MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, NOVEMBER 3, 2021, BEGINNING AT 7:00 P.M. HELD VIA VIDEO/TELECONFERENCE PER EXECUTIVE ORDER N-29-20

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (650) 242-4929 to participate in the conference call (Meeting ID: 144 036 0004 or via the web at https://tinyurl.com/bm5s9fsx). Members of the Public may only comment during times allotted for public comments. Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DesignReviewCommission@losaltosca.gov or Planning@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PRESENT:	Chair Bishop, Vice-Chair Blockhus, Commissioners Kirik and Ma
ABSENT:	Commissioner Harding
STAFF:	Planning Services Manager Persicone, Senior Planner Golden, Associate Planner Gallegos and Deputy City Attorney Ramakrishnan

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Resident Hetal Pandya commented the October 6, 2021 DRC meeting minutes and the need for a correction because neighbor Gretchen Swall's spoke in support of the project, not in opposition.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**
   Approve minutes of the regular meetings of October 6, 2021 and October 20, 2021.

Action: Upon a motion by Commissioner Ma, seconded by Vice-Chair Blockhus, the Commission approved the minutes of the regular meetings of October 6, 2021 and October 20, 2021 subject to staff's verification of the above mentioned correction to the October 6th meeting minutes.
The motion was approved (4-0) by the following vote:
AYES: Bishop, Blockhus, Kirik and Ma
NOES: None
ABSENT: Harding

DISCUSSION

2. **SC21-0026 - Safaei Design Group - 120 Coronado Avenue**
   Design Review for a new two-story house. The project includes a 2,553 square-foot at the first story and 1,400 square feet at the second story with a 2,413 square-foot basement . The project includes an 800 square-foot detached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report recommending approval of design review application

SC21-0026 subject to the listed findings and conditions. He noted late correspondence received from two of the neighbors and made him available to answer Commissioner questions.

Commissioner Kirik stated he had ex parte communication with both the neighbors that provided the late correspondence noted by Associate Planner Gallegos.

Vice-Chair Blockhus said he had an ex parte conversation with the property owner's son who opened the gate for him.

Commissioner Ma said he had an ex parte conversation with the property owner's son who also opened the gate for him and showed him around the yard.

Commissioner Kirik further stated that the property owner's son opened for the gate for him as well.

Associate Planner Gallegos answered questions from Commissioner Kirik, Vice-Chair Blockhus, and Commissioner Ma.

The project designer Salar Safaei provided a project presentation and made himself available to answer any questions.

The property owner Jerry Kwok provided some project background, spoke to neighbor communications and made himself available to answer Commissioner questions.

The project designer answered questions from Commissioners Kirik and Ma and Chair Bishop about the design, trees on the property and plate heights.

The property owner answered questions from Commissioner Kirik regarding the property next door at 108 Coronado Avenue.

Public Comment

Neighbor Upendra Chinta at 119 Coronado Avenue stated his concerns with the project due to height, bulk, and trees.

Neighbor Steve Katz spoke about his communication with the property owner and stated his concerns about the project including the fence and adjoining garage that will be torn down.

Neighbor Ellen Katz stated her concerns with the project regarding the location of the pool equipment and ADU air conditioner.

Neighbor to the rear of the project site, Kathleen Bendler, commented on concerns regarding the location of the ADU and pool pump, tree removal and landscaping, and the second story balcony due of privacy.

Chair Bishop closed the public comment period and opened it up for staff to answer some of the public comment questions.

Associate Planner Gallegos answered the air conditioner question about location and compliance with the noise ordinance, pool equipment setbacks and compliance with the noise ordinance with the requirement for an enclosed structure around the equipment, the removal of the Pine tree, and the location of the ADU.

Chair Bishop provided the opportunity for the applicant or owner to provide a rebuttal or answer neighbor questions.

The project designer Salar Safaei answered neighbor questions about the bulk of the dormers, tree removal, ADU, air conditioner and pool equipment location and setback and noise compliance

Property owner Jerry Kwok spoke to the rear neighbor's concerns and said he would work with her on solutions.

Chair Bishop closed the public comment period for Commissioner discussion.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Blockhus, the Commission continued design review application SC21-0026 subject to the following direction:

- Reduce the plate height to eight feet at the second story and nine feet at the first story;
- Revise the window fenestration to reduce muttons and simplify to be more consistent with a modern farmhouse;
- Simplify the rooflines in terms of roof pitch;
- Change the front entry roof to be consistent with adjacent rooflines;
- Preserve trees Nos. 2 and 4 in the front yard;
- Arborist to make recommendations of implication of excavation to tree No. 1 at the rear yard grading and how it will affect screening;
- Make a condition of approval for a written agreement to split costs of the fence, preserve the health of the vegetation, and other issues;
- The landscape and garage structure will be impacted by grade changes and the same issue for the neighbor to the rear;
- Move the house back from the 25-foot setback to be more consistent with adjacent properties, preferably 35 feet as a good mitigation along Coronado Avenue; and
- Bring the plans for 108 Coronado Avenue forward to see how it relates to this house and review both projects at the same time.

The motion was approved (4-0) by the following vote:
AYES: Bishop, Blockhus, Kirik and Ma
NOES: None
ABSENT: Harding

3. SC21-0020 - Chad Nguyen - 800 S. El Monte Avenue

Design Review for a two-story addition to an existing 3,157 square-foot two-story house. The project includes a 552 square-foot addition at the first story and 48 square feet addition at the second story. The project includes an 330 square-foot detached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos* ***THIS ITEM HAS BEEN CONTINUED TO THE DECEMBER 1, 2021 DRC MEETING.***

4. SB 8 and SB 9 Implementation and Formation of an Ad Hoc Committee

Project Manager: Persicone

Deputy City Attorney Ramakrishnan provided a presentation on SB 8 and SB 9 to the Design Review Commission and answered Commissioner questions.

The Commission discussed SB 8 and SB 9 with the City Attorney and formed an Implementation Subcommittee with Commissioners Ma and Kirik. They will meet with staff and the City Attorney next week to provide objective standards for single-family residential properties.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

Planning Services Manager Persicone went over the upcoming agenda items.

ADJOURNMENT

Chair Bishop adjourned the meeting at 9:40 PM.

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Guido Persicone, AICP
Planning Services Manager

ATTACHMENT B

DATE: November 3, 2021

AGENDA ITEM # 2

TO: Design Review Commission

FROM: Sean K. Gallegos, Associate Planner

SUBJECT: SC21-0026 – 120 Coronado Avenue

RECOMMENDATION:

Approve design review application SC21-0026 subject to the listed findings

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PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,553 square feet at the first story and 1,400 square feet at the second story with a 2,413 square-foot basement. The project includes an 800 square-foot detached accessory dwelling unit, which is not part of the design review application. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	12,037 square feet
MATERIALS:	Standing seam metal roof, cement board and vertical siding, aluminum clad wood windows, and wood trim.

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	3,000 square feet	3,014 square feet	3,611 square feet
FLOOR AREA:			
First floor	3,000 square feet	2,553 square feet	
Second floor	-	1,400 square feet	
Total	3,00 square feet	3,953 square feet	3,954 square feet
SETBACKS:			
Front	40.97 feet	25 feet	25 feet
Rear	53.8 feet	57.5 feet	25 feet
Right side (1st/2nd)	19.5 feet/-	10 feet/23.25 feet	10 feet/17.5 feet
Left side (1st/2nd)	6.1 feet /-	10 feet/23.25 feet	10 feet/17.5 feet
HEIGHT:	19 feet	26.98 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on Coronado Avenue between North San Antonio Road and Cherry Avenue. The surrounding neighborhood is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The characteristics are derived from the similar style and streetscape character within the neighborhood. The homes in the immediate neighborhood context are primarily one-story with two two-story houses at 119 Coronado Avenue and 258 Cherry Avenue. The exterior materials commonly used include stucco and board and batten siding and wood trim accents. Roof forms are mostly intermediately pitched gable and hipped roofs with composition shingles. The residences have low scale horizontal eave lines with wall plates that appear to be between eight to nine feet in height and garages that face the street. The neighborhood character appears consistent through rustic materials, similar house scale, and roof forms. The homes appear to have been remodeled and altered throughout different periods of time but maintain a similar neighborhood character. Landscapes in the front consist of mature street trees on most properties with dense screening shrubs further in.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, material, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that fit-in and lessen abrupt changes.

The house's overall proposed architecture is changing from a ranch styled one-story house to a modern farmhouse architectural style consisting of a mix of hipped and gabled moderately pitched roof forms. The proposed building includes modern farmhouse materials such as board and batten siding and aluminum frame windows. The roof, like many modern farmhouse designs in Los Altos, proposes a standing seem metal roof that is compatible with the existing neighborhood roofing materials due to the high-quality nature of the material. While there are no modern farmhouse style houses in the immediate vicinity, the architecture uses board and batten siding to help soften the transition of architectural styles by utilizing a vertical siding material seen elsewhere in the neighborhood context. The project's material includes standing seam metal roof, cement board and vertical siding, aluminum clad wood windows, and wood trim board, and the material board is included on Sheet A12.

The elevations are composed of hipped roofs that wrap around the front, rear and sides of the house, which, combined with the 4.5:12 pitch, helps minimize the bulk of the second story on the sides. The front contains two accent gables that protrude from the second story roof form. The rear elevation includes an expansive first story glass doors and windows opening onto a covered porch space that includes columns and roof forms. The overall forms of the house are simplistic, with the exception of covered porch spaces. The project does a good job of integrating the hipped and gable roof forms and projecting entry porch with shed roof elements from the neighborhood while still establishing its own design integrity.

The project is designed eclectically in a way to be compatible with the area, with such elements as a horizontally oriented first and second story to mimic the massing of the immediate neighborhood context of lower scale houses. The design incorporates board and batten siding, which is considered a rustic material, to help minimize the bulk of the more contemporary design.

According to the Residential Design Guidelines, a house should be designed to fit the lot and should not result in a home that stands out in the neighborhood. Along the front (north) elevation, the basic massing of the structure is a stacked first story with the second story symmetrically over the first story with a single-story garage element projecting forward along the right side of the house. The project is designed with ten-foot tall first story plate heights and nine-foot tall second story wall pate heights.

The proposed ten-foot tall first floor wall is not consistent with the eight-foot to nine-foot plate heights of existing residences in the neighborhood. Staff attempted to work with the applicant to reduce the plate height and soften the first-story height walls, but the applicant did not sufficiently revise the design to mitigate the bulk of the structure, and the plate heights of the house remain unchanged. The design contrasts with the immediate neighborhood context, which has simple massing, and lower and consistent plate heights. The proposed ten-foot first-floor plate heights have created a vertical and bulky emphasis inconsistent with the low scale and massing of adjacent residences. While the applicant has indicated the wall heights are similar to the immediate neighborhood context due to the depth of the eave reducing the perceived wall heights, staff disagrees that the eave depths are sufficient to reduce the overall perception of bulk from the taller plate heights.

The nine-foot tall second floor wall plate height is concealed within the roof, which minimizes the perception of bulk. The project design for the second story is sensitive to the scale of the neighborhood and incorporates similar massing found within the neighborhood context. The second story is designed to be compatible with the lower scale of the neighborhood.

In order to approve this design, the Design Review Commission must make the required design review findings (pg. 5) as outlined in Chapter 14.76 of the Municipal Code. However, based on the excessive bulk and mass of the first floor wall plates, and the lack of compatibility with the surrounding neighborhood, staff cannot recommend approval based on the following findings without further revisions to the design:

- The orientation of the proposed new house in relation to the immediate neighborhood will NOT minimize the perception of excessive bulk and mass; and

- General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have NOT been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings.

The Residential Design Guidelines include mitigation measures that can help reduce the perception of bulk, which includes changing the size of the house, reducing second story plate heights, avoiding designing from the inside-out, eliminating two-story tall walls, increasing setbacks, and providing large trees or other landscape materials for screening. The goal is to soften the differences between the new construction and the existing houses in the neighborhood structurally, with landscaping used as secondary mitigation to soften bulk and mass. In Consistent Character Neighborhoods a project should be designed to fit in and reflect the scale of the neighborhood. To meet the Design Findings, staff recommends that the Design Review Commission approve the project with the Condition No. 3 as provided below:

- In order to minimize bulk, scale and promote an appropriate relationship to the adjacent house, the project plans shall be revised to reduce the first-floor plate height from ten feet to nine feet six inches.

ALTERNATIVES

Overall, as discussed above and outlined in the required design review findings staff is recommending approval of this project with Condition No. 3. However, should the Commission vote to continue the project. The Commission should continue the project with specific direction to modify the design of the house in order to comply with the design review guidelines and required design review findings.

Privacy
With regards to privacy, the Residential Design Guidelines are most concerned with second story sight lines having direct line of sight into neighboring yards and residences, especially at the rear elevations. Some visual impacts may occur if they are found to avoid unreasonable interference with views and privacy impacts.

On the right (west) side of the second story, there are three windows: one large-sized window in stairwell with an eight-foot, ten-inch sill height, one small-sized window in a walk-in closet with a four-foot, six-inch sill height, and one medium-sized window in the master bathroom with a four-foot, six-inch sill height. As designed, the windowsill heights and the potential views are obscured by evergreen screening shrubs, and the windows do not create unreasonable privacy impacts.

On the left (east) side of the second story, there are three windows: two medium-sized windows in the master bedroom with sill heights of four feet, six inches, and one small-sized window in a bedroom with a four-foot, six-inch sill height. As designed, the windowsill heights and the potential views are obscured by evergreen screening shrubs, and the windows do not create unreasonable privacy impacts.

Along the rear (south) second story elevation, there are two windows and a two-panel sliding door: one large-sized window in the master bathroom with a three-foot sill height, one large-sized window in master bedroom with a three-foot sill height, and one two panel sliding door in the master bedroom. The project also includes a balcony on the rear elevation off the master bedroom sliding door. The balcony is ten feet, eight inches wide and four feet deep, and primarily faces the left side and rear yard. The balcony size does comply with the four-foot maximum balcony depth recommended in the Residential Design Guidelines, and it is considered passive in nature due to its depth. Due to the balcony having a second story setback of 31.5 feet to the left side property line, 42.7 feet from the right side property line and 65.1 feet from rear property line, the potential privacy impacts are reduced for adjacent properties. Furthermore, the proposed evergreen screening along the side and rear property line and the existing mature redwood trees along the left side property line will further contribute to reasonable degree of privacy for adjacent properties. Therefore, as designed with the rear facing windows and with the recommended condition No. 3, staff finds that the project maintains a reasonable degree of privacy.

Landscaping
There are 11 trees on the property, and the applicant is requesting to remove six of the eleven trees with this design review application. The trees to be retained include a coast redwood (No. 1) in the front yard, and a coast redwood (No. 6) in the rear yard. The applicant proposes to remove six trees, which includes: a cedar tree (No. 2) due to being a poor form, a cedar tree (No. 3) due to poor form and its proximity to the utility wires, a cedar tree (No. 4) due to being codominant with poor form, a coast redwood (No. 6) due to decay within the trunk tree, which results in poor health, a coast redwood tree (No. 7) due to a dead lateral, a citrus tree (No. 9). A previous tree removal permit was issued for the cedar deodara and canary island palm by another planner on May 12, 2021, due to disease.

In order to evaluate a tree removal, the applicant is required to provide evidence to document at least one of the following situations exist:

1. The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services.
2. The necessity to remove the tree for economic or other enjoyment of the property.
3. The topography of the land and the effect of the tree removal upon erosion, soil retention and the diversion or increased flow of surface waters.
4. The number, species, size and location of existing trees in the area and the effect the removal would have upon shade, privacy impact, scenic beauty, property values and any established standards of the area.
5. The number of healthy trees the property is able to support according to good forestry practices.
6. The approximate age of the tree compared with average life span for that species.

Consistent with the tree removal criteria, staff recommends the removal of the deodar cedar (No.3) due to its poor form and proximity to the utility lines, and the removal of the coast redwood tree (No. 6) due to the tree having significant decay in its trunk and in poor health, and the cedar deodar tree (No. 9) due to the structure's poor form contributing to a high risk of limb failure.

Staff does not recommend the removal of the deodar cedar trees (Nos. 2 and 4) due to the trees being in fair health. While the arborist has indicated the trees have poor form due to multiple leaders or the tree leaning, the arborist report has not found these issues would contribute to structural instability or potential disease. Furthermore, the arborist report did not substantiate any other basis under the tree removal criteria. Staff requests the retention of tree Nos. 2 and 4.

The coast redwood tree (No. 7) is partially located on a neighboring property, and the applicant may not request permission to remove a neighbor's tree without their permission. Therefore, staff recommends denial of the removal of tree No. 7. At time of building permit submittal, Condition No. 3 allows the Community Development Director to consider a tree removal permit from the applicant and neighbor for the removal of Tree No. 7.

A complete list of the on-site trees and immediately adjacent trees on adjacent properties is provided on Sheet A-1 and Attachment C, and an arborist report is provided on Sheet A2.1. The arborist report indicates

The proposed landscaping screening plants along the side and rear property line are outlined in Table 1 below.

Table 1: Screening Plant List

Location	Common Name	Size	Description
Right and Rear	Pittsporum Tenuifolium	15-gallon	20' tall x 12-15' wide

The landscape plan also includes a variety of other shrubs and groundcover type plants throughout the site. With the existing and new trees, new landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project includes a new house and new

landscaping area that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape regulations. Overall, the existing and proposed landscaping meets the intent of the City's landscape regulations and street tree guidelines.

Development and Design Standards for Accessory Dwelling Units
The project includes an accessory dwelling unit permit application for a new 800 square-foot detached ADU, which is not part of the design review application. Once the Design Review Commission provides a recommendation for the new two-story house, the accessory dwelling unit will be reviewed administratively by the Community Development Director.

For informational purposes, staff has provided the following information related to the accessory dwelling unit.

Section 14.14.021 of the Municipal Code outlines the standards for accessory dwelling units. These standards include meeting all current development regulations of the single-family residential accessory dwelling units (ADU). An ADU separate entrance may be provided from the unit to the exterior of the residence, and an interior connection is permitted to the main living area. The second unit is required to provide one uncovered parking space in addition to the parking spaces required for the main house, unless exempt under Section 14.14.050(i)1-6).

The unit complies with the maximum floor area permitted for an ADU, it is below the maximum permitted 16-foot height, complies with the four-foot setback standard, no portion of the detached ADU extends above the accessory dwelling unit daylight plane standard, and the project complies with ADU parking requirements by providing one uncovered on-site parking spaces. The accessory dwelling unit's architectural features, window styles, roof slopes, exterior materials, colors, appearance, and design is compatible with the proposed two-story single-family dwelling.

Prior to the issuance of the building permit for the ADU, Section 14.14.040 of the Zoning Code requires the owner must record a deed restriction stating that the ADU may not be rented for periods less than thirty (30) days, and that it may not be transferred or sold separate from the primary dwelling.

Environmental Review
This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a single-family dwelling in a residential zone.

Public Notification
A public meeting notice was posted on the property and mailed to 13 nearby property owners on Coronado Ave, Cherry Ave, and Garland Way. The Notification Map is included in Attachment C. The applicant has provided an outreach letter, and it is provided as Attachment C A document from the applicant regarding outreach is included in Attachment D. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements, as shown in Attachment F.

Public Correspondence
Staff received one letter from a resident who raised fence, photovoltaic and tree preservation concerns. Their letter is attached as Attachment D.

Conflict of Interest
Commission members are subject to all aspects of the Political Reform Act. Commission members must not make, participate in making, or attempt to influence in any manner a governmental decision which he/she knows, or should know, may have a material effect on a financial interest. No Commissioner has a principal residence is located within 500 feet of the project site.

Cc: Benjamin Jamison, Property Owners
Salar Safei, Applicant and Designer

Attachments:

A. Neighborhood Compatibility Worksheet
B. Notification Maps
C. Arborist Report
D. Outreach Letter
E. Public Correspondence

FINDINGS

SC21-0026 – 120 Coronado Avenue

With regard to design review for the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

a. The proposed addition complies with all provisions of this chapter;

b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk;

e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC21-0004 – 120 Coronado Avenue

GENERAL

1. **Expiration**
   The Design Review Approval will expire on November 3, 2023, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**
   The approval is based on the plans and materials received on September 28, 2021, except as may be modified by these conditions.

3. In order to minimize bulk, scale and promote an appropriate relationship to the adjacent house, the project plans shall be revised to reduce the first-floor plate height from ten feet to nine feet six inches.

4. **Protected Trees**
   Trees Nos. 1, 2, 4, 5 and 7, and privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 3, 6 and 9 shall be removed as part of this design review permit

5. **Tree Removal Approved**
   Trees Nos. 3, 6 and 9 shown to be removed on plan Sheet A2.2 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

6. **Landscaping**
   The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

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

8. **Landscaping**
   The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

9. **Underground Utility and Fire Sprinkler Requirements**
   Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service

drops are pursuant to Chapter 12.68 of the Municipal Code.

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

11. **Conditions of Approval**
    Incorporate the conditions of approval into the title page of the plans.

12. **Applicant Acknowledgement of Conditions of Approval**
    The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

13. **Tree Protection Note**
    On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

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

14. **Reach Codes**
    Building Permit Applications submitted on or after January 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

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

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

17. **Underground Utility Location**
    Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

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

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

20. **Tree Protection**
    Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 1, 2, 4, 6 and 7 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

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

PRIOR TO FINAL INSPECTION

22. **Landscaping Installation**
    All front yard landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

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

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

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

ATTACHMENT A

City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

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 120 Coronado Ave, Los Altos, CA 94022
Scope of Project: Addition or Remodel _____ **or New Home** NEW HOME
Age of existing home if this project is to be an addition or remodel? 1938
Is the existing house listed on the City's Historic Resources Inventory? NO

* See "What constitutes your neighborhood" on page 2.

Address: 120 Coronado Ave, Los Altos, CA 94022
Date: 05.26.2021

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: 12037 square feet
Lot dimensions: Length 141.75 feet
Width 84.92 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? NEW CONSTRUCTION
What % of the front facing walls of the neighborhood homes are at the front setback 85 %
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 11
Garage facing front recessed from front of house face 3
Garage in back yard 0
Garage facing the side 2
Number of 1-car garages 1; 2-car garages 13; 3-car garages 0

* See "What constitutes your neighborhood", (page 2).

Address: 120 Coronado Ave, Los Altos, CA 94022
Date: 05.26.2021

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 85%
Two-story 15%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? yes
Are there mostly hip 50% gable style 50% , or other style - roofs*?
Do the roof forms appear simple yes 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 X stucco X board & batten __ clapboard
__ tile __ stone __ brick __ combination of one or more materials
(if so, describe) _____

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
ASPHALT SHINGLES
If no consistency then explain:_____
_____

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

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

Type? XRanch __ Shingle __Tudor __Mediterranean/Spanish
X Contemporary __Colonial __ Bungalow __Other

* See "What constitutes your neighborhood", (page 2).

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

Does your property have a noticeable slope? NO

What is the direction of your slope? (relative to the street)
Slight slope towards the street

Is your slope higher _____ lower _____ same YES 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.)?
No prevailing particular styles of landscaping is present

How visible are your house and other houses from the street or back neighbor's property?
Quite visible.

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

10. Width of Street:

What is the width of the roadway paving on your street in feet? 20
Is there a parking area on the street or in the shoulder area? Shoulder
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? no curb

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.:
Roofing material, style of homes, gable roofing and architectural elements

General Study

A. Have major visible streetscape changes occurred in your neighborhood?
☒ YES ☐ NO

B. Do you think that most (~ 80%) of the homes were originally built at the same time? ☐ YES ☒ NO

C. Do the lots in your neighborhood appear to be the same size?
☐ YES ☒ NO

D. Do the lot widths appear to be consistent in the neighborhood?
☐ YES ☒ NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)? ☒ YES ☐ NO

F. Do you have active CCR's in your neighborhood? *(p.36 Building Guide)*
☐ YES ☒ NO

G. Do the houses appear to be of similar size as viewed from the street?
☒ YES ☐ NO

H. 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

* See "What constitutes your neighborhood", (page 2).

Address: 120 Coronado Ave, Los Altos, CA 94022
Date: 05.26.2021

Summary Table

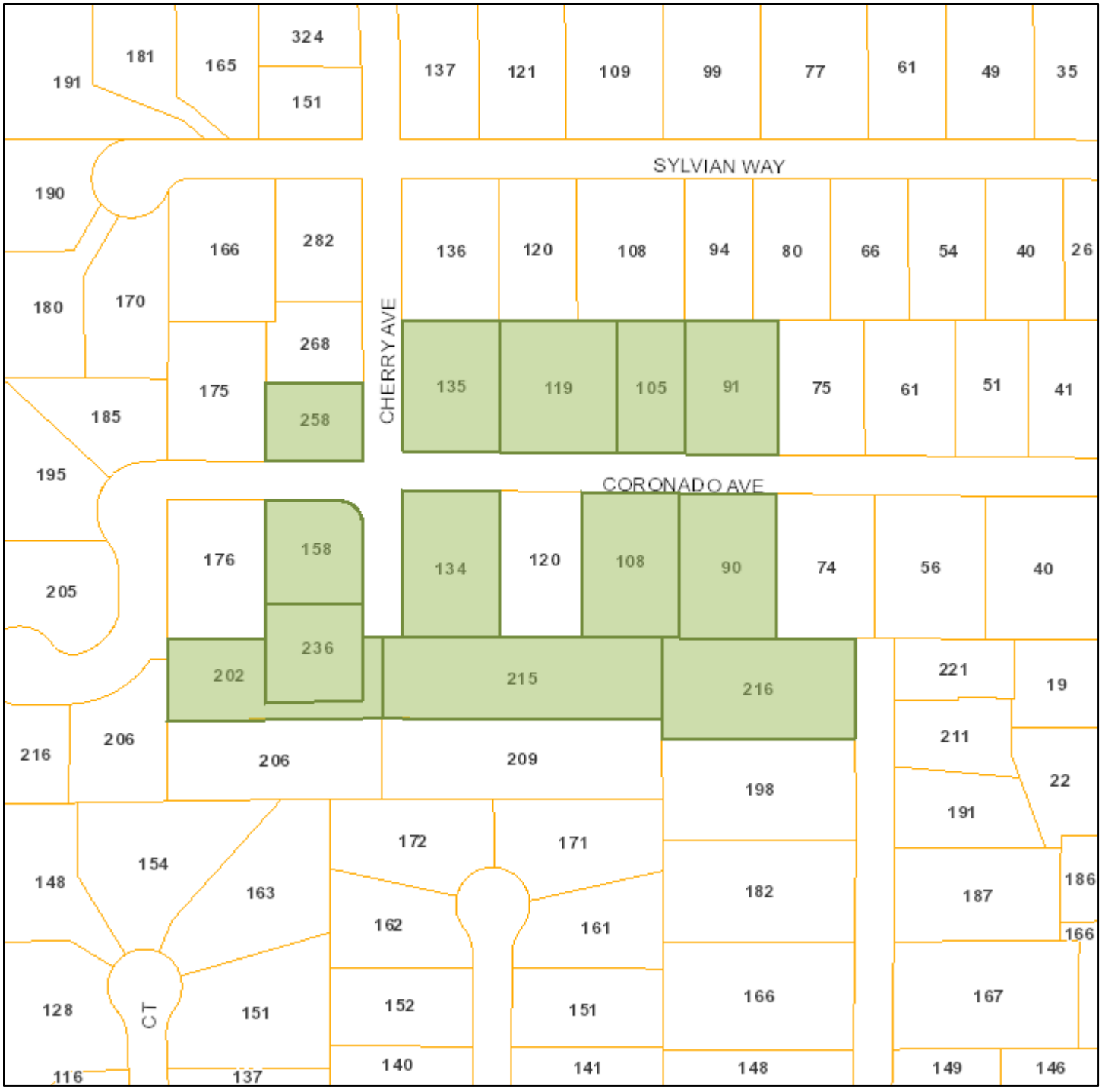
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
134 CORONADO AVE.	25	20	FRONT	1 STORY	18'	STUCCO	SIMPLE
258 CHERRY AVE.	25	15	FRONT	2 STORY	25'	STUCCO	SIMPLE
135 CORONADO AVE.	25	20	FRONT	1 STORY	19'	STUCCO	SIMPLE
119 CORONADO AVE.	25	56	FRONT	2 STORY	27	STUCCO	COMPLEX
108 CORONADO AVE.	25	45	FRONT	1 STORY	18	STUCO	SIMPLE
90 CORONADO AVE.	30	35	FRONT	1 STORY	18	STUCCO	SIMPLE
105 CORONADO AVE.	25	20	FRONT	1 STORY	20	STUCCO	SIMPLE
91 CORONADO AVE.	30	35	FRONT	1 STORY	19	STUCCO	SIMPLE
215 CHERRY AVE.	40	150	REAR	1 STORY	19	STUCCO/ SIDING	SIMPLE

* See "What constitutes your neighborhood", (page 2).

ATTACHMENT B

Notification Map



Print Date: July 15, 2021

1:2,257

0 0.015 0.03 0.06 mi

0 0.0225 0.045 0.09 km

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

ATTACHMENT C

Kleinheinz Arborist Services LLC

Certified Arborist WE-7720A

821 Vista Lane, Ione, CA 94010 | 650-759-1081 | codykleinheinz@yahoo.com

July 3, 2021
Jerry Kwok
120 Coronado Ave
Los Altos Ca 94022

Site Address: 120 Coronado Ave Los Altos Ca 94022

Dear Mr. Kwok,

As requested, a pre-construction arborist report of my findings on various trees located at 120 Sequioa has been compiled. The following information is site-specific and written for reporting purposes accordingly.

Tree ratings and condition will follow this scale:
1 - 29 Very Poor
30 - 49 Poor
50 - 60 Fair
70 - 89 Good
90 - 100 Excellent

Tree#	Species	DBH	HT/SP (ft.)	COND	Notes
1	Coast Redwood	45"	90/50	65	recommend tree be protected
2	Cedar Deodora	25"	70/40	50	recommend removal
3	Cedar Deodora	33"	60/30	50	recommend removal
4.	Cedar Deodora	24"	70/35	50	recommend removal
5	Coast Redwood	22"	60/30	55.	Tree to remain
6	Coast Redwood	18"	80/50	55	
7	Coast Redwood	14"		10	recommend removal
8	California Pepper				recommend tree be protected
9	Cedar Deodora	47"	65/70	45	removal (Approved)
10	Canary Island Pine	31"	90/40	50	removal (Approved)
11	Citrus tree.	4"	8'/8'	50	Protect or remove

12	Coast Redwood	18 "	50/30	60	No protection needed

Tree number one located in the front yard left side is a Coastal Redwood (**Sequoia sempervirens)** . This tree stands approximately 90 feet in height and has a DBH of approximately 45 inches. This tree appears to be in fair health, tree does have a slight lean toward the street but then is corrected. Canopy of the tree does extend over the street and electrical wires also into the neighboring yard.

Suggestions: this tree should be protected throughout the duration of construction as listed in tree protection plan below.

Tree number two located in front yard is a Cedar Deodora (**Cedrus deodora)**. This tree stands approximately 70 feet in height and has a DBH of approximately 25 inches. This tree appears to be in fair health. Tree is codominant at about 35 feet up by multiple leads then again an upper canopy creating poor form throughout the canopy of the tree. This tree appears to have recent limb failure in the upper canopy above wires where codominant tops are located. This tree appears to have been turned back heavily over the years from wires creating very poor form for the tree.

Suggestions: I do feel given a very poor form on this tree and being located over high-voltage wires and recent limb failure this tree is a hazard and should be removed prior to any construction. This tree will eventually cause significant damage to electrical lines causing outages for a very long period of time and will cause severe damage to house of tops fail.

Tree number three is a Cedar Deodora (**Cedrus deodora**) located in front yard to the right of tree number two. This tree stands approximately 60 feet in height and has a DBH of approximately 33 inches. This tree appears to be in fair health but has very poor form. This tree is codominant at about 20 feet up by multiple leads with very poor branch connection and laterals are located over high-voltage electrical wires. It does appear as though numerous limbs have been cut off overtime over wires but leaving the tree top-heavy in foliage. The canopy of this tree extends over the existing house and all the way out over electrical wires and to about the center of street.

Suggestions: I do feel given the very poor form on this tree and location being over high-voltage electrical wires this tree is a high risk for failure. If any of these limbs were to fall on electrical wires it would cause severe outage and significant damage. This tree should be removed prior to any construction.

Tree number four located in the front yard on the left side is a Cedar Deodora (**Cedrus deodora**). This tree stands about 70 feet in height and has a DBH of approximately 24 inches. Tree appears to be in fair health but does have poor form. Tree has a lean towards the existing

house and neighboring property. This tree is codominant at about 30 feet up by multiple leads with poor form.

Suggestions: if this tree is to remain, the tree should be protected throughout the duration of construction as listed in tree protection plan below. I do feel that this tree should be removed with its poor form and lean is a high candidate for removal. If either of the tops were to fail where form is poor, it would cause significant damage to either neighboring property or property of 120 Coronado.

Tree number five located in the backyard left side along the fence just beyond the existing house is a Coastal Redwood (**Sequoia sempervirens**). This tree stands approximately 60 feet in height and has a DBH of approximately 22 inches. This tree appears to be in fair health with fair form. The base of this tree is located approximately 3 feet from the existing fence. The canopy of this tree extends into the neighbors yard and some limbs are touching neighbors roof.

Suggestions: I feel once trees 9&10 are removed further in the backyard which are approved to be removed this tree will become an edge tree and will have lots of failure. This tree as is gets bigger will only be more problematic for both properties and will cause great damage. I feel this tree should be removed and a new species planted in a more suitable location, not over neighbors' houses and not in close proximity to fences. If this tree is to remain proper protection measures should be taken as listed in tree protection plan below throughout the duration of construction.

Tree number six is a Coastal Redwood (**Sequioa sempervirens**) located in the backyard on the left side. This tree stands approximately 50 feet in height and has a DBH of approximately 18 inches. This tree appears to be in poor health and has very poor form. This tree has a very large cavity that extends from about 5 feet up to about 12 feet up with heavy decay present.

Suggestions: I feel due to the very poor form of this tree and large cavity that this tree will be more prone to failure and should be removed prior to any construction. A new species could be planted in a more suitable location.

Tree number seven located in the backyard along the left side fence is a Coastal Redwood (**Sequoia sempervirens**). This tree is on neighboring property but has one lateral that extends through the fence, the DBH on this lateral is about 14 inches. This lateral appears to be completely dead along with the neighboring lateral on redwood.

Suggestions: I feel the lateral coming through the fence should be removed prior to any construction and the other lateral should be removed because it is completely dead as well. The second lateral is on neighbors property so removal would be determined by the neighbor but should be removed.

Note: there are some other smaller trees and shrubs located in the backyard but none are of significant size therefore do not require any tree protection plan. There are two large trees

located in the back of the property which have been approved to be removed, a pine tree and a cedar. When these trees are removed I do feel there will be some wind impact on redwoods number five and six therefore removal of trees 5,6 would be of higher importance.

Tree number eight located in the backyard left corner of the property is a California Pepper (**Schinus molle**). This tree is located in the neighbors property and is codominant at about 10 feet up by three leads with very poor form. The canopy of this tree does extend over property however I do not see this tree being impacted by construction therefore a tree protection plan i do not feel should be required.

Tree number 9 located in backyard is a Cedar Deodora (Cedrus deodora). This tree stands approximately 65 feet in height and has a DBH of approximately 47 inches. This tree is codominant about 12 feet up then again at 14 feet up. Tree has codominant tops throughout the canopy of the tree, all with signs of included bark present. About 12 feet up first lateral extends towards home and garage and is codominant at about 25 feet up and then again at about 30 feet up with signs of included bark present. This lateral has very poor form throughout this whole lateral, with long heavy limbs. Does appear as though this part of the tree was significantly headed back or topped, creating very poor form and making failure of limbs more of a high risk. The central lead also appears to have been top as well at around 30 feet creating very poor form, also making this area high risk for limb failure. This tree is located over a structure, fences and into neighboring yards. This tree is in fair health with very poor form overall.

Suggestion: I do feel this tree has significantly overgrown its area and with its very poor form throughout the canopy of the tree this tree should be removed. If any of these laterals were to fail it would cause significant damage not only to the house or structure and would also significantly damage the neighbor's house and any occupants.

Number 10 located just next to tree number one is the Canary Island Pine (Pinus canariensis). This tree stands approximately 90 feet in height as a DBH of approximately 31". This tree has a slight lean towards the back of the property, garage and neighboring properties. It appears this lean was caused by the cedar tree being the more dominant tree and suppressing this tree at a younger age, causing it to grow with this form. This tree is heavily one-sided in foliage due to being suppressed by cedar tree. This tree has codominant tops and this species is well known for limb failure. This tree is in full exposure to prevailing winds making tops and limbs more prone to failure. This tree appears to be in fair health with poor form. There are lots of large heavy pine cones throughout the canopy.

Suggestions: once tree number one is removed this tree will then become more of an edge tree. This tree is already one-sided in foliage and has poor form at tops, therefore will become more prone to failure. I feel this tree should be removed with tree number one.

Tree number 11 is located in the backyard this is a small citrus tree that is not a significant size it is under 6 inches.

Suggestions: this tree can either be protected or removed prior to construction.

Tree number 12 located in the front right side yard or neighbors property is a Coastal Redwood (**Sequoia sempervirens**). This tree appears to be in fair health and have fair form.

Suggestions: this tree is not located within the vicinity of construction therefore I do not feel needs and tree protection.

Suggestions: Tree Protection Plan:

Tree Protection Zones

Tree protection zone should be installed and maintained throughout the entire length of the project. Prior to the commencement of any development project, metal stakes with orange barrier fencing shall be installed at about the drip line (where possible) of any protected tree which will or will not be affected by the construction. The drip line shall not be altered in any way so as to increase the encroachment of the construction. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling are prohibited within the tree protection zones. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be placed outside of the tree protection zones.

Inspections

The site Arborist will install or contractor should install before the start of construction. The City of Los Altos usually requires a letter stating the fencing is in place before any permits are to be granted. The onsite Arborist must inspect the site anytime excavation work is to take place within 10 times the diameter of a protected tree on site. It is the contractor's responsibility to contact the site Arborist if excavation work is to take place within 10 times the diameter of the protected trees on site. Contact information: Cody Kleinheinz at 650-759-1081.

Root Pruning and Grading

If, for any reason roots are to be cut, they shall be monitored and documented. Large roots over 2 inches diameter or large masses of roots to be cut must be inspected by the site Arborist. The site Arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut

clean with a saw or a lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. This site Arborist must first give consent if roots over 2 inches in diameter are to be cut.

Landscape Barrier Zone

If for any reason a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of 6 inches with plywood or steel plates placed on top will be placed where tree protection fencing is required. The landscape buffer will help to reduce compaction to the unprotected root zone.

Trenching and Excavation

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the drip line of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Sincerely X

Cody Kleinheinz
Certified Arborist/TRAQ Qualified
WE-7720A
650-759-1081

CERTIFIED ARBORIST ISA
Cody J. Kleinheinz
WE-7720A

ATTACHMENT D

Jerry Kwok
jkwokrealtor@gmail.com

August 17, 2021

Dear Neighbor,

My name is Jerry Kwok. On behalf of the owner of property located at 120 Coronado Ave, I am writing to notify you that we are currently applying to the City of Los Altos to build a new house at 120 Coronado Ave. This project is undergoing Design Review stage with the city Planning Division, and we are required by the city to reach out to you in regards to this coming new construction. We are working very hard with our architect Safae Design Group following all city's design guidelines. The proposed design is called modern farmhouse. This style has become more and more popular in Los Altos and close-by areas in recent years. This type of design tries to bring appropriate modern architectural aesthetics while keep neighborhood compatibility. I have enclosed a 3-D rendering of the proposed design for your reference The city planner for this project is Mr. Sean Gallegos. His phone number is 650-947-2641, and his email is sgallegos@losaltosca.gov. You can either contact Mr. Sean Gallegos directly or contact me should you have any questions or concerns in regard to this new construction. Thank you for your attention!

Best regards,

Jerry Kwok

1 3D View 1

PROJECT NARRATIVE
CITY OF LOS ALTOS IS ONE OF MOST ARCHITECTURALLY DIVERSE CITIES IN THE BAY AREA. AT 120 CORONADO, THIS PROPOSED PROJECT IS LOCATED AMONGST A SUBTLE FABRIC OF CRAFTSMAN, MODERN, TRADITIONAL, AND SOME COLONIAL STYLE HOMES. PROPOSED HERE IS ONE OF THE MOST SOUGHT AFTER STYLES OF ARCHITECTURE CONSISTENT WITH THE NEIGHBORHOOD FABRIC OF THE FINE CITY OF LOS ALTOS. MODERN FARMHOUSE ARCHITECTURE IS ONE OF THE MOST POPULAR AND TIMELESS STYLES OF ARCHITECTURE DESIGNED TO UPLIFT THE NEIGHBORHOOD AND ADD A MUCH NEEDED UP GRADE TO THIS PROJECT SITE. PROPOSED PROJECT AT 120 CORONADO IS A TWO-STORY SINGLE FAMILY RESIDENCE WITH A DETACHED ADU AND A TWO CAR GARAGE HIGHLIGHTED WITH THE MOST HIGH END MATERIALS SUCH AS ALUMINUM CLAD WOOD WINDOWS WITH GRIDS EMPHASIZING THE MODERN FARMHOUSE STYLE. EXTERIOR OF THE HOME SHALL BE EQUIPPED WITH CEMENT BOARD AND/OR HARDYBACKER PANELS TOPPED WITH VERTICAL WOOD SIDING AND ROOFING MATERIAL SHALL BE BEST AND HIGHEST QUALITY AND PERFORMANCE MATERIAL, STANDING SEAM METAL.

7/16/2021 4:27:27 PM

Safaei Design Group
www. safaeidesign.com
t: +1 (415) 96 SALAR

Revision No. Date

SIGNATURES

Job Title
120 CORONADO

Job Address
120 Coronado Ave, Los Altos, CA 94022

Date
07.16.2021

Issued For
PLANNING

Job No.
1

Drawn By: Author
Checked By: Checker

Scale

Sheet Title
COVERSHEET

Sheet No.
A0

Dear Neighbor
75 Coronado Ave
Los Altos, CA 94022

Dear Neighbor
90 Coronado Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015

Dear Neighbor
91 Coronado Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015

Dear Neighbor
119 Coronado Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015

Dear Neighbor
105 Coronado Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015

Dear Neighbor
134 Coronado Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015

Dear Neighbor
135 Coronado Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015

Dear Neighbor
158 Coronado Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015

Dear Neighbor
215 Cherry Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015

Dear Neighbor
236 Cherry Ave
Los Altos, CA 94022

Jerry Kwok
PO Box 466
Cupertino, CA 95015

Jerry Kwok
PO Box 466
Cupertino, CA 95015

Dear Neighbor
268 Cherry Ave

ATTACHMENT E

Sean Gallegos

Subject: FW: 120 Coronado Ave. Design Review Input

-----Original Message-----
From: steve katz
Sent: Monday, October 25, 2021 2:58 PM
To: Sean Gallegos <sgallegos@losaltosca.gov>
Cc: Steve Katz; Ellen Katz
Subject: 120 Coronado Ave. Design Review Input

Hello Sean,

We live at 134 Coronado Ave., adjacent to 120 Coronado on the northwest (Cherry Street) side. In reviewing the plans on line, we have several priorities that we would like the Design Review Commission to consider.

1. We have resided at 134 Coronado for 36 years. Since both of the original houses were built in 1938 and 1941, the detached garages at 120 and 134 that are offset (see street aerial view) have provided a wall of privacy for both properties. The new development eliminates the existing detached garage at 120 Coronado. The garage wall is attached to the redwood fences separating both properties and it is the barrier that prevents any access into our back yard and pool area. At the time of demolition, it's imperative for safety and privacy that the garage be replaced with a permanent "good neighbor" fence consistent with the existing fence.

2. It is difficult for us to see how the daylight plane will impact the solar system on our garage roof or our patio and pool area. We'd like the commission to ensure that the daylight plane meets requirements and doesn't impact sunlight access for our solar system.

3. We would like the commission to review the landscape plan and to preserve as many of the old growth existing trees as possible.

Please share this with the Design Review Commission prior to the meeting scheduled for Nov. 3.

Thank you,

Steve & Ellen Katz

From:	upen c
To:	Sean Gallegos
Cc:	Los Altos Design Review Commission
Subject:	120 Coronado Ave. Design Review
Date:	Wednesday, November 03, 2021 9:34:37 AM

Hi Sean,
We are at 119 Coronado Ave. Los Altos. One of the reasons for moving into this neighborhood was the beautiful trees.

- We strongly urge the design review committee and the applicant to consider keeping all the trees at the front(#1, #2, #3, #4 & #12).
- These trees add value to the property and neighborhood.
  All of them seem to be healthy. They are not in the way of construction.
- They will provide privacy for both the houses.
- This will also help in softening the perceived bulk by the staff review.
- The two clerestory windows on the second floor on the front side are also adding to the bulk of the house.
- The overall height of 25ft seems a little bit excessive for the neighborhood.

I sincerely hope the city and applicant reconsider keeping the front trees.

Thank you
Upen & Durga

From: Sean Gallegos
To: Yvonne Dupont
Subject: FW: 120 Coronado Ave: questions for design review meeting tonight
Date: Wednesday, November 03, 2021 1:36:50 PM

Sean Gallegos
Associate Planner
City of Los Altos
650-947-2641

For more timely responses to general email inquiries, please email planning@losaltosca.gov and the Planner of the Day will respond.

If you wish to schedule a Virtual Counter Appointment with the Planner of the Day, please go to the following link: https://calendly.com/losaltosplanning/consult30?month=2020-11

-----Original Message-----
From: steve katz <skatz001@sbcglobal.net>
Sent: Wednesday, November 3, 2021 11:03 AM
To: Sean Gallegos <sgallegos@losaltosca.gov>
Cc: eckatz@sbcglobal.net
Subject: 120 Coronado Ave: questions for design review meeting tonight

Hi Sean,

Our property at 134 Coronado shares property that is not divided at the property line.

On part of our back patio and pool area the divider is the 120 Coronado detached garage that connects with a fence on both sides securing the back area. Our side of the property has a mature row of holly and pittosporum trees that screen the garage wall from our pool and patio. In the same zone, there is a permanent installed sprinkler system as well as underground water and electrical conduits that support our in ground pool that have always been in our property use area since we bought the property in 1985.

We have verbally agreed to split the cost of a new 6 foot high with 1 foot lattice, good neighbor redwood fence along the entire property line stepping down to 42 inches at the front 25 feet.

We would like the design review committee to consider our property investments that my be disrupted by the demolition of the garage and outbuildings on our property line and to make the following requests of the the developer.

We would like the developer to pay for any required relocation of our sprinkler , pool electrical, or underground pool water conduits that could happen with the installation of the new fence or demolition of the 120 Coronado garage.

As the row of 5 holly and 3 pittosporum trees are directly along the side of the 120 Coronado Garage that is being demolished, we would like the developer to commit to replace any trees that might die within 1 year of the project as root damage might be extreme.

We want to know where the new pool equipment and air conditioning condenser units will be located to support the new pool and ADU on the 120 Coronado property as they are not shown on the plans.

Steve Katz
(650) 213-6514
Sent from my iPad

1 3D View 1

PROJECT NARRATIVE

CITY OF LOS ALTOS IS ONE OF MOST ARCHITECTURALLY DIVERSE CITIES IN THE BAY AREA. AT 120 CORONADO, THIS PROPOSED PROJECT IS LOCATED AMONGST A SUBTLE FABRIC OF CRAFTSMAN, MODERN, TRADITIONAL, AND SOME COLONIAL STYLE HOMES. PROPOSED HERE IS ONE OF THE MOST SOUGHT AFTER STYLES OF ARCHITECTURE CONSISTENT WITH THE NEIGHBORHOOD FABRIC OF THE FINE CITY OF LOS ALTOS. MODERN FARMHOUSE ARCHITECTURE IS ONE OF THE MOST POPULAR AND TIMELESS STYLES OF ARCHITECTURE DESIGNED TO UPLIFT THE NEIGHBORHOOD AND ADD A MUCH NEEDED UP GRADE TO THIS PROJECT SITE. PROPOSED PROJECT AT 120 CORONADO IS A TWO-STORY SINGLE FAMILY RESIDENCE WITH A DETACHED ADU AND A TWO CAR GARAGE HIGHLIGHTED WITH THE MOST HIGH END MATERIALS SUCH AS ALUMINUM CLAD WOOD WINDOWS WITH GRIDS EMPHASIZING THE MODERN FARMHOUSE STYLE. EXTERIOR OF THE HOME SHALL BE EQUIPPED WITH CEMENT BOARD AND/OR HARDYBACKER PANELS TOPPED WITH VERTICAL WOOD SIDING AND ROOFING MATERIAL SHALL BE BEST AND HIGHEST QUALITY AND PERFORMANCE MATERIAL, STANDING SEAM METAL.

10/26/2021 10:59:54 AM

ATTACHMENT C

Safaei Design Group
www. safaeidesign.com
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Revision No. Date

SIGNATURES

Job Title
120 CORONADO

Job Address
120 Coronado Ave, Los Altos, CA 94022

Date
09.28.2021

Issued For
PLANNING

Job No.
120

Drawn By: Author
Checked By: Checker

Scale

Sheet Title
COVERSHEET

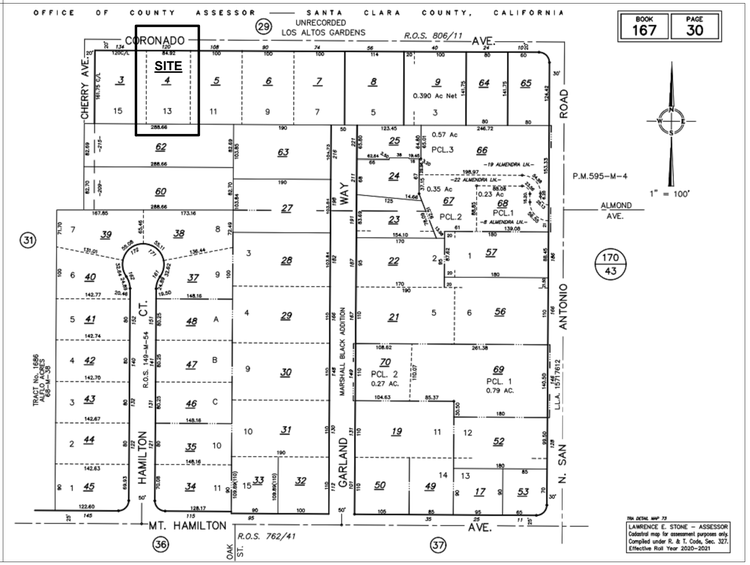
Sheet No.
A0

NEW SINGLE FAMILY RESIDENCE

3 REAR PERSPECTIVE @ POOL AND REAR PORCH

VICINITY MAP

TRACT MAP



1 FRONT ELEVATION (NORTH) RENDERED PROPOSED FRONT ELEVATION
3/16" = 1'-0"

2 FRONT PERSPECTIVE

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	3000.14 square feet (24.92%)	3014.12 square feet (25.53%)	4212.95 square feet (35 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 3000.14 sq ft 2nd Flr: 0 sq ft **Total: 3000.14 sq ft** (24.92 %)	1st Flr: 2553.07 sq ft 2nd Flr: 1400.22 sq ft **Total: 3953.29 sq ft** +800 ADU EXEMPT (32.84 %) 4,753.09 INC. ADU	3953.7 square feet (32.84 %) +800 SF. ADU 4,753.7 MAX ALLOWED
SETBACKS:			
Front	40.97 feet	25 feet	25 feet
Rear	53.8 feet	57.2 feet	25 feet
Right side (1st/2nd)	19.52 feet/ NA feet	10 feet/23.25feet	10 feet/17.5 feet
Left side (1st/2nd)	6.12 feet/ NA feet	10.01 feet/23.25feet	10 feet/17.5 feet
HEIGHT:	19 feet	26.98 feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	1802.59 square feet	4,693.83 square feet	6496.42 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	1197.59 square feet	-797.59 square feet	400 square feet

LOT CALCULATIONS

NET LOT AREA:	12037 square feet	
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	893 square feet (42 %)	TOTAL FRONT YARD: 2120 SF
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 4960 sq ft Existing softscape (undisturbed) area: 0 sq ft New softscape (new or replaced landscaping) area: 6774 sq ft *Sum of all three should equal the site's net lot area*	

NOTES:

+ HERS RATING VERIFICATION ITEMS:
  - HVAC COOLING MINIMUM AIRFLOW AND FAN EFFICIENCY
  - HVAC DISTRIBUTION SYSTEMS & DUCT SEALING
  - BUILDING IAQ MECHANICAL VENTILATION

  CONTRACTOR TO PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO BUILDING INSPECTOR PRIOR TO FINAL INSPECTION

+ GREEN BUILDING CODE VERIFICATION:
  THIS PROJECT IS SUBJECT TO THE MANDATORY MEASURE REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE, SEE VERIFICATION CHECKLIST ON SHEET A10. THIRD PARTY VERIFICATION REQUIRED FOR IMPLEMENTATION OF ALL REQUIRED MEASURES, PRIOR TO FINAL INSPECTION.

+ CONSTRUCTION SITE FIRE SAFETY:
  ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND SPECIFICATION SI-7

Consultants:

OWNER:
LOS ALTOS LLC
120 CORONADO AVE.
LOS ALTOS

DESIGNER:
SAFAEI DESIGN GROUP
127 KELTON AVE.
SAN CARLOS CA 94070
T: 415-967-2527
EMAIL: SALAR@SAFAEI DESIGN GROUP

STRUCTURAL ENGINEER:
WESLEY LIU
7246 SHARON DR # O,
SAN JOSE, CA 95129
T:408-973-1839

CIVIL ENGINEER & SURVEYOR:
OSUNA ENGINEERING INC.
117 BERNAL RD. STE. 70-336
SAN JOSE, CA 95119
TEL: (408) 772-4381
CONTANCT: OSCAR OSUNA

ARBORIST:

SOILS ENGINEER:

MEP:
ACIES ENGINEERING
3371 OLCOTT ST.
SANTA CLARA, CA 95054
TEL: (408) 522-5255
CONTACTS: JOVAN, NAZAR, DIANA

LANDSCAPE ARCHITECT:
RUSSELL STRINGHAM LEED AP BC+C
SAN JOSE CA,
TEL: (408) 886-4089
EMAIL: STRINGHAMDESIGN@GMAIL.COM

TITLE 24:

PROJECT INFORMATION

LOT AREA:	12037 SF.
ALLOWABLE BUILT AREA :	
FIRST 11,000 SF:	3850 SF.
REMAINING 1037 @ 10% =	103.7 SF.
MAX. BUILT AREA ALLOWABLE 3850 + 103.7 =	**3,953.7 SF.**
PROPOSED BUILT AREA:	
MAIN LEVEL:	2,153.07 SF.
GARAGE:	400 SF.
SECOND LEVEL:	1400.22
TOTAL PROPOSED BUILT AREA COUNTED AGAINST MAX FAR:	**3,953.29 SF.**
FLOOR AREA EXCLUDED FROM FAR:	
LOWER LEVEL (BASEMENT):	2143.17 SF.
ADU:	800 SF.
TOTAL HABITABLE AREA:	**6,496.42f SF.**
TOTAL PROPSED BUILT AREA INCLUDING GARAGE & LOWER LEVEL:	**6,896.42 SF**
MAIN HOUSE REAR COVERED PORCH:	374.00 SF.
MAIN HOUSE FRONT PORCH:	66.67 SF.
ADU FRONT PORCH:	24.38 SF.
TOTAL COVERED AREA:	

MAIN HOUSE FIRST FLOOR + ADU FRONT PORCH + MAIN HOUSE FRONT PORCH + MAIN HOUSE REAR PORCH

2553.08+24.38+66.67(-4SF. COLUMNS COUNTED IN FAR) +372 SF
3014.12 SF. TO TAL COVERAGE AREA

LEGAL INFORMATION

PARCEL NUMBER:	167-30-004
ZONING CODE:	**R1-10 SINGLE-FAMILY**
OCCUPANCY:	R-3/U
DESCRIPTION:	SINGLE FAMILY RESIDENTIAL HOME
APPLICABLE CODES 2019:	CBC, CFC, CPC, CMC CRC, CEC, CAL GREEN
CONSTRUCTION TYPE:	VB
PLANNING PERMIT NUMBER:	

UNDER SEPERATE DEFERRED SUBMITTAL PERMIT:
AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SUBMITTED DIRECTLY TO SANTA CLARA CO. FIRE DEPT. BY CALIFORNIA LICENSED (C-16) CONTRACTOR.

PROJECT DESIGN DATA:
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA GREEN BUILDING STANDARD CODE
2019 CALIFORNIA ELECTRIC CODE
2019 CALIFORNIA ENERGY CODE & STANDARDS
2019 CALIFORNIA FIRE CODE
LOS ALTOS MUNICIPAL CODE
ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.

SCOPE OF WORK

1. DEMOLISH (E) SINGLE FAMILY HOUSE AND ACCESSORY STURCTURE
2. CONSTRUCT NEW SINGLE FAMILY HOUSE WITH A BASEMENT AND A DETACHED SECONDARY DWELLING UNIT. WITH A POOL IN THE REAR OF THE PROPERTY

DRAWING INDEX

ARCHITECTURAL:

A0 COVERSHEET

SURVEY:
SU 1
SU 2

A1 SITE PLAN (E)
A2 SITE PLAN (F)
A2.1 TREE PROTECTION / REMOVAL PLAN
A2.2 TREE PROTECTION / REMOVAL PLAN
A3 BASEMENT LEVEL FLOOR PLAN
A3.1 MAIN LEVEL PLAN
A3.2 SECOND LEVEL FLOOR PLAN
A3.3 FLOOR AREA DIAGRAM
A5 ROOF PLAN
A5.1 ROOF PLAN - ENLARGED MAIN HOUSE
A5.2 ROOF PLAN ADU
A5.3 FRONT PORCH & DORMER DETAIL
A6 ELEVATIONS
A6.1 ELEVATIONS
A7 ACCESSORY DWELLING UNIT (ADU)
A8 SECTIONS
A8.1 SECTIONS
A9 3D PERSPECTIVES
A10 NEIGHBORHOOD IMAGES
A11 NEIGHBORHOOD CONTEXT
EXISTING FRONT ELEVATION
A12 MATERIAL BOARD + SPECS
AD-1-7 DETAILS

PRELIMINARY CIVIL
CO GRADING & DRAINAGE COVERSHET
C1 PRELIMINARY GRADING & DRAINAGE
C2 CONSTRUCTION DETAILS
C3 EROSION CONTROL
C4 BMP

LANDSCAPE:
L.1 PRELIMINARY LANDSCAPE PLAN

Safaei Design Group
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120

Drawn By: Author

Checked By:

Scale
3/16" = 1'-0"

Sheet Title
PROJECT DATA

Sheet No.
A0.0

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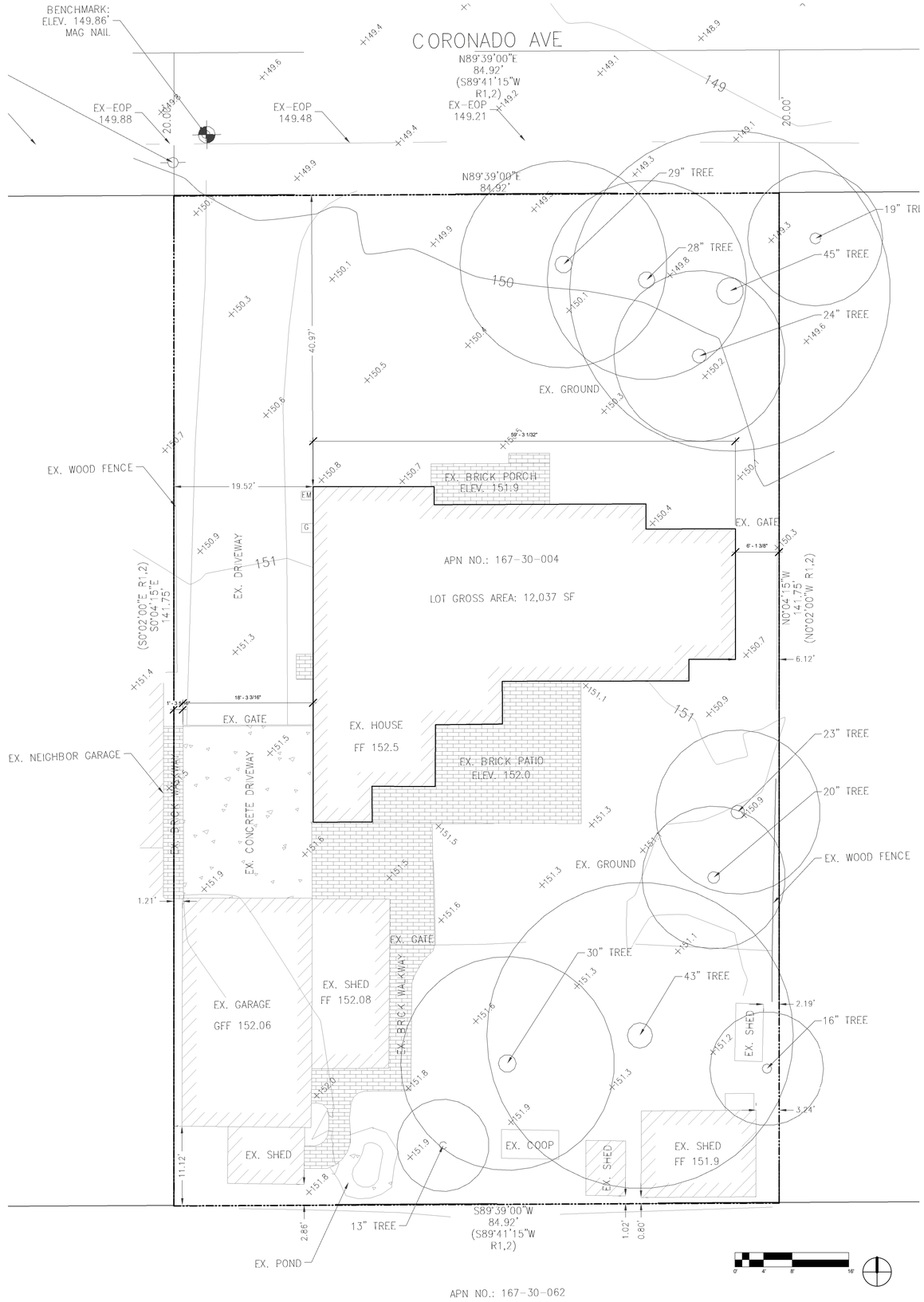

1 Existing Site Plan
1/8" = 1'-0"

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120

Drawn By: S.S.
Checked By: O.K.

Scale
1/8" = 1'-0"

Sheet Title
SITE PLAN (E)

Sheet No.
A1

KEY NOTES:

1. EXTERIOR LIGHTWELL SURFACE, WITH 7" STEP DOWN FROM INTERIOR FINISHED FLOOR, SLOPE TO OUTSIDE EDGE TO DRAIN, VERIFY FINISHED SURFACE, WATERPROOFING, ETC. PRIOR TO CONSTRUCTION.
2. AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AND PATIO, FOR STORMWATER COLLECTION TO SUMP PUMP SYSTEM TO GRADE. PROVIDE ALARM PANEL SYSTEM FOR PUMP FAILURE ALERTS, SEE CIVIL PLANS FOR SYSTEM DETAILS.
3. HOME THEATER SYSTEM, VERIFY ALL A-V COMPONENTS, PROJECTOR AND SCREEN, SEATING, ACOUSTICS, SELECTIONS, ETC. PER OWNER PRIOR TO CONSTRUCTION AT THE THEATER.
4. BUILT-IN SHELVING & CABINETRY, VERIFY DESIGN WITH OWNER & ARCHITECT.
5. SUNKEN SUMP PUMP COLLECTION SYSTEM FOR EXTERIOR STORMWATER COLLECTION & DISCHARGE FROM LIGHTWELL SURFACE DRAINS UP TO SURFACE DRAINAGE AND RETENTION SYSTEM, SEE ALSO CIVIL PLANS.
6. (N) BATHROOM FIXTURES & FINISHES, KOHLER OR EQUAL PLUMBING. CERAMIC TILE FLOORING & SHOWER ENCLOSURE. VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER.
7. AT ALL SHOWERS AND TUBS WITH SHOWERS:
   A. WALL COVERINGS SHALL BE PORTLAND CEMENT CONCRETE, CERAMIC OR STONE TILE, OR APPROVED EQUAL TO 80" ABOVE DRAIN. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.
   B. VERIFY FINISH MATERIALS, SEE INTERIOR DESIGN PLANS.
   C. INSTALL HOT-MOP SHOWER PAN @ ALL SHOWERS (TYPICAL). BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN PER 2019 CPC 411.8. VERIFY DRAIN LOCATION W/ OWNER.
   D. TEMPERED GLASS @ WINDOW AND SHOWER ENCLOSURE. SHOWER DOORS & ENCLOSURES SHALL BE FRAMELESS, TEMPERED, 3/8" GLASS, VERIFY W/ OWNER.
   E. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.
   F. ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING OF 30 INCH CIRCLE.
8. MECHANICAL ROOM, WITH HOUSE WATER HEATER, AND HVAC UNIT FOR BASEMENT AND FIRST FLOOR LEVELS. VERIFY LAYOUT OF UNITS, DUCTING MANIFOLDS, PANELS, PANELS, CLEARANCE ACCESS, ETC. FOR SPACE PRIOR TO CONSTRUCTION.
9. LAUNDRY ROOM HOOK-UPS AND CONNECTIONS, CABINETRY & COUNTERTOPS, VERIFY SELECTIONS, APPLIANCES SPECS, ETC. PER OWNER.
10. SUNKEN SEWAGE EJECTION SUMP PUMP SYSTEM FOR BASEMENT WASTE LINE COLLECTION & DISCHARGE UP TO FIRST FLOOR GRAVITY LINES. LOCATED IN EXTERIOR LIGHTWELL (ALTERNATE LOCATION IN MECH. ROOM. SEE ALSO CIVIL PLANS FOR TIE-IN TO STREET. THE DISCHARGE PIPING OF EACH EJECTOR OR PUMP TO HAVE A BACKWATER VALVE AND GATE VALVE, AND BE A MINIMUM OF 2-IN IN DIAMETER. THE SEWER EJECTOR/SEWAGE PUMP RECEIVING DISCHARGE OF WATER CLOSET SHALL BE CAPABLE OF PASSING A 1.5 INCH DIAMETER SOLID BALL.
11. DEEP WELL SUMP PUMP SYSTEM FOR COLLECTION OF SUBSURFACE GROUND WATER AT BASEMENT PERIMETER AND UNDER-SLAB, FOR COLLECTION & DISCHARGE UP TO SURFACE DRAINAGE SYSTEM. SEE 9 (C5.0) FOR SUMP PUMP.
12. LOWERED CEILING AT HALLWAY AND SECONDARY SPACES, FOR MECHANICAL DUCTING PATHWAYS, VERIFY FINAL FINISHED CEILING HEIGHTS TO COORDINATE WITH MECHANICAL DESIGN PRIOR TO CONSTRUCTION.
13. AT SOFFIT OF USABLE SPACES BELOW STAIRS, PROVIDE 5/8" TYPE "X" GYP.BD. FOR ONE-HOUR FIRE PROTECTION.
14. STAIR UP TO FIRST STORY, MAX. 7.75" RISE, MIN. 10" STAIR UP TO FIRST STORY, MAX. 7.75" RISE, MIN. 10" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.
15. EXTERIOR STAIR DOWN TO BASEMENT LIGHTWELL, MAX. 7" RISE, MIN. 11" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.

CALIFORNIA ENERGY CODE REQUIREMENTS FOR NEW HOMES:
PER CEC 150(O), PROVIDE CONTINUOUS MECHANICAL WHOLE HOUSE EXHAUST OR SUPPLY VENTILATION WITH OUTSIDE AIR PER MINIMUM LEVELS IN TABLE 4.1A OR EQUATION 4.1A. FOR COMPLIANCE WITH ASHRE STANDARD 62.2 FOR INDOOR AIR QUALITY IN LOW RISE RESIDENTIAL. PER EQUATION 4.1A : (CONDITIONED AREA X 0.03) + [7.5 X (# BEDROOMS +1)] = [6,417.1 X 0.03] + [7.5 X (6+1)] = 245 CFM
INSTALL (4) PANASONIC WHISPER GREEN PICK-A-FLOW SPEED SELECTOR WITH TOP FLOW @ 110 CFM VENTILATION FAN AT FOUR LOCATIONS. SET SPEED AT 62 CFM EACH AND HAVE THEM FULL-TIME OPERATED AND TO PROVIDE A LABEL AT FAN CONTROL SWITCH READING: "FAN TO BE LEFT ON FOR INDOOR AIR QUALITY".

GENERAL NOTES:

VERIFY ALL HARDSCAPE AT LANDSCAPE LAYOUTS AND FINISHES WITH OWNER.
EXTERIOR WALLS: PAINTED SMOOTH STUCCO FINISH. (VERIFY SELECTIONS/OPTIONS W/ OWNER) 2X6 WALL FRAMING AT EXTERIOR INSULATED WALLS FOR R-21 ENVELOPE. SEE STRUCTURAL PLANS FOR SHEAR WALL AND HOLDDOWN LOCATIONS & NAILING.
INTERIOR WALLS - 5/8" GYP. BD. ON 2X4 STUDS @ 16"O.C. U.N.O. SEE STRUCTURAL PLANS FOR SHEAR WALL AND HOLDDOWN LOCATIONS & NAILING. (2X6 MIN. AT PLUMBING WALLS). 5/8" TYPE 'X' GYPSUM BOARD AT ALL GARAGE SEPARATION WALLS & CEILING IN ENCLOSED SPACE UNDER STAIRS.
ALL WINDOWS & FRENCH DOORS TO BE WOOD FRAME, ALUMINUM CLAD, DUAL-PANE, W/ DIVIDED LIGHTS AS SHOWN ON ELEVATIONS. PROVIDE TEMPERED GLASS AT ALL GLAZED DOORS AND GLAZING WITHIN 24" OF A DOOR OR WITHIN 18" OF FINISHED FLOOR. PROVIDE TEMPERED GLAZING AT WINDOWS AT SHOWERS AND ABOVE BATHTUBS.
FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND CONSIDER ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT CANS, PLUMBING, MINIMIZE HEADING OFF, CENTER FLOOR REGISTERS W/ DOORS, ALIGN CHUTES & CHASES, ETC.

SEE ALSO DIMENSION PLAN SHEETS. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF WINDOW/DOOR, TYP. U.N.O. VERIFY ALL CRITICAL DIMENSIONS AT EXISTING ELEMENTS IN FIELD PRIOR TO FRAMING. ANY CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FURTHER PROGRESS. VERIFY FINISH SELECTIONS, BASEBOARD, CEILING TRIM, AND DOOR & WINDOW CASINGS W/ OWNER IN FIELD. PROVIDE BLOCKING AS NECESSARY. VERIFY PAINT AND COLOR SECTIONS W/ OWNER IN FIELD.
MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOCATIONS, CONFIGURATIONS, ETC. WITH FRAMING CONTRACTOR DURING FOUNDATION WORK, PRIOR TO FRAMING. PLACE DUCTS OUT OF THE WAY IN ATTICS, CRAWLSPACES, ETC. ALL UNDERGROUND AND ABOVE-GROUND WATERPROOFING & FLASHING DETAILS PER WATERPROOFING SPECIALIST SUBCONTRACTOR.

- BUILDING ADDRESSES FOR MAIN BUILIDING & ADU SHALL COMPLY WITH SECTION R319 CRC.
- REQUIRED FIRE BLOCKING TO BE INSTALLED IN LOCATIONS PER R302.11CRC.
- ALL SHOWERS DOORS TO BE MINIMUM 22" WIDE, AND TO SWING OUT OF THE SHOWER STALL.
- PROVIDE 1/2 GYPSUM ON ALL WALLS AND CEILINGS FOR ENCLOSED USABLE SPACES UNDER-STAIRS.
- ALL GUARDRAILS TO HAVE A MINIMUM HEIGHT OF 42"
- TYVEK® HOMEWRAP® - PAPER TO BE USED UNDER ALL SIDING MATERIAL
- THE MAXIMUM SPACING OF PICKETS IS 4" ON CENTER. THE SPACE BETWEEN THE BOTTOM RAIL OF THE GUARD SHALL NOT EXCEED 4".
- BASEMENT CONSTRUCTION: ALL WOOD IN CONTACT WITH BASEMENT WALLS ARE REQUIRED TO BE PRESSURE TREATED AND PROPERLY FIRE BLOCKED

GENERAL NOTES CONTINUED

GENERAL NOTES:
ALL GRADING, EARTHWORK, FOUNDATION PREPARATION, AND DRAINAGE SUBJECT TO RECOMMENDATIONS IN THE SOILS REPORT BY SILICON VALLEY SOILS ENGINEERING. (REPORT DATE: APRIL 2018)
SOILS ENGINEER SHALL OBSERVE AND TEST GRADING INCLUDING SUB GRADE PREPARATION TO VERIFY THAT THE CONTRACTOR MEETS THE RECOMMENDED MATERIAL QUALITY, MOISTURE CONDITIONING, AND COMPACTION REQUIREMENTS. SOIL ENGINEER SHALL OBSERVE THE FOOTING EXCAVATIONS PRIOR TO THE PLACEMENT OF REINFORCING STEEL TO CONFIRM THAT THE FOUNDATIONS ARE FOUNDED IN UNDISTURBED, FIRM NATURAL SOILS AND AT THE MINIMUM DEPTH OR DEEPER.

SEE CIVIL DRAWINGS BY SMP ENGINEERING FOR ALL GRADING AND DRAINAGE WORK, UTILITY CONNECTIONS AND DETAILS. VERIFY ALL HARDSCAPE AND SITE FINISH MATERIALS AND SELECTION WITH OWNER PRIOR TO CONSTRUCTION. SEE LANDSCAPE PLANS FOR ALL NEW PANTING AND IRRIGATION SYSTEMS.
MAINTAIN MINIMUM 5% SLOPE AWAY FROM FOUNDATION AT LANDSCAPE AREAS, MINIMUM 2% SLOPE AWAY AT PAVED AREAS WITHIN 5' OF STRUCTURE.
SETBACK VERIFICATION WILL BE REQUIRED BY A LICENSED SURVEYOR OR CIVIL ENGINEER TO VERIFY THE LOCATION OF STRUCTURE ON THE PROPERTY AND DOCUMENTATION SHALL BE SUBMITTED TO THE CITY BUILDING DEPARTMENT PRIOR TO FOUNDATION INSPECTION
VERIFY SPERATE ENCROACHMENT PERMIT APPROVALS PER CITY FOR ANY WORK WITHIN THE RIGHT OF WAY.

BEFORE EXCAVATION CALL U.S.A.
CONTRACTOR IS RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2800, 48 HOURS PRIOR TO ANY CONSTRUCTION. THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOBSITE. LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HERON ARE APPROXIMATE AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURAL OBSERVATION AND/OR RECORDS OF THE CONTROLLING AGENCY. KAL DESIGN GROUP DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ETC.

2019 CALGREEN MANDATORY MEASURES:

a. DEVELOP A PLAN TO MANAGE STORM WATER DRAINAGE CONSTRUCTION PER CALGREEN SECTION 4.106.2
b. PLAN AND DEVELOP GRADING AND PAVING PLAN TO KEEP SURFACE WATER AWAY FROM BUILDING PER CALGREEN SECTION 4.106.3
c. SUBMIT CONSTRUCTION WASTE MANAGEMENT PLAN PER CALGREEN SECTION (4.408.2) (OR IN ACCORDANCE WITH THE LOCAL ORDINANCE). DIVERT A MINIMUM OF 60% OF CONSTRUCTION WASTE TO CITY RECOLOGY CENTER OR SALVAGE PER SECTION (4.408.1)
d. DUCT SYSTEMS ARE SIZED AND DESIGNED WITH EQUIPMENT SELECTED PER SECTION (4.507.2). HVAC SYSTEM INSTALLERS MUST BE TRAINED, AND CERTIFIED, AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
e. AT PROJECT COMPLETION, PROVIDE A COPY OF THE OPERATIONS AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THROUGH 10 IN SECTION 4.410.1
f. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, & CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1).
g. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENING DURING CONSTRUCTION (4.504.2.1).
h. ADHESIVES, SEALANTS, CAULKS AND OTHER TOXIC COMPOUNDS USED DURING CONSTRUCTION SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.1).
i. PAINTS, STAINS AND OTHER COATING SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2).
j. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND TOXIC COMPOUNDS (4.504.2.3).
k. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).
l. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS PER SECTIONS (4.504.4).
m. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTEIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5).
n. INSTALL CAPILLARY BREAK VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS. (4.505.2)
o. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOORING BEFORE ENCLOSURE (4.505.3)

SEE SHEET A0.__ FOR ADDITIONAL GREEN BUILDING MEASURES.

GENERAL NOTES CONTINUED

EGRESS WINDOW & DOORS - CRC 310 NOTE:
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE:
· THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR.
· MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20."
· MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (5.0 AT GRADE LEVEL)
NOTE: IN ORDER TO MEET THE MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET, EITHER THE WIDTH OR HEIGHT, OR BOTH, MUST EXCEED THE MINIMUM DIMENSION (SEE FIGURE BELOW). THE NET CLEAR OPENING DIMENSIONS REQUIRED SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE.

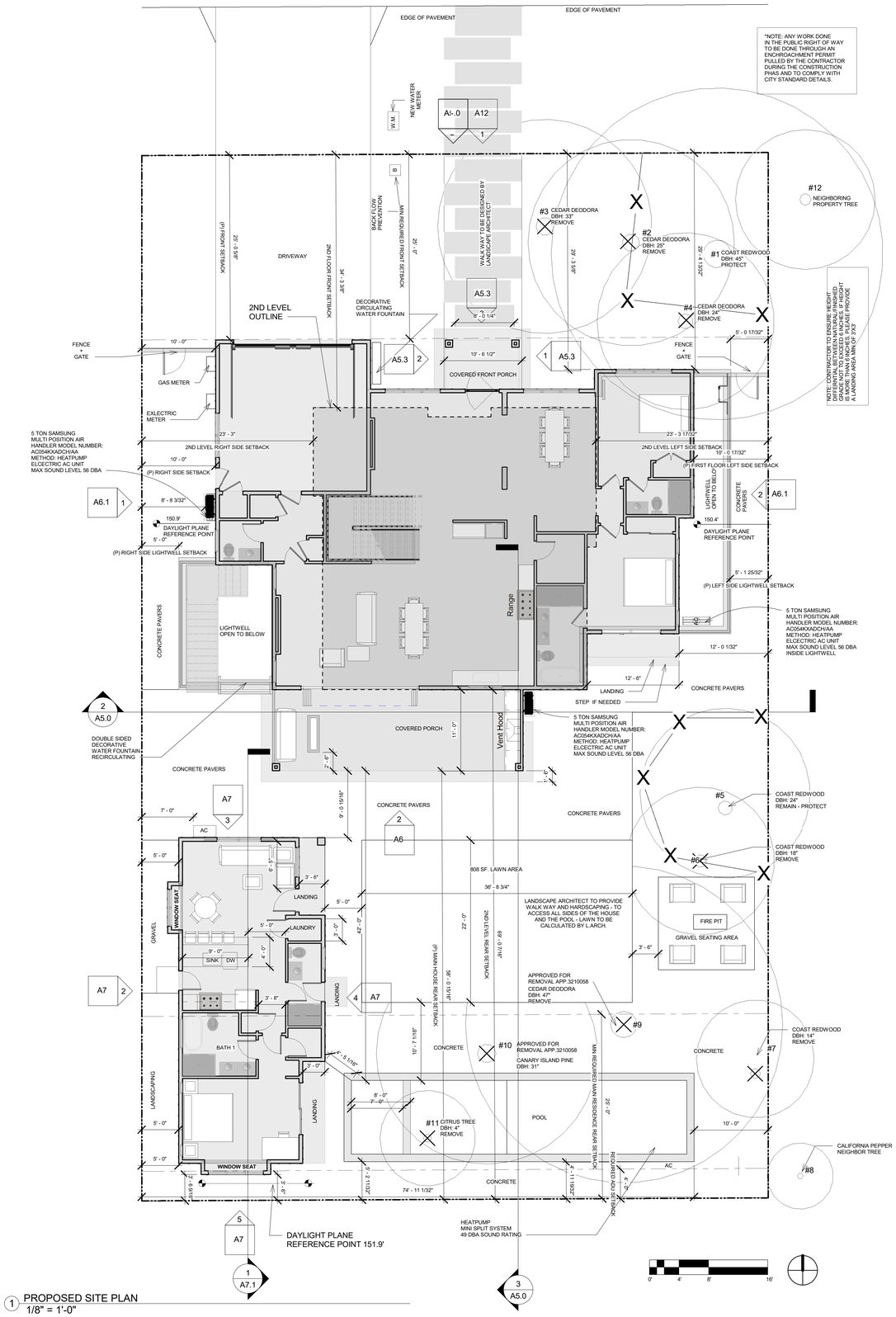
- SHOWER WALLS TO BE PROTECTED UPTO 72" PER SECTION R307 CRC.
- SAFTY GLASS REQUIRED WINDOWS AND DOORS TO BE LABELED WITH SG.

R311.7.1 WIDTH. STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PER- MITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 41/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 311/2 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

R311.7.2 HEADROOM. THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTI- CALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

ALL HANDRAILS TO BE CONTINUOUS FOR ALL STAIRS OR STEPS WITH 4 OR MORE RISERS

R13 WALLS - WINTER DESING U VALUE 0.101 , 1" AIR GAP BETWEEN 12" CONCRETE PARAMETER PROPERLY FIRE BLOCKED ANY WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.



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

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

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Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of Safaei Design Group and may not be reused or reproduced in any manner without our express written consent.

SIGNATURES

Job Title
120 CORONADO

Job Address
120 Coronado Ave, Los Altos, CA 94022

Date
09.28.2021

Issued For
PLANNING

Job No.
120

Drawn By: Author
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Scale
1/8" = 1'-0"

Sheet Title
SITE PLAN (P)

Sheet No.
A2

Kleinheinz Arborist Services LLC

Certified Arborist WE-7720A
821 Vista Lane, Ione, CA 94010 | 650-759-1081 | codykleinheinz@yahoo.com

July 3, 2021
Jerry Kwok
120 Coronado Ave
Los Altos Ca 94022

Site Address: 120 Coronado Ave Los Altos Ca 94022

Dear Mr. Kwok,

As requested, a pre-construction arborist report of my findings on various trees located at 120 Sequoia has been compiled. The following information is site-specific and written for reporting purposes accordingly.

Tree ratings and condition will follow this scale:
1 - 29 Very Poor
30 - 49 Poor
50 - 60 Fair
70 - 89 Good
90 - 100 Excellent

Tree#	Species	DBH	HT/SP (ft.)	COND	Notes
1	Coast Redwood	45"	90/50	65	recommend tree be protected
2	Cedar Deodora	25"	70/40	50	recommend removal
3	Cedar Deodora	33"	60/30	50	recommend removal
4.	Cedar Deodora	24"	70/35	50	recommend removal
5	Coast Redwood	22"	60/30	55	Tree to remain
6	Coast Redwood	18"	80/50	55	
7	Coast Redwood	14"		10	recommend removal
8	California Pepper				recommend tree be protected
9	Cedar Deodora	47"	65/70	45	removal (Approved)
10	Canary Island Pine	31"	90/40	50	removal (Approved)
11	Citrus tree.	4"	8'/8'	50	Protect or remove
12	Coast Redwood	18"	50/30	60	No protection needed

Tree number one located in the front yard left side is a Coastal Redwood (**Sequoia sempervirens**) . This tree stands approximately 90 feet in height and has a DBH of approximately 45 inches. This tree appears to be in fair health, tree does have a slight lean toward the street but then is corrected. Canopy of the tree does extend over the street and electrical wires also into the neighboring yard.

Suggestions: this tree should be protected throughout the duration of construction as listed in tree protection plan below.

Tree number two located in front yard is a Cedar Deodora (**Cedrus deodora**). This tree stands approximately 70 feet in height and has a DBH of approximately 25 inches. This tree appears to be in fair health. Tree is codominant at about 35 feet up by multiple leads then again an upper canopy creating poor form throughout the canopy of the tree. This tree appears to have recent limb failure in the upper canopy above wires where codominant tops are located. This tree appears to have been turned back heavily over the years from wires creating very poor form for the tree.

Suggestions: I do feel given a very poor form on this tree and being located over high-voltage wires and recent limb failure this tree is a hazard and should be removed prior to any construction. This tree will eventually cause significant damage to electrical lines causing outages for a very long period of time and will cause severe damage to house of tops fail.

Tree number three is a Cedar Deodora (**Cedrus deodora**) located in front yard to the right of tree number two. This tree stands approximately 60 feet in height and has a DBH of approximately 33 inches. This tree appears to be in fair health but has very poor form. This tree is codominant at about 20 feet up by multiple leads with very poor branch connection and laterals are located over high-voltage electrical wires. It does appear as though numerous limbs have been cut off overtime over wires but leaving the tree top-heavy in foliage. The canopy of this tree extends over the existing house and all the way out over electrical wires and to about the center of street.

Suggestions: I do feel given the very poor form on this tree and location being over high-voltage electrical wires this tree is a high risk for failure. If any of these limbs were to fall on electrical wires it would cause severe outage and significant damage. This tree should be removed prior to any construction.

Tree number four located in the front yard on the left side is a Cedar Deodora (**Cedrus deodora**). This tree stands about 70 feet in height and has a DBH of approximately 24 inches. Tree appears to be in fair health but does have poor form. Tree has a lean towards the existing house and neighboring property. This tree is codominant at about 30 feet up by multiple leads with poor form.

Suggestions: if this tree is to remain, the tree should be protected throughout the duration of construction as listed in tree protection plan below. I do feel that this tree should be removed with its poor form and lean is a high candidate for removal. If either of the tops were to fail where form is poor, it would cause significant damage to either neighboring property or property of 120 Coronado.

Tree number five located in the backyard left side along the fence just beyond the existing house is a Coastal Redwood (**Sequoia sempervirens**). This tree stands approximately 60 feet in height and has a DBH of approximately 22 inches. This tree appears to be in fair health with fair form. The base of this tree is located approximately 3 feet from the existing fence. The canopy of this tree extends into the neighbors yard and some limbs are touching neighbors roof.

Suggestions: I feel once trees 9&10 are removed further in the backyard which are approved to be removed this tree will become an edge tree and will have lots of failure. This tree as is gets bigger will only be more problematic for both properties and will cause great damage. I feel this tree should be removed and a new species planted in a more suitable location, not over neighbors' houses and not in close proximity to fences. If this tree is to remain proper protection measures should be taken as listed in tree protection plan below throughout the duration of construction.

Tree number six is a Coastal Redwood (**Sequoia sempervirens**) located in the backyard on the left side. This tree stands approximately 50 feet in height and has a DBH of approximately 18 inches. This tree appears to be in poor health and has very poor form. This tree has a very large cavity that extends from about 5 feet up to about 12 feet up with heavy decay present.

Suggestions: I feel due to the very poor form of this tree and large cavity that this tree will be more prone to failure and should be removed prior to any construction. A new species could be planted in a more suitable location.

Tree number seven located in the backyard along the left side fence is a Coastal Redwood (**Sequoia sempervirens**). This tree is on neighboring property but has one lateral that extends through the fence, the DBH on this lateral is about 14 inches. This lateral appears to be completely dead along with the neighboring lateral on redwood.

Suggestions: I feel the lateral coming through the fence should be removed prior to any construction and the other lateral should be removed because it is completely dead as well. The second lateral is on neighbors property so removal would be determined by the neighbor but should be removed.

Note: there are some other smaller trees and shrubs located in the backyard but none are of significant size therefore do not require any tree protection plan. There are two large trees located in the back of the property which have been approved to be removed, a pine tree and a cedar. When these trees are removed I do feel there will be some wind impact on redwoods number five and six therefore removal of trees 5,6 would be of higher importance.

Tree number eight located in the backyard left corner of the property is a California Pepper (**Schinus molle**). This tree is located in the neighbors property and is codominant at about 10 feet up by three leads with very poor form. The canopy of this tree does extend over property however I do not see this tree being impacted by construction therefore a tree protection plan I do not feel should be required.

Tree number 9 located in backyard is a Cedar Deodora (Cedrus deodora). This tree stands approximately 65 feet in height and has a DBH of approximately 47 inches. This tree is codominant about 12 feet up then again at 14 feet up. Tree has codominant tops throughout the canopy of the tree, all with signs of included bark present. About 12 feet up first lateral extends towards home and garage and is codominant at about 25 feet up and then again at about 30 feet up with signs of included bark present. This lateral has very poor form throughout this whole lateral, with long heavy limbs. Does appear as though this part of the tree was significantly headed back or topped, creating very poor form and making failure of limbs more of a high risk. The central lead also appears to have been top as well at around 30 feet creating very poor form, also making this area high risk for limb failure. This tree is located over a structure, fences and into neighboring yards. This tree is in fair health with very poor form overall.

Suggestion: I do feel this tree has significantly overgrown its area and with its very poor form throughout the canopy of the tree this tree should be removed. If any of these laterals were to fail it would cause significant damage not only to the house or structure and would also significantly damage the neighbor's house and any occupants.

Number 10 located just next to tree number one is the Canary Island Pine (Pinus canariensis). This tree stands approximately 90 feet in height as a DBH of approximately 31". This tree has a slight lean towards the back of the property, garage and neighboring properties. It appears this lean was caused by the cedar tree being the more dominant tree and suppressing this tree at a younger age, causing it to grow with this form. This tree is heavily one-sided in foliage due to being suppressed by cedar tree. This tree has codominant tops and this species is well known for limb failure. This tree is in full exposure to prevailing winds making tops and limbs more prone to failure. This tree appears to be in fair health with poor form. There are lots of large heavy pine cones throughout the canopy.

Suggestions: once tree number one is removed this tree will then become more of an edge tree. This tree is already one-sided in foliage and has poor form at tops, therefore will become more prone to failure. I feel this tree should be removed with tree number one.

Tree number 11 is located in the backyard this is a small citrus tree that is not a significant size it is under 6 inches.

Suggestions: this tree can either be protected or removed prior to construction.

Tree number 12 located in the front right side yard or neighbors property is a Coastal Redwood (**Sequoia sempervirens**). This tree appears to be in fair health and have fair form.

Suggestions: this tree is not located within the vicinity of construction therefore I do not feel needs and tree protection.

Suggestions: Tree Protection Plan:

Tree Protection Zones

Tree protection zone should be installed and maintained throughout the entire length of the project. Prior to the commencement of any development project, metal stakes with orange barrier fencing shall be installed at about the drip line (where possible) of any protected tree which will or will not be affected by the construction. The drip line shall not be altered in any way so as to increase the encroachment of the construction. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling are prohibited within the tree protection zones. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be placed outside of the tree protection zones.

Inspections

The site Arborist will install or contractor should install before the start of construction. The City of Los Altos usually requires a letter stating the fencing is in place before any permits are to be granted. The onsite Arborist must inspect the site anytime excavation work is to take place within 10 times the diameter of a protected tree on site. It is the contractor's responsibility to contact the site Arborist if excavation work is to take place within 10 times the diameter of the protected trees on site. Contact information: Cody Kleinheinz at 650-759-1081.

Root Pruning and Grading

If, for any reason roots are to be cut, they shall be monitored and documented. Large roots over 2 inches diameter or large masses of roots to be cut must be inspected by the site Arborist. The site Arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or a lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. This site Arborist must first give consent if roots over 2 inches in diameter are to be cut.

Landscape Barrier Zone

If for any reason a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of 6 inches with plywood or steel plates placed on top will be placed where tree protection fencing is required. The landscape buffer will help to reduce compaction to the unprotected root zone.

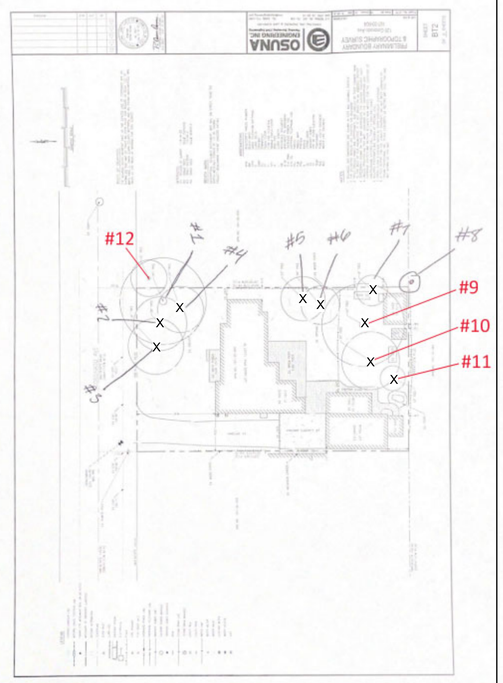
Trenching and Excavation

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the drip line of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Sincerely X
Cody Kleinheinz
Certified Arborist/TRAQ Qualified
WE-7720A
650-759-1081

CERTIFIED ARBORIST ISA
Cody J. Kleinheinz
WE-7720A

TREE #	SIZE DBH	CONDITION	SPECIES	REMOVE / REMAIN / PROTECT
1	45"	65	COAST REDWOOD	REMAIN TO BE PROTECTED
2	25"	50	CEDAR DEODORA	REMOVE
3	33"	50	CEDAR DEODORA	REMOVE
4	24"	50	CEDAR DEODORA	REMOVE
5	22"	55	COAST REDWOOD	REMAIN TO BE PROTECTED
6	18"	55	COAST REDWOOD	REMOVE
7	14"	10	COAST REDWOOD	REMOVE
8	NP		CALIFORNIA PEPPER	PROTECTED BY EXISTING NEGHBOR FENCE
9	47"	45	CEDAR DEODORA	**APPROVED FOR REMOVAL PERMIT # TREE21-0058**
10	31"	50	CANARY ISLAND PINE	**APPROVED FOR REMOVAL PERMIT # TREE21-0058**
11	4"	50	CITRUS TREE	REMOVE
12	NP			REMAIN PROTECT



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Revision No. Date

SIGNATURES

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120 CORONADO

Job Address
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Sheet Title
TREE PROTECTION / REMOVAL PLAN

Sheet No.
A2.1

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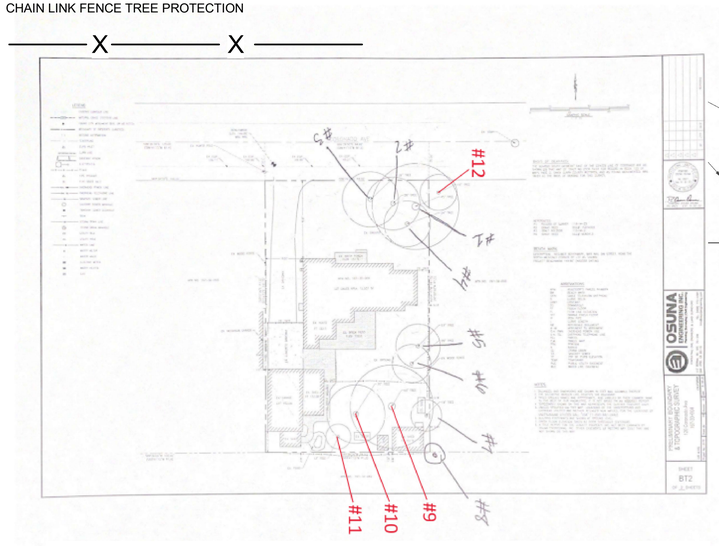
CHAIN LINK FENCE TREE PROTECTION



TREE #	SIZE DBH	CONDITION	SPECIES	REMOVE / REMAIN / PROTECT
1	45"	65	COAST REDWOOD	REMAIN TO BE PROTECTED
2	25"	50	CEDAR DEODORA	REMOVE
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5	22"	55	COAST REDWOOD	REMAIN TO BE PROTECTED
6	18"	55	COAST REDWOOD	REMOVE
7	14"	10	COAST REDWOOD	REMOVE
8	NP		CALIFORNIA PEPPER	PROTECTED BY EXISTING NEGHBOR FENCE
9	47"	45	CEDAR DEODORA	**APPROVED FOR REMOVAL PERMIT # TREE21-0058**
10	31"	50	CANARY ISLAND PINE	**APPROVED FOR REMOVAL PERMIT # TREE21-0058**
11	4"	50	CITRUS TREE	REMOVE
12	NP			REMAIN PROTECT NEIGHBOR'S TREE

NP:	NEIGHBORING PROPERTY TREE

TREE REMOVAL PERMIT

REMOVE ONE (1) DEODORA CEDAR AND ONE (1) CANARY ISLAND PINE LOCATED IN THE REAR YARD AT 120 CORONADO AVENUE

Date Approved: May 12, 2021

Date Posted: 5/13/2021

Applicant:

Jerry Kwok, 120 Coronado Avenue, Los Altos

Basis for Approval

☒ The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services.

Replacement Tree(s) & Required Conditions

☒ Yes – One (1) Category II Deciduous street tree, minimum 24-inch box or 15-gallon size, planted in the rear yard. The Replacement tree shall be planted within 90 days of the tree removal.

Project Planner

Asher Kohn, (650) 947-2697, akohn@losaltosca.gov

Guido Persicone, (650) 947-2633, gpersicone@losaltosca.gov

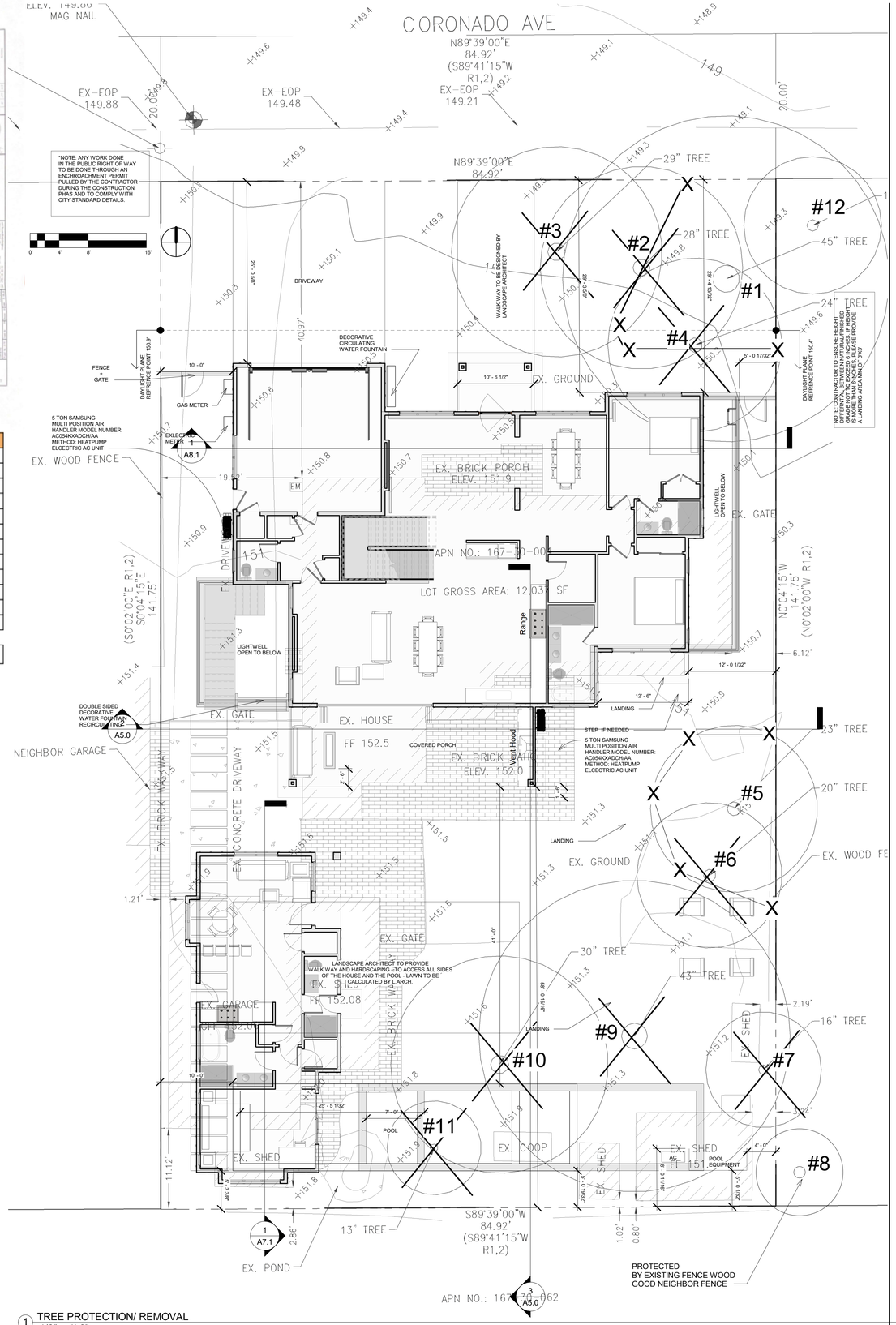
Appeals

The findings or conditions of this tree removal permit may be appealed by the applicant or any interested party within 10 days of the date posted.

Permit must be present on job site during all tree removal activities and all work shall take place during the following hours:

Residential Properties: 7am – 5:30pm Mon. – Fri. / 9am – 3pm Sat.
Commercial Properties: 7am – 7pm Mon. – Fri. / 9am – 6pm Sat.

COMMUNITY DEVELOPMENT DEPARTMENT
One North San Antonio Road ♦ Los Altos, California 94022
Telephone: (650) 947-2750



1 TREE PROTECTION/ REMOVAL
1/8" = 1'-0"

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TREE PROTECTION / REMOVAL

Sheet No.
A2.2

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KEY NOTES:

1. EXTERIOR LIGHTWELL SURFACE, WITH 7" STEP DOWN FROM INTERIOR FINISHED FLOOR, SLOPE TO OUTSIDE EDGE TO DRAIN, VERIFY FINISHED SURFACE, WATERPROOFING, ETC. PRIOR TO CONSTRUCTION.
2. AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AND PATIO, FOR STORMWATER COLLECTION TO SUMP PUMP SYSTEM TO GRADE. PROVIDE ALARM PANEL SYSTEM FOR PUMP FAILURE ALERTS, SEE CIVIL PLANS FOR SYSTEM DETAILS.
3. HOME THEATER SYSTEM, VERIFY ALL A-V COMPONENTS, PROJECTOR AND SCREEN, SEATING, ACOUSTICS, SELECTIONS, ETC. PER OWNER PRIOR TO CONSTRUCTION AT THE THEATER.
4. BUILT-IN SHELVING & CABINETRY, VERIFY DESIGN WITH OWNER & ARCHITECT.
5. SUNKEN SUMP PUMP COLLECTION SYSTEM FOR EXTERIOR STORMWATER COLLECTION & DISCHARGE FROM LIGHTWELL SURFACE DRAINS UP TO SURFACE DRAINAGE AND RETENTION SYSTEM, SEE ALSO CIVIL PLANS.
6. (N) BATHROOM FIXTURES & FINISHES, KOHLER OR EQUAL PLUMBING. CERAMIC TILE FLOORING & SHOWER ENCLOSURE. VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER.
7. AT ALL SHOWERS AND TUBS WITH SHOWERS:
   A. WALL COVERINGS SHALL BE PORTLAND CEMENT CONCRETE, CERAMIC OR STONE TILE, OR APPROVED EQUAL TO 80" ABOVE DRAIN. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.
   B. VERIFY FINISH MATERIALS, SEE INTERIOR DESIGN PLANS.
   C. INSTALL HOT-MOP SHOWER PAN @ ALL SHOWERS (TYPICAL). BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN PER 2019 CPC 411.8. VERIFY DRAIN LOCATION W/ OWNER.
   D. TEMPERED GLASS @ WINDOW AND SHOWER ENCLOSURE. SHOWER DOORS & ENCLOSURES SHALL BE FRAMELESS, TEMPERED, 3/8" GLASS, VERIFY W/ OWNER.
   E. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.
   F. ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING OF 30 INCH CIRCLE.
8. MECHANICAL ROOM, WITH HOUSE WATER HEATER, AND HVAC UNIT FOR BASEMENT AND FIRST FLOOR LEVELS. VERIFY LAYOUT OF UNITS, DUCTING MANIFOLDS, PANELS, PANELS, CLEARANCE ACCESS, ETC. FOR SPACE PRIOR TO CONSTRUCTION.
9. LAUNDRY ROOM HOOK-UPS AND CONNECTIONS, CABINETRY & COUNTERTOPS, VERIFY SELECTIONS, APPLIANCES SPECS, ETC. PER OWNER.
10. SUNKEN SEWAGE EJECTION SUMP PUMP SYSTEM FOR BASEMENT WASTE LINE COLLECTION & DISCHARGE UP TO FIRST FLOOR GRAVITY LINES, LOCATED IN EXTERIOR LIGHTWELL (ALTERNATE LOCATION IN MECH. ROOM. SEE ALSO CIVIL PLANS FOR TIE-IN TO STREET. THE DISCHARGE PIPING OF EACH EJECTOR OR PUMP TO HAVE A BACKWATER VALVE AND GATE VALVE, AND BE A MINIMUM OF 2-IN IN DIAMETER. THE SEWER EJECTOR/SEWAGE PUMP RECEIVING DISCHARGE OF WATER CLOSET SHALL BE CAPABLE OF PASSING A 1.5 INCH DIAMETER SOLID BALL.
11. DEEP WELL SUMP PUMP SYSTEM FOR COLLECTION OF SUBSURFACE GROUND WATER AT BASEMENT PERIMETER AND UNDER-SLAB, FOR COLLECTION & DISCHARGE UP TO SURFACE DRAINAGE SYSTEM. SEE 9 (C5.0) FOR SUMP PUMP.
12. LOWERED CEILING AT HALLWAY AND SECONDARY SPACES, FOR MECHANICAL DUCTING PATHWAYS, VERIFY FINAL FINISHED CEILING HEIGHTS TO COORDINATE WITH MECHANICAL DESIGN PRIOR TO CONSTRUCTION.
13. AT SOFFIT OF USABLE SPACES BELOW STAIRS, PROVIDE 5/8" TYPE "X" GYP.BD. FOR ONE-HOUR FIRE PROTECTION.
14. STAIR UP TO FIRST STORY, MAX. 7.75" RISE, MIN. 10" STAIR UP TO FIRST STORY, MAX. 7.75" RISE, MIN. 10" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.
15. EXTERIOR STAIR DOWN TO BASEMENT LIGHTWELL, MAX. 7" RISE, MIN. 11" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.

GENERAL NOTES:

CONFIRM BUILDING PAD LOCATION ON SITE WITH LAND SURVEY VERIFICATION TO ESTABLISH PERIMETER AND CONFORMANCE WITH TOWN REQUIRED SITE SETBACKS FOR ALL BUILDING ELEMENTS, INCLUDING ROOF EAVES AND GUTTERS.

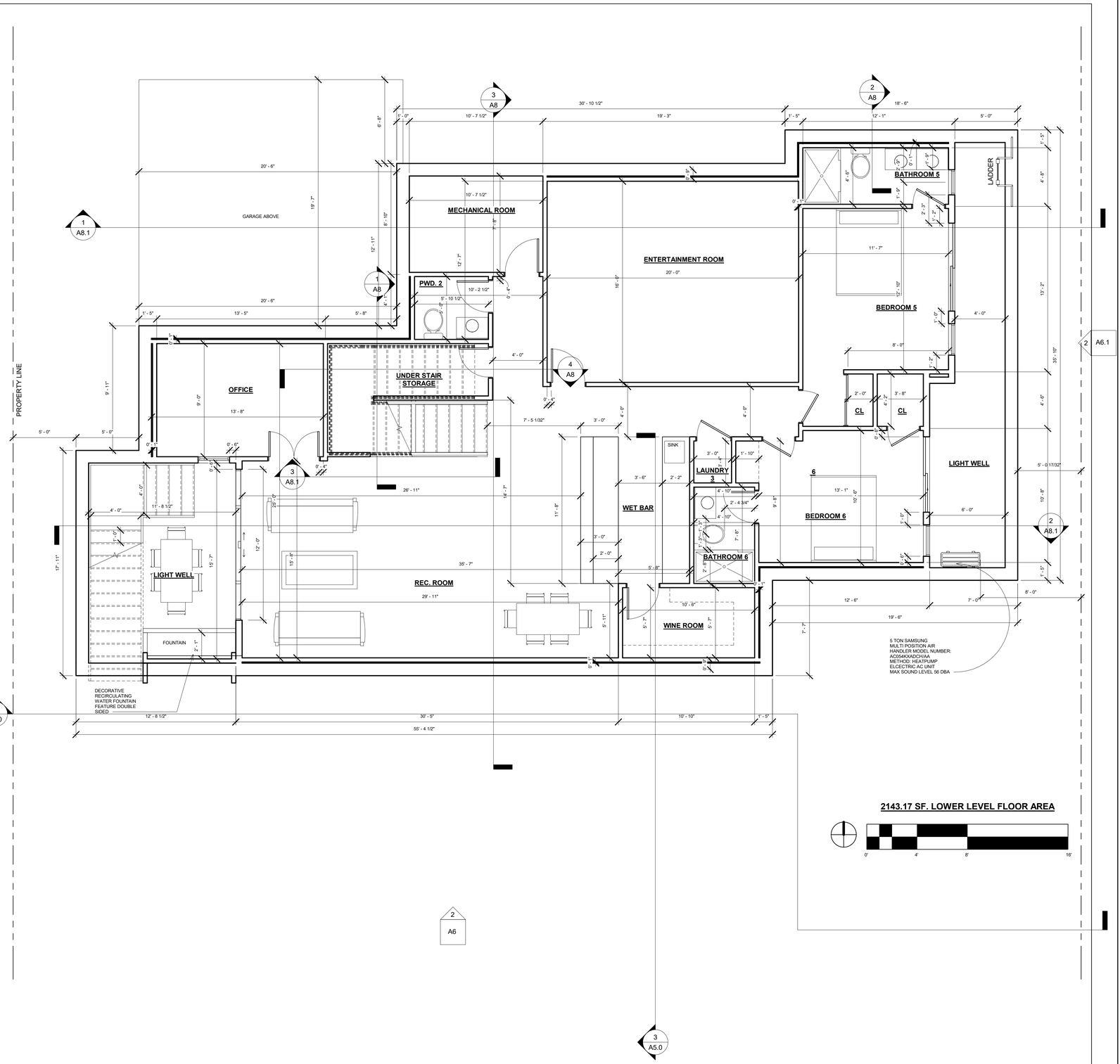
ALL DIMENSIONS SHOWN ARE TO FACE OF STUD OR CENTERLINE OF WINDOWS, UNLESS OTHERWISE NOTED.

FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND CONSIDER ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT CANS, PLUMBING, MINIMIZE HEADING OFF, CENTER FLOOR REGISTERS W/ WINDOWS, ALIGN CHUTES & CHASES, ETC.

SEE DOOR & WINDOW SCHEDULE A1.1, VERIFY ROUGH OPENINGS OF ALL NEW UNITS PRIOR TO CONSTRUCTION. VERIFY ALL PLUMBING FIXTURES, APPLIANCES, LIGHTING SELECTIONS, DIMENSIONS, & REQUIREMENTS ETC. W/ OWNER PRIOR TO ROUGH FRAMING. COORDINATE WITH FRAMING CONTRACTOR.

SEE ELECTRICAL PLANS FOR LIGHTS, SWITCHES, OUTLETS, TV, PHONE LOCATIONS, ETC. VERIFY W/ ELECTRICIAN, OWNER DURING FRAMING. COORDINATE ALIGNMENT W/ TILE FINISHES, HEIGHTS, WALL DEPTHS & FINISH, BLOCKING, ETC.
MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOCATIONS, CONFIGURATIONS, ETC. W/ FRAMING CONTRACTOR DURING FOUNDATION WORK, PRIOR TO FRAMING. PLACE DUCTS OUT OF THE WAY IN ATTICS, CRAWLSPACE, ETC.

NOTE :**R310.2.1 MINIMUM OPENING AREA.** EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE.



1 Basement F.F. (140.23')
1/4" = 1'-0"

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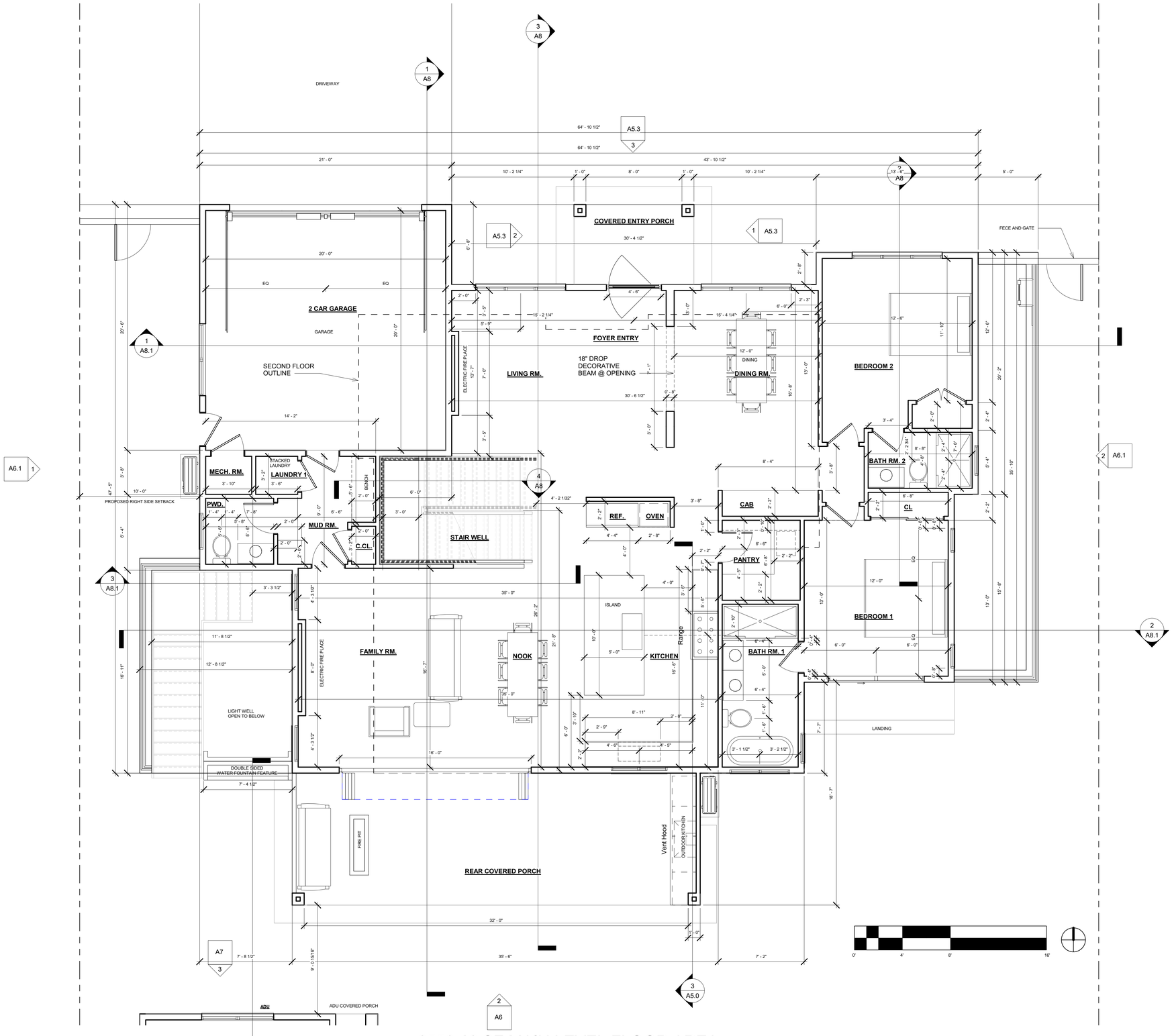
Sheet Title
BASEMENT FLOOR PLAN

Sheet No.
A3.0

10/26/2021 10:57:14 AM



2553.12 SF MAIN LEVEL FLOOR AREA

2 Level 1 Copy 1
1/4" = 1'-0"

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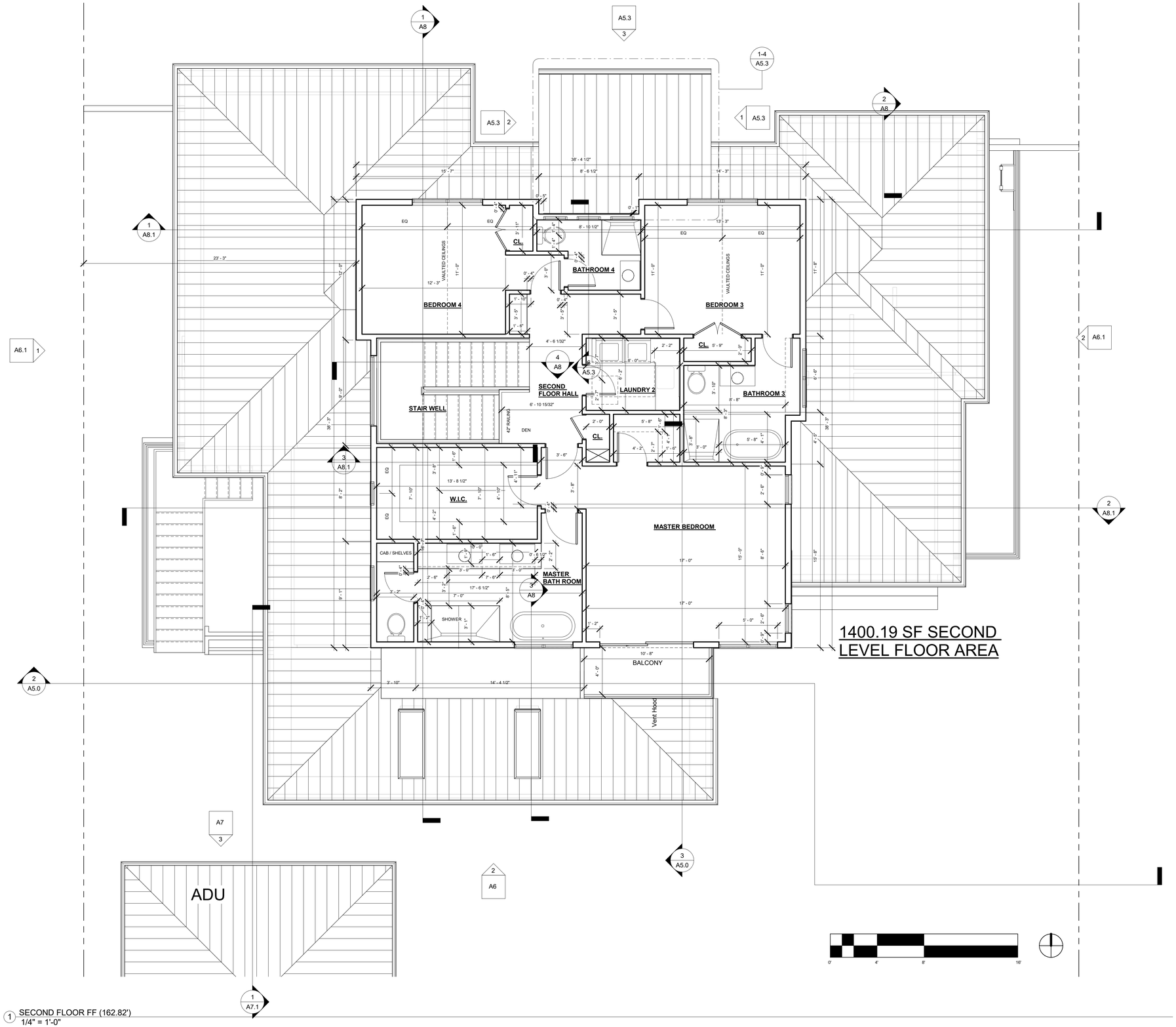
Scale
1/4" = 1'-0"

Sheet Title
MAIN LEVEL FLOOR PLAN

Sheet No.
A3.1



1 SECOND FLOOR FF (162.82')
1/4" = 1'-0"

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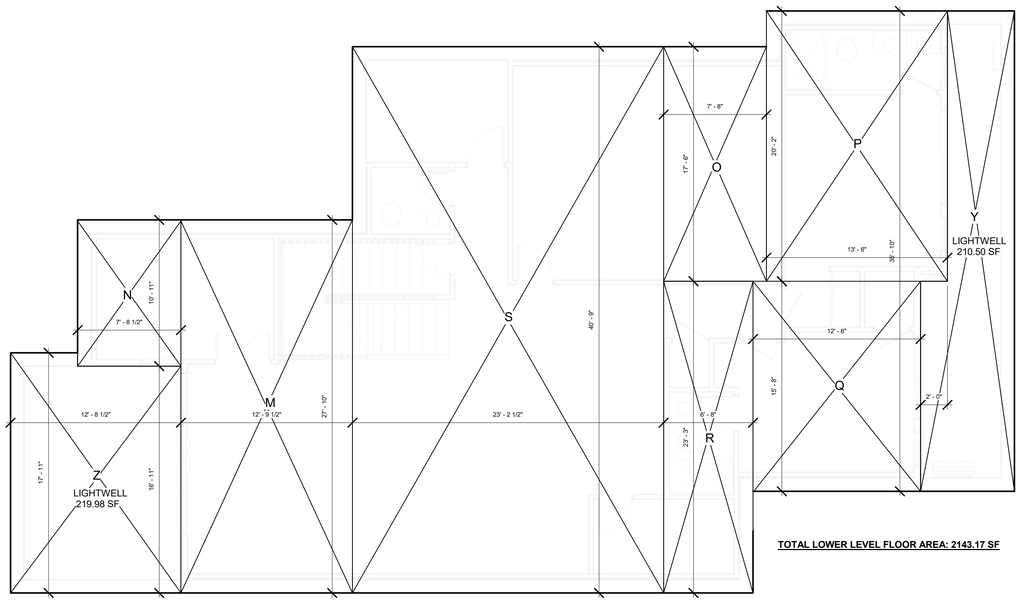
Scale
1/4" = 1'-0"

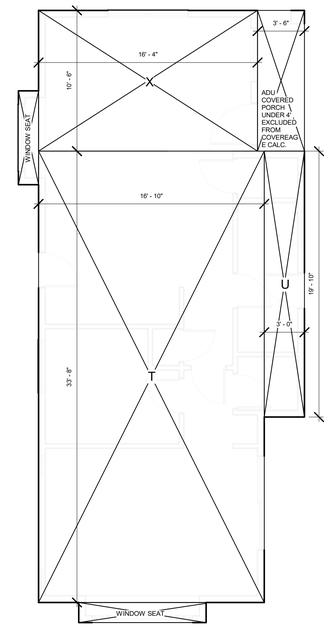
Sheet Title
2ND LEVEL FLOOR PLAN

Sheet No.
A3.2

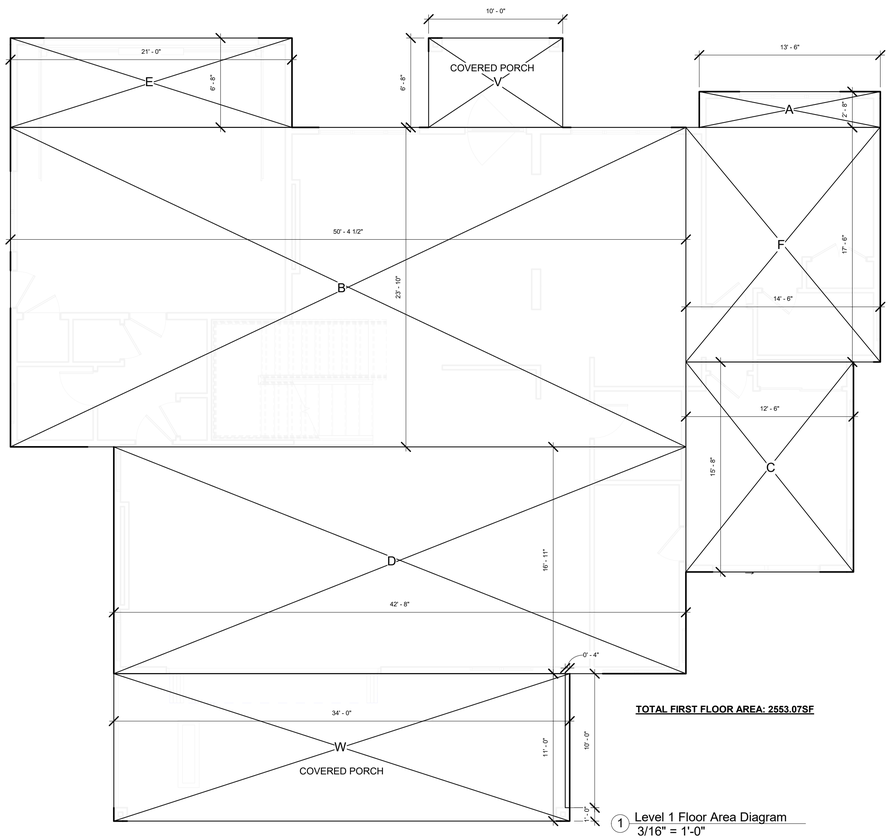


4 Lower Level Floor Area Diagram
3/16" = 1'-0"

TOTAL LOWER LEVEL FLOOR AREA: 2143.17 SF

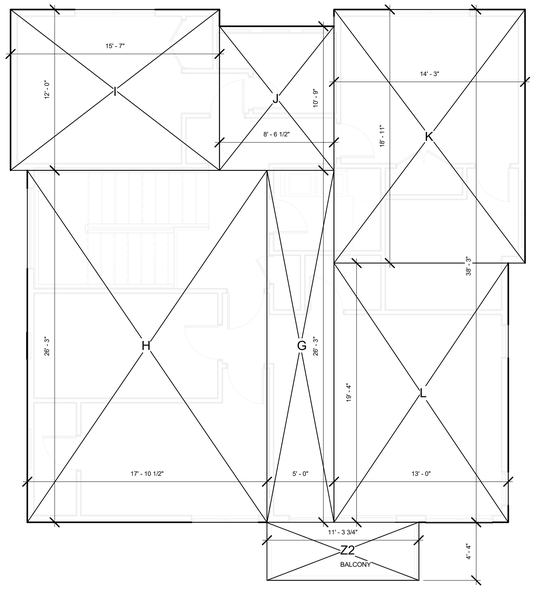


2 Level 1 Floor Area Diagram ADU
3/16" = 1'-0"



TOTAL FIRST FLOOR AREA: 2553.07SF

1 Level 1 Floor Area Diagram
3/16" = 1'-0"



TOTAL SECOND FLOOR FLOOR AREA: 1400.22 SF

3 SECOND FLOOR FF Floor Area Diagram
3/16" = 1'-0"

	AREA NAME	FAR EXEMPT	FLOOR AREA	COVERAGE	WIDTH	DEPTH	SQUARE FEET	FLOOR
FIRST FLOOR	A	NO	YES	YES	13'-6"	2'-8"	36	1ST
	B	NO	YES	YES	50'-4.5"	23'-10"	1200.6	1ST
	C	NO	YES	YES	12'-6"	15'-8"	195.83	1ST
	D	NO	YES	YES	42'-8"	16'-11"	721.78	1ST
	E	NO	YES	YES	21'-0"	6'-8"	140	1ST
	F	NO	YES	YES	14'-6"	17'-6"	253.75	1ST
	COLUMNS 1	NO	YES	YES	1'	1'	1	1ST
	COLUMNS 2	NO	YES	YES	1'	1'	1	1ST
	COLUMNS 3	NO	YES	YES	1'	1'	1	1ST
	COLUMNS 4	NO	YES	YES	1'	1'	1	1ST
	HOOD WALL@ REAR PROCH	NO	YES	YES	4"	3'-4"	1.11	1ST
	1ST LEVEL SUBTOTAL						2553.07	
SECOND FLOOR	G	NO	YES	NO	5'-0"	26'-3"	131.25	2ND
	H	NO	YES	NO	17'-10.5"	26'-3"	469.22	2ND
	I	NO	YES	NO	15'-7"	12'-0"	187	2ND
	J	NO	YES	NO	8'-6"	10'-9"	91.82	2ND
	K	NO	YES	NO	14'-3"	18'-11"	269.6	2ND
	L	NO	YES	NO	13'-0"	19'-4"	251.33	2ND
	2ND LEVEL SUB TOTAL						1400.22	
LOWER LEVEL / BASEMENT	TOTAL FLOOR AREA 1ST & 2ND LEVEL	MAX ALLOWED: 3953.7					3953.29	
	M	YES (BASEMENT)	NO	NO	12'-9.5"	27'-10"	356.03	BASEMENT
	N	YES (BASEMENT)	NO	NO	7'-8.5"	10'-11"	84.15	BASEMENT
	O	YES (BASEMENT)	NO	NO	7'-8"	17'-6"	134.17	BASEMENT
	P	YES (BASEMENT)	NO	NO	13'-6"	20'-2"	272.25	BASEMENT
	Q	YES (BASEMENT)	NO	NO	12'-6"	15'-8"	195.83	BASEMENT
	R	YES (BASEMENT)	NO	NO	6'-8"	23'-3"	155	BASEMENT
	S	YES (BASEMENT)	NO	NO	22'-8.5"	40'-9"	945.74	BASEMENT
	LOWER LEVEL TOTAL						2143.17	
ADU	T	YES (ADU)	NO	NO	15'-0"	40'-4"	566.72	1ST
	U	YES (ADU)	NO	NO	3'-0"	19'-10"	59.5	1ST
	X	YES (ADU)	NO	NO	16'-4"	10-6"	171.5	1ST
	COLUMN	YES (ADU)	NO	NO	1'-0"	1'-0"	1	
	TOTAL ADU						798.72	800SF
COVERAGE	V	YES (COVERAGE)	NO	YES	10'-0"	6'-8"	66.67	1ST
	W	YES (COVERAGE)	NO	YES	34'-0"	11'-0"	374	1ST
	TOTAL COVERED PORCHES						440.67	
LIGHTWELL + BALCONY	Y	NO	NO	NO	5'-0"	37'-8"	210.5	LIGHTWELL
	Z	NO	NO	NO	12'-8.5"	16'-11"/17'-11"	219.98	LIGHTWELL
	Z2	NO	NO	NO	12'-9..75"	4'-4"	49.11	BALCONY
							430.48	
	TOTAL PROPOSED BUILT AREA						6895.18	
	TOTAL PROPOSED FLOOR AREA						3953.29	
	TOTAL PROPOSED LIVABLE AREA						6495.18	
	TOTAL PROPOSED COVERAGE						2989.74	

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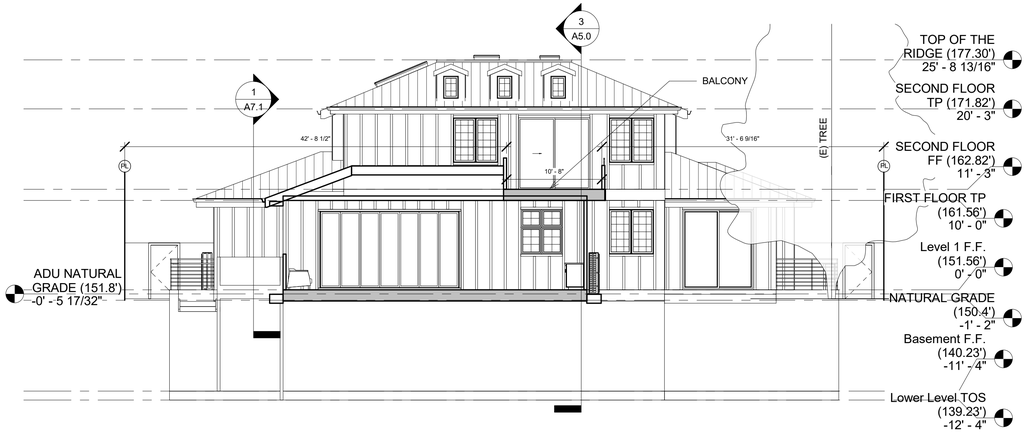
Scale
3/16" = 1'-0"

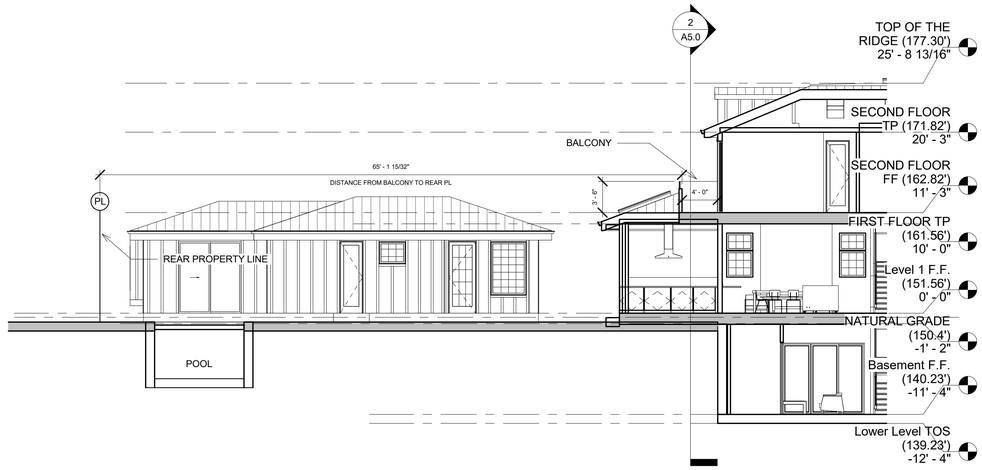
Sheet Title
FLOOR AREA DIAGRAM

Sheet No.
A3.3

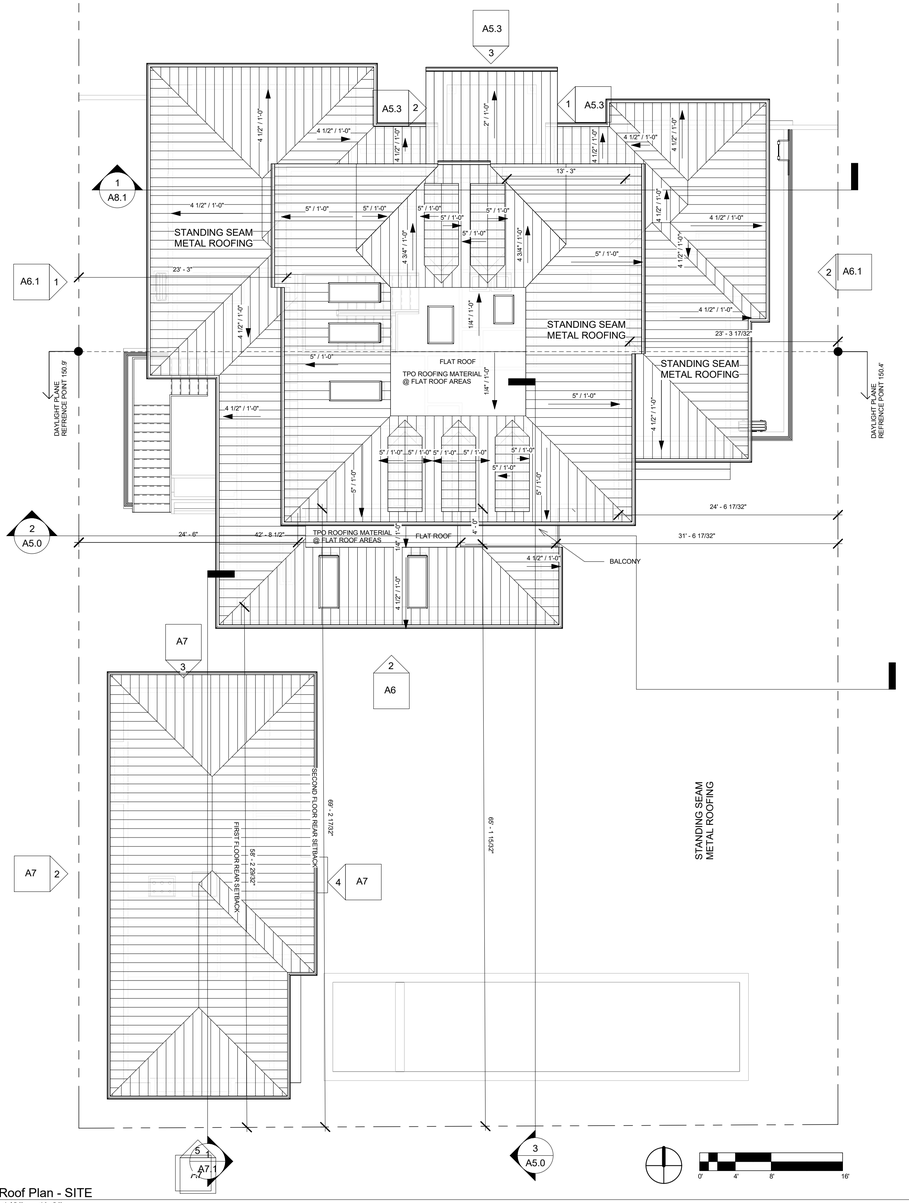
9/28/2021 5:24:52 PM



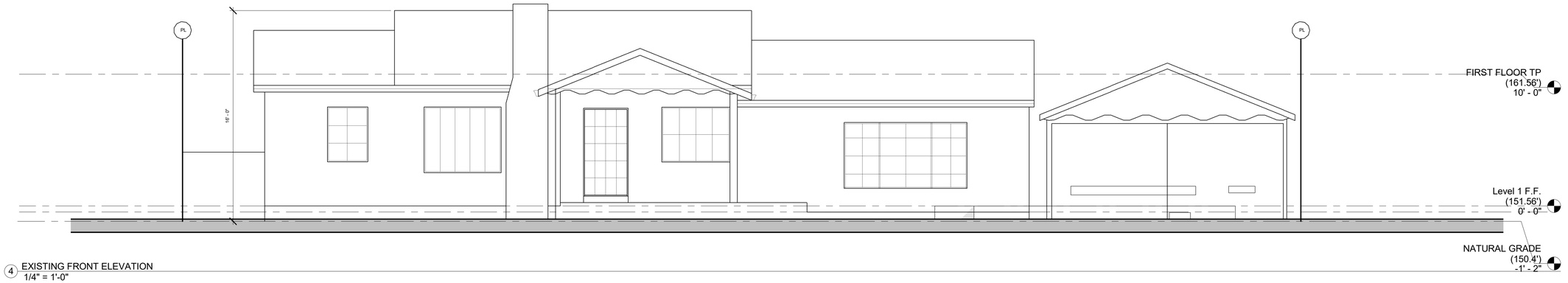
2 BALCONY SECTIONAL CUT
1/8" = 1'-0"



3 REAR YARD SITE SECTION
1/8" = 1'-0"



1 Roof Plan - SITE
1/8" = 1'-0"



4 EXISTING FRONT ELEVATION
1/4" = 1'-0"

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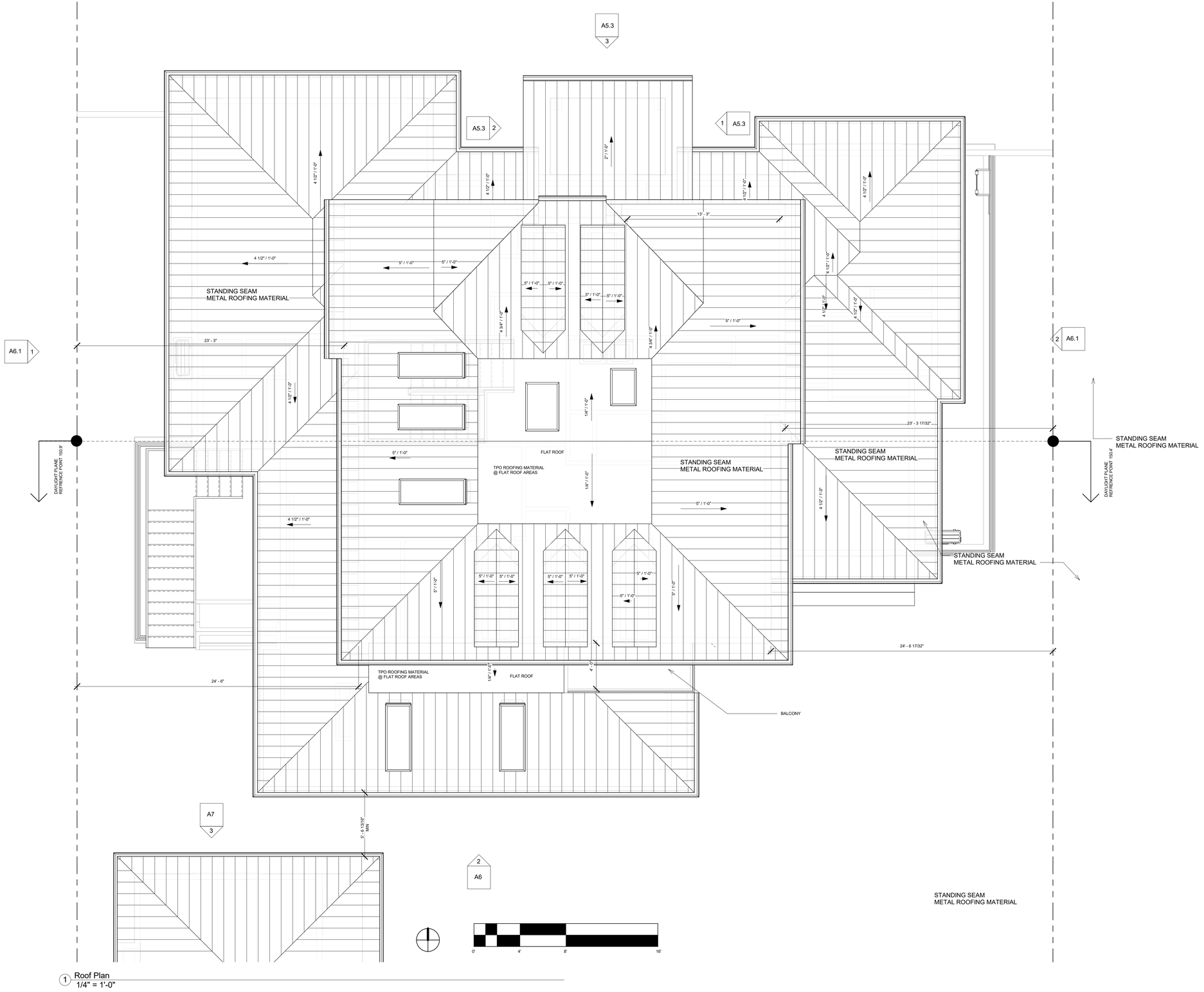
Sheet Title
ROOF PLAN - MAIN HOUSE + ADU

Sheet No.
A5.0



1 Roof Plan
1/4" = 1'-0"

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Scale
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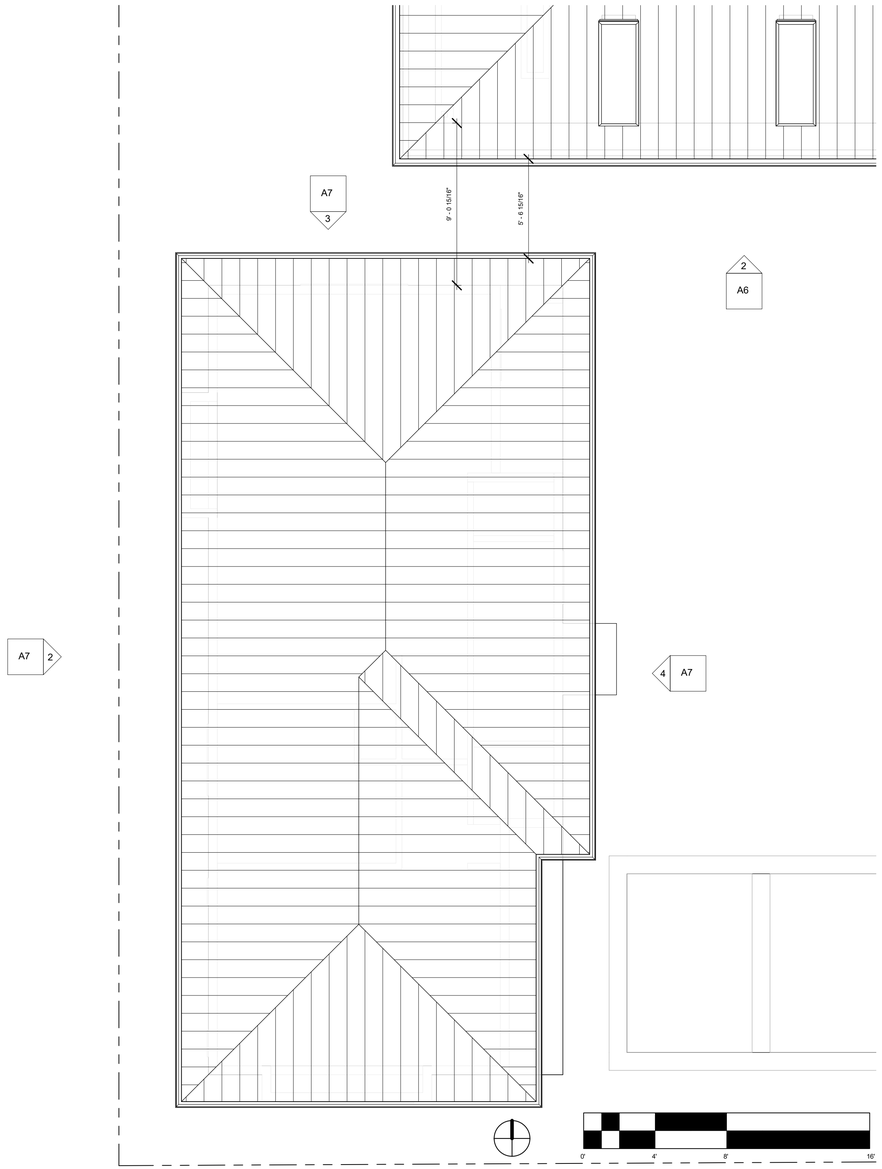
Sheet Title
ROOF PLAN - MAIN HOUSE

Sheet No.
A5.1



5 Roof Plan ADU
1/4" = 1'-0"

5
A7

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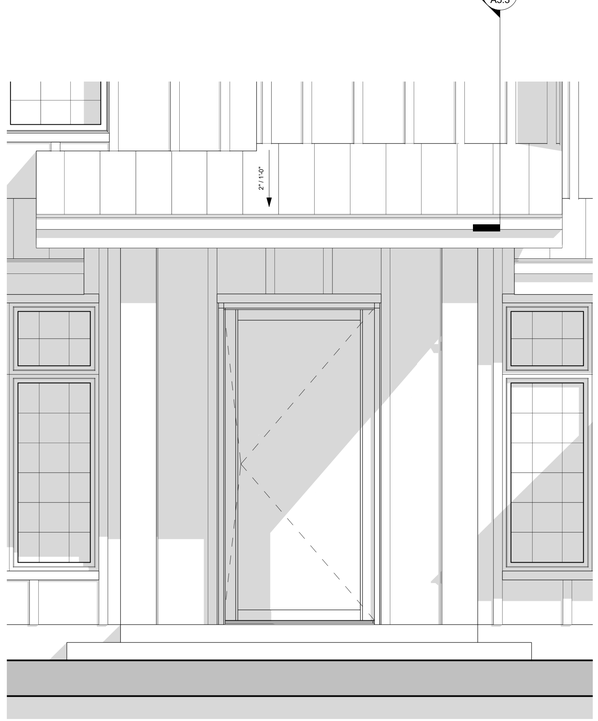
Scale
1/4" = 1'-0"

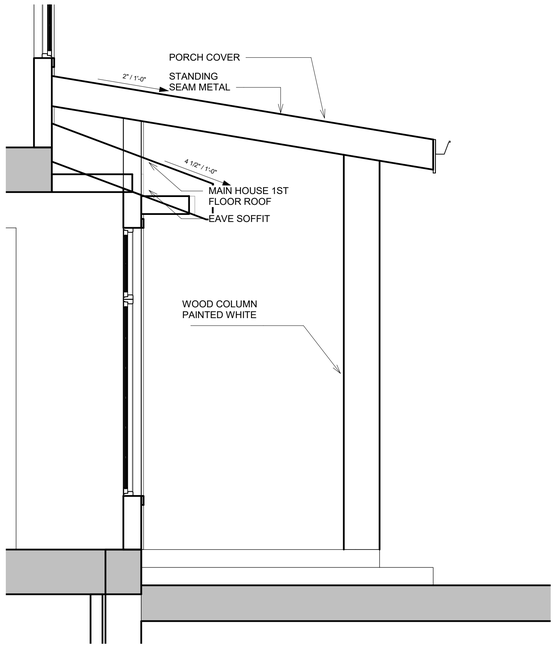
Sheet Title
ROOF PLAN - ADU

Sheet No.
A5.2

9/28/2021 5:24:58 PM

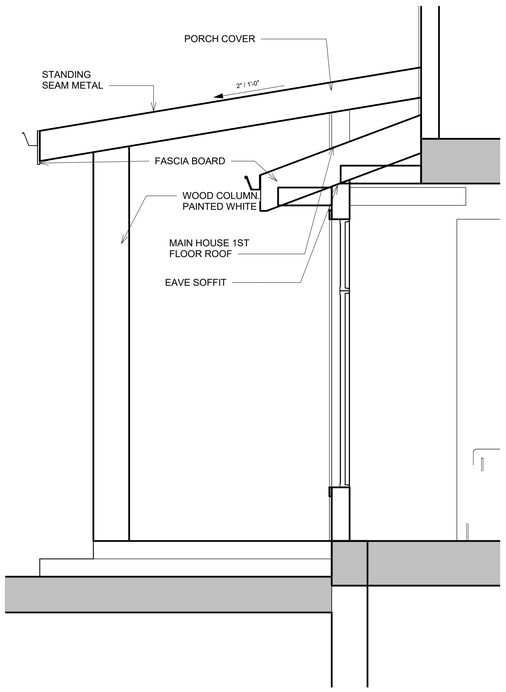


3 FRONT PORCH - FRONT ELEVATION
1/2" = 1'-0"

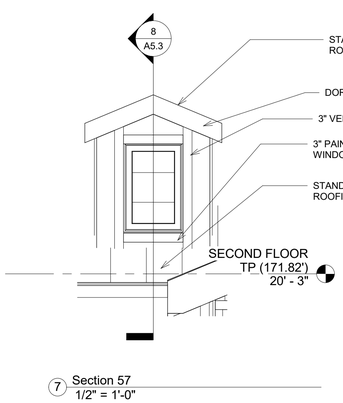


1 FRONT PORCH - LEFT ELEVATION
1/2" = 1'-0"

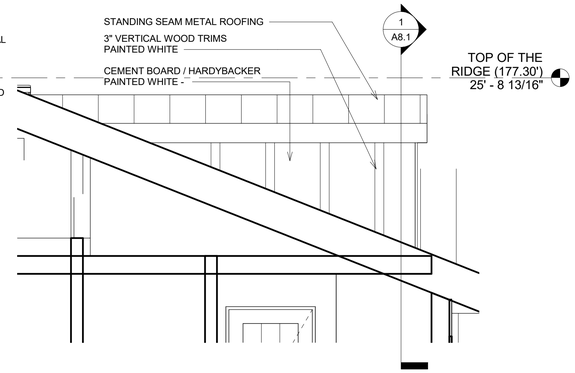
4 FROTN PORCH PERSPECTIVE



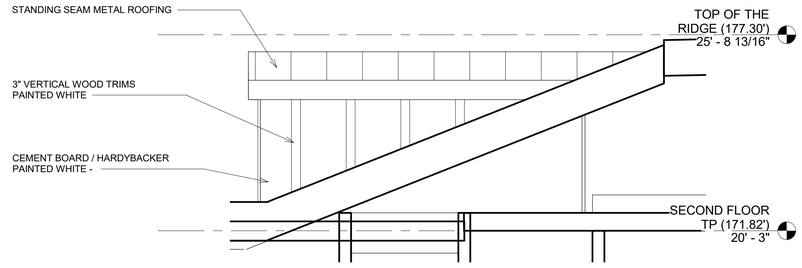
2 FRONT PORCHE - RIGHT ELEVATION
1/2" = 1'-0"



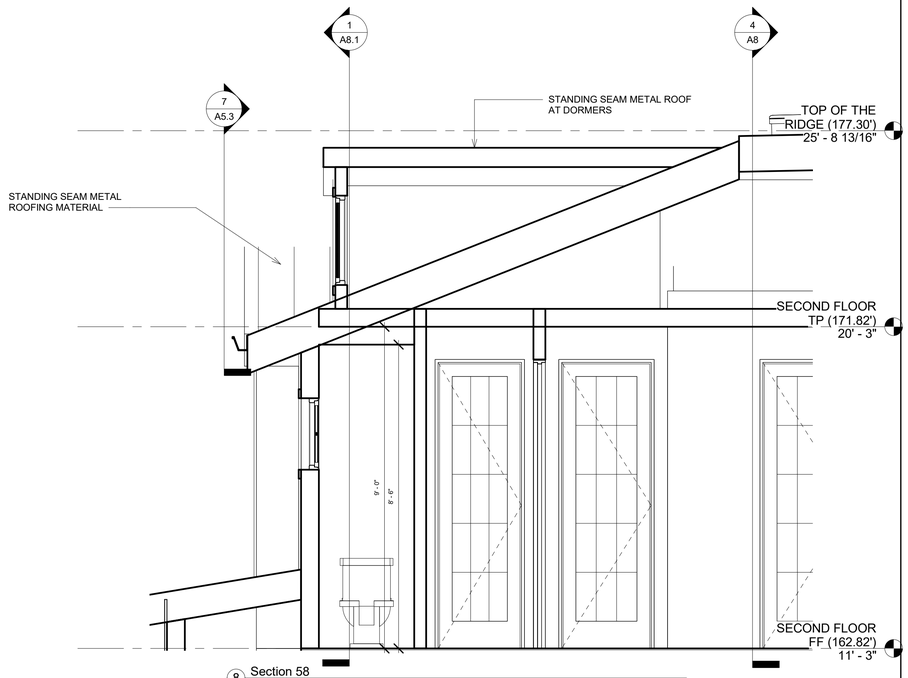
7 Section 57
1/2" = 1'-0"



6 Section 56
1/2" = 1'-0"



5 Section 55
1/2" = 1'-0"



8 Section 58
1/2" = 1'-0"

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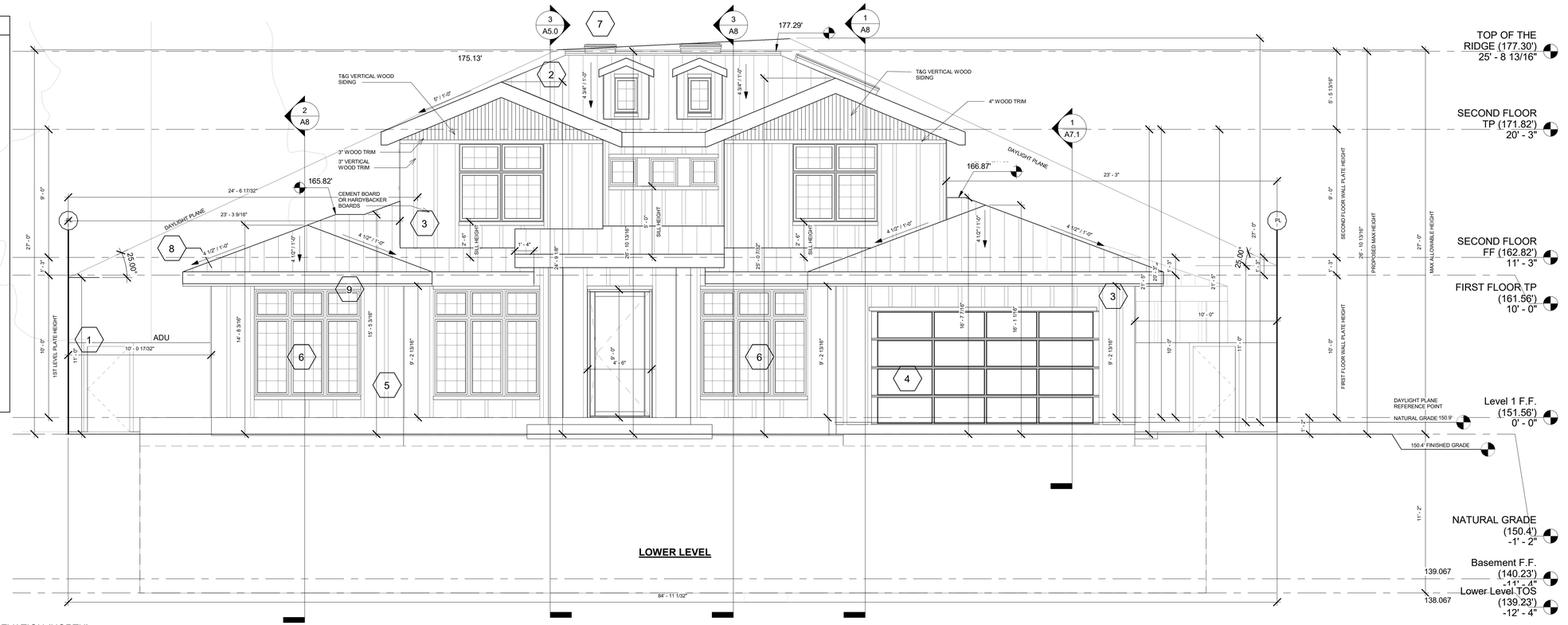
Sheet Title
FRONT PORCH & TYP. DORMER DETAIL

Sheet No.
A5.3

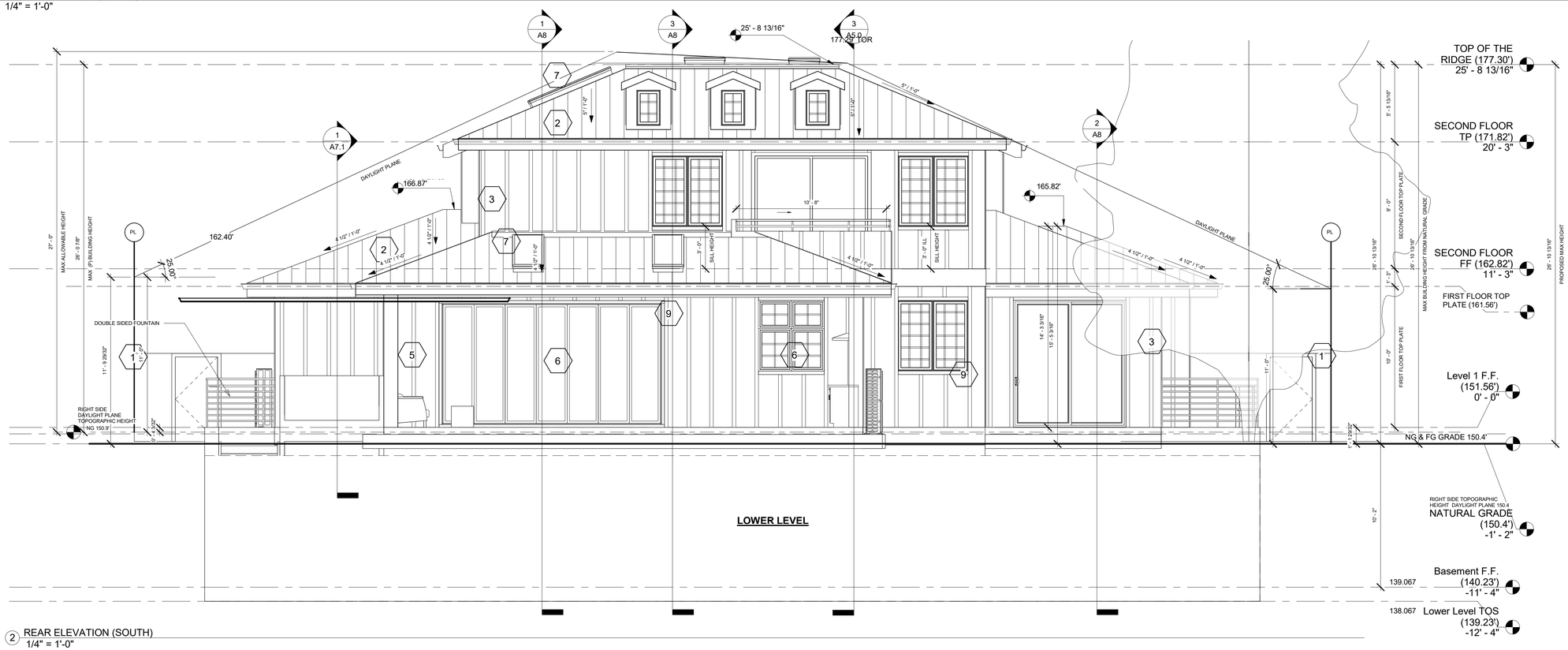
9/28/2021 5:25:03 PM

MATERIAL LEGEND

1. TYP. 6' TALL REDWOOD FENCE AND GATE
2. STANDING SEAM METAL ROOF - BLACK/DARK GRAY-
3. CEMENT BOARD / HARDY BACKER + PAINTED WHITE
4. ALUMINUM & GLASS GARAGE DOOR
5. VERTICAL 3" VERTICAL WOOD SIDING
6. BLACK ALUMINUM CLAD WOOD WINDOWS - WHITE INTERIOR
7. FIXED VELUX SKYLIGHTS
8. DARK GRAY GUTTERS
9. WHITE WINDOW TRIMS



1 FRONT ELEVATION (NORTH)
1/4" = 1'-0"



2 REAR ELEVATION (SOUTH)
1/4" = 1'-0"

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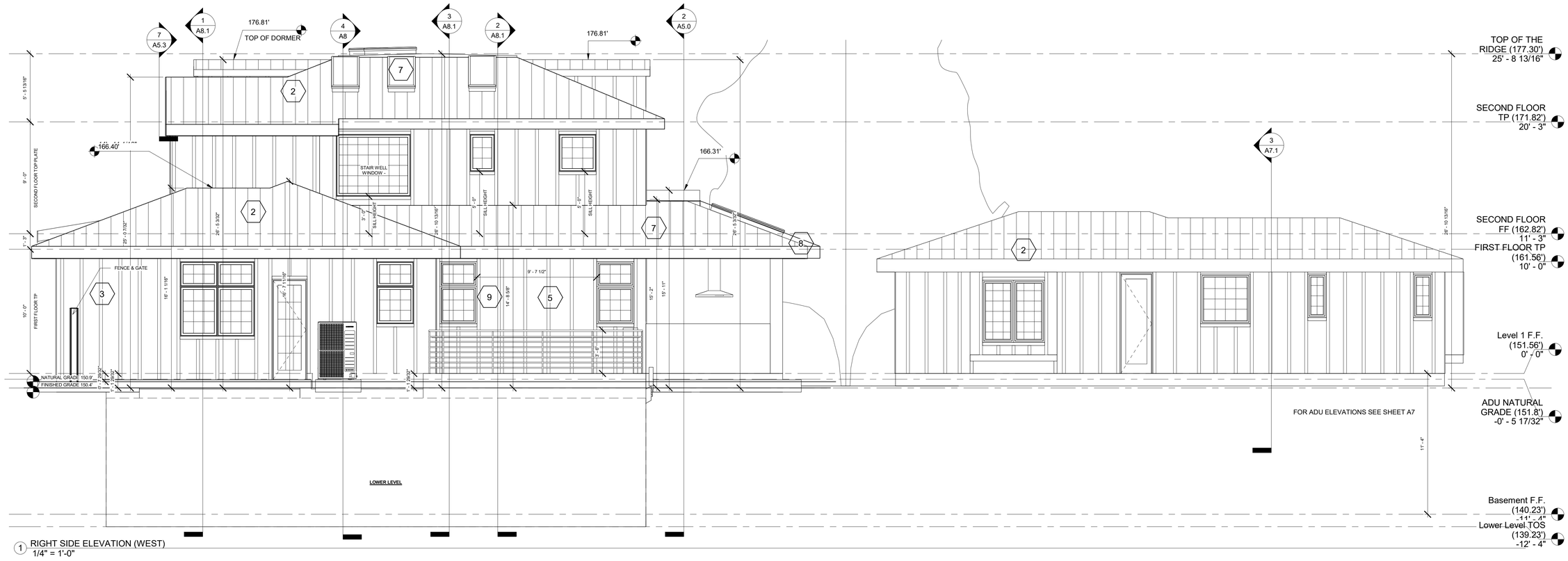
Scale
1/4" = 1'-0"

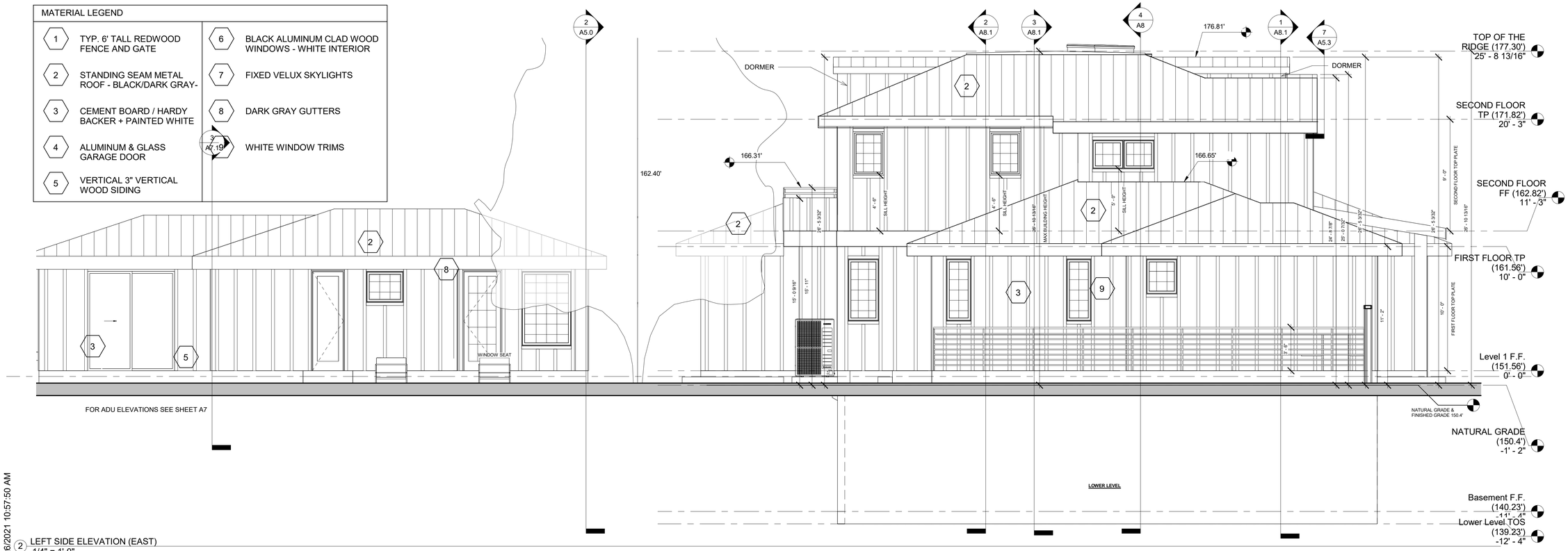
Sheet Title
ELEVATIONS

Sheet No.
A6



1 RIGHT SIDE ELEVATION (WEST)
1/4" = 1'-0"

MATERIAL LEGEND	
1 TYP. 6' TALL REDWOOD FENCE AND GATE	6 BLACK ALUMINUM CLAD WOOD WINDOWS - WHITE INTERIOR
2 STANDING SEAM METAL ROOF - BLACK/DARK GRAY-	7 FIXED VELUX SKYLIGHTS
3 CEMENT BOARD / HARDY BACKER + PAINTED WHITE	8 DARK GRAY GUTTERS
4 ALUMINUM & GLASS GARAGE DOOR	3 A7.19 WHITE WINDOW TRIMS
5 VERTICAL 3" VERTICAL WOOD SIDING	



2 LEFT SIDE ELEVATION (EAST)
1/4" = 1'-0"

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Scale
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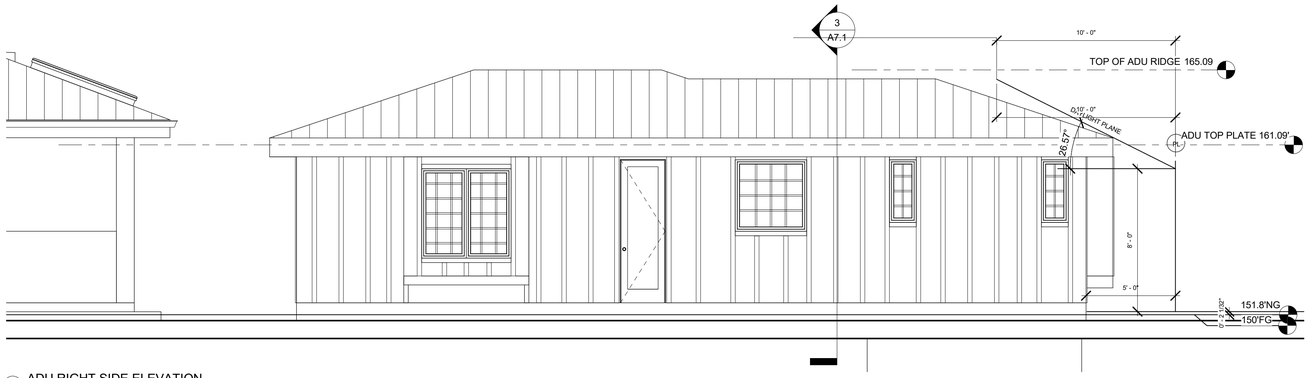
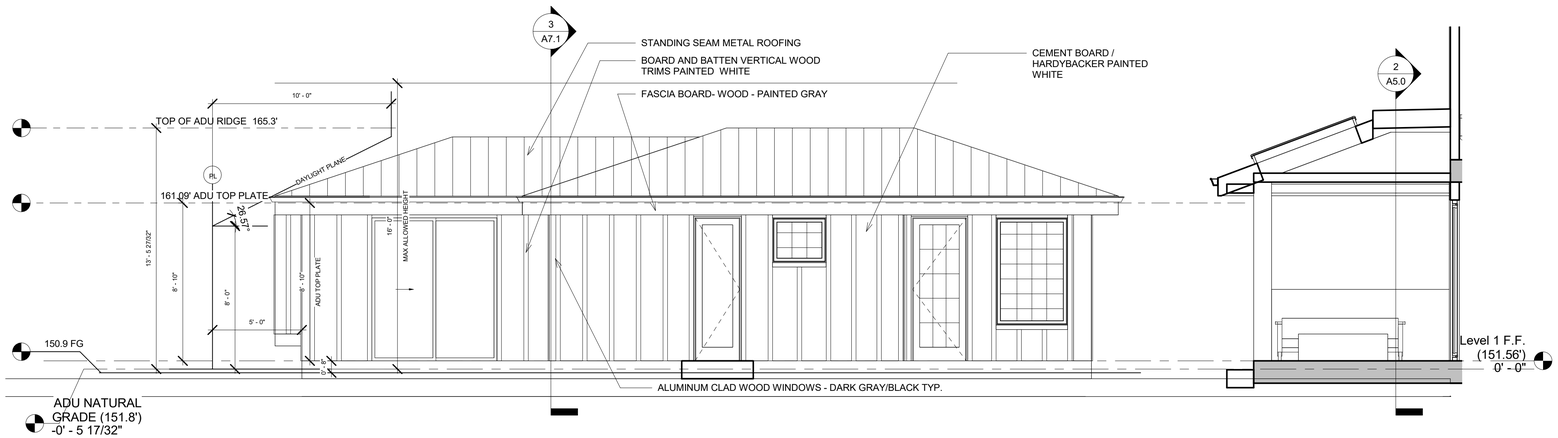
Sheet Title
ELEVATIONS

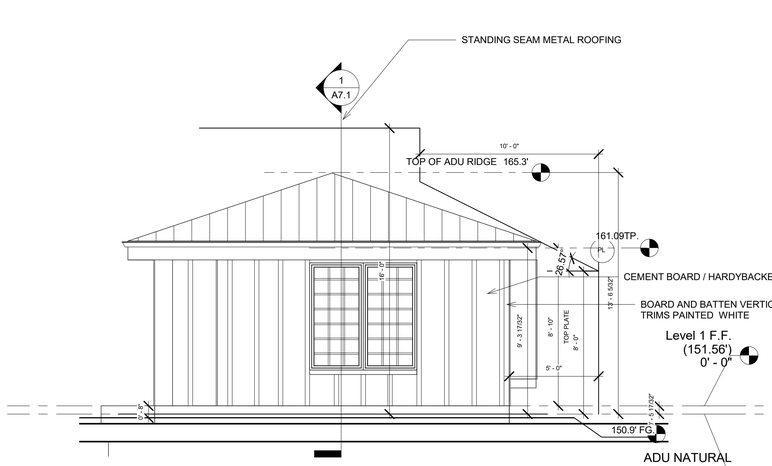
Sheet No.
A6.1



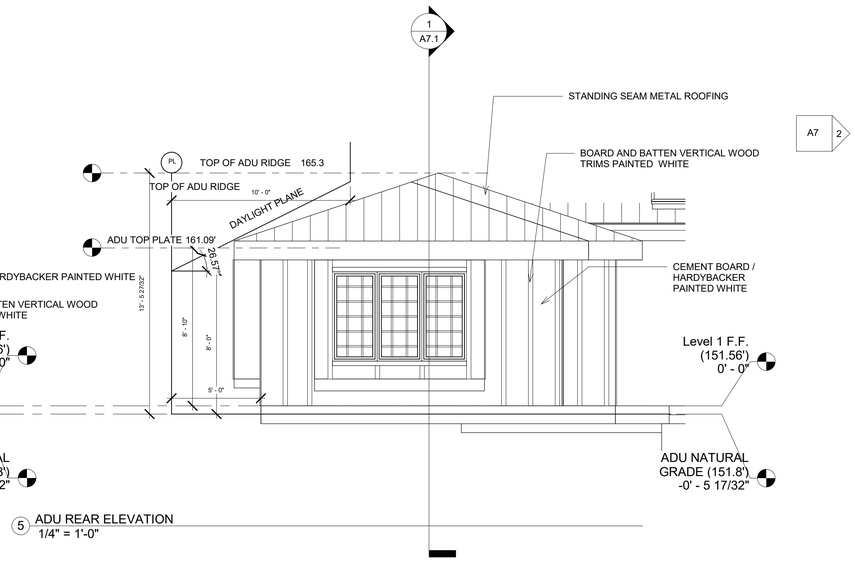
2 ADU RIGHT SIDE ELEVATION
1/4" = 1'-0"



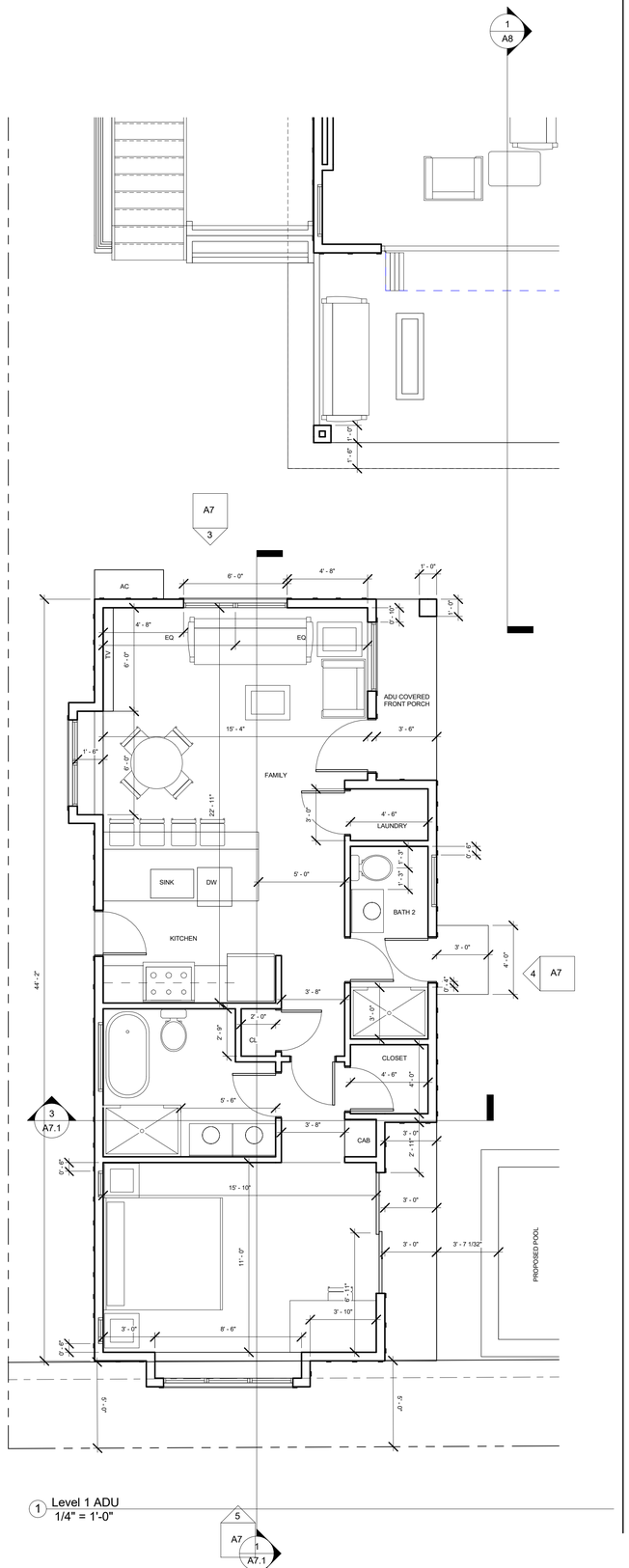
4 ADU LEFT SIDE ELEVATION
1/4" = 1'-0"



3 ADU FRONT ELEVATION
1/4" = 1'-0"



5 ADU REAR ELEVATION
1/4" = 1'-0"



1 Level 1 ADU
1/4" = 1'-0"

5
A7
1
A7.1

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Sheet Title
ADU

Sheet No.
A7

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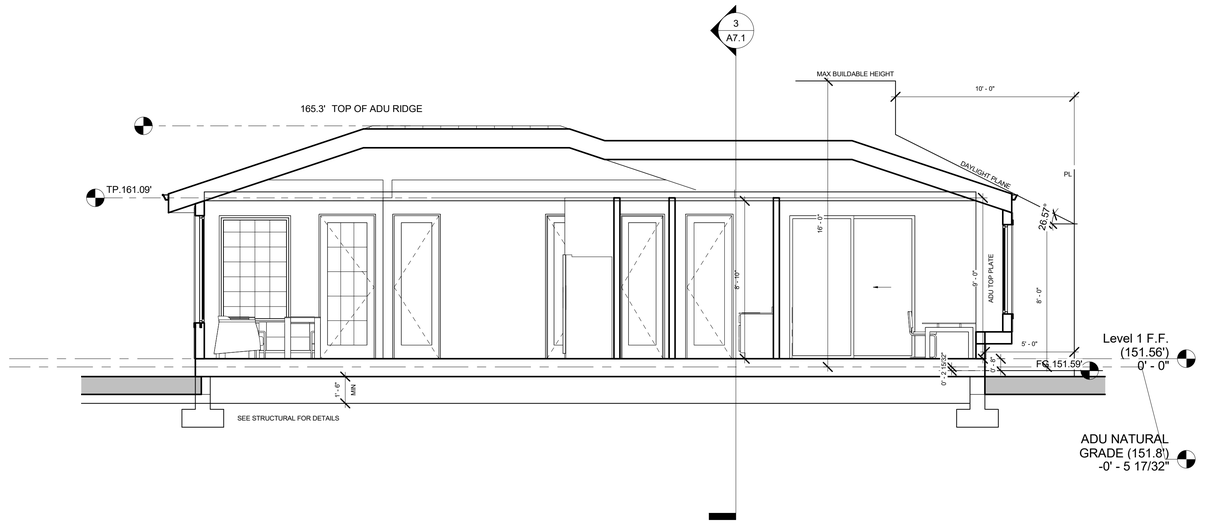
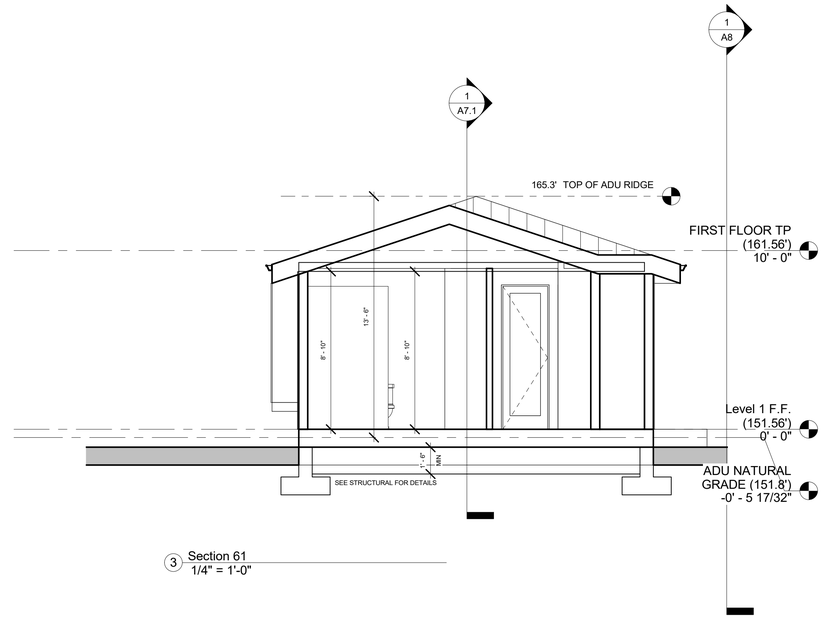


1 ADU LONG SECTION
1/4" = 1'-0"



3 Section 61
1/4" = 1'-0"

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Scale
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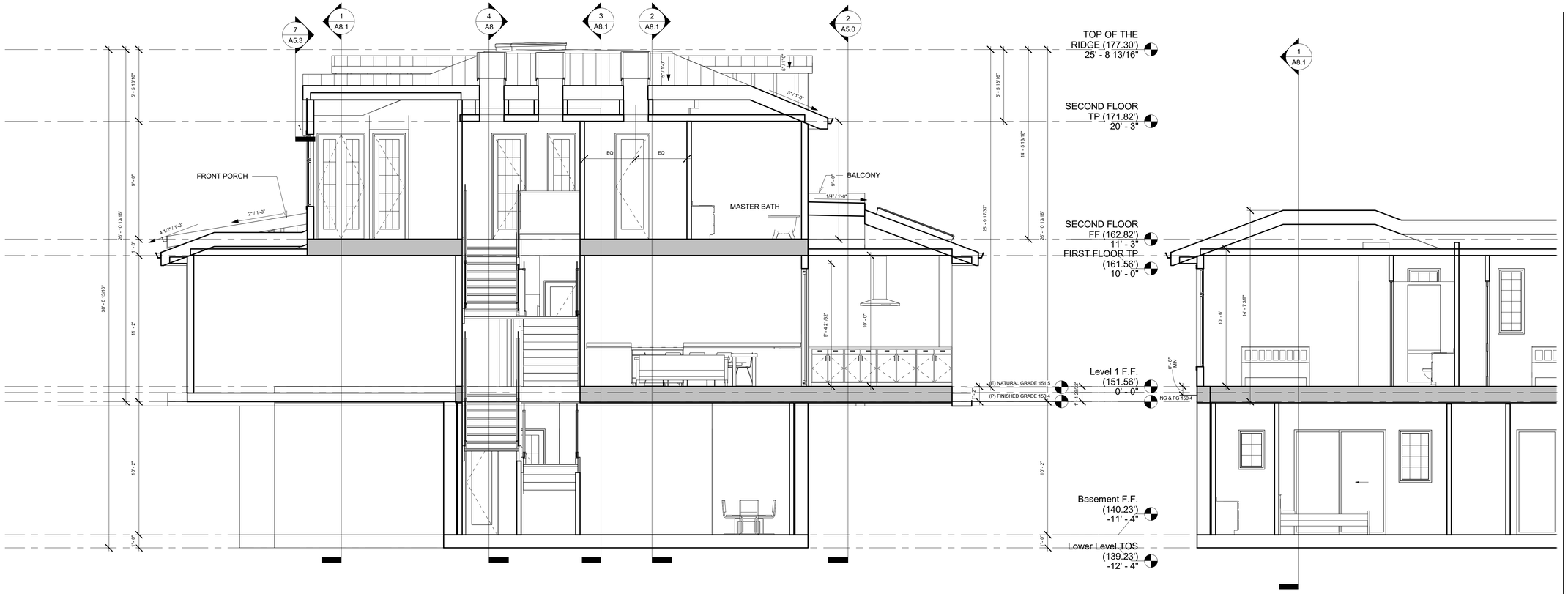
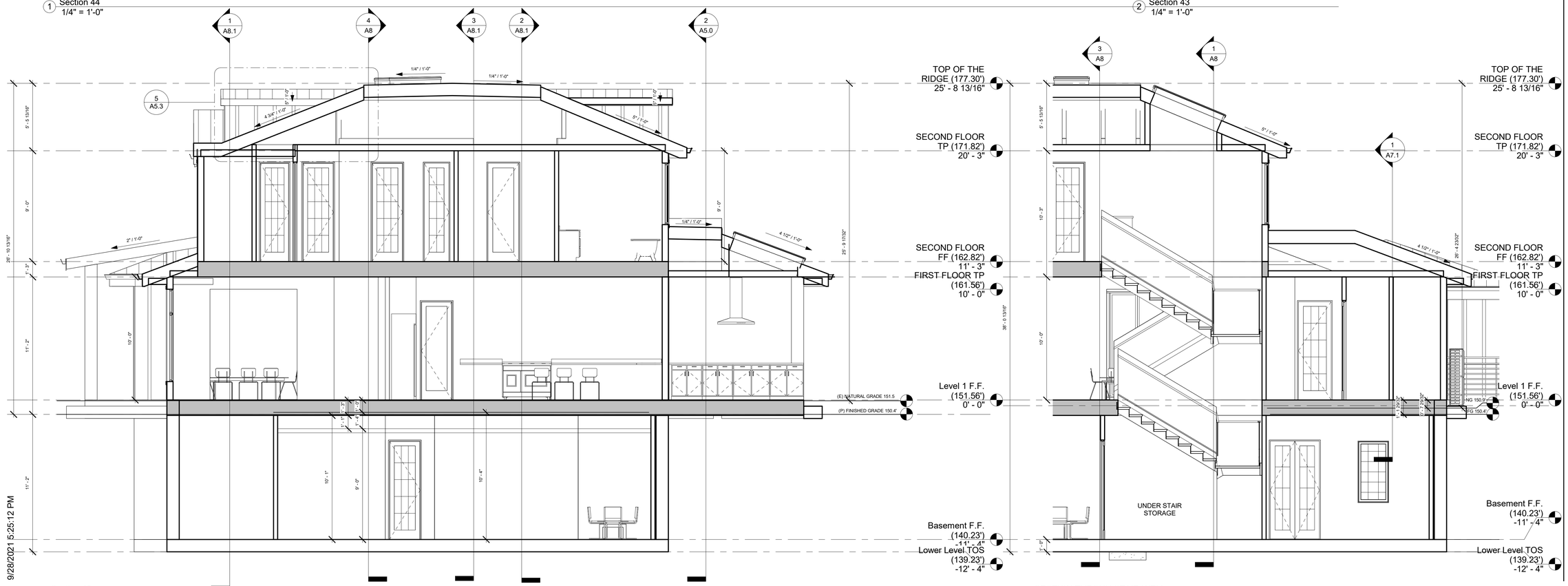
Sheet Title
ADU - SECTIONS

Sheet No.
A7.1



1 Section 44
1/4" = 1'-0"

2 Section 43
1/4" = 1'-0"



3 Section 42
1/4" = 1'-0"

4 SECTION THROUH STAIR WELL
1/4" = 1'-0"

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120

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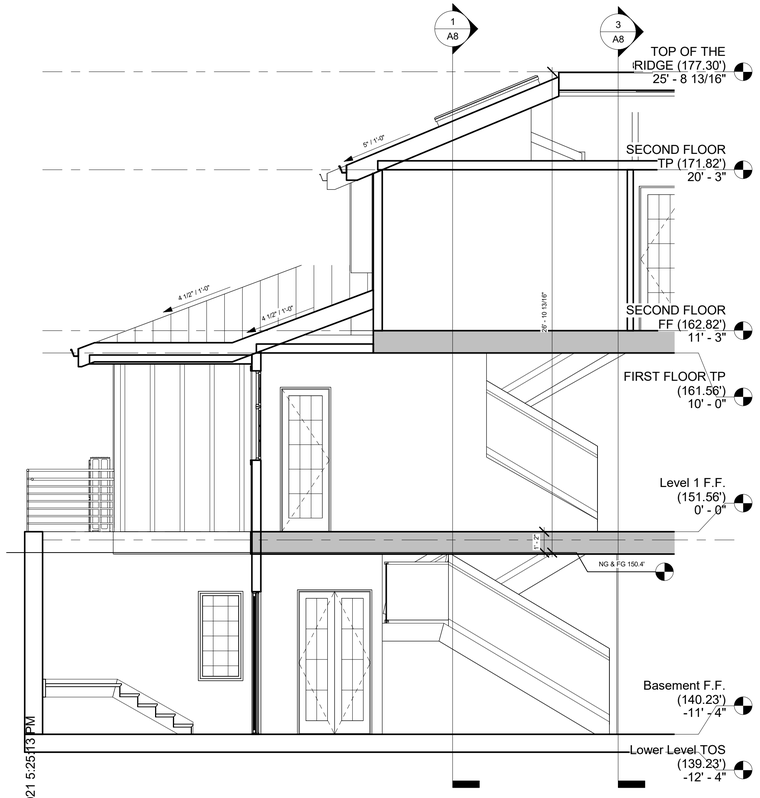
Scale
1/4" = 1'-0"

Sheet Title
SECTIONS

Sheet No.
A8

1 Section 53
1/4" = 1'-0"



3 Section 59
1/4" = 1'-0"

2 Section 39
1/4" = 1'-0"

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Sheet Title
SECTIONS

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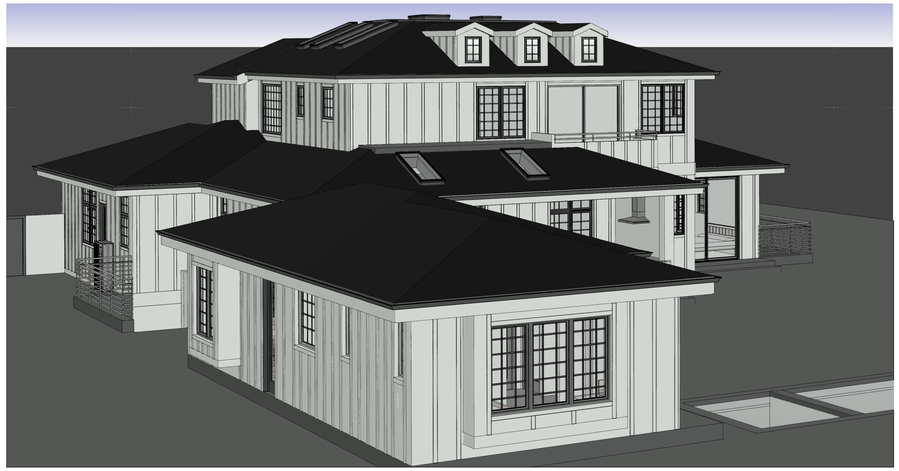
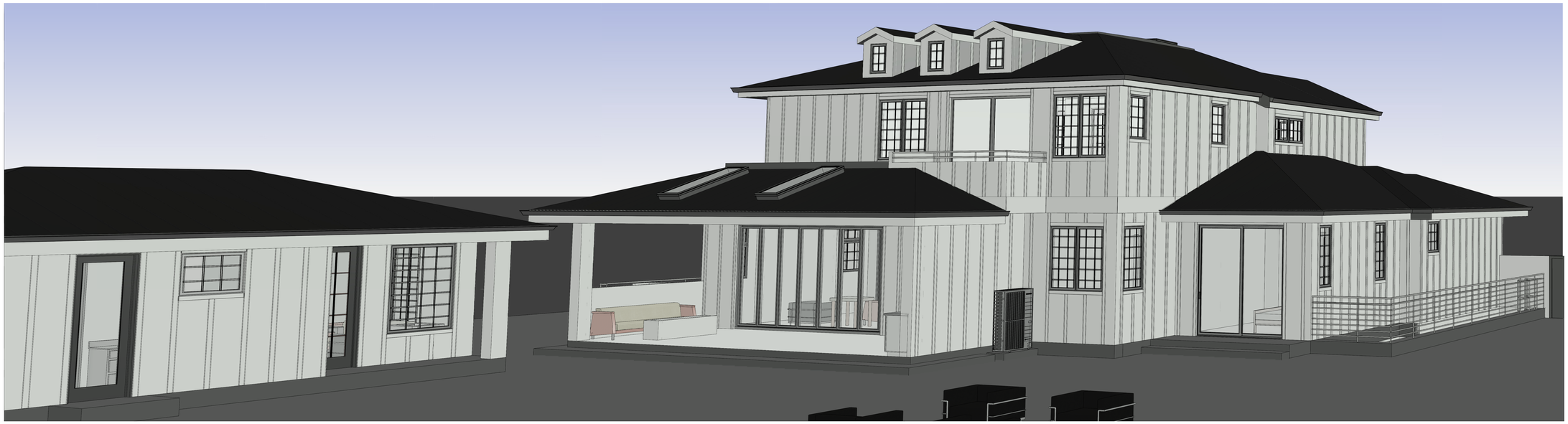
A8.1



3 REAR PERSPECTIVE 2

1 FRONT PERSPECTIVE 2



2 REAR PERSPECTIVE

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Sheet Title
3D PERSPECTIVES

Sheet No.
A9

134 CORONADO AVE.

135 CORONADO AVE.

119 CORONADO AVE. NEW CONSTRUCTION

215 CHERRY AVE

108 CORONADO AVE.

105 CORONADO AVE.

90 CORONADO AVE.

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Sheet Title
NEIGHBORHOOD IMAGES

Sheet No.
A10

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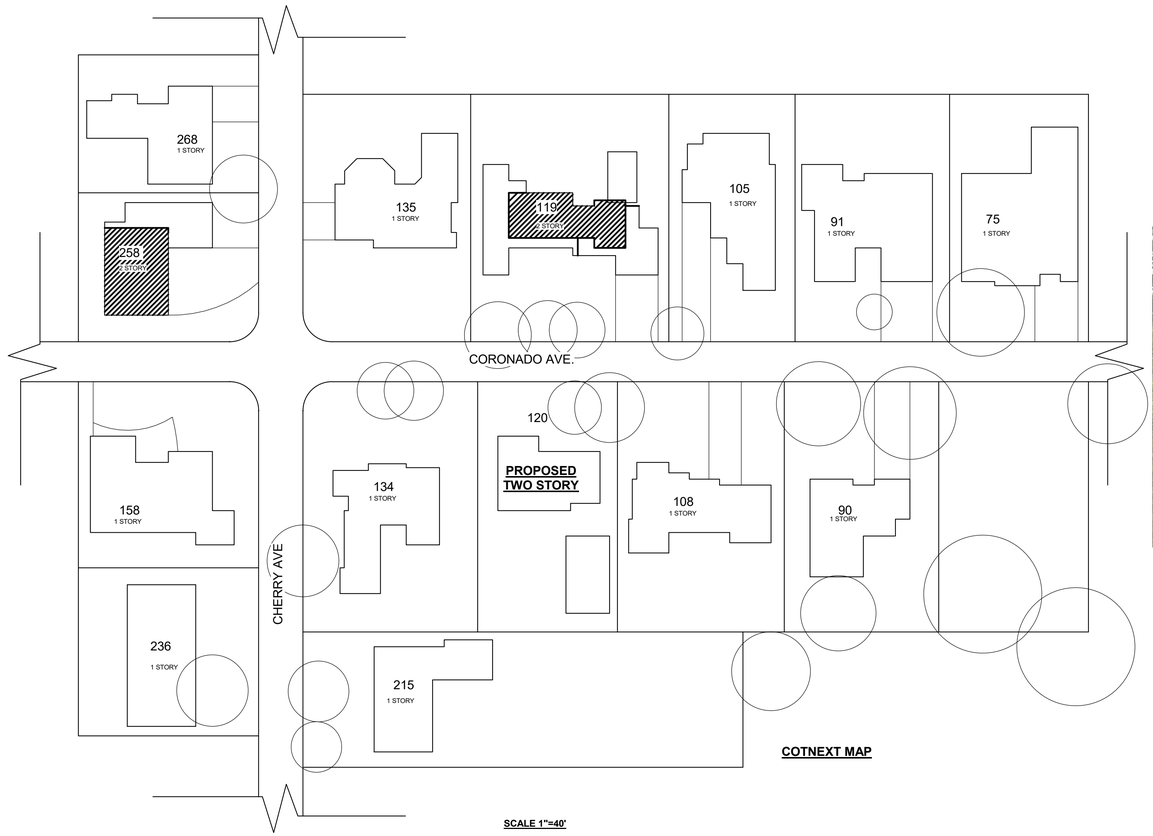
134 CORONADO AVE.

135 CORONADO AVE.

119 CORONADO AVE. NEW CONSTRUCTION

215 CHERRY AVE



COTNEXT MAP

SCALE 1"=40'

108 CORONADO AVE.

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Sheet Title
NEIGHBORHOOD CONTEXT

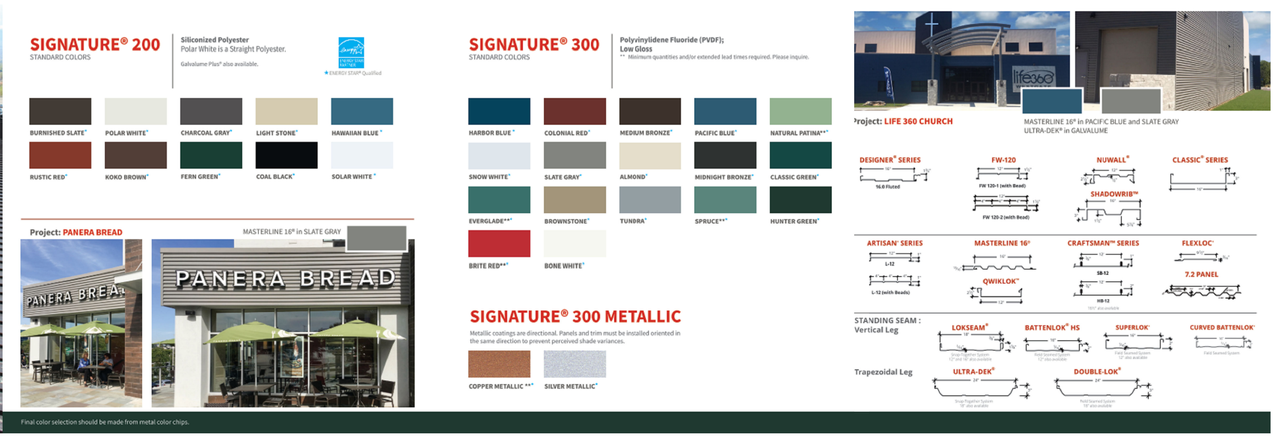
Sheet No.
A11

9/28/2021 5:25:35 PM

MATERIAL LEGEND

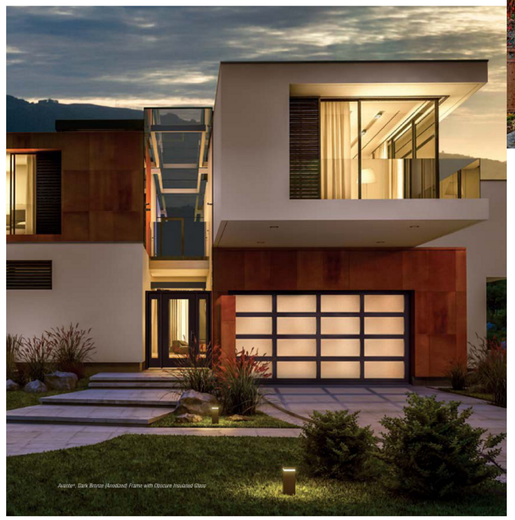
1	TYP. 6' TALL REDWOOD FENCE AND GATE
2	STANDING SEAM METAL ROOF - BLACK/DARK GRAY-
3	CEMENT BOARD / HARDY BACKER + PAINTED WHITE
4	ALUMINUM & GLASS GARAGE DOOR
5	VERTICAL 4" VERTICAL WOOD SIDING
6	BLACK ALUMINUM CLAD WOOD WINDOWS - WHITE INTERIOR
7	FIXED VELUX SKYLIGHTS
8	DARK GRAY GUTTERS
9	WHITE WINDOW TRIMS

1 MATERIAL BOARD
1/4" = 1'-0"



AVANTE®
garage doors
NEW ALUMINUM AND GLASS CONSTRUCTION – MODEL AX

Clopay
America's Favorite Garage Doors®



STYLE AND CONSTRUCTION

- Aluminum frame provides a virtually maintenance-free, long-lasting door.
- Many glass and panel options available.
- Section joint seal helps keep out air and water.
- Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

*Doors wider that 14' include built-in reinforcing fin. Standard doors 12' and under do not use built-in reinforcing fin. Usage on widths 12'2" to 14' depend upon glass weight. WindCode® doors may vary. Contact your Clopay Dealer for details.

FRAME/SOLID PANEL COLOR OPTIONS

Clear Aluminum (Anodized) | Standard White (Painted) | Bronze (Painted)
Chocolate (Painted) | Bronze (Anodized) | Black (Anodized)
Dark Bronze (Anodized)

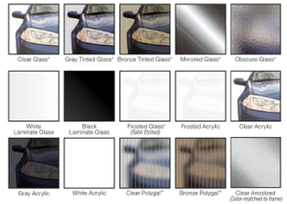
Due to the smelting process, color variation may occur. The use of "Bronze (Painted)" is recommended for a more consistent bronze finish color.

CUSTOM PAINT OPTIONS

Custom colors make Avante® garage doors personal. Choose a Color Blast® finish or RAL Powder Coating to create the perfect door. This only limit is your imagination! See your Clopay Dealer for details.

COLOR BLAST® | RAL

GLASS/PANEL OPTIONS



- Glass available in single pane or insulated (except laminated and mirrored).
- Glass/acrylic panels may be combined with aluminum panels. Custom glass and colors available.

*Glass is tempered
Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit www.clopaydoor.com/acrylic for complete details.
See your Clopay Dealer for details.
Or for more information scan the code below.

WARRANTIES

LIMITED 5 YR WARRANTY | LIMITED 3 YR WARRANTY

HARDWARE

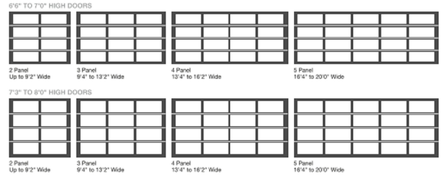
Attractive color-matched aluminum grip handles.
Available in all standard door options.

WINDCODE®
Doors available to meet many regional wind load requirements.
WindCode® doors over 16' wide may have reinforcement hardware that shows through the glass panels of the door.

AVANTE®

The NEW Avante® garage doors are designed with architects, contractors and homeowners in mind. With a more balanced look, crisp lines and a section seal, the new doors look and perform better. These doors are the perfect choice to modernize any home; transforming not only garages, they can also be used as an indoor loft partition or as versatile solarium doors. Many glass options are available to control the degree of light transmission and privacy.

PANEL CONFIGURATIONS *(Examples of common sizes shown below)*



Clopay
MADE IN USA

RSDR-AVANTEAXSS-19_REV1120

Visit clopaydoor.com or call 1-800-2CLOPAY (225-6729) for more information on Clopay, America's Favorite Garage Doors.
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120

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Sheet Title
MATERIAL BOARD

Sheet No.
A12

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SAMSUNG

SUBMITTAL AC054KNZDCH/AA
Samsung Multi-position Air Handler, Single Zone, Split System

Job Name SALAR
Purchaser
Submitted to
Unit Designation

Location 5 ToA
Engineer
Reference ☐ Approval ☐ Construction ☐
Schedule #

Specifications

Model	Indoor Unit Model Number		AC054KNZDCH/AA
	Outdoor Unit Model Number		AC054KXADCH/AA
Performance	Nominal Capacity [1]	Cooling / Heating (Btu/h)	54,000 / 60,000
	Capacity Range	Cooling (Btu/h)	21,000 ~ 65,000
		Heating (Btu/h)	21,000 ~ 62,000
	SEER / EER		17.10 / 8.05
	COP (nominal heating)		3.05
	HSPF		9.0
	AHRI Certification Number		8900375
	Condensate (pints/h)		12.05
Power (without optional heat kits)	Voltage	ø / V / Hz	1 / 208-230 / 60
	Working Voltage Range (VAC)		176 ~ 254 (max. 3% deviation from each)
	Operating Current	Cooling (A)	10.1 / 29.7 / 35.8
	(min. / std. / max.)	Heating (A)	10.2 / 24.7 / 38.5
	Max. Breaker	Amps	70
	Min. Circuit Ampacity (A)		42
Dimensions	W X H X D	Indoor Unit	24 1/2 X 58 3/4 X 21 3/4
	(in)	Outdoor Unit	37 X 55 X 13
	Weight	Indoor Unit	163.14
	(lbs.)	Outdoor Unit	211.6
Sound Pressure Level	Indoor Unit dB(A)	(L / M / H	39 / 42 / 45
	Outdoor Unit dB(A)	Cooling / Heating (high)	56 / 56
Operating Temperatures (°F)	Outdoor	Cooling	23 ≤ T ≤ 115
		Heating	0 ≤ T ≤ 115 Wildfire
	Indoor	Heating	-4 ≤ T ≤ 76
		Cooling	61 ≤ T ≤ 90
		Heating	T ≤ 80
Pipe Connections	Indoor & Outdoor	High side (flare)	3/8"
		Low side (flare)	3/4"
	Maximum (ft.)		246
	Maximum Vertical Separation (ft.)		85
	Condensate Connection		3/4" FNPT
Refrigerant	Factory Charge	oz.	119.93
	Charged for		25 ft
	Additional Refrigerant		0.355 oz./ft. over 25 ft
Compressor	Type		Inverter Driven, Twin BLDC Rotary
	RLA	A	28.5
Evaporator Fan	Type		Double-inlet, forward curve, centrifugal (with ECM motor)
	Air Volume	CFM (L/M/H)	1,342 / 1,501 / 1,689 (at standard ESP)
		Total CFM Range [2]	370 ~ 2,000
	HP		3/4
	Motor Amps	A	2.09
	External Static	Standard	0.28
	Pressure ("WC)	Min. / Max.	0.1 / 1.0
Condenser Fan	Motor		BLDC With Axial Type Fan (2)
	FLA / Watts / CFM (max.)		0.48 A X 2 / 125 W X 2 / 5,160 CFM
Optional Accessories	Wired Controller	Simplified	MWR-SH00N
		Premium wischeduling	MWR-WE11N
		Simplified Touch Controller	MWR-SH10N
	Wi-Fi Adapter		MIM-H03UN
	Wireless Signal Control	Wireless Signal Receiver	MRK-A10N
		Wireless Controller	MR-EH00U
	External Temperature Sensor		MRV-TA
	External Contact Control		MIM-B14
	Central Control Interface Module for Connection to DVM Plus Controls (non-NASA)		MIM-N01
	Filter Box (includes 1" MERV 8 filter)		VFB-3
	Supplemental Electric Heat Kits	5kW	VHK-305A
		10kW	VHK-310A
		15kW	VHK-315A
	Wall Bracket (for outdoor unit)		CHN-250
	Wind Baffles	Front	VMF-6M
		Back	VMB-4M
Safety	Certifications		ETL (UL 1995)
	Devices: PCB fuses, indoor unit terminal block thermal fuse, current transformer, over-voltage protection, coil/fuse heating, temperature limit protection logic, compressor overload sensing		

[1] Certified in accordance with the AHRI Unitary Small Air-Source Heat Pumps (USHP) Certification Program which is based on the latest edition of AHRI Standard 210/240.
*Refer to installation manual for full fan curve details

General Information
- Auto-restart after power loss

- The outdoor unit shall have a snow accumulation prevention option setting to prevent snow drifting against an idle outdoor unit.

- The indoor and outdoor units shall have a removable EEPROM that stores system programming information, unit name, and other data

- All indoor unit addressing and option settings shall be done digitally; the indoor unit does not contain rotary dials or setting switches.

- The outdoor unit shall have a night time quiet mode option to reduce operating sound during the night (automatic or manual activation with dry contact signal).

- The pipe connections at the outdoor unit shall be internal allowing pipes to inter the chassis through the front, right side, bottom, or back.

- Air handler has an air leakage of no more than 2 percent of the design air flow rate when tested in accordance with AS-RAE 193.

- The outdoor unit shall supply power to indoor unit via 14 AWG X 3 power wire when optional heat kits are not installed. If VHK-**A supplemental heat kits are installed, power to the heat kits must be provided from a dedicated circuit with proper overcurrent protection per NEC (refer to VHK-**A supporting documents for heat kit electrical data).

Construction
The outdoor unit shall be galvanized steel with a baked on powder coated finish for durability

The indoor unit shall be constructed of insulated, powder coated, galvanized steel

Indoor Fan
The indoor fan is a double-inlet, forward curve, centrifugal type with a single constant-torque (ECM) fan motor.

The indoor unit shall have low, medium, high, and auto fan speed setting options.

The evaporator fan motor shall have five speed taps

Heat Exchanger
The indoor unit heat exchanger shall be mechanically bonded aluminum fin to copper tube

The outdoor unit heat exchanger shall be aluminum, flat fin, micro channel

Controls
Control signal shall be a DDC type signal

Interconnect control wire between outdoor indoor unit shall be 16AWG X 2 shielded

Controls must be purchased separately

Controls shall integrate with a BMS system

No additional interface modules/adapters are required when connecting to Samsung NASA DVM S central control.

Refrigerant System
The refrigerant type shall be R410A

The compressor shall be hermetically sealed, inverter controlled, twin BLDC Rotary made by Samsung

Refrigerant flow shall be controlled by an electronic expansion valve at outdoor unit

Soft-start to reduce current demand during compressor start

Warranty
10 Years compressor, 10 years parts, 1 year limited labor when registered (conditions apply)

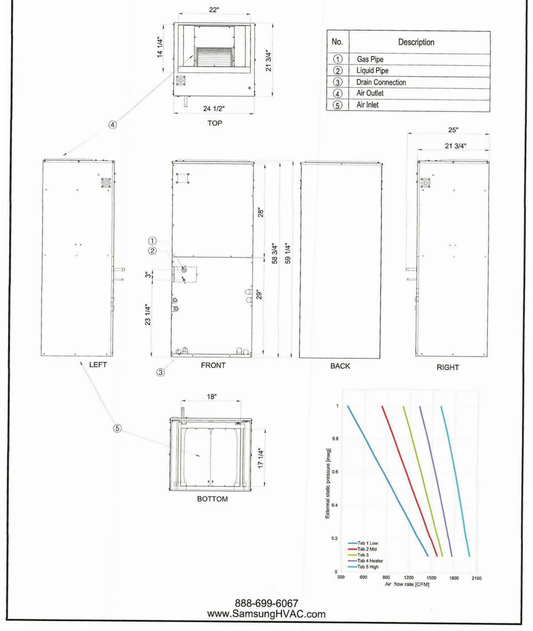
AHRI CERTIFIED

Intertek

www.SamsungHVAC.com

SAMSUNG

SUBMITTAL AC054KNZDCH/AA
Samsung Multi-position Air Handler, Single Zone, Split System
AC054KNZDCH/AA Dimensional Drawing

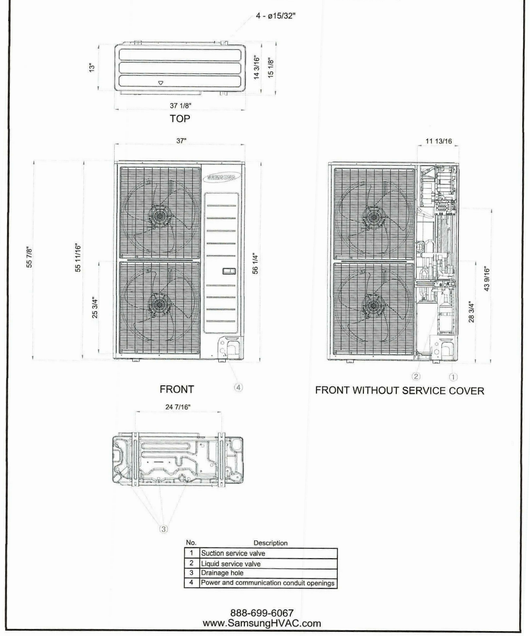


No.	Description
①	Gas Pipe
②	Liquid Pipe
③	Drain Connection
④	Air Outlet
⑤	Air Inlet

888-699-6067
www.SamsungHVAC.com

SAMSUNG

SUBMITTAL AC054KNZDCH/AA
Samsung Multi-position Air Handler, Single Zone, Split System
AC054KXADCH/AA Dimensional Drawing



No.	Description
1	Suction service valve
2	Liquid service valve
3	Drainage hole
4	Power and communication conduit openings

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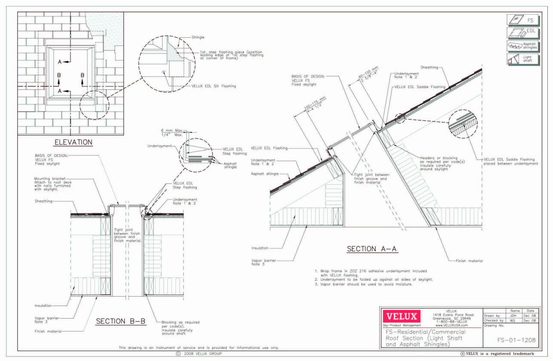
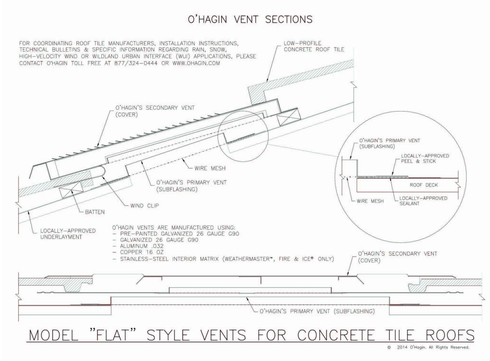
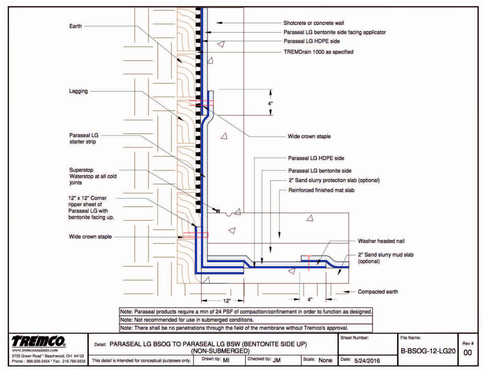
MAIN HOUSE HVAC HEAT PUMP SYSTEM



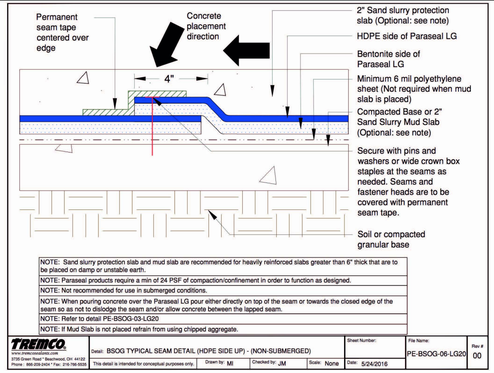
10 VELUX SKYLIGHT DETAIL



11 O'HAGIN "FLAT" VENTILATION DETAIL



12 LOWER LEVEL CONCRETE WALL WATERPROOFING DETAIL



13 LOWER LEVEL CONCRETE FLOOR WATERPROOFING DETAIL

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Details 1

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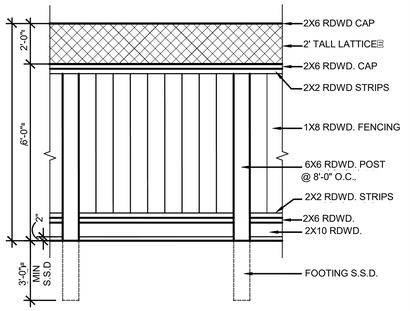
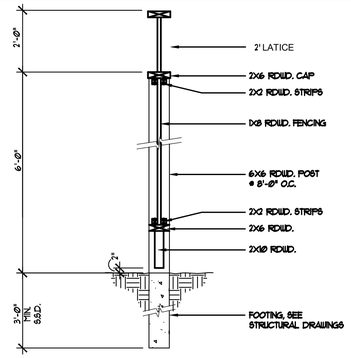
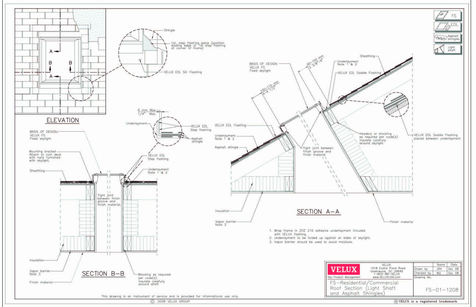
AD-1



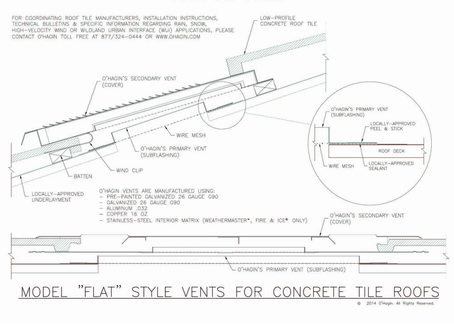
01 TYP. GOOD NEIGHBOR FENCE DETAIL



02 TYP. GOOD NEIGHBOOR FENCE



07 VELUX FIXED SKULIGHT DETAIL



9 O'HAGIN "FLAT" VENTILATION DETAIL


STEGO® WRAP 20-MIL VAPOR BARRIER

A STEGO INDUSTRIES, LLC INNOVATION | VAPOR RETARDERS 07 26 00; 03 30 00 | VERSION: DEC 10, 2018

1. PRODUCT NAME

STEGO WRAP 20-MIL VAPOR BARRIER

2. MANUFACTURER

Stego Industries, LLC
216 Avenida Fabricante, Suite 101
San Clemente, CA 92672 USA
Sales, Technical Assistance
Ph: (877) 444-7834
contact@stegoindustries.com
www.stegoindustries.com

3. PRODUCT DESCRIPTION

USES: Stego Wrap 20-Mil Vapor Barrier is used as a below-slab vapor barrier.

COMPOSITION: Stego Wrap 20-Mil Vapor Barrier is a multi-layer plastic extrusion manufactured with only the highest grade of prime, virgin, polyolefin resins.

ENVIRONMENTAL FACTORS: Stego Wrap 20-Mil Vapor Barrier can be used in systems for the control of soil gases (radon, methane), soil poisons (oil by-products) and sulfates.

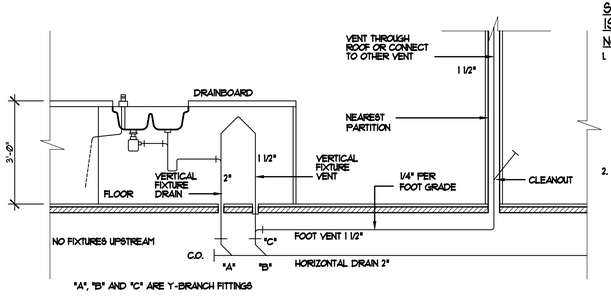
4. TECHNICAL DATA

TABLE 4.1: PHYSICAL PROPERTIES OF STEGO WRAP 20-MIL VAPOR BARRIER

PROPERTY	TEST	RESULTS
Under Slab Vapor Retarders	ASTM E1745 Class A, B & C – Standard Specification for Water Vapor Retarders Used in Contact with Soil or Granular Fill under Concrete Slabs	Exceeds Class A, B & C
Water Vapor Permeance	ASTM F1249 – Test Method for Water Vapor Transmission Rate Through Plastic Film and Sheeting Using a Modulated Infrared Sensor	0.0071 perms
Permeance After Conditioning (ASTM E1745 Sections 7.1.2 – 7.1.5)	ASTM E154 Section 8, F1249 – Permeance after wetting, drying, and soaking ASTM E154 Section 11, F1249 – Permeance after heat conditioning ASTM E154 Section 12, F1249 – Permeance after low temperature conditioning ASTM E154 Section 13, F1249 – Permeance after soil organism exposure	0.0088 perms 0.0081 perms 0.0084 perms 0.0077 perms
Methane Transmission Rate	ASTM D1434 – Standard Test Method for Determining Gas Permeability Characteristics of Plastic Film and Sheeting	152.2 GTR* (mL/STP)/m²/day‡
Radon Diffusion Coefficient	K124/02/95	9.9×10^{-12} m²/second
Puncture Resistance	ASTM D1709 – Test Method for Impact Resistance of Plastic Film by Free-Falling Dart Method	3500+ grams**
Tensile Strength	ASTM D882 – Test Method for Tensile Properties of Thin Plastic Sheeting	97.7 lbf/in
Thickness		20 mil
Roll Dimensions	width x length: area:	14' x 105' 1470 ft²
Roll Weight		140 lb

Note: perm unit = grains/(ft²*hr*in-Hg)
*GTR = Gas Transmission Rate
**The material maxed out the testing equipment and did not fail at 3746 grams.

11 VAPOR BARIOR AND AND BASEMENT MOISTURE CONTROL

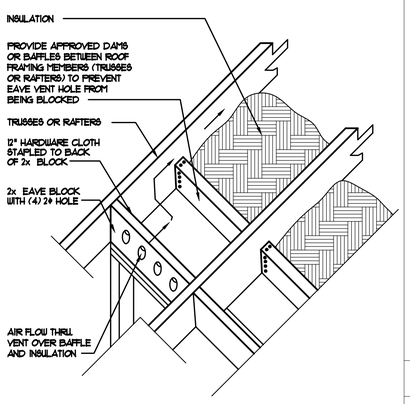


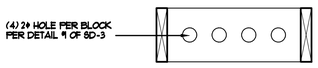
SPECIAL VENTING FOR ISLAND FIXTURES

NOTES:

1. TRAPS FOR ISLAND SINKS AND SIMILAR EQUIPMENT SHALL BE ROUGHED IN ABOVE THE FLOOR AND MAY BE VENTED BY EXTENDING THE VENT AS HIGH AS POSSIBLE, BUT NOT LESS THAN DRAIN BOARD HIGHT. THE VENT IS THEN RETURNED DOUNWARD AND CONNECTED TO THE HORIZONTAL SINK DRAIN IMMEDIATELY DOUNSTREAM FROM THE VERTICAL FIXTURE DRAIN.
2. THE RETURNED VENT SHALL BE CONNECTED TO THE HORIZONTAL DRAIN THROUGH A 1/8 BEND OR COMBINATION FITTING, (SEE "B") AND SHALL IN ADDITION BE PROVIDED WITH A FOOT VENT TAKEN THE FLOOR. THIS FOOT VENT EXTENDS TO THE NEAREST PARTITION AND THENCE THROUGH THE ROOF TO THE OPEN AIR, OR MAY BE CONNECTED TO OTHER VENTS AT A POINT NOT LESS THAN (6) INCHES (152.4mm) ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE SERVED.

03 KITCHEN ISLAND SINK





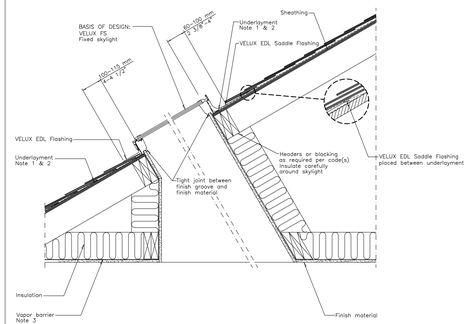
ELEVATION

1"x1"x3.14 = 3.14 SQ. INCH, EACH HOLE
3.14x4 = 12.56 SQ. INCH, EACH BLOCK

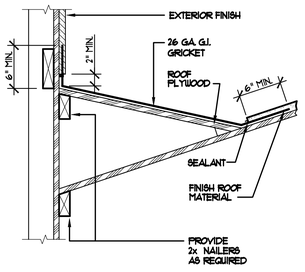
NOTES:

1- SEE NOTES AND PLANS FOR VENTILATION REQUIREMENTS AND CALCULATION.
2- EACH BLOCK PROVIDES 12.56 SQUARE INCHES OF VENTILATION.
3- FOR TYPICAL ATTIC PROVIDE ONE VENT BLOCK AT EACH BAY OR PER CALCULATION.
4- FOR SLOPING CEILING, 1 VENT BLOCK AT EACH BAY.

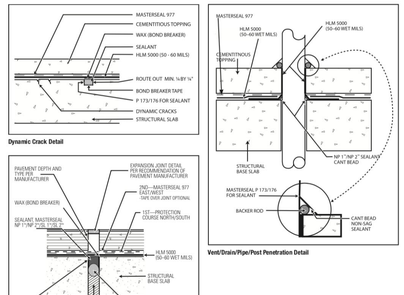
4 EAVE VENT BLOCK DETAIL



05 SKULIGHT DETAIL



6 CRICKET DETAIL



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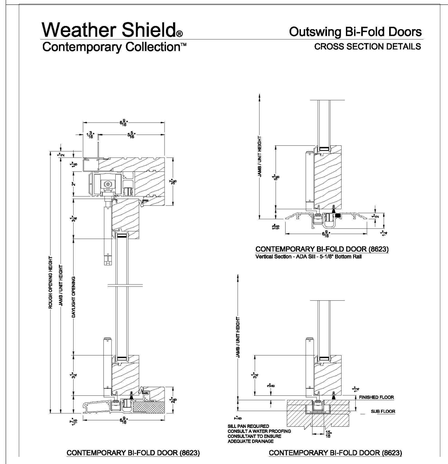
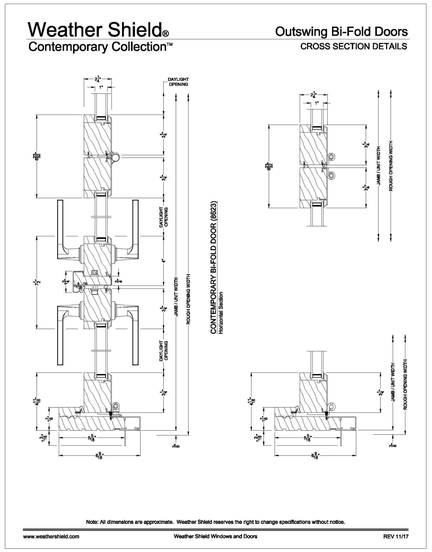
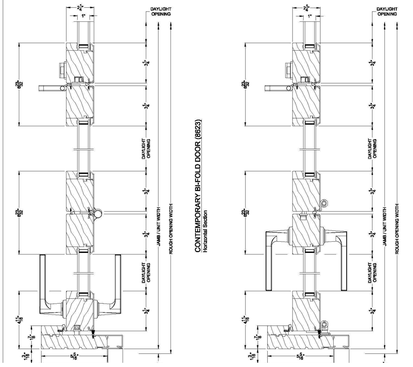
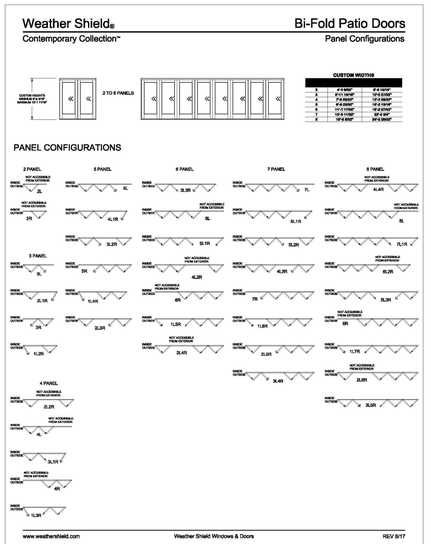
8 VAPOR BARIOR AND AND BASEMENT MOISTURE CONTROL



10 WEATHER SHEILD SECTIONAL DOOR DETAILS







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120

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Checked By: Checker

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Details 2

Sheet No.
AD-2

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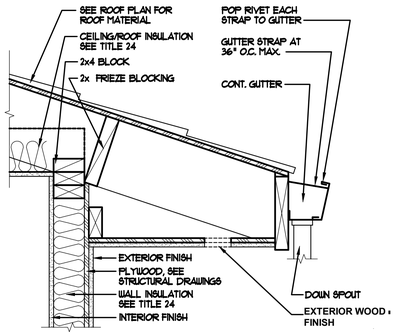
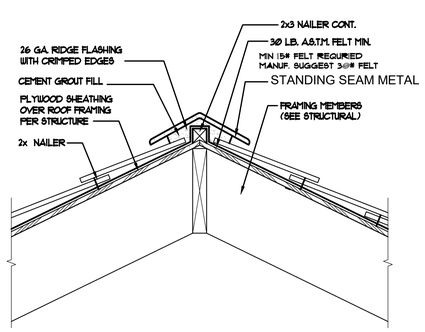
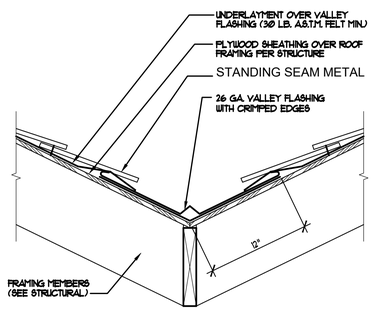


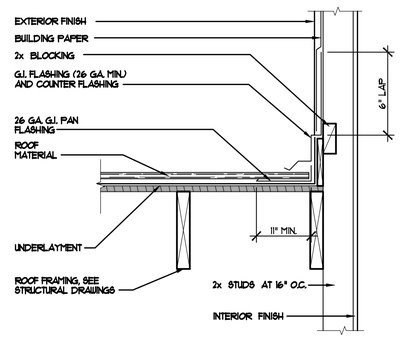
01 EAVE GUTTER DETAIL



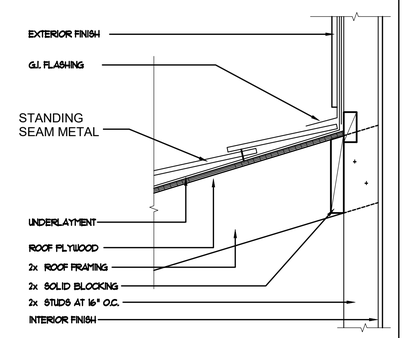
02 RIDGE FLASHING SHINGLE DETAIL



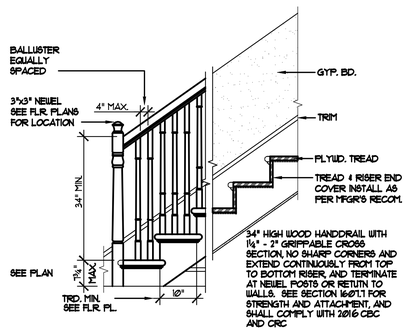
03 VALLEY FLASHING SHINGLE DETAIL



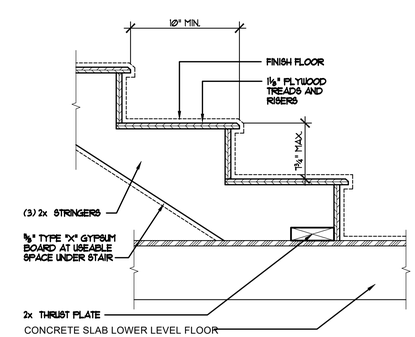
04 ROOF TO WALL FLASHING (FLAT ROOF) - SHINGLE DETAIL



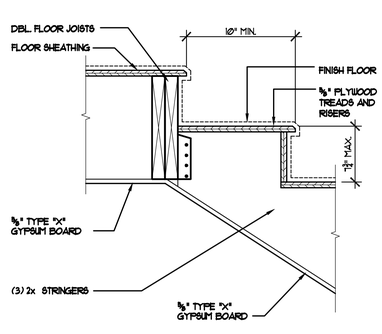
05 ROOF TO WALL FLASHING - SHINGLE DETAIL



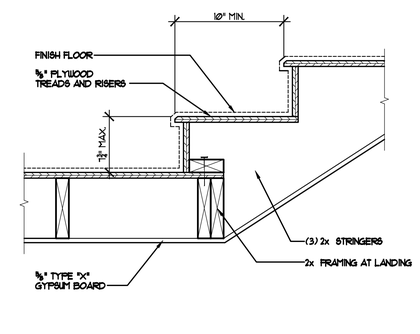
06 STAIR DETAIL



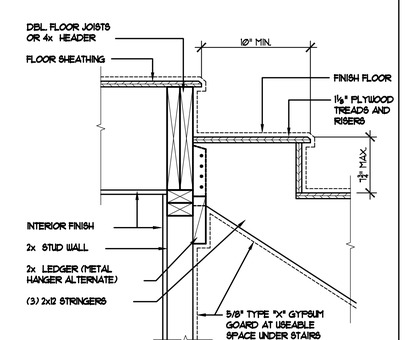
07 STRINGER AT FLOOR



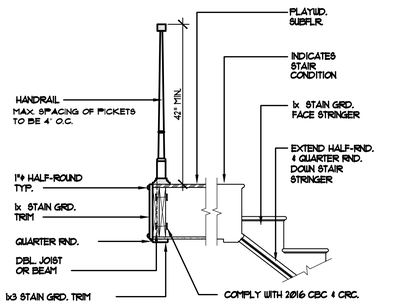
08 STRINGER TO LANDING OR FLOOR



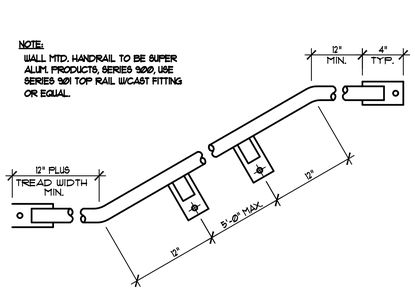
09 STRINGER FROM LANDING TO FLOOR



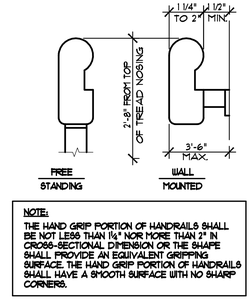
10 STRINGER AT HEADER



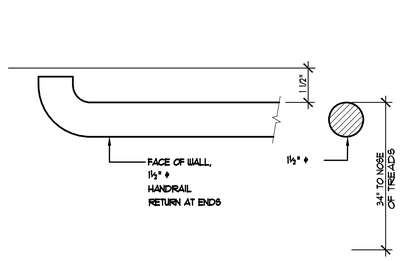
11 RAILING DETAIL



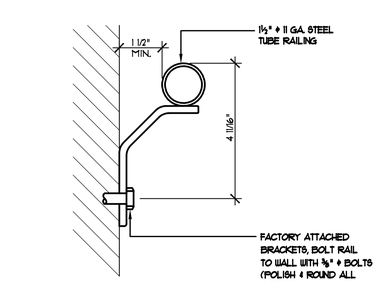
12 TYPICAL WALL RAILING



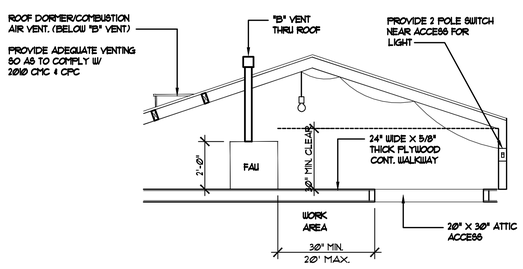
13 RAILING DETAIL



14 HANDRAIL DETAIL



15 TYPICAL RAILING SECTION



NOTES:
COMBUSTION AIR FROM OUTSIDE TO COMPARTMENT W/ 1/4" SCREENS OUTSIDE OPENING.

SEPARATE DUCTS FOR UPPER AND LOWER COMBUSTION AIR SUPPLY OPENINGS.

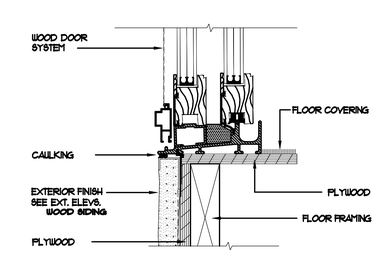
CIRCULATING AIR SUPPLY OPENING OR 2 SQ. INCH PER 1000 B.T.U. REQD.

VENT THRU ROOF MIN. OF 5'-0" ABOVE THE HIGHEST VENT COLLAR WHICH IT SERVES.

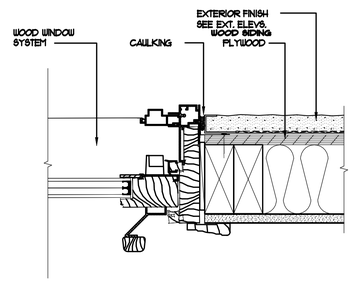
PROVIDE FS. AND OUTLET AT ATTIC FOR FAU

VERIFY ACCESS AND UNIT LOCATION WITH TRUSS DRAWINGS.

16 ATTIC FORCED AIR UNIT



17 WOOD SLIDING DOOR SILL DETAIL



18 WOOD SLIDING DOOR JAMB DETAIL

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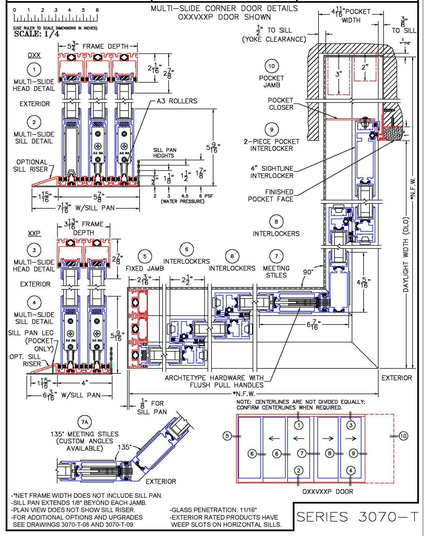
Sheet Title
Details 3

Sheet No.
AD-3

FLEETWOOD WINDOWS & DOORS | SERIES 3070-T | DWG NO.: 3070-T-06 | DATE: 4/19/18

MULTI-SLIDE CORNER DOOR DETAILS
OXXVXXP DOOR SHOWN

SCALE: 1/4



SERIES 3070-T

*NET FRAME WIDTH DOES NOT INCLUDE SILL PAN.
-SILL PAN EXTENDS 1/8" BEYOND EACH JAMB.
-PLAN VIEW DOES NOT SHOW SILL RISER
-FOR ADDITIONAL OPTIONS AND UPGRADES SEE DRAWINGS 3070-T-08 AND 3070-T-09.

-GLASS PENETRATION: 11/16"
-EXTERIOR RATED PRODUCTS HAVE WEEP SLOTS ON HORIZONTAL SILLS.

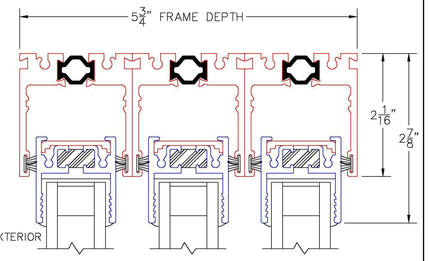
1 FLEETWOOD GLASS POCKET /MULTISLIDE DOOR DETAIL - FAMILY ROOM

FLEETWOOD WINDOWS & DOORS | SERIES 3070-T | DWG NO.: 3070-T-06_01 | DATE: 4/19/18

MULTI-SLIDE CORNER DOOR DETAILS
OXXVXXP DOOR SHOWN

SCALE: FULL

1
MULTI-SLIDE HEAD DETAIL



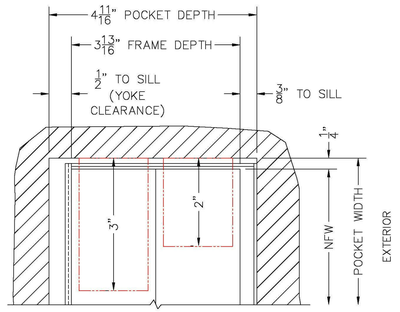
2 FLEETWOOD GLASS POCKET / MULTISLIDE DOOR DETAIL - FAMILY ROOM

FLEETWOOD WINDOWS & DOORS | SERIES 3070-T | DWG NO.: 3070-T-06_10 | DATE: 4/19/18

MULTI-SLIDE CORNER DOOR DETAILS
OXXVXXP DOOR SHOWN

SCALE: 3/4

10
POCKET JAMB



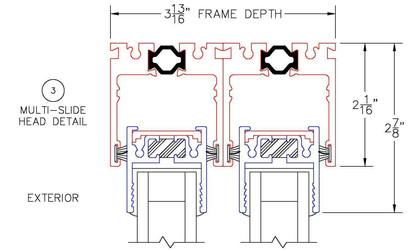
3 FLEETWOOD GLASS POCKET / MULTISLIDE DOOR DETAIL - FAMILY ROOM

FLEETWOOD WINDOWS & DOORS | SERIES 3070-T | DWG NO.: 3070-T-06_03 | DATE: 4/19/18

MULTI-SLIDE CORNER DOOR DETAILS
OXXVXXP DOOR SHOWN

SCALE: FULL

3
MULTI-SLIDE HEAD DETAIL

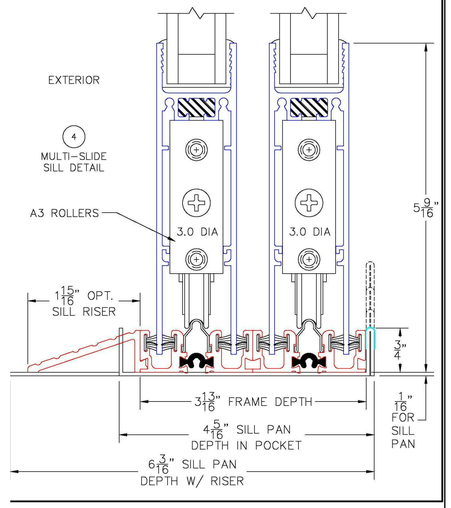


4 FLEETWOOD GLASS POCKET / MULTISLIDE DOOR DETAIL - FAMILY ROOM

FLEETWOOD WINDOWS & DOORS | SERIES 3070-T | DWG NO.: 3070-T-06_04 | DATE: 4/19/18

MULTI-SLIDE CORNER DOOR DETAILS
OXXVXXP DOOR SHOWN

SCALE: FULL



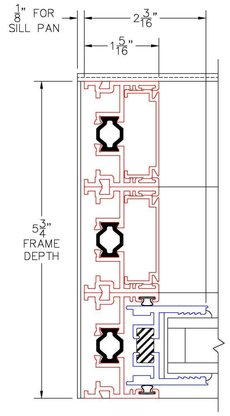
5 FLEETWOOD GLASS POCKET DOOR DETAIL - FAMILY ROOM

FLEETWOOD WINDOWS & DOORS | SERIES 3070-T | DWG NO.: 3070-T-06_0 | DATE: 4/19/18

MULTI-SLIDE CORNER DOOR DETAILS
OXXVXXP DOOR SHOWN

SCALE: FULL

5
FIXED JAMB



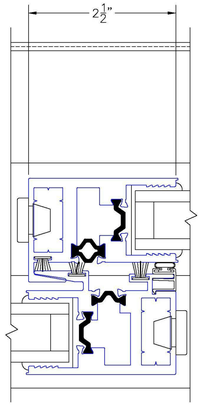
6 FLEETWOOD GLASS POCKET / MULTISLIDE DOOR DETAIL - FAMILY ROOM

FLEETWOOD WINDOWS & DOORS | SERIES 3070-T | DWG NO.: 3070-T-06_06 | DATE: 4/19/18

MULTI-SLIDE CORNER DOOR DETAILS
OXXVXXP DOOR SHOWN

SCALE: FULL

6
INTERLOCKERS



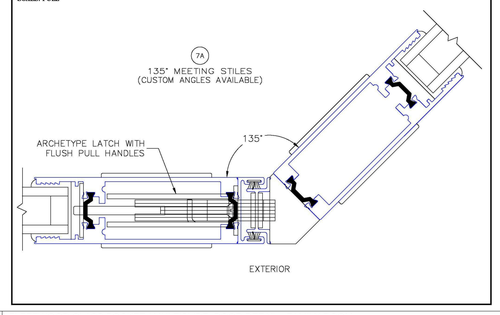
7 FLEETWOOD GLASS POCKET /MULTISLIDE DOOR DETAIL - FAMILY ROOM

FLEETWOOD WINDOWS & DOORS | SERIES 3070-T | DWG NO.: 3070-T-06_07 | DATE: 4/19/18

MULTI-SLIDE CORNER DOOR DETAILS
OXXVXXP DOOR SHOWN

SCALE: FULL

7A
135° MEETING STILES (CUSTOM ANGLES AVAILABLE)



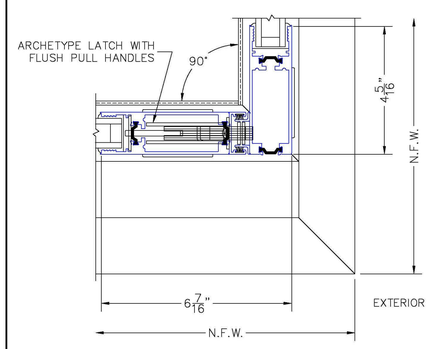
11 FLEETWOOD GLASS POCKET / MULTISLIDE DOOR DETAIL - FAMILY ROOM

FLEETWOOD WINDOWS & DOORS | SERIES 3070-T | DWG NO.: 3070-T-06_07 | DATE: 4/19/18

MULTI-SLIDE CORNER DOOR DETAILS
OXXVXXP DOOR SHOWN

SCALE: 1/2

7
MEETING STILES



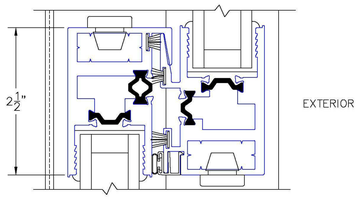
8 FLEETWOOD GLASS POCKET / MULTISLIDE DOOR DETAIL - FAMILY ROOM

FLEETWOOD WINDOWS & DOORS | SERIES 3070-T | DWG NO.: 3070-T-06_08 | DATE: 4/19/18

MULTI-SLIDE CORNER DOOR DETAILS
OXXVXXP DOOR SHOWN

SCALE: FULL

8
INTERLOCKERS



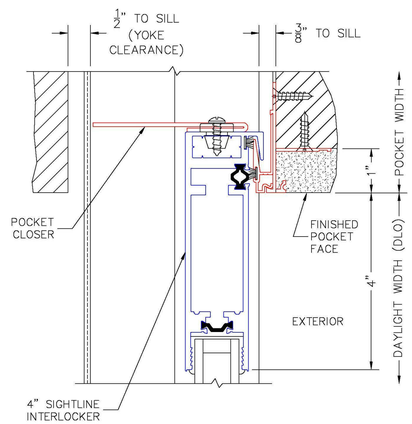
9 FLEETWOOD GLASS POCKET /MULTISLIDE DOOR DETAIL - FAMILY ROOM

FLEETWOOD WINDOWS & DOORS | SERIES 3070-T | DWG NO.: 3070-T-06_09 | DATE: 4/19/18

MULTI-SLIDE CORNER DOOR DETAILS
OXXVXXP DOOR SHOWN

SCALE: 3/4

9
2-PIECE POCKET INTERLOCKER

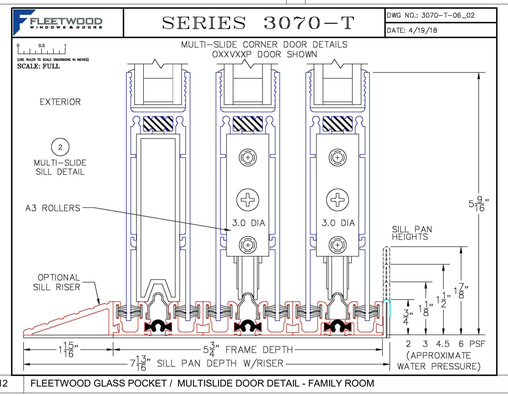


10 FLEETWOOD GLASS POCKET /MULTISLIDE DOOR DETAIL - FAMILY ROOM

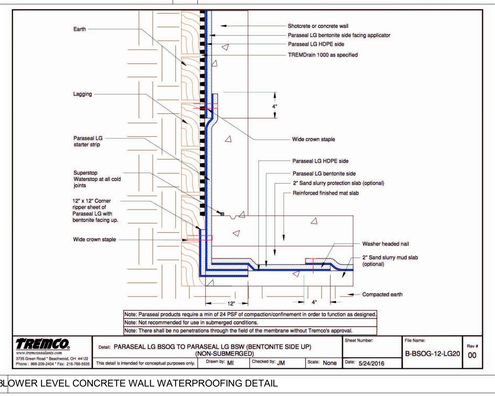
FLEETWOOD WINDOWS & DOORS | SERIES 3070-T | DWG NO.: 3070-T-06_02 | DATE: 4/19/18

MULTI-SLIDE CORNER DOOR DETAILS
OXXVXXP DOOR SHOWN

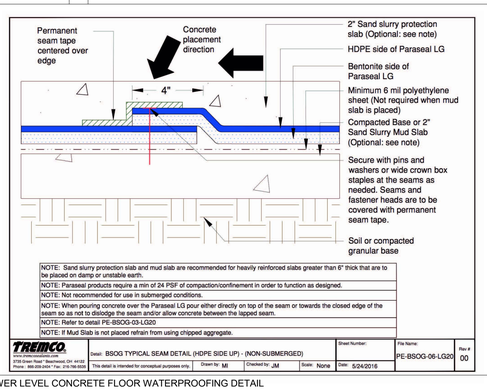
SCALE: FULL



12 FLEETWOOD GLASS POCKET / MULTISLIDE DOOR DETAIL - FAMILY ROOM



13 LOWER LEVEL CONCRETE WALL WATERPROOFING DETAIL



14 LOWER LEVEL CONCRETE FLOOR WATERPROOFING DETAIL

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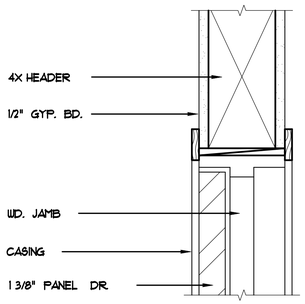
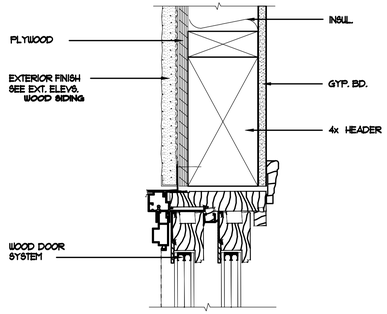
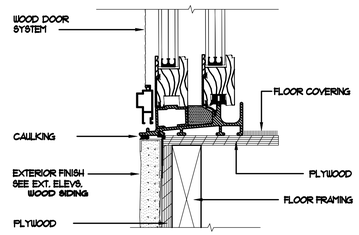


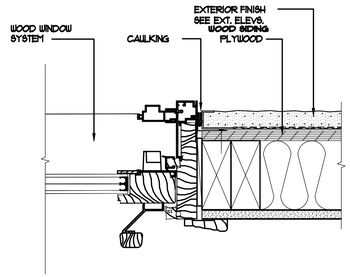
01 TYPICAL INTERIOR DOOR HEAD DETAIL



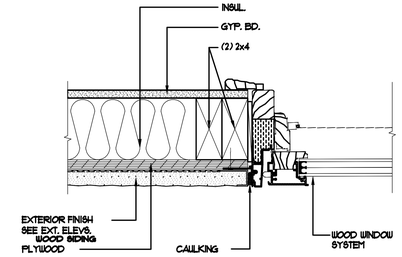
02 WOOD SLIDIING DOOR HEAD DETAIL



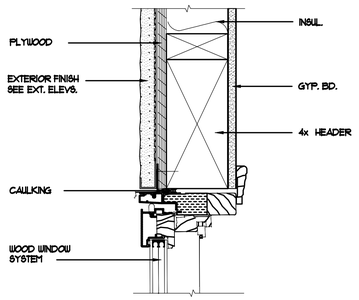
03 WOOD SLIDING DOOR SILL DETAIL



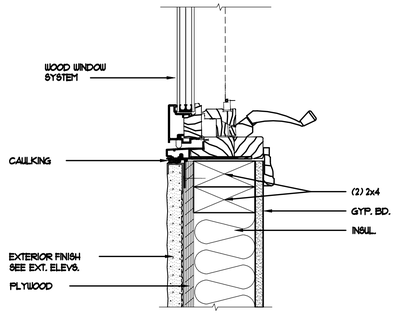
04 WOOD SLIDING DOOR JAMB DETAIL



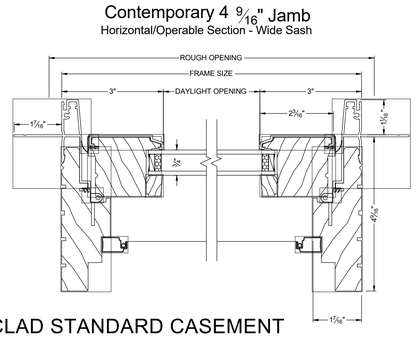
05 WINDOW JAMB DETAIL



06 WINDOW HEAD DETAIL

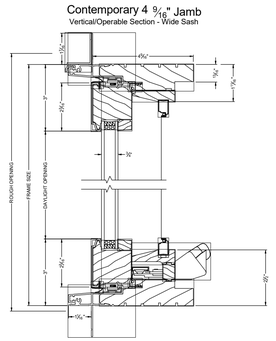


07 WINDOW SILL DETAIL

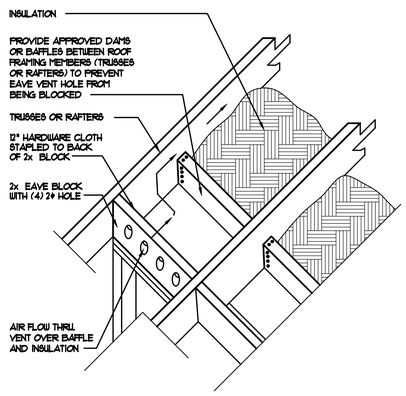


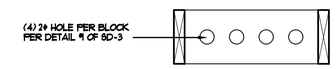
CLAD STANDARD CASEMENT

08 SIERRA PACIFIC WINDOW DETAIL



10 WINDOW SILL DETAIL





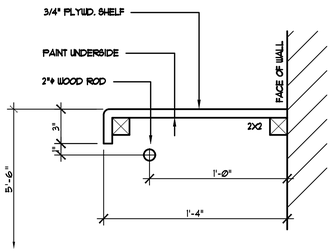
ELEVATION

1"x1"x3.14 = 3.14 SQ. INCH, EACH HOLE
3.14x4 = 12.56 SQ. INCH, EACH BLOCK

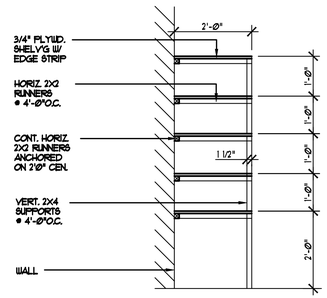
NOTES:

1- SEE NOTES AND PLANS FOR VENTILATION REQUIREMENTS AND CALCULATION.
2- EACH BLOCK PROVIDES 12.56 SQUARE INCHES OF VENTILATION.
3- FOR TYPICAL ATTIC PROVIDE ONE VENT BLOCK AT EACH BAY OR PER CALCULATION.
4- FOR SLOPING CEILING, 1 VENT BLOCK AT EACH BAY.

14 EAVE VENT BLOCK DETAIL



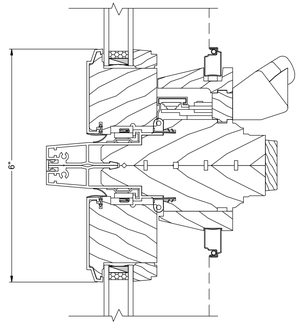
10 SHELF AND ROD DETAIL



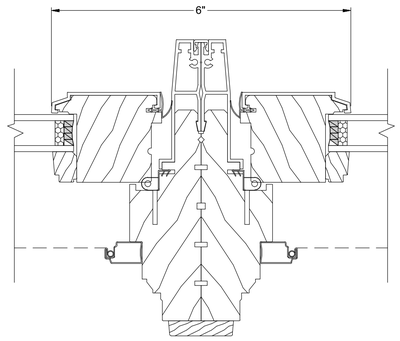
11 SHELVING DETAIL

Mullion Details

Vertical & Horizontal Sections - Wide Sash



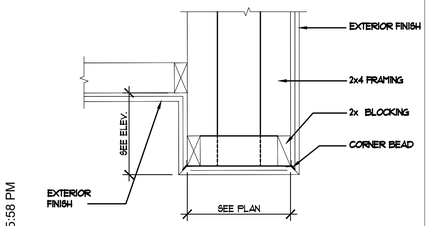
HORIZONTAL MULLION



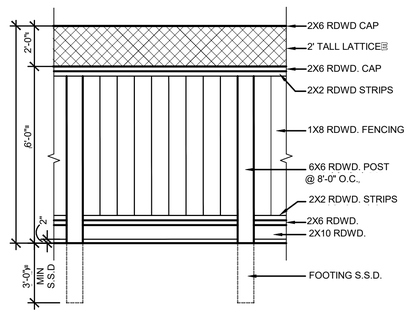
VERTICAL MULLION

12 MIN. CORNER WATER HEATER EARTHQUAKE BRACING

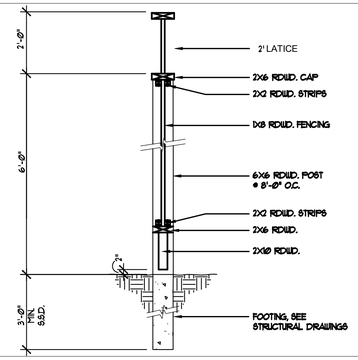
13 WINDOW SILL DETAIL



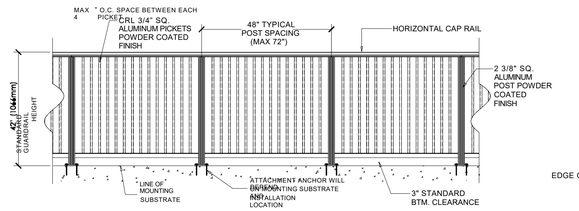
15 SOFFIT



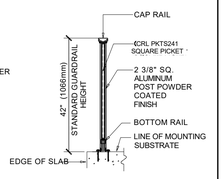
16 GOOD NEIGHBOR FENCE ELEVATION



17 GOOD NEIGHBOR FENCE DETAIL



TYPICAL ALUMINUM RAILING ELEVATION



TYPICAL SECTION

18 RAILING DETAIL

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Revision No. Date

SIGNATURES

Job Title
120 CORONADO

Job Address
120 Coronado Ave, Los Altos, CA 94022

Date
09.28.2021

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Job No.
120

Drawn By: SDG
Checked By: SS

Scale

Sheet Title
Details 5

Sheet No.
AD-5

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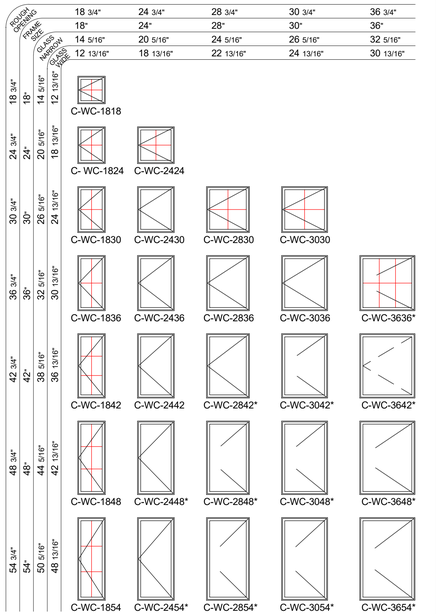
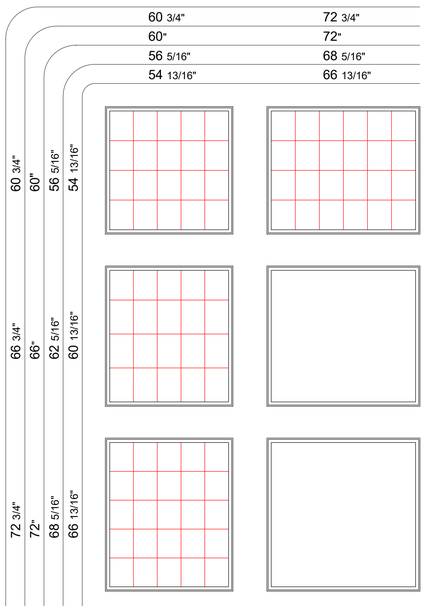


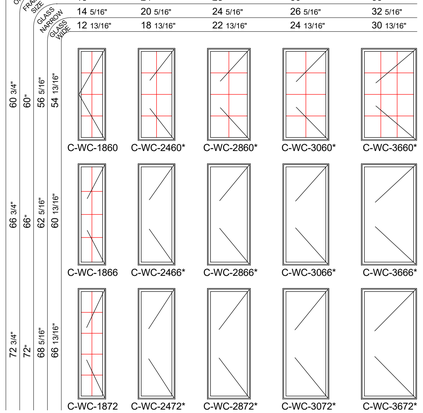
* Review for Egress. Refer to the "Egress Information Chart" PDF file.

- Standard units shown. Custom sizes in $\frac{1}{16}$" increments.
- Any unit shown can be operable or stationary - Left hand shown as viewed from exterior.
- Narrow Sash Shown. Wide Sash units also available.
- To obtain masonry openings on units with clad brickmould, contact your Sierra Pacific Windows Architectural Specialist.

1 | SIERRA PACIFIC WINDOWS ELEVATION AND SIZE SCHEDULE



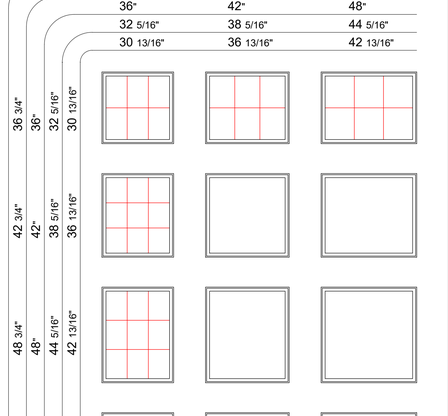
6 | SIERRA PACIFIC WINDOWS ELEVATION AND SIZE SCHEDULE



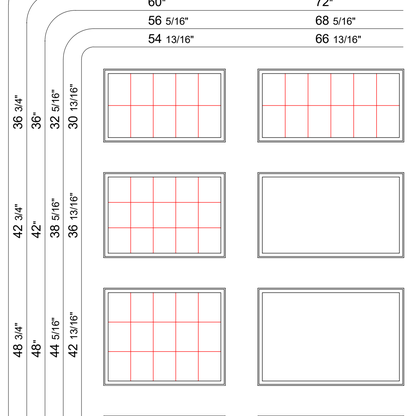
* Review for Egress. Refer to the "Egress Information Chart" PDF file.

- Standard units shown. Custom sizes in $\frac{1}{16}$" increments.
- Any unit shown can be operable or stationary - Left hand shown as viewed from exterior.
- Narrow Sash Shown. Wide Sash units also available.
- To obtain masonry openings on units with clad brickmould, contact your Sierra Pacific Windows Architectural Specialist.

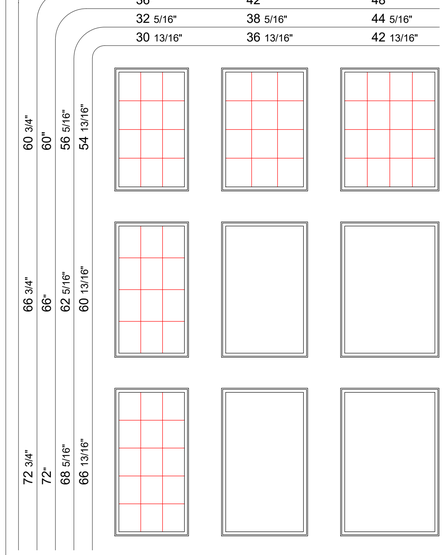
2 | SIERRA PACIFIC WINDOWS ELEVATION AND SIZE SCHEDULE



3 | SIERRA PACIFIC WINDOWS ELEVATION AND SIZE SCHEDULE

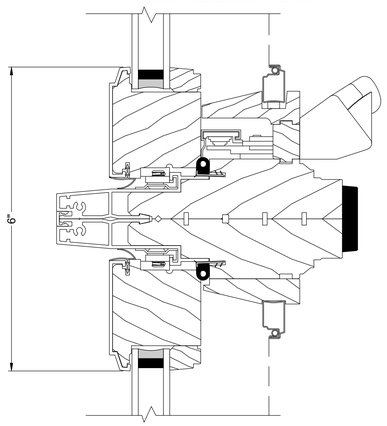


4 | SIERRA PACIFIC WINDOWS ELEVATION AND SIZE SCHEDULE

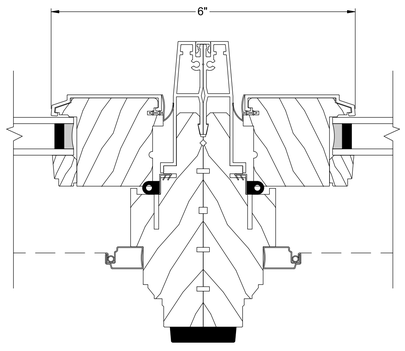


5 | SIERRA PACIFIC WINDOWS ELEVATION AND SIZE SCHEDULE

Mullion Details
Vertical & Horizontal Sections - Wide Sash

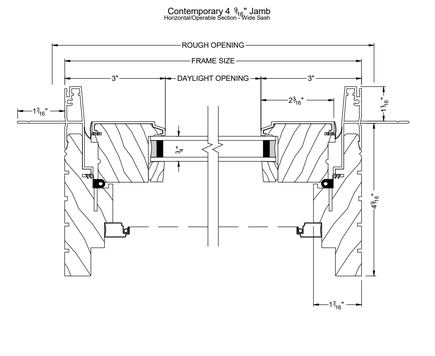


HORIZONTAL MULLION

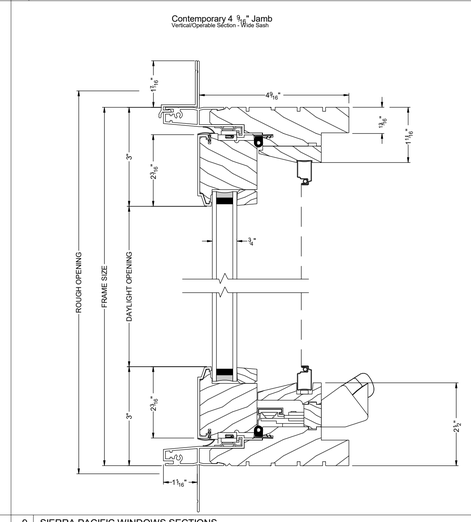


VERTICAL MULLION

7 | SIERRA PACIFIC WINDOWS SECTIONS



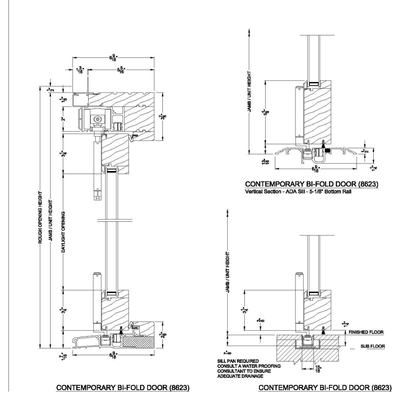
8 | SIERRA PACIFIC WINDOWS SECTIONS



9 | SIERRA PACIFIC WINDOWS SECTIONS

Weather Shield®
Contemporary Collection™

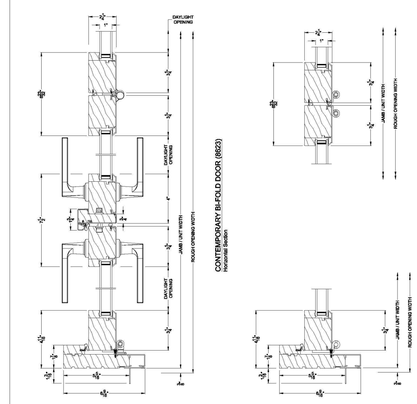
Outswing Bi-Fold Doors
CROSS SECTION DETAILS



10 | WEATHERSHEILD BIFOLD PATIO DOORS AT LOWER LEVEL

Weather Shield®
Contemporary Collection™

Outswing Bi-Fold Doors
CROSS SECTION DETAILS

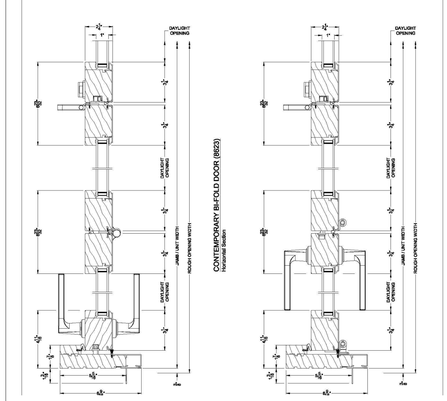


Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

www.weathershield.com Weather Shield Windows and Doors REV 11/17

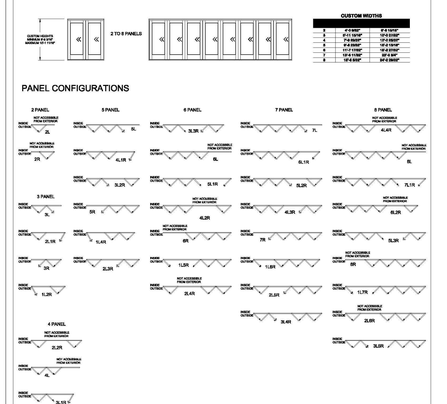
Weather Shield®
Contemporary Collection™

Outswing Bi-Fold Doors
CROSS SECTION DETAILS



Weather Shield®
Contemporary Collection™

Bi-Fold Patio Doors
Panel Configurations



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Revision No. Date

SIGNATURES

Job Title
120 CORONADO

Job Address
120 Coronado Ave, Los Altos, CA 94022

Date
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PLANNING

Job No.
120

Drawn By: Author
Checked By: Checker

Scale

Sheet Title
Details 6

Sheet No.
AD-6

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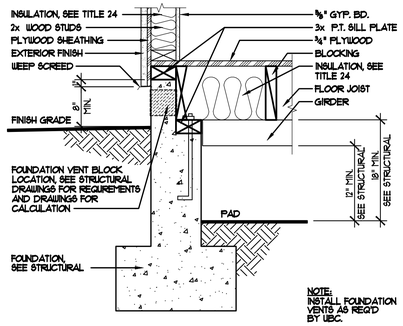
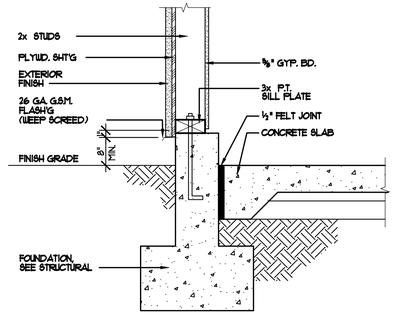
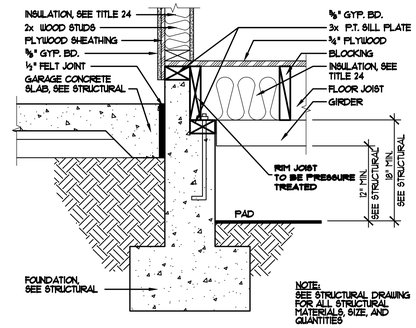


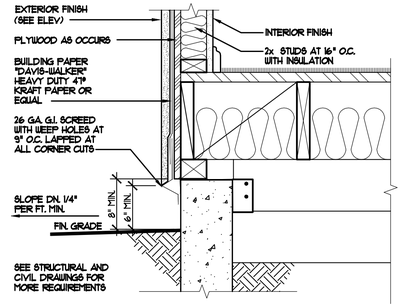
01 FOUNDATION DETAIL AT EXTERIOR WALL (HIGH GRADE)



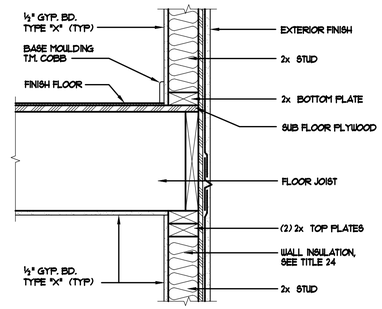
02 FOUNDATION DETAIL AT EXTERIOR GARAGE WALL



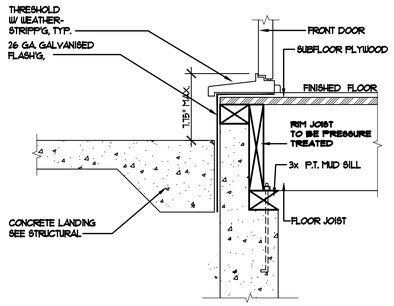
03 FLOOR TRANSITION FOR HIGH LEVEL GARAGE SLAB



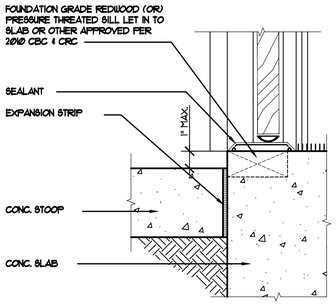
04 EXTERIOR STUCCO SCREED



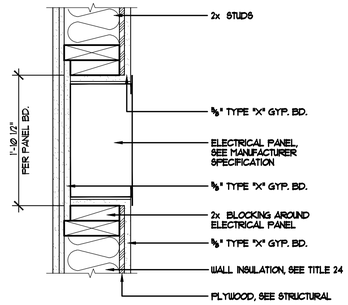
05 FLOOR FRAME DETAIL



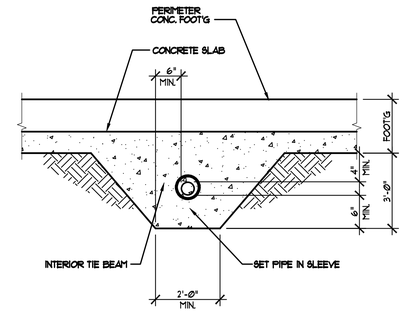
06 FLASHING AT FRONT DOOR



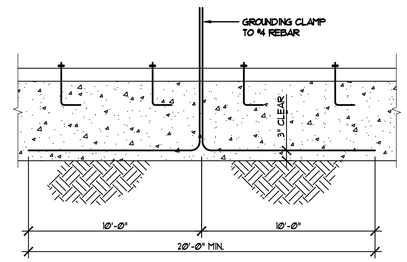
07 THRESHOLD AT WOOD DOOR



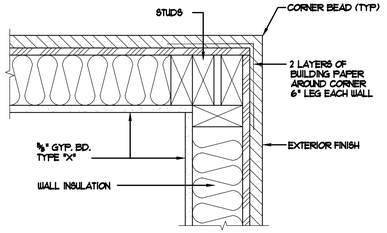
08 ELECTRICAL PANEL



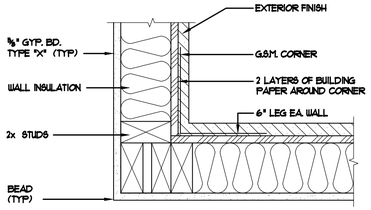
09 PIPE THROUGH FOOTING



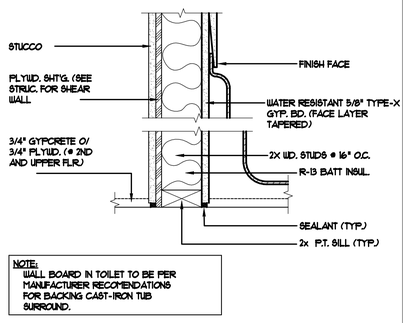
10 GROUNDING ELECTRODE



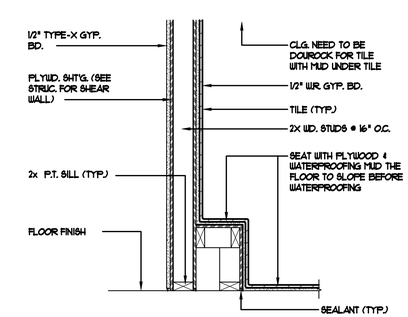
11 OUTSIDE CORNER DETAIL



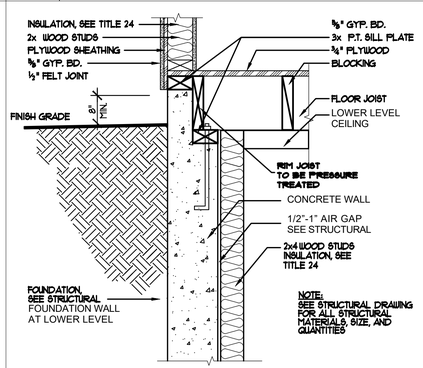
12 INSIDE CORNER DETAIL



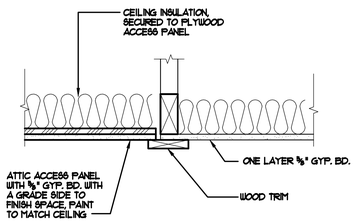
13 WALL AT BATH TUB



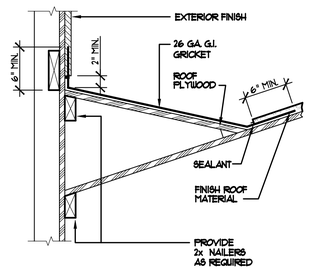
14 WALL AT SHOWER



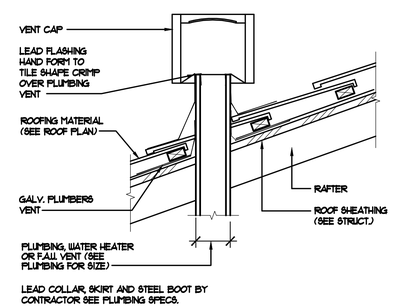
15 LOWER LEVEL FOUNDATION WALL AND MAIN LEVEL WALL ASSEMBLY



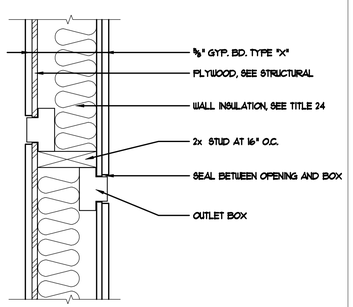
16 SECTION AT ATTIC ACCESS PANEL



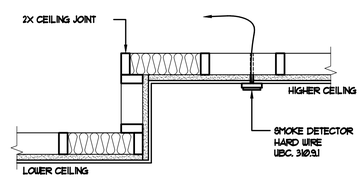
17 CRICKET DETAIL



18 VENT THROUGH ROOF



19 OUTLET BOX DETAIL



20 TYP. SMOKE DETECTOR LOCATION AT CEILNG

9/28/2021 5:26:03 PM

Safaei Design Group
www. safaeidesign.com
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Revision No. Date

SIGNATURES

Job Title
120 CORONADO

Job Address
120 Coronado Ave, Los Altos, CA 94022

Date
09.28.2021

Issued For
PLANNING

Job No.
120

Drawn By: Author
Checked By: Checker

Scale

Sheet Title
Details 7

Sheet No.
AD-7

GRADING AND DRAINAGE PLAN

120 CORONADO AVE

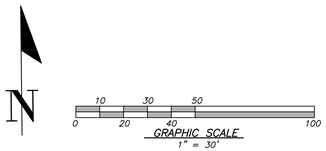
APN: 167-30-004

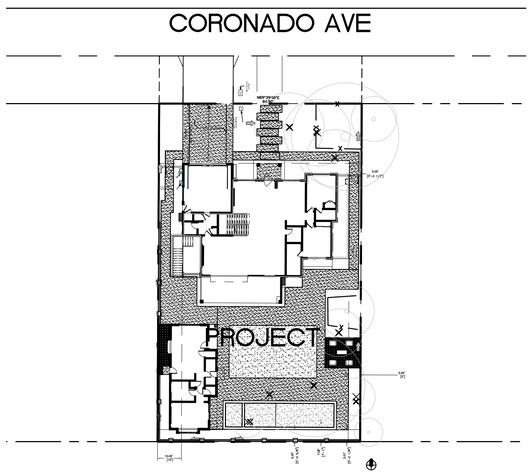
GRADING & DRAINAGE NOTES:

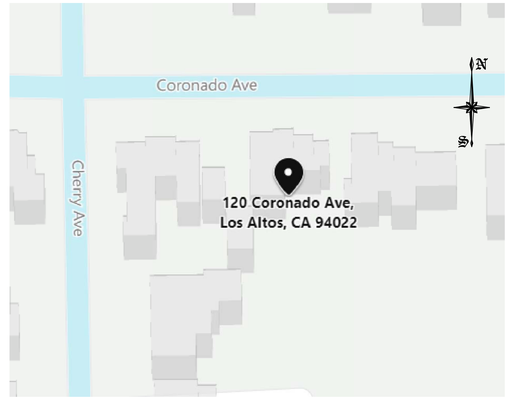
NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

1. ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF LOS ALTOS DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
2. APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
3. UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
4. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
5. THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
7. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
8. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
9. FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.
10. ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER.
    REPORT DATE:
    REPORT NUMBER:
    SOILS ENGINEERING COMPANY;
    CONTACT INFORMATION:
11. THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
12. PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM
13. ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THAT CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.







LOCATION MAP

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
SIDEWALK	
WOOD FENCE	— x — x —
CHAIN LINK FENCE	
RETAINING WALL	
DRIVEWAY DRAIN INLET	
AREA DRAIN	
DROP INLET	
MONUMENT	
FIRE HYDRANT	
ELECTROLIER	
WATER METER	
AC UNIT	
SANITARY SEWER LATERAL	
STORM DRAIN	— SD —
SANITARY SEWER	— SS —
STREET LIGHT CONDUITS	— SL —
WATER	— W —
JOINT TRENCH	— JT —
HOUSE SERVICE	— SVC —
SLOPE ARROW	
EXISTING CONTOUR	— 100 —
PROPOSED CONTOUR	— 100 —
OVERLAND RELEASE	
DIRECTION OF SURFACE DRAINAGE	
5% SLOPE AWAY FROM BUILDING	>>
GAS LINE	— GAS —
OVERHEAD ELECTRICAL LINE	— OE —
UNDERGROUND ELECTRICAL LINE	— UE —
DOWNSPOUTS W/SPLASH BOX	
TREE TO BE REMOVED	
ADJECENT GRADE	AG
AGGREGATE BASE (AB)	
ASPHALT PAVEMENT (AC)	

EARTH WORK QUANTITIES

CUT: 352 CY
FILL: 5 CY
EXPORT: 347 CY
IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.
THE PAD OF THE HOUSE IS NOT INCLUDED

ABBREVATIONS

AC = ASPHALT CONCRETE
AD = AREA DRAIN
AG = ADJACENT GRADE AT FOUNDATION
BC = BEGIN CURVE
BS = BOTTOM OF STAIR
BU = BUBBLE UP
BVC = BEGIN VERTICAL CURVE
BRW = BOTTOM OF RETAINED GRADE AT WALL
CB = CATCH BASIN
CL = CENTERLINE
CO = CLEANOUT
DS = DOWNSPOUT WITH SPLASH BOX
EC = END CURVE
ELEV. = ELEVATION
EVC = END VERTICAL CURVE
EX. = EXISTING
F/C = FACE OF CURB
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FL = FLOW LINE
GB = GRADE BREAK
GFF = GARAGE FINISH FLOOR
HP = HIGH POINT
HC = HANDICAP UNIT
INV = INVERT
LP = LOW POINT
PAD = PAD ELEVATION
PCC = PORTLAND CEMENT CONCRETE
PL = PROPERTY LINE
PV = PAVEMENT GRADE
PVC = POLYVINYL CHLORIDE PIPE
PVI = POINT OF VERTICAL INTERSECTION
RCP = REINFORCED CONCRETE PIPE
ROW = RIGHT OF WAY
S=.004> SLOPE
SD = STORM DRAIN
SDMH = STORM DRAIN MANHOLE
SG = SUBGRADE ELEVATION
SS = SANITARY SEWER
SSMH = SANITARY SEWER MANHOLE
STA = STATION
TC = TOP OF CURB
TF = TOP OF FENCE
TRW = TOP OF RETAINED GRADE AT WALL
TS = TOP OF STAIR
TW = TOP OF WALL
VCP = VITRIFIED CLAY PIPE
WM = WATER METER
WV = WATER VALVE

SHEET INDEX

REVISIONS	BY	CITY	DATE

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-23
CIVIL
STATE OF CALIFORNIA

P. Oscar Osuna
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-23

OSUNA ENGINEERING INC.
Planning | Surveying | Civil Engineering
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
117 BERNAL RD. STE. 70-336
SAN JOSE, CA 95119
TEL. (408) 772-4381
Info@osunoengineering.com

GRADING & DRAINAGE PLAN
COVER SHEET
120 CORONADO AVE
LOS ALTOS, CALIFORNIA

Project No.: 2170 | Designed: 0.O | Checked: 0.O | Date: 09-27-21

SHEET
C0
OF 5 SHEETS

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
SIDEWALK	
WOOD FENCE	—X—X—
CHAIN LINK FENCE	
RETAINING WALL	
DRIVEWAY DRAIN INLET	
AREA DRAIN	
DROP INLET	
MONUMENT	
FIRE HYDRANT	
ELECTROLIER	
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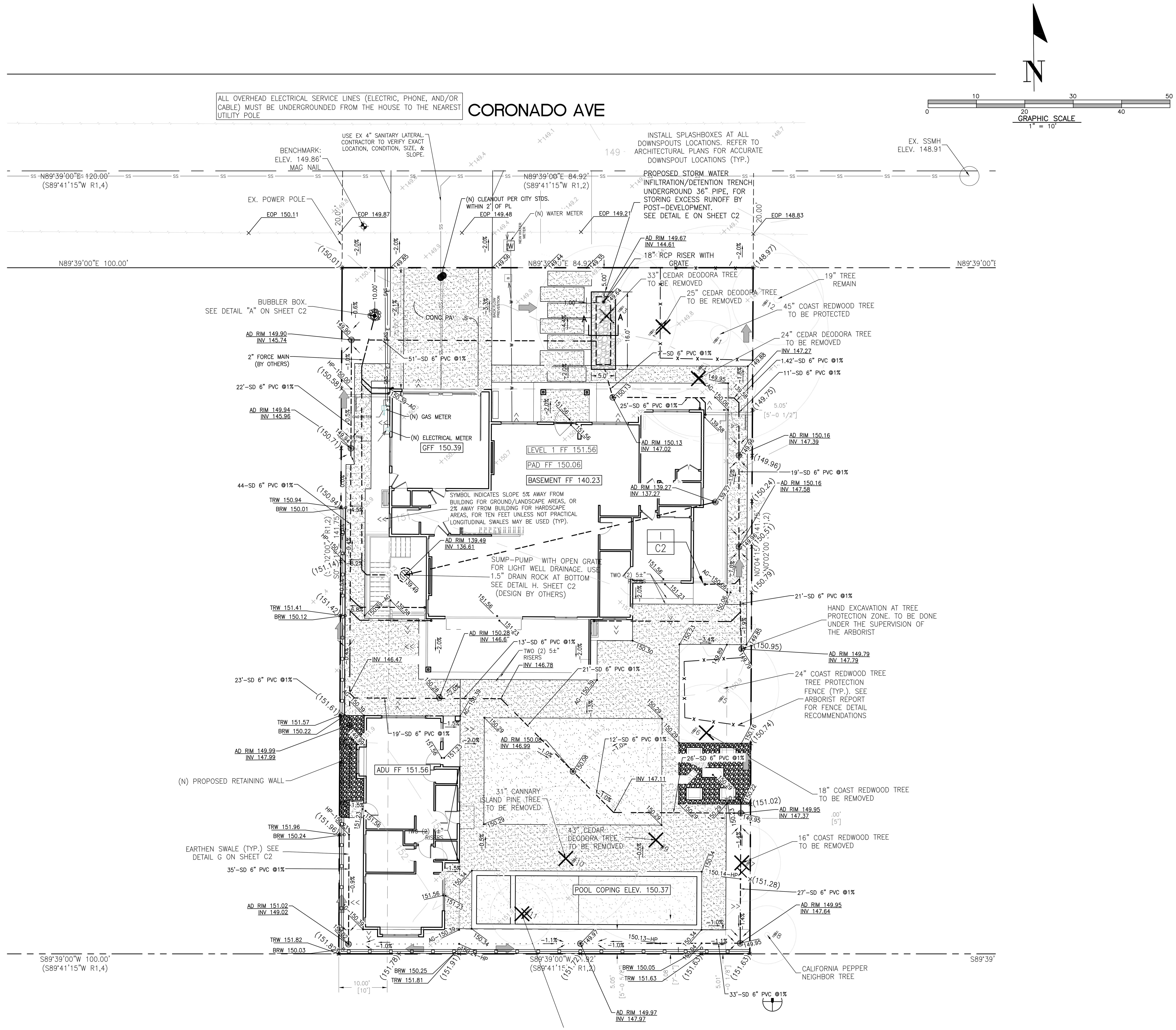
DIRECTION OF SURFACE DRAINIAGE	
5% SLOPE AWAY FROM BUILDING	>>
GAS LINE	GAS
OVERHEAD ELECTRICAL LINE	OE
UNDERGROUND ELECTRICAL LINE	UE
DOWNSPOUTS W/SPLASH BOX	
TREE TO BE REMOVED	X
ADJECENT GRADE	AG



° BENCH MARK

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE NORTH-WESTERLY CORNER OF LOT AS SHOWN:
PROJECT BENCHMARK 149.86' (NAVD88 DATUM)

ABBREVATIONS

AC = ASPHALT CONCRETE
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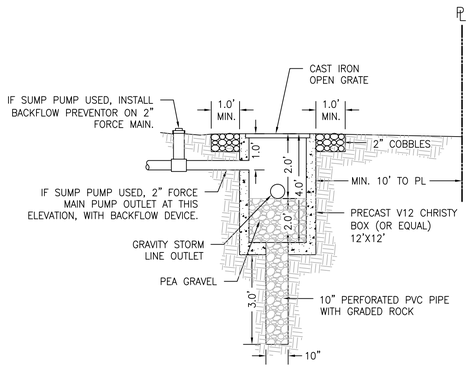
GRADING & DRAINAGE PLAN
PRELIMINARY
120 CORONADO AVE

LOS ALTOS, CALIFORNIA

Project No.: 2170 | Designed: JO/7N | Checked: O.O. | Date: 09-27-21

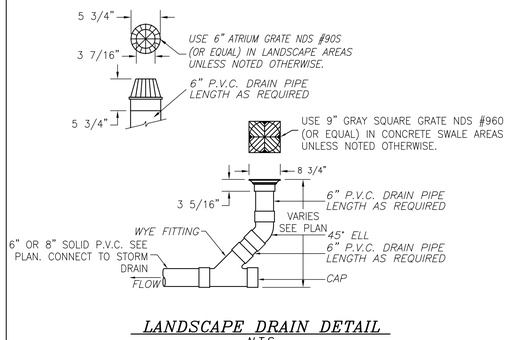
SHEET
C1
OF 5 SHEETS



BUBBLER BOX DETAIL
N.T.S.

N.T.S.

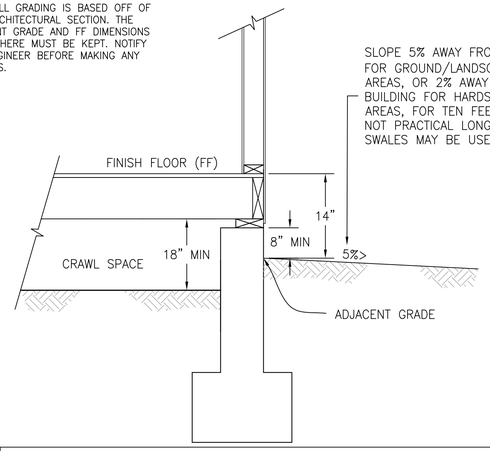
A BUBBLER BOX DETAIL



LANDSCAPE DRAIN DETAIL
N.T.S.

B AREA DRAIN DETAIL

NOTE: ALL GRADING IS BASED OFF OF THIS ARCHITECTURAL SECTION. THE ADJACENT GRADE AND FF DIMENSIONS SHOWN HERE MUST BE KEPT. NOTIFY THE ENGINEER BEFORE MAKING ANY CHANGES.



N.T.S.

C TYPICAL FOUNDATION/FF/GROUND SECTION

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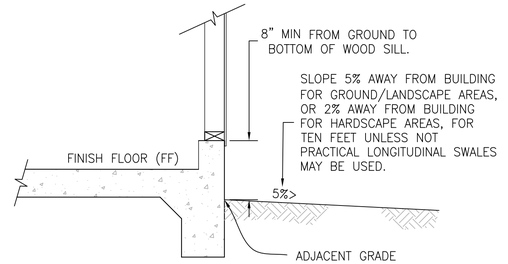
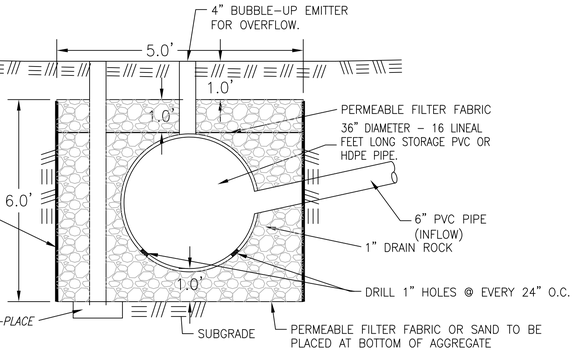


N.T.S.

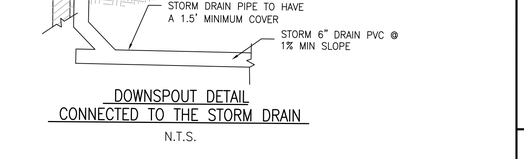
D TYPICAL FOUNDATION/GFF/GROUND SECTION



N.T.S.

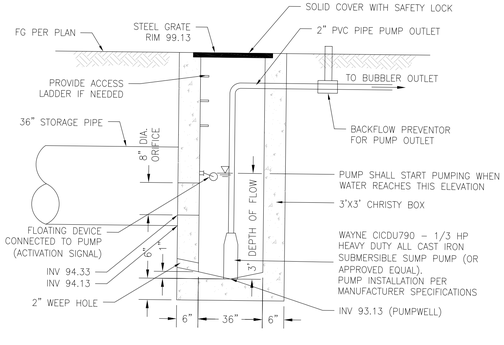
E STORM WATER INFILTRATION/DETENTION TRENCH DETAIL

F NOT USED



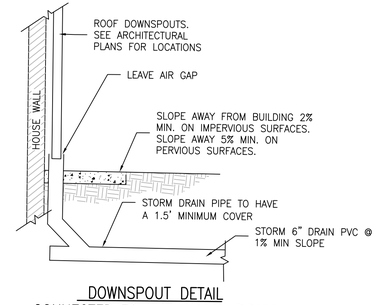
N.T.S.

G EARTHEN SWALE DETAIL



N.T.S.

H PUMPWELL DETAIL



DOWNSPOUT DETAIL
CONNECTED TO THE STORM DRAIN
N.T.S.

N.T.S.

I DOWNSPOUT CONNECTED TO SD DETAIL

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THAT CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

REVISIONS | BY | CITY | DATE

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No. 70829
Exp. 6-30-23
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STATE OF CALIFORNIA

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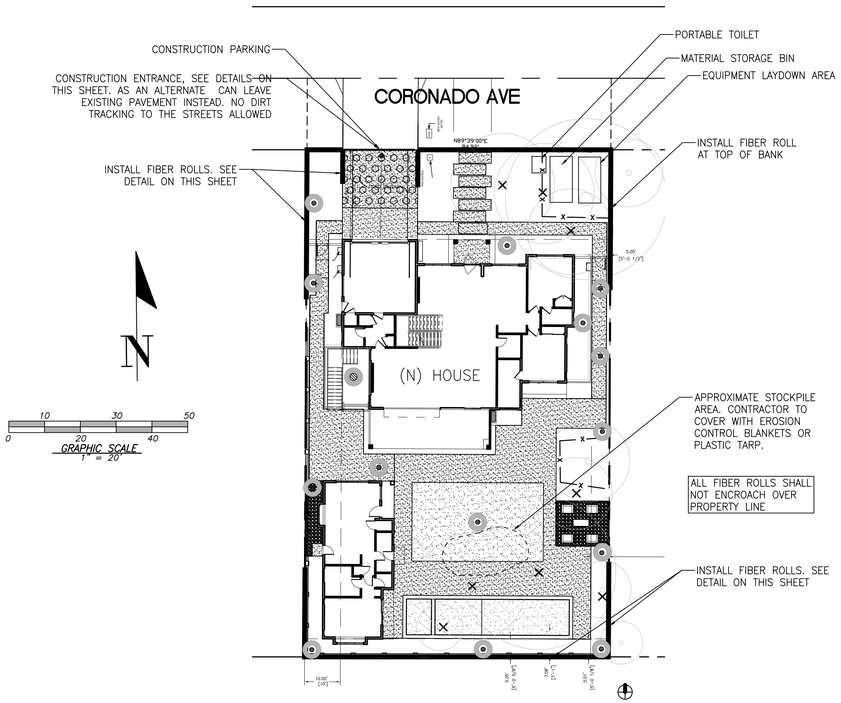
GRADING & DRAINAGE PLAN
CONSTRUCTION DETAILS
120 CORONADO AVE
LOS ALTOS, CALIFORNIA

Project No.: 2170 | Designed: JO | Checked: OO | Date: 09-27-21

SHEET
C2
OF 5 SHEETS



NOTES:
1. PROTECT ALL INLETS IN THE PUBLIC STREETS SURROUNDING THE SITE.
2. ALL ON-SITE LANDSCAPE AREA DRAINS TO BE CAPPED OR PROTECTED UNTIL LANDSCAPING IS FINISHED.

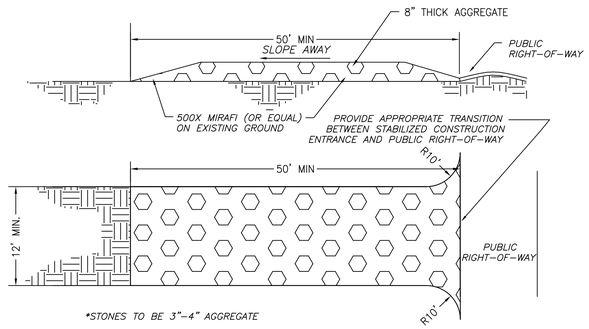
LEGEND

PROPOSED	DESCRIPTION
	SITE BOUNDARY
	STABILIZED CONSTRUCTION ENTRANCE 2"–3" ROCK (MIN)
	FIBER ROLL
	INLET PROTECTION

MAINTENANCE NOTES

MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

1. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
2. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
3. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
4. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
5. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
6. RILLS AND GULLIES MUST BE REPAIRED.



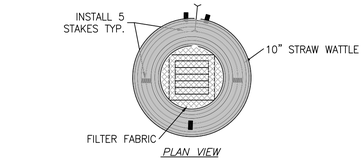
MAINTENANCE:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.

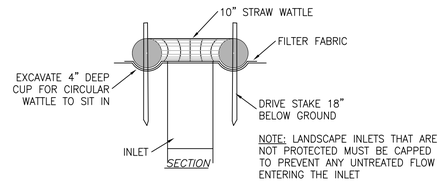
ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

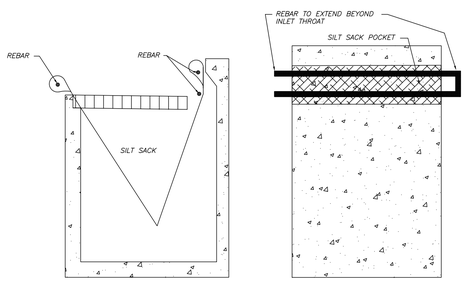
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



PLAN VIEW



ALTERNATE FIBER ROLL INLET PROTECTION MAY BE USED IN LANDSCAPE AREA DRAINS
N.T.S.



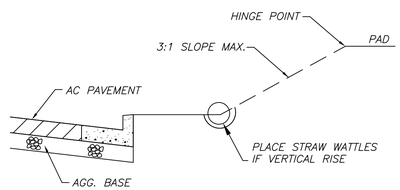
CALIFORNIA MODIFIED SILT SACK
REED & GRAHAM, INC. (OR EQUAL)
BEFORE & AFTER STREETS ARE PAVED
N.T.S.

EROSION & SEDIMENT CONTROL NOTES

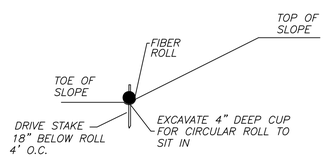
1. NOT USED
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"–4" FRACTURED STONE AGGREGATE UNLAID WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTORL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. – ALONG RIGHT-OF-WAY).
13. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

SUPPLEMENTAL EROSION & SEDIMENT CONTROL NOTES

1. SEE STANDARD EROSION & SEDIMENT CONTROL NOTES ABOVE.
2. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.



FRONT YARD SLOPE DETAIL AFTER STREET ARE PAVED
N.T.S.



FIBER ROLL INSTALLATION DETAIL
N.T.S.

BY	CITY	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-23
CIVIL
STATE OF CALIFORNIA

PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-23

OSUNA ENGINEERING INC.
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CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
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SAN JOSE, CA 95119
TEL. (408) 772-4381
info@osunaengineering.com

GRADING & DRAINAGE PLAN
EROSION CONTROL
120 CORONADO AVE
LOS ALTOS, CALIFORNIA

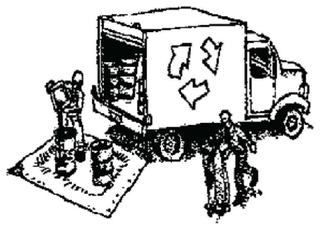
Project No.: 2170	Designed:	T.M.	Checked:	O.O	Date:	09-27-21

SHEET
C3
OF 5 SHEETS

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ 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. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

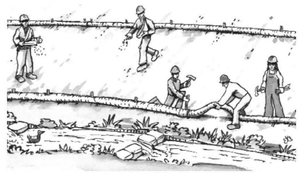
Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ 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 hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

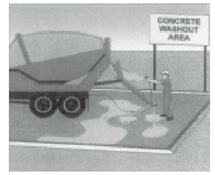
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ 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) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work

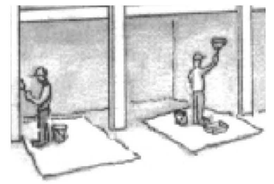
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm 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 as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Storm drain polluters may be liable for fines of up to $10,000 per day!

REVISIONS

BY	CITY	DATE

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-23
CIVIL
STATE OF CALIFORNIA

P. Oscar Osuna
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-23

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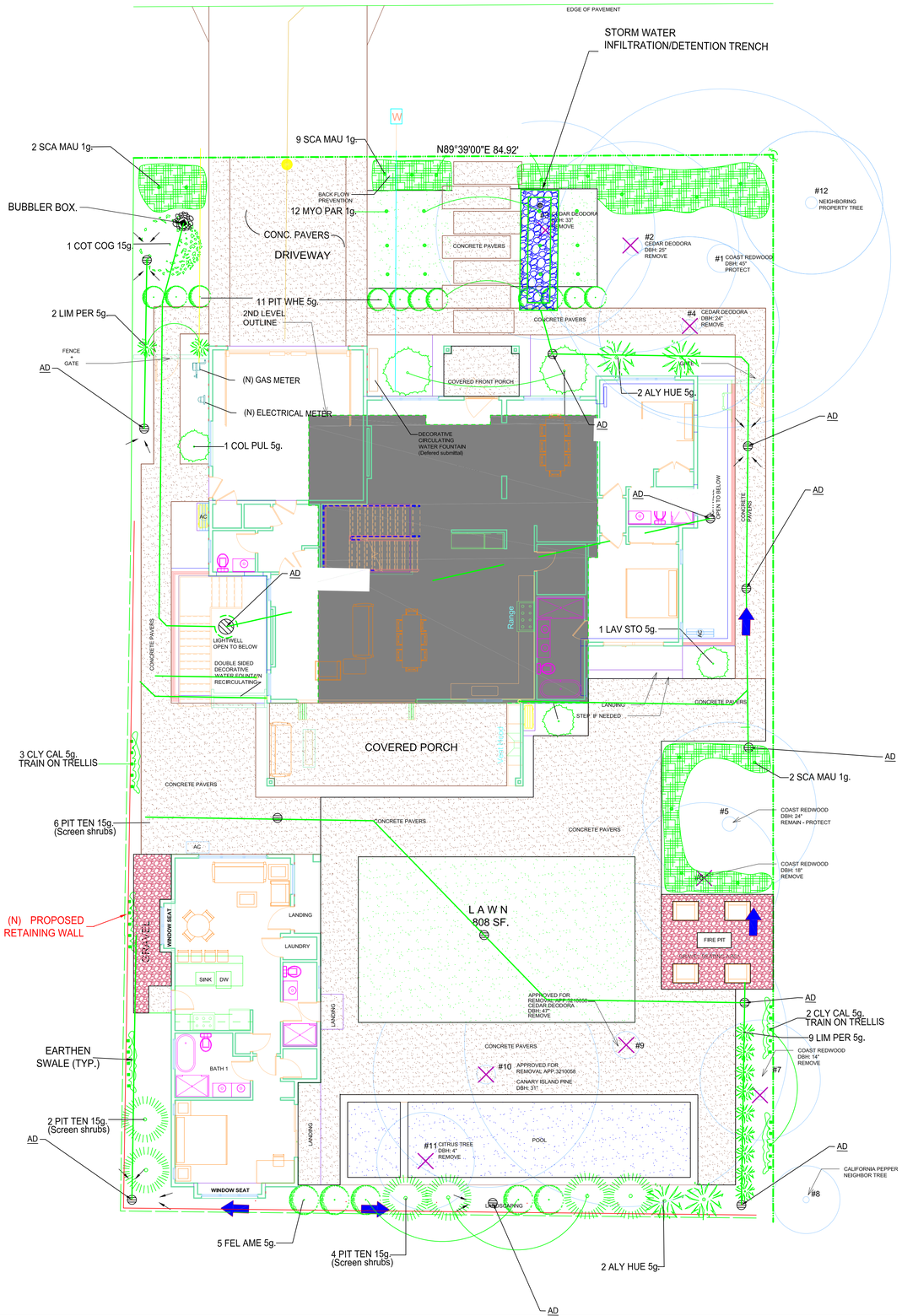
GRADING & DRAINAGE PLAN
BMP SHEET
120 CORONADO AVE
LOS ALTOS, CALIFORNIA

Project No.: 2170	Designed: JO	Checked: OJO	Date: 09-27-21

SHEET
C4
OF 5 SHEETS



PROPOSED SCREEN TREE

PIT TEN - Pittosporum tennuifolium
Common name - Pittosporum
Height - 25' Spread - 6'
Growth Rate - Fast

PROPOSED TREE

LAG CAT - Lagerstroemia 'Catawba'
Common name - Crape Myrtle
Height - 10' Spread 6'
Growth Rate - Mod-Fast

PLANT LEGEND

KEY	TREES	
	BOTANICAL NAME	COMMON NAME
LAG CAT	Lagerstroemia 'Catawba'	Crape Myrtle (Dark Purple)
KEY	**SHRUBS**	
	BOTANICAL NAME	COMMON NAME
ALY HUE	Alyogyne Huegelii	Blue Hibiscus
COL PUL	Coleonema pulchrum	Pink Breath of H.
COT COG	Cotinus coggygria 'Royal Purple'	Smoke Bush
FEL AME	Felicia amelloides	Blue Marguerite
LAV STO	Lavendula stoechas	Spanish Lavender
LIM PER	Limonium perezii	Sea Lavender
PIT TEN	Pittosporum tennuifolium	Pittosporum Tree Form Variegated
PIT WHE	Pittosporum 'Wheelers Dwarf'	Dwarf Pittosporum
KEY	**GROUND COVERS**	
	BOTANICAL NAME	COMMON NAME
MYO PAR	Myoporum parvifolium 'Prostratum'	Myoporum
SCA MAU	Scaveola 'Mauve Clusters'	Scaveola
KEY	**VINES**	
	BOTANICAL NAME	COMMON NAME
CLY CAL	Clytostoma callistegiodes	Lavender Trumpet Vine

GENERAL NOTES

THE LANDSCAPE DESIGN FOR THIS PROJECT COMBINES BOTH DROUGHT TOLERANT PLANTINGS, AND A HIGHLY EFFICIENT DRIP IRRIGATION SYSTEM TO COMPLY WITH THE LOCAL WATER ORDINANCE, AND PROVIDE A LANDSCAPE THAT IS WATER WISE, SUSTAINABLE, AND LOW MAINTENANCE.

ALL OF THE PLANTINGS PROPOSED ARE DROUGHT TOLERANT WITH A MAJORITY HAVING THE WUCOLS CLASSIFICATION OF LOW WATER USE. THE SPACING OF THE PLANT MATERIALS ALLOW THE PLANTS TO MATURE TO THEIR ULTIMATE SIZE WITHOUT THE NEED FOR SHEERING, HEADING BACK, AND EXCESSIVE OFFHAULING OF CUTTINGS. THE SPACING OF THE PLANT MATERIALS ALSO ALLOW SOME NEGATIVE SPACE WHICH WILL PROVIDE A NON-OVER PLANTED LOOK, AND VISUAL INTEREST. ALL AREAS NOT PLANTED WILL HAVE A 2" MINIMUM LAYER OF MULCH FOR WEED PREVENTION, SOIL STABILIZATION, AND WATER RETENTION..

THE IRRIGATION SYSTEM IS ROBUST, TIME PROVEN, AND IS ALL DRIP IRRIGATED EXCEPT FOR TURF. THE IRRIGATION SYSTEM USES A CONTROLLER THAT HAS THE CAPABILTY OF BEING WEATHER BASED, RECIEVING DAILY WEATHER INPUT TO ADJUST THE IRRIGATION SCHEDULE BASED ON REAL TIME WEATHER INPUT. THIS WILL ELIMINATE WATERING DURING TIME OF HIGH HUMIDIDY, RAIN, OR HIGH SOIL SATURATION. THE IRRIGATON SYSTEM WILL BE ALL HARD PIPE UNDERGROUND, WITH THREADED RISERS, AND A THREADED DISTRIBUTION HEAD, WITH NO POLY PIPE OR BARBED CONNECTIONS. Y -STRAINERS WILL BE USED AT EACH VALVE.

PLANTING NOTES

REFER TO CIVIL SHEETS FOR SITE GRADING AND DRAINAGE

THE EXACT LOCATIONS OF PROPOSED TREES AND LARGE SHRUBS SHALL BE COORDINATED WITH ALL UNDERGROUND UTILITIES.

THE PLANTING PLAN IS DIAGRAMMATIC ONLY. THE EXACT LOCATION OF PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD.

THE CONTRACTOR SHALL VERIFY THAT THE SOIL TO BE PLANTED IS NATIVE, AND FREE FROM ANY FOREIGN MATERIALS OR SUBSTANCES.

TILL ALL NEW PLANTING AREAS TO A DEPTH OF 8", AND REMOVE ALL WEEDS, STICKS, STONES OVER 1/2" DIAMETER, AND ANY OTHER MATERIAL WHICH WOULD BE HARMFUL TO PLANT GROWTH.

ALL NEW PLANTING AREAS SHALL RECEIVE A 2" LAYER OF NITROGEN FORTIFIED WOOD RESIDUAL. TILL IN TO A DEPTH OF 6" AND FINE GRADE.

ALL PLANT MATERIAL SHALL RECEIVE "AGRIFORM" FERTILIZER TABLETS AT THE TIME OF PLANTING, INSERTED IN THE BACKFILL MIX AT HALF THE DEPTH OF THE ROOTBALL. TABLET QUANTITIES AND SIZE AS INDICATED ON THE PLANTING DETAILS.

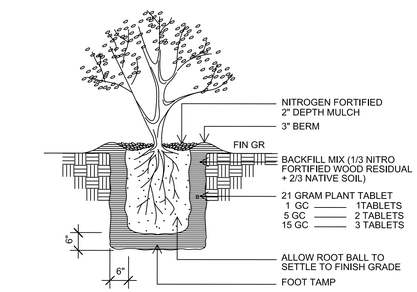
AFTER FINE GRADING, AND PLANTING, (PRIOR TO TOP DRESSING WITH MULCH) A PRE-EMERGENT HERBICIDE SHALL BE APPLIED AT A RATE AND METHOD RECOMMENDED BY THE PRODUCT MANUFACTURER. SPREAD AS A TOP DRESSING. A 2" LAYER OF NITROGEN FORTIFIED BARK (LARGE/BLACK), IN ALL PLANTING AREAS FOR ADDITIONAL WEEK CONTROL, AND WATER RETENTION.

ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNERS OR THE LANDSCAPE ARCHITECT.

ALL PLANTING DETAILS SHALL BE CLOSELY FOLLOWED, AND ALL LOCAL GOVERNING CODES SHALL BE MET.

ALL PLANT MATERIALS SHALL BE IN A HEALTHY, VIGOROUS, AND DISEASE FREE CONDITION. THE PLANT SIZE SHALL BE PROPORTIONAL TO THE CONTAINER SIZE SPECIFIED. PLANTS NOT MEETING THESE REQUIREMENTS WILL BE REFUSED, EVEN IF PLANTED.

SEE ARBORIST REPORT FOR SPECIES, CONDITION, AND TREATMENT OF ALL EXISTING TREES.



SHRUB PLANTING
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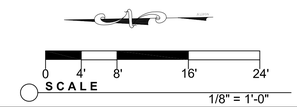

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REGISTERED LANDSCAPE ARCHITECT
RUSSELL K. STRINGHAM
No. 3091
7-15-2021
DATE
STATE OF CALIFORNIA

120 CORONADO AVE.
LOS ALTOS, CA

PLANTING PLAN

REVISION	REVISION DATE
	7-15-2021
	9-1-2021
	9-28-2021

JOB NUMBER

DATE 5-26-2021

DRAWN BY RKS

SCALE 1/8"=1'-0"

SHEET L-1

ATTACHMENT D

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Blockhus, the Commission continued design review application SC21-0026 subject to the following direction:

1. Reduce the plate height to eight feet at the second story and nine feet at the first story;

   Applicant is respectfully requesting 8.5' wall plates on the second floor and a 9.5' wall plates on the first level. similar to 119 Coronado - Ave.

2. Revise the window fenestration to reduce muntins and simplify to be more consistent with a modern farmhouse;

   Window muntins have been minimalized in the front to a single decorative muntin and removed from the rest of the windows in the sides and rear of the property

3. Simplify the rooflines in terms of roof pitch;

   Rooflines have been redesigned and simplified. Additionally all slopes have been adjusted to match throughout

4. Change the front entry roof to be consistent with adjacent rooflines;

   Front entry porch coverage has been redesigned to match the rest of the hipped roof to address symmetry comments made by commissioners.

5. Preserve trees Nos. 2 and 4 in the front yard;

   Tree number 2 has been added to the list of protected trees at the front of the property - As per provided comment and response from arborist, tree number 4 is highly recommended to be removed per the condition of the tree and it being heavily topped. This tree shall not be protected and it is to be removed.

6. Arborist to make recommendations of implication of excavation to tree No. 1 at the rear yard grading and how it will affect screening;

   A letter has been provided by project arborist regarding excavation of the basement. This letter is provided as part of the resubmission package on sheet A2.1

7. Make a condition of approval for a written agreement to split costs of the fence, preserve the health of the vegetation, and other issues;

   This agreement has been made and signed by both parties and will be provided to planning as a separate document

8. The landscape and garage structure will be impacted by grade changes and the same issue for the neighbor to the rear;

   Fencing and elevation have been adjusted and revised in order to not require retaining walls or grade changes at or near the neighboring property- however, in order to save time resources - grading and drainage plans have been put on hold and not to be completely redone Until planning commission approval is achieved, however, resolution has been made on the elevation in order not to require such retaining wall.

9. Move the house back from the 25-foot setback to be more consistent with adjacent properties, preferably 35 feet as a good mitigation along Coronado Avenue; and

   Please note as it stands on the same side of the street on the 120 there are multiple properties with 25' front setback. Therefore the applicant is kindly requesting to keep this 25' setback only at the garage and front entry porch columns. The residence itself is already setback 31'-9" at living and dining room areas and 29' at the office (left side) of the residence. Also please note that this project was redesigned in order to preserve tree number 5 which would be immensely jeopardized if the project was to move back another 10' at which point applicant would be forced to remove tree number 5 which has been designed around preserving it.

   Residences on coronado on the side of 120 coronado with 25' setback are: additionally a full setback analysis on the coronado Ave. has been performed and included on the next page of this document.

   - 10 coronado
   - 158 coronado
   - 176 coronado
   - 206 coronado
   - 216 coronado

     Additionally its important to note that many of the residences on the reverse side as 120 coronado are using the 25 setback

Coronado Ave Setback Research Data

No.	Address	Front Setback	Year Built	Remarks
1	10 Coronado Ave	25	1975	
2	24 Coronado Ave	>25	1941	
3	40 Coronado Ave	>25	2006	
4	56 Coronado Ave	>25	1940	
5	74 Coronado Ave	>25	1937	
6	90 Coronado Ave	>25	1937	
7	108 Coronado Ave	>25	1940	
8	120 Coronado Ave	>25	1938	
9	134 Coronado Ave	>25	1941	
10	158 Coronado Ave	25	1938	
11	176 Coronado Ave	25	2015	
12	206 Coronado Ave	25	1965	
13	216 Coronado Ave	25	2021	New construction
14	215 Coronado Ave	25	1965	
15	205 Coronado Ave	25	1966	
16	195 Coronado Ave	25	1965	
17	185 Coronado Ave	25	1965	
18	175 Coronado Ave	25	2000	
19	135 Coronado Ave	>25	1937	
20	119 Coronado Ave	25	2021	New construction
21	105 Coronado Ave	25	1938	
22	91 Coronado Ave	>25	1939	
23	75 Coronado Ave	25	2009	
24	61 Coronado Ave	>25	1941	
25	51 Coronado Ave	25	1998	
26	41 Coronado Ave	25	1998	
27	23 Coronado Ave	25	1953	
28	11 Coronado Ave	>25	1953	

There are total of 28 single family residences on Coronado Ave, of which 16 of them with front setback of 25 feet. That is to say, over 57% houses on this street are with front setback of 25 feet, including recently approved two new constructions. Almost all of the houses with over 25 feet front yard setbacks were built between 1937 and 1941. If the city requires the new residential design be compatible with standards over 80 years before, that requirements should be deemed not reasonable. Considering an aggressive contemporary design has been approved by the city and that newly approved construction is located right across the street of the subject site, Coronado Ave should fall into the typical Diverse Character Neighborhoods described in city's design guidelines. Keeping a 25 feet of front yard setback for the subject design should be fairly and reasonably approved by the city staffs and the planning commission.

10. Bring the plans for 108 Coronado Avenue forward to see how it relates to this house and review both projects at the same time.

    Direction from planning department manager - Mr. Guido is that is this wouldn't be required as the project is still undergoing review by project planner, Mr. Steve Golden, and it shall be brought forth once it is ready to be presented to the commission -

In addition , staff found and the Commission highlighted the following issues that must be revised in the project plans to comply with the City's Zoning regulations: Noted

The pool shall be revised to maintain a minimum setback of five feet from all property lines. The setback shall be measured from the outer coping of the pool to the property line.

Noted- as drawn pool is designed to be min 5' from all property lines.

1. The pool equipment enclosure shall be shown on the site plan. The plans shall show a pool equipment enclosure for the pool equipment. The equipment shall comply with Chapter 14.06.120 (Swimming Pools) and Chapter 14.15 (Accessory Structures) in the Zoning Ordinance.

   Location of pool equipment enclosure has been indicated on sheet A2

2. The site plan and landscape plan shall be revised to show a proposed side and rear yard fence, including the requested height of the new fence. The fence requirements are available in Chapter 14.72 (Fence Regulations) of the Zoning Ordinance.

   Sheet a2 has been updated to indicate the size and location of new side and rear goodneighbor fence to be 6' tall with 2' lattice on top. This detail has been provided on sheet AD2: details 1 and 2

3. The arborist report shall be revised to evaluate the impact of the grading on the existing on-site trees and the immediately adjacent trees on neighboring properties.

   A separate letter has been provided by the project arborist highlighting the excavation. This letter is provided as a part of the resubmission plan set and will also be included separately

Thank you planning staff and commissioners for taking the time to review this project and all your considerations.

Sincerely,

SDG Team,

ATTACHMENT E

Kleinheinz Arborist Services LLC

Certified Arborist **WE-7720A**

821 Vista Lane

Ione, Ca. 94010

650-759-1081

K.arborist@yahoo.com

11/17/2021

120 Coronado Ave

Los Altos CA 94022

Site: 120 Coronado Ave

As per request to perform a follow up inspection on trees located close to the vicinity of where excavating will be done for basement area of house upon arrival these were my findings:

Note: inspection of the trees were done by a walk-through visual only.

Tree number four located as per previous pre-construction Arborist Report is the closest tree within question to excavating.

I do feel strongly that tree number four as requested in the previous report be removed. This tree has a lean towards the house because the tree was more than likely suppressed and pushed in that direction because of a neighboring large redwood tree. This tree has very poor structure with codominant tops. The root flare of this tree is approximately 6 to 7 feet from proposed excavation. I do feel even though no roots may be encountered on this tree this tree should be removed.

All of the other trees located in the front of the yard I do not feel will have a heavy impact on root structures. The proposed excavation is at a far enough distance from the root flare of trees . If any roots are encountered Arborist should be contacted to oversee any root pruning if necessary. If any roots have to be pruned on any of these trees trees should be pruned to compensate for root loss if necessary.

Cody Kleinheinz X

Certified Arborist/TRAQ Qualified

WE-7720A

Cody J. Kleinheinz
WE-7720A

ATTACHMENT F

120 /134 Coronado Avenue Agreement

"The Parties", Jerry Kwok, owner of 120 Coronado Ave., and Stephen and Ellen Katz, owners of 134 Coronado Ave., agree to share the cost (50%/50%) of a new "Good Neighbor" fence to be located on the defined and agreed property line between both properties. Both parties will agree on the selection of the fence and the contractor to build the fence and agree on the total cost in advance of executing the Fence Project contract.

Should the new fence conflict with space that has historically been used by 134 Coronado for landscape infrastructure (irrigation pipes, pool plumbing and electrical conduit), the cost to make any changes to the location of such infrastructure will be shared 50%/50% by both parties.

The new fence should be completed before the start of the demolition at 120 Coronado Ave.

Mitigation of risk of damage

Jerry Kwok, the owner of 120 Coronado Ave, will make best efforts to execute the demolition and development of 120 Coronado using best practices to eliminate any risk of damage to the 134 Coronado Avenue property, buildings, pool, landscape, and landscape infrastructure. Should the development project at 120 Coronado Avenue cause damage to the 134 Coronado Avenue property: buildings, pool, landscape, or landscape infrastructure, Jerry Kwok agrees to pay for any repair or replacement required to restore such damage to its current condition.

There is a row of 4 holly and 3 pittosporum that are adjacent to the 120 Coronado Garage that is being demolished, and one magnolia tree adjacent to both driveways. Jerry Kwok agrees to replace any of these trees that may die within 1 year of the project due to damage caused by the development project.

DocuSigned by:
4FA5FFA14398434...
Signature Stephen Katz — Date 11/18/2021

DocuSigned by:
Ellen Katz
F4D72171C68C14BA...
Signature Ellen Katz — Date 11/18/2021

DocuSigned by:
Jerry Kwok
Signature Jerry Kwok — Date 11/18/2021

ATTACHMENT G