

GENERAL NOTES

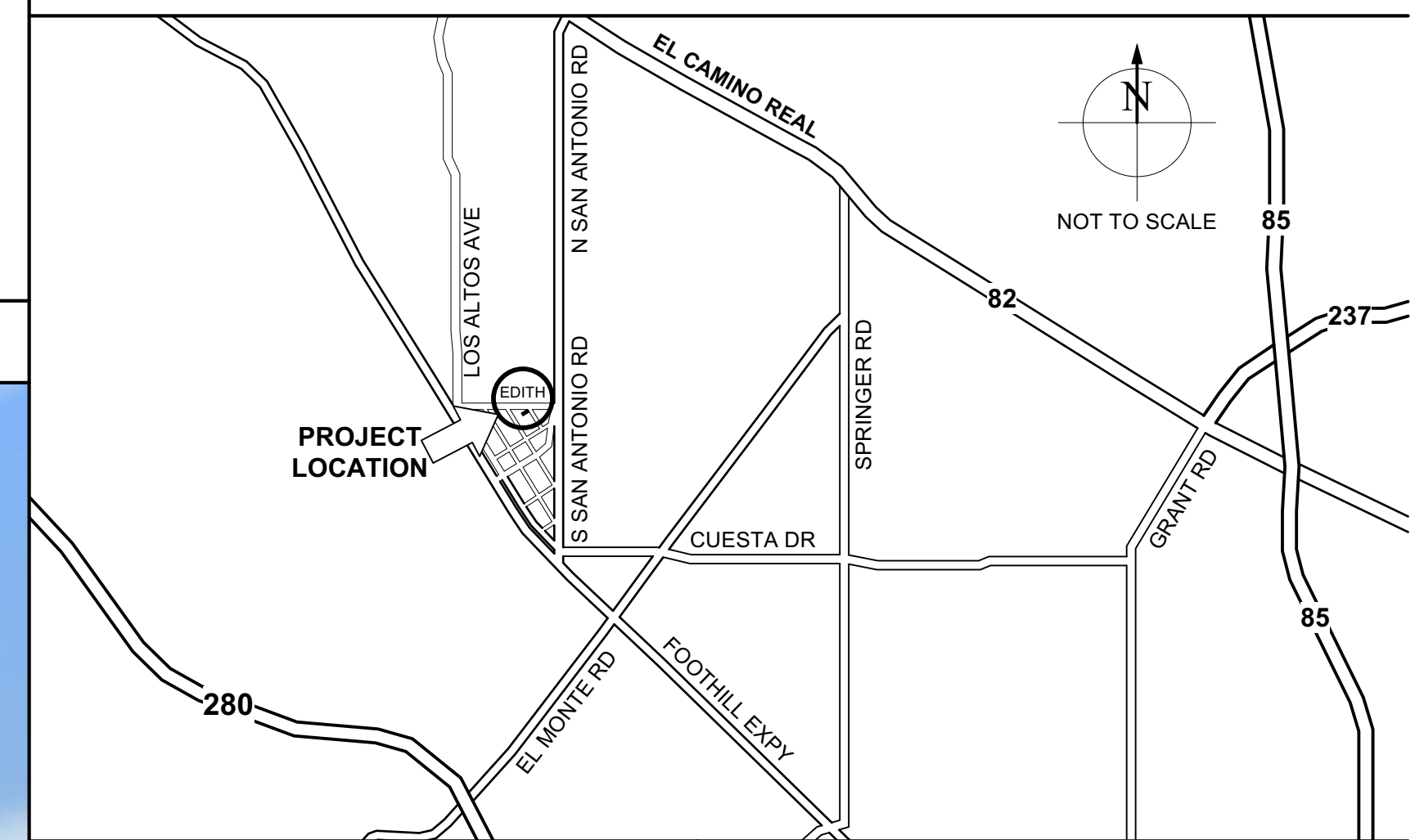
1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.
2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENT AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. ALL WORK, TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.
4. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.
5. CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/THEMSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.
6. BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT FOR THE PROPER SIZE AND INSTALLATION UPON COORDINATION WITH CONDITIONS IN THE BUILDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENTS BEFORE ANY WORK BEGINS OR MATERIALS ARE PURCHASED.
7. MATERIALS, PRODUCTS AND EQUIPMENT SHALL ALL BE NEW, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL DEBRIS IN A LOCATION OF THE PROPERTY APPROVED BY THE OWNER AND SHALL REMOVE SAME IN A TIMELY MANNER DURING THE COURSE OF WORK.
9. CONTRACTOR SHALL REMOVE FROM SITE ANY IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT, PROTECT FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.
10. EXCAVATE ALL FOOTINGS AS INDICATED ON THE DRAWING TO REACH SOLID UNDISTURBED SOIL. BOTTOMS OF EXCAVATIONS SHALL BE LEVEL, CLEAN AND DRY AND AT THE ELEVATIONS INDICATED ON THE STRUCTURAL DRAWINGS. COORDINATE WITH SOILS ENGINEER.
11. PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDES OF THE BUILDING. SEE CIVIL DRAWINGS
12. CONTRACTOR TO PRECISELY LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION.
13. WORK HOURS: CONSTRUCTION, DELIVERIES, AND OR SERVICING OF ANY ITEM ON SITE SHALL BE PROHIBITED BEFORE 8:00 AM AND AFTER 5:00 PM, WEEKDAYS, ALL DAY SATURDAY, SUNDAY AND HOLIDAYS.
14. CONSTRUCTION PARKING IS PERMITTED ONLY ON THE SITE AND ONLY ON THE SIDE OF THE STREET FRONTING THE PROPERTY FOR WHICH THE PERMIT IS ISSUED.
15. SURVEYOR IS REQUIRED TO PROVIDE LETTERS VERIFYING THE STRUCTURE IS LOCATED AS APPROVED ON THE PLANS FOR SETBACKS PRIOR TO POURING ANY CONCRETE AND VERIFYING THE HEIGHT OF THE STRUCTURE IS AS SHOWN ON THE PLANS AT FRAME INSPECTION.
16. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING EXCAVATION OF FOUNDATIONS, PIER DRILLING, UNDERPINNING, PREPARATION OF SUBGRADE BENEATH SLABS-ON-GRADE, PLACEMENT AND COMPACTION OF ENGINEERED FILL, AND SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE ORIGINAL GEOTECHNICAL REPORT PREPARED BY EARTH SYSTEMS PACIFIC DATED NOVEMBER 22, 2019. EARTH SYSTEMS PACIFIC SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTICE OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.

# 4 NEW UNIT DEVELOPMENTS AT 14 4TH STREET

## VIEW FROM FOURTH STREET



## VICINITY MAP



## PROJECT DESCRIPTION

**THIS PROJECT INVOLVES : CONSTRUCTION OF 4 MARKET RATE CONDOMINIUM UNITS WITH A CONDO MAP AND SEMI-SUBTERRANEAN PARKING**

ADDRESS: 14 4TH STREET  
LOS ALTOS, CA 94022  
OWNERS: 14.4TH STREET LLC  
ARCHITECT: CHRIS KUMMERER, ARCHITECT  
PH: (650) 233-0342  
E-MAIL: CHRIS@CKA-ARCHITECTS.COM

## FIRE SPRINKLER NOTE

A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS. PROVIDE A FULL FIRE SPRINKLER SYSTEM LISTED FOR RESIDENTIAL USE (CFC R313.3.2) AND SHALL BE INSTALLED IN ACCORDANCE WITH SPRINKLER MANUFACTURER'S INSTALLATIONS INSTRUCTIONS UNDER SEPARATE PERMIT. AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CFMO-SP6 THROUGHOUT THE DWELLING TO INCLUDE ANY ACCESSORY STRUCTURE IN EXCESS OF 1,000 SQ.FT. SPRINKLER PLAN TO INDICATE LOCATION OF WATER SUPPLY, SPRINKLER AND PIPING MATERIALS PER CRC R313.3.1.1, R313.3.2, R313.3.2.2 & R313.3.2.4. CONTRACTOR TO PROVIDE FIRE SPRINKLER FLOW RATE AND PIPE SIZING CALCULATION FOR REVIEW PER R313.3.2 & R313.3.6. FINAL SPRINKLER INSTALLATION SHALL INCLUDE THE SIGN OR VALVE TAG REQUIRED BY CRC R313.3.7 AND THE OWNER'S MANUAL FOR THE SYSTEM PER CRC R313.3.8.2.

## GEOTECHNICAL NOTE

EARTH SYSTEMS PACIFIC IS THE GEOTECHNICAL ENGINEER FOR THE PROJECT. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PRIOR TO BEGINNING EXCAVATION. THE CONTRACTOR SHALL CONSULT WITH THE GEOTECHNICAL ENGINEER DURING EXCAVATION TO DETERMINE OPTIMAL FOUNDATION DEPTH BASED UPON FIELD CONDITIONS. SLABS, FOOTINGS AND PAVING SHALL BE CONSTRUCTED IN CONFORMANCE WITH GEOTECHNICAL ENGINEERING SPECIFICATIONS. SOILS ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER SOIL REPORT RECOMMENDATIONS.

## DEFERRED SUBMITTALS

- SOLAR POWER
- CONDOMINIUM MAP SUBMITTAL
- DEMOLITION PERMIT SUBMITTAL
- FIRE SPRINKLER DESIGN SUBMITTAL

## APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE, VOLUMES 1 & 2  
2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA FIRE CODE  
2019 CALIFORNIA GREEN BUILDING CODE AND CURRENT LOCAL BUILDING AND ZONING CODES INCLUDING THE GREEN BUILDING ORDINANCE

## SHEET INDEX

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A0.1 CLIMATE ACTION CHECKLIST AND RENDERINGS

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A1.1 STREET ELEVATIONS  
A1.2 FLOOR AREA CALCULATIONS  
A1.3 CONSTRUCTION MANAGEMENT PLAN  
A1.4 HARDSCAPE / CIRCULATION / FIRE DIAGRAMS  
A1.5 TRASH / SHORING DIAGRAMS  
A2.0 BASEMENT PLAN  
A2.1 1ST FLOOR PLAN  
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A2.3 ROOF PLAN  
A3.0 EXTERIOR ELEVATIONS  
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**ARBORIST REPORT**  
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**CIVIL SURVEY**  
C-1.0 GRADING AND DRAINAGE PLAN  
C-1.1 UTILITY PLAN  
C-2.0 EROSION & SEDIMENT CONTROL & STAGING PLAN  
CMP CONSTRUCTION MANAGEMENT PLAN

BMP-1 BEST MANAGEMENT PRACTICES SHEET

VTM 1 VESTING TENTATIVE PARCEL MAP  
VTM 2 VESTING TENTATIVE PARCEL MAP

**LANDSCAPE**  
L1 LANDSCAPE SITE / PLANTING PLAN  
L2 PLANT IMAGES

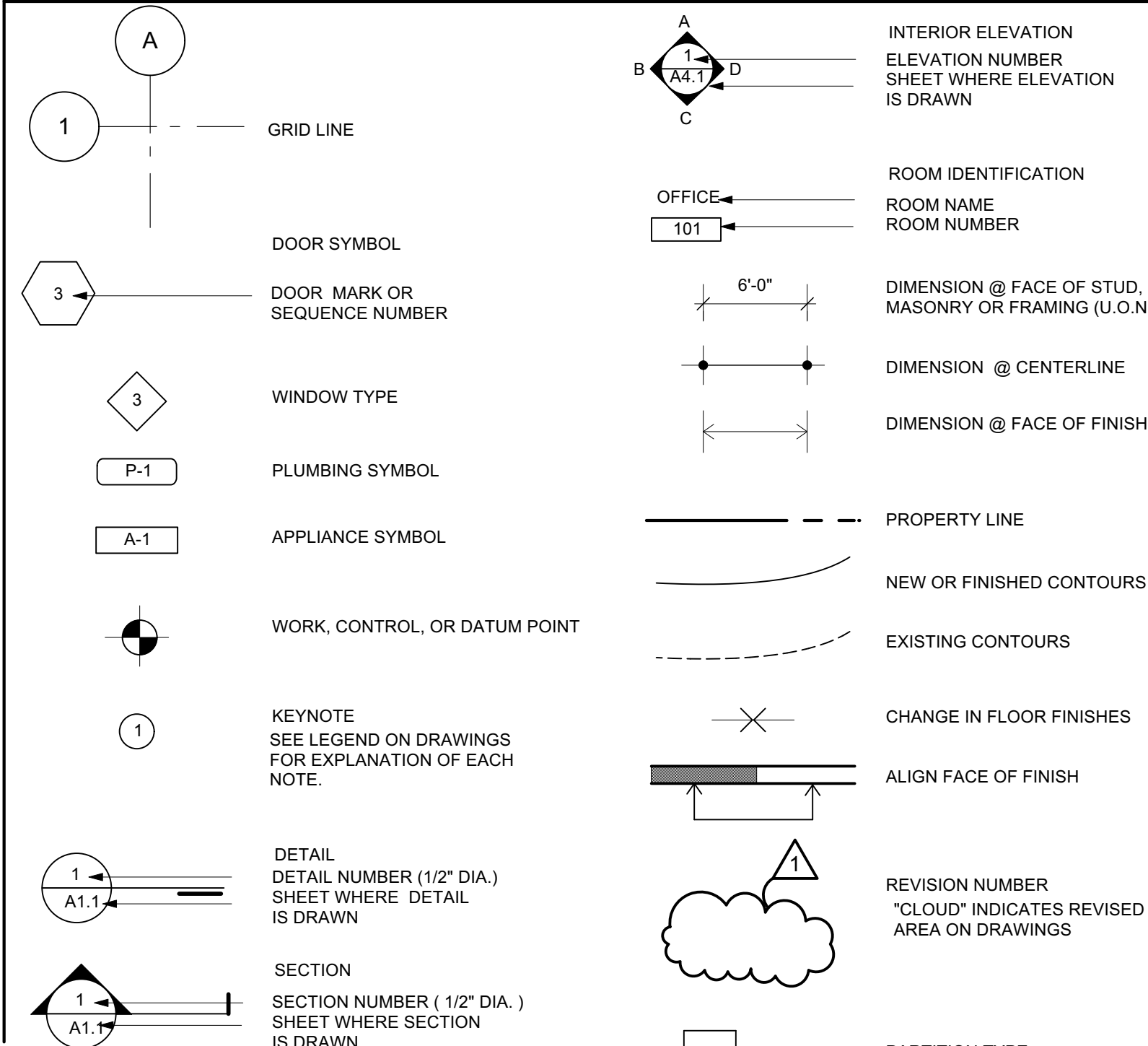
## ABBREVIATIONS

&	AND	MISC.	MISCELLANEOUS
@	AT	MTL./MET.	METAL
∅	DIAMETER or ROUND	N.	NORTH
ACOUST.	ACOUSTICAL	(N) or (N) NEW	NEW
ADJ.	ADJUSTABLE	N.I.C.	NOT IN CONTRACT
A.F.F.	ABOVE FINISHED FLOOR	NO. or #	NUMBER
APPROX.	APPROXIMATE	N.T.S.	NOT TO SCALE
ARCH.	ARCHITECTURAL	O.	OVER
BLDG.	BUILDING	O.C.	ON CENTER
BLKG.	BLOCKING	O.D.	OUTSIDE DIAMETER
BM.	BEAM	OPNG.	OPENING
CAB.	CABINET	P.E.N.	PLYWOOD EDGE NAILING
C.J.	CONTROL JOINT	PERF.	PERFORATED
CLG.	CEILING	PL.	PLATE OR PROPERTY LINE
CLO.	CLOSET	PLAM.	PLASTIC LAMINATE
CLR.	CLEAR	PLYWD.	PLYWOOD
C.M.U.	CONCRETE MASONRY UNIT	PREFAB.	PREFABRICATED
C.O.	CLEANOUT or CASED OPENING	P.T.D.	PAPER TOWEL DISPENSER
COL.	COLUMN	P.T.D.F.	PRESSURE TREATED
CONC.	CONCRETE	R.	RISER
C.T.	COLLAR TIE	RAD.	RADIUS
C.W.	COLD WATER	R.D.	ROOF DRAIN
DBL.	DOUBLE	REF.	REFERENCE
DEPT.	DEPARTMENT	REINF.	REINFORCE
DET.	DETAIL	REQ'D	REQUIRED
D.F.	DOUGLAS FIR	R.O.	ROUGH OPENING
DIA.	DIAMETER	RWD.	REDWOOD
DIM.	DIMENSION	R.W.L.	RAIN WATER LEADER
DN.	DOWN	S.A.S.	SURFACED 4 SIDES
DS.	DOWNSPOUT	S.C.	SOLID CORE
DW.	DISHWASHER	SCHED.	SCHEDULE
DWG.	DRAWING	S.D.	SMOKE DETECTOR
EA.	EACH	SEL.	SELECT
E.J.	EXPANSION JOINT	SHT.	SHEET
ELECT./ELEC.	ELECTRICAL	SIM.	SIMILAR
ENCL.	ENCLOSURE	SPEC.	SPECIFICATION(S)
E.O.S.	EDGE OF SLAB	SQ.	SQUARE
EQ.	EQUAL	S.ST.	STAINLESS STEEL
EXST or (E)	EQUIPMENT	STD.	STANDARD
EQUIP	EXISTING	STL.	STEEL
EXP.	EXPANSION	STOR.	STORAGE
G.S.M.	GALVANIZED SHEET METAL	STRUCT./STR.	STRUCTURAL
GYP. BD	GYPSPUM BOARD	SUSP.	SUSPEND
GYP.	GYPSPUM	SYM.	SYMBOL or SYMMETRICAL
H.B.	HOSE BIB	T.&B.	TOP AND BOTTOM
H.C.	HOLLOW CORE	T.&G.	TONGUE AND GROOVE
HDWR./HDWE.	HARDWARE	T.	TREAD
H.M.	HOLLOW METAL	TEL.	TELEPHONE
HORIZ.	HORIZONTAL	THRU	THROUGH
HT./HGT.	HEIGHT	T.O.C.	TOP OF CURB
HTR.	HEATER	T.O.P./TP	TOP OF PAVEMENT
H.W.	HOT WATER	T.O.W./TW	TOP OF WALL
HDWD.	HARDWOOD	T.P.H.	TOILET PAPER HOLDER
I.D.	INSIDE DIAMETER (DIM.)	T.P.D.	TOILET PAPER DISPENSER
IN. or (*)	INCH OR INCHES	TV.	TELEVISION
INSUL.	INSULATION	TYP.	TYPICAL
INT.	INTERIOR	U.O.N.	UNLESS OTHERWISE NOTED
JANITR.	JANITOR	VERT.	VERTICAL
JST.	JOIST	V.G.	VERTICAL GRAIN
KIT.	KITCHEN	w/	WITH
LAM.	LAMINATE	w/o	WITHOUT
LAV.	LAVATORY	W.C.	WATER CLOSET
MAX.	MAXIMUM	WD.	WOOD
MECH.	MECHANICAL	W.H.	WATER HEATER
MEZZ.	MEZZANINE	WP.	WATERPROOF
MFR.	MANUFACTURER	W.W.F.	WELDED WIRE FABRIC
MIN.	MINIMUM		

## CONSULTANTS

<b>CIVIL:</b> CLIFFORD BECHTEL AND ASSOCIATES, INC. ENGINEERING AND PROJECT MANAGEMENT 1321 254TH PLACE SE, SAMMAMISH, WA 98075 650-333-0103 EMAIL: cliffbechtel1@comcast.net	<b>GEOTECH:</b> EARTH SYSTEMS PACIFIC 48511 WARM SPRINGS BLVD., SUITE 210 FREMONT, CA 94539; PH: 510-353-3833 650-333-0103 EMAIL: cliffbechtel1@comcast.net	<b>STRUCTURAL &amp; MEP ENGINEERING:</b> XL ENGINEERING 13620 LINCOLN WAY STE #200, AUBURN, CA 95603 925-803-9756 EMAIL STRUCTURAL: BRIANC@XL-ENGINEERING.NET EMAIL MEP: DINETHK@XL-ENGINEERING.NET	<b>ARCHITECT:</b> CKA ARCHITECTS 2089 AVY AVE, MENLO PARK, CA 94025 650-380-2760 EMAIL: chris@cka-architects.com
<b>SURVEY:</b> MOUNTAIN PACIFIC SURVEYS 1735 ENTERPRISE DR, SUITE 109, FAIRFIELD, CA 94533 707-425-6234 EMAIL:	<b>LANDSCAPE:</b> GREGORY LEWIS LANDSCAPE ARCHITECTURE 736 PARK WAY, SANTA CRUZ, CA 95065 831-425-4747 EMAIL: lewislandscape@sbcglobal.net	<b>INTERIOR DESIGN:</b> ZAHARIAS DESIGN 2043 OAKLEY AVE, MENLO PARK, CA 94025 650-906-8451 EMAIL: stephanie@zahariasdesign.com	

## SYMBOL KEY



## PROJECT SUMMARY

APN No.: 167-38-061  
**LAND USE MAP:** MEDIUM DENSITY MULTI-FAMILY (MDMF)  
**ZONING MAP:** MULTIPLE FAMILY (R3-1)  
**DOWNTOWN VISION PLAN:** EDITH AVENUE DISTRICT  
**LOT SIZE:** 7,038 SF (0.1616 ACRES)

**TYPE OF CONSTRUCTION:** V-B  
**OCCUPANCY TYPE:** R-2  
**AUTOMATIC FIRE SPRINKLERS REQUIRED:** YES

NOTE: EXISTING ±1,302 SF RESIDENCE AND ±493 SF GARAGE TO BE DEMOLISHED

**PARKING:**  
4 PROPOSED 2-BEDROOM DWELLING UNITS  
8 PROPOSED UNDERGROUND, OFF-STREET PARKING SPACES (2 PER UNIT)  
1 PROPOSED ON-SITE VISITOR PARKING SPACE (1 PER 4 UNITS)

**SETBACKS: (SEE SHEET A1.1)**  
FRONT SETBACK: 20'-0"  
REAR SETBACK: 25'-0"  
SIDE SETBACKS: 7'-6"  
2ND STORY SIDE SETBACK: 12'-6"  
EXCEPTIONS INCLUDE 4'-0" MAXIMUM ENCROACHMENT FOR CANOPIES, CHIMNEYS CORNICES, EAVES, OVERHANGS

**MAXIMUM HEIGHT:** 35'-0"  
**PROPOSED MAXIMUM HEIGHT:** ±30'-10 1/2"

**MAXIMUM ALLOWABLE COVERAGE:** 2,815 SF (40% OF SITE)  
(14.02.070 DEFINITIONS NET SITE AREA COVERED IN STRUCTURES IN EXCESS OF 6 FEET IN HEIGHT MEASURED TO THE OUTSIDE OF SURFACES OF EXTERIOR WALLS AND THE PERIMETER OF ANY SUPPORTS.)

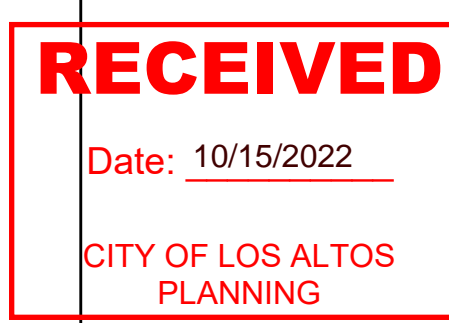
**PROPOSED COVERAGE:** 2,716.3 SF

AFFORDABLE HOUSING REQUIREMENTS APPLY TO PROJECTS WITH 5 OR MORE DWELLING UNITS



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**REVISIONS:**  
2.16.2022 PRELIMINARY PLANNING COMMISSION SUBMITTAL  
5.9.2022 DESIGN REVIEW SUBMITTAL  
10.25.2022 DESIGN REVIEW SUBMITTAL

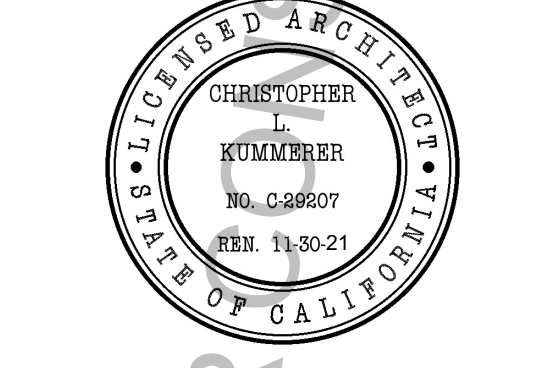


14 4TH STREET  
14 4TH STREET, LOS ALTOS, CA 94022  
APN# 167-38-061

## CONSULTANTS:

L1 LANDSCAPE SITE / PLANTING PLAN  
L2 PLANT IMAGES

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## COVER SHEET

CALCULATIONS OF HARDSCAPE & SOFTSCAPE AREAS		
TOTAL AREA	7,046.72	100%
HARDSCAPE (BUILDING FOOTPRINT, DRIVEWAY & EASEMENT)	4,871.61	69%
HARDSCAPE (CONCRETE WALKWAYS & TRASH ENCLOSURE)	770.95	11%
SOFTSCAPE (PERMEABLE DG & PLANTED AREAS)	1,404.16	20%

Climate Action Plan Best Management Practice Checklist

Best Management Practice Required	Applicable to	Describe Project Compliance
<b>1.1 Improve Non-Motorized Transportation</b>		
<input type="checkbox"/> Provide end-of-trip facilities to encourage alternative transportation, including showers, lockers, and bicycle racks.	Nonresidential projects greater than 10,000 square feet	
<input type="checkbox"/> Connect to and include non-motorized infrastructure on-site.	Nonresidential projects greater than 10,000 square feet	
<input type="checkbox"/> Where appropriate, require new projects to provide pedestrian access that internally links all surrounding uses. Applicable to all new commercial and multiple-family development.	Nonresidential projects greater than 10,000 square feet	
<b>1.2 Expand Transit and Commute Options</b>		
<input type="checkbox"/> Develop a program to reduce employee VMT.	Nonresidential projects greater than 10,000 square feet (or expected to have more than 50 employees)	
<b>1.3 Provide Alternative-Fuel Vehicle Infrastructure</b>		
<input type="checkbox"/> Comply with parking standards for EV pre-wiring and charging stations.	New and substantially remodeled residential units Nonresidential projects greater than 10,000 square feet	
<b>2.2 Increase Energy Efficiency</b>		
<input checked="" type="checkbox"/> Comply with the Green Building Ordinance.	All new construction and remodels greater than 50%	BINDING ORDINANCES ARE LISTED ON THE COVER SHEET, A0.0
<input checked="" type="checkbox"/> Install higher-efficiency appliances.	All new construction and remodels greater than 50%	HIGHER EFFICIENCY APPLIANCES NOTED ON THE FLOOR PLANS, A2.0, A2.1, A2.2, AND A2.3
<input checked="" type="checkbox"/> Install high-efficiency outdoor lights.	All new construction and remodels greater than 50%	HIGH EFFICIENCY OUTDOOR LIGHTS NOTED ON THE FIRST FLOOR PLAN, A2.1
<input checked="" type="checkbox"/> Obtain third-party HVAC commissioning.	All new nonresidential construction and remodels greater than 50%	THIRD-PARTY HVAC COMMISSIONING NOTED IN KEYNOTES.
<b>3.1 Reduce and Divert Waste</b>		
<input checked="" type="checkbox"/> Develop and implement a Construction & Demolition (C&D) waste plan.	All demolition or new construction projects	A CONSTRUCTION & DEMOLITION WASTE PLAN WILL BE INCLUDED IN PERMIT SUBMITTAL.
<b>3.2 Conserve Water</b>		
<input checked="" type="checkbox"/> Reduce turf area and increase native plant landscaping.	All new construction	NO TURF AREA SHALL BE INCLUDED IN THE LANDSCAPE PLAN.
<b>3.3 Use Carbon-Efficient Construction Equipment</b>		
<input checked="" type="checkbox"/> Implement applicable BAAQMD construction equipment best practices.	All new construction	BAAQMD CONSTRUCTION EQUIPMENT BEST PRACTICES SHALL BE IMPLEMENTED.
<b>4.1 Sustain a Green Infrastructure System and Sequester Carbon</b>		
<input type="checkbox"/> Create or restore vegetated common space.	Residential or nonresidential projects greater than 10,000 square feet	
<input type="checkbox"/> Establish a carbon sequestration project or similar off-site mitigation strategy.	Residential or nonresidential projects greater than 10,000 square feet	
<input checked="" type="checkbox"/> Plant at least one well-placed shade tree per dwelling unit.	New residential construction	4 NEW SHADE TREES, ONE PER DWELLING UNIT ARE PROVIDED. SEE LANDSCAPE PLAN.
<b>5.1 Operate Efficient Government Facilities</b>		
<input type="checkbox"/> Incorporate the use of high-albedo or porous pavement treatments into City projects to reduce the urban heat island effect.	All City-funded or sponsored construction projects	

BEST MANAGEMENT PRACTICES CHECKLIST

Best Management Practice	Applicable to	Project Compliance
<b>1.1 Improve Non-Motorized Transportation</b>		
<input type="checkbox"/> Provide end-of-trip facilities to encourage alternative transportation, including showers, lockers, and bicycle racks.	Nonresidential projects over 10,000 square feet	Yes No (N/A)
<input type="checkbox"/> Connect to and include non-motorized (bicycle and pedestrian) infrastructure on-site.	Nonresidential projects over 10,000 square feet	Yes No (N/A)
<input type="checkbox"/> Where appropriate, require new projects to provide pedestrian access that internally links all surrounding uses. Applicable to all new commercial and multiple-family development.	Nonresidential projects over 10,000 square feet	Yes No (N/A)
<b>1.2 Expand Transit and Commute Options</b>		
<input type="checkbox"/> Develop a program to reduce employee vehicle miles traveled (VMT).	Nonresidential projects over 10,000 square feet (or over 50 employees)	Yes No (N/A)
<b>1.3 Provide Alternative-Fuel Vehicle Infrastructure</b>		
<input checked="" type="checkbox"/> Provide electric vehicle (EV) pre-wiring and/or charging stations.	All projects	Yes (ELECTRIC VEHICLE CHARGING STATIONS SHOWN ON THE A2.0 BASEMENT PLAN.)
<b>2.2 Increase Energy Efficiency</b>		
<input checked="" type="checkbox"/> Install higher-efficiency appliances.	All new construction	Yes (HIGHER EFFICIENCY APPLIANCES NOTED ON THE FLOOR PLANS, A2.0, A2.1, A2.2, AND A2.3)
<input checked="" type="checkbox"/> Install high-efficiency outdoor lights.	All new construction	Yes (HIGH EFFICIENCY OUTDOOR LIGHTS NOTED ON THE FIRST FLOOR PLAN, A2.1)
<input checked="" type="checkbox"/> Obtain third-party heating, ventilating and air conditioning (HVAC) commissioning.	All new nonresidential construction	Yes (THIRD-PARTY HVAC COMMISSIONING NOTED IN KEYNOTES.)
<b>Best Management Practice</b>	<b>Applicable to</b>	<b>Project Compliance</b>
<b>3.1 Reduce and Divert Waste</b>		
<input checked="" type="checkbox"/> Develop and implement a Construction and Demolition (C&D) waste plan.	All new projects	Yes (A CONSTRUCTION & DEMOLITION WASTE PLAN WILL BE INCLUDED IN PERMIT SUBMITTAL.)
<b>3.2 Conserve Water</b>		
<input checked="" type="checkbox"/> Reduce turf area and increase native plant landscaping.	All new projects	Yes (NO TURF AREA SHALL BE INCLUDED IN THE LANDSCAPE PLAN.)
<b>3.3 Use Carbon-Efficient Construction Equipment</b>		
<input checked="" type="checkbox"/> Implement applicable Bay Area Air Quality Management District construction equipment best practices. Tables 8-1 and 8-2 in the District's Air Quality Guidelines (separate handout).	All new projects	Yes (BAAQMD CONSTRUCTION EQUIPMENT BEST PRACTICES SHALL BE IMPLEMENTED.)
<b>4.1 Sustain a Green Infrastructure System and Sequester Carbon</b>		
<input type="checkbox"/> Create or restore vegetated common space.	Projects over 10,000 sq ft	Yes No (N/A)
<input type="checkbox"/> Establish a carbon sequestration project or similar off-site mitigation strategy.	Projects over 10,000 sq ft	Yes No (N/A)
<input checked="" type="checkbox"/> Plant at least one well-placed shade tree per dwelling unit.	New residential projects	Yes (4 NEW SHADE TREES, ONE PER DWELLING UNIT ARE PROVIDED. SEE LANDSCAPE PLAN.)



RIGHT (WALKWAY) SIDE



REAR VIEW FROM ALLEY



LEFT (DRIVEWAY) SIDE



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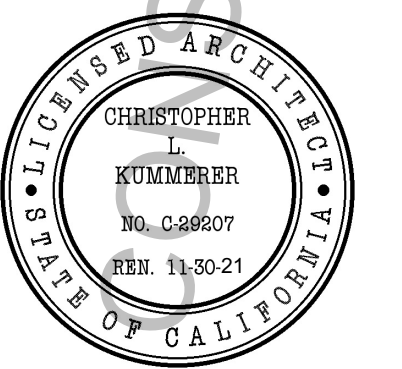
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14 4TH STREET

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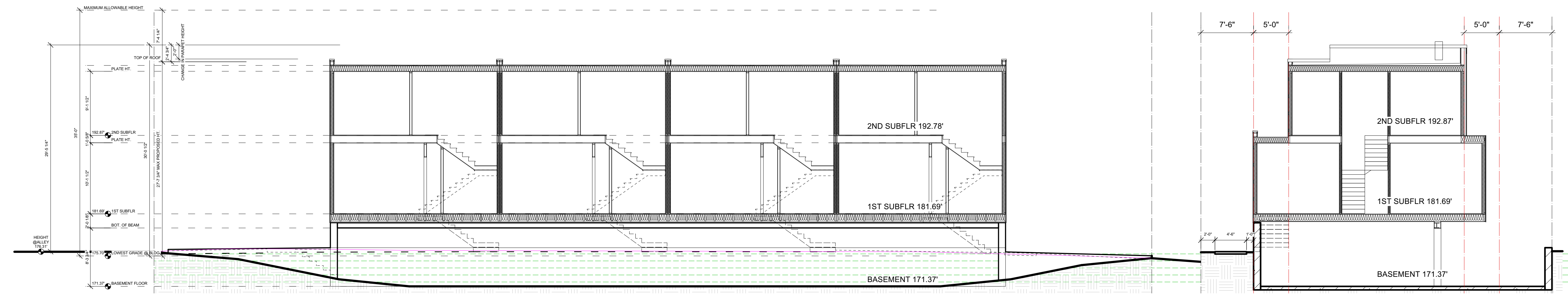


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RENDERINGS

NO FOR CONSTRUCTION

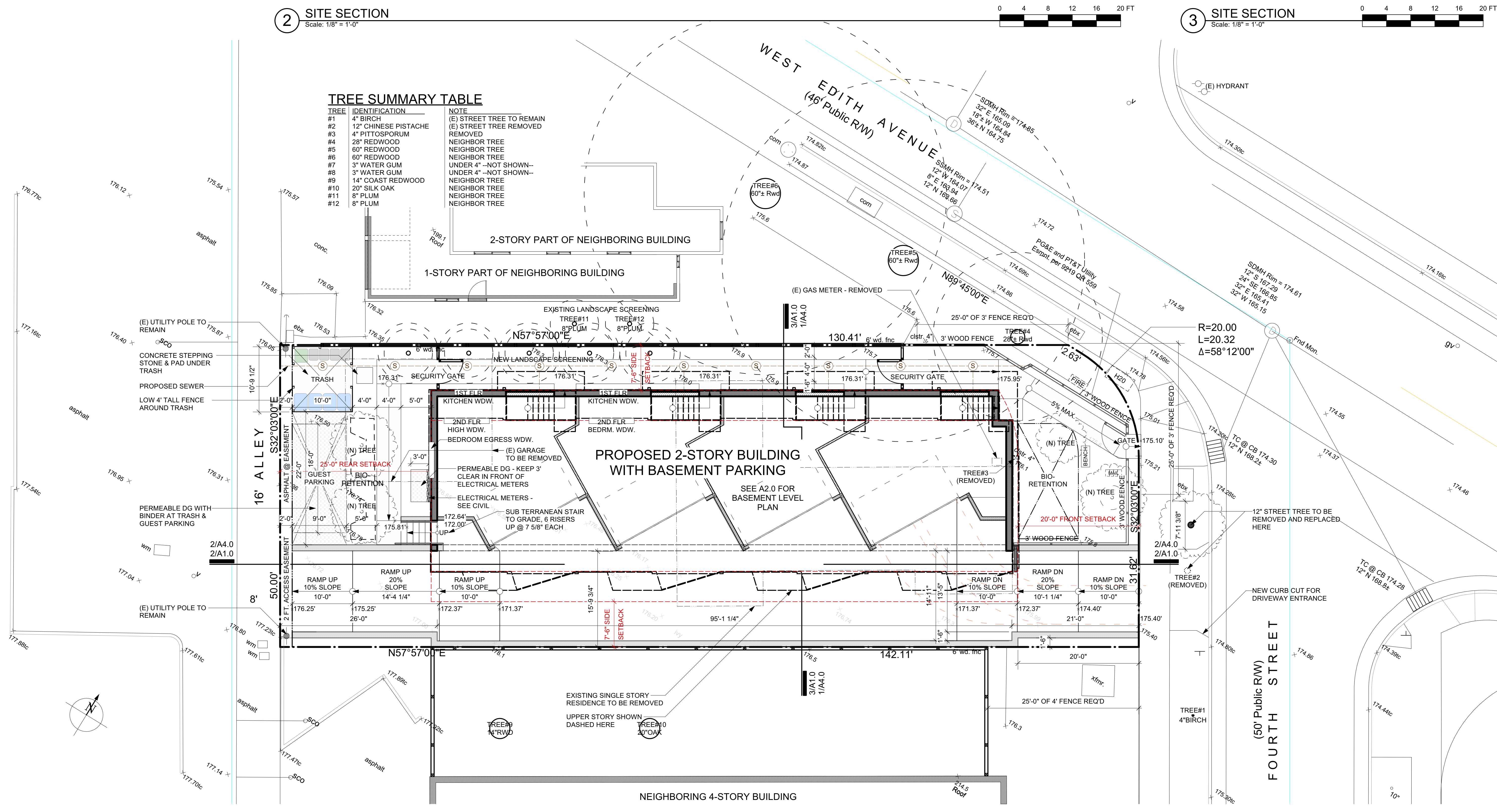


**2 SITE SECTION**  
Scale: 1/8" = 1'-0"

**3 SITE SECTION**  
Scale: 1/8" = 1'-0"

**TREE SUMMARY TABLE**

TREE #	IDENTIFICATION	NOTE
#1	4" BIRCH	(E) STREET TREE TO REMAIN
#2	12" CHINESE PISTACHE	(E) STREET TREE REMOVED
#3	4" PITTOSPORUM	REMOVED
#4	28" REDWOOD	NEIGHBOR TREE
#5	60" REDWOOD	NEIGHBOR TREE
#6	60" REDWOOD	NEIGHBOR TREE
#7	3" WATER GUM	UNDER 4" -NOT SHOWN-
#8	3" WATER GUM	UNDER 4" -NOT SHOWN-
#9	14" COAST REDWOOD	NEIGHBOR TREE
#10	20" SILK OAK	NEIGHBOR TREE
#11	8" PLUM	NEIGHBOR TREE
#12	8" PLUM	NEIGHBOR TREE



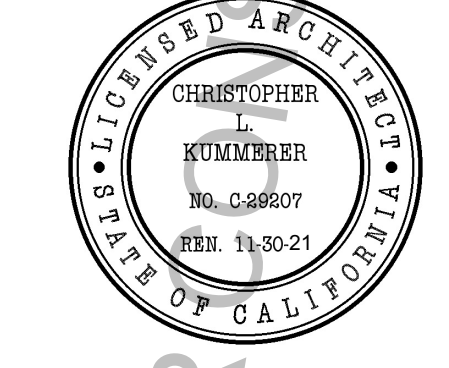
**1 SITE PLAN**  
Scale: 1/8" = 1'-0"

**14 4TH STREET**

14 4TH STREET, LOS ALTOS, CA 94022  
APN# 167-38-061

CONSULTANTS:

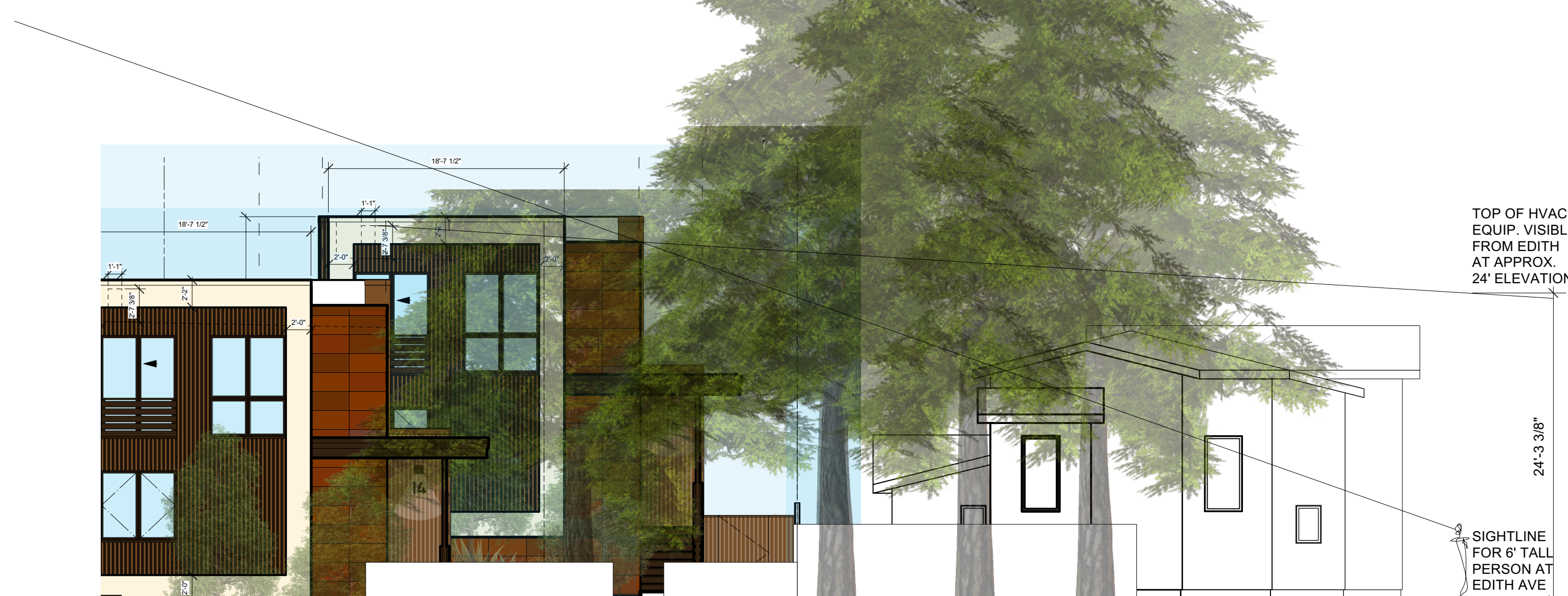
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PAGE NUMBER:

**A1.0**

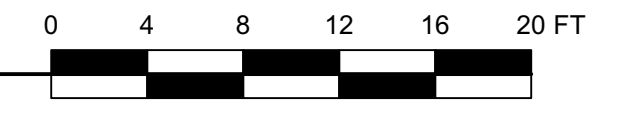
SITE PLAN & SITE SECTIONS



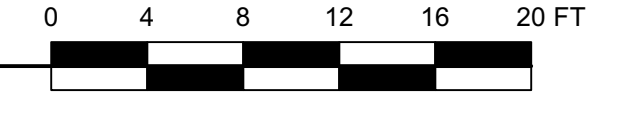
3 STREET ELEVATION - VIEW FROM 4TH STREET  
Scale: 1/8" = 1'-0"



2 STREET ELEVATION - VIEW FROM EDITH AVENUE  
Scale: 1/8" = 1'-0"



1 STREET ELEVATION - VIEW FROM BACK ALLEY  
Scale: 1/8" = 1'-0"

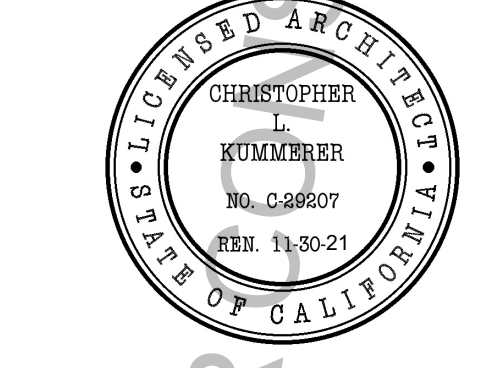


14 4TH STREET

14 4TH STREET, LOS ALTOS, CA 94022  
APN# 167-38-061

CONSULTANTS:

STAMP:

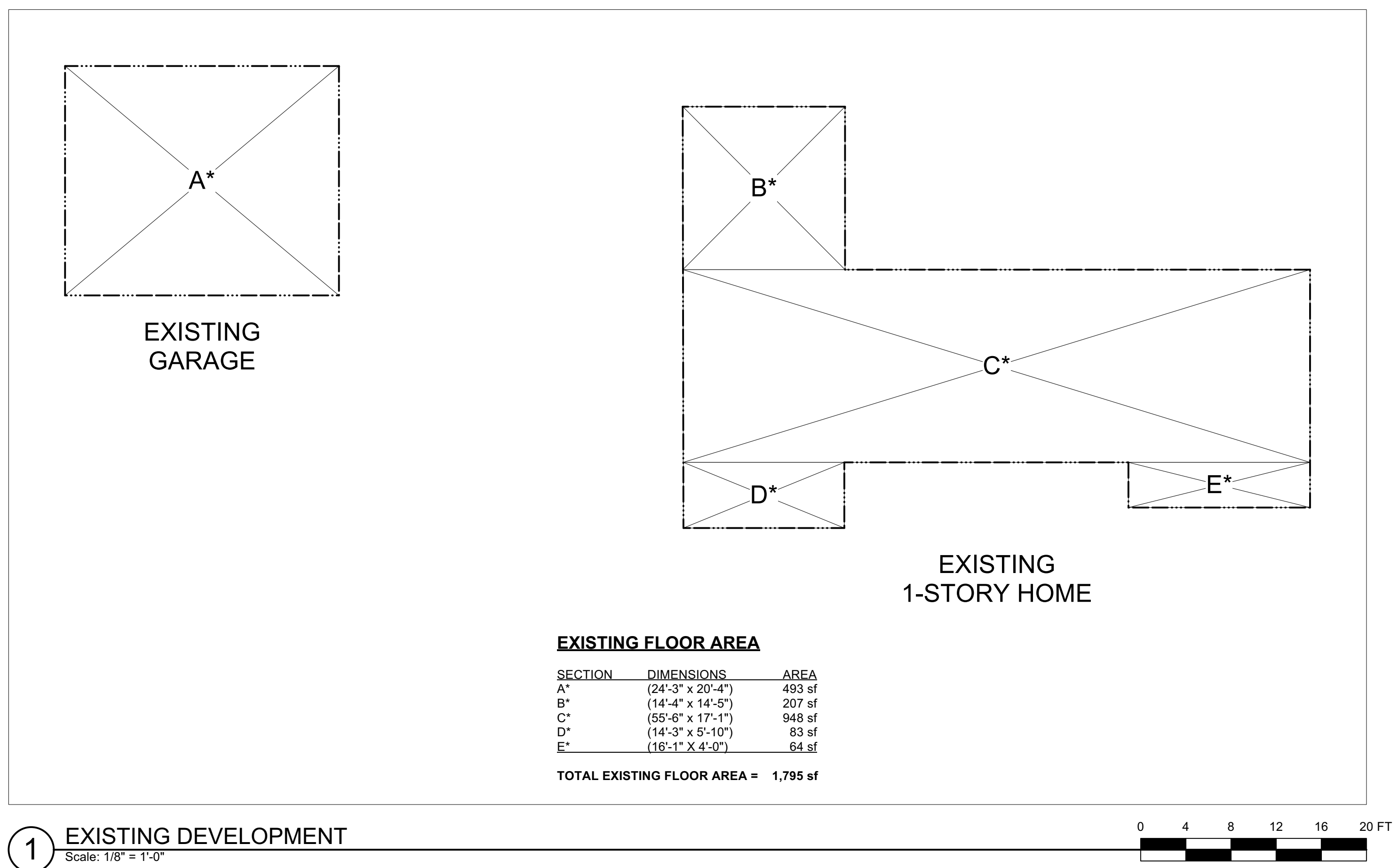
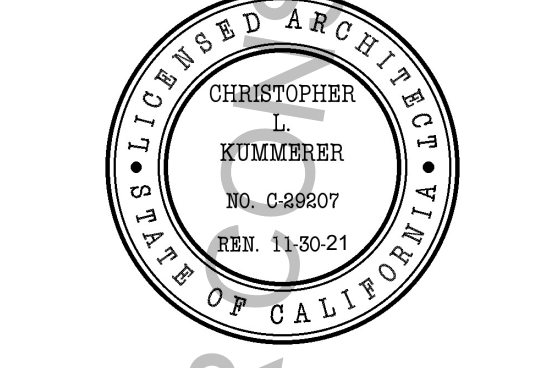


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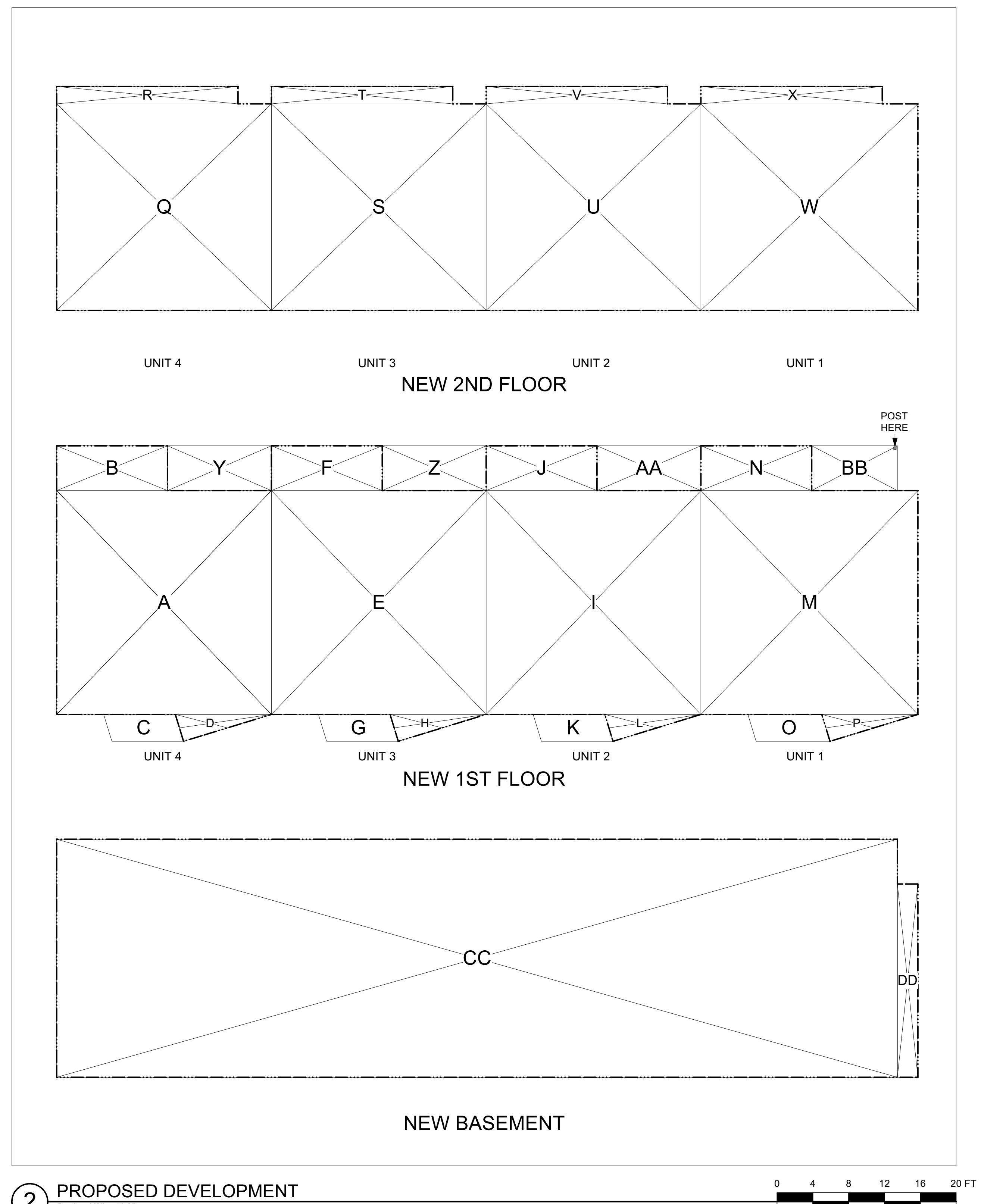
A1.1

STREET ELEVATIONS

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**1 EXISTING DEVELOPMENT**  
Scale: 1/8" = 1'-0"  
0 4 8 12 16 20 FT



**2 PROPOSED DEVELOPMENT**  
Scale: 1/8" = 1'-0"  
0 4 8 12 16 20 FT

**LOT COVERAGE**

SECTION	DIMENSIONS	AREA
A	(23'-11 3/4" x 25'-0")	599.5 sf
B	(12'-4 1/2" x 5'-0")	61.9 sf
D	(10'-8 3/4" x 3'-0")/2	16.1 sf
E	(23'-11 3/4" x 25'-0")	599.5 sf
F	(12'-4 1/2" x 5'-0")	61.9 sf
H	(10'-8 3/4" x 3'-0")/2	16.1 sf
I	(23'-11 3/4" x 25'-0")	599.5 sf
J	(12'-4 1/2" x 5'-0")	61.9 sf
L	(10'-8 3/4" x 3'-0")/2	16.1 sf
M	(24'-2 3/4" x 25'-0")	605.8 sf
N	(12'-4 1/2" x 5'-0")	61.9 sf
O	(8'-3" x 3'-0")	24.8 sf
P	(10'-8 3/4" x 3'-0")/2	16.1 sf
Q	(23'-11 3/4" x 23'-0 3/4")	552.9 sf
R	(20'-3" x 1'-11 1/4")	39.3 sf
S	(23'-11 3/4" x 23'-0 3/4")	552.9 sf
T	(20'-3" x 1'-11 1/4")	39.3 sf
U	(23'-11 3/4" x 23'-0 3/4")	552.9 sf
V	(20'-3" x 1'-11 1/4")	39.3 sf
W	(24'-2 3/4" x 23'-0 3/4")	558.7 sf
X	(20'-3" x 1'-11 1/4")	39.3 sf

TOTAL LOT COVERAGE = 2,716.3 sf

**NET FLOOR AREA**

SECTION	DIMENSIONS	AREA
A	(23'-11 3/4" x 25'-0")	599.5 sf
B	(12'-4 1/2" x 5'-0")	61.9 sf
C	(8'-0" x 3'-0")	24.0 sf
D	(10'-8 3/4" x 3'-0")/2	16.1 sf
E	(23'-11 3/4" x 25'-0")	599.5 sf
F	(12'-4 1/2" x 5'-0")	61.9 sf
G	(8'-0" x 3'-0")	24.0 sf
H	(10'-8 3/4" x 3'-0")/2	16.1 sf
I	(23'-11 3/4" x 25'-0")	599.5 sf
J	(12'-4 1/2" x 5'-0")	61.9 sf
K	(8'-0" x 3'-0")	24.0 sf
L	(10'-8 3/4" x 3'-0")/2	16.1 sf
M	(24'-2 3/4" x 25'-0")	605.8 sf
N	(12'-4 1/2" x 5'-0")	61.9 sf
O	(8'-3" x 3'-0")	24.8 sf
P	(10'-8 3/4" x 3'-0")/2	16.1 sf
Q	(23'-11 3/4" x 23'-0 3/4")	552.9 sf
R	(20'-3" x 1'-11 1/4")	39.3 sf
S	(23'-11 3/4" x 23'-0 3/4")	552.9 sf
T	(20'-3" x 1'-11 1/4")	39.3 sf
U	(23'-11 3/4" x 23'-0 3/4")	552.9 sf
V	(20'-3" x 1'-11 1/4")	39.3 sf
W	(24'-2 3/4" x 23'-0 3/4")	558.7 sf
X	(20'-3" x 1'-11 1/4")	39.3 sf

TOTAL NET FLOOR AREA = 5,187.7 sf

**ASSESSABLE SPACE CALCULATION:**

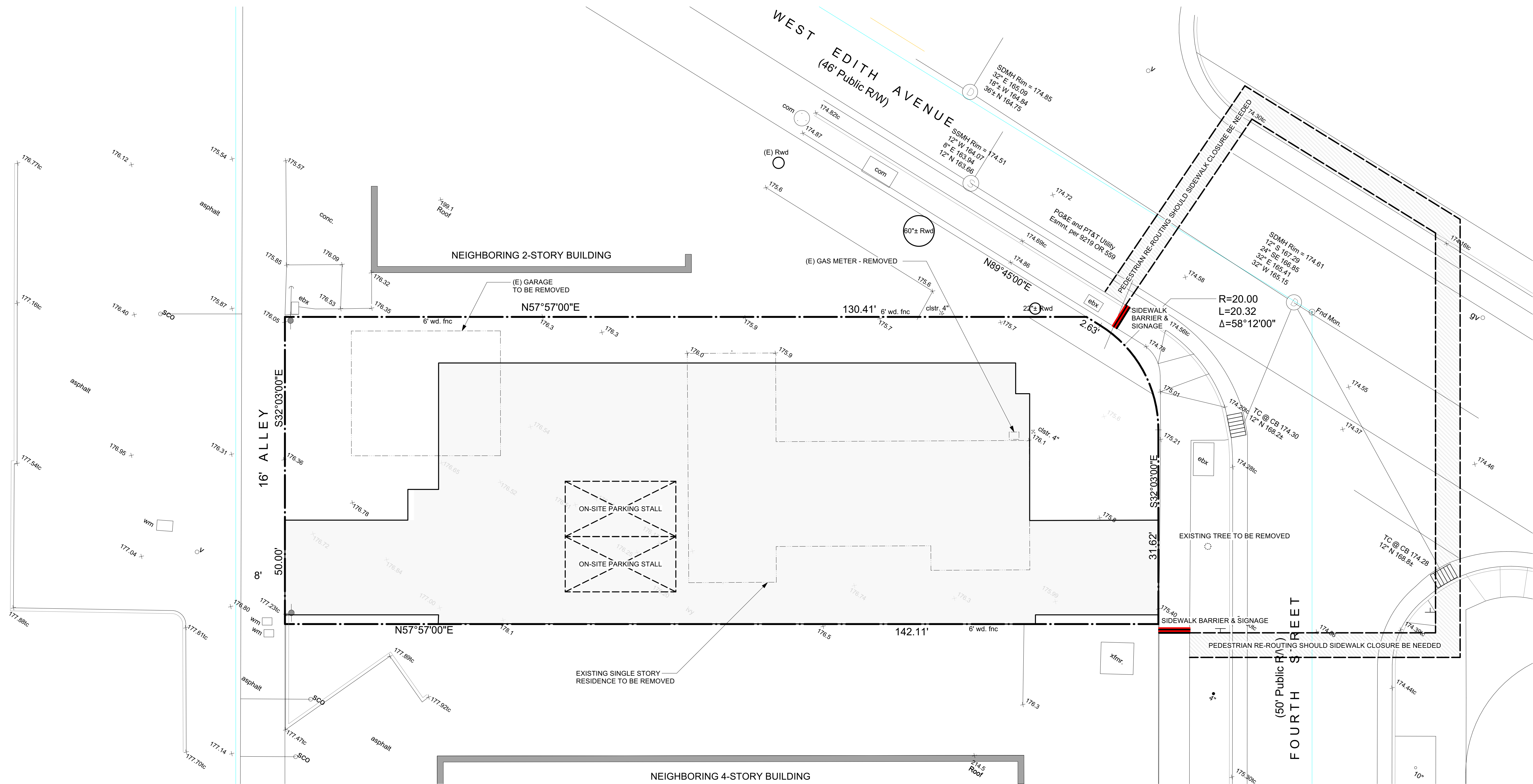
TOTAL NEW FLOOR AREA WITHOUT GARAGE =	5,188 SF
TOTAL EXISTING FLOOR AREA WITHOUT GARAGE =	1,302 SF
ADDED ASSESSABLE SPACE =	
NEW AREA - EXISTING AREA =	3,886 SF

**GROSS FLOOR AREA**

SECTION	DIMENSIONS	AREA
A	(23'-11 3/4" x 25'-0")	599.5 sf
B	(12'-4 1/2" x 5'-0")	61.9 sf
C	(8'-0" x 3'-0")	24.0 sf
D	(10'-8 3/4" x 3'-0")/2	16.1 sf
E	(23'-11 3/4" x 25'-0")	599.5 sf
F	(12'-4 1/2" x 5'-0")	61.9 sf
G	(8'-0" x 3'-0")	24.0 sf
H	(10'-8 3/4" x 3'-0")/2	16.1 sf
I	(23'-11 3/4" x 25'-0")	599.5 sf
J	(12'-4 1/2" x 5'-0")	61.9 sf
K	(8'-0" x 3'-0")	24.0 sf
L	(10'-8 3/4" x 3'-0")/2	16.1 sf
M	(24'-2 3/4" x 25'-0")	605.8 sf
N	(12'-4 1/2" x 5'-0")	61.9 sf
O	(8'-3" x 3'-0")	24.8 sf
P	(10'-8 3/4" x 3'-0")/2	16.1 sf
Q	(23'-11 3/4" x 23'-0 3/4")	552.9 sf
R	(20'-3" x 1'-11 1/4")	39.3 sf
S	(23'-11 3/4" x 23'-0 3/4")	552.9 sf
T	(20'-3" x 1'-11 1/4")	39.3 sf
U	(23'-11 3/4" x 23'-0 3/4")	552.9 sf
V	(20'-3" x 1'-11 1/4")	39.3 sf
W	(24'-2 3/4" x 23'-0 3/4")	558.7 sf
X	(20'-3" x 1'-11 1/4")	39.3 sf
Y	(11'-7 1/4" x 5'-0")	58.0 sf
Z	(11'-7 1/4" x 5'-0")	58.0 sf
AA	(11'-7 1/4" x 5'-0")	58.0 sf
BB	(9'-8 3/4" x 5'-0")	47.8 sf
CC	(92'-10 1/2" x 26'-7")	2495.6 sf
DD	(2'-3 1/2" x 21'-7")	49.4 sf

TOTAL GROSS FLOOR AREA = 7,954.5 sf

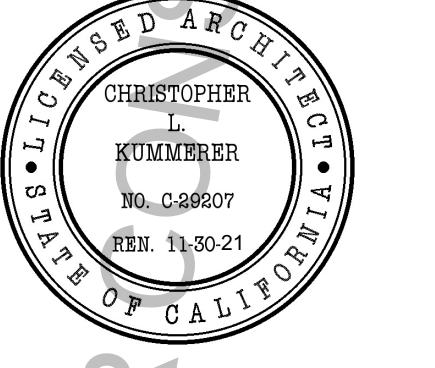
(NOTE: GROSS FLOOR AREA INCLUDES BASEMENT AND EXTERIOR STAIRWAYS)



14 4TH STREET  
14 4TH STREET, LOS ALTOS, CA 94022  
APN# 167-38-061

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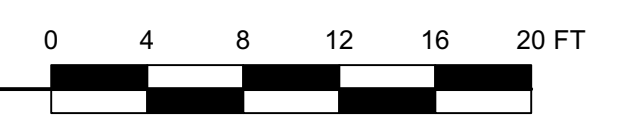


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A1.3

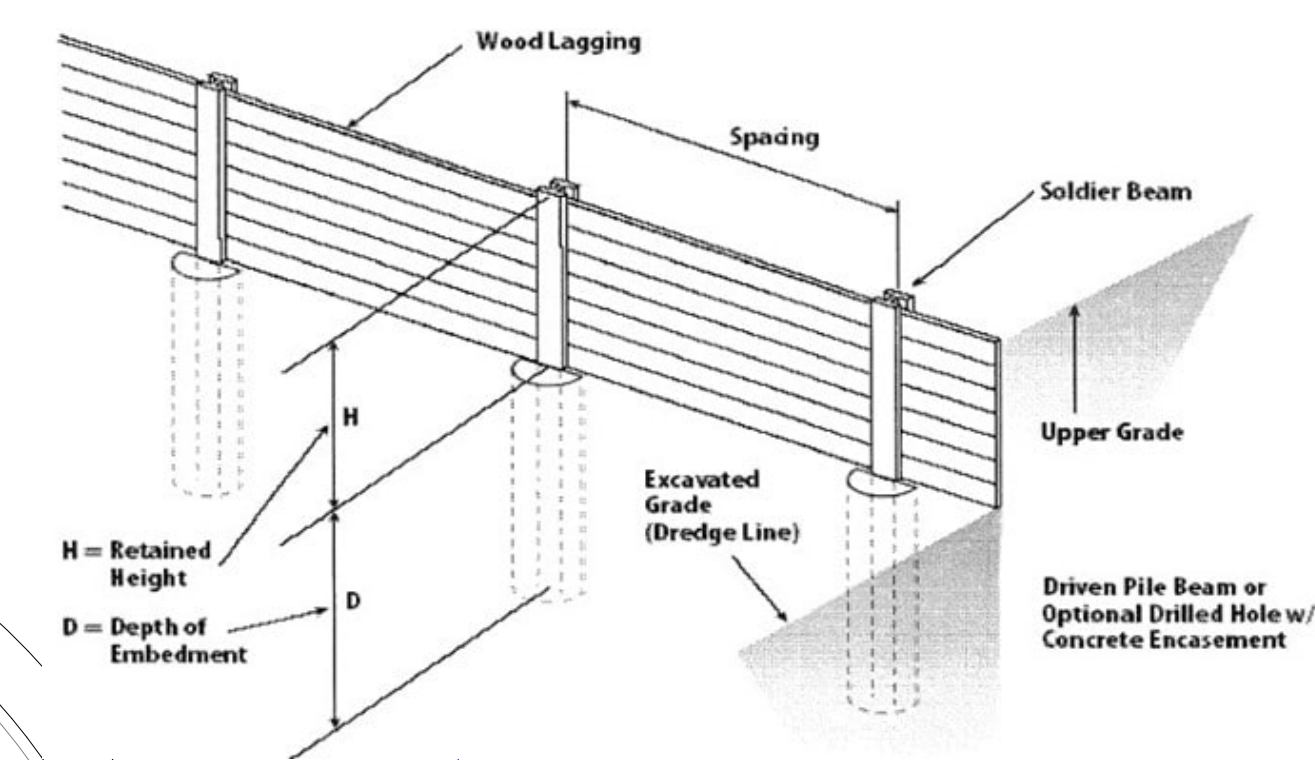
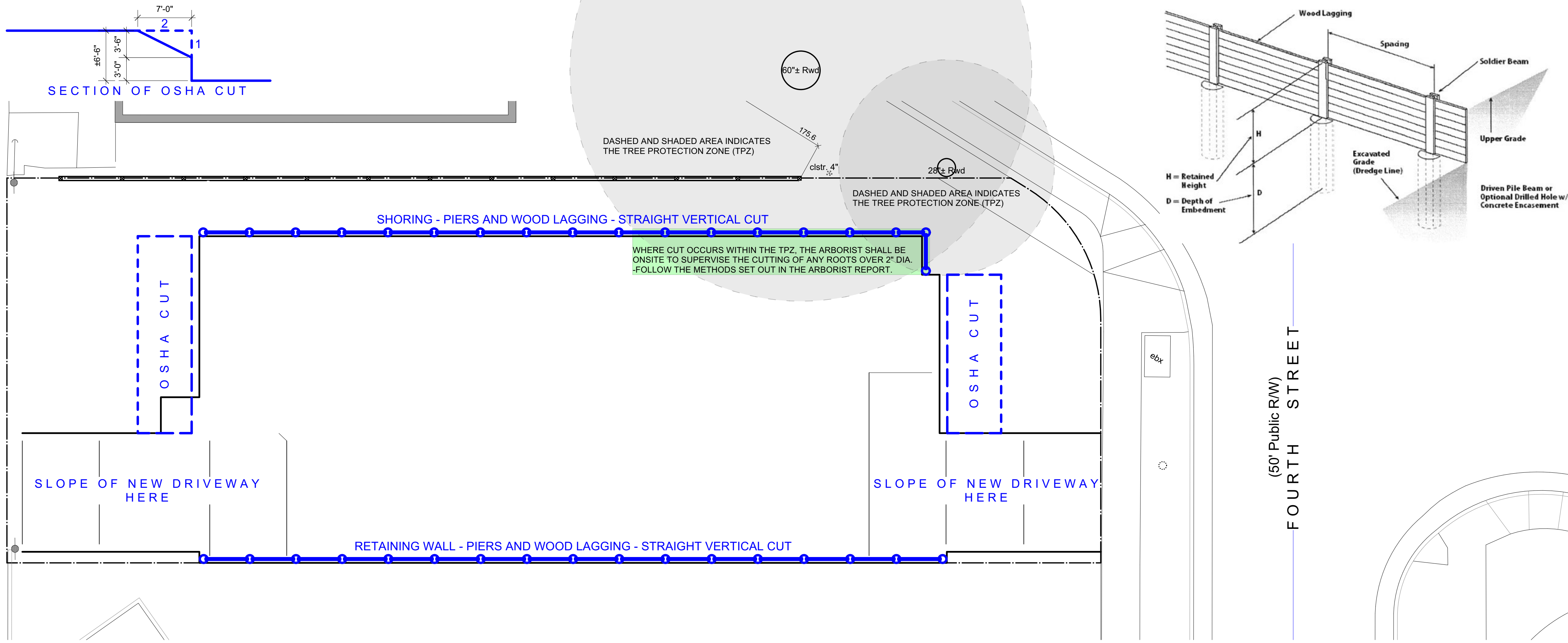
CONSTRUCTION MANAGEMENT PLAN

1 CONSTRUCTION MANAGEMENT PLAN (SUPPLEMENTAL) SEE CIVIL CMP  
Scale: 1/8" = 1'-0"



NOT FOR CONSTRUCTION

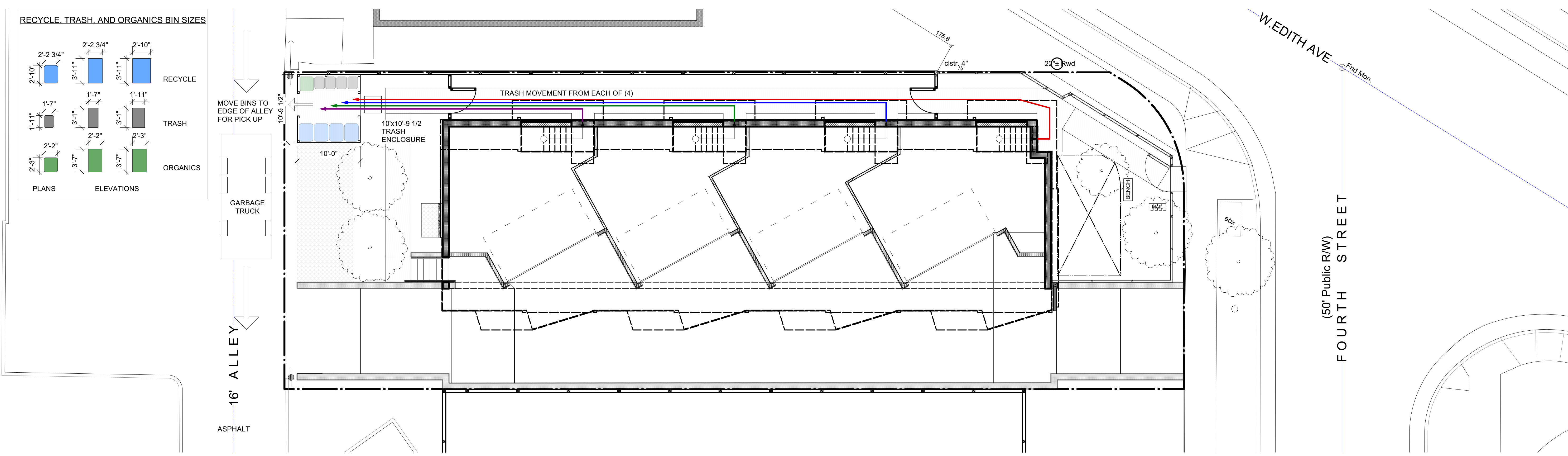




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REVISIONS:  
 2.16.2022 PRELIMINARY PLANNING  
 COMMISSION SUBMITTAL  
 5.9.2022 DESIGN REVIEW SUBMITTAL  
 10.25.2022 DESIGN REVIEW SUBMITTAL

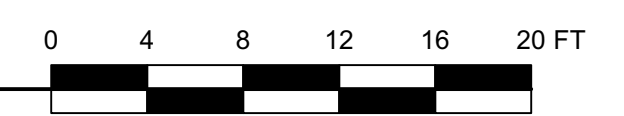
2 SHORING PLAN  
 Scale: 1/8" = 1'-0"



RECYCLE, TRASH, AND ORGANICS BIN SIZES

Category	Plan	Elevation
RECYCLE	2'-10" x 2'-2 3/4"	3'-11" x 2'-10"
	1'-7" x 3'-11"	3'-11" x 1'-7"
TRASH	2'-2" x 3'-7"	3'-7" x 2'-2"
	2'-3" x 3'-7"	3'-7" x 2'-3"
ORGANICS	2'-2" x 3'-7"	3'-7" x 2'-2"
	2'-3" x 3'-7"	3'-7" x 2'-3"

1 TRASH ENCLOSURE / SOLID WASTE DISPOSAL PLAN  
 Scale: 1/8" = 1'-0"

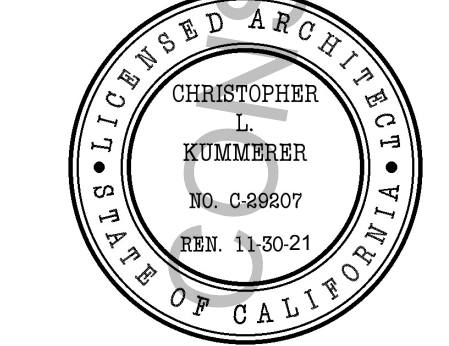


14 4TH STREET

14 4TH STREET, LOS ALTOS, CA 94022  
 APN# 167-38-061

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STAMP:



PAGE NUMBER:

A1.5

CONSTRUCTION MANAGEMENT PLAN

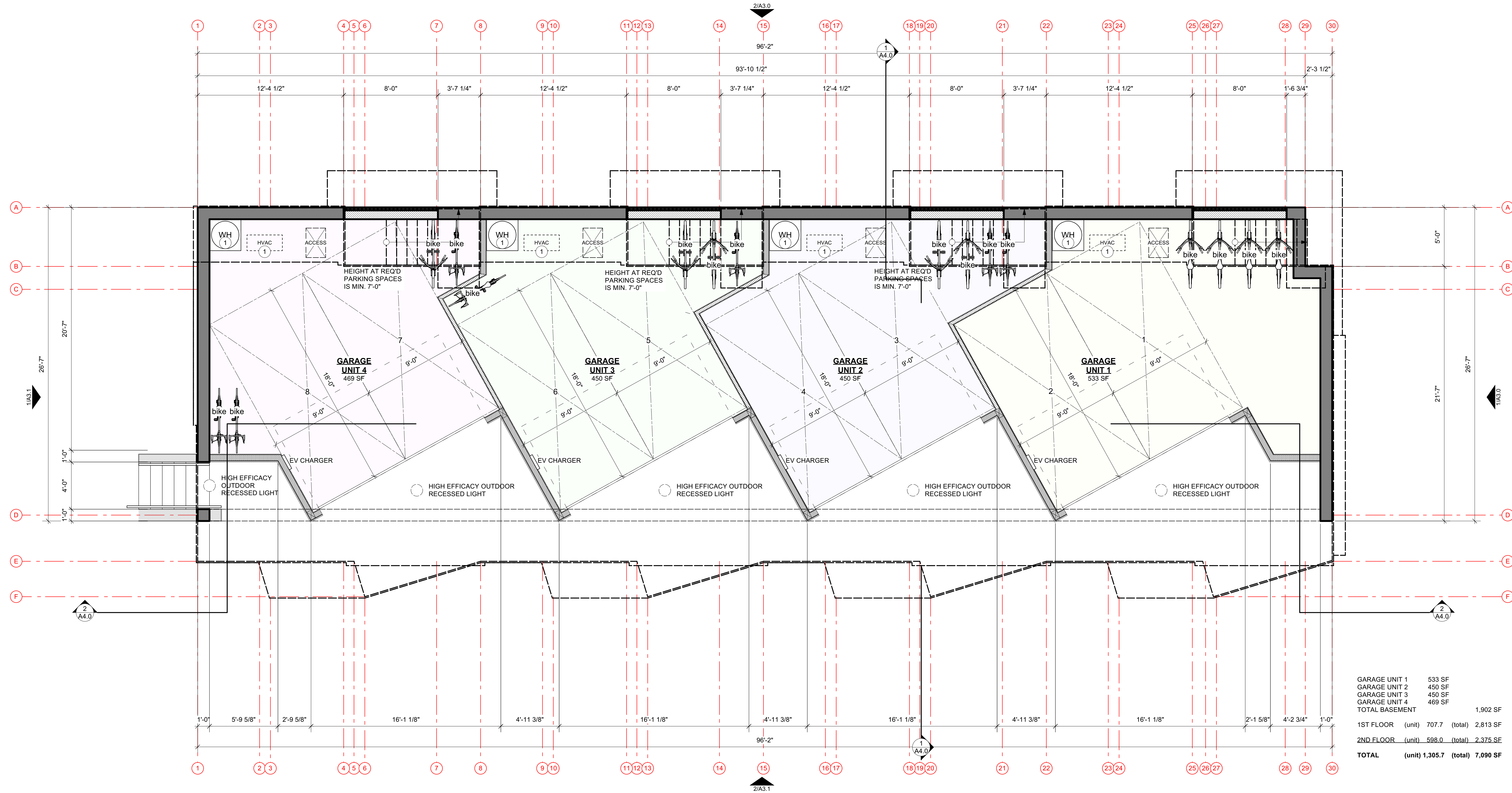
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**KEYNOTES**

- 1 NEW HIGHER EFFICIENCY APPLIANCES -- INCLUDING WATER HEATER AND HVAC UNIT.
- 2 NEW HIGHER EFFICIENCY APPLIANCES -- INCLUDING REFRIGERATOR, MICROWAVE, RANGE AND DISHWASHER.
- 3 NEW HIGHER EFFICIENCY APPLIANCES -- INCLUDING STACKABLE WASHER AND DRYER.
- 4 NEW HIGHER EFFICIENCY APPLIANCES -- INCLUDING AC CONDENSER.

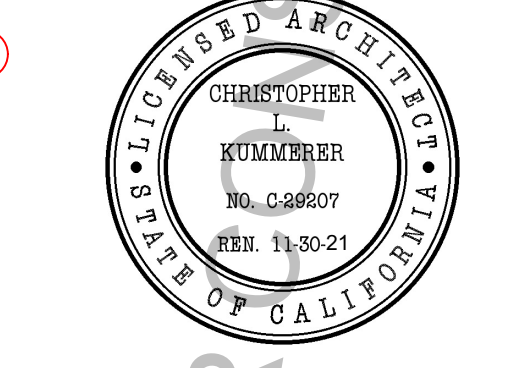
**REVISIONS:**  
2.16.2022 PRELIMINARY PLANNING  
COMMISSION SUBMITTAL  
5.9.2022 DESIGN REVIEW SUBMITTAL  
10.25.2022 DESIGN REVIEW SUBMITTAL



**14 4TH STREET**  
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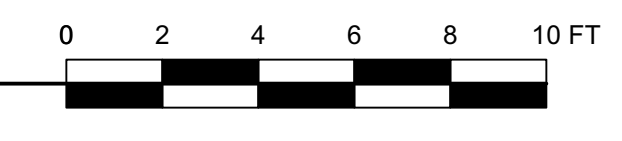
PAGE NUMBER:

**A2.0**

BASEMENT PLAN

GARAGE UNIT 1	533 SF	
GARAGE UNIT 2	450 SF	
GARAGE UNIT 3	450 SF	
GARAGE UNIT 4	469 SF	
TOTAL BASEMENT		1,902 SF
1ST FLOOR (unit)	707.7	(total) 2,813 SF
2ND FLOOR (unit)	588.0	(total) 2,375 SF
<b>TOTAL</b>	<b>(unit) 1,305.7</b>	<b>(total) 7,090 SF</b>

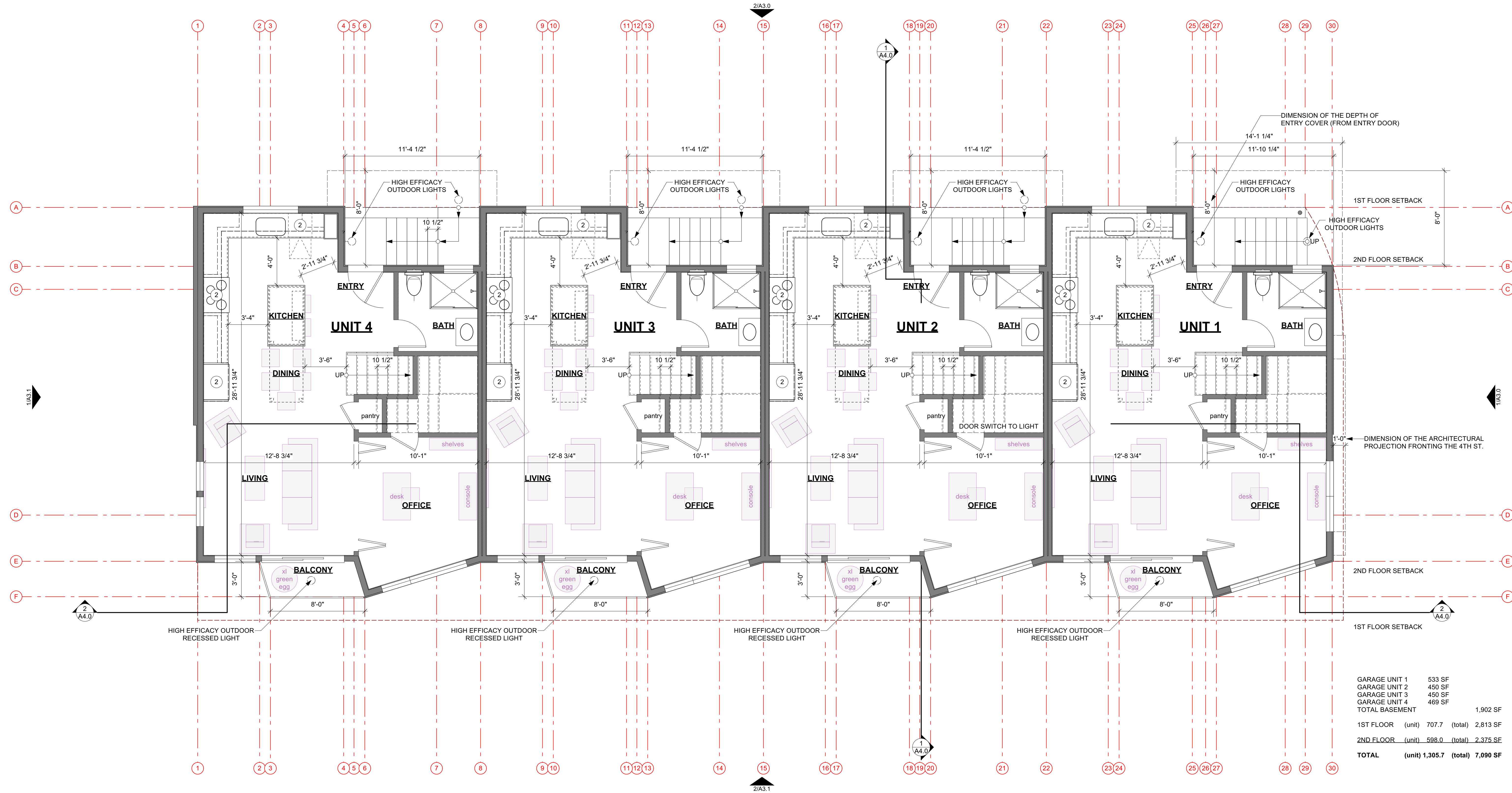
**1 BASEMENT PLAN**  
Scale: 1/4" = 1'-0"



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**KEYNOTES**

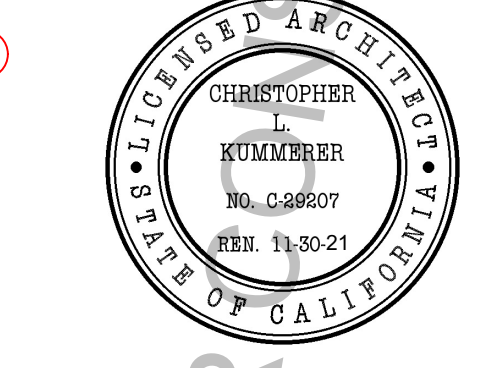
- 1 NEW HIGHER EFFICIENCY APPLIANCES -- INCLUDING WATER HEATER AND HVAC UNIT.
- 2 NEW HIGHER EFFICIENCY APPLIANCES -- INCLUDING REFRIGERATOR, MICROWAVE, RANGE AND DISHWASHER.
- 3 NEW HIGHER EFFICIENCY APPLIANCES -- INCLUDING STACKABLE WASHER AND DRYER.
- 4 NEW HIGHER EFFICIENCY APPLIANCES -- INCLUDING AC CONDENSER.



**14 4TH STREET**  
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**A2.1**

1ST FLOOR PLAN

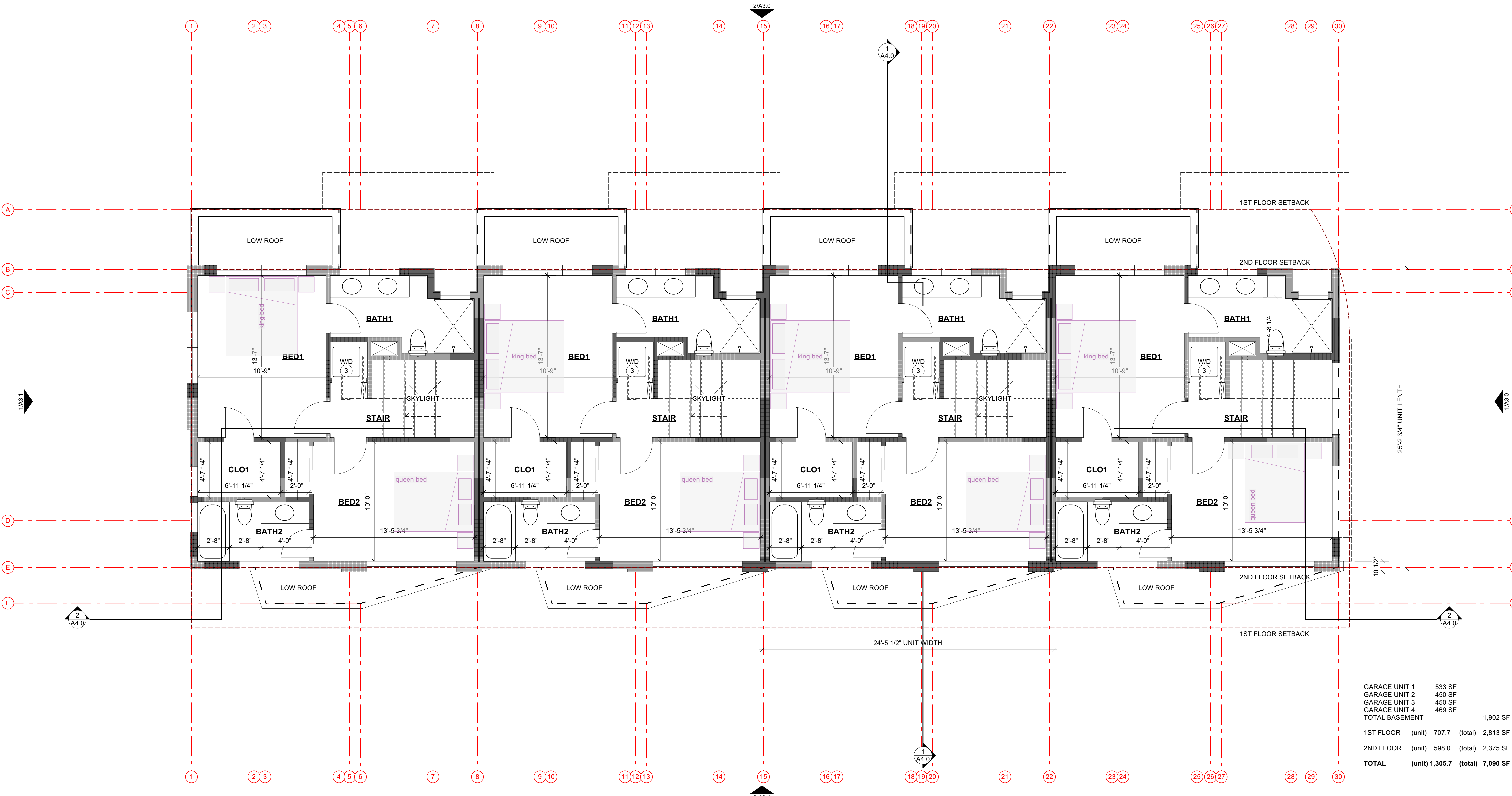
GARAGE UNIT 1	533 SF	
GARAGE UNIT 2	450 SF	
GARAGE UNIT 3	450 SF	
GARAGE UNIT 4	469 SF	
TOTAL BASEMENT		1,902 SF
1ST FLOOR (unit)	707.7	(total) 2,813 SF
2ND FLOOR (unit)	598.0	(total) 2,375 SF
<b>TOTAL</b>	<b>(unit) 1,305.7</b>	<b>(total) 7,090 SF</b>

**1** FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



**KEYNOTES**

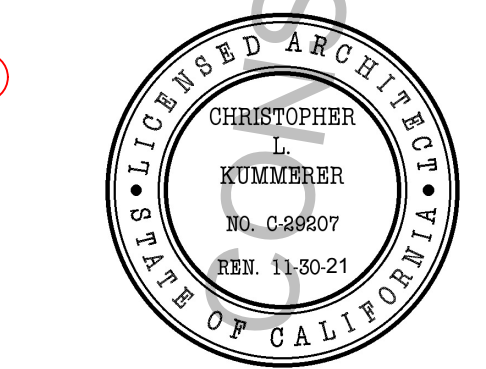
- 1 NEW HIGHER EFFICIENCY APPLIANCES -- INCLUDING WATER HEATER AND HVAC UNIT.
- 2 NEW HIGHER EFFICIENCY APPLIANCES -- INCLUDING REFRIGERATOR, MICROWAVE, RANGE AND DISHWASHER.
- 3 NEW HIGHER EFFICIENCY APPLIANCES -- INCLUDING STACKABLE WASHER AND DRYER.
- 4 NEW HIGHER EFFICIENCY APPLIANCES -- INCLUDING AC CONDENSER.



**14 4TH STREET**  
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**A2.2**

2ND FLOOR PLAN

GARAGE UNIT 1	533 SF	
GARAGE UNIT 2	450 SF	
GARAGE UNIT 3	450 SF	
GARAGE UNIT 4	469 SF	
TOTAL BASEMENT		1,902 SF
1ST FLOOR	(unit) 707.7	(total) 2,813 SF
2ND FLOOR	(unit) 598.0	(total) 2,375 SF
<b>TOTAL</b>	<b>(unit) 1,305.7</b>	<b>(total) 7,090 SF</b>

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



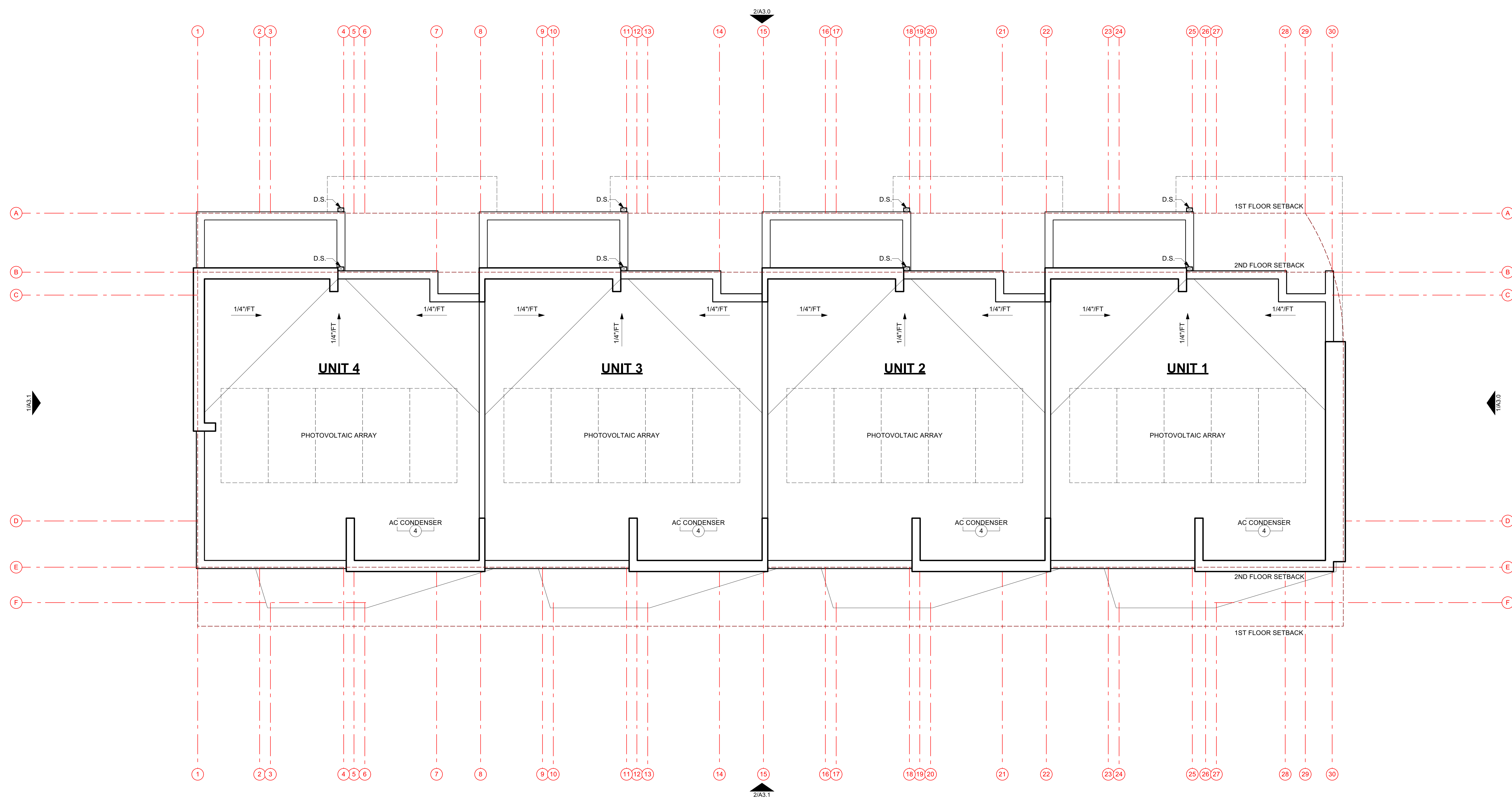
**KEYNOTES**

- 1 NEW HIGHER EFFICIENCY APPLIANCES -- INCLUDING WATER HEATER AND HVAC UNIT.
- 2 NEW HIGHER EFFICIENCY APPLIANCES -- INCLUDING REFRIGERATOR, MICROWAVE, RANGE AND DISHWASHER.
- 3 NEW HIGHER EFFICIENCY APPLIANCES -- INCLUDING STACKABLE WASHER AND DRYER.
- 4 NEW HIGHER EFFICIENCY APPLIANCES -- INCLUDING AC CONDENSER.



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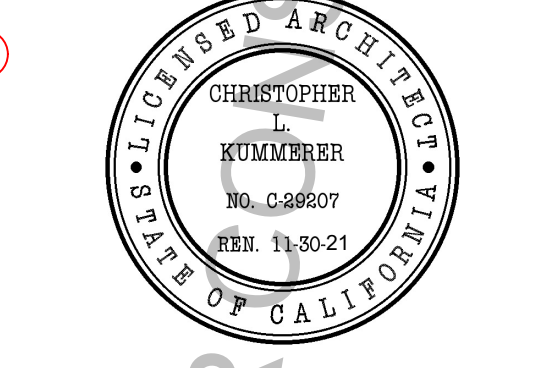
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**14 4TH STREET**  
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**A2.3**

ROOF PLAN

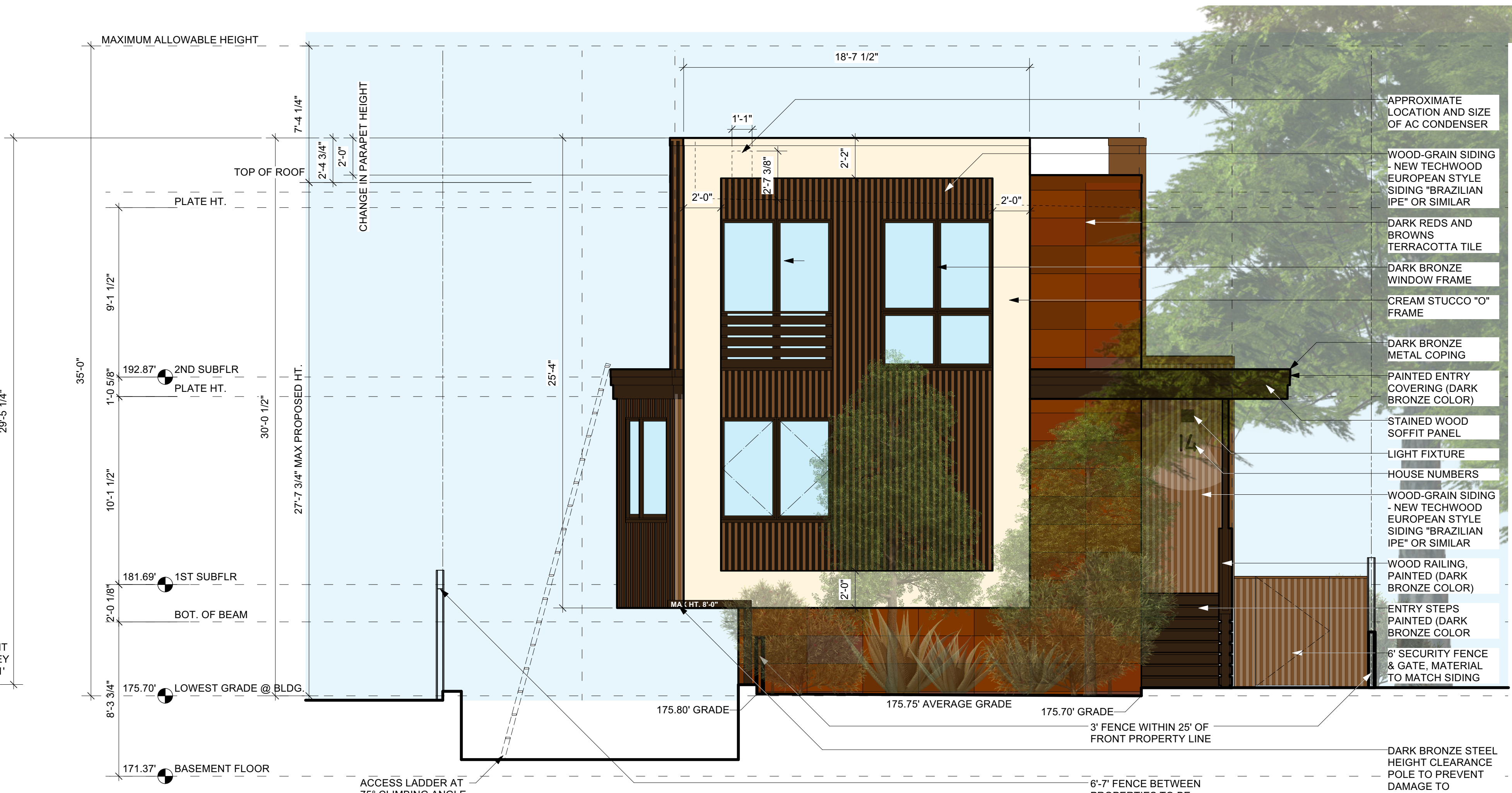
**1 ROOF PLAN**  
 Scale: 1/4" = 1'-0"



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**2** EXTERIOR ELEVATIONS (WALK WAY SIDE)  
Scale: 1/4" = 1'-0"



**1** EXTERIOR ELEVATIONS (FOURTH STREET SIDE)  
Scale: 1/4" = 1'-0"

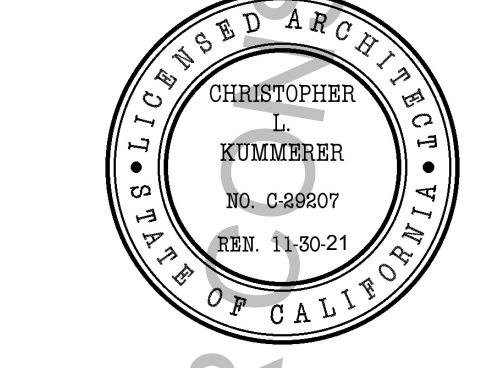
**MATERIALS BOARD**

STUCCO CREAM	WOOD-GRAIN SIDING NEWTECHWOOD EUROPEAN STYLE SIDING BRAZILIAN IPE OR SIMILAR	DARK BRONZE METAL WINDOW FRAME
PRIMARY WALL COLOR AND TRIM	EXTERIOR SIDING AND SOFFITS	
TERRA COTTA PAINT COLOR BENJAMIN MOORE BM 2090-30	DARK REDS AND BROWNS MASONRY TERRA COTTA ACCENT WALLS	DARK BRONZE PAINT COLOR BENJAMIN MOORE BM 2116-10
ENTRY DOORS ONLY		OVERHANGS STAIRS AND RAILINGS GARAGE WALLS AND DOORS AND TRIM
IB ROOF SYSTEMS COLOR - GRAY	WOOD-GRAIN PANELS SOFFITS	
ROOFING		

14 4TH STREET  
14 4TH STREET, LOS ALTOS, CA 94022  
APN# 167-38-061

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STAMP:



PAGE NUMBER:

**A3.0**

EXTERIOR ELEVATIONS

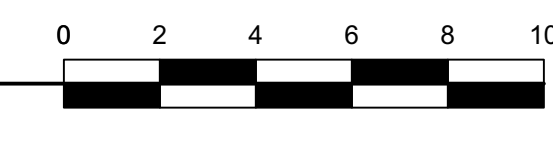
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2 EXTERIOR ELEVATIONS (PARKING / GARAGE SIDE)  
Scale: 1/4" = 1'-0"



1 EXTERIOR ELEVATIONS (ALLEY SIDE)  
Scale: 1/4" = 1'-0"

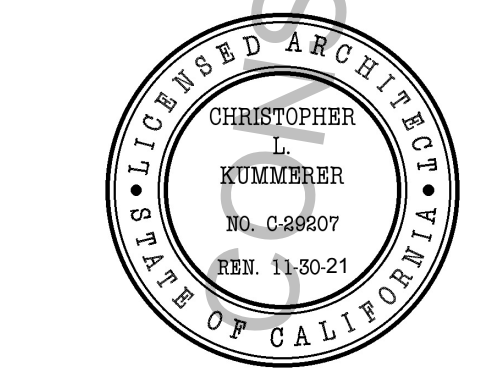


MATERIALS BOARD		
STUCCO CREAM	WOOD-GRAIN SIDING - NEW TECHWOOD EUROPEAN STYLE SIDING "BRAZILIAN IPE" OR SIMILAR	DARK BRONZE METAL WINDOW FRAME
PRIMARY WALL COLOR AND TRIM	EXTERIOR SIDING AND SOFFITS	
TERRA COTTA PAINT COLOR BENJAMIN MOORE BM 2090-30	DARK REDS AND BROWNS MASONRY TERRA COTTA ACCENT WALLS	DARK BRONZE PAINT COLOR BENJAMIN MOORE BM 2116-10
ENTRY DOORS ONLY		OVERHANGS STAIRS AND RAILINGS GARAGE WALLS AND DOORS AND TRIM
IB ROOF SYSTEMS COLOR - GRAY	WOOD-GRAIN PANELS	
ROOFING	SOFFITS	

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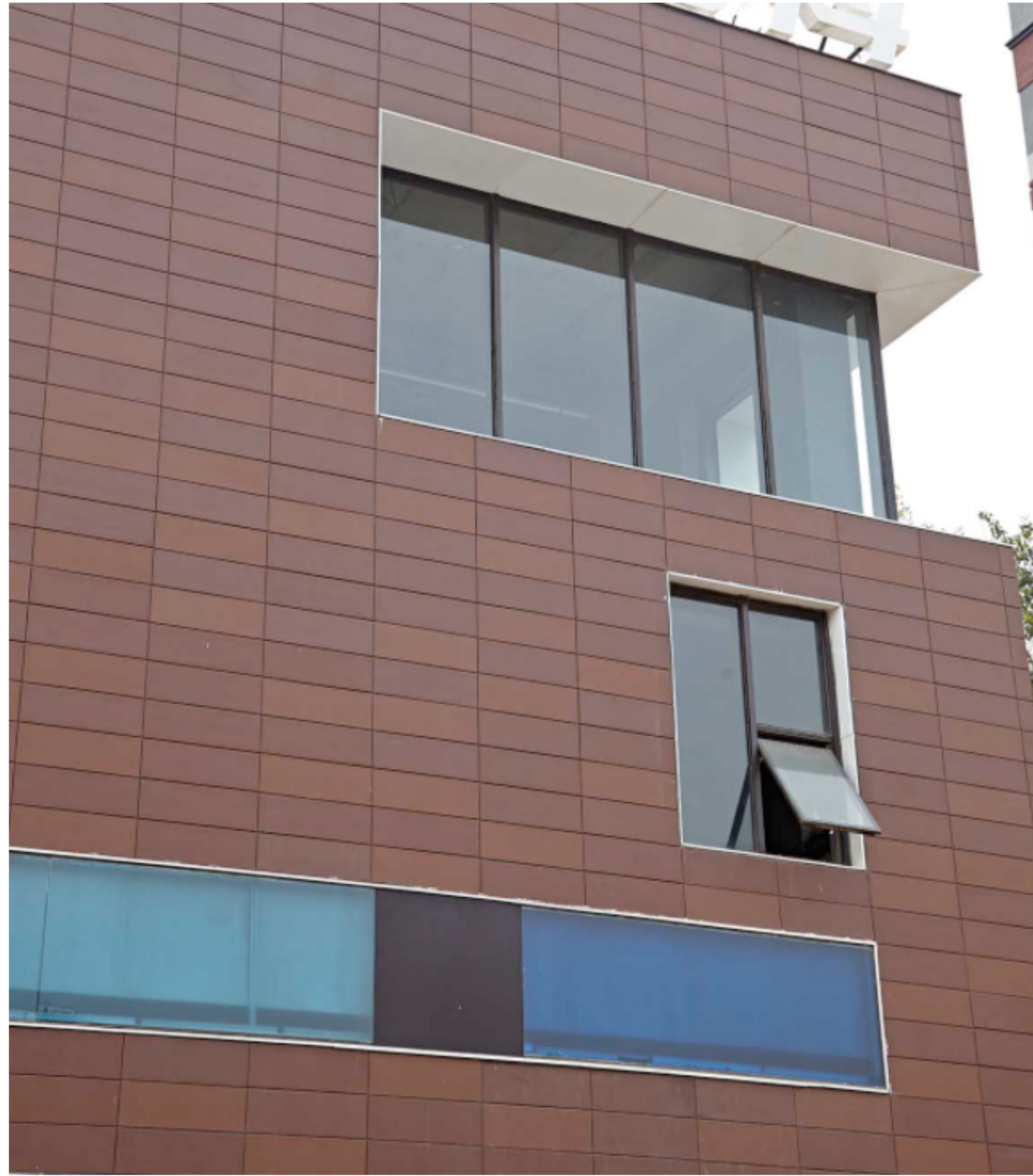
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EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

TERRACOTTA BRICK/TILE PALETTE



CREAM STUCCO



ROOF COLOR

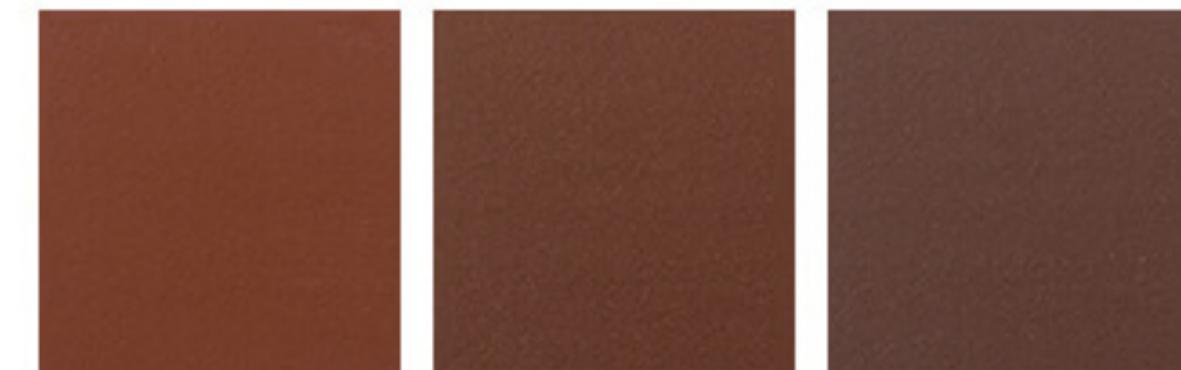


IMAGES AND COLORS ARE SUBJECT TO PRINTING AND COMPUTER INACURACIES. THEY ARE REPRESENTATIONAL ONLY

VERTICAL WOOD SIDING



BRICK/TILE & STUCCO COMBINED



TERRACOTTA BRICK/TILE

DARK BRONZE PAINTED OVERHANG AND STAINED WOOD SOFFIT



FENCE DESIGN

FENCE COLOR



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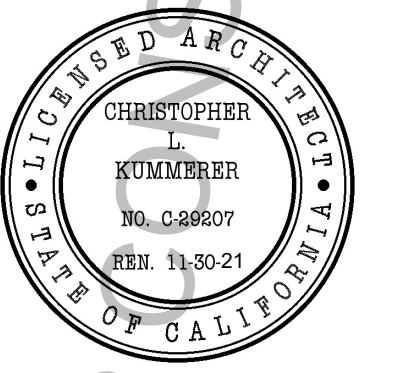
REVISIONS:  
 2.16.2022 PRELIMINARY PLANNING  
 COMMISSION SUBMITTAL  
 5.9.2022 DESIGN REVIEW SUBMITTAL  
 10.25.2022 DESIGN REVIEW SUBMITTAL

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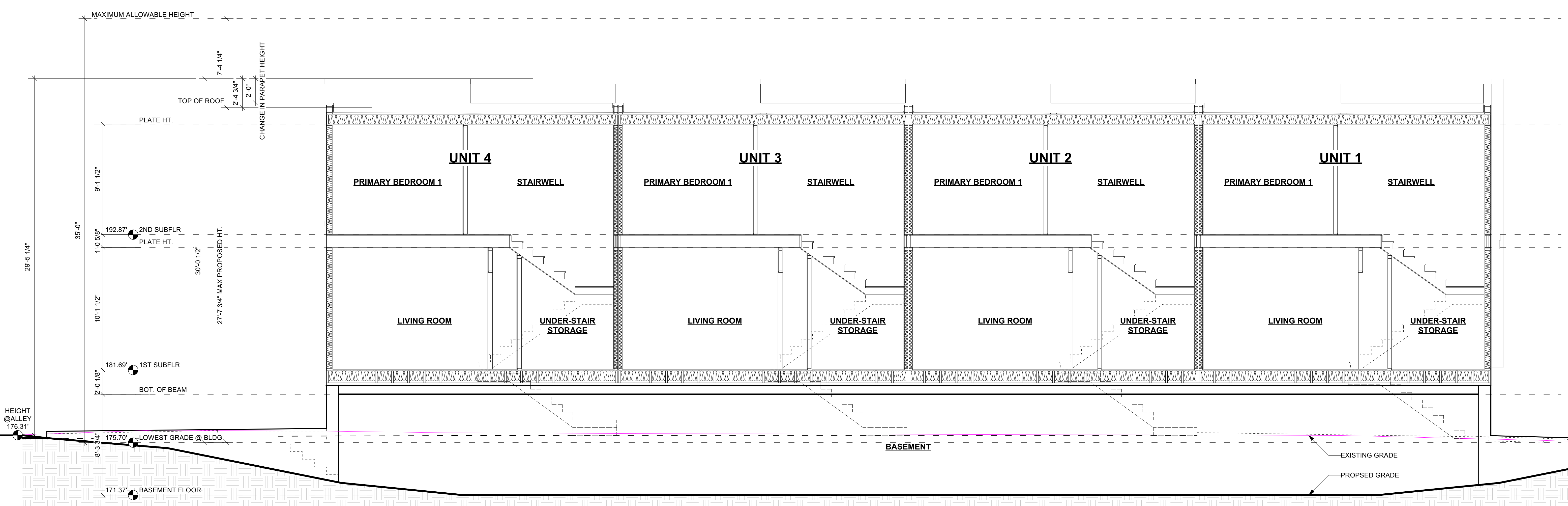


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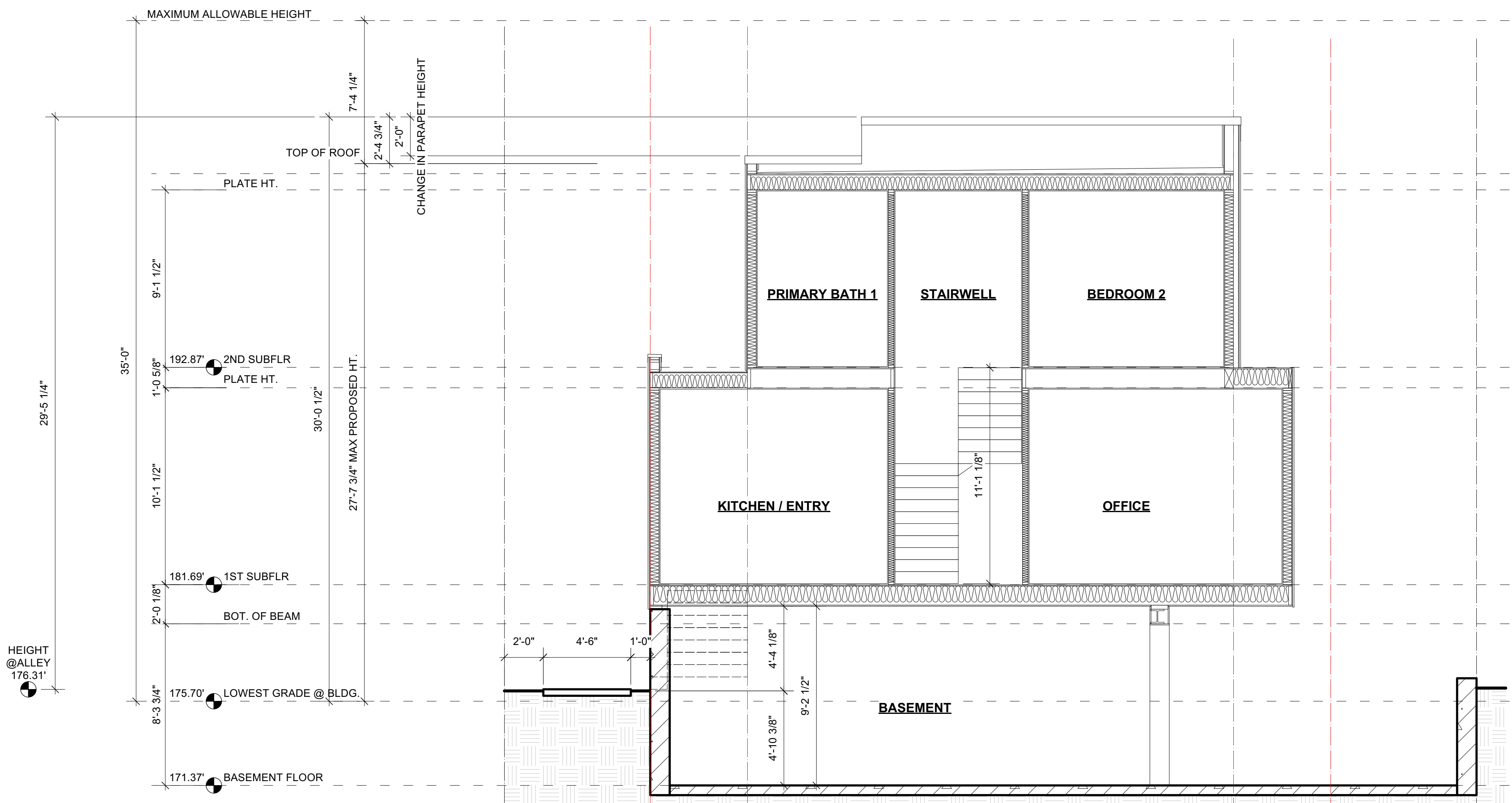
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MATERIAL IMAGERY

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**2 SECTION**  
Scale: 1/4" = 1'-0"

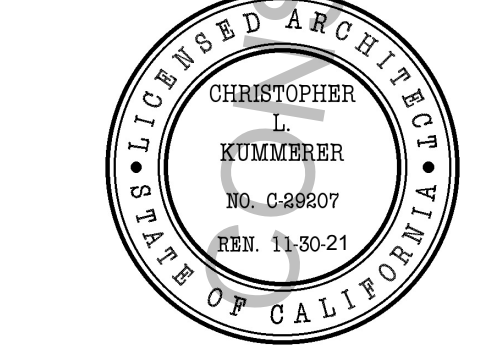


**1 SECTION**  
Scale: 1/4" = 1'-0"

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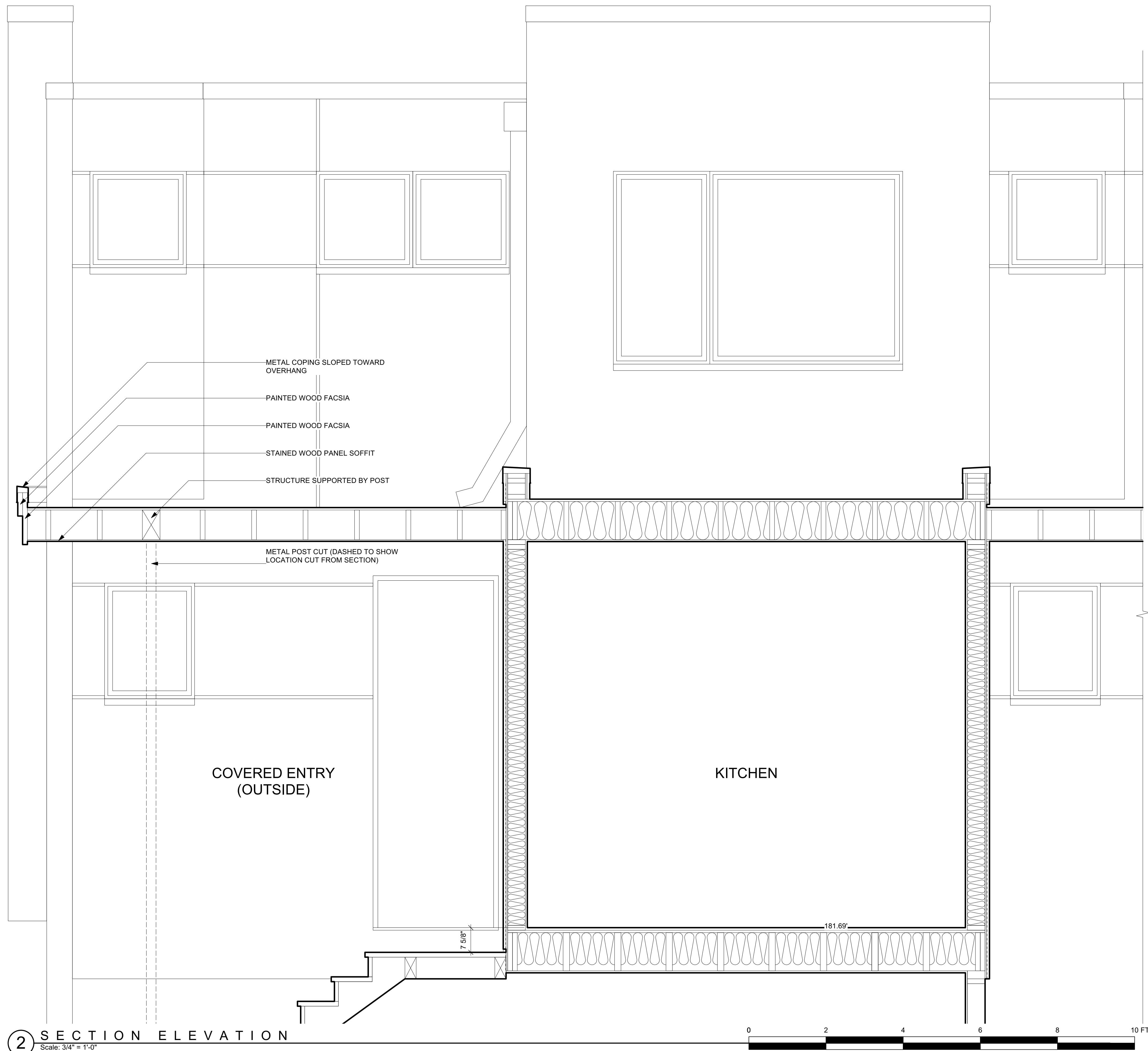
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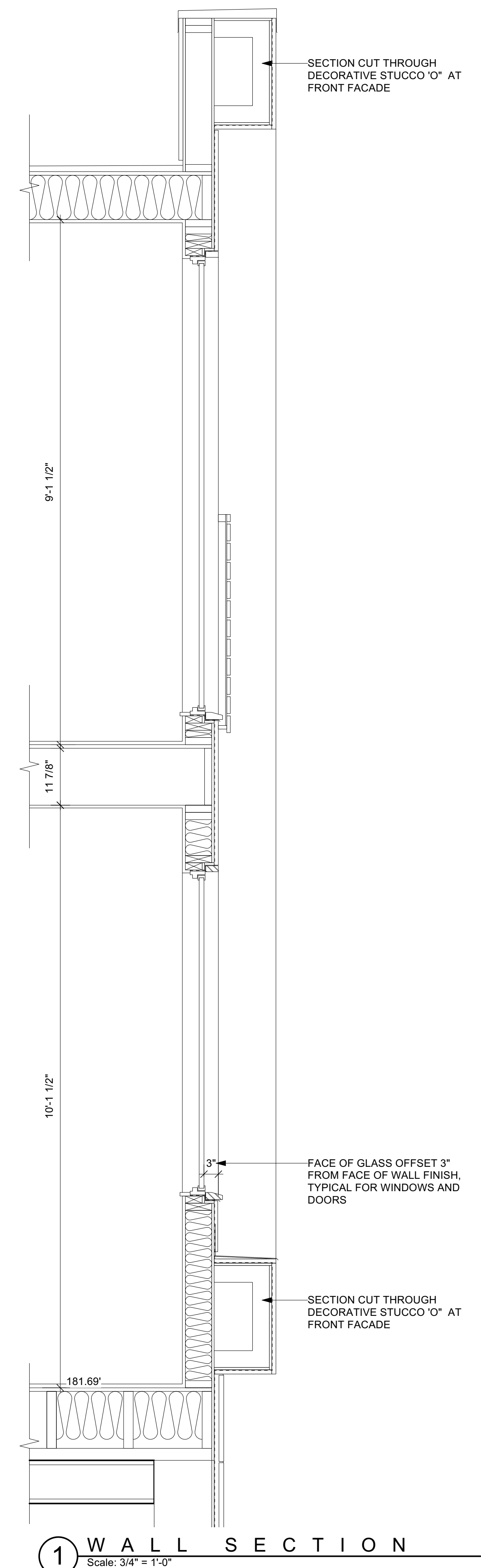
SECTIONS

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2 SECTION ELEVATION  
Scale: 3/4" = 1'-0"



1 WALL SECTION  
Scale: 3/4" = 1'-0"



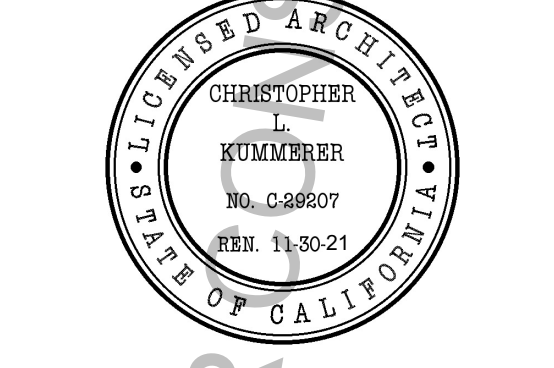
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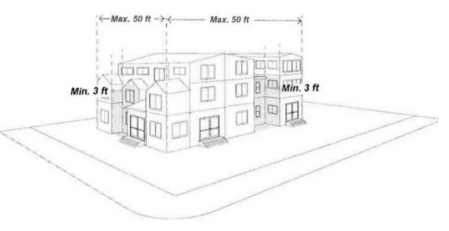
WALL SECTIONS

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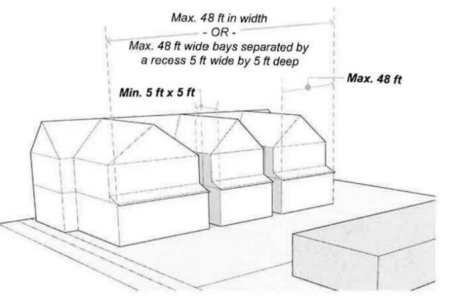
14.24.110 - Design control (R3-1).

- A. Building Placement. A minimum eighty-five (85) percent of the building frontage must be built at the minimum setback line. This standard applies to the building frontage only (exclusive of side setbacks).
- B. Building Massing and Articulation.

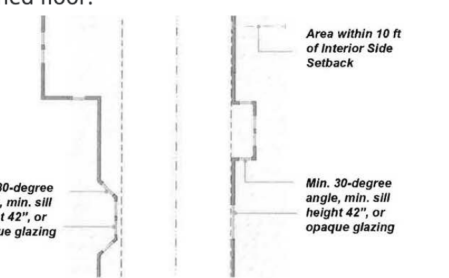
- Upper-story step-backs.
  - Front: Minimum five feet from ground floor façade for fourth story and above for building façades fifty (50) feet or greater in width.
  - Street Side: Minimum five feet from ground floor façades for fourth story and above for building façades fifty (50) feet or greater in width.
  - Interior Side and Rear Abutting an R-1 District: Minimum five feet from ground floor façade for fourth story and above.
  - For buildings exceeding the height limit established in the applicable base and overlay zone, the right-of-way-facing façades of the uppermost floor must be embedded in a sloped roof form as allowed by Section 14.24.110.A.5.
- Vertical Articulation. When a building façade exceeds fifty (50) feet in length along a right-of-way, it must be separated into primary façade bays no greater than fifty (50) feet and secondary façade bays defined by a recess a minimum three feet deep and ten (10) feet wide.



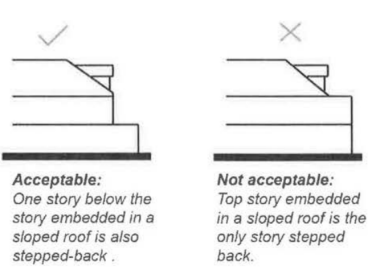
- R-1 Adjacencies.
  - Building façade planes abutting an R-1 district may not exceed forty-eight (48) feet in width.
  - When a building façade abutting an R-1 district exceeds forty-eight (48) feet in width, it must be separated into façade bays no greater than forty-eight (48) feet by a recess five feet wide and five feet deep.



- Balconies, roof decks and other habitable outdoor space is not allowed on upper-story façades abutting R-1 zones.
  - Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story façades abutting R-1 zones.
- Privacy and Line of Sight.
  - Primary living spaces and balconies located along a side setback shall orient principal windows and balconies toward the front and rear of the building.
  - Where windows are within ten (10) feet of and oriented toward an interior side setback, glazing shall either be a minimum thirty (30) degree angle measured perpendicular to the adjacent side setback line, have minimum sill height of forty-two (42) inches, or be opaque.
  - The maximum sill height for an ingress/egress window is forty-four (44) inches from finished floor.



- Roofline and Roof Design.
  - Roof designs shall be limited to:
    - Hipped.
    - Gable.
    - Dormer.
    - Parapet.
      - When used on the first or second floor, a parapet longer than twenty-five (25) feet in length must include at least one but not more than two of the following design elements to break up the length of the parapet:
        - Steps.
        - Curves.
        - Angled surfaces.
      - Parapet limited to twenty-five (25) percent of cumulative roof perimeter on the third floor and above.
      - The length of a parapet segment on the third floor and above may not exceed twenty-five (25) feet.
    - When the top story is stepped back and embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, the floor below must (and other floors may) be stepped back to meet the slope of the top story.

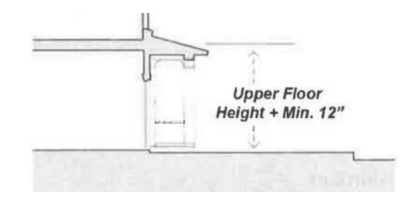


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- Building Design.
  - Façade Composition.
    - Building façades must continue the pattern established by existing buildings in Downtown Los Altos by reinforcing the underlying maximum twenty-five (25) foot module along all street frontages through the use of the following techniques:
      - Building façades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls.
      - The pattern shall be visually expressed through the spacing of openings, recesses, eaves, cornices, overhangs, trellises, exposed rafters, column:
        - Façades shall incorporate at least one element that signals habitation, such as porches, bay windows, or balconies.
        - Non-glazed wall areas (blank walls) must be enhanced with architectural details, landscaping, and/or landscaped trellises or l-- --.
    - At least two of the following strategies must be used in a manner that reinforces the maximum twenty-five (25) foot module:
      - Change in roof parapet height or shape.
      - Change in roof style.
      - Change in materials palette.
      - Change in building height, minimum eight-foot difference.
      - Change in frontage type or change in details of shopfront frontage type if used.
      - Use of upper floor projections such as bay windows or balconies.

- Building Entrances. Building entrances must incorporate one of the following entry features. See Section 14.66.275 (Entrance Type Standards) for design standards applicable to each entrance type listed.
  - Stoop.
  - Porch.
  - Dooryard.
  - Gallery.
  - Arcade.
  - Forecourt.
    - Forecourts must feature at least one entry to a shop and/or second floor use.
    - Forecourts for buildings more than seventy (70) feet in length along a right-of-way must have a minimum width and depth of fifteen (15) feet from front façade. Width of forecourt shall be equal to or greater than depth.
    - The size of the forecourt must be appropriate relative to the size of the building. The maximum ratio of building height to forecourt is 2:1 (height < 2 x width).
    - Forecourt must be enclosed on at least three sides by buildings.
    - Forecourt must remain open to the sky (arbors and trellises are allowed).
  - Terrace.

- Primary Entrance Location(s). Locate primary entrance on the front ROW and/or interior courtyard.
- Individual Entries. Ground floor residential units facing a street must provide individual entries along the street frontage.
- Interior Courtyard. Interior courtyards must be:
  - Enclosed on at least two sides by buildings.
  - Open to the sky (arbors and trellises are allowed).
  - A minimum width of twenty (20) feet and a minimum area of four hundred (400) square feet.
- Paseos. Paseos must be:
  - A minimum width of ten (10) feet for through-block paseos.
  - A minimum width of four feet for entries to courtyards or individual single businesses.
- Ground Floor Floor-to-Ceiling Height. Minimum twelve (12) inches taller than typical upper floor floor-to-ceiling height.



91% OF THE FRONT FAÇADE IS AT THE MINIMUM SETBACK LINE

N/A NO FOURTH STORY  
N/A NO FOURTH STORY  
N/A NO FOURTH STORY  
N/A NOT EXCEEDING HEIGHT LIMIT

N/A PROPERTY ONLY ABUTS RIGHT-OF-WAY AT FRONT AND FAÇADE IS < 50' WIDE

FAÇADES DON'T ABUT R-1 ZONING-SEE ZONING MAP  
FAÇADES DON'T ABUT R-1 ZONING-SEE ZONING MAP

BALCONY ON FRONT FAÇADE IS NOT HABITABLE (JUST JULIETTE BALCONY) TO SHOW RESIDENTIAL CHARACTER PER OTHER DESIGN CONTROL ITEM.  
BALCONY ON FRONT FAÇADE IS NOT HABITABLE (JUST JULIETTE BALCONY) TO SHOW RESIDENTIAL CHARACTER PER OTHER DESIGN CONTROL ITEM - RAILING BLOCKS BALCONY AT 42" AND IS PREDOMINANTLY SOLID.

BECAUSE OF LOT GEOMETRY - UNITS FACE THE REALITY OF BUILDING ON THIS LONG NARROW LOT IS SOME WINDOWS FACE SIDE.  
BALCONIES HAVE AN ANGLED VIEW TOWARD THE REAR. OFFICE WINDOW IS ANGLED.  
SIDE FACING WINDOWS ARE EITHER ANGLED (OFFICE), HAVE A 42" SILL (BEDROOM/ KITCHEN) OR ARE OPAQUE (SIDELIGHT NEXT TO BALCONY)

PARAPETS ARE STEPPED SO THAT NO SINGLE SECTION IS LONGER THAN 25'

N/A - THE PROJECT IS TWO STORY OVER A BASEMENT  
N/A - THE PROJECT IS TWO STORY OVER A BASEMENT

N/A - THE TOP STORY IS NOT EMBEDDED IN A ROOF SLOPE

SEE ZONING MAP - THE FAÇADES DO NOT FACE R-1 ZONE  
STEPS AT PARAPET ARE LESS THAN 24"

BUILDING FAÇADES ARE DEFINED BY A COMPOSITION OF BAYS WITH VERTICALLY ALIGNED OPENINGS AND ALTERNATIVE SOLID WALLS  
THIS PATTERN IS EXPRESSED THROUGH PARAPETS, RECESSES, OPENINGS, STUCCO REVEALS, SIDING TYPE ETC...  
FRONT FAÇADE HAS A JULIETTE BALCONY AND FRONT PORCH, RIGHT FAÇADE HAS ENTRY PORCHES, LEFT FAÇADE HAS BALCONY AND REAR FAÇADE HAS BALCONY (AT FAR RIGHT)  
BLANK WALLS @ FRONT AND REAR SHOW TREES PLANTED IN FRONT OF THEM

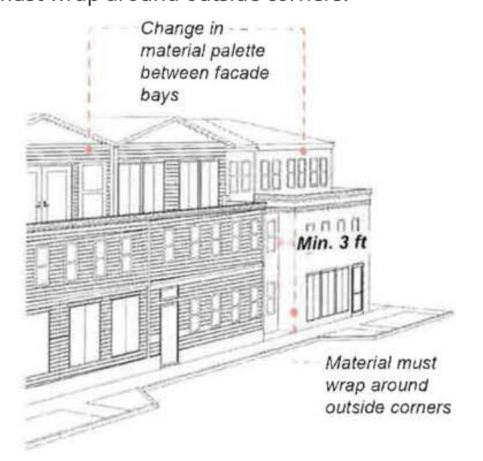
MAX 25' MODULE IS REINFORCED BY CHANGE IN PARAPET SHAPE/ HEIGHT AND BY MATERIALS PALETTE (ALTERNATIVE WOOD AND STUCCO)

ENTRANCE TO FRONT UNIT, AND TO BUILDING ARE AT FRONT RIGHT

- Window Design.
  - All windows must have a sill.
  - Vinyl sliding windows are prohibited on façades visible from a right-of-way.
- Building Materials.
  - Primary shall mean fifty (50) percent or more of a façade surface area excluding transparent surfaces. Permitted primary cladding materials are limited to:
    - Stucco (minimum two-coat stucco; synthetic stucco or EIFS not allowed).
    - Siding (lap, vertical, or shingle).
      - All siding shall be wood, composite wood, or cement fiberboard.
      - Wood siding shall be painted or stained.
      - Vinyl and aluminum siding are not permitted.
    - Stone.
    - Brick.
  - Secondary shall mean less than fifty (50) percent of a façade surface area excluding transparent surfaces. Permitted secondary cladding materials are limited to:
    - Stucco (minimum two-coat stucco; synthetic stucco not allowed, EIFS not allowed).
    - Siding (lap, vertical, or shingle).
      - All siding shall be wood, composite wood, or cement fiberboard.
      - Wood siding shall be painted or stained.
      - Vinyl and aluminum siding are not permitted.
    - Stone (waterable and building base only).
    - Brick (waterable and building base only).
    - Tile.
    - Metal (matte finish or Cor-ten).
      - Ribbed metal, titanium, and mirrored finishes not allowed.
    - Concrete Masonry Units (waterable and building base only, and not allowed on any façade facing a right-of-way or a single-family zone).
    - Concrete (waterable and building base only, board-form only, cast concrete not permitted).
- Landscaping and Paving.
  - Landscaping must be placed on each side of a driveway at grade or in raised planters.
  - Low walls and/or hedges must screen the parking along the sidewalk. When walls are used, the materials and design must be compatible with and not obscure the architectural style of the building.
  - A minimum seventy-five (75) percent of on-site paving material must be pervious/permeable.
- Screening.
  - Service areas must be located at the rear of lot or along a parking plaza.
  - Screening must be architecturally consistent with primary building in terms of materials, colors, and style.
- Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all multi-family development in the R3-1 District.

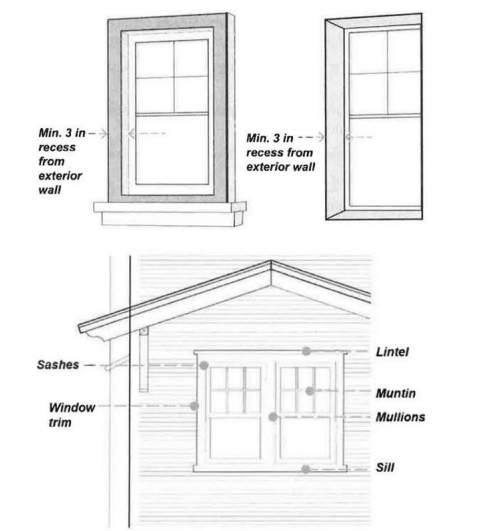
14.66.280 - Design standards applicable to all multi-family and residential mixed-use development.

- Architectural Integrity.
  - Material palette on all floors above the ground floor, not including floors contained within a sloped roof form, must be consistent.
  - Change in material may occur only at the inside corner of a change in wall plane. Material must wrap around outside corners.



- Firewalls and Visible Sidewalls.
  - Any exposed surfaces shall be consistent with and expressive of the overall building design and shall be finished in the same palette of materials as the rest of the building. Front façade finished materials, façade cornices, wall top projections, decorative details, and moldings must be carried and repeated on the side wall.
  - At least one of the following techniques must be employed on firewalls/visible sidewalls:
    - Incorporation of windows where code allows and adequate fire protection can be provided.
    - Gable and hip roofs to vary the height and appearance of sidewalls.
    - Inset panels.
    - Stepped-back front façade of upper floor(s) to vary the sidewall profile.

- Durability. Exterior finish materials shall have an expected lifespan of no less than thirty (30) years.
  - Features to direct rainwater away from exterior walls shall include one or more of the following:
    - Cornice, with drip at outer edge of corona (minimum twelve (12) inch projection).
    - Projecting eaves (minimum twelve (12) inch projection).
    - Scuppers, with or without downspouts (minimum twelve (12) inch projection if no downspouts are used).
    - Gutters, with downspouts or rain chains.
      - Downspouts shall be one color and shall not change colors to match the wall behind them.
      - Downspouts shall be round or rectangular, made of copper or metal.
      - Downspouts shall not break façade profiles (such as a cornice) but shall wrap around projecting profile.
  - Exterior timber shall be protected from decay by one or more of the following:
    - Material properties (e.g., cedar).
    - Staining and sealing.
    - Painting.
  - Exterior ferrous metals shall be protected from corrosion by one or more of the following:
    - Metallurgical properties (e.g., galvanized, stainless, or weathering steel).
    - Painting or other impermeable coating.
- Windows.
  - All windows must be recessed a minimum of three inches from the outer wall surface for all commercial and multi-family zones except the CT zone.
  - Window openings surrounded by masonry finish materials shall include a lintel that is taller than the sill/apron and proportional to the load it carries.



- Materials. Materials shall appear only in places and configurations appropriate to their structural properties.
  - Where walls use masonry finish materials (e.g. stone, brick, CMU), any openings spanned by the material must be either:
    - Arched, with each arch defined by a continuous series of voussoirs and a single keystone at the apex; or
    - Rectangular, with a continuous lintel spanning the opening and extending beyond by four to six inches at each end. Vertical dimension of the lintel shall be no less than one-eighths (1/8) of the clear span. Steel lintels are exempt from this minimum vertical dimension.
  - When used, exterior timber posts, beams, rafters, purlins, brackets, etc. shall be joined according to structural principles.
  - Where a change in material is desired, all façade materials shall turn the corner and terminate into a vertical element of the façade composition.
  - Materials Defining Building Elements.
    - Base. For multistory buildings, the base of the building shall be defined by a distinct material selected from among the following: Stone, brick, concrete, CMU, or stucco (base material).
    - Body. Typical materials for the main body of the building include wood, fiber cement, brick, stone, or stucco. If brick is used, it must extend vertically to the base; if stone is used, it must extend vertically to the roofline.
    - Parapet. Parapets shall terminate in a parapet cap of stone, concrete, tile, metal, or molded stucco.
    - Bays. Horizontal changes in finish material shall occur at the boundaries between bays rather than within a bay.

WINDOWS WILL BE SHOWN WITH A SILL  
WINDOWS WILL BE ALUMINUM/ FIPERGLASS - NO VINYL  
50% OF ALL FAÇADES ARE THE WOOD MATERIAL  
VERTICAL SIDING IS COMPOSITE WOOD GRAIN  
SECONDARY MATERIALS ARE STUCCO, TILE AND METAL

LANDSCAPE IS SHOWN ON EACH SIDE OF DRIVEWAY AT GRADE  
N/A  
PERMEABLE PAVERS WILL MAKE UP MOST OF THE PAVING (EXCEPT BASEMENT LEVEL)  
SERVICE AREAS ARE AT REAR OF LOT ON ALLEY  
SCREENING IS ARCHITECTURALLY CONSISTENT WITH FENCING/ BALCONIES ETC...

CHANGE IN MATERIALS IS MADE AT FAÇADE BAYS AS SHOWN IN DIAGRAM  
CHANGE IN MATERIALS IS MADE AT INSIDE CORNERS -

THERE ARE NO FIRE WALLS OR VISIBLE UNFINISHED SIDEWALLS

THERE ARE NO FIRE WALLS OR VISIBLE UNFINISHED SIDEWALLS

SCUPPERS AND DOWNSPOUTS ARE BEING PROPOSED  
SCUPPERS AND DOWNSPOUTS ARE BEING PROPOSED AS THE DARK COLOR TO MATCH WINDOWS  
SCUPPERS AND DOWNSPOUTS ARE BEING PROPOSED AS AS METAL  
SCUPPERS ARE BEING PROPOSED

FIBER CEMENT PRODUCTS MAKE THE TIMBER LOOK PERMANENT

FERROUS MATERIALS SHALL BE PAINTED

WINDOWS CAN BE RECESSED -

NOT APPLICABLE

NOT APPLICABLE

FAÇADE MATERIALS TURN THE CORNER AND BUTT INTO ADJACENT FINISHES

BASE IS A HEAVY STONE (TILE) MATERIAL ON FRONT AND REAR, STUCCO ON SIDES  
PARAPET CAP IS METAL

THERE ARE NOT HORIZONTAL MATERIAL CHANGES WITHIN A BAY



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LANDSCAPE IS SHOWN ON EACH SIDE OF DRIVEWAY AT GRADE

N/A

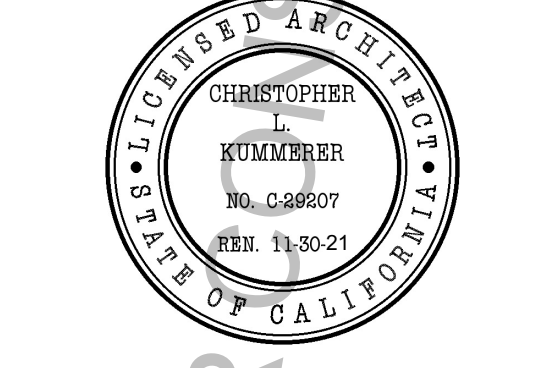
SERVICE AREAS ARE AT REAR OF LOT ON ALLEY  
SCREENING IS ARCHITECTURALLY CONSISTENT WITH FENCING/ BALCONIES ETC...



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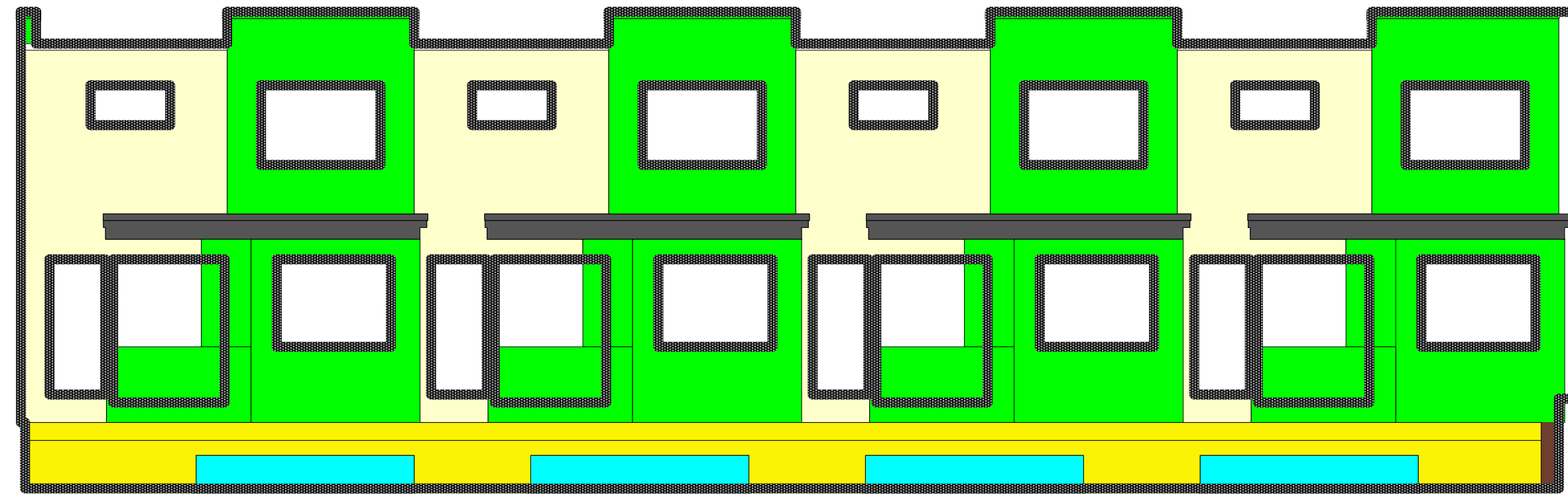


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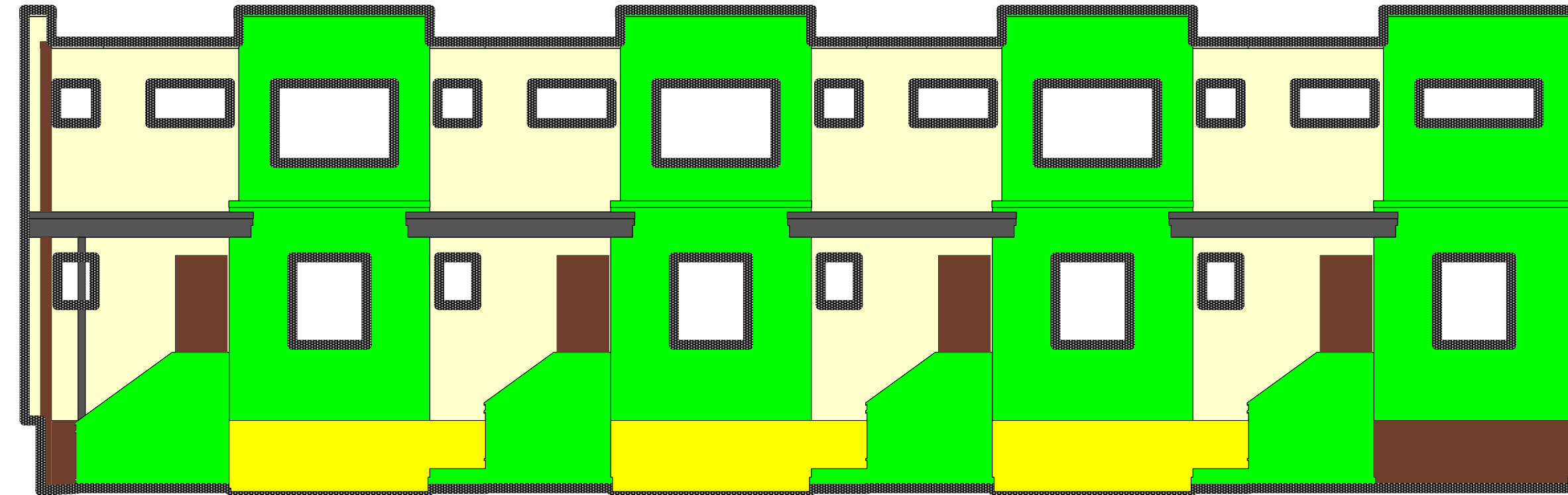
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DESIGN CONTROL

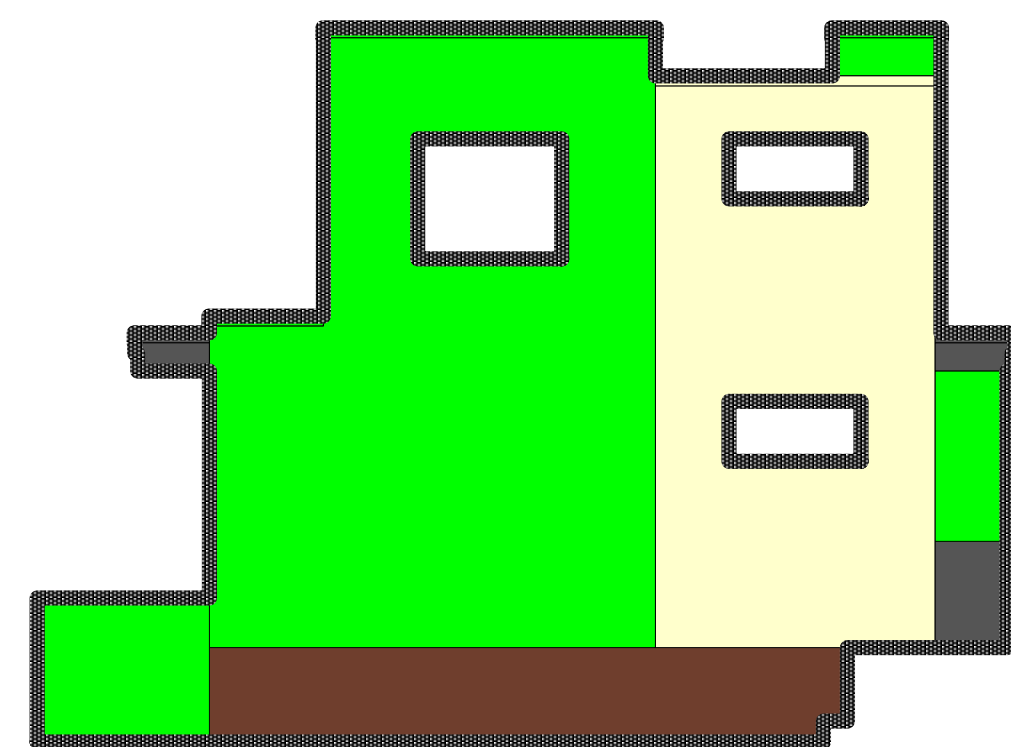
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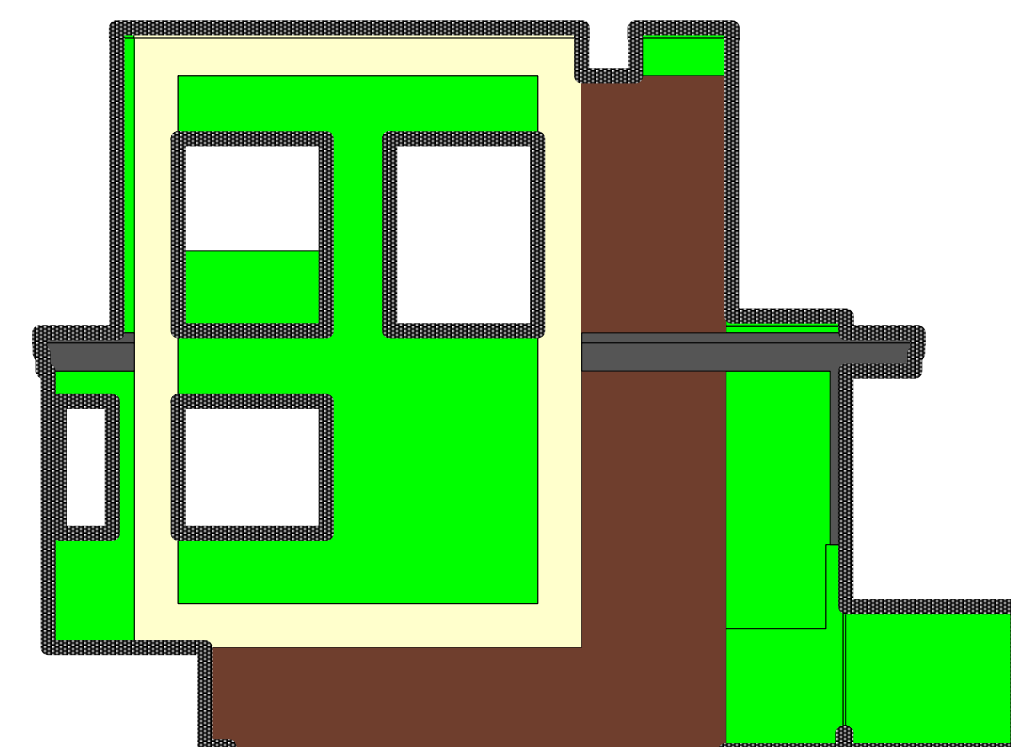
ELEVATION 3 - DRIVEWAY SIDE		
TOTAL AREA	2,094.04	100%
Primary - WOOD GRAIN	1,044.45	50%
Secondary - STUCCO COLOR 1	636.74	30%
Tertiary - STUCCO COLOR 2	280.60	13%
PAINTED WOOD	128.05	6%
GARAGE DOORS	114.94	5%
TILE	4.62	0%



ELEVATION 2 - WALKWAY SIDE		
TOTAL AREA	2,501.22	100%
Primary - WOOD GRAIN	1,287.63	51%
Secondary - STUCCO COLOR 1	761.20	30%
Tertiary - STUCCO COLOR 2	199.93	8%
Accent - PAINTED WOOD	96.18	4%
Accent - Tile	78.43	3%
Accent - PAINTED DOOR	79.27	3%



ELEVATION 4 - REAR		
TOTAL AREA	845.96	100%
Primary - WOOD GRAIN	468.94	55%
Secondary - STUCCO	249.95	30%
Tertiary - TILE	107.1	13%
Accent - PAINTED WOOD	23.39	3%



ELEVATION 1 - FRONT		
TOTAL AREA	786.13	100%
Primary - WOOD GRAIN	391.73	50%
Secondary - TILE	234.44	30%
Tertiary - STUCCO	156.55	20%
Accent - PAINTED WOOD	30.88	4%

- e. Arcades. Arcades shall be supported by columns or piers in concrete/cast stone, fiberglass, or stucco. Archivolts and impostes shall be expressed using similar materials/appearance.
- f. Structural elements. Structural elements visible on the building exterior (e.g. rafters, purlins, posts, beams, balconies, brackets, trusses, columns, arches, etc.), even when ornamental, shall be sized and spaced according to the corresponding structural role, and materials shall be selected accordingly (see A. Architectural Integrity).

5. Materials Allowed for Building Details/Ornament.

- a. Wood.
- b. Metal (wrought iron, copper, aluminum, tin).
- c. Glass fiber reinforced concrete (GERS)/fiberglass.
- d. Terra Cotta.
- e. Tile.
- f. Plaster.

E. Colors.

1. A maximum of four colors shall be applied to be the building façade:

- a. One primary color comprising fifty (50) percent or more of the façade excluding transparent surfaces.
- b. One secondary color comprising no more than thirty (30) percent of the façade excluding transparent surfaces.
- c. One tertiary color comprising no more than twenty (20) percent of the façade excluding transparent surfaces.
- d. One accent color for use on trim and architectural details.

2. Materials with intrinsic, naturally-occurring coloration shall not count towards this maximum. Such materials are limited to copper, Corten steel, unpainted wood, tile, and brick. Materials with prefinished color (stucco, cement fiberboard, colored metal) shall count towards the maximum.

3. Changes in color may occur:

- a. To articulate changes between base, body, and top portions of a façade, which must be separated by a cornice or profile or a change in material and must remain consistent across the length of the façade bay.
- b. When a portion of the elevation is articulated as a separate building with a break in the roof form and a step back in the façade plane five feet or greater or step up in façade height at least ten (10) feet.
- c. On attached elements, such as bay windows, orioles, and balconies.

F. Façade Lighting. Façade lighting shall be incorporated into all storefront design and all façades facing an R-1 district. Fixtures shall be:

- 1. Shielded and directed onto the building façade.
- 2. Consistent in style with the primary building.

G. Habitable Outdoor Space. Private, habitable outdoor space supported by the building structure, such as balconies or terraces, shall be either uncovered or sheltered. The following patterns are strongly recommended:

- 1. Pergola: Posts supporting beams with brackets, which in turn support purlins and/or rafters. Posts shall be no narrower in any dimension than 3.5" or 1/20 of the unbraced post length, whichever is greater.
- 2. Trabeation: Posts or columns supporting beams with or without brackets, which in turn support either an additional floor level (for multi-story porches/balconies) or a full roof system based on rafters and/or purlins with decking and finish material. Posts shall be no narrower in any dimension than 3.5" or 1/20 of the unbraced post length, whichever is greater. The distance between posts shall be no wider than the total post height.
- 3. Arcuation: Encompassed by walls that are penetrated by arched openings bounded by either columns or piers. The ratio of column diameter [at lowest part of shaft] to column height shall be no less than 1:10 and no greater than 1:7. Width of piers at corners [abutments] shall be no less than 1/3 of the opening width; piers between multiple arched openings may be narrower.
- 4. Rectilinear: Bounded by square/rectangular piers framing rectilinear wall openings. If lintels are expressed on the façade, they shall extend over the piers by 4"-6" at each end. Piers shall be no narrower in any dimension than 15.5" or 1/6 of the opening width, whichever is greater. Piers at corners shall be wider than openings.
- 5. Fabric Shading: Shaded by fabric elements such as awnings or stretched canvases, secured to the building structure, sheltered by Main Roof Form, supported by other building volumes.
  - a. Cantilevered balconies shall be secured architecturally to the wall below by brackets.
  - b. Bracket material shall be consistent with that of the balcony's floor structure.

H. Historic Preservation.

- 1. Additions to buildings with historic designation shall be identifiable from original construction. Additions shall employ similar or complementing materials and colors and shall exhibit similar opening proportions, façade rhythms, elements as the original.
- 2. Original transom windows shall be maintained or restored where possible. If the ceiling inside the structure has been lowered, the ceiling shall be stepped up to meet the transom so that light will penetrate building interior.
- 3. Deteriorated architectural features shall be repaired rather than replaced wherever possible. If replacement is necessary, new materials shall match the original in design, color, texture, and other visual qualities. If the original was painted, the substitute materials shall be painted as well.

I. Sustainability in Design.

- 1. All new construction shall incorporate landscaping and fenestration to passively cool the building; energy-efficient HVAC, and energy efficient lighting.
- 2. All energy generation devices must blend in with the building color.
- 3. All on-site landscaping shall be drought-resistant and require minimal irrigation.

J. On-site landscaping.

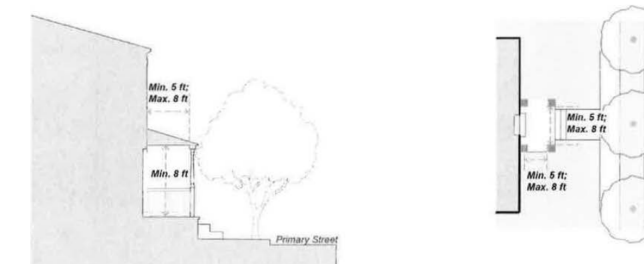
- 1. Trees proposed within street-facing setbacks must be selected from the Los Altos Street Tree Planting List.
- 2. Trees planted on the south side of the building must be deciduous.
- 3. Species shall be selected and located according to direct sunlight needs.
- 4. Vegetation shall be installed along all exposed east and west facing walls.
- 5. Groundcovers shall be planted over a minimum fifty (50) percent of landscaped areas to prevent ground reflection and keep surfaces cool.
- 6. When parking is tucked under a building, landscape planters must be provided to break up the continuous paving at the building's edge.

K. Screening.

- 1. Rooftop mechanical equipment must be screened from public view.
- 2. Barbed wire, chain-link, and razorwire are not permitted.

14.66.275 - Entrance type standards.

A. Stoop.



NOT APPLICABLE  
 COLUMNS ARE SIZED IN AN APPROPRIATE MANNER (LARGE AT REAR- SMALLER AT FRONT PORCH)  
 ORNAMENT IS TERRA COTTA TILE, WOOD AND METAL  
 COLORS ARE 1: WOOD, 2: STUCCO 3: TILE, 4: WINDOWS/ GUTTERS/ METAL/ STUCCO SKIRT ON SIDES (DARK)  
 WOOD IS 50%  
 STUCCO IS 30%  
 TILE IS 20%  
 DARK METAL ACCENT COLOR

NO FACADE LIGHTING- ONLY DOWNLIGHTS FROM EAVES AT PORCHES, BALCONIES AND ENTRIES.

BALCONIES ARE COVERED (SHELTERED) FOR BETTER USE AND WATERPROOFING

NOT APPLICABLE

CROSS VENTILATION PASSIVELY COOLS THIS BUILDING. EAVE AT PORCHES BLOCKS HEAT GAIN, WESTERN FACADE HAS MINIMAL WINDOWS REDUCING HEAT GAIN  
 ENERGY GENERATION IS NOT VISIBLE (ON ROOF BEHIND PARAPET)

PLANTS WILL BE DROUGHT TOLERANT

PLANTS WILL COMPLY WITH THIS SECTION

ROOFTOP MECHANICAL IS SCREENED BY PARAPET

THE APPLICANT HAS DECIDED NOT TO USE RAZOR WIRE IN THIS PROJECT

FRONT ENTRY CONFORMS WITH STOOP DIMENSIONS (ALTHOUGH THESE ENTRY OPTIONS SEEM TO BE AIMED AT COMMERCIAL USES - NOT RESIDENTIAL)



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REVISIONS:  
 2.16.2022 PRELIMINARY PLANNING  
 COMMISSION SUBMITTAL  
 5.9.2022 DESIGN REVIEW SUBMITTAL  
 10.25.2022 DESIGN REVIEW SUBMITTAL

14 4TH STREET  
 14 4TH STREET, LOS ALTOS, CA 94022  
 APN# 167-38-061

CONSULTANTS:

STAMP:



PAGE NUMBER:

A5.2

DESIGN CONTROL

NOT FOR CONSTRUCTION

**Tree Inventory, Assessment, and Protection Report**

14 Fourth Street  
Los Altos, CA 94022

Prepared for:

14 Fourth Street LLC

May 19, 2022  
Revised August 4, 2022

Prepared By:

Richard Gessner

ASCA - Registered Consulting Arborist ® #496  
ISA - Board Certified Master Arborist® WE-4341B



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This revision is a response to comment 16 provided by the City of Los Altos which is as follows:

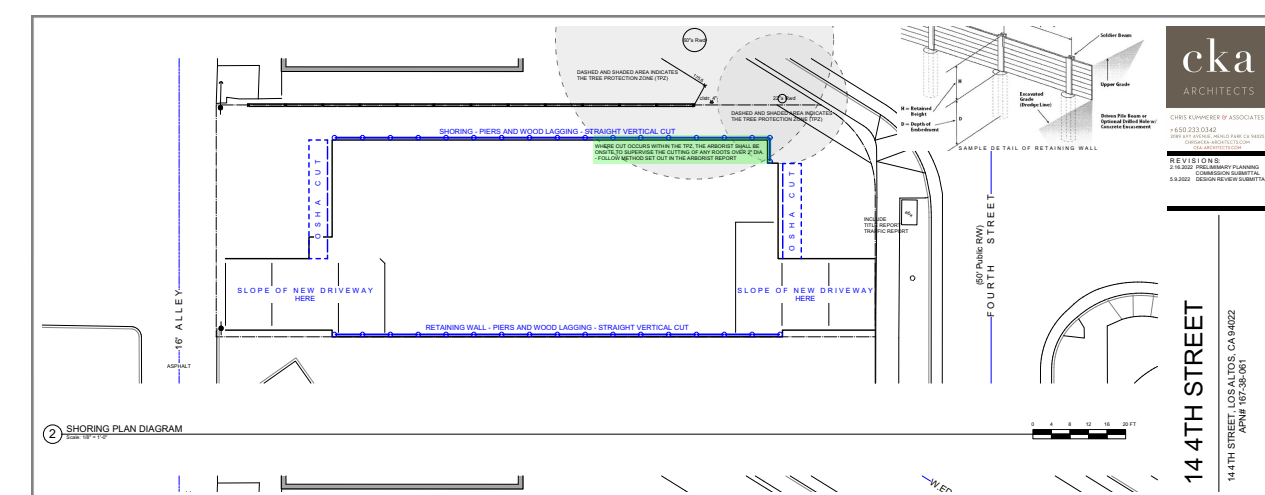
16. **Arborist Report.** Staff appreciates the provided arborist report. Please find the following comments for staff:

A. As recommended by the subject arborist, tree numbers shall be provided on the site plan and civil plans, consistent with the numbering in the arborist's report.

**MCA:** to be rectified by the design team an applicant.

B. Staff has concerned <sic> that the arborist did not fully considered <sic> impacts from the basement's excavation to the trees. As the requested excavation/shoring plan provided comments 5G.a above, the subject arborist shall update the arborist's report to discuss the tree protection measures from the excavation/shoring plan.

**MCA:** The applicant provided the A1.5 sheet and the shoring plan as provided below:



I have reviewed the plans regarding the proximity of the trenching and shoring adjacent to the trees.

I have suggested within the report in the "Expected Impacts", "Tree Protection" and "Recommendations" sections to pre-trench and selectively remove roots as necessary. TO reiterate Recommendation #4 states the following:

- Pre-trench along the proposed soil cut adjacent to the trees (#4 and #5). Have an ISA Certified Arborist® observe the trenching and provide guidance to selectively remove any significant roots (roots greater than one inch in diameter (1") if encountered. Selective root removal requires pre-excavation, typically by hand or with a pneumatic excavating equipment such as an Air Spade®, Air Knife®, or similar tools. Selective removal allows for the roots to be exposed prior to cutting at the appropriate locations. This is the type of root removal that will need to occur at the building foundation. Roots greater than one inch in diameter should be pruned rather than left torn or crushed so as to leave "a clean flat surface with intact surrounding bark" (Costello, L., Watson, G., Smiley, E. T. 2017).

Recommendations #1, #2, and #3 also include mulch to protect the soil surface, supplemental irrigation to help reduce impacts of potential root loss, and exclusionary fence where possible. Within the "Tree Protection Guidelines" there are provisions for root pruning, monitoring, and pre-construction meetings.

It is the responsibility of the owners or contractors to schedule meetings and monitoring and to adhere to the recommendations. The proposed shoring encroaches six and ten percent into the suggested TPZ and is not expected to compromise the health or integrity of the trees.

C. For the applicants information the tree protection will be further conditioned on the approval letter recommended by the City Council.

**MCA:** Understood.

**Summary**

The plans are to demolish the existing structure and construct four new residences. The inventory includes twelve trees comprised of six different species. The trees are located around the perimeter of the property and either on the street or adjacent sites except for a few. Six trees are in good condition, three fair, and three are in poor shape. One "Street Tree" is expected to be removed Chinese pistache (*Pistacia chinensis*) #2. The two coast redwoods (*Sequoia sempervirens*) (#4 and #5) along the north side of the property could be moderately to highly impacted and tree protection will be required. There is a privacy fence between the neighbor's trees and the proposed construction for #9, #10, #11, and #12 which is adequate protection. Mitigation aside from tree protection fence for this project will include exploratory trenching and selective root removal if necessary. Supplemental irrigation will be required. Coast redwoods #4 and #5 should have tree protection fence placed around them at the edge of the existing sidewalk and into the property where possible. Shoring techniques may be required to prevent over-excavation into the tree protection zone.

**Introduction**

**Background**

14 Fourth Street LLC asked me to assess the site, trees, proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy the City of Los Altos planning requirements. The plan is to renovate the existing house and create a few additions.

**Assignment**

- Provide an arborist's report including an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings.
- Provide tree protection guidelines, specifications, and impact ratings for those affected by the project.

**Limits of the Assignment**

- No tree risk assessments were performed.
- The information in this report is limited to the condition of the trees during my inspection on, April 29, 2022.
- The plans reviewed for this assignment were as follows:

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic Map or A.L.T.A with tree locations				
Proposed Site Plan	02/16/2022	A1.0	Yes	CKA Architects
Demolition Plan				
Construction Staging				
Grading and Drainage	01/06/2021	C-1	Yes	Cliff Bechtel & Associates
Utility Plan and Hook-up locations	01/06/2022	C-1.1	Yes	Cliff Bechtel & Associates
Exterior Elevations				
Landscape Plan				
Irrigation Plan				
T-1 Tree Protection Plan				

**Purpose and Use of the Report**

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners, owner's agents, and the City of Los Altos as a reference for existing tree conditions to help satisfy planning requirements.

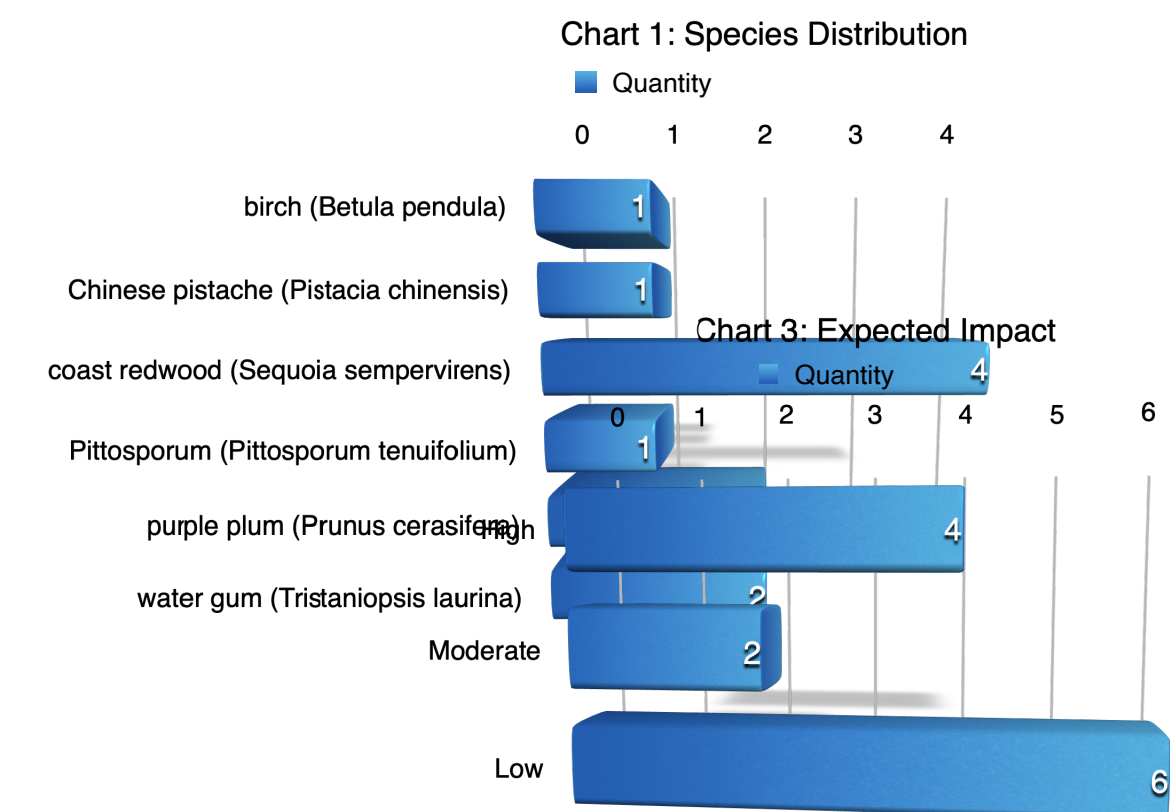
**Observations**

**Tree Inventory**

The City of Los Altos Tree Ordinance Chapter 11.08 states protection criteria as the following:

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

The inventory includes twelve trees comprised of six different species. The trees are located around the perimeter of the property and either on the street or adjacent sites (Chart 1).

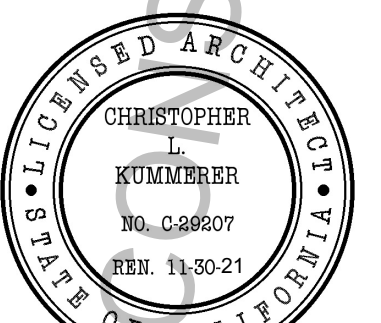


14 4TH STREET

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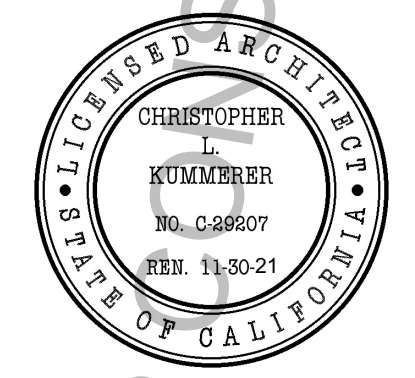
CONSULTANTS:

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PAGE NUMBER:

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Smiley, E, Matheny, N, Lilly, S, ISA. *Best Management Practices: Tree Risk Assessment*. International Society of Arboriculture, 2017. Print

## Glossary of Terms

**Defect:** An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

**Diameter at breast height (DBH):** Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

**Drip Line:** Imaginary line defined by the branch spread or a single plant or group of plants.

**Form:** describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

**Health:** Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease.

**Mechanical damage:** Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

**Scaffold branches:** Permanent or structural branches that for the scaffold architecture or structure of a tree.

**Straw wattle:** also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.

**Structural evaluation:** focused on the crown, trunk, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.

**Tree Protection Zone (TPZ):** Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

**Tree Risk Assessment:** Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

**Trunk:** Stem of a tree.

## Conclusion

The plans are to demolish the existing structure and construct four new residences. The inventory includes twelve trees comprised of six different species. The trees are located around the perimeter of the property and either on the street or adjacent sites except for a few. Six trees are in good condition, three fair, and three are in poor shape including coast redwood #9, silk oak #10, and purple plum #12 all originating on adjacent properties. One "Street Tree" #2 is expected to be removed. One pittosporum shrub #3 in front of the building and the two water gum #7 and #8 in back with trunks less than four inches in diameter are to be removed. The two coast redwoods #4 and #5 along the north side of the property could be moderately to highly impacted and tree protection, pre trenching, shoring and selective root removal will be required. There is a privacy fence between the neighbor's trees and the proposed construction for #9, #10, #11, and #12 which is adequate protection. In accordance with the ANSI Standard part 5, mitigation for this project will include exploratory trenching around the building perimeter if within 30 feet of the coast redwoods and selective root removal if necessary. Supplemental irrigation will be required along with trunk protection. Coast redwoods #4 and #5 should have tree protection fence placed around them at the edge of the existing sidewalk and into the property where possible. Shoring techniques and selective root removal may be required.

## Recommendations

- Place tree numbers and protection schemes on all the plans. Fence shall be placed around trees #4 and #5 (radius of 30 feet) where possible.
- Place 2-4 inches of bark, wood chips, or course woody debris generated from tree pruning operations in the TPZ. Install supplemental irrigation in the TPZ of trees #4 and #5.
- Install temporary irrigation or soaker hoses in the TPZs and provide supplemental watering during construction (Trees #4 and #5). Monitor watering times or amounts to ensure adequate soil saturation. (A 5/8" soaker hose requires about 200 minutes to deliver one inch of water to a garden. This number is affected by the length of the hose and the overall rate of flow from the faucet. A good rule of thumb is to expect about 1/2 GPM as a standard faucet flow rate.). Infrequent deeper watering is preferred and could be as much as 400 gallons per soaking.
- Pre-trench along the proposed soil cut adjacent to the trees (#4 and #5). Have an ISA Certified Arborist® observe the trenching and provide guidance to selectively remove any significant roots (roots greater than one inch in diameter (1") if encountered. Selective root removal requires pre-excavation, typically by hand or with a pneumatic excavating equipment such as an Air Spade®, Air Knife®, or similar tools. Selective removal allows for the roots to be exposed prior to cutting at the appropriate locations. This is the type of root removal that will need to occur at the building foundation. Roots greater than one inch in diameter should be pruned rather than left torn or crushed so as to leave "a clean flat surface with intact surrounding bark" (Costello, L., Watson, G., Smiley, E. T., 2017).
- Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line. Copy Appendix A, B, and D of the arborist report to the final set of plans, which will serve as part of the Tree Preservation Plan.
- All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.
- Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.

The snapshot below indicates the proximity of trees #4 and #5 to the proposed building and soil cut (Image 1).

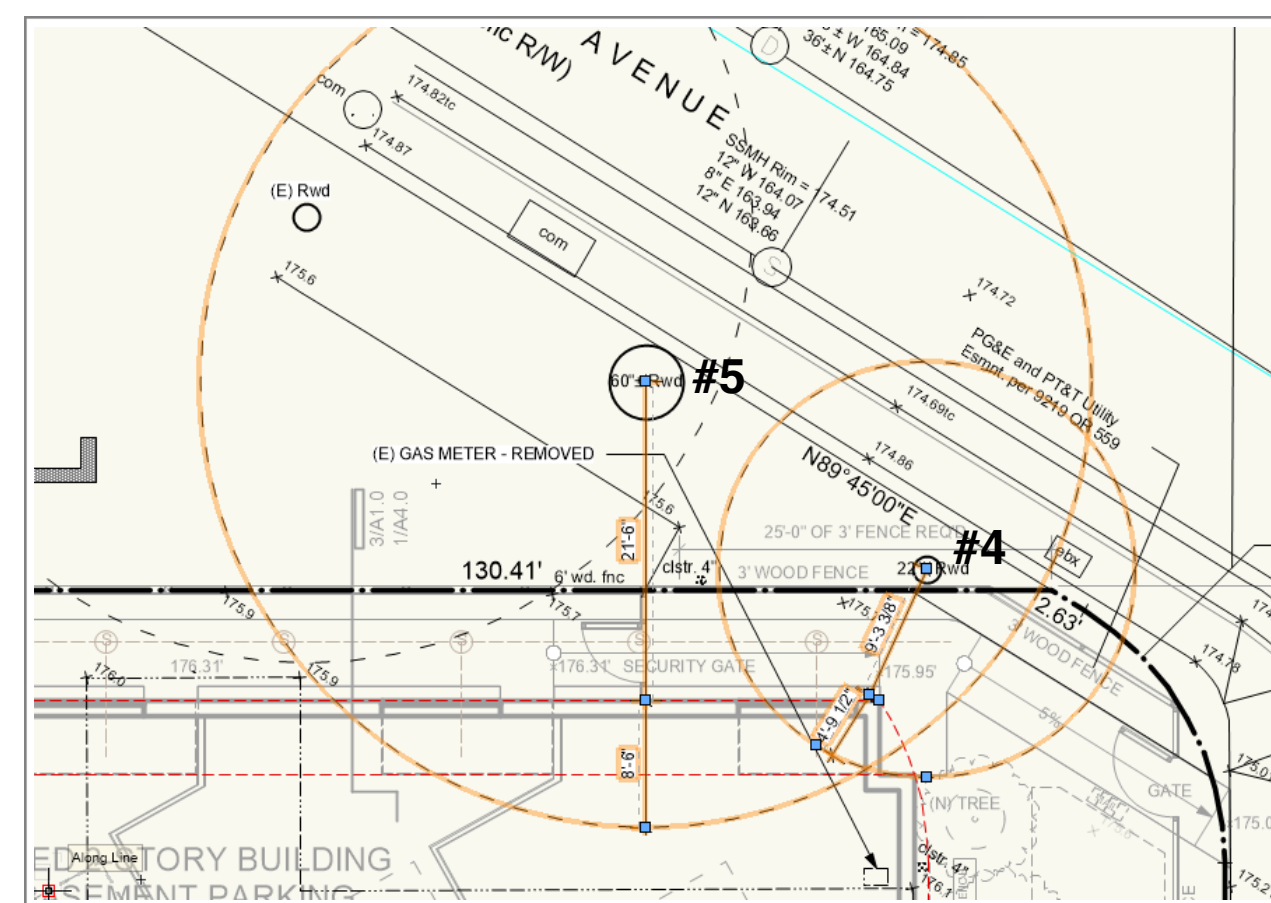


IMAGE 1: TREES #4 AND #5 IN RELATION TO THE PROPOSED CONSTRUCTION.

## Tree Protection

The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. The TPZ can be determined by a formula based on species tolerance, tree age, and diameter at breast height (DBH) (Matheny, N. and Clark, J. 1998) (Fite, K., and Smiley, E. T., 2016) or as the drip line in some instances. Preventing mechanical damage to the main stems from equipment or hand tools can be accomplished by wrapping the trunk with straw wattle or bracing with timbers (Appendix D). Tree protection will focus on four protected trees.

There is a privacy fence between the neighbor's trees and the proposed construction for #9, #10, #11, and #12.

Coast redwoods #4 and #5 should have tree protection fence placed around them at the edge of the existing sidewalk and into the property where possible. Protecting the trees could require exploratory trenching along the proposed foundation adjacent to #4 and #5. Selective root removal may be necessary to accommodate the foundation. Due to the size of the trees and the close proximity it is not possible to obtain the typical tree protection zones of six to eighteen times the trunk diameter distances or more in radius. The ANSI A300 Part 5, 2019 Standard Practices (*Management of Trees and Shrubs During Site Planning, Site Development, and Construction*) states the following:

### Section 55.1.3

The (Tree Protection Zone) TPZ radius should be 6-18 times the trunk diameter (DBH)

### Section 55.1.4

When the minimum TPZ radius cannot be achieved, appropriate mitigation shall be recommended.

In accordance with the ANSI Standard, mitigation for this project will include exploratory trenching around the building perimeter, selective root removal if necessary. Supplemental irrigation will be required along with trunk protection.

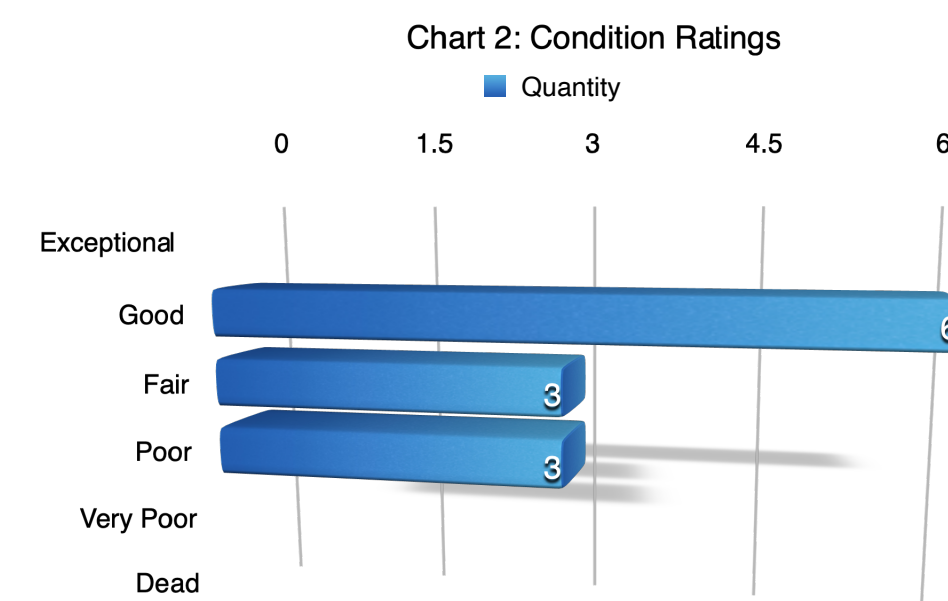
## Discussion

### Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three characteristics for a combined condition rating.

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60% - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

Six trees are in good condition, three fair, and three are in poor shape including coast redwood #9, silk oak #10, and purple plum #12 all originating on adjacent properties (Chart 2).



## Suitability for Preservation

A tree's suitability for preservation is determined based on its health, structure, age, species and disturbance tolerances.

- Good = Trees with good health, structural stability and longevity after construction.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, before, during, and after construction, and may have shorter life expectancy after development.
- Poor = Trees are expected to decline during or after construction regardless of management. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

The suitability for preservation is irrelevant in this circumstance because none of the trees are under control of the property owner (street trees and those on adjacent sites).

## Expected Impact Level

Impact level defines how a tree may be influenced by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

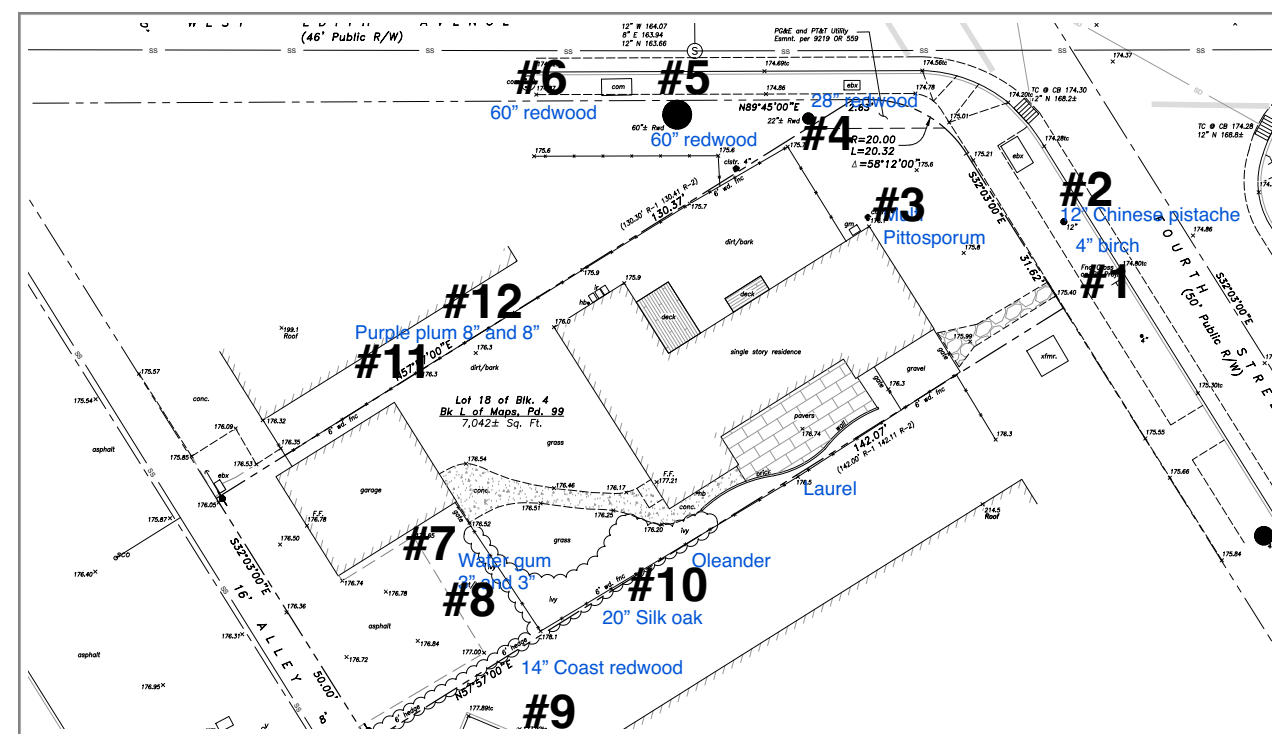
- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

One "Street Tree" is expected to be removed (#2). One pittosporum shrub (#3) in front of the building and the two water gum (#7 and #8) in back with trunk diameters less than four inches in diameter are to be removed. The two coast redwoods #4 and #5 along the north side of the property could be moderately to highly impacted and tree protection, pre trenching, shoring and selective root removal will be required (Chart 3).

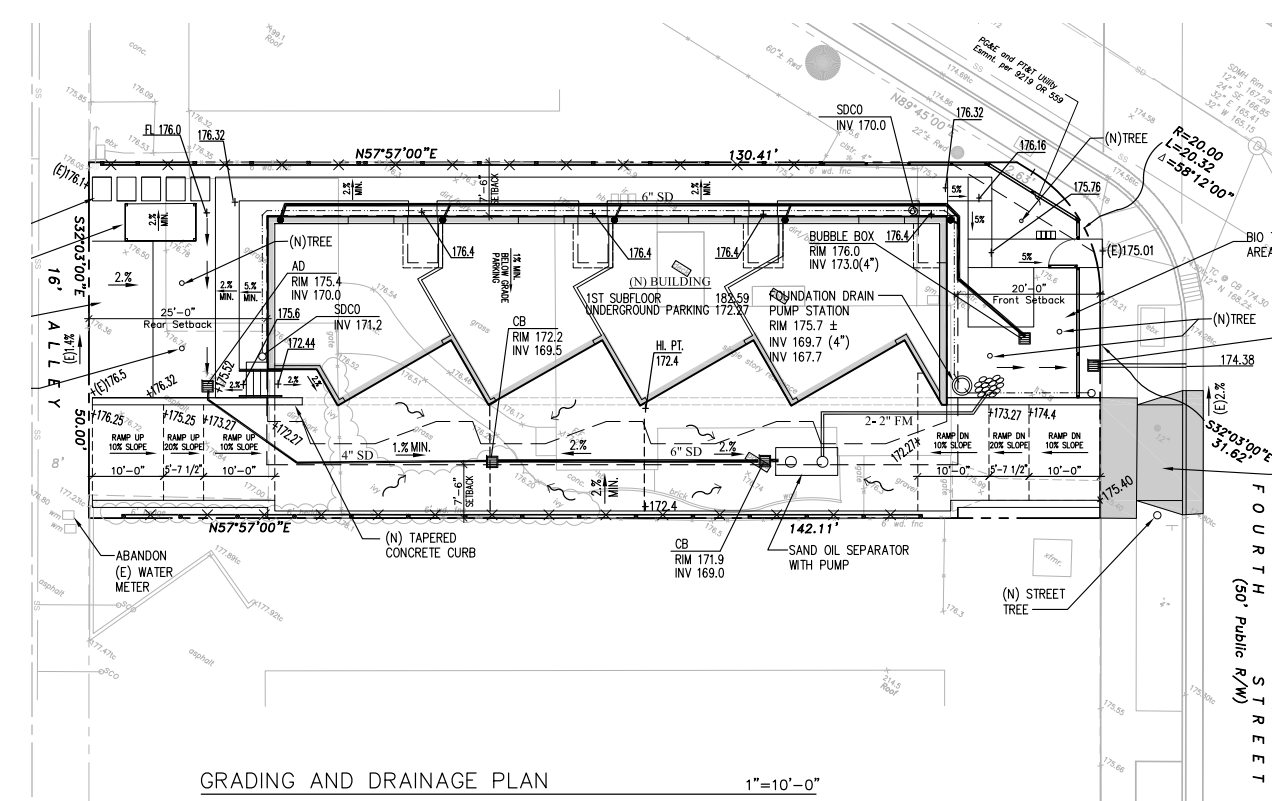
**Appendix A: Tree Locations and Proposed Plan**

**A1: Tree Locations**

Tree locations not survey accurate.



**A2: Proposed Site Plan C-1**



**Appendix B: Tree Inventory and Assessment Tables**

Table 2: Tree Inventory Summary

Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Expected Impact	Ordinance Protected Tree	TPZ Radius (ft.)/Plan
birch ( <i>Betula pendula</i> )	1	4	Good	Low	Yes (Street Tree)	2
Chinese pistache ( <i>Pistacia chinensis</i> )	2	12	Good	High	Yes (Street Tree)	Remove
Pittosporum ( <i>Pittosporum tenuifolium</i> )	3	Multi - 4	Good	High	No	Remove
coast redwood ( <i>Sequoia sempervirens</i> )	4	28	Good	Moderate	Yes	14
coast redwood ( <i>Sequoia sempervirens</i> )	5	60	Fair	Moderate	Yes	30
coast redwood ( <i>Sequoia sempervirens</i> )	6	60	Fair	Low	Yes	30
water gum ( <i>Tristaniaopsis laurina</i> )	7	3	Good	High	No	Remove
water gum ( <i>Tristaniaopsis laurina</i> )	8	3	Good	High	No	Remove
coast redwood ( <i>Sequoia sempervirens</i> )	9	14	Poor	Low	Yes	7
silk oak ( <i>Grevillea robusta</i> )	10	20	Poor	Low	Yes	10
purple plum ( <i>Prunus cerasifera</i> )	11	8	Fair	Low	No	4
purple plum ( <i>Prunus cerasifera</i> )	12	8	Poor	Low	No	4

**Appendix C: Photographs**

C1: Street Tree #2, Pittosporum #3, and Coast Redwood #4



C2: Coast Redwood #9 and #10



C3: Plums #11 and #12

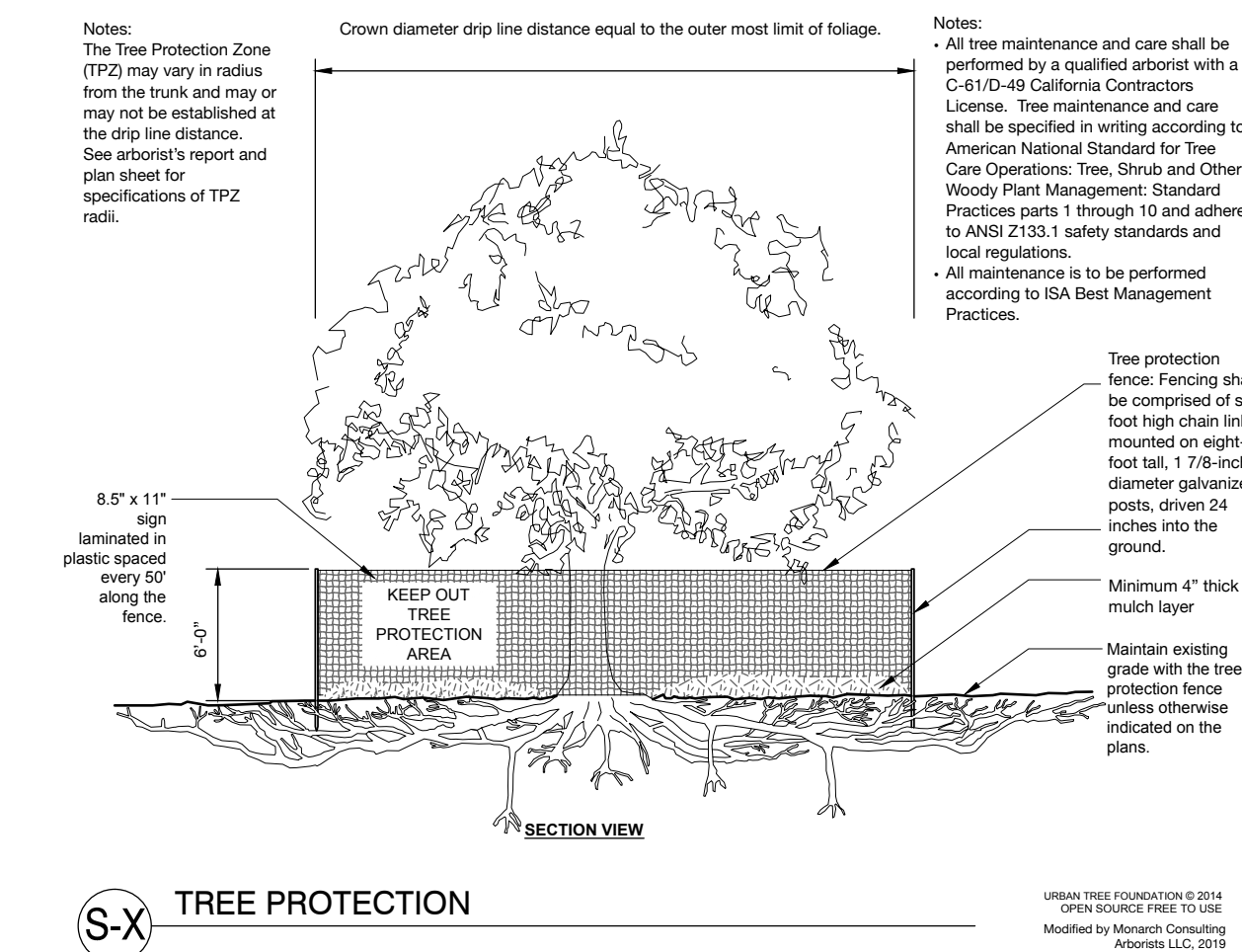


C4: Coast Redwoods #6 and #7



**Appendix D: Tree protection specifications**

Plan Sheet Detail S-X

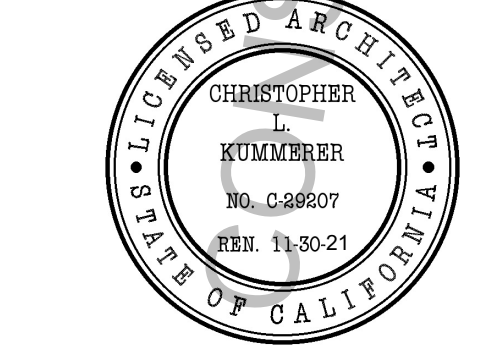


14 4TH STREET

14 4TH STREET, LOS ALTOS, CA 94022  
APN# 167-38-061

CONSULTANTS:

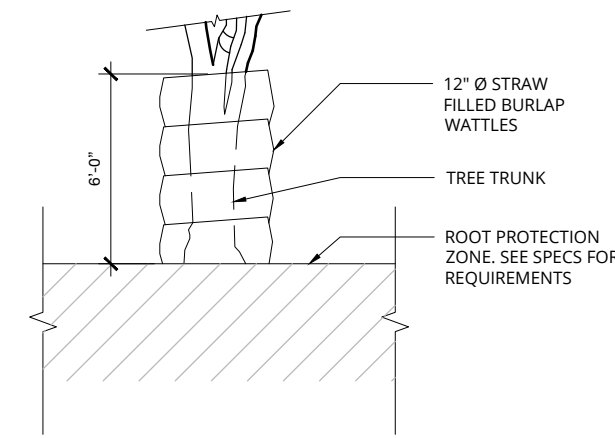
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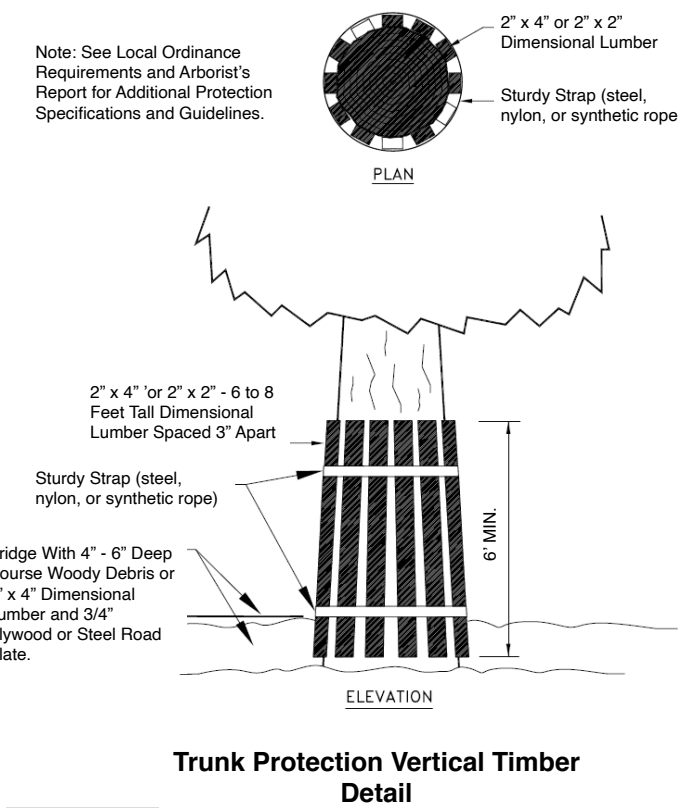
PAGE NUMBER:

AR3

**Plan Sheet Detail S-Y**



(S-Y) TRUNK PROTECTION WITH WATTLE



Trunk Protection Vertical Timber Detail

**11.08.120 - Tree protection during construction.**

Protected trees designated for preservation shall be protected during development of a property by compliance with the following, which may be modified by the planning director:

- A. 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 a minimum of four feet in height and shall be set securely in place. The fence shall be of a sturdy but open material (i.e., chainlink), to allow visibility to the trunk for inspections and safety. There shall be no storage of any kind within the protective fencing.
- B. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the planning director.
- C. Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a tree (the root system generally extends to the outermost edges of the branches).
- D. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
- E. No signs, wires, or any other object shall be attached to the tree.

(Ord. 07-314 § 2 (part); prior code § 10.2.26513)

**Prohibited Activities**

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.

**Pre-Construction Meeting with the Project Arborist**

Tree protection locations should be marked before any fencing contractor arrives.

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.

**Tree Protection Zones and Fence Specifications**

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions. Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

**Monitoring**

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

**Restrictions Within the Tree Protection Zone**

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

**Root Pruning**

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

**Boring or Tunneling**

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

**Timing**

If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.

**Tree Pruning and Removal Operations**

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified in writing according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

**Tree Protection Signs**

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix E).

**Appendix E: Tree Protection Signs**  
E1: English

**WARNING**  
**Tree Protection Zone**

**This Fence Shall not be moved without approval. Only authorized personnel may enter this area!**

Project Arborist

E2: Spanish

**CUIDADO**  
**Zona De Arbol Pretejido**

**Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!**

Project Arborist

**Qualifications, Assumptions, and Limiting Conditions**

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

**Certification of Performance**

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

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

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496  
ISA Board Certified Master Arborist® WE-4341B

**Copyright**

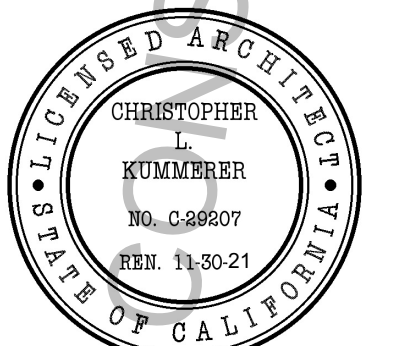
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**14 4TH STREET**

14 4TH STREET, LOS ALTOS, CA 94022  
APN# 167-38-061

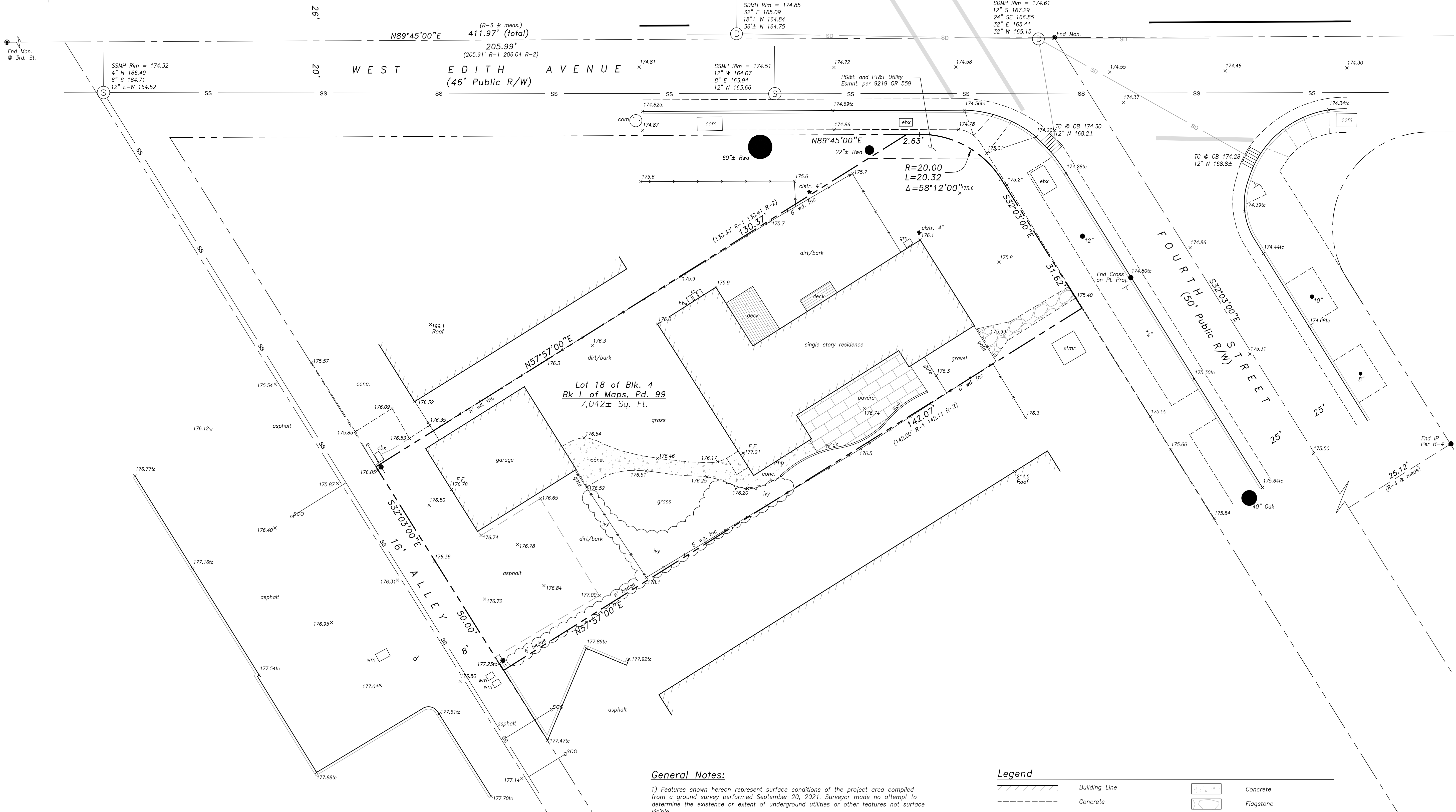
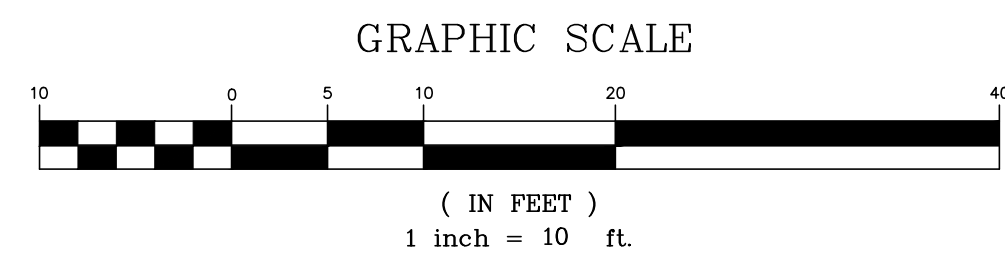
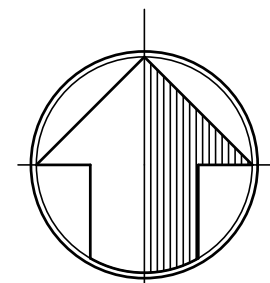
CONSULTANTS:

STAMP:



PAGE NUMBER:

**AR4**



**General Notes:**

1) Features shown hereon represent surface conditions of the project area compiled from a ground survey performed September 20, 2021. Surveyor made no attempt to determine the existence or extent of underground utilities or other features not surface visible.

**Datum Note:**

- 1) Horizontal datum is based upon an assumed local coordinate system.
- 2) Vertical datum is based upon Los Altos benchmark 15, a brass disc set in the top of curb at the east side of San Antonio Road on the projected centerline of West Edith Ave. Top of disk elevation taken as 175.17' per "City of Los Altos Bench Mark Circuit Map".
- 3) Bearings shown hereon are based upon the monumented centerline of West Edith Avenue as shown in Book 888 of Surveys at Page 37; said bearing taken as North 89°45'00" East between found monuments located at 3rd and 4th Streets.
- 3) Temporary control points have been established hereon to perpetuate the datum for future use.

**Legend**

	Building Line		Concrete
	Concrete		Flagstone
	Concrete Grade Break		Pavers
	Curb		Sign
	Landscape Wall		Sanitary Sewer Cleanout
	Fenceline		Spot Elevation
	Communication Box		Tree Trunk / Size
	Drain Inlet		Utility Valve - Gas
	Electric Box		Water Meter
	Electric Panel		Water Valve
	Fire Hydrant		Book L of Maps, Page 99
	Gas Meter		Book 472 of Maps, Page 53
	Hose Bib		Book 888 of Maps, Page 37
	Irrigation Valve Box		Book 437 of Maps, Page 25

**Surveyor's Statement:**

I certify this survey was prepared by me or under my direction and is based upon a field survey in conformance with the Land Surveyor's Act.

*Charles M. Weakley*  
Charles M. Weakley, LS



REV.	DATE	DESCRIPTION

APPROVED	DATE

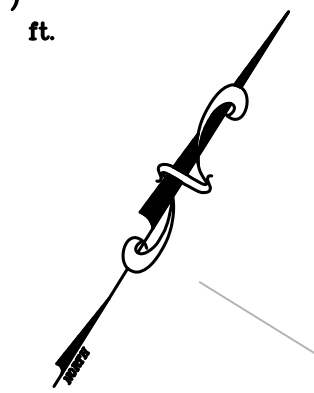
**MOUNTAIN PACIFIC SURVEYS**  
 1735 Enterprise Dr., Suite 109  
 Fairfield, CA 94533  
 PH (707) 425-0334  
 FAX (707) 425-9909

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**14 FOURTH STREET**  
 APN: 167-38-061  
 CITY OF LOS ALTOS - SANTA CLARA COUNTY - CALIFORNIA

DATE	10-07-21
SCALE	1" = 10'
DRAWN	C.Weakley
CHECKED	
JOB NO.	521082
SHEET NO.	1
OF	1



( IN FEET )  
1 inch = 10 ft.



LEGEND / ABBREVIATIONS

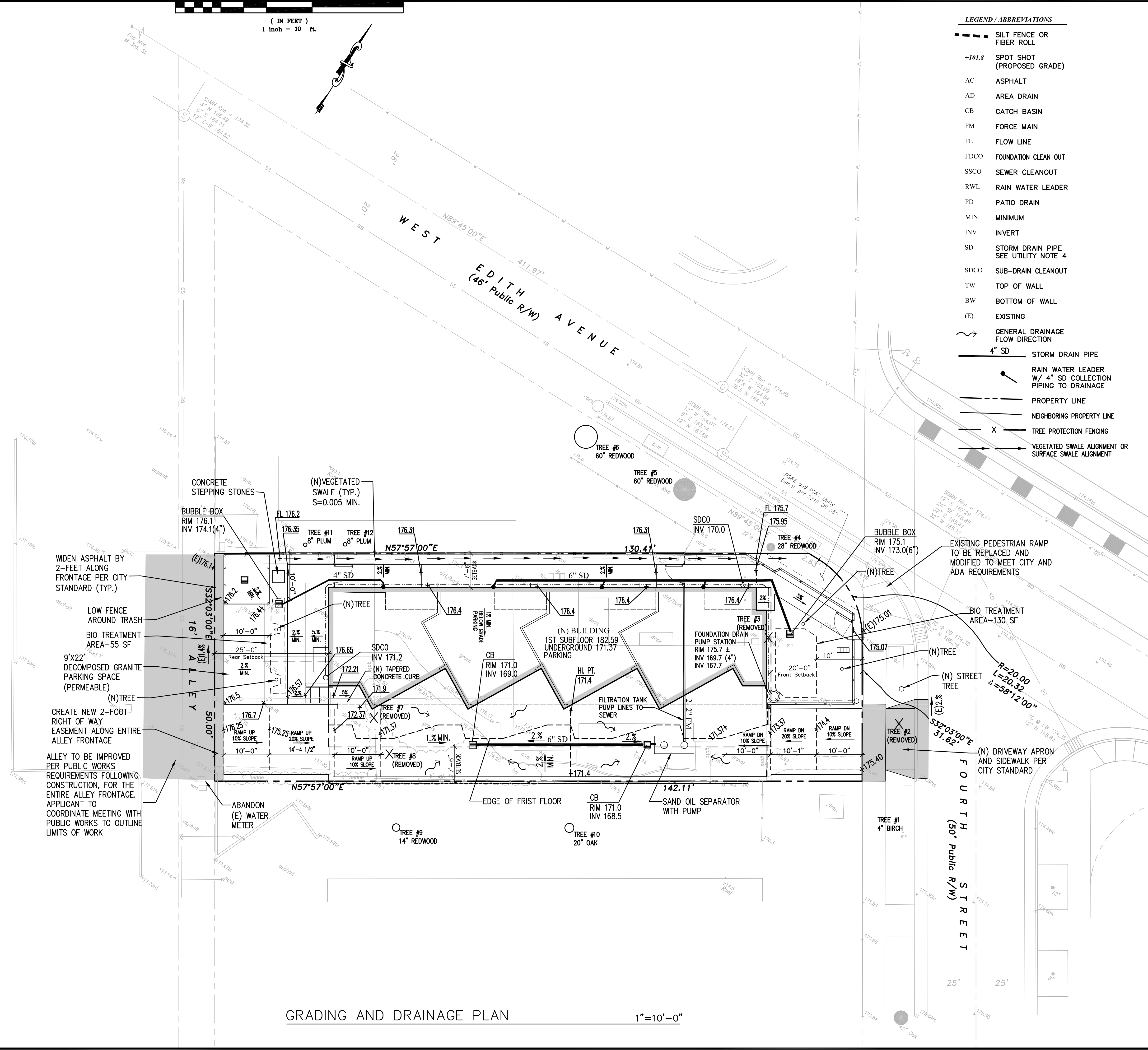
- SILT FENCE OR FIBER ROLL
- +101.8 SPOT SHOT (PROPOSED GRADE)
- AC ASPHALT
- AD AREA DRAIN
- CB CATCH BASIN
- FM FORCE MAIN
- FL FLOW LINE
- FDCO FOUNDATION CLEAN OUT
- SSCO SEWER CLEANOUT
- RWL RAIN WATER LEADER
- PD PATIO DRAIN
- MIN. MINIMUM
- INV INVERT
- SD STORM DRAIN PIPE SEE UTILITY NOTE 4
- SDCO SUB-DRAIN CLEANOUT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- (E) EXISTING
- ~ GENERAL DRAINAGE FLOW DIRECTION
- 4" SD STORM DRAIN PIPE
- RAIN WATER LEADER W/ 4" SD COLLECTION PIPING TO DRAINAGE
- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- X TREE PROTECTION FENCING
- VEGETATED SWALE ALIGNMENT OR SURFACE SWALE ALIGNMENT

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.
2. TOPOGRAPHIC INFORMATION PROVIDED BY MOUNTAIN PACIFIC SURVEYS, DATED OCTOBER 07, 2021.
3. SLOPE PORCHES, LANDINGS AND TERRACES 2% AWAY FROM RESIDENCE.
4. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM THE HOUSE PERIMETER BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5% AWAY FROM RESIDENCE.
5. CONTRACTOR TO CONTACT SOILS ENGINEER TO COORDINATE INSPECTIONS AT LEAST ONE WEEK PRIOR TO PENDING INSPECTIONS.
6. ALL EARTHWORK AND SITE DRAINAGE, INCLUDING BASEMENT EXCAVATION, FOUNDATION EXCAVATIONS, SWIMMING POOL EXCAVATION, PREPARATION OF SUBGRADE BENEATH SLABS-ON-GRADE, PLACEMENT AND COMPACTION OF ENGINEERED FILL, AND INSTALLATION OF SURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY MURRAY ENGINEERS, INC., DATED APRIL 18, 2016. MURRAY ENGINEERS, INC. SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (850-559-9980) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATIONS, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.
7. IT IS RECOMMENDED THAT AN AS-BUILT PLAN FOR THE DRAINAGE SYSTEM BE PREPARED AT THE COMPLETION OF CONSTRUCTION.
8. THE OWNER RECOGNIZES THAT THE DRAINAGE FACILITIES WILL NEED TO BE PERIODICALLY CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM.
9. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
10. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM.
11. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS PRIOR TO EXCAVATION.
12. FOR ADDITIONAL SITE LAYOUT INFORMATION SEE ARCHITECTURAL PLANS.
13. PRIOR TO CONSTRUCTING ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DIVISION PRIOR TO STARTING ANY WORK. APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING TO CITY FOR ENCROACHMENT PERMIT.
14. CONTRACTOR SHALL ADHERE TO "BEST MANAGEMENT PRACTICES" (BMP'S) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
15. CONTRACTOR SHALL REVIEW AND UNDERSTAND GRADING AND DRAINAGE GUIDELINES SET FORTH IN THE GEOTECHNICAL REPORT PRIOR TO STARTING ANY SITE WORK.
16. CONTRACTOR SHALL ADHERE TO CAL OSHA STANDARD WHEN GRADING AND EXCAVATING.
17. CONTRACTOR AND OWNER SHALL ADHERE TO NOISE ORDINANCE. ALL TRENCHES IN THE CITY'S RIGHT OF WAY SHALL COMPLY WITH CITY STANDARDS. ALL CONCRETE WORK IN THE CITY'S RIGHT OF WAY SHALL COMPLY WITH CITY STANDARDS.
18. APPLICANT/CONTRACTOR SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED, UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS, EXISTING OR DAMAGED BY CONSTRUCTION ACTIVITIES, PER CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE ON JAY STREET.
19. STORM WATER RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.
20. BASEMENT DRAINAGE IS CONCEPTUAL. OWNER AND CONTRACTOR SHALL CONSULT WITH BASEMENT DRAINAGE AND WATERPROOFING EXPERT TO CONFIRM DESIGN OF DRAINAGE AND PUMP STATION. GEOTECHNICAL ENGINEER SHALL INSPECT ALL BASEMENT SUB-DRAINAGE PRIOR TO CONCRETE POUR.

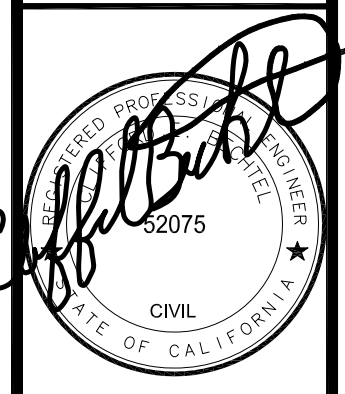
EARTHWORK TABLE	CUT	FILL
BUILDING	430 CY	0 CY
DRIVEWAY	430 CY	0 CY
REAR/FRONT/SIDE YARD	30 CY	0 CY
TOTAL	890 CY	0 CY

EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER. EARTHWORK QUANTITIES HAVE BEEN PROVIDED FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL ESTIMATE HIS/HER OWN QUANTITIES TO COMPLETE JOB PER CONTRACT WITH OWNER.



GRADING AND DRAINAGE PLAN 1"=10'-0"

CLIFF BECHTEL AND ASSOCIATES, LLC  
Engineering and Project Management  
1321 25th Place, SE  
SAMMAMISH, WA 98075  
850-333-0103  
cliffbechtel@comcast.net



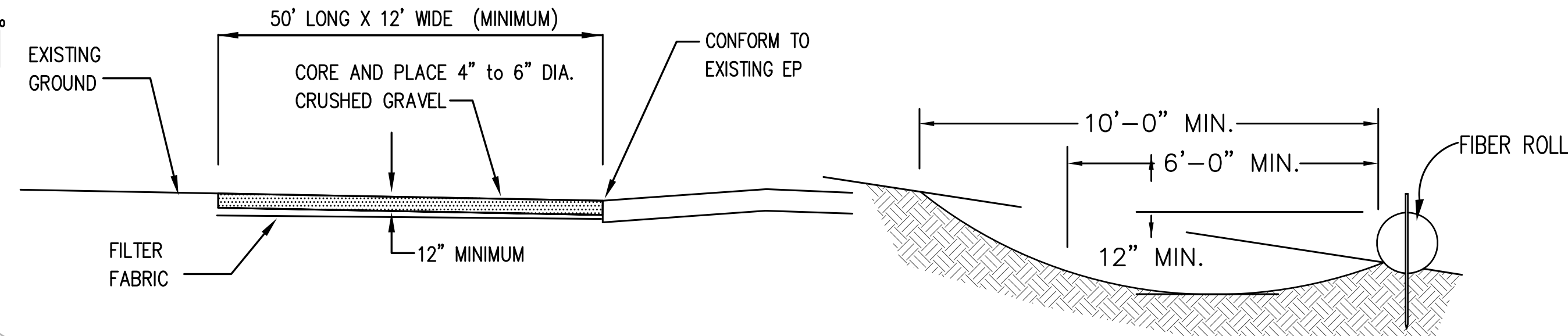
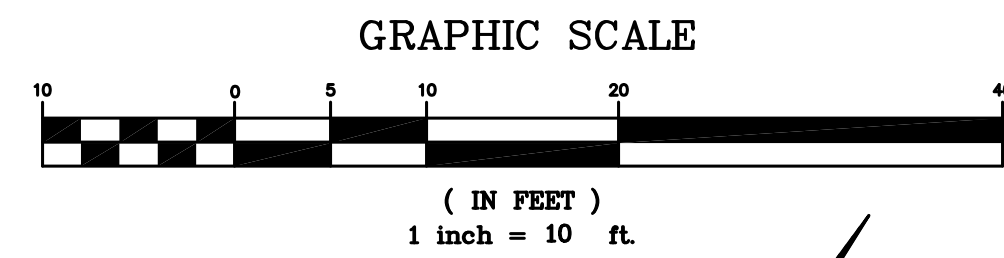
14 FORTH STREET  
14 FOURTH STREET  
SANTA CLARA COUNTY  
California

Los Altos

CONTENTS:  
GRADING AND DRAINAGE PLAN

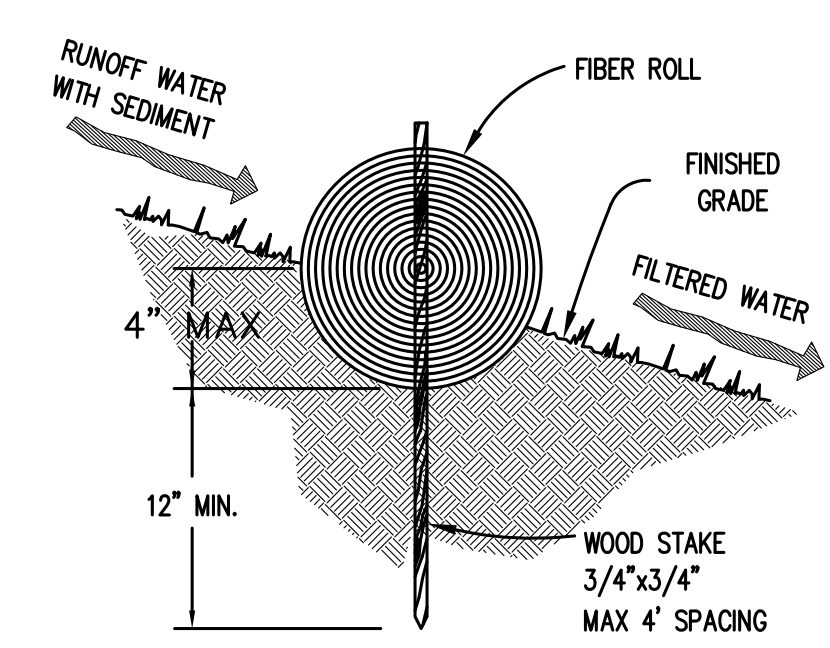
DATE 10/06/22  
SCALE AS NOTED  
REVISIONS:  
DRAWN J.G.  
CHECKED C.B.  
JOB No. 2021772  
SHEET No.  
C-1  
OF 3 SHEETS





1 CONSTRUCTION ENTRANCE  
NOT TO SCALE

2 SECTION WASH OUT AREA  
NOT TO SCALE



3 FIBER ROLL  
NOT TO SCALE

**LEGEND / ABBREVIATIONS**

---	SILT FENCE OR FIBER ROLL
+101.8	SPOT SHOT (PROPOSED GRADE)
AC	ASPHALT
AD	AREA DRAIN
CB	CATCH BASIN
FM	FORCE MAIN
FL	FLOW LINE
FDCO	FOUNDATION CLEAN OUT
SSCO	SEWER CLEANOUT
RWL	RAIN WATER LEADER
PD	PATIO DRAIN
MIN.	MINIMUM
INV	INVERT
SD	STORM DRAIN PIPE SEE UTILITY NOTE 4
SDCO	SUB-DRAIN CLEANOUT
TW	TOP OF WALL
BW	BOTTOM OF WALL
(E)	EXISTING
→	GENERAL DRAINAGE FLOW DIRECTION
4" SD	STORM DRAIN PIPE
⌋	RAIN WATER LEADER W/ 4" SD COLLECTION PIPING TO DRAINAGE
---	PROPERTY LINE
---	NEIGHBORING PROPERTY LINE
X	TREE PROTECTION FENCING
→	VEGETATED SWALE ALIGNMENT OR SURFACE SWALE ALIGNMENT

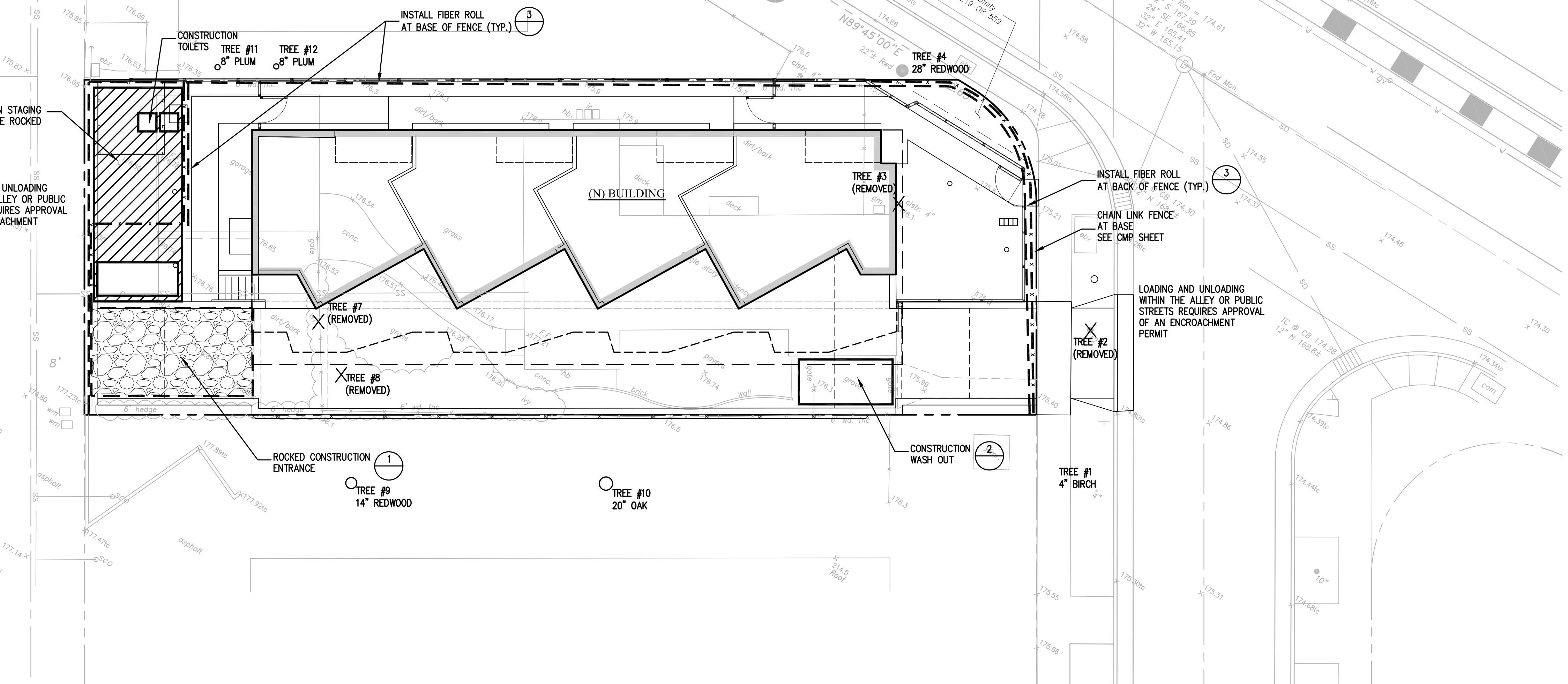
**EROSION AND SEDIMENT CONTROL NOTES:**

- STORM DRAIN POLLUTION PREVENTION: PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK BAGS, HAY BALES, TEMPORARY DRAINAGE SWALES, FIBER ROLLS, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS.
- EXISTING DRIVEWAY SHALL SERVE AS A STABILIZED CONSTRUCTION ENTRANCE.
- SILT FENCE OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED.
- DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND/OR SOIL TRACKED ON FOURTH STREET. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.
- THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE CITY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.
- STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- ONCE THE PROPOSED ON-SITE DRAINAGE INLETS HAVE BEEN INSTALLED, THE CONTRACTOR SHALL PROTECT ANY BARE SOIL FROM ENTERING THE INLETS BY INSTALLING FILTER FABRIC UNDER THE INLET GRATES. THE FILTER FABRIC SHALL REMAIN UNTIL NATURAL GROUND COVER IS ESTABLISHED.
- CONTRACTOR SHALL CONTROL DUST AS OFTEN AS REQUIRED BY THE TOWN ENGINEER.
- IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS REOCCURRENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE TOWN'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.
- CONTRACTOR SHALL PROTECT ALL DISTURBED SLOPES AS FOLLOW: 3:1 AND GREATER WITH EROSION CONTROL BLANKET (NOT JUTE NETTING)
- ALL PROTECTION SHALL REMAIN IN PLACE UNTIL LANDSCAPE MATERIAL HAS BEEN ESTABLISHED.
- THE CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR.
- SITE CONDITIONS AT THE TIME OF PLACEMENT OF EROSION CONTROL MEASURE WILL VARY. THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES AS THE SITE CONDITIONS CHANGE AND AS THE NEED SHIFTS TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING THE SITE.

**STAGING NOTES:**

- CONTRACTOR AND OWNERS SHALL INFORM ALL WORKS, SUBS, AND EMPLOYEES THAT ALL PARKING SHALL BE ON SITE. PARKING ON FOURTH STREET IS FOR TEMPORARY PURPOSES ONLY.
- CONTRACTOR AND SUBS ARE RESPONSIBLE TO SECURE ALL BUILDING MATERIALS AND TOOLS IN THE STAGING AREA OR AS DESIGNATED BY CONTRACTOR.
- STAGING PLAN SHOWN IS CONCEPTUAL. SEE CMP SHEET. CONTRACTOR SHALL REVIEW STAGING WITH CITY BUILDING INSPECTOR, IF PLANS CHANGE.

- NOTES:**
- FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR.
  - ADJACENT ROLLS SHALL TIGHTLY ABUT.
  - RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.



EROSION AND SEDIMENT CONTROL & STAGING PLAN 1"=10'-0"

**CLIFF BECHTEL AND ASSOCIATES, LLC**  
 Engineering and Project Management  
 1321 25th Place, SE  
 SAMMAMISH, WA 98075  
 850-333-0103  
 cliffbechtel@comcast.net

Professional Engineer  
 CIVIL  
 No. 52075  
 STATE OF CALIFORNIA

California  
 Santa Clara County  
 Los Altos

14 FORTH STREET  
 14 FOURTH STREET  
 SANTA CLARA COUNTY

CONTENTS:  
 EROSION & SEDIMENT CONTROL & STAGING PLAN

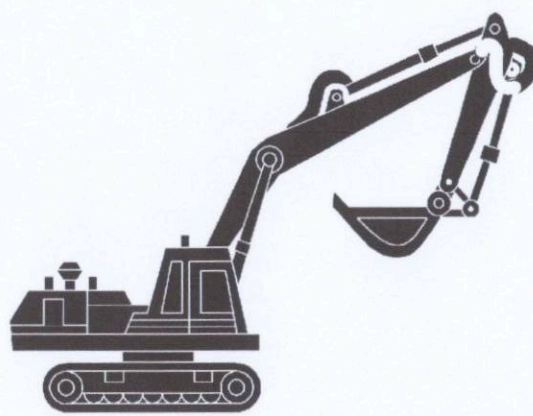
DATE 10/06/22  
 SCALE AS NOTED  
 REVISIONS:

DRAWN J.G.  
 CHECKED C.B.  
 JOB No. 2021772  
 SHEET No. C-2  
 OF 3 SHEETS



# Heavy Equipment Operation

Best Management Practices for the Construction Industry



## Best Management Practices for the

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

### Doing the Job Right

#### Site Planning and Preventive Vehicle Maintenance

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

#### 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

### 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

# 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 Right Job

#### 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.
- Re-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 the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algicides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

- Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.
- In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

#### Pool/Fountain/Spa Maintenance

##### Draining Pools Or Spas

- When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.
- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
  - If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
  - Do not use copper-based algicides. Control algae with chlorine or other alternatives, such as sodium bromide.

#### Filter Cleaning

- Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

# 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 in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

#### During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap 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, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

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

#### Asphalt/Concrete Removal

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

# 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 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

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

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

### Painting Cleanup

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

#### Paint Removal

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

#### Recycle/Reuse Leftover Paints Whenever Possible

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

# 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 be disposed of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes into 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 lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

### During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- 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

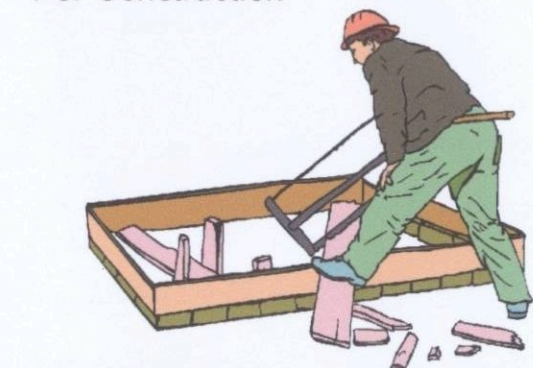
Palo Alto Regional Water Quality Control Plant: (650) 329-2598  
 Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

## City of Los Altos

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

# 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 Principals

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

#### Advance Planning To Prevent Pollution

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

#### Good Housekeeping Practices

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

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

#### Materials/Waste Handling

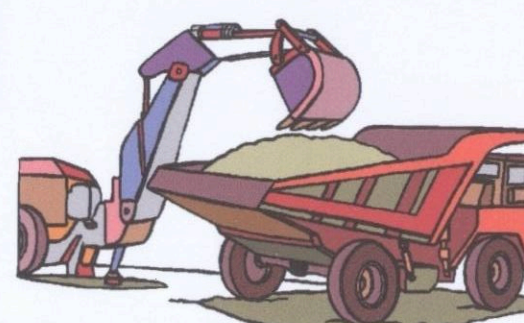
- Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock,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

#### Permits

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

# Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



## Best Management Practices for the

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

### Doing The Job Right

#### General Business Practices

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

#### Practices During Construction

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

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

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

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

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

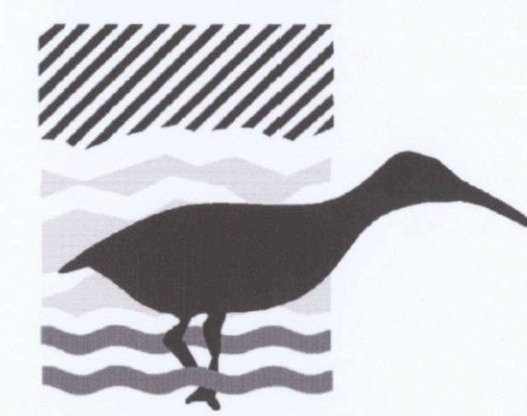
#### Dewatering Operations

- 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.
- 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 is 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 from a bucket placed below water level using a submersible pump;
    - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction 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.

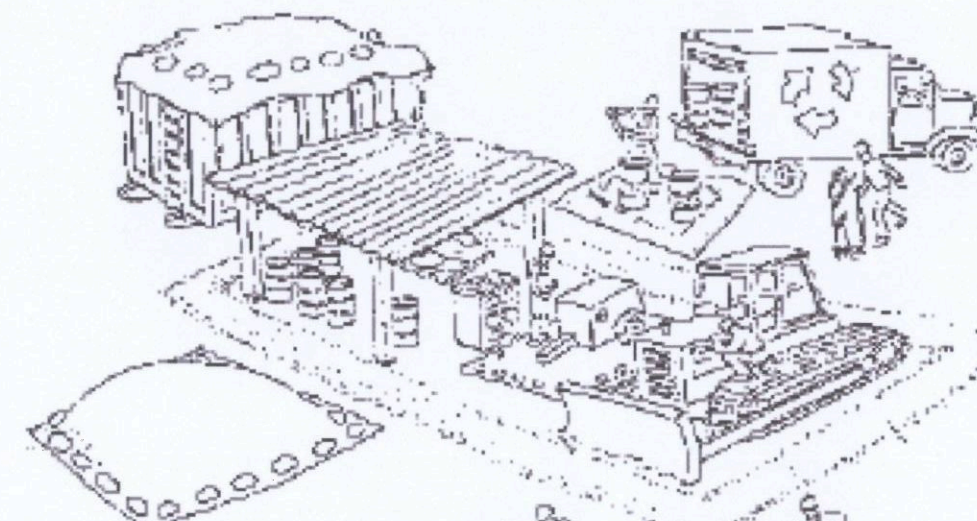
# Blueprint for a Clean Bay

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

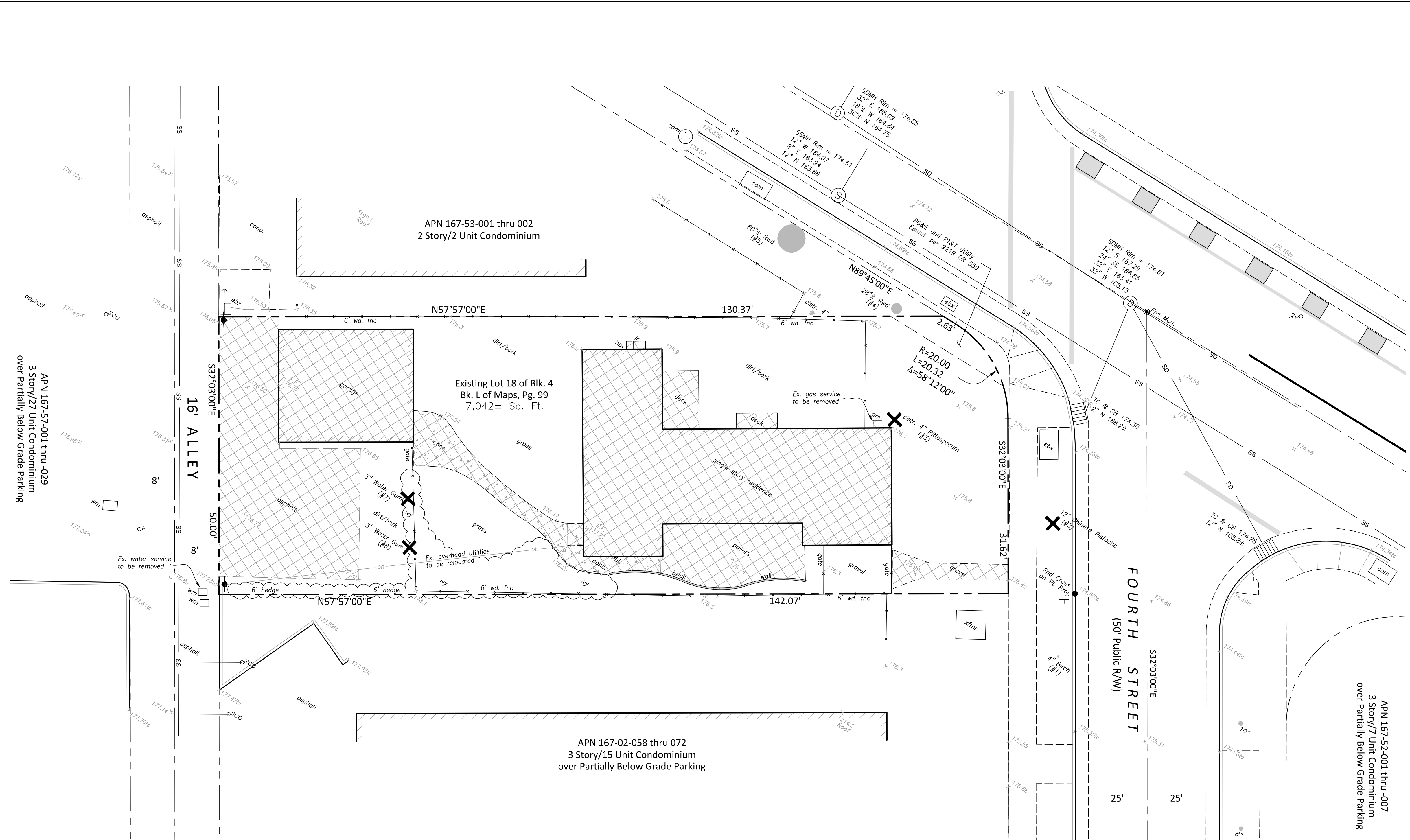


## Santa Clara Urban Runoff Pollution Prevention Program



# BMP-1

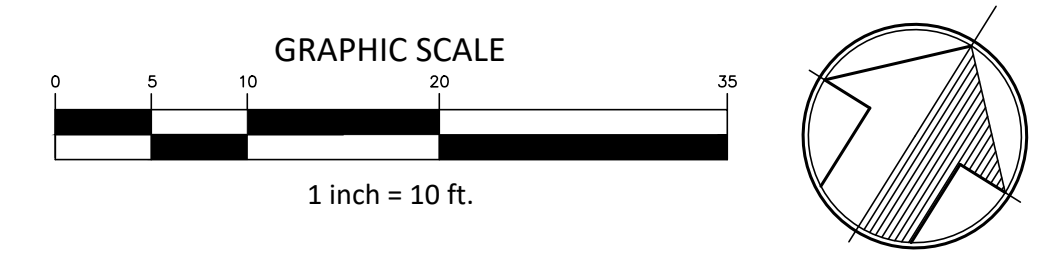
DESIGNED BY: LARRY LIND	APPROVED BY: 	CITY OF LOS ALTOS R.C.E.	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN		48056	SCALE: N.T.S.
CHECKED BY:	SHEET	OF	SHEETS
			DRAWING NO.:



**EXISTING CONDITIONS and DEMOLITION PLAN**  
Scale: 1" = 10'

**EXISTING CONDITIONS LEGEND**

	Building Line	gm	Gas Meter
	Concrete	hb	Hose Bib
	Concrete Grade Break	ir	Irrigation Valve Box
	Curb	-	Sign
	Landscape Wall	sco	Sanitary Sewer Cleanout
	Fenceline	x 45.50	Spot Elevation
	Concrete	• 12" Birch (#5)	Tree Size/Species (Arborist Report Designation)
	Existing Structures/Improvements to be Demolished	gv	Utility Valve - Gas
	Existing Tree to be Removed	wm	Water Meter
	B.S.L. Building Setback Line	v	Water Valve
	Communication Box	R-1	Book L of Maps, Page 99
	Drain Inlet	R-2	Book 472 of Maps, Page 53
	Electric Box	R-3	Book 888 of Maps, Page 37
	Electrical Panel	R-4	Book 437 of Maps, Page 25
	Fire Hydrant		



**PROJECT DATA**

**OWNER/SUBDIVIDER:**  
14 Fourth Street LLC  
412 Olive Avenue  
Palo Alto, CA 94306  
Contact: John Suppes  
Tel. 650-322-7069

**SURVEYOR/TENTATIVE MAP PREPARER:**  
Mountain Pacific Surveys  
1735 Enterprise Drive, #109  
Fairfield, CA 94533  
Contact: Charles Weakley  
Tel. 707.425.6234

**ENGINEERING/GRADING/UTILITY DESIGN:**  
Cliff Bechtel & Associates  
1321 254th Place, SE  
Sammamish, WA 98075  
Contact: Cliff Bechtel  
Tel. 650.333.0103

**ASSESSOR'S PARCEL NUMBER:** 167-38-061

**ZONING DESIGNATION:** R3-1 Multiple Family District  
(4 units maximum for first 7,100 sq. ft. of lot size)

**TOTAL SITE AREA:** 7,042 sq. ft. / 0.162± Acres (determined by field survey)

**EXISTING USE:** Single Family Residential

**PROPOSED USE:** 4 unit multi-family residential condominium ownership development.

**EXISTING AND PROPOSED UTILITIES:**

Sewer/Storm Drain: City of Los Altos

Water: California Water Service Company

Trash & Recycling: Mission Trails Waste System

Gas & Electric: Pacific Gas & Electric Co.

Cable/Phone/Internet: AT&T and Comcast

**FLOOD ZONE DESIGNATION:**  
Zone X (shaded), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 sq. mile; and areas protected by levees from 1% annual chance flood.

**GENERAL NOTES**

- This Vesting Tentative Parcel Map is a One-Lot Subdivision for Condominium Purposes for the creation of 4 new residential condominium ownership units.
  - The existing single family residence, detached garage, utilities serving the residence, associated landscape/site improvements, and 4 trees will be demolished as a part of this project, all of which is identified on the Existing Conditions/Demolition Plan herein.
  - This Vesting Tentative Parcel Map is being processed concurrently with a Development Application for the project based upon plans prepared by:  
cka Architects, Menlo Park, CA. (building and site improvements)  
Cliff Bechtel & Assoc., Sammamish, WA. (civil engineering - grading, drainage, and utility improvements)
- Refer to the concurrent application materials for additional information and specifics regarding proposed site improvements and architectural elements associated with this subdivision.
- A Arborist Report depicting the disposition of all trees prepared by Monarch Consulting Arborists was prepared for the site and is included as a separate attachment to this Vesting Tentative Parcel Map. Note trees identified therein as numbers 1, 4-6, and 9-12 are located on neighboring properties, not the Subject Parcel, and may not be shown on this map.
  - A Historical Evaluation Report prepared by Archeological Resource Management was prepared for the site and is included as a separate attachment to this Vesting Tentative Parcel Map.

**PROJECT DATUMS**

- Bearings shown hereon are based upon the monumented centerline of West Edith Avenue as shown in Book 888 of Surveys at Page 37; said bearing taken as North 89°45'00" East between found monuments located at 3rd and 4th Streets.
- Vertical datum is based upon Los Altos benchmark 15, a brass disc set in the top of curb at the east side of San Antonio Road on the projected centerline of West Edith Ave. Top of disk elevation taken as 175.17' per "City of Los Altos Bench Mark Circuit Map".

**SURVEYOR'S STATEMENT**

This Vesting Tentative Parcel Map was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act and the Subdivision Map Act.

Charles M. Weakley, LS Exp. 12/31/22



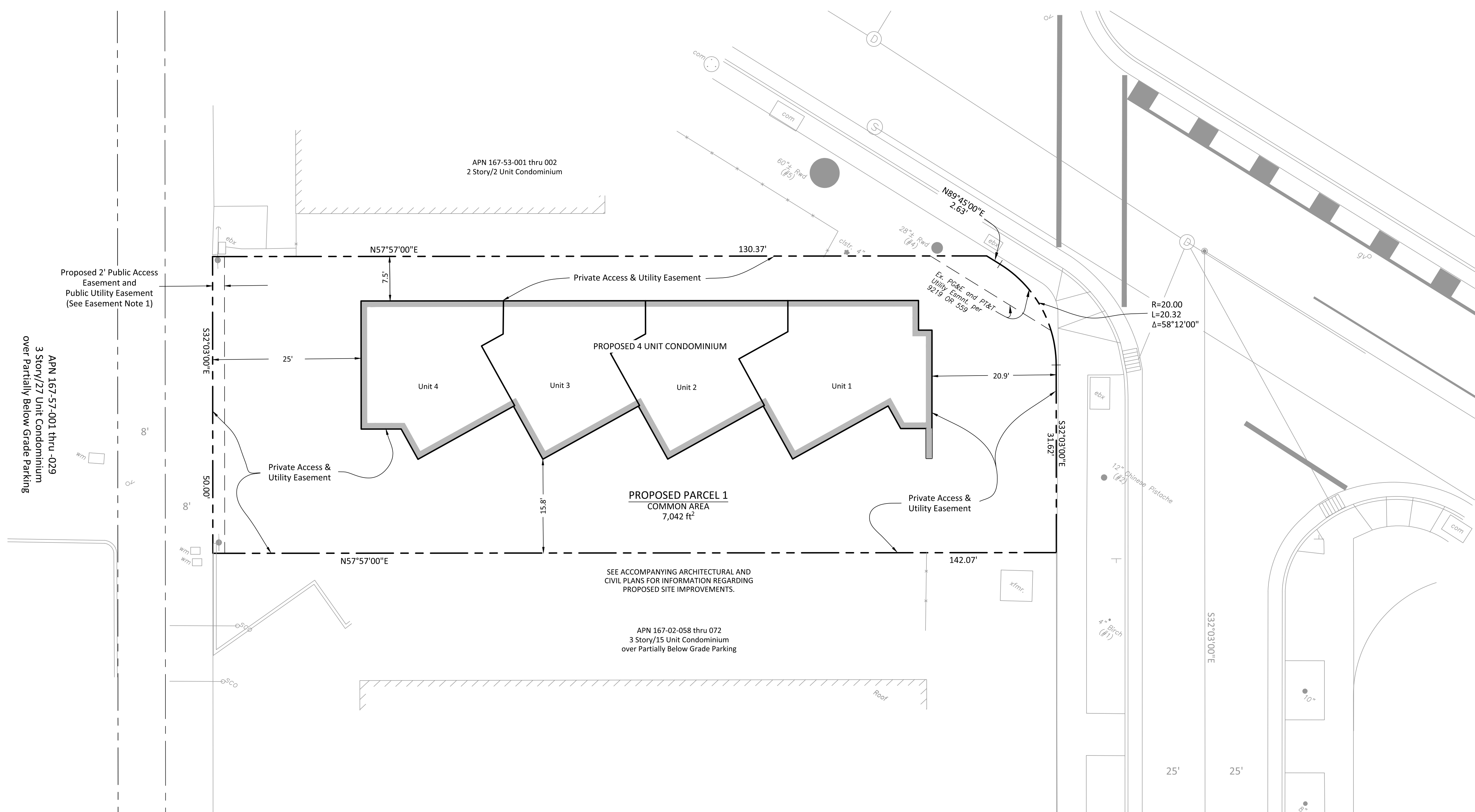
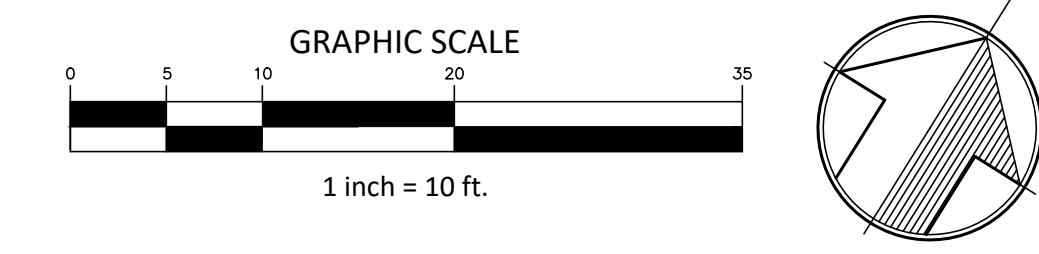
DATE	06-22-22
SCALE	1" = 10'
DRAWN	CMW
CHECKED	
JOB NO.	521082
SHEET NO.	VTM 1
OF	2

REV.	DATE	DESCRIPTION
10-10-22	08-11-22	revised per City comments
08-11-22	07-28-22	revised to "Vesting" TPM
07-28-22		added 2 P.F.A.E., Revised Owner info.

APPROVED	DATE

**MOUNTAIN PACIFIC SURVEYS**  
PH (707) 456-6234  
FAK (707) 458-9569  
1735 Enterprise Dr., Suite 109  
Fairfield, CA 94533

**VESTING TENTATIVE PARCEL MAP**  
A 1-Lot Subdivision for Condominium Purposes  
**14 Fourth Street**  
Being a division of Lot 18 of Block 4, Book L of Maps, Page 99.  
Assessor's Parcel No. 167-38-061  
City of Los Altos Santa Clara County California



**PROPOSED PARCEL CONFIGURATION**  
Scale: 1" = 20'

**GENERAL NOTES**

- 1) This Vesting Tentative Parcel Map is a One-Lot Subdivision for Condominium Purposes for the creation of 4 new residential condominium ownership units.
  - 2) The existing single family residence, detached garage, utilities serving the residence, associated landscape/site improvements, and 4 trees will be demolished as a part of this project, all of which is identified on the Existing Conditions/Demolition Plan herein.
  - 3) This Vesting Tentative Parcel Map is being processed concurrently with a Development Application for the project based upon plans prepared by:  
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- Refer to the concurrent application materials for additional information and specifics regarding proposed site improvements and architectural elements associated with this subdivision.
- 4) A Arborist Report depicting the disposition of all trees prepared by Monarch Consulting Arborists was prepared for the site and is included as a separate attachment to this Vesting Tentative Parcel Map. Note trees identified therein as numbers 1, 4-6, and 9-12 are located on neighboring properties, not the Subject Parcel, and may not be shown on this map.
  - 5) A Historical Evaluation Report prepared by Archeological Resource Management was prepared for the site and is included as a separate attachment to this Vesting Tentative Parcel Map.

**PARCEL CONFIGURATION NOTES**

- 1) All of Proposed Parcel 1 is Common Area
- 2) All area outside of the building footprint shall be subject to a new Private Access and Utility Easement for the mutual benefit of all condominium Unit owners.
- 3) All Units shall be subject to recorded Covenants, Conditions, and Restrictions (CC&R's) and a recorded Condominium Plan.
- 4) Each Unit shall have 2 off-street parking spaces provided within an enclosed garage which is a part of the Unit.
- 5) Each unit shall have a private balcony area to be specified as a part of the Condominium Plan.

**EASEMENT NOTES**

- 1) A Public Utility Easement along the route of the existing pole line and proposed undergrounding is proposed hereon. The width of this Public Utility Easement will be modified as necessary to accommodate PG&E requirements.
- 2) Dependant upon final water meter & appurtenance locations, easements will be granted to Cal Water Service if required by the agency; final easement configuration shall be coordinated with Cal Water.

**LEGEND**

	Property Line
	Easement Line
	Proposed Building Outline

	DESCRIPTION
	DATE
	REV.
	DATE
	APPROVED
 PH: (707) 435-6334 1735 Enterprise Dr., Suite 109 Fairfield, CA 94533 FAX: (707) 435-1969	
<b>VESTING TENTATIVE PARCEL MAP</b> A 1-Lot Subdivision for Condominium Purposes <b>14 Fourth Street</b> Being a division of Lot 18 of Block 4, Book L of Maps, Page 99, Assessor's Parcel No. 167-38-061 City of Los Altos - Santa Clara County - California	
DATE	06-22-22
SCALE	1" = 10'
DRAWN	CMW
CHECKED	
JOB NO.	521082
SHEET NO.	<b>VTM 2</b>
OF 2	

### Planting Notes

- 1 THERE IS NO REAL LAWN
- 2 PLANTS WITH SIMILAR WATER NEEDS ARE GROUPED WITHIN HYDROZONES. EACH HYDROZONE SHALL BE CONTROLLED BY A SEPARATE GROUP OF VALVES
- 3 AT LEAST 4 CUBIC YARDS OF COMPOST (BFI SUPER HUMUS) AND 16 POUNDS OF 12-12-12 FERTILIZER PER 1000 SF OF PLANTING AREA SHALL BE THOROUGHLY TILLED INTO THE TOP 8 INCHES OF SOIL (EXCEPT UNDER CANOPY OF EXISTING TREES TO BE SAVED) OR FOLLOW THE AMENDMENT AND FERTILIZER RECOMMENDATIONS OF A SOIL FERTILITY TEST AND ANALYSIS FROM A SOIL LAB (HIGHLY RECOMMENDED)
- 4 INSTALL 3 INCH DEEP LAYER OF TOP DRESS MULCH ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN AREAS OF DIRECT SEEDING APPLICATION OR SOD LAWN. MULCH TO BE SELECTED BY OWNERS. PROVIDE SAMPLES AND PRICES PRIOR TO FINALIZING BID
- 5 GRADING SHALL BE DESIGNED TO MINIMIZE SOIL EROSION, RUN-OFF AND WATER WASTE ADDITIONAL NOTES
- 6 SEE SHEETS L4 AND L5 FOR PLANTING AND IRRIGATION DETAILS AND SPECIFICATIONS IN FINAL CONSTRUCTION DRAWING FOR BUILDING PERMIT
- 7 DONT TRENCH TOO CLOSE TO STRUCTURES WITHOUT THE APPROVAL OF THE BUILDING ARCHITECT, CIVIL, OR STRUCTURAL ENGINEER
- 8 PRIOR TO ORDERING PLANTS OR SIGNING FINAL CONTRACT FOR WORK MAKE SURE YOU HAVE THE MOST CURRENT SET OF APPROVED PLANS AND MAKE SURE THERE ARE NO CHANGES TO THE PLANT CHOICES
- 9 ADJUST FINAL LOCATIONS OF PLANTS TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, AND IRRIGATION COMPONENTS. SCREEN VALVES AND UTILITIES WITH PLANTS. DONT PUT PLANTS TOO CLOSE TO PAVING OR BUILDINGS
- 10 GRADING AND DRAINAGE TO BE DONE ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLANS DONE BY OTHERS
- 11 THE STREET TREE REPLACEMENT SHALL BE REVIEWED BY THE PUBLIC WORKS DEPARTMENT AS THE TREE IS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY AND MAY BE REVIEWED BY THE FIRE DEPARTMENT

### Plant Legend

KEY	QTY	SIZE	SPACING	WUCOLS	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT x SPREAD	GROWTH RATE
<b>TREES</b>								
PC	1	24" box		LOW	<i>Pistacia chinensis</i> Street Tree Replacement Category II replacement tree	Chinese Pistache	35' x 25'-35'	MED.
LI	4	24" box		LOW	<i>Lagerstroemia Tuscarora</i>	Crape Myrtle	18' x 12'	MED.
PG	5	24" box		MED	<i>Podocarpus gracilior</i>	Fern Pine	40' x 15'	MED./FAST
Keep trees on high areas, not in low bio treatment area								
<b>MEDIUM SHRUBS</b>								
MC	4	5 gal	3'-4'	LOW	<i>Myrtus communis</i>	Myrtle	5' x 3'	
N	29	5 gal	2'-4'	LOW	<i>Nandina Gulf Stream</i>	Heavenly Bamboo	5' x 3'	
JP	5	5 gal	3'-4'	LOW	<i>Juncus patens</i>	CA Gray Rush	3' x 4'	
R	5	5 gal	3'-4'	LOW	<i>Rosa Banksiae Double Yellow Train on fence</i>	Lady Banks Rose	3' x 8'	
DV	5	5 gal	3'-5'	LOW	<i>Dietes iridioides</i>	Fortnight Lily	3' x 4'	
<b>GROUND COVERS</b>								
LP	3	5 gal	4' - 5'	LOW	<i>Lomandra Platinum</i>		3' x 4'	
LB	6	5 gal	4' - 5'	LOW	<i>Lomandra Breeze</i>		3' x 4'	
SL	3	1 gal	3' - 5'	LOW	<i>Salvia leucantha Santa Barbara</i>	Mex. Sage	4' x 4'	
D	57	1 gal	2' - 3'	LOW	<i>Aeonium canariense</i>	Mint Saucer	2' x 2'	
J	3	1 gal	2' - 3'	LOW	<i>Juncus patens</i> or <i>Iris douglasiana</i>	CA Gray Rush Canyon Snow	3' x 4'	
<b>BIO RETENTION PLANTS</b>								
CT	15	5 gal	3'-4'	LOW	<i>Chondropetalum tectorum</i>	Small Cape Rush	4' x 4'	

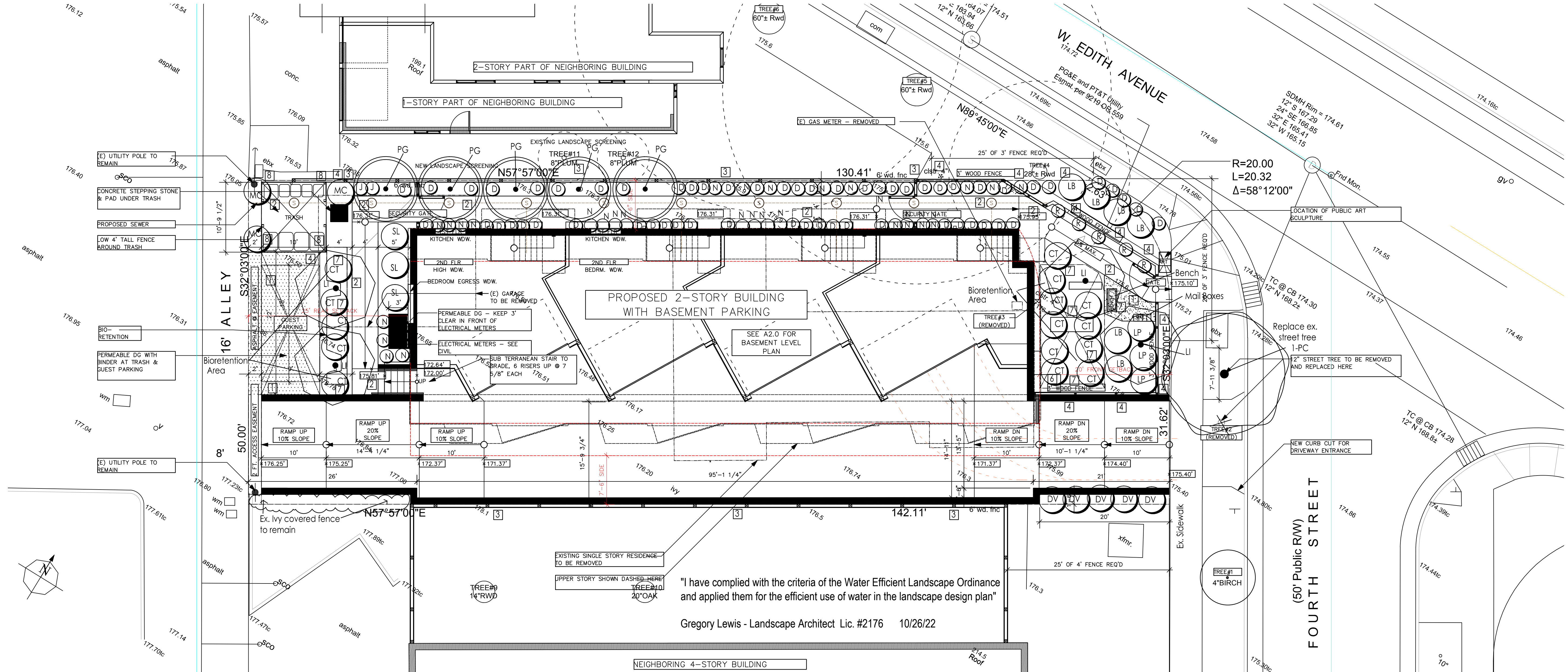
Ask owners if they want to upsize some of 1 gal plants to 5 gal plants or some of trees Plant quantities are for planning purposes only. Contractor to do own plant count and install all plants on plan

### Landscape Site Legend

- 1 DG - Compacted decomposed granite, dark gray, with binder, use 4" x 3/8" black steel edging
- 2 Front walkways - Concrete - pattern and color to be determined later by owner
- 3 Existing fence to remain - replace or repair as needed
- 4 3 foot tall horiz. board fence of stained 1x4 with 1 inch spaces between
- 5 Poured in place conc. stepping stones
- 6 Foundation drain pump station - see civil plans
- 7 Bio treatment area planted with *Chondropetalum tectorum*
- 8 4 foot tall horiz. board fence of stained 1x4 with 1 inch spaces between - screens trash and recycle containers

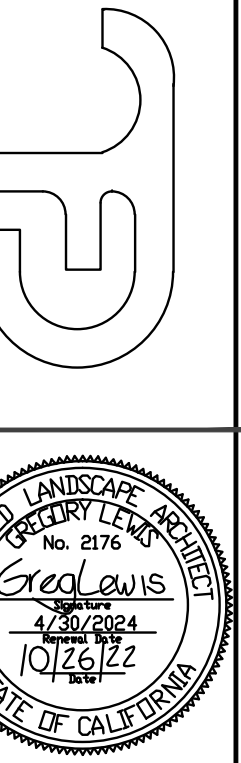
**CALCULATIONS OF HARDSCAPE & SOFTSCAPE AREAS**

TOTAL AREA	7,046.72	100.0%
HARDSCAPE (BUILDING & DRIVEWAY FOOTPRINT)	4,871.61	69.0%
HARDSCAPE (CONCRETE WALKWAYS)	770.95	11.0%
SOFTSCAPE (PERMEABLE DG & PLANTED AREAS)	1404.16	20.0%

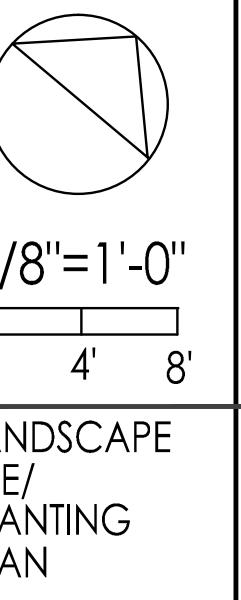


Revision

GREGORY LEWIS LANDSCAPE ARCHITECT #2176  
736 Park Way Santa Cruz, CA 95065 (831) 359-0960  
lewislandscape@sbcglobal.net



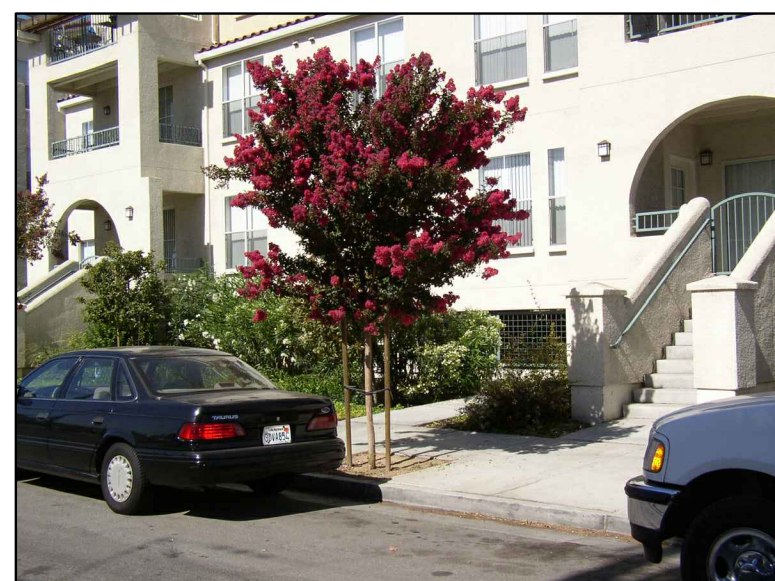
4 New Unit Developments  
14 Fourth St., Los Altos, CA



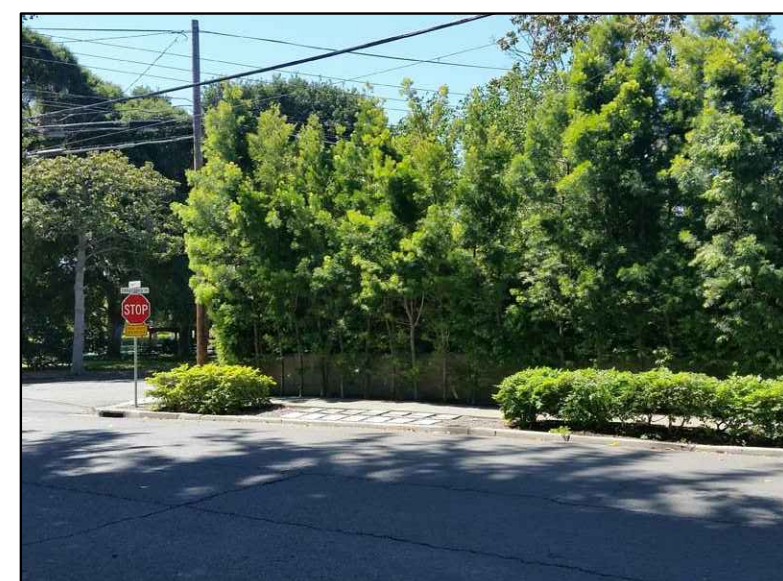
LANDSCAPE SITE/PLANTING PLAN

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Scale: As Noted  
Drawn: Greg  
Job: [Blank]  
Sheet: 11





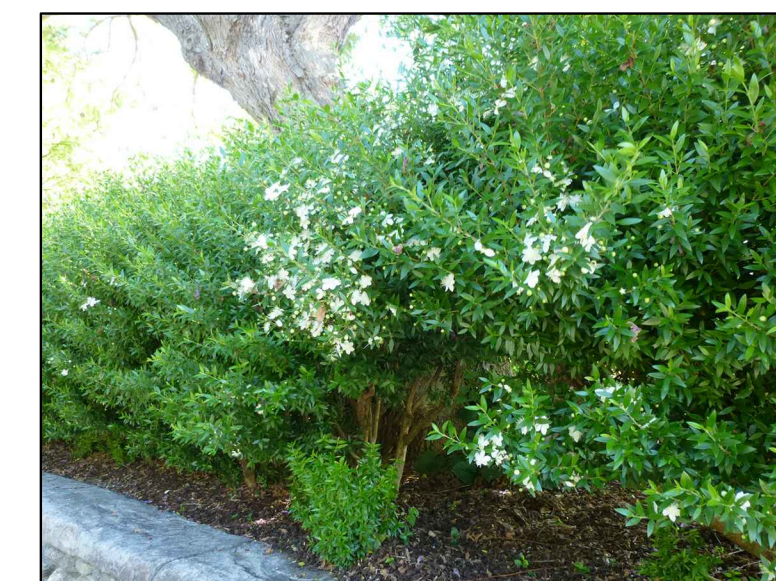
Lagerstroemia indica - LI  
Crape Myrtle



Podocarpus gracilior - PG  
Afrocarpus falcatus - Fern Pine



Pistacia chinensis - mature - PC  
Chinese Pistache



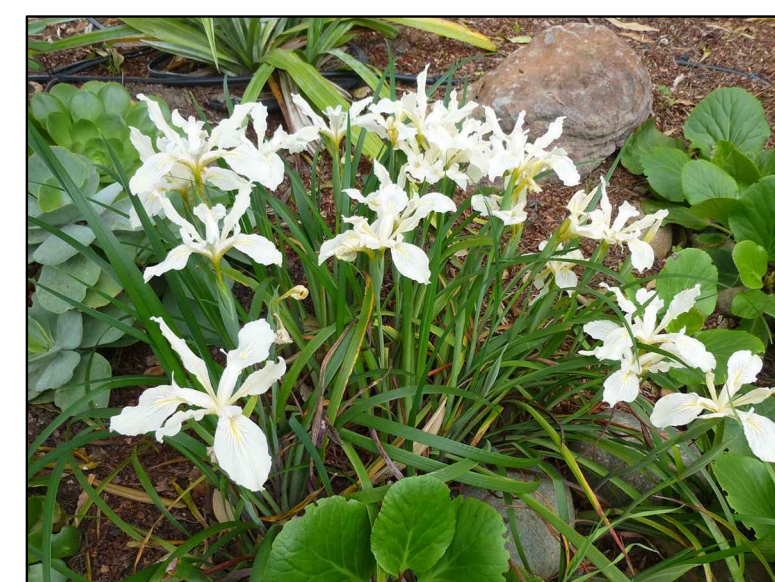
Myrtus communis - MC  
Myrtle



Salvia leucantha Santa Barbara - SL  
Mexican Sage



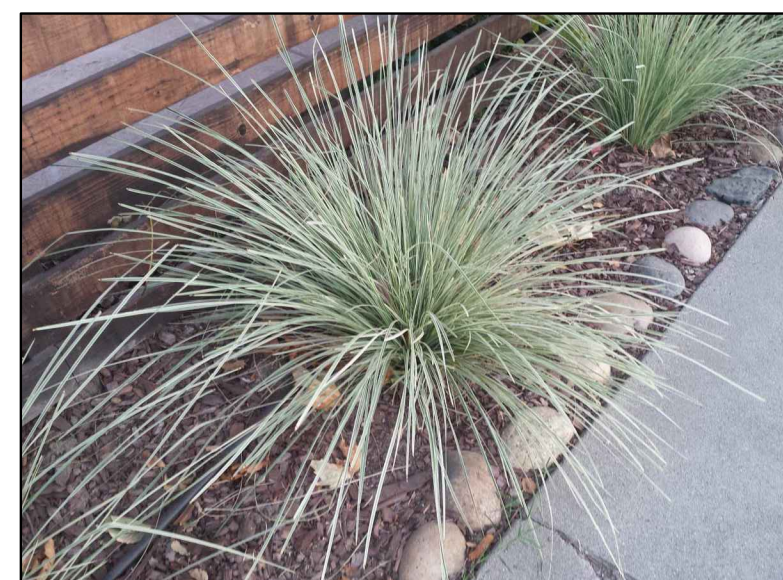
Nandina - N  
Heavenly Bamboo



Iris douglasiana - option for J  
Native Iris



Aeonium canariense Mint Saucer - D



Lomandra Platinum - LP



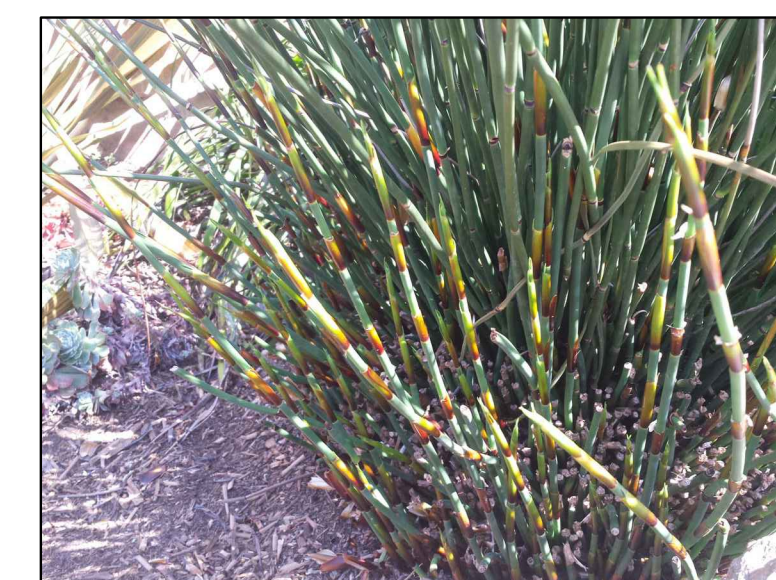
Lomandra Breeze - LB



Juncus patens - J, JP  
Gray Rush



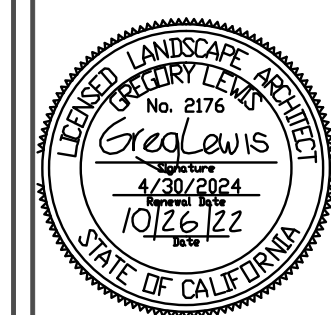
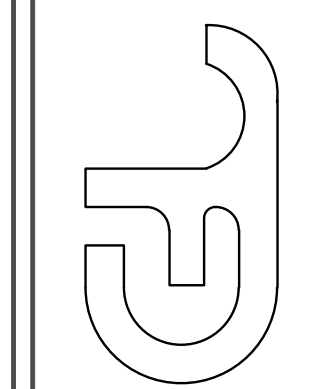
Rosa banksiae - R  
Lady Banks Rose



Chondropetalum tectorum - CT  
Small Cape Rush

Revision

#2716  
GREGORY LEWIS LANDSCAPE ARCHITECT  
736 Park Way Santa Cruz, CA 95065 (831) 359-0960  
lewislandscape@sbcglobal.net



4 New Unit Developments  
14 Fourth St., Los Altos, CA

PLANT  
IMAGES

Date 10/26/22

Scale As Noted

Drawn Greg

Job

Sheet

L2

of 2