



DATE: June 15, 2022

AGENDA ITEM #3

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

RECOMMENDATION:

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

PROJECT DESCRIPTION

This item was continued from the June 1, 2022 Design Review Commission meeting.

This is a design review application for a new 3,564 square-foot two-story single-family residence. Additional project information can be found in the June 1, 2022 Agenda Report (Attachment A).

BACKGROUND

First Public Meeting

On June 1, 2022 the Design Review Commission held a public meeting to consider the proposed project. Following a presentation by staff and public comments by the applicant/architect, the Commission discussed the proposed project and voted unanimously (5-0) to continue the project with direction to the applicant as follows:

- Demonstrate the garage door height at the sides complies with the building code required minimum.
- Provide written statements from the side neighbors confirming whether obscure glass is requested for the side-facing second story windows or regular glass would be acceptable given the limited views and tall sill heights.
- Study the front entry design to provide better balance.
- Provide additional information on the exterior materials (window trim, corbels, rafters, etc.).
- Remove Tree No. 22.
- Replace the proposed monochromatic roof tile with a product consisting of earthtone colors and variation.

DISCUSSION

Design Revisions

In response to the Commission's direction, the applicant provided revised design plans addressing the items above as well as written statements from the neighbors and a response from the arborist regarding the existing tree as part of the response letter (Attachments B and C).

ENVIRONMENTAL REVIEW

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

PUBLIC NOTIFICATION AND CORRESPONDENCE

Noticing and outreach was performed as required for the previous June 1, 2022 meeting (Attachment A). No additional noticing was required as the project was continued from the June 1, 2022 meeting to a date certain.

Cc: Kyle Chan, Applicant
Anhua Yu, Property Owner

Attachments:

- A. June 1, 2022 Agenda Report
- B. Applicant Response Letter
- C. Revised Design Plans

FINDINGS

SC22-0009 – 629 Benvenue Ave

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

- a. The proposed residence complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the new residence, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS OF APPROVAL

SC22-0009 – 629 Benvenue Ave

GENERAL

1. Expiration

The Design Review Approval will expire on June 15, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on June 6, 2022, except as may be modified by these conditions.

3. Protected Trees

- a. Tree Nos. 3, 6-21, 23-26, and 28-33, new replacement trees, and new screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. The City standard tree protection measures and additional measures recommended by the arborist shall be implemented during construction for all trees to remain.
- b. Tree Nos. 1, 2, 4, and 5 are located within the public right-of-way cannot be removed without a tree removal permit from the Public Works Department. The City standard tree protection measures and additional measures recommended by the arborist shall be implemented during construction.

4. Tree Removal Approved

- a. Tree Nos. 22 and 27 are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.
- b. One new Valley Oak tree (minimum 15 gallon size) shall be planted in the location of the rear yard pine tree removed pursuant to TREE21-0194 which shall be reflected in the landscape plans.

5. Encroachment Permit

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

6. New Fireplaces

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

7. Landscaping

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

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

8. Underground Utility and Fire Sprinkler Requirements

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

9. Indemnity and Hold Harmless

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

10. Conditions of Approval

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

11. Water Efficient Landscape Plan

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

12. Tree Protection Note

On the grading plan and the site plan, show all tree/landscape protection fencing consistent with City standards and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground." Depict the additional tree protection measures indicated in the arborist report.

13. Reach Codes

Building Permit Applications submitted on or after January 14, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

14. Green Building Standards

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

15. Air Conditioner Sound Rating

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

16. Storm Water Management

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

17. California Water Service Upgrades

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

18. Underground Utility Location

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

19. Tree Protection

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

20. School Fee Payment

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

PRIOR TO FINAL INSPECTION

21. Landscaping Installation and Verification

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

22. Landscape Privacy Screening

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

23. Green Building Verification

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

ATTACHMENT A



DATE: June 1, 2022

AGENDA ITEM #2

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

RECOMMENDATION:

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

PROJECT DESCRIPTION

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

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

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

BACKGROUND

Neighborhood Context

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

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

DISCUSSION

Design Review

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

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



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

Privacy

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

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

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

Landscaping and Trees

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

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

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

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

ENVIRONMENTAL REVIEW

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

PUBLIC NOTIFICATION AND CORRESPONDENCE

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

Cc: Kyle Chan, Applicant
Anhua Yu, Property Owner

Attachments:

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

FINDINGS

SC22-0009 – 629 Benvenue Ave

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

- a. The proposed residence complies with all provisions of this chapter;
- b. The height, elevations, and placement on the site of the new residence, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS OF APPROVAL

SC22-0009 – 629 Benvenue Ave

GENERAL

1. Expiration

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

2. Approved Plans

The approval is based on the plans and materials received on April 22, 2022, except as may be modified by these conditions.

3. Protected Trees

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

4. Tree Removal Approved

- a. Tree No. 27 is hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.
- b. One new Valley Oak tree (minimum 15 gallon size) shall be planted in the location of the rear yard pine tree removed pursuant to TREE21-0194 which shall be reflected in the landscape plans.

5. Encroachment Permit

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

6. New Fireplaces

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

7. Landscaping

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

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

8. Underground Utility and Fire Sprinkler Requirements

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

9. Indemnity and Hold Harmless

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

10. Conditions of Approval

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

11. Water Efficient Landscape Plan

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

12. Tree Protection Note

On the grading plan and the site plan, show all tree/landscape protection fencing consistent with City standards and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground." Depict the additional tree protection measures indicated in the arborist report.

13. Reach Codes

Building Permit Applications submitted on or after January 14, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

14. Green Building Standards

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

15. Air Conditioner Sound Rating

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

16. Storm Water Management

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

17. California Water Service Upgrades

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

18. Underground Utility Location

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

19. Tree Protection

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

20. School Fee Payment

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

PRIOR TO FINAL INSPECTION

21. Landscaping Installation and Verification

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

22. Landscape Privacy Screening

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

23. Green Building Verification

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

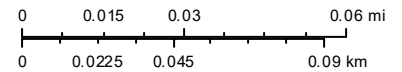
ATTACHMENT A








Notification Map



Print Date: March 21, 2022

12,257



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

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

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

ATTACHMENT B

Kyle Chan <[REDACTED]>

618 BENVENUE

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

Tue, Apr 5, 2022 at 3:54 PM

To: [REDACTED]

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

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

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

Google

Google LLC
1600 Amphitheatre Pkwy
Mountain View CA 94043 USA

Kyle Chan [REDACTED] >

Fw: question about #629 floor plan

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

Sat, Apr 2, 2022 at 6:29 PM

From my #622 neighbor

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

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

Hi Anhua,

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

Thanks,
Anita (*pronounced Anaita*)

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

Hi Anita:

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

Thank you very much!

Anhua

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

March 6, 2022

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

Dear sir/madam,

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

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

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

Yours Truly,


Shelli Ching

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

KC

628 Paco Ave,
Los Altos, CA 94024

January 23rd, 2021

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

Dear sir/madam,

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

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

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

Yours Truly,

644 Benvenue Ave,
Los Altos, CA 94024

January 23rd, 2021

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

Dear sir/madam,

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

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

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

Yours Truly,

WLA GHOSH (644 Benvenue)

W. Ghosh

3/21/22

Jing Liy
623 Benvenue Ave,
Los Altos, CA 94024

January 23rd, 2021

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

Dear sir/madam,

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

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

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

Yours Truly,

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

yu chien yuan

630 Benvenue Ave,
Los Altos, CA 94024

January 23rd, 2021

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

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yu chien yuan
yu chien yuan

RICHARD QUAN
638 Benvenue Ave,
Los Altos, CA 94024

January 23rd, 2021

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

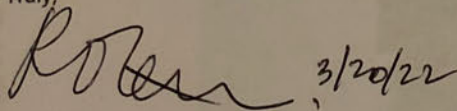
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 3/20/22

ATTACHMENT C

NOTICE OF DEVELOPMENT PROPOSAL

PROJECT TITLE: 629 BENVENUE AVENUE



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

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

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

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

PUBLIC HEARING DATES (AS SCHED

PUBLIC MEETING NOTICE

Wednesday, June 1, 2022 at 7:00 pm

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

How do I submit comments? Visit our website for more information: <https://www.losaltosca.gov/development/development>. The agenda packet will be available on the City's website on Thursday, before the meeting date at <https://www.losaltosca.gov/development/development>.

Project plans and information are available for review on the City's website at <https://www.losaltosca.gov/development/development>. The agenda packet will be available on the City's website on Thursday, before the meeting date at <https://www.losaltosca.gov/development/development>. Written comments can be mailed or delivered in person to the Community Development Department or emailed to: planner@losaltosca.gov. Verbal comments can also be made at the Public Meeting.

ATTACHMENT D



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

Arborist Report

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

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

February 23rd 2022

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Introduction

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

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

Methodology

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

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

Summary

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

Tree Inventory

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

NewVista Tree Service

Thomas Lamas ISA Certified Arborist

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

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

Protected Tree Evaluation & Recommendation

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

Tree Protection Plan

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

Before Construction:

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

Tree Protection Zone

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

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

During Construction:

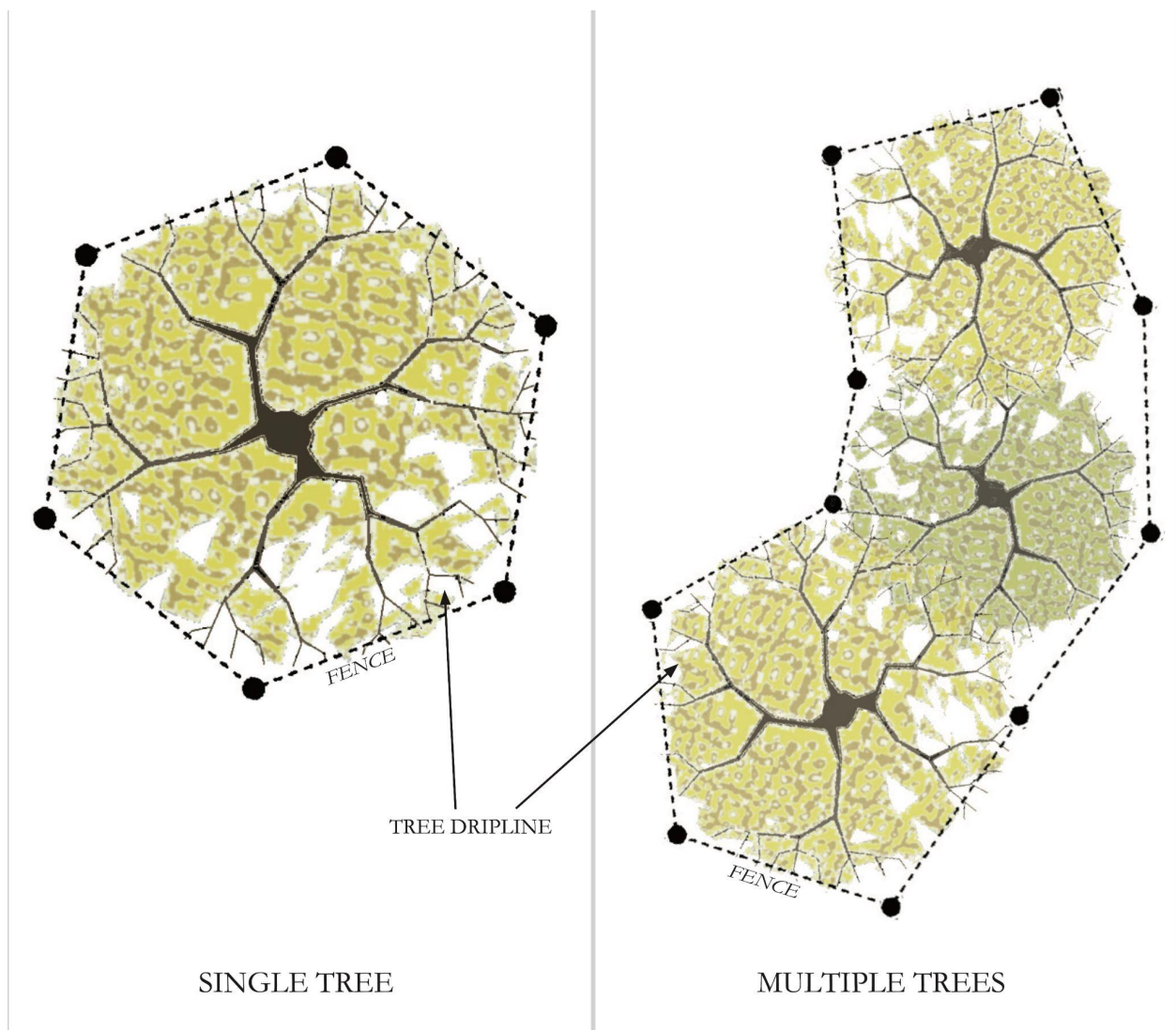
1. Project Arborist shall observe any excavation/drilling encroaching the protected tree(s) canopy. And direct any mitigation or required root pruning.
2. Any pruning done during construction must be in accordance with ANSI 300 standards.
3. All contractors & subcontractors must be informed not to encroach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

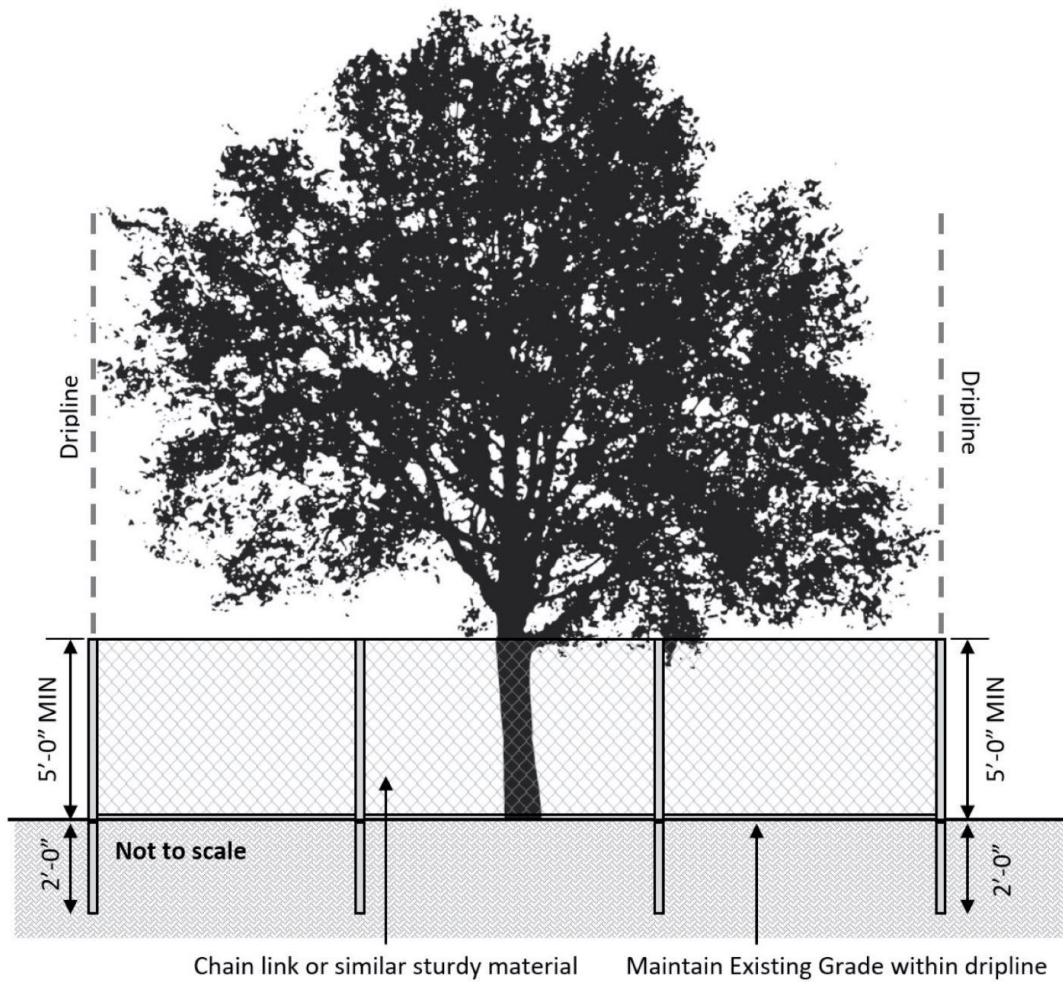
After Construction:

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

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

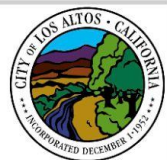
Example of Tree Protection





TREE PROTECTION FENCE DETAIL

ELEVATION VIEW



Disclosure Statement

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

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

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

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



Thomas Lamas
ISA Certified Arborist
WE-13399A

Tree Photos



Tree #1



Tree # 2 #4 #5



Tree#3



Tree#6 #7#8#9



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



Tree#20 #21



Tree#22



Tree#23(Protected Tree)



Tree#24 #25



Tree#26

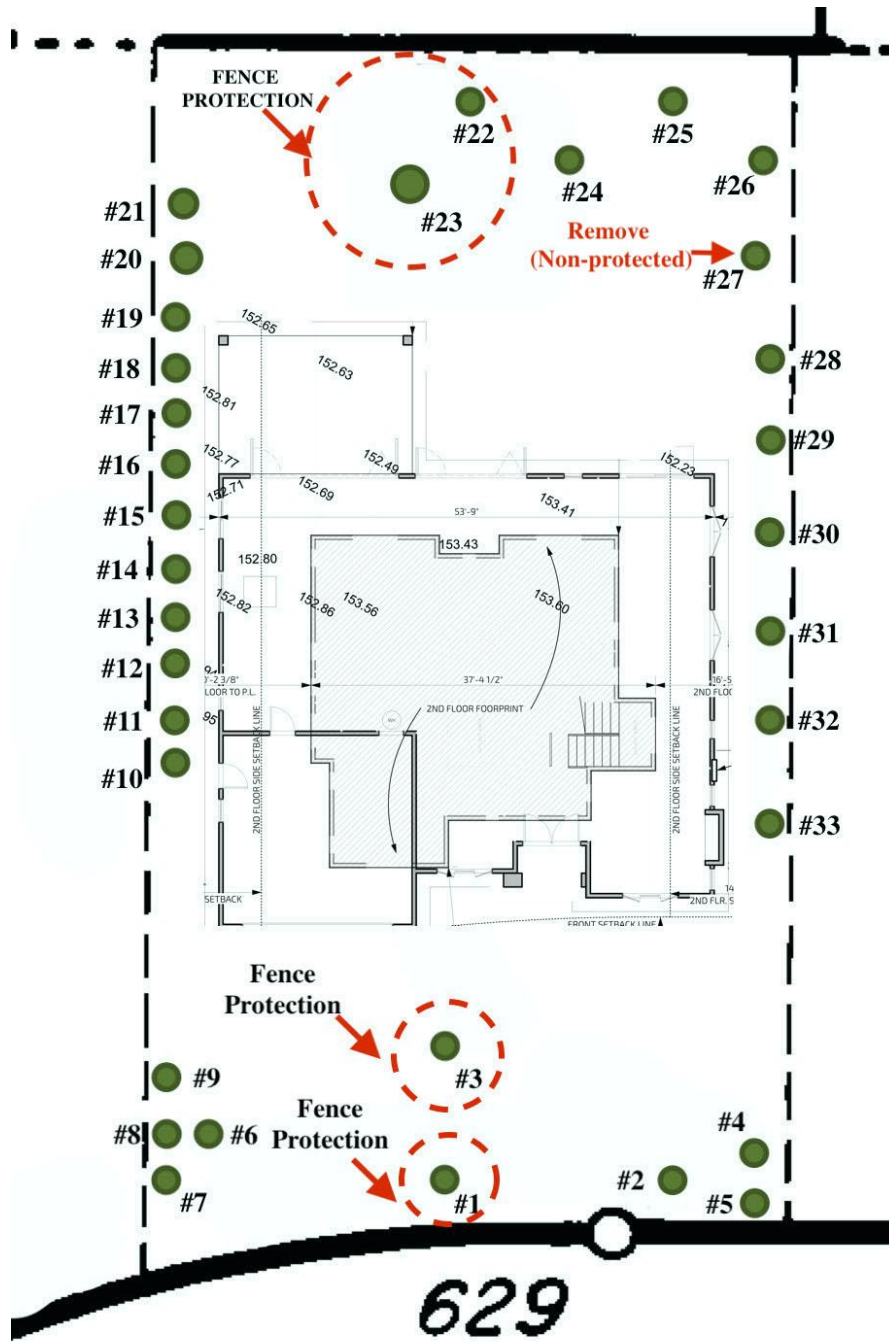


Tee#27#28



Tree #31#32#33

Site Plan



ATTACHMENT E

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

CP1

P1



S2



S3



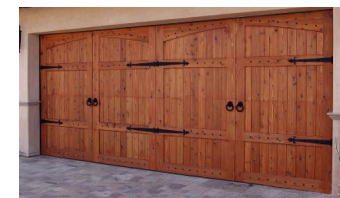
R1



WINDOW



GARAGE



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

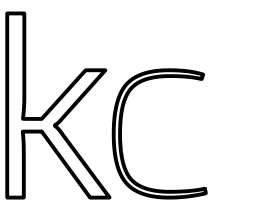
629 BENVENUE AVE

LOS ALTOS CA 94024

NEW 2-STORY SINGLE FAMILY HOUSE

PERMIT SUBMISSION SET:

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



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

PLANNING SET
 3.9.2022

Sheet Revisions:
 1 PLAN CHECK COMMENTS
 4.22.2022

ALL DIMENSIONS AND WRITTEN MATERIALS CONTAINED HEREIN ARE THE PROPERTY OF KYLE CHAN ARCHITECT. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KYLE CHAN ARCHITECT, INC.

ELECTRONIC PLAN REVIEW

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

PLANNING SET
 NOT FOR CONSTRUCTION

COVER SHEET

CITY STAMP:

A0.1

PROJECT NUMBER: 2110
 629 BENVENUE AVE



PROJECT TEAM	VICINITY MAP	ZONING INFORMATION	PROJECT INFORMATION	DRAWING INDEX																																																																																																						
<p>OWNER CHIEN-CHIH TUNG 629 BENVENUE AVE LOS ALTOS, CA 94024 650-380-9332 chienchih.tung@gmail.com</p> <p>ARCHITECT KYLE CHAN, ARCHITECT 3561 HOMESTEAD ROAD #222 SANTA CLARA, CA 95051 PH: 408-780-8030 CELL: 669-244-3111 kyle@kylechan.com</p> <p>SURVEYOR BAY LAND CONSULTING 2315 SOUTH BASCOM AVE #200 CAMPBELL, CA 95008 KENNETH ANDERSON LS7523 408-786-6700 AGOODSURVEYOR@GMAIL.COM SURVEYOR@BAYLANDCONSULTING.COM/ HTTP://BAYLANDCONSULTING.COM/</p> <p>CIVIL ENGINEER BAY LAND CONSULTING 2315 SOUTH BASCOM AVE #200 CAMPBELL, CA 95008 408-786-6700 SCOTT HOFFMAN SCOTT@BLCNG.COM HTTP://BAYLANDCONSULTING.COM/</p> <p>ARBORIST NEWVISTA INC. THOMAS LAMAS 545 MERIDIAN AVE # 26231 SAN JOSE, CA 95126 (408) 646-9790 TLAMAS@NEWVISTAINC.COM</p> <p>LANDSCAPE ARCHITECT YILIANG KAO 510-423-3626 yiliang.kao@gmail.com</p>	<p>Mountain View</p> <p>Almond Ave</p> <p>Cowell Dr</p> <p>Site location marked with a red dot and labeled 'SITE'.</p> <p>N.T.S.</p>	<p>ZONING COMPLIANCE</p> <table border="1"> <thead> <tr> <th></th> <th>Existing</th> <th>Proposed</th> <th>Allowed/Required</th> </tr> </thead> <tbody> <tr> <td>LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i></td> <td>2,006 square feet (19.6%)</td> <td>2,833 square feet (27.8%)</td> <td>3,058 square feet (30.0%)</td> </tr> <tr> <td>FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i></td> <td>2,006 square feet (19.6%)</td> <td>3,564 square feet (34.9%)</td> <td>3,568 square feet (35.0%)</td> </tr> <tr> <td>SETBACKS:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Front</td> <td>22.0 feet</td> <td>25 feet</td> <td>25 feet</td> </tr> <tr> <td>Rear</td> <td>63.0 feet</td> <td>47.9 feet</td> <td>25 feet</td> </tr> <tr> <td>Right side (1st/2nd)</td> <td>10.2 feet/NA feet</td> <td>10 feet/15.5 feet</td> <td>74.2 feet/20.2 feet</td> </tr> <tr> <td>Left side (1st/2nd)</td> <td>9.7 feet/NA feet</td> <td>10 feet/20.2 feet</td> <td>74.2 feet/20.2 feet (10% LOT WIDTH 74)</td> </tr> <tr> <td>HEIGHT:</td> <td>16'5" feet</td> <td>24'2" feet</td> <td>27 feet</td> </tr> </tbody> </table> <p>SQUARE FOOTAGE BREAKDOWN</p> <table border="1"> <thead> <tr> <th></th> <th>Existing</th> <th>Change in</th> <th>Total Proposed</th> </tr> </thead> <tbody> <tr> <td>HABITABLE LIVING AREA: <i>Includes habitable basement areas</i></td> <td>1,574 square feet</td> <td>1,531 square feet</td> <td>3,105 square feet</td> </tr> <tr> <td>NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i></td> <td>432 square feet</td> <td>27 square feet</td> <td>459 square feet</td> </tr> </tbody> </table> <p>LOT CALCULATIONS</p> <table border="1"> <tbody> <tr> <td>NET LOT AREA:</td> <td>10,195 square feet</td> </tr> <tr> <td>FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i></td> <td>760 square feet (36%)</td> </tr> <tr> <td>LANDSCAPING BREAKDOWN:</td> <td></td> </tr> <tr> <td>Total hardscape area (existing and proposed):</td> <td>4,553 sq ft</td> </tr> <tr> <td>Existing softscape (undisturbed) area:</td> <td>3,386 sq ft</td> </tr> <tr> <td>New softscape area:</td> <td>2,756 sq ft</td> </tr> <tr> <td><i>Sum of all three should equal the site's net lot area</i></td> <td></td> </tr> </tbody> </table>		Existing	Proposed	Allowed/Required	LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2,006 square feet (19.6%)	2,833 square feet (27.8%)	3,058 square feet (30.0%)	FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	2,006 square feet (19.6%)	3,564 square feet (34.9%)	3,568 square feet (35.0%)	SETBACKS:				Front	22.0 feet	25 feet	25 feet	Rear	63.0 feet	47.9 feet	25 feet	Right side (1 st /2 nd)	10.2 feet/NA feet	10 feet/15.5 feet	74.2 feet/20.2 feet	Left side (1 st /2 nd)	9.7 feet/NA feet	10 feet/20.2 feet	74.2 feet/20.2 feet (10% LOT WIDTH 74)	HEIGHT:	16'5" feet	24'2" feet	27 feet		Existing	Change in	Total Proposed	HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	1,574 square feet	1,531 square feet	3,105 square feet	NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	432 square feet	27 square feet	459 square feet	NET LOT AREA:	10,195 square feet	FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	760 square feet (36%)	LANDSCAPING BREAKDOWN:		Total hardscape area (existing and proposed):	4,553 sq ft	Existing softscape (undisturbed) area:	3,386 sq ft	New softscape area:	2,756 sq ft	<i>Sum of all three should equal the site's net lot area</i>		<p>PROJECT DESCRIPTION: 1. 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PROPOSE NEW 2-STORY SINGLE FAMILY RESIDENCE</p> <p>APN: 189-38-079</p> <p>CONSTRUCTION TYPE: V-B</p> <p>OCCUPANCY: R-3 / U</p> <p>BUILDING CODES: 2019 CBC (BASED ON 2018 IBC) 2019 CRC (BASED ON 2018 IRC) 2019 CEC (BASED ON 2017 NEC) 2019 EMC (BASED ON 2018 UMC) 2019 CPC (BASED ON 2018 UPC) 2019 CALIFORNIA ENERGY CODE 2019 CFC (BASED ON 2018 IFC) 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) CITY MUNICIPAL CODE ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS</p> <p>NO GAS POLICY: FOR THE NEW SINGLEFAMILY HOME, NO GAS IS ALLOWED PER CITY REACH CODES.</p> <p>FIRE SPRINKLER: A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS FIRE SPRINKLER SYSTEM TO BE APPROVED UNDER A SEPARATE PERMIT.</p> <p>SOLAR PANEL: SOLAR PANEL REQUIRED PER TITLE-24 UNDER A SEPARATE PERMIT.</p>	<p>DRAWING INDEX</p> <table border="1"> <tbody> <tr> <td>A0.1</td> <td>PROJECT INFO</td> </tr> <tr> <td>A0.2</td> <td>STREETSCAPE DIAGRAM</td> </tr> <tr> <td>A0.3</td> <td>ARBORIST REPORT AND TPZ PLAN</td> </tr> <tr> <td>CIVIL</td> <td></td> </tr> <tr> <td>T 01-F</td> <td>BOUNDARY & TOPOGRAPHIC SURVEY</td> </tr> <tr> <td>C-1</td> <td>GRADING AND DRAINAGE NOTES & DETAILS</td> </tr> <tr> <td>C-2</td> <td>GRADING AND DRAINAGE PLAN</td> </tr> <tr> <td>C-3</td> <td>EROSION CONTROL PLAN</td> </tr> <tr> <td>C-4</td> <td>EROSION CONTROL DETAILS</td> </tr> <tr> <td>C-5</td> <td>BLUEPRINT FOR A CLEAN BAY</td> </tr> <tr> <td>ARCHITECTURAL</td> <td></td> </tr> <tr> <td>A0.5</td> <td>SITE PLAN / FLOOR AREA STUDY</td> </tr> <tr> <td>A1.1</td> <td>EXISTING FLOOR PLAN / ELEVATIONS</td> </tr> <tr> <td>A2.1</td> <td>FIRST / SECOND FLOOR PROPOSED PLAN</td> </tr> <tr> <td>A2.2</td> <td>ROOF PROPOSED PLAN</td> </tr> <tr> <td>A3.1</td> <td>PROPOSED ELEVATIONS</td> </tr> <tr> <td>A3.2</td> <td>PROPOSED ELEVATIONS</td> </tr> <tr> <td>AB.0</td> <td>EXTERIOR SECTIONS</td> </tr> <tr> <td>LANDSCAPE</td> <td></td> </tr> <tr> <td>L-1</td> <td>PLANTING PLAN</td> </tr> </tbody> </table>	A0.1	PROJECT INFO	A0.2	STREETSCAPE DIAGRAM	A0.3	ARBORIST REPORT AND TPZ PLAN	CIVIL		T 01-F	BOUNDARY & TOPOGRAPHIC SURVEY	C-1	GRADING AND DRAINAGE NOTES & DETAILS	C-2	GRADING AND DRAINAGE PLAN	C-3	EROSION CONTROL PLAN	C-4	EROSION CONTROL DETAILS	C-5	BLUEPRINT FOR A CLEAN BAY	ARCHITECTURAL		A0.5	SITE PLAN / FLOOR AREA STUDY	A1.1	EXISTING FLOOR PLAN / ELEVATIONS	A2.1	FIRST / SECOND FLOOR PROPOSED PLAN	A2.2	ROOF PROPOSED PLAN	A3.1	PROPOSED ELEVATIONS	A3.2	PROPOSED ELEVATIONS	AB.0	EXTERIOR SECTIONS	LANDSCAPE		L-1	PLANTING PLAN
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624 PACO DR
2-STORY HOUSE



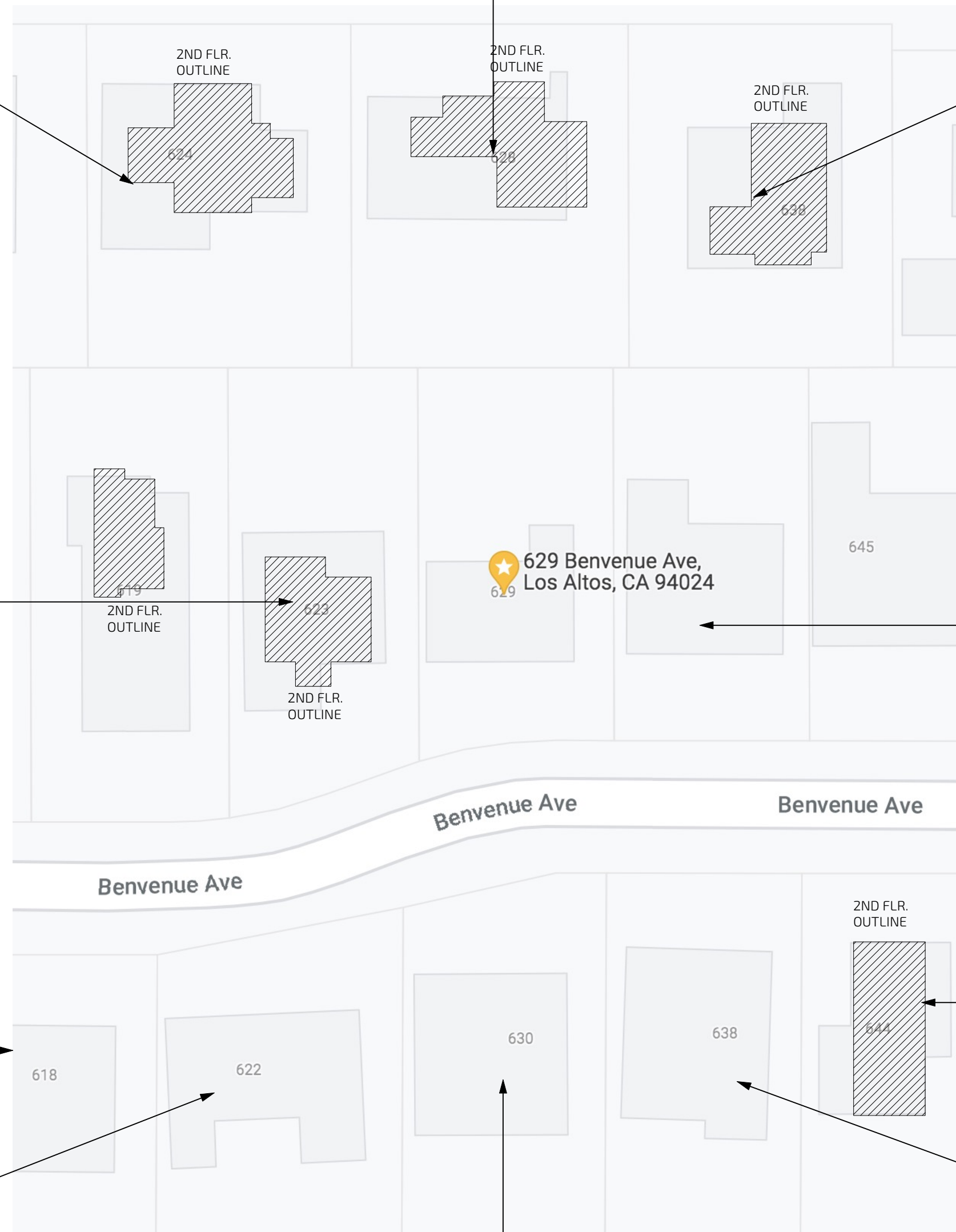
628 PACO DR
2-STORY HOUSE



638 PACO DR
2-STORY HOUSE



623 BENVENUE AVE
2-STORY HOUSE



645 BENVENUE AVE
1-STORY HOUSE



618 BENVENUE AVE
1-STORY HOUSE



644 BENVENUE AVE
2-STORY HOUSE



622 BENVENUE AVE
1-STORY HOUSE



630 BENVENUE AVE
1-STORY HOUSE



638 BENVENUE AVE (IN CONSTRUCTION)
1-STORY HOUSE

kc

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

PLANNING SET
3.9.2022

Sheet Revisions:
1 PLAN CHECK COMMENTS
4.22.2022

ELECTRONIC PLAN REVIEW

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

PLANNING SET
NOT FOR CONSTRUCTION

STREETSCAPE
DIAGRAM

CITY STAMP:

A0.2

PROJECT NUMBER: 2110
629 BENVENUE AVE

Arborist Report

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

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

February 23rd 2022

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

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

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

Summary

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

Tree Inventory

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

NewVista Tree Service
Thomas Lamas ISA Certified Arborist

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

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

Protected Tree Evaluation & Recommendation

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

Tree Protection Plan

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

Before Construction:

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

Tree Protection Zone

- 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.
- The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.
- The existing grade level around a tree shall normally be maintained out to the dripline of the tree. No signs, wires, or any other object shall be attached to the tree.
- Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.

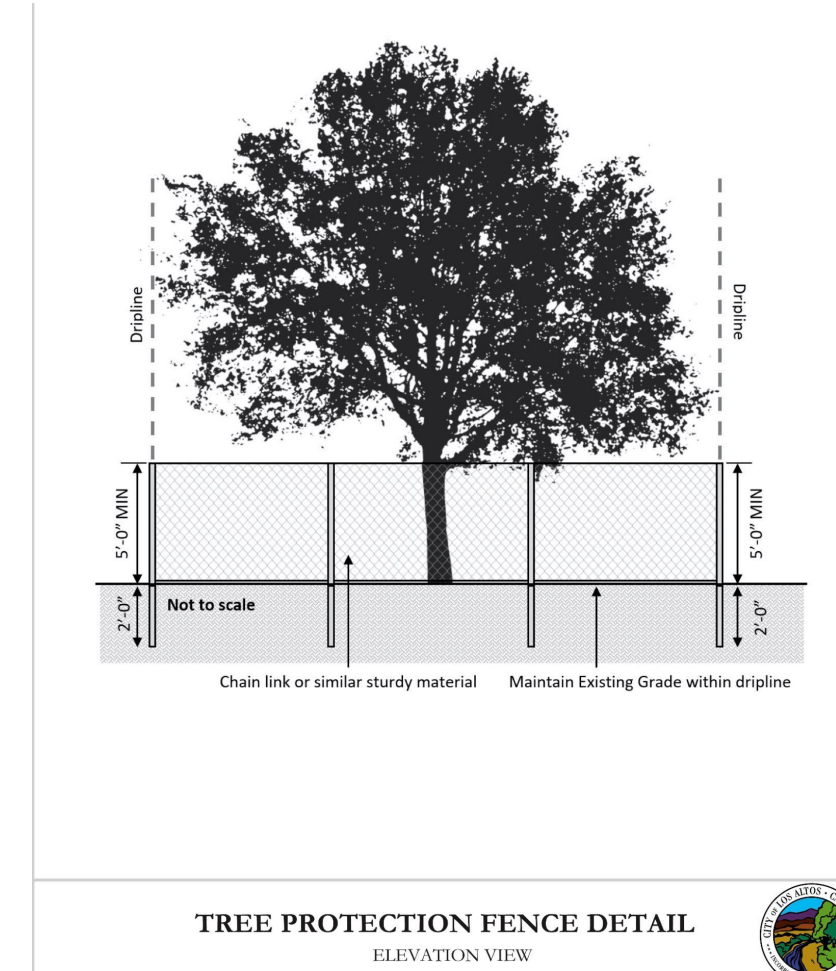
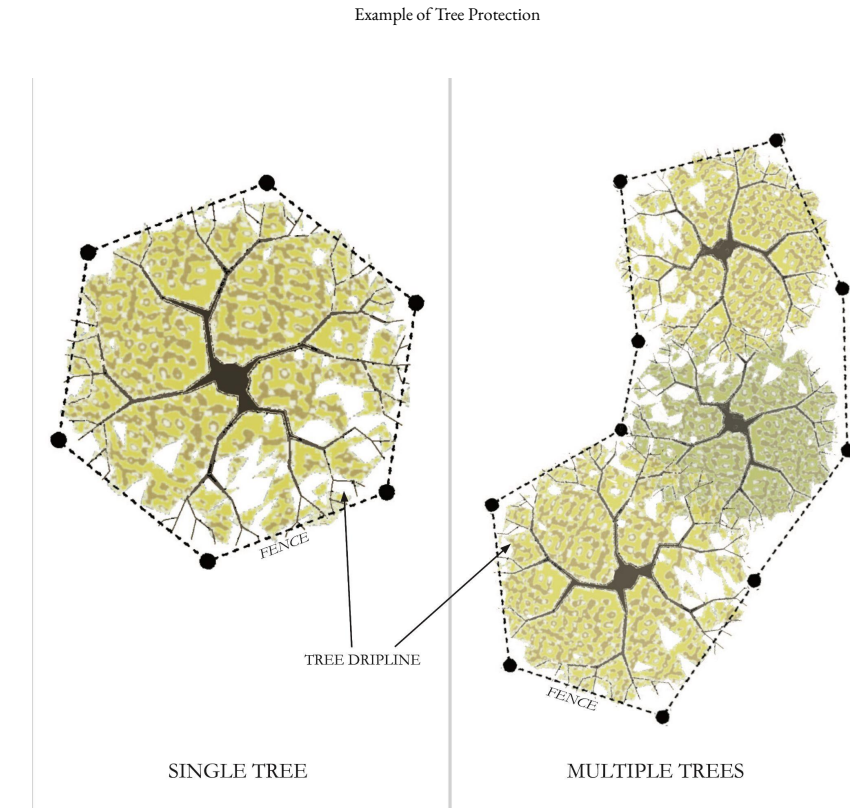
During Construction:

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

After Construction:

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

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



Disclosure Statement

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

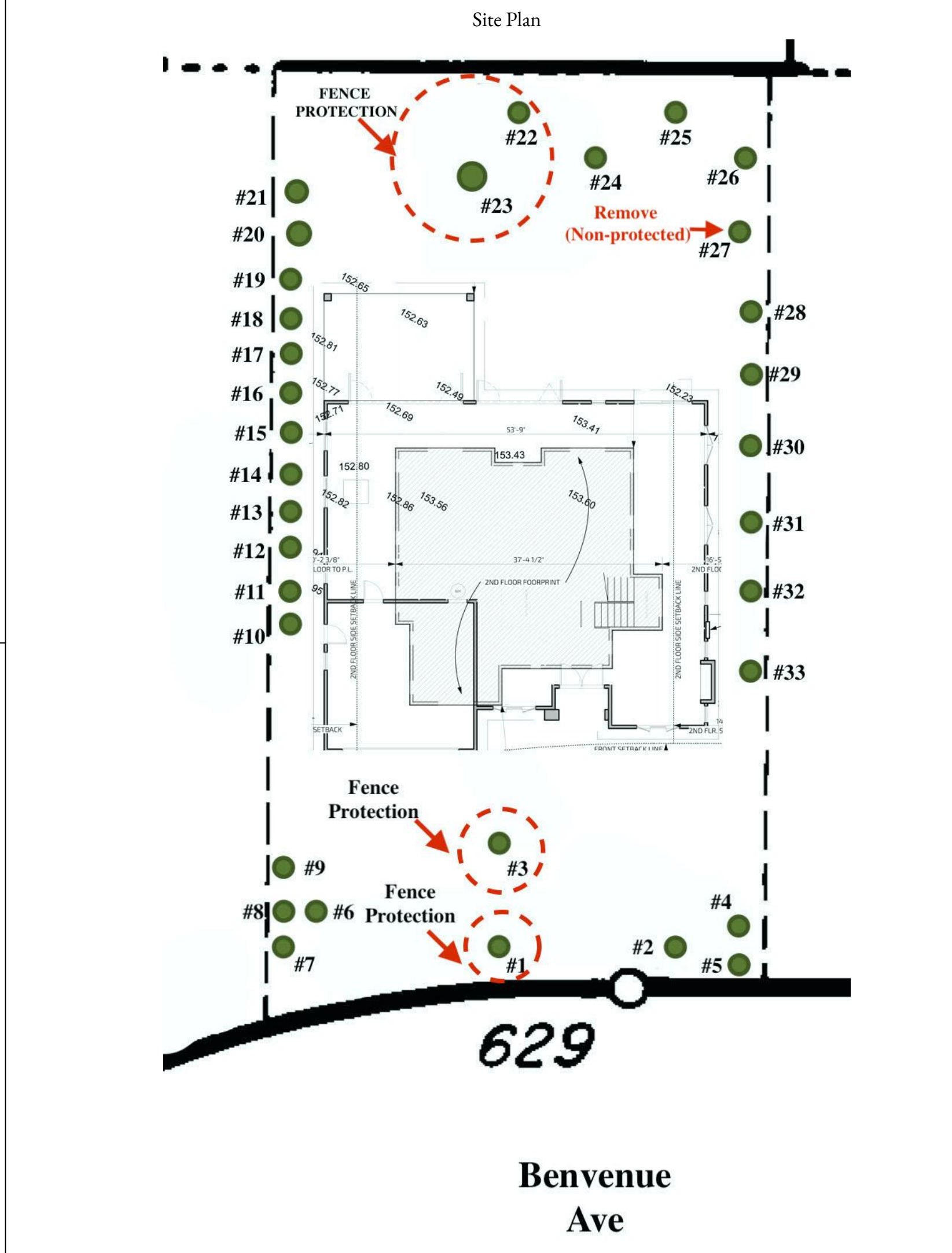
Sketches and diagrams in this report are intended to aid and are not intended to be taken as engineering or architectural reports.

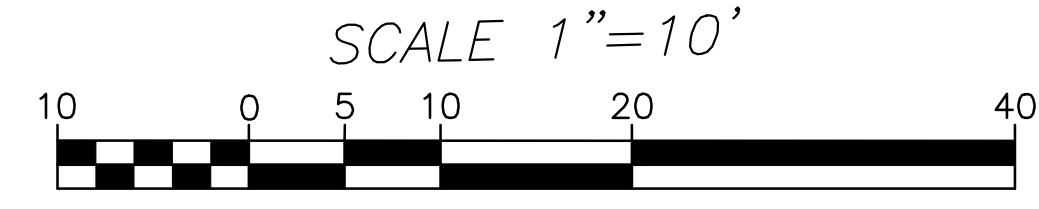
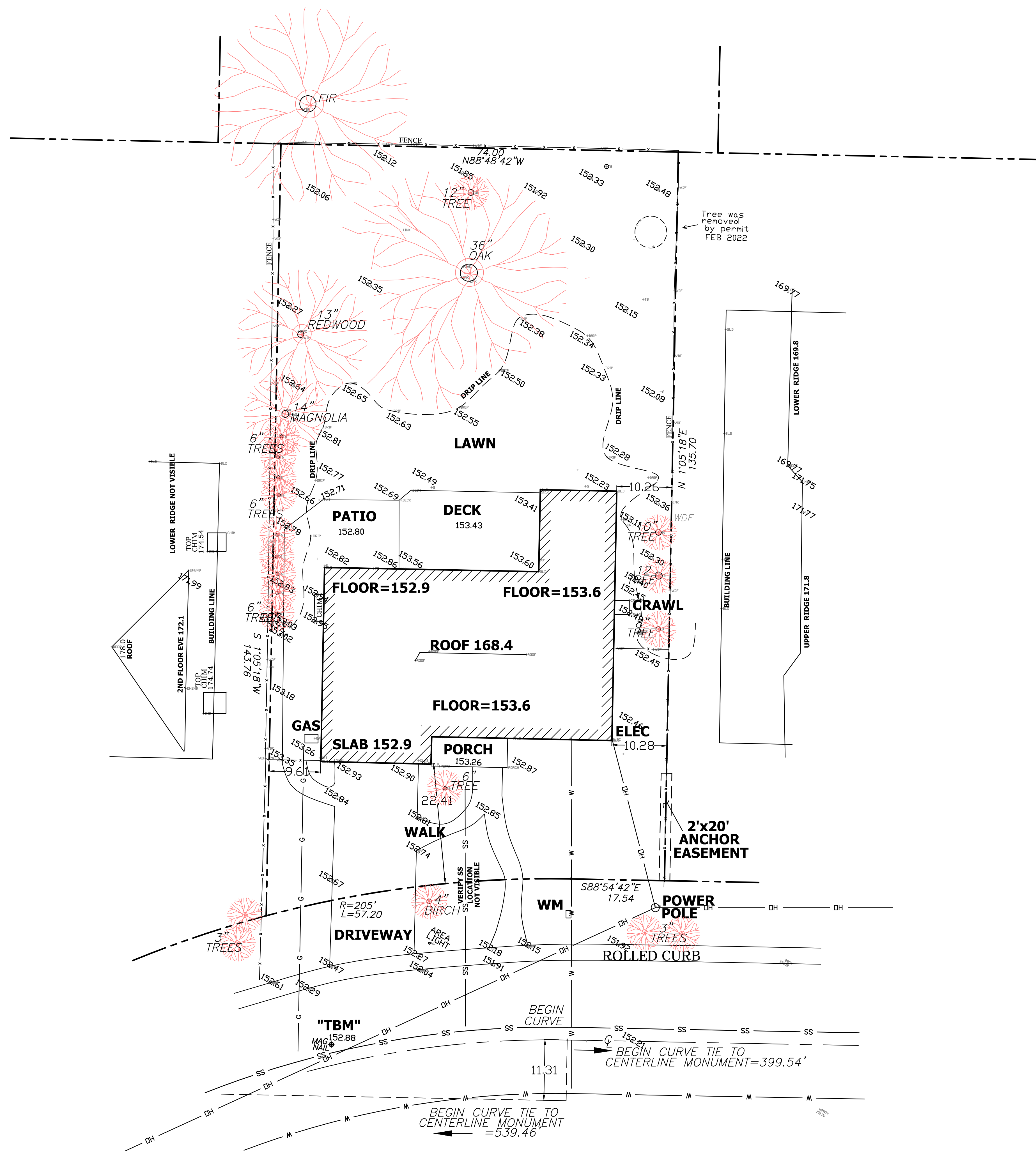
NewVista Inc. does not guarantee the survival or protection of the trees mentioned in this report. The recommendations made in this report are to aid and minimize the potential damage to such trees. Ultimately the trees on the property are the owners responsibility.

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

Thomas Lamas

Thomas Lamas
ISA Certified Arborist
WE-13399A





LEGEND

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

EASEMENT AND UNDERGROUND UTILITY NOTE

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

PROJECT BENCHMARK-"TBM"

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

BASIS OF BEARINGS

CENTERLINE MONUMENTS PER 28M39 SANTA CLARA COUNTY RECORDS

LOT AREA
 10,195 SQ. FT. ±



BAYLAND CONSULTING
 www.baylandconsulting.com

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

GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENTS OF THE CITY OF LOS ALTOS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800/642-2444.
- EXISTING UTILITIES SHOWN ARE BASED UPON RECORD INFORMATION AND ARE APPROXIMATE IN LOCATION AND DEPTH. THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES THAT MAY BE AFFECTED BY NEW FACILITIES IN THIS CONTRACT. VERIFY ACTUAL LOCATION AND DEPTH, AND REPORT POTENTIAL CONFLICTS TO THE ENGINEER PRIOR TO EXCAVATION FOR NEW FACILITIES.

IT IS THE CONTRACTORS RESPONSIBILITY TO REPLACE ALL STREET MONUMENTS, LOT CORNER PIPES, AND GRADE STAKES DISTURBED DURING THE PROCESS OF CONSTRUCTION AT THE REGULAR ENGINEER'S FEE.

PROVIDE CONCRETE PROTECTION BETWEEN UNDERGROUND PIPE CROSSINGS WITH 12" OR LESS VERTICAL CLEARANCE.

ALL SURPLUS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM PROJECT SITE AND FROM PUBLIC RIGHT-OF-WAY.

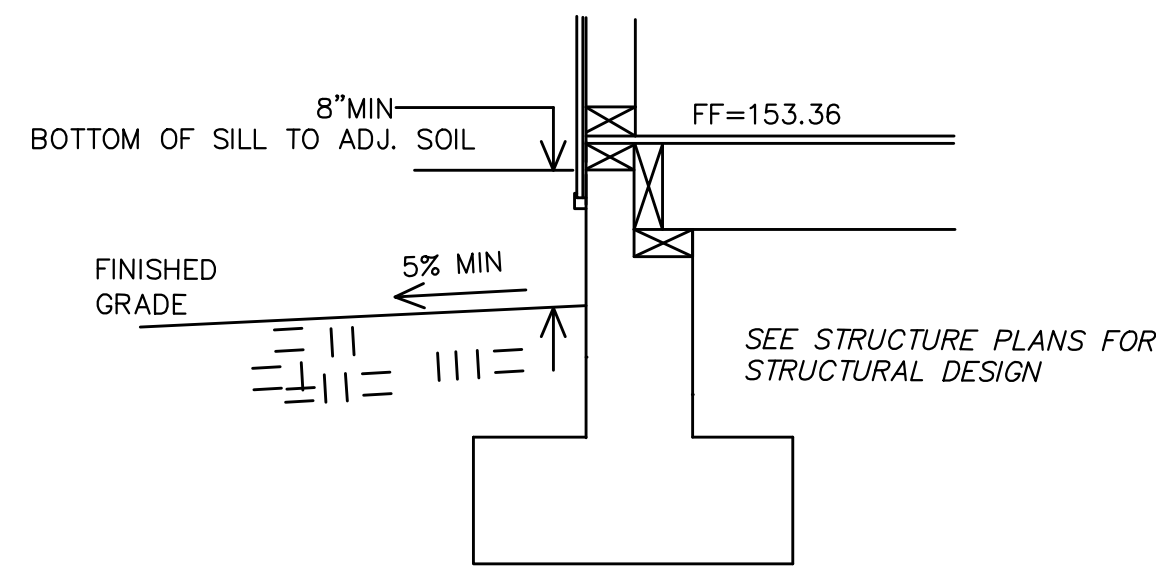
CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AND KEEP MUD AND DEBRIS OFF THE PUBLIC RIGHT-OF-WAY AT ALL TIMES.

ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

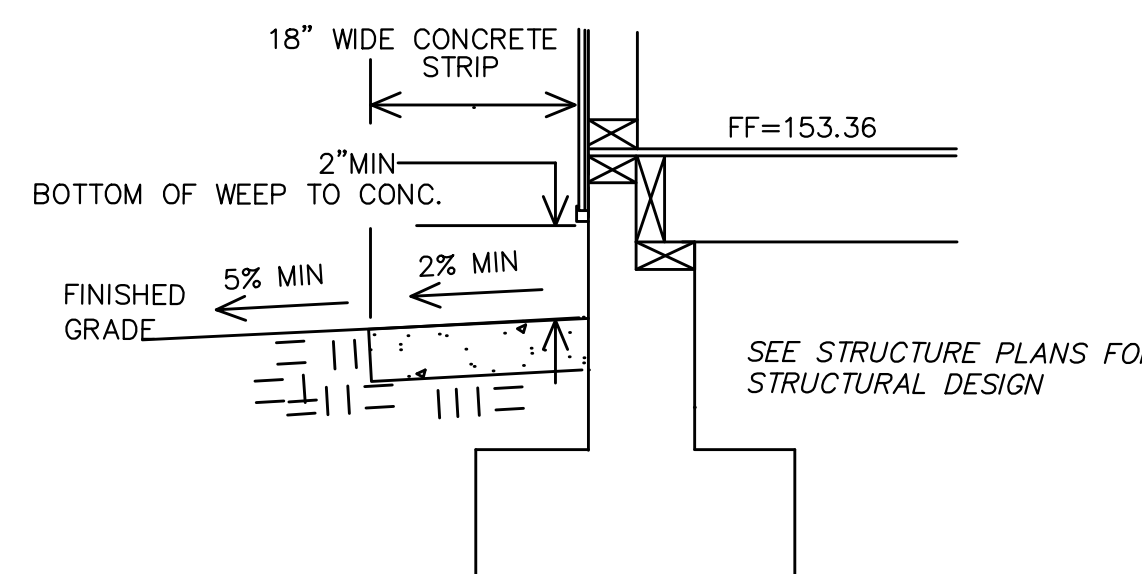
GRADE BREAKS ON CURBS AND SIDEWALKS ARE TO BE ROUNDED OFF ON FORM WORK AND FINISHED SURFACING.
- CONTRACTOR SHALL PERFORM HIS CONSTRUCTION AND OPERATION IN MANNER WHICH WILL NOT ALLOW HARMFUL POLLUTANTS TO ENTER THE STORM DRAIN SYSTEM. TO ENSURE COMPLIANCE, THE CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE BEST MANAGEMENT PRACTICE (BMP) AS OUTLINED IN THE BROCHURES ENTITLED BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY" ISSUED BY THE SAN MATEO COUNTYWIDE STORM WATER POLLUTION PREVENTION PROGRAM, TO SUIT THE CONSTRUCTION SITE AND JOB CONDITION. THE CONTRACTOR SHALL PRESENT HIS PROPOSED BMP AT THE PRECONSTRUCTION MEETING FOR DISCUSSION AND APPROVAL.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT IN THE STREET RIGHT-OF-WAY SHALL NOT BE PERMITTED, EXCEPT AT LOCATION(S) APPROVED BY THE CITY TRAFFIC ENGINEER.

GRADING NOTES

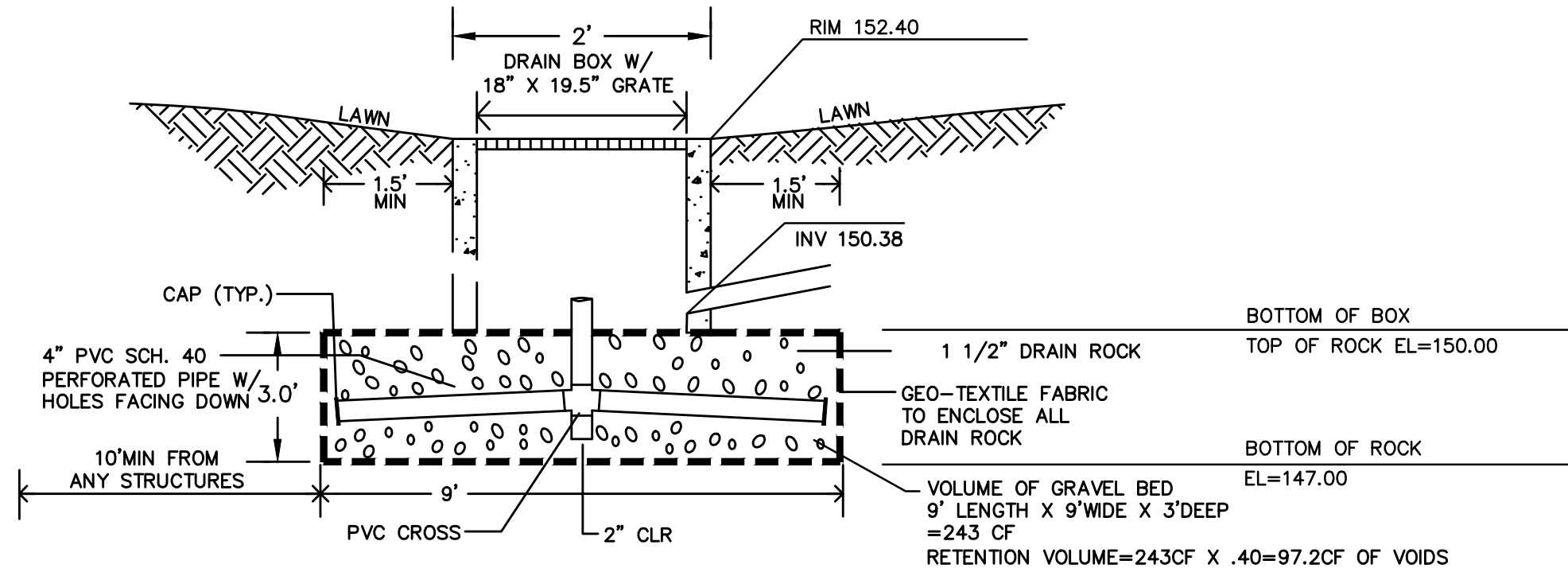
- DATE OF SURVEY: AUGUST, 2021
- FINISHED GRADES ALONG THE PERIMETER OF THE FOUNDATION TO BE SLOPED AT A MINIMUM OF 5% FOR FIRST 10 FEET.
- ALL CONCRETE SHALL BE CLASS "A" CONFORMING TO SECTION 90 OF CALTRANS SPECIFICATIONS AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS PER CALIFORNIA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



CONCEPTUAL PERIMETER FOOTING-TYPE 1
CLEARANCE FROM ADJACENT SOIL
SEE STR. & ARCH. PLANS
ON-SITE ONLY SCALE: N.T.S. 1

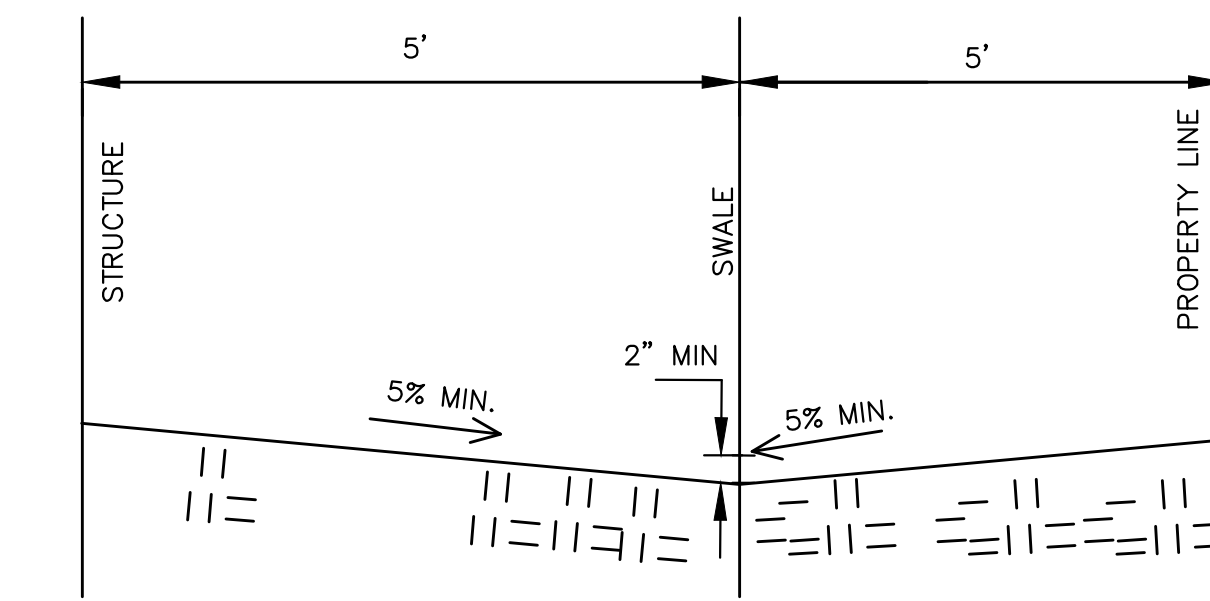


CONCEPTUAL PERIMETER FOOTING-TYPE 2
CLEARANCE WITH CONCRETE APRON
SEE STR. & ARCH. PLANS
ON-SITE ONLY SCALE: N.T.S. 2

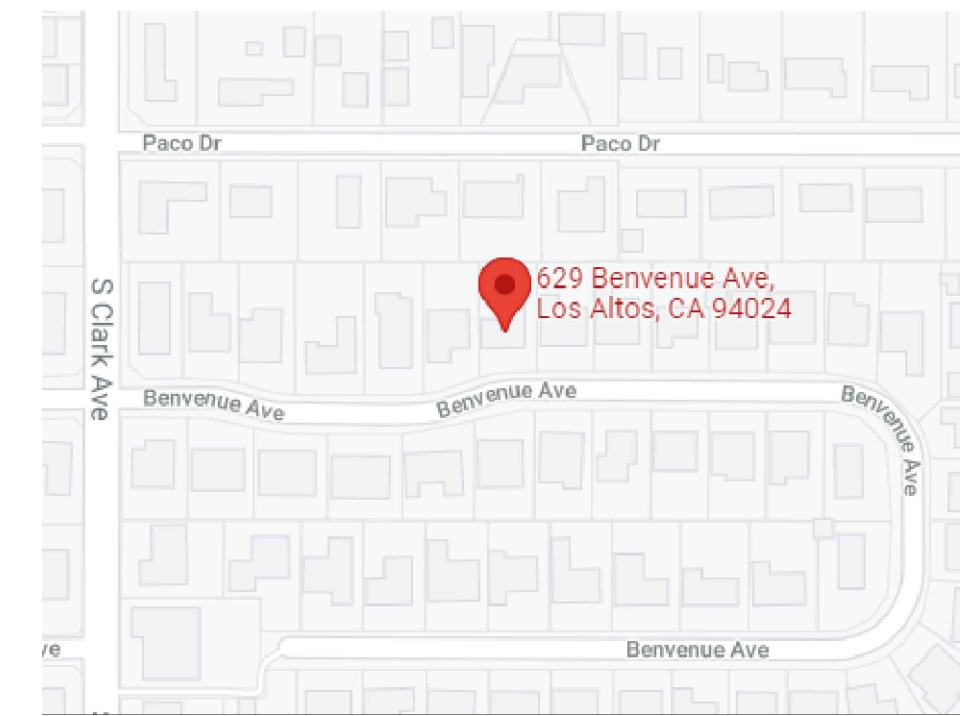


NOTES: 1. WATER RETENTION CAPACITY OF BED IS LIMITED TO 40% OF TOTAL BED VOLUME.
2. THE EDGE OF BASIN SHALL BE 10' MINIMUM FROM ALL PROPERTY LINE.

SHALLOW GRAVEL BASIN(CB#1)
ON-SITE ONLY SCALE: N.T.S. 3



DETAIL TYPICAL SIDEYARD SWALE
ON-SITE ONLY SCALE: N.T.S. 4



VICINITY MAP
NTS

LEGEND

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

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

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

UNDERGROUND UTILITY NOTES

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

BASIS OF BEARINGS

CENTERLINE MONUMENTS PER 28M39 SANTA CLARA COUNTY RECORDS

BENCHMARK "TBM"

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

LOT AREA

10,195 SQ. FT.±

GEOTECHNICAL REPORT

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

SITE GRADING QUANTITIES

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

SHEET INDEX

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

REVISIONS

DATE	DESCRIPTION
△	
△	
△	
△	

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

SHEET

C1

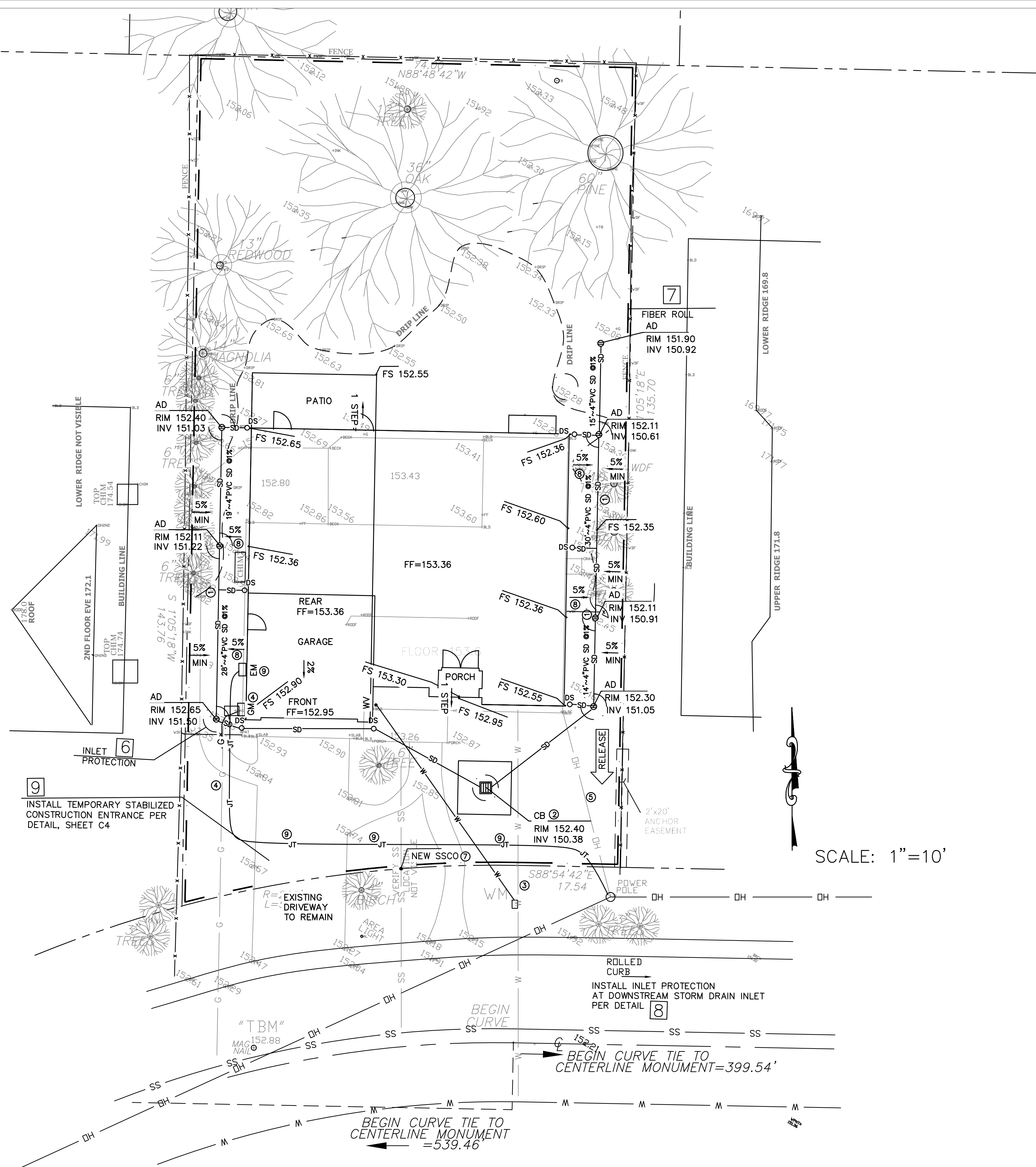
OF 5 SHEETS



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

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

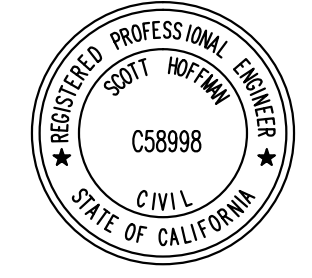




9
INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER DETAIL, SHEET C4

8
INSTALL INLET PROTECTION AT DOWNSTREAM STORM DRAIN INLET PER DETAIL

SCALE: 1"=10'



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

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

REVISIONS	
DATE	DESCRIPTION
△	
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JOB NO.	21079
SCALE:	N.T.S.
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DATE:	02/15/22

SHEET
C3
 OF 5 SHEETS

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

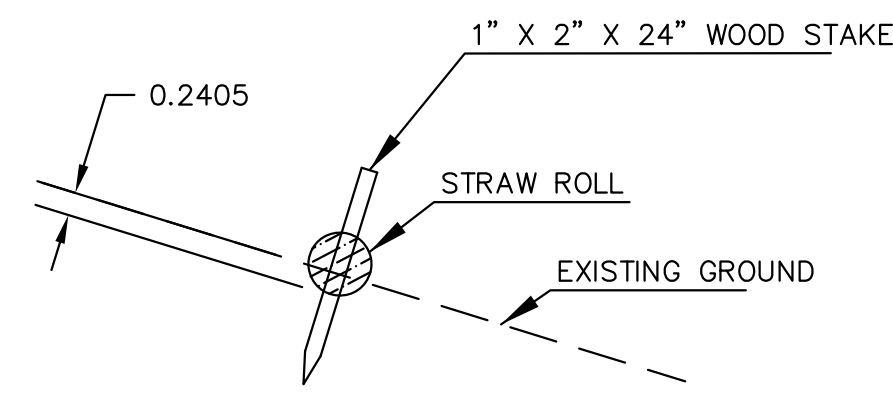
- Contractor/Owner: _____
It shall be the owner's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the soil erosion control measures.
- Civil Engineer: Bay Land Consulting, 2005 De La Cruz Blvd. Ste 230, Santa Clara, CA Ph: 408-296-6000.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

EROSION AND SEDIMENT CONTROL MEASURES

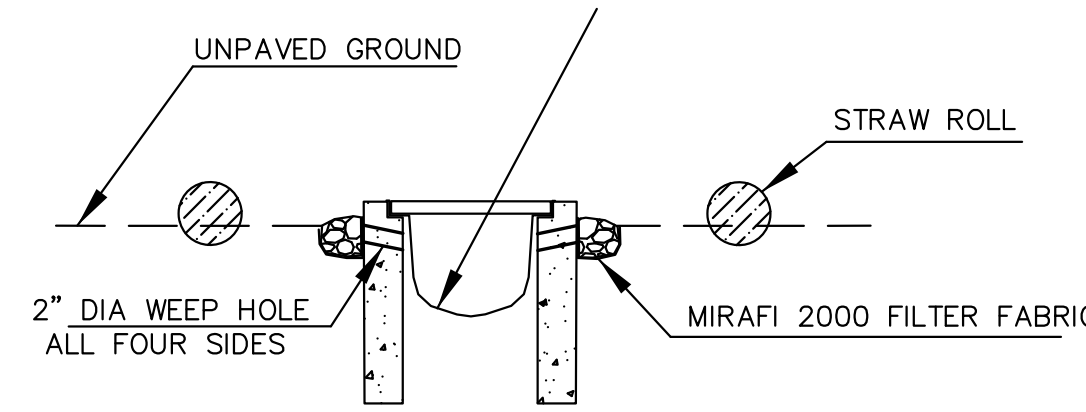
- The facilities shown on this plan are designed to control erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control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

Maintenance Notes

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



ON SLOPES



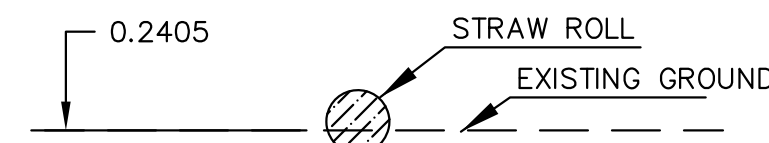
SECTION IPU-1

NOT TO SCALE

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

EST. DIMENSIONS OF GRAVEL BED:

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



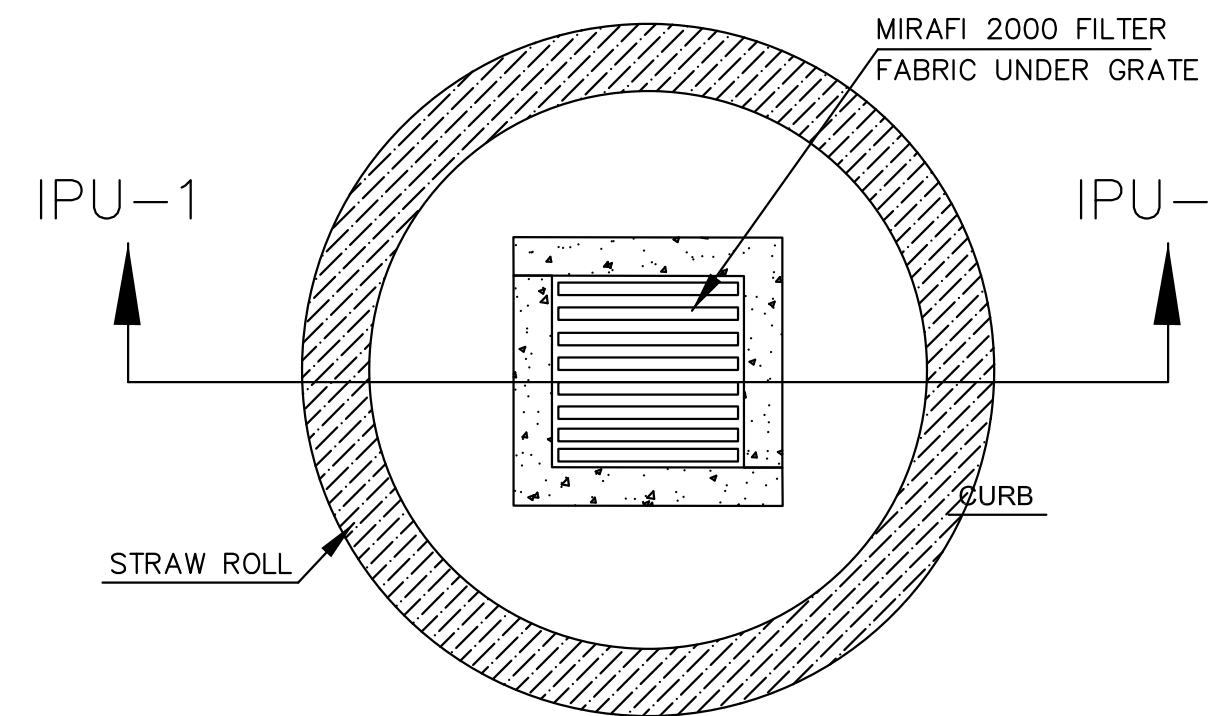
ON LEVEL GROUND

- PLACE STRAW ROLL IN TRENCH EXCAVATED 3" (0.24") INTO GROUND ALONG CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
- ON SLOPES PLACE ROLL TO FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE. CURVE ENDS UPHILL AT THE ENDS.
- ABUT ADJACENT ROLLS TIGHTLY.

STRAW ROLL OR FIBER ROLL

SCALE: NTS

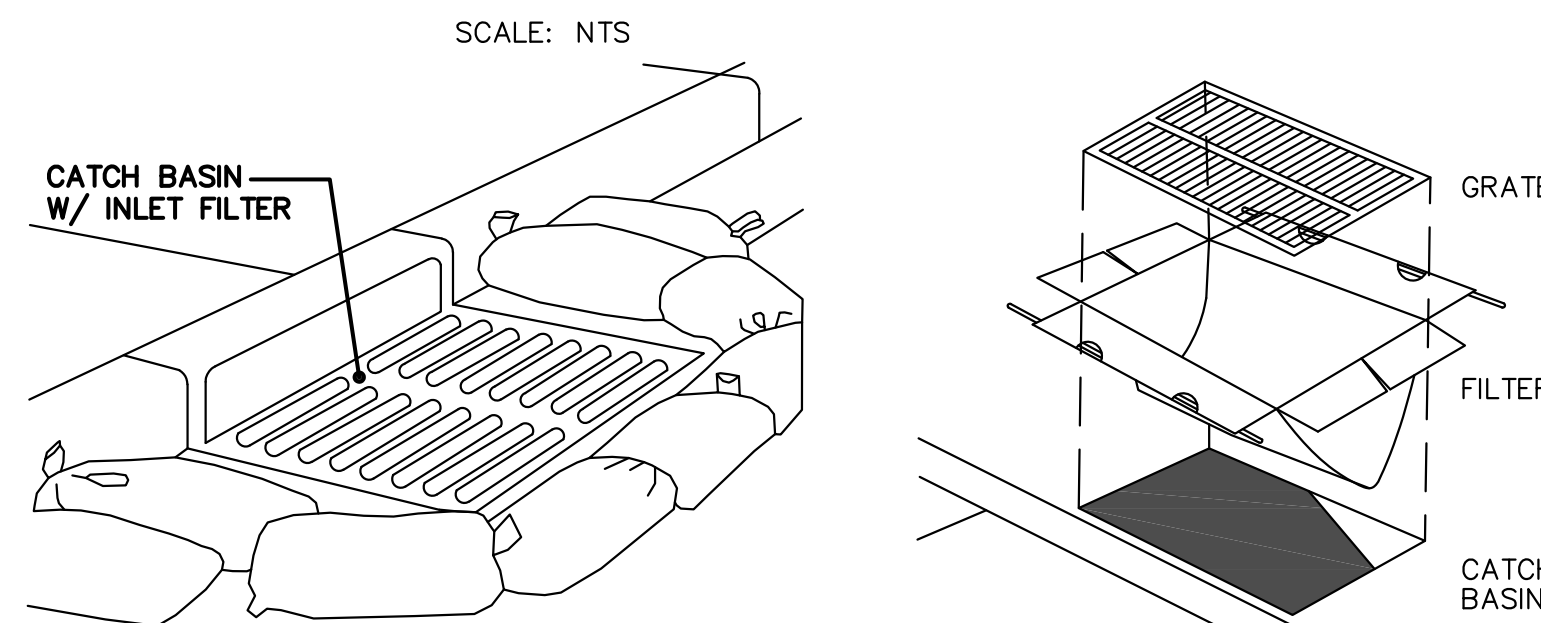
7



INLET PROTECTION IN UNPAVED AREAS

SCALE: NTS

6



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

PROPERLY DISPOSE OF ACCUMULATED SEDIMENT

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

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

CATCH BASIN INLET FILTER

INSTALLATION
REMOVE DRAIN GRATE

INSERT CATCH BASIN FILTER INTO BASIN LEAVING 3" FLAP EXPOSED

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

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

EMPTY CATCH BASIN FILTERS WHEN FILTERS APPEAR TO BE HALF FULL

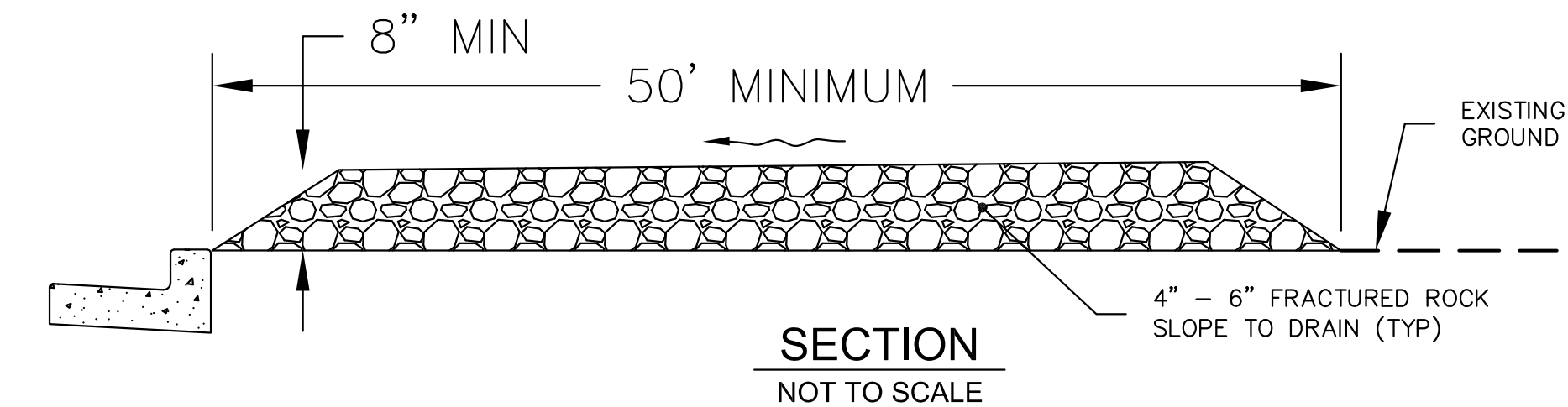
DISPOSE OF TRAPPED SEDIMENT IN ACCORDANCE WITH LOCAL REQUIREMENTS

CLEAN AND REUSE INLET FILTERS OR DISCARD AND REPLACE AS NECESSARY

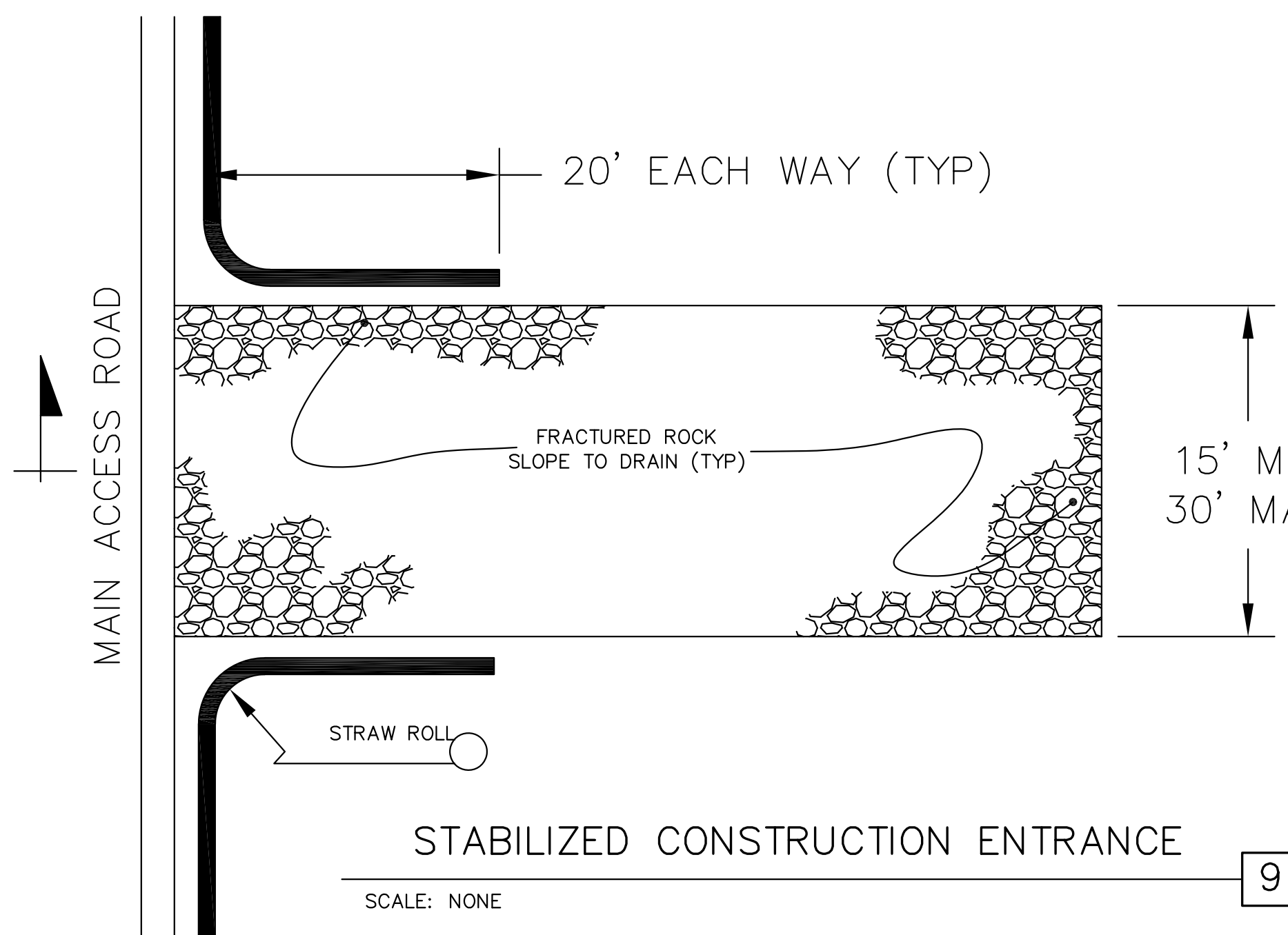
STORM DRAIN INLET PROTECTION PUBLIC STREET

SCALE: NONE

8



SECTION NOT TO SCALE



SCALE: NONE

9

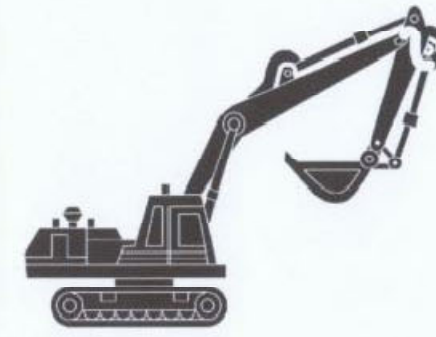
REVISIONS	
DATE	DESCRIPTION
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JOB NO.	21079
SCALE:	N.T.S.
DWN:	YC/SH
DATE:	12/10/21



Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into local creeks, streams, or waterways harm fish and the aquatic environment. Disposing of these materials in the storm drains or creeks can block and pollute the Bay.

During Construction

- Don't mix up more fresh concrete or cement than what you will use in a two-hour period.
- Set up and concrete small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area, (2) drain onto a 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.
- Never bury waste material. Dispose of small amounts of excess dry concrete, sand, and mortar in the trash.
- Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

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

Local Pollution Control Agencies

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

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

City of Los Altos
Building Department: (650) 947-2752
Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- The vegetation is an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

Doing The Job Right

General Business Practices

- Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up dry leaves, litter or residue in gutters or on street.
- In San Jose, leave yard waste for curbside recycling pickup in plastic 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.

- 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. Filter cleaning creates a turbid, silty, and spastic filter residue into soil. Dispose of spent diatomaceous earth in a sanitary sewer cleanout.
- If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

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

Paint Removal

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

Recycle/Reuse Leftover Paints Whenever Possible

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

Doing The Job Right

General Business Practices

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

Practices During Construction

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or during construction is not immediately planned.
- Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff that enters storm drains. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Best Management Practices for the

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

Doing The Job Right

Painting Cleanup

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

Paint Removal

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.
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- Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.



Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

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

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

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants of exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

Doing The Job Right

General Business Practices

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

Materials/Waste Handling

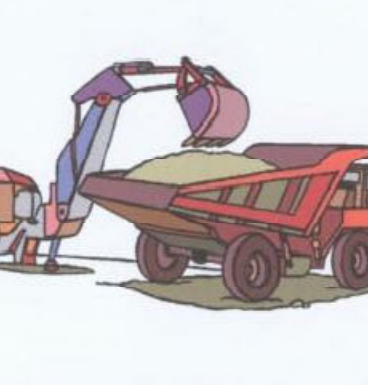
- Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleaned vegetation, paper, rock,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

Permits

- In addition to local building permits, you will need to obtain coverage under the State's General Construction Act's Storm Water Permit if your construction site disturbs one acre or more. Obtain this permit from the Regional Water Quality Control Board.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



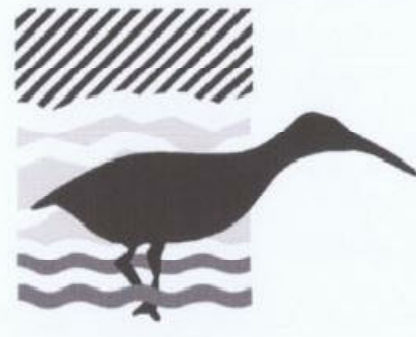
Best Management Practices for the

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

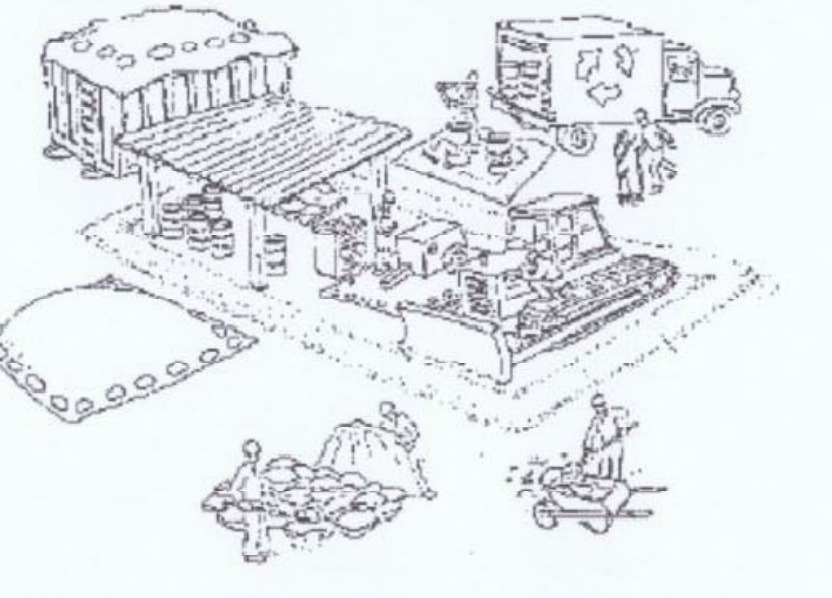
Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



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



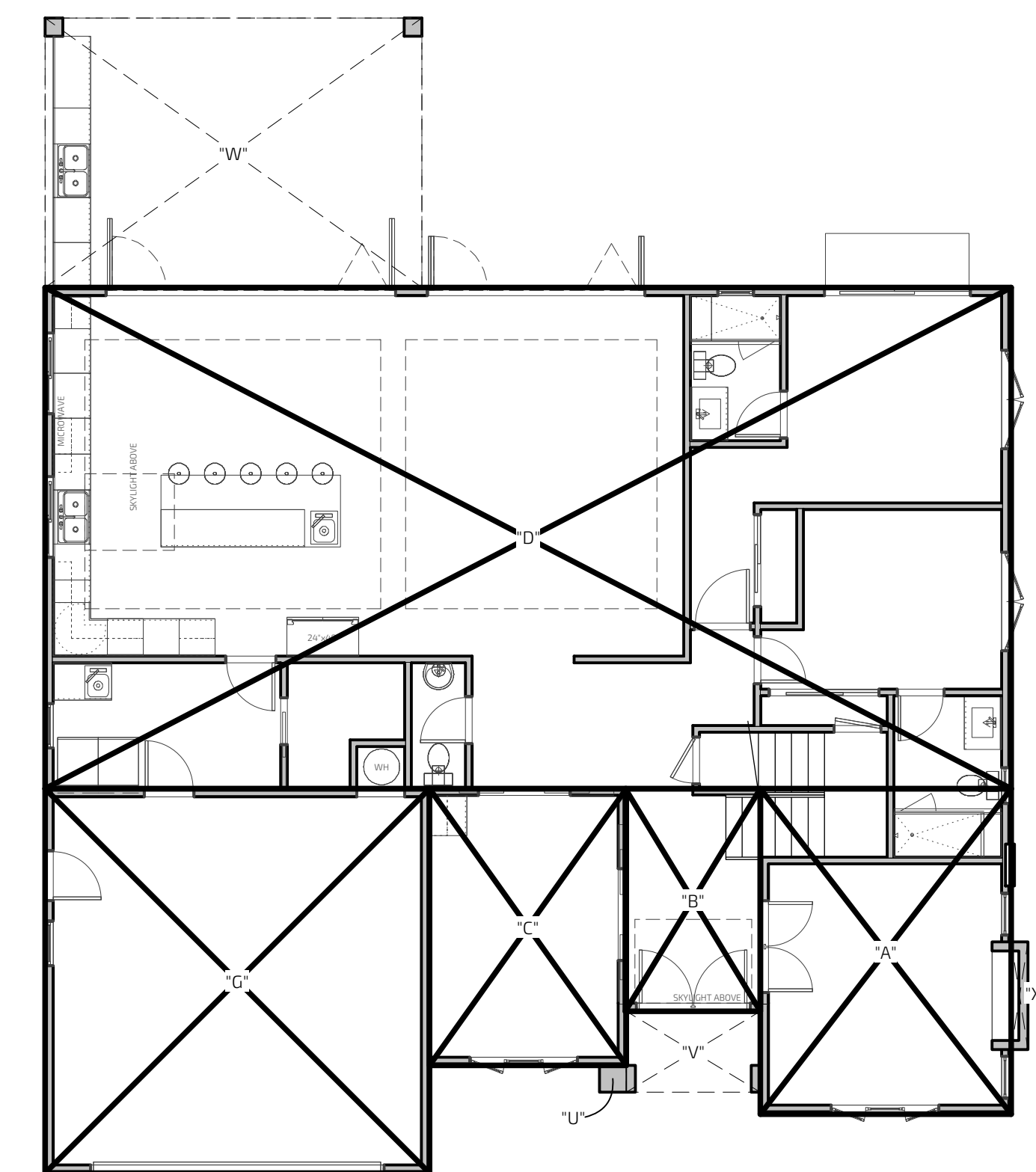
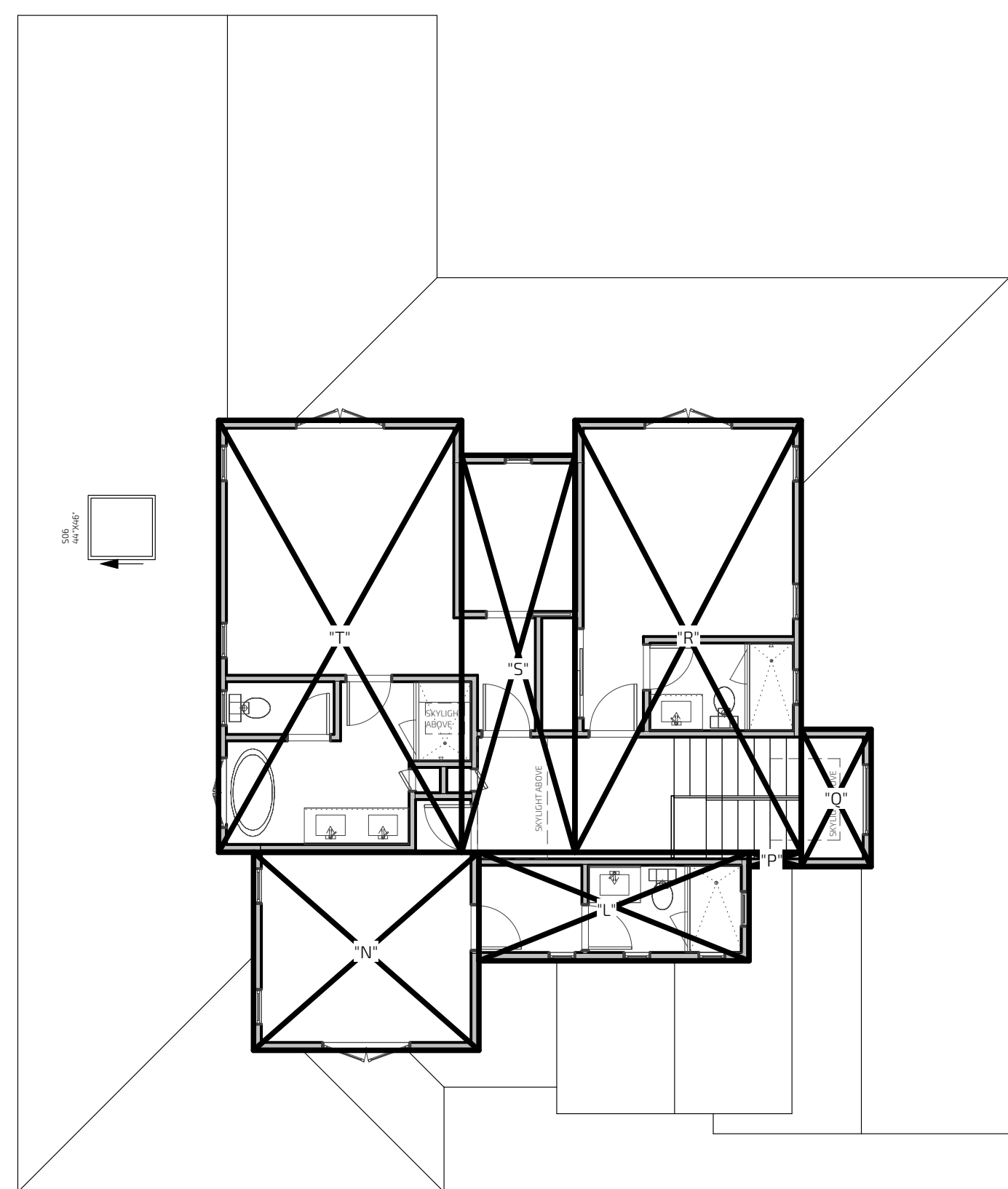
BAY LAND CONSULTING
CIVIL ENGINEERS
P.O. BOX 299
Santa Clara, California 95050
Ph: (408) 296-6000
SERVING THE BAY AREA

BLUEPRINT FOR A CLEAN BAY
629 BENVUENUE AVE, LOS ALTOS CA 94024
APN 189-38-079
SANTA CLARA COUNTY

DATE	REVISIONS	DESCRIPTION
△		
△		
△		
△		

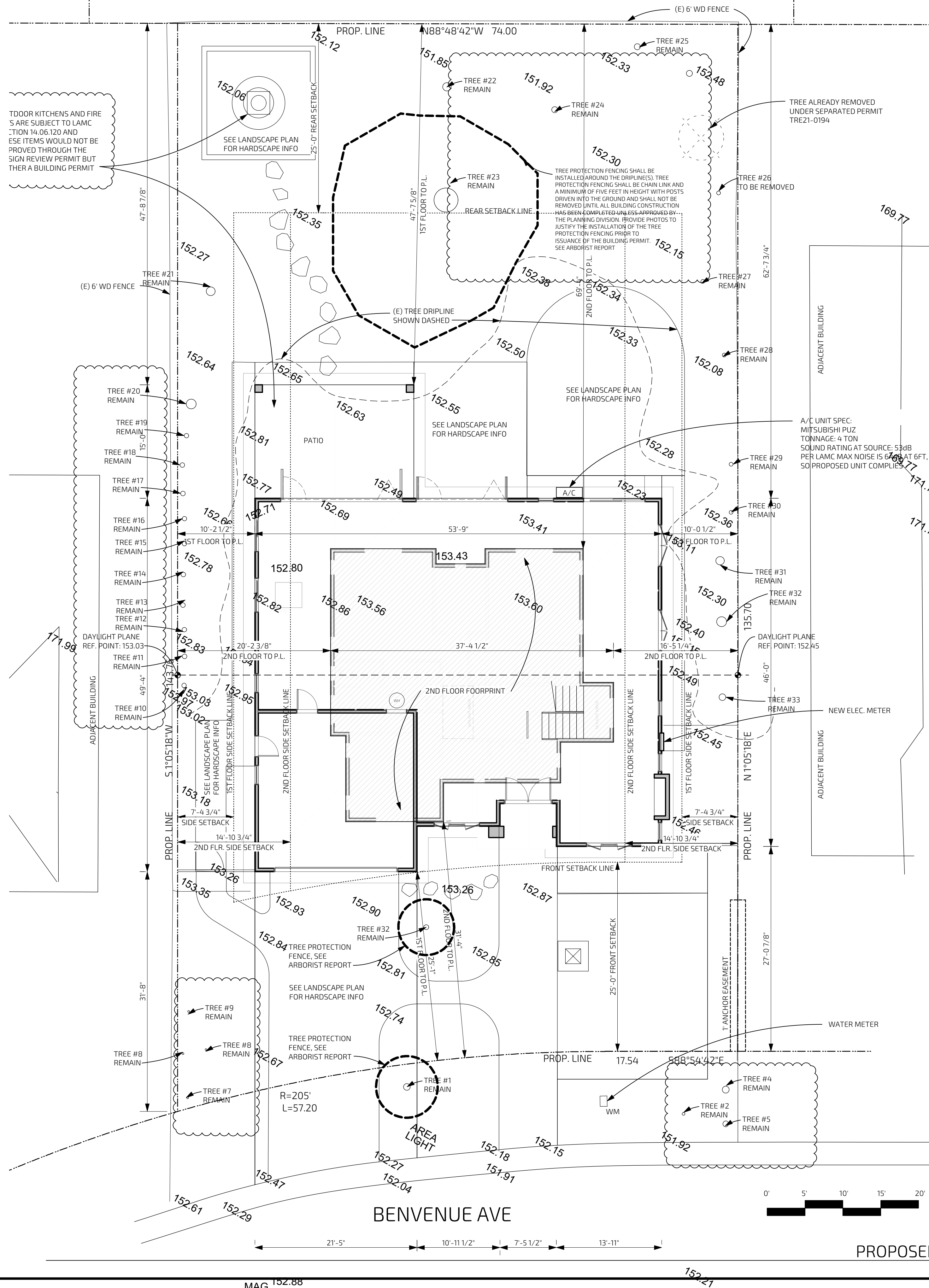
JOB NO.	21079
SCALE:	N.T.S.
DWN:	YC/SH
DATE:	12/10/21

SHEET
C5
OF 5 SHEETS



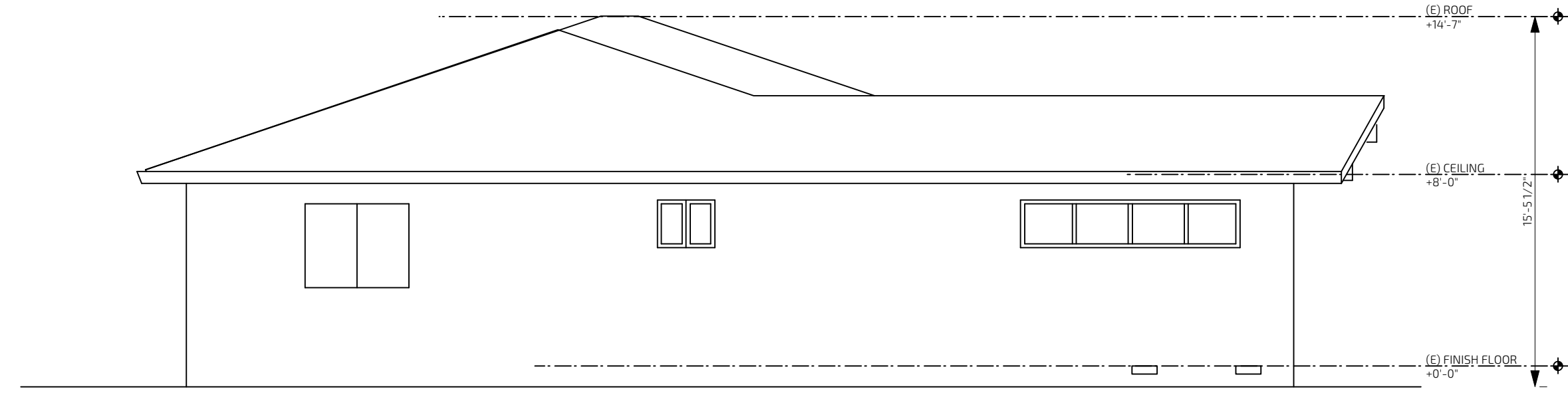
FLOOR AREA CALCULATION		
LABEL	DIMENSIONS	AREA
1ST FLOOR		
A	13'11.8 X 18'1.8	254 SF
B	7'6.3 X 12'5	93 SF
C	10'11.5 X 15'5	169 SF
D	53'9.8 X 27'11	1502 SF
G (GARAGE)	21'5 X 21'5	459 SF
2ND FLOOR		
L	15'5.5 X 6'2.4	96 SF
N	12'11 X 11'3.9	146 SF
P	3' X 9'9"	25 SF
Q	4'0 X 7'10.5	32 SF
R	12'11.5 X 24'8.6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

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

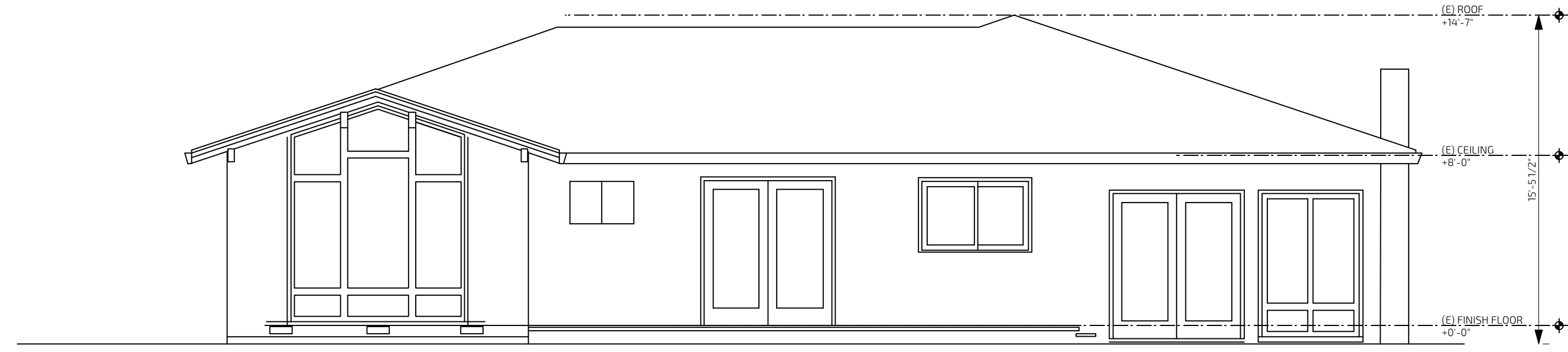


MAG NAIL
152.88

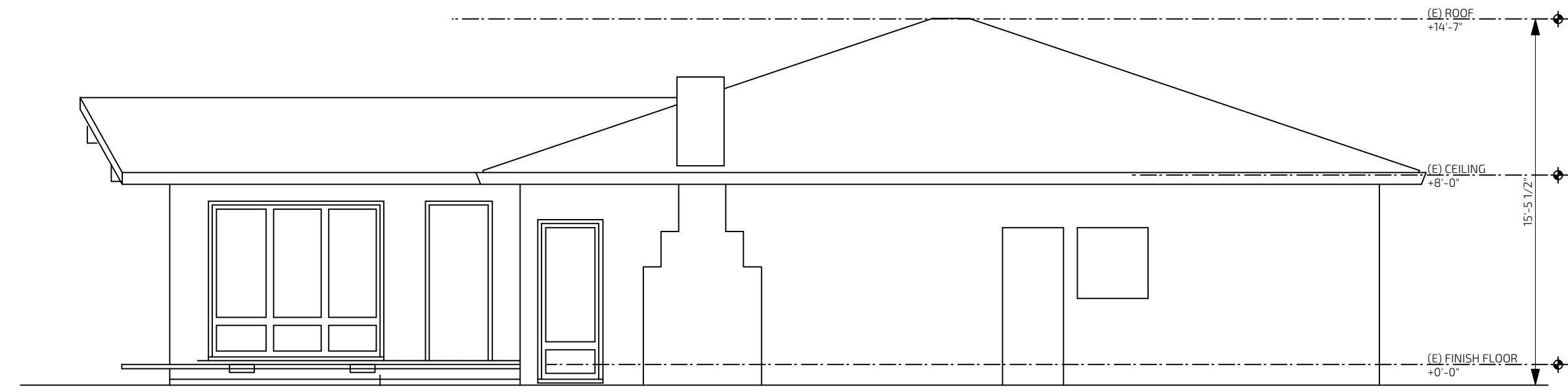
PROPOSED SITE PLAN
SCALE 1/8" = 1'-0" 1



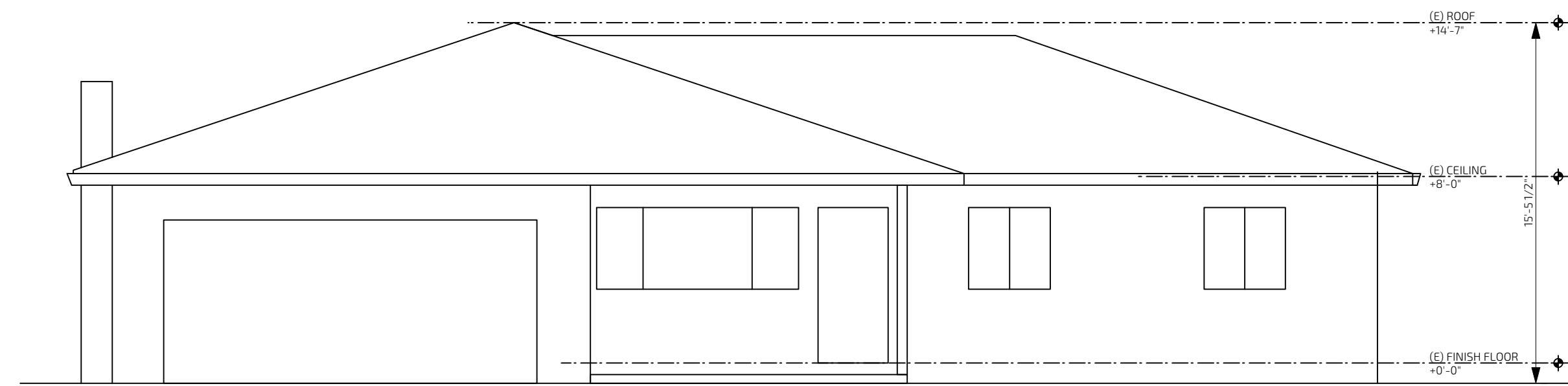
EXISTING EAST - RIGHT ELEVATION 4
SCALE 3/16" = 1'-0"



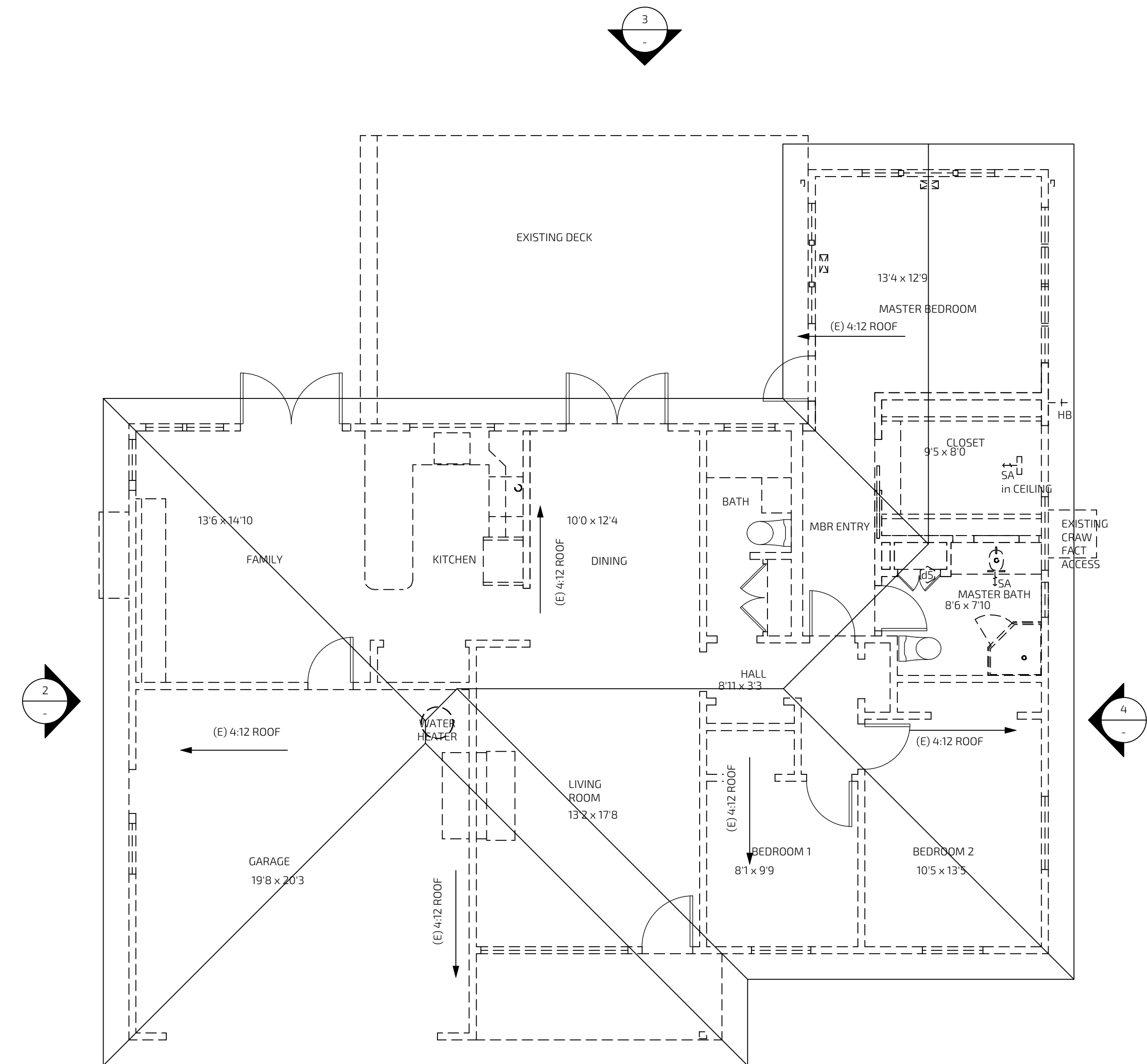
EXISTING NORTH - BACK ELEVATION 3
SCALE 3/16" = 1'-0"



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



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



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

kc

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669-244-3111
www.kylechan.com
kyle@kylechan.com

PLANNING SET
3.9.2022

Sheet Revisions:
1 PLAN CHECK COMMENTS
4.22.2022

ALL DIMENSIONS AND SPACINGS UNLESS OTHERWISE SPECIFIED ARE IN MILLIMETERS. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. VERIFY THE ACCURACY OF ALL DIMENSIONS BEFORE CONSTRUCTION.

ELECTRONIC PLAN REVIEW

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

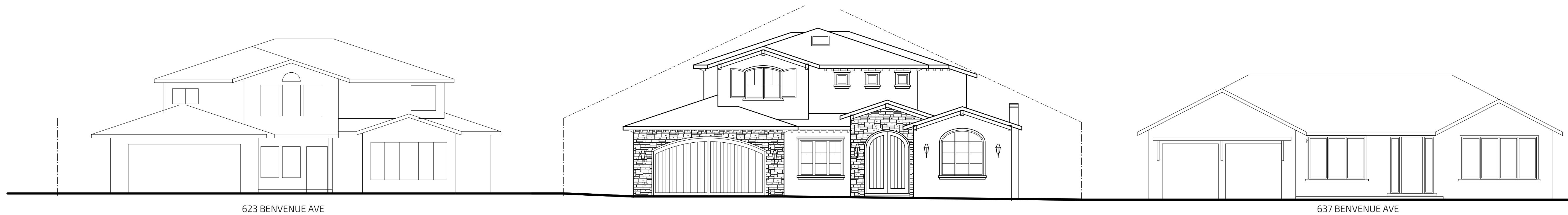
PLANNING SET
NOT FOR CONSTRUCTION

EXISTING
FLOOR PLAN/
ELEVATIONS

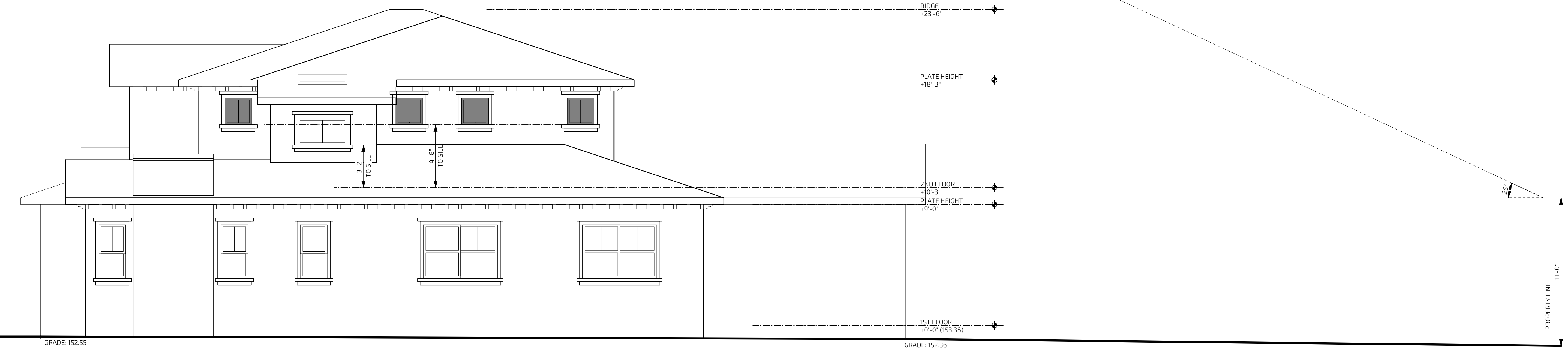
CITY STAMP:

A1.1

PROJECT NUMBER: 2110
629 BENVENUE AVE



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

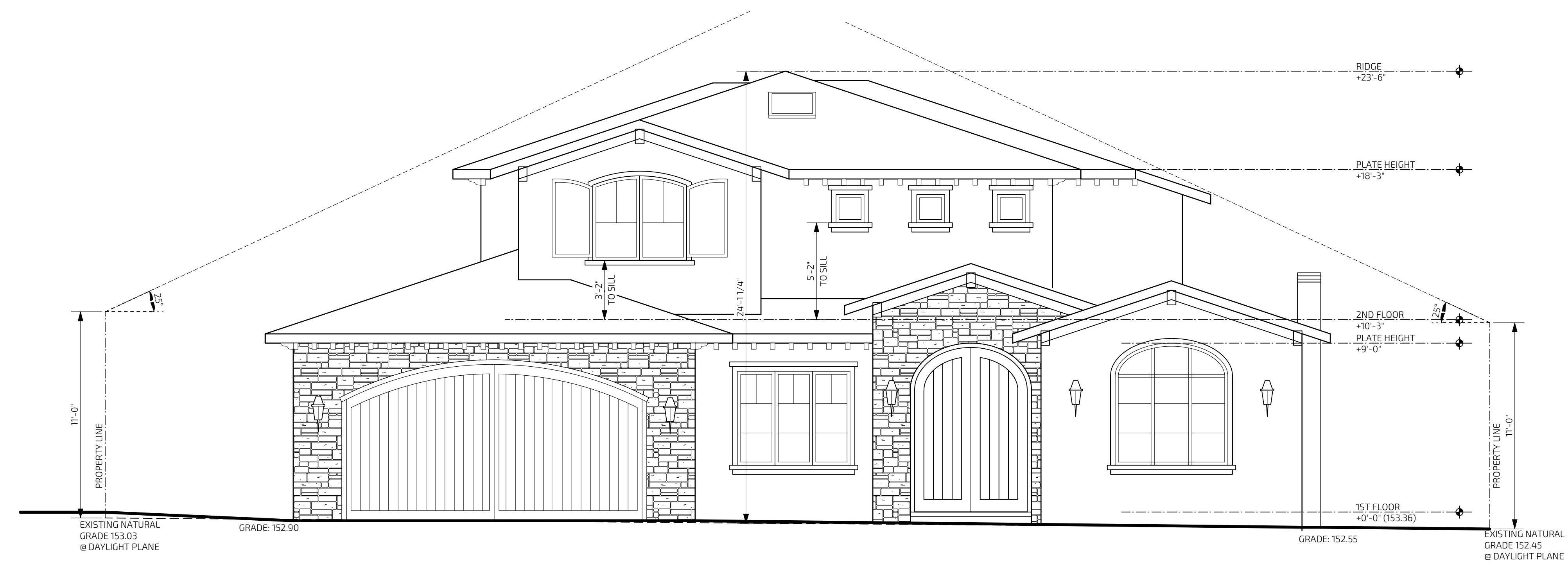


PROPOSED RIGHT ELEVATION
SCALE 1/4" = 1'-0" 2

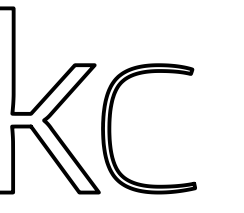
EXTERIOR FINISH SCHEDULE

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

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



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



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PLANNING SET
3.9.2022

Sheet Revisions:
1 PLAN CHECK COMMENTS
4.22.2022

ALL DIMENSIONS AND SPACINGS UNLESS OTHERWISE SPECIFIED
CONFORM TO THE 2018 CALIFORNIA BUILDING CODE (CBC) AND THE 2018
INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED
BY THE ARCHITECT'S COMMENT ON THE DRAWINGS.
ELECTRONIC PLAN REVIEW

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

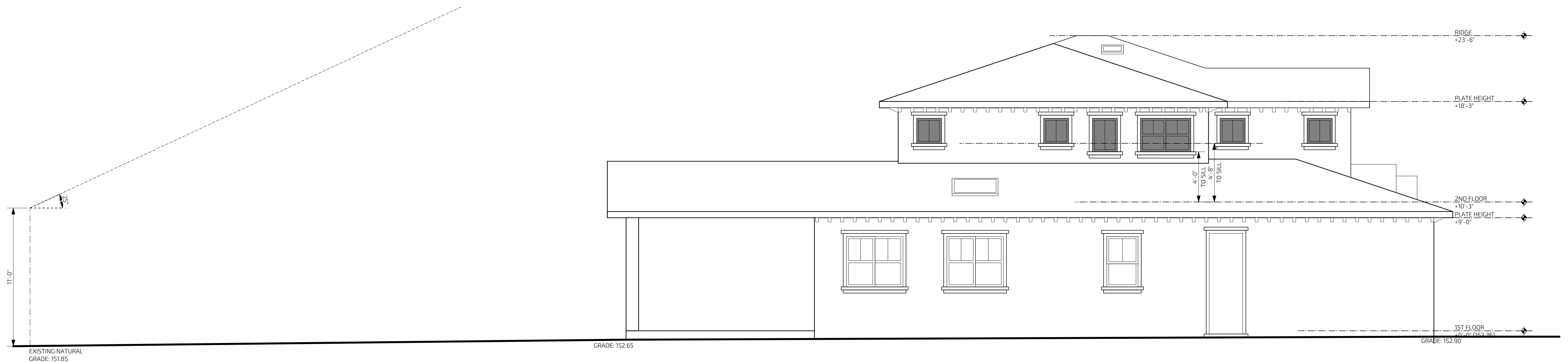
PLANNING SET
NOT FOR CONSTRUCTION

PROPOSED
ELEVATIONS

CITY STAMP:

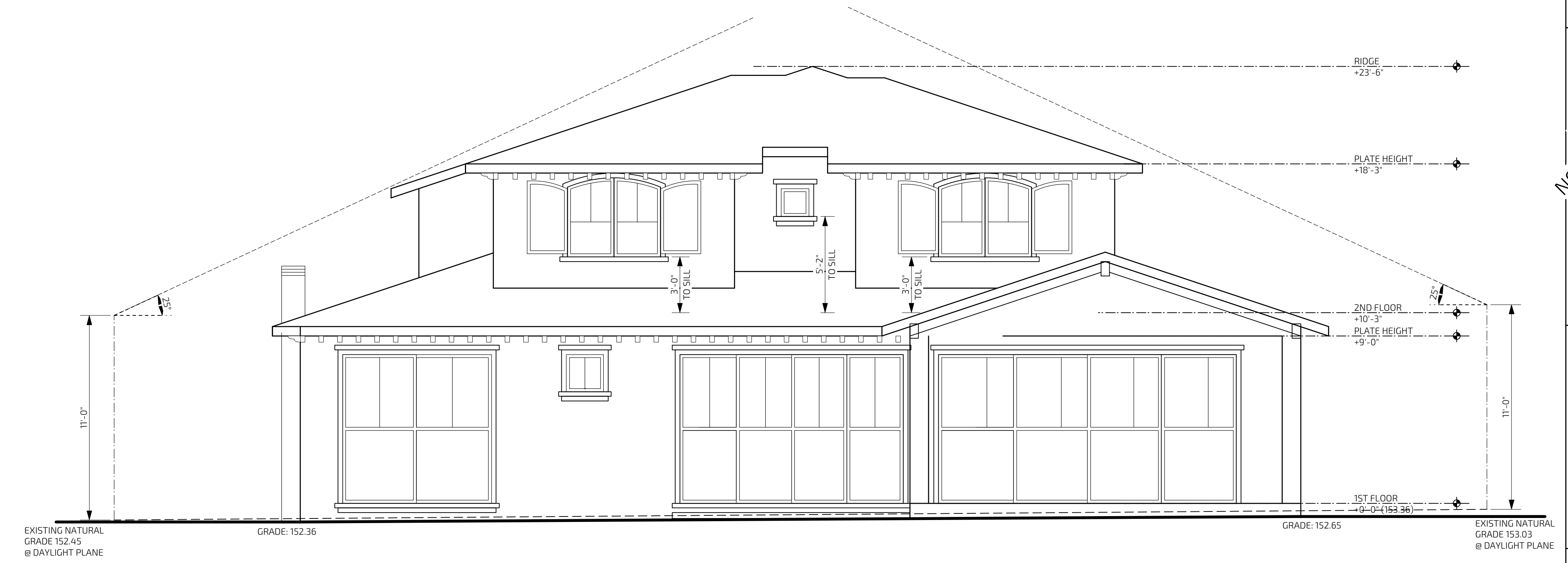
A3.2

PROJECT NUMBER: 2110
629 BENVENUE AVE



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

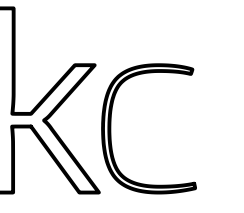
2



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

1





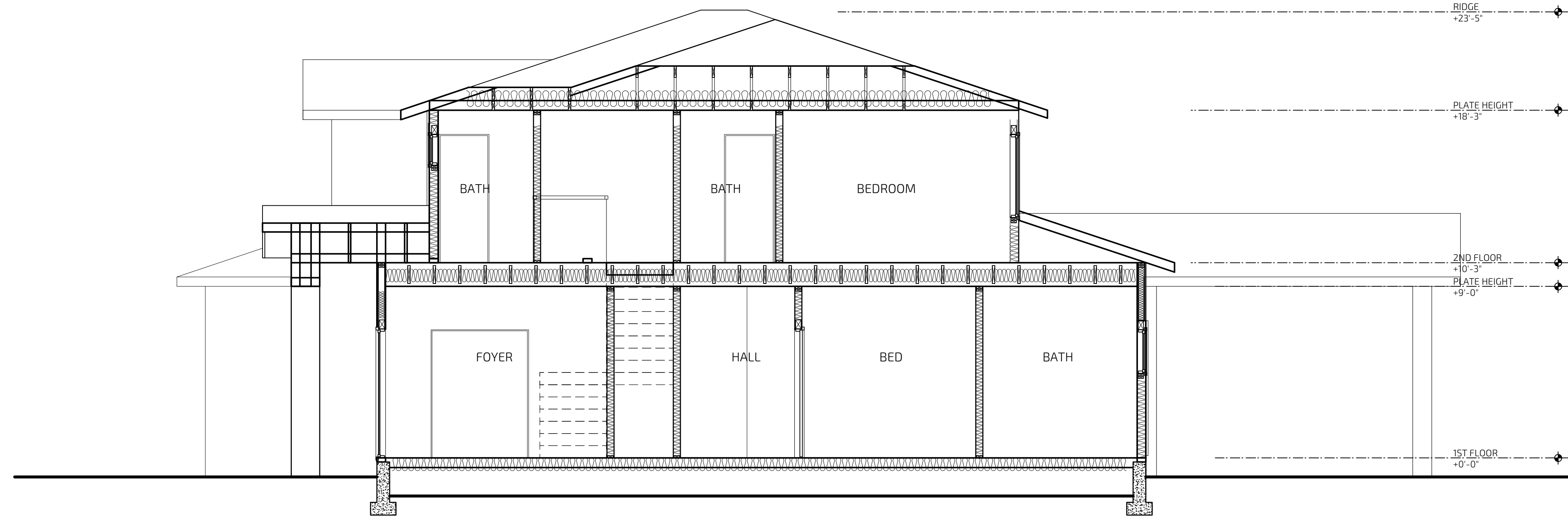
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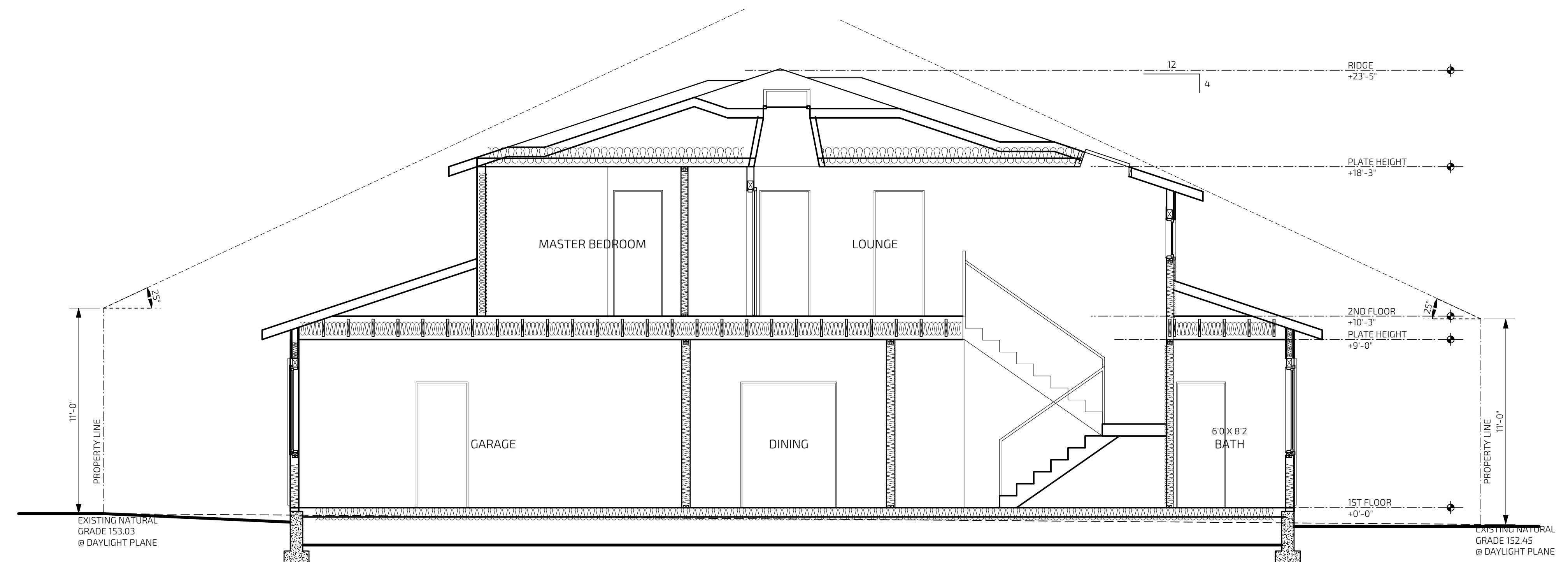
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ELECTRONIC PLAN REVIEW



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

2



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

1

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

PLANNING SET
NOT FOR CONSTRUCTION

PROPOSED
SECTIONS

CITY STAMP:

A8.0

PROJECT NUMBER: 2110
629 BENVENUE AVE

ATTACHMENT B

Kyle Chan, AIA, LEED AP
Licensed Architect
1416 Saratoga Ave #120
San Jose, CA 95129
669-244-3111
kyle@kylechan.com
www.kylechan.com

kylechan
ARCHITECT

June 6, 2022

Nazaneen Healy, planner
Community Development Department
One North San Antonio Road
Los Altos, California 94022

Re: 629 Benvenue Avenue Design Review Commission response
Application number SC22-0009

Dear Nazaneen,

The following list is in response to the Design Review Commission public hearing on 6/1/2022. All drawing responses are clouded.

DRC REQUESTS:

- Plan Revisions
 - Clarify the garage door height at the sides will be sufficient (add dimensions showing compliance with code minimum) **RESPONSE: Dimension added to elevation A3.1 clouded. Minimum height is 7FT.**
 - Provide additional information on the exterior materials (window trim, corbels, rafters) **RESPONSE: See new details on sheet A8.0 showing the window trim, corbels and rafter details. Also material board updates.**
 - Remove Tree No. 22 **RESPONSE: See arborist's explanation next page. Since tree no.22 has no adverse effect to the protected tree no.23, our decision is to keep the tree.**
 - Utilize a roof tile product with more earthtone colors and variation versus monochromatic **RESPONSE: See updated material board next page, showing a new darker tile selection. The homeowner does not like the variation of the tile, but a different finish is selected to avoid the monochromatic look. An example is on the board.**
- Study front entry modifications to provide better balance/light/focal point (and make any plan revisions). If no changes are made maybe a rendering of the Commissioner's suggestions would help to explain why the design should stay the way it is. **RESPONSE: New front design proposed, see A3.1 elevation. Skylight is added to the foyer for daylighting. Lot coverage slightly increased, and is updated on A0.1 cover sheet and A0.5 area calculations, clouded. No change to interior floor area.**
- Statement in writing from the side neighbors confirming whether obscure glass is specifically being requested or regular glass would be acceptable given the limited views and sill height (which the DRC prefers) **RESPONSE: We discussed with our neighbors. The left neighbor (623) agreed to change to clear glass, but the right neighbor (629) insists to support the project with obscured windows except the stairs window. Their support letters are attached on the next page.**

Shall you have any questions, please do not hesitate to give me a call.

Sincerely,



Kyle Chan, AIA, LEED AP
Licensed Architect
License #: C-31616

Kyle Chan <kyle@kylechan.com>

629 Benvenue Ave: public hearing comment 6/1/22

Thomas Lamas <tlamas@newvistainc.com>

Thu, Jun 2, 2022 at 7:56 PM

To: Kyle Chan <kyle@kylechan.com>

Hi Kyle,

Ideally trees should be spaced appropriately to allow full and proper growth. However, the Protected Live Oak tree is much larger in size, with respect to the Shingle Oak, to be affected by the close proximity. When trees are planted too close, phototropism (leaning of tree, searching for light) can occur, but in this case the Oak is much bigger and is the one overshadowing the Shingle Oak. Therefore, the structural integrity won't be affected. The presence of the Shingle tree should have no adverse effect on the Live Oak's health.

Let me know if you have any other questions or concerns.

Best,

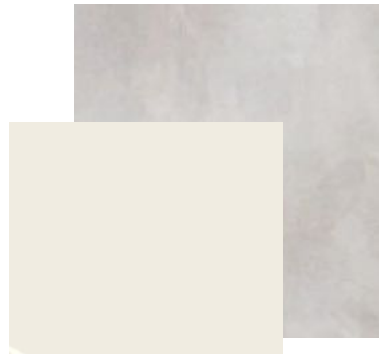
Thomas Lamas
ISA Certified Arborist
WE-13399A
NewVista Inc

EXTERIOR FINISH SCHEDULE

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



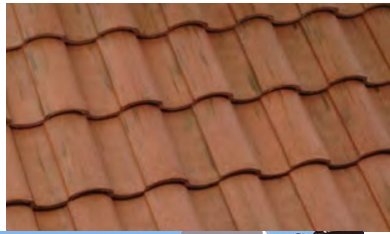
CP1
P1



S2



R1



S3



WINDOW



SHUTTER



CORBEL & RAFTER EAVE



GARAGE



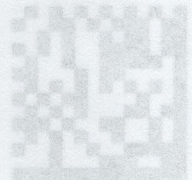
629 BENVENUE AVE
TWO-STORY RESIDENTIAL DESIGN
6/15/2022
MATERIAL BOARD

Dear Sir/Madam:

This is Jing. The owner of 623 Benvenue Ave Los Altos. According to the window design of our neighbor (629 Benvenue Ave), we don't care about the material of their window design. We are fine with whatever they want to have (windows).

Thanks!

Jing



N° 20430518815700

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75008 Paris

Guides de l'Arc de triomphe

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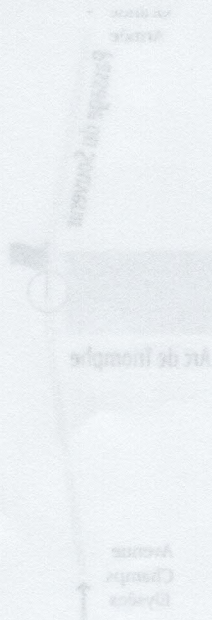
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75008 Paris
Avenue Winston
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In the underground corridor "Passage du souvenr", near the ticket office and the bank seats.
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75008 Paris



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

March 6, 2022

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

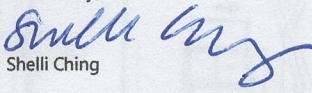
Dear sir/madam,

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

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

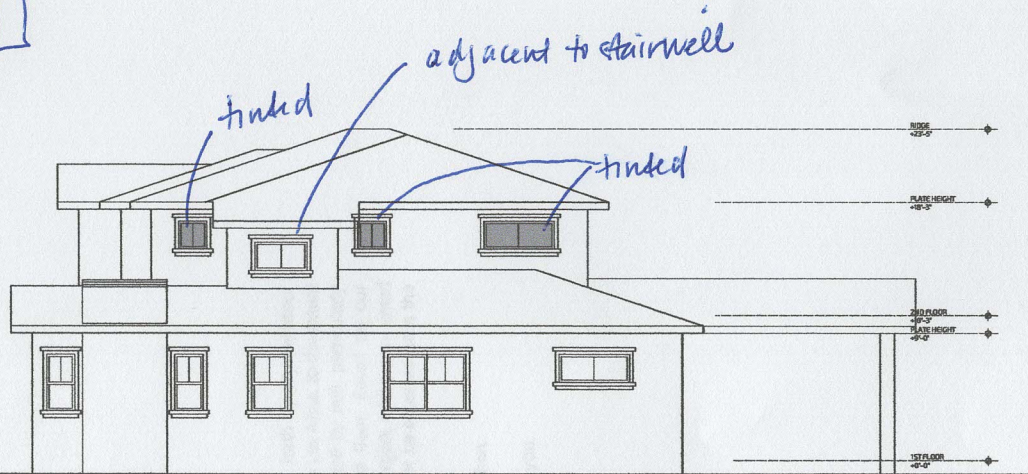
I believe the proposed design plan is a positive addition to our neighborhood. Thank you.

Yours Truly,

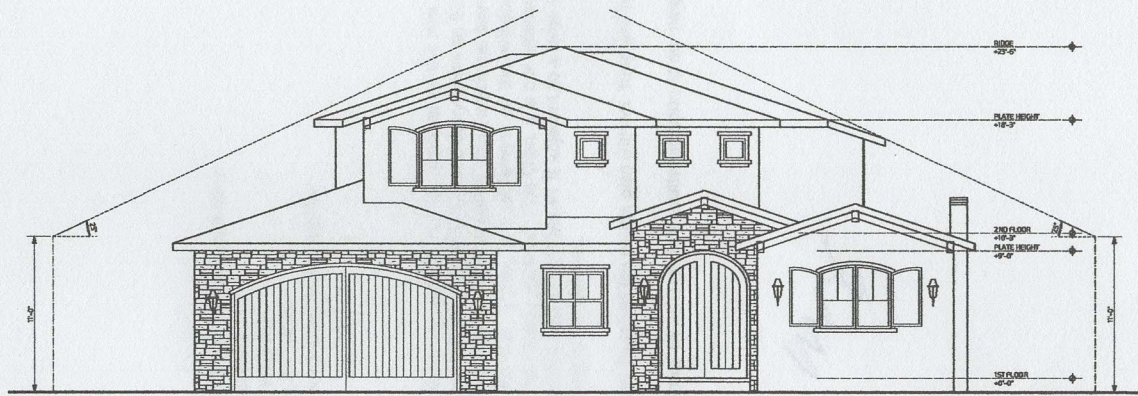

Shelli Ching

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

Diagram #1



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



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

EXTERIOR FINISH SCHEDULE

SYMBOL	MATERIAL	MFR./DEALER	MODEL # / DESCRIPTION / LOCATION	COLOR
(S1)	STONE OVERLAY / OR STAMP CONCRETE	P.S.M.	DESICOM LANDING W/ STONE OVERLAY; PERIODICALLY LAC PATIO OR SIM.	-
(S2)	CLAD STONE VENEER	P.S.M.	FORD DOLAC PLASTIC VENEER STONE TO W/UP TO BOTH SIDES OF WALL, TYPICAL ON SIM.	-
(R1)	LIGHTWEIGHT TILE ROOF (*)	-	HEM TILE ROOF BY OGLE OR SIM. ROOF TO BE CLASS 'W' COOL ROOF PER CALIFORNIA, MAX MODULUS SPEC (PROVIDE SPEC STOP # UNDER TILE)	TAN
(R2)	SOIL ROOFING OR BULK-UP ROOF (*)	-	CRICKET ROOFING PER CMC 1805.5.6.905.5. ROOF TO BE CLASS 'W' OR BETTER.	LIGHT GRAY
(G1)	GUTTER	-	ALUM. - PAINTED	GRAPHITE
(C1)	CEMENT PLASTER	-	EXTERIOR SMOOTH HARD STEEL TOWEL FINISH (APPLIC. STUCCO FIBERGLASS)	MATCH (P)
(F1)	EXTERIOR PAINT	-	PAINT AT CEMENT PLASTER	BEDE
(F2)	TRIM PAINT	-	MATCH WINDOW TRIM	GRAPHITE
	WINDOW	-	WINDOW SASH AND TRIM FINISH (OR A21 SPEC FOR FINISH MATERIALS)	GRAPHITE

(*) PER TILE-IN COOL ROOF REQUIRED. ROOF REFLECTANCE: 0.1 OR BETTER. ROOF EMITTANCE: 0.8 OR BETTER.
 (**) STONE PANEL TO BE ADHERED PER CMC 1805.3.3. SEE ICC-REPORT FOR INSTALLATION SPECIFICATIONS.

1. PAINT ALL EXTERIOR WINDOW TRIM, SILLS, HOOR-SHYS, SASH, IMPINGE, DECK RAILINGS, DECK FASCIA, BENCH AND TRAILERS, WATER TABLES AND DRIVE SURFACING BORDERS. PROTECT ANY AND ALL W/YES / PLANTINGS FROM DAMAGE.
2. CONTRACTOR TO COMPLETE ALL FINISH WITH OWNER BEFORE OCCUPANCY.
3. PROVIDE COEFFICIENT OF FRICTION OF 0.6 OR HIGHER FOR ALL FLOOR TILE & EXTERIOR FLAGSTONE SURFACE.
4. FOR ALL WALL FINISHES, SEE WALL SCHEDULE OR A21 FOR UNDERLAMENT REQUIREMENTS.

KC
Kyle Chan
 ARCHITECT
 1415 SHAWATER AVE
 SUITE 101
 SAN JOSE, CA 95129
 408-204-3811
 www.kylechan.com
 kyle@kylechan.com

4/09 ARCH. SET
 1.6.2022

Sheet Revision
 △

ELECTRONIC PLAN REVIEW

TUNG RESIDENCE
 NEW RESIDENCE
 629 BENVENUE AVE.
 LOS ALTO, CA 94024

PROGRESS SET
 NOT FOR CONSTRUCTION

PROPOSED ELEVATIONS

CITY STAMP

A3.1

PROJECT NUMBER: 210
 629 BENVENUE AVE

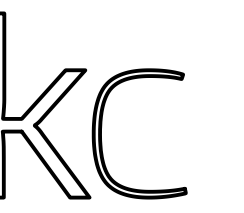
Shulle King
 March 6, 2022

629 BENVENUE AVE

LOS ALTOS CA 94024

NEW 2-STORY SINGLE FAMILY HOUSE

PERMIT SUBMISSION SET:



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

PLANNING SET
3.9.2022

Sheet Revisions:
1 DRC COMMENTS
6.6.2022

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



ELECTRONIC PLAN REVIEW

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

PROJECT TEAM

OWNER
CHIEN-CHIH TUNG
629 BENVENUE AVE
LOS ALTOS, CA 94024
650-380-9332
chienchih.tung@gmail.com

ARCHITECT
KYLE CHAN, ARCHITECT
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LS7523
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AGOODSURVEYOR@GMAIL.COM
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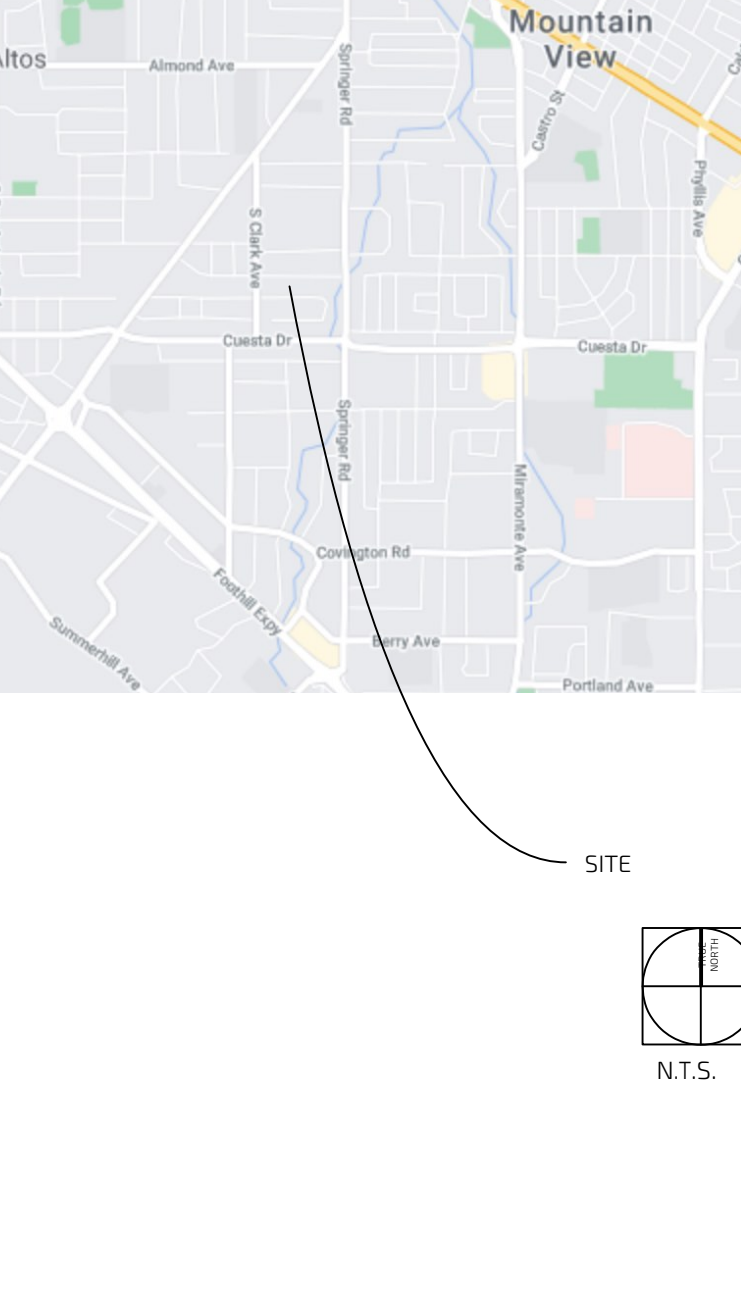
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NEUVISTA INC.
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LANDSCAPE ARCHITECT
YILIANG KAO
510-423-3626
yiliang.kao@gmail.com

TITLE-24 ENERGY CONSULTANT
CARSTAIRS ENERGY CALCULATIONS
PO BOX 4736
SAN LUIS OBISPO, CA 93403
PH:805-904-9048
title24@yahoo.com

GENERAL CONTRACTOR
T.B.D.

VICINITY MAP



ZONING INFORMATION

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2,006 square feet (19.6%)	2,850 square feet (27.9%)	3,058 square feet (30%)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	2,006 square feet (19.6%)	3,567 square feet (34.9%)	3,568 square feet (35%)
SETBACKS:			
Front	22.0 feet	25 feet	25 feet
Rear	63.0 feet	47.9 feet	25 feet
Right side (1 st /2 nd)	10.2 feet/NA feet	10 feet/15.5 feet	74.2 feet/20.2 feet
Left side (1 st /2 nd)	9.7 feet/NA feet	10 feet/20.2 feet	74.2 feet/20.2 feet (100% LOT WIDTH 74')
HEIGHT:	16'5" feet	24'2" feet	27 feet

SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	1,574 square feet	1,531 square feet	3,105 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	432 square feet	27 square feet	459 square feet

LOT CALCULATIONS	
NET LOT AREA:	10,195 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	760 square feet (36%)
LANDSCAPING BREAKDOWN:	
Total hardscape area (existing and proposed):	4,553 sq ft
Existing softscape (undisturbed) area:	3,386 sq ft
New softscape area:	2,756 sq ft
<i>Sum of all three should equal the site's net lot area</i>	

PROJECT INFORMATION

PROJECT DESCRIPTION: 1. DEMOLISH EXISTING RESIDENCE
2. PROPOSE NEW 2-STORY SINGLE FAMILY RESIDENCE

APN: 189-38-079

CONSTRUCTION TYPE: V-B

OCCUPANCY: R-3 / U

BUILDING CODES: 2019 CBC (BASED ON 2018 IBC)
2019 CRC (BASED ON 2018 IRC)
2019 CEC (BASED ON 2017 NEC)
2019 EMC (BASED ON 2018 UMC)
2019 CPC (BASED ON 2018 UPC)
2019 CALIFORNIA ENERGY CODE
2019 CFC (BASED ON 2018 IFC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
CITY MUNICIPAL CODE
ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS

NO GAS POLICY: FOR THE NEW SINGLEFAMILY HOME, NO GAS IS ALLOWED PER CITY REACH CODES.

FIRE SPRINKLER: A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS
FIRE SPRINKLER SYSTEM TO BE APPROVED UNDER A SEPARATE PERMIT.

SOLAR PANEL: SOLAR PANEL REQUIRED PER TITLE-24 UNDER A SEPARATE PERMIT.

DRAWING INDEX

A0.1	PROJECT INFO
A0.2	STREETSCAPE DIAGRAM
A0.3	ARBORIST REPORT AND TPZ PLAN
CIVIL	
T 01-F	BOUNDARY & TOPOGRAPHIC SURVEY
C-1	GRADING AND DRAINAGE NOTES & DETAILS
C-2	GRADING AND DRAINAGE PLAN
C-3	EROSION CONTROL PLAN
C-4	EROSION CONTROL DETAILS
C-5	BLUEPRINT FOR A CLEAN BAY
ARCHITECTURAL	
A0.5	SITE PLAN / FLOOR AREA STUDY
A1.1	EXISTING FLOOR PLAN / ELEVATIONS
A2.1	FIRST / SECOND FLOOR PROPOSED PLAN
A2.2	ROOF PROPOSED PLAN
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A8.0	EXTERIOR SECTIONS
LANDSCAPE	
L-1	PLANTING PLAN

PLANNING SET
NOT FOR CONSTRUCTION

COVER SHEET

CITY STAMP:

A0.1

PROJECT NUMBER: 2110
629 BENVENUE AVE



624 PACO DR
2-STORY HOUSE



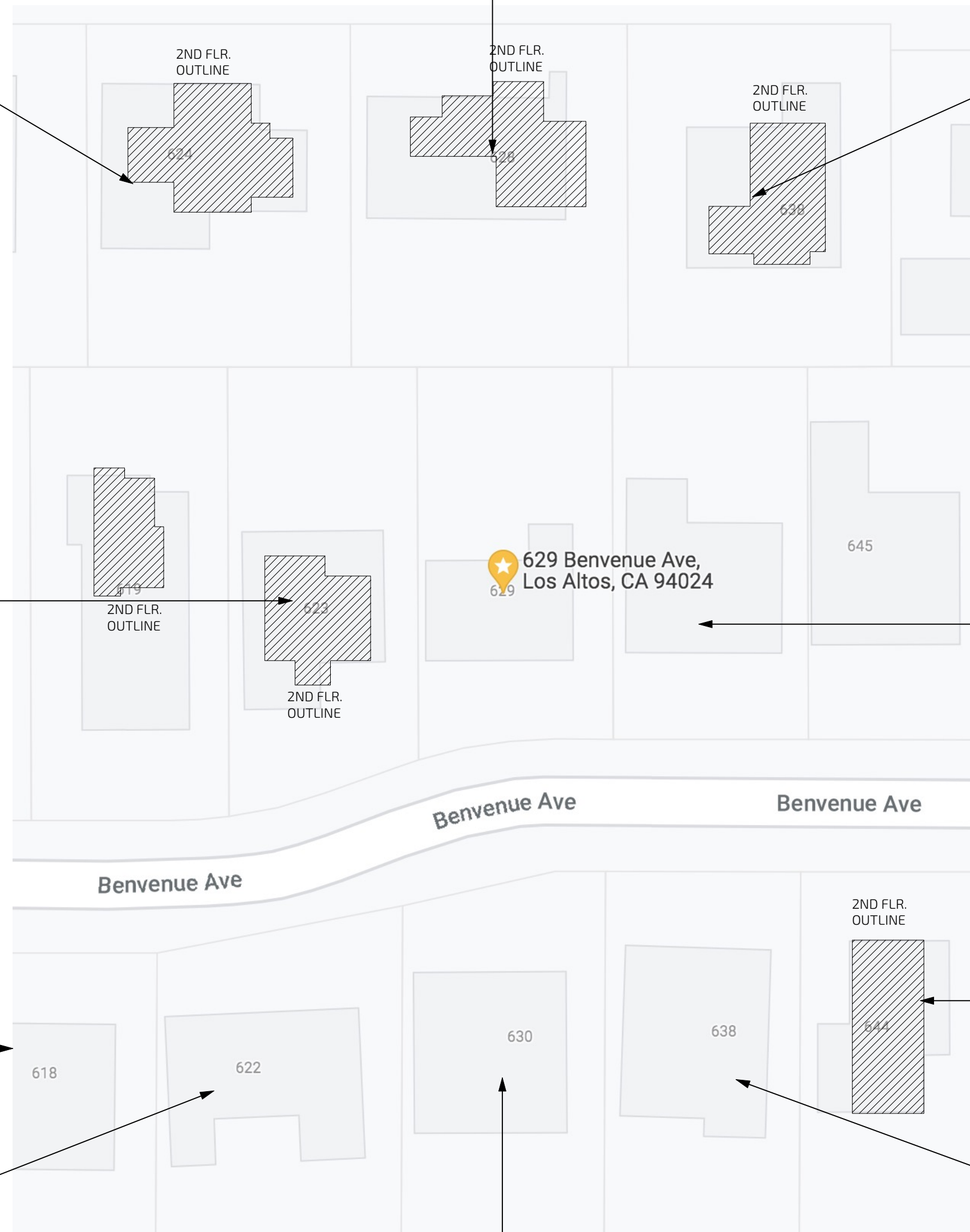
628 PACO DR
2-STORY HOUSE



638 PACO DR
2-STORY HOUSE



623 BENVENUE AVE
2-STORY HOUSE



645 BENVENUE AVE
1-STORY HOUSE



618 BENVENUE AVE
1-STORY HOUSE



644 BENVENUE AVE
2-STORY HOUSE



622 BENVENUE AVE
1-STORY HOUSE



630 BENVENUE AVE
1-STORY HOUSE



638 BENVENUE AVE (IN CONSTRUCTION)
1-STORY HOUSE

kc

kylechan
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669-244-3111
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PLANNING SET
3.9.2022

Sheet Revisions:
1 DRC COMMENTS
6.6.2022

ELECTRONIC PLAN REVIEW

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

PLANNING SET
NOT FOR CONSTRUCTION

STREETSCAPE
DIAGRAM

CITY STAMP:

A0.2

PROJECT NUMBER: 2110
629 BENVENUE AVE

Arborist Report

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

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

February 23rd 2022

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Protected Tree Evaluation & Recommendation	6
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Example of Tree Protection	7
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Tree Photos	10
Site Plan	14

Introduction

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

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

Methodology

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

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

Summary

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

Tree Inventory

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

Tree Number	Species	DBH (Inches)	Height (ft)	Remove	Health Rating (0-5)	Protected (Y/N)	Comments
1	Birch (Betula)	5.3	20	Remains	5	N	Check White To Protect
2	Maple (Acer glabrum)	4.9	10	Remains	5	N	Check White To Protect
3	Japanese Maple (Acer palmatum)	9.8	15	Remains	5	N	
4	Prunus (Prunus vulgaris)	11	25	Remains	5	N	
5	Prunus (Prunus vulgaris)	9.2	25	Remains	5	N	Multi Trunk
6	Birch (Betula)	3	7	Remains	5	N	
7	Prunus (Prunus vulgaris)	4.2	20	Remains	5	N	Previously topped
8	Prunus (Prunus vulgaris)	3.8	20	Remains	5	N	
9	Fig Tree (Ficus)	3	15	Remains	4	N	Growth issue
10	Iron Pine (Pinus densata)	5	25	Remains	5	N	
11	Iron Pine (Pinus densata)	6.9	25	Remains	5	N	
12	Iron Pine (Pinus densata)	6.9	25	Remains	5	N	
13	Iron Pine (Pinus densata)	6.1	25	Remains	5	N	
14	Iron Pine (Pinus densata)	7.3	30	Remains	5	N	
15	Iron Pine (Pinus densata)	3.8	15	Remains	5	N	
16	Iron Pine (Pinus densata)	6.9	25	Remains	5	N	
17	Iron Pine (Pinus densata)	6.9	25	Remains	5	N	
18	Iron Pine (Pinus densata)	6.5	20	Remains	5	N	
19	Iron Pine (Pinus densata)	6.1	15	Remains	5	N	
20	Magavilla (Magnolia arborea)	12	30	Remains	5	N	

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

Protected Tree Evaluation & Recommendation

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

Tree Protection Plan

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

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

Tree Protection Zone

Trees which are located near the proposed construction, are to be protected from possible mechanical damage by the following protection methods in accordance with the City of Los Altos Municipal Code: **11.08.130**.

- 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.
- The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.
- The existing grade level around a tree shall normally be maintained out to the dripline of the tree. No signs, wires, or any other object shall be attached to the tree.
- Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.

During Construction:

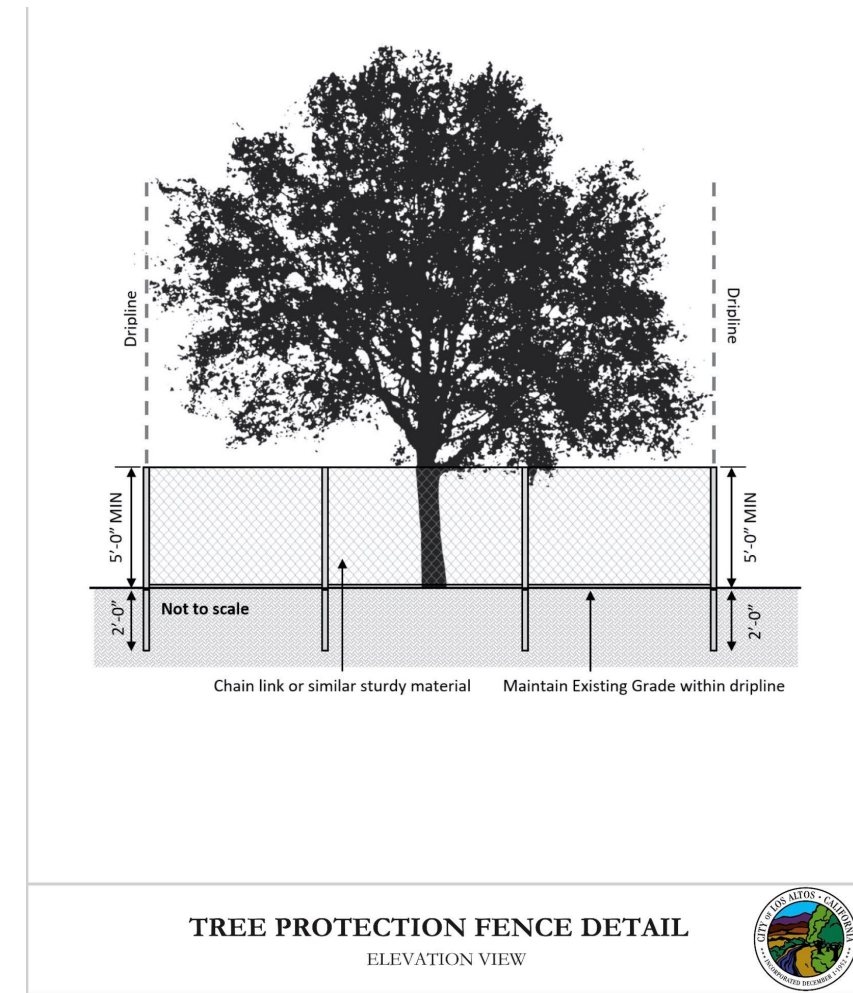
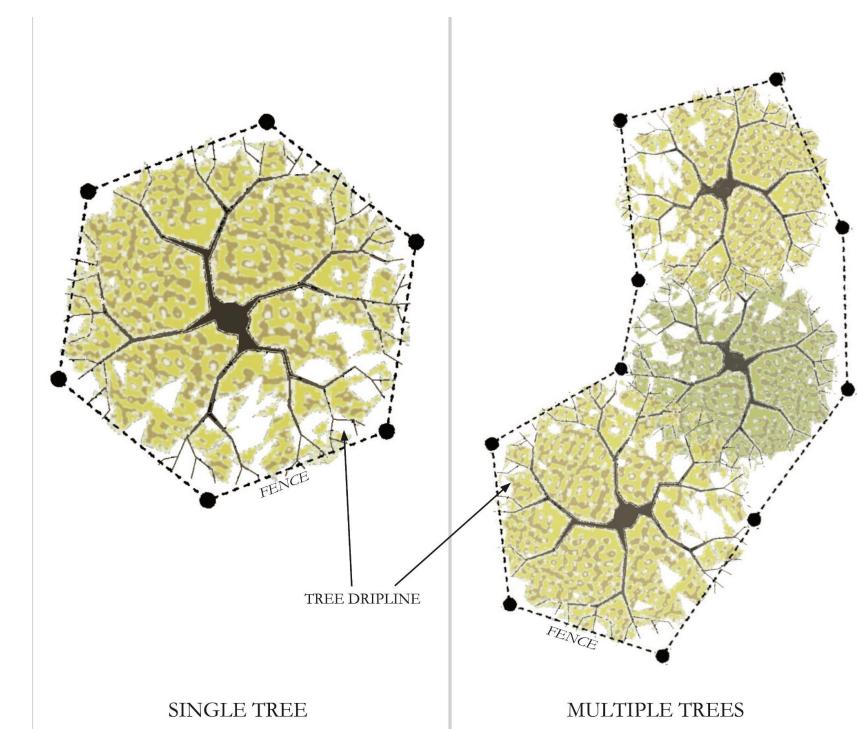
- Project Arborist shall observe any excavation/drilling encroaching the protected tree(s) canopy. And direct any mitigation or required tree pruning.
- Any pruning done during construction must be in accordance with ANSI 300 standards.
- All contractors & subcontractors must be informed not to encroach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

After Construction:

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

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

Example of Tree Protection



Disclosure Statement

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

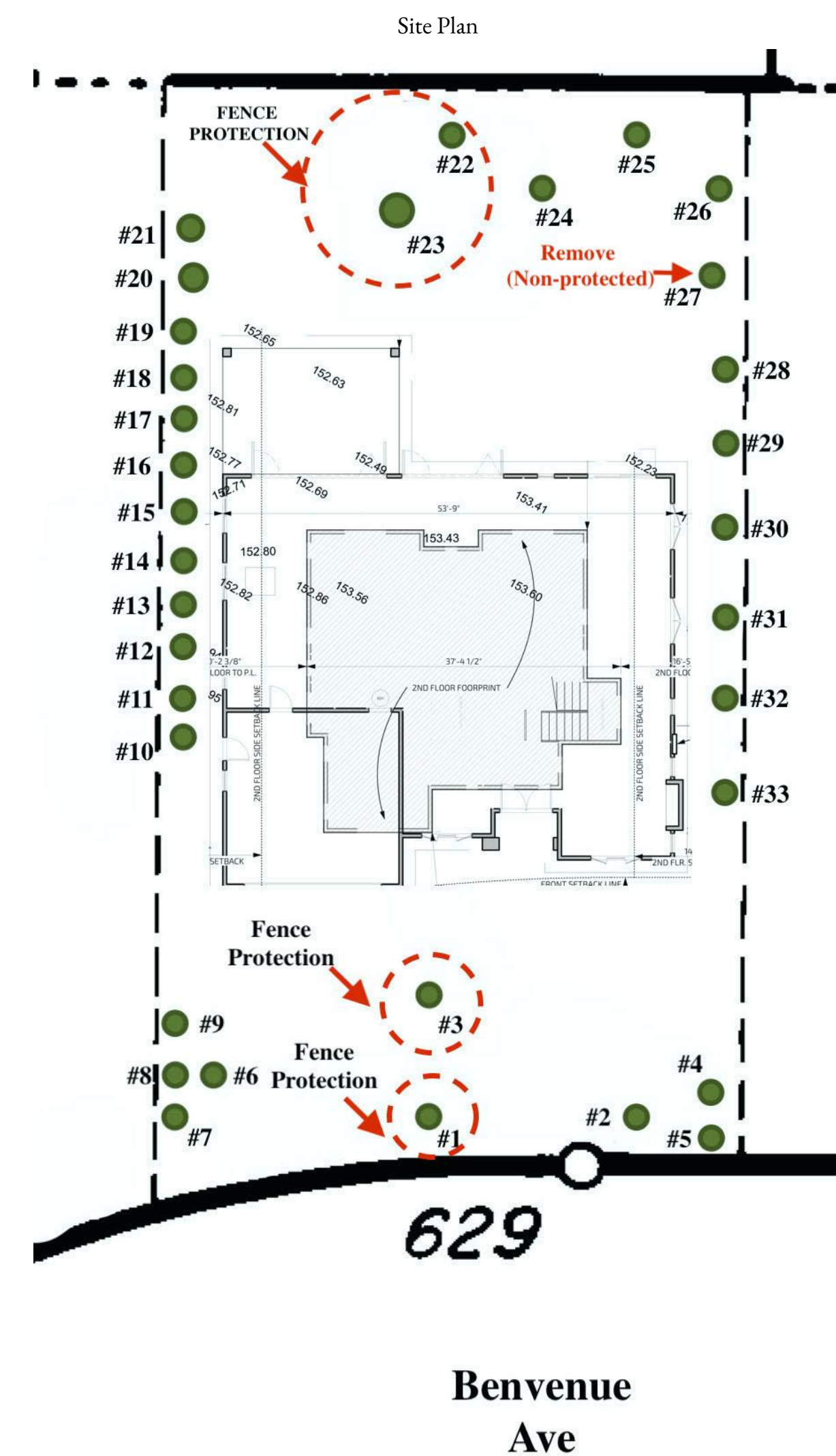
Sketches and diagrams in this report are intended to aid and are not intended to be taken as engineering or architectural reports.

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

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

Thomas Lamas
Thomas Lamas
ISA Certified Arborist
WE-13399A

Thomas Lamas
ISA Certified Arborist
WE-13399A



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

PLANNING SET
NOT FOR CONSTRUCTION

ARBORIST
REPORT / TPZ
PLAN

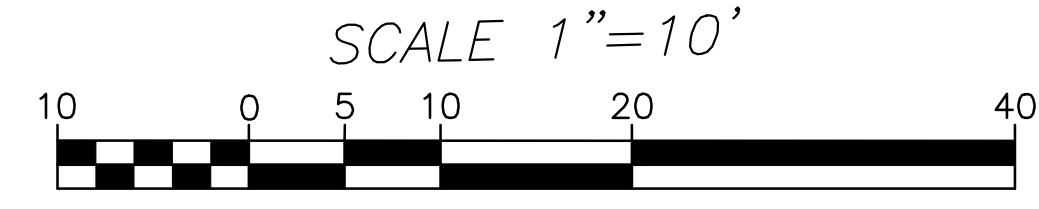
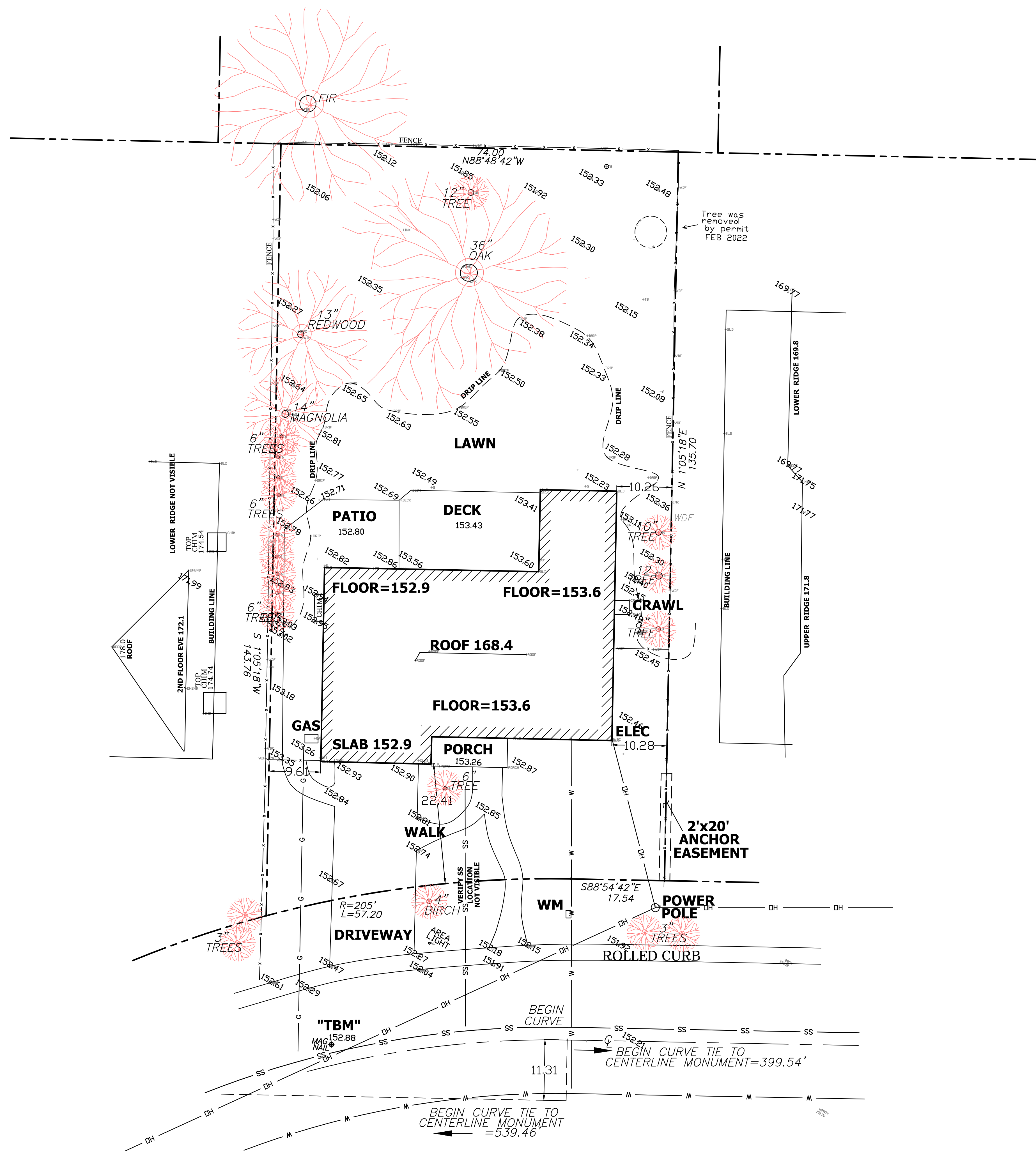
CITY STAMP:

A0.3

PROJECT NUMBER: 2110
629 BENVENUE AVE

Tree Photos





LEGEND

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

EASEMENT AND UNDERGROUND UTILITY NOTE

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

PROJECT BENCHMARK-"TBM"

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

BASIS OF BEARINGS

CENTERLINE MONUMENTS PER 28M39
 SANTA CLARA COUNTY RECORDS

LOT AREA
 10,195 SQ. FT. ±



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

GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENTS OF THE CITY OF LOS ALTOS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800/642-2444.
- EXISTING UTILITIES SHOWN ARE BASED UPON RECORD INFORMATION AND ARE APPROXIMATE IN LOCATION AND DEPTH. THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES THAT MAY BE AFFECTED BY NEW FACILITIES IN THIS CONTRACT. VERIFY ACTUAL LOCATION AND DEPTH, AND REPORT POTENTIAL CONFLICTS TO THE ENGINEER PRIOR TO EXCAVATION FOR NEW FACILITIES.

IT IS THE CONTRACTORS RESPONSIBILITY TO REPLACE ALL STREET MONUMENTS, LOT CORNER PIPES, AND GRADE STAKES DISTURBED DURING THE PROCESS OF CONSTRUCTION AT THE REGULAR ENGINEER'S FEE.

PROVIDE CONCRETE PROTECTION BETWEEN UNDERGROUND PIPE CROSSINGS WITH 12" OR LESS VERTICAL CLEARANCE.

ALL SURPLUS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM PROJECT SITE AND FROM PUBLIC RIGHT-OF-WAY.

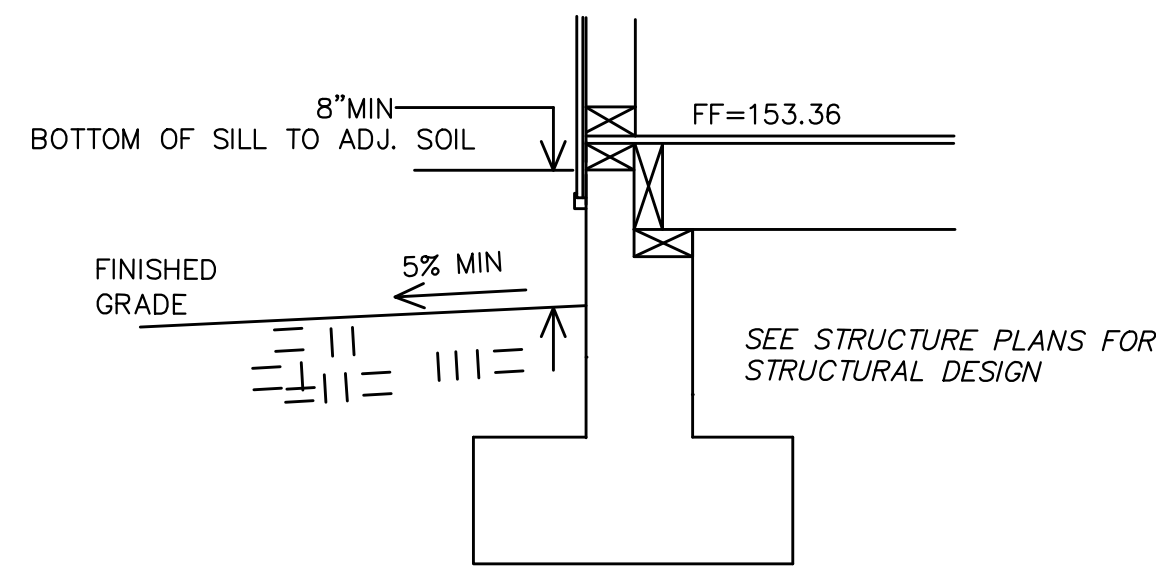
CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AND KEEP MUD AND DEBRIS OFF THE PUBLIC RIGHT-OF-WAY AT ALL TIMES.

ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

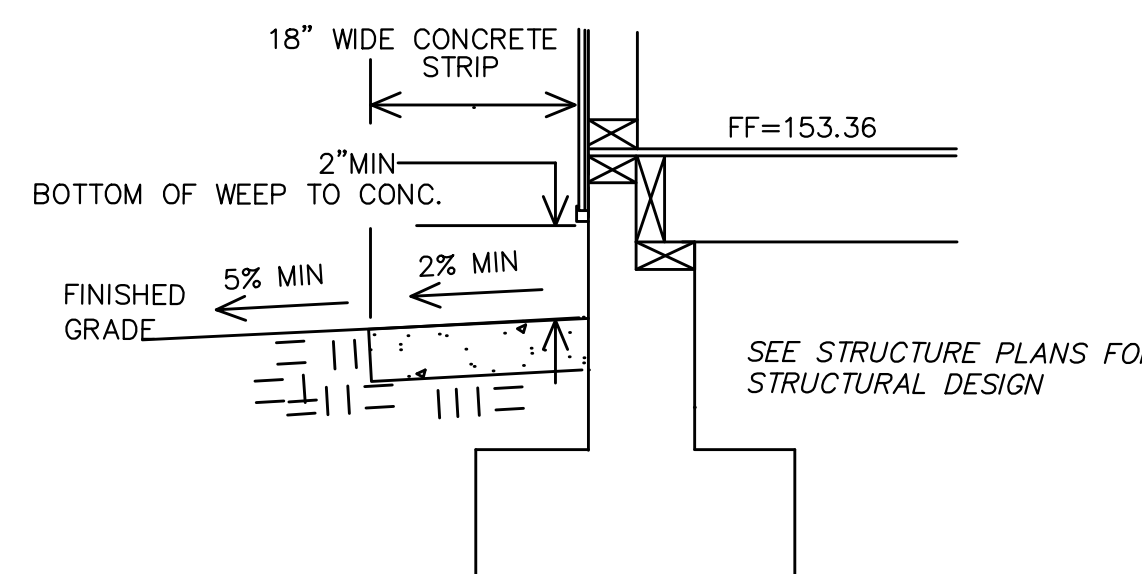
GRADE BREAKS ON CURBS AND SIDEWALKS ARE TO BE ROUNDED OFF ON FORM WORK AND FINISHED SURFACING.
- CONTRACTOR SHALL PERFORM HIS CONSTRUCTION AND OPERATION IN MANNER WHICH WILL NOT ALLOW HARMFUL POLLUTANTS TO ENTER THE STORM DRAIN SYSTEM. TO ENSURE COMPLIANCE, THE CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE BEST MANAGEMENT PRACTICE (BMP) AS OUTLINED IN THE BROCHURES ENTITLED BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY" ISSUED BY THE SAN MATEO COUNTYWIDE STORM WATER POLLUTION PREVENTION PROGRAM, TO SUIT THE CONSTRUCTION SITE AND JOB CONDITION. THE CONTRACTOR SHALL PRESENT HIS PROPOSED BMP AT THE PRECONSTRUCTION MEETING FOR DISCUSSION AND APPROVAL.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT IN THE STREET RIGHT-OF-WAY SHALL NOT BE PERMITTED, EXCEPT AT LOCATION(S) APPROVED BY THE CITY TRAFFIC ENGINEER.

GRADING NOTES

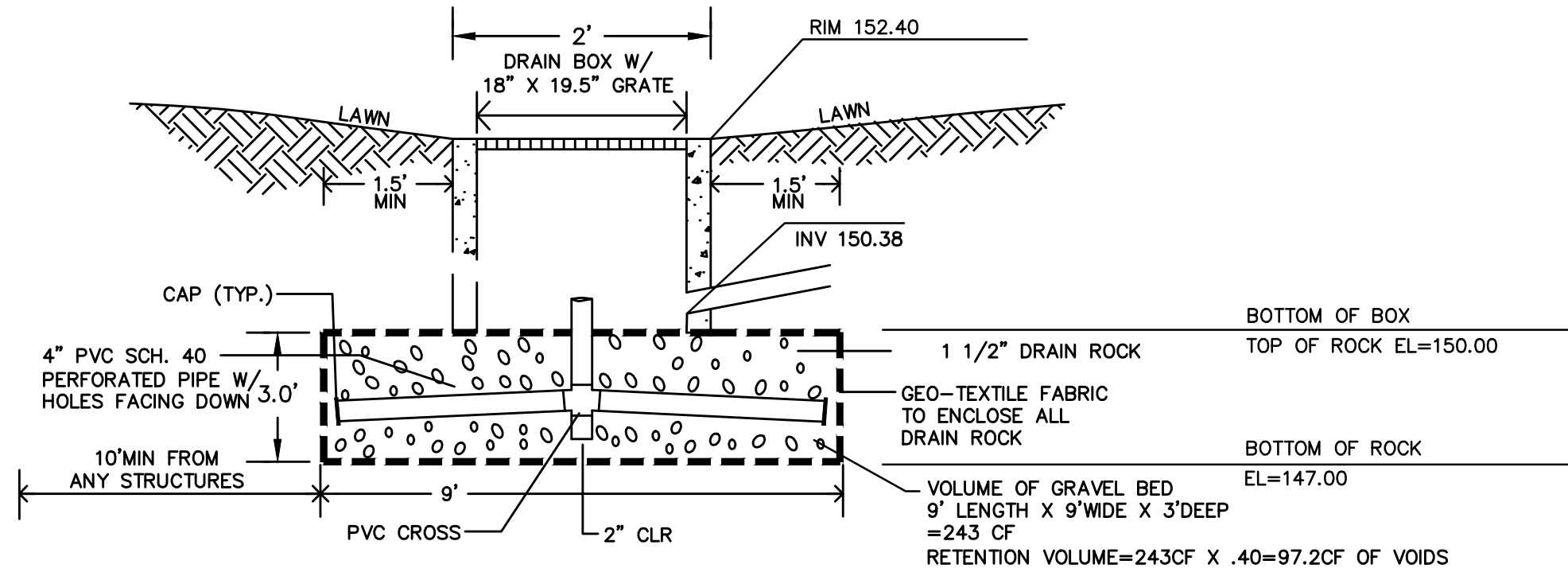
- DATE OF SURVEY: AUGUST, 2021
- FINISHED GRADES ALONG THE PERIMETER OF THE FOUNDATION TO BE SLOPED AT A MINIMUM OF 5% FOR FIRST 10 FEET.
- ALL CONCRETE SHALL BE CLASS "A" CONFORMING TO SECTION 90 OF CALTRANS SPECIFICATIONS AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS PER CALIFORNIA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



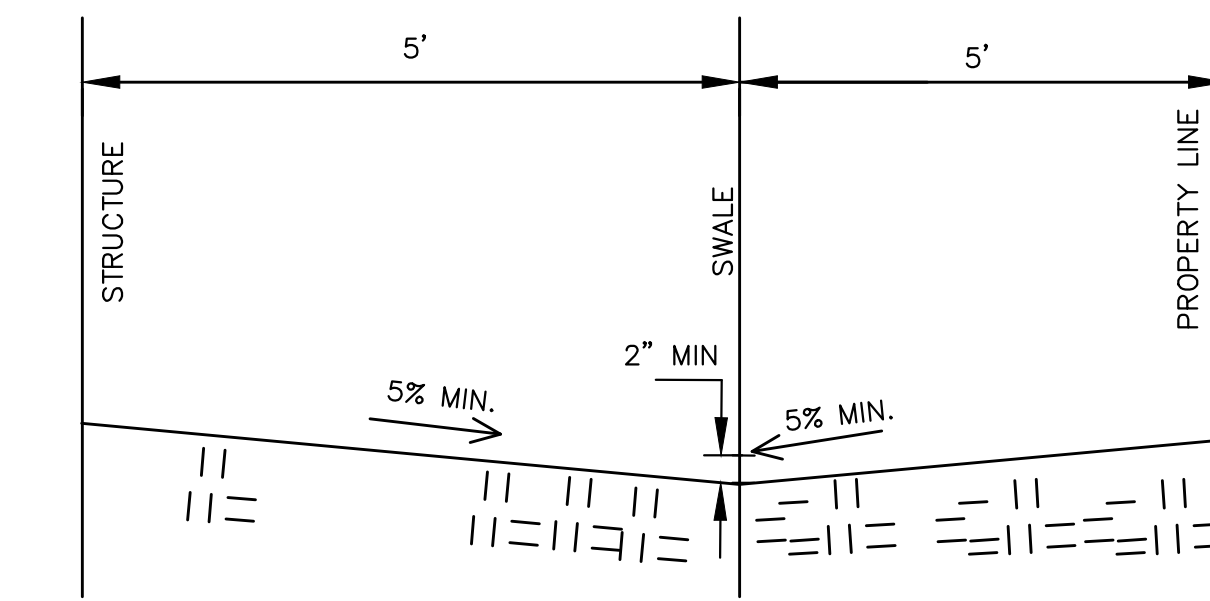
CONCEPTUAL PERIMETER FOOTING-TYPE 1
CLEARANCE FROM ADJACENT SOIL
SEE STR. & ARCH. PLANS
ON-SITE ONLY SCALE: N.T.S. 1



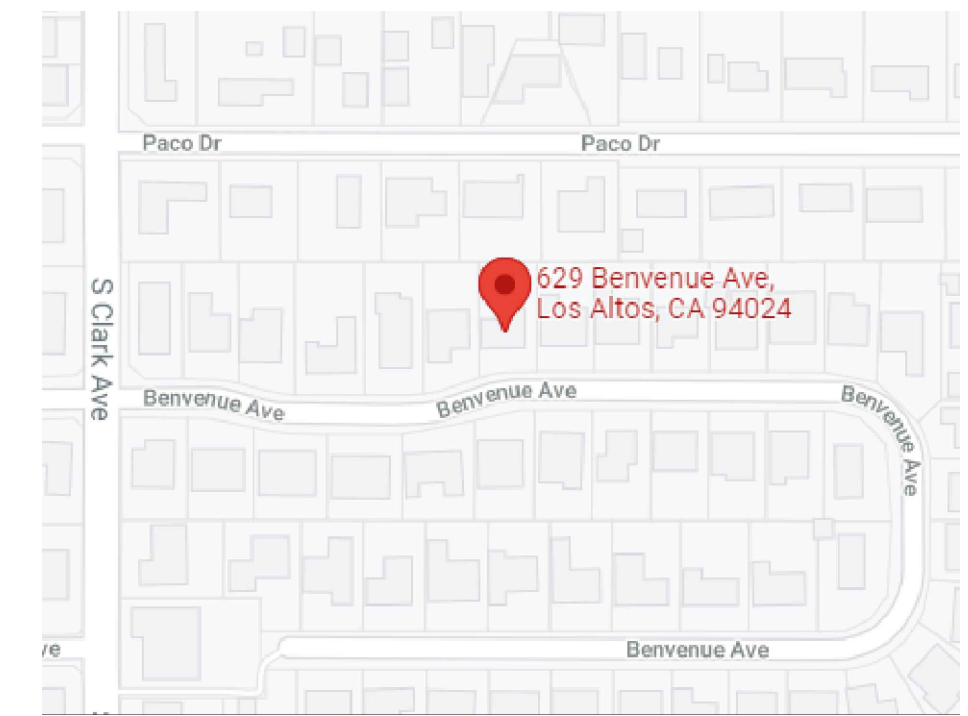
CONCEPTUAL PERIMETER FOOTING-TYPE 2
CLEARANCE WITH CONCRETE APRON
SEE STR. & ARCH. PLANS
ON-SITE ONLY SCALE: N.T.S. 2



SHALLOW GRAVEL BASIN(CB#1)
ON-SITE ONLY SCALE: N.T.S. 3



DETAIL TYPICAL SIDEYARD SWALE
ON-SITE ONLY SCALE: N.T.S. 4



VICINITY MAP
NTS

LEGEND

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

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

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

UNDERGROUND UTILITY NOTES

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

BASIS OF BEARINGS

CENTERLINE MONUMENTS PER 28M39 SANTA CLARA COUNTY RECORDS

BENCHMARK "TBM"

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

LOT AREA

10,195 SQ. FT.±

GEOTECHNICAL REPORT

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

SITE GRADING QUANTITIES

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

SHEET INDEX

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

REVISIONS

DATE	DESCRIPTION
△	
△	
△	
△	

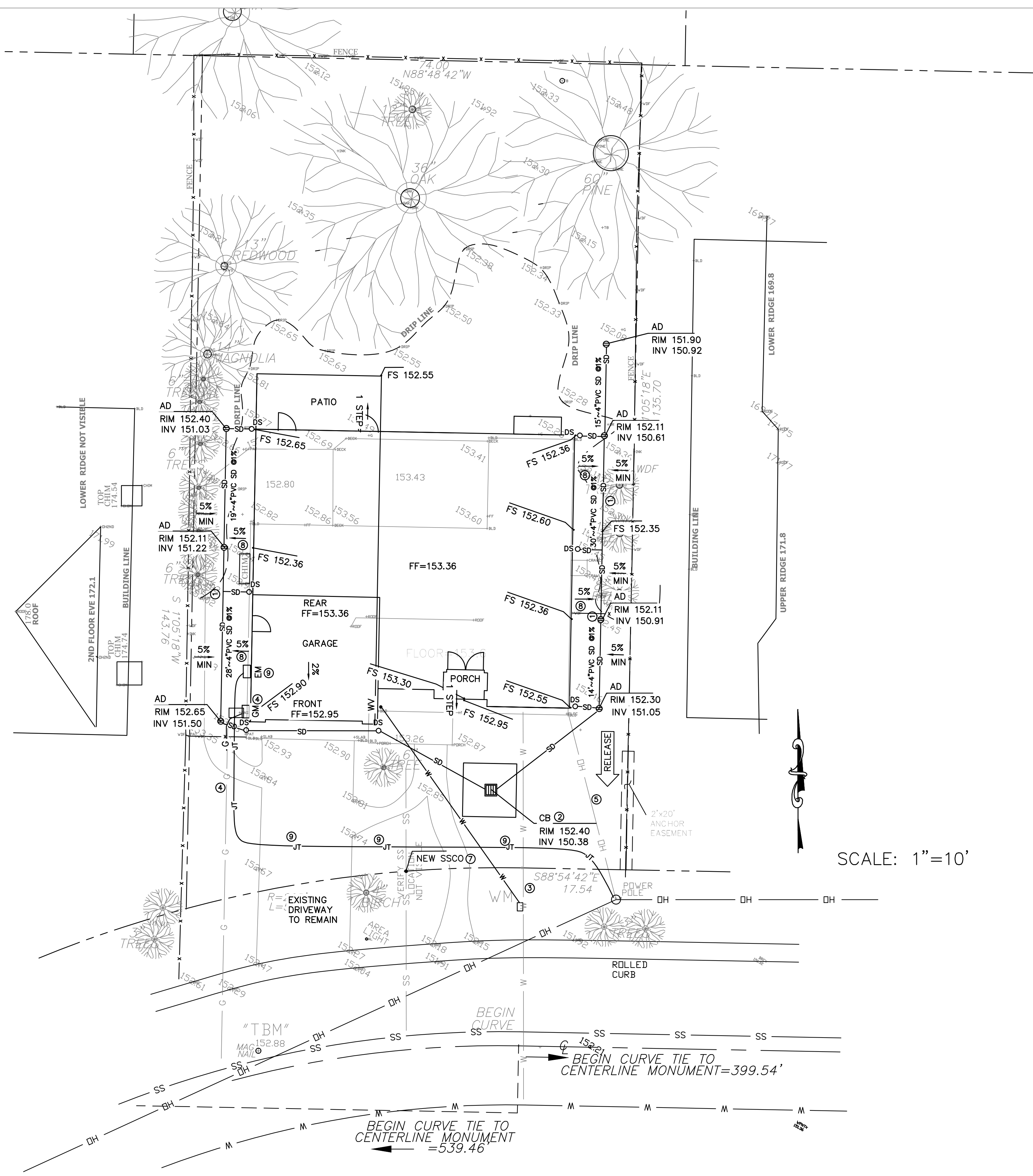
JOB NO.	21079
SCALE:	N.T.S.
DWN:	YC/SH
DATE:	02/15/22

SHEET
C1
OF 5 SHEETS



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

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



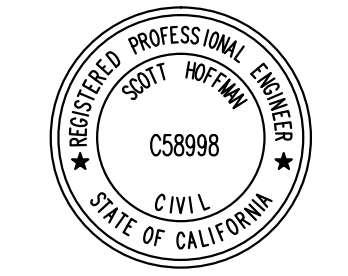
SCALE: 1"=10'

NOTES

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

WORK IN RIGHT-OF-WAY NOTES

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



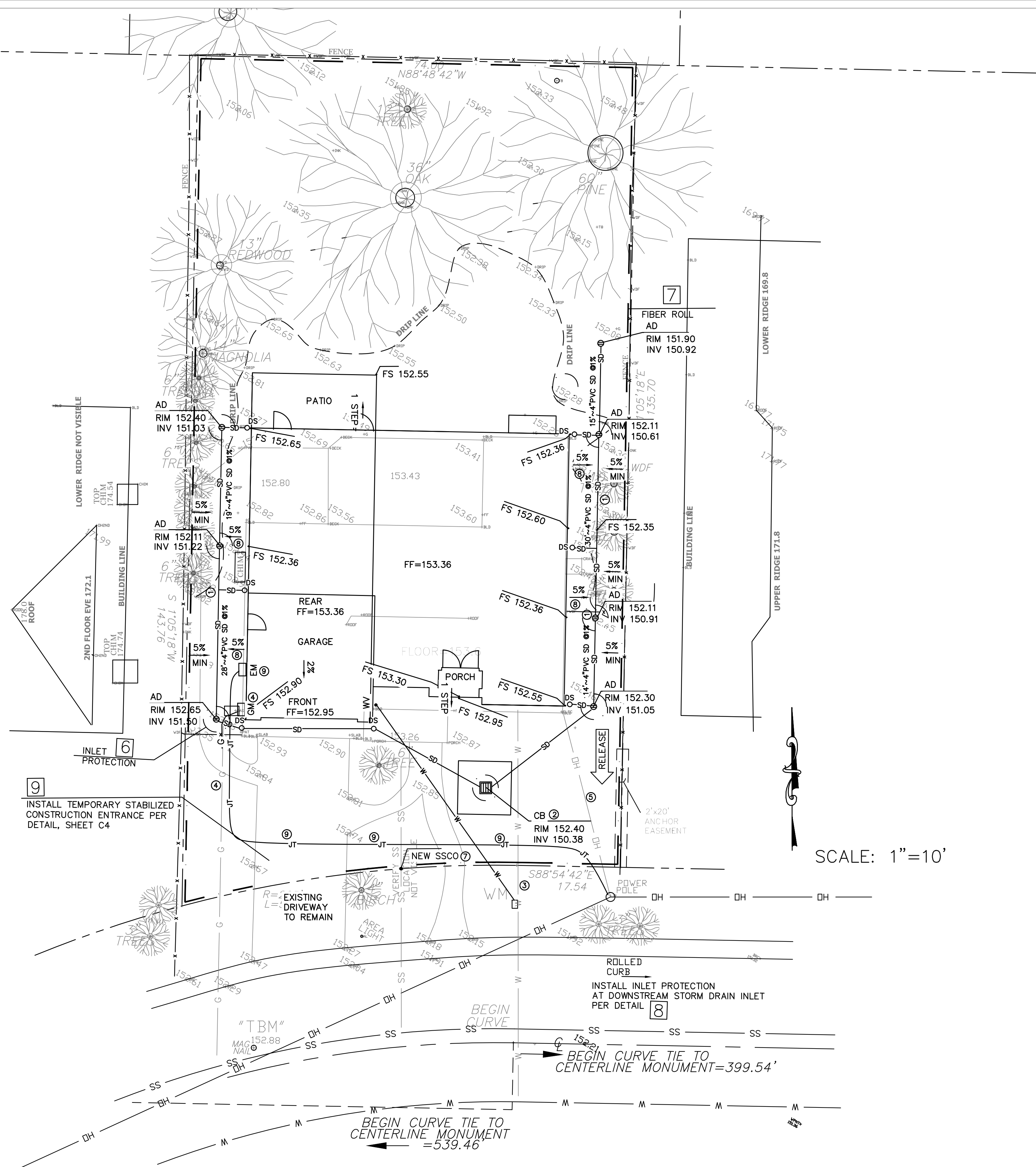
BAY LAND CONSULTING
 CIVIL ENGINEERS
 P.O BOX 299
 Santa Clara, California 95050
 Ph: (408) 296-6000
 SERVING THE BAY AREA

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

REVISIONS	
DATE	DESCRIPTION
△	
△	
△	
△	

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

SHEET
C2
 OF 5 SHEETS



SCALE: 1"=10'



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

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

REVISIONS	
DATE	DESCRIPTION
△	
△	
△	
△	

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

SHEET
C3
 OF 5 SHEETS

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

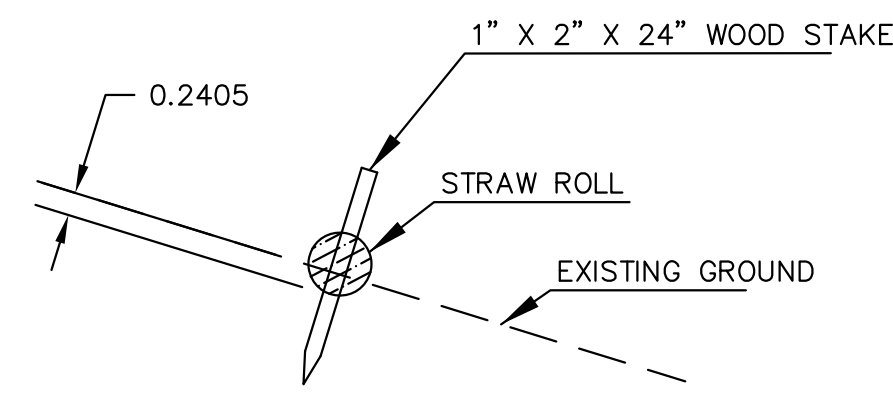
1. Contractor/Owner: _____
It shall be the owner's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the soil erosion control measures.
2. Civil Engineer: Bay Land Consulting, 2005 De La Cruz Blvd. Ste 230, Santa Clara, CA Ph: 408-296-6000.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

EROSION AND SEDIMENT CONTROL MEASURES

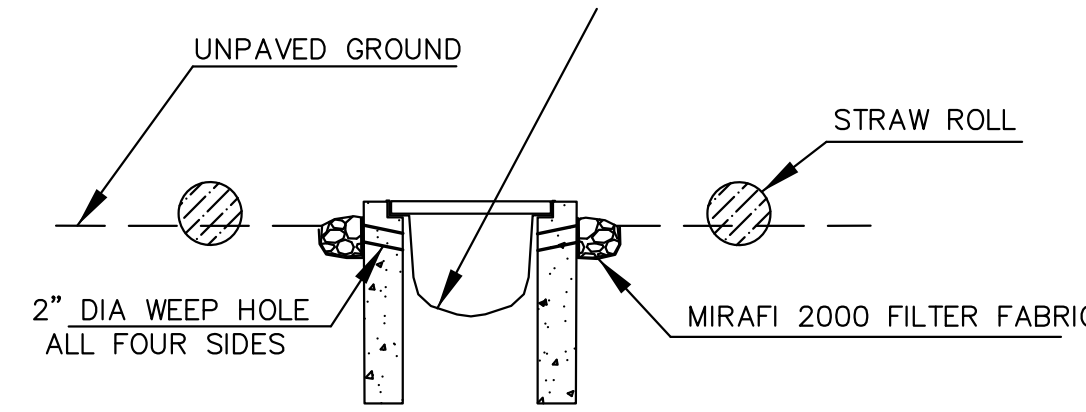
1. The facilities shown on this plan are designed to control erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control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

Maintenance Notes

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



ON SLOPES



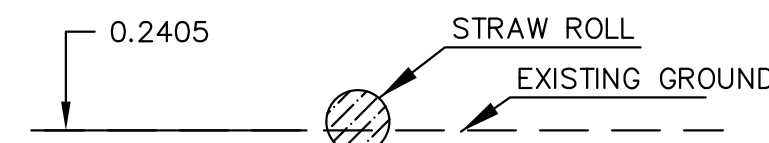
SECTION IPU-1

NOT TO SCALE

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

EST. DIMENSIONS OF GRAVEL BED:

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



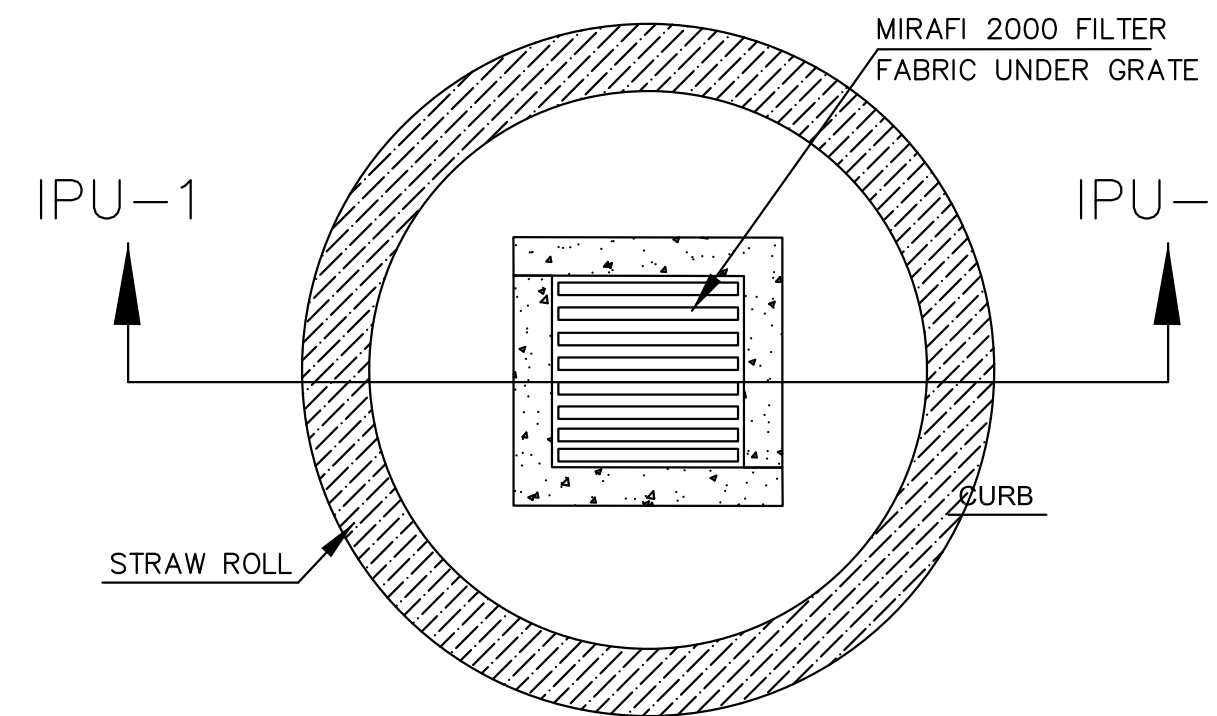
ON LEVEL GROUND

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

STRAW ROLL OR FIBER ROLL

SCALE: NTS

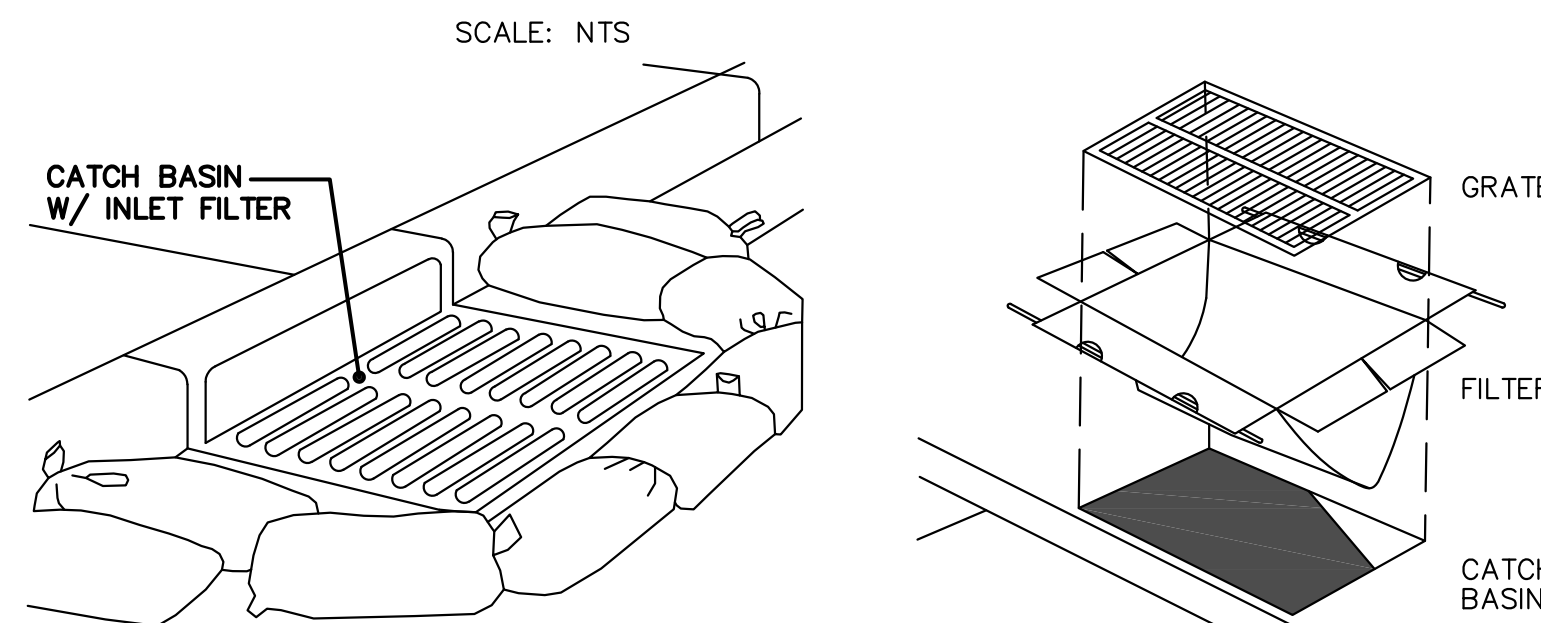
7



INLET PROTECTION IN UNPAVED AREAS

SCALE: NTS

6



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

PROPERLY DISPOSE OF ACCUMULATED SEDIMENT

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

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

CATCH BASIN INLET FILTER

INSTALLATION
REMOVE DRAIN GRATE

INSERT CATCH BASIN FILTER INTO BASIN LEAVING 3" FLAP EXPOSED

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

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

EMPTY CATCH BASIN FILTERS WHEN FILTERS APPEAR TO BE HALF FULL

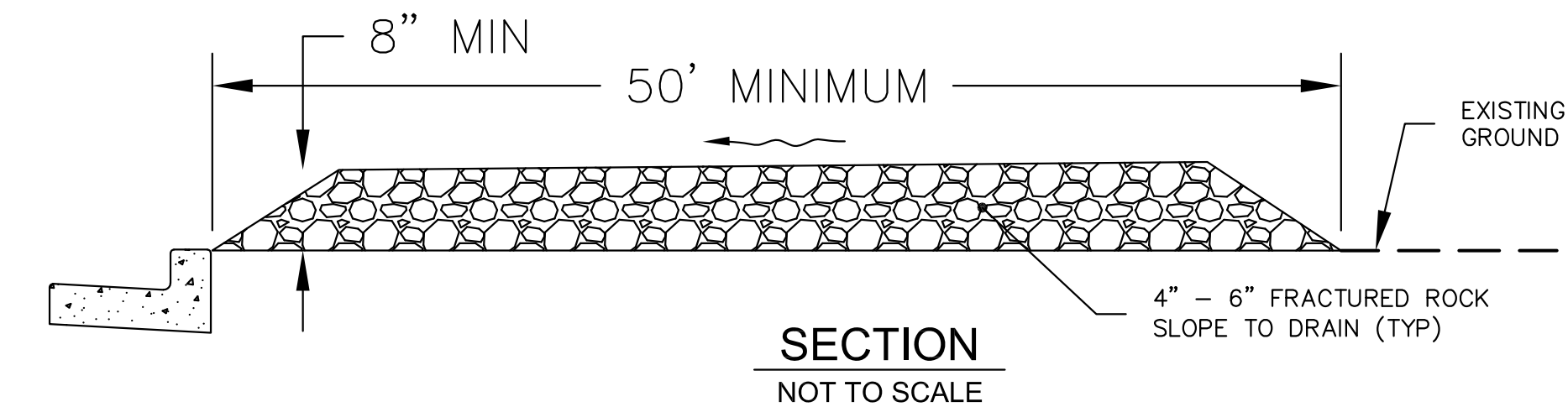
DISPOSE OF TRAPPED SEDIMENT IN ACCORDANCE WITH LOCAL REQUIREMENTS

CLEAN AND REUSE INLET FILTERS OR DISCARD AND REPLACE AS NECESSARY

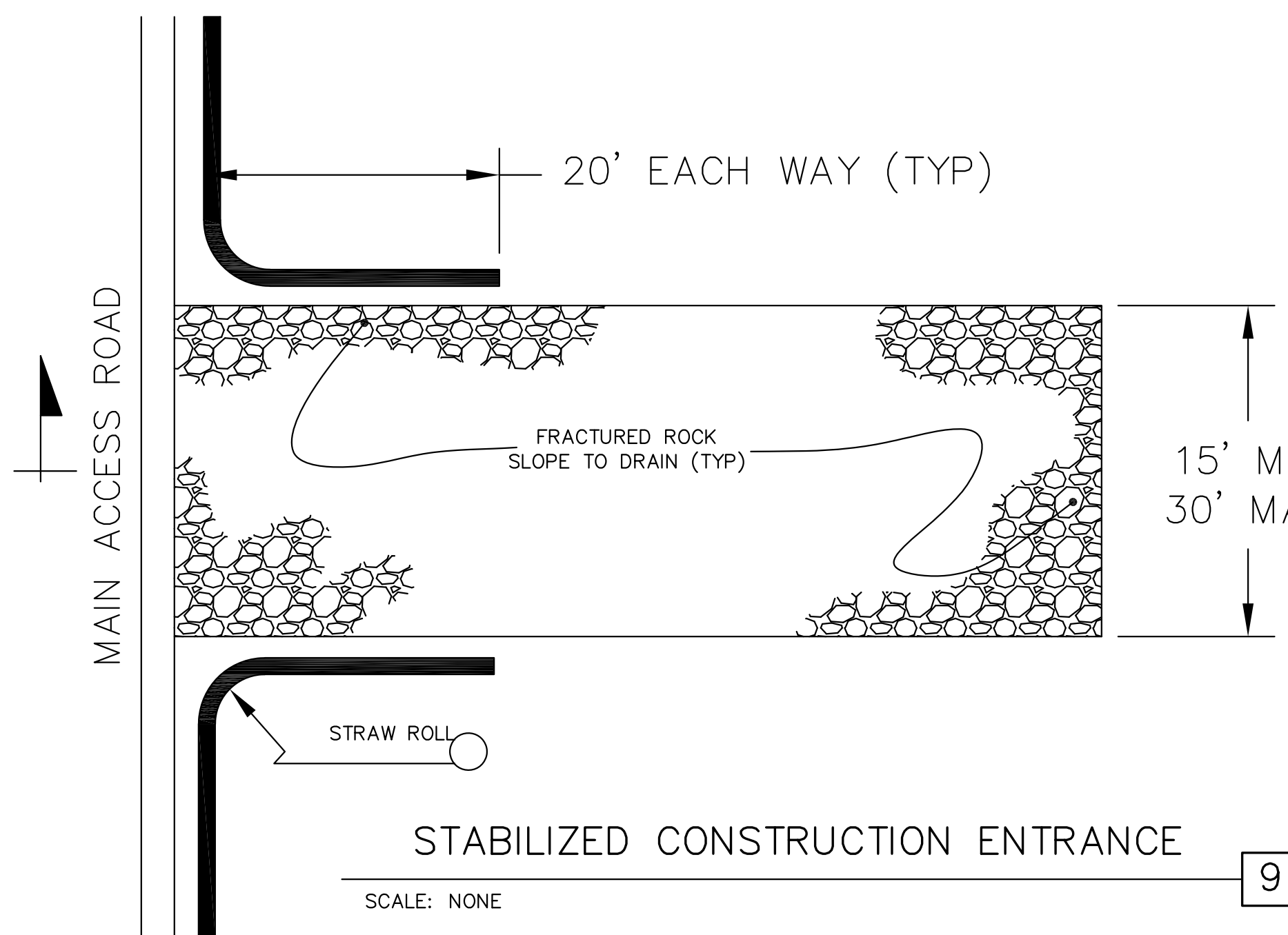
STORM DRAIN INLET PROTECTION PUBLIC STREET

SCALE: NONE

8



SECTION NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE

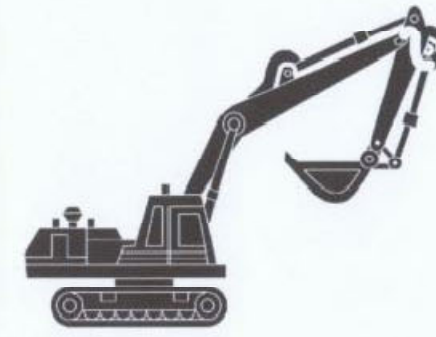
SCALE: NONE

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Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

During Construction

- Don't mix up more fresh concrete or cement than what you will use in a two-hour period.
- Set up and concrete small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area, (2) drain onto a 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.
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

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

Local Pollution Control Agencies

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

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

City of Los Altos

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

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- The vegetation is an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into 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 street.

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

Pool/Fountain/Spa Maintenance

- Drain 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. Filter cleaning creates a large amount of wastewater that can pollute storm drains. Dispose of spent diatomaceous earth in a sealed container.
- If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

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

Paint Removal

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

Recycle/Reuse Leftover Paints Whenever Possible

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants of exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residues 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 roof or cover with tarp or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

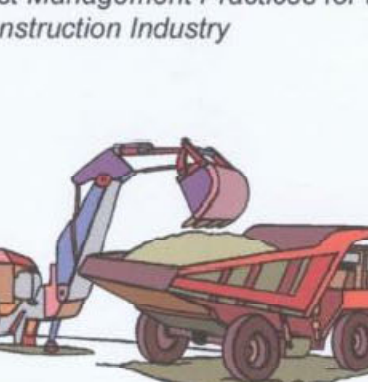
- Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleaned vegetation, paper, rock,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

Permits

- In addition to local building permits, you will need to obtain coverage under the State's General Construction Act's Storm Water Permit if your construction site disturbs one acre or more. Obtain this permit from the Regional Water Quality Control Board.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Practices During Construction

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or during construction is not immediately planned.
- Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces. Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxic (such as oil or lead) and with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

- Dewatering Operations
- 1. Check for Toxic Pollutants
- Check for odors, discoloration, or an oily sheen on groundwater.
- Call your local wastewater treatment agency and ask whether the 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 groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.
- 2. Check for Sediment Levels
- 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 pump water to the street or storm drain.
- If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
 - Pumping through a perforated pipe sunk part way into a small pit filled with gravel.
 - Pumping into a bucket placed below water level using a submersible pump.
 - Pumping through a filtering device such as a straining pool filter or filter fabric wrapped around end of suction pipe.
- When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.



Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

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

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

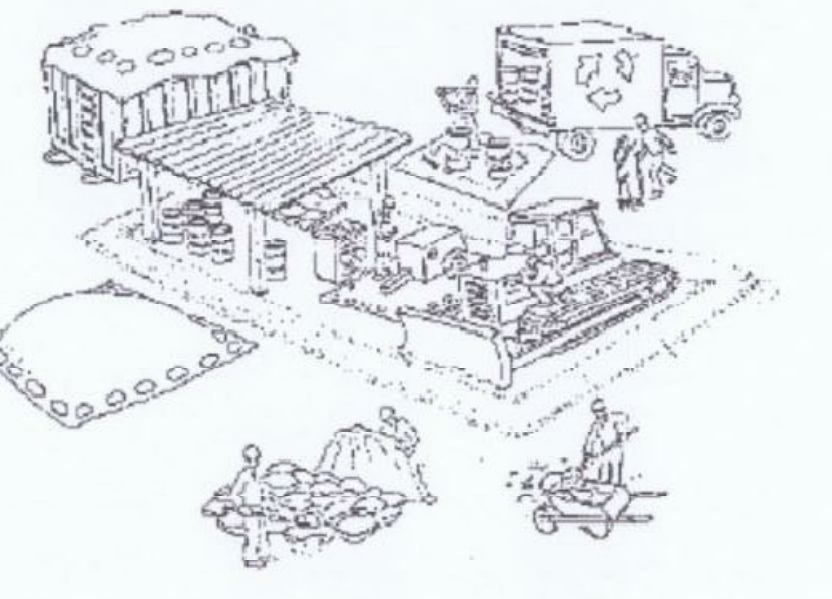
Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



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



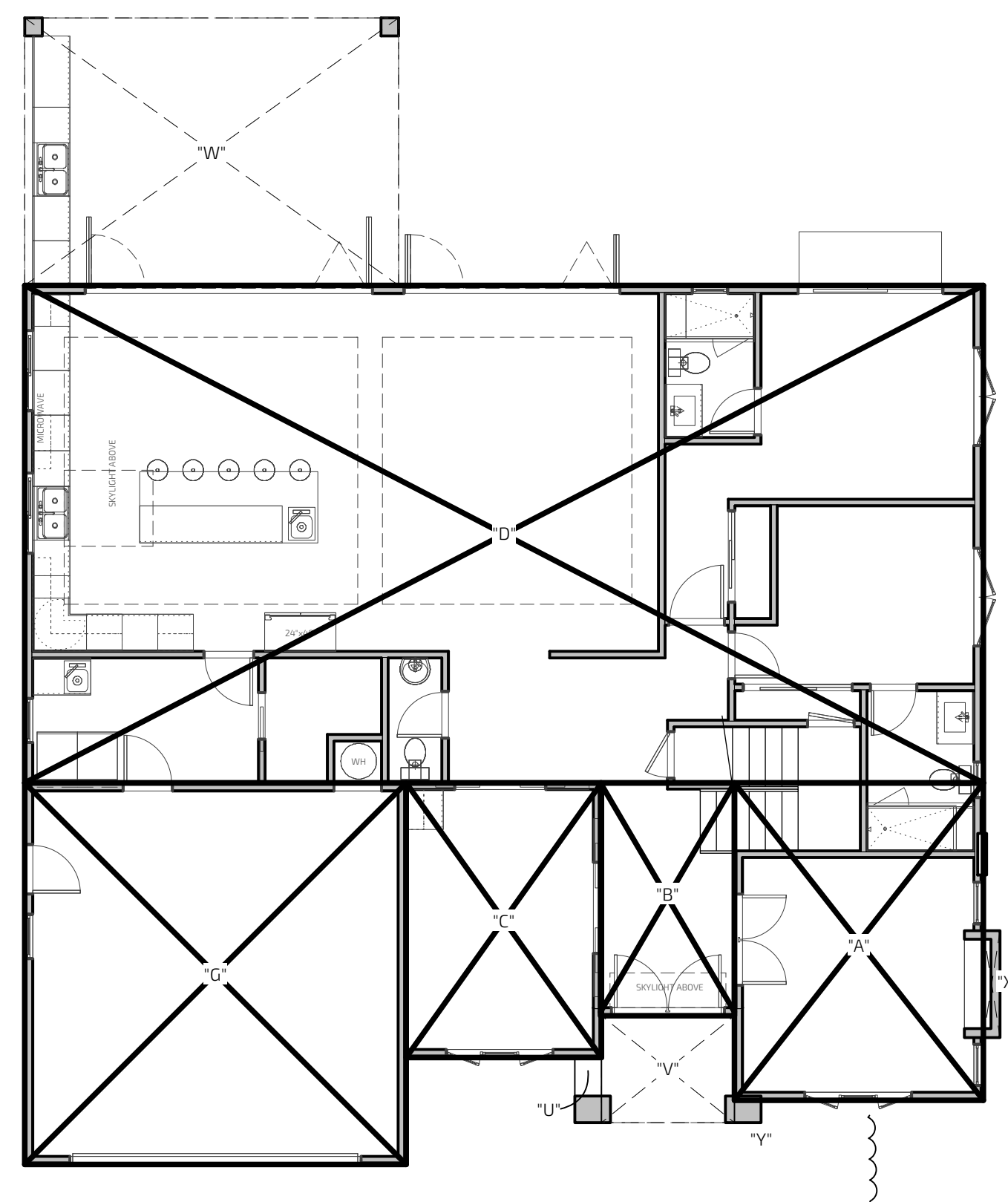
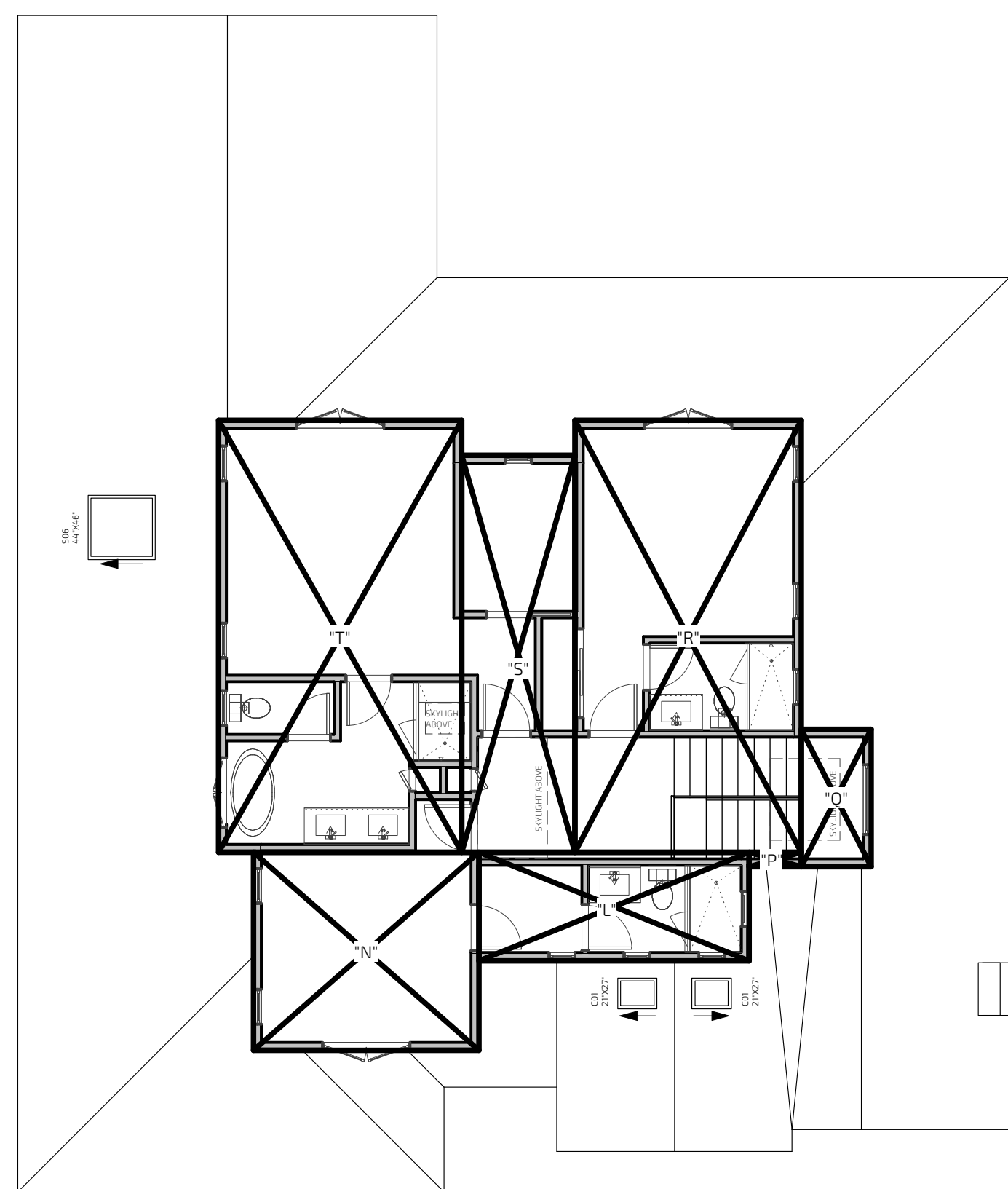
BAY LAND CONSULTING
CIVIL ENGINEERS
P.O. BOX 299
Santa Clara, California 95050
Ph: (408) 296-6000
SERVING THE BAY AREA

BLUEPRINT FOR A CLEAN BAY
629 BENVUENE AVE, LOS ALTOS CA 94024
APN 189-38-079
SANTA CLARA COUNTY

REVISIONS	
DATE	DESCRIPTION
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SCALE:	N.T.S.
DWN:	YC/SH
DATE:	12/10/21

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OF 5 SHEETS

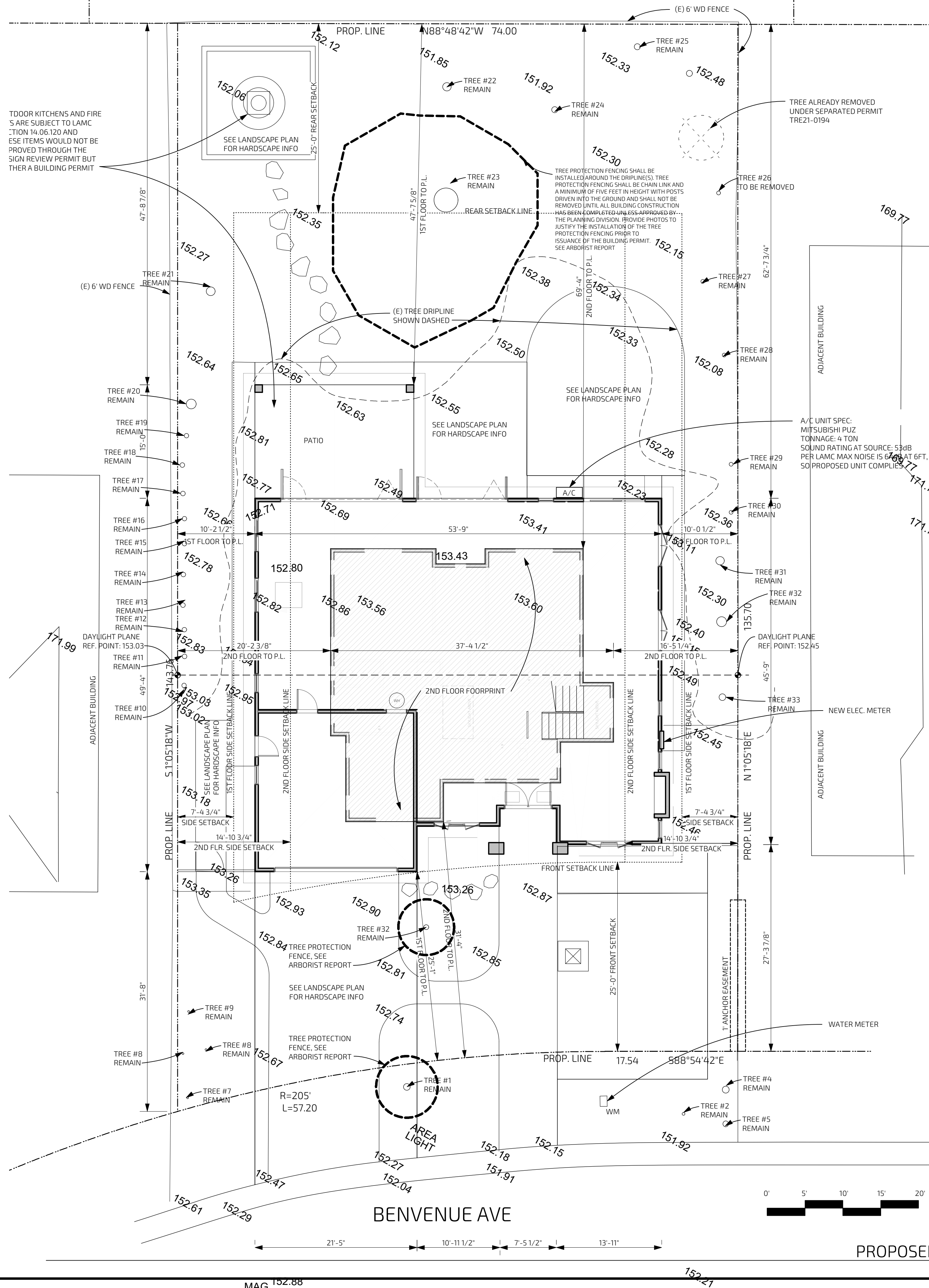


FLOOR AREA CALCULATION LABEL	DIMENSIONS	AREA
1ST FLOOR		
A	13'11.8 X 17'10	249 SF
B	76.3 X 12'10.5	98 SF
C	10'11.5 X 15'5	169 SF
D	53'9.8 X 27'11	1502 SF
G (GARAGE)	21'5 X 21'5	459 SF
2ND FLOOR		
L	15'5.5 X 6'2.4	96 SF
N	12'11 X 11'3.9	146 SF
P	3' X 9'9"	25 SF
Q	4'0 X 7'10.5	32 SF
R	12'11.5 X 24'8.6	320 SF
S	6'5.8 X 22'6	147 SF
T	13'11 X 24'8.6	344 SF
CONDITIONED AREA		
1ST FLOOR (A-D)		2,018 SF
2ND FLOOR (H-P)		1,067 SF
TOTAL		3,105 SF
GARAGE (G)		
TOTAL BUILDING		4,59 SF
FLOOR AREA RATIO		
LOT SIZE		10,195 SF
F.A.R.		34.9%
OUTDOOR PORCHES		
U	16 X 3'8"	6 SF
V	7'5.5 X 6'0"	45 SF
W	2'10 X 15'0"	315 SF
X (CHIMNEY)	11'25 X 6'	5 SF
Y	16 X 13	2 SF
TOTAL		373 SF
LOT COVERAGE		
= 1ST FLOOR + GARAGE + PORCHES		2,018 + 459 + 373
		= 2,850 SF
		27.9%
EXISTING BUILDING HABITABLE		
EXISTING BUILDING		1,574 SF
EXISTING GARAGE		432 SF
EXISTING BUILDING TOTAL		2,006 SF

AREA CALCULATION

SCALE 1/8" = 1'-0"

3



BENVENUE AVE

PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

1

INDOOR KITCHENS AND FIRE ARE SUBJECT TO LAMC SECTION 14.06.120 AND ESE ITEMS WOULD NOT BE PROVIDED THROUGH THE SIGN REVIEW PERMIT BUT OTHER A BUILDING PERMIT

TREE PROTECTION FENCING SHALL BE INSTALLED AROUND THE DRIP LINES. TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED. BUSINESS-ARRANGED BY THE PLANNING DIVISION. PROVIDE PHOTOS TO JUSTIFY THE INSTALLATION OF THE TREE PROTECTION FENCING PRIOR TO ISSUANCE OF THE BUILDING PERMIT. SEE ARBORIST REPORT.

A/C UNIT SPEC: MITSUBISHI PUZ TONNAGE: 4 TON SOUND RATING AT SOURCE: 53dB PER LAMC MAX NOISE IS 60dB AT 6FT. SO PROPOSED UNIT COMPLIES

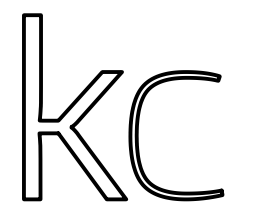
MAG NAIL

ROOF PLAN KEY NOTES

SEE A0.5 KEYNOTES FOR ALL ROOF PLAN KEYNOTES

FLOOR PLAN KEY NOTES

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



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PLANNING SET
3.9.2022

Sheet Revisions:
DRC COMMENTS
6.6.2022

ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE. DIMENSIONS TO CENTERLINE UNLESS SPECIFIED OTHERWISE. DIMENSIONS TO CENTERLINE UNLESS SPECIFIED OTHERWISE. DIMENSIONS TO CENTERLINE UNLESS SPECIFIED OTHERWISE.

ELECTRONIC PLAN REVIEW

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

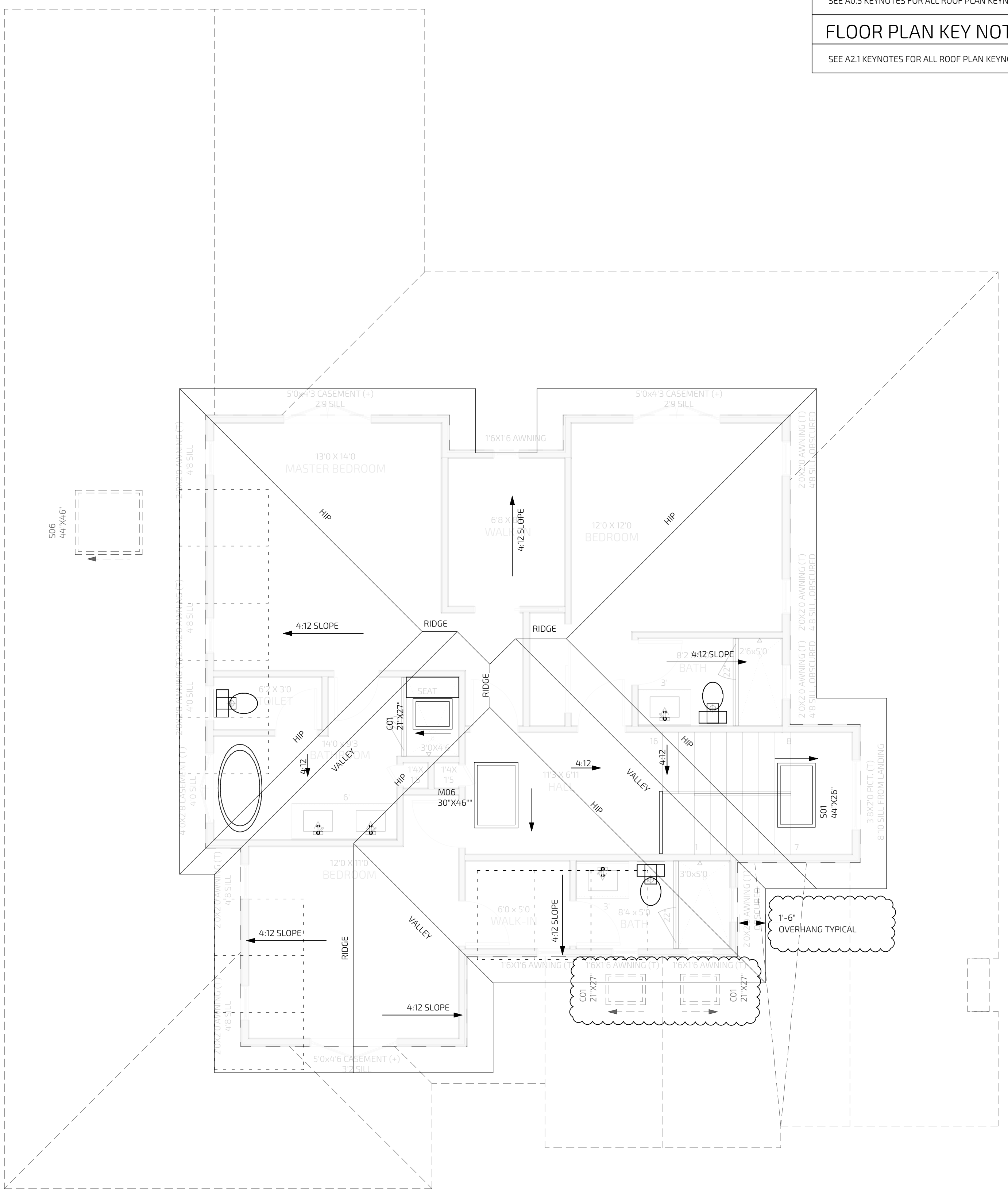
PLANNING SET
NOT FOR CONSTRUCTION

PROPOSED
ROOF PLAN

CITY STAMP:

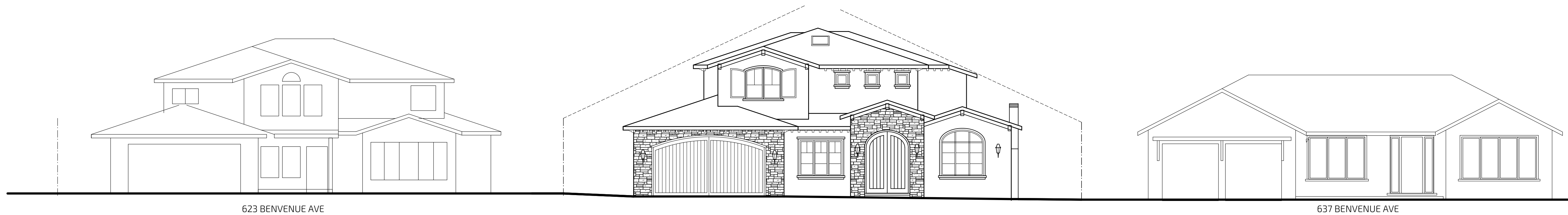
A2.2

PROJECT NUMBER: 210
629 BENVENUE AVE

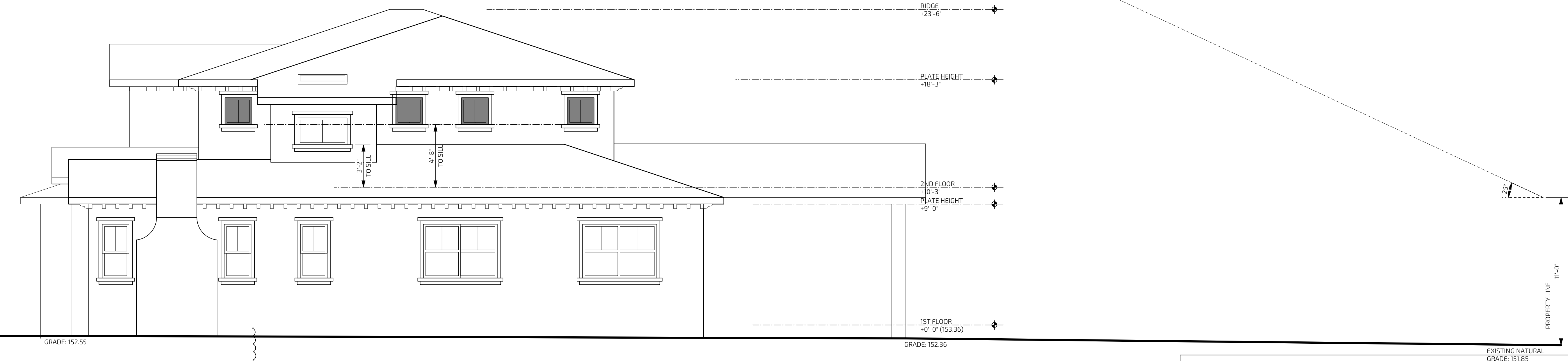


PROPOSED ROOF PLAN
SCALE 1/4" = 1'-0"

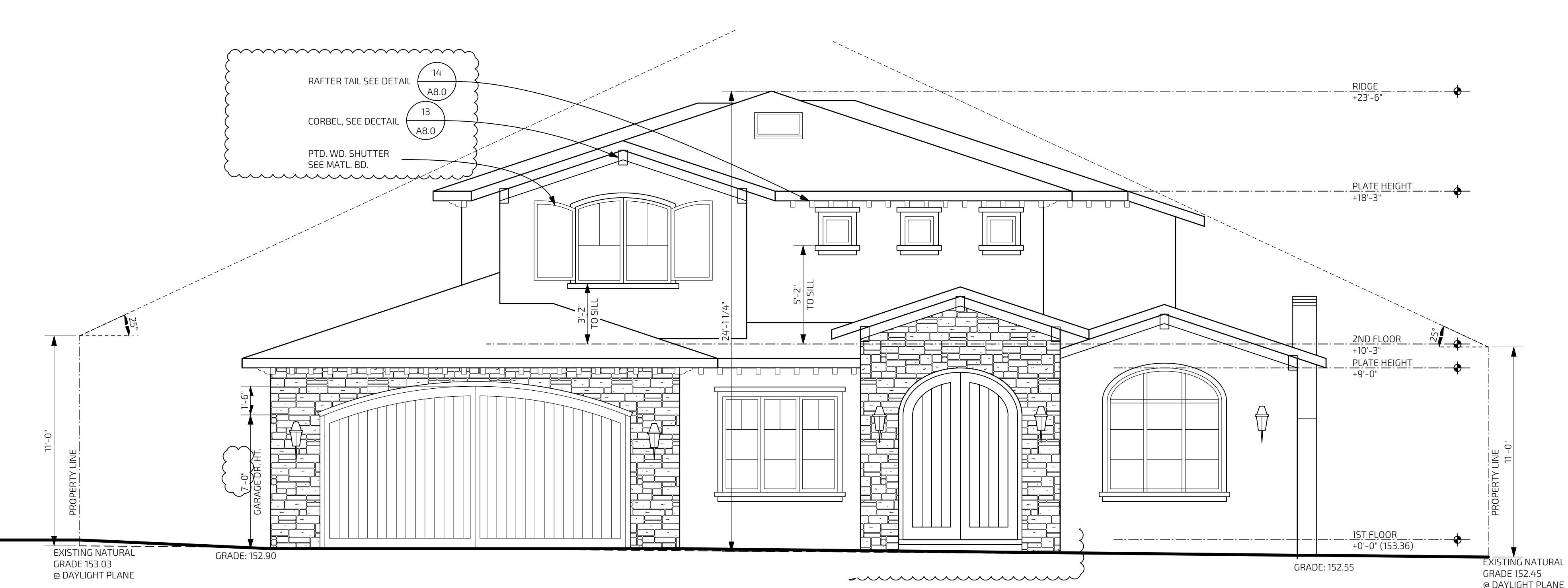
1



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



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

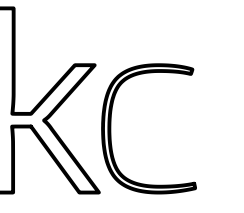


PROPOSED FRONT ELEVATION
SCALE 1/4" = 1'-0" 1

EXTERIOR FINISH SCHEDULE

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

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



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PLANNING SET
3.9.2022

Sheet Revisions:
1 DRC COMMENTS
6.6.2022

ALL DIMENSIONS AND SPACINGS UNLESS OTHERWISE SPECIFIED ARE IN INCHES AND DECIMALS THEREOF. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. VERIFY THE EXISTING CONDITIONS OF THE PROJECT BEFORE CONSTRUCTION.

ELECTRONIC PLAN REVIEW

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

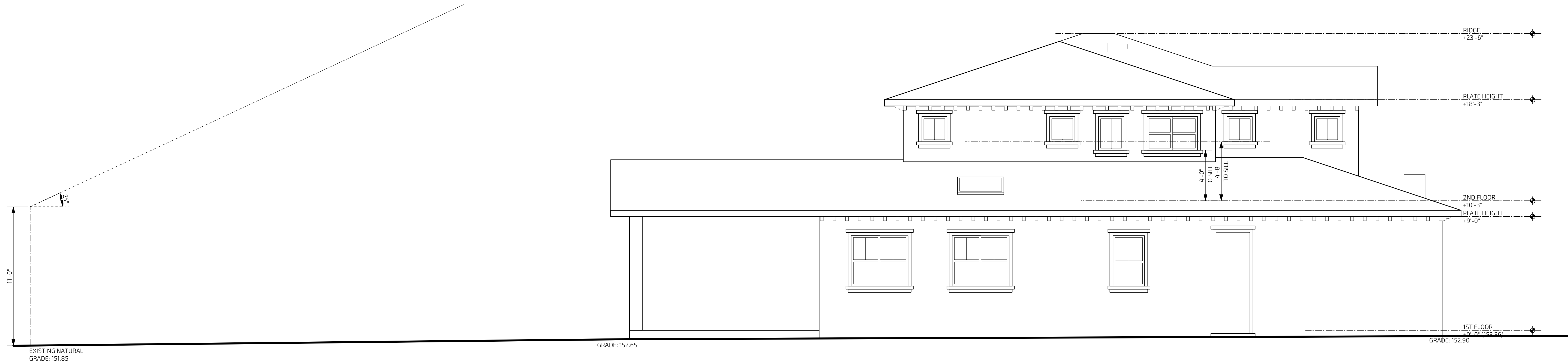
PLANNING SET
NOT FOR CONSTRUCTION

PROPOSED
ELEVATIONS

CITY STAMP:

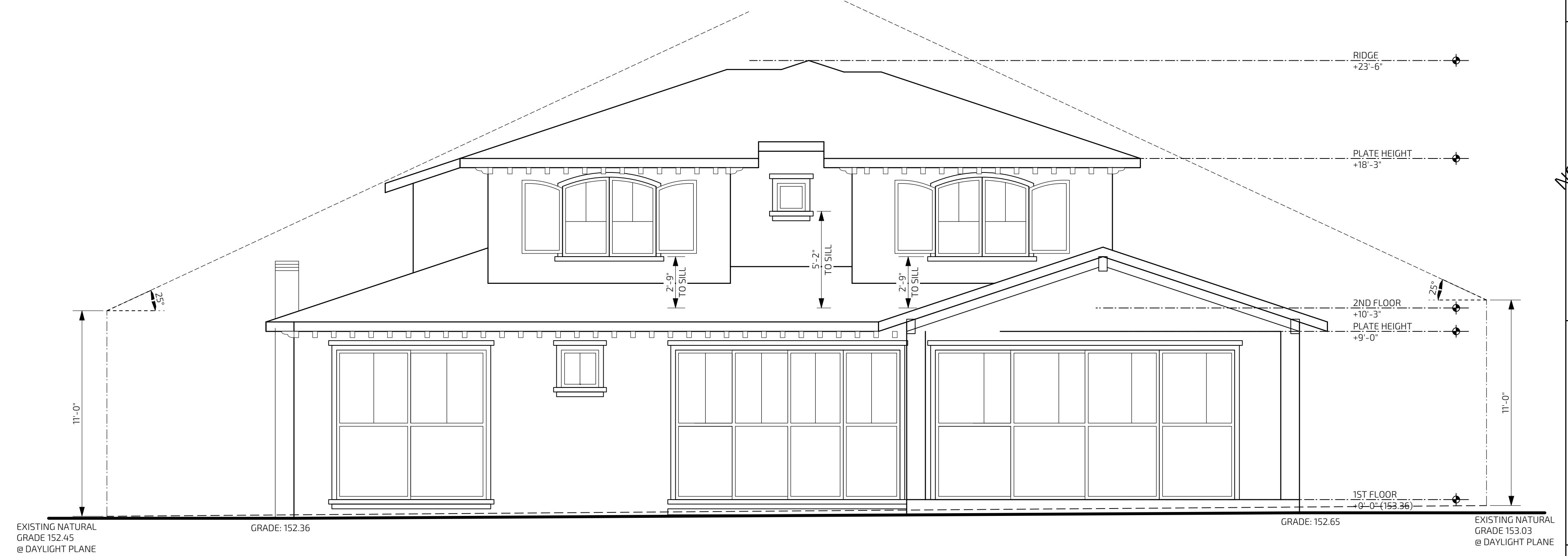
A3.2

PROJECT NUMBER: 2110
629 BENVENUE AVE



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

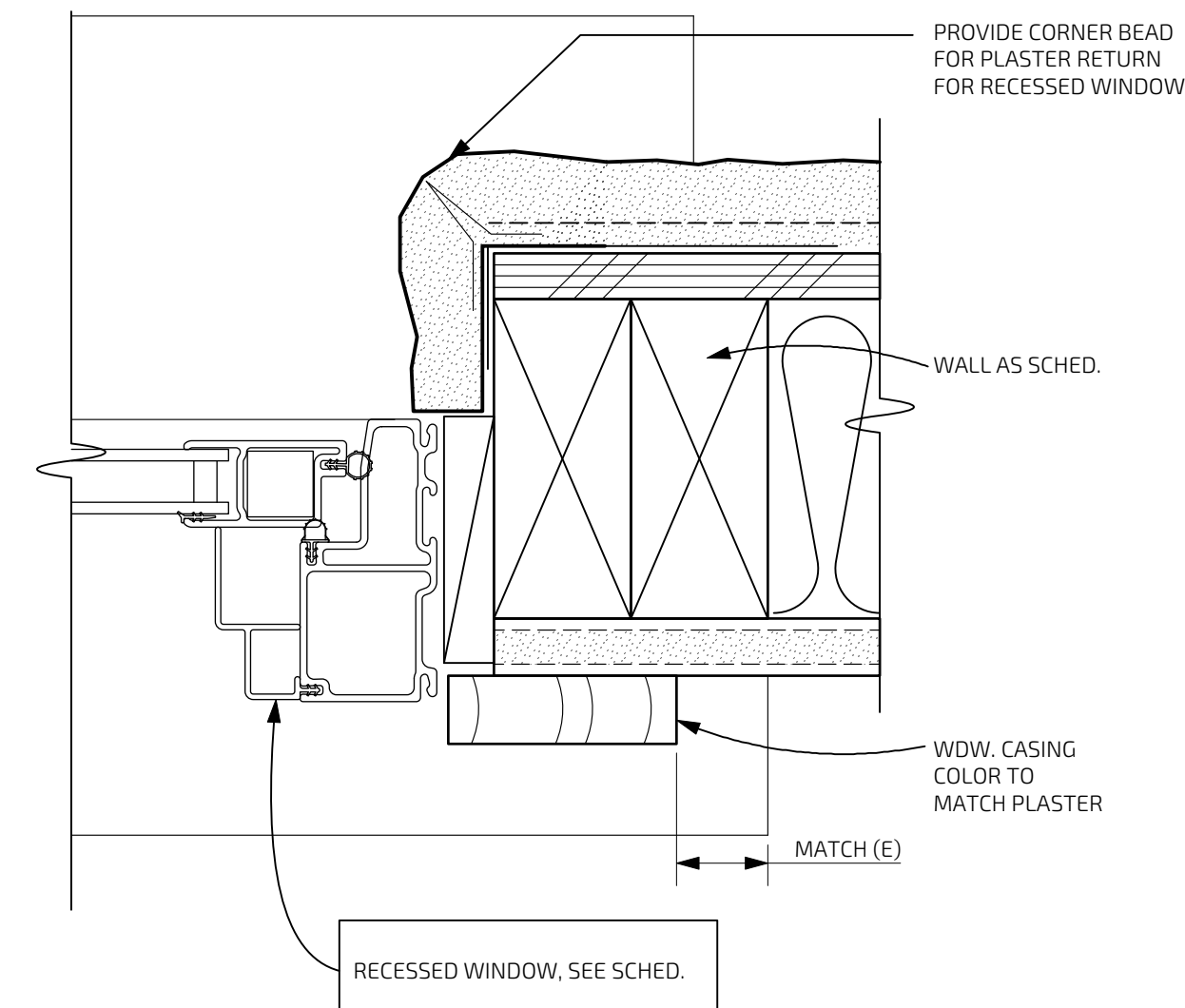
2



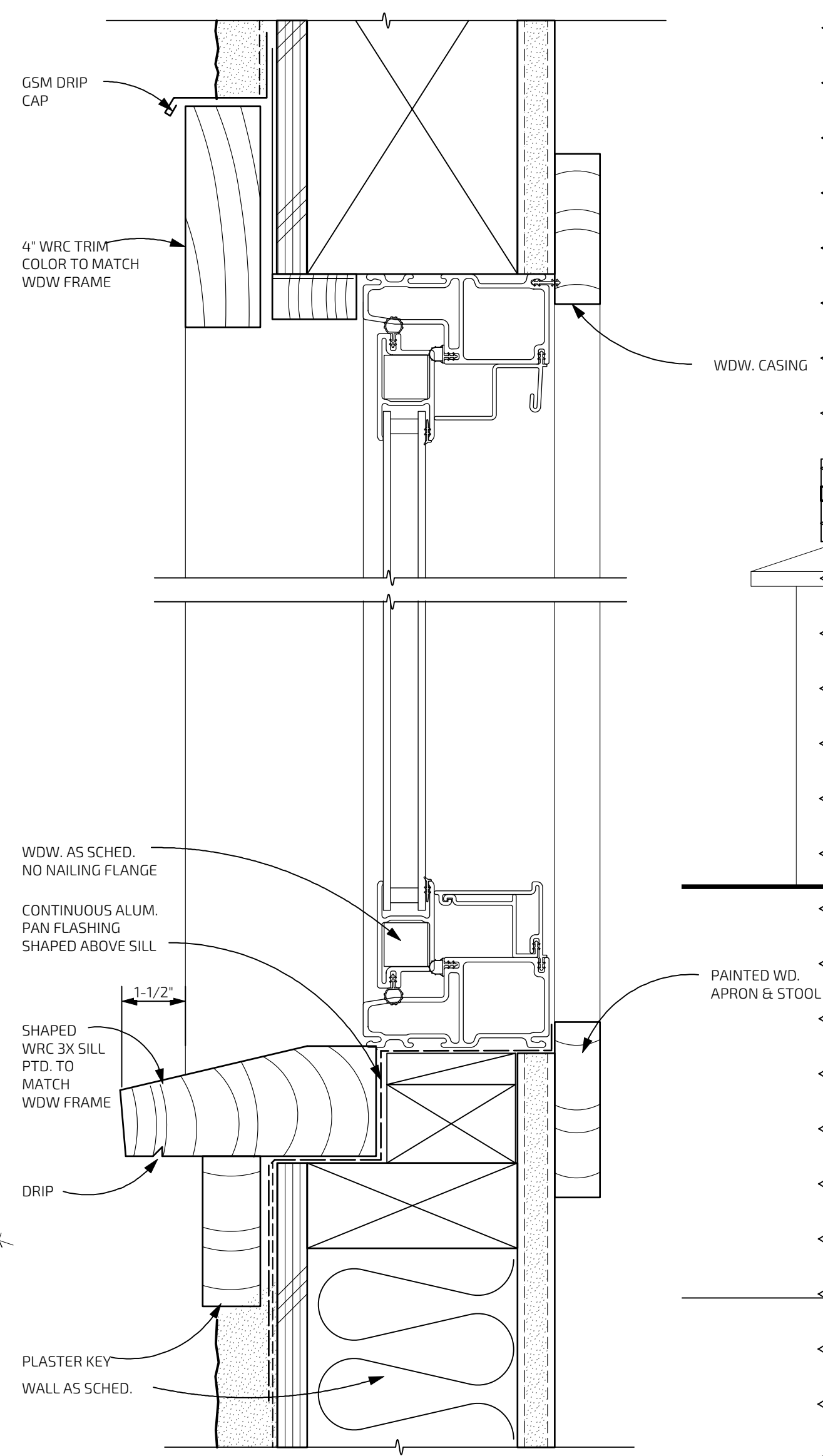
PROPOSED BACK (NORTH) ELEVATION
SCALE 1/4" = 1'-0"

1

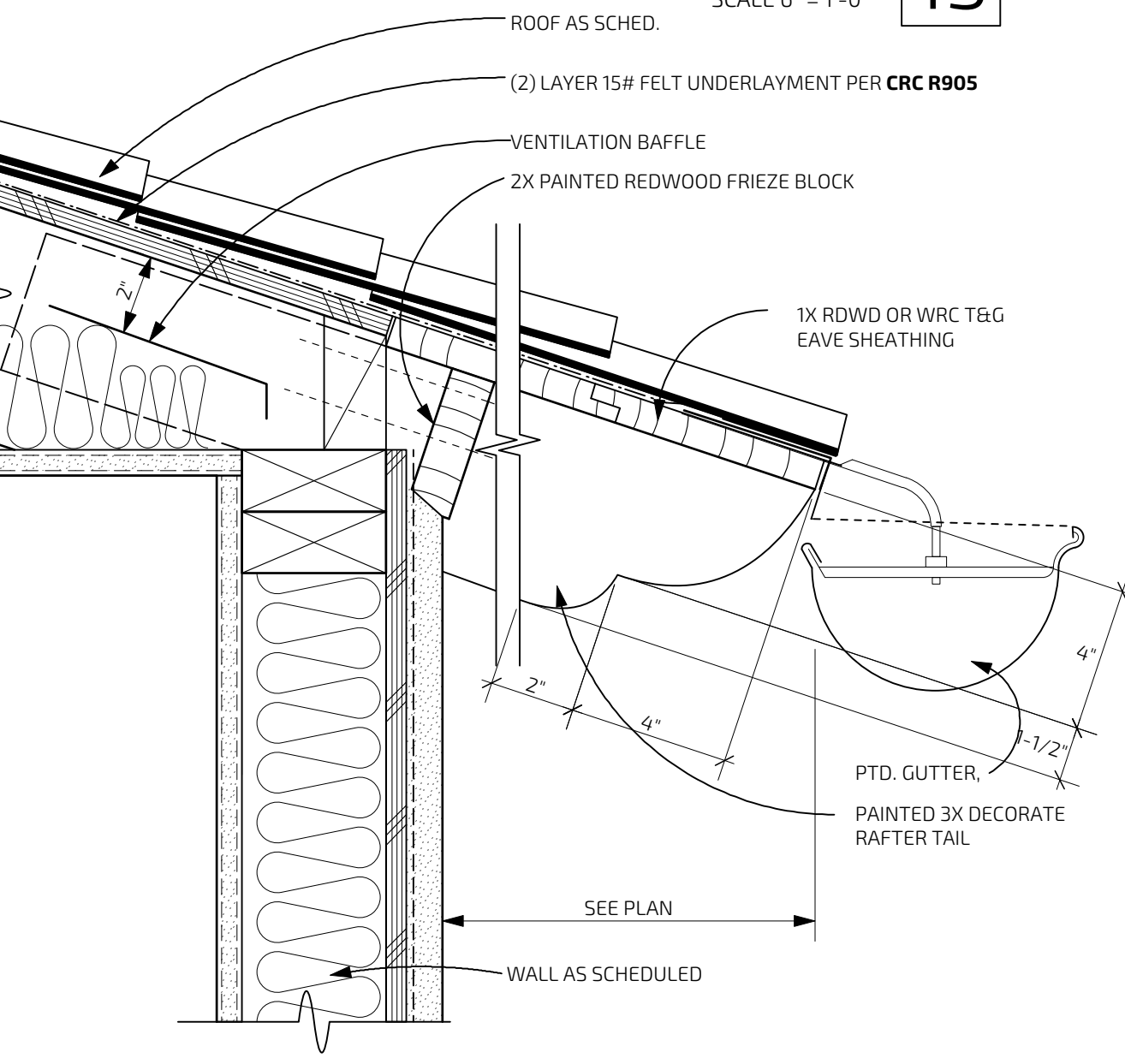




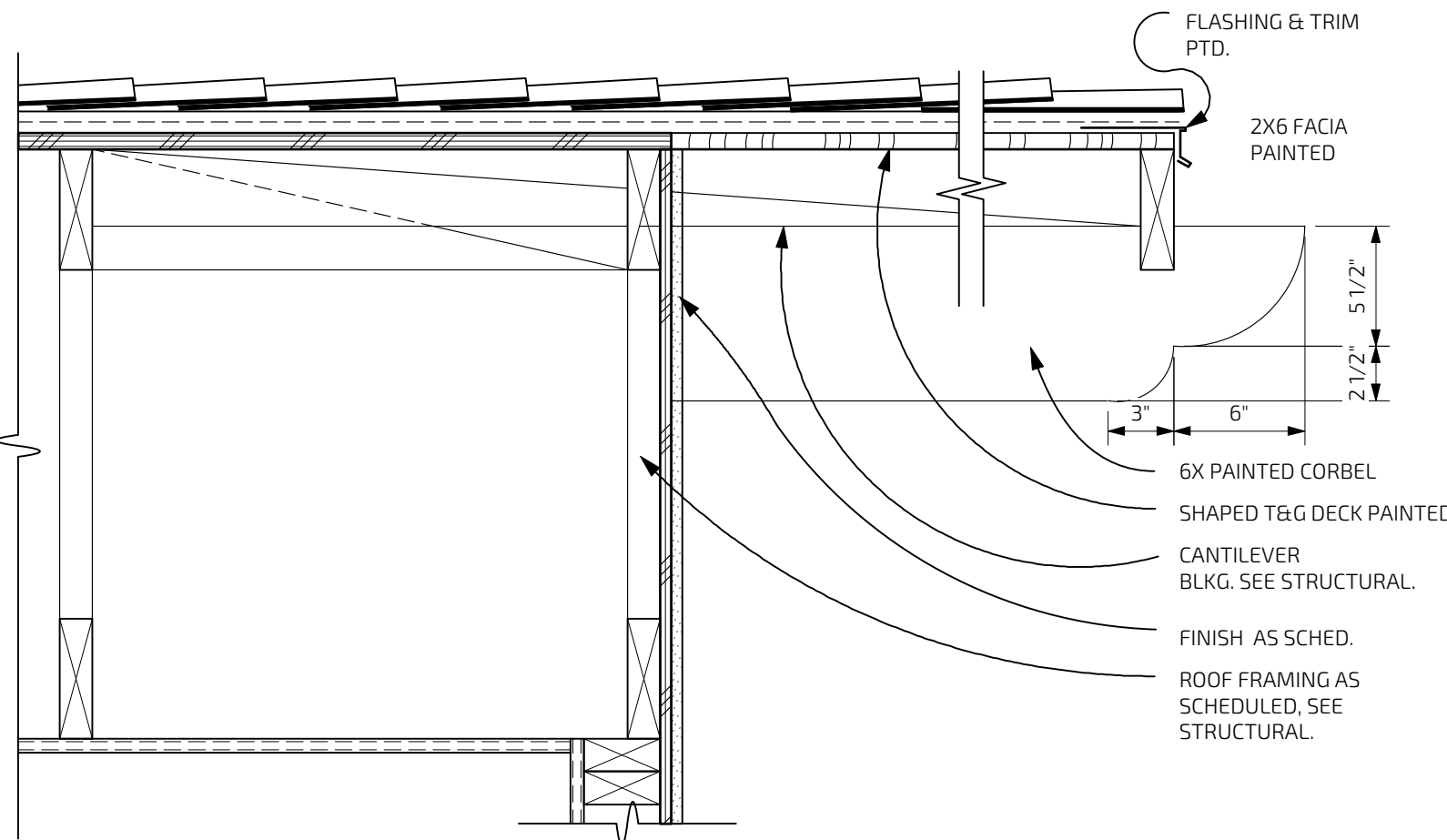
TYP. WDW. JAMB DETAIL @ CEMENT PLASTER FINISH
SCALE 6" = 1'-0" **15**



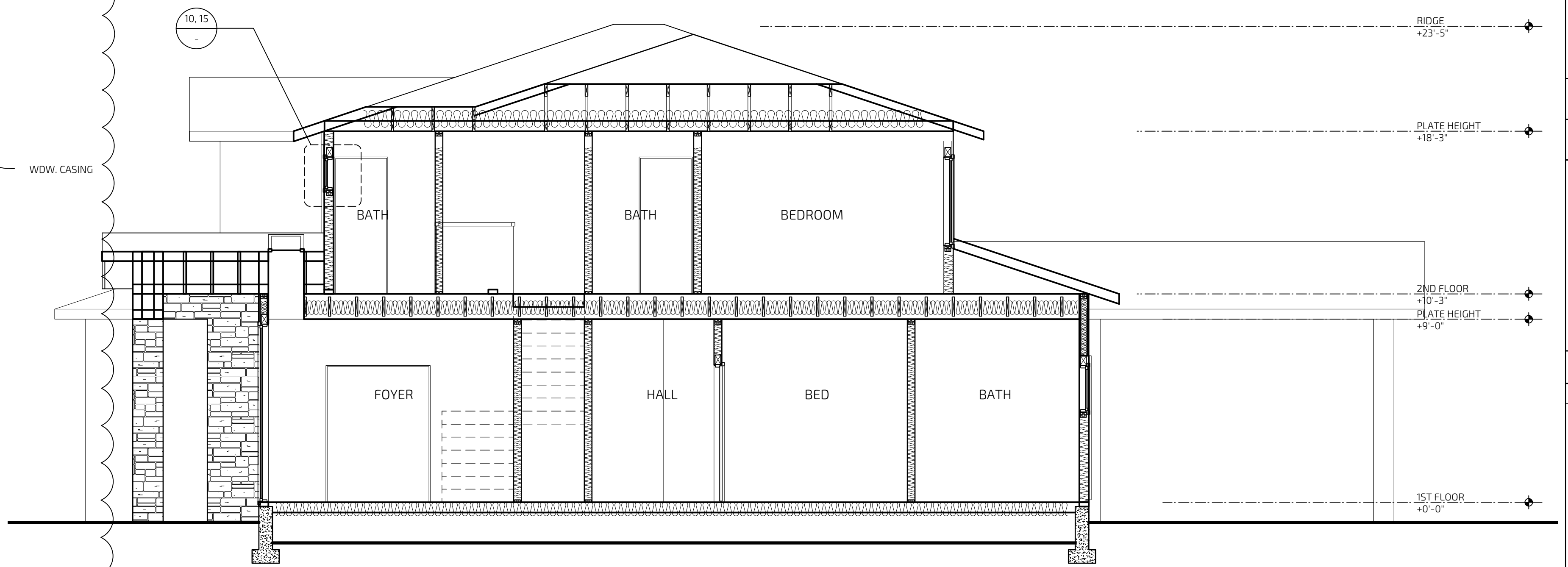
TYPICAL WDW. SILL, MEETING RAIL & HEAD DETAILS @ CEM. PLASTER FINISH (DR HEAD SIM.)
SCALE 6" = 1'-0" **10**



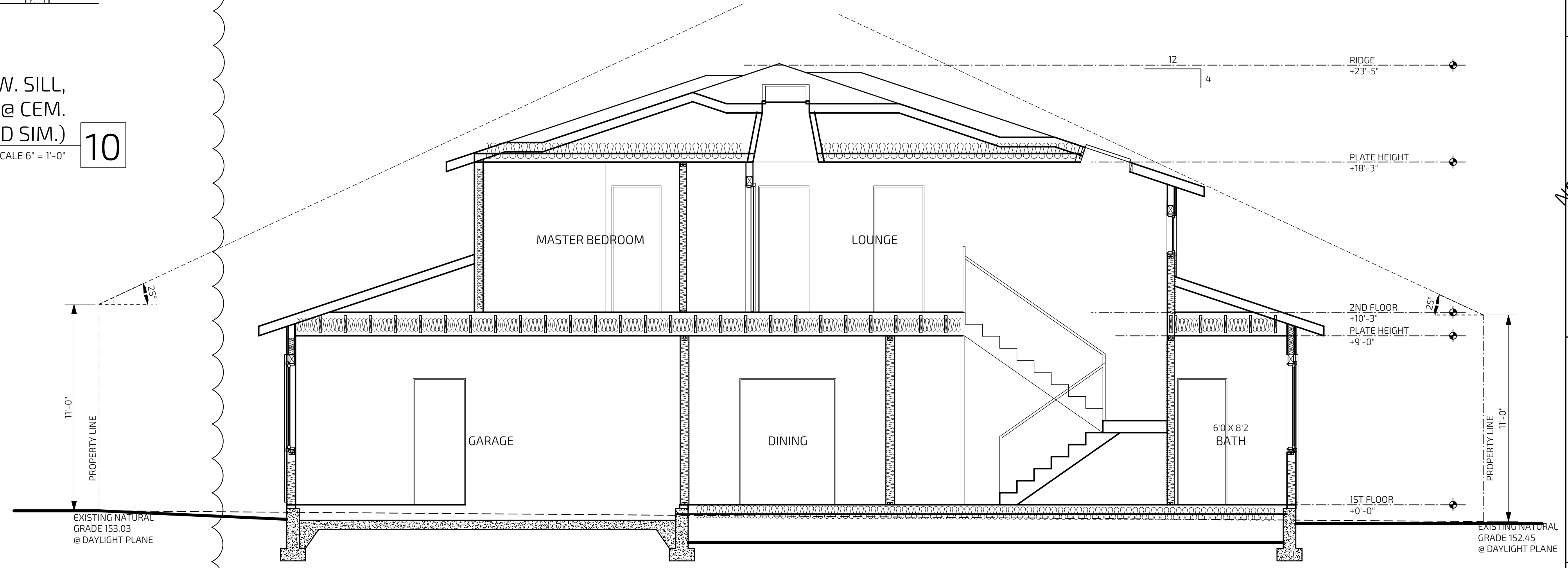
NON-RATED ROOF EAVE DETAIL
SCALE 3" = 1'-0" **14**



GABLE @ RIDGE
SCALE 1-1/2" = 1'-0" **13**



NORTH-SOUTH SECTION
SCALE 1/4" = 1'-0" **2**



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

