

Revised Plans - 4/6/21 DRC Meeting



THE ALON RESIDENCE

2256 DEODARA DR.
LOS ALTOS, CALIFORNIA

CONSULTANTS

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HABITABLE ADDITION AT 1ST FLOOR = 744.64 SQ.FT.
HABITABLE BASEMENT = 468.81 SQ.FT.
HABITABLE ADDITION AT 2ND FLOOR = 702.4 SQ.FT.

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	1,832.16 square feet (16.1%)	3,293.41 square feet (28.9%)	3412.5 square feet (30.2%) TWO STORY
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 1709.16 sq ft 2nd Flr: 699 sq ft Total: 2,408.16 sq ft (21.1%)	1st Flr: 2482.6 sq ft 2nd Flr: 1401.9 sq ft Total: 3,884.5 sq ft (34.1%)	3887.5 square feet (34.1%)
SETBACKS:			
Front	25'-3" feet	25'-0" feet	25 feet
Rear	33'-0" feet	25'-0" feet	25 feet
Right side (1st/2nd)	19'-7" feet/89'-8" feet	13'-3" feet/48'-11" feet	10 feet/17.5 feet
Left side (1st/2nd)	23'-7" feet/23'-7" feet	23'-7" feet/23'-7" feet	20 feet/17.5 feet
HEIGHT:	21'-4" feet (+/-)	22'-0" feet	27 feet

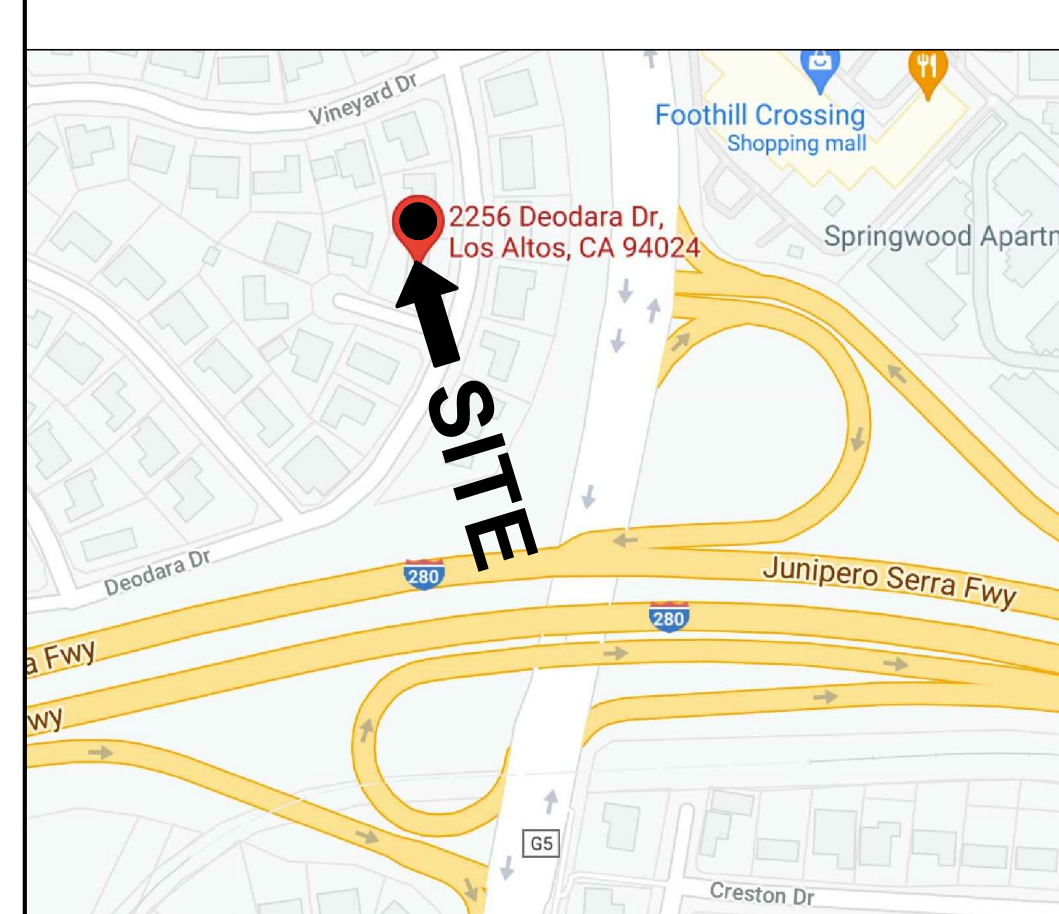
SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	1,920.66 square feet	1,916.4 square feet	3837.06 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	487.5 square feet GARAGE	28.75 square feet FRONT ENTRY	516.25 square feet

LOT CALCULATIONS

NET LOT AREA:	11375 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	1385 square feet (49%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 6053.5 sq ft Existing softscape (undisturbed) area: 5,321.5 sq ft New softscape (new or replaced landscaping) area: 0 sq ft <i>Sum of all three should equal the site's net lot area</i>

VICINITY MAP



BUILDING CODE DATA

OCCUPANCY:
R-3 / U
SINGLE FAMILY RESIDENCE
WITH ATTACHED GARAGE.

CONSTRUCTION TYPE: V-B

FIRE SPRINKLER: NO

BUILDING CODE:
ALL APPLICABLE CURRENT CODES
TO THE COUNTY OF SANTA CLARA
AND THE STATE OF CALIFORNIA
2019 CALIFORNIA BLD'G CODE (CBC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ENERGY CODE

PROJECT DESCRIPTION

ADDITION AND REMODEL TO EXISTING TWO STORY RESIDENCE

PROJECT ADDRESS: 2256 DEODARA DR.
LOS ALTOS, CA

ZONING DISTRICT: RI-10

TABULATION

F.A.R

THE MAXIMUM FLOOR AREA IS 3,850 SQUARE FEET PLUS 10% OF THE REMAINING LOT AREA.

LOT AREA = 11375
11375 - 11000 = 375
F.A.R = 3850 + 37.5 = 3887.5 SQ. FT.

LOT COVERAGE

11375 X 30% = 3412.5

SHEET INDEX.

A-00 COVER SHEET/ PLANNING DATA
CB-10 BLUEPRINT FOR CLEAN BAY
CG-1 CALGreen MANDATORY CHECKLIST

ARCHITECTURAL

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A-11 PROPOSED SITE PLAN
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NC-10 NEIGHBORHOOD COMPATIBILITY WORKSHEET
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NC-12 NEIGHBORHOOD COMPATIBILITY WORKSHEET
NC-13 NEIGHBORHOOD COMPATIBILITY WORKSHEET
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A-50 BUILDING CROSS SECTIONS
A-51 BUILDING CROSS SECTIONS
LD-10 CONCEPTUAL LANDSCAPE PLAN

CIVIL
C-1 EXISTING AND DEMOLITION
C-2 GRADING AND DRAINAGE PLAN

No. Date Description

△ _____
△ _____
△ _____

THE USE OF THESE PLANS AND SPECIFICATION SHALL BE RESTRICTED TO THE SPECIFIC SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF SHALL BE EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH KHADIV-DESIGN. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL INSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
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LOS ALTOS, CA



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KHADIV-DESIGN

Date: 1-07-22

Scale: N.T.S

Drawn By : FK

Job No: 2022.01

Signature :

Sheet Title :

COVER SHEET
PLANNING DATA

Sheet No. :

A-0.0

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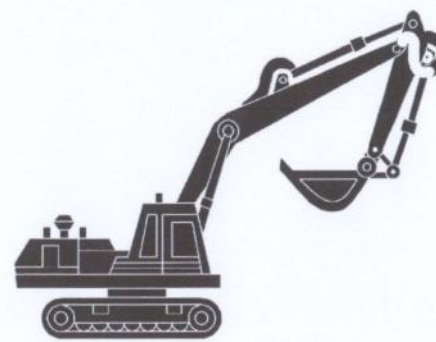
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Heavy Equipment Operation

Best Management Practices for the Construction Industry



- Best Management Practices for the
- Vehicle and equipment operators
 - Site supervisors
 - General contractors
 - Home builders
 - Developers

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm Drain 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 insulating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Spill Cleanup

- Clean up spills immediately when they happen.
- Never hose down "dirty" pavement or impermeable surfaces (curbs, gutters, sidewalks) with water. Use dry cleanup methods (absorbent materials, call filter, 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, whenever possible.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately.
- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services.

Roadwork and Paving

Best Management Practices for the Construction Industry



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

Doing The Job Right

General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. 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 treated dirt. Use a street sweeper or vacuum truck. Do not dump excavated material to illegally enter storm drains. Extra planning is required to store and guard materials properly and guard against pollution of storm drains, creeks, and the Bay.

Doing The Job Right

General Business Practices

- Never wash excess material from 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 (cloth, rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods with absorbent materials (and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Show or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets with saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up after saw-cutting. Sweep up, and properly dispose of, all residues.
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Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



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

Doing The Job Right

General Business Practices

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

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



- Best Management Practices for the
- Landscapers
 - Gardeners
 - Swimming pool/spa service and repair workers
 - General contractors
 - Home builders
 - Developers
 - Homeowners

Doing The Job Right

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- 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 way of any storm drain.
- 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 in the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pick-up of yard waste is available for commercial properties.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

Doing The Job Right

General Business Practices

- Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (followed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on dirt shoulders.
- 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 way of any storm drain.

Pool/Fountain/Spa Maintenance

- 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 instructions 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 recirculate water by draining it gradually onto a landscaped area.
- Do not use copper-based algaecides. Control algae with chlorine or bromine, 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 space 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.

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 waste 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, and empty 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 to contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 buildings 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 off-site for disposal as hazardous waste.

Paint Removal

- Wash water 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 (pump or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Doing The Job Right

Painting Cleanup

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

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Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

- A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

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

General Construction And Site Supervision

Best Management Practices For Construction



- Best Management Practices for the
- General contractors
 - Site supervisors
 - Inspectors
 - Home builders
 - Developers

Storm Drain Pollution from Construction Activities

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

Doing The Job Right

General Principles

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

Advance Planning To Prevent Pollution

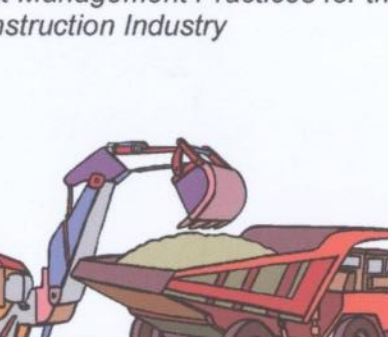
- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- Control the amount of runoff crossing your site (especially during excavation) by using berms of 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, berms 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 tarps and recycling recycles around the site to minimize site.

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

Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

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.

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 must 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

Date: 1-07-22

Scale: N.T.S

Drawn By: FK

Job No: 2022.01

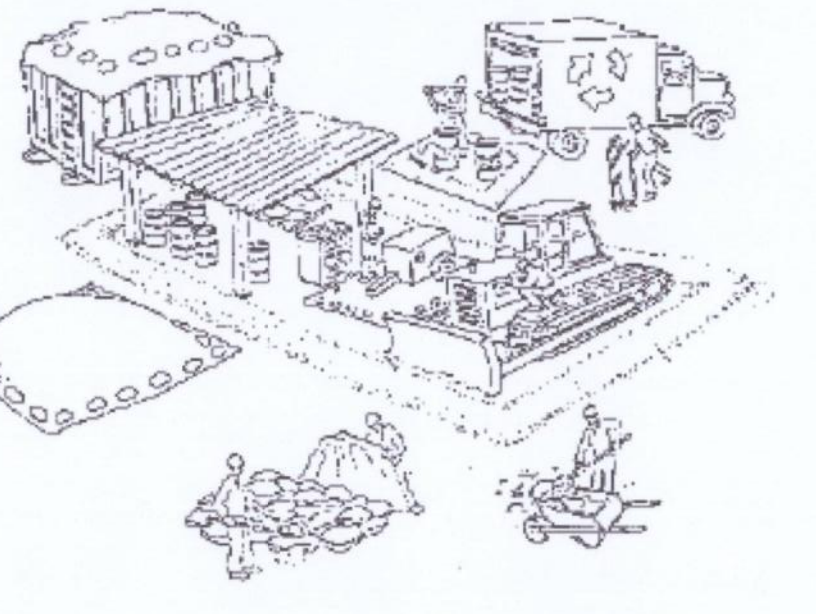
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Signature: _____

Sheet Title:
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 FOR
 A CLEAN BAY

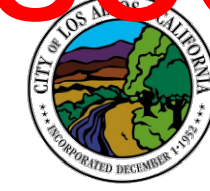
Sheet No.:

CB-1.0



DESIGNED BY: LARRY LIND	APPROVED BY: 	CITY OF LOS ALTOS 98056 R.C.E.	DATE: OCTOBER, 2003
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Revised Plans - 4/6/21 DRC Meeting



2019 CALGREEN RESIDENTIAL CHECKLIST
MANDATORY ITEMS - Version 1.01.20
 COMMUNITY DEVELOPMENT DEPARTMENT – BUILDING DIVISION
 KIRK BALLARD, BUILDING OFFICIAL
 ONE NORTH SAN ANTONIO ROAD • LOS ALTOS, CA 94022-3088
 (650) 947-2752 • FAX/EMAIL: BUILDING@LOSALTOSCA.GOV • WWW.LOSALTOSCA.GOV

PURPOSE:

The 2019 CALGreen Code applies to all newly constructed hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing and other types of dwellings with sleeping accommodations and new accessory buildings associated with such uses. This section also applies to additions and alterations where there is an increase in conditioned space and specifies that these requirements only apply to the specific area of the addition or alteration. Existing site and landscaping improvements that are not otherwise disturbed are not subject to the requirements of CALGreen.

Project Name: ALON RESIDENCE

Project Address: 2256 DEODARA DR.

Project Description: ADDITION AND REMODEL TO EXISTING TWO STORY HOUSE

Instructions (for projects of 300 sq. ft. or more):

- The owner or owner's agent shall employ a licensed qualified green-point rater (www.buildgreen.org) experienced with the 2019 California Green Building Standards Codes to verify and assure that all required work described herein is properly planned and implemented in the project.
- The green-point rater, in collaboration with the design professional shall review Column 2 of this checklist, and initial all applicable measures, sign and date Section 1 – Design Verification at the end of this checklist, prior to submittal. Applicant to include these pages into the construction plans as well as provide (2) separate 8-1/2" x 11" signed copies.
- PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT**, the Green-Point Rater shall complete Column 3 and sign and date Section 2 – Implementation Verification at the end of this checklist and submit the completed form to the Building Department.

MANDATORY FEATURE OR MEASURE	COLUMN 2	COLUMN 3
	Project Requirements Rater to initial applicable measures prior to submitting forms	Verification Rater to verify during construction as applicable to project
Planning and Design – Site Development		
4.106.2 A plan is developed and implemented to manage storm water drainage during construction		
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.		
4.106.4 Provide capability for electric vehicle charging for one- and two-family dwellings; townhouses with attached private garages; multifamily dwellings; and hotels/motels in accordance with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 as applicable.		

Environmental Comfort		
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.		
Installer and Special Inspector Qualifications		
Qualifications		
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.		
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.		
Verifications		
703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance. 1. Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7 2. Required prerequisite for this Tier. 3. These measures are currently required elsewhere in statute or in regulation		

Energy Efficiency –

General

4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards³.

Water Efficiency and Conservation –

Indoor Water Use

4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.

4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.

4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.

Outdoor Water Use

4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Material Conservation and Resource Efficiency –

Enhanced Durability and Reduced Maintenance

4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.

Construction Waste Reduction, Disposal and Recycling

4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with one of the following:

- Comply with a more stringent local construction and demolition waste management ordinance; or
- A construction waste management plan per Section 4.408.2; or
- A waste management company per Section 4.408.3; or
- The waste stream reduction alternative per Section 4.408.4.

Building Maintenance and Operation

4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.

4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. See exception for rural jurisdictions

ENVIRONMENTAL QUALITY

Fireplaces

4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

Pollutant Control

4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.

4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.

4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.

4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.

4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.

4.504.3 Carpet and carpet systems shall be compliant with VOC limits.

4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.

4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

Interior Moisture Control

4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.

4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.

Indoor Air Quality and Exhaust

4506.1 Each bathroom shall be provided with the following:
 1. ENERGY STAR fans ducted to terminate outside of the building.
 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system.
 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent

No. Date Description

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Client :

Mr. and Mrs. Alon
 2256 DEODARA DR.
 LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
 2256 DEODARA DR.
 LOS ALTOS, CA



4657 TAMPICO WAY
 SAN JOSE, CA. 95118
 Phone (408) 888-6662
 farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 1-07-22

Scale: N.T.S

Drawn By : FK

Job No: 2022.01

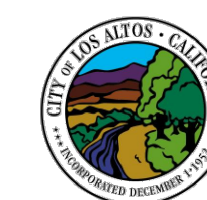
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CALGreen
 MANDATORY
 MEASURES

Sheet No. :

CG-1.0



CALGREEN SIGNATURE DECLARATIONS

Project Name: ALON RESIDENCE

Project Address: 2256 DEODARA DR.

Project Description: ADDITION AND REMODEL TO EXISTING TWO STORY HOUSE

SECTION 1 – DESIGN VERIFICATION

Complete all lines of Section 1 – "Design Verification" and SUBMIT THE ENTIRE CHECKLIST (COLUMNS 2 AND 3) WITH THE PLANS AND BUILDING PERMIT APPLICATION TO THE BUILDING DEPARTMENT.

The design professional responsible for compliance with CalGreen Standards has reviewed the plans and certifies that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2019 California Green Building Standards Code as adopted by the City of Los Altos.

Design Professional's Signature _____ Date _____

Design Professional's Name (Please Print) _____

Signature of Green Point Rater/Certified ICC CalGreen Special Inspector/Consulting Group _____ Date _____

Name of Green Point Rater/Inspector (Please Print) _____ Phone No. _____

Email Address _____ License No. _____

SECTION 2 – IMPLEMENTATION VERIFICATION

Complete, sign and submit the completed checklist, including column 3, together with all original signatures on Section 2 to the Building Department **PRIOR TO BUILDING DEPARTMENT FINAL INSPECTION.**

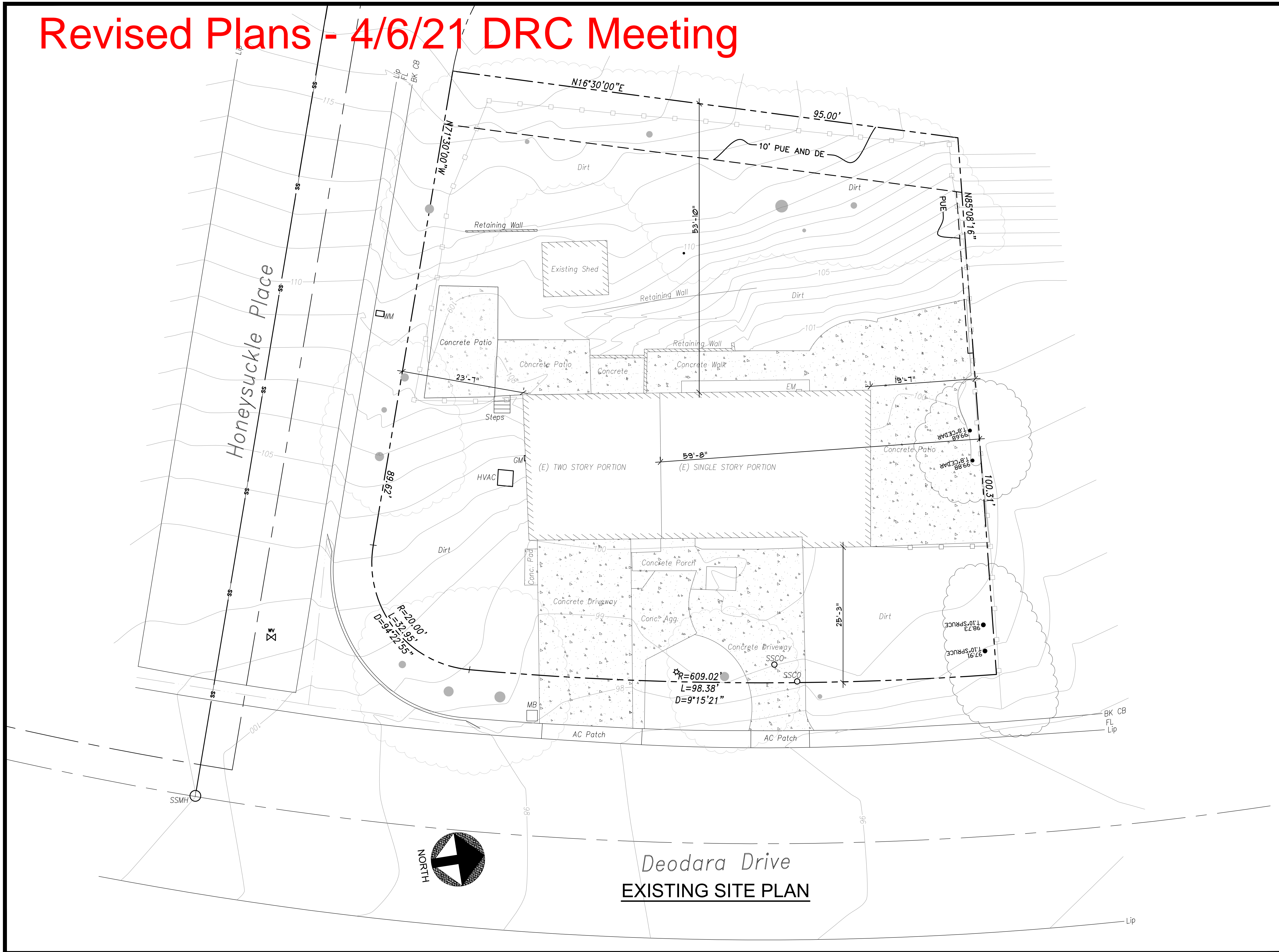
I have inspected the work and have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements of the 2019 California Green Building Standards Code as adopted by the City of Los Altos.

Signature of Licensed Green Point Rater/Certified ICC CalGreen Special Inspector/Consulting Group _____ Date _____

Name of Green Point Rater/Inspector (Please Print) _____ Phone No. _____

Email address _____ License No. _____

Revised Plans - 4/6/21 DRC Meeting



Deodara Drive
EXISTING SITE PLAN

No.	Date	Description
△		
△		
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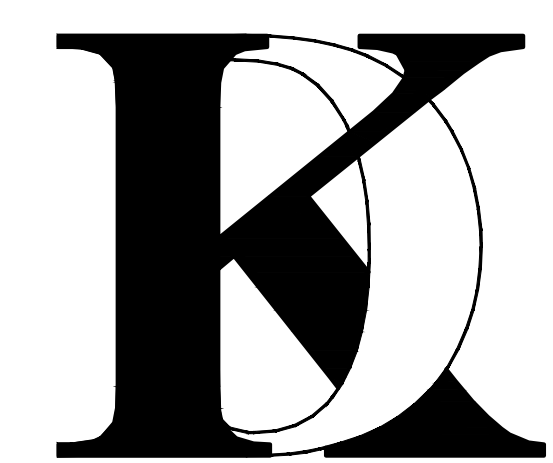
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KHADIV-DESIGN

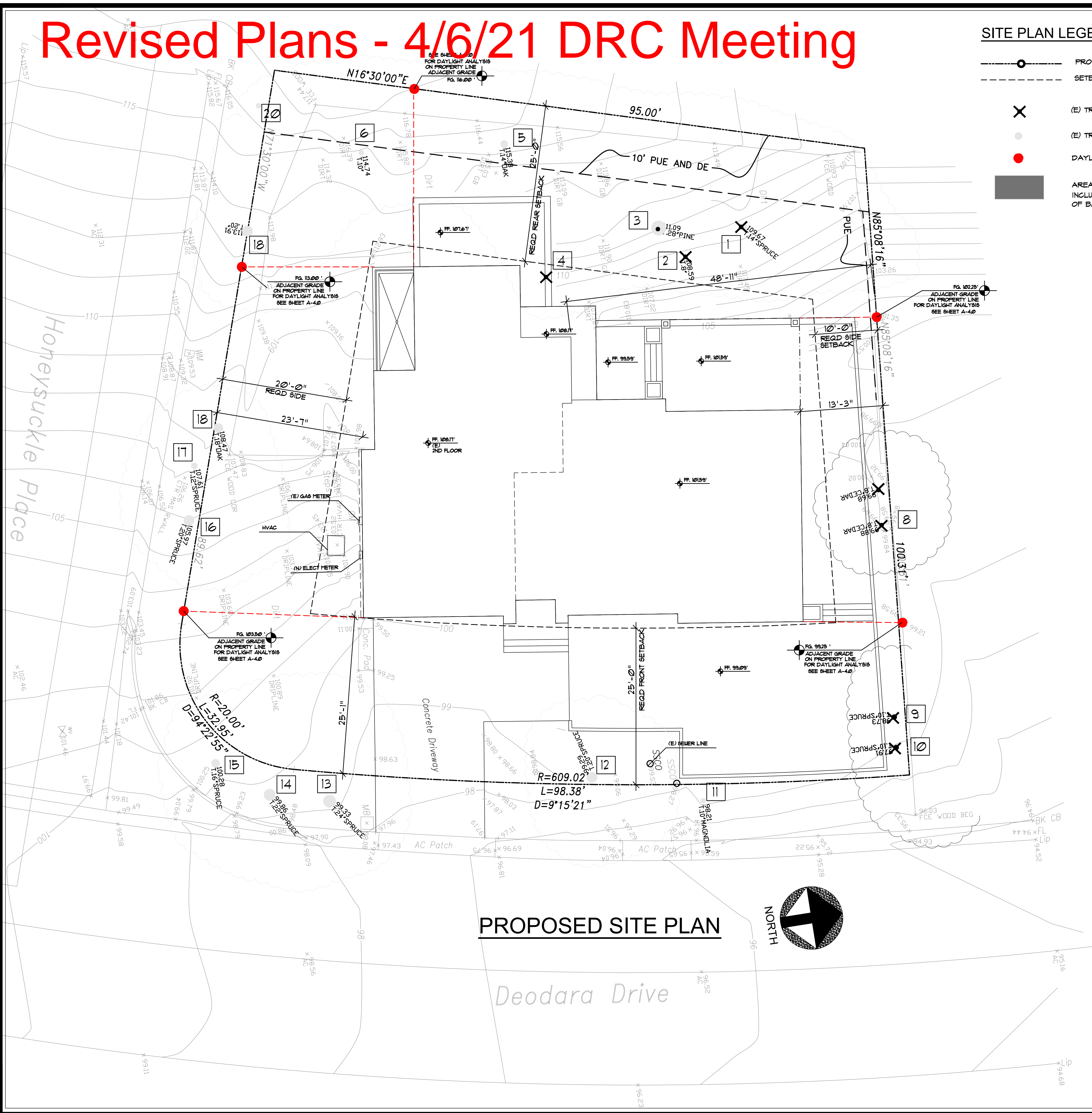
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Job No: 2022.01

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Sheet Title :
EXISTING
SITE PLAN

Sheet No. :
A-1.0

Revised Plans - 4/6/21 DRC Meeting



SITE PLAN LEGEND

- PROPERTY LINE.
- SETBACK LINE OR LINE OF EASEMENT
- (E) TREE TO BE REMOVED
- (E) TREE TO REMAIN
- DAYLIGHT POINT
- AREA OF ADDITION AT FIRST FLOOR INCLUDING THE AREA EXEMP BECAUSE OF BASEMENT DEFINITION AND EXEMPTION

Survey Key:

- DBH- Diameter at breast height (54" above grade)
 - CON- Condition rating (1-100)
 - HT/SP- Tree height/ canopy spread
 - *Indicates neighbor's trees
 - P-Indicates protected tree by city ordinance
 - R-Indicates proposed removal
- F- Very Poor
 - D- Poor
 - C- Fair
 - B- Good
 - A- Excellent

Tree#	Species	DBH	CON	HT/SP	Comments
1R	Deodar cedar (<i>Cedrus deodara</i>)	14.7	B	50/30	Good vigor, poor form, topped in past for utility line clearance.
2R	Toyon (<i>Heteromeles arbutifolia</i>)	3-3-3	C	12/10	Fair vigor, fair form, multi leader at grade.
3P	Monterey pine (<i>Pinus radiata</i>)	25.3	D	45/35	Fair vigor, poor form, topped in past for utility line clearance, poor species.
4R	Toyon (<i>Heteromeles arbutifolia</i>)	3-3-3-3	C	10/15	Fair to poor vigor, fair form, multi leader at grade.
5P	Coast live oak (<i>Quercus agrifolia</i>)	15.0	C	30/30	Good vigor, poor form, topped for utilities.
6	Coast live oak (<i>Quercus agrifolia</i>)	7.9	A	20/15	Good vigor, good form.
7*P	Deodar cedar (<i>Cedrus deodara</i>)	18est	C	50/30	Good vigor, poor form, topped for utilities.
8R	Privet (<i>Ligustrum japonicum</i>)	6-est	D	20/12	Good vigor, poor form, topped, fair screen.
9R	Deodar cedar (<i>Cedrus deodara</i>)	10.8	A	55/20	Good vigor, good form.
10R	Deodar cedar (<i>Cedrus deodara</i>)	10.7	A	55/20	Good vigor, good form.
11R	Magnolia (<i>Magnolia grandiflora</i>)	8.4	F	30/20	Poor vigor, poor form, nearly dead.
12P	Deodar cedar (<i>Cedrus deodara</i>)	22.0	D	45/30	Good vigor, poor form, topped in past at 6 feet, leans out of ground.
13P	Deodar cedar (<i>Cedrus deodara</i>)	25.4	B	60/35	Good vigor, poor form, topped in past.
14P	Deodar cedar (<i>Cedrus deodara</i>)	25.0	B	60/35	Good vigor, poor form, topped in past.
15	Deodar cedar (<i>Cedrus deodara</i>)	14.2	D	50/20	Fair vigor, poor form, suppressed, no room for tree.
16P	Deodar cedar (<i>Cedrus deodara</i>)	19.5	B	55/30	Good vigor, poor form, topped.
17	Deodar cedar (<i>Cedrus deodara</i>)	13.0	B	50/20	Good vigor, poor form, topped.
18P	Green ash (<i>Fraxinus uhdei</i>)	21.0	D	50/30	Good vigor, poor form, topped at 10 feet.
19P	Green ash (<i>Fraxinus uhdei</i>)	16.0	D	50/30	Good vigor, poor form, topped at 10 feet.
20P	Monterey pine (<i>Pinus radiata</i>)	15.0	D	35/30	Fair to poor vigor, poor form, grows towards utilities.

No. Date Description

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-

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KHADIV-DESIGN

Date: 1-07-22

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

Drawn By: FK

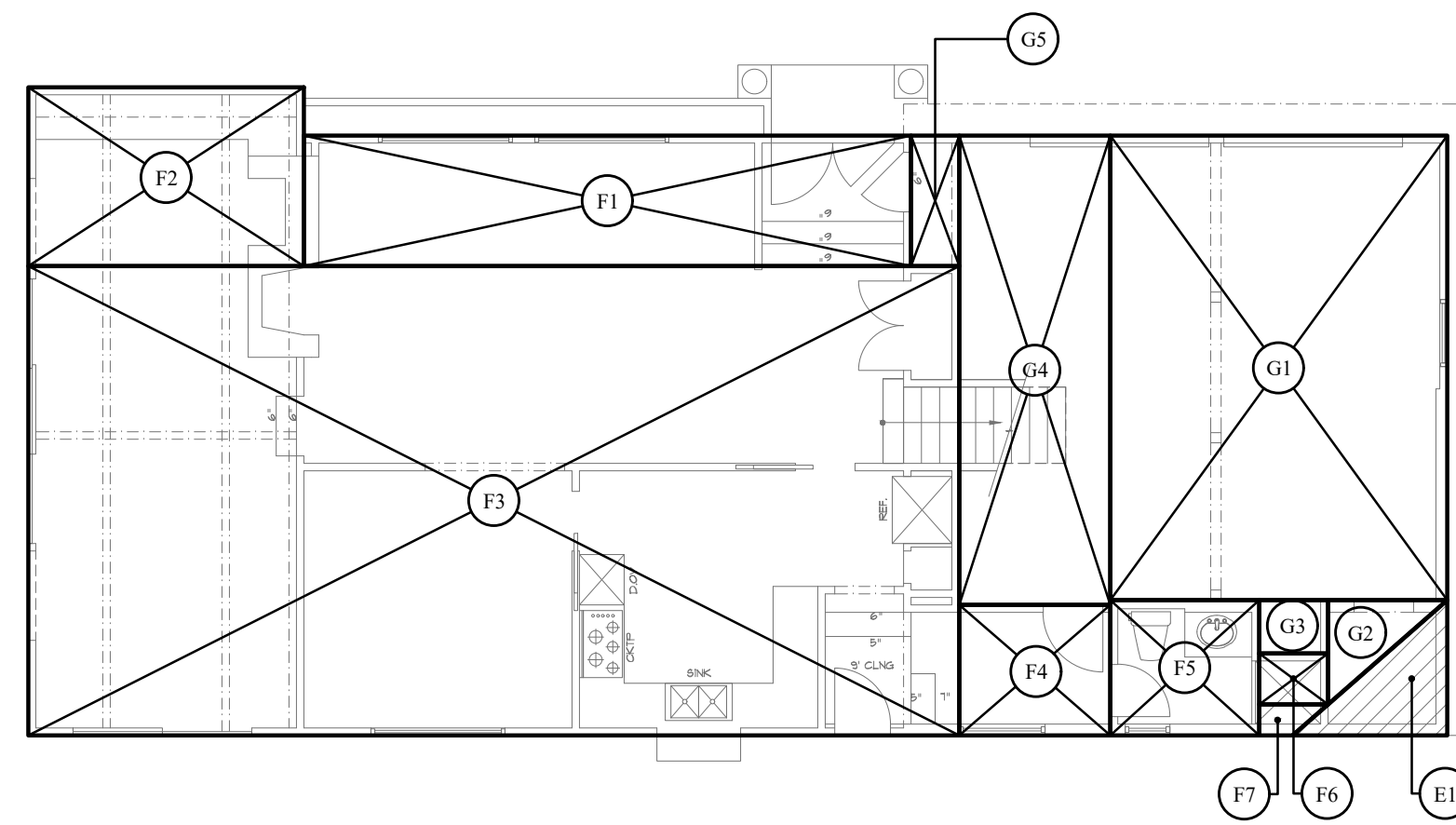
Job No: 2022.01

Signature :

Sheet Title :
**PROPOSED
SITE PLAN**

Sheet No. :
A-1.1

Revised Plans - 4/6/21 DRC Meeting



AREA EXEMPT FROM FLOOR AREA CALCULATION MEETING THE DEFINITION OF BASEMENT

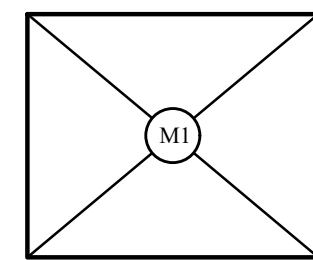
(E) FIRST FLOOR (INCLUDING GARAGE)

(E) GARAGE	DIMENSIONS	AREA	SQ. FT.
G1	15'-1" x 20'-10"	313.6	SQ. FT.
G2	(5'-4" x 4'-8") / 2	12.4	SQ. FT.
G3	3'-1" x 2'-5"	7.3	SQ. FT.
G4	6'-9" x 21'-0"	141.75	SQ. FT.
G5	2'-2" x 5'-10"	12.65	

(E) GARAGE	DIMENSIONS	AREA	SQ. FT.
EXEMPT			
E1	(7'-0" x 6'-0") / 2	21.00	SQ. FT.

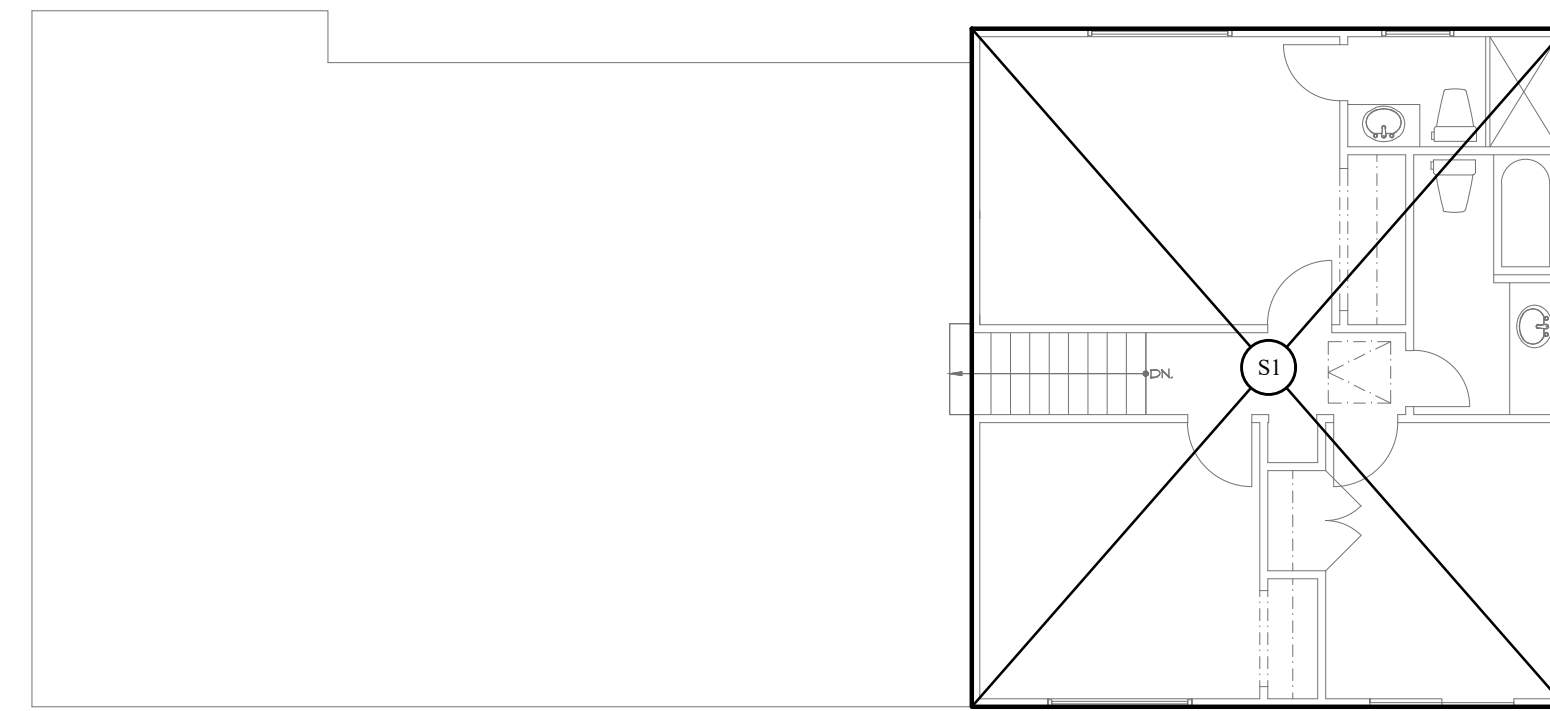
(E) FIRST FLOOR	DIMENSIONS	AREA	SQ. FT.
F1	27'-2" x 5'-10"	158.5	SQ. FT.
F2	12'-4" x 8'-0"	98.66	SQ. FT.
F3	41'-8" x 21'-0"	875.00	SQ. FT.
F4	6'-9" x 5'-10"	39.40	SQ. FT.
F5	6'-8" x 6'-0"	40.00	SQ. FT.
F6	3'-1" x 2'-4"	7.00	SQ. FT.
F7	$\frac{(3'-1" + 1'-6")}{2} \times 1'-4"$	3.1	SQ. FT.

(E) FIRST FLOOR	1,221.66	SQ. FT.
-----------------	----------	---------



(E) SHED TO BE REMOVED

SECOND FLOOR	DIMENSIONS	AREA	SQ. FT.
M1	12'-2" x 10'-2"	123	SQ. FT.



(E) SECOND FLOOR

SECOND FLOOR	DIMENSIONS	AREA	SQ. FT.
S1	24'-9" x 28'-3"	699.00	SQ. FT.
SUB TOTAL AREA		699.00	SQ. FT.

(E) F.A.R

(E) FIRST FLOOR (INCLD. GARAGE)	1709.16	SQ. FT.
(E) SECOND FLOOR	699.00	SQ. FT.
TOTAL F.A.R	2,408.16	SQ. FT.

(E) LOT COVERAGE

(E) FIRST FLOOR (INCLD. GARAGE)	1709.16	SQ. FT.
(E) SHED	123	SQ. FT.
TOTAL LOT COVERAGE	1,832.16	SQ. FT.

No. Date Description

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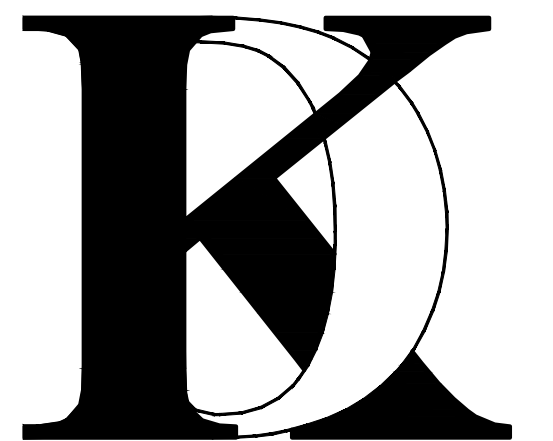
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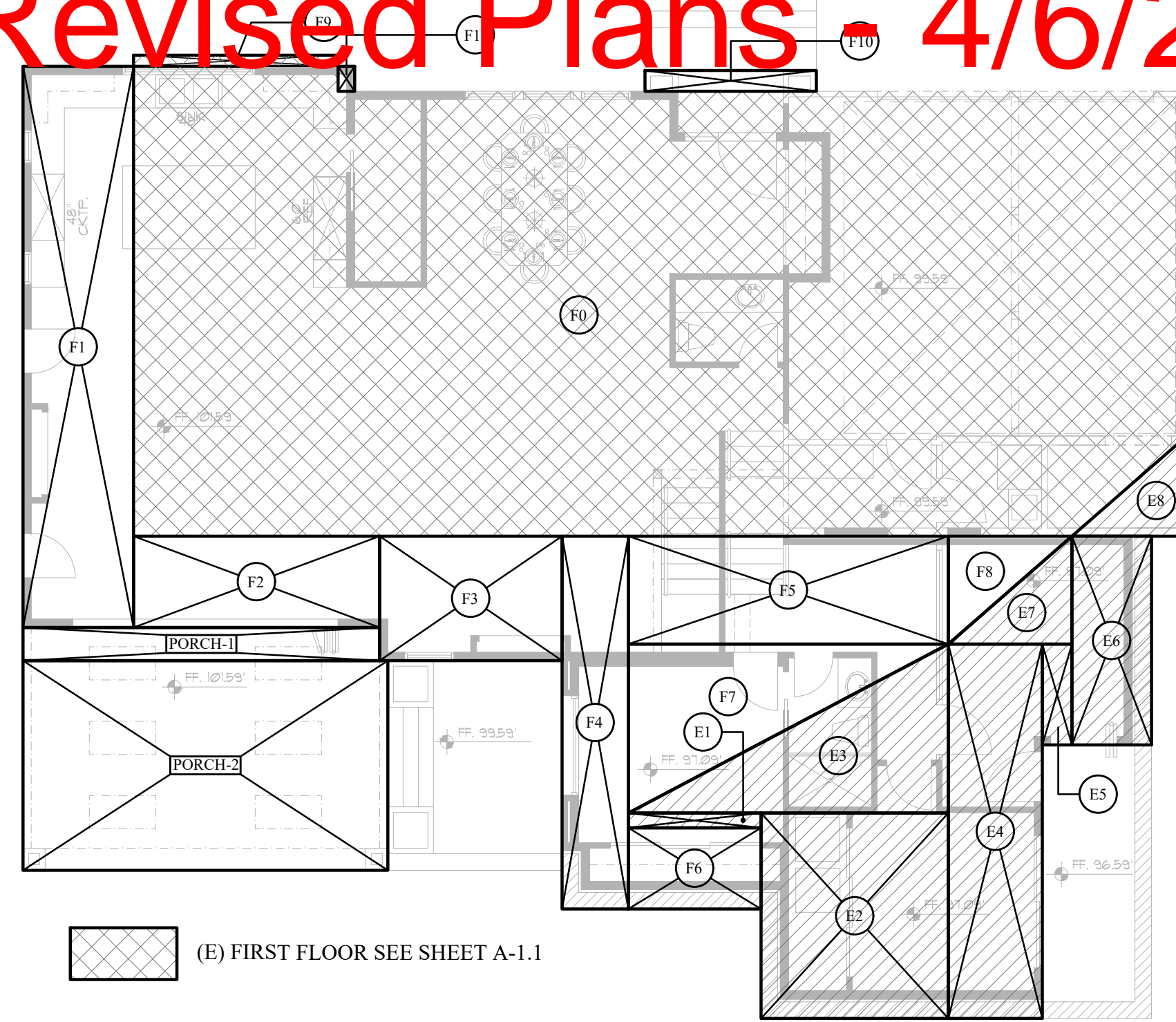
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EXISTING AREA
 CALCULATION
 DIAGRAM

Sheet No. :

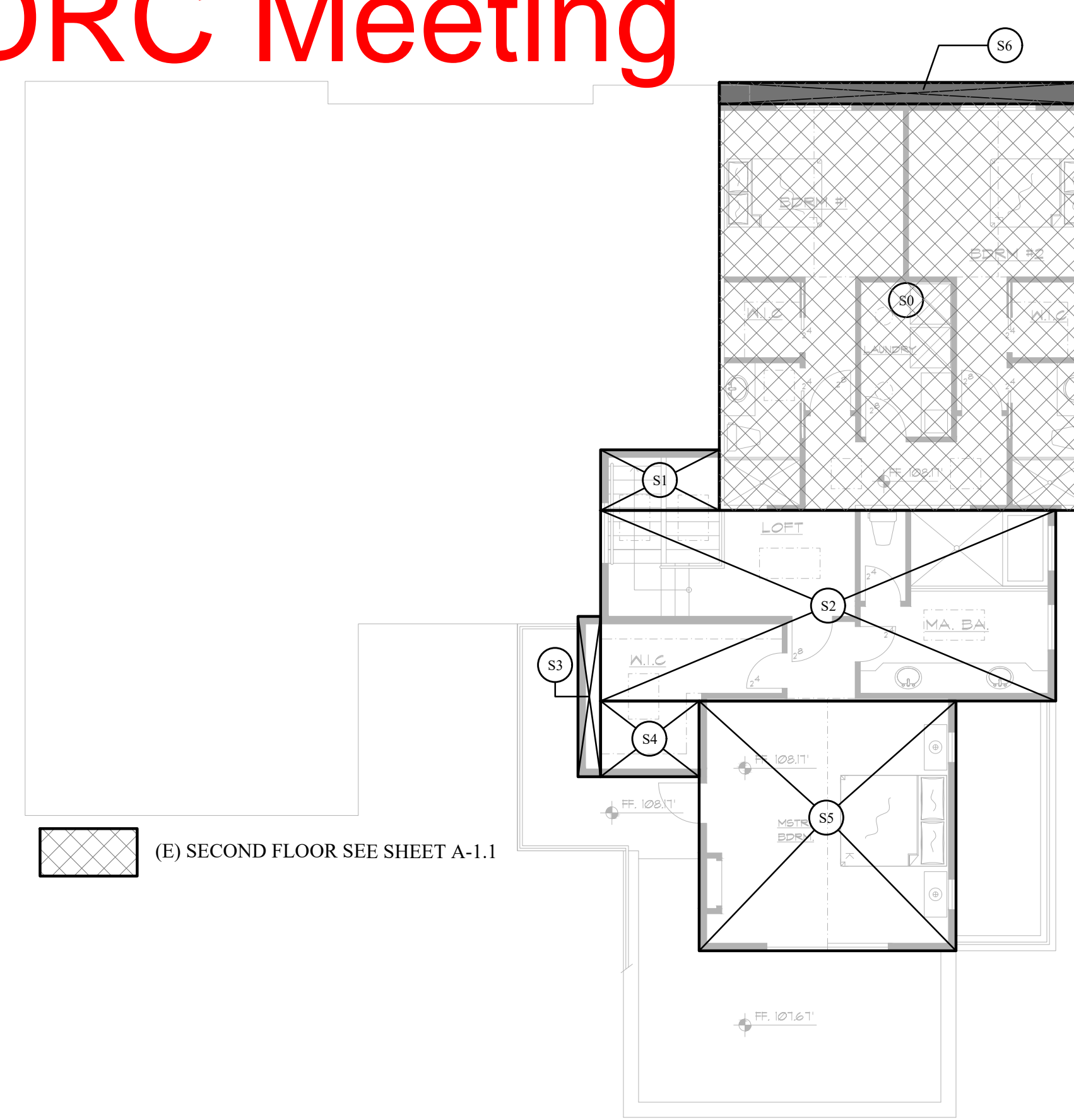
A-1.2

Revised Plans - 4/6/21 DRC Meeting



(E) FIRST FLOOR SEE SHEET A-1.1

AREA EXEMPT FROM FLOOR AREA CALCULATION MEETING THE DEFINITION OF BASEMENT. THE PORTION OF THE FIRST STORY IS NO GREATER THAN TWO FEET ABOVE GRADE IS CONSIDERED AS BASEMENT. THE GRADE IS AT 108.17' AND THE AREA BEYOND THE GRADE 106.17' IS CONSIDERED AS BASEMENT.



(E) SECOND FLOOR SEE SHEET A-1.1

(N) FIRST FLOOR (INCLUDING GARAGE)

(N) FIRST FLOOR	DIMENSIONS	AREA	SQ. FT.
F0	EXISTING (SEE SHT. A-1.1)	1709.16	SQ. FT.
F1	6'-8" x 33'-10"	225.5	SQ. FT.
F2	14'-10" x 5'-6"	81.54	SQ. FT.
F3	11'-0" x 7'-6"	82.5	SQ. FT.
F4	4'-0" x 22'-5"	90	SQ. FT.
F5	19'-3" x 6'-6"	125.5	SQ. FT.
F6	8'-0" x 4'-10"	39.2	SQ. FT.
F7	(19'-3" x 10'-2") / 2	98.3	SQ. FT.
F8	(7'-5" x 6'-6") / 2	24.5	SQ. FT.
F9 (This area is demolition)	12'-4" x 0'-8"	-8.2	SQ. FT.
F10	10'-4" x 1'-3"	13.1	SQ. FT.
F11	1'-0" x 1'-6"	1.5	SQ. FT.
(N) FIRST FLOOR		2482.6	SQ. FT.

(N) BASEMENT	DIMENSIONS	AREA	SQ. FT.
E1	8'-0" x 0'-10"	7.1	SQ. FT.
E2	11'-3" x 12'-4"	140	SQ. FT.
E3	(19'-3" x 10'-2") / 2	98.5	SQ. FT.
E4	5'-8" x 22'-7"	128	SQ. FT.
E5	1'-9" x 6'-1"	10.8	SQ. FT.
E6	4'-9" x 12'-7"	60.21	SQ. FT.
E7	(7'-5" x 6'-6") / 2	24.2	SQ. FT.
E8	(7'-0" x 6'-0") / 2	21.00	SQ. FT.
(N) BASEMENT		489.81	SQ. FT.

(N) SECOND FLOOR

(N) SECOND FLOOR	DIMENSIONS	AREA	SQ. FT.
S0	EXISTING (SEE SHT. A-1.1)	699.00	SQ. FT.
S1	7'-10" x 4'-0"	31.33	SQ. FT.
S2	30'-0" x 12'-7"	378.22	SQ. FT.
S3	1'-6" x 10'-7"	15.85	SQ. FT.
S4	6'-6" x 5'-0"	32.5	SQ. FT.
S5	16'-11" x 16'-6"	280	SQ. FT.
S6 (This area is demolition)	24'-9" x 1'-5"	-35	SQ. FT.
(N) SECOND FLOOR		1401.9	SQ. FT.

(N) F.A.R

(N) FIRST FLOOR (INCLD. GARAGE)	2482.6	SQ. FT.
(N) SECOND FLOOR	1401.9	SQ. FT.
TOTAL F.A.R	3,884.5	SQ. FT.

(N) LOT COVERAGE

(N) FIRST FLOOR (INCLD. GARAGE)	2482.6	SQ. FT.
(N) BASEMENT (FIRST FLOOR WITH DEFINITION OF BASEMENT EXEMPT FROM F.A.R. BUT NOT FROM LOT COVERAGE)	489.81	SQ. FT.
PORCH-1	43	SQ. FT.
PORCH-2	278	SQ. FT.
TOTAL LOT COVERAGE	3,293.41	SQ. FT.

HABITABLE SPACE CALCULATION

FIRST FLOOR

(E) FIRST FLOOR	1709.16	SQ. FT.
(E) GARAGE	-487.5	SQ. FT.
(E) HABITABLE FIRST FLOOR	1,221.66	SQ. FT.

(N) FIRST FLOOR	2482.6	SQ. FT.
(E) GARAGE	-487.5	SQ. FT.
(N) FRONT PORCH	-28.75	SQ. FT.
(N) HABITABLE FIRST FLOOR	1,966.35	SQ. FT.

(N) HABITABLE ADDITION AT FIRST FLOOR	1,966.35-1,221.66 = 744.69	SQ. FT.
--	-----------------------------------	----------------

SECOND FLOOR

(E) SECOND FLOOR	699	SQ. FT.
(N) SECOND FLOOR	1401.9	SQ. FT.
(N) HABITABLE ADDITION AT SECOND FLOOR	1401.9-699 = 702.9	SQ. FT.

BASEMENT

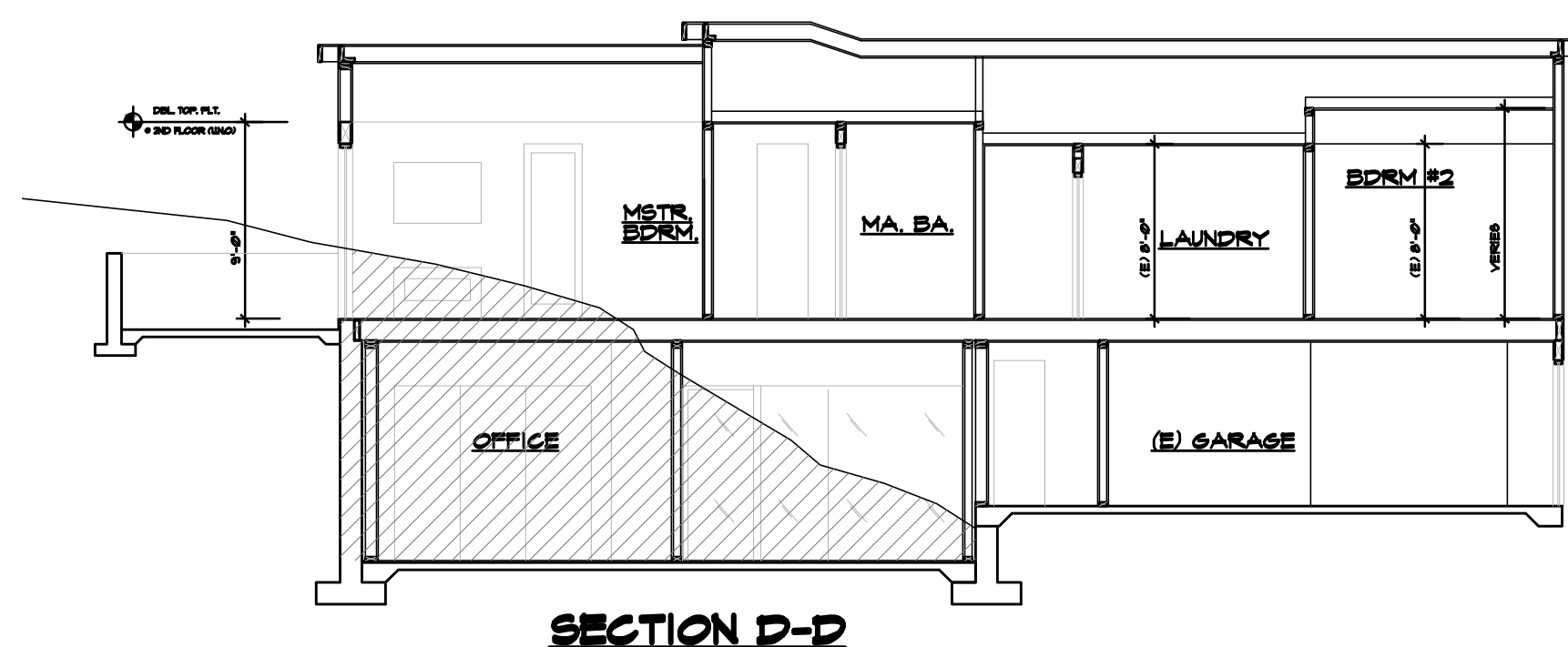
(N) BASEMENT FLOOR	489.81	SQ. FT.
NON HABITABLE BASEMENT (E8) ON DIAGRAM	21	SQ. FT.
(N) HABITABLE BASEMENT	489.81-21 = 468.81	SQ. FT.

EXISTING HABITABLE

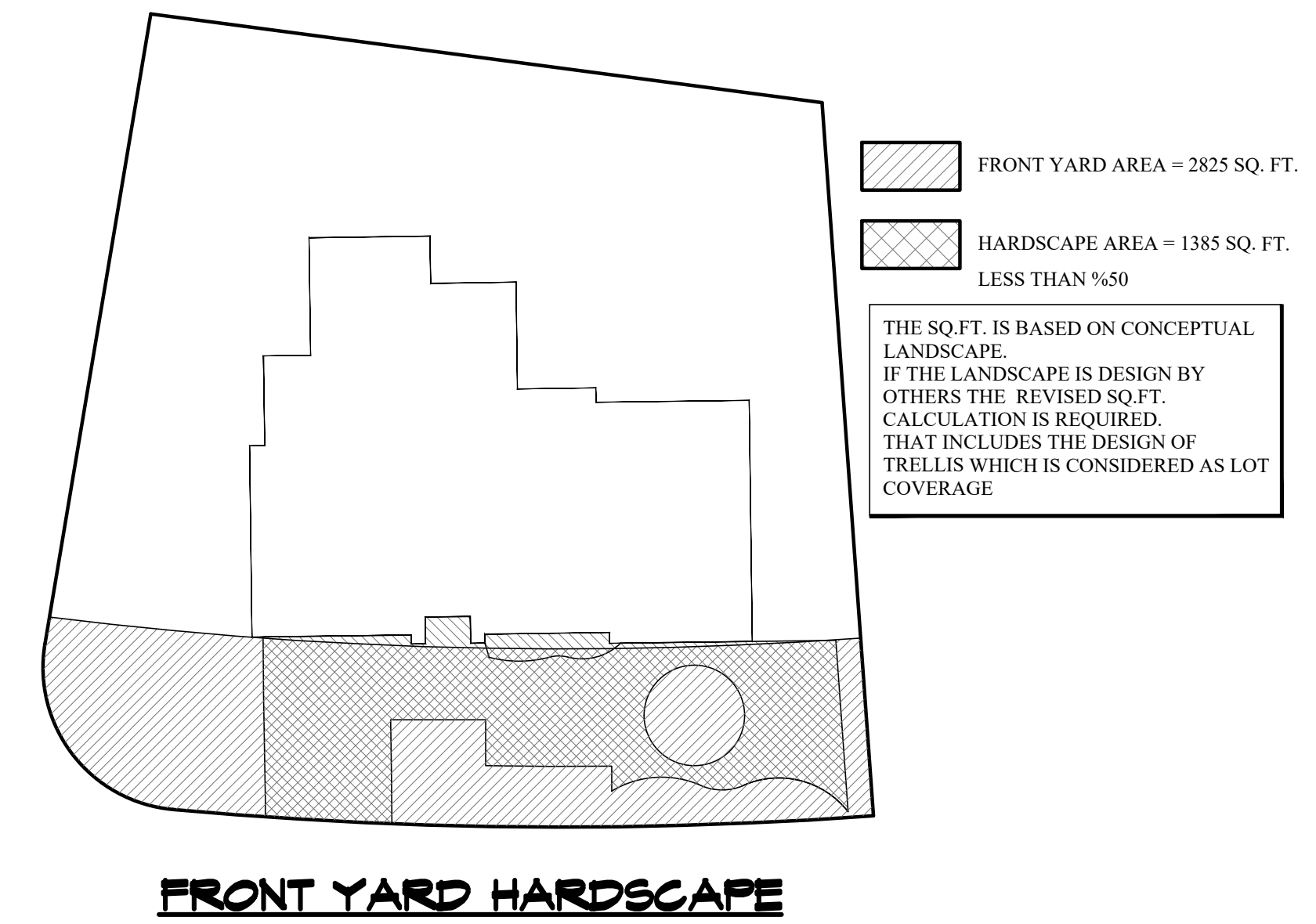
(E) HABITABLE FIRST FLOOR	1,221.66	SQ. FT.
(E) SECOND FLOOR	699	SQ. FT.
TOTAL (E) HABITABLE	1,920.66	SQ. FT.

PROPOSED HABITABLE

(N) HABITABLE FIRST FLOOR	1966.35	SQ. FT.
(N) HABITABLE SECOND FLOOR	1401.9	SQ. FT.
(N) HABITABLE BASEMENT	468.81	SQ. FT.
TOTAL (N) HABITABLE	3,837.06	SQ. FT.



SECTION D-D



FRONT YARD HARDSCAPE

No. Date Description

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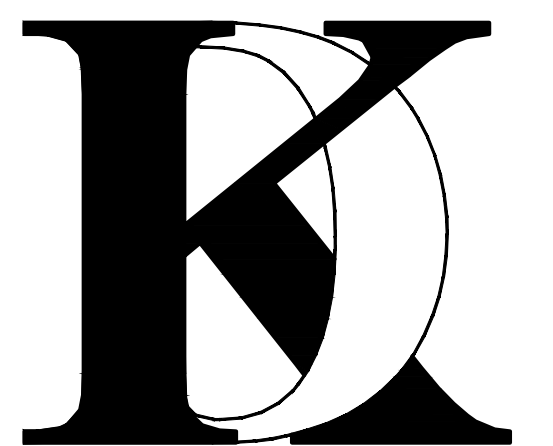
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KHADIV-DESIGN

Date: 1-07-22

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

Drawn By: FK

Job No: 2022.01

Signature :

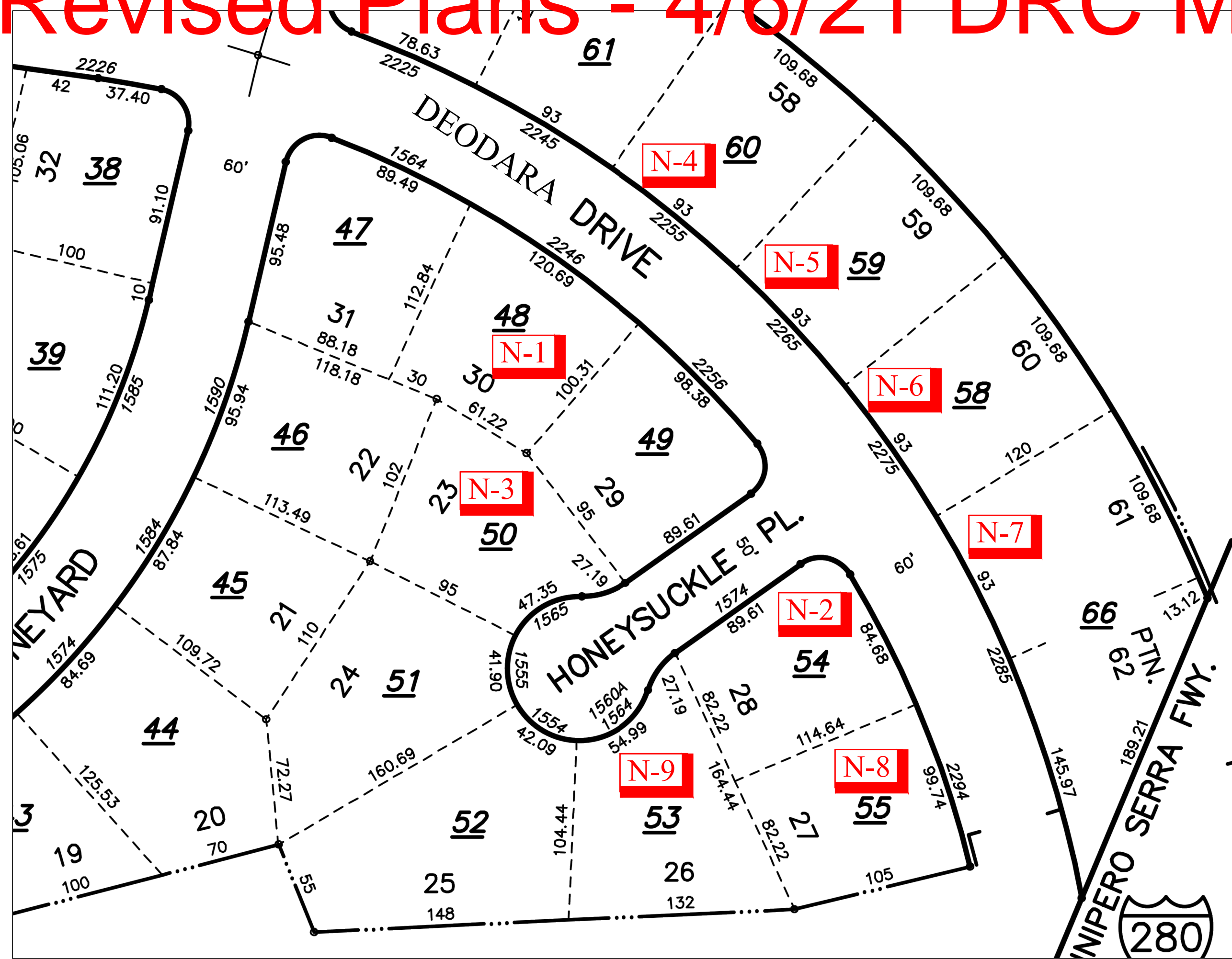
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PROPOSED AREA
CALCULATION
DIAGRAM

Sheet No. :

A-1.3

Revised Plans - 4/6/21 DRC Meeting

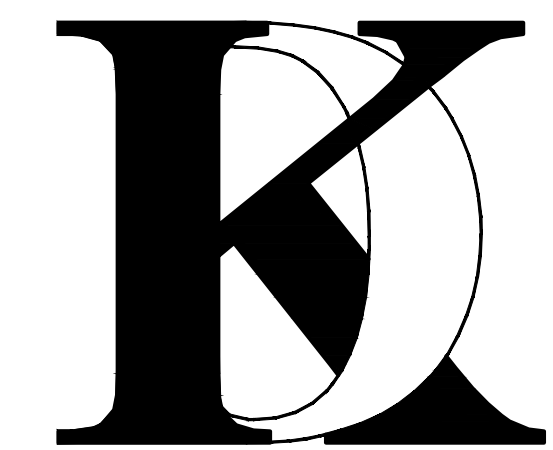


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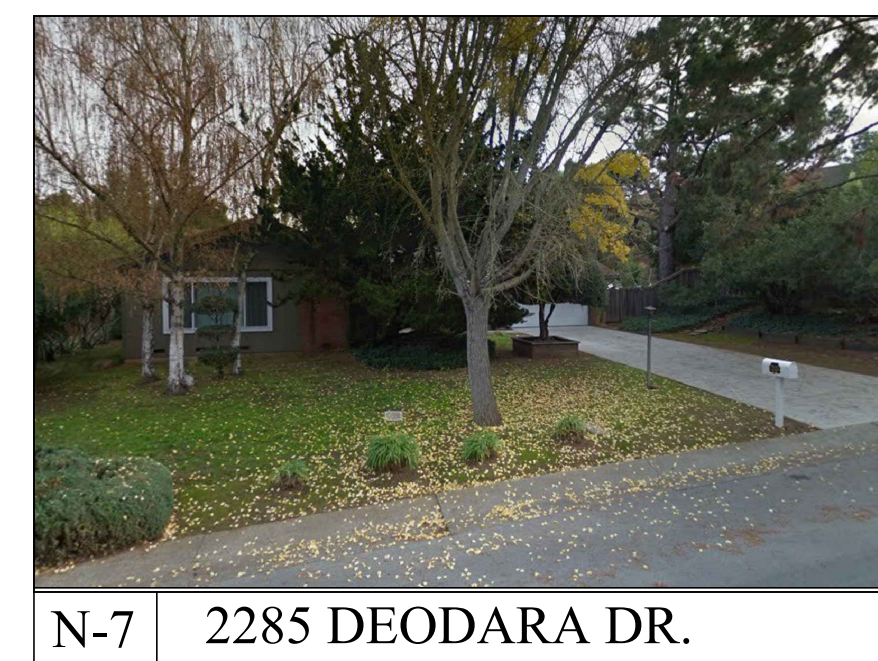
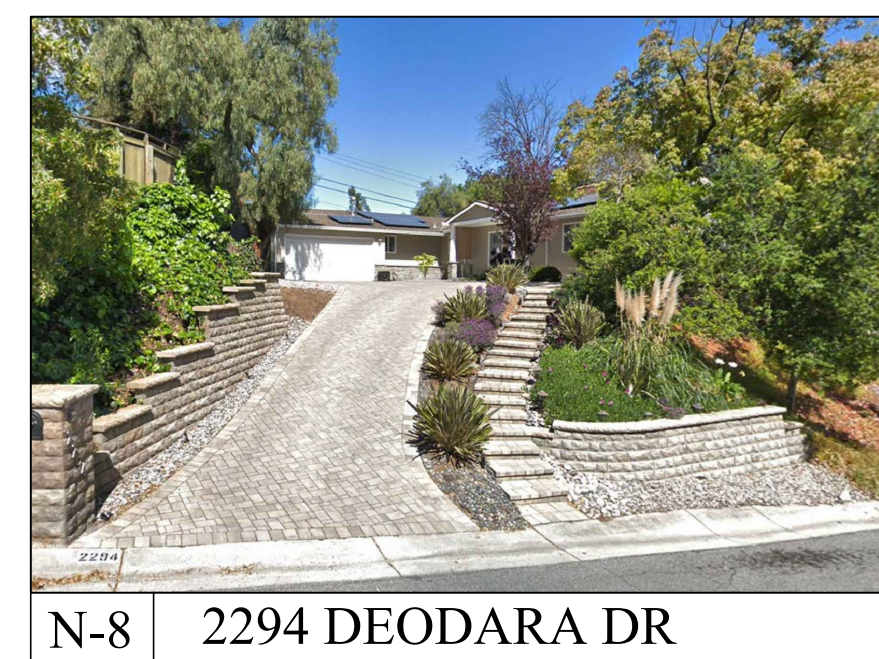
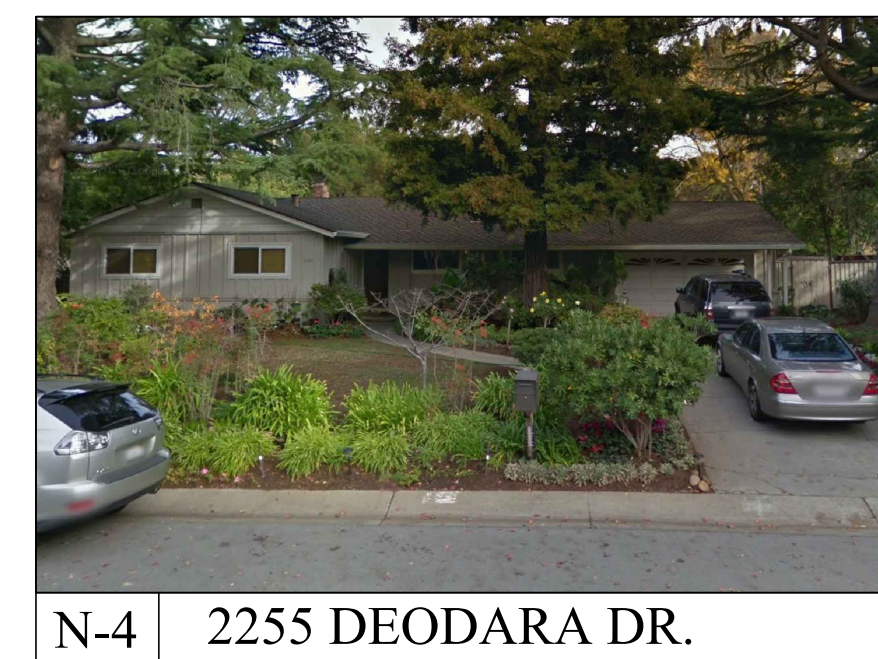
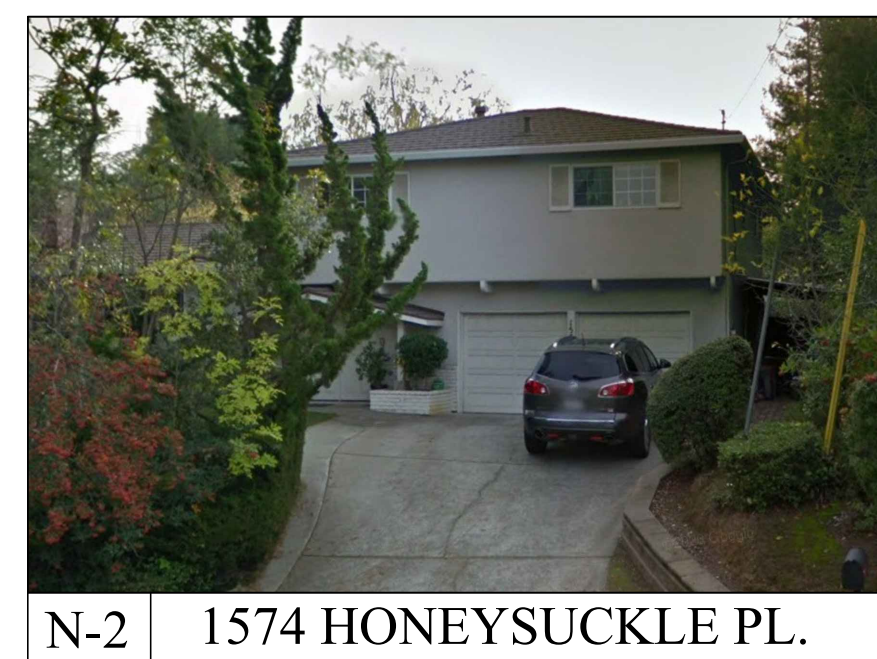
Job No: 2022.01

Signature :

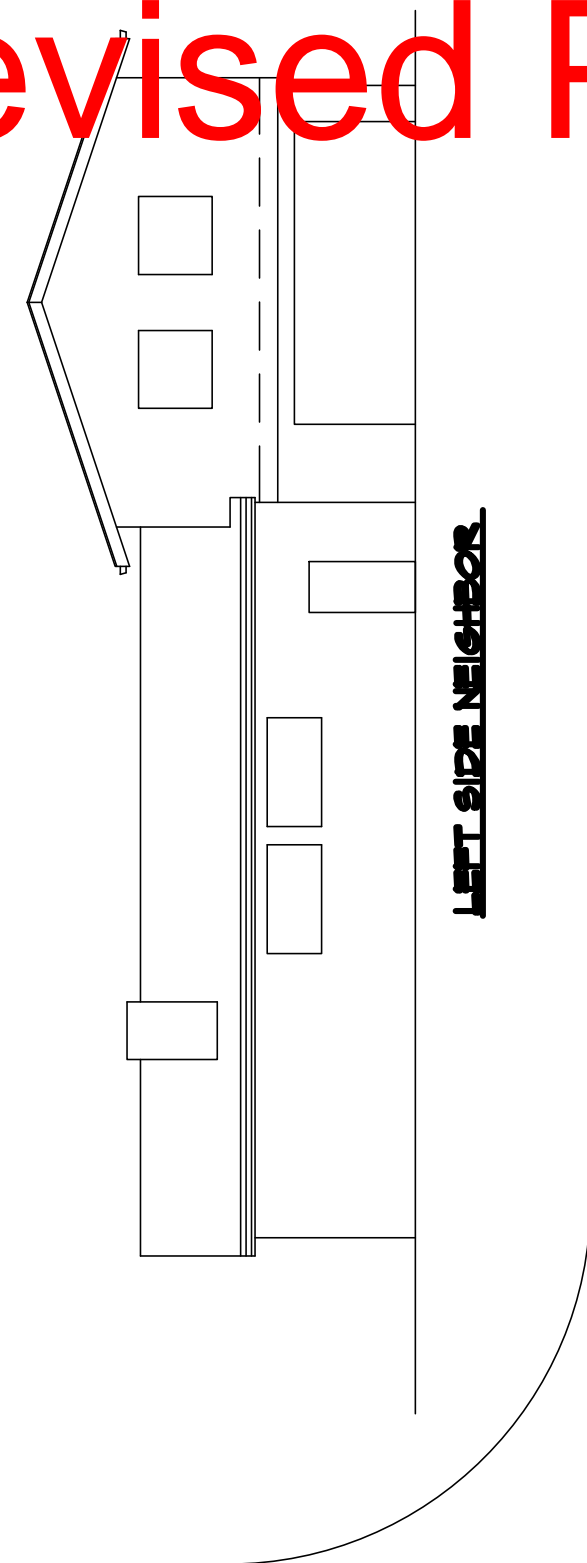
Sheet Title :
NEIGHBORHOOD
COMPATIBILITY
WORKSHEET

Sheet No. :

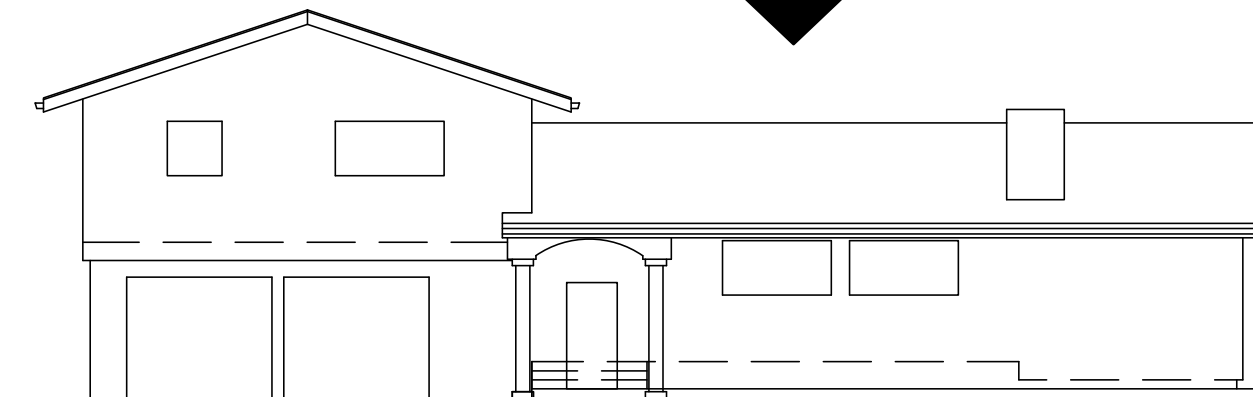
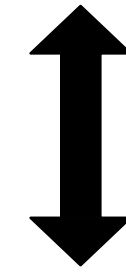
NC-1.0



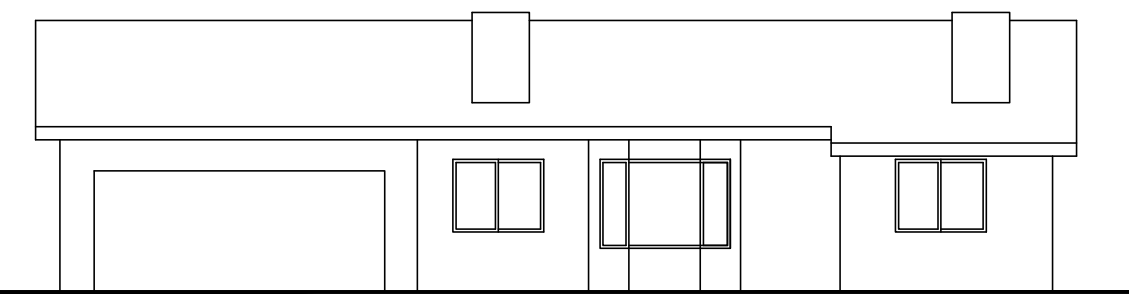
Revised Plans - 4/6/21 DRC Meeting



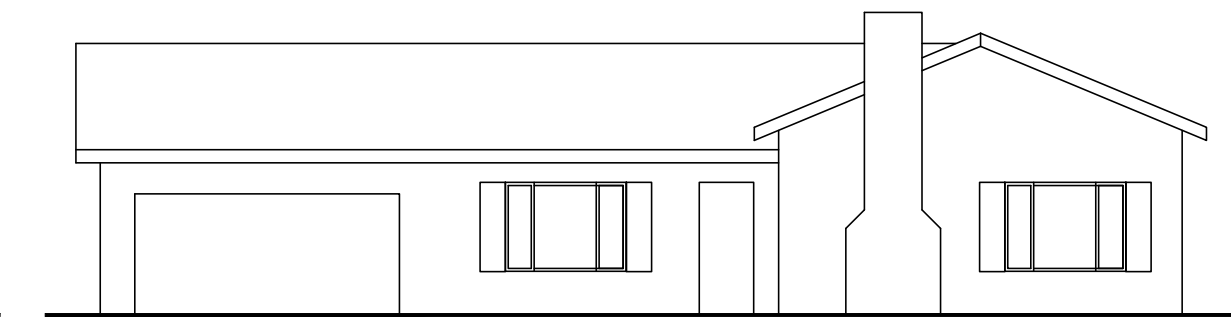
PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



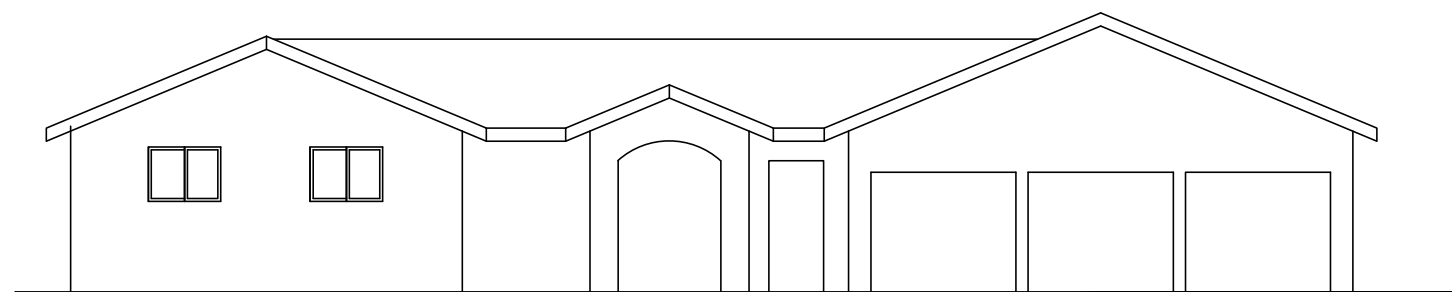
RIGHT SIDE NEIGHBOR



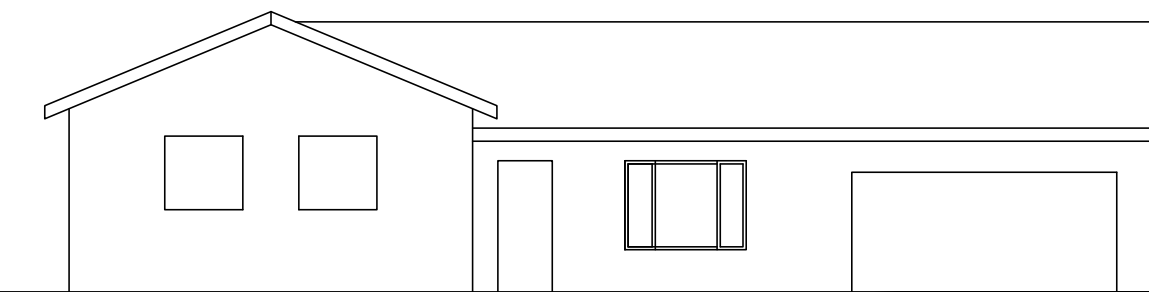
RIGHT SIDE NEIGHBOR

DEODARA DR

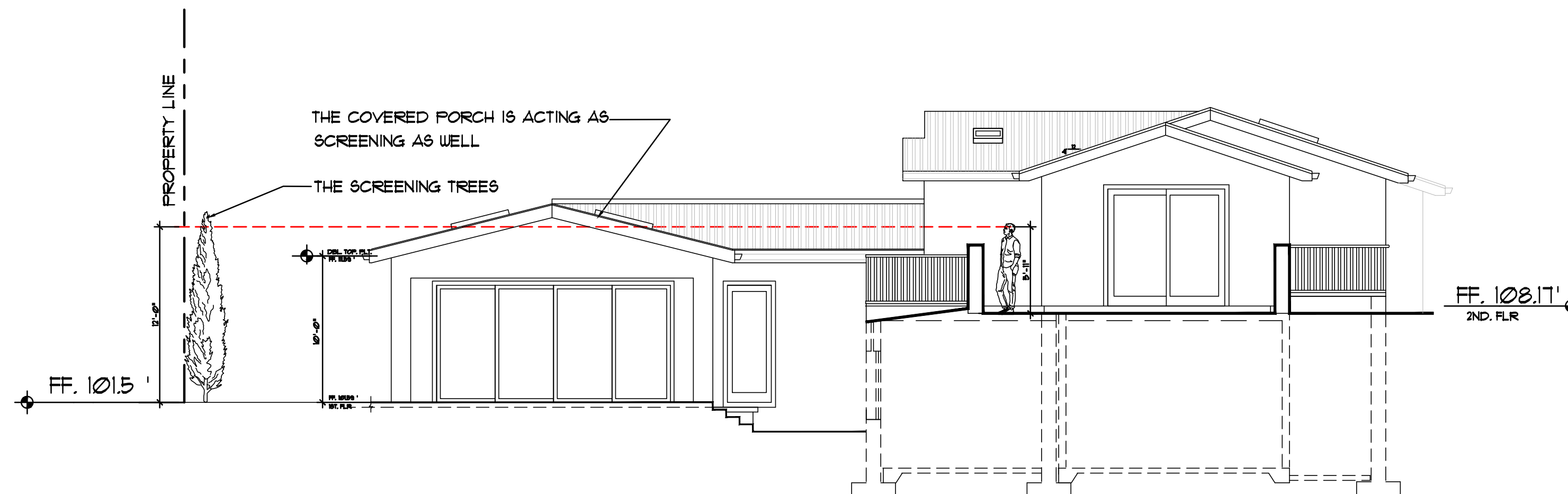
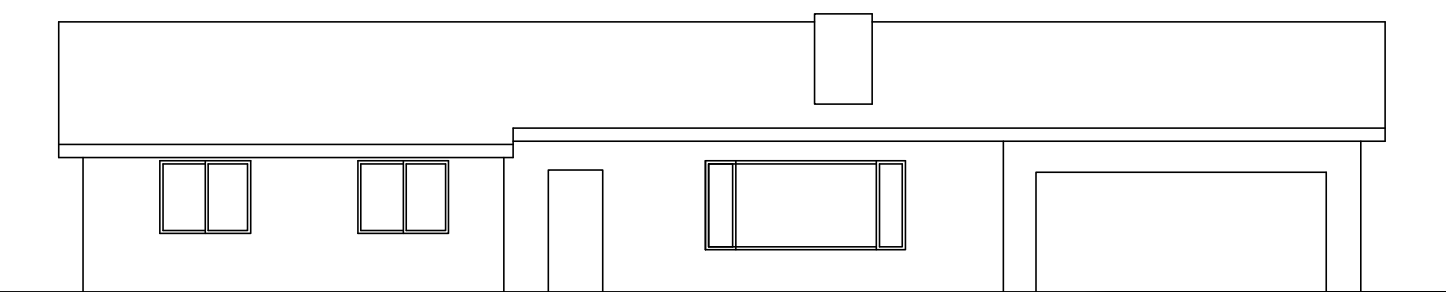
DEODARA DR



FRONT OPPOSITE SIDE NEIGHBOR



FRONT/RIGHT OPPOSITE SIDE NEIGHBOR



BALCONY AND PRIVACY ANALYSIS

No.	Date	Description
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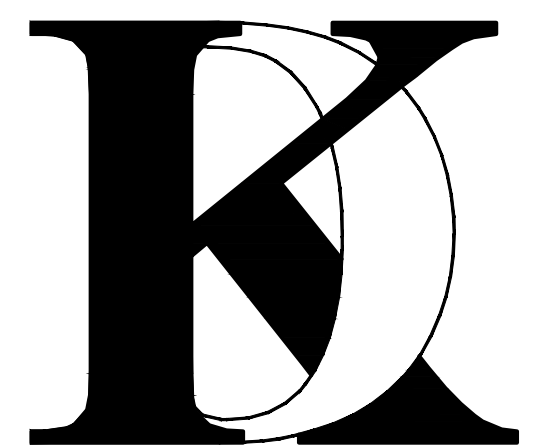
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KHADIV-DESIGN

Date: 1-07-22
Scale: N.T.S
Drawn By: FK

Job No: 2022.01

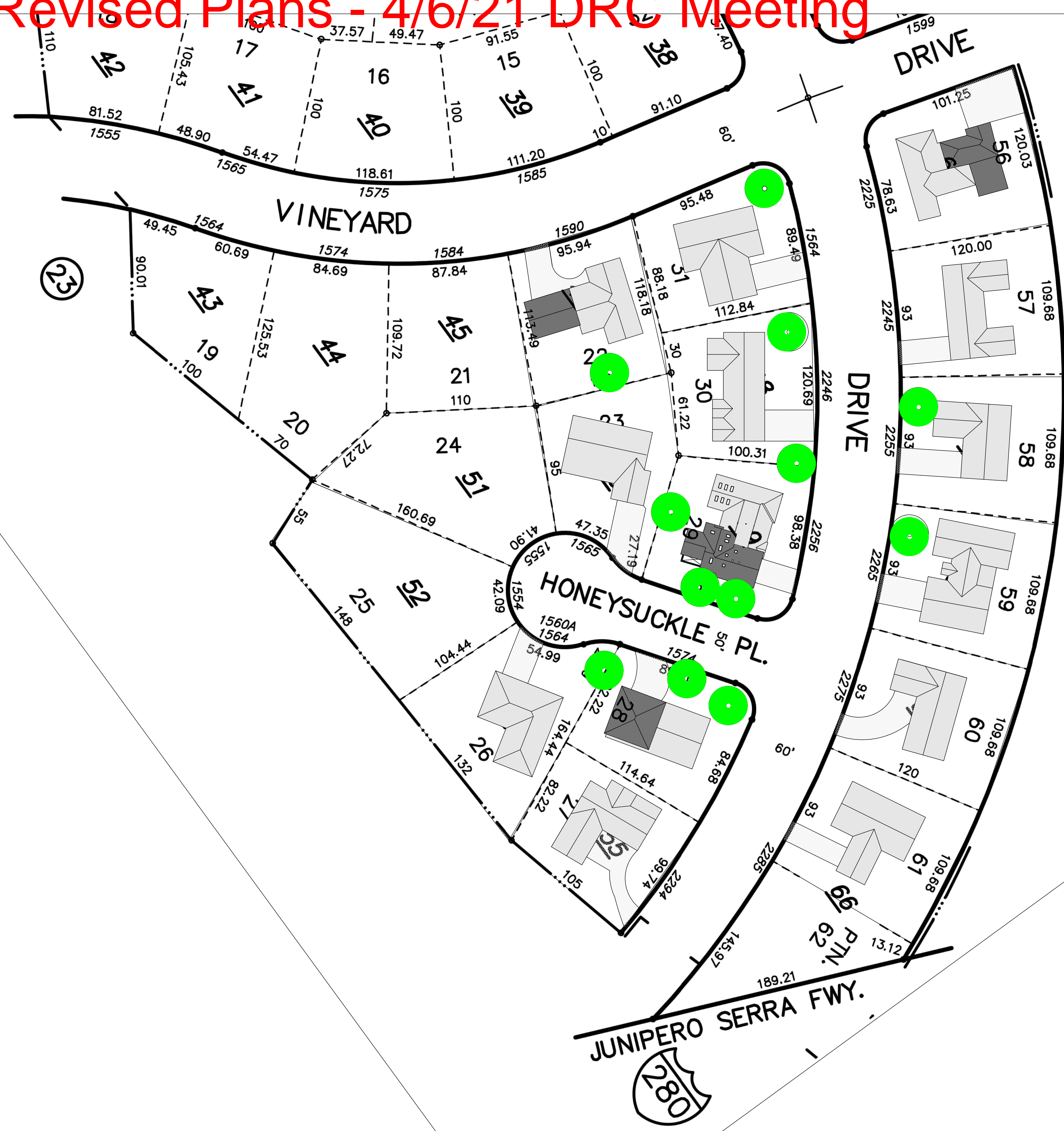
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Sheet Title :
NEIGHBORHOOD
COMPATIBILITY
WORKSHEET

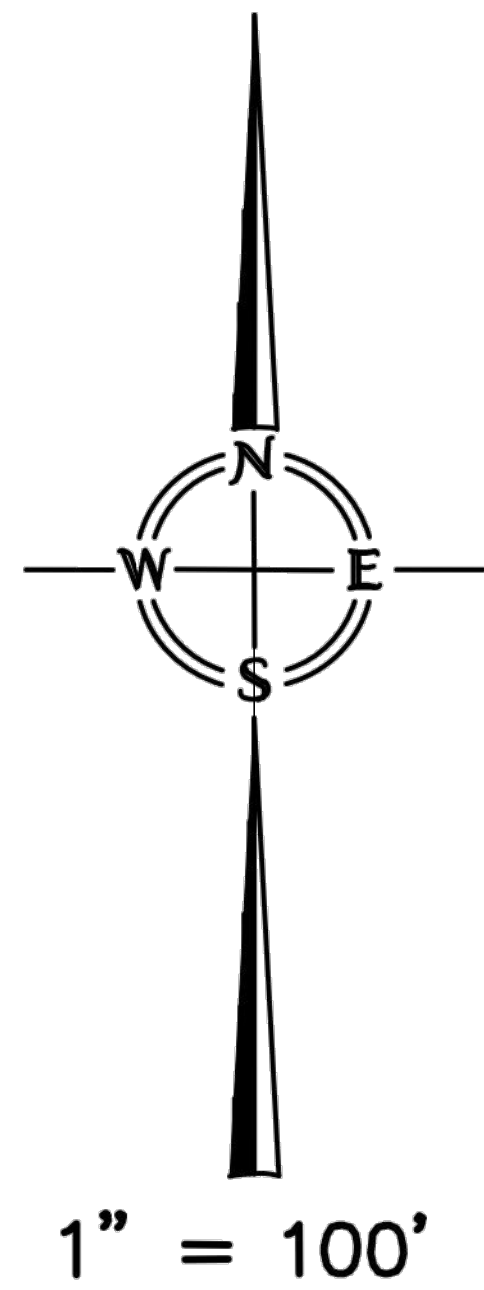
Sheet No. :

NC-1.1

Revised Plans - 4/6/21 DRC Meeting



- SINGLE STORY
- TWO STORY
- MAJOR TREE

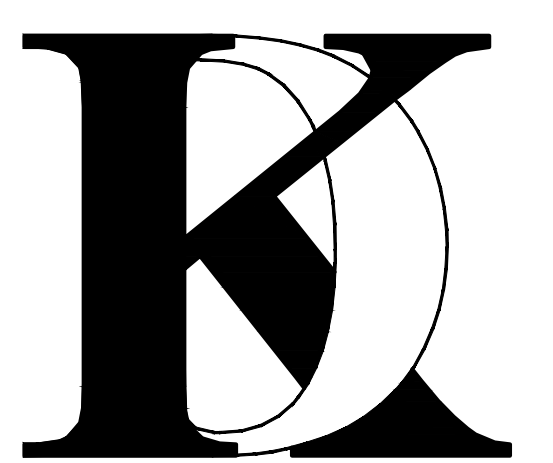


LA 15000
Cadastral
Effective Roll

No.	Date	Description
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Date: 1-07-22
Scale: 1" = 40'
Drawn By: FK
Job No: 2022.01
Signature:

Sheet Title :
NEIGHBORHOOD
COMPATIBILITY
WORKSHEET

Sheet No. :
NC-1.2



Revised Plans 4/6/21 DRC Meeting

NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 2256 DEODARA DR. LOS ALTOS
Scope of Project: Addition or Remodel or New Home
Age of existing home if this project is to be an addition or remodel? 60
Is the existing house listed on the City's Historic Resources Inventory? No

Address: 2256 DEODARA DR.
Date: 6/4/2021

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

Does your property have a noticeable slope? Yes

What is the direction of your slope? (relative to the street)
From rear yard to front yard.

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

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?
Front Lawn, Trees in front, no side walk, landscape to street edge

How visible are your house and other houses from the street or back neighbor's property?
The house is visible from street. The project is located on a corner lot.

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

10. Width of Street:

What is the width of the roadway paving on your street in feet?
Is there a parking area on the street or in the shoulder area? Yes
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter?

Address: 2256 DEODARA DR.
Date: 6/4/2021

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10000 to 13000 square feet
Lot dimensions: Length See NC-1.0 feet
Width See NC-1.0 feet

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

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

Existing front setback if home is a remodel? Yes
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 25(+/-) ft./on right 25(+/-) ft.
Do the front setbacks of adjacent houses line up? Yes

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 7
Garage facing front recessed from front of house face 0
Garage in back yard 0
Garage facing the side 1
Number of 1-car garages 0; 2-car garages 7; 3-car garages 0

Address: 2256 DEODARA DR.
Date: 6/4/2021

11. What characteristics make this neighborhood* cohesive?

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

General Study

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

Address: 2256 DEODARA DR.
Date: 6/4/2021

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 80
Two-story 20

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? Yes
Are there mostly hip , gable style , or other style roofs*?
Do the roof forms appear simple or complex ?
Do the houses share generally the same eave height Yes?

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

What siding materials are frequently used in your neighborhood*?

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

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

If no consistency then explain: Asphalt Shingles and Shingle

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

Does your neighborhood* have a consistent identifiable architectural style?
 YES NO

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

Address: 2256 DEODARA DR.
Date: 6/4/2021

Summary Table

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

	Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
N-1:	2246 DEODARA DR.	25'	25'	FRONT	ONE STORY	17 FEET	WOODSIDE	SIMPLE
N-2:	1574 HONEYSUCKLE PL	25'	25'	FRONT	TWO STORY	20 FEET	STUCCO	SIMPLE
N-3:	1565 HONEYSUCKLE PL.	25'	25'	FRONT	ONE STORY	18 FEET	WOOD SIDING	SIMPLE
N-4:	2255 DEODARA DR.	25'	25'	FRONT	ONE STORY	16 FEET	WOOD SIDING	SIMPLE
N-5:	2265 DEODARA DR.	25'	25'	FRONT	ONE STORY	17 FEET	STUCCO	SIMPLE
N-6:	2275 DEODARA DR.	25'	25'	SIDE	ONE STORY	15 FEET	WOOD SIDING	SIMPLE
N-7:	2285 DEODARA DR.	25'	25'	FRONT	ONE STORY	17 FEET	STUCCO	SIMPLE

No. Date Description

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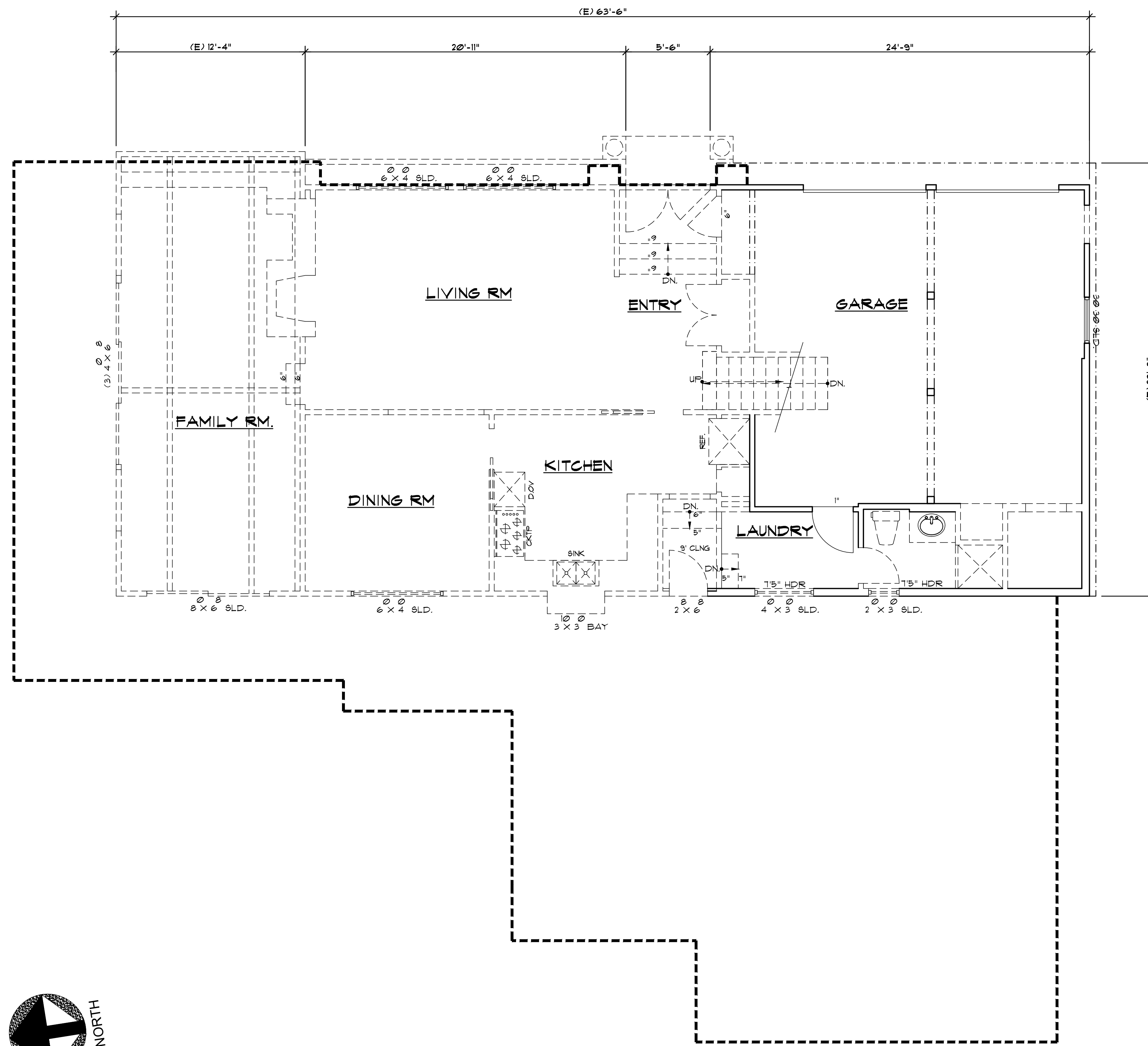
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Sheet No. :


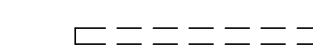

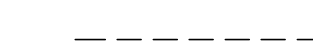

NC-1.3

REFER TO SHEET NC-1.0 FOR PICTURES AND SITE PLAN

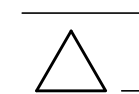


Revised Plans - 4/6/21 DRC Meeting



LEGEND

-  EXISTING WALL TO REMAIN.
-  EXISTING WALL TO BE REMOVED.
-  ITEMS TO REMAIN.
-  ITEMS TO BE REMOVED.
-  NEW FOOT PRINT

No. Date Description

-  _____
-  _____
-  _____

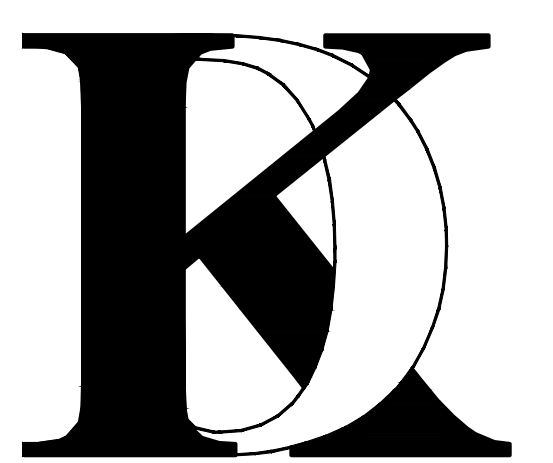
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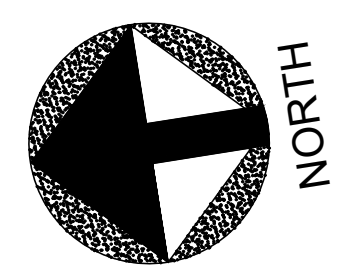
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Sheet Title :

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PLAN / DEMO PLAN

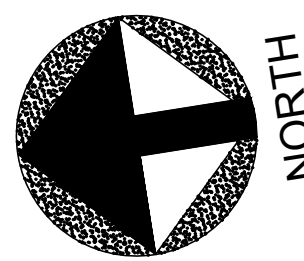
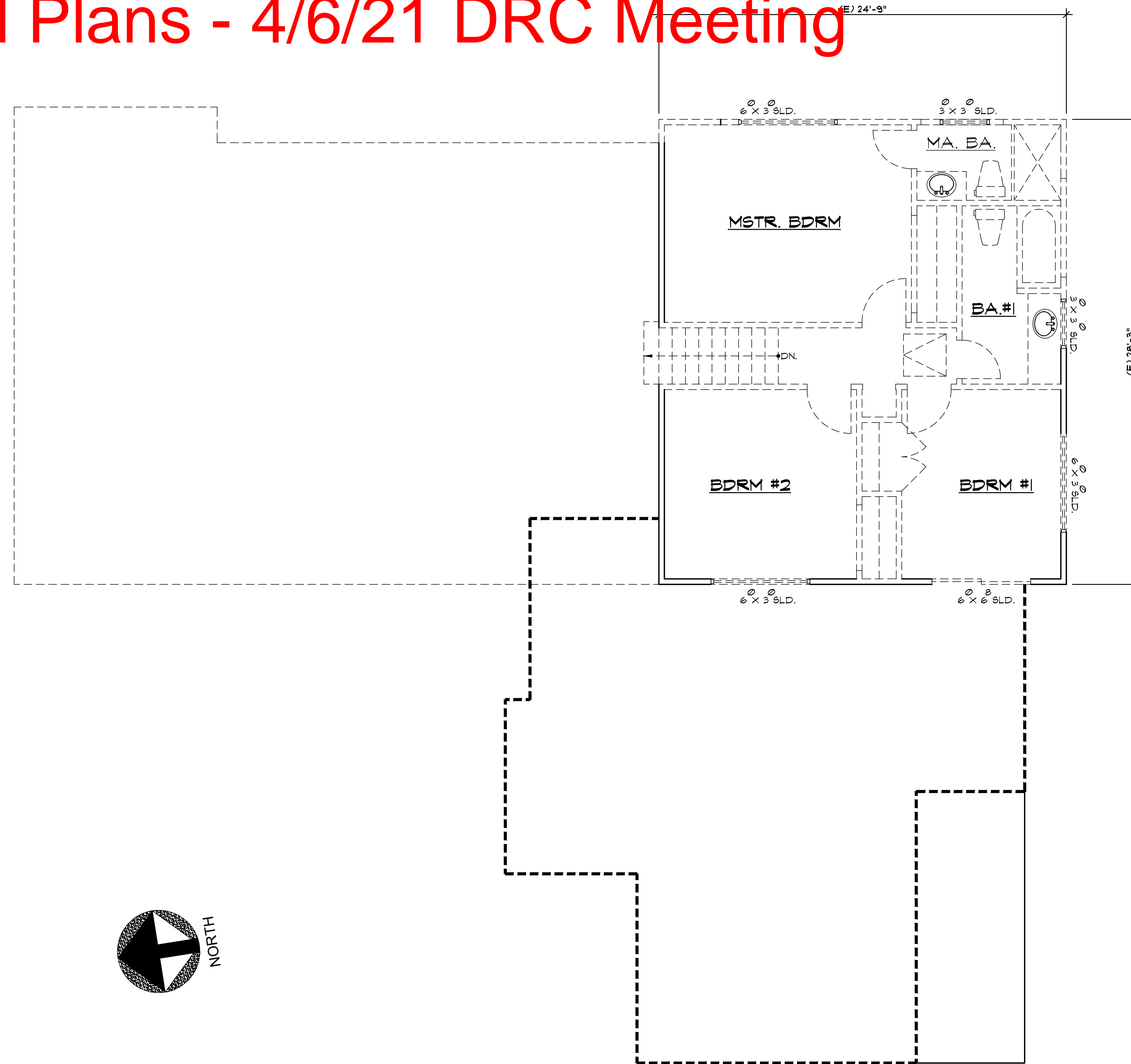
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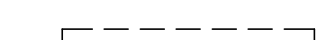
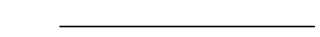
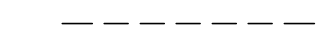

EXISTING FIRST FLOOR PLAN / DEMO PLAN

Revised Plans - 4/6/21 DRC Meeting



EXISTING SECOND FLOOR PLAN / DEMO PLAN

LEGEND

-  EXISTING WALL TO REMAIN.
-  EXISTING WALL TO BE REMOVED.
-  ITEMS TO REMAIN.
-  ITEMS TO BE REMOVED.
-  NEW FOOT PRINT

No. Date Description

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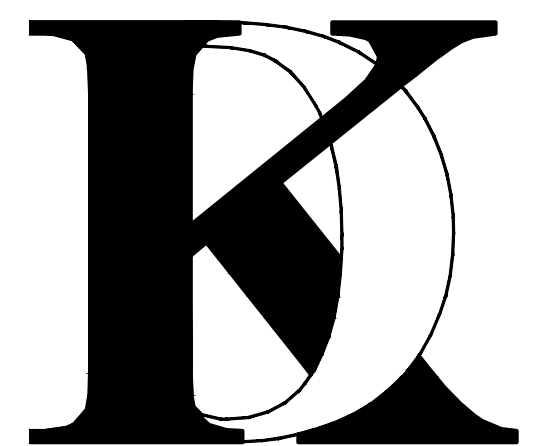
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Client :

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farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 1-07-22
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2022.01

Signature :

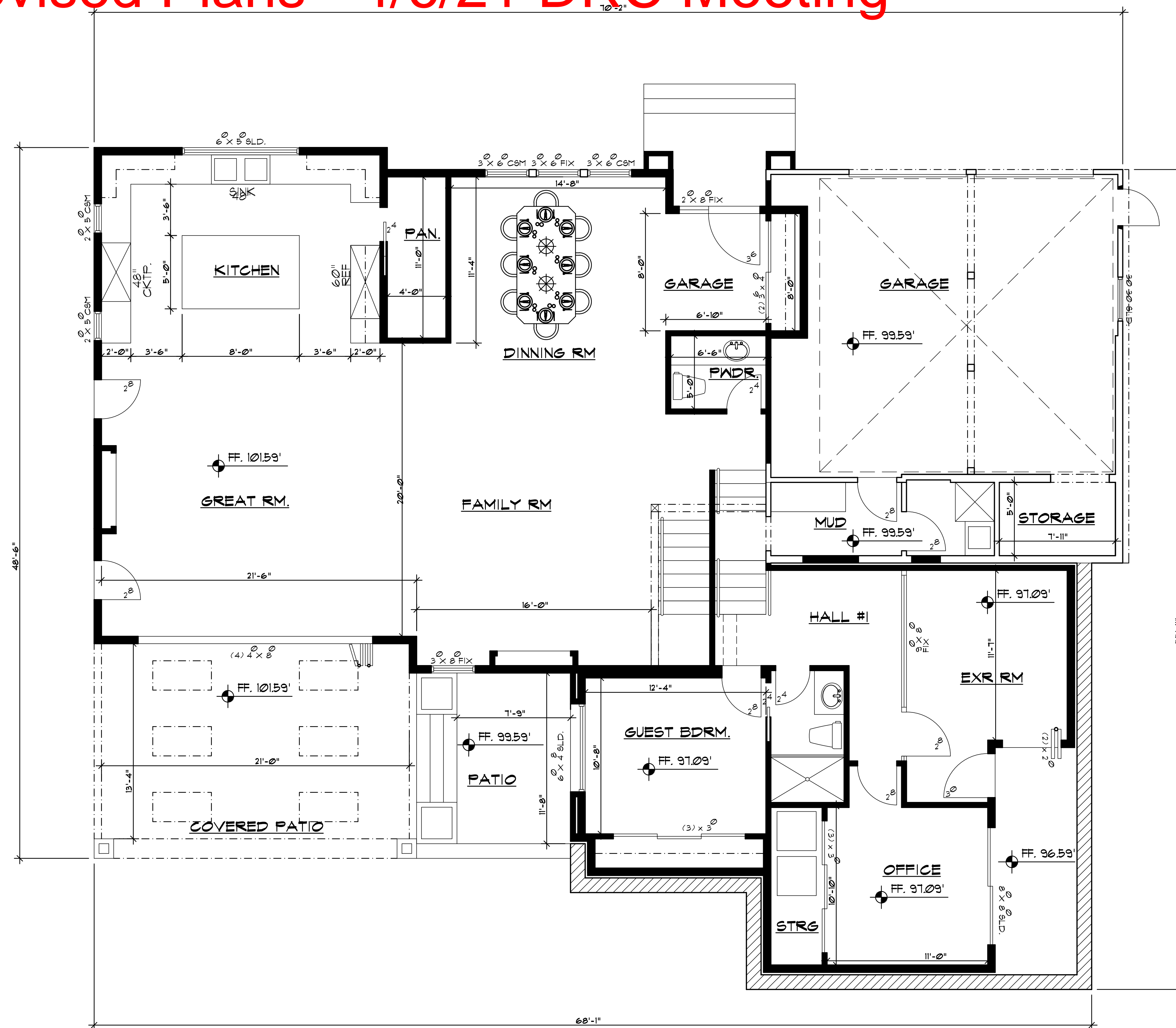
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EXISTING SECOND FLOOR
PLAN / DEMO PLAN

Sheet No. :

A-2.1

Revised Plans - 4/6/21 DRC Meeting



- (N) 2 X STUD WALL
- (E) 2 X STUD WALL
- SOFFIT, UPPER CABINET, BEAM ABOVE
- EXTERIOR ELEVATION
- BUILDING SECTION
- DETAIL REFERENCE

No. Date Description

No.	Date	Description

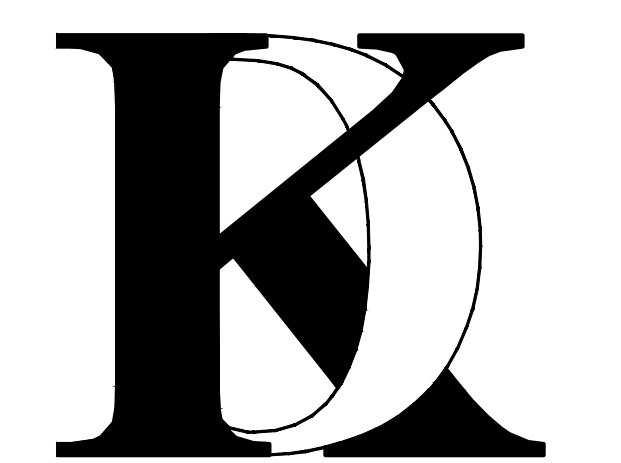
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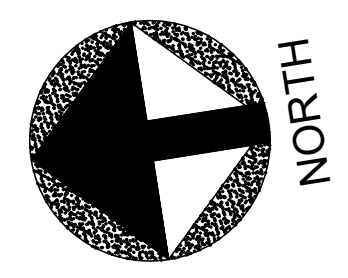
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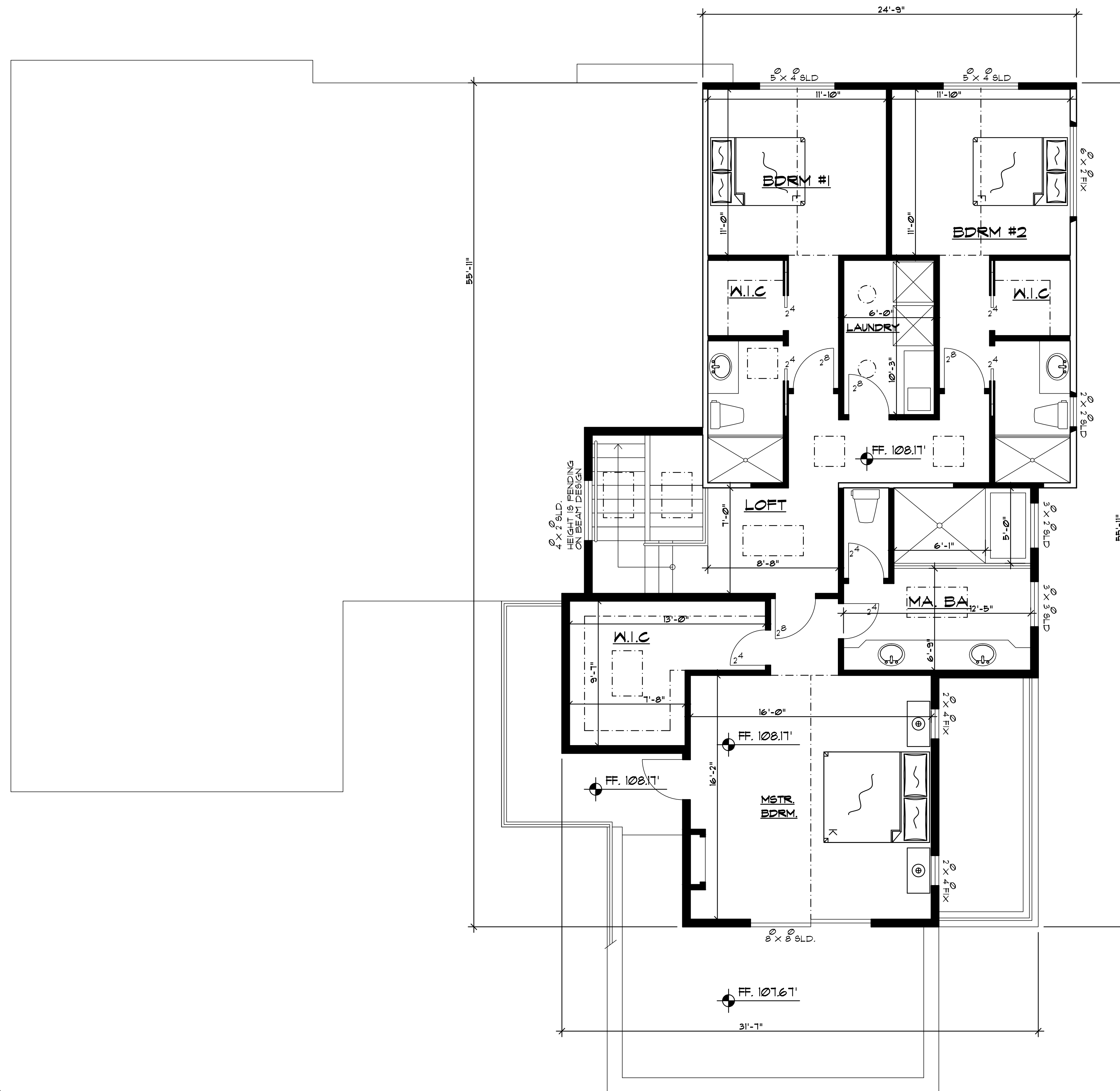
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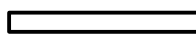
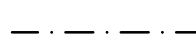
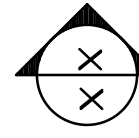
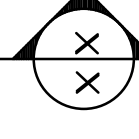
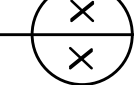


PROPOSED FIRST FLOOR PLAN

Revised Plans - 4/6/21 DRC Meeting



LEGEND

-  (N) 2 X STUD WALL
-  (E) 2 X STUD WALL
-  SOFFIT, UPPER CABINET, BEAM ABOVE
-  EXTERIOR ELEVATION
-  BUILDING SECTION
-  DETAIL REFERENCE

No. Date Description

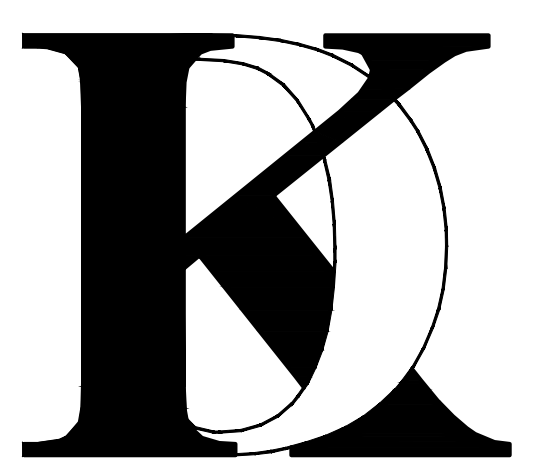
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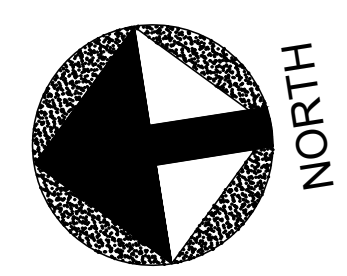
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Sheet Title :

PROPOSED SECOND FLOOR

Sheet No. :


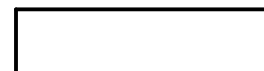
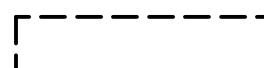
A-2.3






PROPOSED SECOND FLOOR PLAN

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LEGEND

-  EXISTING ROOF TO BE DEMOLISHED
-  EXISTING ROOF TO REMAIN
-  FOOTPRINT OF EXISTING BUILDING

No. Date Description

-  _____
-  _____
-  _____

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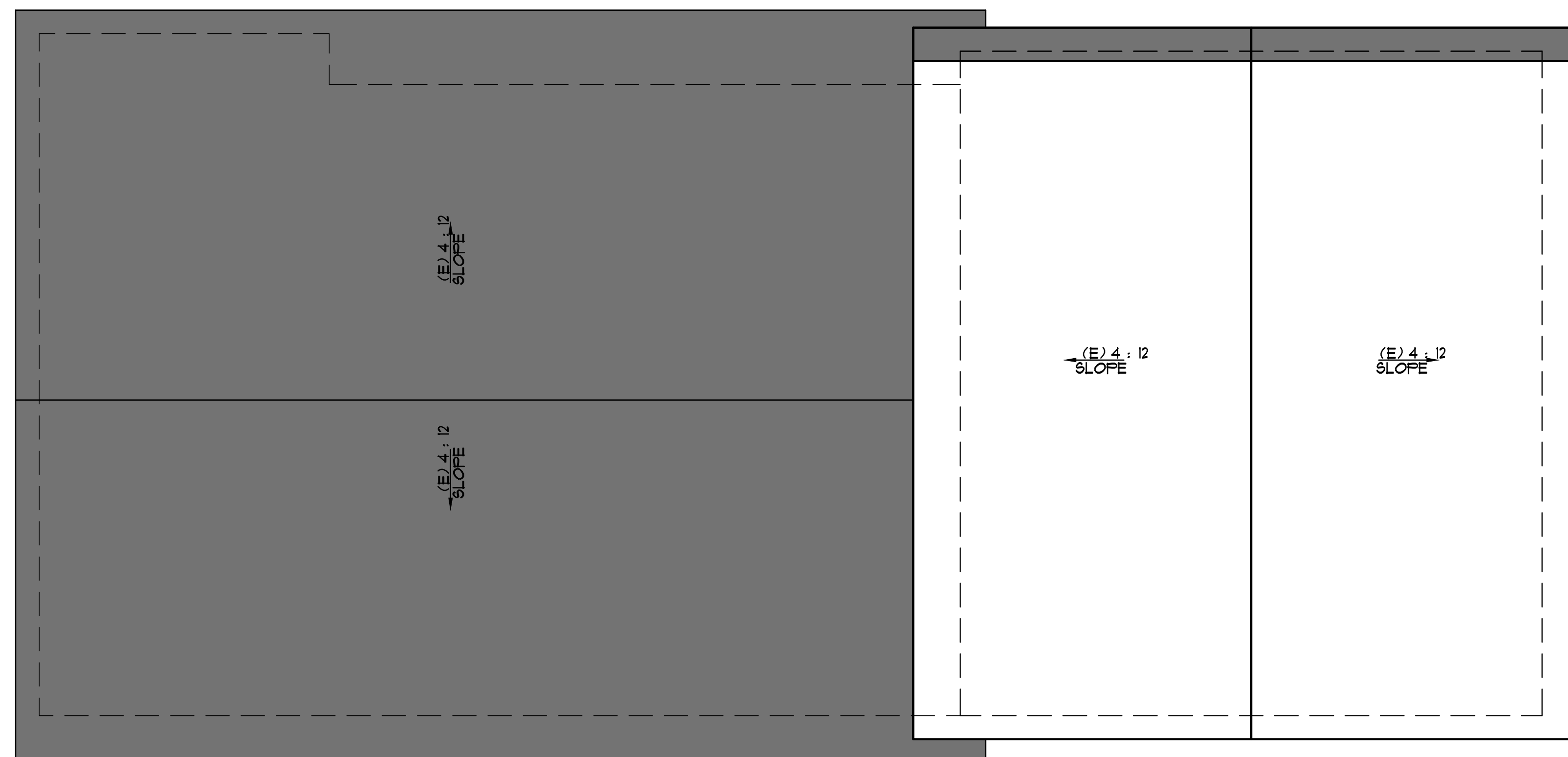
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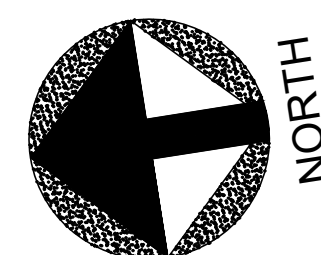
EXISTING ROOF PLAN
PLAN / DEMO PLAN

Sheet No. :

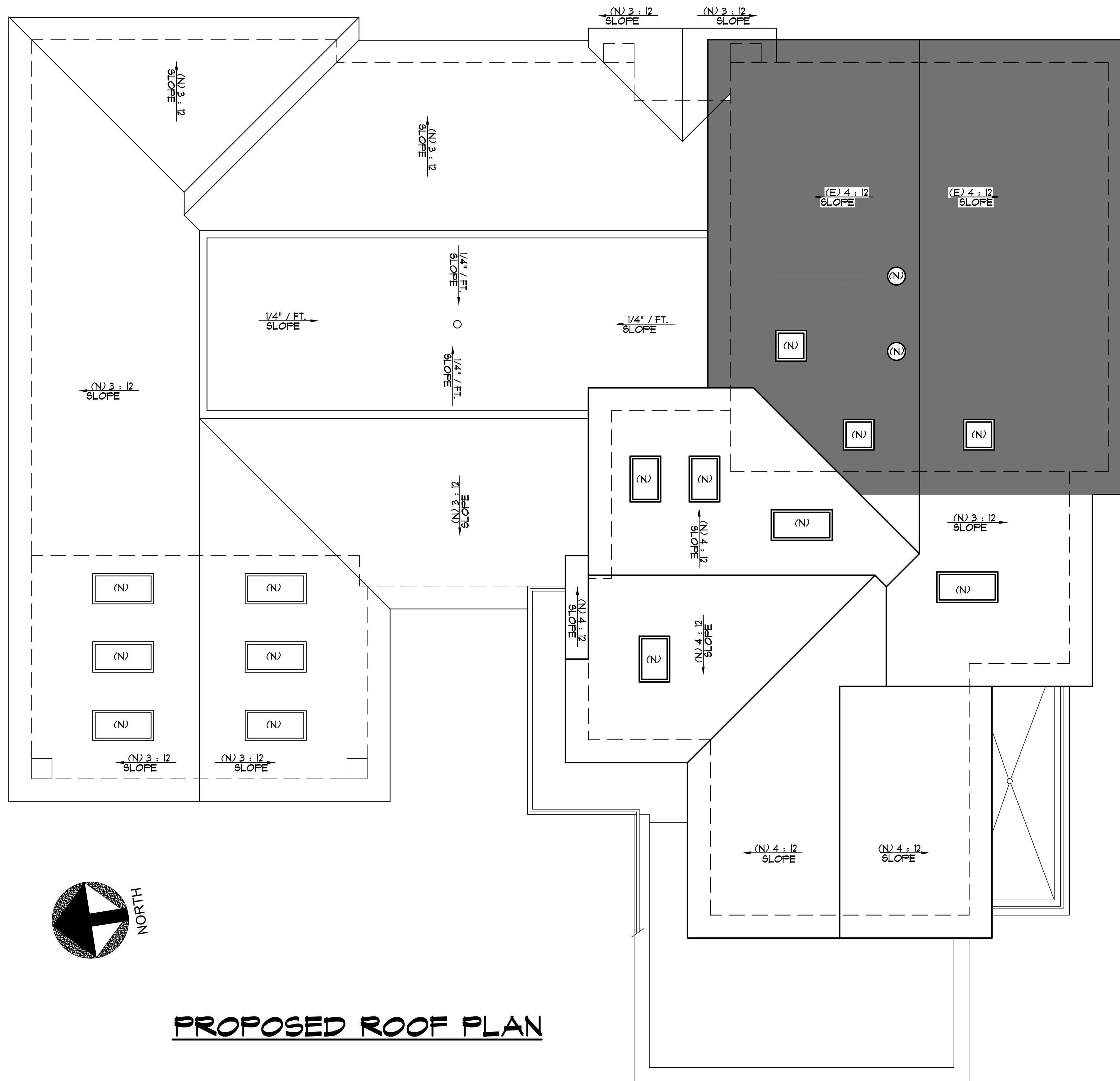
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EXISTING ROOF PLAN / DEMO PLAN


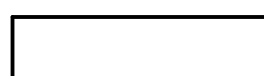



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PROPOSED ROOF PLAN

LEGEND

-  EXISTING ROOF TO REMAIN
-  NEW ROOF
-  FOOTPRINT OF BUILDING

No. Date Description

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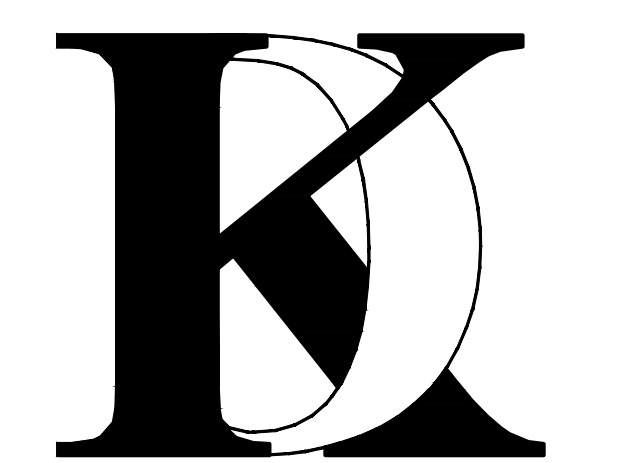
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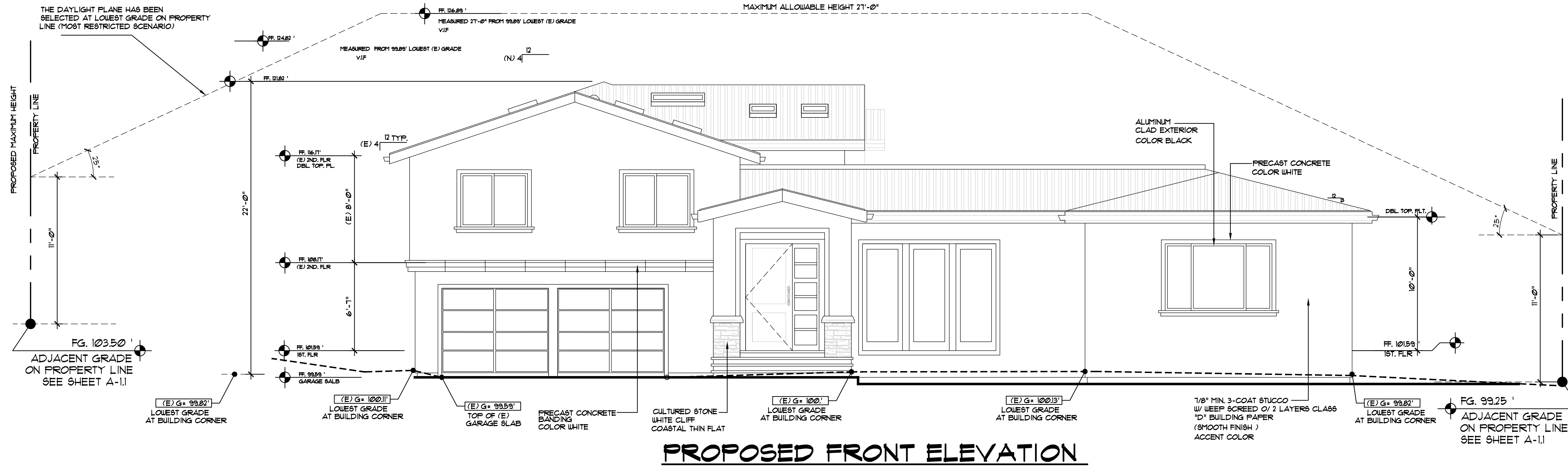
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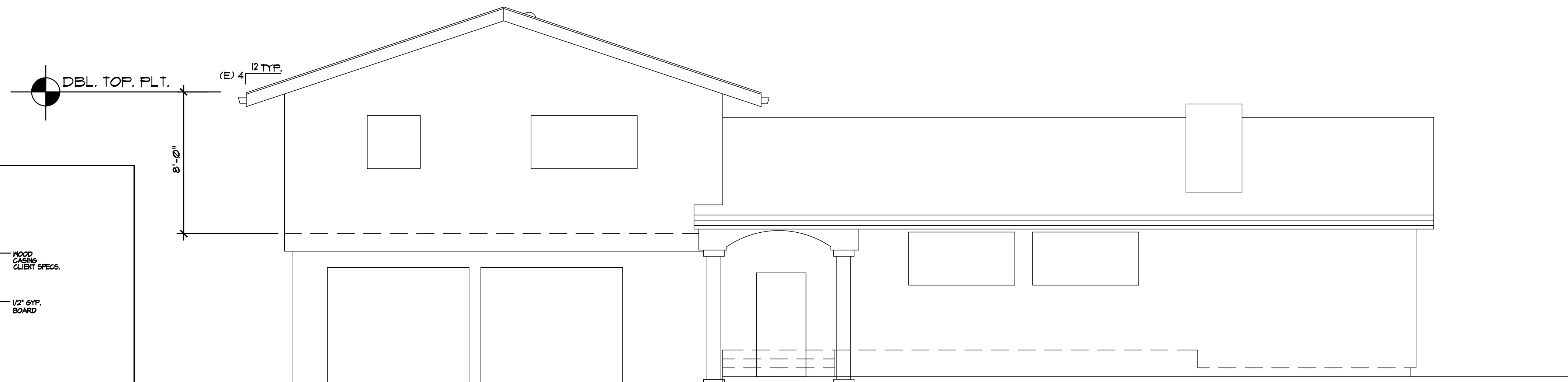
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Sheet No. :
A-3.1

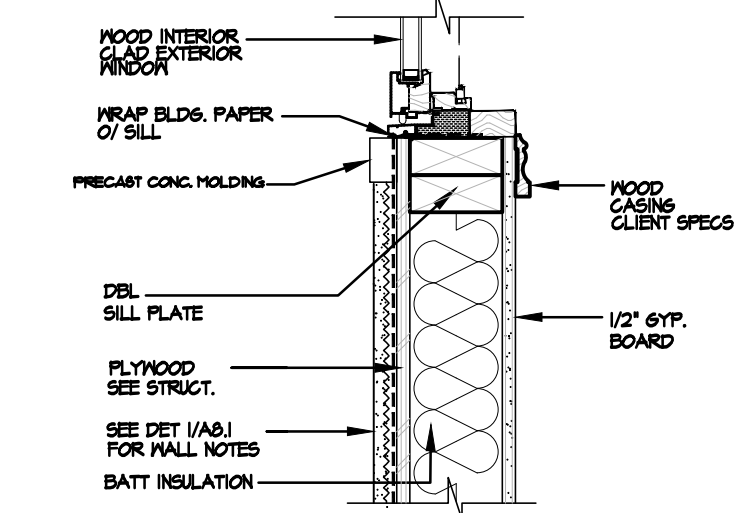
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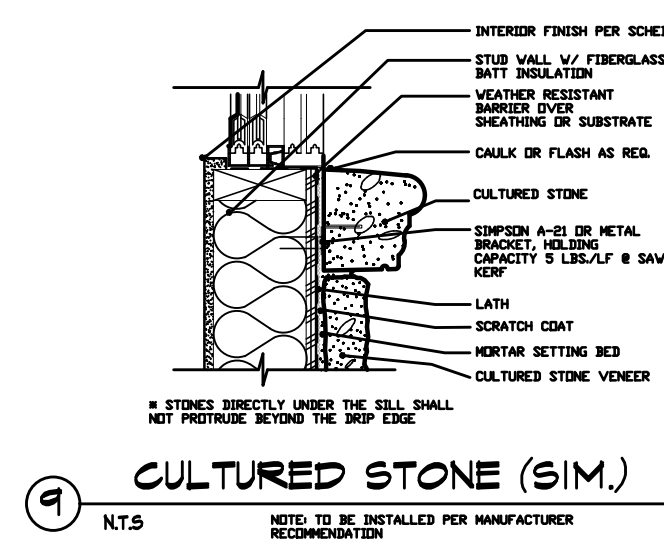
PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



6 EXTERIOR WINDOW SILL
NTS



9 CULTURED STONE (SIM.)
NTS
NOTE: TO BE INSTALLED PER MANUFACTURER RECOMMENDATION

No. Date Description

- △
- △
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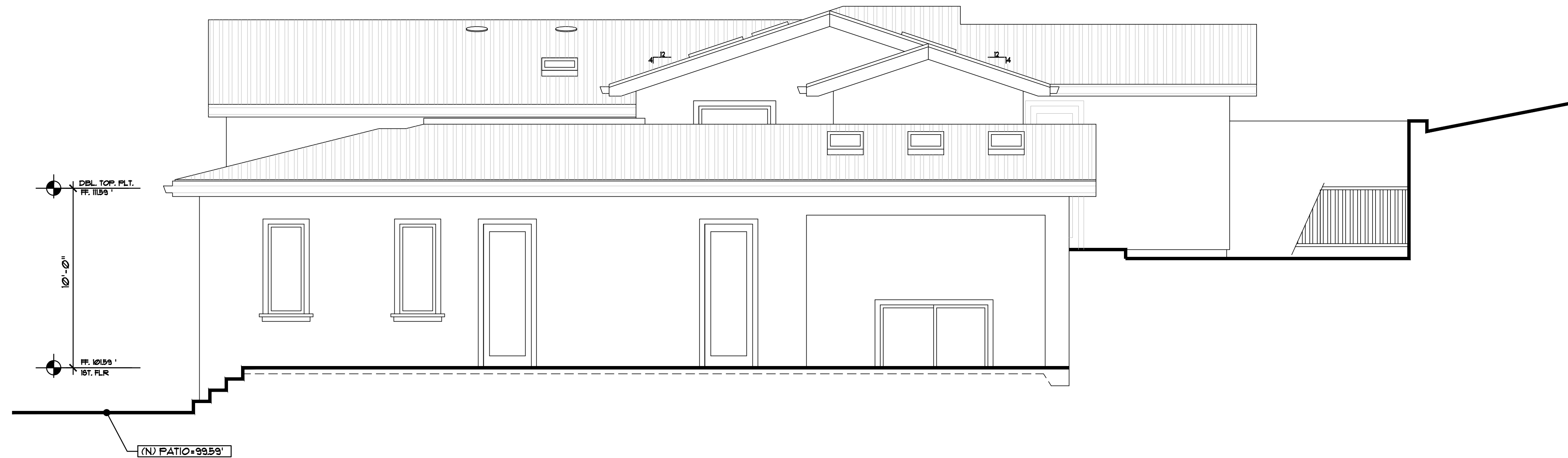
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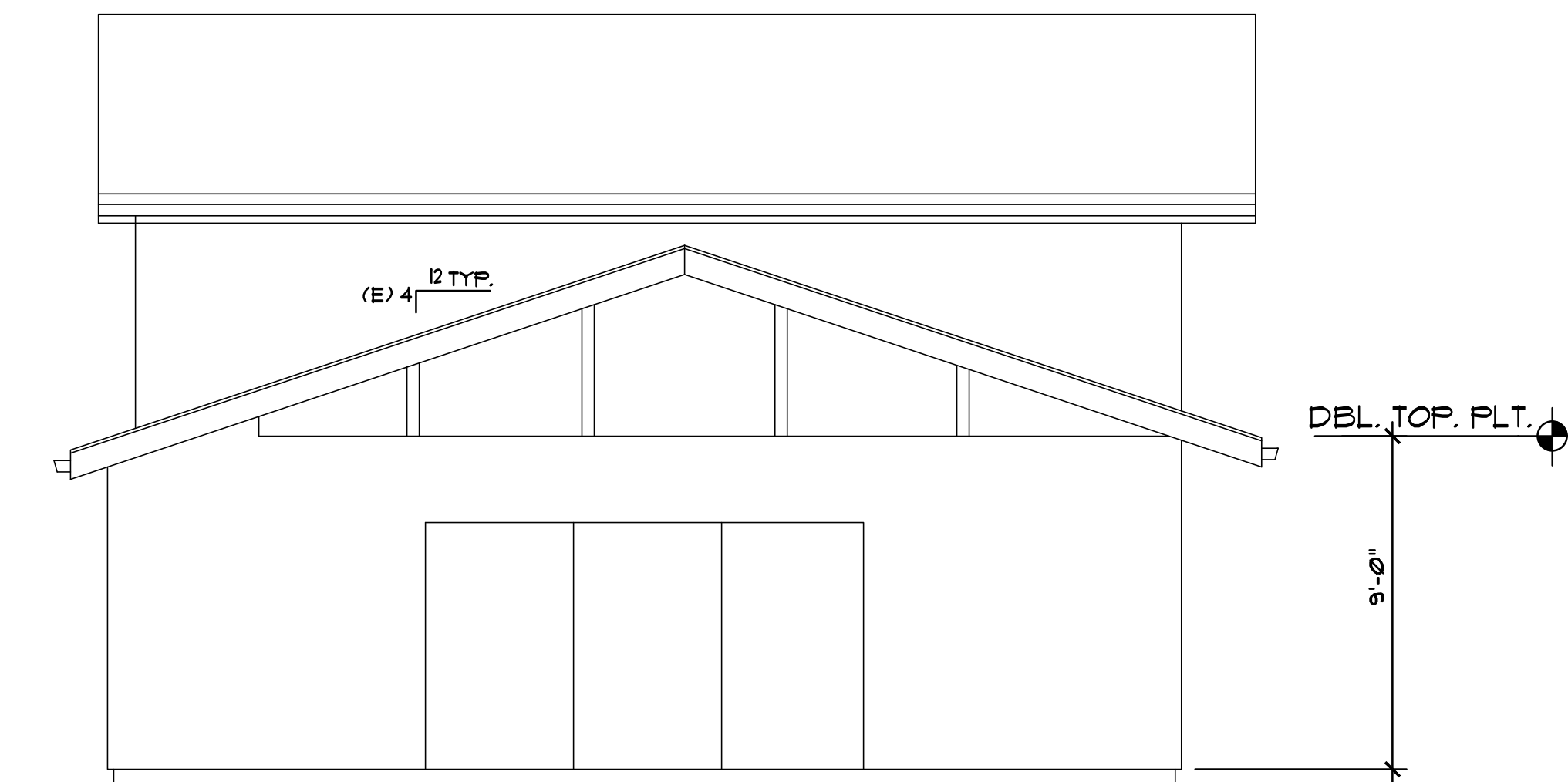
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A-4.0

Revised Plans - 4/6/21 DRC Meeting



PROPOSED RIGHT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION

No.	Date	Description
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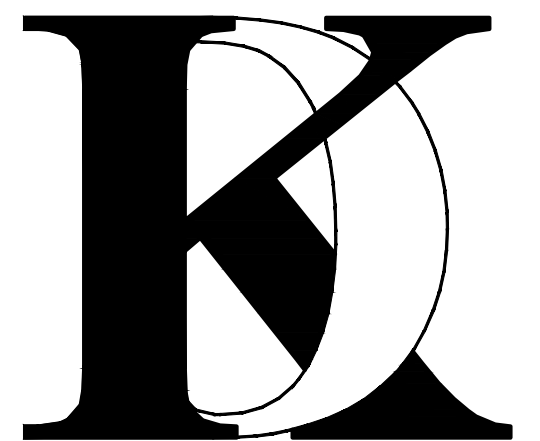
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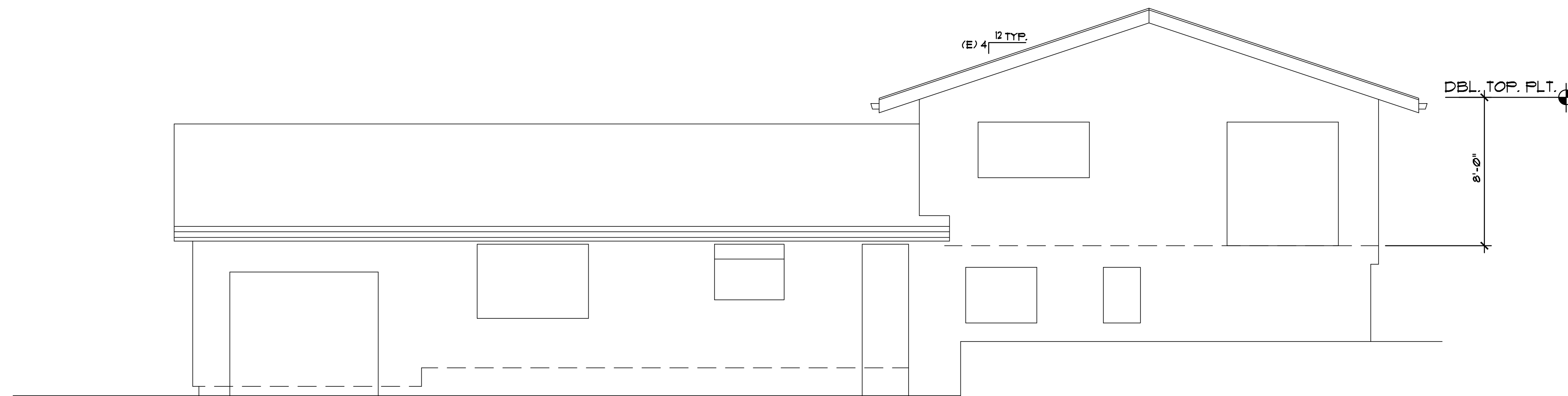
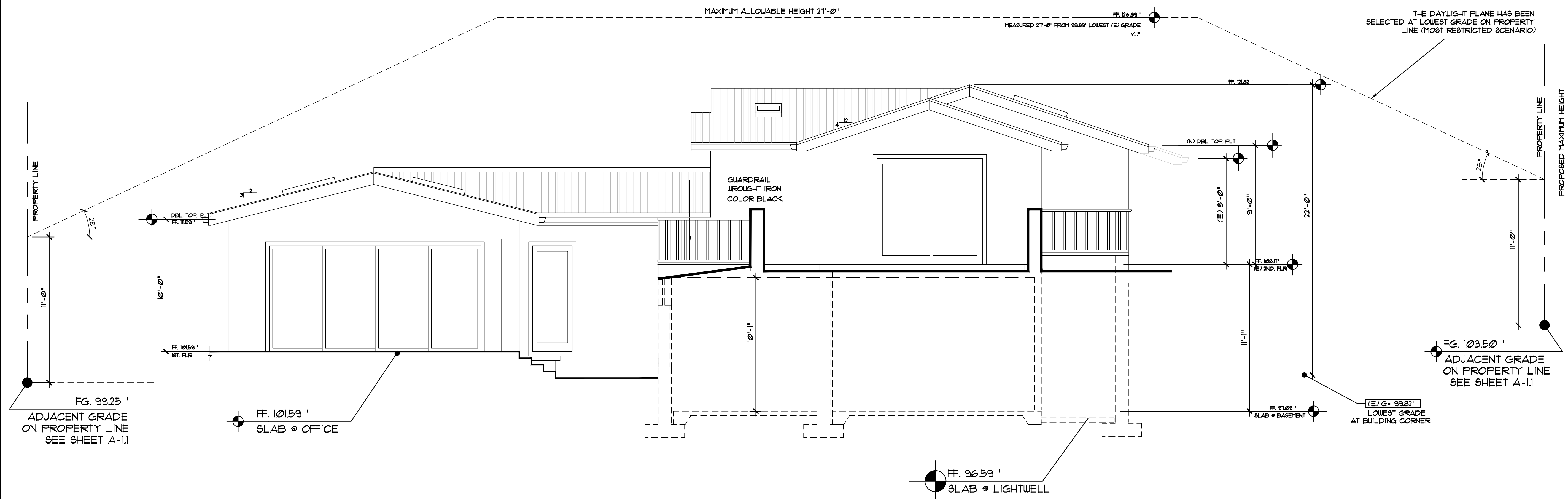
Sheet Title :

EXTERIOR
ELEVATION

Sheet No. :

A-4.1

Revised Plans - 4/6/21 DRC Meeting



EXISTING REAR ELEVATION

No. Date Description

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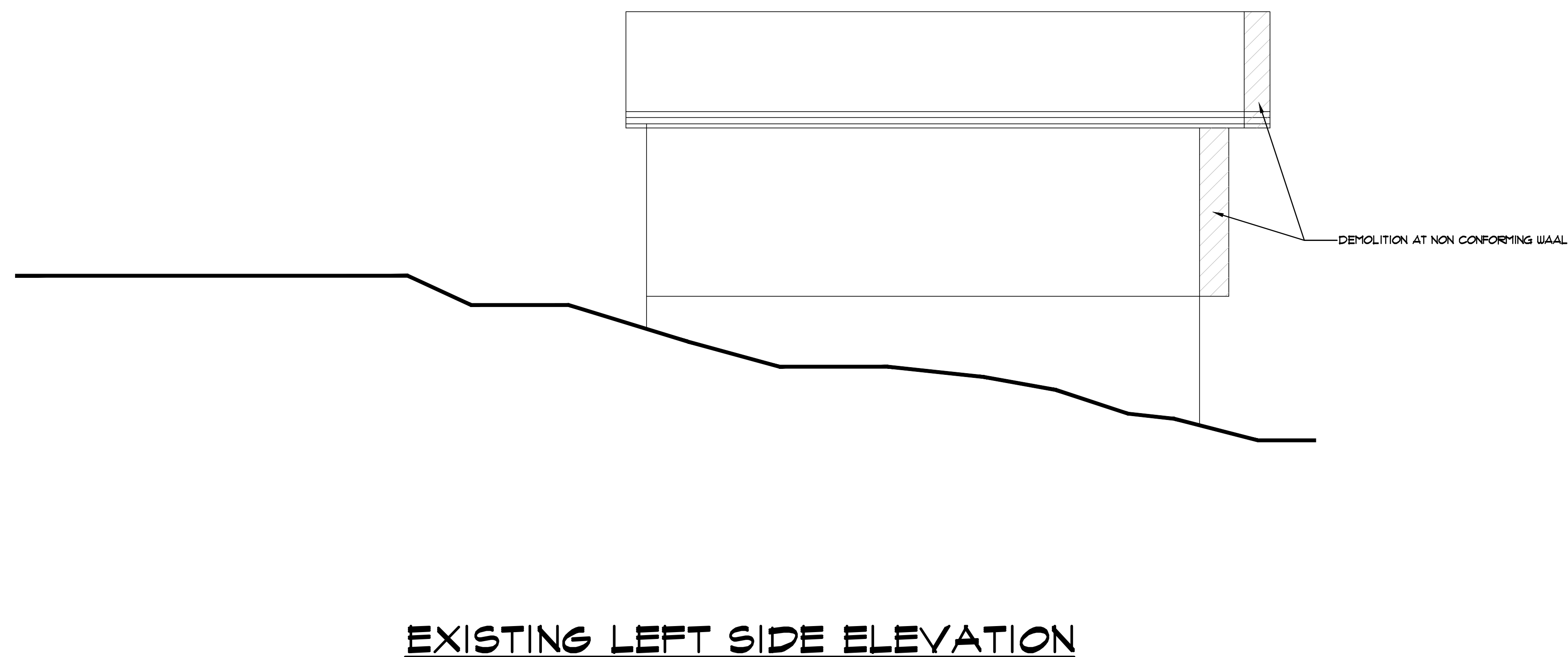
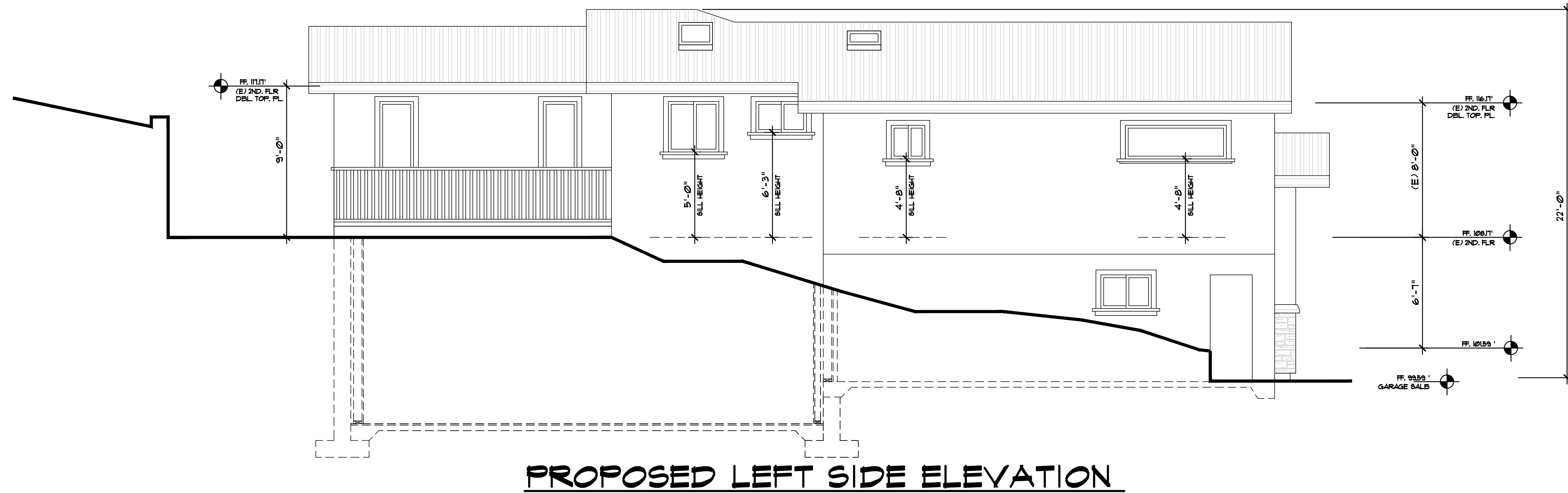
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EXTERIOR
ELEVATION

Sheet No. :

A-4.2

Revised Plans - 4/6/21 DRC Meeting



No.	Date	Description
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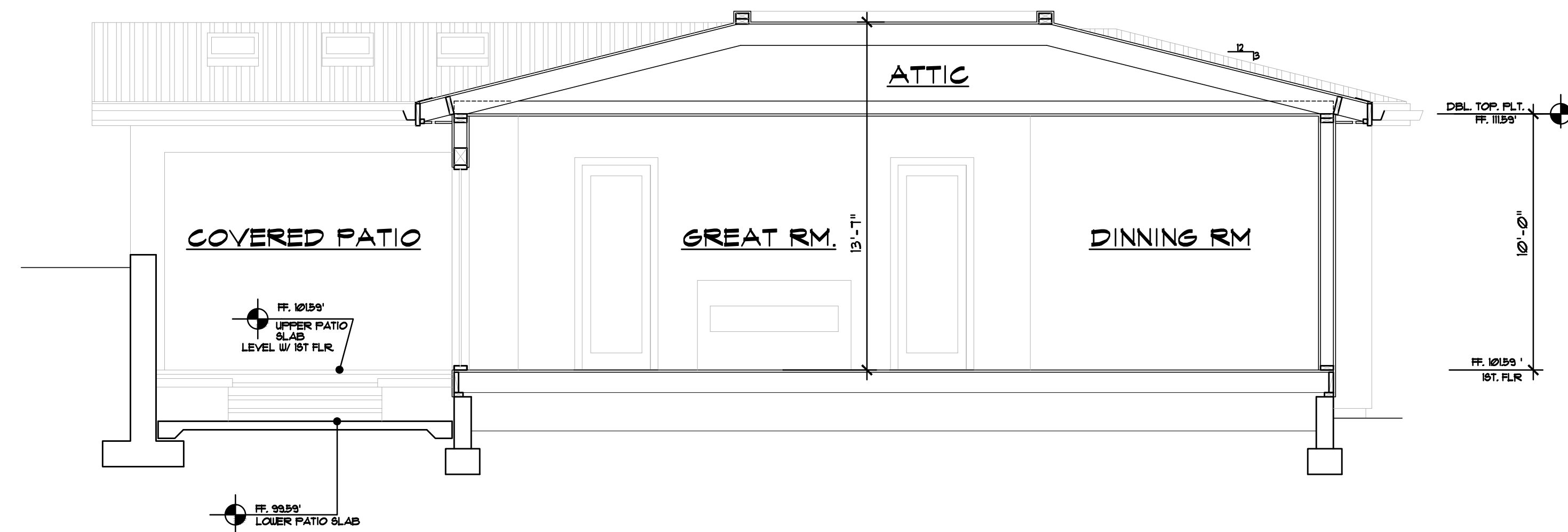
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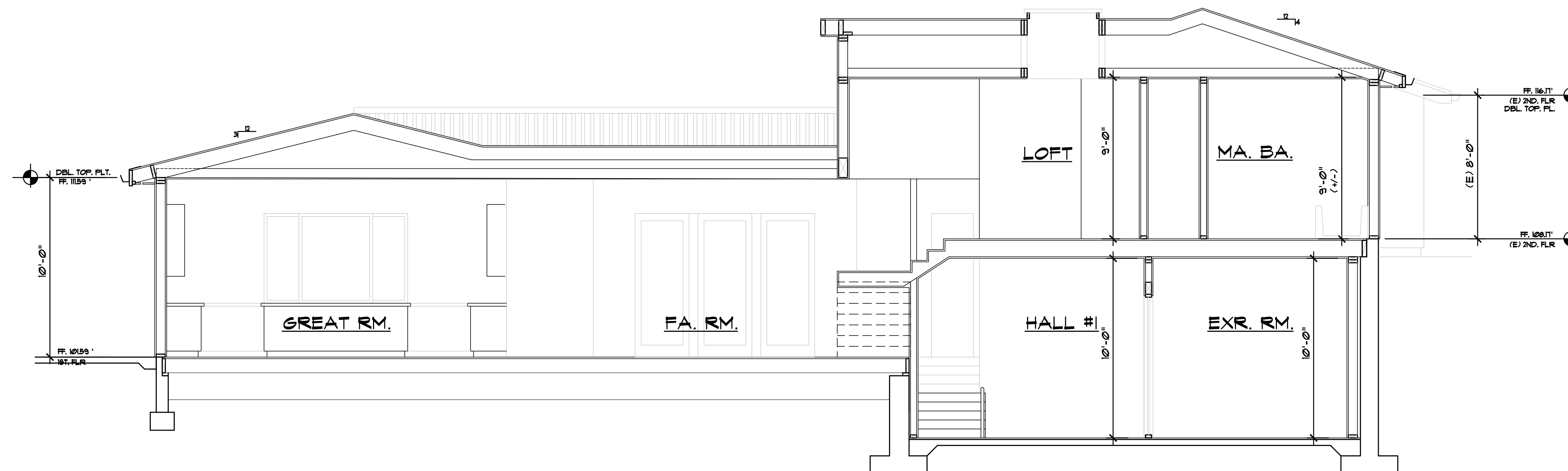
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 EXTERIOR
 ELEVATION

Sheet No. :
A-4.3

Revised Plans - 4/6/21 DRC Meeting



SECTION A-A



SECTION B-B

No.	Date	Description
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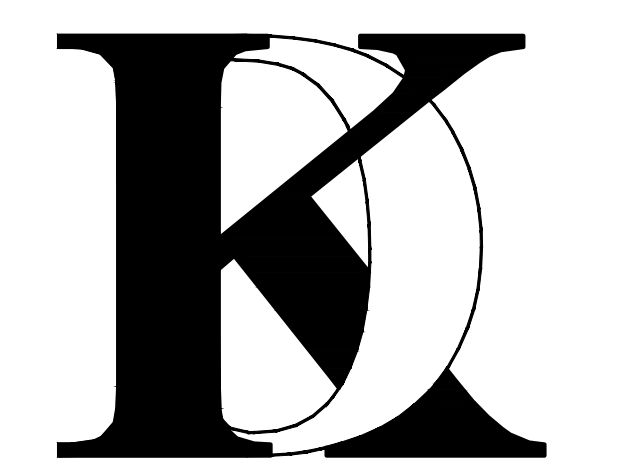
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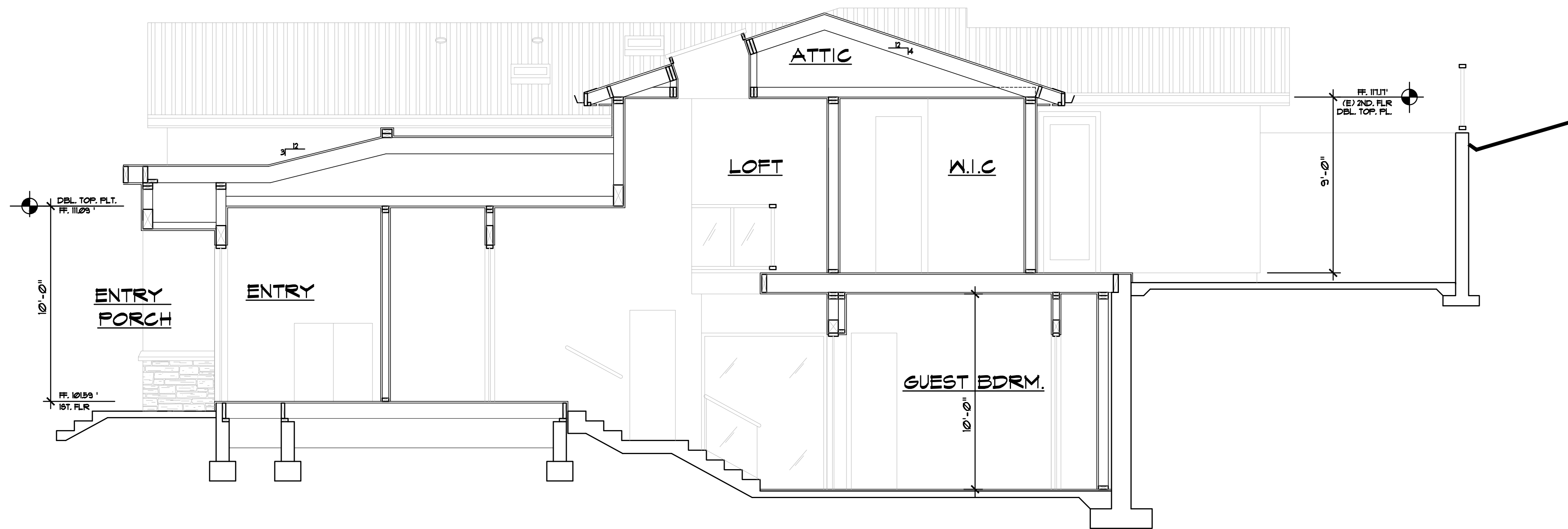
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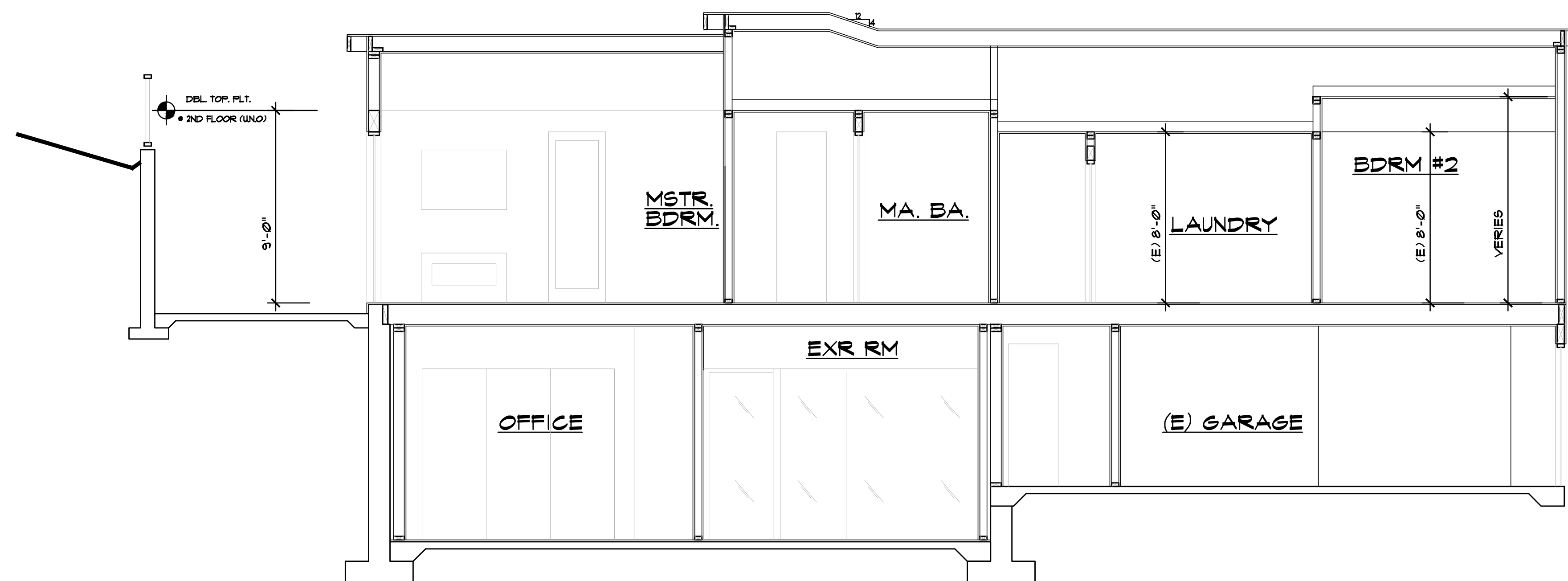
Sheet Title :
BUILDING SECTIONS

Sheet No. :
A-5.0

Revised Plans - 4/6/21 DRC Meeting



SECTION C-C



SECTION D-D

No.	Date	Description
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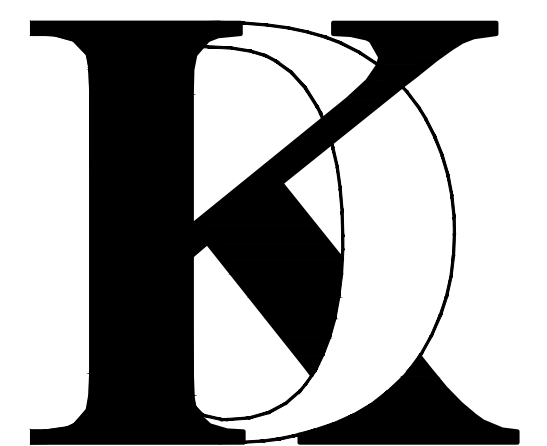
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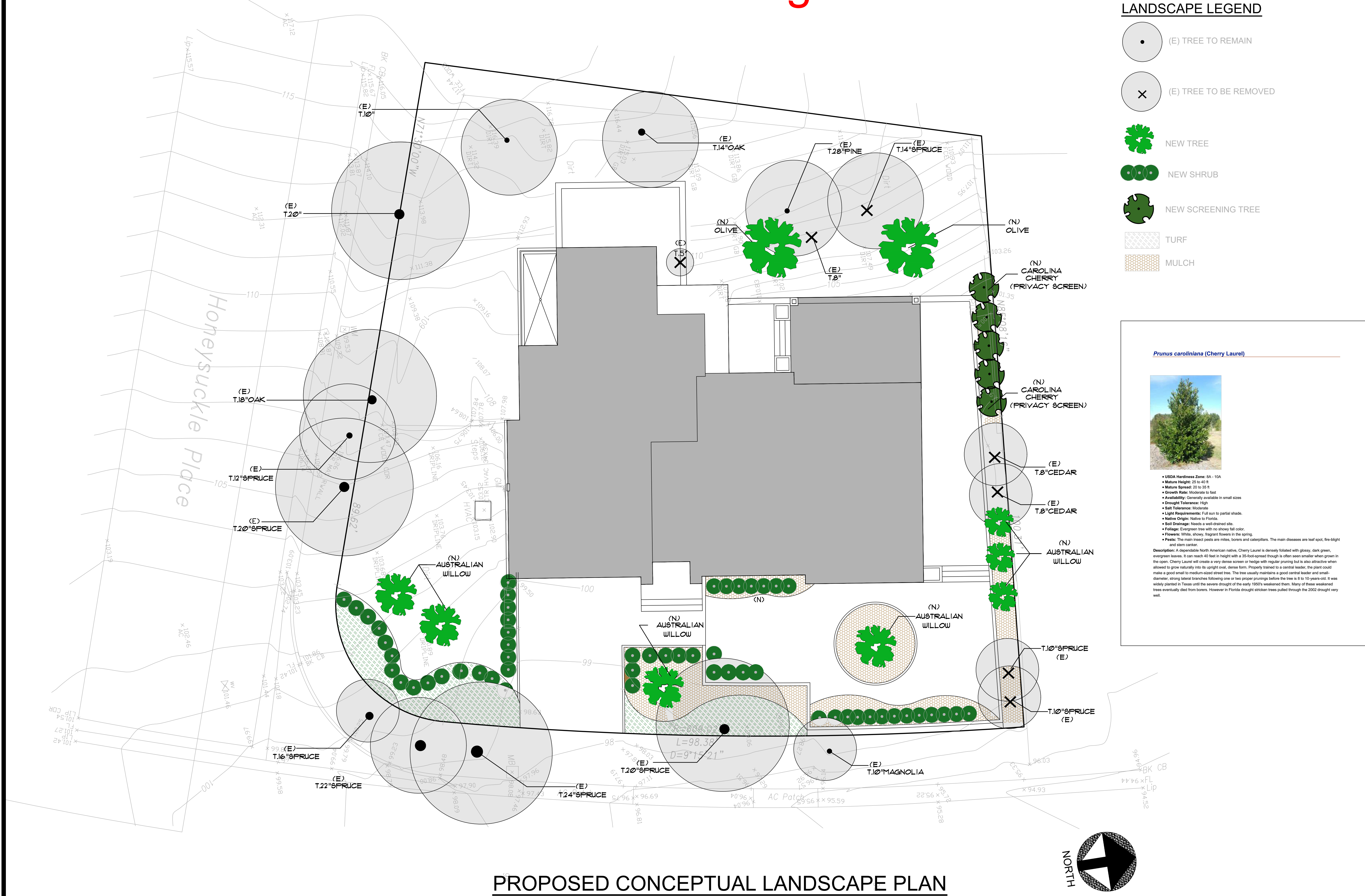
Sheet Title :

**BUILDING
SECTIONS**

Sheet No. :

A-5.1

Revised Plans - 4/6/21 DRC Meeting



LANDSCAPE LEGEND

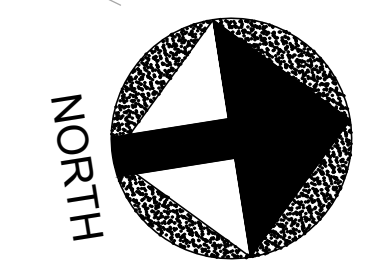
- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED
- NEW TREE
- NEW SHRUB
- NEW SCREENING TREE
- TURF
- MULCH

Prunus caroliniana (Cherry Laurel)

- USDA Hardiness Zone: 9A - 10A
- Mature Height: 25 to 40 ft
- Mature Spread: 20 to 35 ft
- Growth Rate: Moderate to fast
- Availability: Generally available in small sizes
- Drought Tolerance: High
- Salt Tolerance: Moderate
- Light Requirements: Full sun to partial shade
- Native Origin: Native to Florida
- Soil Drainage: Needs a well-drained site
- Foliage: Evergreen tree with no showy fall color
- Flowers: White, showy, fragrant flowers in the spring
- Pests: The main insect pests are mites, borers and caterpillars. The main diseases are leaf spot, fire-blight and stem canker.

Description: A dependable North American native, Cherry Laurel is densely foliated with glossy, dark green, evergreen leaves. It can reach 40 feet in height with a 35-foot-spread though is often seen smaller when grown in the open. Cherry Laurel will create a very dense screen or hedge with regular pruning but is also attractive when allowed to grow naturally into its upright oval, dense form. Properly trained to a central leader, the plant could make a good small to medium-sized street tree. The tree usually maintains a good central leader and small-diameter, strong lateral branches following one or two proper prunings before the tree is 8 to 10 years-old. It was widely planted in Texas until the severe drought of the early 1920's weakened them. Many of these weakened trees eventually died from borers. However in Florida drought stricken trees pulled through the 2002 drought very well.

PROPOSED CONCEPTUAL LANDSCAPE PLAN

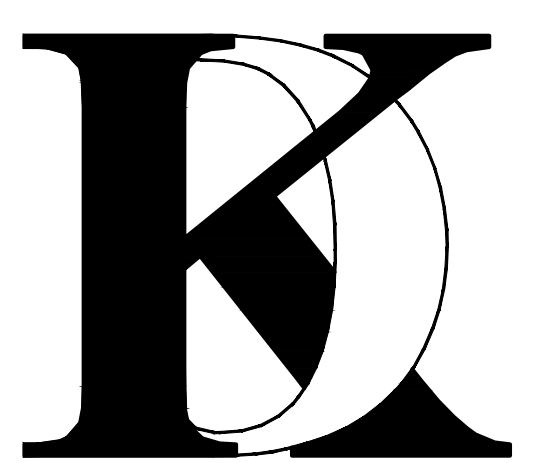


No.	Date	Description
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Client :
Mr. and Mrs. Alon
 2256 DEODARA DR.
 LOS ALTOS, CA

Project :
Mr. and Mrs. Alon
 2256 DEODARA DR.
 LOS ALTOS, CA



4657 TAMPICO WAY
 SAN JOSE, CA. 95118
 Phone (408) 888-6662
 farnaz@khadivdesign.com

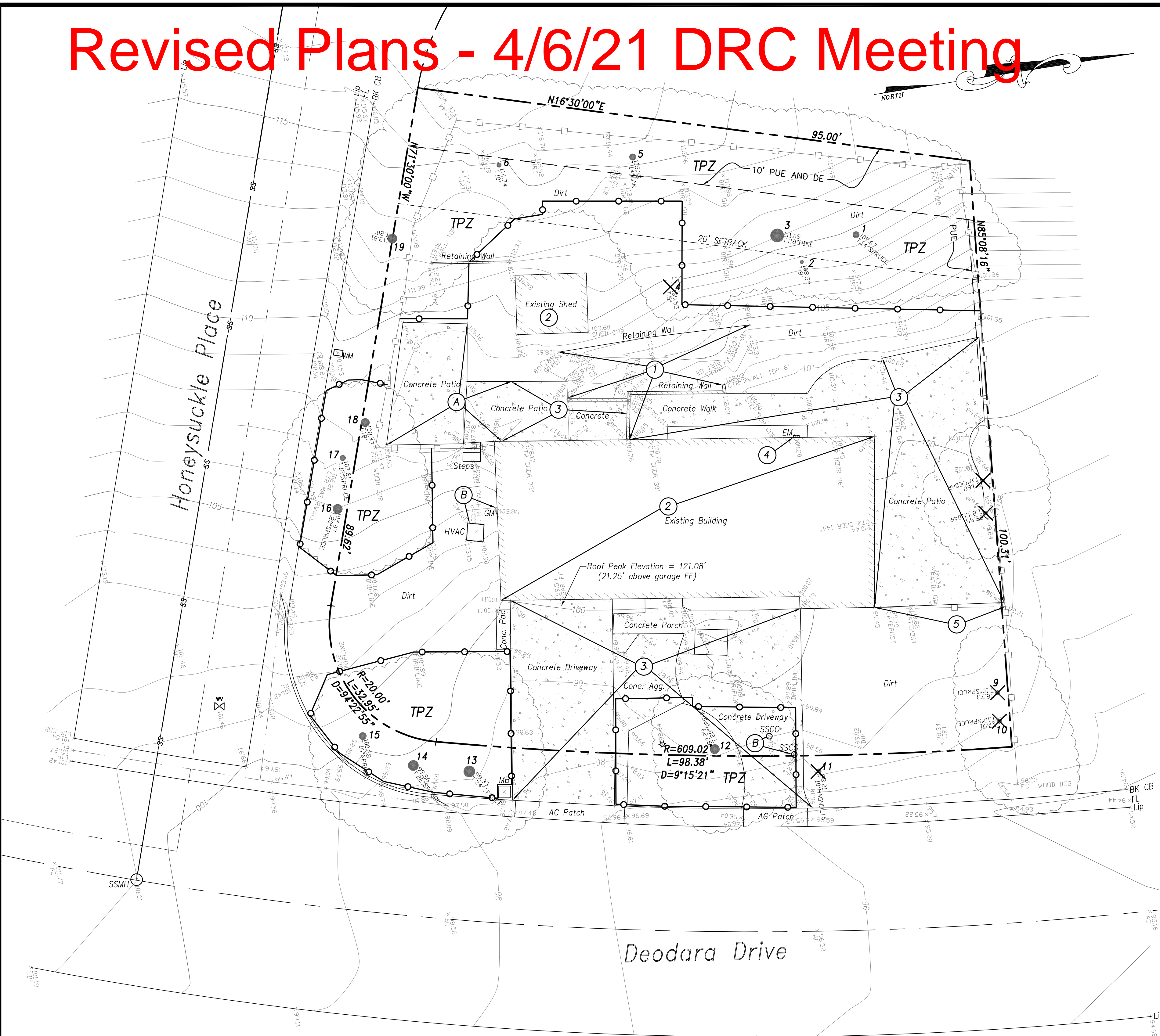
KHADIV-DESIGN

Date: 1-07-22
 Scale: 1/8"=1'-0"
 Drawn By: FK
 Job No: 2022.01
 Signature:

Sheet Title :
**PROPOSED
 CONCEPTUAL
 LANDSCAPE**

Sheet No. :
LD-1.0

Revised Plans - 4/6/21 DRC Meeting



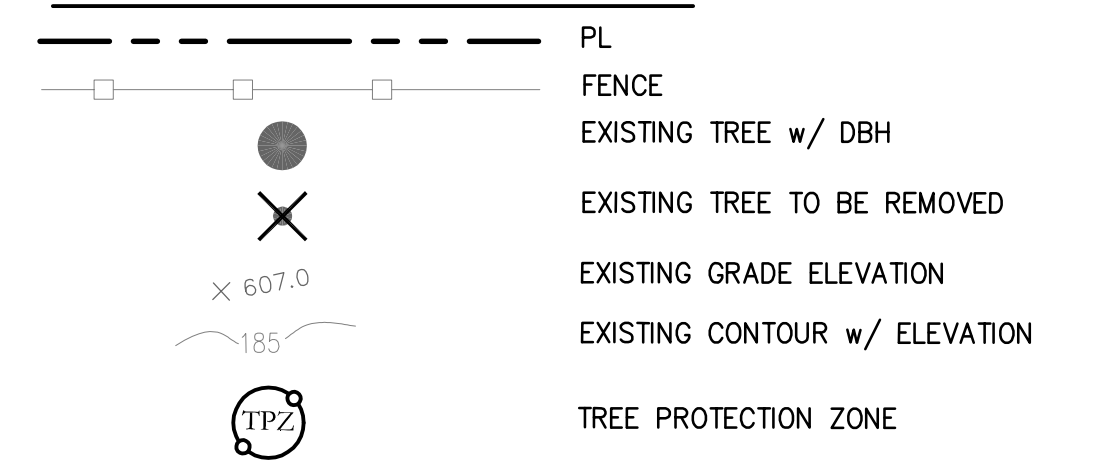
ARBORIST'S REPORT

ARBORIST'S REPORT FOR THE PROJECT HAS BEEN PREPARED BY KIELTY ARBORIST SERVICES, LLC, DATED JUNE 25, 2021 ATTACHED SEPARATELY. THE PAGES SHOWN BELOW ARE FROM THE SAME REPORT.

Survey Key:
DBH-Diameter at breast height (54" above grade)
CON- Condition rating (1-100)
HT/SP- Tree height/ canopy spread
 *Indicates neighbor's trees
P-Indicates protected tree by city ordinance
R-Indicates proposed removal

Tree#	Species	DBH	CON	HT/SP	Comments
1	Deodar cedar (<i>Cedrus deodara</i>)	14.7	B	50/30	Good vigor, poor form, topped in past for utility line clearance.
2	Toyon (<i>Heteromeles arbutifolia</i>)	3-3-3	C	12/10	Fair vigor, fair form, multi leader at grade.
3P	Monterey pine (<i>Pinus radiata</i>)	25.3	D	45/35	Fair vigor, poor form, topped in past for utility line clearance, poor species.
4	Toyon (<i>Heteromeles arbutifolia</i>)	3-3-3-3	C	10/15	Fair to poor vigor, fair form, multi leader at grade.
5P	Coast live oak (<i>Quercus agrifolia</i>)	15.0	C	30/30	Good vigor, poor form, topped for utilities.
6	Coast live oak (<i>Quercus agrifolia</i>)	7.9	A	20/15	Good vigor, good form.
7*P	Deodar cedar (<i>Cedrus deodara</i>)	18est	C	50/30	Good vigor, poor form, topped for utilities.
8*	Privet (<i>Ligustrum japonicum</i>)	6-6est	D	20/12	Good vigor, poor form, topped, fair screen.
9R	Deodar cedar (<i>Cedrus deodara</i>)	10.8	A	55/20	Good vigor, good form.
10R	Deodar cedar (<i>Cedrus deodara</i>)	10.7	A	55/20	Good vigor, good form.
11R	Magnolia (<i>Magnolia grandiflora</i>)	8.4	F	30/20	Poor vigor, poor form, nearly dead.
12P	Deodar cedar (<i>Cedrus deodara</i>)	22.0	D	45/30	Good vigor, poor form, topped in past at 6 feet, leans out of ground.
13P	Deodar cedar (<i>Cedrus deodara</i>)	25.4	B	60/35	Good vigor, poor form, topped in past.
14P	Deodar cedar (<i>Cedrus deodara</i>)	25.0	B	60/35	Good vigor, poor form, topped in past.
15	Deodar cedar (<i>Cedrus deodara</i>)	14.2	D	50/20	Fair vigor, poor form, suppressed, no room for tree.
16P	Deodar cedar (<i>Cedrus deodara</i>)	19.5	B	55/30	Good vigor, poor form, topped.
17	Deodar cedar (<i>Cedrus deodara</i>)	13.0	B	50/20	Good vigor, poor form, topped.
18P	Green ash (<i>Fraxinus uhdei</i>)	21.0	D	50/30	Good vigor, poor form, topped at 10 feet.
19P	Green ash (<i>Fraxinus uhdei</i>)	16.0	D	50/30	Good vigor, poor form, topped at 10 feet.
20P	Monterey pine (<i>Pinus radiata</i>)	15.0	D	35/30	Fair to poor vigor, poor form, grows towards utilities.

DEMOLITION LEGEND



ABBREVIATIONS

- ASPH. ASPHALT
- CONC. CONCRETE
- EP EDGE OF PAVEMENT
- EX EXISTING
- GM GAS METER
- MB MAIL BOX
- SSCO SANITARY SEWER CLEAN-OUT
- WM WATER METER
- WV WATER VALVE
- JP JOINT POLE
- TPZ TREE PROTECTION ZONE

DEMOLITION NOTES:

- CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE CITY OF LOS ALTOS BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
- THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT. DEMOLITION WITHIN CITY RIGHT-OF-WAY SHALL BE DONE UNDER AN ENCROACHMENT PERMIT WITH THE CITY OF LOS ALTOS.
- CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
- UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS IN THE PROJECT SOILS REPORT.

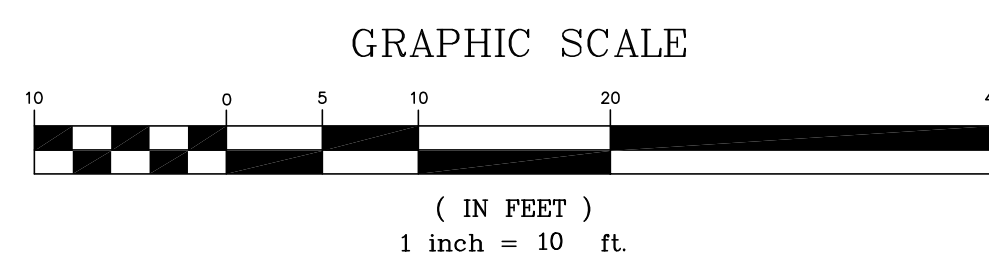
REMOVAL NOTES

- REMOVE EXISTING RETAINING WALL
- REMOVE EXISTING BUILDING
- REMOVE EXISTING CONCRETE
- REMOVE EXISTING UTILITY
- REMOVE EXISTING FENCE

PROTECTION NOTES

- A PROTECT EXISTING CONCRETE
- B PROTECT EXISTING UTILITY

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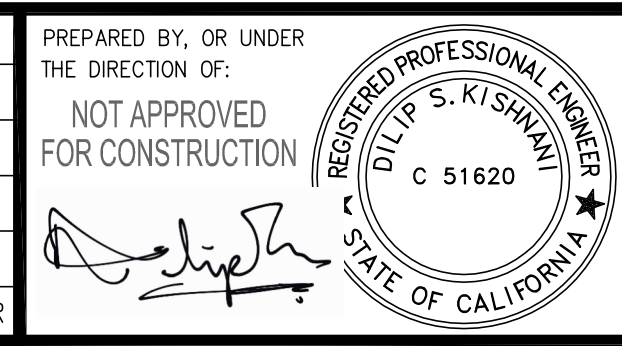


GROSS LOT AREA = 11,374 SQ. FT. (0.2611 ACRES)

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.



DATE: FEB 14, 2022	NO.	BY	DATE	REVISIONS	CITY APPR
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					



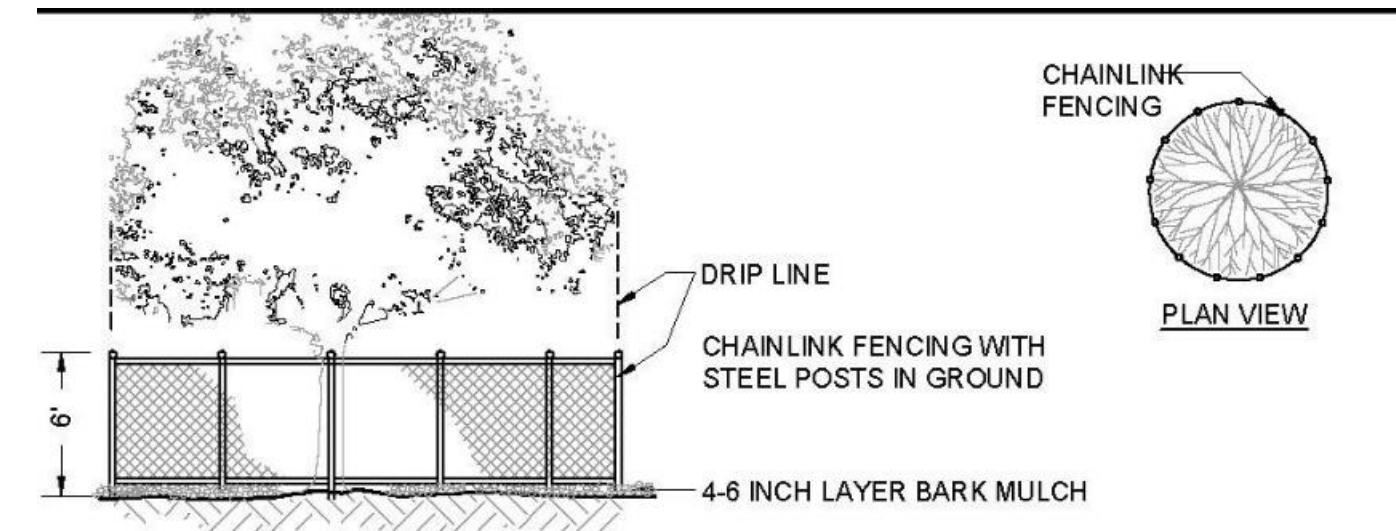
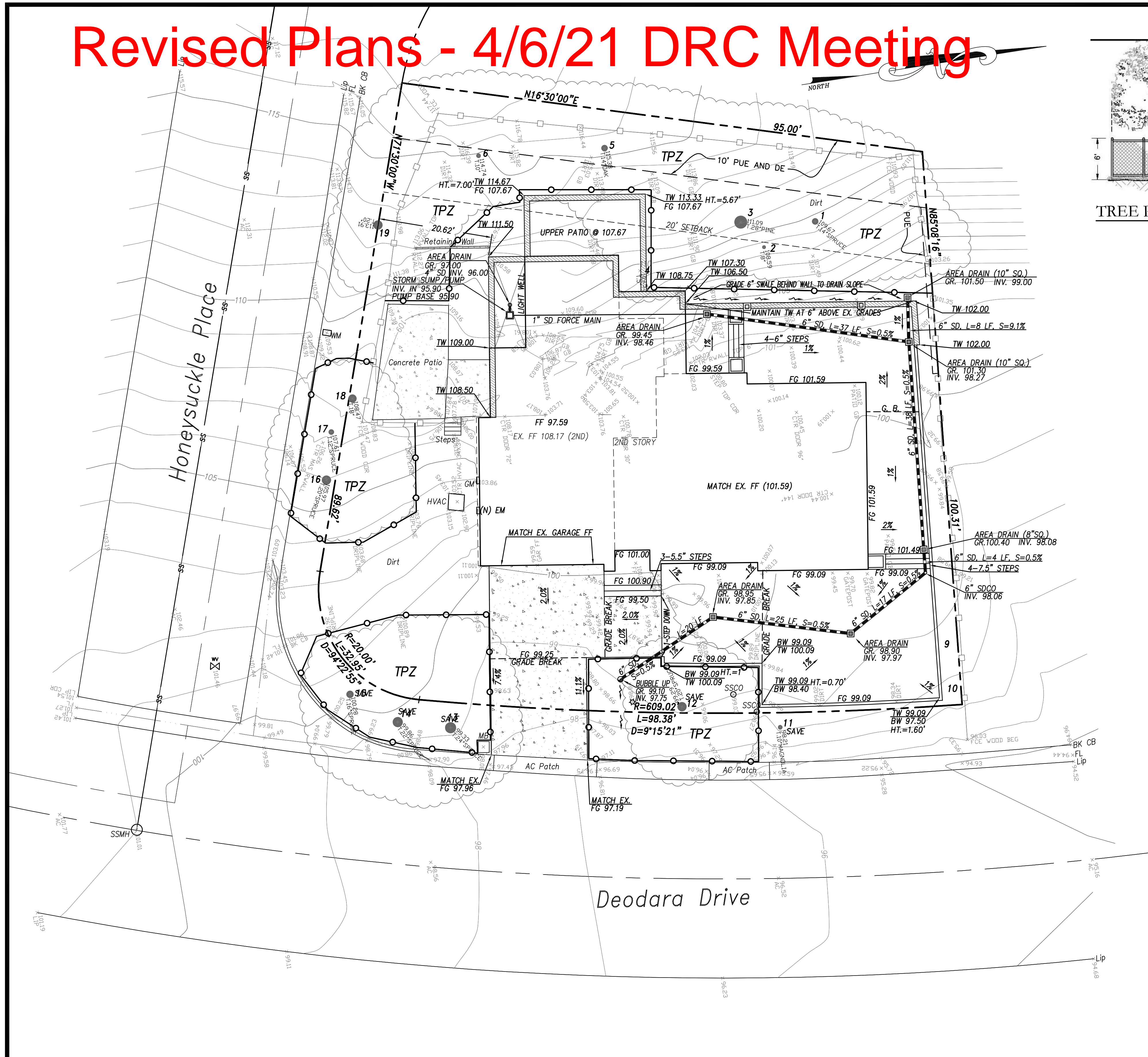
PREPARED BY:
STERLING CONSULTANTS
 46560 FREMONT BOULEVARD, UNIT NO. 205
 FREMONT, CA 94538
 sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
 AMIT ALON & ROZA ANBARI
 2256 DEODARA DRIVE
 LOS ALTOS, CA 94024

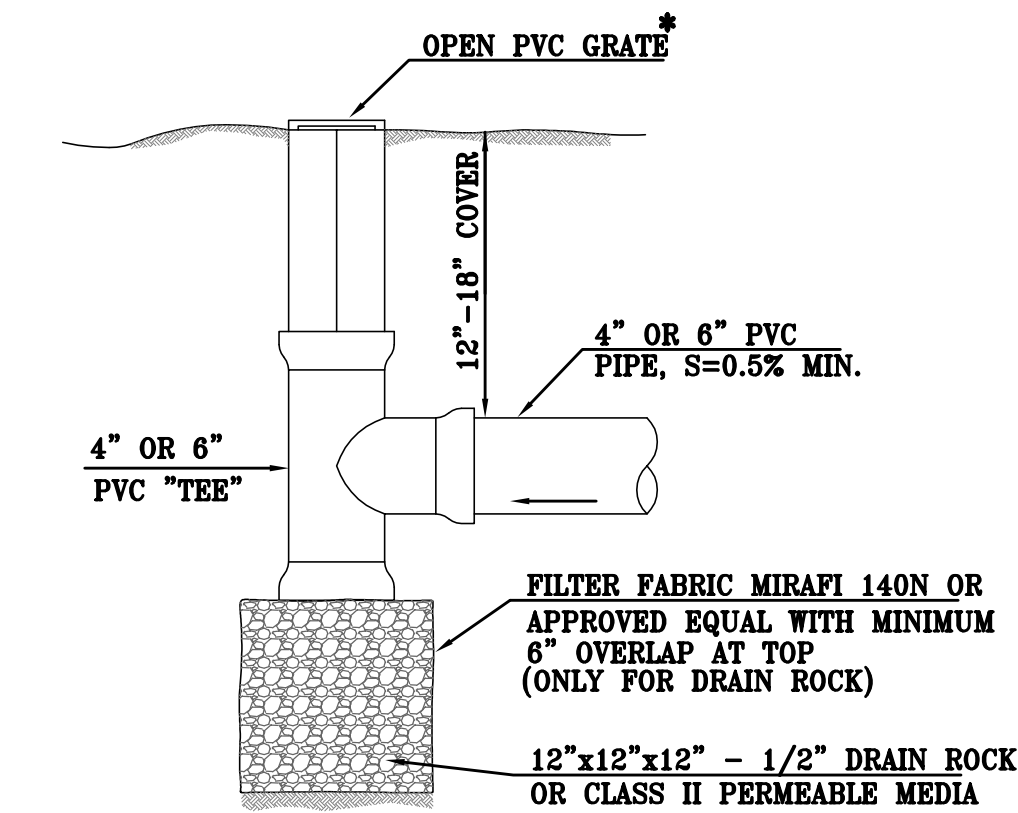
APN: 342-02-049
 2256 DEODARA DRIVE
EXISTING CONDITION MAP & DEMOLITION PLAN
 CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

SHEET NO. **C1**
 OF 2 SHEETS
 JOB NO. 2020-475

Revised Plans - 4/6/21 DRC Meeting

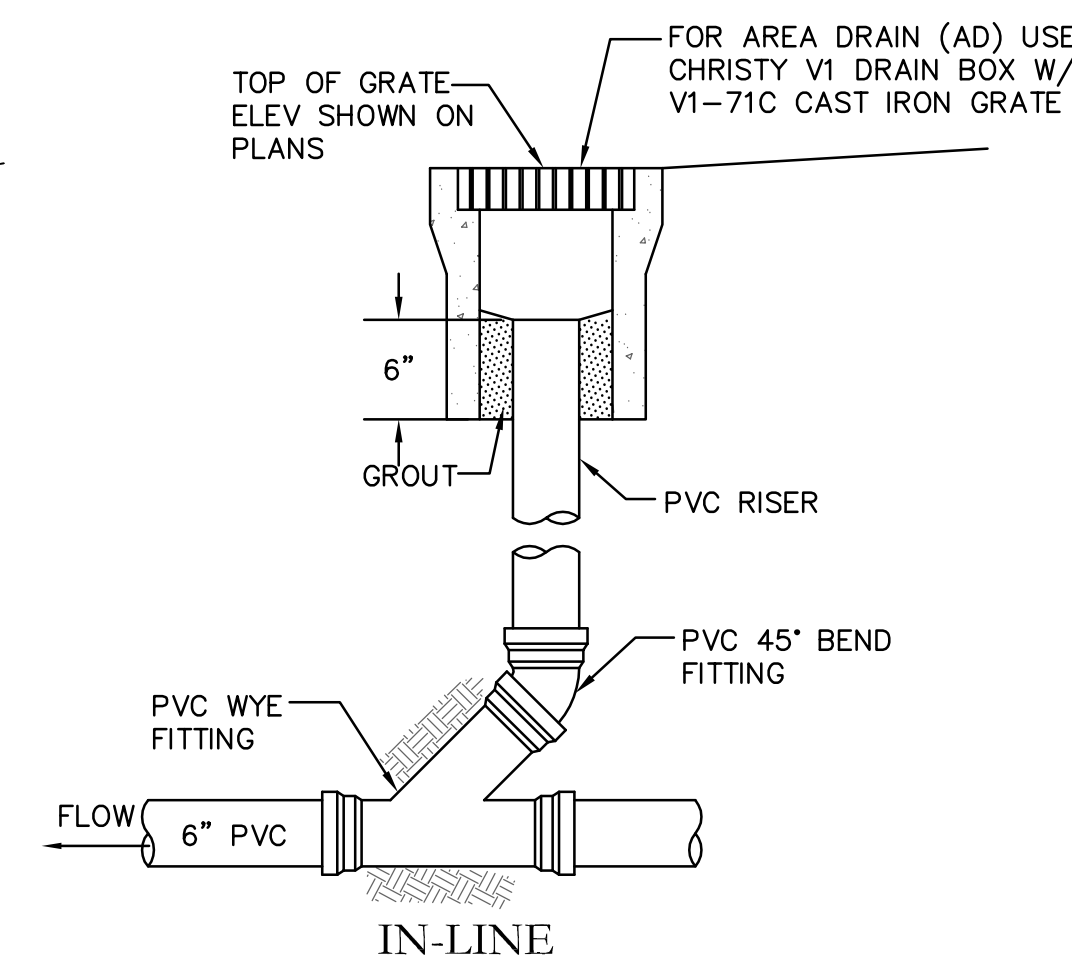


TREE PROTECTION ZONE (TPZ) FENCE - DETAIL
NOT TO SCALE

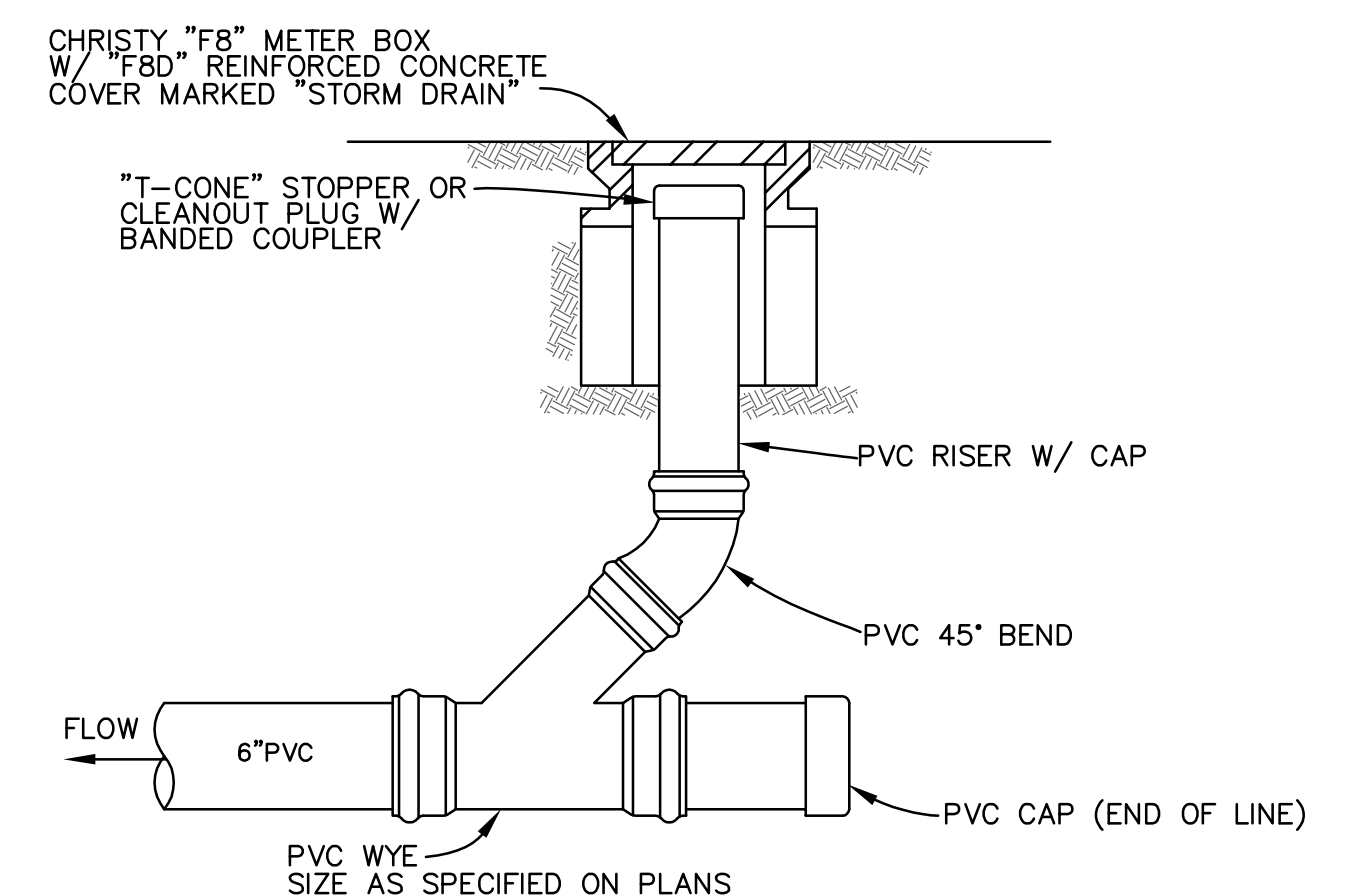


* USE FLAT TOP GRATES FOR LAWN AREAS AND DOMED OR ATRIUM GRATES WHERE MOWING OR TRIPPING IS NOT OF CONCERN & CAST IRON GRATES IN PARKING AREAS.

BUBBLE UP DETAIL
NOT TO SCALE



AREA DRAIN - DETAIL
NOT TO SCALE



STORM DRAIN CLEANOUT
NOT TO SCALE

GRADING NOTES:

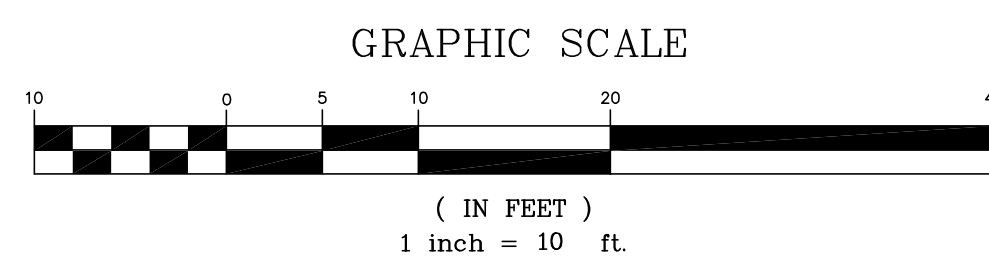
- SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
- ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
- ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEEP PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
- THE PROPERTY OWNER IS RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY DAMAGED EXISTING IMPROVEMENTS WITHIN THE PUBLIC STREET RIGHT OF WAY.
- WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
- FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEEP.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
- WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
- PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
- ALL ONSITE STORM DRAIN INLETS SHALL BE INSTALLED WITH "NO DUMPING DRAINS TO BAY" STENCILS.
- EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.

EARTHWORK SUMMARY

MEASURED RAW CUT :	404 CY
MEASURED RAW FILL :	8 CY
ESTIMATED EXPORT:	396 CY

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THEIR OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.
NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.

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DATE: FEB 14, 2022					
SCALE: AS NOTED					
DRAWN: DSK					
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ENGINEER: DSK					
MANAGER: DSK					
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PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION

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sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
AMIT ALON & ROZA ANBARI
2256 DEODARA DRIVE
LOS ALTOS, CA 94024

APN: 342-02-049
2256 DEODARA DRIVE
PRELIMINARY GRADING & DRAINAGE PLAN
CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

SHEET NO. **C2**
OF 2 SHEETS
JOB NO. 2020-475