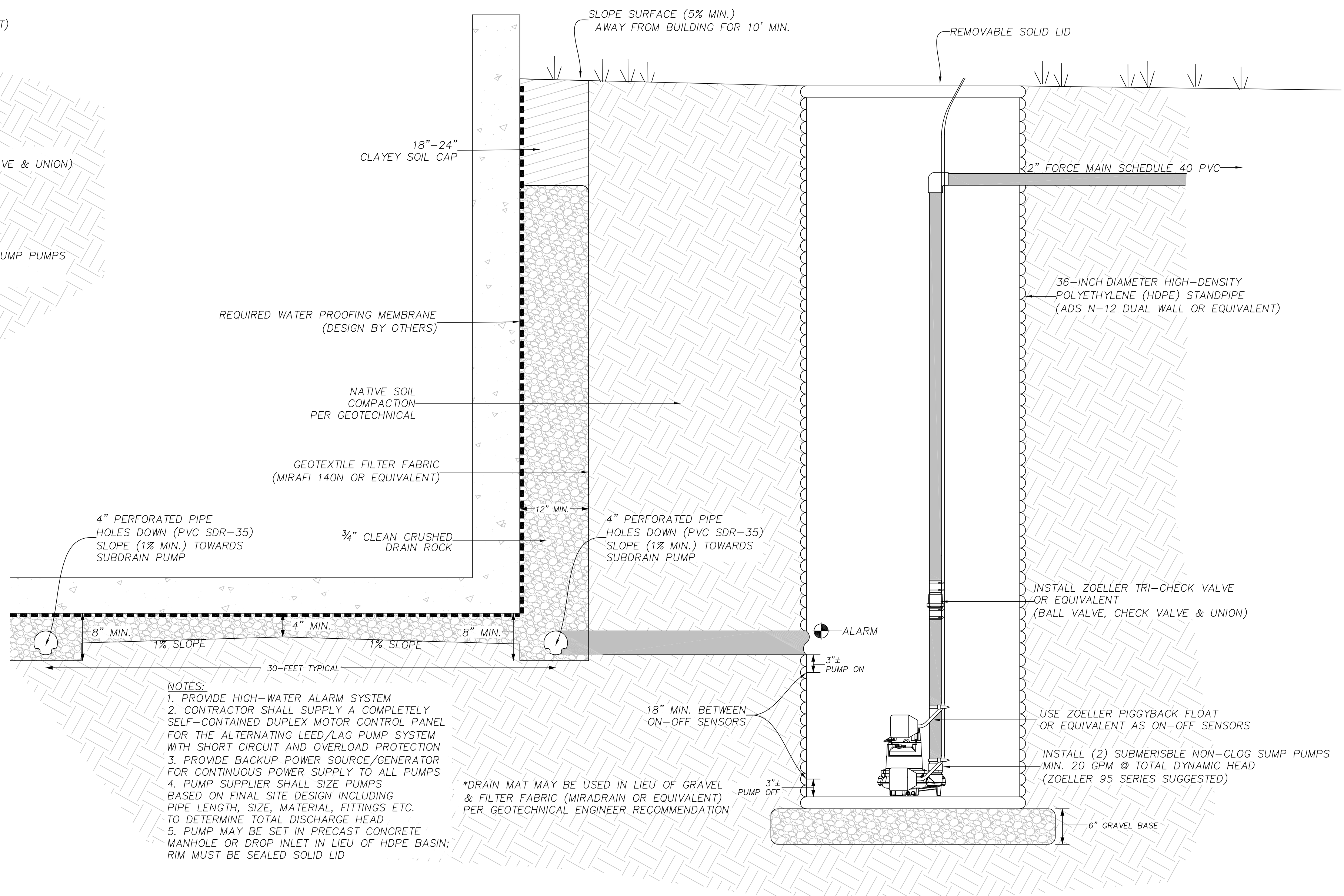
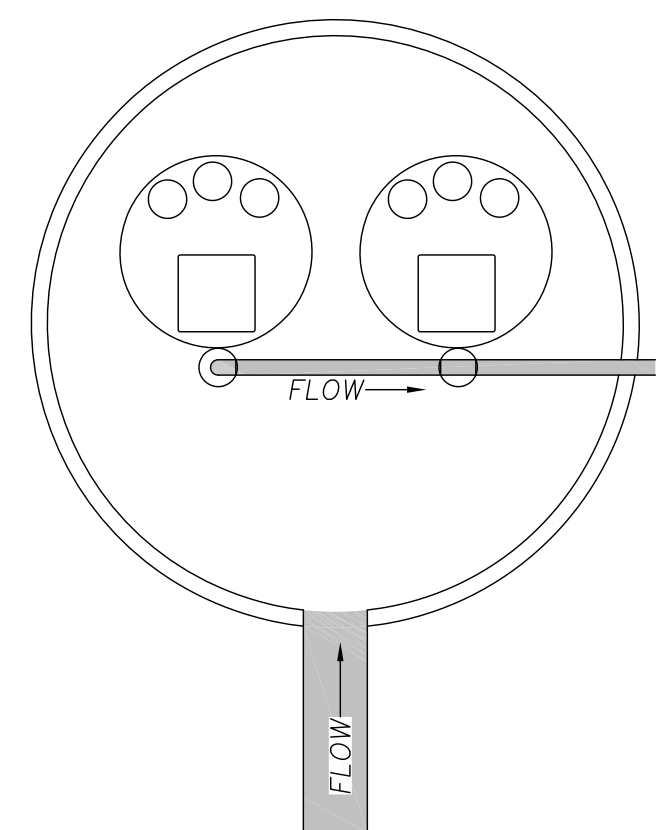
C-3

DETAILS



- NOTES:
1. PROVIDE HIGH-WATER ALARM SYSTEM
 2. CONTRACTOR SHALL SUPPLY A COMPLETELY SELF-CONTAINED DUPLEX MOTOR CONTROL PANEL FOR THE ALTERNATING LEED/LAG PUMP SYSTEM WITH SHORT CIRCUIT AND OVERLOAD PROTECTION
 3. PROVIDE BACKUP POWER SOURCE/GENERATOR FOR CONTINUOUS POWER SUPPLY TO ALL PUMPS
 4. PUMP SUPPLIER SHALL SIZE PUMPS BASED ON FINAL SITE DESIGN INCLUDING PIPE LENGTH, SIZE, MATERIAL, FITTINGS ETC. TO DETERMINE TOTAL DISCHARGE HEAD

1 LIGHTWELL DUAL SUMP PUMPS
NOT TO SCALE



- NOTES:
1. PROVIDE HIGH-WATER ALARM SYSTEM
 2. CONTRACTOR SHALL SUPPLY A COMPLETELY SELF-CONTAINED DUPLEX MOTOR CONTROL PANEL FOR THE ALTERNATING LEED/LAG PUMP SYSTEM WITH SHORT CIRCUIT AND OVERLOAD PROTECTION
 3. PROVIDE BACKUP POWER SOURCE/GENERATOR FOR CONTINUOUS POWER SUPPLY TO ALL PUMPS
 4. PUMP SUPPLIER SHALL SIZE PUMPS BASED ON FINAL SITE DESIGN INCLUDING PIPE LENGTH, SIZE, MATERIAL, FITTINGS ETC. TO DETERMINE TOTAL DISCHARGE HEAD
 5. PUMP MAY BE SET IN PRECAST CONCRETE MANHOLE OR DROP INLET IN LIEU OF HDPE BASIN; RIM MUST BE SEALED SOLID LID

2 SUBDRAIN & DUAL SUMP PUMPS
NOT TO SCALE

L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510) 579-6112 wade@wllhammsurveyor.com

SCALE	N.T.S.
DATE	1-1-2023
JOB#	5117
APN	170-28-035

NEW RESIDENCE
125 SOUTH GORDON WAY
LOS ALTOS, CA 94022
CITY OF LOS ALTOS SANTA CLARA COUNTY

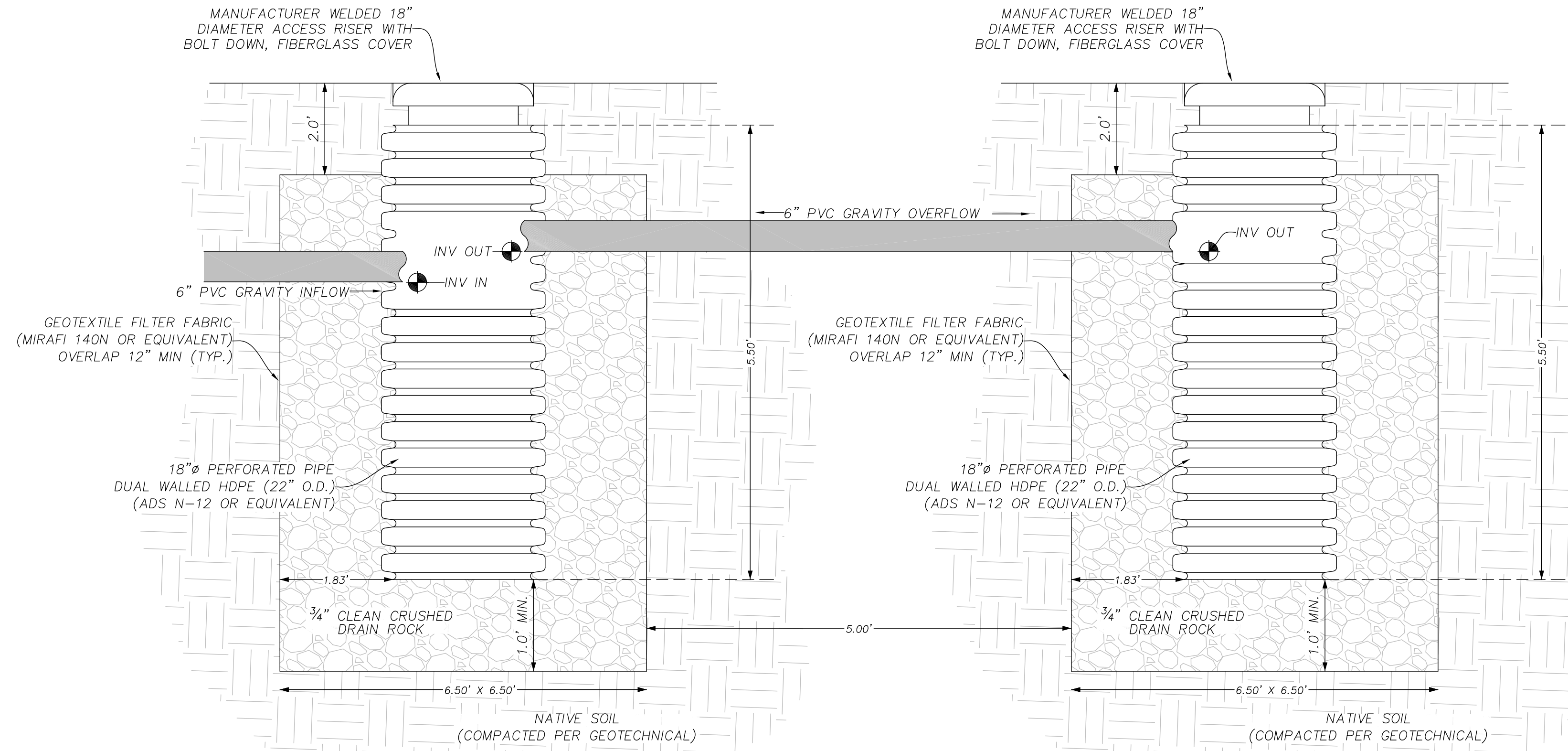


DESIGN REVIEW PLN	22-4635	3/7/2023
1		

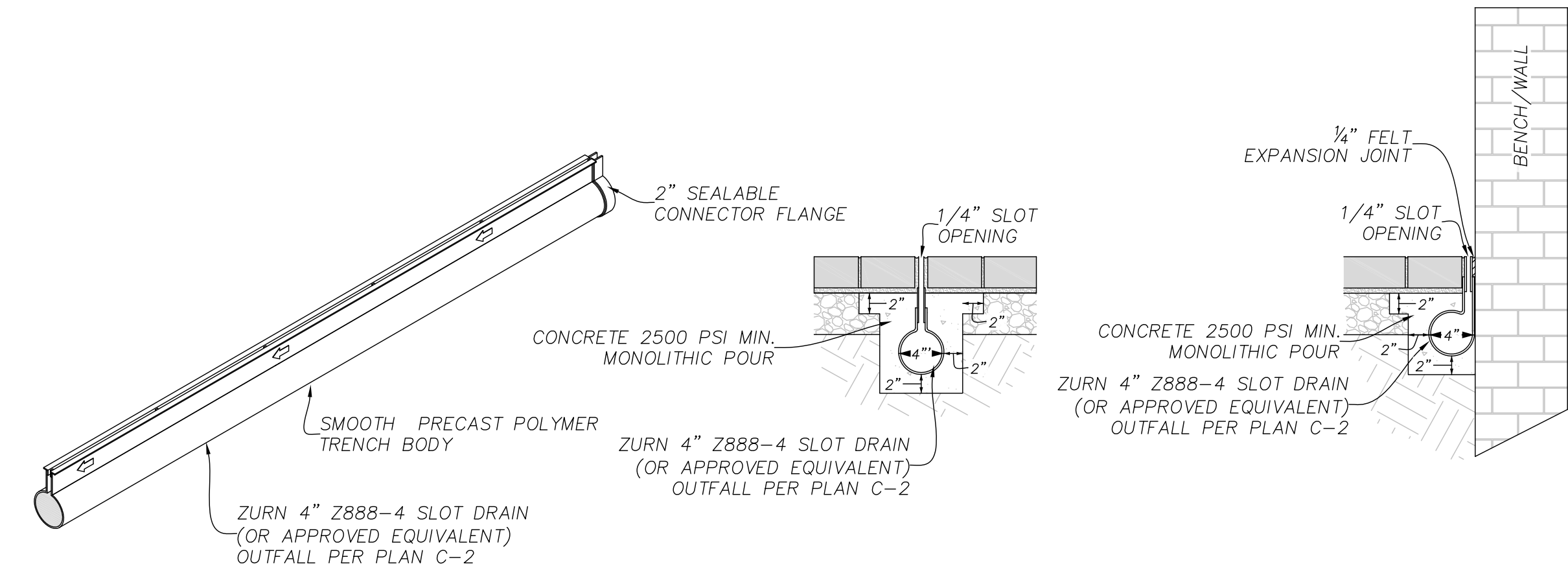
SHEET NUMBER

C-4

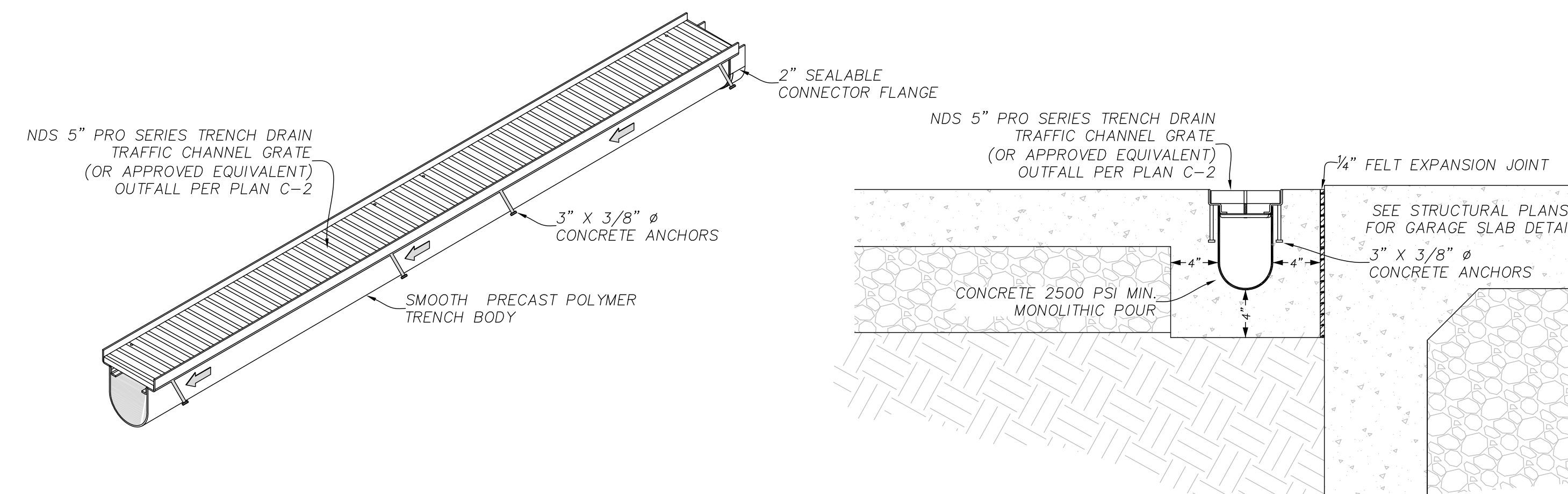
DETAILS



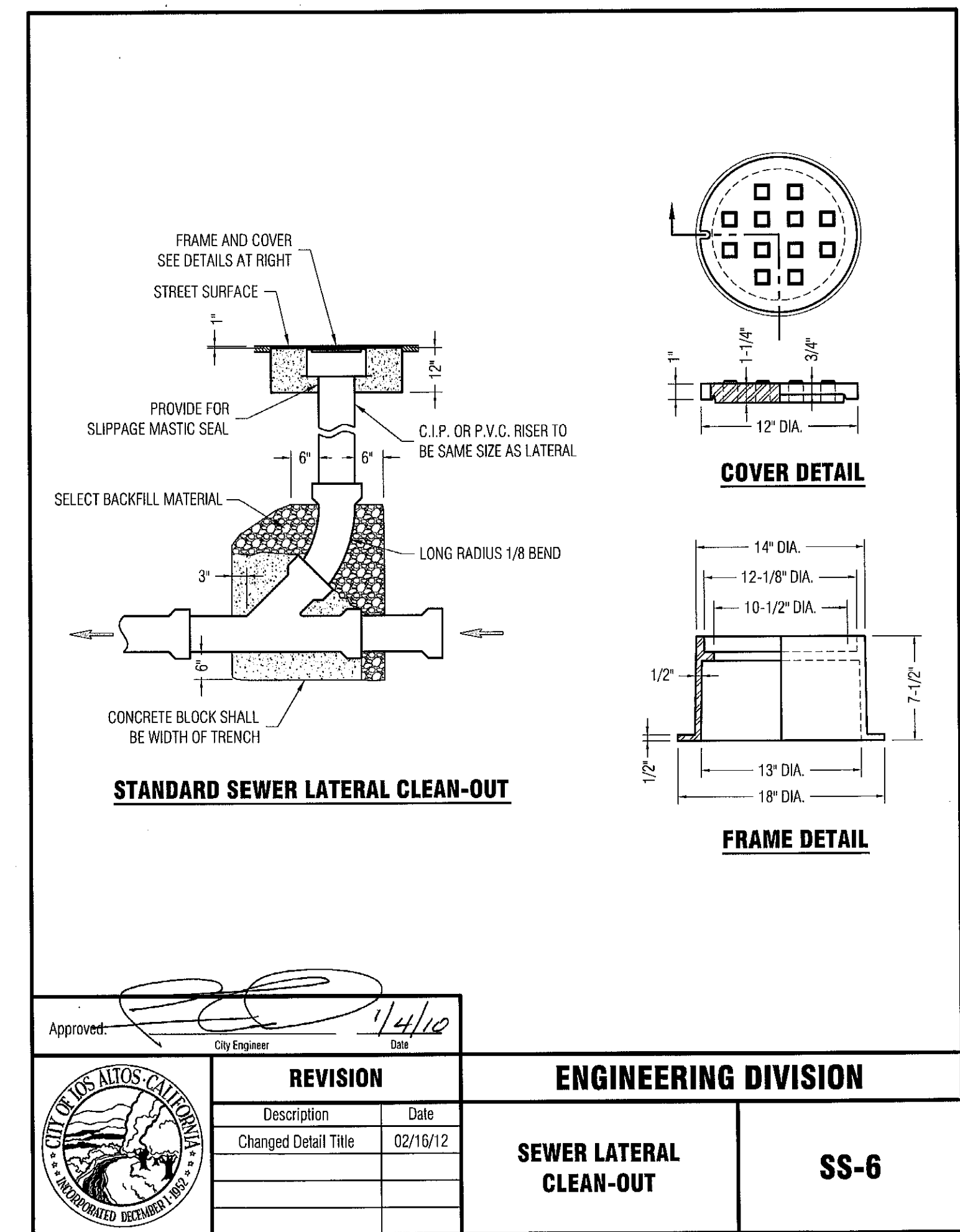
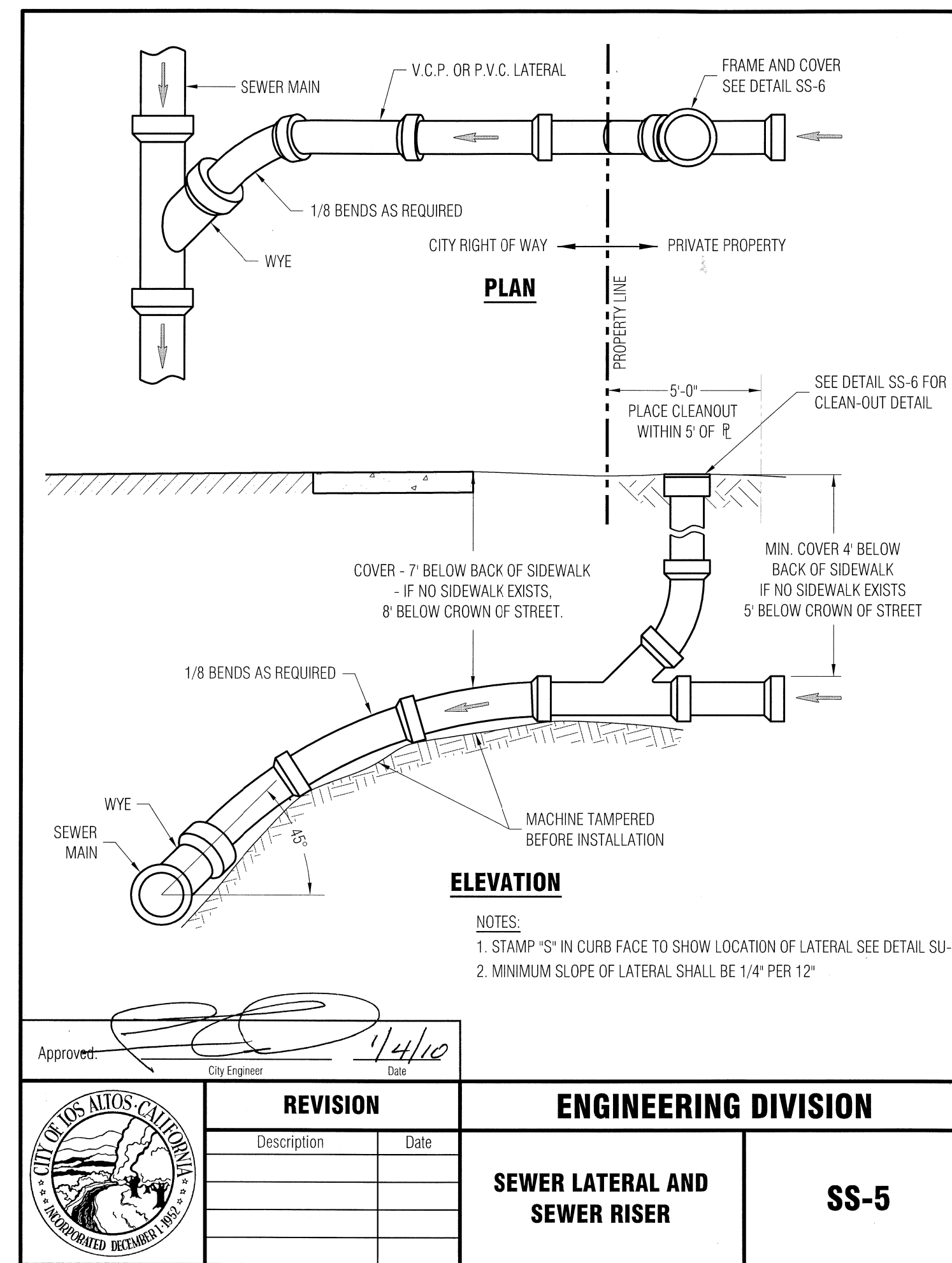
1 INFILTRATION DEVICE
NOT TO SCALE



2 SLOT DRAIN
NOT TO SCALE



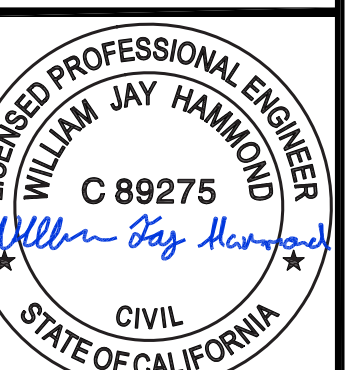
3 TRENCH DRAIN
NOT TO SCALE



L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510) 579-6112 wade@wilhammsurveyors.com

SCALE	N.T.S.
DATE	1-1-2023
JOB#	5117
APN	170-28-035

NEW RESIDENCE
125 SOUTH GORDON WAY
LOS ALTOS, CA 94022
CITY OF LOS ALTOS SANTA CLARA COUNTY

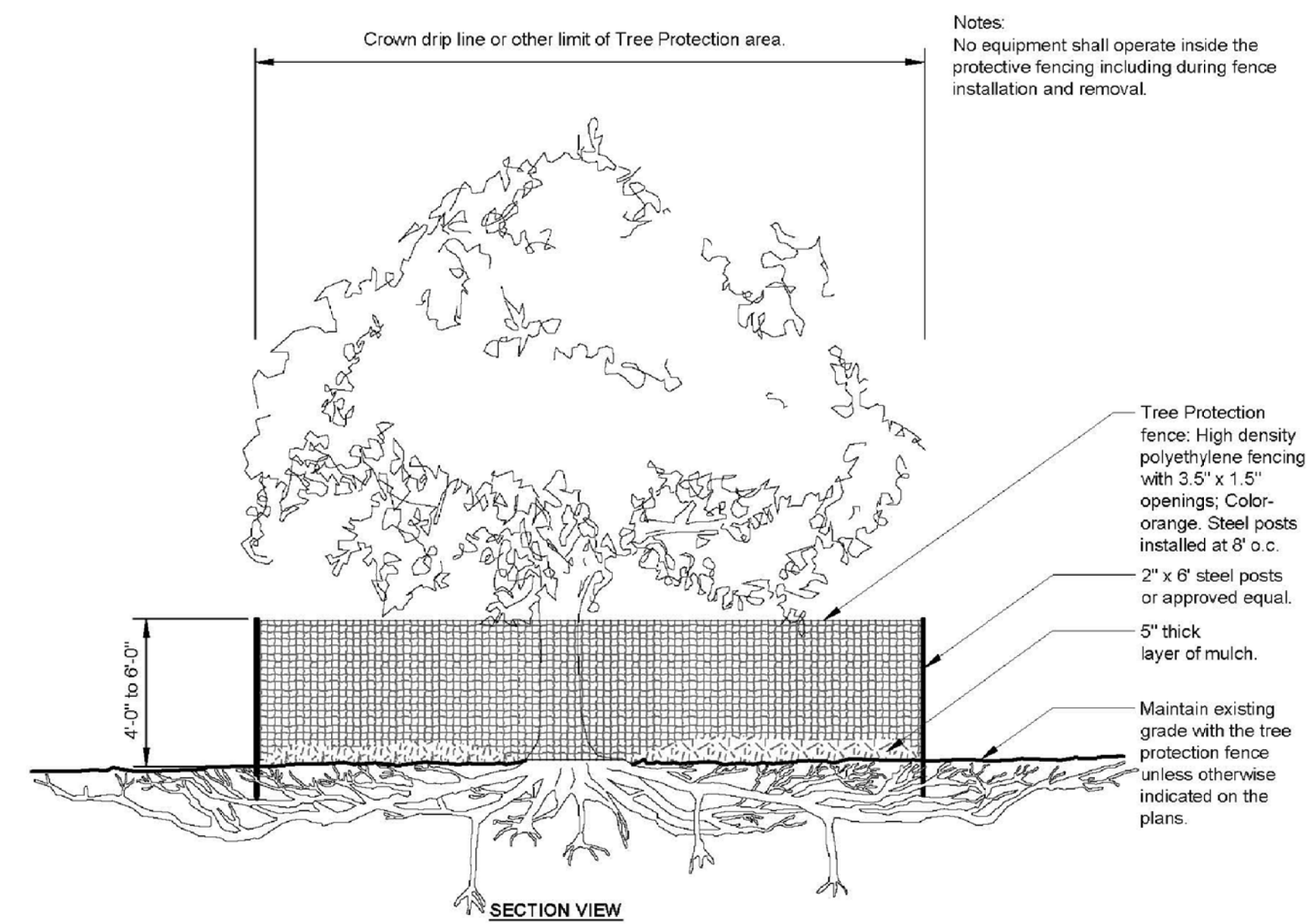
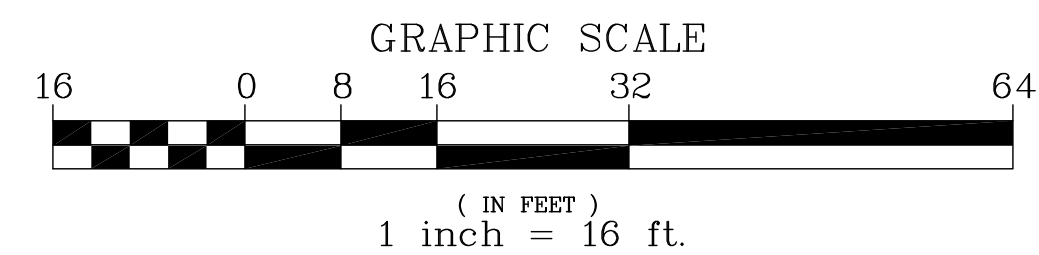
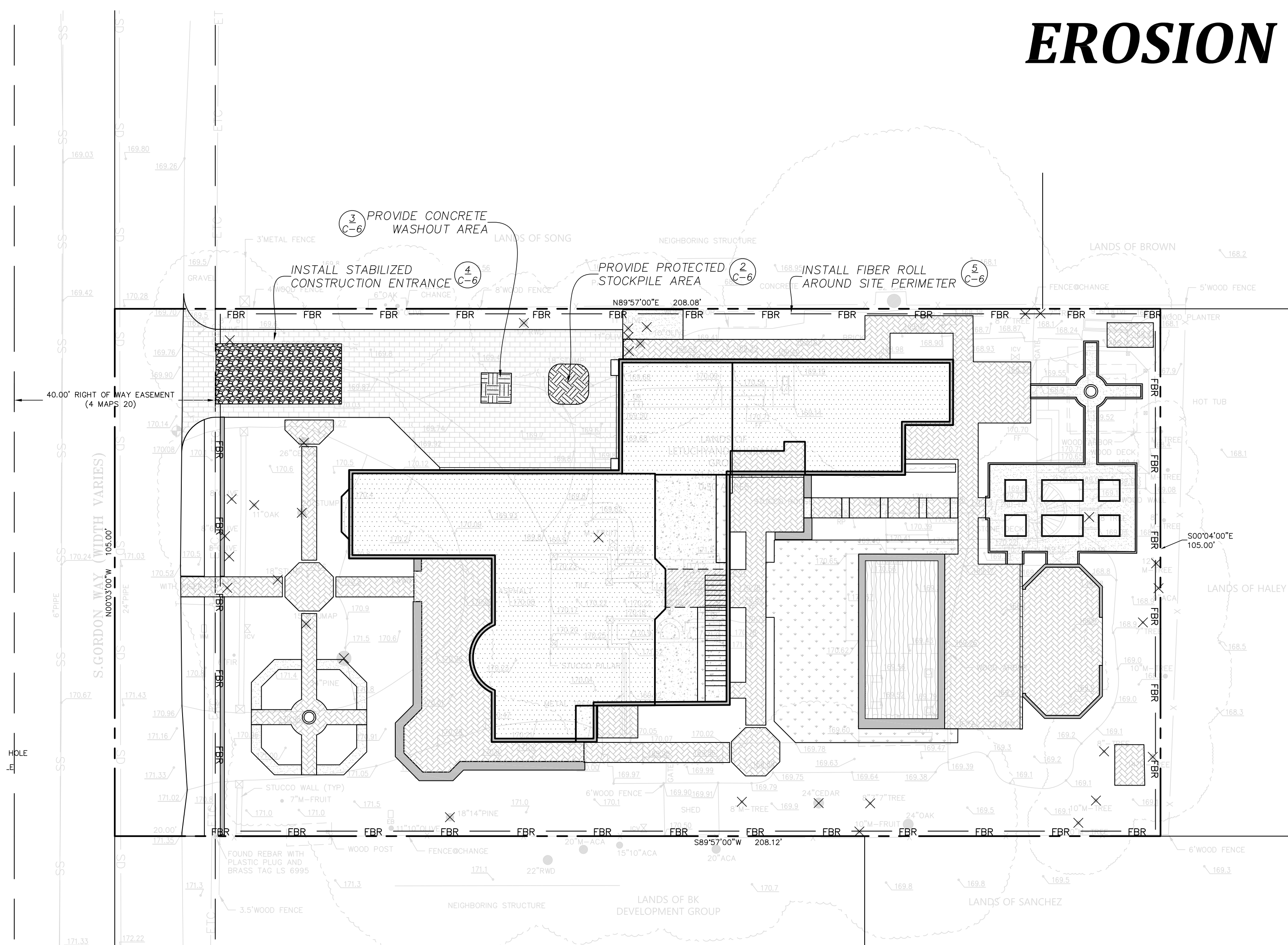


DESIGN REVIEW PLN 22-4635	3/7/2023
---------------------------	----------

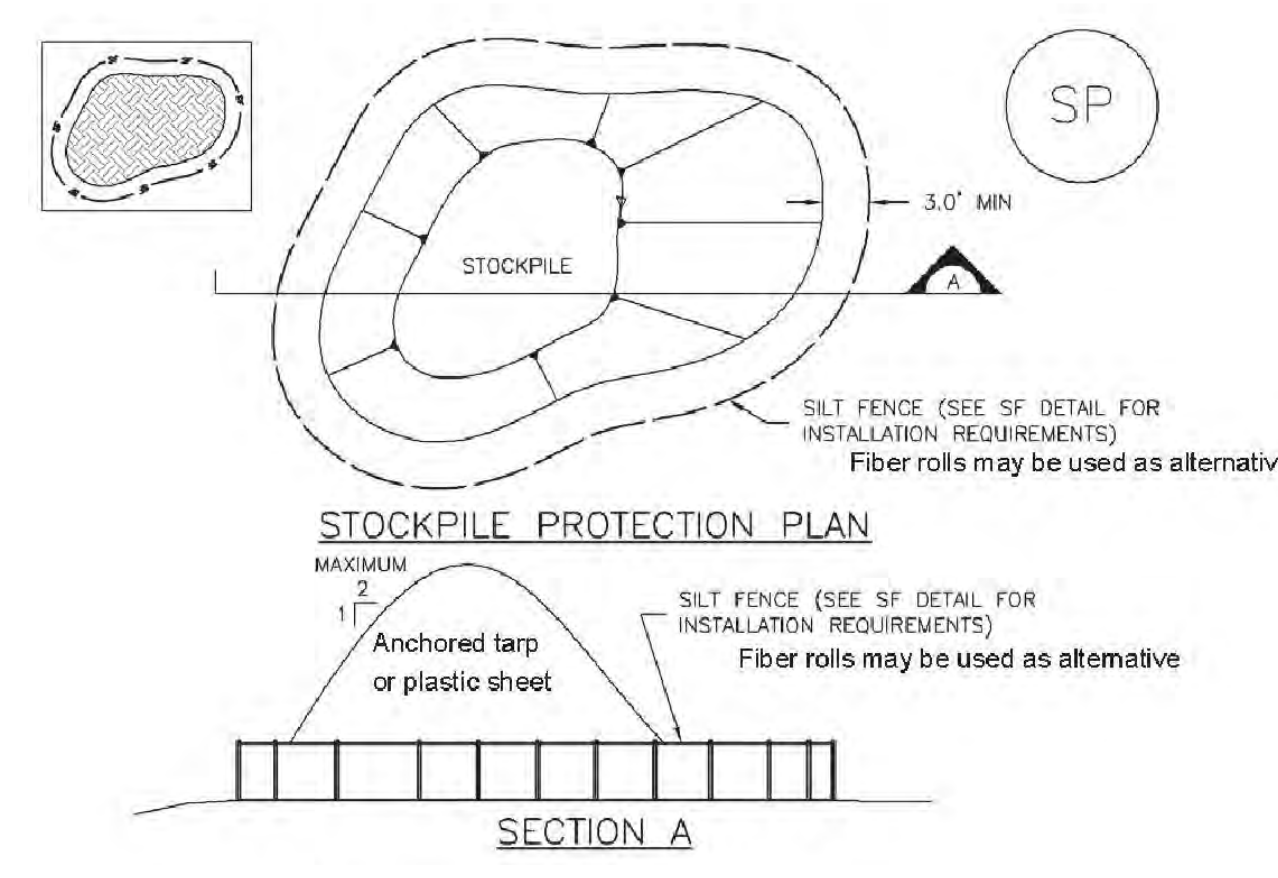
1 SHEET NUMBER

C-5

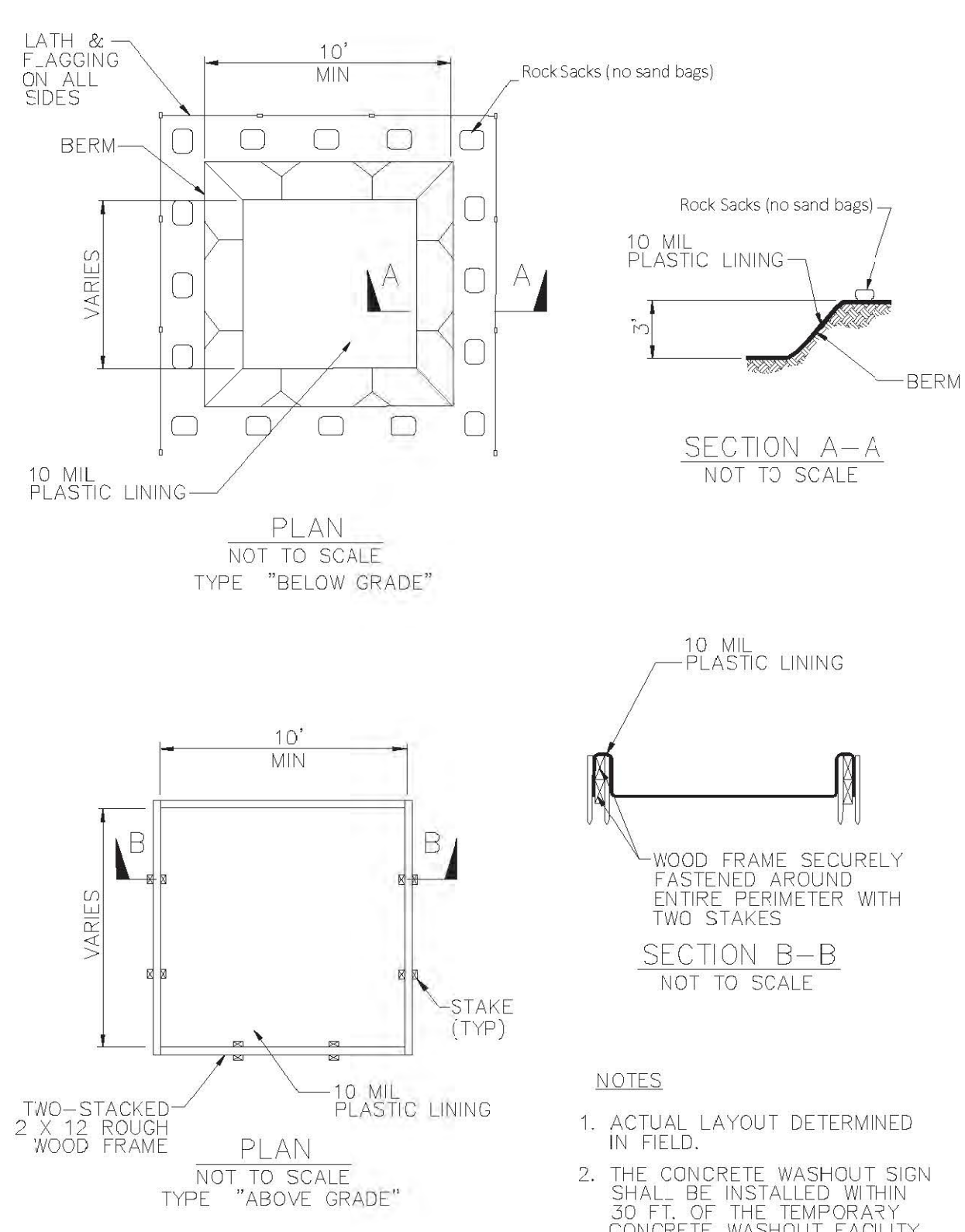
EROSION CONTROL PLAN



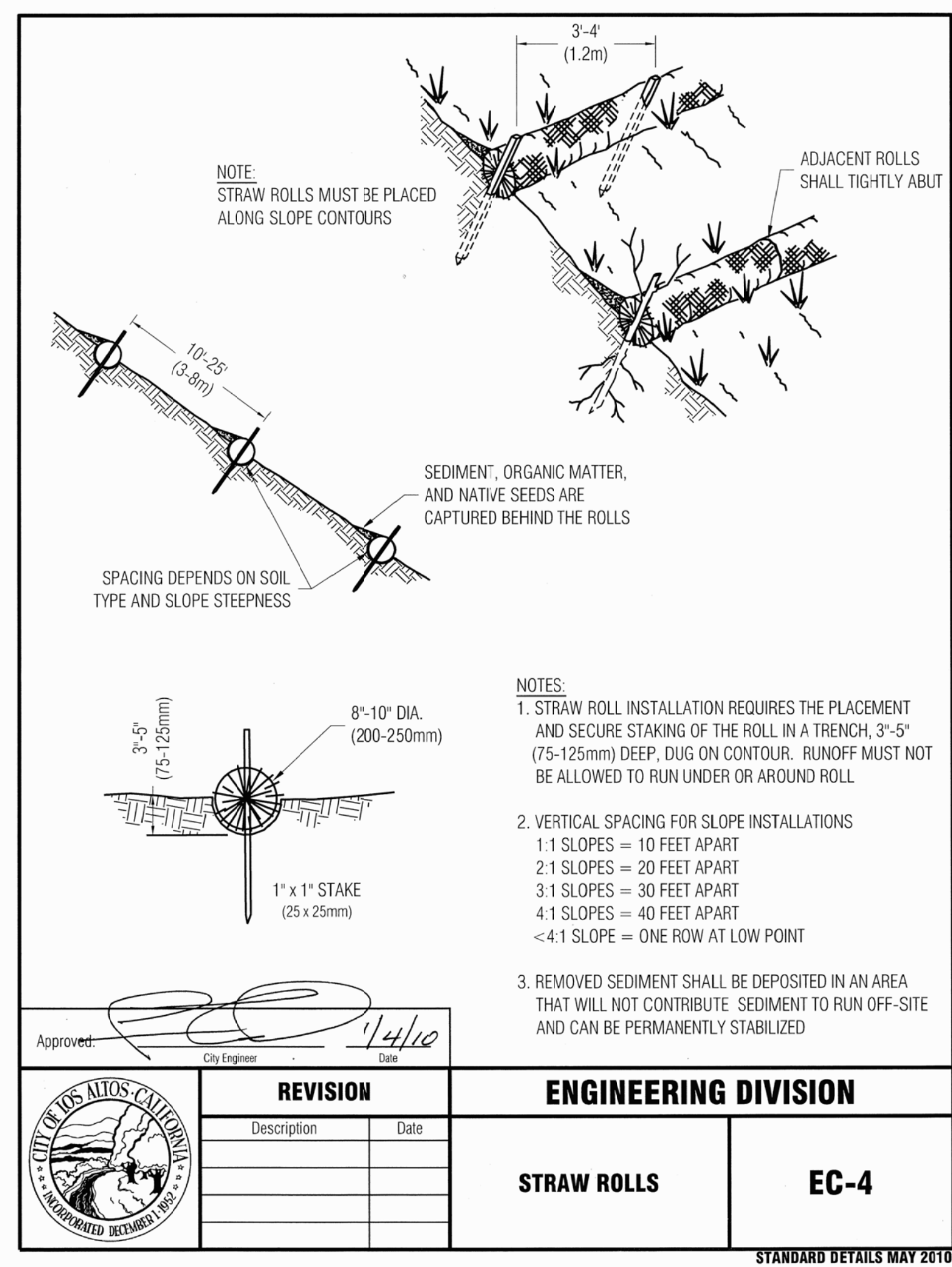
1 TREE PROTECTION NOT TO SCALE



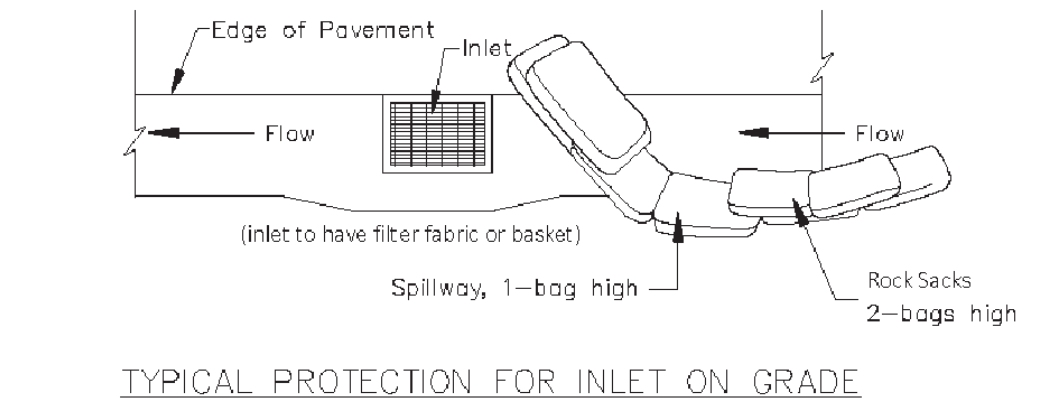
2 STOCKPILE PROTECTION NOT TO SCALE



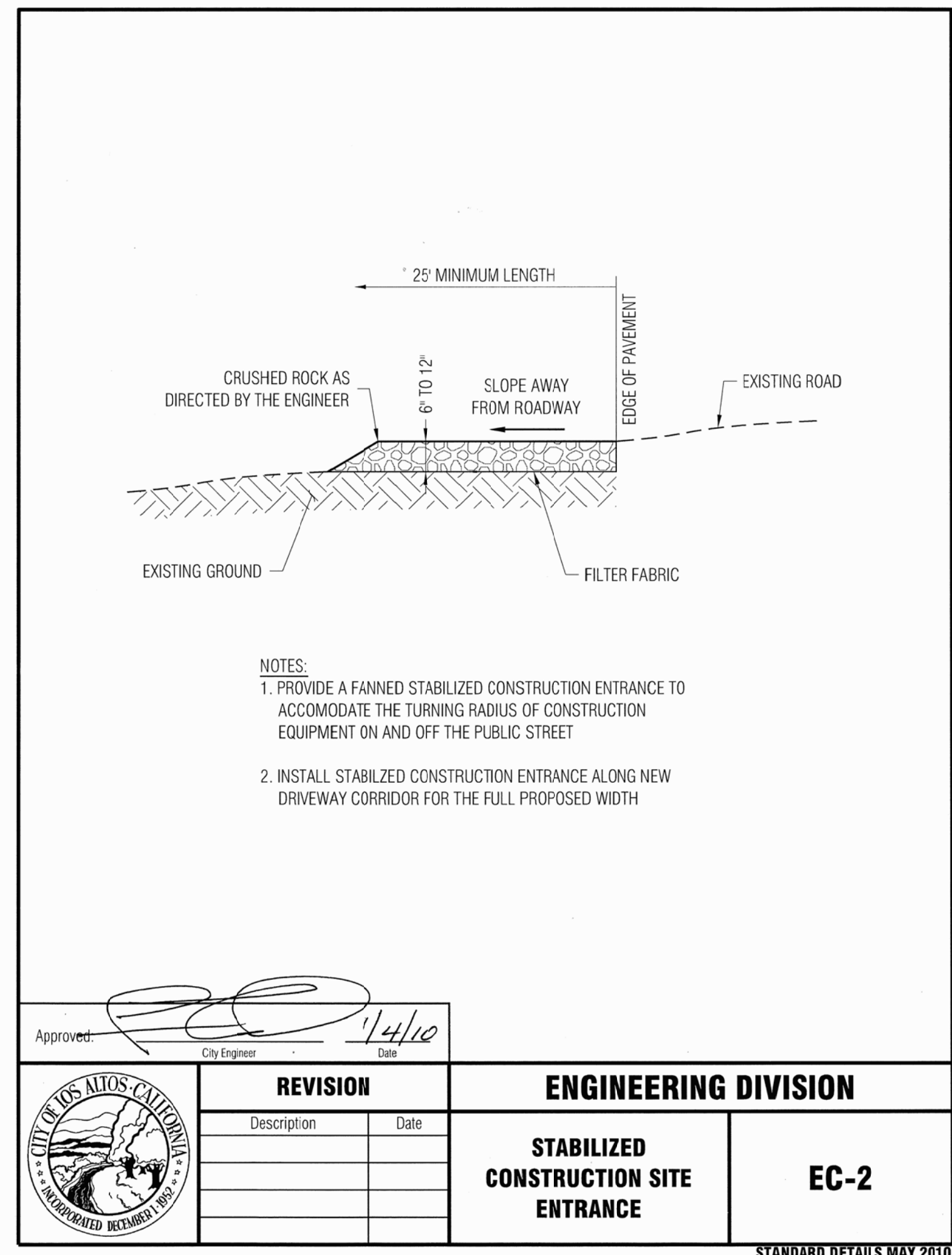
3 CONCRETE WASHOUT NOT TO SCALE



5 FIBER ROLL NOT TO SCALE



6 INLET PROTECTION NOT TO SCALE



4 CONSTRUCTION ENTRANCE NOT TO SCALE

Approved: [Signature] 1/4/10 City Engineer Date	REVISION	ENGINEERING DIVISION	
	Description Date	STRAW ROLLS	EC-4

Approved: [Signature] 1/4/10 City Engineer Date	REVISION	ENGINEERING DIVISION	
	Description Date	STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2

L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510) 579-6112 wade@wilhamdsurveyor.com

SCALE 1" = 16'
DATE 1-1-2023
JOB# 5117
APN 170-28-035

NEW RESIDENCE
125 SOUTH GORDON WAY
LOS ALTOS, CA 94022
CITY OF LOS ALTOS SANTA CLARA COUNTY



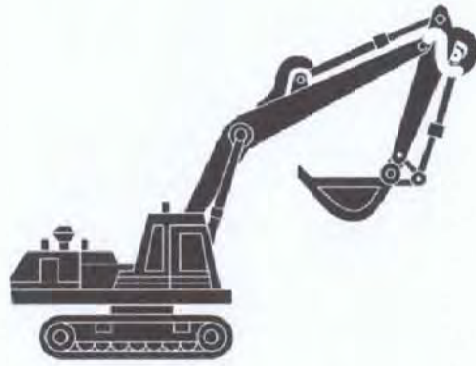
DESIGN REVIEW PLN 22-4635	3/7/2023
---------------------------	----------

SHEET NUMBER

C-6

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

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 silt 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.

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

- Road crews
- Driveways/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 in your maintenance yard, where cleanup is easier. Repairing 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 the most, to prevent fresh materials from contacting stormwater runoff.
- ❑ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Protect drainage ways by using earth dikes, or other controls to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, concrete, 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.

Doing The Job Right

General Business Practices

- ❑ Never wash excess material from excavated aggregate, concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ❑ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheeting and berms.
- ❑ Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- ❑ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ❑ Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- ❑ Avoid creating excess dust when breaking asphalt or concrete.
- ❑ After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- ❑ When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets from saw-cutting. Sweep up, and properly dispose of, all residues.
- ❑ Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

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 dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- ❑ Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- ❑ Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains and 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.

During Construction

- ❑ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ❑ Set up and operate 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 bermed 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.
- ❑ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- ❑ Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ❑ Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/spa 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 or 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 used 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 curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

Doing The Job Right

General Business Practices

- ❑ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling 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 piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

- ❑ 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 algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Fitter Cleaning

- ❑ Never clean a filter in the street or near a storm drain. Rinse cartridge and distasteful earth filters into a dirt area, and spade filter residue into soil. Dispose of spent distasteful earth filters in the garbage.
- ❑ 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 at a recycling landfill. Empty, dry paint cans also may be recycled as metal.
- ❑ Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with 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, contact contractor. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

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 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 tributyltin must be disposed of as hazardous wastes. 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 spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop 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 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; vehicle cleaning; construction activities; including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.
- 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 the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

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

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, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- ❑ Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- ❑ Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- ❑ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be 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.
- ❑ Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

Doing The Job Right

General Business Practices

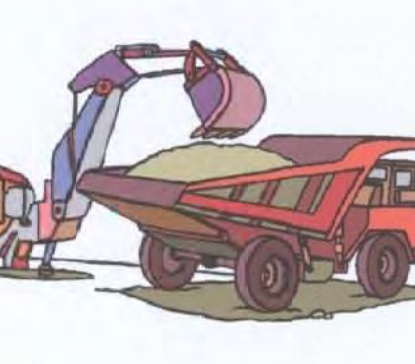
- ❑ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- ❑ Practice Source Reduction - minimize the amount when you order materials. Finish only the amount you need to order on the job.
- ❑ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, metal, solvents, degreasers, cleaned 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, wood, and cleared vegetation that can 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.
- ❑ Permits
- ❑ In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

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 where construction is not immediately planned.
- ❑ Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when rain hits unprotected sites. Stormwater runoff can dog storm drains, another aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff causing 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 solvents) or laden with 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.

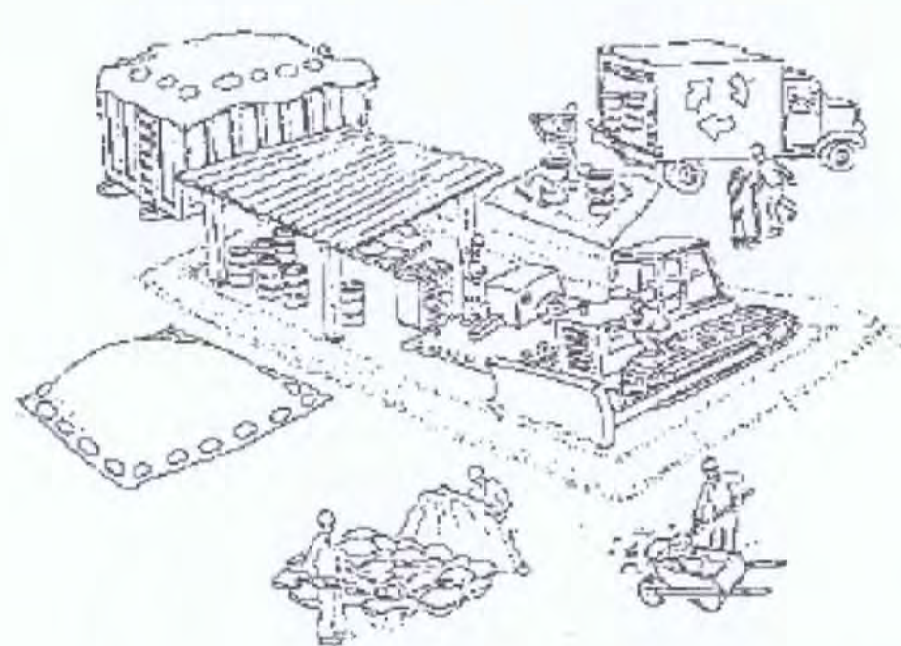
Blueprint for a Clean Bay

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: 	CITY OF LOS ALTOS R.C.L.	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN		48056	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET	OF SHEETS	DRAWING NO.:

DESIGN REVIEW PLN 22-4635

3/7/2023

1

NEW RESIDENCE

125 SOUTH GORDON WAY

LOS ALTOS, CA 94022

CITY OF LOS ALTOS

SANTA CLARA COUNTY

APN 170-28-035

SCALE

DATE

JOB#

APN

SHEET NUMBER

C-7

7 OF 8

L. Wade Hammond

Civil Engineering & Land Surveying

36660 Newark Blvd. Suite C

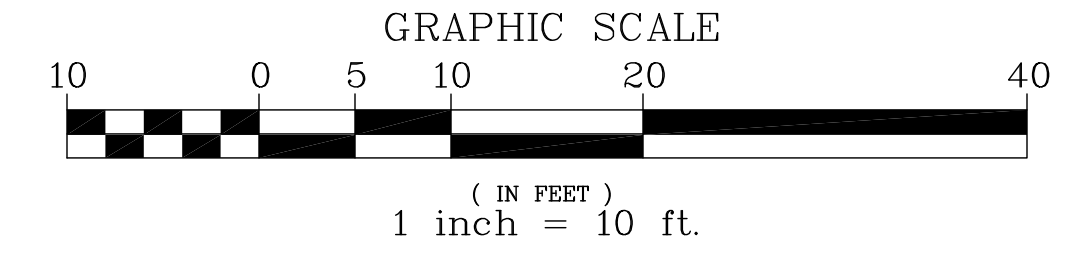
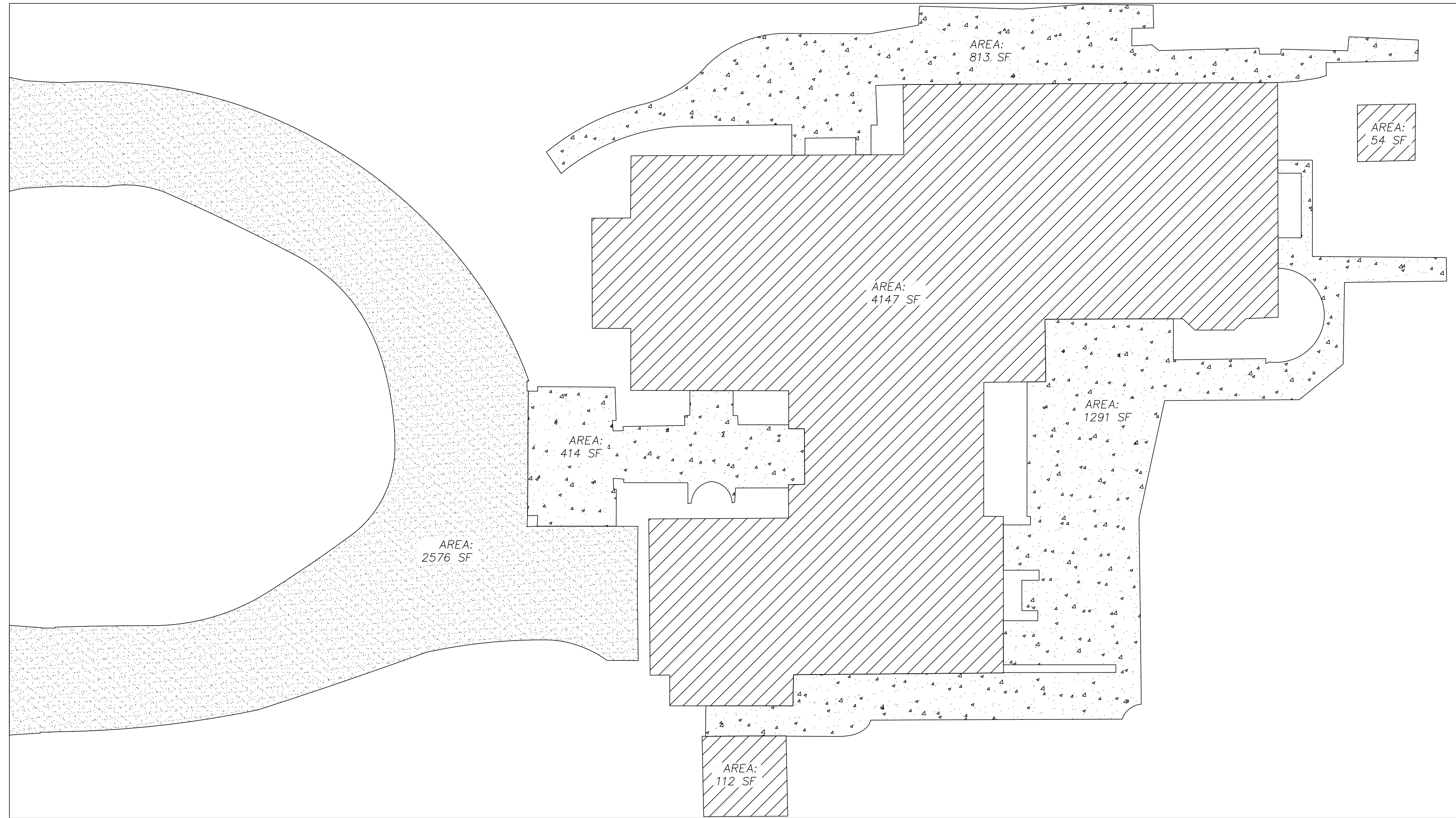
Newark, California 94560

Tel:(510)579-6112 wade@wilhammsurveying.com

1-1-2023



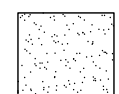

5117

IMPERVIOUS AREAS EXHIBIT

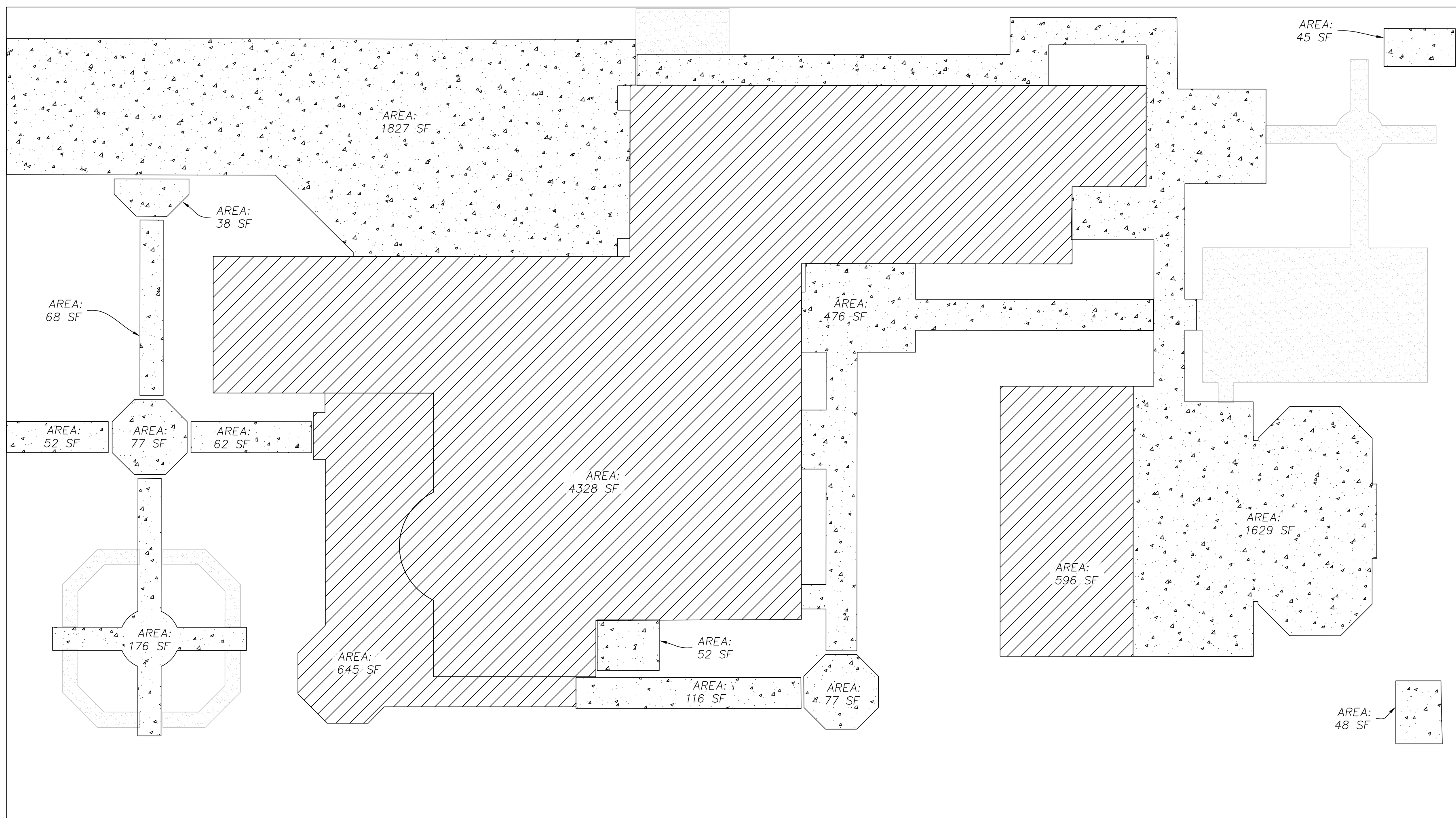


PRE-CONSTRUCTION

HATCH LEGEND

-  ROOF/POOL
-  BRICK/CONCRETE
-  ASPHALT PAVEMENT
-  GRAVEL (NOT COUNTED AS IMPERVIOUS)

IMPERVIOUS SURFACE AREAS	
GROSS PROPERTY AREA	21,850 FT ²
NET PROPERTY AREA	19,750 FT ²
IMPERVIOUS AREAS	
PRE-CONSTRUCTION	9,407 FT ²
POST-CONSTRUCTION	10,312 FT ²
NET CHANGE	+905 FT ²

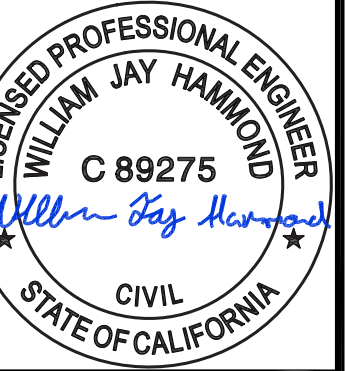


POST-CONSTRUCTION

L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510) 579-6112 wade@wilhamhsurveyor.com

SCALE 1" = 10'
DATE 1-1-2023
JOB# 5117
APN 170-28-035

NEW RESIDENCE
125 SOUTH GORDON WAY
LOS ALTOS, CA 94022
CITY OF LOS ALTOS SANTA CLARA COUNTY



DESIGN REVIEW PLN 22-4635
3/7/2023

1

SHEET NUMBER

C-8

8 OF 8

**Landscape Plan
125 S. Gordon Way
Los Altos, CA**

Revision/ Issue Schedule		
No.	Description	Date

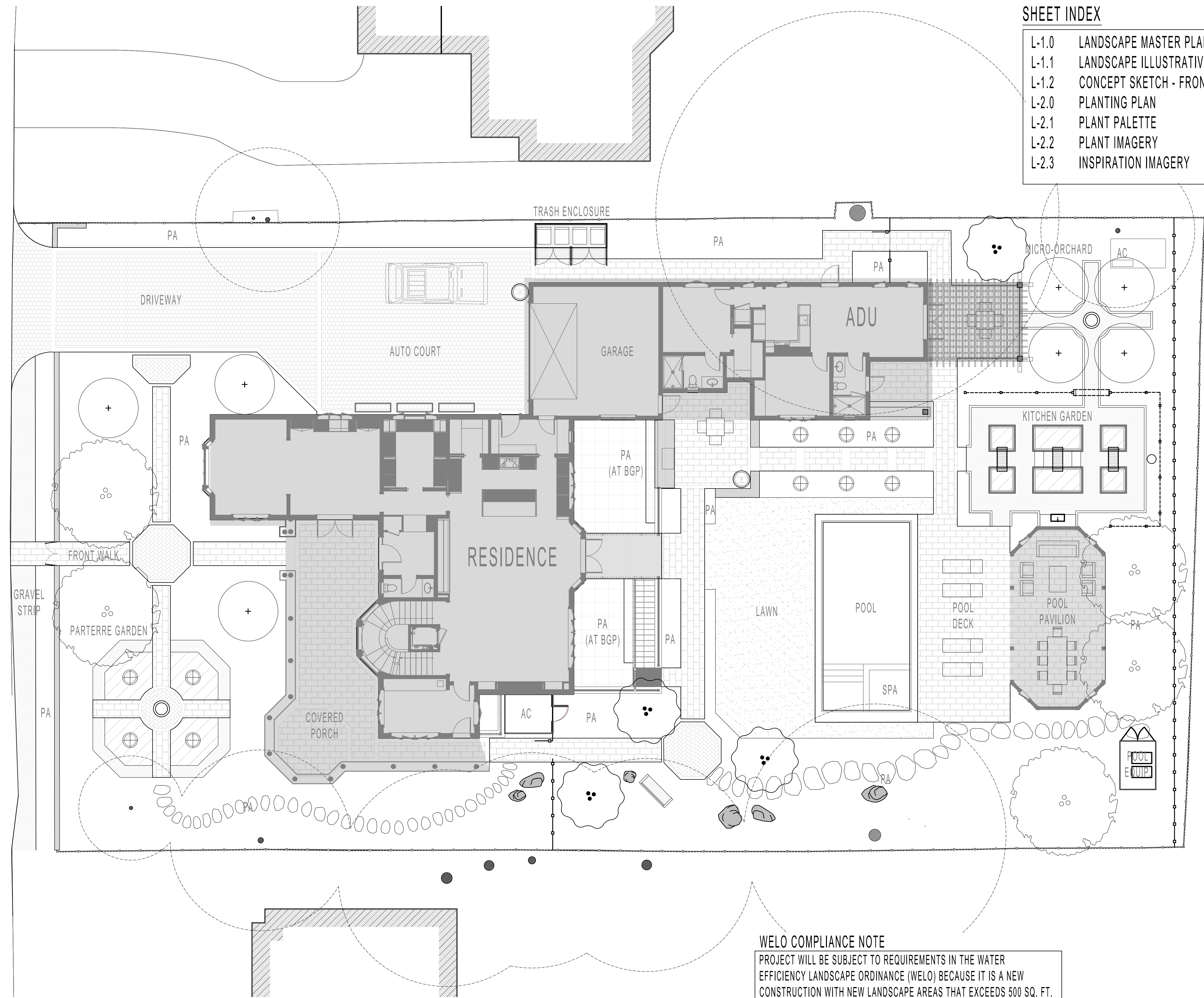
LANDSCAPE MASTER PLAN & TITLE SHEET

Issue	AGENCY REVIEW
Date	2/1/2023
Scale	

L-1.0

SHEET INDEX

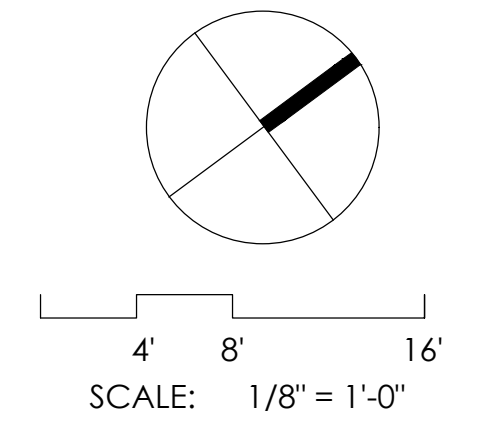
- L-1.0 LANDSCAPE MASTER PLAN & TITLE SHEET
- L-1.1 LANDSCAPE ILLUSTRATIVE
- L-1.2 CONCEPT SKETCH - FRONT YARD
- L-2.0 PLANTING PLAN
- L-2.1 PLANT PALETTE
- L-2.2 PLANT IMAGERY
- L-2.3 INSPIRATION IMAGERY



WELO COMPLIANCE NOTE
PROJECT WILL BE SUBJECT TO REQUIREMENTS IN THE WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO) BECAUSE IT IS A NEW CONSTRUCTION WITH NEW LANDSCAPE AREAS THAT EXCEEDS 500 SQ. FT.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WELO AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS AND VISUAL OBSERVATION. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.



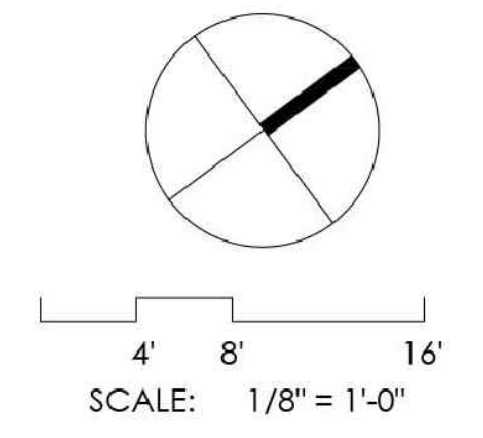
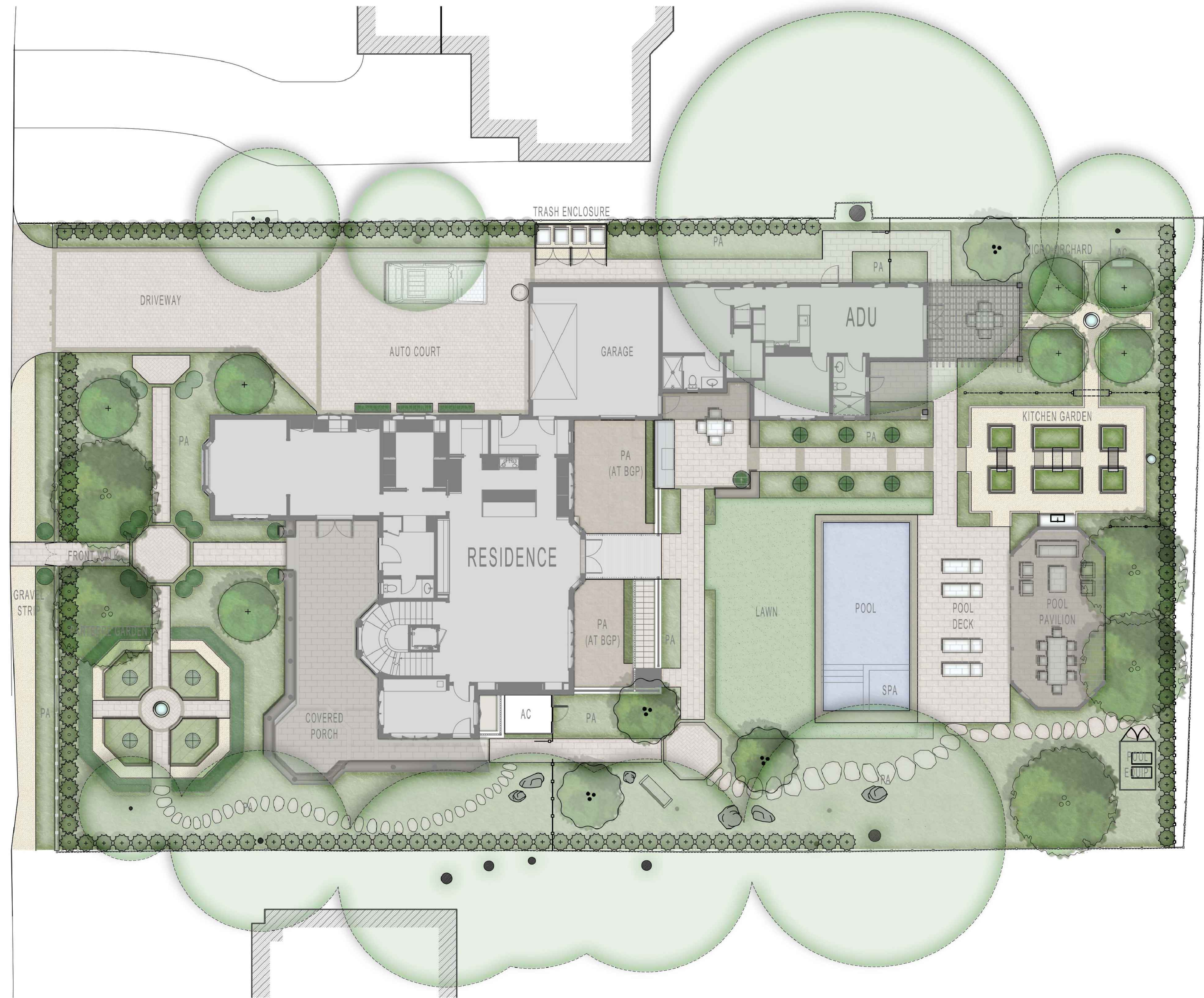
Landscape Plan
125 S. Gordon Way
Los Altos, CA

Revision/ Issue Schedule		
No.	Description	Date

LANDSCAPE ILLUSTRATIVE

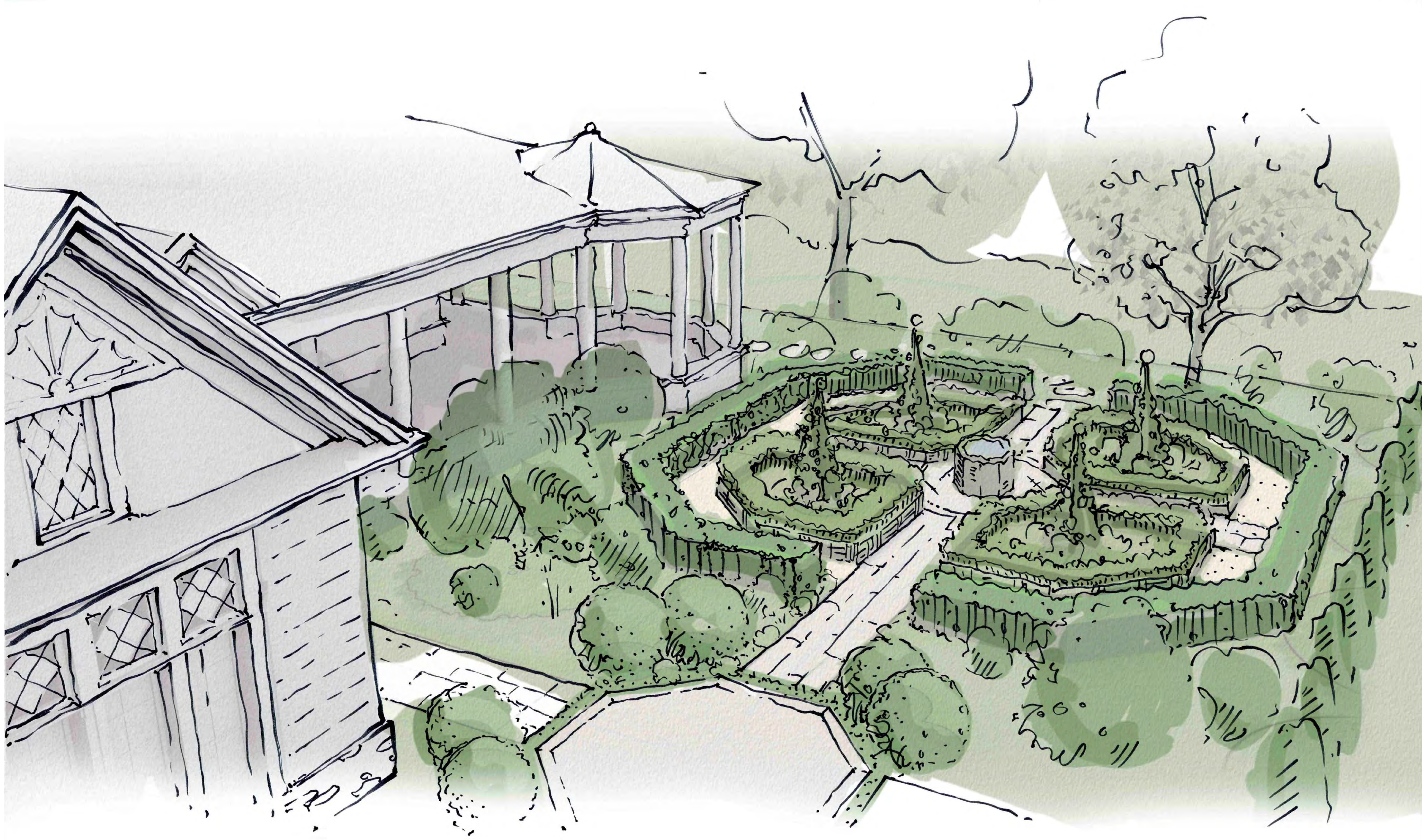
Issue	AGENCY REVIEW
Date	2/1/2023
Scale	

L-1.1

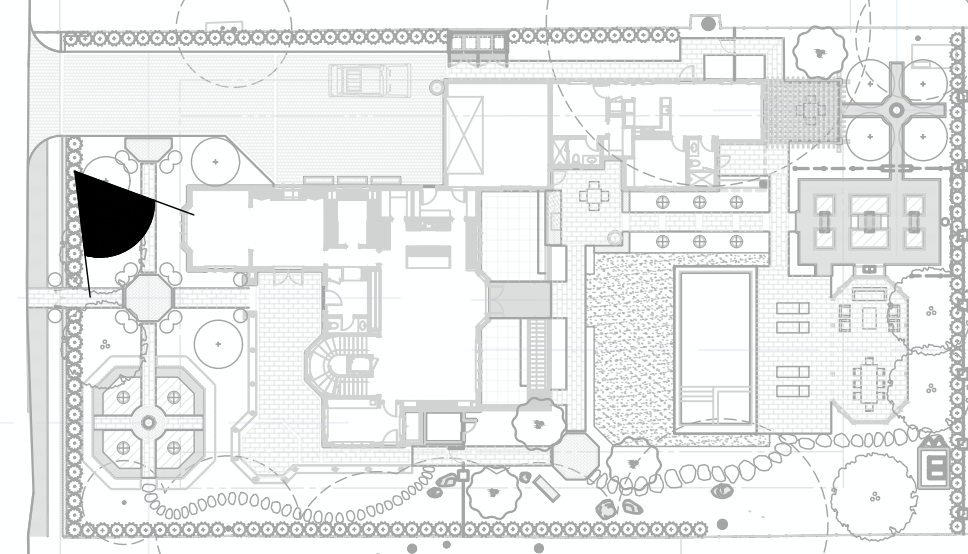


SOUTH GORDON WAY

**Landscape Plan
125 S. Gordon Way
Los Altos, CA**



PERSPECTIVE VIEW



KEY MAP

Revision/ Issue Schedule		
No.	Description	Date

CONCEPT SKETCH - FRONT YARD

Issue AGENCY REVIEW
Date 2/1/2023
Scale

L-1.2

Landscape Plan
125 S. Gordon Way
Los Altos, CA

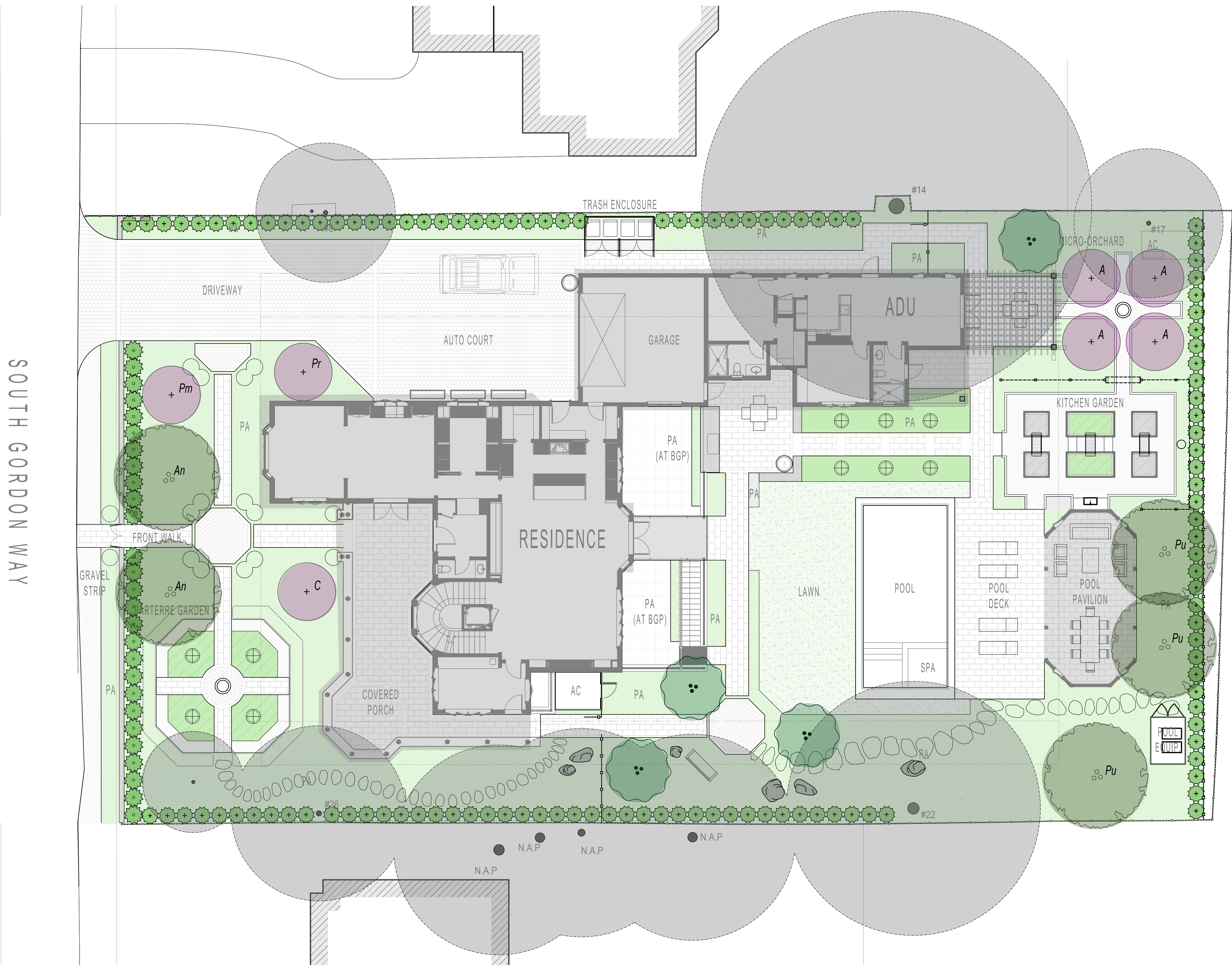
Revision/ Issue Schedule

No.	Description	Date

PLANTING PLAN

Issue	AGENCY REVIEW
Date	2/1/2023
Scale	

L-2.0

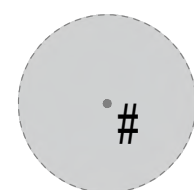


NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS AND VISUAL OBSERVATION. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.

PLANT SCHEDULE

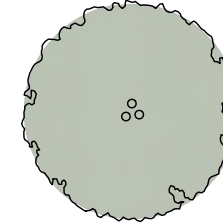
Symbol	Common Name	Botanical Name	Quantity	Size	Wucols	Notes	Height & Spread at Maturity	Growth Rate
--------	-------------	----------------	----------	------	--------	-------	-----------------------------	-------------

Existing Tree to Remain



Existing Tree to Remain - Refer to Arborist's Report & Tree Protection Plan for Additional Information

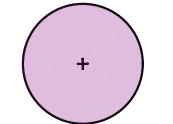
Trees



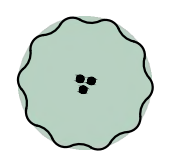
Canopy Tree (Category III Trees, per City of Los Altos Street Tree Planting List)

An	Boxelder	<i>Acer negundo 'Sensation'</i>	2	24" Box	M	-	45' h x 30' w	~24 in / yr.
Pu	Victorian Box	<i>Pittosporum undulatum</i>	3	Min.			35' h x 15' w	~24 in / yr.

Semi-dwarf Fruit Tree (Options)



A	Apple var.	<i>Best Available</i>	4	#20/25 or	M	-	8' h x 10' w	~12 in / yr.
C	Citrus	<i>Improved Meyer Lemon</i>	1	24" Box			15' h x 10' w	~16 in / yr.
Pr	Pear var.	<i>Best Available</i>	1				8' h x 10' w	~12 in / yr.
Pm	Persimmon var.	<i>Best Available</i>	1				20' h x 25' w	~18 in / yr.
F	Edible Fig var.	<i>Best Available</i>					20' h x 12' w	~12 in / yr.
Po	Pomegranate var.	<i>Best Available</i>					15' h x 15' w	~18 in / yr.



Medium Accent Tree (Options)

	Pineapple Guava	<i>Feijoa sellowiana</i>	4	24" Box	M / L	-	20' h x 15' w	~24 in / yr.
	Strawberry Tree	<i>Arbutus unedo</i>		Min.			20' h x 15' w	~16 in / yr.
	Dogwood var.	<i>Cornus kousa var.</i>					20' h x 20' w	~18 in / yr.
	Western Redbud	<i>Cercis occidentalis</i>					15' h x 15' w	~18 in / yr.

Hedge and Screening



	Bay laurel	<i>Laurus nobilis</i>	Per Plan	#20	L	Columns	6' h x 6' w	~5 in / yr., To Be Maintained at 5' h
	Green Spires Euonymus	<i>Euonymus 'Green Spires'</i>	Per Plan	#5	M	-	4' h x 2' w	~4 in / yr., To Be Maintained at 4' h



	Japanese privet	<i>Ligustrum japonicum 'Texanum'</i>	Per Plan	#20	M	Columns	8' h x 6' w	~18 in / yr., To Be Maintained at 12-15' h
--	-----------------	--------------------------------------	----------	-----	---	---------	-------------	--

Mixed Shrubs, Perennials, Grasses & Groundcover (All species to be size #1 minimum.)



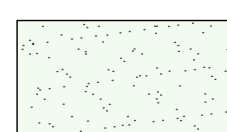
Coffeeberry	<i>Frangula californica 'Eve Case'</i>	Rozanne Cranesbill	<i>Geranium 'Rozanne'</i>
Dwarf Yeddo Hawthorn	<i>Rhaphiolepis umbellata 'Minor'</i>	Western Sword Fern	<i>Polystichum munitum</i>
Cleveland sage	<i>Salvia clevelandii*</i>	Giant Chain Fern	<i>Woodwardia fimbriata</i>
Wall Germander	<i>Teucrium chamaedrys</i>	Berkeley Sedge	<i>Carex tumulicola*</i>
Pine Muhly	<i>Muhlenbergia dubia</i>	Greenlee Moor Grass	<i>Sesleria 'Greenlee'</i>
Deer Grass	<i>Muhlenbergia rigens</i>	Meadow Sedge	<i>Carex pansa*</i>
Greenlee Moor Grass	<i>Sesleria 'Greenlee'</i>	California Fescue	<i>Festuca californica*</i>
Creeping Lily Turf	<i>Liriope spicata</i>	Pine Muhly	<i>Muhlenbergia dubia*</i>
Giant Lily Turf	<i>Liriope muscari</i>	Lavender Varieties	<i>Lavandula spp</i>
Groundcover Rosemary	<i>Rosmarinus p. 'Huntington Carpet'</i>	Woodland Sage	<i>Salvia nemorosa</i>
Oak Leaf Hydrangea	<i>Hydrangea quercifolia var.</i>	Douglas Iris	<i>Iris douglasiana</i>
Magenta Rockrose	<i>Cistus 'Sunset'</i>	African Iris	<i>Diets iridiodes</i>
Upright Rosemary	<i>Rosmarinus o. 'Tuscan Blue'</i>	Purple Rockrose	<i>Cistus 'Sunset'</i>
Groundcover Manzanita	<i>Arctostaphylos 'Emerald Carpet'*</i>	Common Yarrow	<i>Achillea millefolium</i>
Giant Chain Fern	<i>Woodwardia fimbriata*</i>	Catmint	<i>Nepeta x faassenii</i>
Japanese Tassel Fern	<i>Polystichum polyblepharum</i>	Strawberry	<i>Fragaria 'Allstar', 'Sequoia' or 'Chandler'</i>
Creeping Thyme	<i>Thymus serpyllum 'Elfin'</i>		

Edible species



Mixed annual culinary species

Lawn



Native Mow Free Fescue Blend

IRRIGATION SYSTEM DESCRIPTION & NOTES

1. THE EXISTING IRRIGATION SYSTEM EMPLOYS A 'SMART' WEATHER-BASED ET CONTROLLER WITH UP-TO-DATE VALVES AND SYSTEM EQUIPMENT AND PREDOMINANTLY DRIP IRRIGATION.
2. IRRIGATION RETROFIT IMPROVEMENTS TO THE EXISTING SYSTEM ARE ANTICIPATED TO BE WITH THE DRIP DISTRIBUTION AND EMITTERS ONLY. VALVE ZONES ARE TO REMAIN IN RELATIVELY THE SAME POSITIONS OR AS DISCUSSED PENDING ZONE DISTRIBUTION TEST DURING CONSTRUCTION.
3. CONTRACTOR TO REPLACE IN-KIND ALL EMITTERS, DISTRIBUTION LINES AND MAINLINE AND CONNECT TO EXISTING SYSTEM PER LOCAL CODES, ORDINANCES AND BEST PRACTICES.
4. CONTRACTOR TO INFORM LANDSCAPE ARCHITECT OR OWNER IF ADDITIONAL IMPROVEMENTS ARE DEEMED NECESSARY OR FURTHER ACTIONS ARE REQUIRED TO ENSURE PROPER IRRIGATION SYSTEM PERFORMANCE.

PLANTING NOTES

1. PLANT SYMBOLS WITH MULTIPLE SPECIES LISTED MAY BE ANY OF THE SPECIES, AS AVAILABLE AT TIME OF INSTALLATION.
2. ALL PLANTING AREAS TO BE EXCAVATED 8" MINIMUM (18" AT TREE LOCATIONS) WITH ROCKS AND DEBRIS REMOVED. BACKFILL, IN 4" LIFTS, PLANTER AREAS WITH EXISTING CLEAN SOIL AMENDED WITH COMPOST. CONFIRM WITH LANDSCAPE ARCHITECT SOURCE OF COMPOST PRIOR TO ORDERING. AMENDED SOIL NOT CONSISTENT WITH DESIGN INTENT AND ACCEPTABLE STANDARD OF CARE WILL BE REJECTED.
3. INSTALL CONTAINER PLANT MATERIAL AS SPECIFIED. ANY PROPOSED SUBSTITUTIONS TO BE MADE IN WRITING FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
4. ALL PLANTING AREAS TO RECEIVE IN-LINE DRIP IRRIGATION TO COVER AS NEEDED. DRIP LINES TO BE STAKED BELOW MULCH.
5. ALL PLANTING AREAS TO RECEIVE 3" LAYER COMPOSTED BARK MULCH (50% 'GARDEN MULCH' + 50% 'FOREST FLOOR BARK' BY: AMERICAN SOIL & STONE) CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.



101 Oak Ridge Road
San Rafael, CA 94903
415.747.9006
cd@Christian-Douglas.com

Landscape Plan
125 S. Gordon Way
Los Altos, CA

Revision/ Issue Schedule

No.	Description	Date

PLANT PALETTE

Issue AGENCY REVIEW

Date 2/1/2023

Scale

Landscape Plan
125 S. Gordon Way
Los Altos, CA



Arbutus unedo



Cornus kousa var.



Feijoa sellowiana



Bay Laurel hedge



Privet Hedge



Magnolia stellata



Citrus Lemon var.



Pomegranate var.



Citrus Sour Orange var.

Revision/ Issue Schedule		
No.	Description	Date

**PLANT
IMAGERY**

Issue	AGENCY REVIEW
Date	2/1/2023

Scale

L-2.2

Landscape Plan
125 S. Gordon Way
Los Altos, CA

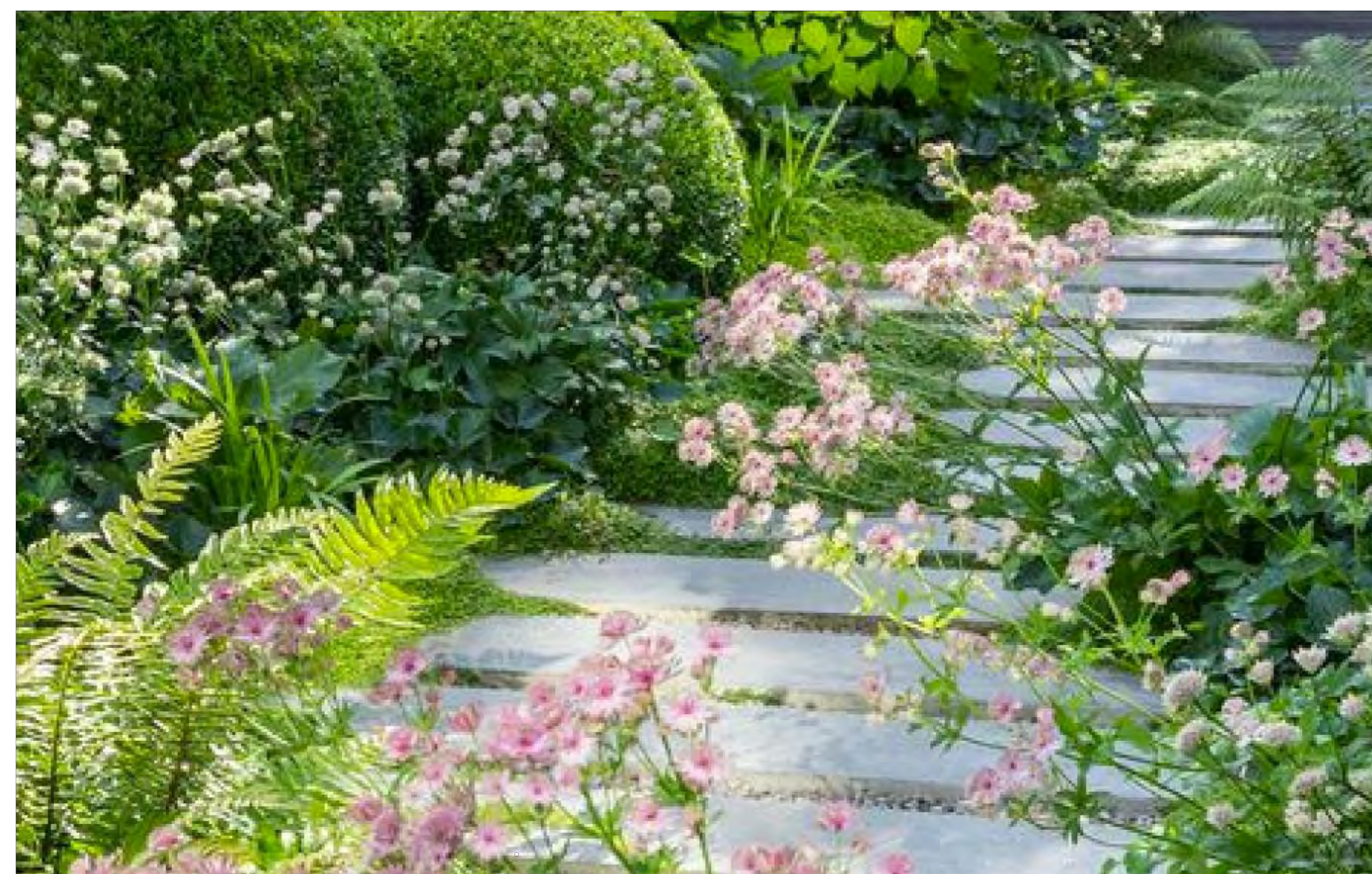
Revision/ Issue Schedule

No.	Description	Date

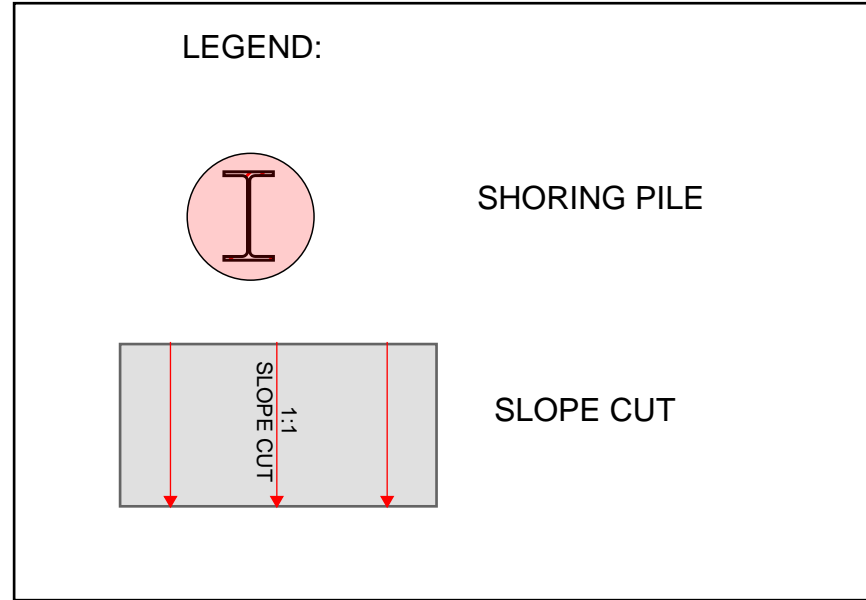
INSPIRATION IMAGERY

Issue AGENCY REVIEW
Date 2/1/2023
Scale

L-2.3

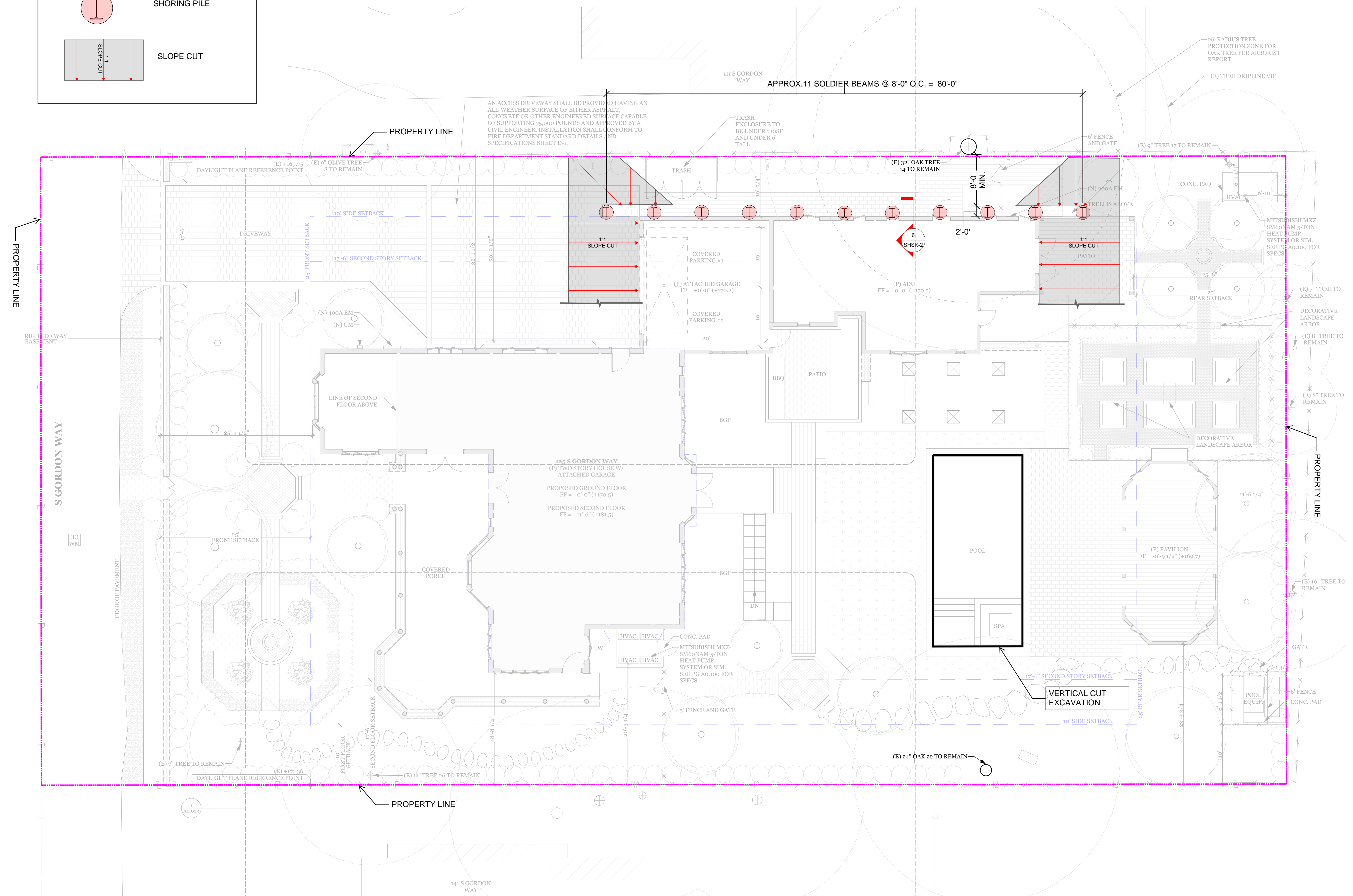


LEGEND:



SHORING PILE

SLOPE CUT



STRUCTURAL ENGINEER



Holmes Structures
523 West 6th St. STE 1122
Los Angeles, CA 90014 USA
T 213 481 5430 holmesstructures.com

STAMP

PROJECT NAME / LOCATION

125 S GORDON TEMPORARY EARTH SHORING

ISSUE / REVISION

No.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03/08/23

SCALE AS NOTED IF PRINT SIZE IS 24"x36"

S.E.R. JAMIE STEINMAN

DESIGN LUIS CRUZ

DRAWN LUIS CRUZ

PROJECT No. 22341.11

DRAWING TITLE

SHORING PLAN

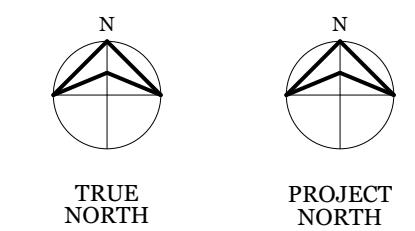
SHSK-1

SHEET 1 OF 2

11/20/2023 9:01:14 AM
File Path

SHORING PLAN

1/8"=1'-0"



TRUE NORTH

PROJECT NORTH

All drawings and written material appearing herein constitute original and unpublished work of the Structural Engineer and may not be duplicated, used or disclosed without consent of Structural Engineer.

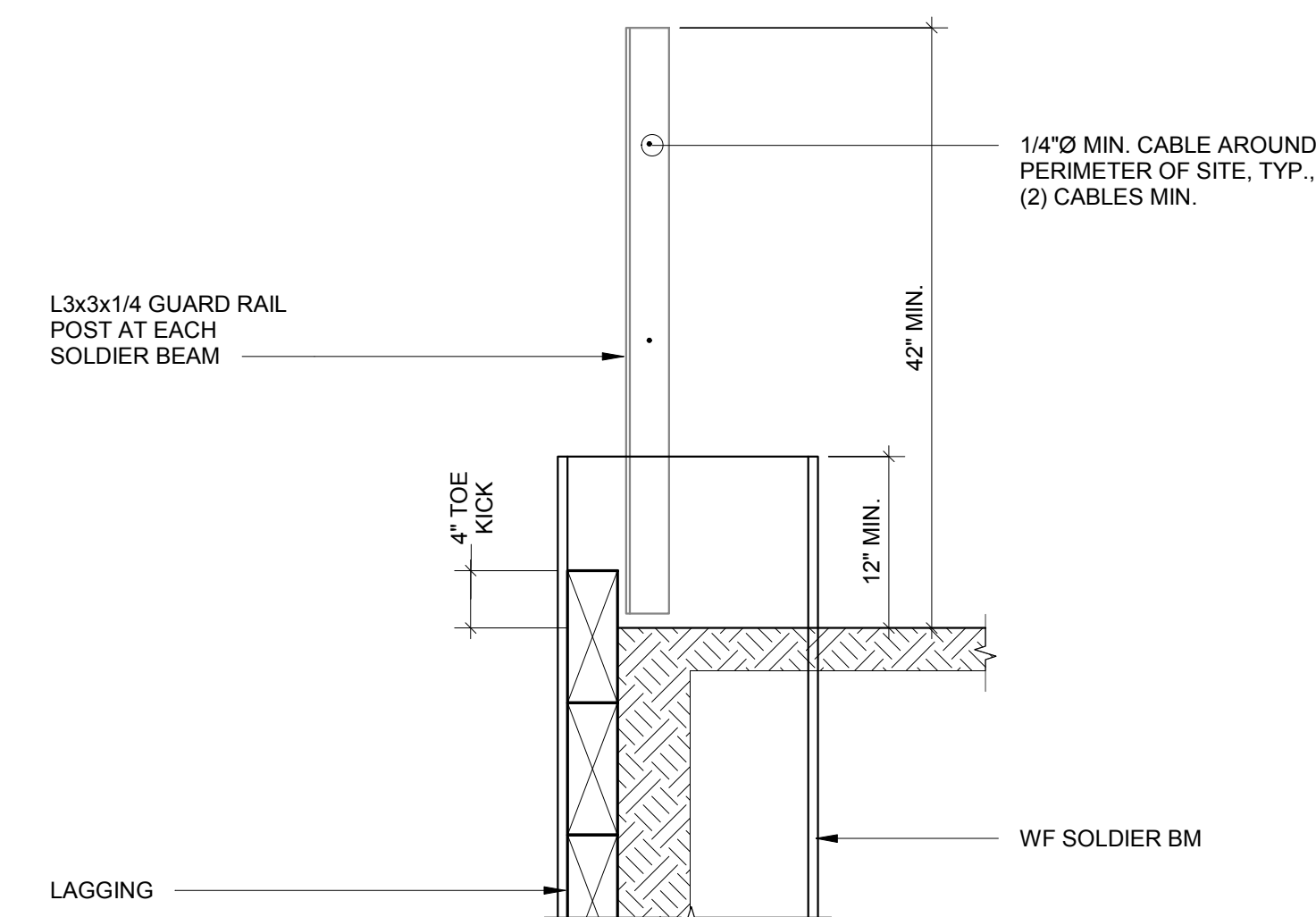


Holmes Structures
523 West 6th St, STE 1122
Los Angeles, CA 90014 USA
T 213 491 5430 holmesstructures.com

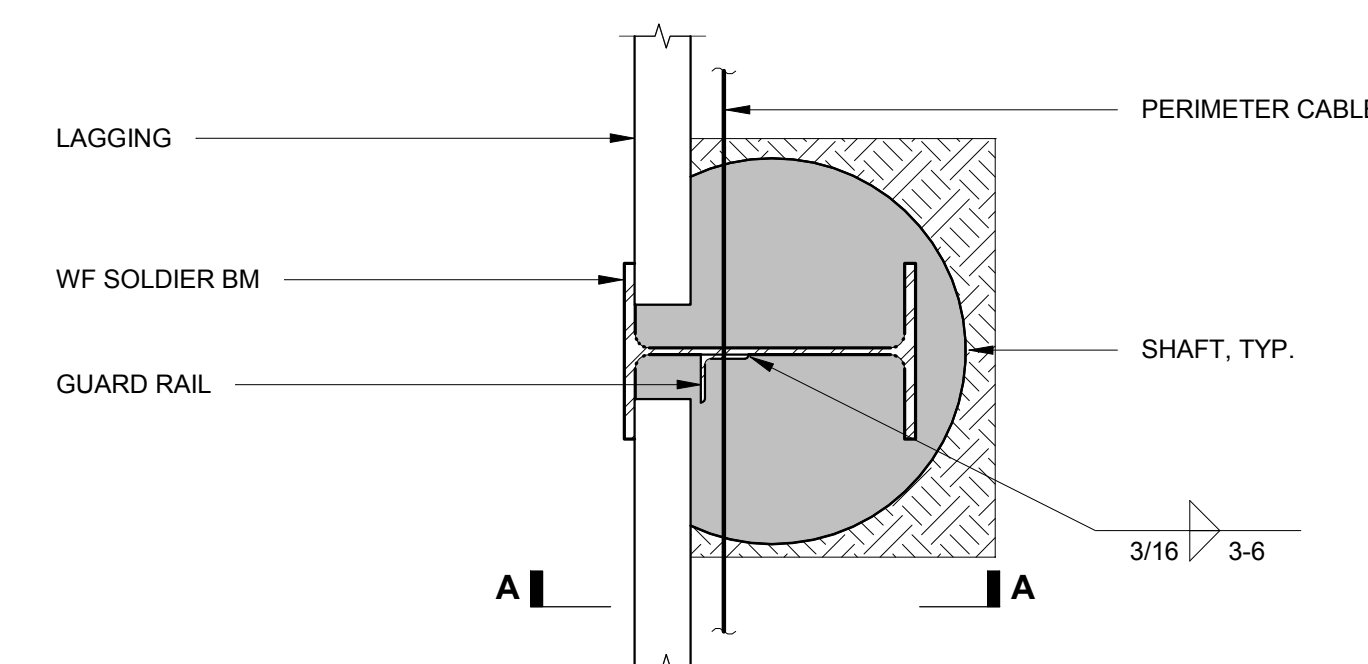
125 S GORDON
TEMPORARY EARTH
SHORING

No.	DESCRIPTION	DATE
	INITIAL SUBMITTAL	03/08/23

SHORING
TYPICAL DETAILS



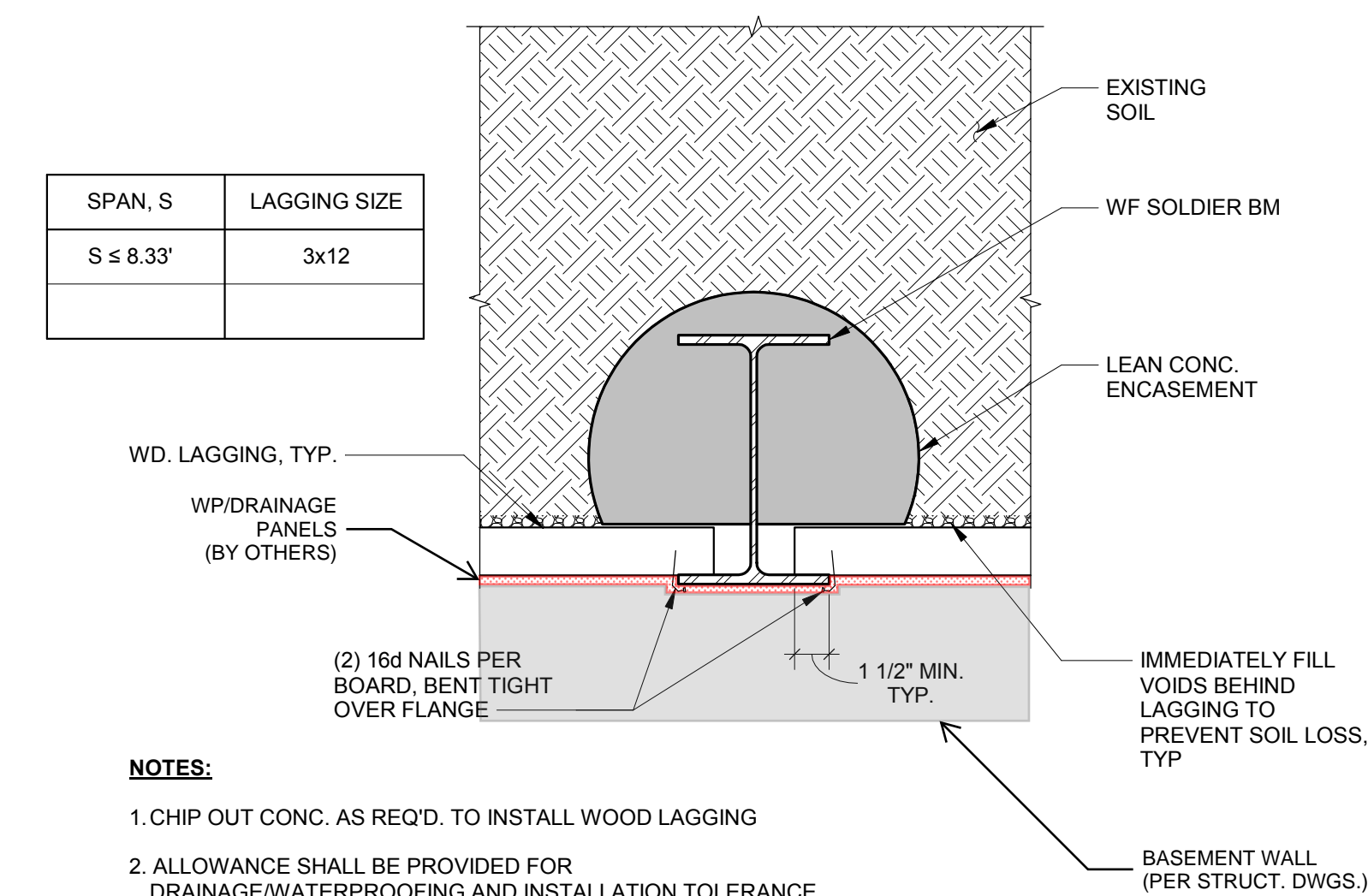
SECTION A-A



PLAN VIEW

5 TYPICAL TEMPORARY GUARDRAIL DETAIL

1" = 1'-0"

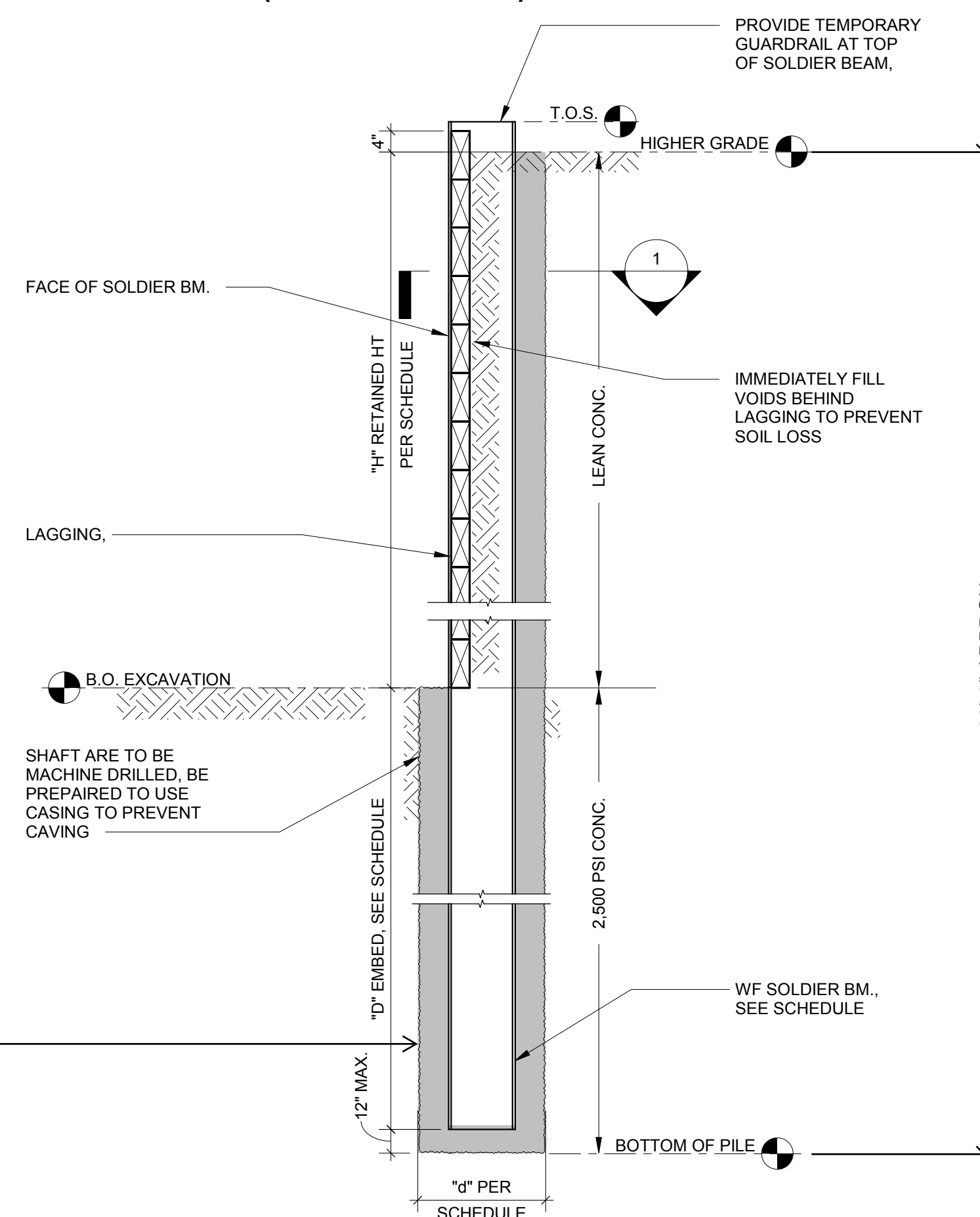


NOTES:

- CHIP OUT CONC. AS REQ'D. TO INSTALL WOOD LAGGING
- ALLOWANCE SHALL BE PROVIDED FOR DRAINAGE/WATERPROOFING AND INSTALLATION TOLERANCE, COORDINATED W/ ARCHITECT AND GENERAL CONTRACTOR

1 TYPICAL FRONT LAGGED DETAIL

1" = 1'-0"



6 TYPICAL CANTILEVERED SOLDIER PILE WALL SECTION (FRONT-LAGGED)

1/2" = 1'-0"

APPROX. 11 TOTAL PILES
SHAFTS EXPECTED TO BE APPROX. 24" TO 30" DIAM.
TOTAL DRILLED DEPTH FROM (E) GRADE EXPECTED TO BE APPROX. 30'-0"