NEW RESIDENCE, LOS ALTOS, CA

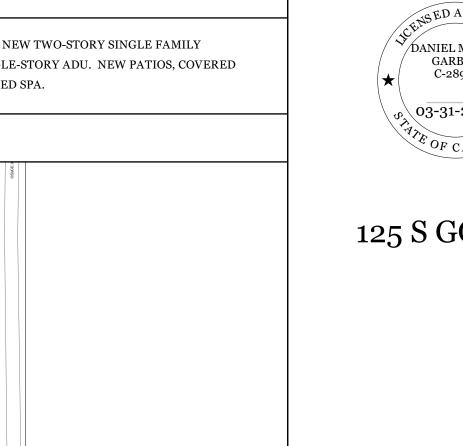


FERGUS GARBER ARCHITECTS 81 ENCINA AVENUE PALO ALTO, CA 94301

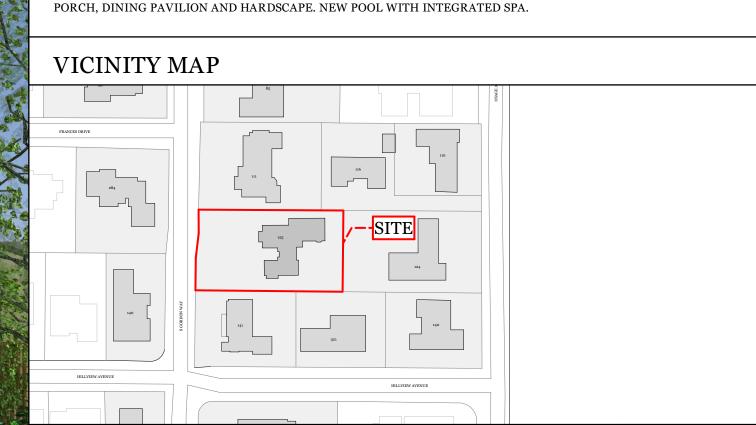


125 S GORDON

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



REV DATE DESCRIPTION



PROJECT DESCRIPTION

PROJECT DATA

OCCUPANCY: RESIDENTIAL

CONSTRUCTION TYPE: V-B

GARAGE PLACEMENT: ATTACHED

GROSS LOT AREA/SF: 21,850 SF

ALLOWABLE LOT COVERAGES

PROPOSED LOT COVERAGE:

ALLOWABLE FLOOR AREA RATIO:

3,850 SF + .1(19,750 - 11,000)

PROPOSED TOTAL FAR:

FIRST FLOOR & GARAGE

SECOND FLOOR

ADU (NON-FAR)

BASEMENT (NON-FAR)

NON-HABITABLE AREA

NET LOT AREA/SF: 19,750 SF

19,750 SQ FT X 30%

COVERED PORCHES

MAIN HOUSE

PAVILION

TRELLIS

TOTAL

TOTAL

CONTEXTUAL FRONT SETBACK: N/A

FIRE SUPPRESSION: YES

APN: 17028035 ZONING: R1-10

FLOOD ZONE: X

OWNER: ANJALI KHURANA & EUGENE LETUCHY ADDRESS: 125 S GORDON WAY LOS ALTOS CA 94022

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 SUBJECTED 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.

FIRE DEPT REQUIREMENTS

GEOTECHNICAL REQUIREMENTS

DATE: JULY 22, 2022

NEW SOFTSCAPE AREA

REFER TO GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERING, INC.

LOS ALTOS ZONING COMPLIANCE TABLES

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.

LOS ALTOS ZONING COMPLIANCE TABLES

5,925 SF

5,925 SF

2,721 SF

937 SF

450 SF

208 SF

4,316 SF

4,725 SF

4,725 SF

2,721 SF

2,004 SF

4,725 SF

850 SF

3,548 SF

(STRUCTURES OVER 6' TALL)

≤ 5,925 SF OK

≤ 4,725 SF OK

≤ 850 SF OK

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	±30 FT	26.8 FT	27 ft	
	SQUARE FOOTAGE B	REAKDOWN		
	EXISTING	CHANGE IN	TOTAL PROPOSED	
HABITABLE LIVING AREA	4,781 SF	2,984 SF	7,765 SF	

SEPARATE PERMITS

PERSPECTIVE VIEW

1) DEMOLITION PERMIT 2) GRADING & EXCAVATION PERMIT

APPLICABLE CODES & REGULATIONS

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

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

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

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

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

DEFERRED SUBMITTALS

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

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

ELECTRICAL CODE

PLUMBING CODE

ENERGY CODE

FIRE CODE

GREEN BUILDING

1) FIRE SPRINKLERS

- EV CHARGER
- 4) SOLAR PANELS
- 5) POOL & SPA

WELO REQUIREMENTS

COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

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

LOT CALCULATIONS NET LOT AREA FRONT YARD HARDSCAPE AREA 993 SF (25%) LANDSCAPING BREAKDOWN TOTAL HARDSCAPE AREA 10,312 SF EXISTING SOFTSCAPE (UNDISTURBED) AREA o SF

9,438 SF

SYMBOL LEGEND

(N) EXTERIOR WALL

(N) LOW-HT WALL

(N) 2x6 WALL

(N) 2x8 WALL

(N) CONC. WALL

WINDOW NUMBER

DOOR NUMBER;

ABBREVIATIONS

DIAMETER OR ROUND

ABOVE FINISH FLOOR

BELOW GRADE PATIO

BOTTOM OF

CENTERLINE

CLOSET

CONCRETE

CONTINUOUS

DIMENSION

DOWNSPOUT

EXISTING

EQUIPMENT

FLOOR DRAIN

FACE OF CONCRETE

FACE OF FINISH

FIRE SPRINKLER

GAGE OR GAUGE

INCLUDES OR INCLUDING

GALVANIZED GRIDLINE

HEIGHT

INSULATION

INTERIOR

LIGHTWELL

LAUNDRY CHUTE

FACE OF STUD

EXTERIOR

CONC

CONT

FOS

INSUL

APPROXIMATELY

ADJUSTABLE

AND

SEE SCHEDULE

BUILDING ELEVATION KEY:

BUILDING SECTION KEY: DETAIL # / SHEET #

DETAIL # / SHEET #

ROOM NAME KEY:

REVISION NUMBER

MIRROR

MATERIAL

MINIMUM

NOT TO SCALE

ON CENTER

PROPOSED

OCCUPANT(S)

OPPOSITE HAND

PROPERTY LINE

RAIN WATER LEADER

ROOF DRAIN

SEALED CONCRETE

STAINLESS STEEL

TONGUE AND GROOVE

TRUSS JOIST I-SECTION

TO BE DETERMINED

TOP OF

TOB OF SLAB

VERIFY IN FIELD

WATER HEATER

WHERE OCCURS

REFLECTED CEILING PLAN

ORIENTED STRAND BOARD

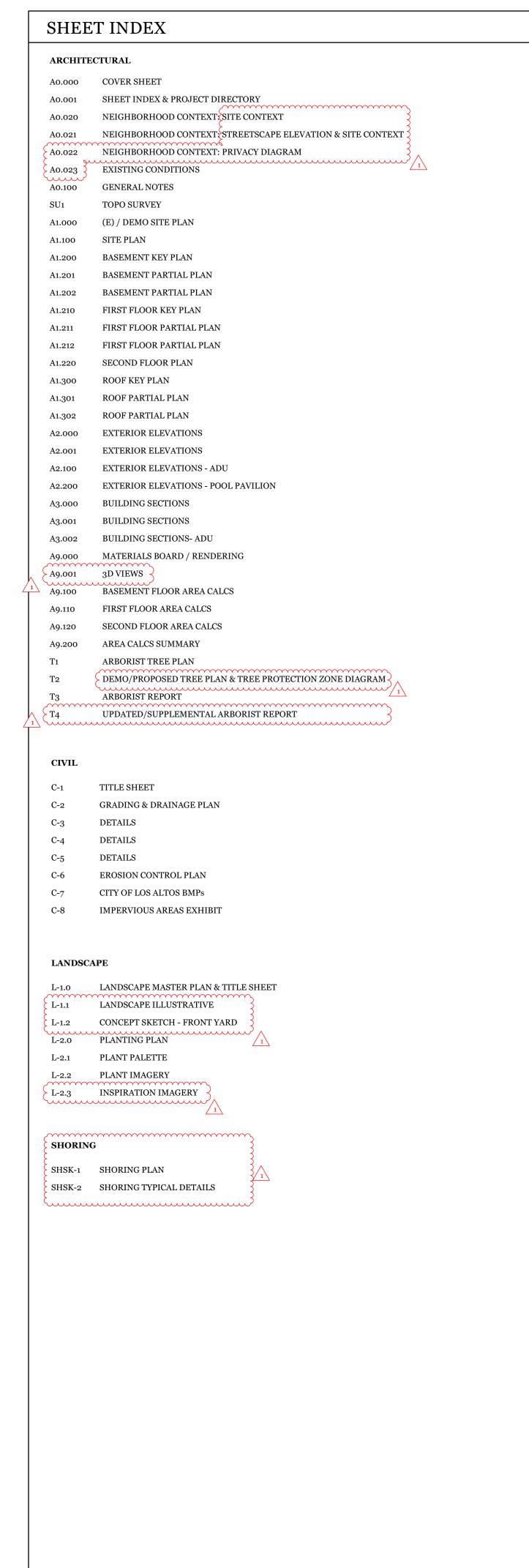
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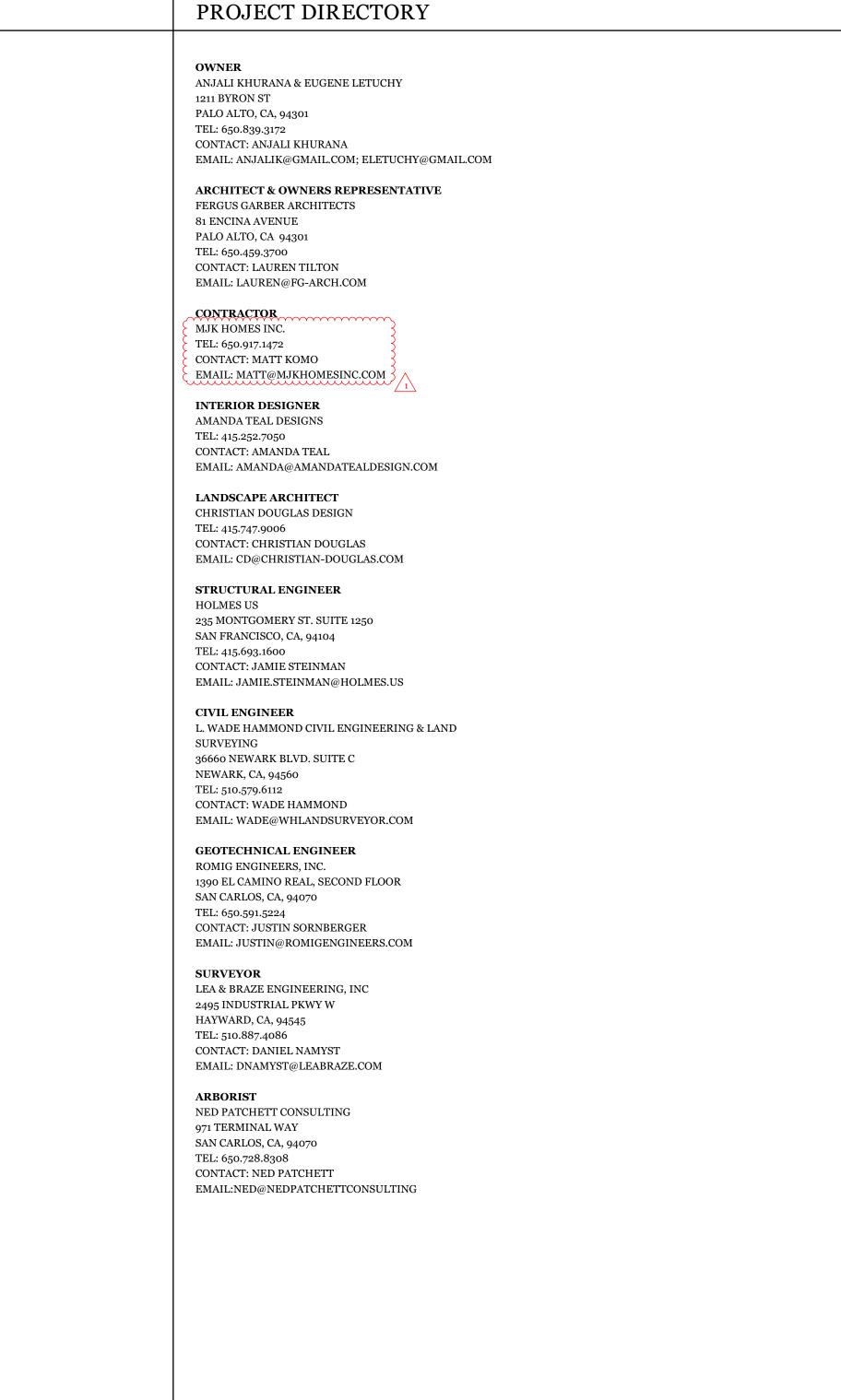
PLWD

STL

ROOM NAME / ROOM #

COVER SHEET











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

ISSUANCES

	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET REV1
DDI	D.A. MINI	P HO OD I DOWN
REV	DATE	DESCRIPTION





SHEET INDEX & PROJECT DIRECTORY



60 S GORDON WAY

HOUSE STYLE: ENGLISH MEDIEVAL
NUMBER OF STORIES: 2
EXTERIOR MATERIALS: STUCCO
ROOF STYLE: HIP 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



FRANCES DRIVE

HILLVIEW AVENUE

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

124

HILLVIEW AVENUE



110 OSAGE AVENUE

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



FGA

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125 S GORDON

KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY

LOS ALTOS CA 94022



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

REV DATE DESCRIPTION



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



124 OSAGE AVENUE

HOUSE STYLE: RANCH NUMBER OF STORIES: 1 EXTERIOR MATERIALS: CLAPBOARD & BRICK ROOF STYLE: HIP
ROOF MATERIAL: COMP SHINGLE



140 S GORDON WAY

HOUSE STYLE: RANCH

EXTERIOR MATERIALS: CLAPBOARD

ROOF STYLE: GABLE ROOF MATERIAL: SHAKE

NUMBER OF STORIES: 1

160 S GORDON WAY

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



STANDING SEAM

141 S GORDON WAY

HOUSE STYLE: MODERN NUMBER OF STORIES: 1 EXTERIOR MATERIALS: BOARD & BATTEN ROOF STYLE: GABLE ROOF MATERIAL: COMP SHINGLE &



163 HILLVIEW AVENUE

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

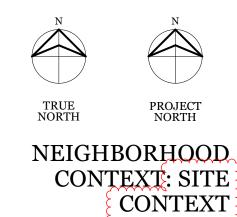


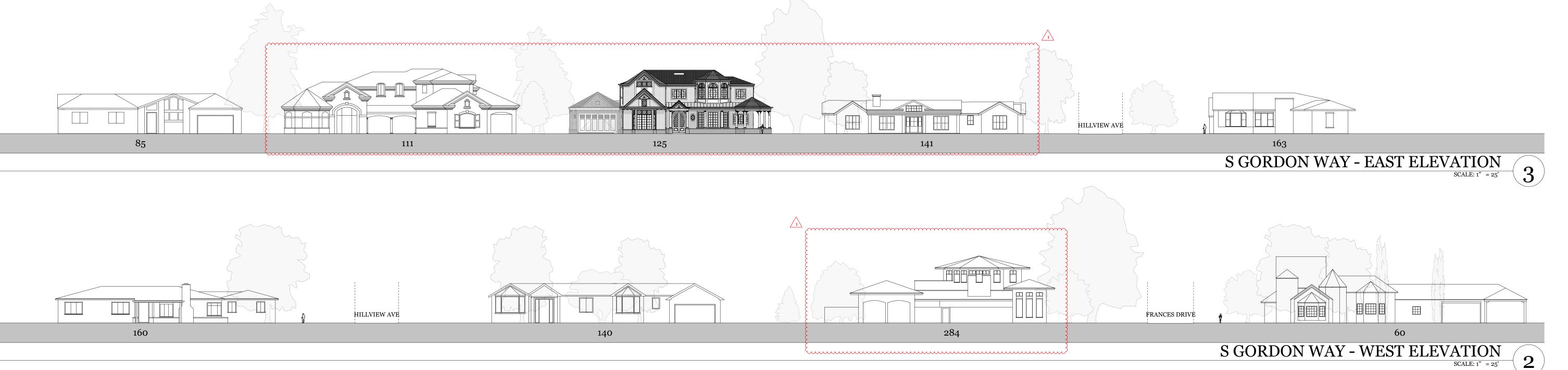
321 HILLVIEW AVENUE HOUSE STYLE: RANCH NUMBER OF STORIES: 1 EXTERIOR MATERIALS: CLAPBOARD ROOF STYLE: HIP ROOF MATERIAL: SHAKE



140 OSAGE AVENUE

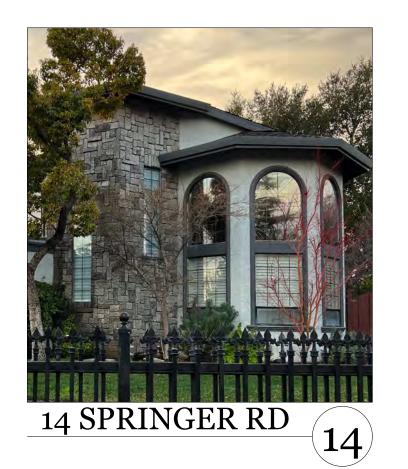
HOUSE STYLE: RANCH NUMBER OF STORIES: 1
EXTERIOR MATERIALS: STUCCO ROOF STYLE: GABLE ROOF MATERIAL: SHAKE







NEIGHBORHOOD CONTEXT PLAN
SCALE: 1" = 50'

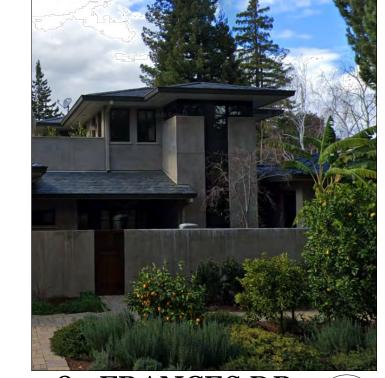




250 MARTIN AVE



325 S GORDON WAY

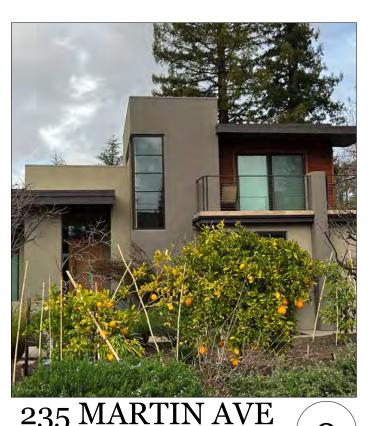


284 FRANCES DR

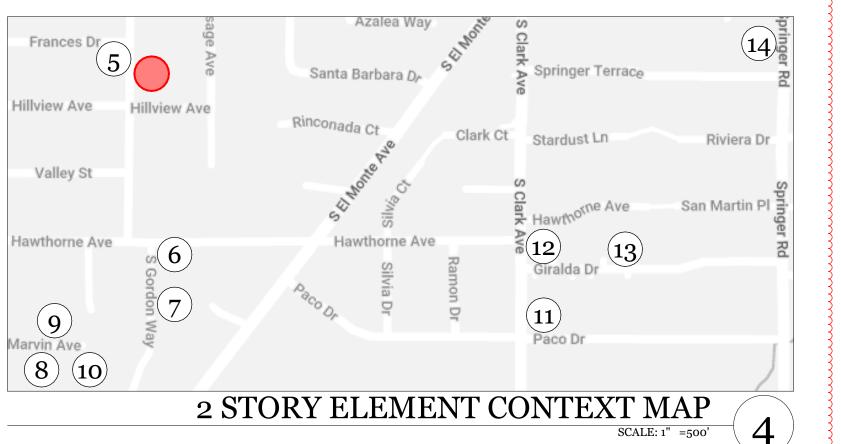


633 GIRALDA DR

585 GIRALDA DR



235 MARTIN AVE



228 MARTIN AVE 8 318 HAWTHORNE AVE

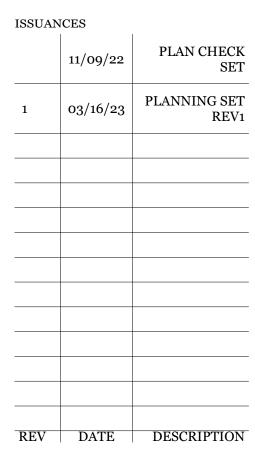
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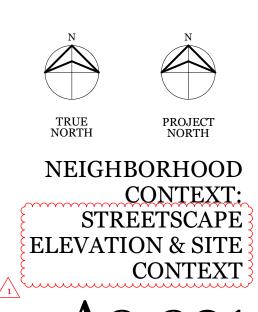
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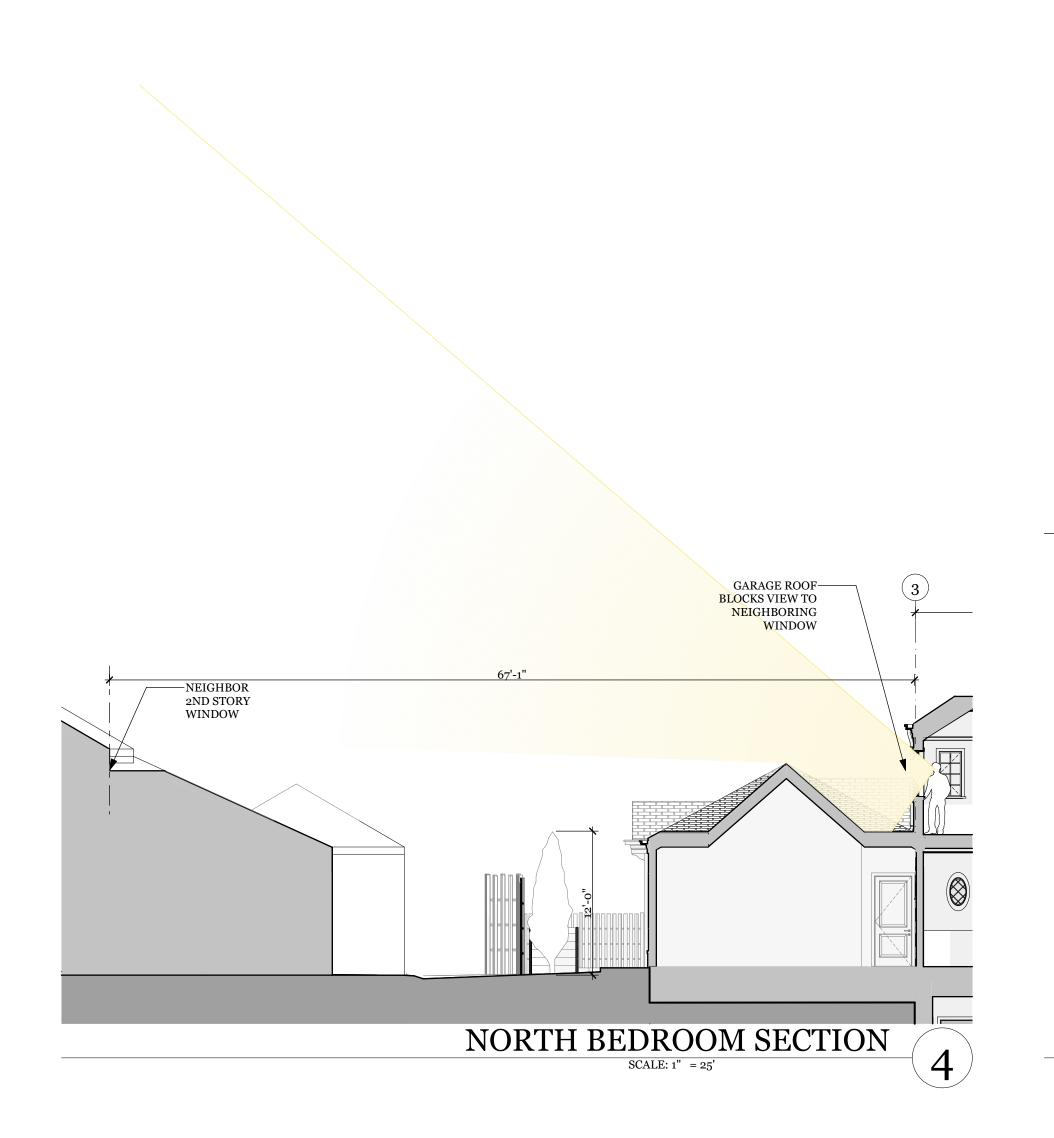
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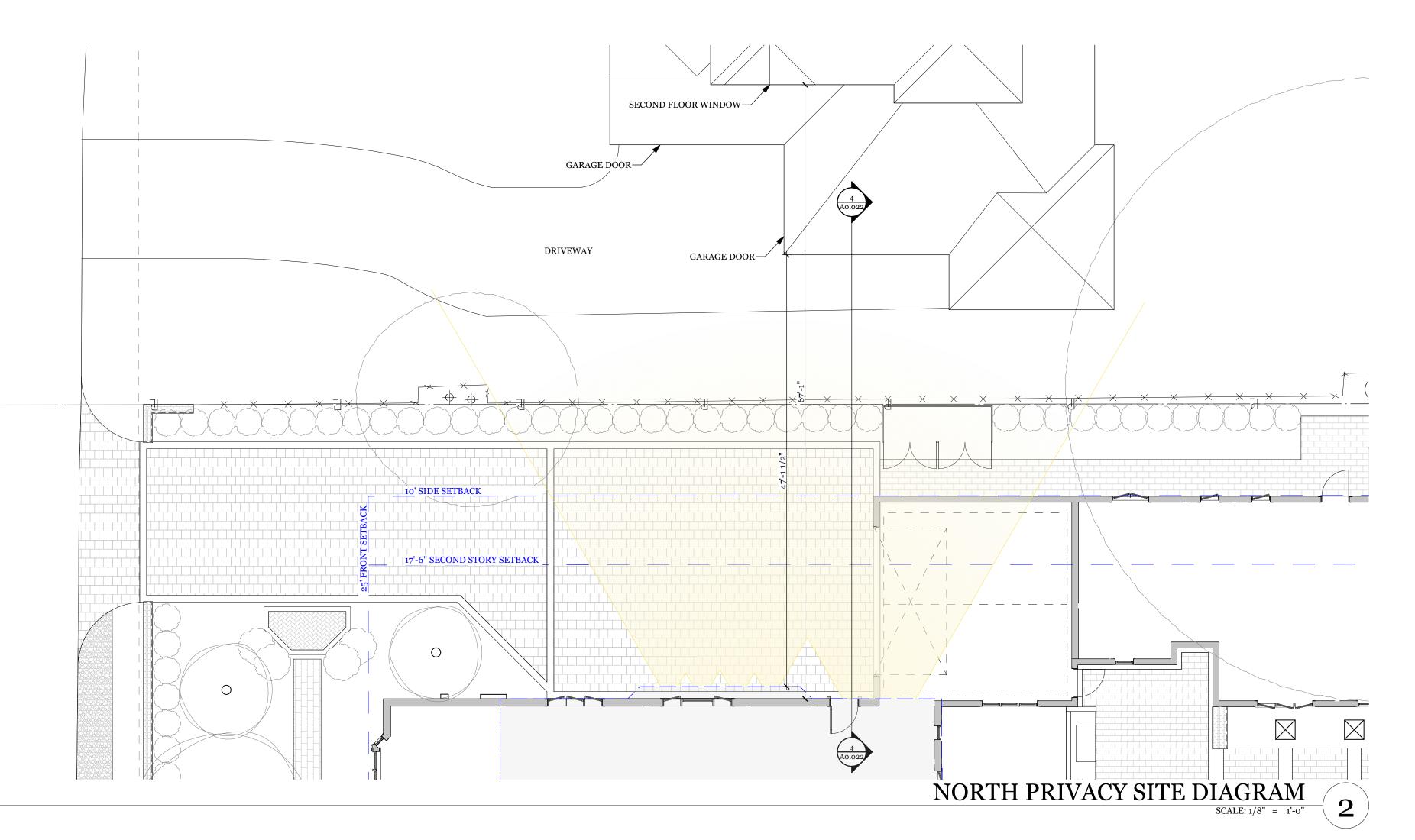
KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022

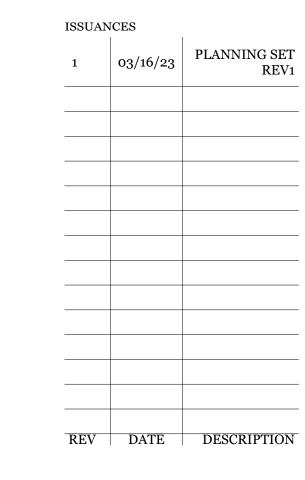


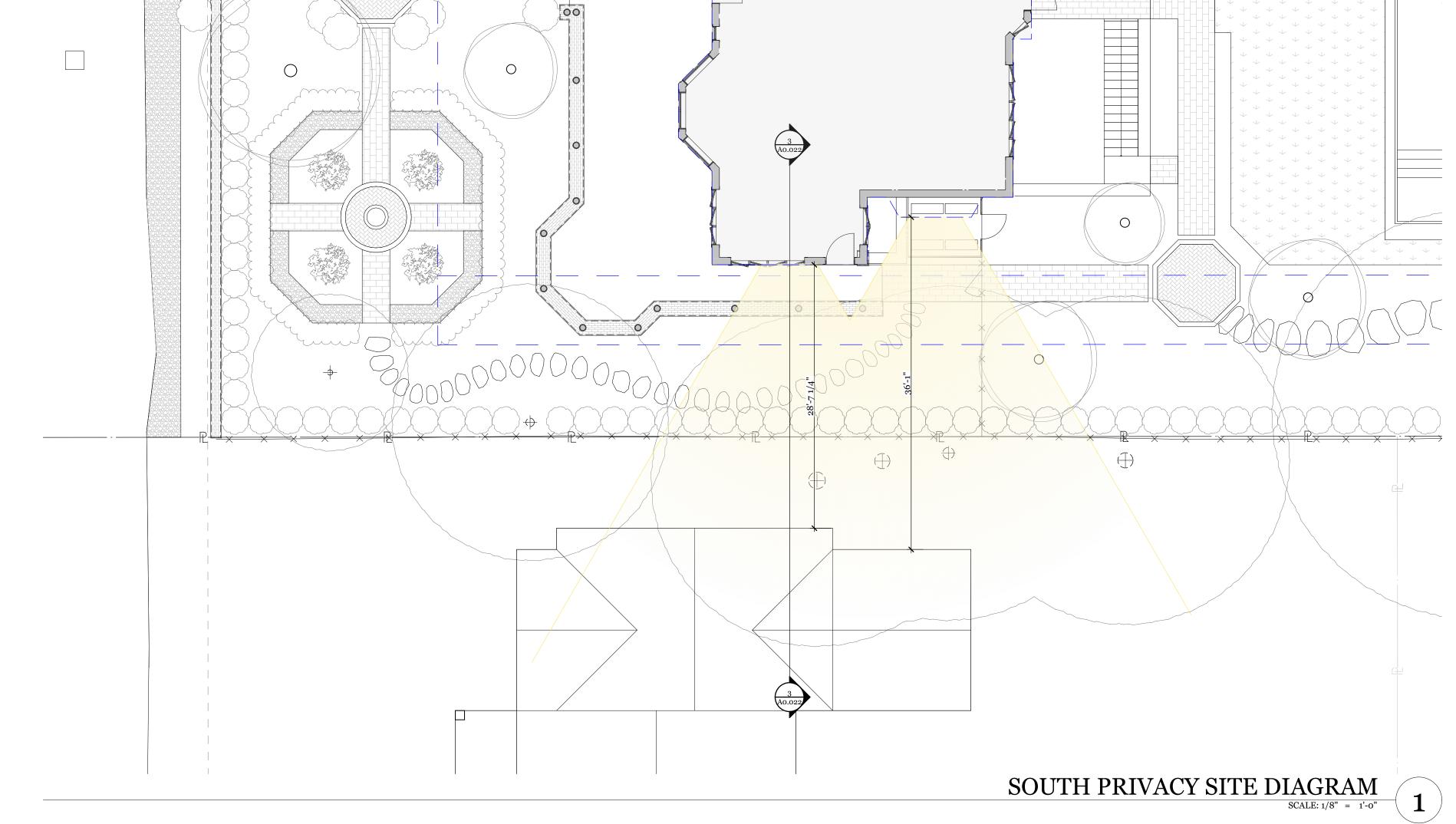


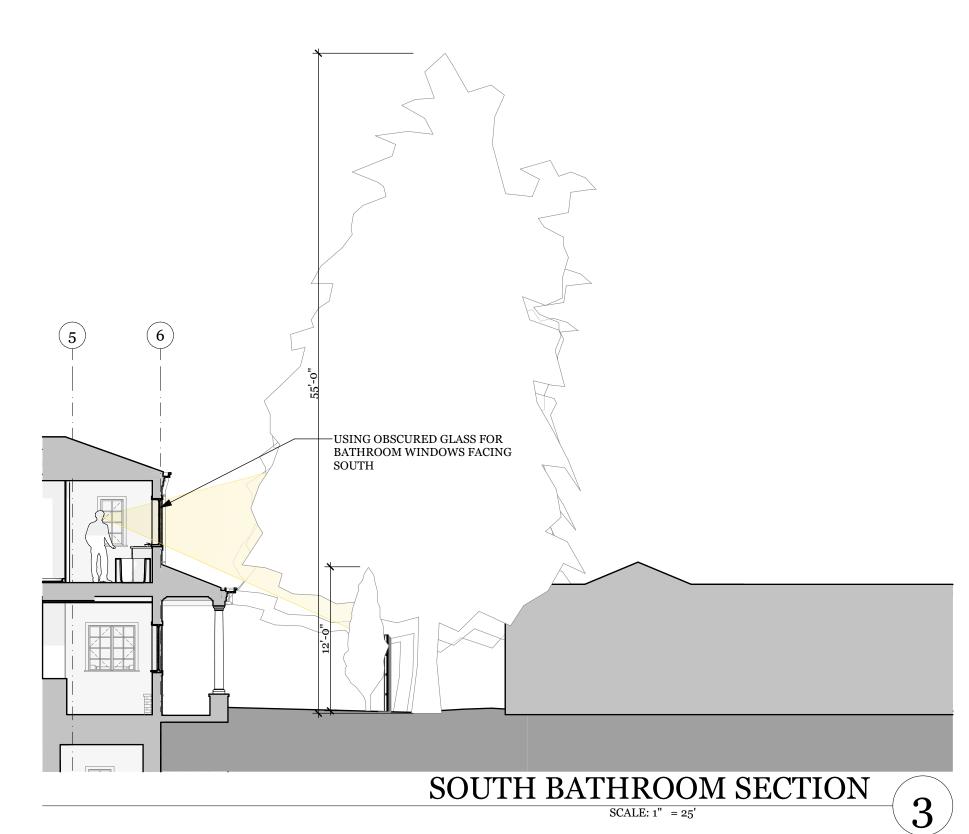
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125 S GORDON

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

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NEIGHBORHOOD CONTEXT: PRIVACY DIAGRAM

A0.022

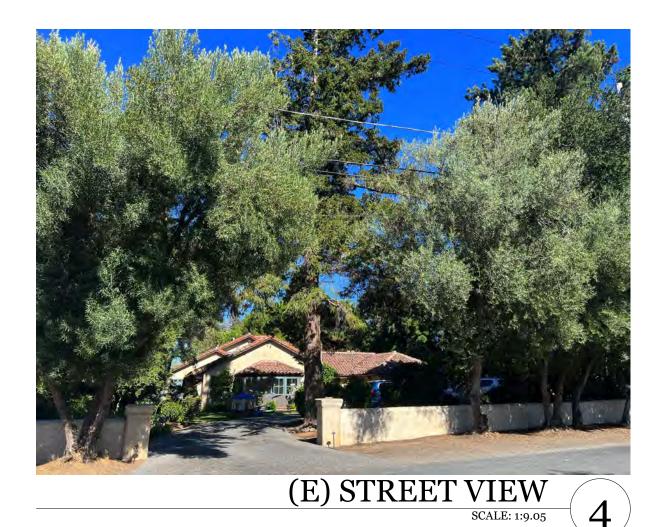


(E) FRONT ENTRY
SCALE: 1:7.42

6



(E) FRONT ENTRY
SCALE: 1:5.77



(E) STREET VIEW
SCALE: 1:9.05

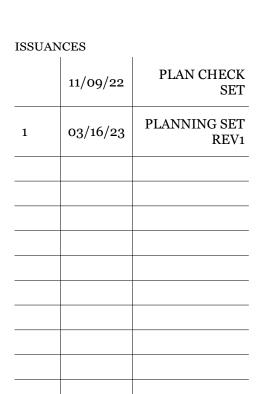
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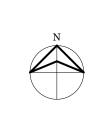




125 S GORDON



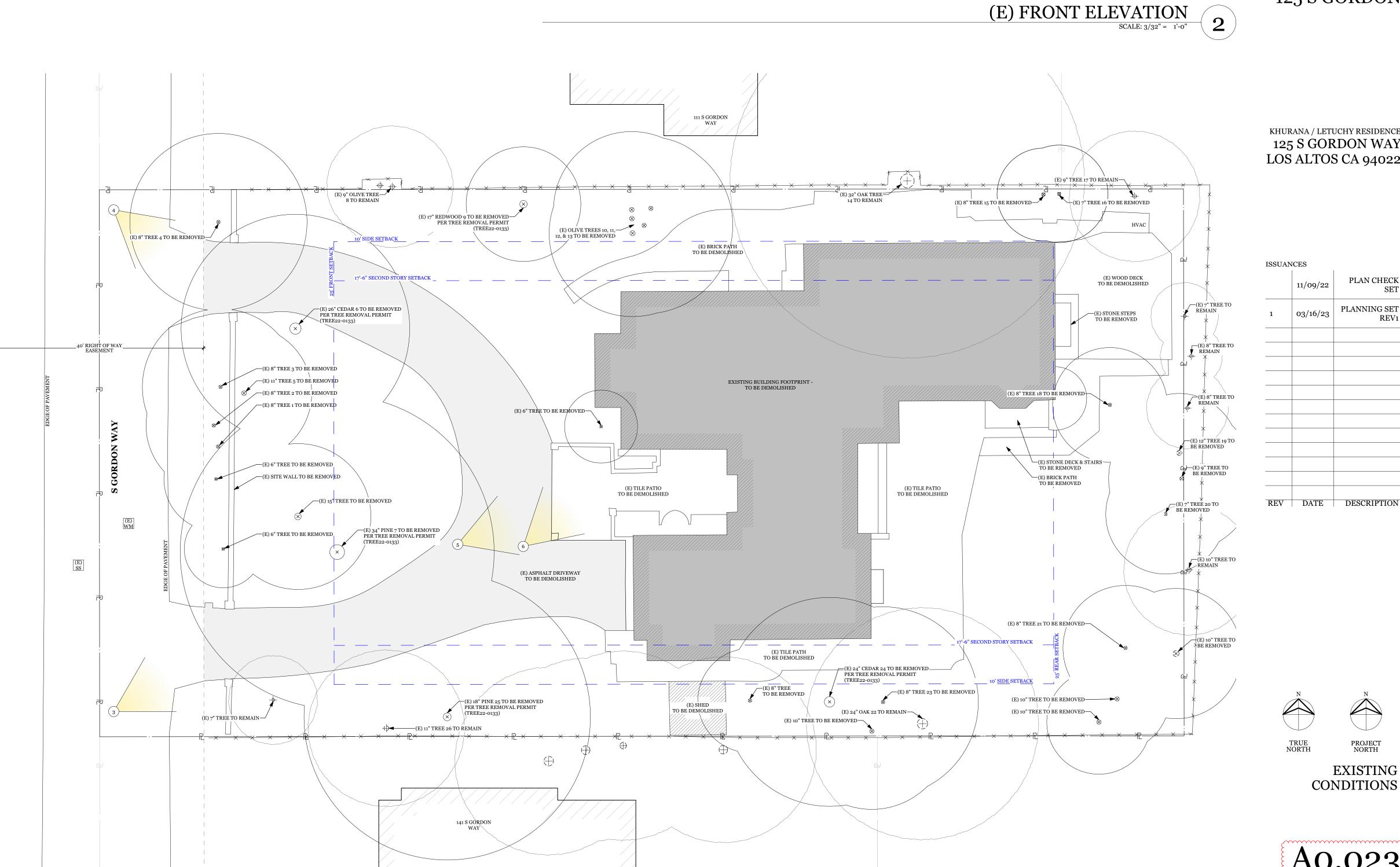




(E) SITE PLAN
SCALE: 3/32" = 1'-0"

1

EXISTING CONDITIONS



PROJECT NOTES

- 1) THE PLANS INCLUDE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE W/ THE INTENTION OF THE THE DRAWINGS IS INCLUDED, REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE
- 2) THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DRAWINGS AS REQUIRED
- 3) ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
- 4) WRITTEN DIMENSIONS TAKE PRECEDENCE; DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS NOTED "VIF" ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY VARIANCES TO THE ARCHITECT PRIOR TO PROCEEDING.
- 6) "TYP." REPEAT WHEREVER THIS CONDITION OCCURS, "SIM." - REPEAT AND MODIFY AS REQUIRED TO SUIT CONDITION

LOS ALTOS TREE PROTECTION GUIDELINES ON T-3.

- 7) COORDINATE ALL ARCHITECTURAL WORK WITH STRUCTURAL, ELECTRICAL, AND MECHANICAL CONDITIONS AND VERIFY SITE CONDITIONS & REVIEW MODIFICATIONS REQD TO SUIT CONDITIONS PRIOR TO THE DEMOLITION, ORDERING, FABRICATION, OR THE INSTALLATION OF ANY ITEM OF WORK.
- 8) UTILITY SERVICE AND EMERGENCY SERVICES ARE TO BE MAINTAINED FOR THE SITE BY THE CONTRACTOR DURING ALL PHASES OF THE WORK.
- 9) ALL ABOVE GROUND UTILITIES, SUCH AS TRANSFORMER, BACKFLOW PREVENTER, GAS METERS, ETC. SHALL BE LOCATED WITHIN THE PROJECT SITE BUT ACCESSIBLE FROM THE STREET. ANY NEW OR RELOCATED UTILITIES
- WILL CORRESPOND WITH APPROVED LOCATIONS FROM CITY UTILITIES DEPARTMENT. 10) PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN INCLUDING TREES, SHRUBS, ETC. & REFER TO THE CITY OF
- 11) THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH/WASTE MATERIALS DAILY OF ALL SUB-CONTRACTORS/ TRADES, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.
- 65% OF THE CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLED, REUSED ON THE PROJECT, OR SALVAGED FOR LATER USE OR SALE. [CGBC 4.408.1]
- 12) CONTRACTOR TO KEEP ALL SITE-STORED BUILDING MATERIALS IN DRY AREAS; PROVIDE UV PROTECTION TO UV SENSITIVE BUILDING MATERIALS DURING STORAGE AND CONSTRUCTION.
- 13) FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND INDUSTRY STANDARDS AND BEST BUILDING PRACTICES FOR SEALANT, CAULKING, AND FLASHING LOCATIONS.
- 14) INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF
- 15) CONTRACTOR TO PROVIDE OPERATION & MAINTENANCE MANUALS TO THE BUILDING OCCUPANT OR OWNER UPON COMPLETION. [CALGREEN 4.401.1]
- 16) FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATINGS, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET THE VOLATILE ORGANIC COMPOUND (VOC) EMISSION
- 17) KEEP BELOW GRADE PLUMBING, ELECTRICAL, AND MECHANICAL INSIDE WATERPROOFING ENVELOPE; DAYLIGHT ALL BELOW GRADE WALL PENETRATIONS AS HIGH AS POSSIBLE AT OR ABOVE GRADE.
- 18) INSULATE AND SEAL AROUND ALL WALL AND FLOOR PENETRATIONS. INSULATE ALL COLD WATER PIPES IN EXTERIOR WALLS, SEAL VENTILATION DUCT WORK, FROM AIR, PRESSURE TEST HOUSE FOR LEAKS AT DOORS, WINDOWS AND CONNECTIONS, AND PERFORM WHOLE HOUSE AIR FLUSH PRIOR TO OCCUPANCY.
- 19) RODENT SEAL ALL EXTERIOR JOINTS AND CONNECTIONS COMPLETELY, SEAL ALL WALL AND FLOOR PENETRATIONS, AND INSTALL CORROSION RESISTANT SCREENS AT ALL VENT HOLES. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS. [CRC
- 20) CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE.
- 21) TEST MOISTURE CONTENT OF CONCRETE BEFORE COVERING WITH FINISH MATERIALS; MOISTURE CONTENT TO BE
- 22) THE NFRC LABEL WHICH STATES THE REQUIRED U-VALUE AND SGHC FOR ALL FENESTRATION PRODUCTS SHALL NOT BE REMOVED PRIOR TO INSPECTION OR REMOVAL BY A BUILDING INSPECTOR, AND SHALL MEET OR EXCEED THE VALUES LISTED IN THE TITLE 24 ENERGY REPORT. [CRC R308.1]
- 23) CONTRACTOR SHALL COORDINATE SPECIAL INSPECTIONS AND CONTACT STRUCTURAL ENGINEER FOR ALL
- 24) THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS DATED JULY 2022: BASEMENT EXCAVATIONS; SPREAD FOOTING EXCAVATION; RETAINING WALL BACKFILL; SUBGRADE PREPARATION AND BASEROCK COMPACTION BENEATH HARDSCAPES; PLACEMENT AND COMPACTION OF ENGINEERED FILL; AND INSTALLATION OF SITE DRAINAGE CONTROL SYSTEMS.
- THE GEOTECHNICAL ENGINEER SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY GEOTECHNICAL ASPECTS OF THE CONSTRUCTION AND SHOULD BE PRESENT TO OBSERVE AND TEST THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHRASES OF THE PROJECT.
- (PLEASE SEE THE CONTACT LIST ON COVER SHEET A0,000 FOR PROJECT GEOTECHNICAL ENGINEER INFO)
- 25) CONTRACTOR TO PROVIDE FINISH SAMPLES FOR ARCHITECT/CONSULTANT AND OWNER REVIEW:
- EXTERIOR STONE - EXTERIOR SHINGLES - WOOD FLOORING, INCLUDING STAIN
- WOOD STAIN, SEALER & FINISH (CABINETRY, ETC), SOLID SURFACE COUNTERTOPS - CERAMIC TILE (ACTUAL SIZE)
- CUT SHEETS FOR PAINT COLORS - INTERIOR TRIM
- RECESSED LIGHT FIXTURE
- APPROVAL. ALLOW TIME TO RESUBMIT, DO NOT ASSUME APPROVAL ON FIRST ROUND. - STRUCTURAL STEEL
- WINDOWS AND MATCHING SCREENS - EXTERIOR DOORS AND MATCHING SCREENS

- INTERIOR WOOD DOORS

- MILLWORK/CABINETRY - M.E.P. FAN LAYOUT INCLUDING DUCTWORK, REGISTER LOCATIONS AND RETURN AIR LOCATIONS
- LIGHTING FIXTURES - KITCHEN AND PLUMBING EQUIPMENT
- 27) DECONSTRUCTION SURVEY: ALL SINGLE FAMILY RESIDENTIAL DWELLING UNITS REQUIRED TO OBTAIN A DEMOLITION PERMIT SHALL COMPLETE A DECONSTRUCTION SURVEY PROVIDED BY THIRD PARTY APPROVED BY THE CHIEF BUILDING OFFICIAL. THE SURVEY SHALL INCLUDE A LIST OF MATERIALS THAT ARE REUSABLE IN THE PROJECT, AS WELL AS THE VALUES OF SUCH MATERIALS. [CGBSC 4.105.3]

26) CONTRACTOR TO PROVIDE SHOP DRAWINGS/SUBMITTALS FOR THE ARCHITECT OR ARCHITECTS CONSULTANT AND OWNER TO REVIEW FOR THE FOLLOWING ITEMS: ALLOW TEN DAYS MINIMUM FOR ARCHITECT'S REVIEW AND

- 28) AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN THE PROPOSED DWELLING & IN THE NEW ATTACHED
- 29) AN OWNER'S MANUAL FOR THE FIRE SPRINKLER SYSTEM SHALL BE PROVIDED TO THE OWNER. A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: "WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQ CERTAIN FLOWS & PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS. FILTRATION SYSTEMS & AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN." [CRC R313.3.7]

FLOOR PLAN NOTES

- 1) FRAMER TO COORDINATE FRAMING WITH ALL SHEETS FROM ALL CONSULTANTS.
- 2) ALL INTERIOR DIMENSIONS ARE SHOWN TO GRIDLINE, FACE OF STUD, CENTERLINE OF DOOR/WINDOW, UON.
- 3) INSULATION IS REQUIRED TO BE INSTALLED IN ALL WALLS, FLOORS, AND CEILINGS OPEN FOR CONSTRUCTION BETWEEN CONDITIONED SPACE AND UNCONDITIONED SPACE, SUCH AS EXTERIORS, GARGES, CRAWLSPACES, AND ATTICS. SEE T24.1 FOR MIN. R VALUES.
- 4) PROVIDE 2X4 OR 2X6 FIRE BLOCKING AT ALL STUD BAYS GREATER THAN 10'-0" HIGH AND AT ALL SOFFIT-TO-WALL
- 5) COORDINATE FRAMING WITH THE FUTURE INSTALLATION OF ALL RECESSED LIGHT FIXTURES, SPEAKERS, WALL SCONCES, ELECTRICAL OUTLETS, DATA, TELEPHONE JACKS, HVAC GRILLS, AND WITH ARCHITECT PRIOR TO INSTALLATION. SEE RCP, PWER PLANS, AND INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 6) LOCATIONS OF SUPPLY AND RETURN AIR VENTS SHALL BE DESIGN/BUILD. ACTUAL LAYOUT TO BE REVIEWED IN FIELD WITH ARCHITECT AND OWNER.
- 7) VERIFY THE PRESENCE AND DIMS OF MEDICINE CABINET AND SHOWER WALL NICHE LOCATIONS PRIOR TO
- 8) PROVIDE BLOCKING FOR HANDRAILS AND GRAB BARS, CURTAIN ROD ATTACHMENTS ABOVE ALL WINDOWS AND EXTERIOR DOORS, FIXTURES, ACCESSORIES, CASEWORK, AND ALL WALL MOUNTED EQUIPMENT; VERIFY HEIGHT WITH ARCHITECT PRIOR TO INSTALLATION.
- 9) MIN CEILING HEIGHT IN A KITCHEN IS 7' CLEAR, FROM THE FINISHED FLOOR TO THE FINISHED CEILING.
- 10) AT TILED KITCHEN, SHOWER, AND BATH LOCATIONS, TILE IS TO BE INSTALLED OVER A MORTAR BED & (1) LAYER 1/2" MIN. WATER RESISTANT CEMENT BOARD OR HARDI BACKER BOARD UON, SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBANT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE FLOOR. [CRC R307.2] SHOWER BASES ARE TO HAVE A CONTINUOUS WATERPROOFING MEMBRANE WRAPPING 6" UP WALLS, CROMMELIN OR APPROVED EQUAL.
- 11) PROVIDE (1) LAYER 5/8" WATER RESISTANT GWB OR HARDI BACKERBOARD TO 60" AFF BEHIND ALL SINKS & TOILETS & TO ALL SIDE RETURN WALLS WITHIN 3'-0" OF SINKS & TOILETS. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO HIGH HUMIDITY. [CRC R702.3.7.1]
- 12) GLAZING WITHIN A SHOWER/TUB ENCLOSURE, 60" OF THE TUB OR SHOWER DRAIN, OR 60" ABOVE STANDING SURFACE SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS. [CRC R308.4.5] GLAZING WITHING DOORS AND WITHIN 24" OF DOOR JAMBS SHALL BE SAFETY GLAZED. [CRC R308.4.1] SEE CRC R308.4 FOR ADDITIONAL SAFETY
- 13) HABITABLE SPACES TO HAVE EXTERIOR GLAZING AREA EQUAL TO 8% OF THE FLOOR AREA MIN. 4% MIN GLAZING
- 14) REDUCTION IN CEMENT USE: CEMENT USED IN FOUNDATION MIX DESIGN SHALL CONTAIN NOT LESS THAN A 25 PERCENT FLY ASH, SLAG, SILICA FUME, OR RICE HULL IN PLACE OF CONCRETE [CALGREEN A4.302.2]
- 15) UNVENTED CRAWL SPACE VENTILATION SHALL BE SATISFIED BY A CLASS I VAPOR BARRIER & CRC 408.3: "CONDITIONED AIR SUPPLY SIZED TO DELIVER AT A RATE EQ. TO 1 CUBIC FOOR PER MINUTE FOR EA. 50 SQ FT OF UNDER FLOOR AREA, INCLUDING A RETURN AIR PATHWAY TO THE COMMON AREA, SUCH AS A DUCT OR TRANSFER GRILLE, & PERIMETER WALLS INSULATED IN ACCORDANCE W/THE MIN. INSULATION REQTS ESTABLISHED IN THE CALIFORNIA ENERGY CODE.'
- 16) SUBTERRANEAN TERMITE CONTROL TO INCLUDE A CHEMICAL TERMITICIDE TREATMENT.
- 17) TREAT PLYWOOD SHEATHING WITHIN 8" OF EXPOSED SOIL WITH AN APPROVED WOOD PRESERVATIVE.
- 18) LANDINGS (36" MIN) OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD. DOOR LANDINGS (36" MIN) OR FINISHED FLOORS OTHER THAN AT THE REQUIRED EGRESS DOOR SHALL BE NO MORE THAN 7 3/4" LOWER THAN THE TOP OF THE THRESHOLD FOR INSWING DOORS AND NO MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD FOR ALL EXT. SWINGING DOORS. [CRC R311.3]
- 19) THE RISE OF STAIR TREADS SHALL BE 7 3/4" MAX, STAIR TREAD DEPTHS SHALL BE 10" MIN; NOSING SHALL BE 3/4" MIN AND 1 1/4" MAX. [CRC R311.7.5]
- 20) CENTER HANDRAIL @ 34" MIN/38" MAX ABOVE STAIR NOSING, TYP; HANDRAIL TO HAVE 1 1/4" MIN/2" MAX Ø GRIPPABLE CROSS-SECTION WITH A MIN OF 1 1/2" CLEAR SPACE BETWEEN HANDRAIL AND WALL WITH NO SHARP CORNERS; HANDRAIL-GRIPPING SURFACES TO BE CONTINUOUS AND RETURN TO A WALL, GUARD OR WALKING SURFACE. [CRC R311.7.8]
- 21) INTERIOR AND EXTERIOR GUARDRAILS AND HANDRAILS TO BE CAPABLE OF RESISTING A SINGLE CONCENTRATED LOAD OF 200 LB. REQUIRED GUARDS SHALL BE A MIN HEIGHT OF 42" AND NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE OF 4" (102MM) IN DIAMETER. [CRC R312.3]

SITE NOTES

- 1) ANY MISCELLANEOUS CONSTRUCTION BEHIND DEMOLISHED STRUCTURES OR SURFACES WHICH COULD AFFECT PROPOSED CONSTRUCTION TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 2) DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE COMPLETE SCOPE OF DEMOLITION WORK TO COMPLETE THE PROJECT. REFER TO ALL DRAWINGS FOR FURTHER DEMOLITION WORK AND COORDINATED EXTENT.
- 3) GRADING TO BE COORDINATED ON SITE WITH OWNER, ARCHITECT, AND CIVIL ENGINEER. VERIFY ALL GRADES IN FIELD TO COORDINATE WITH NEW FOUNDATION WORK. CONTRACTOR SHALL CONTACT CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR GRADING INSPECTION. COORDINATE SITE AND FOUNDATION DRAINAGE SYSTEMS WITH EXISTING
- GRADES AS PER CITY OF LOS ALTOS REQUIREMENTS. 4) ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED
- BY THE BUILDING PERMIT ISSUANCE BUT IS SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY. 5) STORM WATER POLLUTION PREVENTION: THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO DIRT OR
- CONSTRUCTION DEBRIS ENTERS THE COUNTY STORM DRAIN SYSTEM. SEE CIVIL STORMWATER REPORT.

6) IF POSSIBLE USE EXISTING DRIVEWAY FOR THE CONSTRUCTION ENTRANCE AND MAINTAIN AS REQUIRED.

AERATED, AND MAINTAINED AS NECESSARY TO ENSURE SURVIVAL.

- 7) NO STORAGE OF MATERIAL, TOPSOIL, VEHICLES, OR EQUIPMENT WITHIN THE TREE ENCLOSURE AREA. THE GROUND UNDER AND AROUND THE TREE CANOPY AREA SHALL NOT BE ALTERED. TREES TO BE RETAINED SHALL BE IRRIGATED
- 8) ANY APPROVED GRADING, DIGGING OR TRENCHING BENEATH A TREE CANOPY SHALL BE PERFOREMED USING 'AIR-SPADE' METHOD AS A PREFERENCE, WITH MANUAL HAND SHOVEL AS A BCKUP. FOR UTILITY TRENCHING, INCLUDING SEWER LINE. ROOTS EXPOSED WITH DIAMETER OR 1.5INCHES AND GREATER SHALL REMAIN INTACT AND NOT BE DAMAGED. IF DIRECTIONAL BORING METHOD IS USED TO TUNNEL BENEATH ROOTS, THEN TABLE 2-1 TRENCHING AND TUNNELING DISTANCE OF TREE TECHNICAL MANUAL SHALL BE PRINTED ON THE FINAL PLANS TO BE IMPLEMENTED
- NO PORTION OF THE PROPERTY IS LOCATED IN ANY FLOOD ZONE PER CITY OF LOS ALTOS RECORDS. THIS IS AN AREA THAT IS DETERMINED TO BE OUTSIDE OF THE 100- AND 500- YEAR FLOOD PLAINS.

PERTINENT TO CITY ARBORIST:

BY CONTRACTOR.

- 12) LOS ALTOS CITY TREE PROTECTION ZONES (TPZ) ARE TO THE DRIPLINE; ESTABLISH FINAL TPZ W/CITY & PROJECT ARBORISTS PRIOR TO CONSTRUCTION
- 13) NO NEW UTILITIES MAY BE INSTALLED WITHIN 10' OF THE LOCATION OF AN EXISTING OR PROPOSED TREE. ALL NEW TREES TO BE PLANTED ON SITE MUST BE PLANTED IN A LOCATION 10' CLEAR OF ALL EXISTING OR PROPOSED UTILITIES
- 14) TREE PROTECTION COMPLIANCE: THE OWNER & CONTRACTOR SHALL IMPLEMENT ALL PROTECTION & INSPECTION SCHEDULE MEASURES, DESIGN RECOMMENDATIONS & CONSTRUCTION SCHEDULING AS STATED IN THE TPR & SHEET T-3. THE REQD PROTECTIVE FENCING SHALL REMAIN IN PLACE UNTIL FINAL LANDSCAPING & INSPECTION OF THE
- 15) TREE PROTECTION VERIFICATION: PRIOR TO ANY SITE WORK VERIFICATION FROM THE CONTRACTOR THAT THE REQD PROTECTIVE FENCING IS IN PLACE SHALL BE SUBMITTED TO THE URBAN FORESTRY SECTION. THE FENCING SHALL CONTAIN REQD WARNING SIGN & REMAIN IN PLACE UNTIL FINAL INSPECTION OF THE PROJECT.
- 16) SEE ARBORISTS REPORT SHEET T-1 FOR NON-HERITAGE & HERITAGE TREE LOCATIONS, AS DEFINED BY THE CITY OF

ROOF PLAN NOTES

- 1) ALL ROOF SLOPES TO BE AS SHOWN AND REFERENCED WITH ELEVATIONS AND SECTIONS. DOUBLE UNDERLAYMENT REQD. AT SLOPES FROM 2:12 TO 4:12 [CRC R905.2.2]
- 2) ROOFING SHALL BE A 'COOL ROOF' WITH A MINIMUM REFLECTANCE OF 0.23 AND EMITTANCE OF 0.85. OR AN SRI OF AT LEAST 20 AS RATED BY THE COOL ROOF RATING COUNCIL. [CALGREEN A4.106.5]
- 3) A COPY OF THE ICBO/ICC REPORT FOR ROOF COVERING WILL BE AVAILABLE AT THE TIME OF INSPECTION.
- 4) PLUMBING VENTS SHALL BE LOCATED MIN 10' HORIZONTALLY OR 3' MIN VERTICALLY FROM OPERABLE SKYLIGHTS, AIR INTAKES, OR OPERABLE DOORS & WINDOWS.
- 5) VENT STACKS TO BE GANGED WHERE POSSIBLE TO SINGLE COORDINATED LOCATION; COORDINATE ROOF VENT AND VENT STACK LOCATIONS FOR PLUMBING FIXTURES AND APPLIANCES W/ ARCHITECT PRIOR TO INSTALLATION. PAINT TO MATCH ROOFING
- 6) FLASHING SHALL BE INSTALLED ACCORDING TO CURRENT SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA) GUIDELINES WHERE REQUIRED INCLUDING AT WALL AND ROOF INTERSECTIONS, GUTTERS, ROOF PENETRATIONS, CHANGES IN ROOF SLOPE OR DIRECTION & AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT W/ A THICKNESS OF NOT LESS THAN 0.019" (0.483 MM) (EG NO. 26 GALVANIZED SHEET)
- 7) INSTALL SHEET METAL VALLEY O/BITUMINOUS MEMBRANE AND 30 LB FELT AT EAVES, VALLEYS, AND AT ALL ROOF PENETRATIONS.
- 8) PROVIDE (P) GUTTERS & RAIN WATER LEADERS AS INDICATED IN DRAWINGS. ALL RAIN WATER LEADERS SHALL DISCHARGE ONTO MIN (2'-0") CONC SPLASH BLOCKS
 - BE HARDLINED INTO THE DRAINAGE SYSTEM, SEE CIVIL DRAWINGS
- ALL ROOF OVERHANG DIMENSIONS ARE SHOWN TO FACE OF EXTERIOR FINISH, U.O.N
- 10) THE FOLLOWING CONDITIONS ARE MET FOR UNVENTED ATTIC ASSEMBLY ELIGIBILITY [CRC R806.5]: UNVENTED ATTIC SPACES ARE FULLY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE NO INTERIOR VAPOR RETARDERS SHALL BE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE
- NO WOOD SHINGLES OR SHAKES SHALL BE USED THE PROJECT IS NOT IN CA CLIMATE ZONE 14 OR 16

UNVENTED ATTIC ASSEMBLY

- AIR-IMPERMEABLE INSULATION ONLY IN DIRECT CONTACT W/UNDERSIDE OF STRUCTURAL SHEATHING
- 11) PROVIDE ATTIC ACCESS TO ALL SPACES W/30" OR MORE VERTICAL CLEARANCE FROM UNDERSIDE OF RAFTERS TO T.O. CLG JOIST
- 12) PROVIDE A SWITCHED LIGHT & POWER OUTLET TO ALL ACCESSIBLE ATTIC SPACES

AIR HANDLING EQUIPMENT SPECS

MXZ-SM60NAM Job Name: System Reference:

Compatible with M- and P-Series and CITY MULTI® indoor units. Branch box required for connection with M- and P-Series Variable speed INVERTER-driven compressor

- Seacoast protection on heat exchanger and base panel (rated for 2.000 hrs in accordance with ASTM B117 testi Thermal Differential 1°F (with PAC-MKA32/52BC only)
- Optional base pan heater Quiet outdoor unit operation, rated sound pressure as low as 58 dB(A)
- · Compressor thermal protection
- · Compressor overcurrent detection · Fan motor overheating/voltage protection

	Maximum Capacity	BTU/H	60,000 // 60,000 // 60,000
	Rated Capacity	BTU/H	60,000 // 60,000 // 60,000
ling1 (Non-Ducted // Mix // Ducted)	Minimum Capacity	BTU/H	30,000 // 30,000 // 30,000
	Maximum Power Input	W	4,510 // 4,920 // 5,405 4,510 // 4,920 // 5,405
	Rated Power Input	%	
	Power Factor (208V, 230V) Maximum Capacity	% BTU/H	98.9, 98.9 // 98.9, 98.9 // 98.9, 98 65,000 // 65,000 // 65,000
	Rated Capacity	BTU/H	66,000 // 66,000 // 66,000
iting at 47°F2 (Non-Ducted // Mix //	Minimum Capacity	BTU/H	31,000 // 31,000 // 31,000
ited)	Maximum Power Input	W	4,720 // 4,960 // 5,230
	Rated Power Input	W	4,720 // 4,960 // 5,230
	Power Factor (208V, 230V)	%	98.9, 98.9 // 98.9, 98.9 // 98.9, 98
	Maximum Capacity	BTU/H	65,000 // 65,000 // 65,000
iting at 17°F3 (Non-Ducted // Mix //	Rated Capacity	BTU/H	41,500 // 41,500 // 41,500
ted)	Maximum Power Input	W	8,280 // 9,300 // 9,800
	Rated Power Input	W	4,190 // 4,380 // 4,570
iting at 5°F4 (Non-Ducted // Mix //	Maximum Capacity	BTU/H	57,000 // 57,000 // 57,000
ted)	Maximum Power Input	W	8,355 // 8,570 // 8,795
	SEER		20.0 // 18.9 // 17.8
	EER1		13.3 // 12.2 // 11.1
	HSPF (IV)		12.0 // 11.3 // 10.7
ciency (Non-Ducted // Mix // Ducted	COP at 47°F2		4.1 // 3.9 // 3.7
	COP at 17°F at Maximum Capacity ³		2.3 // 2.0 // 1.9
	COP at 5°F at Maximum Capacity ⁴		2.0 // 1.95 // 1.9
	ENERGY STAR® Certifie		Yes // No // No
	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
trical	Recommended Fuse/Breaker Size if Branch Box Powered by Outdoor Unit	A	40 (50)
arcai	Recommended Fuse/Breaker Size without Branch Box or Branch Box Powered Separate	A	40
	Recommended Wire Size	AWG	16
	MCA if Branch Box Powered by Outdoor Unit	A	46.0
	MOCP if Branch Box Powered by Outdoor Unit	A	55
	MCA without Branch Box or Branch Box Powered Separate	A	36
	MOCP without Branch Box or Branch Box Powered Separate	A	50
	Fan Motor Full Load Amperage	A	0.8+0.8
	Airflow Rate (Cooling / Heating	CFM	4,875 / 4,555
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Heat Exchanger Type		Plate fin coi
	Heat Exchanger Coating	AD(A)	Blue Fin Coating
	Sound Pressure Level, Cooling¹	dB(A)	58 59
	Sound Pressure Level, Heating ²	dB(A)	
	Compressor Type		Hermetic ANB52FYDMT
	Compressor Model Compressor Motor Output	kW	3.9
	Compressor Motor Output Compressor Rated Load Amps	A	3.9
door unit	Compressor Rated Load Amps Compressor Locked Rotor Amps	A	22.0
	Compressor Oil Type // Charge	OZ.	FVC68D // 78
	Base Pan Heater	UŁ.	Optional (PAC-SJ20BH-E)
	Dade I all Health	W: In. [mm]	41-11/32 [1,050]
	Unit Dimensions	D: In. [mm]	13 [330]
	OTHE DIFFICUSIONS	H: In. [mm]	52-11/16 [1,338]
		W: In. [mm]	43 [1,090]
	Package Dimensions	D: In. [mm]	18 [450]
	. delage Differentia	H: In. [mm]	57 [1,430]
	Unit Weight	Lbs.[kg]	302 [137]

³Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB

⁴Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions nnected within the level between the outdoor unit and indoor units

battles are installe
in indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance,
indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance,
icity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications

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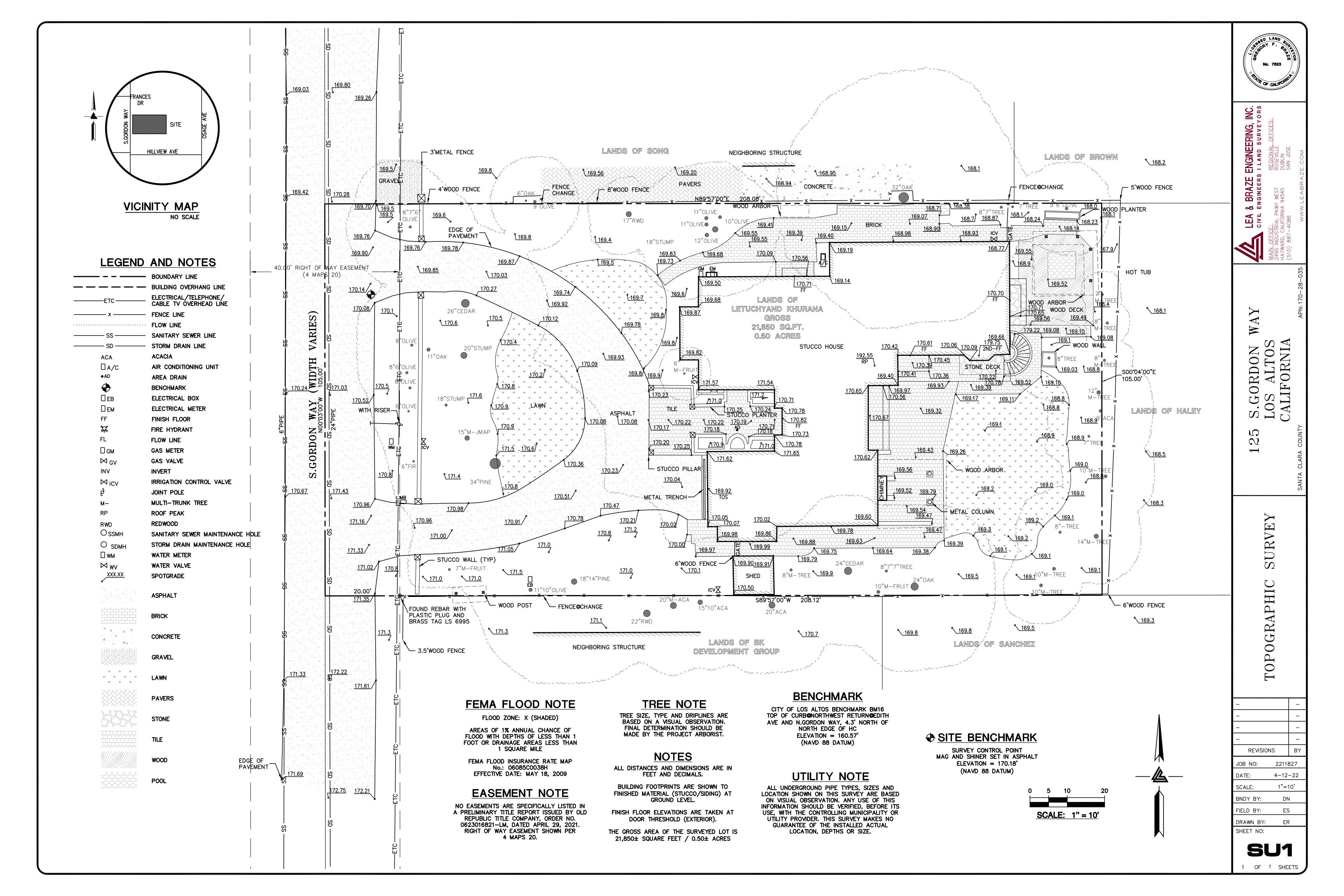
FERGUS GARBER ARCHITECTS 81 ENCINA AVENUI PALO ALTO, CA 94301 650.459.3700 www.fg-arch.com

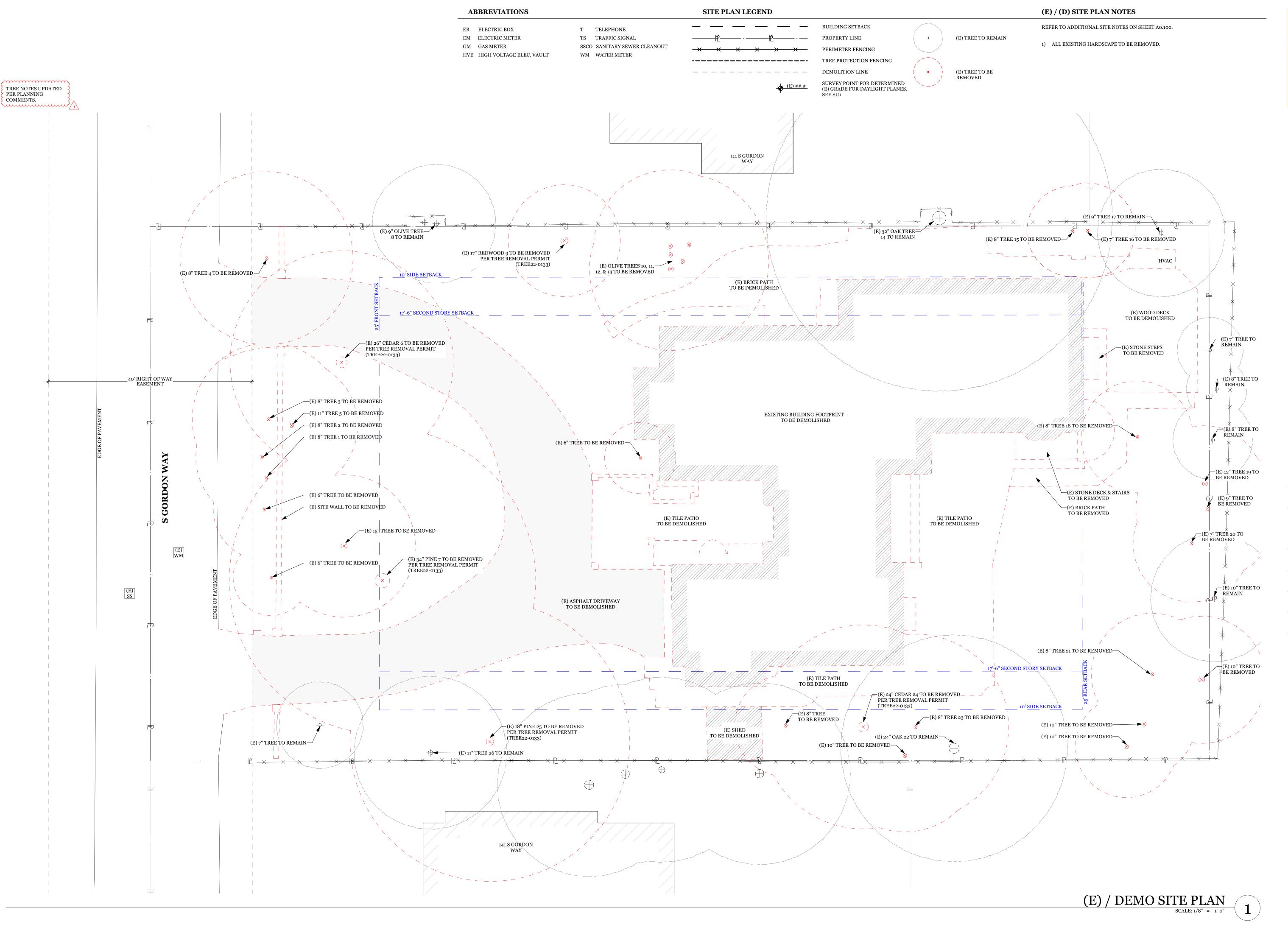


REV DATE DESCRIPTION



GENERAL NOTES





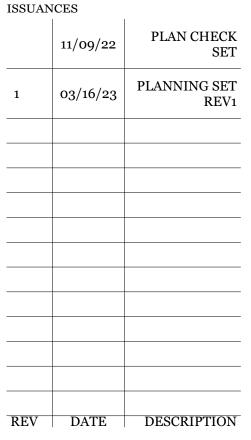






125 S GORDON

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

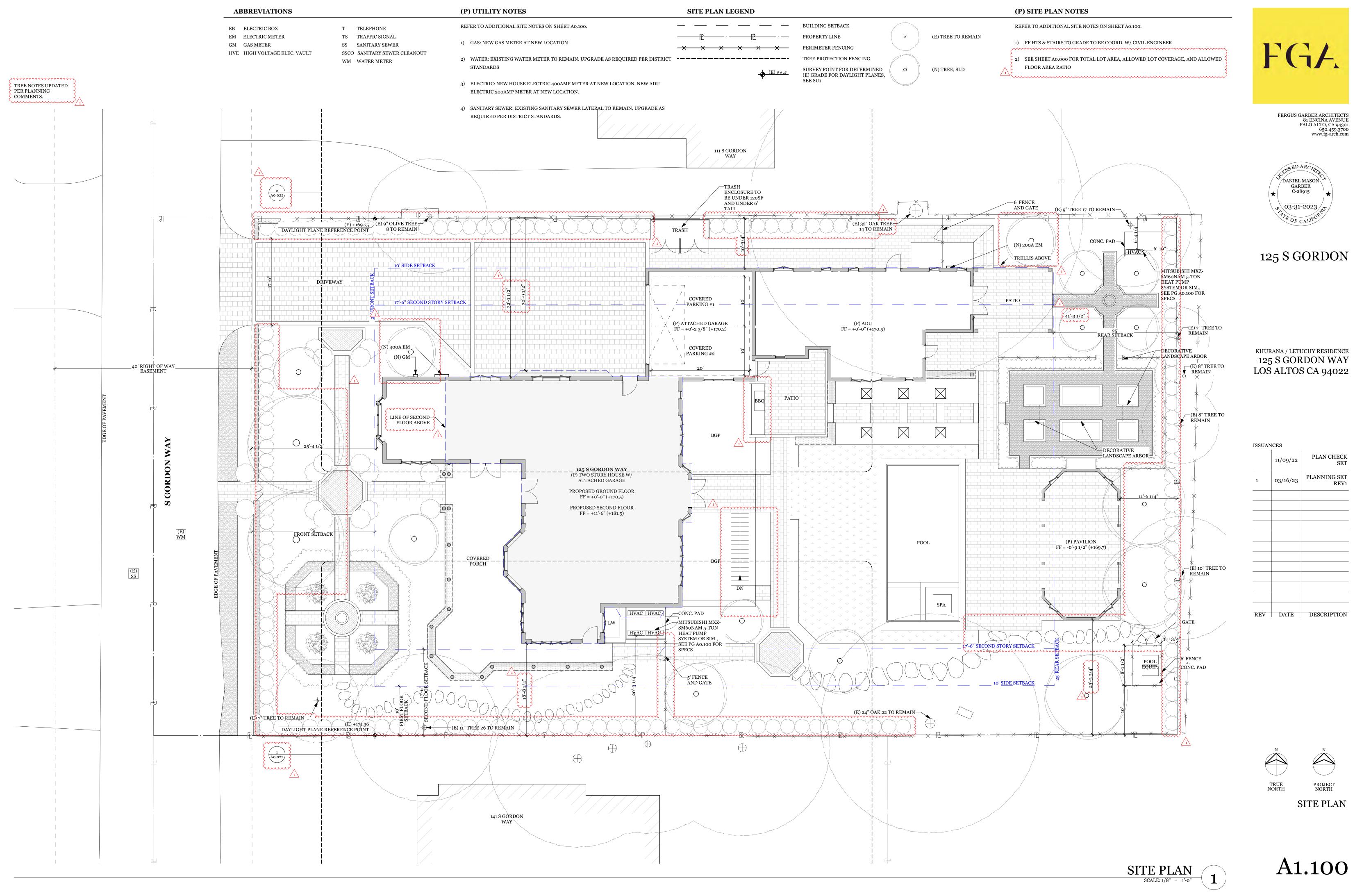




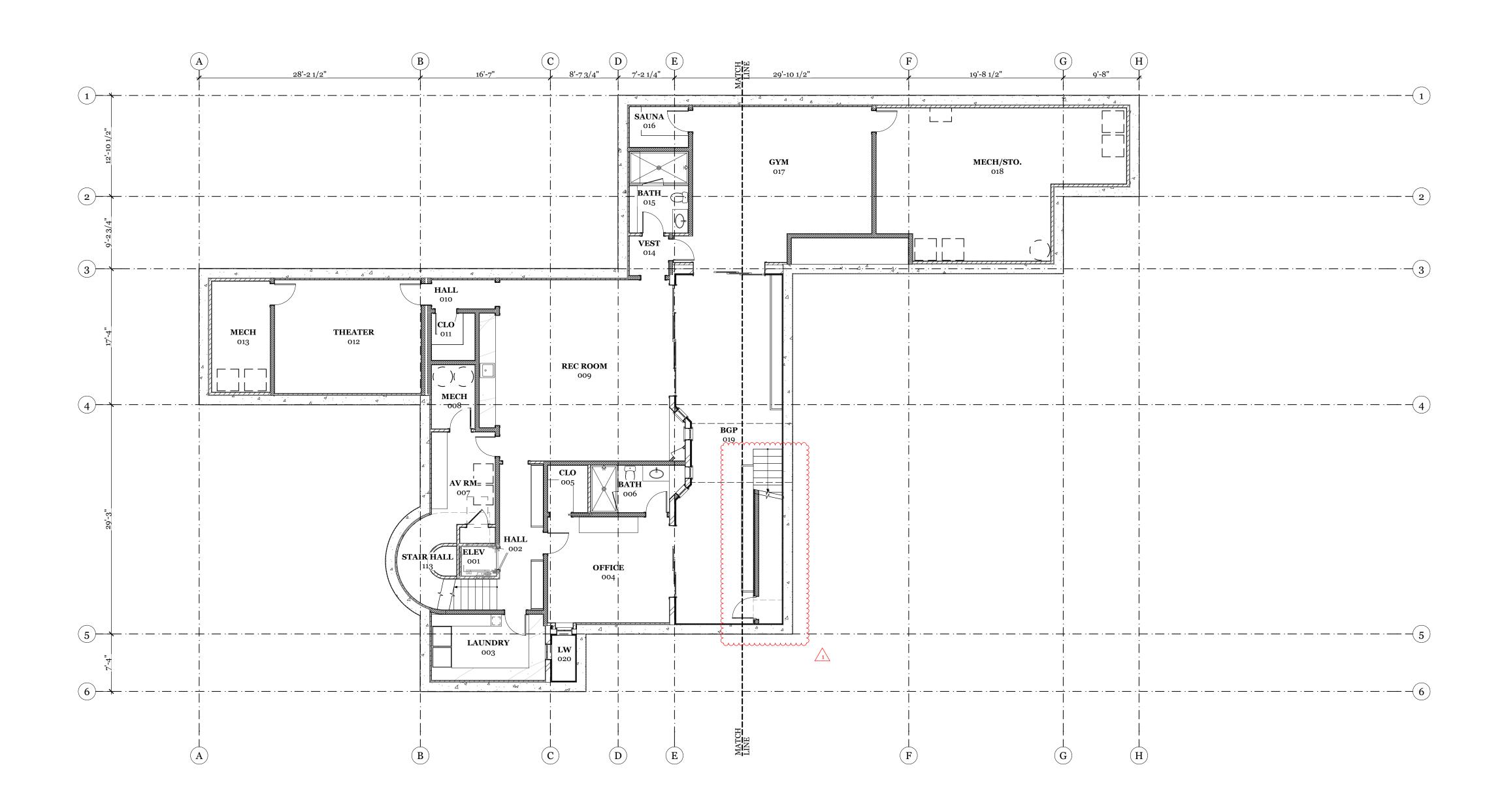
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(E) / DEMO SITE PLAN

A1.000



PLAN CHECK PLANNING SET





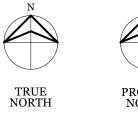




KHURANA / LETUCHY RESIDENCE
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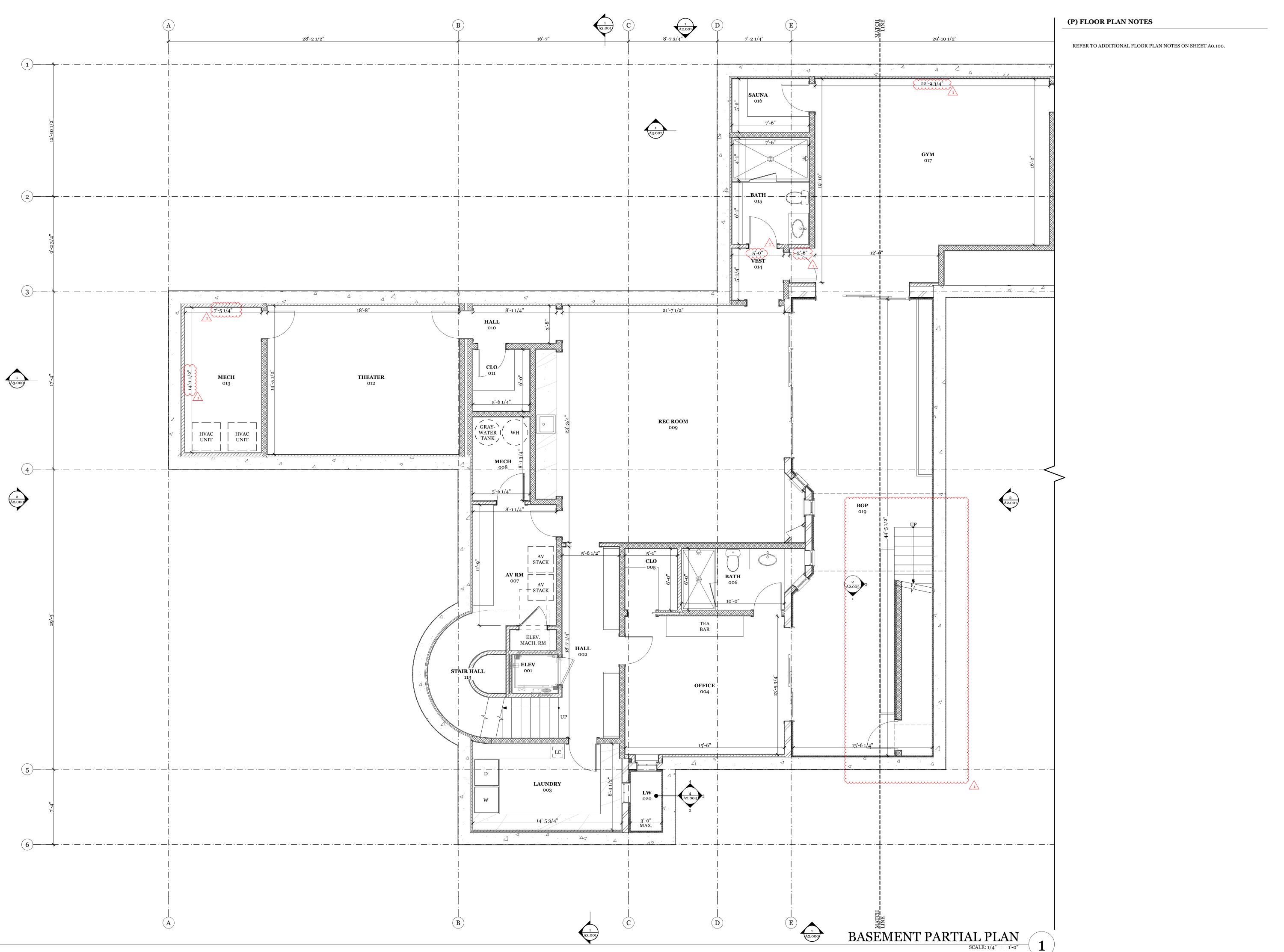
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REV	DATE	DESCRIPTION



BASEMENT KEY PLAN

A1.200









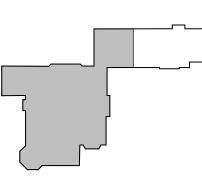
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LOS ALTOS CA 94022

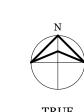
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03/16/23 PLANNING SET REV1

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REV DATE DESCRIPTION

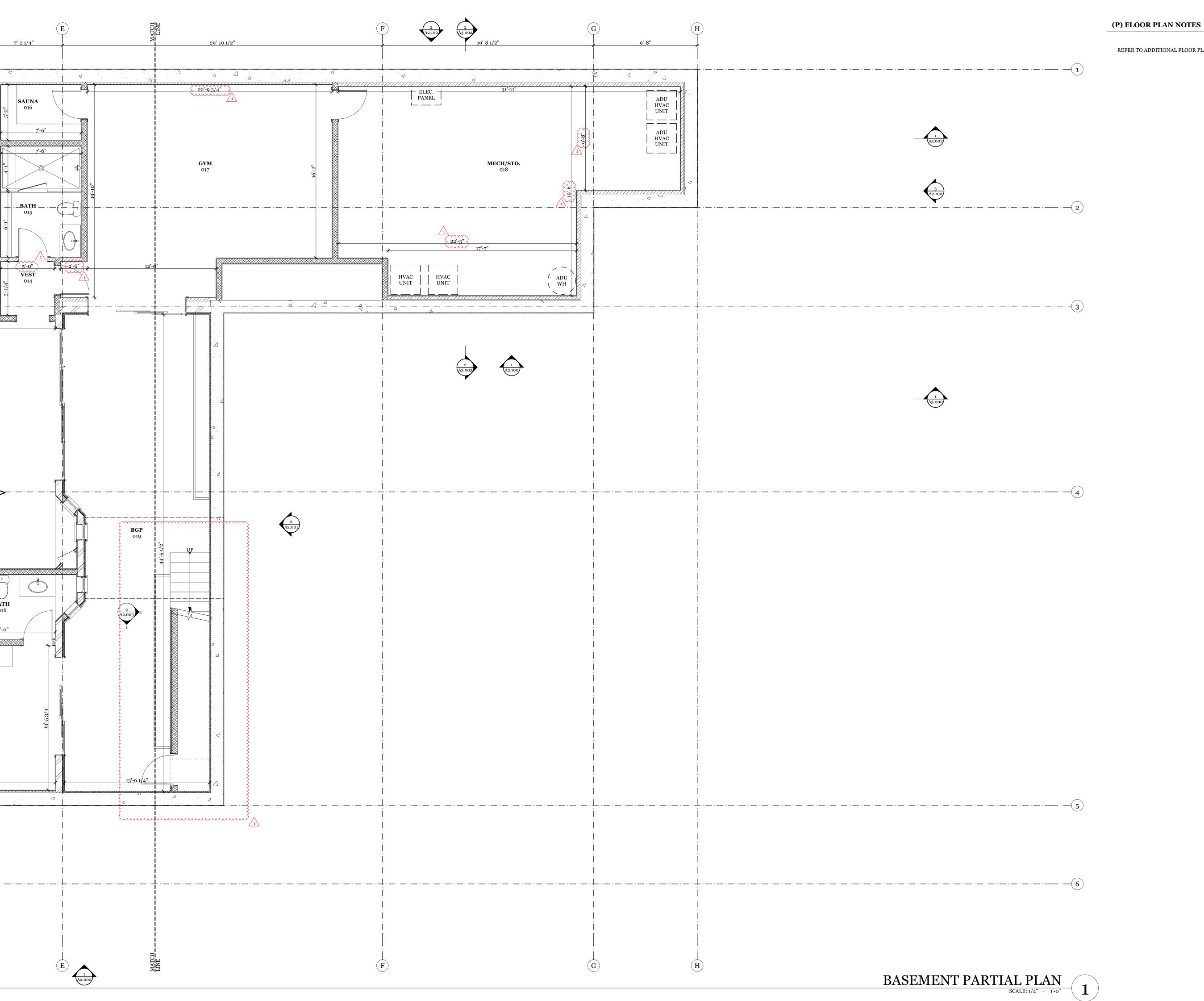




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BASEMENT PARTIAL PLAN

A1.201



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



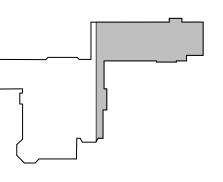


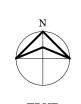


125 S GORDON

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125 S GORDON WAY
LOS ALTOS CA 94022

ISSUANCES PLAN CHECK SET 11/09/22

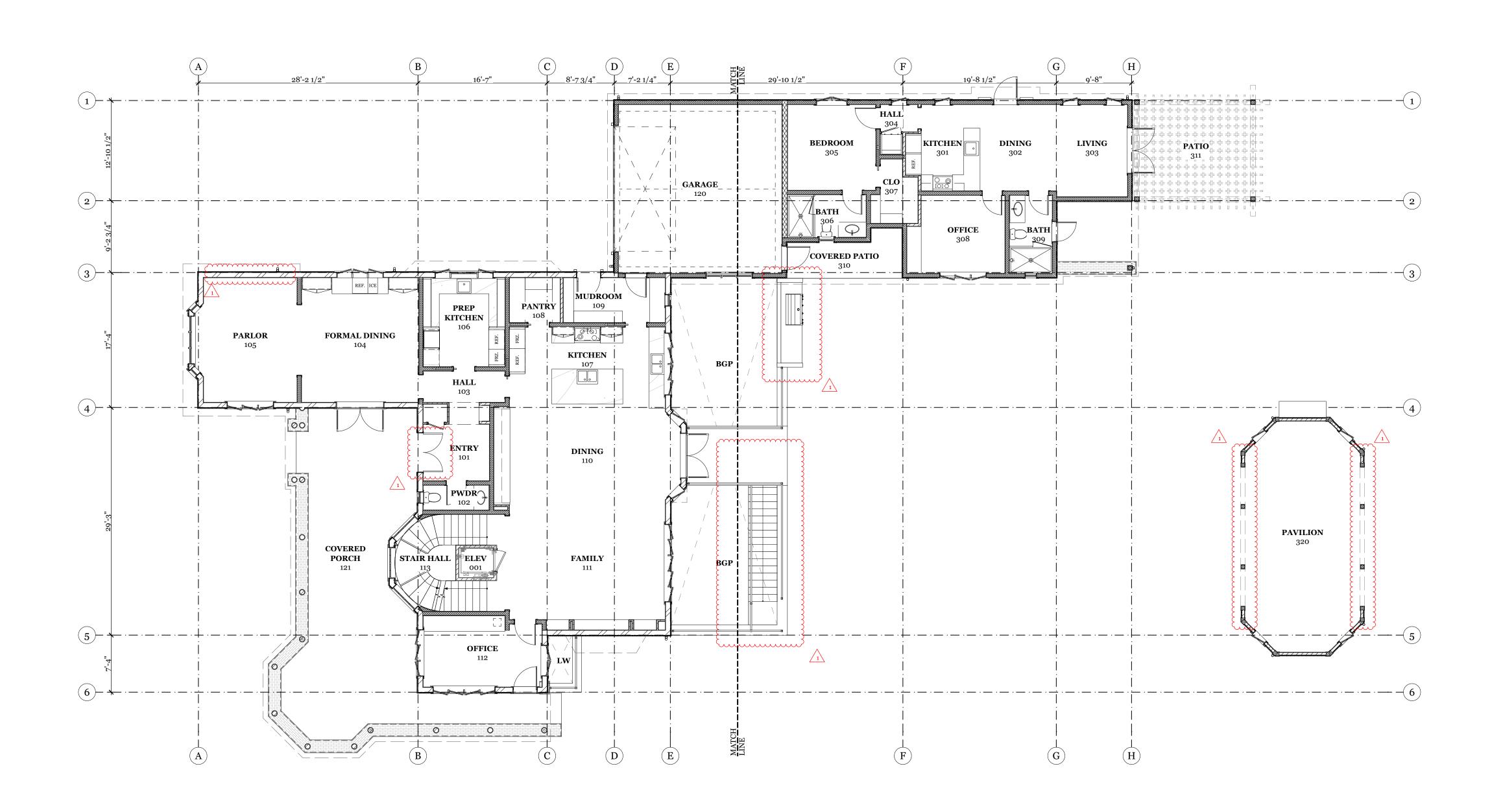






BASEMENT PARTIAL PLAN

A1.202









KHURANA / LETUCHY RESIDENCE
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LOS ALTOS CA 94022

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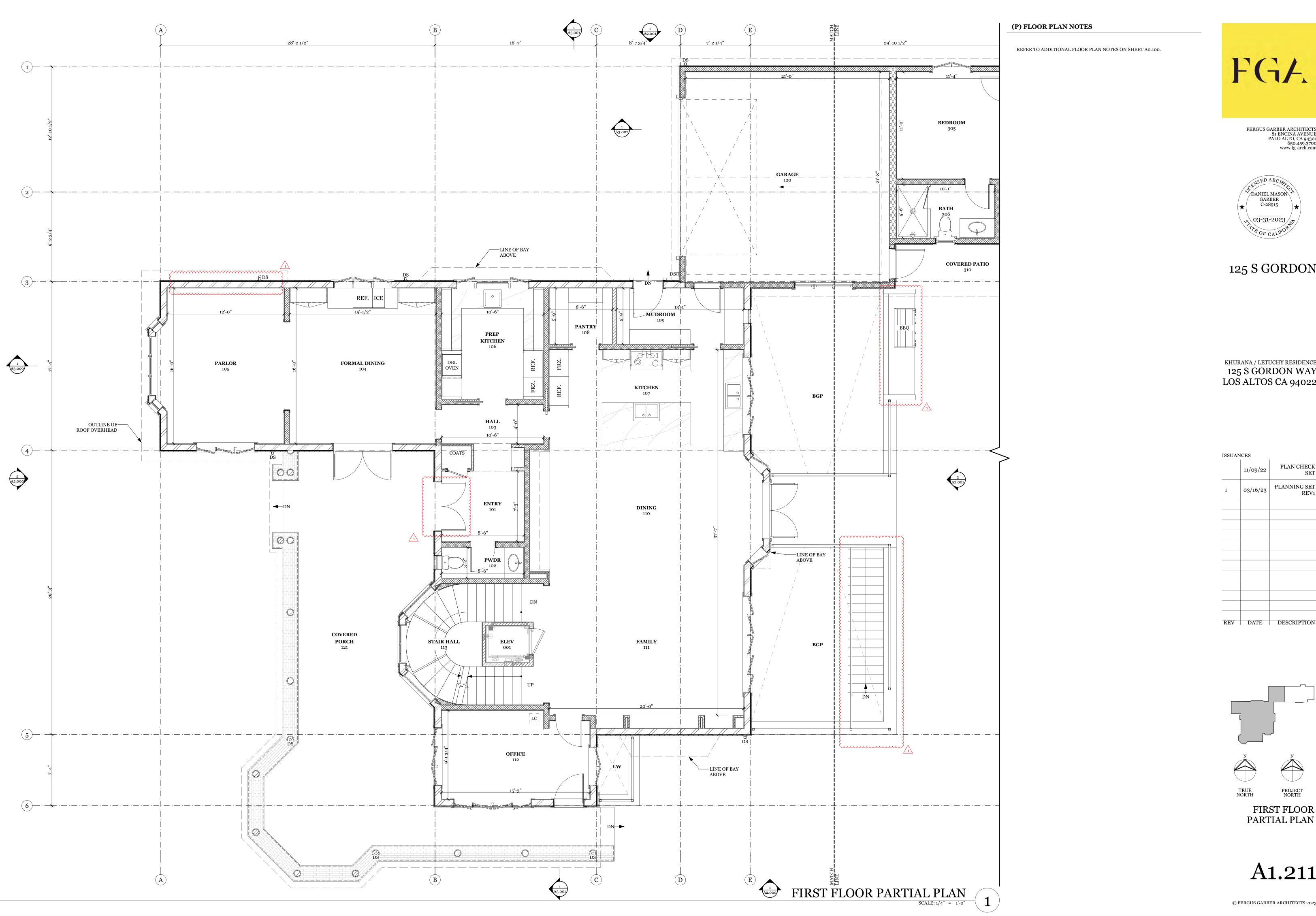
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TRUE PROJECT NORTH

FIRST FLOOR KEY PLAN

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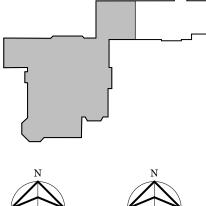


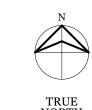


125 S GORDON

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

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





FIRST FLOOR PARTIAL PLAN

A1.211

(P) FLOOR PLAN NOTES

FIRST FLOOR PARTIAL PLAN

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

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



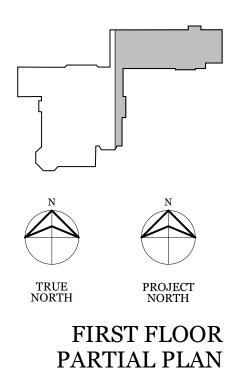




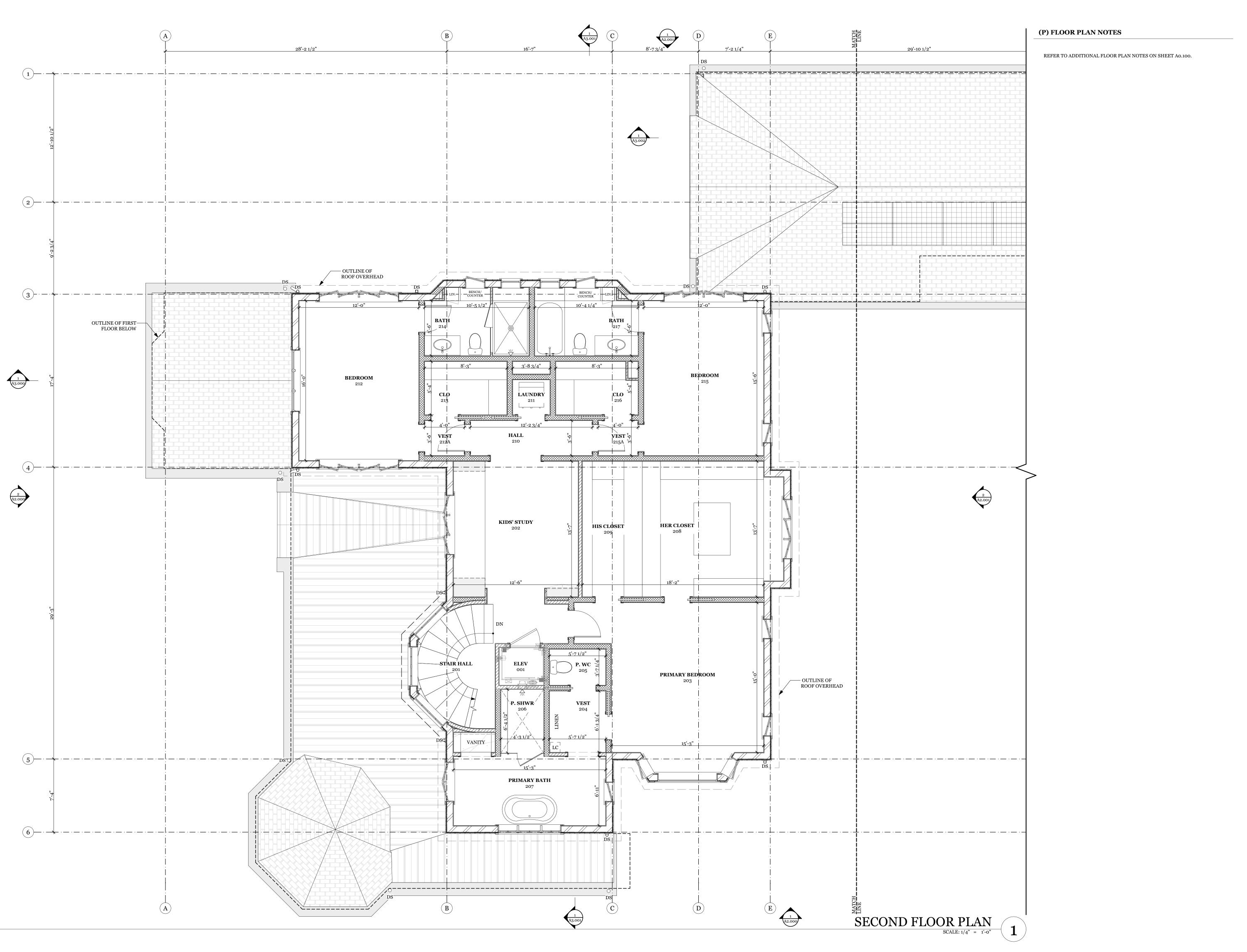
125 S GORDON

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

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



A1.212









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

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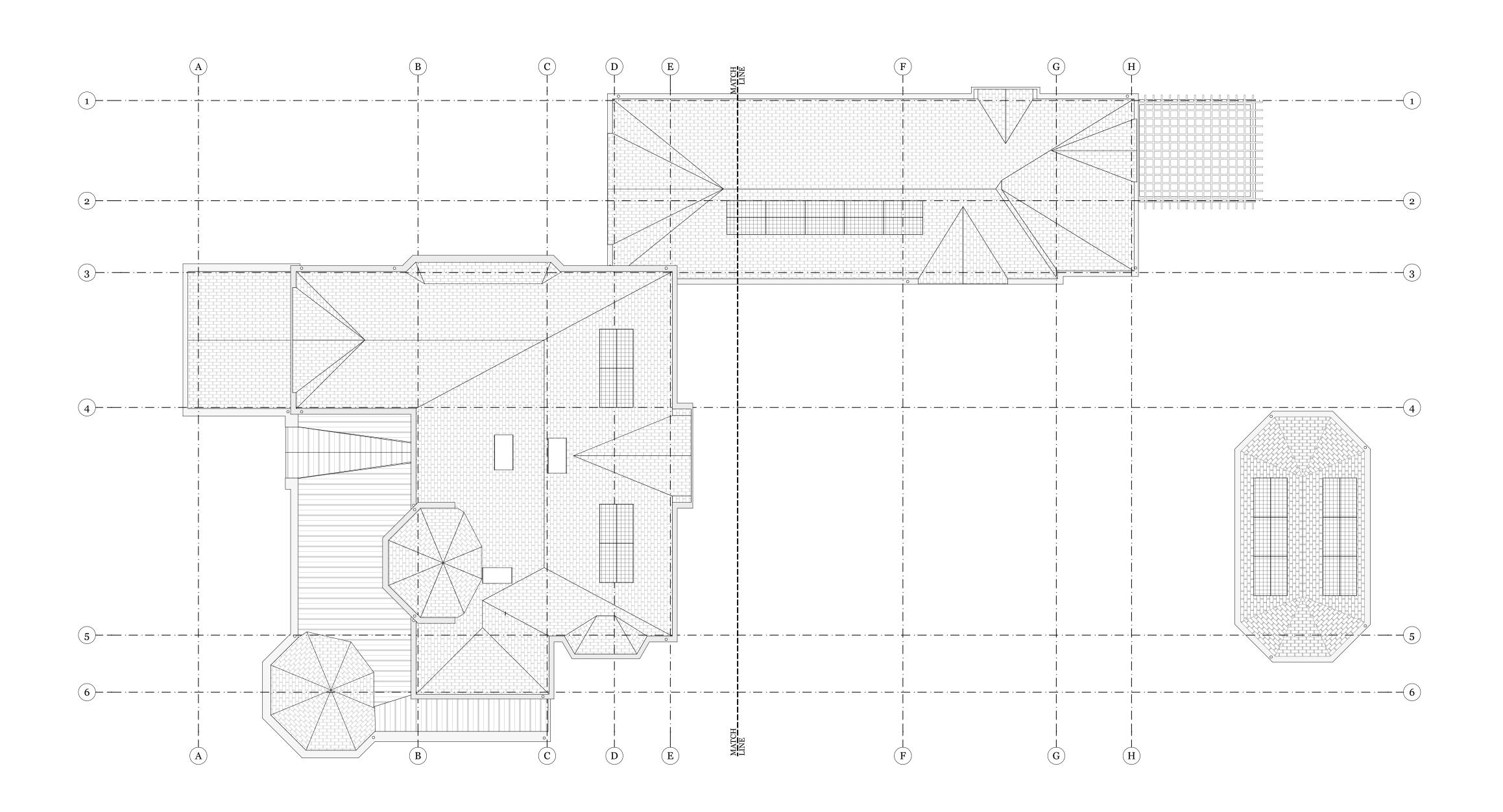
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UE PROJECT RTH NORTH

SECOND FLOOR PLAN

A1.220





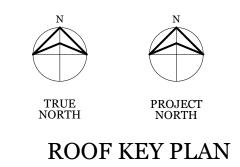




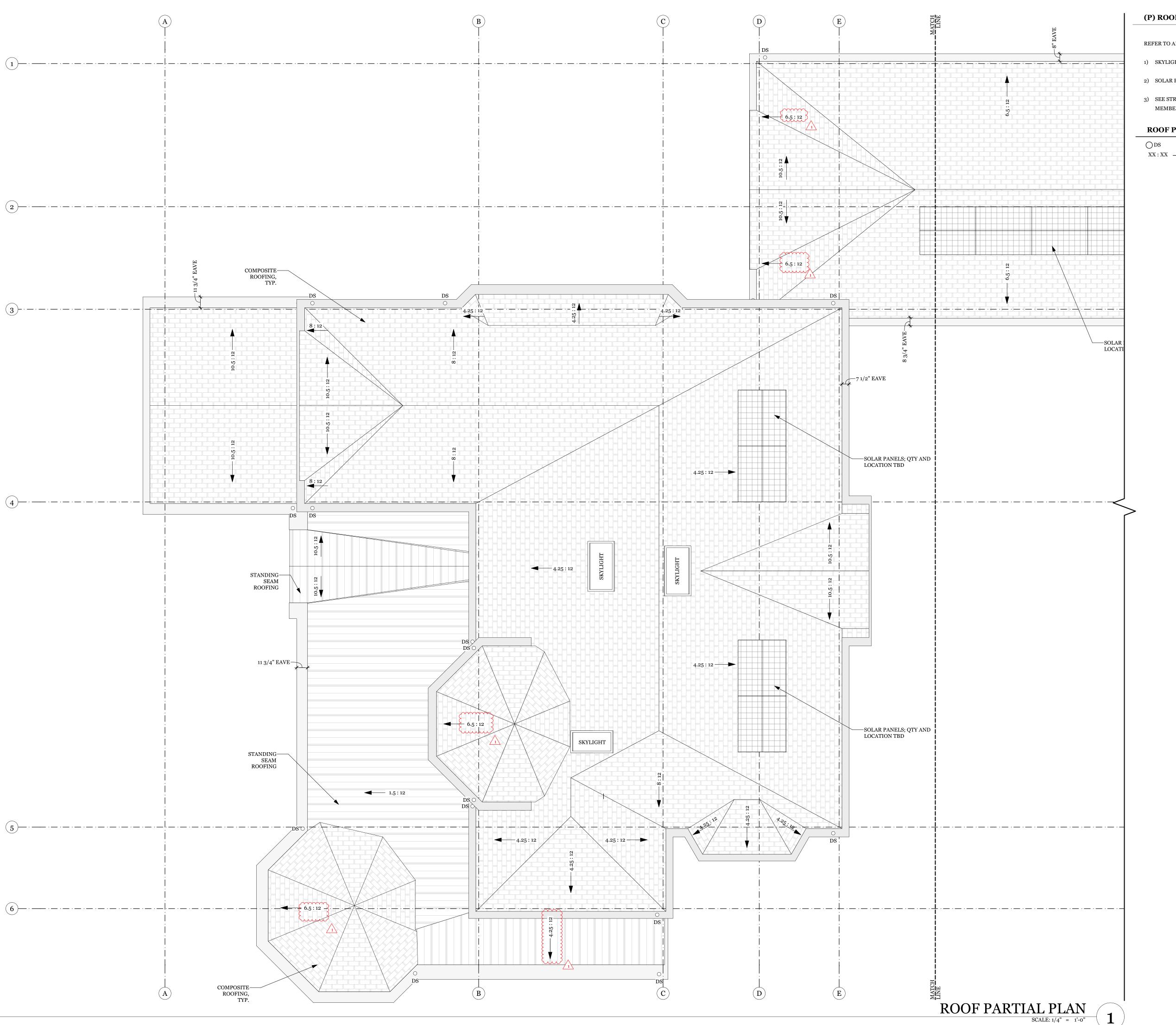
KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022

ISSUANCES

	11/09/22	PLAN CHECK SET
REV	DATE	DESCRIPTION



A1.300



(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

DOWNSPOUT XX : XX ROOF SLOPE







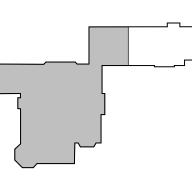
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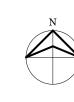
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125 S GORDON WAY
LOS ALTOS CA 94022

11/09/22

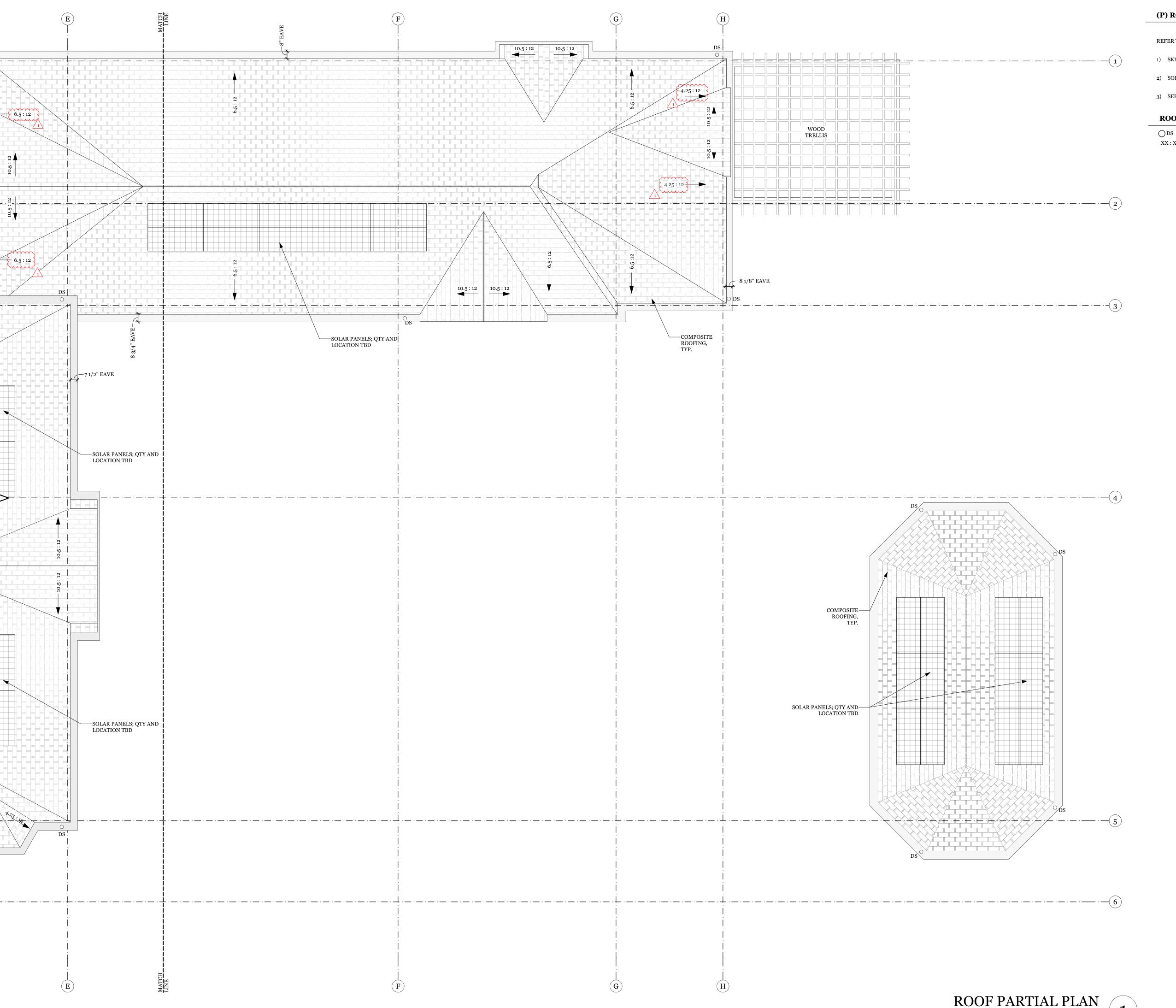
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ROOF PARTIAL PLAN



(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

DOWNSPOUT XX : XX — ROOF SLOPE



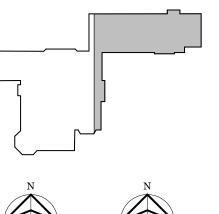




125 S GORDON

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

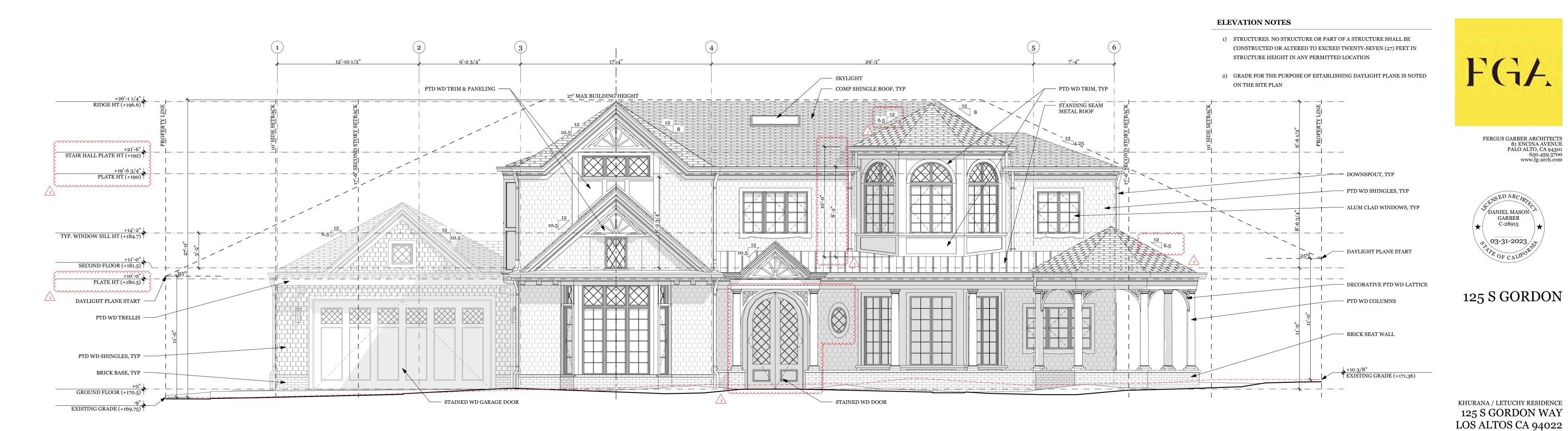
ISSUANCES PLAN CHECK SET 11/09/22 PLANNING SET REV1 REV DATE DESCRIPTION

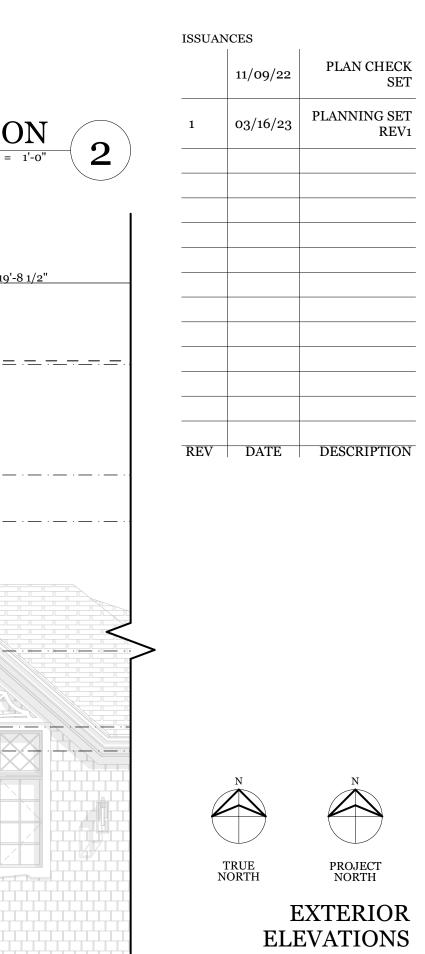


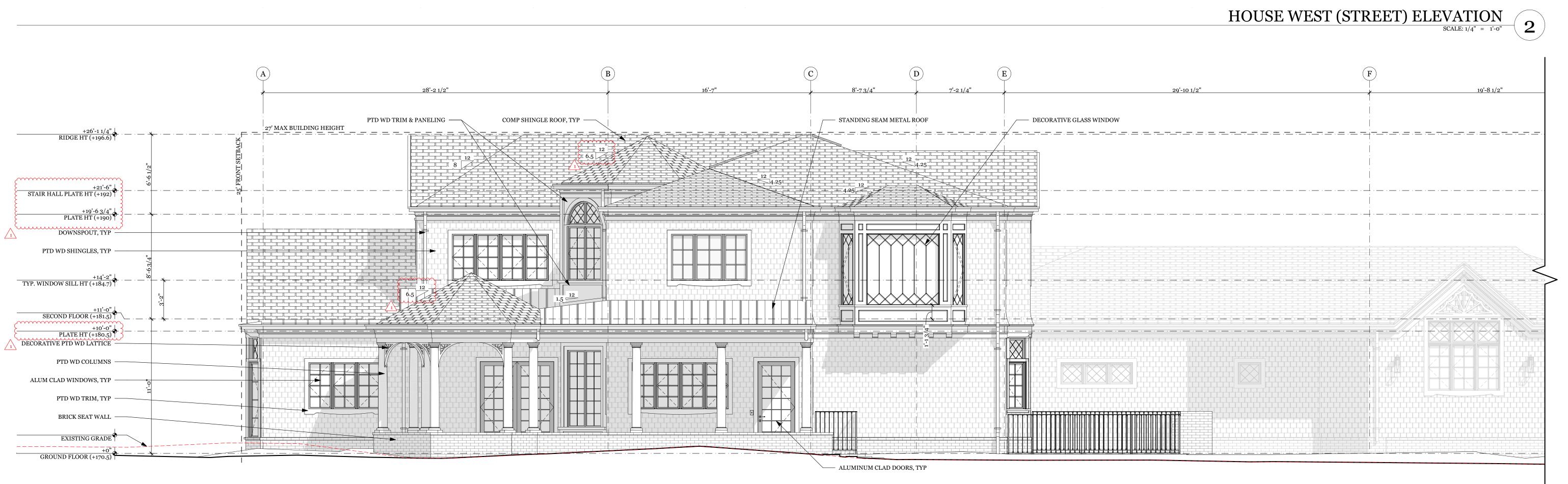


ROOF PARTIAL PLAN

A1.302





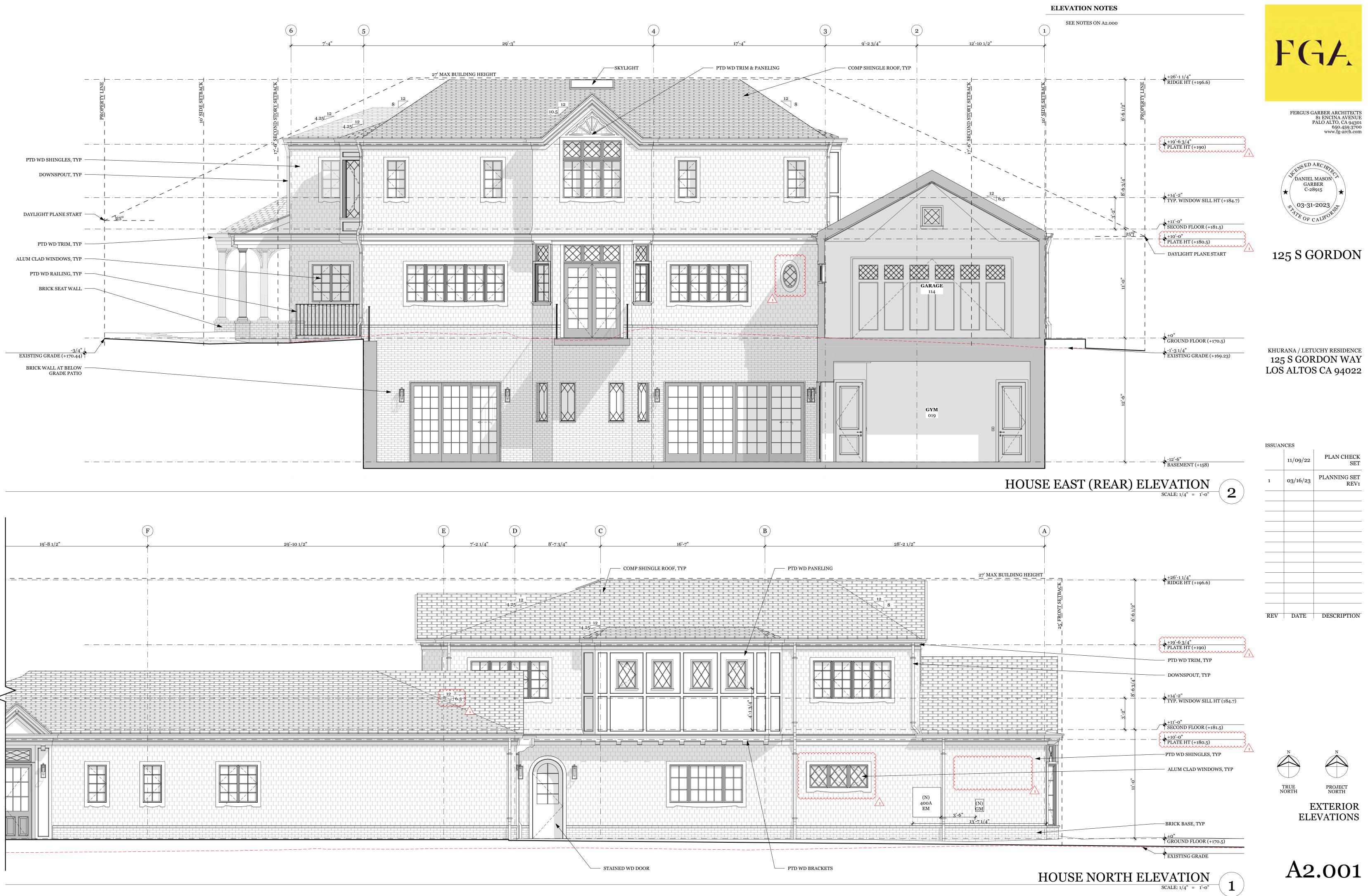


A2.000

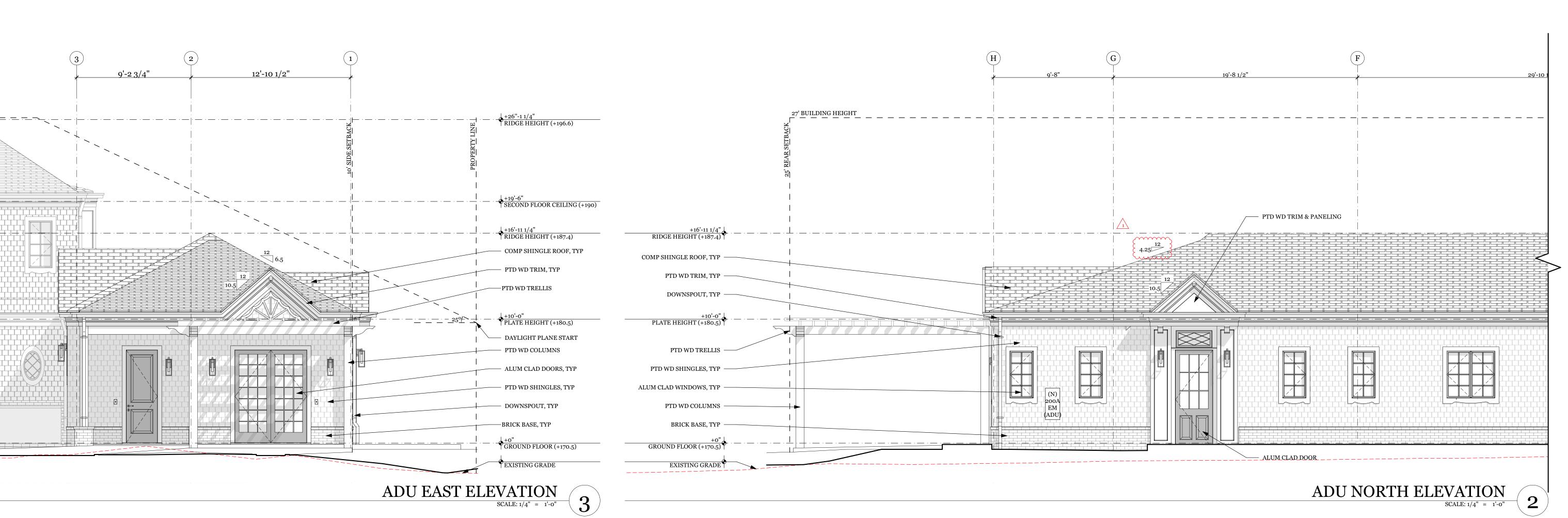
HOUSE SOUTH ELEVATION

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

1



PLANNING SET REV1



19'-8 1/2"

— PTD WD TRIM & PANELING

- BRICK BASE

29'-10 1/2"

- ALUM CLAD DECORATIVE

ALUM CLAD WINDOWS, TYP



ELEVATION NOTES

_27' BUILDING HEIGHT

SEE NOTES ON A2.000

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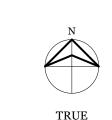
125 S GORDON

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

1 03/16/23 PLANNING SET REV1

REV DATE DESCRIPTION

ISSUANCES



TRUE P

EXTERIOR ELEVATIONS - ADU

A2.100

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5 S GORDON : 3/16/23 12:03 PM

ADU SOUTH ELEVATION

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

1

+16'-11 1/4" RIDGE HEIGHT (+187.4)

PTD WD TRIM, TYP

DOWNSPOUT, TYP

- · • PLATE HEIGHT (+180.5)

PTD WD SHINGLES, TYP

PTD WD COLUMNS

BRICK SEAT WALL

+0" GROUND FLOOR (+170.5)

EXISTING GRADE

-PTD WD TRELLIS

-PTD WD BEAM

COMP SHINGLE ROOF, TYP

ELEVATION NOTES

SEE NOTES ON A2.000

FGA





125 S GORDON

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

+0" PAVILION FF (+169.7) POOL EAST ELEVATION

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

2

-POTTING BENCH

—COMP SHINGLE ROOF, TYP

-PTD. DECORATIVE LATTICE

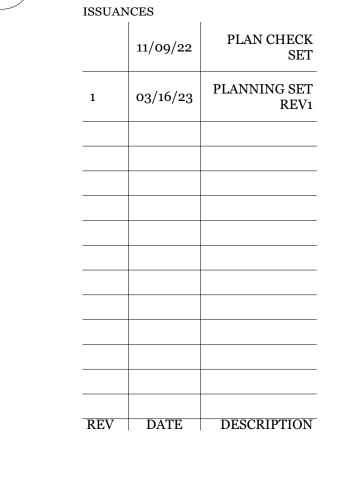
—ALUM CLAD DECORATIVE WINDOWS

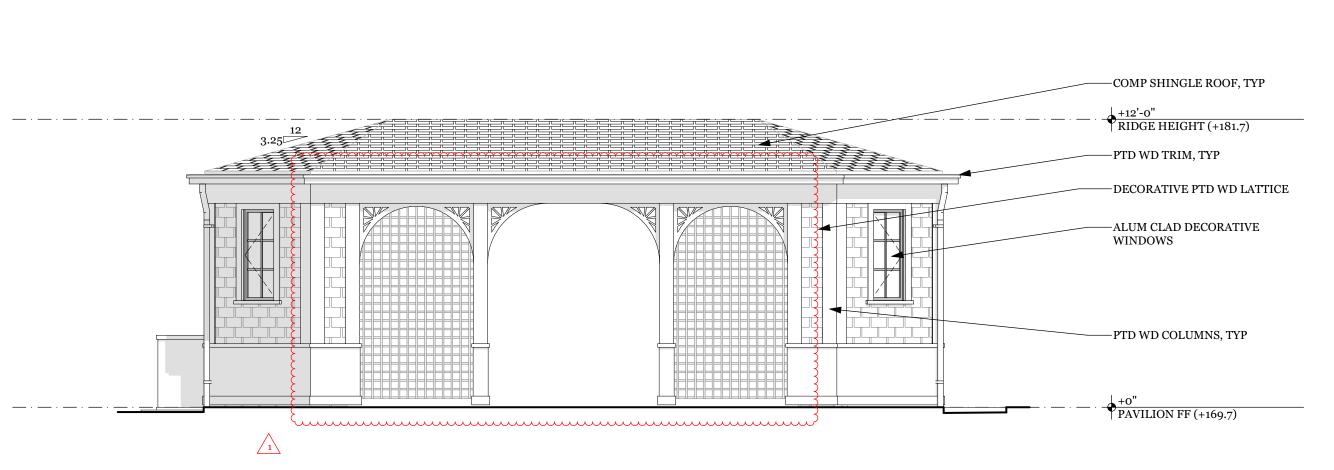
-NATURAL WD SHINGLES

-PTD WD COLUMNS, TYP

-PTD WD TRIM, TYP

+12'-0" RIDGE HEIGHT (+181.7)





EXTERIOR ELEVATIONS -POOL PAVILION

A2.200

PROJECT NORTH

POOL WEST ELEVATION

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

1

PTD WD TRIM, TYP ALUM CLAD DECORATIVE -WINDOWS -DAYLIGHT PLANE START NATURAL WD SHINGLES PTD WD COLUMNS, TYP _ | ___ · __ · __ +o" PAVILION FF (+169.7)

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

-COMP SHINGLE ROOF, TYP

—ALUM CLAD DECORATIVE WINDOWS

-NATURAL WD SHINGLES

-PTD WD TRIM, TYP

-POTTING BENCH

POOL NORTH ELEVATION

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

4

—PTD WD TRIM, TYP

+12'-0"
RIDGE HEIGHT (+181.7)

+12'-0" RIDGE HEIGHT (+181.7)

DAYLIGHT PLANE START —

+0" PAVILION FF (+169.7)

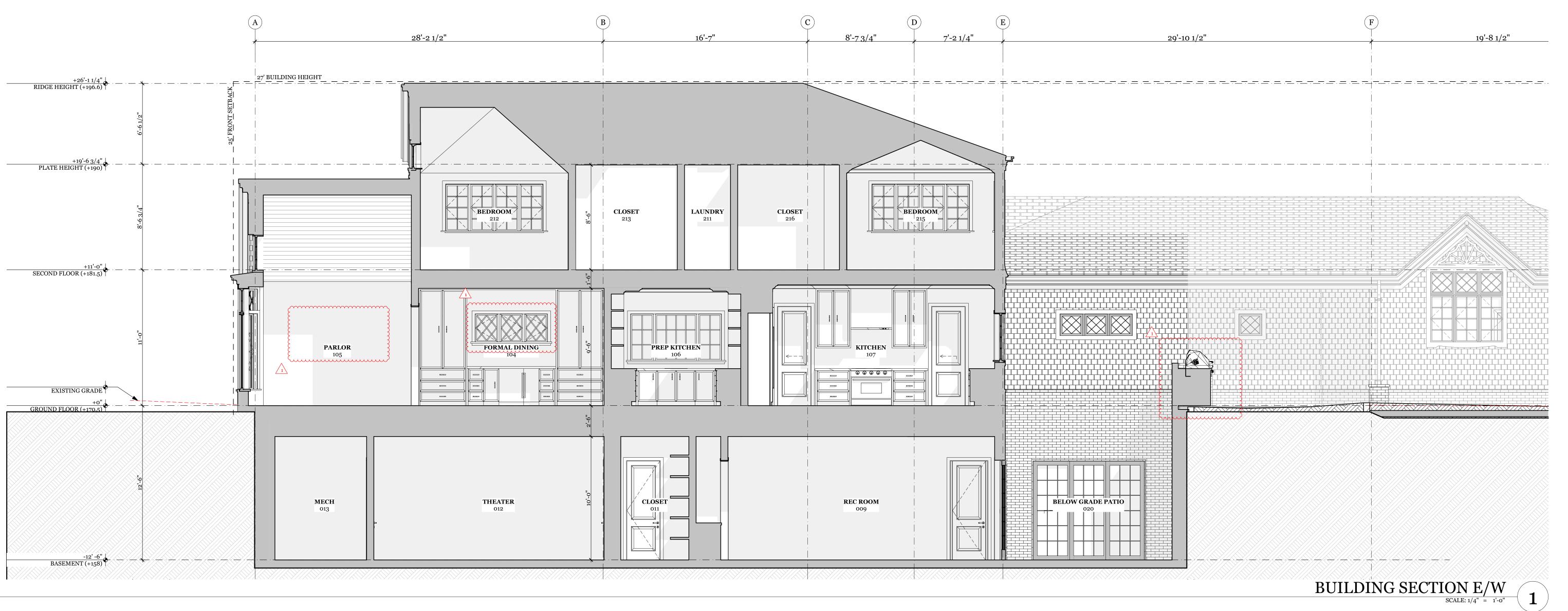
COMP SHINGLE ROOF, TYP



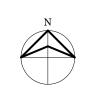




KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022



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



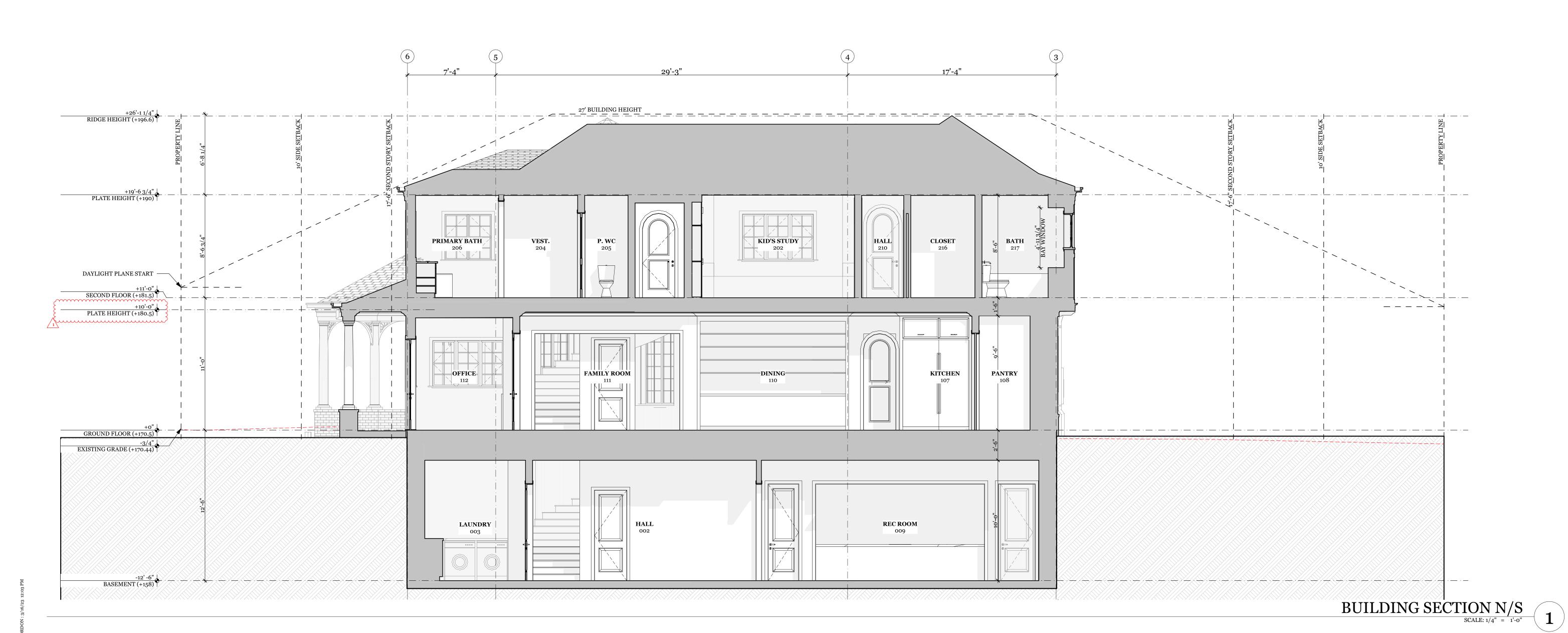
BUILDING SECTIONS







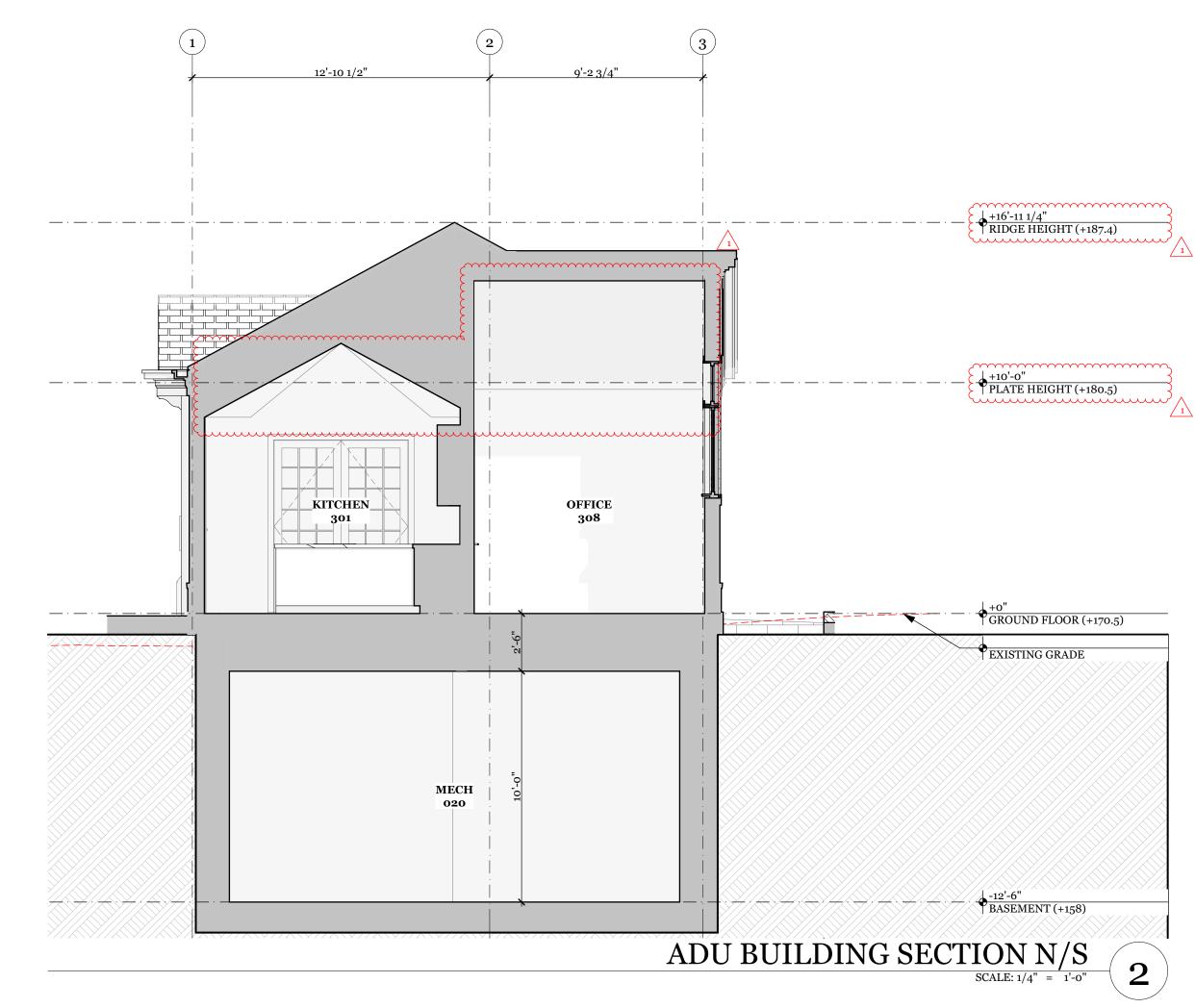
KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022







BUILDING SECTIONS





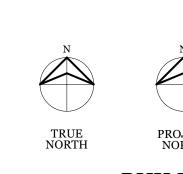
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DANIEL MASON
GARBER
C-28915

125 S GORDON

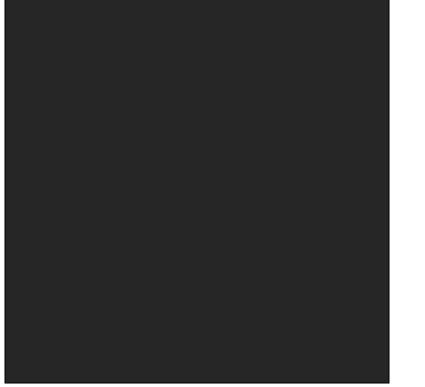
KHURANA / LETUCHY RESIDENCE 125 S GORDON WAY LOS ALTOS CA 94022



BUILDING SECTIONS- ADU

A3.002

D E	29'-10 1/2"	F G H H 9'-8 1/2"	
			+16'-11 1/4"
	ARAGE 114	Eq. Solution of the second of	+10'-0" PLATE HEIGHT (+180.5) +0" GROUND FLOOR (+170.5) EXISTING GRADE
SAUNA o18	GYM 019	MECH 020	-12'-6" BASEMENT (+158)



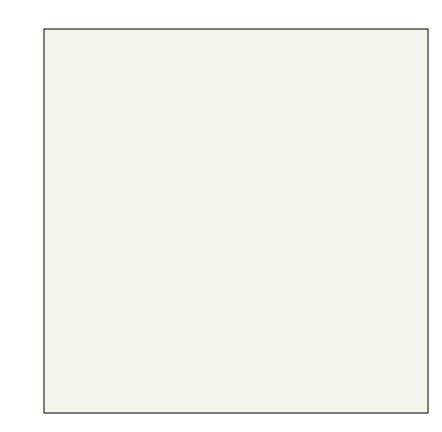




EXTERIOR SHINGLESBENJAMIN MOORE'S 'HUDSON BAY'



GARAGE AND ENTRY DOORS
MEDIUM STAINED WOOD



BASE MATERIAL- BRICK BENJAMIN MOORE'S 'SNOWFALL'



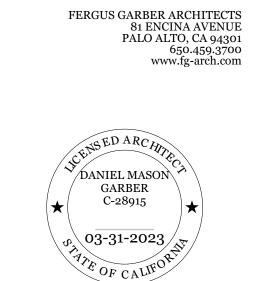
TRIM/PANELINGBENJAMIN MOORE'S 'SNOWFALL'
BENJAMIN MOORE'S 'HUSDON BAY'



COMPOSITE SHINGLE ROOF CERTAINTEED 'LANDMARK SOLARIS GRAPHITE'



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

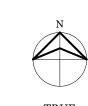


FGA

125 S GORDON



ISSUA	ANCES	
	11/09/22	PLAN CHECK SET
1	03/16/23	PLANNING SET





MATERIALS BOARD / RENDERING

1





SIDE YARD
SCALE: 1:0.64

2







TRUE PROJECT NORTH

3D VIEWS

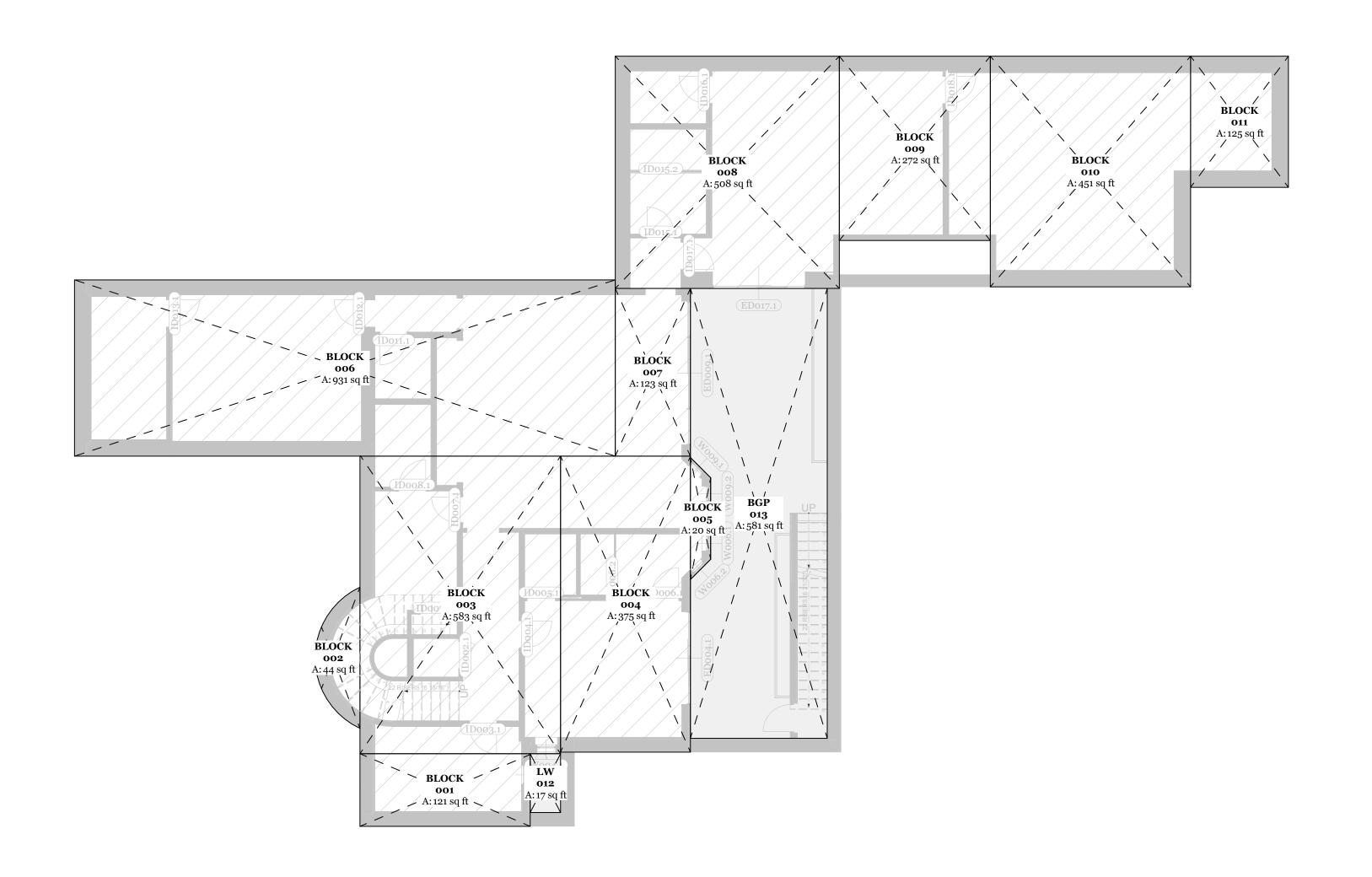
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125 S GORDON

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



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

LIGHTWELL / BELOW GRADE PATIO

NON-FAR

LOT COVERAGE (NON-FAR)

	PROPOSED NON-FAR CALCS (BASEMENT)		
	ZONE NAME	ZONE NUMBER	AREA
BASEMEN	NT	,	'
	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 ft ²

LIGHTWELL & BGP			
	ZONE NAME	ZONE NUMBER	MEASURED AREA
BASEMENT			
	LW	012	17
	BGP	013	581
	-		598 ft ²

AREAS UPDATED BASED
ON MINOR PLAN DESIGN
CHANGES



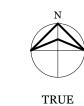
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KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY
LOS ALTOS CA 94022

ISSUANCES

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



TRUE NORTH

NORTH NORTH

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)

	PROPOSE	PROPOSED FAR CALCULATIONS		
	ZONE NAME	ZONE NUMBER	AREA	
FIRST FLO	OOR			
	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 ft ²	

	PROPOS	PROPOSED ADU AREA CALCS		
	ZONE NAME	ZONE NUMBER	AREA	
FIRST F	LOOR			
	BLOCK	109	199	
	BLOCK	110	65	
	BLOCK	111	459	
	BLOCK	112	127	
	<u>'</u>		850 ft ²	

	PROPO	SED LOT COVERAGE	
	ZONE NAME	ZONE NUMBER	AREA
FIRST F	LOOR		
	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

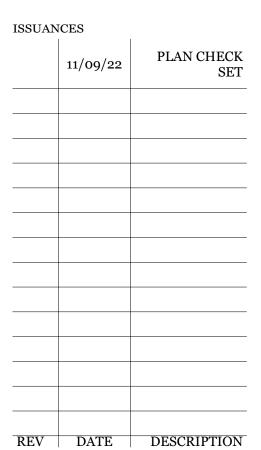


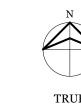




125 S GORDON

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

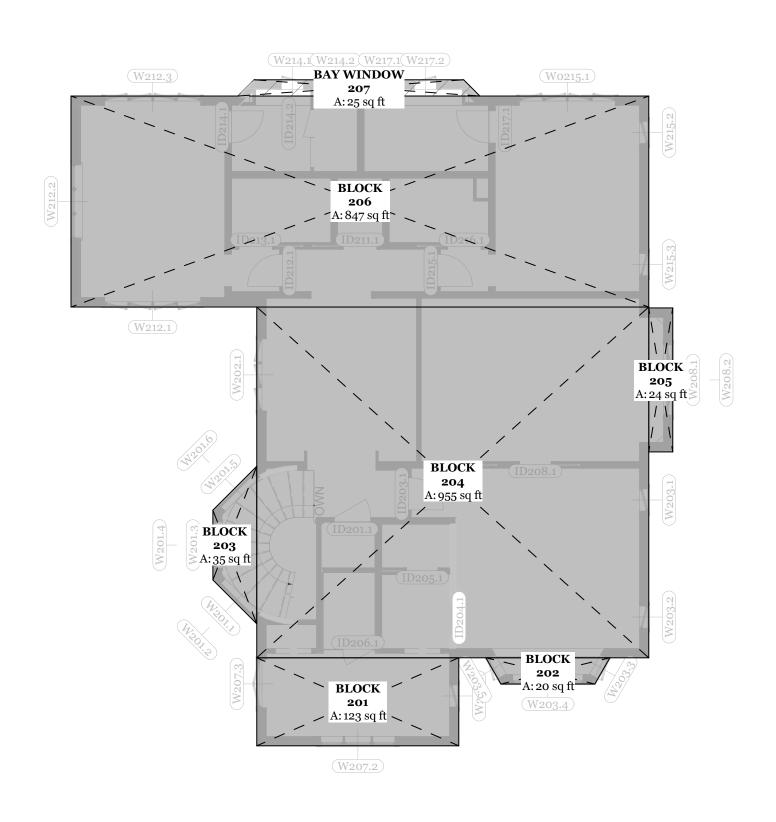




TRUE NORTH

FIRST FLOOR AREA CALCS

A9.110



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

LIGHTWELL / BELOW GRADE PATIO

NON-FAR

LOT COVERAGE (NON-FAR)

	PROPOSE	PROPOSED FAR CALCULATIONS		
	ZONE NAME	ZONE NUMBER	AREA	
SECOND I	FLOOR			
	BLOCK	201	123	
	BLOCK	202	20	
	BLOCK	203	35	
	BLOCK	204	955	
	BLOCK	205	24	
	BLOCK	206	847	
	1		2,004 ft²	

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

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125 S GORDON

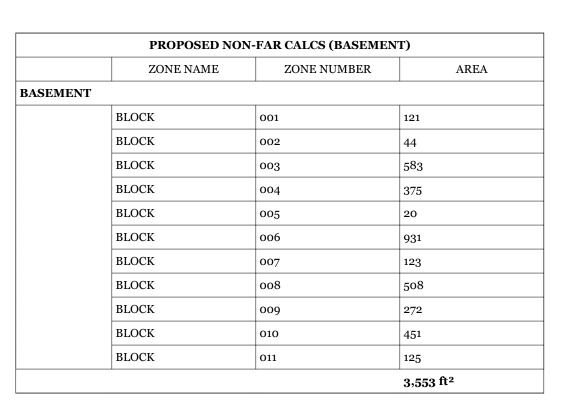
KHURANA / LETUCHY RESIDENCE
125 S GORDON WAY LOS ALTOS CA 94022

ISSUANCES

	11/09/22	PLAN CHECK SET
REV	DATE	DESCRIPTION



SECOND FLOOR AREA CALCS



LIGHTWELL & BGP					
ZONE NAME ZONE NUMBER MEASURED AREA					
BASEMENT					
LW	012	17			
BGP	013	581			
598 ft ²					
	ZONE NAME	ZONE NAME ZONE NUMBER LW 012			

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

PROPOSED ADU AREA CALCS					
	ZONE NAME	ZONE NUMBER	AREA		
TRST FLOOR					
	BLOCK	109	199		
	BLOCK	110	65		
	BLOCK	111	459		
	BLOCK	112	127		
850 ft ²					

AREAS UPDATED BASED
ON MINOR PLAN DESIGN
CHANGES

	PROPOSE	D FAR CALCULATIONS	
	ZONE NAME	ZONE NUMBER	AREA
FIRST FI	LOOR		
	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 ft ²

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		



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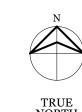
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125 S GORDON WAY
LOS ALTOS CA 94022

1 03/16/23 PLANNING SET REV1

REV DATE DESCRIPTION

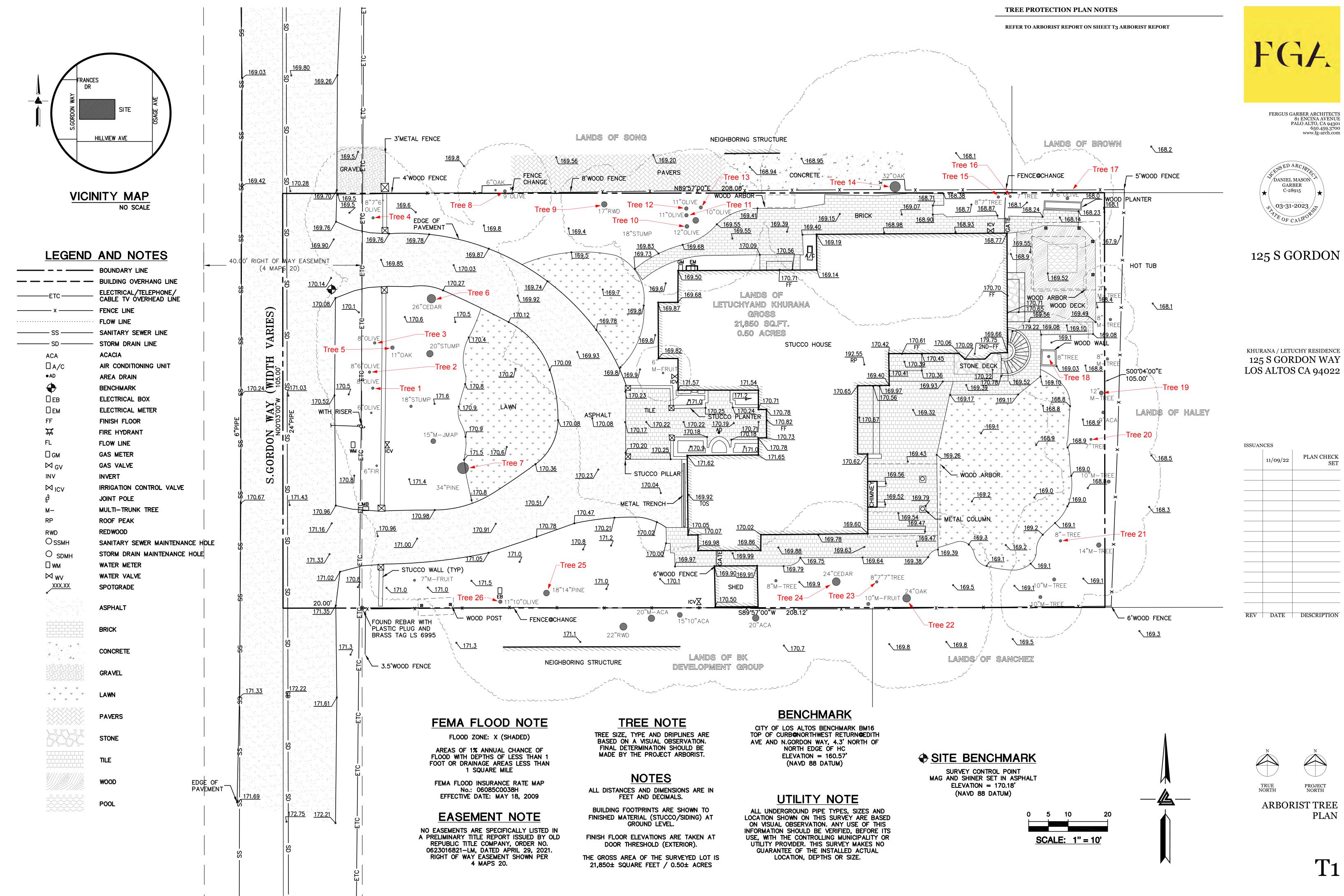
ISSUANCES





AREA CALCS SUMMARY

40.200



TREE PROTECTION PLAN LEGEND TREE PROTECTION PLAN NOTES REFER TO ARBORIST REPORT ON SHEET T3 ARBORIST REPORT REFER TO LANDSCAPE DRAWINGS FOR NEW TREES (E) TREE TO REMAIN TREE PROTECTION FENCING (N) TREE, SLD (E) TREE TO BE REMOVED

FGA

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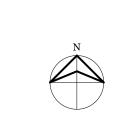


125 S GORDON

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

SSUANCES					
	11/09/22	PLAN CHECK SET			
1	03/16/23	PLANNING SET REV1			

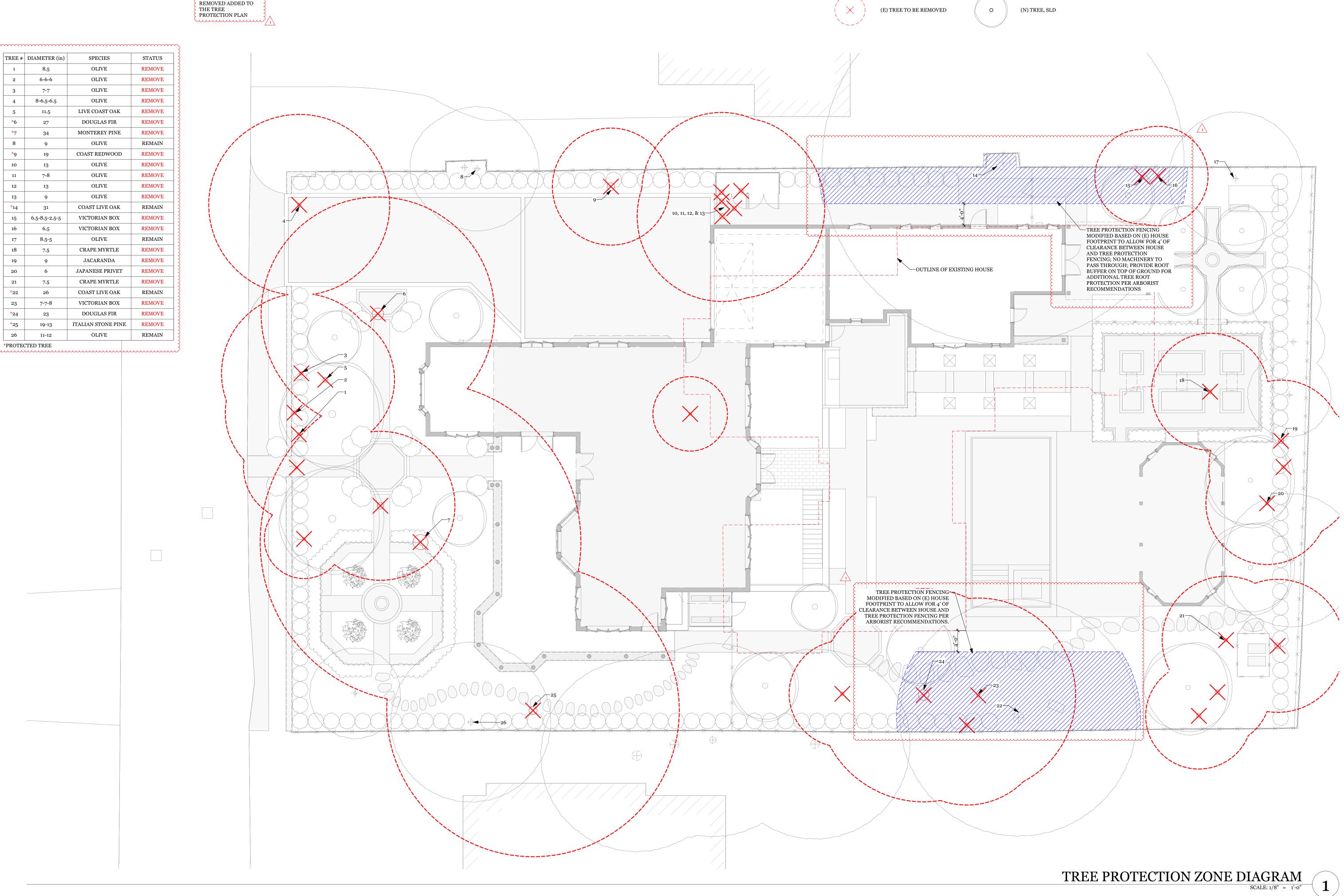
REV DATE DESCRIPTION



DEMO/PROPOSED TREE PLAN & TREE PROTECTION ZONE DIAGRAM

T2

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12

*****14

*22

23

*****24

*****25

26

TREES TO BE



Tree Inventory and Protection Report 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

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Tree Protection Recommendations

Protective Tree Fencing for Protected Trees or Street Trees Fenced enclosures shall be erected around trees to be protected to establish the TPZ in which no soil disturbance is permitted and activities are restricted.

All trees 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 building 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 16' 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 or parking vehicles, building materials, refuse, excavated spoils or dumping of

poisonous materials, including but not limited to, paint, petroleum products, concrete, stucco mix or dirty water.

2. The use of tree trunks as a winch support, anchorage, as a temporary power pole, 3. Cutting of tree roots by utility trenching, foundation digging, placement of curbs and

4. Soil Disturbance, Soil Compaction, or grade changes.

trenches and other miscellaneous excavation.

Drainage changes.

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A

There are dead branches in the upper canopy. The 5 inch stem has decay present. The tree is one sided and has been suppressed by the

There are dead branches in the upper canopy. The two stems are poorly attached. The tree has a slight lean.

Sight lean.

Sight lean.

So Crown cleaning, installation of support cables. Fertilization and SOD treatments

SOD treatments.

There are dead Crown cleaning

branches in the upper canopy. The upper crown Supplemental

Table of Contents
Summary
Introduction
Assignment
Limits of Assignment
Tree Assessment Methods
Health and Structure Rating System
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Observations
Site Description
Subject Trees
Tree Protection Recommendations
Protective Tree Fencing for Protected Trees or Street Trees
Tree Protection Zones
Tree Pruning Recommendations
Mulching Recommendations

Mulching Recommendations Glossary of Terms... Bibliography. Appendix A - Tree Inventory...

Appendix B - Tree Inventory Map Appendix C - Los Altos Tree Protection Fencing Detail.... Appendix D - Arborist Disclosure Statement ... Appendix E - Certification of Performance....

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.

Mulching Recommendations I recommended that wood chips be spread within the TPZ to a 3-to 5-inch depth, leaving

the trunk clear of mulch.

Tree Report for Eugene Letuchy and Anjali Khurana

Ned Patchett Certified Arborist WE-4597A

Tree #	Species	Botanical Name	DSH (inches)	Protected Tree	Health Rating	Structural Condition	Observation	Recommendations	10 x Tree Protection Zone
22	Coast Live Oak	Quercus agrifolia	26	Yes	3	3	There are dead branches in the upper canopy. The tree grows over the neighbor's yard and has been stub cut at about 15 feet in the past. The tree leans toward the neighbor's property and is one sided. There is Sycamore borer damage on the main stem.	Root crown inspection. Crown cleaning. Fertilization, SOD treatments.	22
23	Victorian Box	Pittosporum undulatum	7-7-8	No	3	2	There are dead branches in the upper canopy. The tree has no central leader. There are nails present in the main stems.	Recommend removal.	13
24	Douglas Fir	Pseudotsuga menziesii	23 Height: 45'	Yes	3	3	There are dead branches in the upper canopy. There is bleeding on the main stem. There is abnormal growth on the main stem.	Consider removal. If retained, crown cleaning and fertilization.	19
25	Italian Stone Pine	Pinus pinea	19-13 Height: 35'	Yes	3	2	There are dead branches in. the upper canopy. The larger stem lays parallel to the ground for about 2 feet before becoming vertical.	Crown cleaning. Treatments for beetle suppression and supplemental irrigation in spring and summer. Fertilization.	21
26	Olive	Olea europaea	11-12	No	3	3	There are dead branches in the upper canopy.	Crown cleaning and fertilization.	15

Tree Report for Eugene Letuchy and Anjali Khurana Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A Ned Patchett Certified Arborist WE-4597A

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.

There is a total of (26) trees included in this report. Seven (7) trees are considered Protected trees per Los Altos Municipal Code.

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

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.

> Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A

Glossary of Terms

Assessment (VTA)

An inspection of the upper crown of the tree that requires

Parts of the tree above the trunk, including leaves, branches and scaffold limbs. (Matheny and Clark, 1994) **Diameter at standard** The diameter of a tree's trunk as measured at 4.5 feet from the

height (DSH) ground. (Matheny and Clark, 1994) Windthrow Tree Failure due to uprooting caused by wind. (Glossary of Arboriculture Terms, 2007) Root crown Area where the main roots join the plant stem, usually at or near

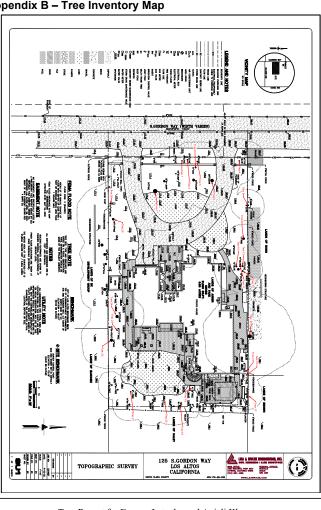
ground level. Root Collar. (Glossary of Arboriculture Terms,

include a root crown inspection or an aerial inspection.

Root crown inspection Process of removing soil to expose and assess the root crown of a tree. (Glossary of Arboriculture Terms, 2007) Visual Tree A method of visual assessing the condition of a tree that does not

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A

Appendix B – Tree Inventory Map



Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A

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.

. 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

4. Provide construction guidelines to be followed throughout all phases of a construction

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 438A) 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 C). The following outlines the procedure for collecting information for this report:

 Identify tree species Measure the diameter of the trunk at 48 inches above grade **Diameter at Standard**

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 . Assess the structural stability of each tree

Inspect the trees for pests or diseases.

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A

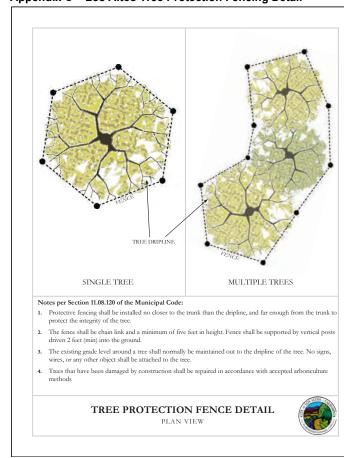
Arboriculture, 1998

Matheny, N.P. and J.R. Clark. A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas (2nd Edition). Pleasanton, CA. HortScience Inc., 1994. Matheny, N.P. and J.R. Clark. Trees and Development A Technical Guide to Preservation of Trees During Land Development. Champaign, IL. International Society of

Harris, R. Arboriculture Integrated Management of Landscape Trees, Shrubs, and Vines. Englewood Cliffs, NJ: Prentice-Hall, Inc., 1992 International Society of Arboriculture. Glossary of Arboriculture Terms. Champaign, IL Dixon Graphics, 2007

> Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A

Appendix C - Los Altos Tree Protection Fencing Detail



Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A

Health and Structure Rating System

The following table provides an overview of the rating system used when visually

Rating	Health	Structure
1=Poor	Dead, diseased or dying	Hazardous
2=Poor to Fair	Declining with significant signs of dieback	Structural weakness or flaws that could lead to failure
3=Fair	Minor dead branches, early stages of decline	Corrective measures such as pruning or structural support systems may be needed
4=Fair to Good	Tree is in good health	No major structural issues
5=Good	Excellent health	No structural issues

Los Altos-Protected Tree Definition

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

Suitability for Preservation

Appendix A – Tree Inventory

Douglas Pseudotsuga Fir menziesii

Ned Patchett

Certified Arborist WE-4597A

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 Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A

assessing the health and structure of the subject trees within this report.

slight lean toward the street. There is a poor branch poor branch.

There are dead branches in the upper canopy. The tree has a

grade.

The upper canopy shows signs of decline with multiple dead branches in the upper canopy. There is

canopy shows signs of decline with dead

Tree Report for Eugene Letuchy and Anjali Khurana

Ned Patchett Certified Arborist WE-4597A

Appendix D - Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and

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

the arborist's services such as property boundaries, property ownership, site lines,

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

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

Trees can be managed, but they cannot be controlled. To live near trees is to accept some

Tree Report for Eugene Letuchy and Anjali Khurana

Ned Patchett Certified Arborist WE-4597A

degree of risk. The only way to eliminate all risk associated with trees is to eliminate all

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

There are dead Root crown

Consider removal.

8	J	1
Rating	Health	Structure
or	Dead, diseased or dying	Hazardous
or to Fair	Declining with significant signs of dieback	Structural weakness or flaws that could lead to failure
ir	Minor dead branches, early stages of decline	Corrective measures such as pruning or structural support systems may be needed
ir to Good	Tree is in good health	No major structural issues

Observations Site Description

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

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

tree species can tolerate construction impacts better than others.

2. Tree Structure-Trees with structural defects such as decayed wood, weak branch

attachments and codominant stems are a liability and therefore should be

3 Tree Age-Mature and over-mature trees are less able to tolerate construction

impacts while younger trees have more tolerance for construction impacts.

4. **Species Tolerance**-All trees require protection to avoid injury. However, certain

Conclusion We have identified trees that we recommend or believe removal should be considered

could impact these trees.

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

and have provided recommendations for the trees that warrant retention to improve their

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.

> Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A

> > Tree Report for Eugene Letuchy and Anjali Khurana

• That I have personally inspected the tree and the property referred to in this

appraisal is stated in the attached report and the Terms of Assignment;

• That the analysis, opinions and conclusions within this report are my own;

 That my analysis, opinions and conclusions were developed and this report has been prepared accordingly to commonly accepted arboricultural practices;

That my compensation is not contingent upon the reporting of a predetermined

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

Tree Report for Eugene Letuchy and Anjali Khurana

Ned Patchett Certified Arborist WE-4597A

conclusion that favors the cause of the client or any other party.

That no one provided significant professional assistance to the consultant, except

report. I have stated my findings accurately. The extent of the evaluation and

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

Appendix E – Certification of Performance

I, Ned Patchett, certify;

involved:

Date: 8/26/22

as indicated within the report;

Ned Patchett Certified Arborist WE-4597A

grade.

There are dead branches in the upper canopy.

There are dead

main stem.

This tree has been Crown cleaning

125 S GORDON

DANIEL MASON

GARBER

C-28915

03-31-2023

FERGUS GARBER ARCHITECTS

81 ENCINA AVENUE

PALO ALTO, CA 94301

650.459.3700 www.fg-arch.com

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

ISSUANCES

11/09/22	PLAN CHEC

REV DATE DESCRIPTION

NORTH

NORTH ARBORIST REPORT



Tree Inventory and Protection Report 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 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

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2. Removal of the existing brick pathways located within the TPZ of this tree should be performed by hand and in a manner that minimizes damage to the tree's roots. 3. Maintain a vertical excavation cut along the perimeter of the existing foundation

4. Air-spade or hand-dig the initial 2 feet of the proposed drill holes for the shoring piers. If roots smaller than 1 inch in diameter are encountered, they can be cleanly cut at the edge of the excavation zone. If roots larger than 1 inch in diameter are encountered, they should be retained and wrapped in moist burlap until the project arborist can inspect the roots. If significant roots are encountered in the pier holes, then shifting the pier hole location may be necessary to preserve the roots. excavation for the proposed fence post and trellis posts should be treated

using shoring piers. No further excavation in the direction of the tree shall be

5. Avoid hitting or damaging the branches in the tree's upper canopy while using the drill rig for the shoring piers. The piers should be laid out in a manner that avoids

the branches. The project arborist should supervise this work. 6. The portions of the proposed pathways located within the TPZ of this tree should be designed with minimal impact on the roots and do not require more than 2-4 inches of excavation into the tree's root zone. The surface should be permeable.

The Civil Grading and Drainage plan needs to be modified to route storm drains, joint trenches, area drains, and any grading outside of the TPZ of this tree.

Consider reducing the pathway layout near the tree trunk and using gravel or

8. Fertilize the tree with NutriRoot in spring of 2023 and again 10 days before the

9. A certified arborist or tree care professional should perform any necessary clearance pruning using Best Management Guidelines. 10. Apply a 3-5 inch layer of wood mulch in the TPZ of this tree. Only foot traffic

should occur within the TPZ of this tree. No mulch should be located within 3 feet

11. No plantings or irrigation should be within 5 feet of the trunk of this tree.

12. Wrap the tree trunk with orange protection snow fencing and 2x4s to prevent physical damage to the tree.

13. Perform monthly inspections by the project arborist.

Tree Report for Eugene Letuchy and Anjali Khurana

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Health and Structure Rating System ...

Los Altos-Protected Tree Definition .

Tree Protection Recommendations....

Tree Pruning Recommendations..

Mulching Recommendations

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Appendix B - Tree Inventory Map

Appendix C - Tree Protection Zones......

Appendix D - Los Altos Tree Protection Fencing Detail

Appendix E - Arborist Disclosure Statement......

Appendix F - Certification of Performance.....

Tree Protection Zones

Protective Tree Fencing for Protected Trees

ctivities prohibited within the TPZ include

Introduction

Observations.....

Conclusion

Tree 14

Tree 22

Glossary of Terms

Bibliography.....

Assignment

Limits of Assignment

Tree Assessment Methods ..

Suitability for Preservation ...

Tree 22 is a Coast Live Oak with good tolerance to construction impacts according to Best Management Practices for Managing Trees During Construction. However, portions of the proposed construction are located within approximately 2-5% of the TPZ of this tree. This work should have a minimal impact on this tree. The following are my recommendations to help reduce the potential for impacts on this tree.

1. Maintain a vertical excavation cut along the perimeter of the proposed pool.

2. Air-spade or hand-dig the initial 2 feet of the proposed excavation cut closest to the tree. All roots larger than 1 inch in diameter that are encountered shall be cleanly cut at the edge of the excavation zone. 3. Fertilize the tree with NutriRoot in spring of 2023.

4. Apply a 3-5 inch layer of wood mulch in the TPZ of this tree. Only foot traffic should occur within the TPZ of this tree. No mulch should be located within 3 feet of the trunk of this tree.

5. No plantings or irrigation should be within 5 feet of the trunk of this tree.

6. Perform monthly inspections by the project arborist.

Protective Tree Fencing for Protected Trees Fenced enclosures shall be erected around trees to be protected to establish the TPZ in which no soil disturbance is permitted, and activities are restricted.

All trees 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 building 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 16' 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.

Tree Report for Eugene Letuchy and Anjali Khurana

Tree # Species Botanical Name | DSH (Inches) | Protected | Health | Rating | Condition | Observation | Recommendations | Fig. 1 | Recommendations | Fig. 2 |

15	Victorian Box	Pittosporum undulatum	6.5-8.5- 2.5-5	No	3	2	There are dead branches in the upper canopy. The 5 inch stem has decay present. The tree is one sided and has been suppressed by the neighboring. Coast Live oak.	Crown cleaning, selective end weight reduction and removal of the 5 inch stem.	13
16	Victorian Box	Pittosporum undulatum	6.5	No	3	2	There are dead branches in the upper canopy. The tree has a significant lean.	Consider removal. If retained, crown cleaning and selective end weight reduction.	5
17	Olive	Olea europaea	8.5-5	No	3	2	There are dead branches in the upper canopy. The two stems are poorly attached. The tree has a slight lean.	Root crown inspection. Remove excess soil and lower trunk. Crown cleaning, installation of support cables. Fertilization and SOD treatments.	8
18	Crape Myrtle	Lagerstroemia	7.5	No	3	3	There are dead branches in the upper canopy.	Crown cleaning and fertilization.	6
19	Jacarand a	Jacaranda mimosafolia	9	No	3	3	The upper crown is sparsely foliated. The tree appears to be suffering from drought stress.	Supplemental irrigation, mulch and fertilization.	8
20	Japanese Privet	Ligustrum japonica	6	No	2	2	Consider removal. If retained crown cleaning.	Consider removal. If retained crown cleaning.	5
21	Crape Myrtle	Lagerstroemia	7.5	No	3	3	There are dead branches in the upper canopy.	Crown cleaning and fertilization.	6
22	Coast Live Oak	Quercus agrifolia	26	Yes	3	3	There are dead branches in the upper canopy. The free grows over the neighbor's yard and has been stub cut at about 15 feet in the past. The free leans toward the neighbor's property and is one sided. There is Sycamore borer damage on the main stem.	Root crown inspection. Crown cleaning. Fertilization, SOD treatments.	22

Tree Report for Eugene Letuchy and Anjali Khurana	
Ned Patchett Certified Arborist WE-4597A	
5/2023	Page 13

									Zone
23	Victorian Box	Pittosporum undulatum	7-7-8	No	3	2	There are dead branches in the upper canopy. The tree has no central leader. There are nails present in the main stems.	Recommend removal.	13
	Douglas Fir	Pseudotsuga menziesii	23	Yes	3	3	There are dead branches in the upper canopy. There is bleeding on the main stem. There is abnormal growth on the main stem.	Remove and replace per proposed construction plan.	19
	Italian Stone Pine	Pinus pinea	19-13	Yes	3	2	There are dead branches in, the upper canopy. The larger stem lays parallel to the ground for about 2 feet before becoming vertical.	Remove and replace per proposed construction plan.	21
26	Olive	Olea europaea	11-12	No	3	3	There are dead branches in the upper canopy.	Crown cleaning and fertilization.	15

	Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A	
3/1	5/2023	Page 14

There is a total of (26) trees included in this report. Seven (7) trees are considered protected per Los Altos Municipal Code.

Total Trees Protected Trees Non-Protected Trees 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

Eugene Letuchy and Anjali Khurana retained our services to inventory trees 6 inches in

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

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

warrant retention and provide tree protection recommendations to protect the trees during

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 22 has some minor exca 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

"Staff 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 stitch/shoring piers 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 dripline, the arborist should evaluate potential impacts and recommended design or mitigation measures to reduce impacts to trees."

We have prepared specific tree protection recommendations to address these comments 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 Ned Patchett Certified Arborist WE-4597A

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 or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials, including but not limited to, paint, petroleum products, concrete,

2. The use of tree trunks as a winch 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

4. Soil Disturbance, Soil Compaction, or grade changes. Drainage changes.

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.

Mulching Recommendations I recommended that wood chips be spread within the TPZ to a 3-to 5-inch depth, leaving

Tree Report for Eugene Letuchy and Anjali Khurana

Appendix B - Tree Inventory Map A B K M A B B B B M A MARKET COMPANY TOPOGRAPHIC SURVEY

125 S.GORDON WAY
LOS ALTOS
CALIFORNIA

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A

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

Introduction

Eugene Letuchy and Anjali Khurana retained my services to perform the following tasks:

 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

4. Provide construction guidelines to be followed throughout all phases of a construction

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 438A) visited the site to collect

information for this report. A Level 1 Visual Tree Assessment (VTA) was performed o 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:

 Identify tree species
 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

. Assess the structural stability of each tree Inspect the trees for pests or diseases.

> Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A

Glossary of Terms

An inspection of the upper crown of the tree that requires

Parts of the tree above the trunk, including leaves, branches and scaffold limbs. (Matheny and Clark, 1994) Diameter at standard The diameter of a tree's trunk as measured at 4.5 feet from the

height (DSH) ground. (Matheny and Clark, 1994) Windthrow Tree Failure due to uprooting caused by wind. (Glossary of

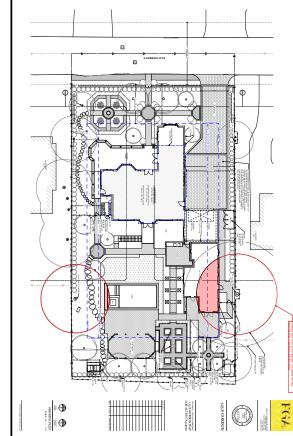
Root crown Area where the main roots join the plant stem, usually at or near ground level. Root Collar. (Glossary of Arboriculture Terms,

A method of visual assessing the condition of a tree that does not include a root crown inspection or an aerial inspection.

Root crown inspection Process of removing soil to expose and assess the root crown of a

Tree Report for Eugene Letuchy and Anjali Khurana

Appendix C - Tree Protection Zones



Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A

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.

Rating	Health	Structure
1=Poor	Dead, diseased or dying	Hazardous
2=Poor to Fair	Declining with significant signs of dieback	Structural weakness or flaws that could lead to failure
3=Fair	Minor dead branches, early stages of decline	Corrective measures such as pruning or structural support systems may be needed
4=Fair to Good	Tree is in good health	No major structural issues
5=Good	Excellent health	No structural issues

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

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A

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Tree Report for Eugene Letuchy and Anjali Khurana

Appendix D – Los Altos Tree Protection Fencing Detail

SINGLE TREE

Notes per Section 11.08.120 of the Municipal Code

MULTIPLE TREES

Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.

4. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture

TREE PROTECTION FENCE DETAIL PLAN VIEW

Tree Report for Eugene Letuchy and Anjali Khurana

Ned Patchett Certified Arborist WE-4597A

							brainers in me upper canopy. The tree has a slight lean toward the street. There is a poor branch attachment with included bark at approximately 6 feet above grade.	consider imough both or support cable to reinforce the poor branch attachment. Fertilization.	
2	Olive	Olea europaea	6-6-6	No	3	3	There are dead branches in the upper canopy.	Crown cleaning and fertilization.	10
3	Olive	Olea europaea	7-7	No	3	3	There are dead branches in the upper canopy. The tree has a slight lean toward the street.	Crown cleaning and fertilization.	9
4	Olive	Olea europaea	8-6.5-6.5	No	3	3	There are dead branches in the upper canopy. The tree has a slight lean toward the street.	Crown cleaning and fertilization.	12
5	Coast Live Oak	Quercus agrifolia	11.5	No	3	3	There are dead branches in the upper canopy. There is some bleeding at approximately 5 feet above grade.	Root crown inspection. Crown cleaning. Fertilization, SOD treatments.	10
6	Douglas Fir	Pseudotsuga menziesii	27	Yes	2	3	The upper canopy shows	Remove and replace per	23

Suitability for Preservation

for preservation includes the following:

Observations

Site Description

Subject Trees

Conclusion

health and condition.

and therefore require removal.

Appendix A – Tree Inventory

home is currently located on the site.

of Los Altos (see Tree Inventory in Appendix A).

The goal of tree preservation is for the existing trees to remain assets to the site for years

become a liability and therefore should be removed. An assessment of a tree's suitability

1. Tree Health-A healthy tree can tolerate construction impacts better than a tree in

2. Tree Structure-Trees with structural defects such as decayed wood, weak branch

attachments and codominant stems are a liability and therefore should be

3. Tree Age-Mature and over-mature trees are less able to tolerate construction

impacts while younger trees have more tolerance for construction impact

tree species can tolerate construction impacts better than others.

4. Species Tolerance-All trees require protection to avoid injury. However, certain

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

I have prepared a tree inventory with all the necessary information required by the town

We have identified trees that we recommend or believe removal should be considered

Five (5) of the protected trees are proposed for removal due to a combination of health

In addition, we have provided basic tree protection recommendations to reduce the

potential for impacts on these trees during the construction project.

and structural concerns and or because they are located in the proposed construction zone

Tree Report for Eugene Letuchy and Anjali Khurana

Tree # Species Botanical Name DSH (inches) Protected Rediting Condition Observation Condition 10 x free Protection 2 cone

Ned Patchett Certified Arborist WE-4597A

and have provided recommendations for the trees that warrant retention to improve their

poor health and is more likely to adapt to new site conditions after development.

to come. Trees that are in poor condition and cannot tolerate construction impacts will

Tree Report for Eugene Letuchy and Anjali Khurana

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 advice Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below 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

Ned Pstatell Ned Patchett Certified Arborist WE-4597A

Tree Report for Eugene Letuchy and Anjali Khurana Ned Patchett Certified Arborist WE-4597A

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

- Site Plan A1.100 dated 3/7/23 Landscape Master Plan L-1.0 dated 2/1/23
- Planting Plan L-2.0 dated 2/1/23 • Shoring Plan SHSK-1 dated 3/8/23
- Grading and Drainage C-2 3/7/23

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 Fencing must be erected around these trees before any construction

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 within approximately 20% of the TPZ of this tree (see Tre Protection Zones in Appendix C). Therefore, this work has the potential to impact this tree and cause the tree to decline. The perimeter of the basement cut overlays 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 ee. The following are my recommendations to help reduce the potential for impacts on

1. The portions of the existing foundation located in the TPZ of this tree need to be gently pulled away from the tree to cause no further disturbance to the roots.

Burlap should be draped over any roots revealed during this work, and the burlap should be kept moist daily until the root can be covered again with soil to preven desiccation. Any damaged or torn roots should be cleanly cut with a sharp handsaw before being covered in burlap. The project arborist should oversee this

grade.

There are dead Remove and

branches in the upper canopy. replace per proposed

There are dead

Tree Report for Eugene Letuchy and Anjali Khurana

 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 the analysis, opinions and conclusions within this report are my own;

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

 That my analysis, opinions 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

That my compensation is not contingent upon the reporting of a predetermined

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

Tree Report for Eugene Letuchy and Aniali Khurana

Ned Patchett Certified Arborist WE-4597A

conclusion that favors the cause of the client or any other party.

Appendix F – Certification of Performance

as indicated within the report;

I, Ned Patchett, certify;

Signed: Ved Potestell

Date: 3/15/23

Tree Report for Eugene Letuchy and Aniali Khurana Ned Patchett Certified Arborist WE-4597A

125 S GORDON

SED ARCHI

DANIEL MASON

GARBER

C-28915

03-31-2023

FERGUS GARBER ARCHITECTS

81 ENCINA AVENUE

PALO ALTO, CA 94301

650.459.3700 www.fg-arch.com

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

ISSUANCES

PLANNING SET 03/16/23

REV DATE DESCRIPTION



UPDATED/ SUPPLEMENTAL ARBORIST REPORT

NORTH

© FERGUS GARBER ARCHITECTS 2023

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 FXISTING 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
- 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 NO 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
- CONTRACTOR SHALL ENSURE ALL TRUCKS HAULING SOIL, SAND OR OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPS OR OTHER APPROPRIATE

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 RECEPTACLE 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 SWEPT 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 ENSURF 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.

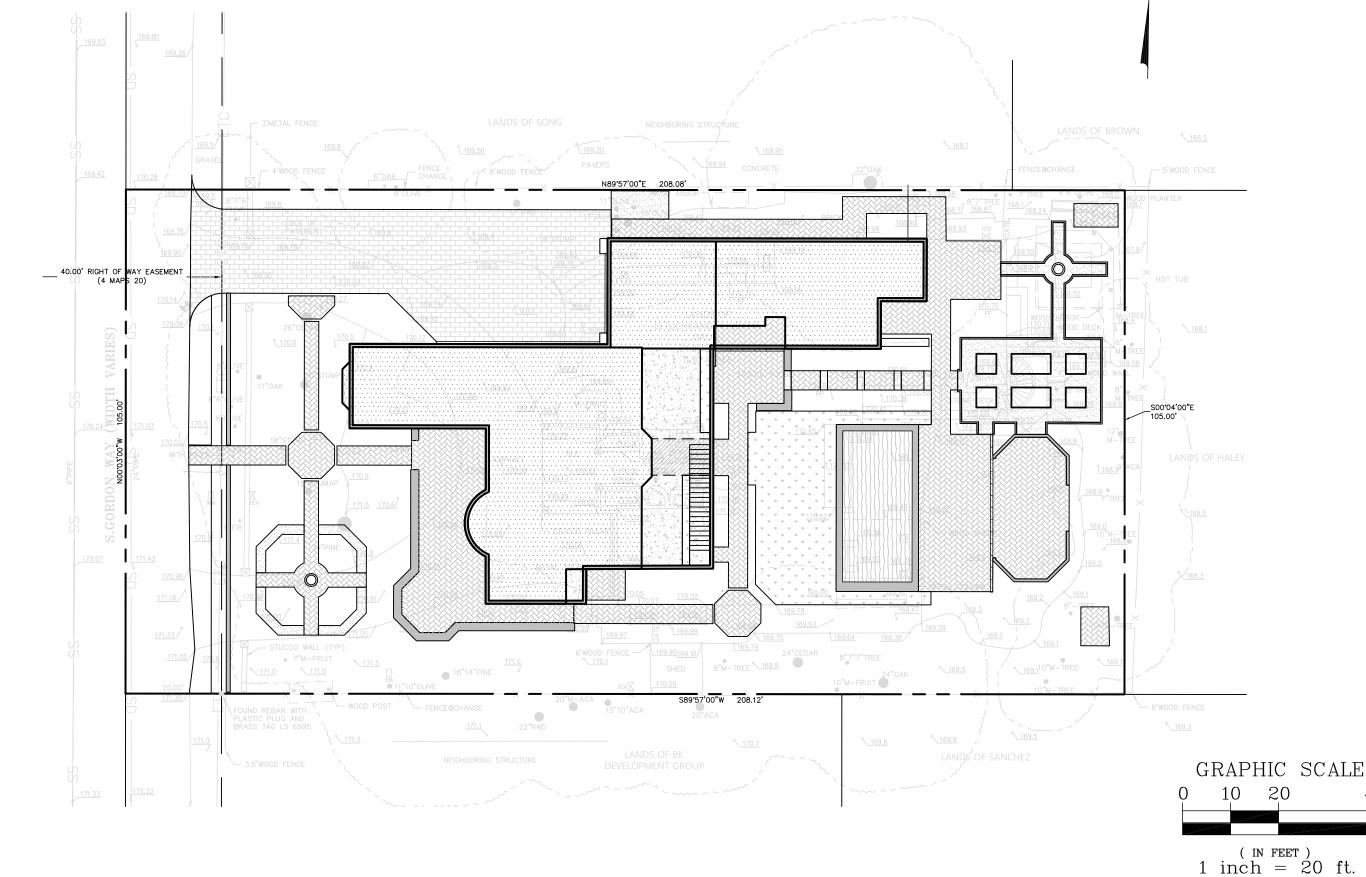
UTILITY NOTES

- 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
- 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.

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 - 5524PROJECT NO. 5984-1

LEA & BRAZE ENGINEERING, INC. SURVEY: 2495 INDUSTRIAL PKWY WEST

(510)887-4086

HAYWARD, CA 94545

CIVIL:

L. WADE HAMMOND 36660 NEWARK BLVD. SUITE C

NEWARK, CA 94560 (530)409-9332

WILL@WHLANDSURVEYOR.COM

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

(+) 16 12 8 OAK 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.

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.

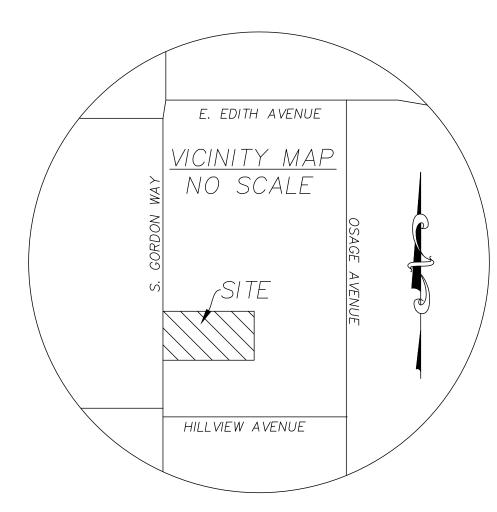
ESTIMATED EARTHWORK QUANTIT	TIES
CUT (WITHIN BUILDING ENVELOPE)	2,100 C.Y.
CUT (OUTSIDE BUILDING ENVELOPE) 20 C.Y.
FILL (WITHIN BUILDING ENVELOPE)	0 C.Y.
FILL (OUTSIDE BUILDING ENVELOPE) 20 C.Y.
BALANCE (EXPORT)	2,100 C.Y.
NOTE: EARTHWORK QUANTITIES SHARE APPROXIMATE. IT SHALL BE TO CONTRACTORS RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES SHARE OWN USE.	HE

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

> ≁ 25.34 FG FINISHED GRADE SPOT ELEVATION RAINWATER DOWNSPOUT

AREA DRAIN



SHEET INDEX

ABBREVIATIONS

CONC. CONCRETE COTG CLEAN OUT TO GRADE DECOMPOSED GRANITE TOP OF CURB FLOW LINE INVERT SANITARY SEWER MANHOLE SSCO SANITARY SEWER CLEAN OUT FINISHED GRADE FINISHED SURFACE EXISTING NEW ELECTRIC

TYPICAL

COMMUNICATIONS

СОММ.

(TYP.)

Know what's **below.** Call before you dig.

TITLE SHEET

GRADING & DRAINAGE PLAN

DETAILS

DETAILS

DETAILS

EROSION CONTROL PLAN

CITY OF LOS ALTOS BMPs C-8 IMPERVIOUS AREAS EXHIBIT SHEET NUMBER

Hammond ng & Land Surveyi ark Blvd. Suite C

RESIDENCE

NE

0

S

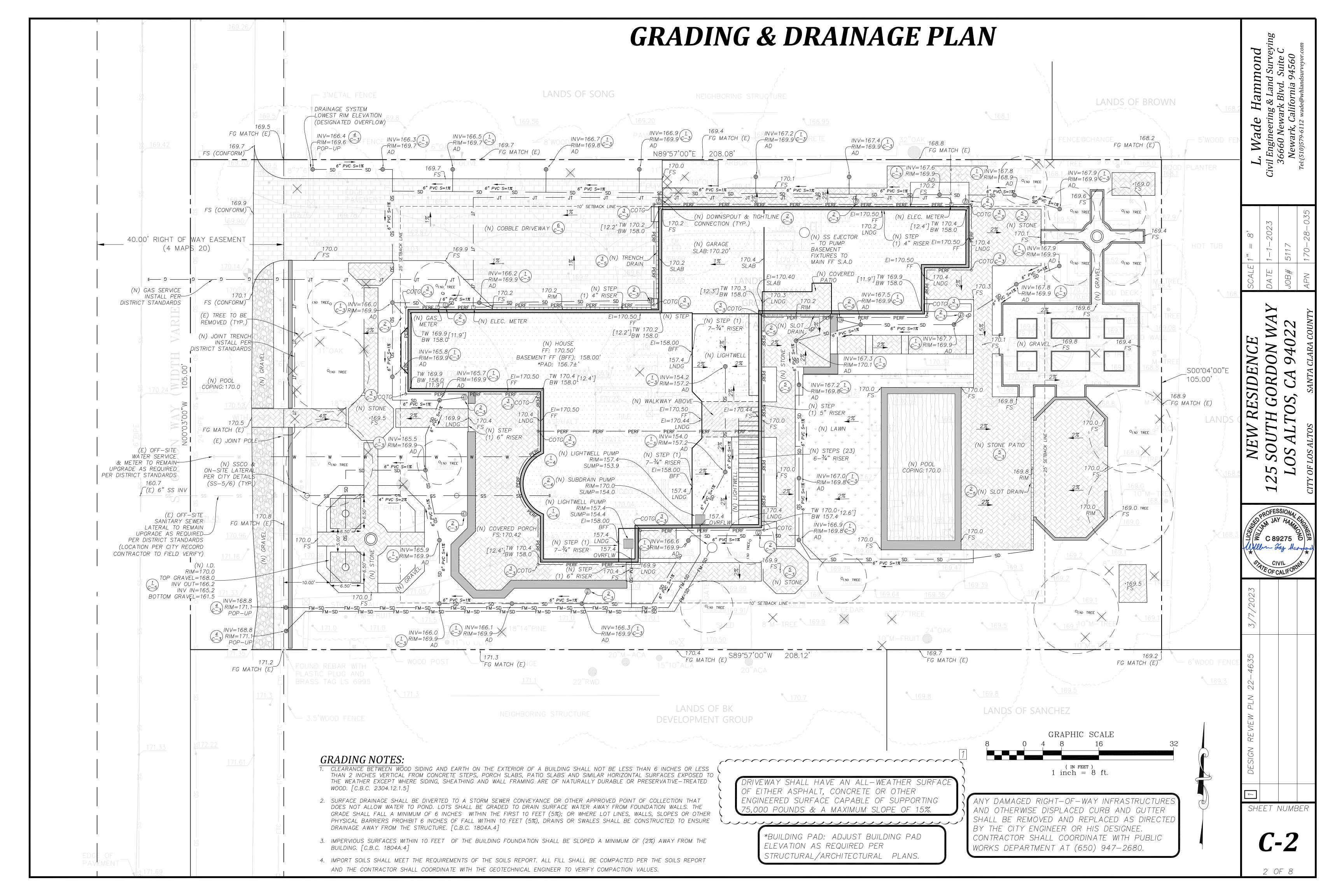
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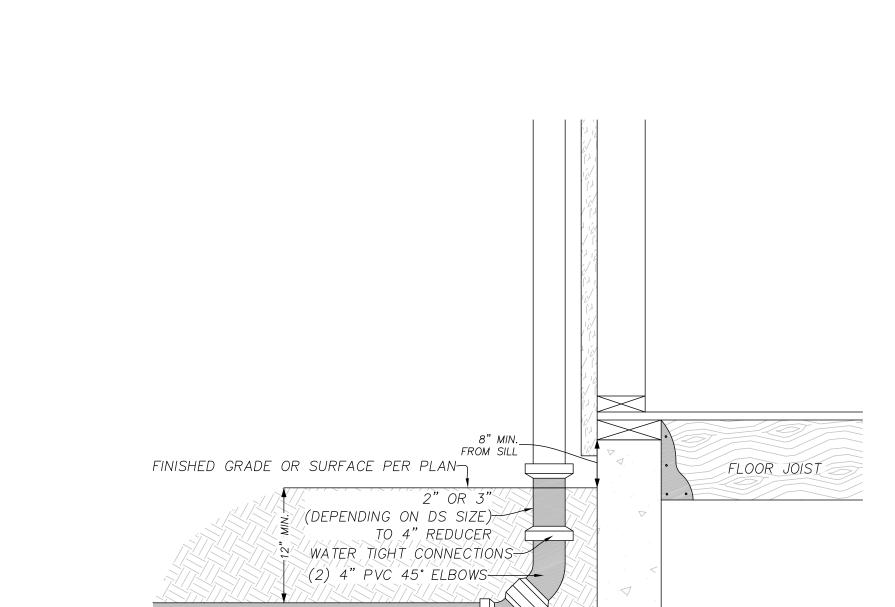
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[-]

1 OF 8

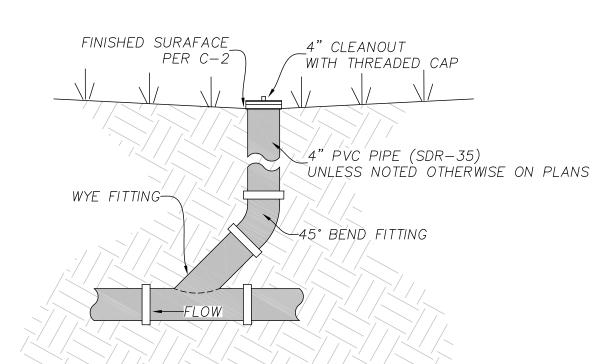


DETAILS

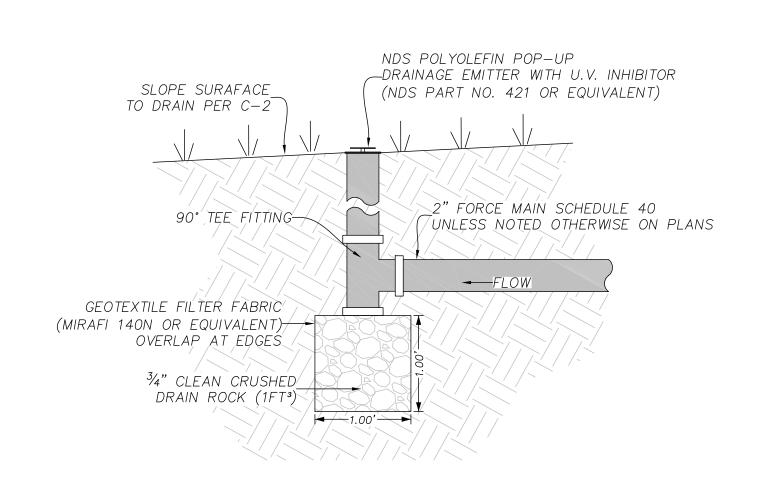


CONNECT TO STORMDRAIN PER PLAN





NOT TO SCALE



POP-UP EMITTER

NOT TO SCALE

FOR HARDSCAPE PATIOS/WALKWAYS

(NDS PART NO. 919B OR EQUIVALENT)

UNLESS NOTED OTHERWISE ON PLANS

-6" ROUND BRASS GRATE

6" PVC PIPE (SDR-35)

-45° BEND FITTING

FOR LANDSCAPE/PLANTERS

—6" BRASS ATRIUM GRATE

-45° BEND FITTING

NOT TO SCALE

(NDS PART NO. 90B OR EQUIVALENT)

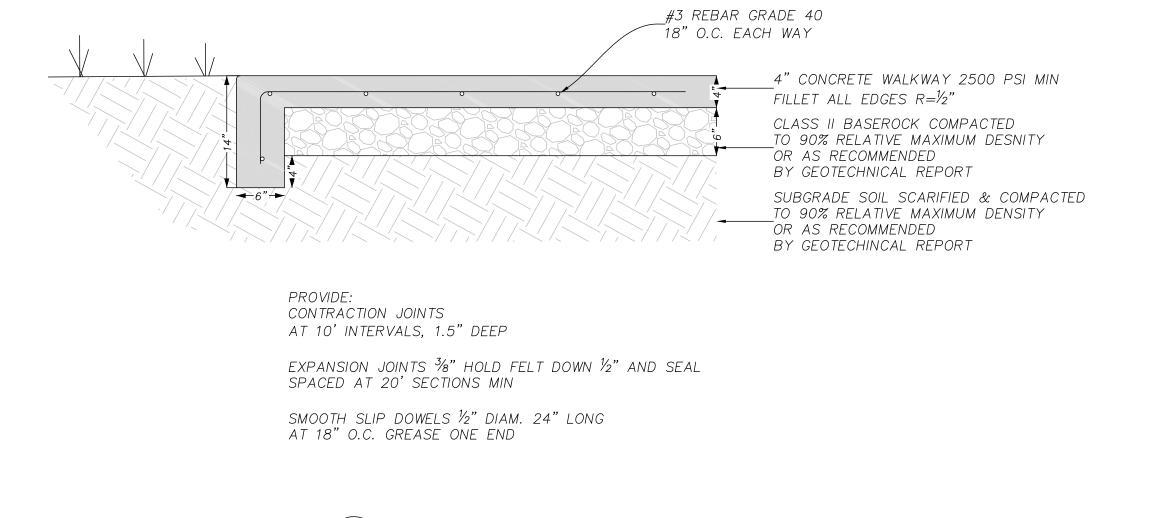
6" PVC PIPE (SDR—35)
UNLESS NOTED OTHERWISE ON PLANS

SLOPE SURAFACE

SLOPE SURAFACE TO DRAIN PER C-2

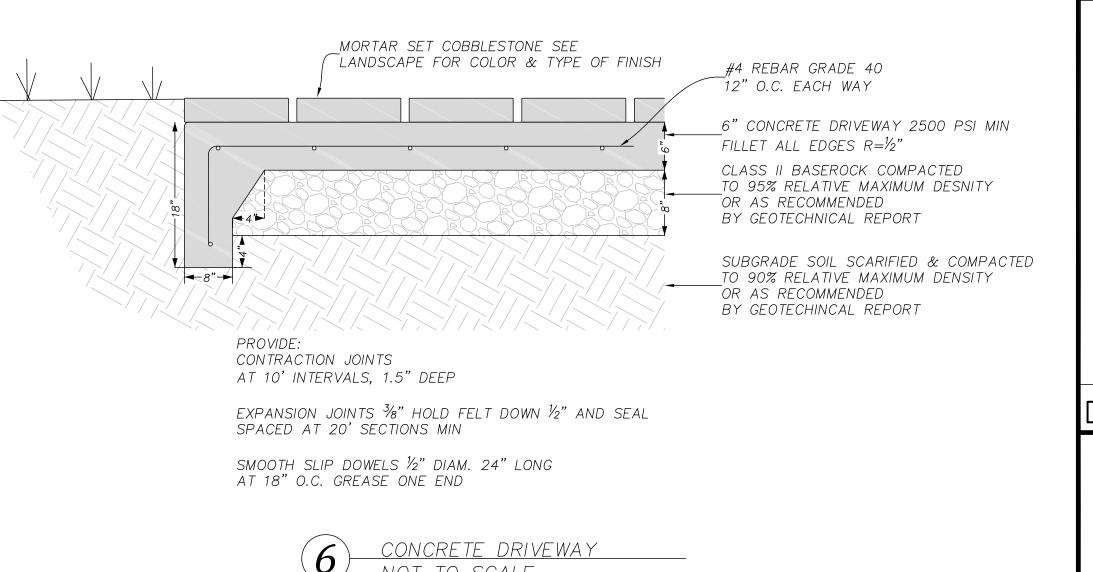
WYE FITTING-

TO DRAIN PER C-2



CONCRETE PATIO

NOT TO SCALE



NOT TO SCALE

OF ATEOF CALIFORN 46. VIEW DE SHEET NUMBER

3 OF 8

Hammond
ing & Land Surveying
vark Blvd. Suite C
Salifornia 94560

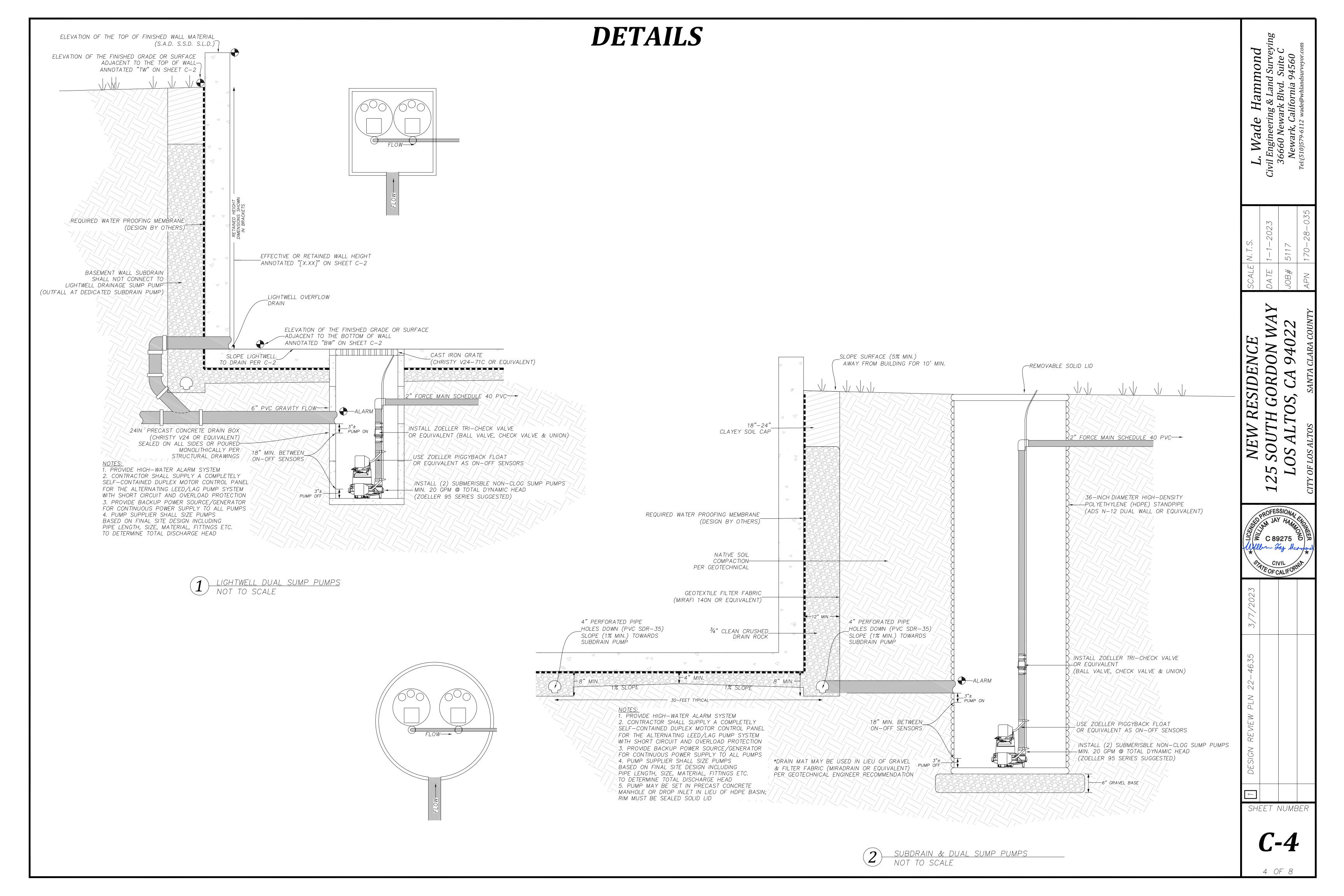
Wade

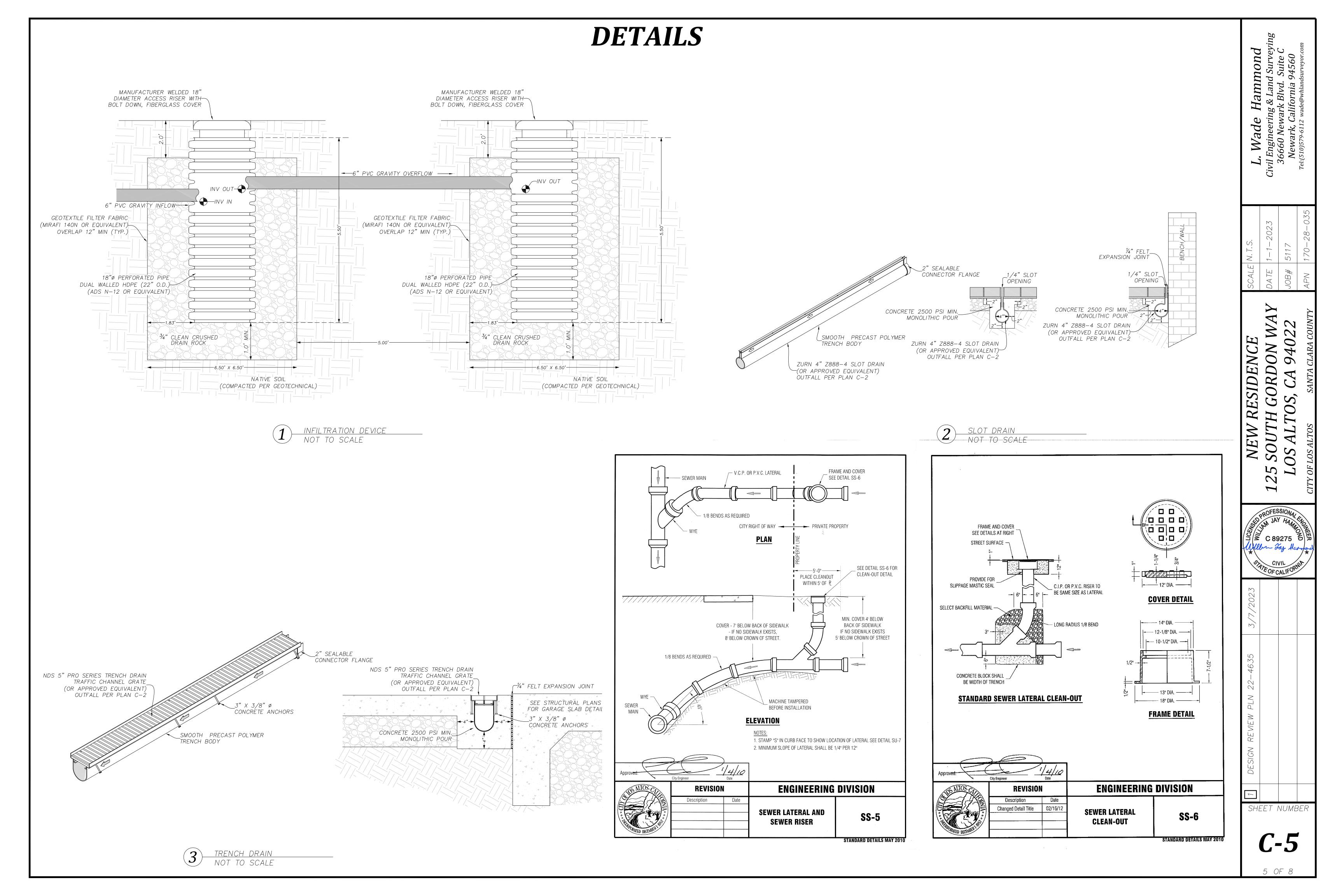
WA

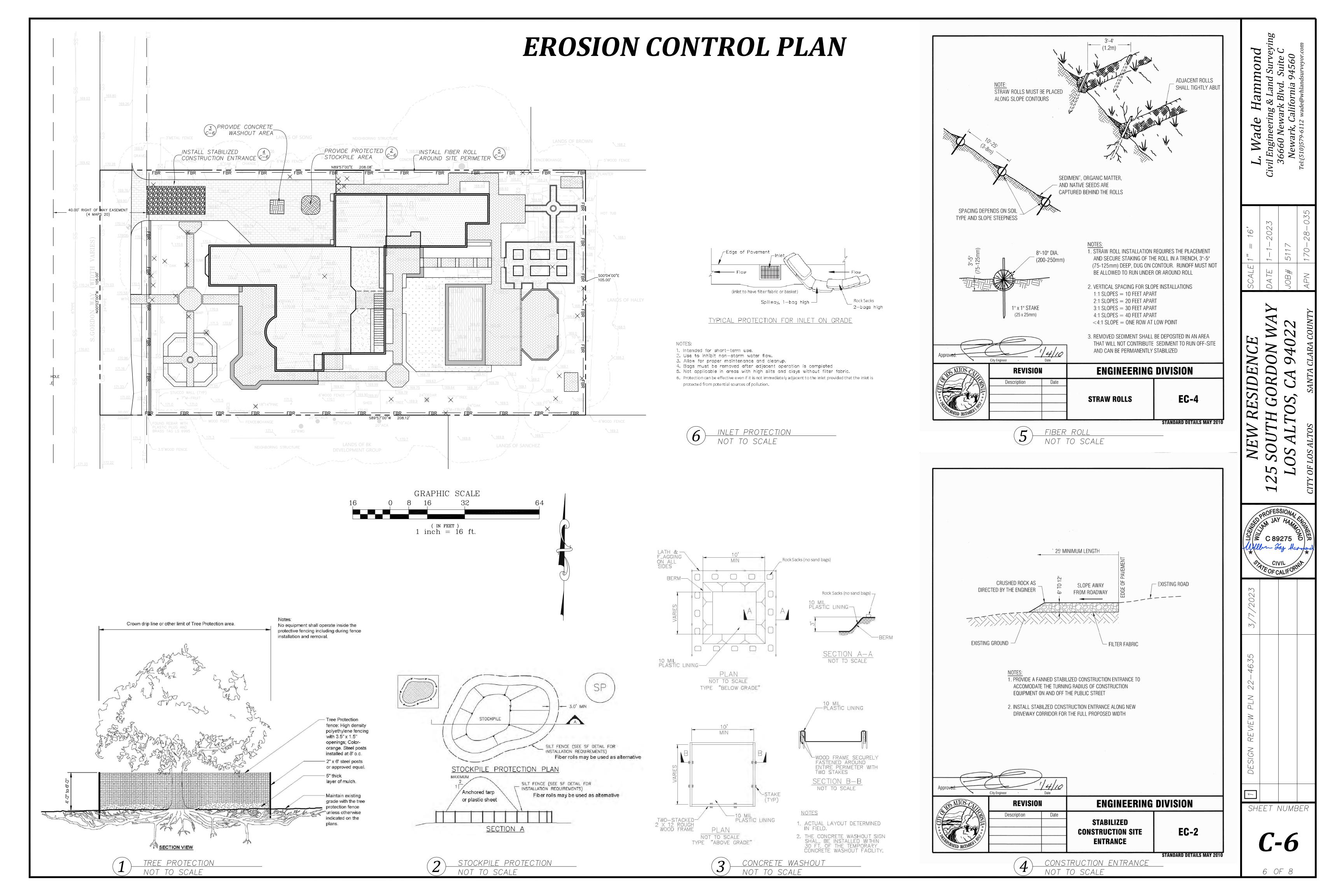
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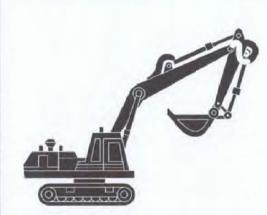
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NEW RESIDENCE









Best Management Practices for the

- Site supervisors

Landscaping,

Construction Industry

Gardening, and

Pool Maintenance

Best Management Practices for the

Best Management Practices for the

Swimming pool/spa service and repair

Landscapers

General contractors

Home builders

Developers

Homeowners

Gardeners

Vehicle and equipment operators

 General contractors Home builders Developers

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

Protect stockpiles and landscaping materials

chemicals indoors or in a shed or storage

Protect storm drains with sandbags or other

from wind and rain by storing them under tarps

Doing the Job Right Site Planning and Preventive Vehicle

- ☐ 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
- 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 ☐ Use as little water as possible for dust Do not use diesel oil to lubricate equipment
- parts, or clean equipment. Use only water for
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Spill Cleanup

Clean up spills immediately when they

- 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.
- 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
- 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

Roadwork

Paving

Best Management Practices for the



- to the State Office of Emergency
- Best Management Practices for the Road crews

Driveway/sidewalk/parking lot construction

- Seal coat contractors Operators of grading equipment, paving
- machines, dump trucks, concrete mixers Construction inspectors

 Home builders Developers

General contractors

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. Avoid performing equipment repairs at construction sites. When refueling or when vehicle/equipment maintenance must be done on site, designate
- a location away from storm drains and creeks. Do not use diesel oil to lubricate equipment parts or clean equipment.

Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- breaking asphalt or concrete. 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, sand bags, or other controls to divert or trap

Storm Drain Pollution from Roadwork

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

Keep all liquid paint products and wastes

solvents, glues, and cleaning fluids are

away from the gutter, street, and storm

drains. Liquid residues from paints, thinners,

hazardous wastes and must be disposed of at

a hazardous waste collection facility (contact

your local stormwater program listed on the

When thoroughly dry, empty paint cans, used

disposed of as garbage in a sanitary landfill.

☐ Wash water from painted buildings constructed

begin stripping paint or cleaning pre-1978

pressure, test paint for lead by taking paint

scrapings to a local laboratory. See Yellow

If there is loose paint on the building, or if the

paint tests positive for lead, block storm drains

determine whether you may discharge water to

he sanitary sewer, or if you must send it offsite

Storm Drain Pollution from

Paints, Solvents, and Adhesives

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

All paints, solvents, and adhesives contain

chemicals that are harmful to wildlife in local

building exteriors with water under high

Pages for a state-certified laboratory

for disposal as hazardous waste.

Empty, dry paint cans also may be recycled as

before 1978 can contain high amounts of lead,

even if paint chips are not present. Before you

brushes, rags, and drop cloths may be

Doing The Job Right

Handling Paint Products

back of this brochure).

Never wash excess material from exposed- aggregate concrete or similar treatments into a street or storm drain Collect and recycle, or dispose to dirt

- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets 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

Avoid over-application by water trucks

- Asphalt/Concrete Removal Avoid creating excess dust when
- 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 during saw-cutting. Sweep up, and
- 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.

Never clean brushes or rinse paint

drain. French drain, or stream.

For water-based paints, paint out

containers into a street, gutter, storm

brushes to the extent possible, and rinse

into a drain that goes to the sanitary

sewer. Never pour paint down a storm

☐ 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

Paint chips and dust from non-hazardous

and disposed of as trash.

state-certified contractor

dry stripping and sand blasting may be

Chemical paint stripping residue and chips

containing lead, mercury or tributyl tin

must be disposed of as hazardous wastes.

exteriors with high-pressure water, block

area and spade into soil. Or, check with

storm drains. Direct wash water onto a dirt

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

treatment authority in making its decision.

be required to assist the wastewater

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

eturned to the paint vendor. Check with

the vendor regarding its "buy-back" policy.

Recycle/Reuse Leftover Paints

Whenever Possible

and dust from marine paints or paints

Lead based paint removal requires a

swept up or collected in plastic drop cloths

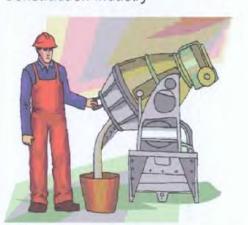
Painting Cleanup

Paint Removal

properly dispose of, all residues.

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 or waterways. Protect dry materials from wind.
- ☐ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh

Concrete and Mortar Applications

Fresh concrete and 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.

Los Altos Municipal Code Requirements

During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour
- 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

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): 800-852-7550

Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control

County of Santa Clara Pollution Prevention

County of Santa Clara Integrated Waste Management Program:

Environmental Crimes Hotline:

(408) 265-2600 Santa Clara Valley Water District Pollution

Palo Alto Regional Water Quality Control Plant: (650) 329-2598

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

General

For Construction



Best Management Practices for the

Site supervisors

General contractors

Home builders

Developers Storm Drain Pollution from

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.

Schedule grading and excavation projects during dry weather. Use temporary check dams or ditches to divert

Doing The Right Job

or secured plastic sheeting

☐ Store pesticides, fertilizers, and other

sediment controls Re-vegetation is an excellent form of erosion Landscaping/Garden Maintenance Use pesticides sparingly, according to instructions on the label. Rinse empty

runoff away from storm drains.

- containers, and use rinse water as produc-Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as
- ☐ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, 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

Storm Drain Pollution From Landscaping and

curbside pickup of yard waste is available for

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.

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

☐ 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

Draining Pools Or Spas When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows

- shall not exceed 100 gallon per minute. Never discharge pool or spa water to a street or storm drain; discharge to a
- sanitary sewer cleanout If possible, when emptying a pool or spa. let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area. Do not use copper-based algaecides.

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

- Filter Cleaning Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose
- of spent diatomaceous earth in the 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.

Application of Solvents and Adhesives

Painting and

Best Management Practices for the Construction Industry



- Painters
- Plasterers Graphic artists Dry wall crews

Best Management Practices for the

- Paperhangers
- Floor covering installers General contractors Home builders

Developers

properly to prevent these materials from flowing into storm drains and watercourses.

Set portable toilets away from storm drains. Construction Industry

waste when you order materials. Order only the amount you need to finish the job. Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared regetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.

roofs or cover with tarps or plastic sheeting

dumpster. Never clean out a dumpster by

hosing it down on the construction site.

Make sure portable toilets are in good

secured around the outside of the

- Dispose of all wastes properly. Many construction materials and wastes, ncluding solvents, water-based paints, vehicle fluids, broken asphalt and concrete. wood, and cleared vegetation 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.
- In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Earth-Moving

Dewatering

Best Management Practices for the



Best Management Practices for the

- Dump truck drivers

Doing The Job Right General Business Practices

- Schedule excavation and grading work during dry weather. Perform major equipment repairs away from the
 - ☐ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
 - parts, or clean equipment. **Practices During Construction** Remove existing vegetation only when
 - Erosion and Sediment Control Field Manual for proper erosion and sediment control

and Dewatering Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runof

can clog storm drains, smother aquatic life, and

destroy habitats in creeks and the Bay. Effective

erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces interfere with wastewater treatment plant operation.

secured tarps or plastic sheeting.

- 1. Check for Toxic Pollutants Check for odors, discoloration, or an oily sheen on groundwater.
- must be tested If contamination is suspected, have the water tested by a certified laboratory. Depending on the test results, you may be allowed to discharge pumped groundwate to the storm drain (if no sediments present) or sanitary sewer. OR, you may

be required to collect and haul pumped

- Check for Sediment Levels pump water to the street or storm drain. If the pumping time is more than 24 hours
- call your local wastewater treatment plant If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options
- with gravel: Pumping from a bucket placed below water level using a submersible pump; Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges A. 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; equipment 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.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

"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.

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

- A. 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 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. C. 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.

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

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.

County of Santa Clara District Attorney

(408) 299-TIPS

Santa Clara Valley Water

City of Los Altos Building Department:

Construction **And Site** Supervision

Best Management Practices

- Inspectors
- Construction Activities Construction sites are common sources of storm water pollution. Materials and wastes that blow or

commercial properties

- Doing The Job Right
- 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
- construction site. Inform subcontractors about the storm water requirements and their own vehicle refueling, and routine equipment

contamination at the source. Cover exposed

piles of soil or construction materials with plastic

check dams or berms where appropriate.

Train your employees and subcontractors.

Make these best management practices

available to everyone who works on the

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.

Clean up leaks, drips and other spills ☐ 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.

- working order. Check frequently for leaks. Materials/Waste Handling ☐ Practice Source Reduction -- minimize divert water flow around the site. Reduce storm water runoff velocities by constructing temporary
- Good Housekeeping Practices Designate one area of the site for auto parking, maintenance. The designated area should be well away from streams or storm drain inlets,
- bermed if necessary. Make major repairs off ☐ Keep materials out of the rain - prevent runoff

mmediately 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

Activities



- Bulldozer, back hoe, and grading machine

- Site supervisors General contractors

Home builders

Developers

Do not use diesel oil to lubricate equipment

- 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
- Storm Drain Pollution from Earth-Moving Activities
- 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

Discharging sediment-laden water from a

dewatering site into any water of the state

without treatment is prohibited.

Cover stockpiles and excavated soil with

- **Dewatering Operations**
- Call your local wastewater treatment agency and ask whether the groundwater
- for filtering include:

and the flow rate greater than 20 gpm,

the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR

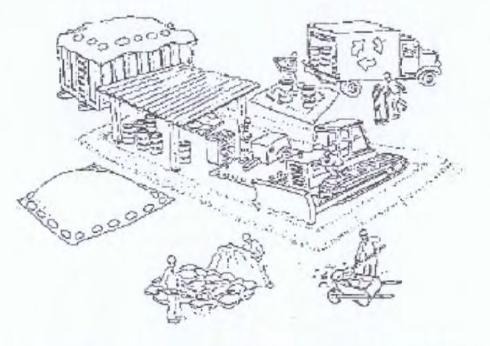
- groundwater offsite for treatment and disposal at an appropriate treatment If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may
- Pumping through a perforated pipe sunk part way into a small pit filled
- When discharging to a storm drain, protect pump water through a grassy swale prior

Blueprint for a Clean Bay

caused by your subcontractors or employees. **Best Management Practices for the Construction Industry**



Santa Clara **Urban Runoff Pollution Prevention Program**



APPROVED BY:

SHEET

OF

LARRY LIND

VICTOR CHEN

CHECKED BY:

JIM GUSTAFSON

DRAWN BY:

CITY OF LOS ALTOS

R.C.E.

SHEETS

Preventing Pollution: It's Up to Us

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

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

Agencies (408) 441-1195

Santa Clara County 1-800-533-8414 Recycling Hotline:

1-888-510-5151 Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

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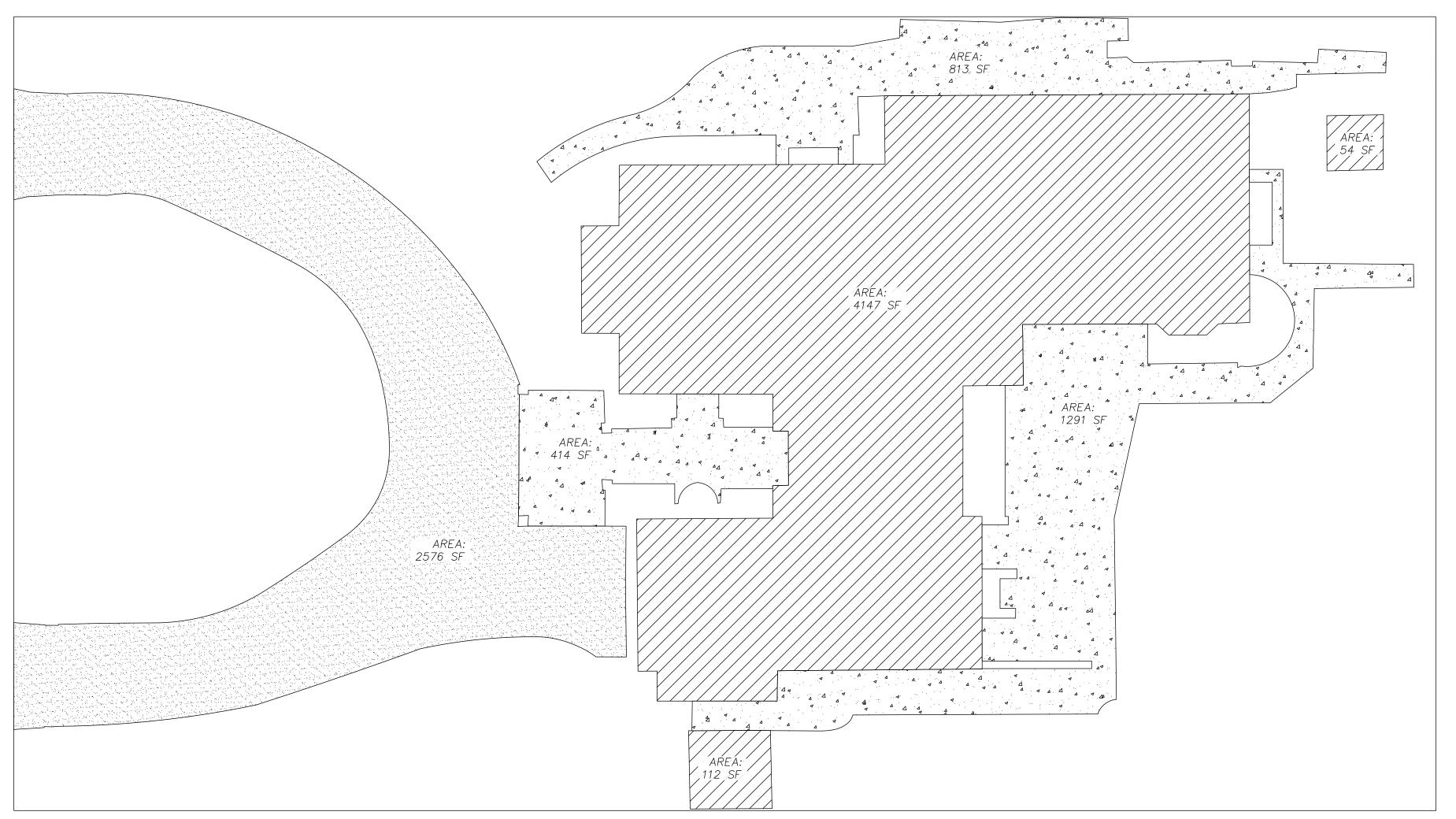
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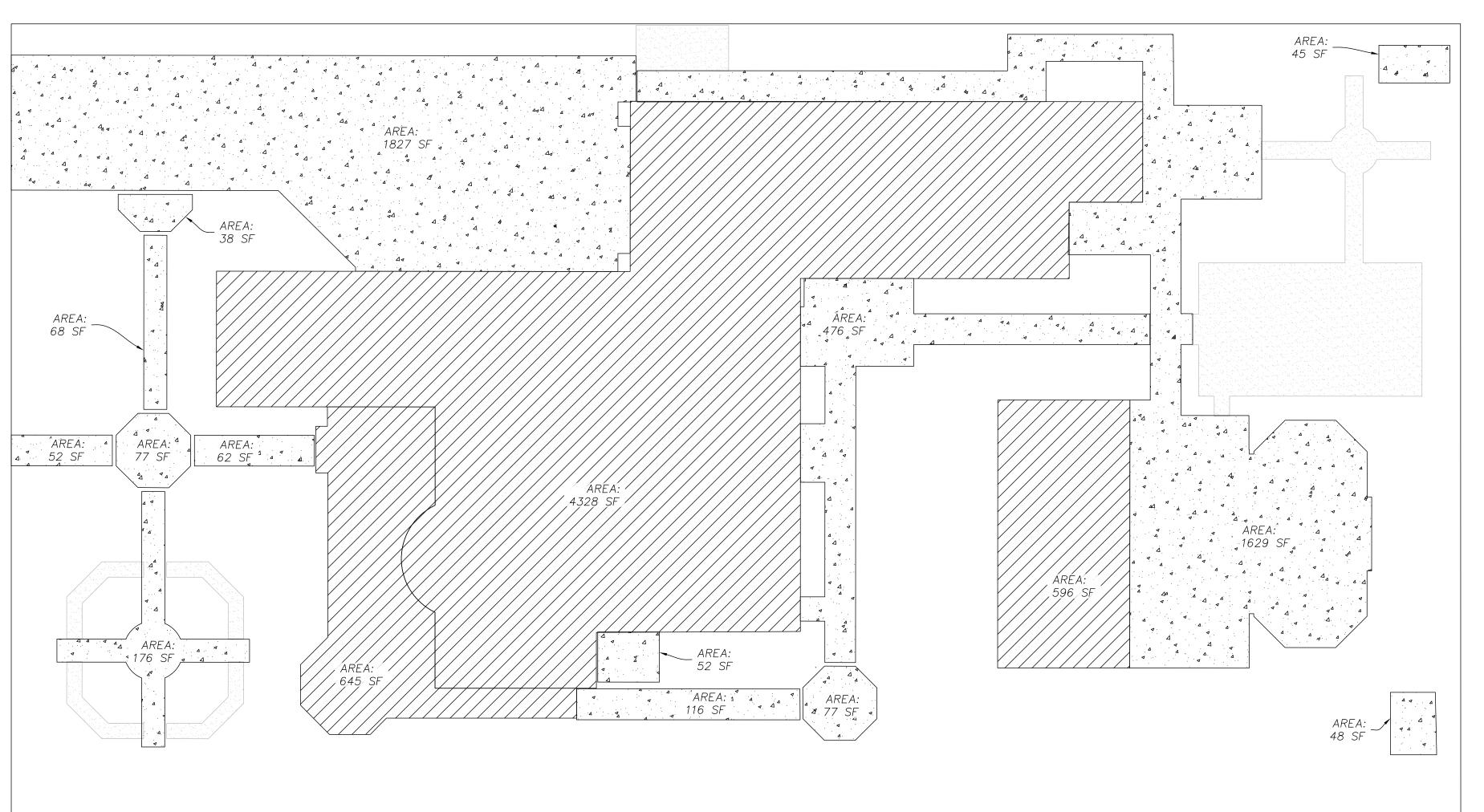
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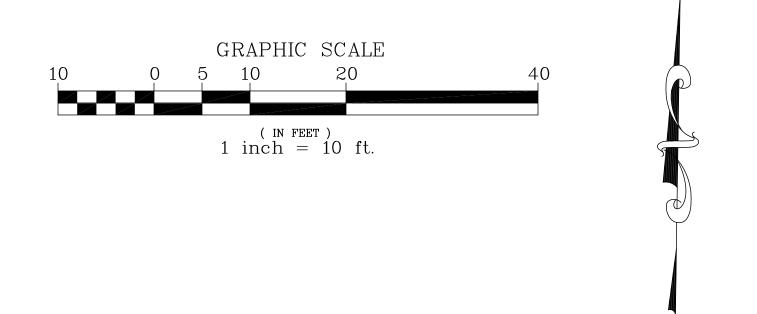
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SHEET NUMBER

IMPERVIOUS AREAS EXHIBIT







PRE-CONSTRUCTION

HATCH LEGEND

ROOF/POOL

BRICK/CONCRETE

ASPHALT PAVEMENT

GRAVEL (NOT COUNTED AS IMPERVIOUS)

	No.
IMPERVIOUS SURFACE	AREAS
GROSS PROPERTY AREA	21,850 FT²
NET PROPERTY AREA	19,750 FT²
IMPERVIOUS AREAS	
PRE-CONSTRUCTION	9,407 FT²
POST-CONSTRUCTION	10,312 FT²
NET CHANGE	+905 FT²

POST-CONSTRUCTION

L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd. Suite C
Newark, California 94560

)A 1E	1-1-2023	
0B#	5117	
NPN	170-28-035	

NEW RESIDENCE 125 SOUTH GORDON W LOS ALTOS, CA 94022

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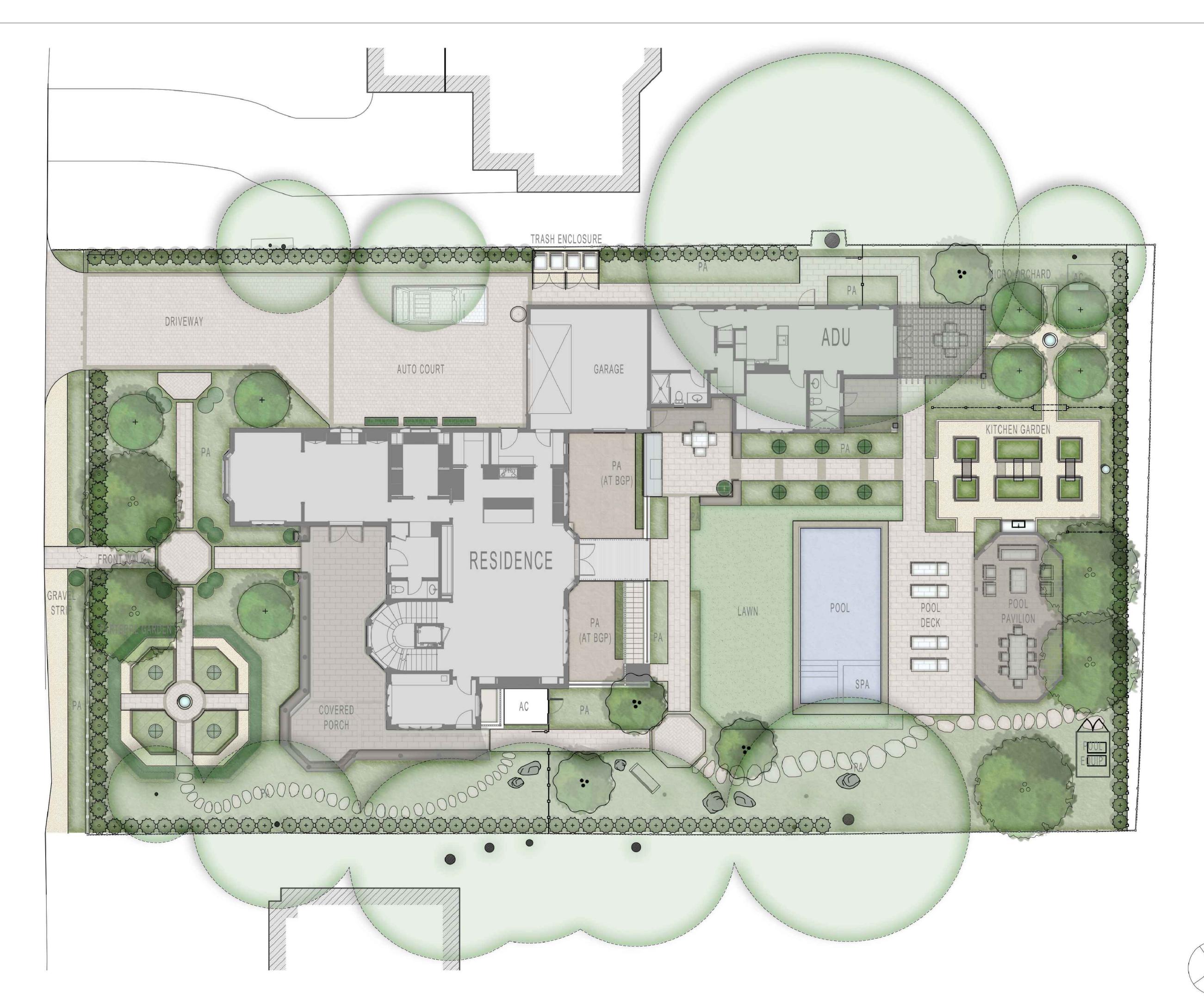
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LANDSCAPE MASTER PLAN & TITLE SHEET

Issue	AGENCY REVIEW
Date	2/1/2023
Scale	

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OBSERVATION. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN





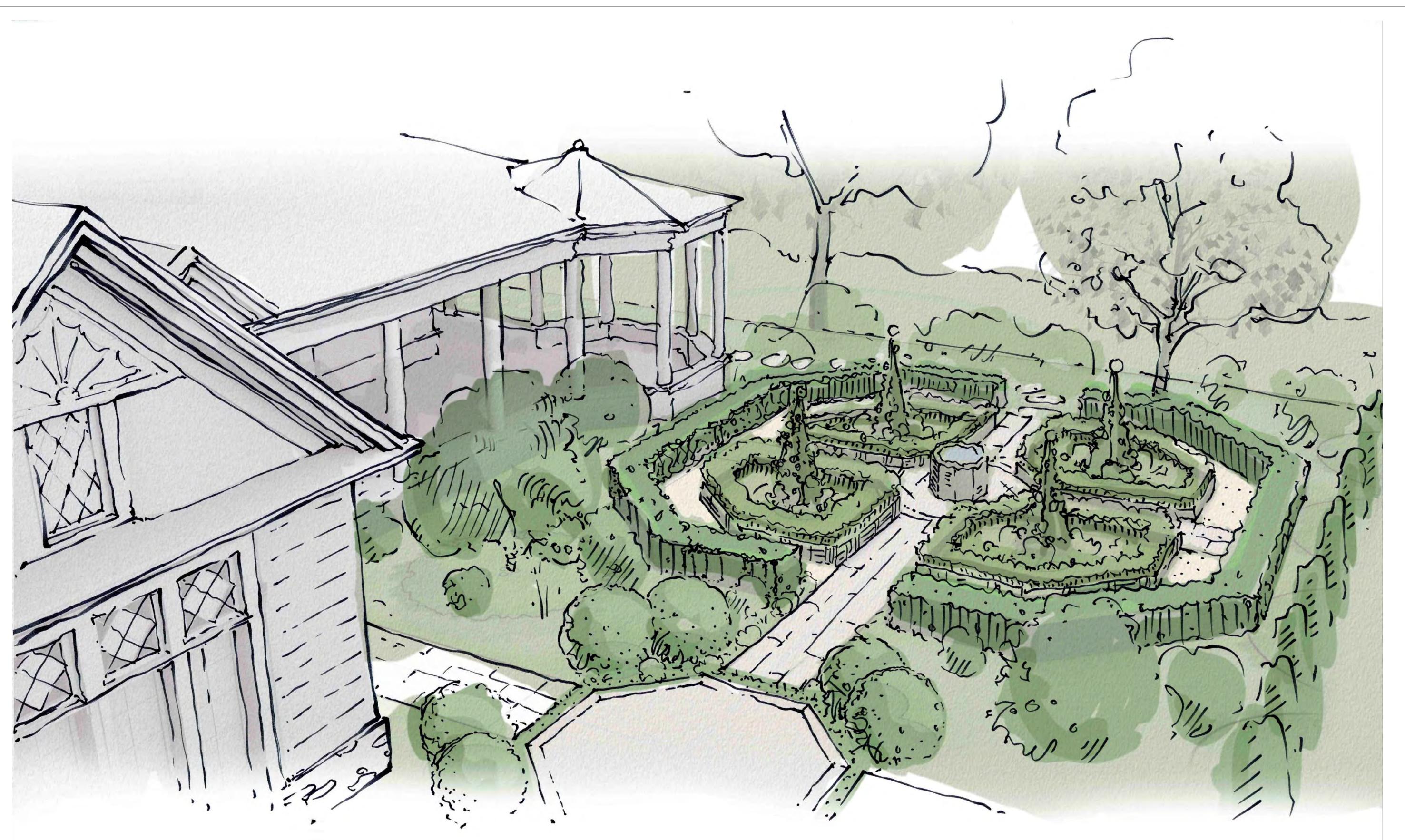
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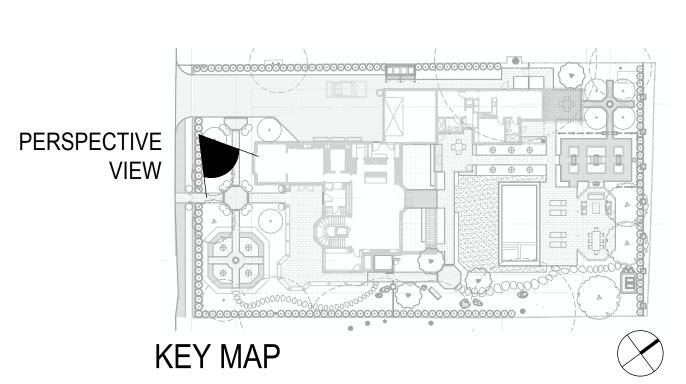
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LANDSCAPE ILLUSTRATIVE

Issue	AGENCY REVIEW
Date	2/1/2023
Scale	

4' 8' 16 SCALE: 1/8" = 1'-0" L-1.1







125 S. Gordon Way Los Altos, CA

Revision/ Issue Schedule				
No.	Description	Date		

CONCEPT SKETCH - FRONT YARD

	Issue	AGENCY REVIEW
	Date	2/1/202
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Landscape Plan 125 S. Gordon Way Los Altos, CA

Revision/ Issue Schedule			
lo.	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 SCHED Symbol	ULE Common Name	Botanical Name	Quantity	Size	Wucols	Notes	Height & Spread at Maturity	Growth Rate	IRRIGATION SYSTEM DESCRIPTION & NOTES
Existing Tree to # Trees Ar Prince Ar	Existing Tree to Remain - Refer to Arborist's Report	& Tree Protection Plan for Additional I I Trees, per City of Los Altos Street Tr Acer negundo 'Sensation' Pittosporum undulatum		<u>st)</u> 24" Box Min.	M	-		v ~24 in / yr. v ~24 in / yr.	 THE EXISTING IRRIGATION SYSTEM EMPLOYS A 'SMART' WEATHER-BASED ET CONTROLLER WITH UP-TO-DATE VALVES PREDOMINANTLY DRIP IRRIGATION. IRRIGATION RETROFIT IMPROVEMENTS TO THE EXISTING SYSTEM ARE ANTICIPATED TO BE WITH THE DRIP DISTRUCTION VALVE ZONES ARE TO REMAIN IN RELATIVELY THE SAME POSITIONS OR AS DISCUSSED PENDING ZONE CONSTRUCTION. CONTRACTOR TO REPLACE IN-KIND ALL EMITTERS, DISTRIBUTION LINES AND MAINLINE AND CONNECT TO EXISTIN ORDINANCES AND BEST PRACTICES. CONTRACTOR TO INFORM LANDSCAPE ARCHITECT OR OWNER IF ADDITIONAL IMPROVEMENTS ARE DEEMED NECESS, REQUIRED TO ENSURE PROPER IRRIGATION SYSTEM PERFORMANCE.
+ A C Pr Pr Pr	Semi-dwarf Fruit Tree (Op Apple var. Citrus Pear var.	,	4 1 1	#20/25 or 24" Box	M	-	8' h x 10' w 15' h x 10' v 8' h x 10' w 20' h x 25' v 20' h x 12' v	~12 in / yr. v ~16 in / yr.	PLANTING NOTES 1. PLANT SYMBOLS WITH MULTIPLE SPECIES LISTED MAY BE ANY OF THE SPECIES, AS AVAILABLE AT TIME OF INSTALLA 2. ALL PLANTING AREAS TO BE EXCAVATED 8" MINIMUM (18" AT TREE LOCATIONS) WITH ROCKS AND DEBRIS REMOVED. AREAS WITH EXISTING CLEAN SOIL AMENDED WITH COMPOST. CONFIRM WITH LANDSCAPE ARCHITECT SOURCE OF CAMENDED 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 INTENT OF CONTAINER PLANT MATERIAL AS SPECIFIED.
	Medium Accent Tree (Opti Pineapple Guava Strawberry Tree Dogwood var. Western Redbud	ons) Feijoa sellowiana Arbutus unedo Cornus kousa var. Cercis occidentalis	4	24" Box Min.	M/L	-	20' h x 15' v 20' h x 20' v	v ~24 in / yr. v ~16 in / yr. v ~18 in / yr. v ~18 in / yr.	 4. ALL PLANTING AREAS TO RECEIVE IN-LINE DRIP IRRIGATION TO COVER AS NEEDED. DRIP LINES TO BE STAKED BELC 5. ALL PLANTING AREAS TO RECEIVE 3" LAYER COMPOSTED BARK MULCH (50% 'GARDEN MULCH' + 50% 'FOREST FLOOR STONE) CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.
Hedge and Scree	ening								
	Bay laurel Green Spires Euonymus	Laurus nobilis Euonymus 'Green Spires'	Per Plan Per Plan	#20 #5	L M	Columns -	6' h x 6' w 4' h x 2' w	•	e Maintained at 5' h e Maintained at 4' h
+	Japanese privet	Ligustrum japonicum 'Texanum'	Per Plan	#20	M	Columns	8' h x 6' w	~18 in / yr., To B	Se Maintained at 12-15' h

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

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

Edible species



Mixed annual culinary species

Thymus serpyllum 'Elfin'

Creeping Thyme

Lawn



Native Mow Free Fescue Blend

- LVES AND SYSTEM EQUIPMENT AND
- ISTRIBUTION AND EMITTERS ONLY. ONE DISTRIBUTION TEST DURING
- STING SYSTEM PER LOCAL CODES,
- ESSARY OR FURTHER ACTIONS ARE
- LLATION.
- ED. BACKFILL, IN 4" LIFTS, PLANTER OF COMPOST PRIOR TO ORDERING.
- OR REVIEW AND APPROVAL PRIOR TO
- BELOW MULCH.
- OOR BARK' BY: AMERICAN SOIL &

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

Plan **La** 125

Revision/ Issue Schedule			
No.	Description	Date	

PLANT PALETTE

Issue	AGENCY REVIEW
Date	2/1/2023
Scalo	

Scale

L-2.1





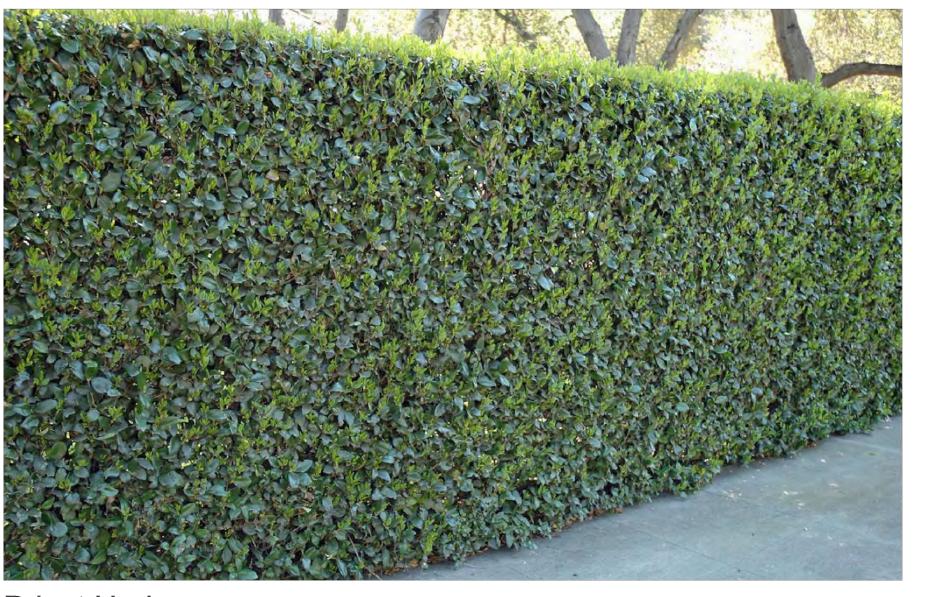
Cornus kousa var.



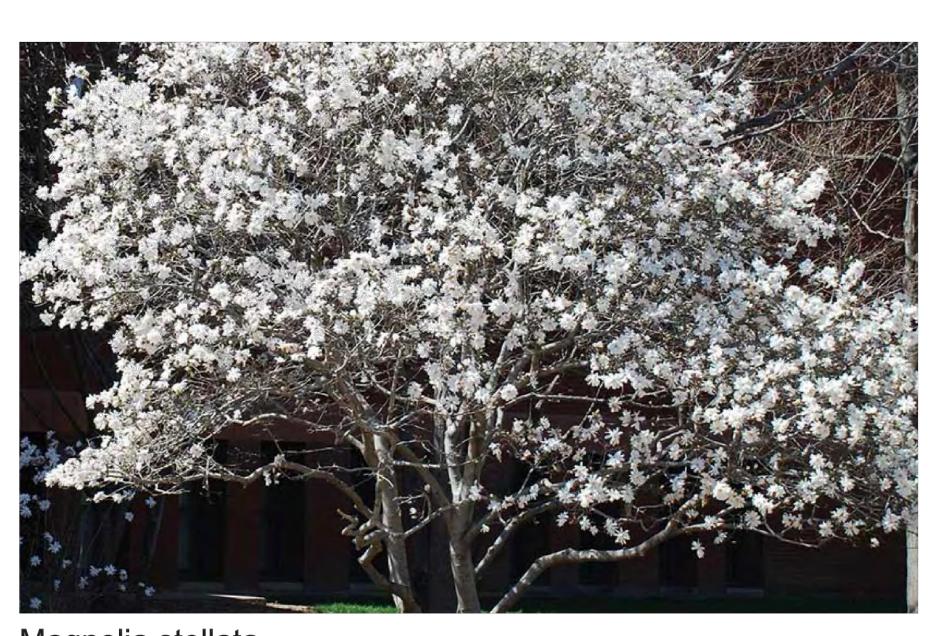
Feijoa sellowiana



Bay Laurel hedge



Privet Hedge



Magnolia stellata



Citrus Lemon var.



Pomegranate var.



Citrus Sour Orange var.



	Revision/ Issue Sche	edule
No.	Description	Date

PLANT **IMAGERY**

Issue	AGENCY REVIEW
Date	2/1/2023
Scale	
 1	

L-2.2



	Revision/ Issue Sche	edule	
No.	Description	Date	

INSPIRATION **IMAGERY**

	Issue	AGENCY REVIE
	Date	2/1/202
	Scale	

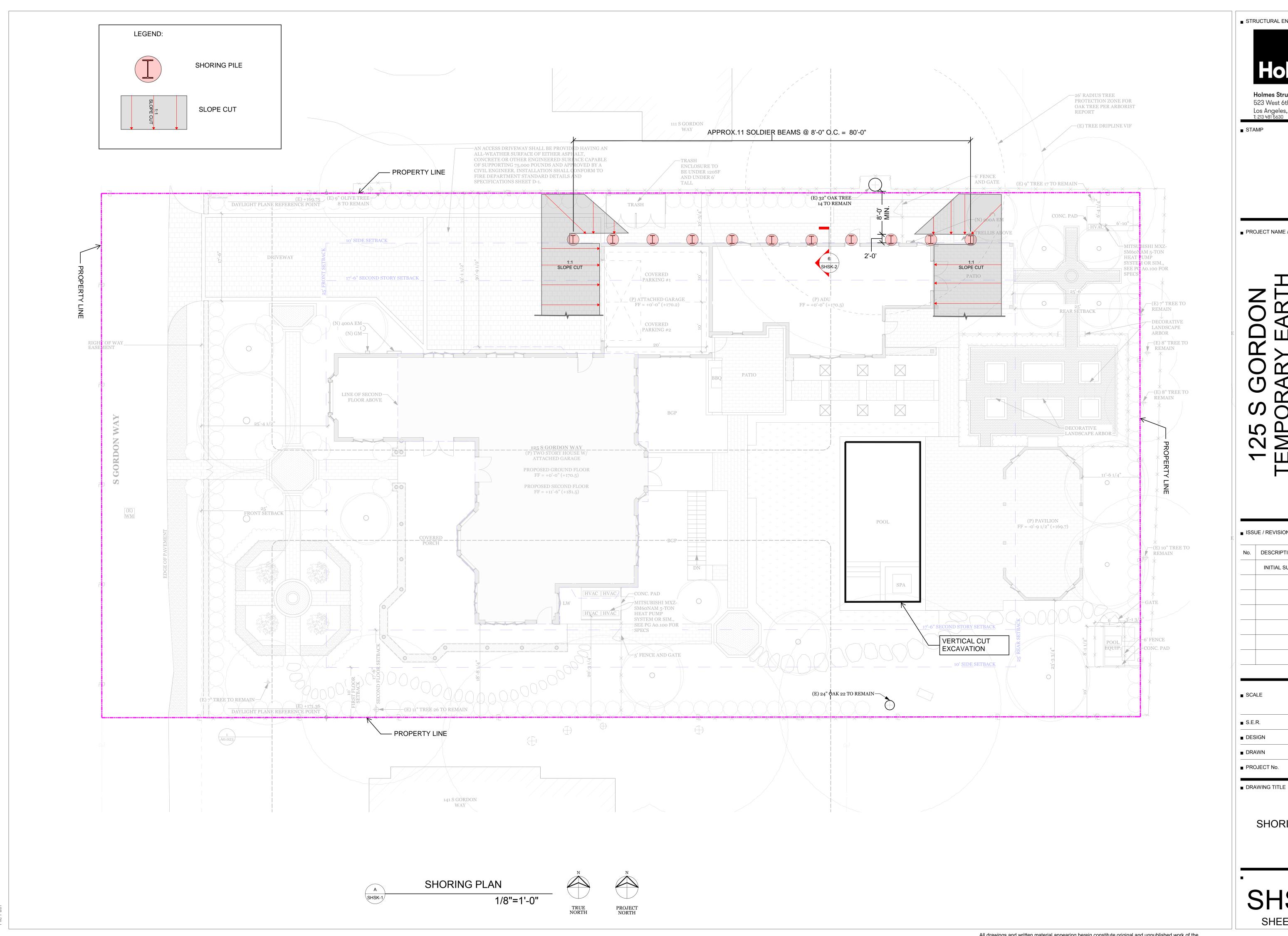












■ STRUCTURAL ENGINEER **Holmes Structures** 523 West 6th St, STE 1122 Los Angeles, CA 90014 USA T: 213 481 5630 holmesstructures.com

■ PROJECT NAME / LOCATION

25 MP

■ ISSUE / REVISION

DATE No. DESCRIPTION INITIAL SUBMITTAL 03/08/23

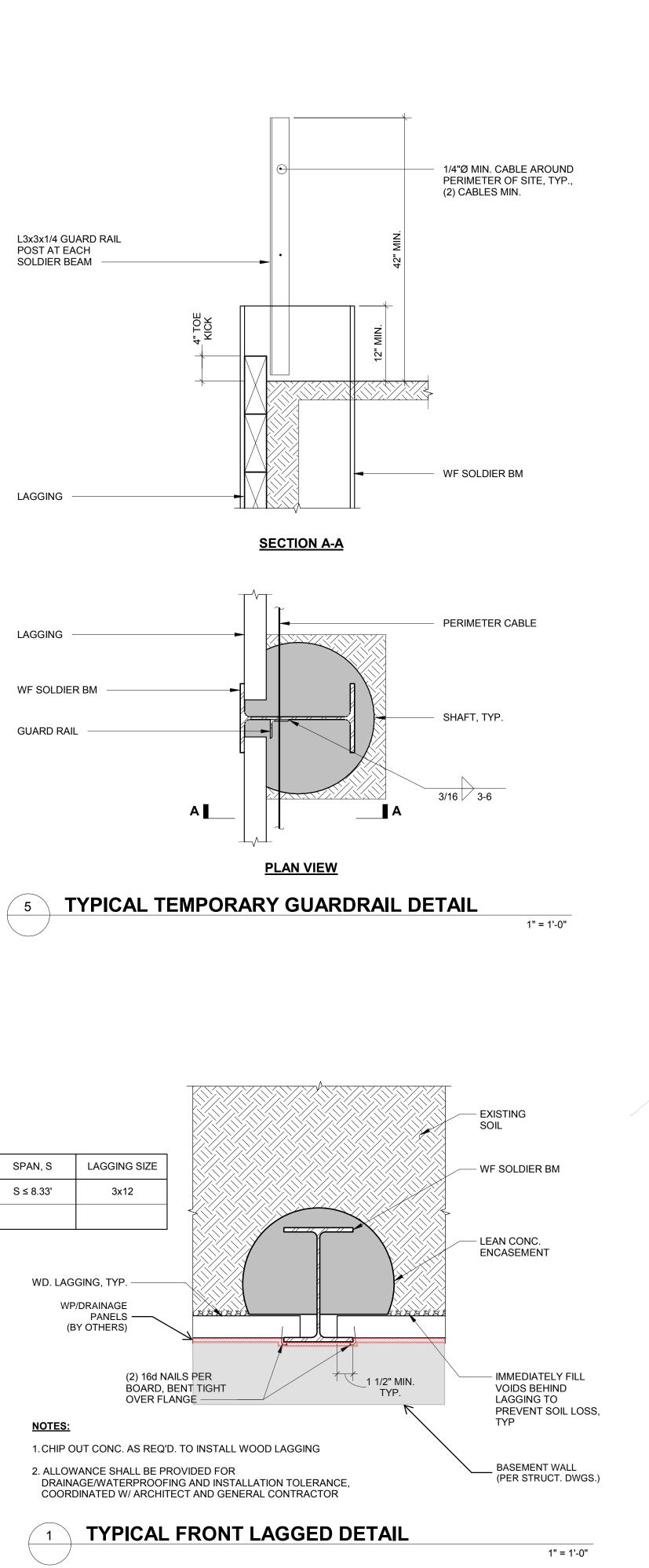
> AS NOTED IF PRINT SIZE IS 24"x36"

> > 22341.11

S.E.R. JAMIE STEINMAN ■ DESIGN LUIS CRUZ DRAWN LUIS CRUZ

SHORING PLAN

SHSK-1 SHEET 1 OF 2



PROVIDE TEMPORARY GUARDRAIL AT TOP OF SOLDIER BEAM,

IMMEDIATELY FILL VOIDS BEHIND LAGGING TO PREVENT

SOIL LOSS

- WF SOLDIER BM., SEE SCHEDULE

1/2" = 1'-0"

"d" PER

SCHEDULE

TYPICAL CANTILEVERED SOLDIER PILE WALL SECTION (FRONT-LAGGED)

FACE OF SOLDIER BM.

LAGGING,

B.O. EXCAVATION

SHAFT ARE TO BE MACHINE DRILLED, BE

PREPAIRED TO USE CASING TO PREVENT

CAVING

APPROX. 11 TOTAL PILES

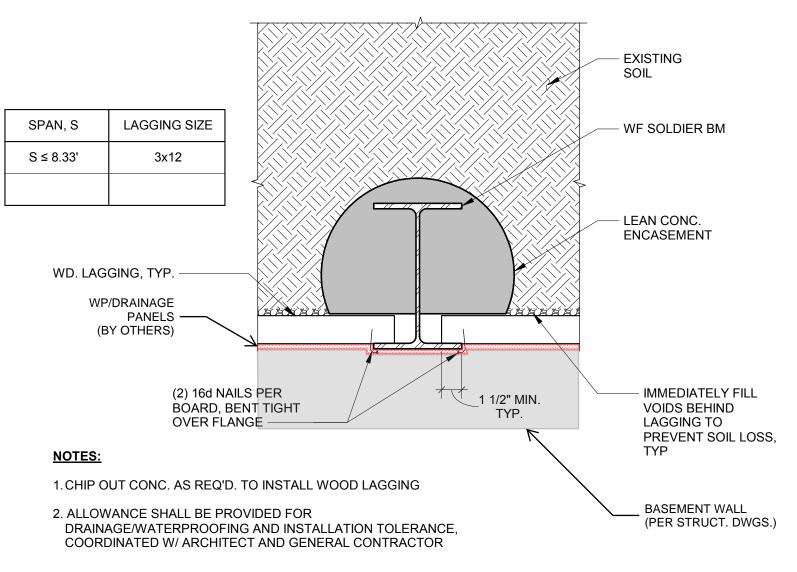
SHAFTS EXPECTED TO BE APPROX. 24" TO 30"

TOTAL DRILLED DEPTH FROM (E) GRADE

EXPECTED TO BE

APPROX. 30'-0"

DIAM.



Holmes Structures 523 West 6th St, STE 1122 Los Angeles, CA 90014 USA T: 213 481 5630 holmesstructures.com ■ STAMP

■ STRUCTURAL ENGINEER

■ PROJECT NAME / LOCATION

25 MP

■ ISSUE / REVISION DATE No. DESCRIPTION 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

■ DRAWING TITLE

■ PROJECT No.

SHORING TYPICAL DETAILS

22341.11

SHSK-2 SHEET 2 OF 2