



ZONING ADMINISTRATOR MEETING AGENDA

October 15, 2025 - 4:00 PM
**Community Meeting Chambers - 1 North San
Antonio Road, Los Altos, CA 94022**

PARTICIPATION: Members of the public may participate by being present at the Los Altos Community Meeting Chambers at Los Altos City Hall located at 1 N. San Antonio Rd, Los Altos, CA during the meeting. Public comment is accepted in person at the physical meeting location, or via email to ZAPublicComment@losaltosca.gov.

REMOTE MEETING OBSERVATION: Members of the public may view the meeting via the link below, but will not be permitted to provide public comment via Zoom or telephone. Public comment will be taken in-person, and members of the public may provide written public comment by following the instructions below.

<https://tinyurl.com/4apya2fx>

Telephone: 1-253-215-8782 / Webinar ID: 968 6066 7664 / Passcode: 701956

SUBMIT WRITTEN COMMENTS: Verbal comments can be made in-person at the public hearing or submitted in writing prior to the meeting. Written comments can be mailed or delivered in person to the Development Services Department or emailed to ZAPublicComment@losaltosca.gov.

Correspondence must be received by 2:00 p.m. on the day of the meeting to ensure distribution prior to the meeting. Comments provided after 2:00 p.m. will be distributed the following day and included with public comment in the Zoning Administrator packet.

AGENDA

CALL MEETING TO ORDER

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Zoning Administrator's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to Staff. Speakers are generally given two or three minutes, at the discretion of the Zoning Administrator. Please be advised that, by law, the Zoning Administrator is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "the Brown Act") items must first be noticed on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Zoning Administrator Meeting Minutes**
Approval of the DRAFT minutes of the regular meeting of September 3, 2025.

PUBLIC HEARING

2. **SC25-0019 - Thomas James Homes - 131 Pepper Court**

Request for Design Review for the construction of a new 3,803 square-foot two-story residence subject to the listed findings and conditions of approval. The project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). *Project Planner: Whitehill*

ADJOURNMENT

SPECIAL NOTICES TO THE PUBLIC

In compliance with the Americans with Disabilities Act and California Law, it is the policy of the City of Los Altos to offer its programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact department staff.

Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Agendas, Staff Reports and some associated documents for the Zoning Administrator items may be viewed on the Internet at <https://www.losaltosca.gov/642/Agendas-and-Minutes>.

Decisions of the Zoning Administrator are final unless appealed by filing an appeal with the City Clerk within 14 calendar days of the decision. No building permits shall be issued during this 14-day period.



ZONING ADMINISTRATOR MEETING MINUTES

4:00 PM – Wednesday, September 3, 2025

***Community Meeting Chambers, Los Altos City Hall
1 North San Antonio Road, Los Altos, CA***

CALL MEETING TO ORDER

At 4:00 p.m. the Zoning Administrator called the meeting to order.

ESTABLISH QUORUM

PRESENT: Zoning Administrator Zornes and Development Services Deputy Director Williams

STAFF: Senior Planner Gallegos

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR.

1. Zoning Administrator Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of August 20, 2025.

Action: Zoning Administrator Zornes approved the meeting minutes for the regular meeting of August 20, 2025.

The motion was approved (1-0) by the following vote:

AYES: Zornes

NOES: None

PUBLIC HEARING

2. SC25-0010 – Aditi Mukherjee – 524 Distel Drive

Request for Design Review to construct a new 3,557 square-foot, two-story house. The project site is located on the west side of Distel Drive, between Jardin Drive and Alvarado Avenue. The project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Existing Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review application SC25-0010 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

Residents Auan Pang, Marc Delingat, Tim Hsu, Camilla McCrea, and ChuanChuan Tang provided public comments.

Action: Zoning Administrator Zornes approved design review application SC25-0010 per the staff report findings and conditions of approval.

The motion was approved (1-0) by the following vote:

AYES: Zornes

NOES: None

ADJOURNMENT

Zoning Administrator Zornes adjourned the meeting at 4:28 PM.

Nick Zornes
Zoning Administrator

Zoning Administrator Staff Report



Meeting Date: October 15, 2025

Prepared By: Brittany Whitehill

Subject: SC25-0019 - Thomas James Homes - 131 Pepper Court

RECOMMENDATION

Request for Design Review for the construction of a new 3,803 square-foot two-story residence subject to the listed findings and conditions of approval. The project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). *Project Planner: Whitehill*

BACKGROUND

The project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures).

DISCUSSION

ATTACHMENTS

1. Staff Report
2. Attachment 1. Project Plans



ZONING ADMINISTRATOR AGENDA REPORT

TO: Stephanie Williams, Zoning Administrator

FROM: Brittany Whitehill, Senior Planner

SUBJECT: SC25-0019 – 131 Pepper Court

RECOMMENDATION

Approve design review application SC25-0019 for the construction of a new 3,803 square-foot two-story residence subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures).

BACKGROUND

Project Description

- Project Location: 131 Pepper Court, located on the northwest corner of Pepper Court and Pepper Drive
- Lot Size: 11,073 square feet
- General Plan Designation: Single-Family (4 dwelling units/net acre)
- Zoning Designation: R1-10
- Current Site Conditions: Two-story house

The proposed project includes demolition of the existing two-story house and construction of a new 3,803 square foot, two-story house with an attached garage (see Attachment 1 – Project Plans). The garage will be accessed via a new driveway from Pepper Court. Additionally, the site will be improved with a pedestrian walkway from Pepper Court and ample landscaping throughout the site, including various trees and shrubs. The plans include an attached accessory dwelling unit (ADU) which will be reviewed ministerially with a building permit submittal.

ANALYSIS

Design Review

The proposed home complies with the R1-10 district development standards found in LAMC Chapter 14.06, as demonstrated by the following table:

	Existing	Proposed	Allowed/Required
COVERAGE:	26%	23%	30%
FLOOR AREA:			
First floor	2,899 sq. ft.	2,463 sq. ft.	-
Second floor	447 sq. ft.	1,340 sq. ft.	-
Total	3,346 sq. ft. (29.6%)	3,803 sq. ft. (34.3%)	3,857 sq. ft.
SETBACKS:			
Front	22.3'	25'	25'
Rear	26.1'	25'	25'
Right Side (1 st /2 nd)	11.3'	10'0"/ 19'-9"	10'/ 17'-6"
Left Side (1 st /2 nd)	19.9'	29'-9"/39-10"	20'/20'
HEIGHT:	-	25'5"	27'

Two story residences are permitted in the R1-10 District when they comply with the development standards for the district including setbacks, height, and daylight plane. These requirements limit development and ensure compatibility with surrounding homes, while the Single-Family Residential Design Guidelines address bulk, massing, and neighborhood character. The immediate neighborhood is a transitional character neighborhood, comprised of a combination of one and two-story homes featuring a variety of architectural styles. Nearby homes have varied massing and range in height from approximately 14' to 25'.

The proposed house has a relatively simple gable and hip roof form which is compatible with the neighborhood character. The home features modest plate heights (9'-1" at the first floor, and 8'-6" at the second floor) and substantial second-story step backs reduce the perceived massing, creating a design that is of appropriate scale when compared to neighboring homes. The proposed house meets all R1-10 standards and follows the Design Guidelines through articulated massing, roof forms, and landscaping that reduce bulk and integrate the design into the neighborhood.

The site has six protected trees, four of which are in the public right-of-way immediately in front of the property. Five of the protected trees are proposed to be retained and one protected Mexican Fan Palm tree located in the right-of-way is proposed to be removed. The Mexican Fan Palm is an undesirable tree species per Los Altos Municipal Code Section 11.08.110. A condition of approval is included that will require the applicants to obtain a permit from the Parks Maintenance Division prior to issuance of the building permit for the tree proposed for removal in the public right-of-way. The site also contains several unprotected trees and shrubs which are proposed to be removed as part of the project.

The landscape plan proposes four 36" box Strawberry Trees and seven 15-gallon Western Redbud

trees, which will replace the loss of the protected Mexican Fan Palm and provide privacy screening in strategic locations. In addition to the screening and replacement trees, the landscape plan features a variety of shrubs, vines, and ornamental plants. The proposed landscaping complies with the Water Efficient Landscape Ordinance (WELO).

The proposed project meets the R1-10 zoning district development standards and complies with the Single-Family Residential Design Guidelines because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes bulk, and enhances onsite landscaping. Therefore, staff recommends the Zoning Administrator approve the Design Review application, subject to the attached findings and conditions of approval.

Housing Accountability Act

The Housing Accountability Act (HAA) (Government Code Section 65589.5), establishes the state's overarching policy that a local government may not deny, reduce the density of, or make infeasible housing development projects (projects resulting in more than two (2) housing units) that are consistent with objective local development standards unless the City makes specified written findings based upon a preponderance of the evidence that a specific, adverse health or safety impact exists. Legislative intent language indicates that the conditions that would give rise to such a specific, adverse impact upon the public health and safety would occur infrequently. The proposed project is protected under the HAA, as it creates additional housing stock within the City of Los Altos. Additionally, the proposed project meets all applicable objective development and design standards.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone.

PUBLIC NOTIFICATION AND COMMUNITY OUTREACH

A public meeting notice was mailed to property owners within a 300-foot radius and published in the newspaper. The applicant also posted the public notice sign on the property in conformance with the Planning Division posting requirements.

The project applicants conducted neighborhood outreach to solicit project feedback. No comments from the public have been received by staff as of the writing of this report.

Attachment:

1. Project Plans

Cc: Thomas James Homes, attn: Hannah Chiu (Project Applicant)
Joseph Kurata Bradley and Lucy Li (Property Owners)

FINDINGS

SC25-0019– 131 Pepper Court

With regard to the proposed new two-story residence, the Zoning Administrator finds the following in accordance with Section 14.77.070 of the Municipal Code:

- A. The proposal meets the goals, policies and objectives of the general plan and any objective design guidelines or standards and ordinance(s) adopted for the specific district or area because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection because the building is on a relatively flat lot and does not include a basement, so minimal grading is required, and the site includes ample softscape and landscape areas to minimize impervious surfaces.
- C. Building mass has articulated architectural elements or features that relate to the human scale, both horizontally and vertically. Building elevations have variation and depth and avoid large blank wall surfaces. Residential or mixed-use residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays and balconies. The building design features modest wall plate heights, substantial second-story step backs and gabled roof forms, all of which serve to visually break up the vertical massing of the building. Additionally, each side of the building includes several horizontal breaks in massing.
- D. Exterior materials and finishes convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. Materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass. The design incorporates high-quality materials including a composition shingle roof, stucco siding, and El Dorado stone cladding to highlight the entry porch; all of which convey high quality, integrity, permanence and durability.
- E. The design and layout of the proposed project will result in well-designed vehicle and pedestrian access, circulation, and parking because the home features a two-car garage and driveway, which will provide compliant parking for the proposed single-family home, as well as adequate backout distance for vehicle maneuvering.
- F. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program because the plan features robust and varied landscaping, including the protection of existing protected trees, new ground cover, shrubs, and trees. The landscape plan complies with the Water Efficient Landscape Ordinance (WELo).
- G. Signage when proposed or required is designed to complement the building architecture in

terms of style, materials, colors, proportions, and serves as identification of the building or business(es) only. This finding is not applicable as no signage is proposed.

- H. Mechanical equipment is fully screened from public view, and the screening is designed to be consistent with the building architecture in form, material and detailing and is in full compliance with Chapter 11.14 of the Los Altos Municipal Code because the proposed mechanical equipment will be screened from public view and will comply with all applicable setback requirements.
- I. Service and trash areas are fully screened from public view or are enclosed in structure(s) that are consistent with the building architecture in materials and detailing. Because the project consists of a single-family home, it does not require a designated trash or service area; however, the design of the site can accommodate trash storage that is not readily visible from the public right of way.
- J. Street improvements which are identified in Chapter 11.20 of the Los Altos Municipal Code will be constructed because the project will install a driveway apron and construct any necessary improvements to the existing curb and gutter along the property frontage. All street improvements will be required to comply with the City of Los Altos Shoulder Paving Policy and be subject to review and approval by the City Engineer.
- K. Offsite improvements associated with the subdivision of land allowed by Title 13 of the Los Altos Municipal Code, and/or the Subdivision Map Act. This finding is not applicable as no subdivision of land is proposed.
- L. The approval of the Design Review complies with the California Environmental Quality Act (CEQA) because the project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone.

CONDITIONS OF APPROVAL

SC25-0019 – 131 Pepper Court

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on October 15, 2027, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
2. **Approved Plans:** The approval is based on the plans and materials received on September 23, 2025, except as modified by these conditions as specified below.
3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the approval may be approved by the Development Services Director.
4. **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.
5. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions
6. **ADU Not Reviewed:** The proposed ADU included in the plan set is not part of this design review application. Prior to commencement of the ADU construction, a separate building permit issued by the Building Division shall be obtained.
7. **Protected Trees:** Trees No. 1, 14, 20, 23, and 24 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
8. **Removal of Tree in the Public Right-of-Way:** Prior to issuance of the demolition or building permit (whichever occurs first), the applicant shall obtain a permit from the Parks Maintenance Division for the removal of Tree No. 22 (Mexican Fan Palm) located within the public right-of-way. Tree removal shall not occur until a building permit is submitted and shall only occur after

the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.

9. **Replacement Trees:** The applicant shall offset the loss of each protected/street tree with one replacement tree, for a total of one replacement tree. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as a replacement tree.
10. **Tree Protection Fencing:** The grading and tree or landscape plan of the building permit submittal shall show the required tree protection fencing which shall be installed around the dripline(s), or as required by the project arborist, of Trees No. 1, 14, 20, 23, and 24. Verification of installation of the fencing shall be submitted to the City prior to building permit issuance. 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.
11. **Landscaping:** The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code. Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.
12. **Landscaping Installation and Verification:** All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also 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 prior to final inspection.
13. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.
14. **Lighting Plan:** A detailed lighting plan shall be included in building permit drawings demonstrating compliance with Chapter 14.91 (Lighting Performance Standards) of the Los Altos Municipal Code. This plan should include photometric contours, footcandle estimates, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Development Services Director or their designee prior to building permit issuance.

BUILDING DIVISION

15. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable adopted standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

16. **Conditions of Approval:** Incorporate the conditions of approval into the building permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.
17. **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. Payments shall be made directly to the school districts.
18. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development and impact fees in accordance with State Law and the City of Los Altos current adopted fee schedule. All impact fees not paid prior to building permit issuance shall be required to provide a bond equal to the required amount prior to issuance of the building permit.
19. **Change of Address:** A “Request for Address Assignment or Change” form must be submitted to the Building Division to correlate with the addition of a new dwelling unit on the existing property or reorientation of the front of the home to a different street.
20. **Underground Utility and Fire Sprinkler Requirements:** New construction and 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.
21. **California Water Service Upgrades:** The applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.
22. **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.
23. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City’s Green Building Ordinance (Chapter 12.26 of the Municipal Code).
24. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.
25. **Work Hours/Construction Site Signage:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 5:30 p.m., Monday through Friday, from 9 a.m. to 3 p.m. Saturday, and no work is permitted on Sunday or any City observed holiday. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise

subcontractors and material suppliers of the working hours and contact information, including an after-hours contact.

ENGINEERING DIVISION

26. **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.
27. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
28. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main. Lot to utilize the existing tap via the easement provided by 2040 Longden Cir.
29. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. The applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.
30. **Grading and Drainage Plan:** The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to the issuance of the building permit.
31. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) *National Pollutant Discharge Elimination System (NPDES)* Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site and affected portions of the public right-of-way that are developed or redeveloped as part of the project must also complete a C.3. Data Form available on the City's Building Division website.
32. **Storm Water Filtration Systems:** Prior to the issuance of the building permit the applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation. Storm water filtration measures shall be installed separately for each lot. All storm water runoff shall be treated onsite. Discharging storm water runoff to neighboring properties or public right-of-way and connections to existing underground storm water mains shall not be allowed.
33. **Americans with Disabilities Act:** All improvements shall comply with the latest version of Americans with Disabilities Act (ADA). The latest edition of Caltrans ADA requirements apply to all improvements in public right-of-way.

FIRE DEPARTMENT

34. **Applicable Codes and Review:** The project shall comply with the California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code Review of this developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make an application to, and receive from, the Building Department all applicable construction permits.
35. **Violations:** This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].
36. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter. 33.
37. **Fire Sprinklers Required:** An automatic residential fire sprinkler system shall be installed in all new one- and two-family dwellings.
38. **Required Fire Flow:** The minimum required fire flow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]. Provide a fire flow letter from a local water purveyor confirming the required fire flow of 875 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corners of the structure is required. Contact your local water purveyor (California Water) for details on how to obtain the fire flow letter.
39. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
40. **Address Identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic

numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

41. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter. 33.

131 PEPPER COURT LOS ALTOS, CA

THOMAS JAMES HOMES

275 SHORE LINE Dr. Suite 400
REDWOOD CITY. CA . 94065
(650) 980 - 8340

ktgy

The Leamington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No: 2025-0403

Project Contact: Mohamed Eleraky
Email: meleraky@ktgy.com

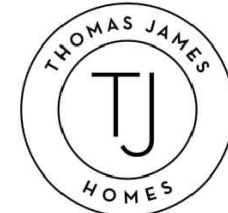
Principal: Jill Williams
Project Designer: Amanda House

Developer

275 SHORELINE DR.
SUITE 400

REDWOOD CITY
CA. 94065

PHONE NO. (650) 980-8340
FAX NO.



131 PEPPER COURT

LOS ALTOS, CA

No.	Date	Description
	06/23/2025	1ST PLANNING SUBMITTAL
△	08/27/2025	2ND PLANNING SUBMITTAL

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

PROJECT DATA,
SHEET INDEX. AND
VICINITY MAP

T1

ABBREVIATIONS

& ∠ @ ∅ # (E)	AND ANCHOR LINE DIAMETER OR ROUND POUND OR NUMBER EXISTING ANCHOR BOLT	F.A. F.B. F.D. FDN. F.E. F.E.C. F.F. F.G. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.M. F.O.S. F.P. FPRF. FRAMG F.S. FT. FTG. FURR. FUT.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR FINISH GRADE FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF MULLION FACE OF STUDS FIXED PLATE FIREPROOF FRAMING FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE	PRCST. PL. P.LAM. PLAS. PLYWD. PNL. PTD. PLUMB. PLYWD. R. PR. PT. PREFAB P.T.D. P.T.D/R PTN. P.T.R. Q.T.	PRECAST PLATE PLASTIC LAMINATE PLASTER PLYWOOD PANEL PAINTED PLUMBING PLYWOOD PAIR POINT PREFABRICATED PAPER TOWEL DISPENSER COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE PARTITION PAPER TOWEL RECEPTACLE QUARRY TILE
A.B. ABV. ACOUS. A.D. A.F. AGGR. AL. ALUM. ∠ APPROX. ARCH. ARCH'L. ASPH. BD. BITUM. BLDG. BLK. BLKG. BLT. BM. BOT.	ACOUSTICAL ARCH DRAIN ADJUSTABLE ABOVE FINISH FLOOR AGGREGATE ALUMINUM ALUMINUM APPROXIMATE ARCHITECT ARCHITECTURAL ASPHALT BOARD BITUMINOUS BUILDING BLOCKING BLOCK BOTTOM BEAM CABINET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CASED OPENING CLR C.O. C.O. COL. CONC. CONN. CONSTR. CONT. C.O.F. CORR. CTS.K CNTR. CTR.	GA. GALV. G.B. GL. GND. GR. GYP. GYP. BD. G.B. H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	GAUGE GALVANIZED GRAB BAR GLASS GROUND GRADE GYPSUM GYPSUM BOARD GYPSUM BOARD HOSE BIBB HOLLOW CORE HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT	R. RAD. R R.D. REF. REFR. REV. REINF RGTR. REQ. RESIL. RM. R.O. RWD. R.W.L.	RISER RADIUS RADIUS ROOF DRAIN REFERENCE REFRIGERATOR REVERSE REINFORCE, REINFORCED REGISTER REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER
C.G. CLG. CLKG. CLO. CLR C.O. COL. CONN. CONSTR. CONT. C.O.F. CORR. CTS.K CNTR. CTR.	CONNECTION CONSTRUCTION CONTINUOUS CORNER OF FINISH CORRIDOR COUNTERSUNK COUNTER CENTER DOUBLE DEPARTMENT DRINKING FOUNTAIN DET. DIA. DIAMETER DIMENSION DN. DOWN DOOR OPENING DR. DOOR DOWNSPOUT D.S.P. DRY STANDPIPE DW. DISHWASHER DRAWINGS DRAWER	H.V.A.C HORZ I.D. INSUL. INT. JAN. JOINT LAB. LAM. LAV. LOCKER LT.	HEATING VENTILATING AIR CONDITIONING HORIZONTAL INSIDE DIAMETER INSULATION INTERIOR JANITOR JOINT LABORATORY LAMINATE LAVATORY LOCKER LIGHT	S.F. SH. SHR. SHT. SIM. SKYLIT. SL. S.N.D. S.N.R. SP. SPEC. SQ. S.K. S.S.T. STA. STD. STL. STOR. STRL. STRUCT'L STRUCTURE SUSP. SW SYM.	SQUARE FEET SHELF SHOWER SHEET SIMILAR SKYLIGHT SLOPE SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPACE SPECIFICATIONS SQUARE SERVICE SINK STAINLESS STEEL STATION STANDARD STEEL STORAGE STRUCTURAL STRUCTURAL STRUCTURE SUSPENDED SOLID WOOD SYMMETRICAL
E. EA. E.D.F E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.W.C. EXST. EXP. EXPO. EXT.	EAST EACH DRINK FOUNTAIN EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSED ELECTRICAL PANELBOARD EQUAL EQUIPMENT ELECTRIC WATER COOLER EXISTING EXPANSION EXPOSED EXTERIOR	MAX. M.C. M.B. MECH. MEMB. MET. MFG. MFR. MH. MIN. MIR. MISC. M.O. MTD. MUL.	MAXIMUM MEDICINE CABINET MACHINE BOLT MECHANICAL MEMBRANE METAL MANUFACTURING MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MOUNTED MULLION	T.B. T.C. TEL. TER. T.& G. THK. T.O.C. T.O.P. T.O.P.L T.P. T.P.D. TRD. T.V. T.W. TYP.	TOWEL BAR TOP OF CURB TELEPHONE TERRAZZO TONGUE AND GROOVE THICK TOP OF CURB TOP OF PARAPET TOP OF PLATE TOP OF PAVEMENT TOILET PAPER DISPENSER TREAD TELEVISION TOP OF WALL TYPICAL
W. W/ W.C. WD. W.H. WATER W/O WP. W.SCOT. WT.	OVER OVERALL OBS. O.C. ON CENTER OUTSIDE DIAMETER (DIM.) OFFICE OVERHEAD CABINET OPENING OPPOSITE	UNF. U.O.N. UR. VERT. VESTIBULE VENT THROU ROOF W. WITH W.C. WOOD W.H. WATER HEATER W/O WATERPROOF WAINSCOT WEIGHT	UNFINISHED UNLESS OTHERWISE NOTED URINAL VERTICAL VESTIBULE VENT THROU ROOF WEST WITH WATER CLOSET WOOD WATER HEATER WITHOUT WATERPROOF WAINSCOT WEIGHT		

PROJECT DIRECTORY

BUILDER: THOMAS JAMES HOMES 275 Shoreline Dr. Ste 400 Redwood City, Ca. 94065 (650) 434-7966 Contact: Ken King	ARCHITECT: KTGY GROUP, INC. 1814 Franklin St., Suite 400 Oakland, Ca. 94612 (510) 272-2910 Contact: Mohamed Eleraky meleraky@ktgy.com	CIVIL: CBG, Civil Engineers, Surveyors, Planners 2633 Camino Ramon, Suite 350 San Ramon, CA 94583 (925) 866-0322 Contact: Justin DeKnoblough	LANDSCAPE: Jorge Daniel Abich Contact: Jorge Daniel Email: j.d.abich@gmail.com
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PROJECT DATA

PROJECT DESCRIPTION:
NEW 2-STORY SINGLE-FAMILY RESIDENCE WITH 4 BEDROOMS, 3.5 BATHROOMS, AND ATTACHED 2-CAR GARAGE AND ATTACHED ADU.
DEMOLISH EXISTING 1-STORY HOUSE WITH ATTACHED GARAGE
PROJECT ADDRESS : 131 PEPPER COURT, LOS ALTOS CA 94022
APN : 171-41-055
ZONING : R1-10
LOT SIZE: 11,073 S.F.

MAX FLOOR AREA (FAR) ALLOWED:
3,850 + .1x[11,073 (LOT SIZE) -11,0000] = 3,857.30 SQ. FT. (INCLUDES GARAGE)

FAR PROVIDED:	
1ST FLOOR:	2035.11 S.F.
GARAGE:	427.52 S.F.
SUBTOTAL:	2,462.63 S.F.
2ND FLOOR:	1,340.26 S.F.
TOTAL:	3,802.89 S.F.

ADU FLOOR AREA = 513.73 SQ.FT.

MAXIMUM BLDG. COVERAGE: 30% Max. (11,073 X .30 = 3,321.90 SQ. FT.)
ACTUAL COVERAGE AREA = 2035.11 + 427.52 + 62.74 = 2,525.37 SQ. FT. (23%)

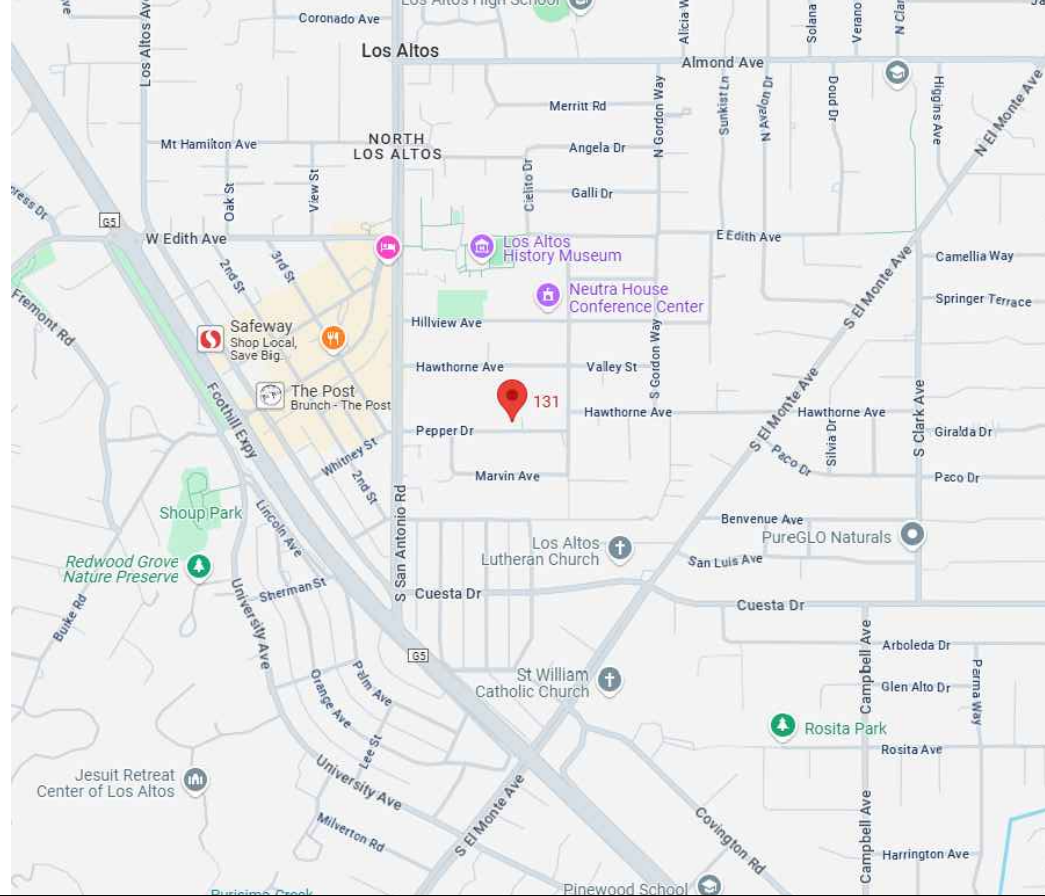
SQUARE FOOTAGE PER INDUSTRY STANDARD:	
FIRST FLOOR	2,035 SF
SECOND FLOOR	1,268 SF
TOTAL LIVING:	3,303 SF

GARAGE	428 SF
PORCH	63 SF
ADU	494 SF
TOTAL AREA:	4,288 SF

DWELLING SHALL COMPLY WITH CURRENT APPLICABLE CODES:
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA ENERGY CODE (CEC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
CITY OF LOS ALTOS BUILDING REGULATIONS & ORDINANCES
TYPE OF CONSTRUCTION: VB
OCCUPANCY GROUP: R3 & U (Garage)
AUTOMATIC SPRINKLER SYSTEM - NFPA 13D

VICINITY MAP

NOT TO SCALE



ZONING COMPLIANCE

LOT COVERAGE:	Existing	Proposed	Allowed/Required
TOTAL LOT COVERAGE: Land area covered by all structures that are over 6' in height. Exclude ADUs/ADUs	N/A	2525.37 SF (23%)	3,321.90 SF (30%)
FLOOR AREA: Measured to the outside surfaces of exterior walls. Exclude ADUs/ADUs	N/A	1st Flr: 2035.11 SF 2nd Flr: 2462.63 SF TOTAL: 3802.89 SF	3,857.30 SF
SET BACKS:			
Front	22.3'	25'	25'
Rear	26.1'	25'	25'
Right side (1st/2nd)	11.3'	10' / 19'-9"	10' / 17'-6"
Left side (1st/2nd)	19.9'	29'-9" / 39'-10"	20' / 20'
HEIGHT:	N/A	25'-5"	27'-0"

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: Includes habitable basement areas	N/A	N/A	3,375.37 SF
NON-HABITABLE AREA: Does not include covered porches or open structures	N/A	N/A	427.52 SF
LOT CALCULATIONS			
NET LOT AREA			11,073 SF
FRONT YARD HARDSCAPE AREA:			541 SF (29%)
Hardscape area in the front yard setback shall not exceed 50%			

LANDSCAPE BREAKDOWN:	Total hardscape area (existing and proposed):	2,709 SF
	PHA - BUILDING PAD:	3,039 SF
	Existing softscape (undisturbed) area:	516 SF
	New softscape (new or replaced landscaping) area: <i>Sum off all three should equal the site's net lot area</i>	4,809 SF

GENERAL NOTES

DEFERRED SUBMITTALS

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEY ARE REVIEWED BY ALL GOVERNING AGENCIES AND THE ARCHITECT. THREE (3) COPIES OF THE FOLLOWING SYSTEMS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.

- AUTOMATIC FIRE SPRINKLER SYSTEM (N.F.P.A.-13D)
- DESIGN-BUILD ELEMENTS INCLUDING, BUT NOT LIMITED TO: AWNINGS AND SHADE STRUCTURES, WHERE REQUIRED, PROVIDE CALCULATIONS SIGNED AND STAMPED BY AND ENGINEER LICENSED IN THE STATE WHERE WORK IS PERFORMED.
- PHOTOVOLTAIC SYSTEM

SEPARATE PERMIT REQUIRED FOR:
• DEMOLITION OF EXISTING STRUCTURES

SHEET INDEX

ARCHITECTURAL

T1	TITLE SHEET
A1	SITE PLAN
A2	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A2.2	SQUARE FOOTAGE/ LOT COVERAGE
A4	SECTION
A5	ROOF PLAN
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS
I-1.01	COLOR BOARD

LANDSCAPE

L1.0	NOTES AND CALCULATIONS
L1.1	LAYOUT AND MATERIAL PLAN
L1.2	CONSTRUCTION DETAILS
L2.1	PLANTING PLAN
L2.2	PLANT IMAGES
L2.3	TREE PROTECTION PLAN

CIVIL

1	TOPOGRAPHIC & BOUNDARY SURVEY
GP-1	GRADING AND DRAINAGE PLAN, NOTES, LEGEND, ABBREVIATIONS & SITE PLAN
GP-2	GRADING AND DRAINAGE PLAN, DETAILS
ECP-1	GRADING AND DRAINAGE PLAN, EROSION CONTROL PLAN
ECP-2	GRADING AND DRAINAGE PLAN, EROSION CONTROL DETAILS
ECP-3	GRADING AND DRAINAGE PLAN, CLEAN BAY BLUEPRINT

AS-BUILT DOCUMENTATION

1	COVER PAGE
2	FLOOR PLAN - 1ST FLOOR
3	FLOOR PLAN - 2ND FLOOR
4	ROOF PLAN
5	EXTERIOR ELEVATIONS
6	EXTERIOR ELEVATIONS



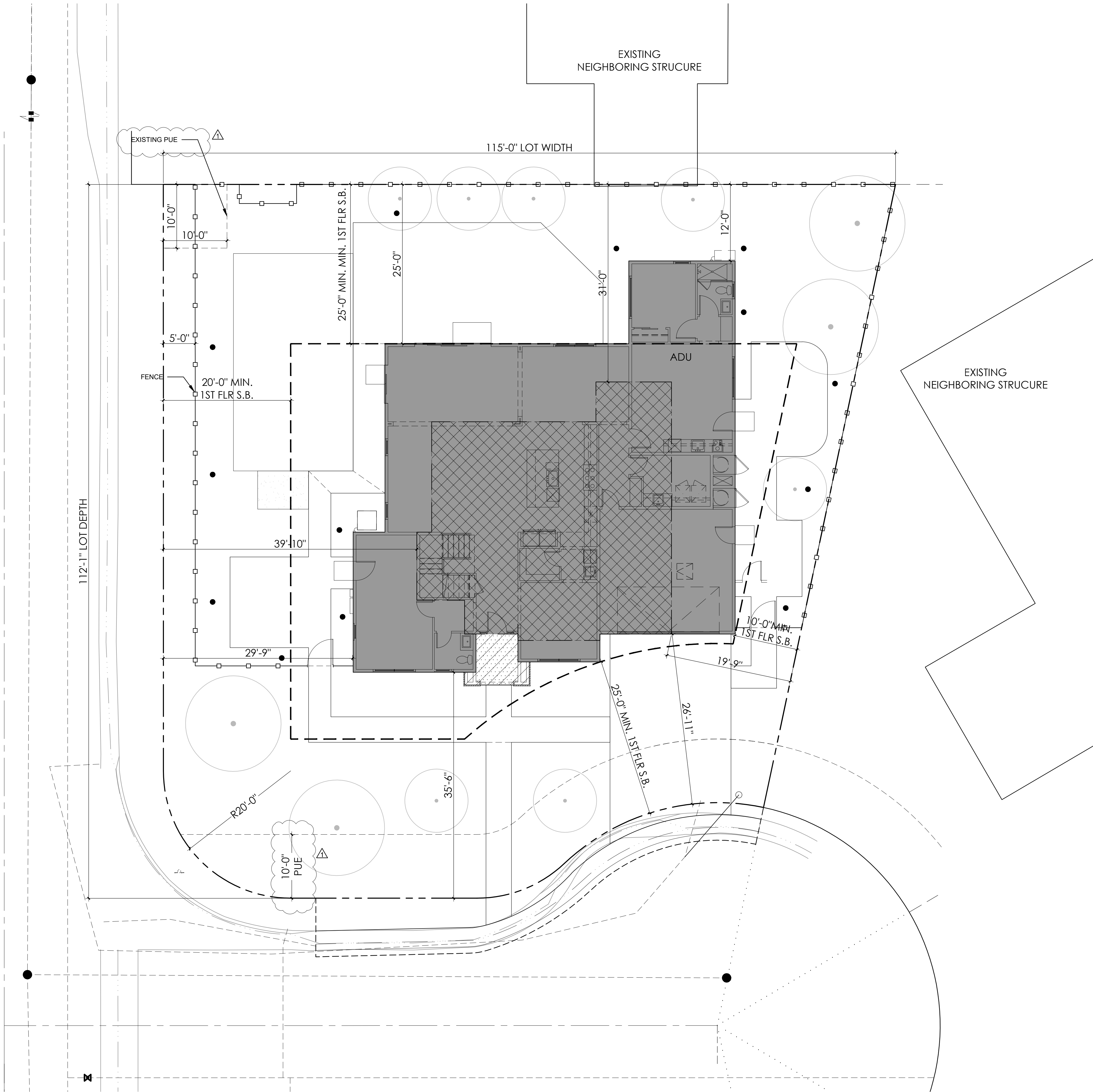
131 PEPPER COURT

LOS ALTOS, CA

No.	Date	Description
	06/23/2025	1ST PLANNING SUBMITTAL
	08/27/2025	2ND PLANNING SUBMITTAL

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

SITE PLAN



SITE LEGEND

NEW 2-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED 2-CAR GARAGE.

AREA OF SECOND FLOOR RESIDENCE.

AREA OF COVERED PORCH

TREES SHOWN ARE PROPOSED. SEE LANDSCAPE PLANS FOR TREES TO BE REMOVED AND TO REMAIN.

- SITE PLAN NOTES:
1. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE DEPARTMENT FOR REMOVAL, RELOCATION, AND RECONNECTING OF EXISTING UTILITIES. ALL TO BE VERIFIED IN FIELD.
 2. A SEPARATE PERMIT IS REQUIRED FOR WORK TO BE DONE IN THE PUBLIC RIGHT OF WAYS.
 3. ALL ROOF DRAINAGE FROM DOWNSPOUTS SHALL BE CONNECTED INTO A CLOSED PIPE DRAINAGE SYSTEM THAT DISCHARGES TO A DRY WELL IN THE REAR YARD
 4. EXTERIOR SURFACES TO SLOPED AWAY FROM THE RESIDENCE FOUNDATION AT 5% MINIMUM FOR LANDSCAPE AREAS AND AT 2 % MINIMUM FOR PAVED AREAS

* SEE CIVIL AND LANDSCAPE SHEETS FOR INFORMATION NOT SHOWN HERE



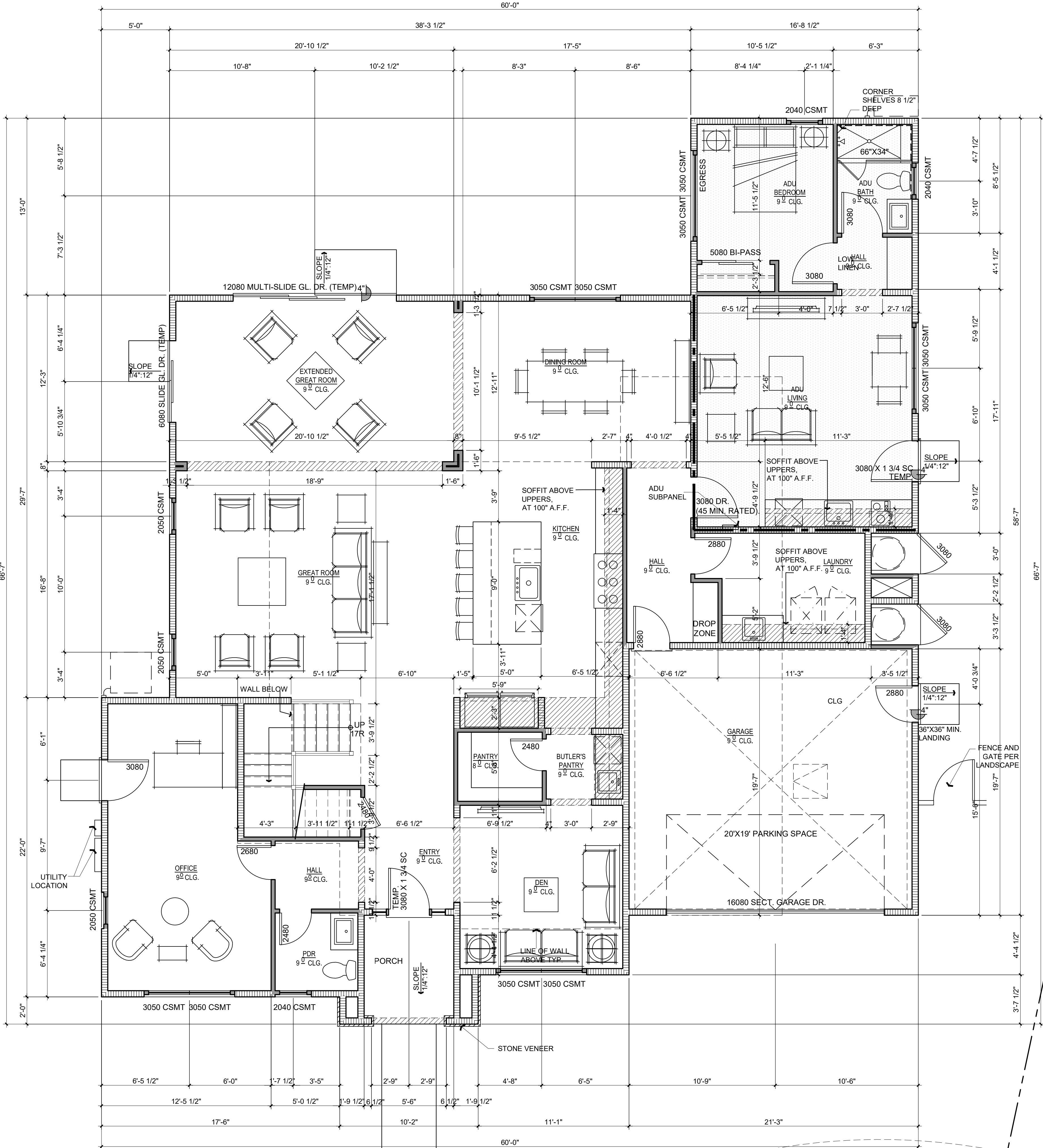
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FIRST FLOOR PLAN



FIRST FLOOR PLAN

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

1

Floor Plan Summary:

4 Bedrooms
3.5 Baths
3,302.91 s.f. Living
494.13 s.f. ADU
3,797.04 s.f. Total

Zoning: R1-10

Lot Coverage:

Lot Size: 11,073 s.f.
Coverage Max.: 30%
11073.00 x .30 = 3321.90 s.f. Max.
Provided: 2525.39 (23%)

FAR Requirement:

Lot Size: 11,073 s.f.
FAR Max.: 3,850 + 10%x (11,073-11,000)
3,850+ .1x(11073-11000)= 3857.30 s.f. Max.
(Includes Garage)

FAR Provided:

1st Floor (Living): 2035.11 s.f.
Garage: 427.53 s.f.
Subtotal (Living+ Garage): 2,462.64 s.f.
2nd Floor (Living): 1,340.30 s.f.
Total: 3,802.94 s.f.

Project Contact: Mohamed Eleraky
Email: meleraky@ktgy.com

Principal: Jill Williams
Project Designer: Amanda House

275 SHORELINE DR.
SUITE 400
REDWOOD CITY
CA. 94065
PHONE NO. (650) 980-8340
FAX NO.

LOS ALTOS, CA

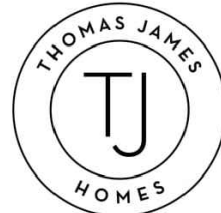
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A2.1



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

1



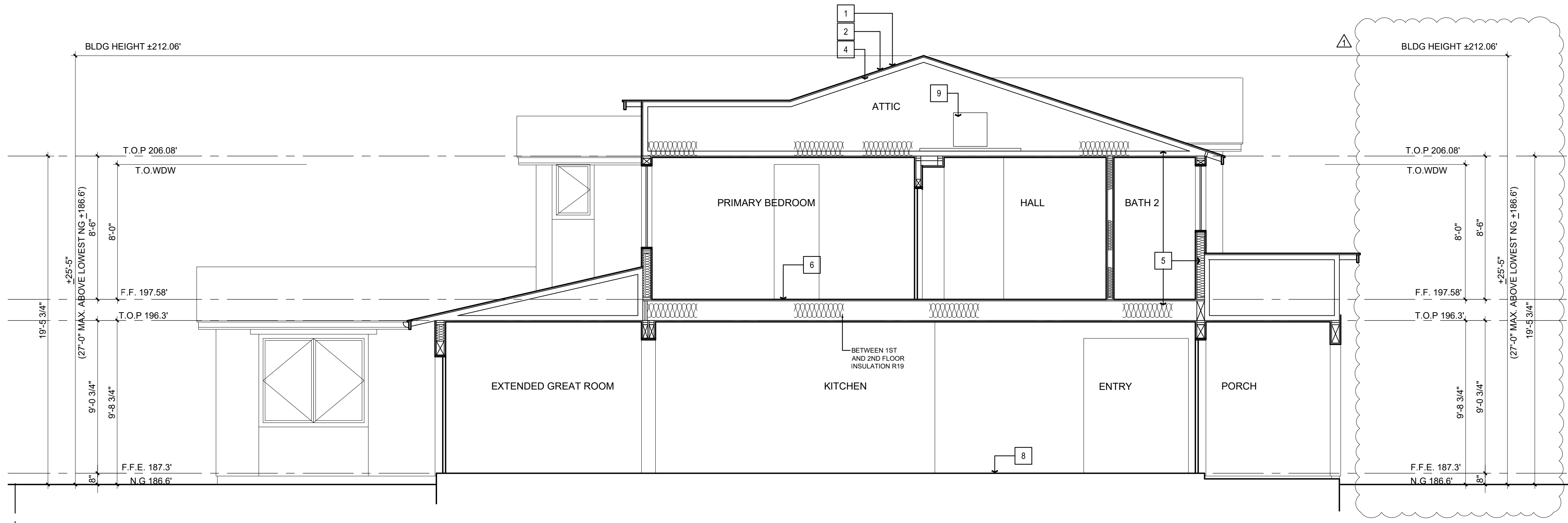
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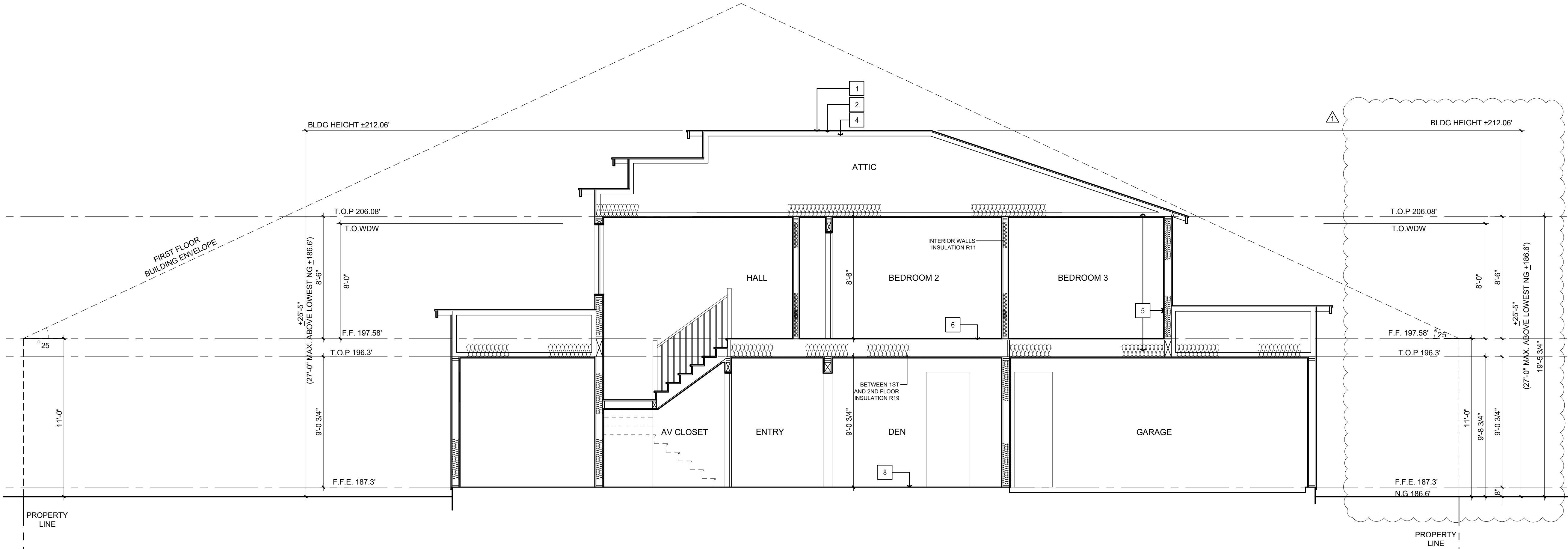
SECTIONS



SECTION A

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

A



SECTION B

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

B



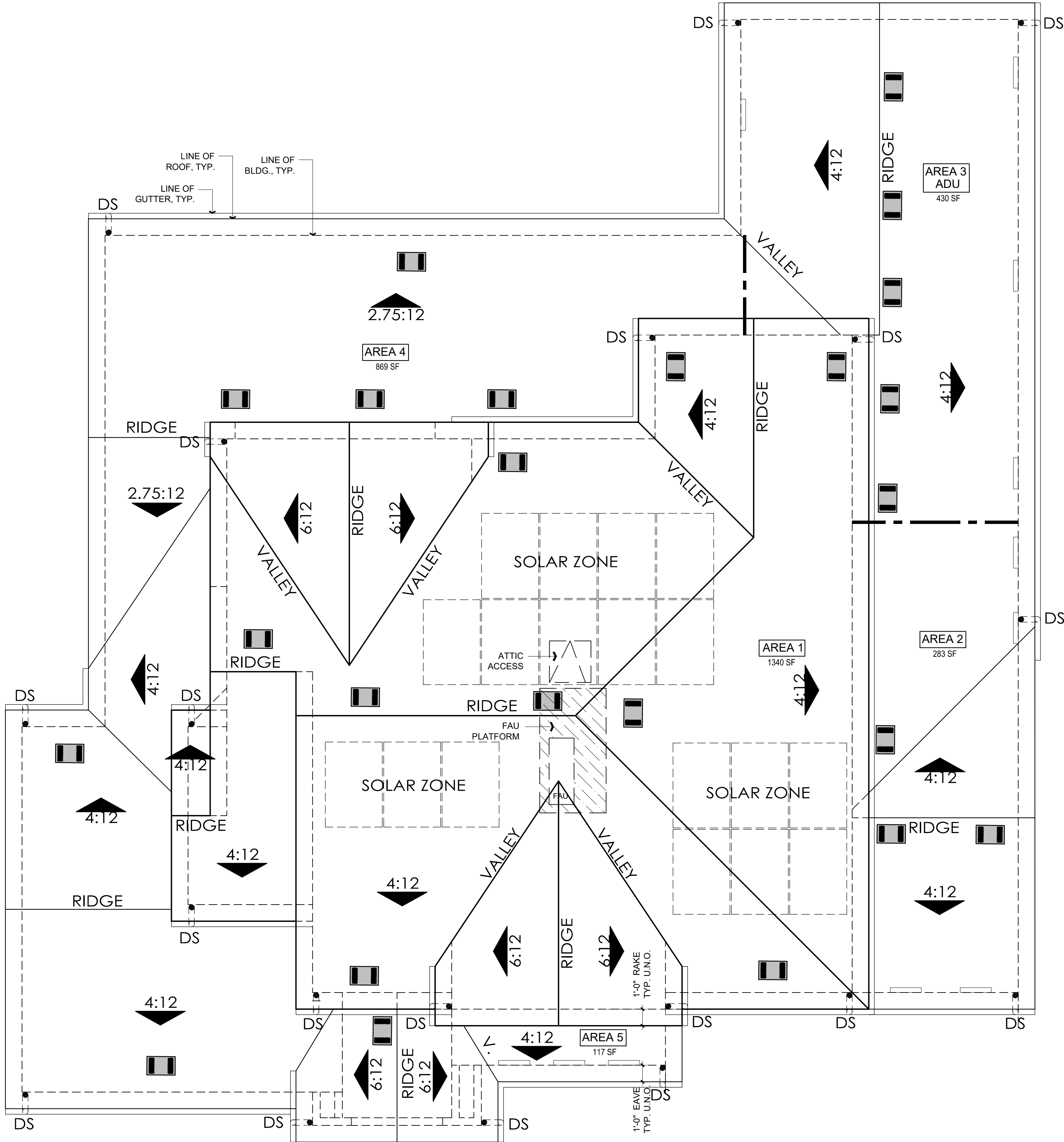
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ROOF PLAN



ROOF PLAN
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O

NOTE:
Solar panels shown are for illustrative purposes.
Solar will be confirmed with solar consultant during building submittal process.
Location, quantity and orientation may change.

The Leamington Building
1814 Franklin Street, Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

KTGY Project No: 2025-0403

Project Contact: Mohamed Eleraky
Email: meleraky@ktgy.com

Principal: Jill Williams
Project Designer: Amanda House

Developer

275 SHORELINE DR.
SUITE 400

REDWOOD CITY
CA. 94065

PHONE NO.
FAX NO.



LOS ALTOS, CA

131 PEPPER COURT

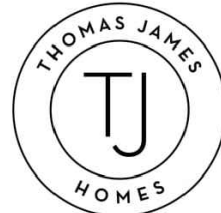
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EXTERIOR ELEVATIONS



EXT. ELEVATIONS		SCALE: 1/4" = 1'-0"	1
1 ROOF MATERIAL: COMPOSITION FIBERGLASS ASPHALT SHINGLE O/ UNDERLAYMENT O/ ROOF SHTG. - GAF TIMBERLINE HDZ REFLECTOR SERIES. SEE BUILDERS SPEC. ROOFING MATERIAL MUST BE CLASS A BURN RATING 2 EXT. WALL: "1-COAT" EXTERIOR STUCCO SYSTEM BY 'OMEGA DIAMOND WALL' ICC-ES REPORT ESR-1194 OR APPROVED EQUAL OVER MINIMUM GRADE 'D' BLDG. PAPER. INSTALL PER MANUF INSTRUCTIONS. 3 WINDOW: FIBEREX ANDERSEN 4 ENTRY DOOR: MASONITE ® OR EQUIVALENT, FIBERGLASS, GLASS LITES AND SIDELITES TO BE FROSTED- SEE BUILDERLS SPEC. 4A SIDE DOOR: FIBERGLASS EXT. SC. FLUSH 4B REAR DOOR: ANDERSEN ALUMINUM MULTI SLIDE 4C GARAGE DOOR: 25-GAUGE INSULATED STEEL GARAGE DOOR 5A RECESSED SURROUND TYP. 6 FASCIA: 2X6 PREPRIMED WOOD 7 GUTTER AND DOWNSPOUT: PREFINISHED 5" FASCIA GUTTER WITH 3" DIA (1 3/4" X 2 3/4") PREFINISHED DOWNSPOUT . DISCHARGE PER CIVIL DRAWINGS. 8 LIGHT FIXTURE: COMPLIANT, SEE ELECTRICAL PLAN & BUILDER'S SPEC 9 LIGHT FIXTURE - GARAGE: AT FRONT ELEVATION 24HR. PROGRAMMABLE SWITCH., AND STANDARD ADDRESS NUMBER BELOW PER PRODUCT STANDARDS, SEE ELECTRICAL PLAN 10 ADDRESS NUMBERS: ADDRESS NUMBERS EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (CRC 319.1) 10A ADDRESS NUMBERS: ADU ADDRESS SIGN WHERE REQUIRED 11 FLASHING: GSM FLASHING AT ROOF TO WALL. 12 METER: ELECTRIC METER - SEE EXCERPT FROM PG&E GREENBOOK GUIDELINES FOUND ON SHT. D10 12A ALTERNATIVE UTILITY LOCATION, SUBJECT TO SITE CONDITIONS 13 FENCE: SEE LANDSC. DWG. 14 CONC: CONC. PORCH FLOOR 15 CONC: CONC. STOOP 16 VERTICAL CONTROL JOINT: GSM M (½") SCREED - SEE DET. 17 CEMENTITIOUS PANEL COLUMN 18 ADHERED STONE VENEER OVER PLASTER BASE OVER (2) LAYERS GRADE 'D' MINIMUM BUILDING PAPER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. VERIFY W/ COLOR SCHEME 19 ELECTRIC WEATHER HEAD LOCATION	1. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR CONCRETE FLOOR SLAB AT THE FIRST FLOOR OR TOP OF SHEATHING AT THE UPPER FLOORS FLOOR. 2. REFER TO DETAILS FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS. 3. PROVIDE (2) LAYERS OF MIN. GRADE "D" BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER. 4. ALL HORIZONTAL SURFACES WILL RECEIVE BUILDING PAPER OVER "HEAT RESISTANT"SELF ADHERING, SELF SEALING FLASHING WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER. 5. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH GYP-BD PRIOR TO SOFFIT INSTALLATION. 6. DUCT TERMINATIONS TO OCCUR PER APPLIANCE MANUFACTURERS REQUIREMENTS VERIFY DISTANCE FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT. 7. TRUSS HEELS HEIGHTS SHOWN ON EXTERIOR ELEVATIONS ARE THE DISTANCE ABOVE THE STANDARD CONDITION. ROOF TRUSS TRUSS HEEL T.O. PL. PER DET.		
KEYNOTES		ELEVATION NOTES	



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EXTERIOR ELEVATIONS



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- 4A. SIDE DOOR: FIBERGLASS EXT. SC. FLUSH
- 4B. REAR DOOR: ANDERSEN ALUMINUM MULTI SLIDE
- 4C. GARAGE DOOR: 25-GAUGE INSULATED STEEL GARAGE DOOR
- 5A. RECESSED SURROUND TYP.
- 6. FASCIA: 2X6 PREPRIMED WOOD
- 7. GUTTER AND DOWNSPOUT: PREFINISHED 5" FASCIA GUTTER WITH 3" DIA (1 3/4" X 2 3/4") PREFINISHED DOWNSPOUT . DISCHARGE PER CIVIL DRAWINGS.
- 8. LIGHT FIXTURE: COMPLIANT, SEE ELECTRICAL PLAN & BUILDER'S SPEC
- 9. LIGHT FIXTURE - GARAGE: AT FRONT ELEVATION 24HR. PROGRAMMABLE SWITCH., AND STANDARD ADDRESS NUMBER BELOW PER PRODUCT STANDARDS, SEE ELECTRICAL PLAN

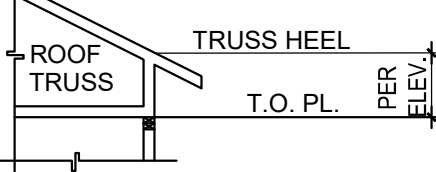
- 10. ADDRESS NUMBERS: ADDRESS NUMBERS EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (CRC 319.1)
- 10A. ADDRESS NUMBERS: ADU ADDRESS SIGN WHERE REQUIRED
- 11. FLASHING: GSM FLASHING AT ROOF TO WALL.
- 12. METER: ELECTRIC METER - SEE EXCERPT FROM PG&E GREENBOOK GUIDELINES FOUND ON SHT. D10
- 12A. ALTERNATIVE UTILITY LOCATION, SUBJECT TO SITE CONDITIONS
- 13. FENCE: SEE LANDSC. DWG.
- 14. CONC: CONC. PORCH FLOOR
- 15. CONC: CONC. STOOP
- 16. VERTICAL CONTROL JOINT: GJM M (1/2") SCREED - SEE DET.
- 17. CEMENTITIOUS PANEL COLUMN
- 18. ADHERED STONE VENEER OVER PLASTER BASE OVER (2) LAYERS GRADE 'D' MINIMUM BUILDING PAPER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. VERIFY W/ COLOR SCHEME
- 19. ELECTRIC WEATHER HEAD LOCATION

EXT. ELEVATIONS

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

1

- 1. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR CONCRETE FLOOR SLAB AT THE FIRST FLOOR OR TOP OF SHEATHING AT THE UPPER FLOORS FLOOR.
- 2. REFER TO DETAILS FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
- 3. PROVIDE (2) LAYERS OF MIN. GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
- 4. ALL HORIZONTAL SURFACES WILL RECEIVE BUILDING PAPER OVER 'HEAT RESISTANT' SELF ADHERING, SELF SEALING FLASHING WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
- 5. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH GYP-BD PRIOR TO SOFFIT INSTALLATION.
- 6. DUCT TERMINATIONS TO OCCUR PER APPLIANCE MANUFACTURERS REQUIREMENTS VERIFY DISTANCE FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
- 7. TRUSS HEELS HEIGHTS SHOWN ON EXTERIOR ELEVATIONS ARE THE DISTANCE ABOVE THE STANDARD CONDITION.



ELEVATION NOTES

KEYNOTES



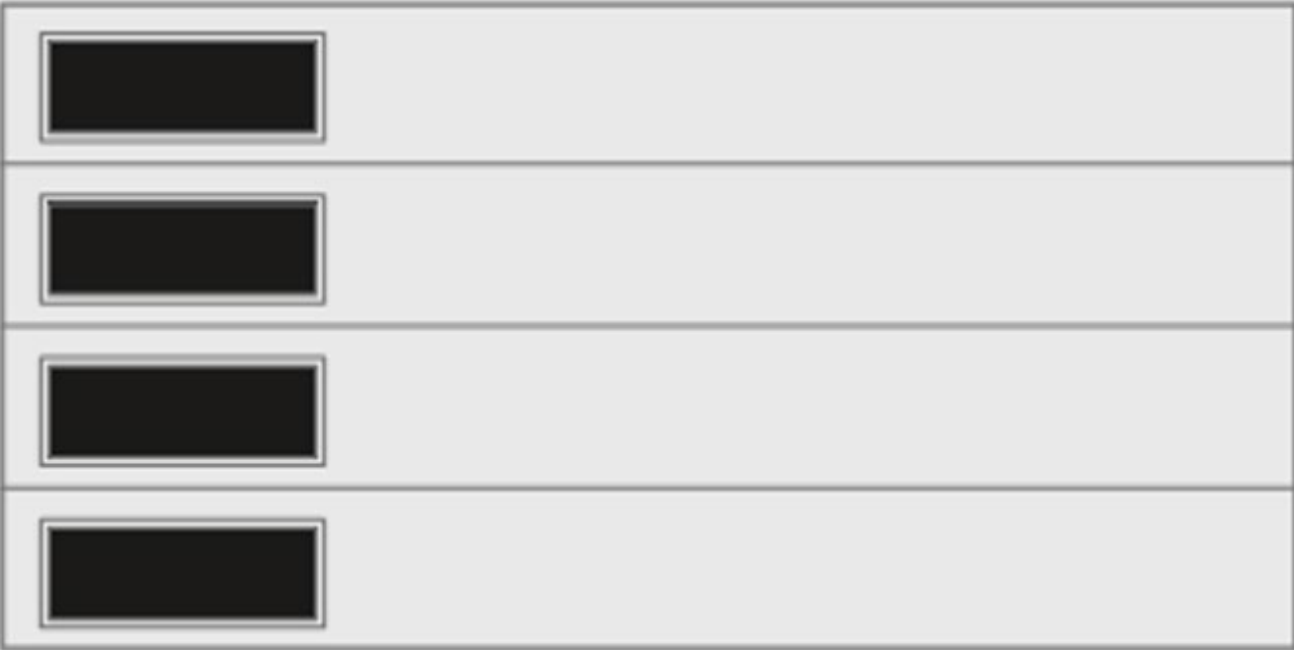
4" HOUSE NUMBERS
REPRESENTS MATERIALS ONLY, NUMBERS TO REFLECT PROPERTY ADDRESS



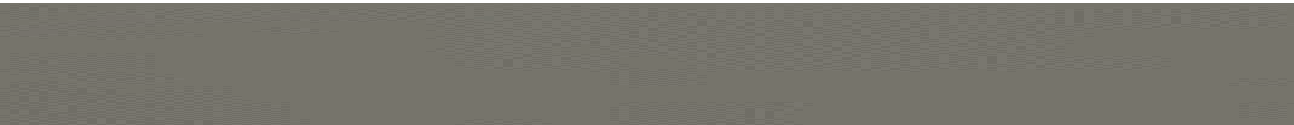
EXTERIOR LIGHT FIXTURE



FRONT DOOR & ADU DOOR
FULL LITE FIBERGLASS DOOR
FULL LITE FIBERGLASS SIDELITE
WITH SATIN ETCH GLASS



GARAGE DOOR
OVERHEAD GARAGE DOOR
WITH FROSTED GLASS WINDOWS
COLOR: BRONZE



WINDOW FRAMES: BLACK



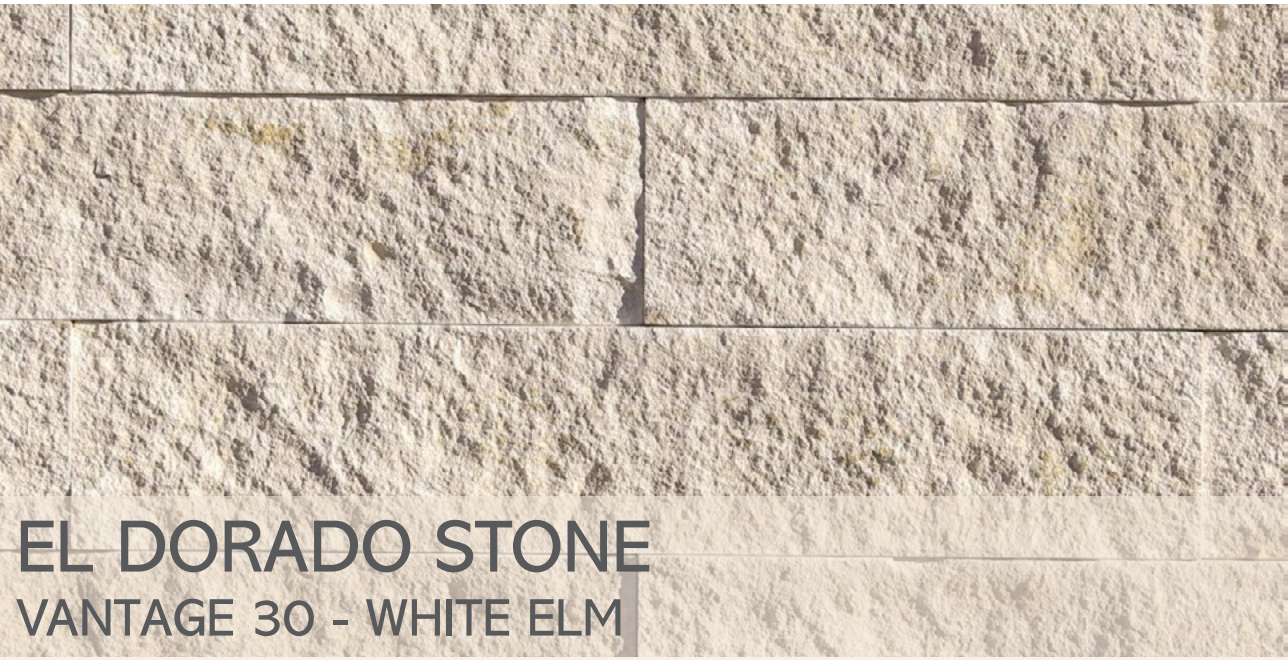
EXTERIOR RENDERINGS

TRANSITIONAL - COLOR SCHEME 1

PURE WHITE
SW 7005
• STUCCO
• GARAGE SIDE DOOR
• DOOR AND WINDOW TRIMS

GAUNTLET GRAY
SW 7019
• FASCIA, EAVES, AND GUTTERS

TRICORN BLACK
SW 6258
• FRONT DOOR
• ADU DOOR



FENCE STAIN
SEMI-SOLID
PEPPERWOOD

NOTES:
1. RENDERINGS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE HOME OR ITS SURROUNDINGS.
2. ACTUAL COLORS, MATERIALS, AND FINISHES ARE SUBJECT TO VARIATION AND MAY DIFFER FROM THOSE SHOWN.
3. DOWNSPOUT COLOR TO FOLLOW TJH PRODUCT STANDARDS.



Fir KTG 3361-55
Transitional
131 Pepper Court
Los Altos, California 94024

This is an example of design specifications for this particular plan and elevation. Detailed specifications, finishes and fixtures are subject to change, on homes prior to sale, at any time without notice or obligation. Square footages and lot dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Room size, walls, windows, doors, porches and balconies vary per home elevation and location. Not an offer or solicitation to sell real property. Thomas James Homes is a registered trademark of Thomas James Homes, LLC. ©2018 Thomas James Homes. All rights reserved. CA DRE license #02057367

Date 09/03/25

Designer Kristin Lasky

Architect KTG Y

COLOR BOARD
I-1.01

GENERAL NOTES

1. DRAWINGS
The drawings are for information only. The Contractor shall check and verify all dimensions, and existing conditions including structures, surface and subsurface utilities, pavements, and landscaping at site prior to commencement of the work. Any discrepancies in drawings shall be brought to the attention of the Owner's Representative and Landscape Architect. No work shall proceed until a resolution has been agreed upon to the satisfaction of the Owner's Representative.
2. SITE ACCEPTANCE
The Contractor shall review the project site to verify that conditions are suitable to receive work and that no defects or errors are present which would cause defective installation of products or cause latent defects in workmanship and function. Any discrepancies shall be brought to the attention of the Owner's Representative in writing. Commencement of work constitutes the Contractor's acceptance of the site conditions.
3. CODES AND ORDINANCES
All work and materials shall be in full accordance with all applicable federal, state, and local laws or codes and the applicable requirements of all regulatory agencies.
4. UTILITIES
Contact Common Ground Alliance (C.G.A.) at 811, at least two working days in advance of work (per CA GOV. CODE 4216). Protect existing features and utilities to remain during construction until final completion. If live utilities are encountered which were not indicated previously, protect the same from damage and immediately notify the owner's representative and affected utility provider. Do not proceed until further instructions are received from the owner's representative. The contractor is solely responsible and shall pay for repairs to damaged utilities due to the contractor's operations.
5. EXISTING CONSTRUCTION
The project involves construction within existing infrastructure systems and adjacent to existing facilities which are to remain operational and accessible at all times. All existing construction to remain shall be protected. New work shall meet existing construction level, plumb, and consistent. Any existing construction damaged by Contractor shall be replaced at Contractor's expense. Any disturbed areas outside project limit of work are to be restored to original conditions at Contractor's expense.
6. CONSTRUCTION MEANS AND COORDINATION
The Contractor:
- Shall be solely responsible for and have control over construction means, methods, techniques, sequences, and procedures and for coordinating all portions of work under the contract.
- Shall supervise and direct the work, using the Contractor's best skill and attention.
- Shall coordinate the location and installation of all site work.
- Shall coordinate all trades. Any work that must be removed or relocated due to lack of coordination of the trades is solely the Contractor's responsibility. Lack of specific details shall not be an excuse for improper installation of any material, device, or system.
- Shall maintain a secure site throughout the construction process.
7. LAYOUT NOTES
Written dimensions take precedence over scaled dimensions. Dimensions indicated on plans for horizontal control are accurate if measured on a level line. Measure horizontal control dimensions on a level line, not parallel with ground slope. Dimensions are to face of finish unless otherwise noted. Where dimensions are noted to be verified in field (VIF) the dimension shown is the design basis but may differ from actual conditions. Contractor shall verify these dimensions while laying out the work and report any discrepancies between the design basis and actual dimensions to the owner's representative prior to proceeding with the work. Where dimensions are noted "+/-" field dimensions may vary from the noted dimensions by minor amounts.
8. VERTICAL CONSTRUCTION
All vertical construction shall be installed true and plumb. All unit coursing, tops of walls, fences, and other vertical elements, shall be level unless otherwise noted. All curves shall be continuous and consistent tangential arcs, with no breaks or angles at points of tangency or formwork jointing.
9. FENCING
Fence locations and heights shown are diagrammatic. Final locations and heights are to be coordinated in the field by the landscape contractor.

IRRIGATION NOTES

1. CODES AND ORDINANCES
The irrigation system shall be installed in conformance with all applicable state and local codes and ordinances by licensed contractors and experienced workmen. Contractor shall obtain and pay for all required permits and fees relating to their work.
2. DIAGRAMMATIC PLANS
This design is diagrammatic. All piping, valves, etc. shown within paved areas is for design clarification only and shall be installed in planting areas where possible. Avoid any conflicts between the sprinkler system, planting and architectural features. Parallel pipes may be installed in common trench. Pipes are not to be installed directly above one another. Valve locations shown are diagrammatic. Install in ground cover/shrub areas where possible (not in lawn area.)
3. ELECTRICAL CONNECTIONS
Electrical contractor to supply 120 VAC (2.5 amp) GFCI Receptacle service to controller location. Irrigation contractor to make final connection from electrical stub-out to controller. Irrigation control wire shall be #16, U.L approved for direct burial. Common wire shall be #14 U.L. approved and shall be white in color. Wiring to individual remote control valves shall be color other than white.
4. FIELD OBSTRUCTIONS
Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's representative. If this notification is not performed, the irrigation Contractor shall assume full responsibility for any revisions necessary at no cost to the Owner. When vertical obstructions (street lights, trees, fire hydrants, etc.) interfere with the spray pattern of the heads so as to prevent proper coverage, the irrigation contractor shall field adjust the sprinkler system by installing a quarter, third, or half circle head at the sides of the obstruction so as to provide proper coverage. All adjustments shall be made at no additional cost to the Owner.
5. FIELD COORDINATION
It is the responsibility of the irrigation Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc. The Contractor shall coordinate their work with the general Contractor and other Subcontractors for the location and the installation of pipe sleeves through walls, under paving, structures, etc. Contractor to verify the location of existing underground utilities and structures prior to the excavation of trenches. Contractor is to repair any damage caused by his work at no additional cost to the Owner.
6. FLOW AND OPERATING PRESSURE
The sprinkler system design is based on a 50 psi minimum operating pressure. The irrigation Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection to the Owner's Representative.
7. EXCAVATIONS AND TRENCHING
All excavations are to be filled with compacted backfill. Contractor to repair all settled trenches promptly, for a period of 1 year after completion of work. Additionally, Contractor shall warrant that the irrigation system will be free from defects in materials and workmanship for a period of 1 year after final acceptance of work.
8. SLEEVING AND CONDUITS
In addition to the sleeves and conduits shown on the drawings, the irrigation contractor shall be responsible for coordinating the installation of sleeves and conduits of sufficient size under all paved areas.
9. CONTROL WIRE CONNECTIONS
Remote control valves shall be wired to controller in sequence as shown on plans. Run wire from each RCV to the controller. Splicing wires together outside of valve boxes will not be permitted. Splicing of 24-volt wires will not be permitted except in valve boxes. Leave a 36" coil of excess wire at each splice and 100 feet on center along wire run. Tape wire in bundles 10 feet on center. No taping permitted inside sleeves.
10. SPARE CONTROL WIRE
Install two (2) spare control wire for every 6 (six) stations on the controller along the entire main line. Spare wires shall be the same color (one with a white stripe) and of a different color than other control wires. Loop 36" excess wire into each single valve box and into one valve box in each group of valves.
11. PRESSURE REGULATION AND FLUSHING
The irrigation contractor shall adjust pressure regulating module at each valve to obtain the optimum operating pressure for each system. All main lines shall be flushed prior to the installation of irrigation dripline and bubblers. At 30 days after installation each system shall be flushed to eliminate glue and dirt particles from the lines.
12. IRRIGATION COVERAGE
Notify Owner's Representative of any aspects of layout that will provide incomplete or insufficient water coverage of plant material and do not proceed until instructions are obtained.
13. SPRINKLER ORIENTATION
All sprinkler heads shall be set perpendicular to finish grade of the area to be irrigated unless otherwise designated on the plans.
14. CHECK VALVES
In locations where low head drainage will cause erosion and excess water, install King Bros. CV series check valves in lateral lines for every 5' of elevation change.

PLANTING NOTES

1. DRAWING CONFORMANCE
All work shall conform to drawings and planting details. No deviations shall be accepted unless approved by the Owner's Representative.
2. SITE PREPARATION
Remove all vegetation and deleterious materials not shown on plan for retention. Test on-site soils for horticultural suitability and amendments. Preserve all horticulturally suitable topsoil by stockpiling on site. Topsoil shall be replaced in planting areas to achieve final finish grades. Rip and till areas to receive topsoil on the same day topsoil is relocated.
3. DRAINAGE
All softscapes and hardscapes shall slope to drain away from buildings towards drainage appurtenances at a rate of .5% minimum to 1% maximum, unless otherwise noted.
4. WORK IN RIGHT OF WAY
Any work conducted within the right of way or to be maintained by local jurisdictional agencies shall be installed per the latest edition of the agency construction standards, and all other agency requirements.
5. UTILITY CLEARANCE
For all trees, a 5' minimum clearance shall be maintained from all water, electric and sanitary sewer utility lines. A 10' minimum clearance shall be maintained from all overhead utilities. All planting except low-growing groundcover shall be 3' clear of all fire appurtenances per NFPA 18.5.7
6. SOIL TESTING
Contractor shall submit soil samples to a certified soil testing laboratory for the determination of soil suitability and amendments. Contractor shall amend soils per the recommendations provided in the soil analysis report at the rates prescribed by the soil testing laboratory. All tree planting pits shall be backfilled with amended planting soil per the soil analysis report. Contractor shall submit a copy of the soil analysis report to the Landscape Architect for review of compliance with Water Efficient Landscape Ordinance.
7. PLANT STANDARDS
All plant material shall comply with ANSI Z60.1 "Standard For Nursery Stock," notes, and details on the drawings.
8. SUBSTITUTIONS
Planting substitutions, if necessary, shall be submitted to the Landscape Architect for approval. Any substitutions made without the approval of the Landscape Architect shall be rejected. Substitutions shall be made at no additional cost to the owner.
9. TREE PLANTING
All planting pits shall be bermed to allow for appropriate drainage. In soils with slow percolation rates, planting pits shall be augured 12" dia. X 8' depth and filled with drain rock to prevent ponding. All planting pits shall drain completely within a time frame of 2 hours.
10. ROOT BARRIERS
Root control barriers shall be utilized at any sidewalks, curbs, or hardscapes that are within 5 feet of trees. Root barrier panels shall be 18" deep and span 10' feet to each side of the centerline of the tree.
11. TURF INSTALLATION
- Rototill or spade the area to a depth of 4 to 6 inches. Rake and smooth the soil, removing rocks, roots, and large clods
- Ensure proper soil compaction of no more than 85% relative density.
- Roll the area lightly with a lawn roller 1/3 full of water, maintaining the finish grade of soil 1 inch below adjacent paving.
- Water the prepared area to settle the soil and provide a moist base for turf. Moisten the soil to a depth of 6 inches minimum.
- Install turf immediately upon delivery. In hot weather, protect unlaid turf by placing stacks in shade, covering with moist burlap sacking, and/or sprinkling.
- Begin installing turf along the longest straight line, such as a driveway or sidewalk. Butt and push edges and ends against each other tightly, without stretching. Avoid gaps or overlaps. Stagger the joints in each row in a brick-like fashion at a minimum overlap of 2'. Avoid leaving small strips at outer edges as they will not retain moisture. On slopes, place the turf pieces across the slope.
- Begin watering turf within 30 minutes of installation. To avoid causing indentations or air pockets, avoid repeated walking or kneeling on the turf while it is being installed or just after watering.
- After installation, roll the entire area to improve turf/soil contact and remove air pockets.
12. MULCHING
A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. Contractor shall submit a sample of proposed mulch material to Landscape Architect for review. All areas to receive mulch shall be treated with an organic pre-emergent herbicide to control weed growth.
13. CERTIFICATE OF COMPLETION
A Certificate of Completion shall be certified by the Landscape Contractor upon completion and final review of landscape installation and provided to the Owner's Representative for submittal to the local governing jurisdiction.
14. ESTABLISHMENT PERIOD
The establishment period shall be a minimum of 60 calendar days commencing upon written verification of substantial completion by the Owner's Representative. Contractor shall observe and maintain planting material to ensure planting material is acclimatized and displays healthy and vigorous growth. Any planting in need of replacement shall trigger an additional establishment period of 60 calendar days commencing on the date of replacement.

SITE CALCULATIONS (WATER BUDGET COMPLIANCE)

131 PEPPER COURT	SF	% OF LOT AREA
EXISTING		
TOTAL LOT SF	11073	100%
TOTAL PERMEABLE AREA	5325	48%
TREES, SHRUB AND GROUNDCOVER AREA (% OF TOTAL LANDSCAPE AREA)	3996	75%
PROPOSED TURF AREA (% OF TOTAL LANDSCAPE AREA)	813	15%
MISC. PERMEABLE AREAS (% OF TOTAL LANDSCAPE AREA)	516	10%
TOTAL IMPERMEABLE AREA	5748	52%
BUILDING FOOTPRINTS (% OF TOTAL AREA)	3039	53%
EXTERIOR SURFACES (CONC., D.G., PORCHES)	2709	47%

WATER USE CALCULATIONS

(ETo): 49.7

Zone	Plant Type	Plant Factor (PF)	Irrigation Method	Irr. Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	(ETWU)
Regular Landscape Areas								
A1	Shrubs	0.2	Drip	0.81	0.247	158	39	1,202
A1	Shrubs	0.2	Drip	0.81	0.247	130	32	992
A1	Shrubs	0.2	Drip	0.81	0.247	166	41	1,267
A1	Shrubs	0.2	Drip	0.81	0.247	297	73	2,262
A1	Shrubs	0.2	Drip	0.81	0.247	1,422	351	10,821
A1	Shrubs	0.2	Drip	0.81	0.247	42	10	316
A1	Shrubs	0.2	Drip	0.81	0.247	30	8	232
A2	Shrubs	0.2	Drip	0.81	0.247	21	5	158
A2	Shrubs	0.2	Drip	0.81	0.247	1,128	279	8,583
A2	Shrubs	0.2	Drip	0.81	0.247	376	93	2,859
A2	Shrubs	0.2	Drip	0.81	0.247	191	47	1,456
A2	Shrubs	0.2	Drip	0.81	0.247	48	12	367
A3	Trees	0.5	Drip	0.81	0.617	295	182	5,615
A3	Trees	0.5	Drip	0.81	0.617	9	6	171
A3	Trees	0.5	Drip	0.81	0.617	9	6	171
A3	Trees	0.5	Drip	0.81	0.617	9	6	171
A3	Trees	0.5	Drip	0.81	0.617	9	6	171
A3	Trees	0.5	Drip	0.81	0.617	9	6	171
A3	Trees	0.5	Drip	0.81	0.617	9	6	171
A3	Trees	0.5	Drip	0.81	0.617	37	23	707
A3	Trees	0.5	Drip	0.81	0.617	9	6	171
A3	Trees	0.5	Drip	0.81	0.617	98	60	1,858
A3	Trees	0.5	Drip	0.81	0.617	9	6	171
A3	Trees	0.5	Drip	0.81	0.617	9	6	171
A3	Trees	0.5	Drip	0.81	0.617	9	6	171
A4	Turf Grass	0.9	Overhead Spray	0.75	1.2	642	770	23,740
Totals:						5,182	2,087	64,317
Special Landscape Areas								
Totals:						0	0	0

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area:	2,087
Total Area:	5,182
Average ETAF*:	0.40

All Landscape Areas	
Total ETAF x Area:	2,087
Total Area:	5,182
Sitewide ETAF:	0.40

* = Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



Project Title:

LANDSCAPE IMPROVEMENTS

131 PEPPER COURT
LOS ALTOS, CA 94022

Stamp:

Date	No.	Revision Notes
------	-----	----------------

Issue Note	Project ID
DESIGN REVIEW	2504-03
Drawn By	Reviewed By
D1	P1
Date	CAD File Name
6/20/2025	131 Pepper.vwx

Sheet Title:

NOTES AND CALCULATIONS

Sheet No.:

L1.0

PEPPER DRIVE

PEPPER COURT

LAYOUT LEGEND

- VIEW NUMBER
SHEET NUMBER
- VIEW
SHT
- DETAIL CALLOUT
- DIMENSION
- CENTERLINE
- ALIGN
- CONTROL JOINT
- EXPANSION JOINT (DOWELED)
- EXPANSION JOINT (NO DOWEL)
- (E) TREE TO REMAIN, TYP.
- (E) TREE TO BE REMOVED, TYP.
- (E) TREE TO BE RELOCATED, TYP.

ABBREVIATIONS

- ABV. ABOVE
A.C. ASPHALT CONCRETE
ADJ. ADJACENT
AVG. AVERAGE
C.L. CENTER LINE
C.P. CENTER POINT
CLR. CLEAR
CONC. CONCRETE
(E) EXISTING
E.W. EACH WAY
EQ. EQUAL SPACES
EQPT. EQUIPMENT
F.G. FINISH GRADE
F.S. FINISH SURFACE
- F.T. FLUSH TREAD
HORIZ. HORIZONTAL
HT. HEIGHT
JT. JOINT(S)
MAX. MAXIMUM
MECH. MECHANICAL
MFG. MANUFACTURER
MIN. MINIMUM
(N) NEW
N.I.C. NOT IN CONTRACT
O.C. ON CENTER
(P) PROPOSED
P.A. PLANTING AREA
P.O.B. POINT OF BEGINNING
- PVMT. PAVEMENT
R. RADIUS
REQ'D. REQUIRED
R.O.W. RIGHT OF WAY
RS. RISER
SIM. SIMILAR
SP. SPACES
T.B.D. TO BE DETERMINED
TR. TREAD
TYP. TYPICAL
U. UNIT(S)
VERT. VERTICAL
V.I.F. VERIFY IN FIELD

MATERIALS LEGEND

- (S1) $\frac{1}{11.2}$ VEHICULAR CONCRETE PAVEMENT
STANDARD GRAY CONCRETE WITH ACID ETCH FINISH
TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE
PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- (S2) $\frac{2}{11.2}$ CONCRETE PAVEMENT
STANDARD GRAY CONCRETE WITH ACID ETCH FINISH
TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE
PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- (S3) $\frac{5}{11.2}$ DECOMPOSED GRANITE
'SUNSET GOLD' PATH FINES PRE-MIXED WITH STABILIZER BY LYNOSO
3" GRANITE FINES OVER 3" COMPACTED AGGREGATE BASE
- (S4) $\frac{3}{11.2}$ METAL HEADER
3/16" THK. X 4" MIN. STEEL HEADER, BLACK ENAMEL FINISH
16" LONG STEEL STAKES
- (S5) $\frac{5}{11.2}$ 6'-0" HIGH WOOD FENCE WITH 2' HIGH HATCHED LATTICE
- (S6) $\frac{8}{11.2}$ GATE
- (S7) $\frac{4}{11.2}$ WOOD MULCH PATHWAY
SMALL BARK NUGGETS BY PACIFIC LANDSCAPE SUPPLY

TREE PROTECTION CHART

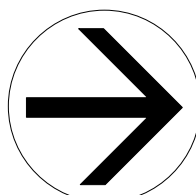
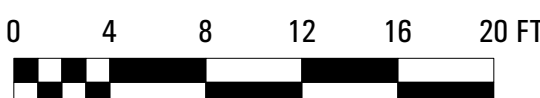
Keynote	Tag #	Protected	Offsite	Common Name	Botanical Name	DBH (inches)	Status	Note
1	1	M	Y	Camphor Tree	Cinnamomum camphora	8	Retain and Protect	ROW TREE
2	2	N	Y	Japanese Maple	Acer palmatum	9	Remove	
3	3	N	N	Lemon	Citrus limonii	4.5	Remove	
4	4	N	N	Yew Podocarpus	Podocarpus macrophyllus	6	Remove	
5	5	N	N	Yew Podocarpus	Podocarpus macrophyllus	5.5	Remove	
6	6	N	N	Yew Podocarpus	Podocarpus macrophyllus	4	Remove	
6	6	N	N	Yew Podocarpus	Podocarpus macrophyllus	8	Remove	
7	7	N	N	Yew Podocarpus	Podocarpus macrophyllus	8	Remove	
8	8	N	N	Japanese Pittosporum	Pittosporum tobira	5.5, 4.5	Remove	
9	9	N	N	Japanese Pittosporum	Pittosporum tobira	5, 5	Remove	
10	10	N	N	Japanese Pittosporum	Pittosporum tobira	5.5	Remove	
11	11	N	N	Syzygium	Syzygium sp.	4.5	Remove	
12	12	N	N	Syzygium	Syzygium sp.	4.5	Remove	
13	13	N	N	Black Acacia	Acacia melanoxylon	4.5	Remove	
14	14	Y	N	Coast Live Oak	Quercus agrifolia	26	Retain and Protect	
15	15	N	N	Japanese Pittosporum	Pittosporum tobira	5	Remove	
16	16	N	N	Yew Podocarpus	Podocarpus macrophyllus	4	Remove	
17	17	N	N	Syzygium	Syzygium sp.	7	Remove	
18	18	N	N	Syzygium	Syzygium sp.	11	Remove	
19	19	N	N	Japanese Pittosporum	Pittosporum tobira	4.5, 4, 2	Remove	
20	20	Y	Y	Coast Live Oak	Quercus agrifolia	20	Retain and Protect	ON PROPERTY LINE
21	21	N	N	Yew Podocarpus	Podocarpus macrophyllus	4	Remove	
22	22	Y	N	Mexican Fan Palm	Washingtonia robusta	N/A Palm	Remove	ROW TREE
23	23	Y	Y	Italian Stone Pine	Pinus pinea	31	Retain and Protect	ROW TREE
24	24	Y	Y	Italian Stone Pine	Pinus pinea	25	Retain and Protect	ROW TREE
25	25	N	N	Syzygium	Syzygium sp.	5.5	Remove	

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER
CONSERVATION IN LANDSCAPE ORDINANCE AND
HAVE APPLIED THEM FOR THE EFFICIENT USE OF
WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

J. Daniel Abich, PLA (CA #5899)

SEE SHEET L1.2 FOR
CONSTRUCTION DETAILS

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



SKETCH
& FIELD

Landscape Architecture | Exterior Design
1935 Addison Street, Suite A
Berkeley, CA 94704
(510) 905-7444

Project Title:

LANDSCAPE IMPROVEMENTS

131 PEPPER COURT
LOS ALTOS, CA 94022

Stamp:

Date No. Revision Notes
8/28/2025 1 PLAN CHECK 1

Issue Note DESIGN REVIEW Project ID 2504-03
Drawn By D1 Reviewed By P1
Date 6/20/2025 CAD File Name 131 Pepper.vwx

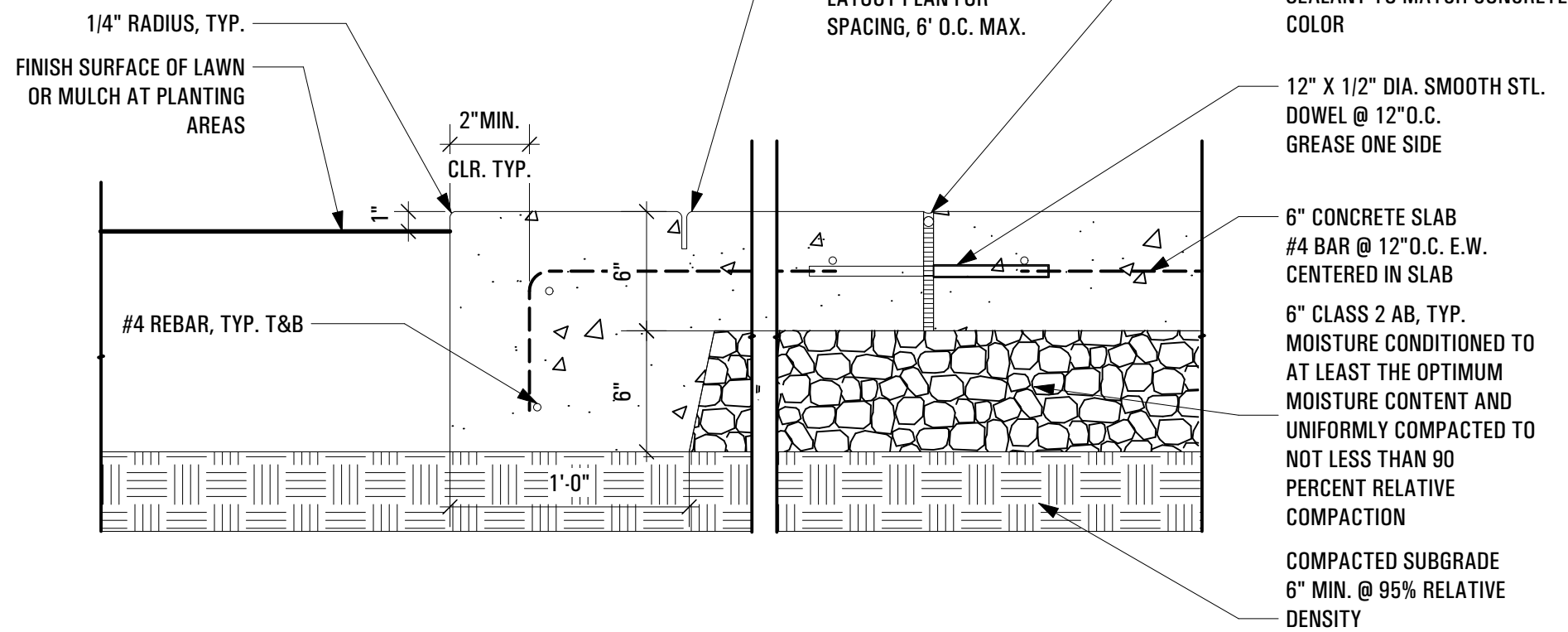
Sheet Title
LAYOUT AND
MATERIALS PLAN

Sheet No.

L1.1

NOTE:

1. GEOTECHNICAL REPORT RECOMMENDATIONS SHALL SUPERCEDE PAVEMENT DESIGN REQUIREMENTS IN THIS DETAIL, IF AND WHEN AVAILABLE.

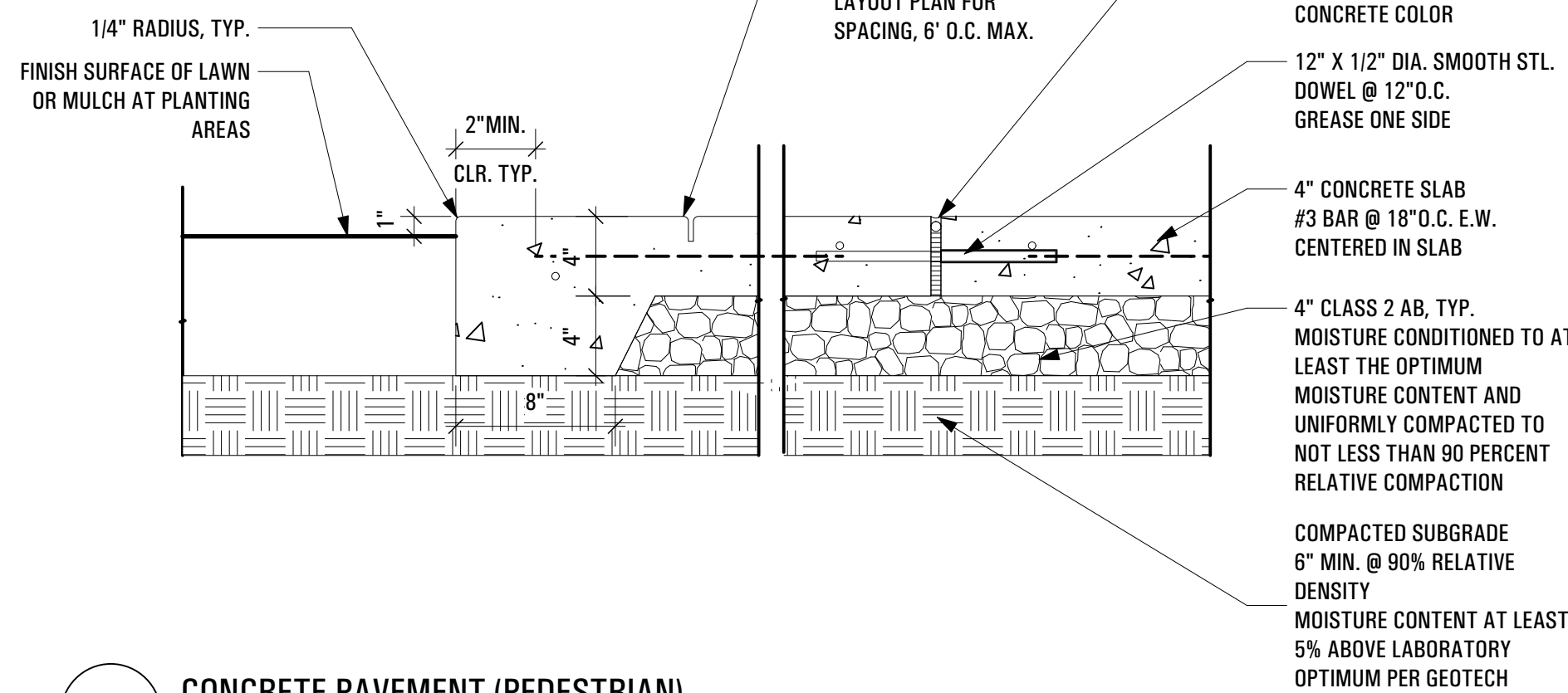


1 CONCRETE PAVEMENT (VEHICULAR)

Scale: 1 1/2" = 1'-0"

NOTE:

1. GEOTECHNICAL REPORT RECOMMENDATIONS SHALL SUPERCEDE PAVEMENT DESIGN REQUIREMENTS IN THIS DETAIL, IF AND WHEN AVAILABLE.

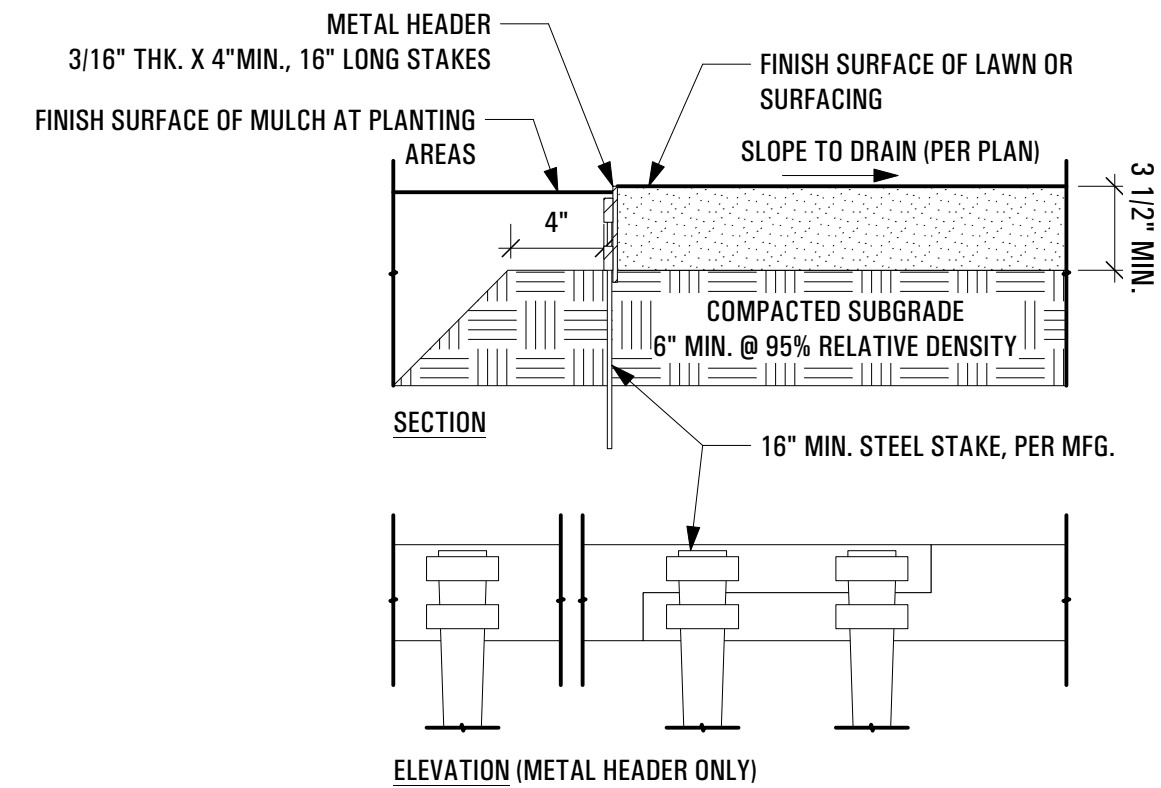


2 CONCRETE PAVEMENT (PEDESTRIAN)

Scale: 1 1/2" = 1'-0"

NOTE

1. BLACK ENAMEL PAINTED FINISH, TYP. U.O.N.

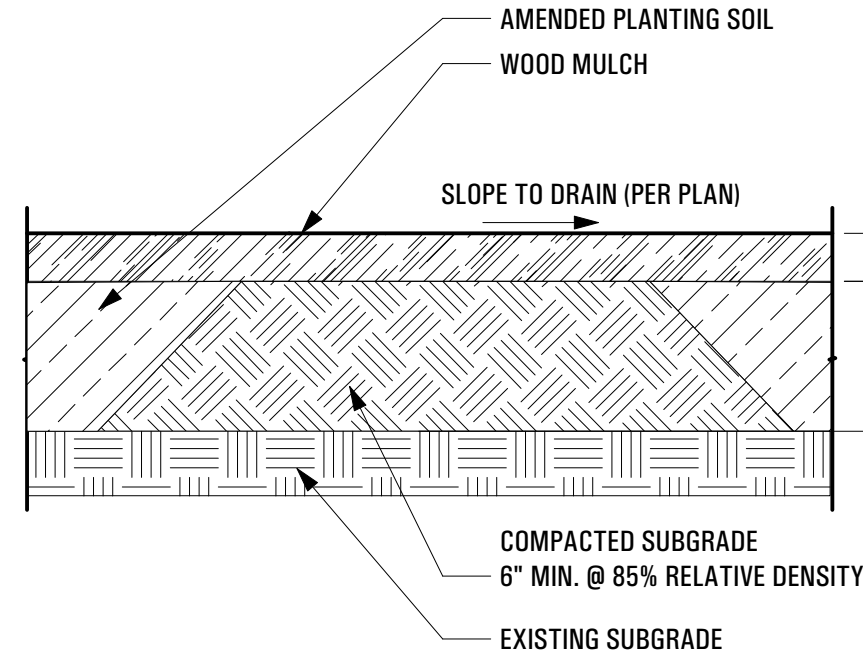


3 METAL HEADER

Scale: 1 1/2" = 1'-0"

NOTE

1. DO NOT COMPACT SOIL IN TREE DRILINES OR AREAS OF UNDISTURBED SUBGRADING

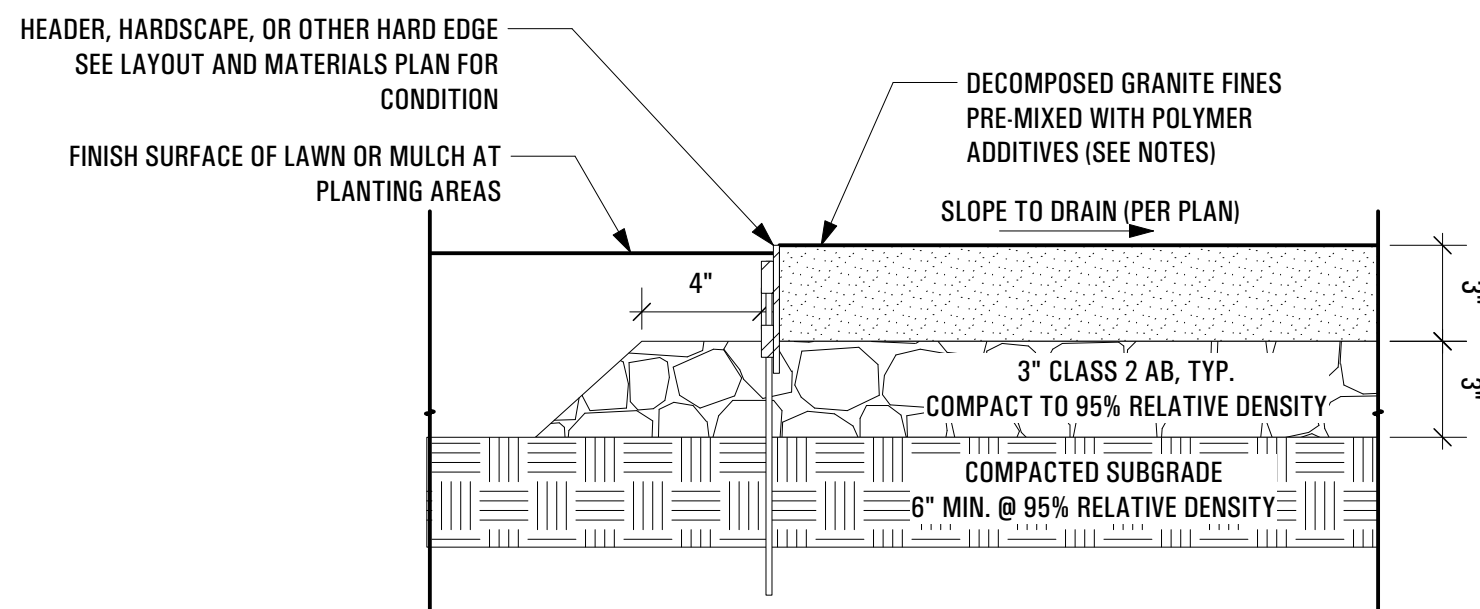


4 WOOD MULCH PATHWAYS

Scale: 1 1/2" = 1'-0"

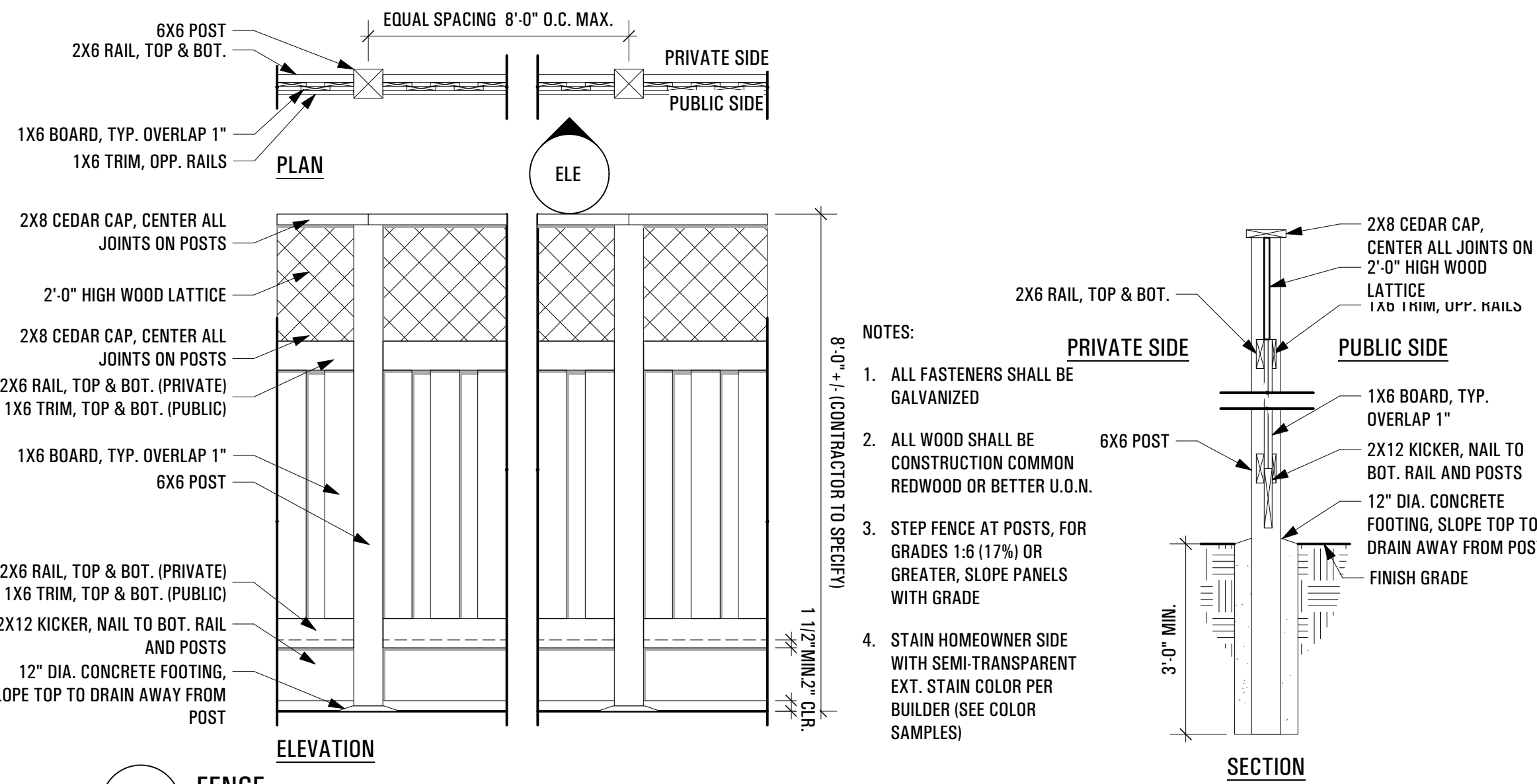
NOTE

1. DO NOT COMPACT SOIL IN TREE DRILINES OR AREAS OF UNDISTURBED SUBGRADING
2. GEOTECHNICAL REPORT RECOMMENDATIONS SHALL SUPERCEDE PAVEMENT DESIGN REQUIREMENTS IN THIS DETAIL, IF AND WHEN AVAILABLE.
3. SUBMIT GRAVEL FINES AND STABILIZER SAMPLE FOR APPROVAL PRIOR TO INSTALLATION



5 DECOMPOSED GRANITE

Scale: 2" = 1'-0"



6 FENCE

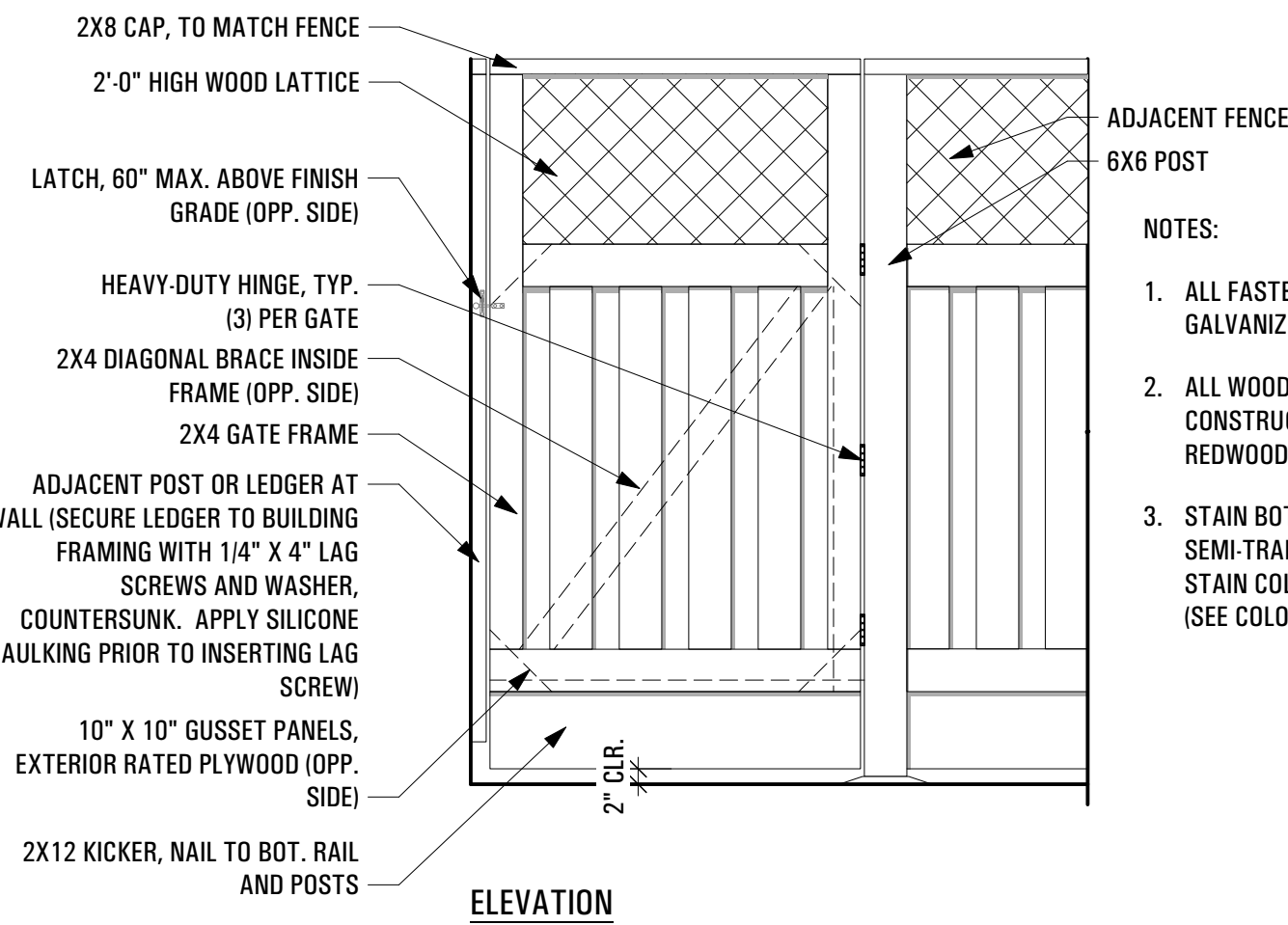
Scale: 1/2" = 1'-0"

REPRESENTATIVE STAIN COLORS



NOTE

1. DO NOT COMPACT SOIL IN TREE DRILINES OR AREAS OF UNDISTURBED SUBGRADING
2. GEOTECHNICAL REPORT RECOMMENDATIONS SHALL SUPERCEDE PAVEMENT DESIGN REQUIREMENTS IN THIS DETAIL, IF AND WHEN AVAILABLE.
3. SUBMIT GRAVEL FINES AND STABILIZER SAMPLE FOR APPROVAL PRIOR TO INSTALLATION

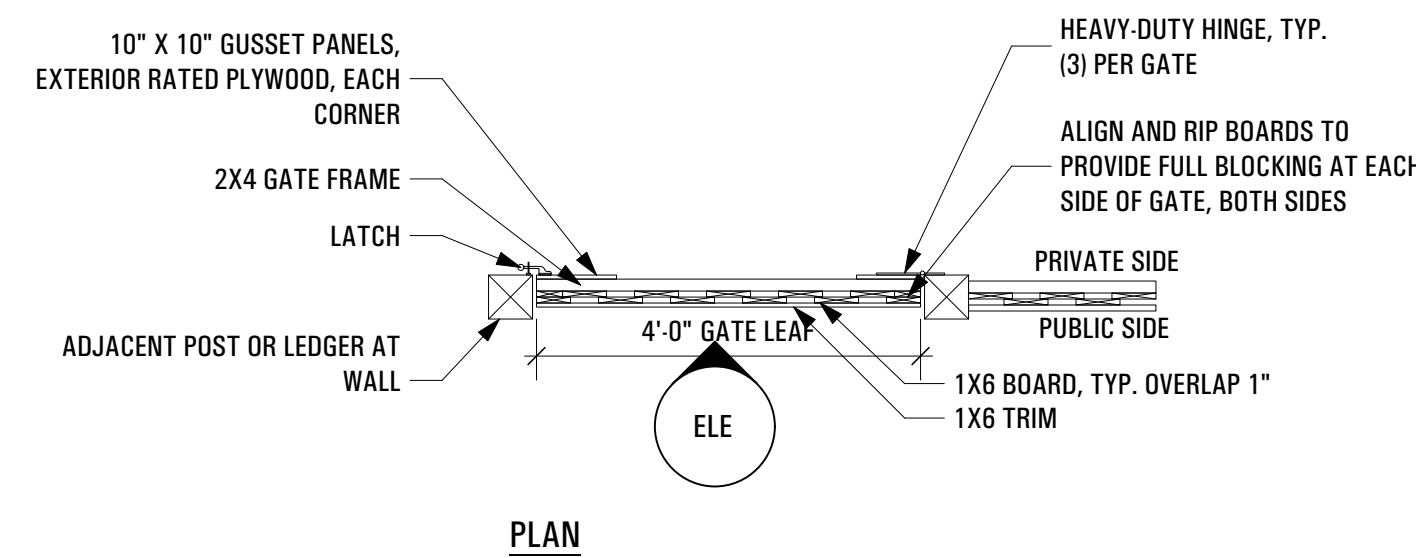


7 GATE

Scale: 1/2" = 1'-0"

NOTES:

1. ALL FASTENERS SHALL BE GALVANIZED
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR BETTER U.O.N.
3. STAIN BOTH SIDES WITH SEMI-TRANSPARENT EXT. STAIN COLOR PER BUILDER (SEE COLOR SAMPLES)



SKETCH
& FIELD

Landscape Architecture | Exterior Design
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131 PEPPER COURT
LOS ALTOS, CA 94022

Stamp:

Date No. Revision Notes

Issue Note	Project ID
DESIGN REVIEW	2504-03
Drawn By	Reviewed By
D1	P1
Date	CAD File Name
6/20/2025	131 Pepper.vwx

Sheet Title:

CONSTRUCTION
DETAILS

Sheet No.:

L1.2

PEPPER DRIVE



PEPPER COURT

TREE LEGEND

KEY	ID	BOTANICAL NAME	COMMON NAME	QTY	CONT.	MATURE SPREAD	WUCOLS
	ARB MAR	Arbutus 'Marina'	Strawberry Tree	4	36"B	20 - 35 ft.	LOW
	CER OCC	Cercis occidentalis	Western Redbud	7	15G	7 - 12 ft.	LOW

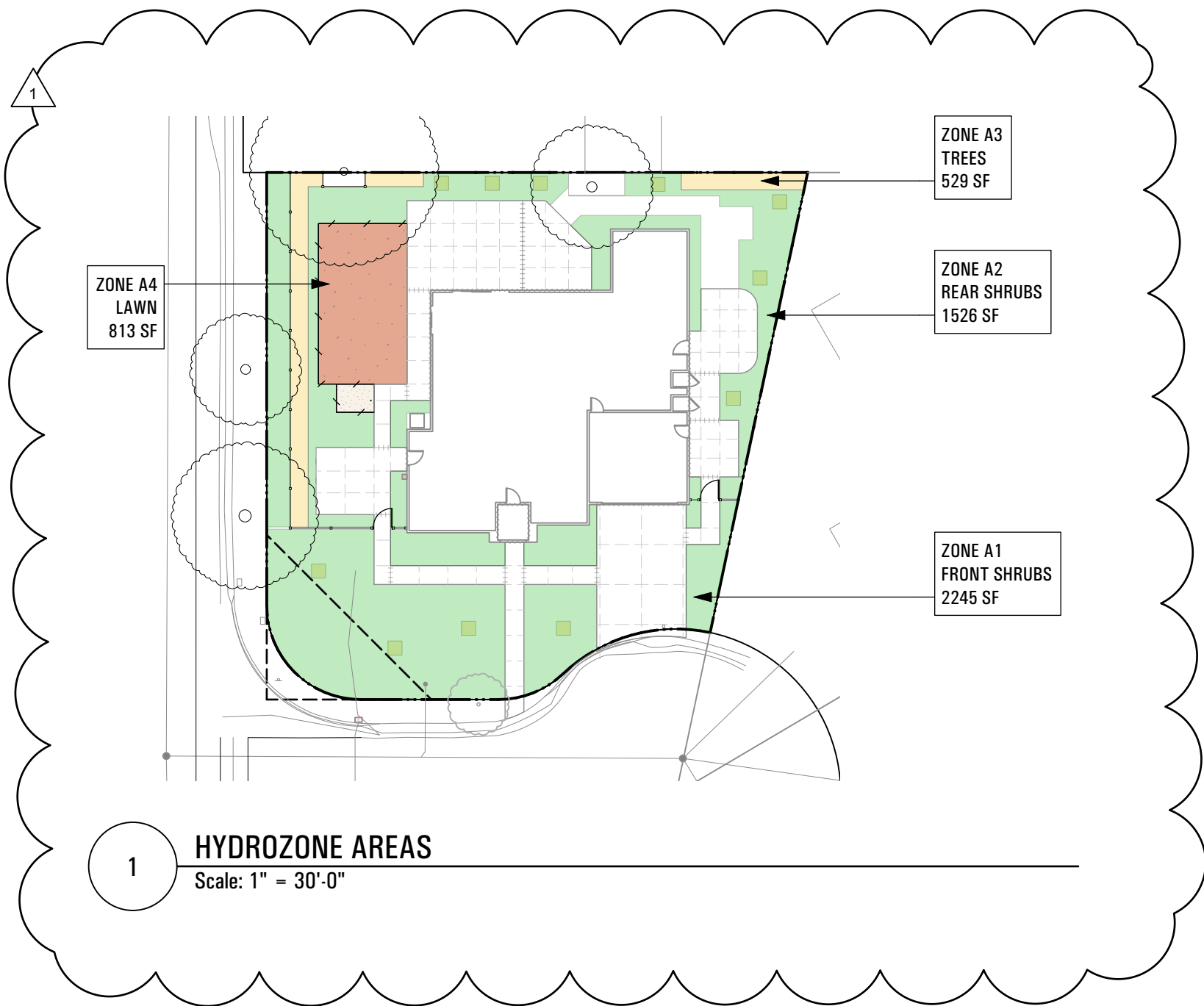
PLANT LEGEND

KEY	ID	BOTANICAL NAME	COMMON NAME	SPACING	QTY	CONT.	WUCOLS
	BUL FRU	Bulbine frutescens 'Yellow'	Yellow Bulbine	36" O.C.	40	1G	LOW
	CAR DIV	Carex divulsa	Grassland Sedge	24" O.C.	65	1G	LOW
	LAV MEE	Lavandula 'Meerlo'	Variegated Allard's Lavender	30" O.C.	14	5G	LOW
	NEP WAL	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	24" O.C.	163	1G	LOW
	PIT TEN	Pittosporum tenuifolium 'Silver Sheen'	Silver Sheen Kohuhu	48" O.C.	10	15G	MOD
	POD MON	Podocarpus elongatus 'Monmal'	Icee Blue® Yellow-Wood	48" O.C.	19	15G	MOD
	ROS COL	Rosmarinus 'Collingwood Ingram'	Collingwood Ingram Rosemary	48" O.C.	21	5G	LOW
	SAL BEE	Salvia leucophylla 'Bees Bliss'	Bee's Bliss Purple Sage	42" O.C.	77	5G	LOW
	SAR RUS	Sarcococca ruscifolia	Sweet Box	36" O.C.	24	15G	LOW
	SEN MAN	Senecio mandraliscae	Kleinia	24" O.C.	58	1G	LOW
	WES FRU	Westringia Fruticosa 'Naringa'	Naringe Coast Rosemary	36" O.C.	41	15G	LOW

LAWN LEGEND

LAWN AREA	642	Square Feet	90% Tall Fescue / 10% Kentucky Bluegrass
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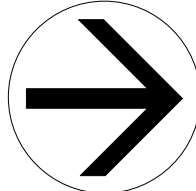
SEE SHEET L2.2 FOR PLANTING
IMAGES AND INFORMATION



I HAVE COMPLIED WITH THE CRITERIA OF THE WATER
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J. Daniel Abich
JORGE DANIEL ABICH, PLA (CA #58899)

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



SKETCH
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LANDSCAPE IMPROVEMENTS

131 PEPPER COURT
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Date	No.	Revision Notes
8/28/2025	1	PLAN CHECK 1

Issue Note	Project ID
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PLANTING PLAN

Sheet No.

L2.1

Trees



Arbutus 'Marina'
Marina Strawberry Tree

PLANT TYPE	SUN	LEAF COLOR
Tree	Full	Dark Green
HEIGHT	WATER	FLOWER COLOR
20-30 ft.	Low	Pink
WIDTH	WILDLIFE	FLOWER SEASON
20-30 ft.	Birds, Pollinators, Bees, Hummingbirds, Butterflies, Wildlife	Summer, Fall

DESCRIPTION
The 'Marina' has gorgeous bark, with leaves that are smaller and not as glossy as Pacific Madrone. Its flowers are pink, borne in pendant clusters in the summer. The fruit is large, red and quite ornamental. The plant should be grown in sun to part shade, with little or no summer watering when established. The 'Marina' prefers good drainage. Other Common Names: Marina Madrone



Cercis occidentalis
Western Redbud

PLANT TYPE	SUN	LEAF COLOR
Tree	Full, Half	Green, Yellow Green
HEIGHT	WATER	FLOWER COLOR
15 ft.	Very Low	Pink
WIDTH	WILDLIFE	FLOWER SEASON
10 ft.	Pollinators, Bees, Hummingbirds, Butterflies	Spring

DESCRIPTION
This deciduous shrub or small tree reaches 15' tall and 10' wide. Beautiful magenta flowers appear in spring, before the leaves appear. Foliage is apple green, turning yellow to red in the fall. Seed pods dangle on this tree in winter. Western Redbud prefers full sun but will appreciate afternoon shade in desert areas. It needs well draining soil. It is drought tolerant once it's established. It attracts hummingbirds and butterflies. A tree of varying interest all year round!

Ground covers



Senecio mandraliscae
Kleinia

PLANT TYPE	SUN	LEAF COLOR
Ground cover	Full, Half, Shade	Blue Green
HEIGHT	WATER	FLOWER COLOR
0.5- 1 ft.	Low	n/a
WIDTH	WILDLIFE	FLOWER SEASON
1-2 ft.	Pollinators, Bees	n/a

DESCRIPTION
Kleinia is a spreading succulent and ground cover that grows to about 6" to 18" tall with fluorescent blue green foliage. The ice plant like leaves are long and slender. It is from South Africa and works well in Mediterranean gardens. It is good in most sun conditions and can take very little watering or regular garden watering making it very adaptable for garden design. It performs best with full sun and regular water. Once it is established it is very drought tolerant. It is easy to propagate as are many succulents. Any section of the plant broken off and dug into the soil will root.

Perennials



Nepeta racemosa 'Walker's Low'
Walker's Low Catmint

PLANT TYPE	SUN	LEAF COLOR
Perennial	Full, Half	Grey Green
HEIGHT	WATER	FLOWER COLOR
1.5 ft.	Low, Medium	Blue, Violet
WIDTH	WILDLIFE	FLOWER SEASON
2 ft.	Pollinators	Summer, Fall

DESCRIPTION
This vigorous growing perennial reaches 1'-1.5' tall and spreads 2'. It will reseed and spread if spent flowers are NOT removed. Foliage is fragrant when brushed (ask any cat), with scalloped edges and covered with fine hairs. Beautiful violet blue, 2 lipped flowers bloom in summer and fall. This plant tolerates full to part sun with well draining, dry soil. It does not tolerate humidity. It is an annual in desert areas. Low to moderate water once it's established.

Shrubs



Lavandula 'Meerlo'
Meerlo Lavender

PLANT TYPE	SUN	LEAF COLOR
Shrub	Full	Yellow Green, Variegated
HEIGHT	WATER	FLOWER COLOR
2-3 ft.	Low	Violet
WIDTH	WILDLIFE	FLOWER SEASON
2-3 ft.	Pollinators, Bees, Hummingbirds, Butterflies	Summer

DESCRIPTION
Moderate-growing shrubby evergreen perennial to 2-3' tall x 2' wide. Overall lavenderula is revered for its delightful fragrant and useful foliage in sachets and potpourris. These are some of the most heat, humidity and water-wise lavenders available. The stunning creamy-green foliage is extremely aromatic due to high oil content. Pale blue flowers show in summer. A butterfly and bee magnet for sure! Very low water requirement. Great in rock gardens, bed borders or containers. Prefers full to partial sun exposure. - Village Nursery with images Kelly Marshall



Pittosporum tenuifolium 'Silver Sheen'
Silver Sheen Pittosporum

PLANT TYPE	SUN	LEAF COLOR
Shrub	Full	Green, Silver, Variegated
HEIGHT	WATER	FLOWER COLOR
12-16 ft.	Medium	n/a
WIDTH	WILDLIFE	FLOWER SEASON
5-6 ft.	n/a	n/a

DESCRIPTION
Silver Sheen Pittosporum is an evergreen shrub with an upright habit. It grows from 12-16 ft high. It has very small silvery green leaves on narrow blackish branches. It is tolerant of coastal conditions. It is not as dense as other pittosporums. It has a willowy look and moves gracefully with the wind. It is a fast growing plant.



Rosmarinus 'Collingwood Ingram'
Collingwood Ingram Rosemary

PLANT TYPE	SUN	LEAF COLOR
Shrub	Full, Half	Grey Green
HEIGHT	WATER	FLOWER COLOR
2.5 ft.	Low	Violet
WIDTH	WILDLIFE	FLOWER SEASON
4 ft.	Birds, Pollinators, Bees, Hummingbirds	Winter, Fall

DESCRIPTION
Medium sized rosemary blends well with other Mediterranean climate shrubs on banks. Dark green aromatic leaves can be used in cooking; bright blue flowers are vivid in spring. Sun, well drained soil, moderate to little summer watering.



Salvia leucophylla 'Bees Bliss'
Bee's Bliss Purple Sage

PLANT TYPE	SUN	LEAF COLOR
Shrub	Full	Grey Green
HEIGHT	WATER	FLOWER COLOR
1.5 ft.	Low	Blue, Lavender
WIDTH	WILDLIFE	FLOWER SEASON
4-6 ft.	Pollinators, Butterflies	Spring

DESCRIPTION
This reliable shrub/ground-cover reaches 1'-1.5' tall and 4'-6' wide. It is used as a ground cover on slopes or cascading over walls. The evergreen leaves are gray green, narrow, and soft looking. During spring and summer clusters of lavender blue flowers appear above foliage. This sage prefers full sun with well draining soil. It does not like overhead irrigation as it promotes mildew. It is drought tolerant once it's established.



Sarcococca ruscifolia
Fragrant Sarcococca or Sweet Box

PLANT TYPE	SUN	LEAF COLOR
Shrub	Shade, Deep Shade	Green
HEIGHT	WATER	FLOWER COLOR
4 ft.	Low, Medium	White
WIDTH	WILDLIFE	FLOWER SEASON
4 ft.	n/a	Winter, Spring

DESCRIPTION
This small, slow-growing evergreen shrub reaches a height of about 4' with an equal spread. Its waxy leaves are 2" long with deep green with waxy edges. Small, white flowers are borne in late winter. This plant is highly fragrant, and should be grown in shaded areas.



Westringia 'Naringa'
Naringa Westringia

PLANT TYPE	SUN	LEAF COLOR
Shrub	Full, Half	Grey Green
HEIGHT	WATER	FLOWER COLOR
6-7 ft.	Very Low	Lavender
WIDTH	WILDLIFE	FLOWER SEASON
2-3 ft.	Hummingbirds	Winter, Spring

DESCRIPTION
Westringia is known to be one of the tough Aussie shrubs. It is widely used and performs well in the landscape. However, to keep it at its best it needs pruning every one to two years. Naringa needs pruning at least half as much as other Westingias, and in a natural setting probably not at all. Naringa gives you a tidy look without the work. It flowers profusely in spring, and regularly at other times. Naringa is a hedge in a hurry. It takes half the time to grow a hedge with Naringa in comparison to Boxwood.

Grasses



Carex divulsa
Grassland Sedge

PLANT TYPE	SUN	LEAF COLOR
Grass	Full, Half	Green
HEIGHT	WATER	FLOWER COLOR
1-1.5 ft.	Medium	n/a
WIDTH	WILDLIFE	FLOWER SEASON
2 ft.	n/a	Spring

DESCRIPTION
Grassland Sedge is a fast growing, vibrant green clumping sedge to 2' tall and wide. Widely adaptable, it can be planted in wet soil or arid soil, tolerates sun to partial shade and can be drought tolerant. Tan to brown flowers show in spring. Alternate names: European Grey Sedge

Conifers



Podocarpus elongatus 'Icee Blue'
Icee Blue Yew Pine

PLANT TYPE	SUN	LEAF COLOR
Conifer	Full, Half, Shade	Blue Green
HEIGHT	WATER	FLOWER COLOR
6-25 ft.	Medium, Extra in Summer	n/a
WIDTH	WILDLIFE	FLOWER SEASON
6-15 ft.	Birds	n/a

DESCRIPTION
A medium sized shrub with leathery, narrow and thick blue green leaves. Great for vertical effect and year around color interest. Introduction by Monrovia Nursery.

Succulents



Bulbine frutescens
Yellow Stalked Bulbine

PLANT TYPE	SUN	LEAF COLOR
Succulent	Full, Half, Shade	Light Green
HEIGHT	WATER	FLOWER COLOR
1 ft.	Low	Yellow
WIDTH	WILDLIFE	FLOWER SEASON
1.2 ft.	Butterflies	Spring, Summer, Fall

DESCRIPTION
Bulbine frutescens is an evergreen perennial that grows 1' in height and 1'-3' in spread. The leaves are narrow and long. This low-spreading plant is attractive year round.

Project Title:

LANDSCAPE IMPROVEMENTS

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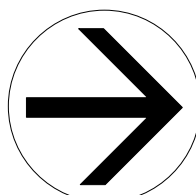
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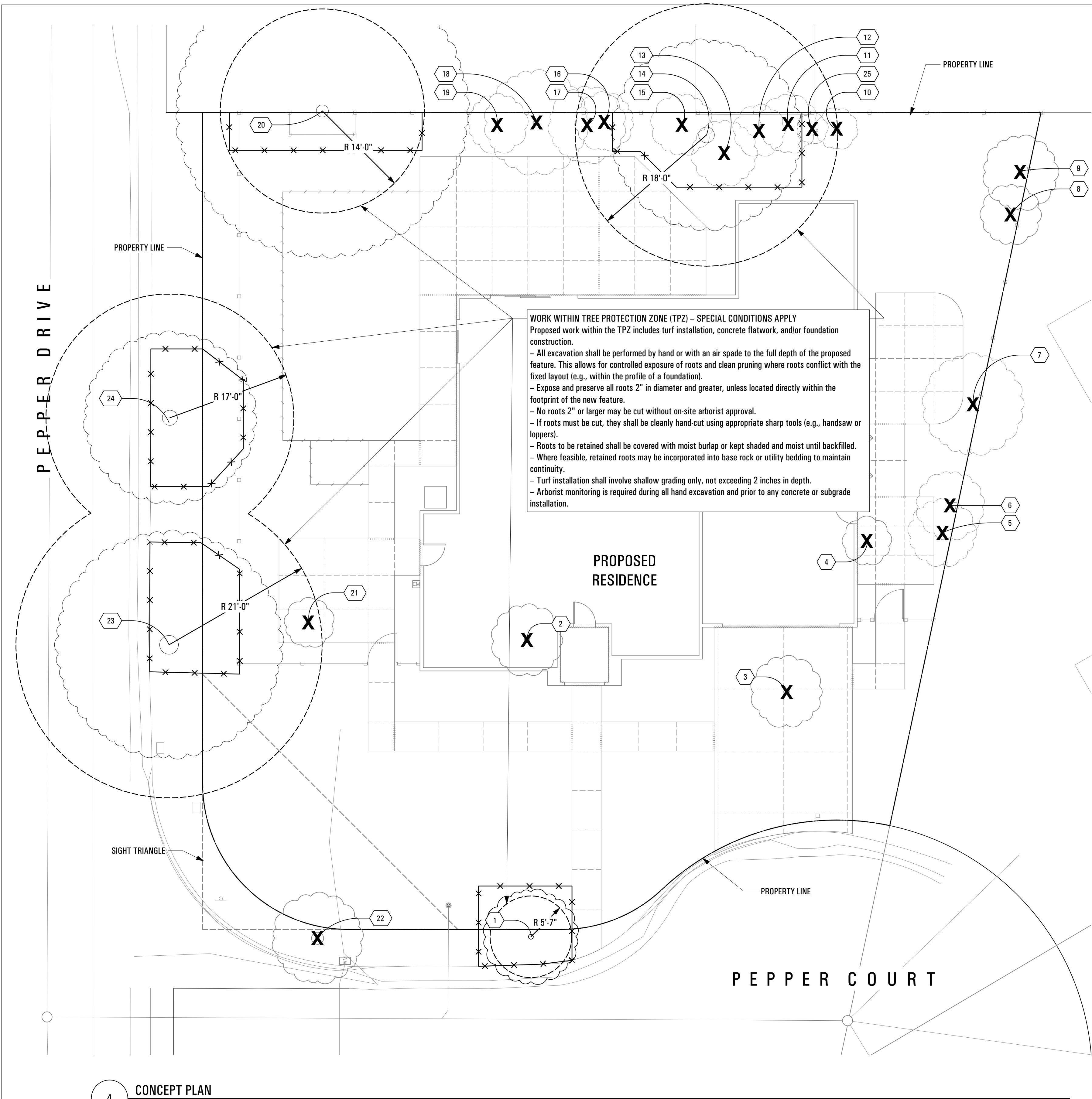
Issue Note	Project ID
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Sheet Title	

PLANT IMAGES

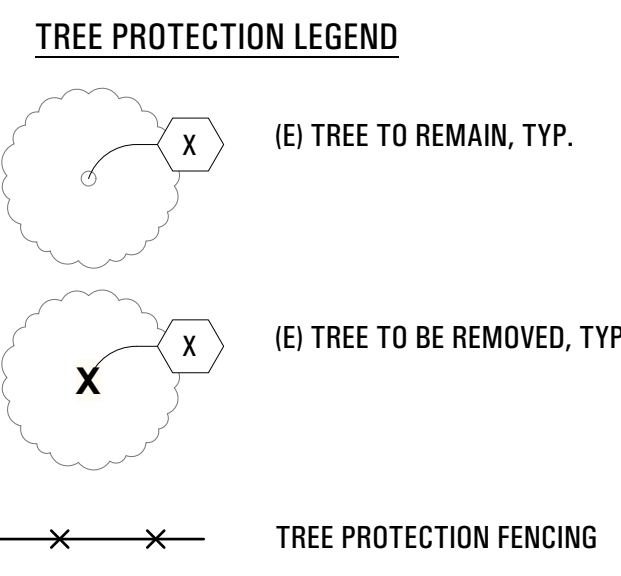
Sheet No.:



L2.2

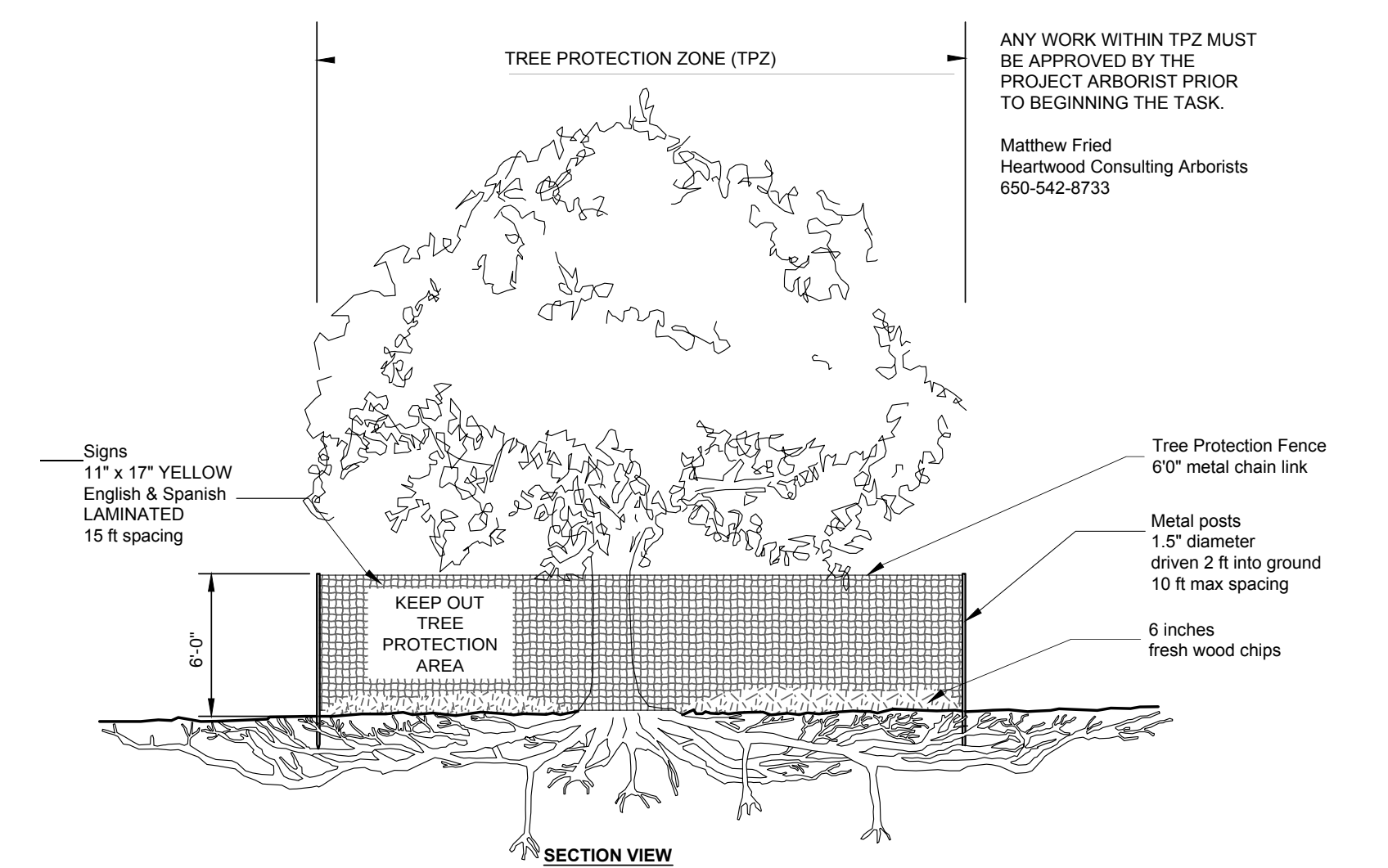


4 CONCEPT PLAN
Scale: 1/8" = 1'-0"

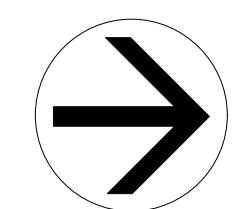


- TREE PROTECTION NOTES**
1. Consult the arborist report for tree protection guidelines. Refer to the arborist report "EXISTING TREE CONDITIONS, May 7, 2025" prepared by Heartwood Consulting Arborists.
 2. Trees and shrubs not identified within the arborist report, but as included in survey drawings, are included for reference only.
 3. Protect all existing items that are not noted for removal.
 4. Existing trees to remain unless noted otherwise. Do not stockpile, drive over, or otherwise disturb soil under driplines of existing trees, except as required for planting operations.
 5. Use hand tools only for work under driplines of existing trees to remain.
 6. Trees noted to be removed shall be completely removed, including stump and root mass. Refer to arborist report for instructions on removing tree stumps within protected tree root zones.
 7. No roots over 2" in diameter shall be cut except under the direction of an arborist. All cut roots shall be covered with burlap or straw and shall remain moist until re-buried in soil.
 8. No mechanized tilling within 8x the trunk diameter of any tree.
 9. New plantings within 8x the trunk diameter of any protected tree shall be performed by hand, disturbing the minimum surface area necessary to install the plants and without disturbing any roots larger than 1" in diameter.

TREE PROTECTION CHART									
Keynote	Tag #	Protected	Offsite	Common Name	Botanical Name	DBH (inches)	Status	Note	
1	1	M	Y	Camphor Tree	Cinnamomum camphora	8	Retain and Protect	ROW TREE	
2	2	N	Y	Japanese Maple	Acer palmatum	9	Remove		
3	3	N	N	Lemon	Citrus limonii	4.5	Remove		
4	4	N	N	Yew Podocarpus	Podocarpus macrophyllus	6	Remove		
5	5	N	N	Yew Podocarpus	Podocarpus macrophyllus	5.5	Remove		
6	6	N	N	Yew Podocarpus	Podocarpus macrophyllus	4	Remove		
6	6	N	N	Yew Podocarpus	Podocarpus macrophyllus	8	Remove		
7	7	N	N	Yew Podocarpus	Podocarpus macrophyllus	8	Remove		
8	8	N	N	Japanese Pittosporum	Pittosporum tobira	5.5, 4.5	Remove		
9	9	N	N	Japanese Pittosporum	Pittosporum tobira	5, 5	Remove		
10	10	N	N	Japanese Pittosporum	Pittosporum tobira	5.5	Remove		
11	11	N	N	Syzygium	Syzygium sp.	4.5	Remove		
12	12	N	N	Syzygium	Syzygium sp.	4.5	Remove		
13	13	N	N	Black Acacia	Acacia melanoxylon	4.5	Remove		
14	14	Y	N	Coast Live Oak	Quercus agrifolia	26	Retain and Protect		
15	15	N	N	Japanese Pittosporum	Pittosporum tobira	5	Remove		
16	16	N	N	Yew Podocarpus	Podocarpus macrophyllus	4	Remove		
17	17	N	N	Syzygium	Syzygium sp.	7	Remove		
18	18	N	N	Syzygium	Syzygium sp.	11	Remove		
19	19	N	N	Japanese Pittosporum	Pittosporum tobira	4.5, 4, 2	Remove		
20	20	Y	Y	Coast Live Oak	Quercus agrifolia	20	Retain and Protect	ON PROPERTY LINE	
21	21	N	N	Yew Podocarpus	Podocarpus macrophyllus	4	Remove		
22	22	Y	N	Mexican Fan Palm	Washingtonia robusta	N/A Palm	Remove	ROW TREE	
23	23	Y	Y	Italian Stone Pine	Pinus pinea	31	Retain and Protect	ROW TREE	
24	24	Y	Y	Italian Stone Pine	Pinus pinea	25	Retain and Protect	ROW TREE	
25	25	N	N	Syzygium	Syzygium sp.	5.5	Remove		



1 TREE PROTECTION FENCING
SCALE: NTS



Project Title:

LANDSCAPE IMPROVEMENTS

131 PEPPER COURT
LOS ALTOS, CA 94022

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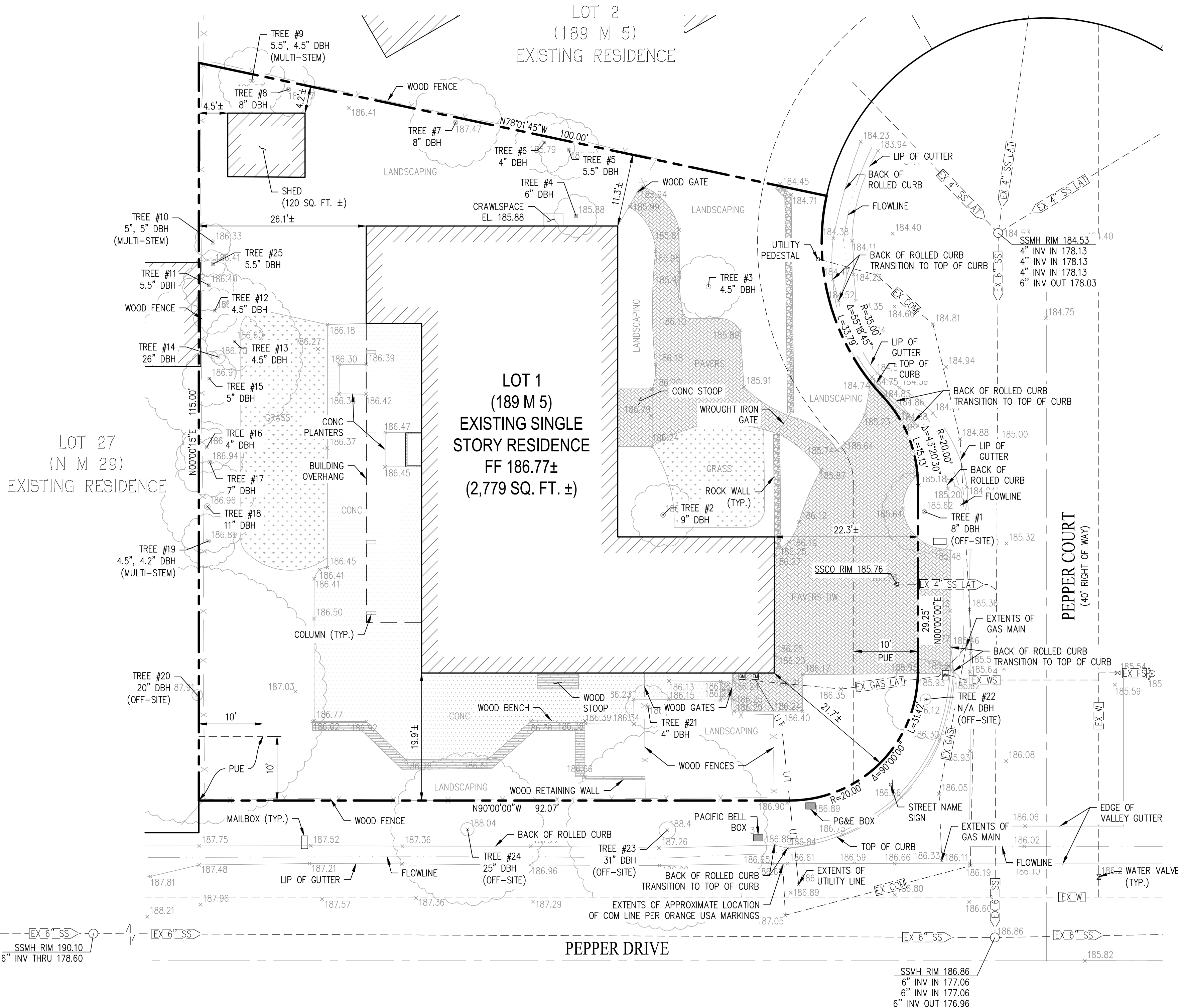
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Drawn By	Reviewed By
D1	P1
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6/20/2025	131 Pepper.vwx

Sheet Title:

TREE PROTECTION PLAN

Sheet No.:

L2.3



TITLE REPORT

CHICAGO TITLE COMPANY
TITLE NO.: FWPS-2999240629A
DATED: OCTOBER 25, 2024

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 1, AS SHOWN ON THE MAP OF TRACT NO. 3893, BEING ALL OF LOTS 24, 25 AND 26, "ADAMS SUBDIVISION", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON DECEMBER 16, 1964, IN BOOK 189 OF MAPS, AT PAGE 5.

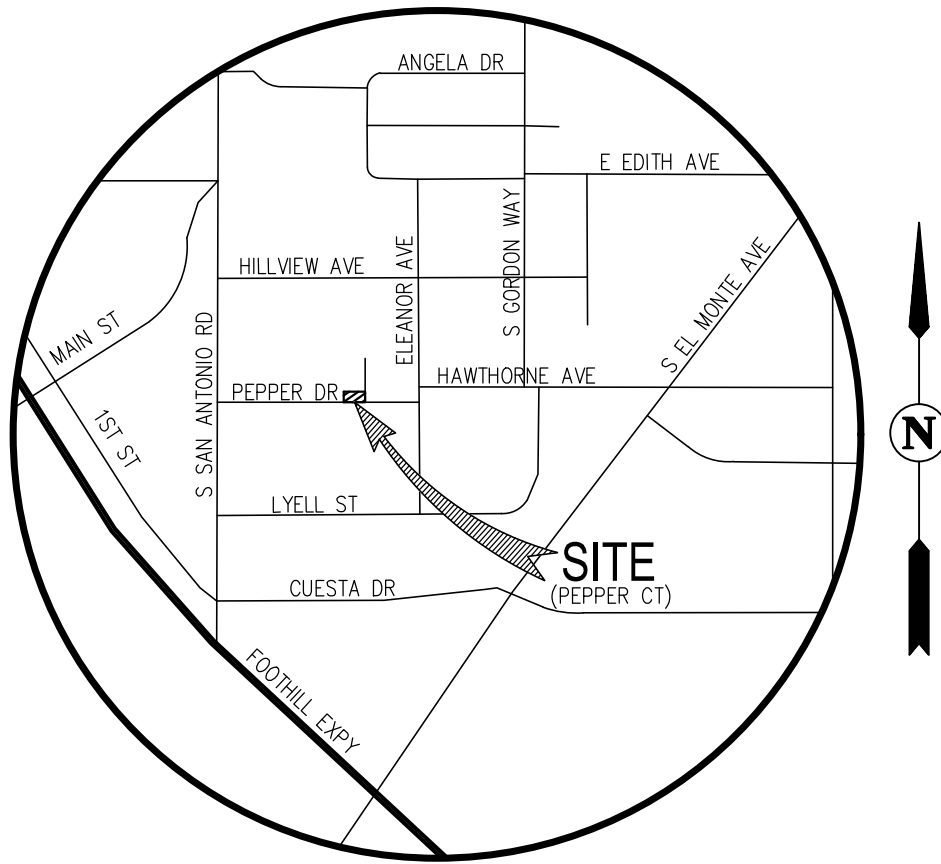
EXCEPTING THEREFROM THE UNDERGROUND WATER, AS GRANTED IN THE DEED FROM DAVID J. GALLON AND EILEEN W. GALLON, HUSBAND AND WIFE TO CALIFORNIA WATER SERVICE COMPANY, A CALIFORNIA CORPORATION, DATED FEBRUARY 18, 1965, RECORDED MARCH 1, 1965 IN BOOK 6864, OFFICIAL RECORDS, PAGE 46.

EXCEPTIONS AND EXCLUSIONS:

- # INDICATES TITLE REPORT ITEM NUMBER
- ITEMS ① THROUGH ⑥ RELATE TO TAXES AND LIENS, AND CANNOT BE PLOTTED.
- ⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
- PURPOSE: PUBLIC UTILITY EASEMENT
AFFECTS: AS SHOWN ON SAID MAP HEREIN REFERRED TO
- ITEMS ⑧ AND ⑨ RELATE TO CC&R'S, AND CANNOT BE PLOTTED.
- ITEMS ⑩ AND ⑪ RELATE TO A DEED OF TRUST, AND CANNOT BE PLOTTED.
- ITEM ⑫ RELATES TO A STATEMENT OF INFORMATION, AND CANNOT BE PLOTTED.
- ITEM ⑬ RELATES TO ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTES, AND CANNOT BE PLOTTED.

LEGEND & ABBREVIATIONS

---	BOUNDARY LINE
---	RIGHT OF WAY
---	CENTERLINE
---	EXISTING UTILITY
---	ADJACENT PROPERTY LINE
---	EXISTING STRUCTURE
---	FENCE LINE
---	EXISTING ELECTRIC METER
---	EXISTING GAS METER
---	EXISTING WATER METER
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	GROUND ELEVATION
---	EXISTING SANITARY SEWER CLEANOUT
---	EXISTING SANITARY SEWER MANHOLE
---	COMMUNICATION LINE
---	CONCRETE
---	DIAMETER AT BREAST HEIGHT
---	DRIVEWAY
---	ELEVATION
---	EXISTING
---	FINISHED FLOOR
---	FIRE HYDRANT
---	INVERT
---	LATERAL
---	PUBLIC UTILITY EASEMENT
---	SANITARY SEWER
---	SANITARY SEWER CLEANOUT
---	SANITARY SEWER MANHOLE
---	TYPICAL
---	WATER
---	WATER METER
---	WATER SERVICE



VICINITY MAP

NOT TO SCALE

NOTES:

- 1) RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT LISTED HEREON. THIS IS NOT A BOUNDARY SURVEY.
- 2) UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. ADDITIONAL RESEARCH AND INVESTIGATION WOULD BE REQUIRED TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND UTILITIES. DO NOT RELY ON THIS SURVEY FOR SUCH LOCATIONS. SOME UTILITIES COULD BE COVERED BY STRUCTURES OR OBJECTS SUCH AS AUTOMOBILES, TRUCKS, CONTAINERS, ETC.
- 3) ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
- 4) STRUCTURES AND IMPROVEMENTS ON ADJACENT PROPERTIES HAVE NOT BEEN SURVEYED. LOCATIONS DEPICTED HEREON ARE APPROXIMATE.
- 5) SQUARE FOOTAGE NOTED FOR STRUCTURES IS APPROXIMATE. THE TRUE VALUE MAY DIFFER FROM THE AREA REPORTED IN THIS SURVEY.

BENCHMARK:

BENCHMARK ID: BM 19 (CITY OF LOS ALTOS)
DESCRIPTION: 3.5" BRASS DISC ON TOP OF CURB AT NORTHWEST RETURN OF HAWTHORNE AVENUE AND SOUTH GORDON WAY AT EDGE OF HC RAMP.
ELEVATION: 181.640' (NAVD 88)

FLOOD ZONE:

ZONE X (SHADED): AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD.

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA),
FLOOD INSURANCE RATE MAP, MAP NUMBER 06085C0038H

DATED: MAY 18, 2009

ASSESSOR'S PARCEL NUMBER:

170-41-055

AREA:

11,073 SQ. FT. MORE OR LESS.

131 PEPPER COURT
TOPOGRAPHIC SURVEY

CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 10' DATE: MAY 23, 2025

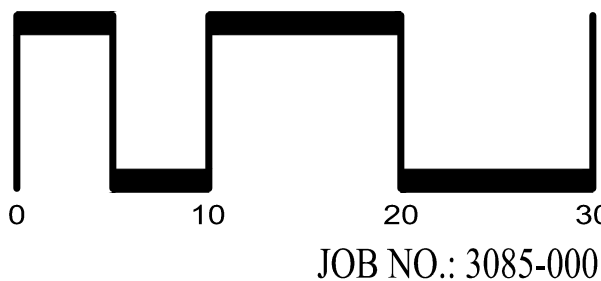
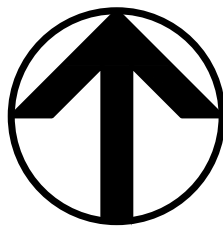
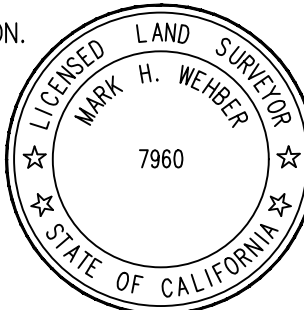
SURVEYOR'S STATEMENT:

THIS TOPOGRAPHIC SURVEY REPRESENTS A SURVEY BY ME OR UNDER MY DIRECTION.

Mark H. Wehber

MARK H. WEHBER
REGISTERED L.S. NO. 7960

05/23/2025
DATE



SAN RAMON (925) 866-0322
ROSEVILLE (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
1
OF 1 SHEETS



GENERAL NOTES

1.

SITE ADDRESS:

131 PEPPER COURT
LOS ALTOS, CA 94022
2.

DEVELOPER:

THOMAS JAMES HOMES
275 SHORELINE DRIVE, SUITE 400
REDWOOD CITY, CA 94065
(650) 434-7966
KEN KING
3.

CIVIL ENGINEER:

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
JUSTIN R. DEKNOBLOUGH, R.C.E. 79604
4.

SOILS ENGINEER:

MID PACIFIC ENGINEERS, INC. (MPE)
8910 EAST VICTOR ROAD
LODI, CA 95240
(209) 625-4400
MARTIN OSIER, R.P.E. 89860
5.

ARCHITECT:

KITGY GROUP, INC.
1814 FRANKLIN STREET, SUITE 400
OAKLAND, CA 94612
(510) 272-2910
FRANKLIN LA POINTE
6.

LANDSCAPE ARCHITECT:

SKETCH & FIELD (S&F)
1935 ADDISON STREET, SUITE A
BERKELEY, CA 94704
(510) 905-7444
JORGE ABICH
7.

CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES, AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA, AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT, AND LABOR PERSONNEL.
8.

THE CONTRACTOR SHALL CONTACT CARLSON, BARBEE AND GIBSON, INC. AT (925) 866-0322 IF DISCREPANCIES EXIST ON THESE PLANS OR IF THE WORK TO BE DONE, OR ANY MATTER RELATED THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS.
9.

THE GEOTECHNICAL REPORT, NAMED GEOTECHNICAL ENGINEERING REPORT (MPE NO. 06868-01) JUNE 2, 2025, SHALL BE RETAINED ON THE CONSTRUCTION SITE.
10.

CONTRACTOR SHALL FOLLOW ALL PROJECT ARBORIST RECOMMENDATIONS FOR GRADING WITHIN TREE PROTECTION AREAS.

UTILITY NOTES

1.

THE EXISTING LOCATION OF THE EXISTING WATER SERVICE AND MAIN ARE TO REMAIN. IF EXISTING METER IS LESS THAN 1" METER, EXISTING METER IS TO BE REMOVED AND REPLACED WITH 1" WATER METER PER CALIFORNIA WATER SERVICE STANDARD DRAWING CW-555R13. WATER PROVIDER TO DETERMINE IF EXISTING SERVICE LATERAL IS SUITABLE FOR PROJECT FLOWS. IF EXISTING LATERAL IS INSPECTED AND DEEMED UNSUITABLE, INSTALL A NEW WATER SERVICE LATERAL PER CALIFORNIA WATER SERVICE STANDARD DRAWING CW-555R13. IF WATER METER IS WITHIN DRIVEWAY OR AC PARKING STRIP, THE METER BOX AND LID MUST BE UPGRADED TO A TRAFFIC RATED BOX AND LID. INSTALL A BACKFLOW PREVENTION DEVICE PER CALIFORNIA WATER SERVICE STANDARD DRAWING CW-762R1. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON PRIVATE PROPERTY AND IS SHOWN FOR REFERENCE ONLY. LAYOUT OF WATER SERVICE FROM BACK OF WATER METER TO THE HOUSE IS SHOWN FOR REFERENCE ONLY. SAID LINE SHALL BE CONSTRUCTED PER APPROVED PLUMBING PLANS BY OTHERS.
2.

EXISTING PROPERTY LINE SANITARY SEWER CLEANOUT AND LATERAL TO REMAIN. IF THE EXISTING LATERAL IS INSPECTED AND DEEMED UNSUITABLE FOR REUSE, A NEW 4" SEWER LATERAL TO BE INSTALLED PER CITY OF LOS ALTOS STANDARD DETAIL SS-5. IF THE EXISTING PROPERTY LINE CLEANOUT IS INSPECTED AND DEEMED UNSUITABLE FOR REUSE, INSTALL A NEW PROPERTY LINE CLEANOUT SHALL PER CITY OF LOS ALTOS STANDARD DETAIL SS-6. IF SANITARY SEWER CLEANOUT IS WITHIN DRIVEWAY OR AC PARKING STRIP, THE CLEANOUT BOX AND LID MUST BE UPGRADED TO A TRAFFIC RATED BOX AND LID. LAYOUT OF THE BUILDING SEWER LATERAL FROM THE PROPERTY LINE CLEANOUT TO THE HOUSE, IS SHOWN FOR REFERENCE ONLY. LATERAL AND CONSTRUCTION OF BUILDING SEWER SHALL FOLLOW APPROVED PLUMBING PLANS BY OTHERS.
3.

THE EXISTING GAS SERVICE LATERAL WILL BE ABANDONED. THE LOCATION OF THE EXISTING GAS MAIN IS KNOWN AND SHALL BE VERIFIED PRIOR TO ANY WORK AFFECTING SAID LINE. THIS PLAN DOES NOT COVER ABANDONMENT OF THE EXISTING GAS LATERAL.
4.

NEW DRY UTILITY SERVICE CONNECTIONS TO FOLLOW PLAN BY DRY UTILITY CONSULTANT.
5.

THE LOCATIONS OF THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY WORK AFFECTING EXISTING UTILITY LINES TO DETERMINE IF CONFLICTS EXIST.

CITY NOTES

1.

ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR THEIR DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.
2.

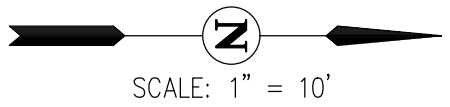
PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR ENCROACHMENT PERMIT WILL BE REQUIRED.

PROJECT DATA

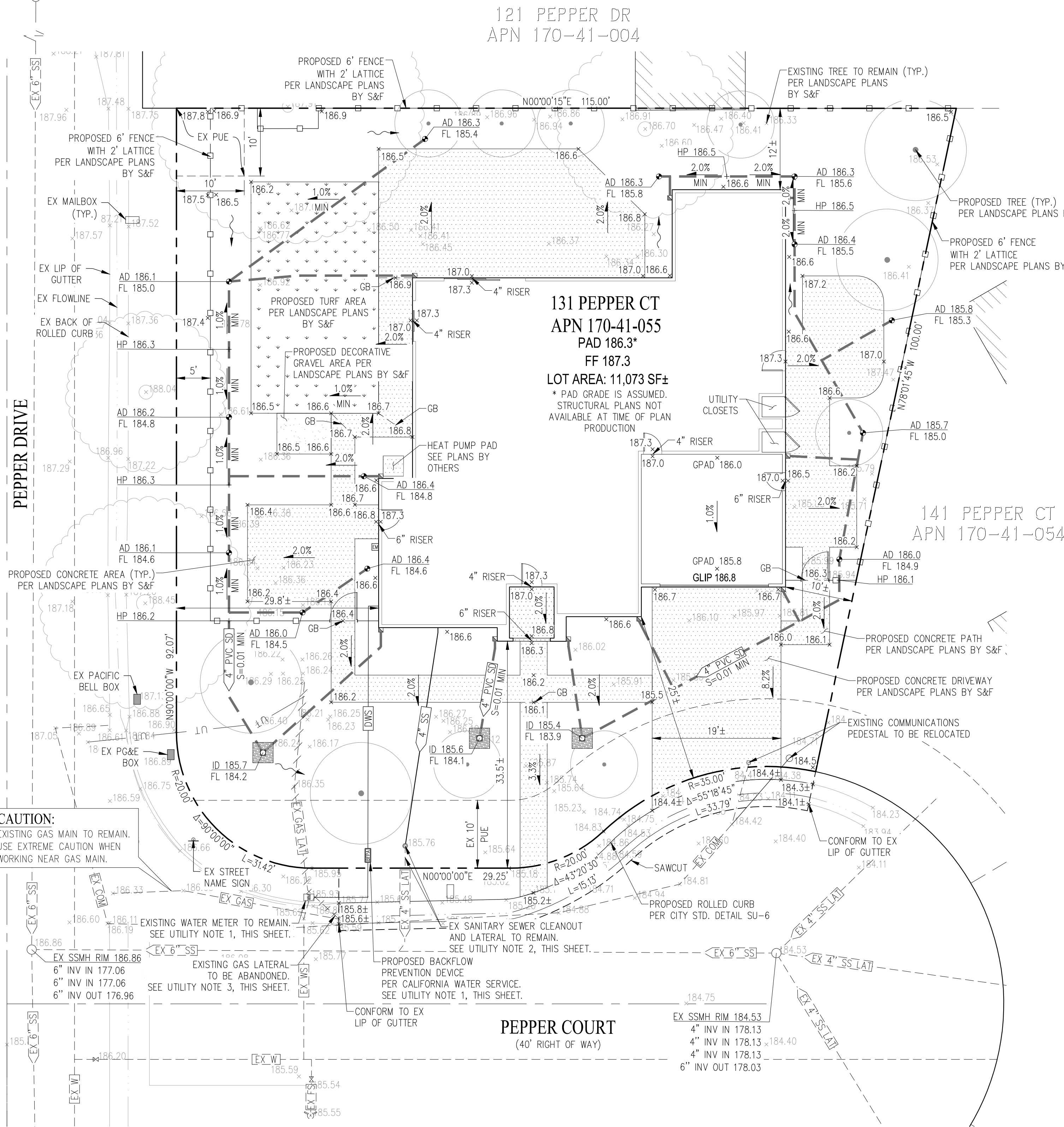
TOTAL PROJECT SITE AREA (SQ. FT.)	11,073
TOTAL NEW IMPERVIOUS SURFACE AREA (SQ. FT.)	73
TOTAL REPLACED IMPERVIOUS SURFACE AREA (SQ. FT.)	5,504
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA (SQ. FT.)	5,504
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA (SQ. FT.)	5,577

ROUGH EARTHWORK SUMMARY

CUT	165± CY
FILL	210± CY
NET	45± CY

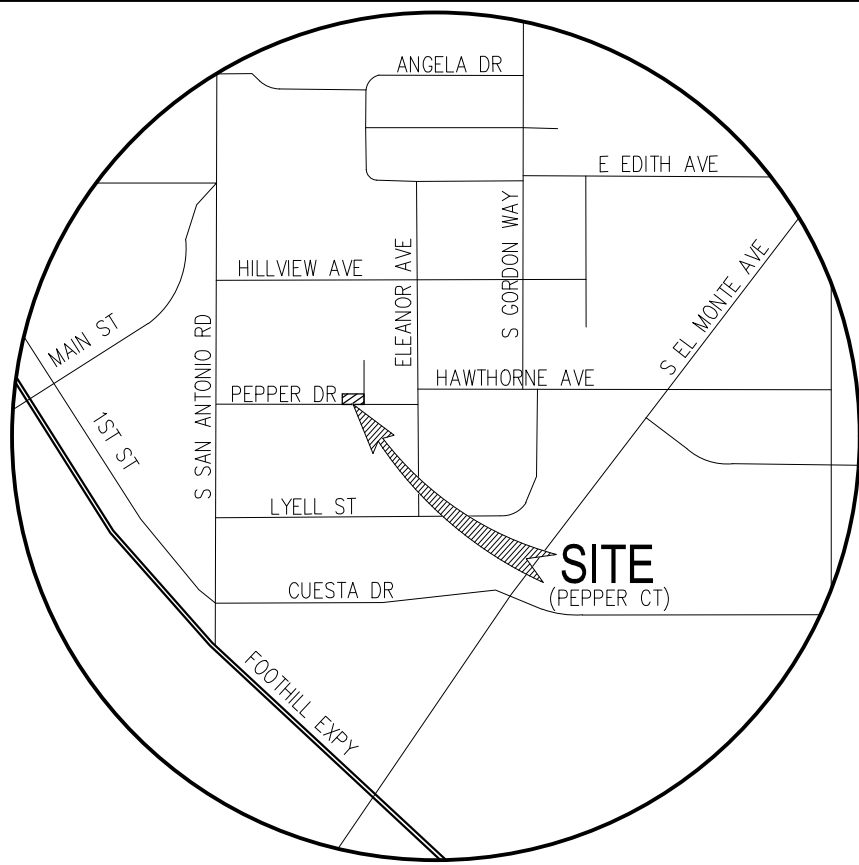


EX SSMH RIM 190.10
6" INV THRU 178.60



SITE MAP

SCALE: 1"=10'

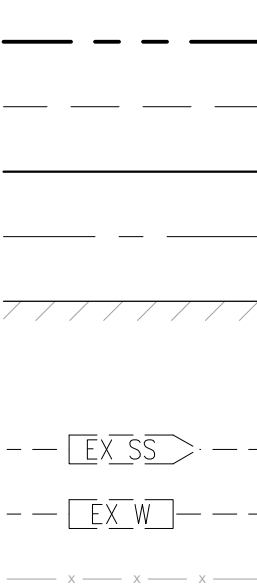


VICINITY MAP

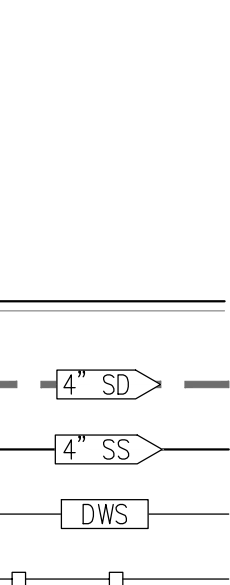
NOT TO SCALE

LEGEND

EXISTING



PROPOSED



DESCRIPTION

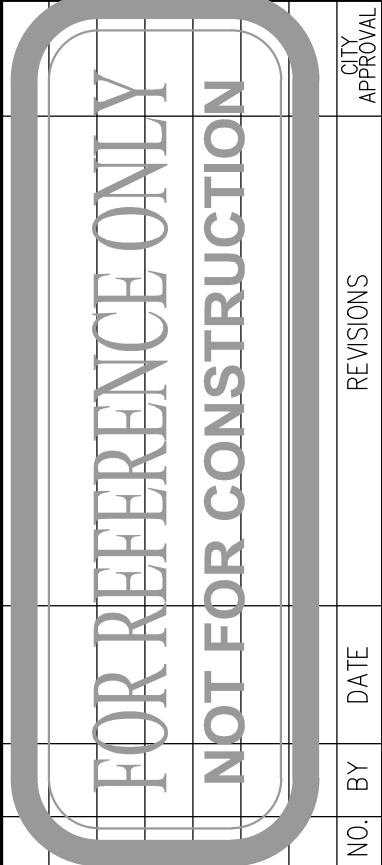
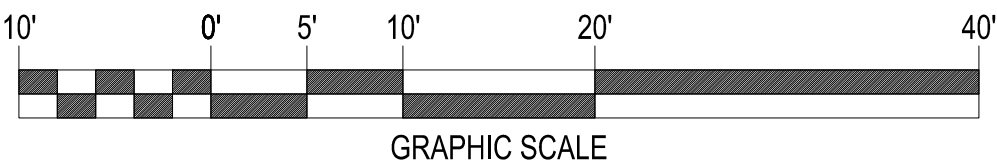
- PROPERTY LINE (PROJECT)
- PROPERTY LINE (ADOINER)
- RIGHT OF WAY LINE
- CENTER LINE
- STRUCTURE
- 4" AREA DRAIN PIPE
- SANITARY SEWER PIPE OR LATERAL
- WATER PIPE
- FENCE
- SPOT ELEVATION
- DOWNSPOUT (PER ARCHITECTURE)
- AREA DRAIN
- BUBBLE UP
- PROPOSED INFILTRATION DEVICE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER METER
- ELECTRIC METER (PER ARCHITECTURE)
- TREE (SEE LANDSCAPE PLANS)
- STRUCTURAL CONCRETE
- CONCRETE PAVEMENT
- DECORATIVE GRAVEL
- TURF

ABBREVIATIONS

AD	AREA DRAIN	LAT	LATERAL
APN	ASSESSORS PARCEL NUMBER	LS	LANDSCAPE
COM	COMMUNICATION	MAX	MAXIMUM
DW	DRIVEWAY	MIN	MINIMUM
DWS	DOMESTIC WATER SERVICE	OHW	OVERHEAD WIRES
EX	EXISTING	PUE	PUBLIC UTILITY EASEMENT
FF	FINISHED FLOOR	S	SLOPE
FL	FLOW LINE	SD	SUBDRAIN
GLIP	GARAGE LIP	SS	SANITARY SEWER
GB	GRADE BREAK	SSCO	SANITARY SEWER CLEANOUT
GPAD	GARAGE PAD	SSMH	SANITARY SEWER MANHOLE
HP	HIGH POINT	TYP.	TYPICAL
ID	INFILTRATION DEVICE	W	WATER
INV	INVERT	WM	WATER METER
L	LENGTH	WS	WATER SERVICE

SHEET INDEX

SHEET NO.	SHEET TITLE
GP-1	NOTES, LEGEND, ABBREVIATIONS, & SITE PLAN
GP-2	DETAILS
ECP-1	EROSION CONTROL PLAN
ECP-2	EROSION CONTROL DETAILS
ECP-3	CLEAN BAY BLUEPRINT

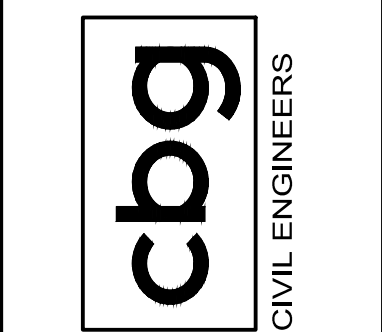


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DATE: AUG 2025
DRAWN BY: KMM
PROJ. ENGR: SLG
PROJ. MGR: JPD

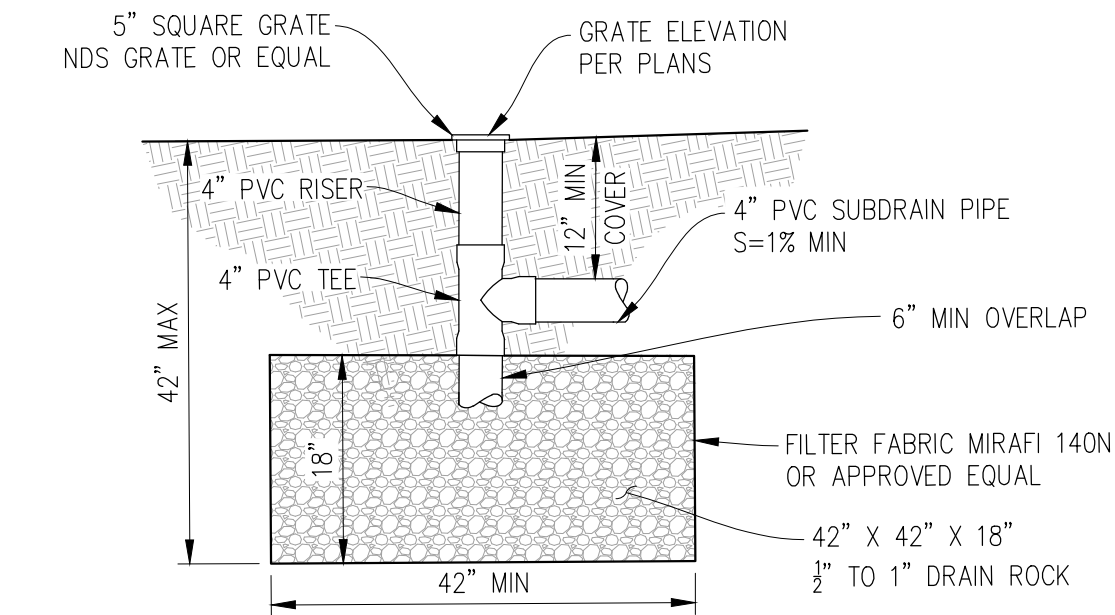
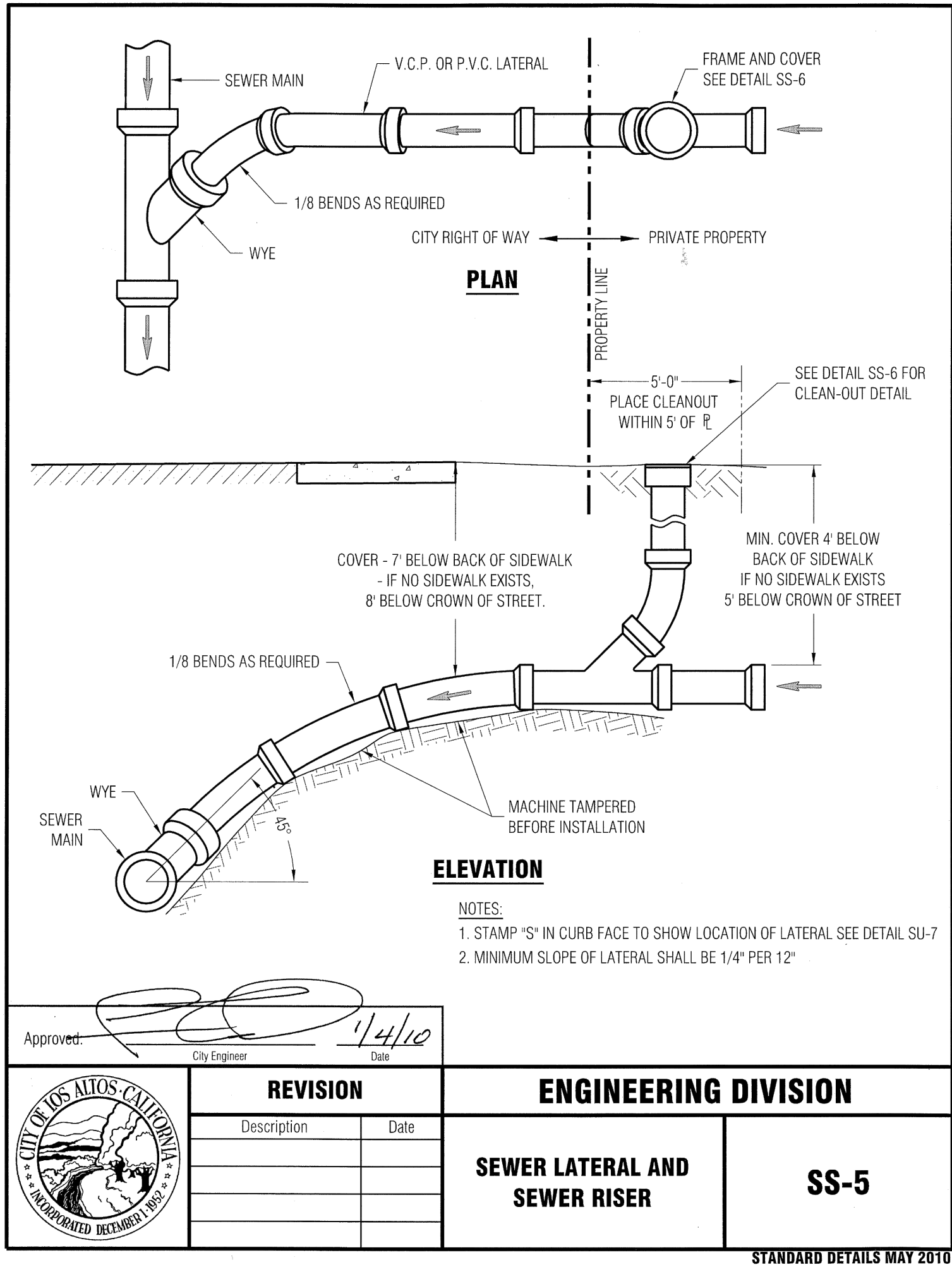
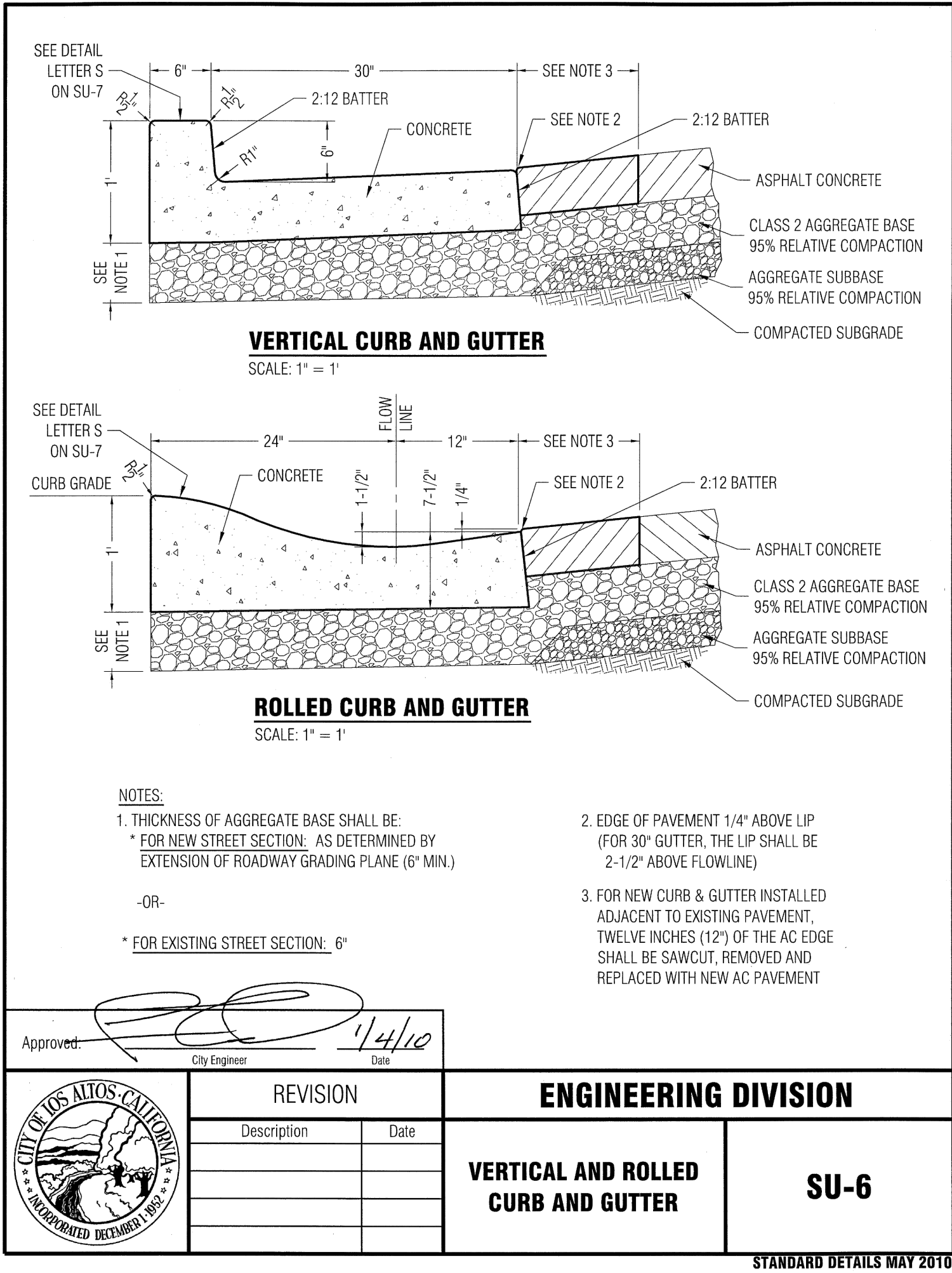


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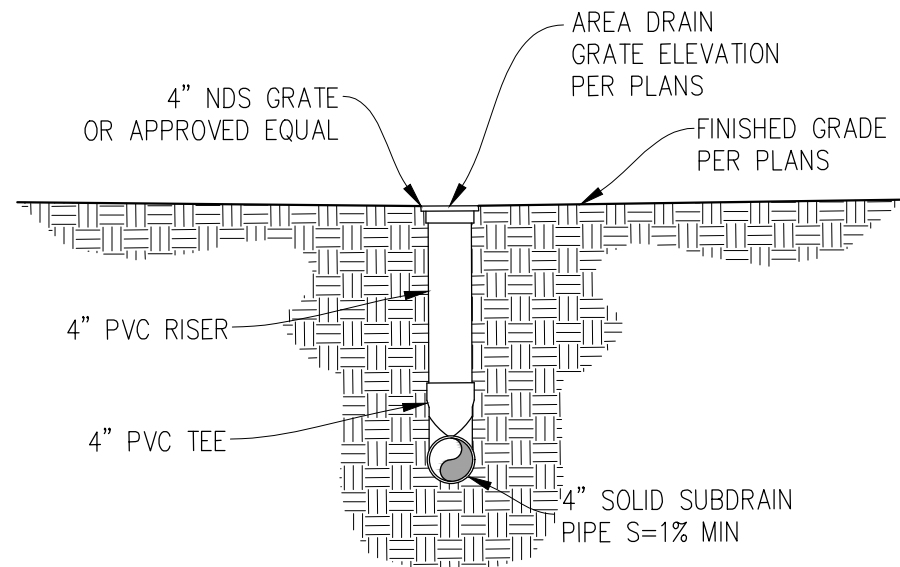
131 PEPPER COURT
THOMAS JAMES HOMES
GRADING & DRAINAGE PLAN
NOTES, LEGEND, ABBREVIATIONS & SITE PLAN
CITY OF LOS ALTOS
CALIFORNIA

SHEET NUMBER
GP-1
1 OF 5
JOB NUMBER
3085-00

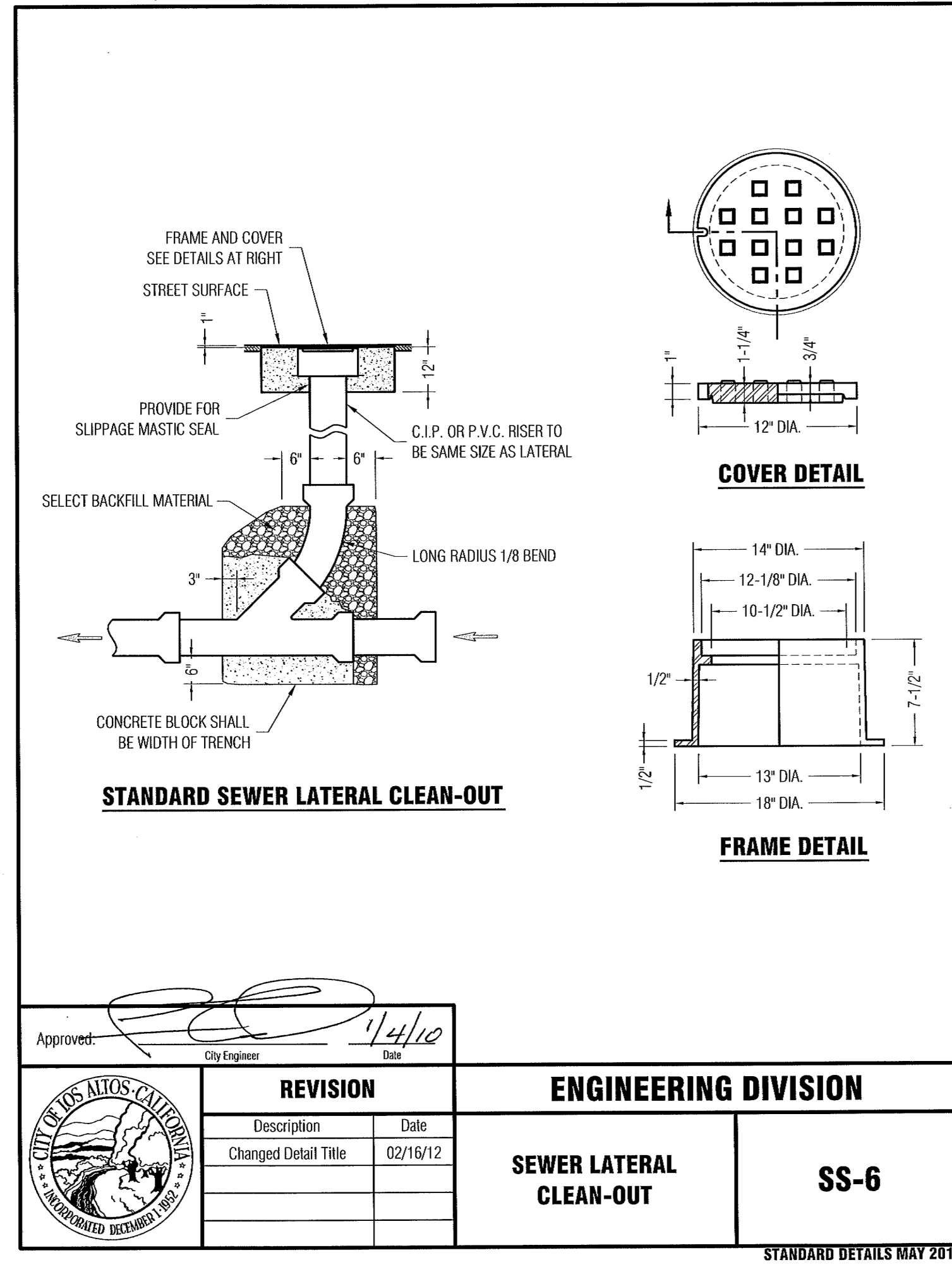


① INFILTRATION DEVICE
NOT TO SCALE

NOTE:
THE LENGTH AND THE WIDTH OF THE INFILTRATION DEVICE CANNOT BE LARGER
THAN THE DEPTH OF THE INFILTRATION DEVICE.



② AREA DRAIN
NOT TO SCALE



FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

DATE: AUG 2025
DRAWN BY: KMM
PROJ. ENGR: SLG
PROJ. MGR: JRD

NO. BY DATE

REVISIONS

APPROVAL

RECEIVED PROFESSIONAL NOTARY
AUGUST R. DEANBLOOM
2024
CIVIL
STATE OF CALIFORNIA

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THOMAS JAMES HOMES

131 PEPPER COURT

GRADING & DRAINAGE PLAN

DETAILS

CALIFORNIA

CITY OF LOS ALTOS

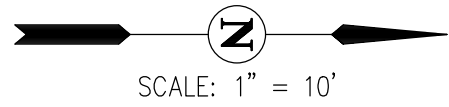
SHEET NUMBER
GP-2
2 OF 5

JOB NUMBER
3085-00



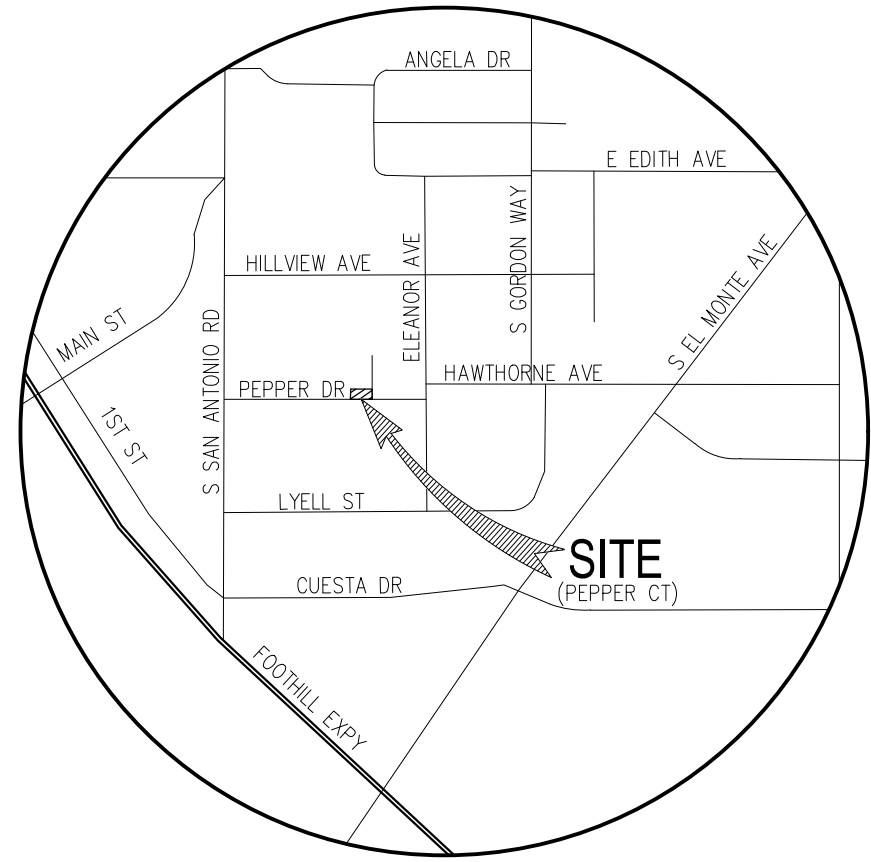
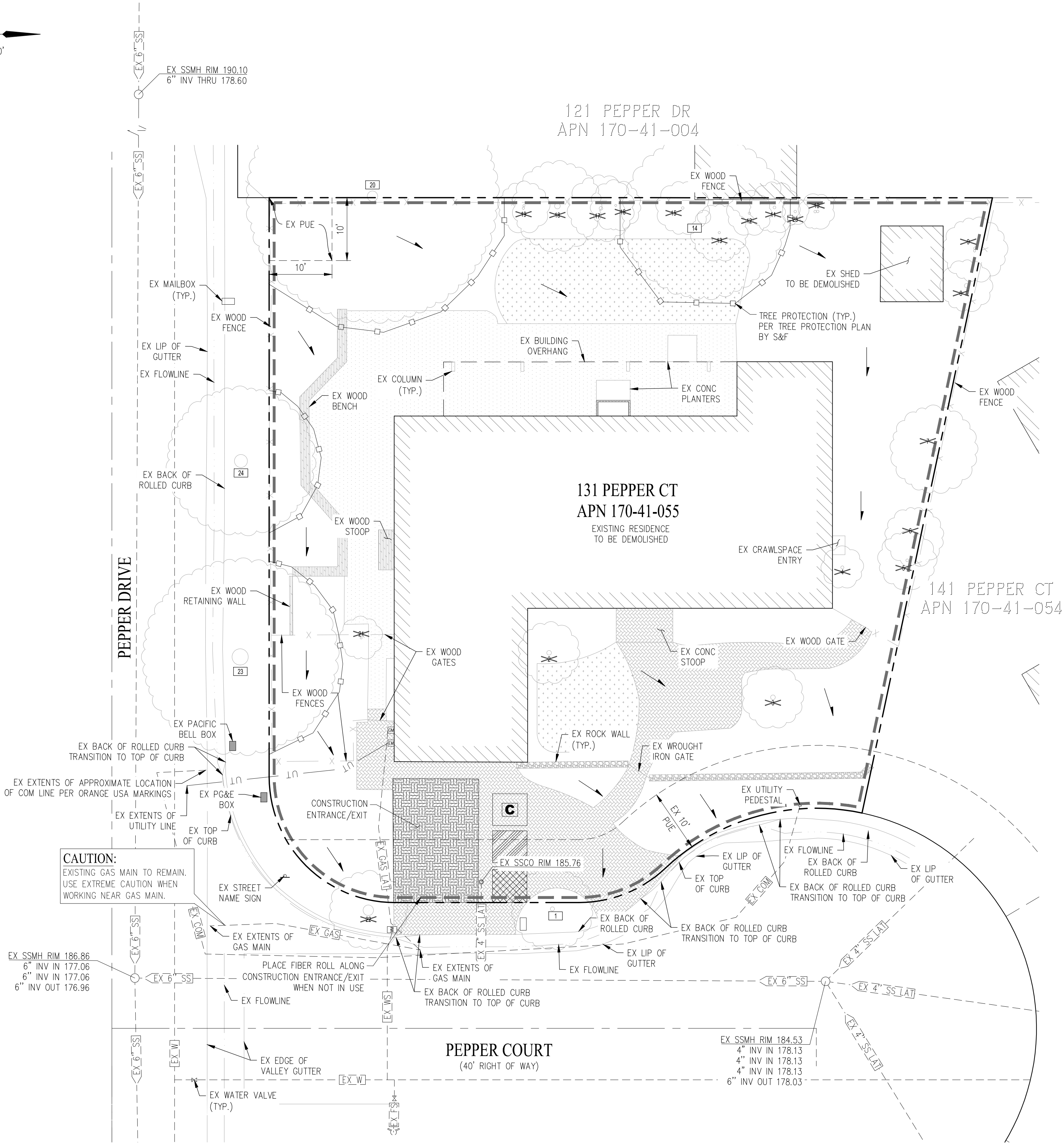
GENERAL NOTES

- SITE ADDRESS: 131 PEPPER COURT
LOS ALTOS, CA 94022
- DEVELOPER: THOMAS JAMES HOMES
275 SHORELINE DRIVE SUITE 400
REDWOOD CITY, CA 94065
(650) 434-7966
KEN KING
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
JUSTIN R. DEKNOBLOUGH, R.C.E. 79604



EXISTING TREES TO BE RETAINED		
TREE NUMBER	COMMON NAME	DBH (IN)
1	CAMPHOR TREE	8
14	COAST LIVE OAK	26
20	COAST LIVE OAK	20
23	ITALIAN STONE PINE	31
24	ITALIAN STONE PINE	25

EXISTING TREES TO BE REMOVED		
TREE NUMBER	COMMON NAME	DBH (IN)
2	JAPANESE MAPLE	9
3	LEMON	4.5
4	YEW PODOCARPUS	6
5	YEW PODOCARPUS	5.5
6	YEW PODOCARPUS	4
7	YEW PODOCARPUS	8
8	JAPANESE PITTOSPORUM	8
9	JAPANESE PITTOSPORUM	5.5, 4.5
10	JAPANESE PITTOSPORUM	5, 5
11	SYZYGUM	5.5
12	SYZYGUM	4.5
13	BLACK ACACIA	4.5
15	JAPANESE PITTOSPORUM	5
16	YEW PODOCARPUS	4
17	SYZYGUM	7
18	SYZYGUM	11
19	JAPANESE PITTOSPORUM	4.5, 4.2
21	YEW PODOCARPUS	4
22	MEXICAN FAN PALM	N/A
25	SYZYGUM	5.5



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- ADJOINER PROPERTY LINE
- EXISTING FENCE
- TREE PROTECTION FENCE
- FIBER ROLL - (EC-1 & EC-4)
- TREE NUMBER PER ARBORIST REPORT (RETAINED)
- TREE NUMBER PER ARBORIST REPORT (REMOVE)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT - (EC-2)
- DIRECTION OF EXISTING RUNOFF FLOW

PROJECT SUPERINTENDENT TO MARK KNOWN LOCATIONS*

- MATERIALS AND EQUIPMENT STORAGE AREA (WM-1 - WM-3**)
- SANITARY FACILITY (WM-9**)
- CONCRETE/WASTE WASHOUT (WM-8)

NOTE:

* THE MATERIALS AND EQUIPMENT STORAGE AREA AND SANITARY FACILITY WILL BE PLACED AT THE PROJECT SUPERINTENDENT'S DISCRETION AND ARE SUBJECT TO CHANGE.

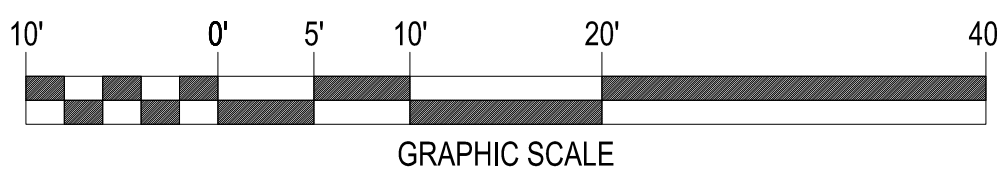
** DENOTES SECTION RELATED TO BMP IN THE CASQA BMP HANDBOOK.

CURRENT CASQA STORMWATER BMP CONSTRUCTION HANDBOOK DETAILS

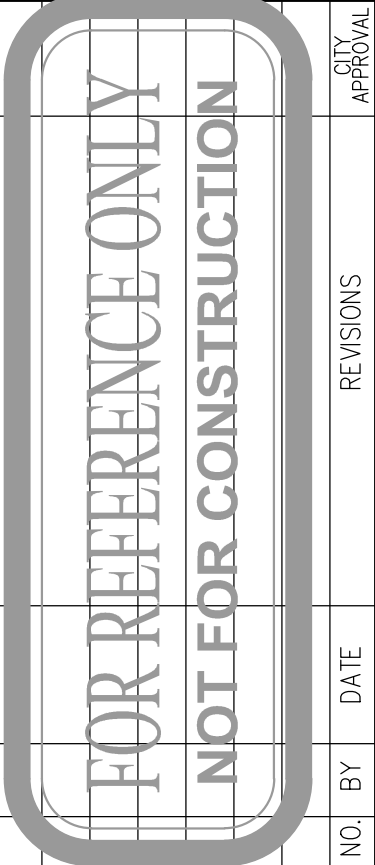
- EC-1 SCHEDULING
- NS-1 WATER CONSERVATION PRACTICES
- NS-8 VEHICLE & EQUIPMENT CLEANING
- NS-9 VEHICLE & EQUIPMENT FUELING
- NS-10 VEHICLE & EQUIPMENT MAINTENANCE
- NS-12 CONCRETE CURING
- NS-13 CONCRETE FINISHING
- SE-1 SILT FENCE
- SE-5 FIBER ROLLS
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- WE-1 WIND EROSION CONTROL
- WM-1 MATERIAL DELIVERY & STORAGE
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT

NOTE:

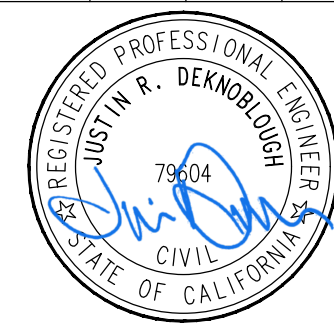
NOT ALL DETAILS LISTED MAY BE APPLICABLE FOR THIS SITE.



SITE MAP
SCALE: 1"=10'



DATE: AUG 2025
DRAWN BY: KMM
PROJ. ENGR: SLG
PROJ. MGR: JPD



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GRADING & DRAINAGE PLAN
EROSION CONTROL PLAN

THOMAS JAMES HOMES

CITY OF LOS ALTOS

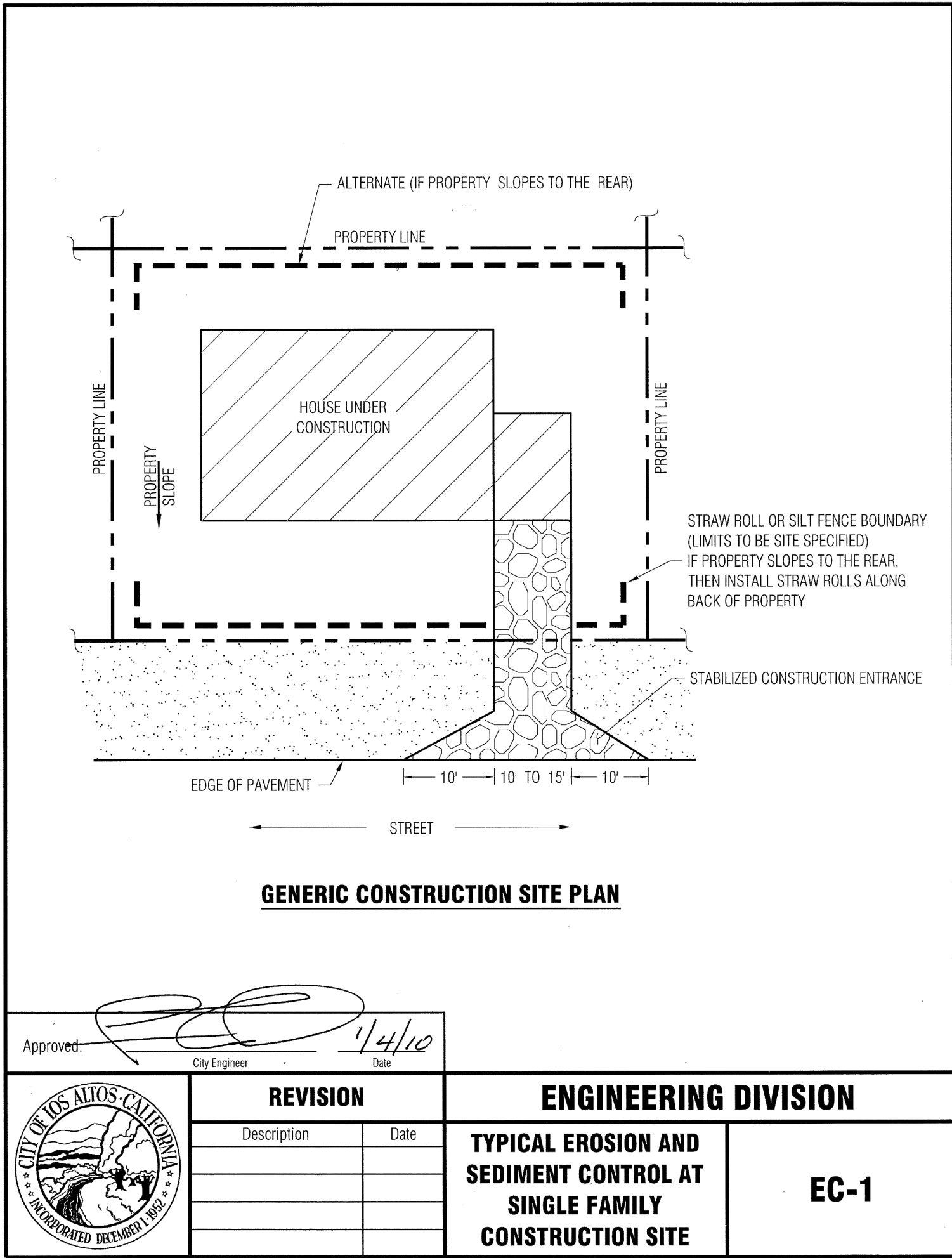
CALIFORNIA

SHEET NUMBER
ECP-1
3 OF 5

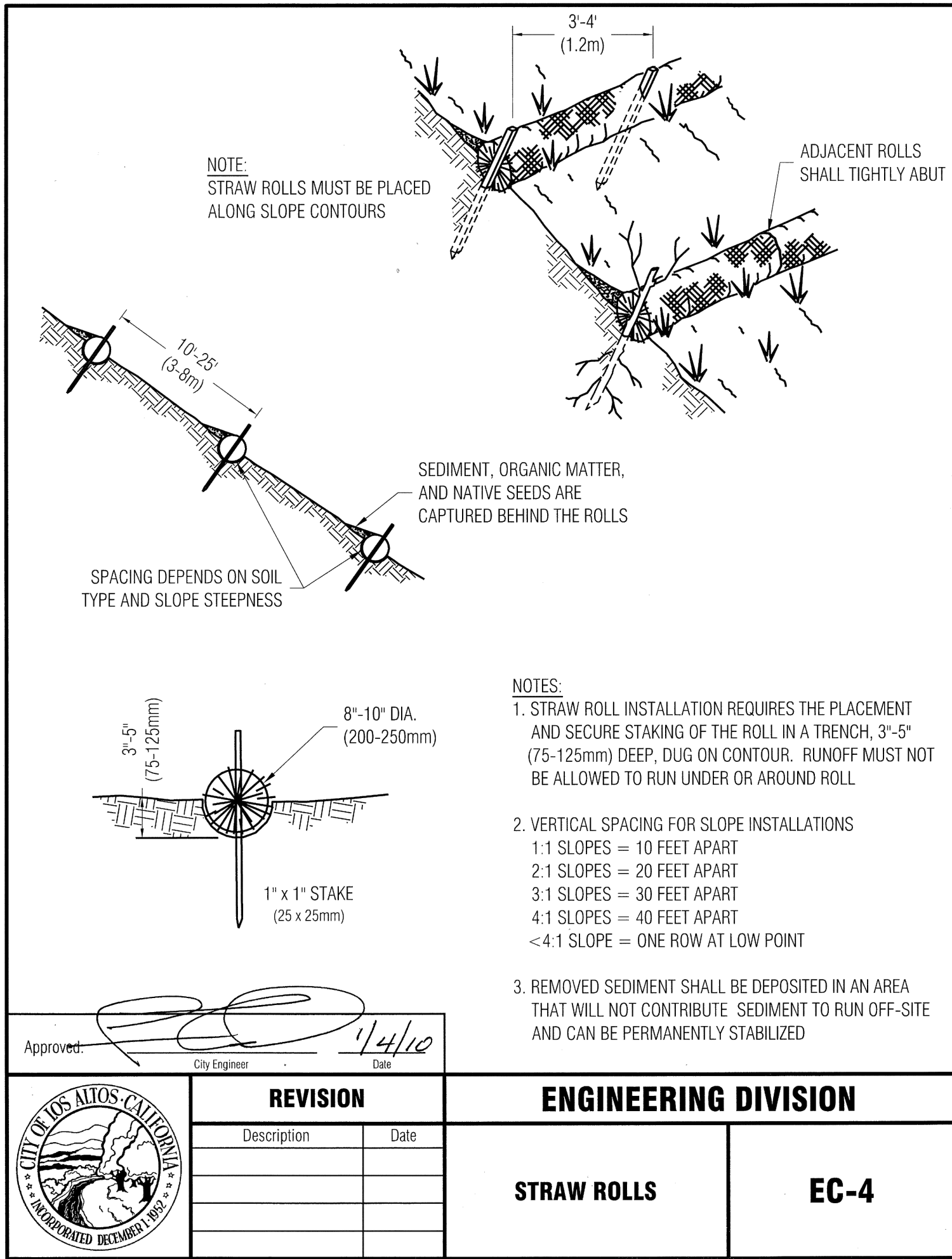
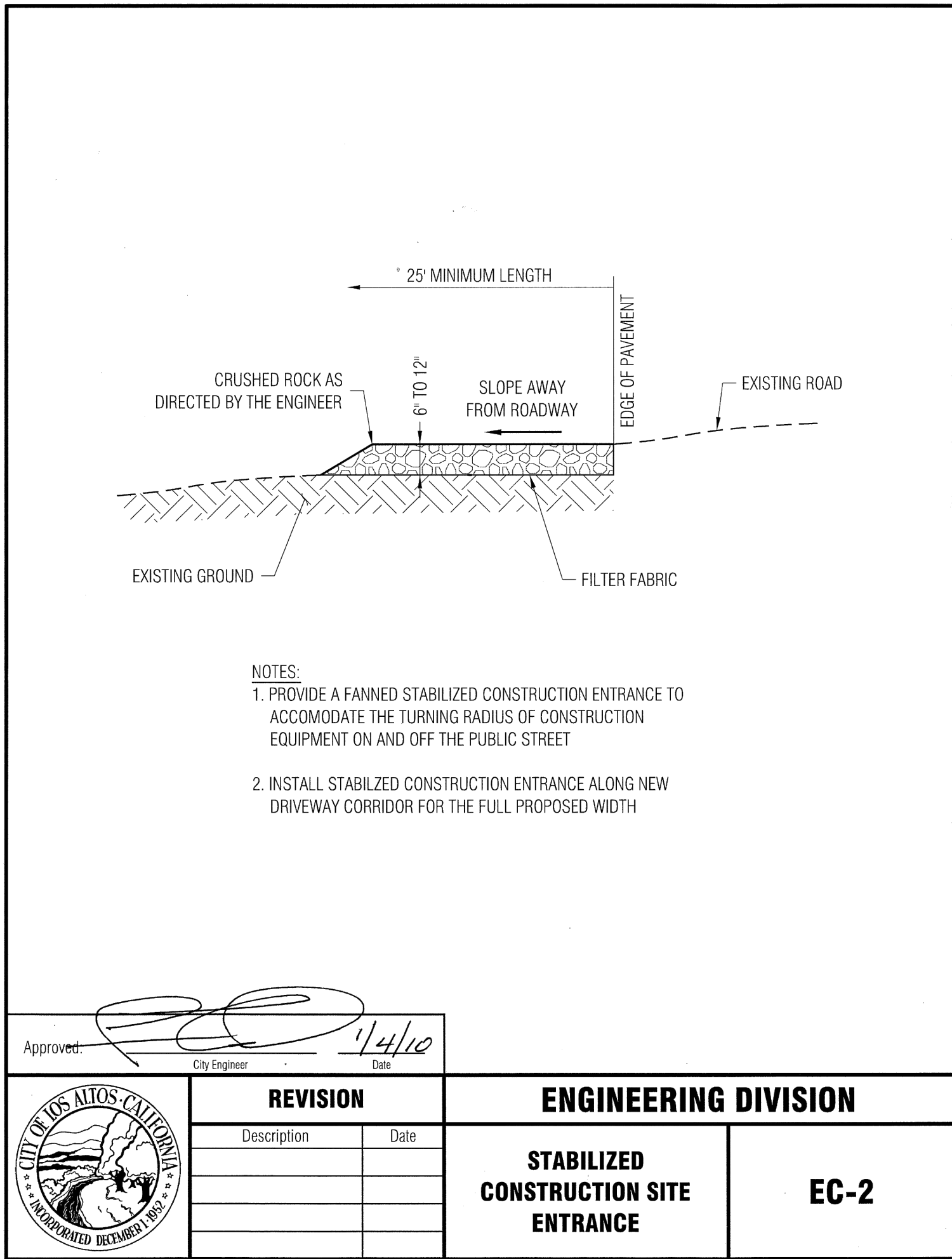
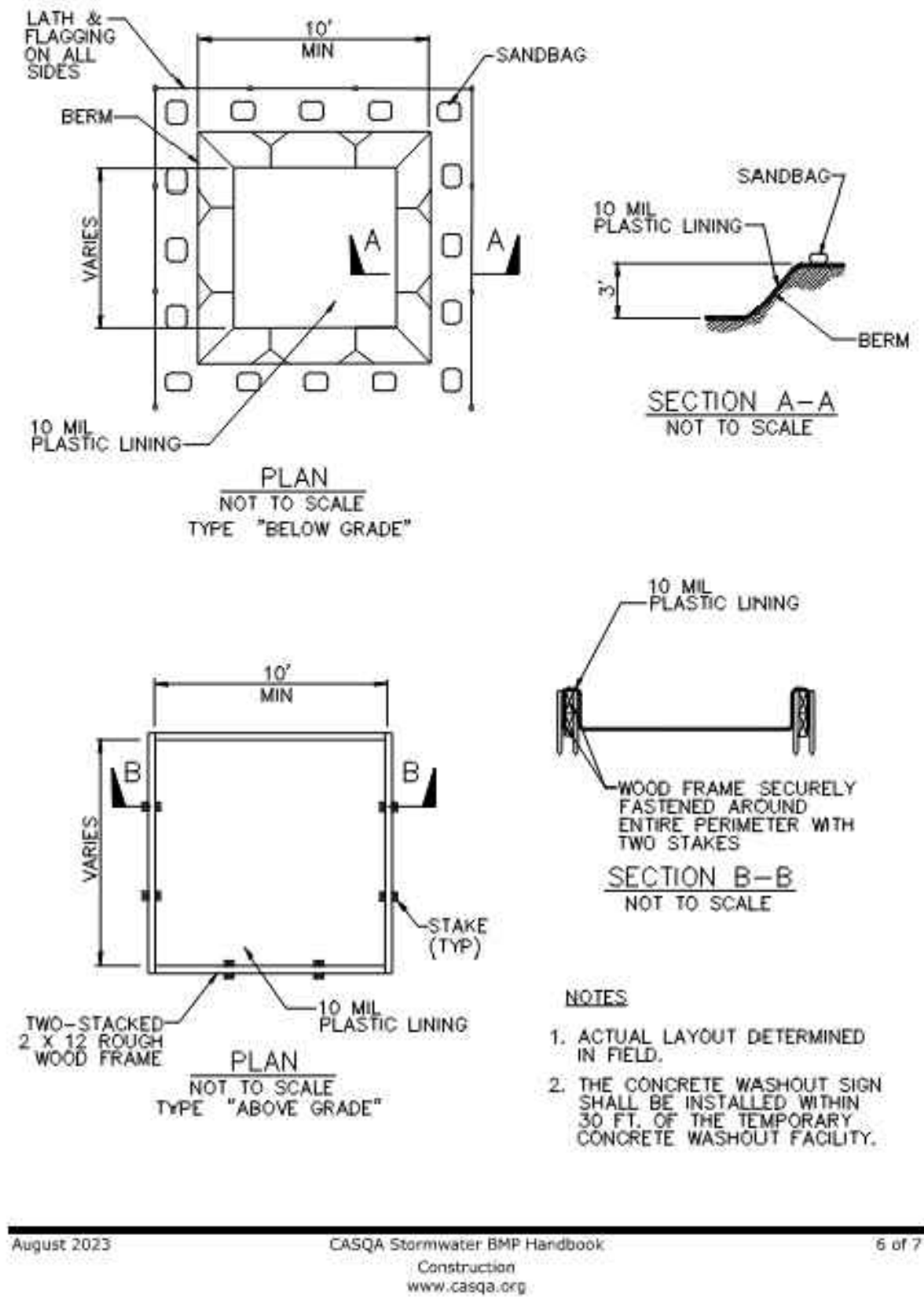
JOB NUMBER
3085-00

BEST MANAGEMENT PRACTICE NOTES

- IT SHALL BE THE OWNER'S DUTY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO ENSURE THE ENTIRE SITE IS IN COMPLIANCE WITH LOCAL ORDINANCES PROTECTION THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- THIS PLAN IS INTENDED TO BE UTILIZED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE UTILIZED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- THIS 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 AS NECESSARY IN THE FIELD. DOCUMENT AND REPORT ANY FIELD CHANGES AND NOTIFY THE CITY OR COUNTY REPRESENTATIVE OF THE FIELD CHANGES.
- ALL MAINTENANCE AND OPERATION REQUIREMENTS SHALL FOLLOW THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- THE CONTRACTOR OR OWNER SHALL EFFECT AND MAINTAIN PRECAUTIONARY MEASURES NECESSARY TO PROTECT ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.
- THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR ALL ASPECTS OF EROSION CONTROL FOR THE PROJECT AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY OR COUNTY ENGINEER.
- THE CONTRACTOR OR OWNER SHALL ESTABLISH AND MAINTAIN EFFECTIVE BMP PERIMETER CONTROLS AND STABILIZED CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE YEAR-ROUND.
- EROSION CONTROL MEASURES WILL BE PROPERLY IN PLACE YEAR-ROUND. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 50 PERCENT.
- INSPECTIONS AND OBSERVATIONS SHALL OCCUR WEEKLY, AND AT LEAST ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS, TO IDENTIFY AND RECORD BMPs THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED OR THAT COULD FAIL TO OPERATE AS INTENDED.
- DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORMWATER DISCHARGES DURING CONSTRUCTION.
- DISCHARGERS SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROL.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE WORK. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
- APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN MATERIAL STORAGE AREA.
- APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN THE VEHICLE STORAGE AREA.
- PLACE ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- IMPLEMENT BMPs TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS.
- PAVED STREETS WILL BE MONITORED DAILY AND FREQUENTLY CLEANED. STREETS WILL ALSO BE SWEEPED ON AT LEAST A WEEKLY BASIS OR MORE OFTEN, AS NEEDED, TO MAINTAIN CONTINUOUS LITTER AND TRACKING CONTROL. STREET WASHING WILL NOT BE DONE.
- TRASH RECEPTACLES WILL BE PROVIDED THROUGHOUT THE SITE AND UTILIZED BY ALL WORKERS FOR MISCELLANEOUS TRASH. SITE REFUSE WILL BE PICKED UP ON A WEEKLY BASIS OR AS OFTEN AS NECESSARY IN ORDER TO KEEP THE SITE CLEAN.
- COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.).
- CONTAIN AND SECURELY PROTECT STOCKPILED WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- EXCAVATING, FILLING, BACKFILLING AND GRADING WORK SHALL NOT BE PERFORMED DURING UNFAVORABLE WEATHER CONDITIONS.
- DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND COMPLETED LOTS. INACTIVE AREAS OF CONSTRUCTION ARE AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.
- SLOPES WILL BE GRADED SO THAT WATER IS DIRECTED AWAY FROM THE SLOPE FACES AT THE END OF EACH WORKING DAY WHEN A CHANCE OF RAIN IS FORECAST.
- ALL RILLS, GULLIES, ETC. WILL BE PROMPTLY REPAIRED AS PRACTICAL BY REGRADING OR INSTALLATION OF SOIL, GRAVEL OR SANDBAGS.
- ALL DRAIN INLETS WILL BE PROTECTED AS THEY ARE COMPLETED, DURING THE ENTIRE COURSE OF CONSTRUCTION.
- IF SEDIMENT BASINS ARE TO BE USED, DISCHARGERS SHALL, AT A MINIMUM DESIGN SEDIMENT BASINS ACCORDING TO THE METHOD PROVIDED IN CASQA'S CONSTRUCTION BMP GUIDANCE HANDBOOK.
- AFTER EACH RAINSTORM, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, FIBER ROLLS, SILT FENCES AND SILT SACKS. SEDIMENT TRAPS/BASINS SHOULD ALSO BE OBSERVED AND PUMPED DRY AS NECESSARY TO ASSURE PROPER FUNCTION AND CAPACITY.
- INTERIOR FIBER ROLLS MAY BE REMOVED AS THE AREA COMES UNDER CONSTRUCTION FOR FINISH GRADING AND LANDSCAPING INSTALLATION. PERIMETER PROTECTION SHOULD BE LEFT IN PLACE YEAR-ROUND DURING CONSTRUCTION OR DEMOLITION.
- AT A MINIMUM, TREE PROTECTION FENCING IS TO BE ORANGE CONSTRUCTION FENCING AND PLACED AROUND TREE TO CREATE A TREE PROTECTION ZONE AND SHALL BE INSTALLED AROUND TREES THAT ARE TO REMAIN. IF PROJECT ARBORIST REQUIRES ADDITIONAL PROTECTIONS, THE CONTRACTOR SHALL FOLLOW AND INSTALL SAID PROTECTIONS.



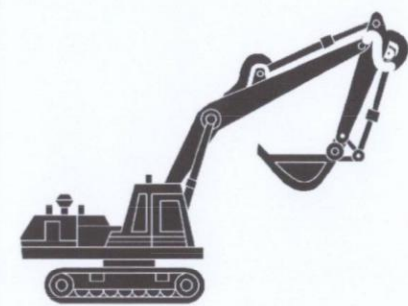
Concrete Waste Management WM-8





Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm Water Pollution from Heavy Equipment on Construction Sites

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

Doing The Job Right

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

Doing The Job Right

General Principals

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

Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.

- Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.

- Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- Designate one area of the site for site parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or creeks, or channels. If necessary, make major repairs off site.

- In addition to local building permits, you will need to obtain coverage under the State History, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Spill Cleanup

- Clean up spills immediately when they happen.

- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.

- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.

- Use as little water as possible for dust control. Ensure water used doesn't leave all or discharge to storm drains.

- Clean up spills on storm drains by digging up and properly disposing of contaminated soil.

- Report significant spills to the appropriate local spill response agencies immediately.

- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services.

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

Doing The Job Right

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).

- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.

- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 buildings, test paint for lead by taking paint scrapings to a local laboratory. See "Yellow Pages" for a state-certified laboratory.

- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Best Management Practices for the

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Show or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that contain pesticides or retarders are toxic to fish and the aquatic environment. Disposing of these materials in the storm drains or creeks can block storm drains, cause serious problems, and is prohibited by law.

During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area, (2) drain onto a bermed surface from which it can be pumped and disposed of properly, or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never dispose of washout into the storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

DIAL 9-1-1
State Office of Emergency Services Warning Center (24 hours): 800-852-7650

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

Local Pollution Control Agencies

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

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

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

Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151

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

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

City of Los Altos

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

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

Doing The Job Right

General Principals

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

Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.

- Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.

- Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

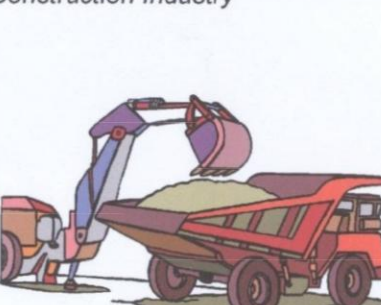
Good Housekeeping Practices

- Designate one area of the site for site parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or creeks, or channels. If necessary, make major repairs off site.

- In addition to local building permits, you will need to obtain coverage under the State History, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

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

Asphalt/Concrete Removal

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Show or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.

Storm Drain Pollution from Roadwork

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

Doing The Job Right

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).

- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.

- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 buildings, test paint for lead by taking paint scrapings to a local laboratory. See "Yellow Pages" for a state-certified laboratory.

- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.



Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

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

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

Blueprint for a Clean Bay

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

SINGLE-FAMILY
RESIDENCE

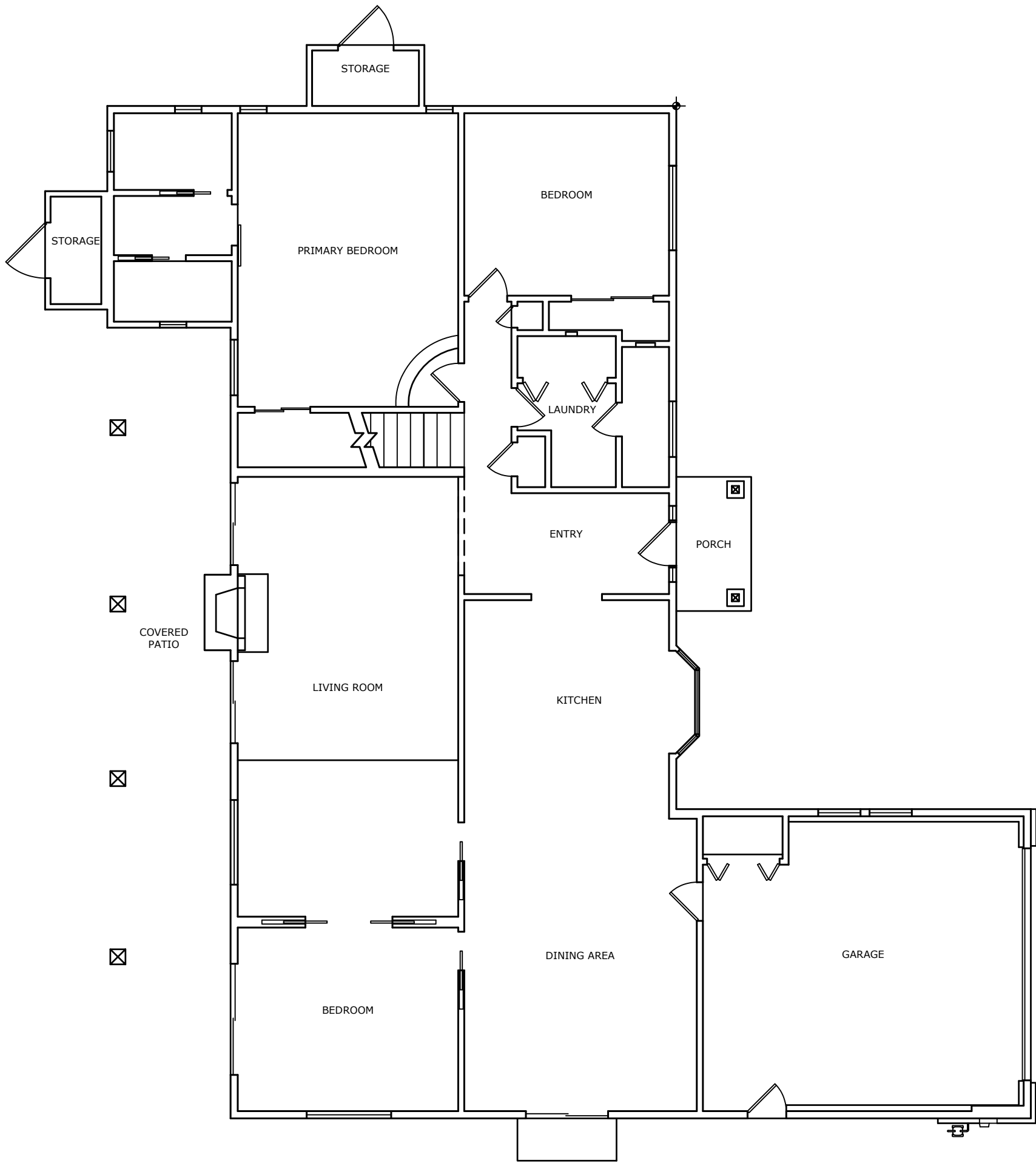
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AS-BUILT
DOCUMENTATION

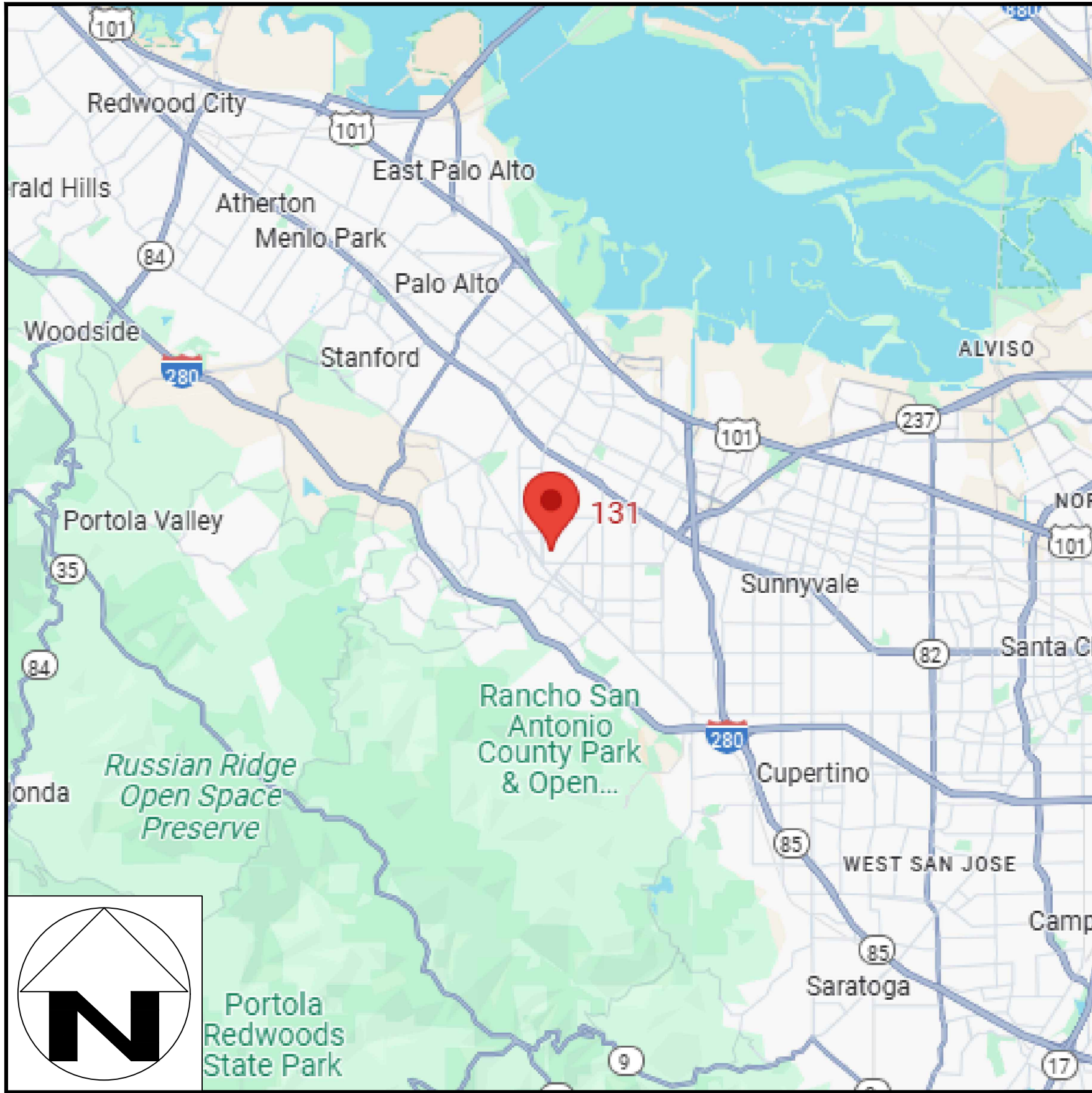
PROJECT LINKS



CLICK HERE TO VIEW YOUR PLANS USING
PPM'S WEB VIEWER POWERED BY



VICINITY MAP



AERIAL VIEW



PPM PROJECT CONTACTS

NORTHERN CALIFORNIA OFFICE

MICHAEL LI
REGIONAL DIRECTOR
NORCAL@PPMCO.NET
(510) 479-7109

LINDSEY GREENE
PROJECT MANAGER
LGREENE@PPMCO.NET
(510) 479-7109 EXT. 222

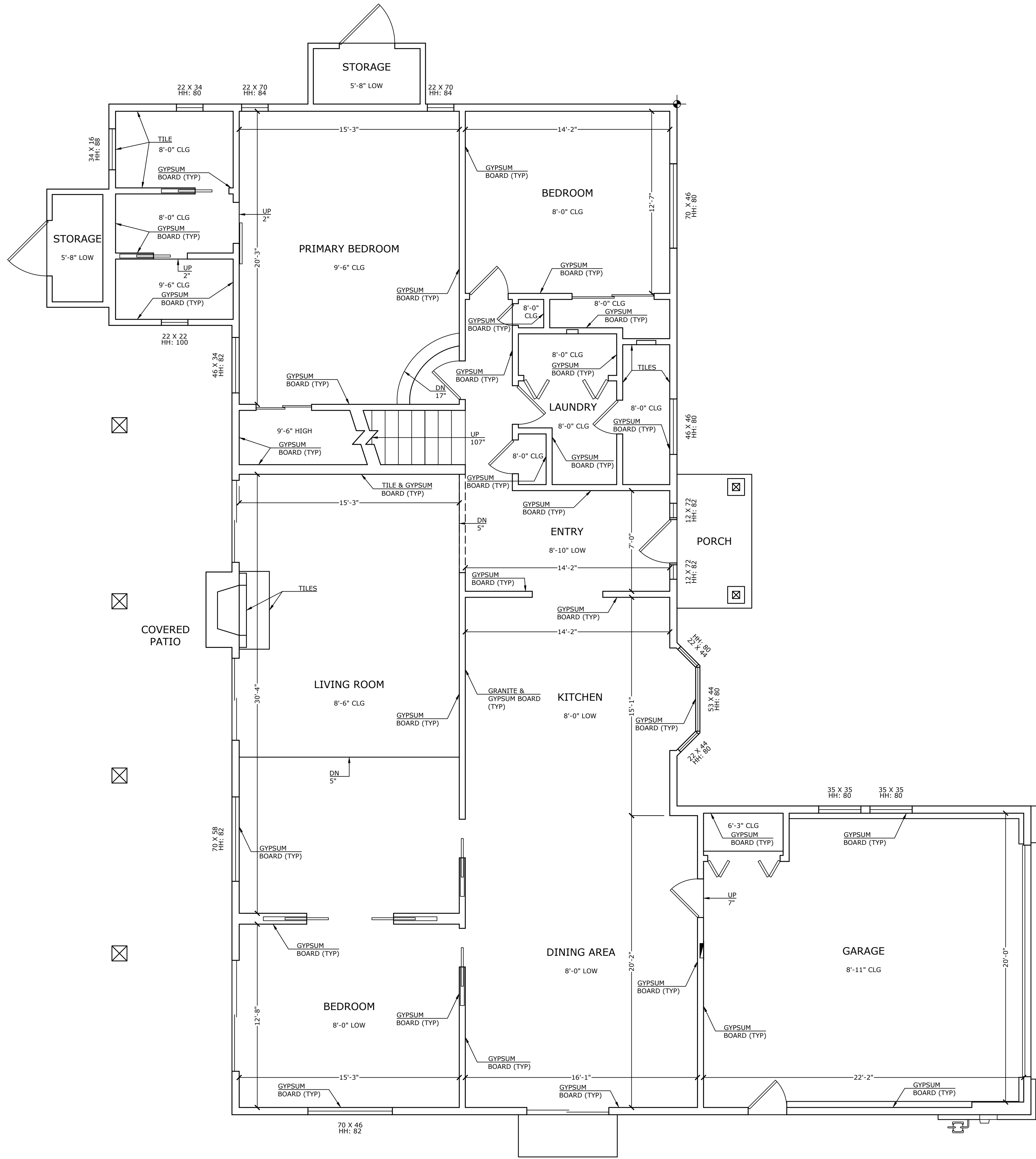
CORPORATE OFFICE

OFFICE@PPMCO.NET
(855) 272-8458 EXT. 100
HTTPS://ASBUILTDRAWINGS.COM/

SHEET INDEX

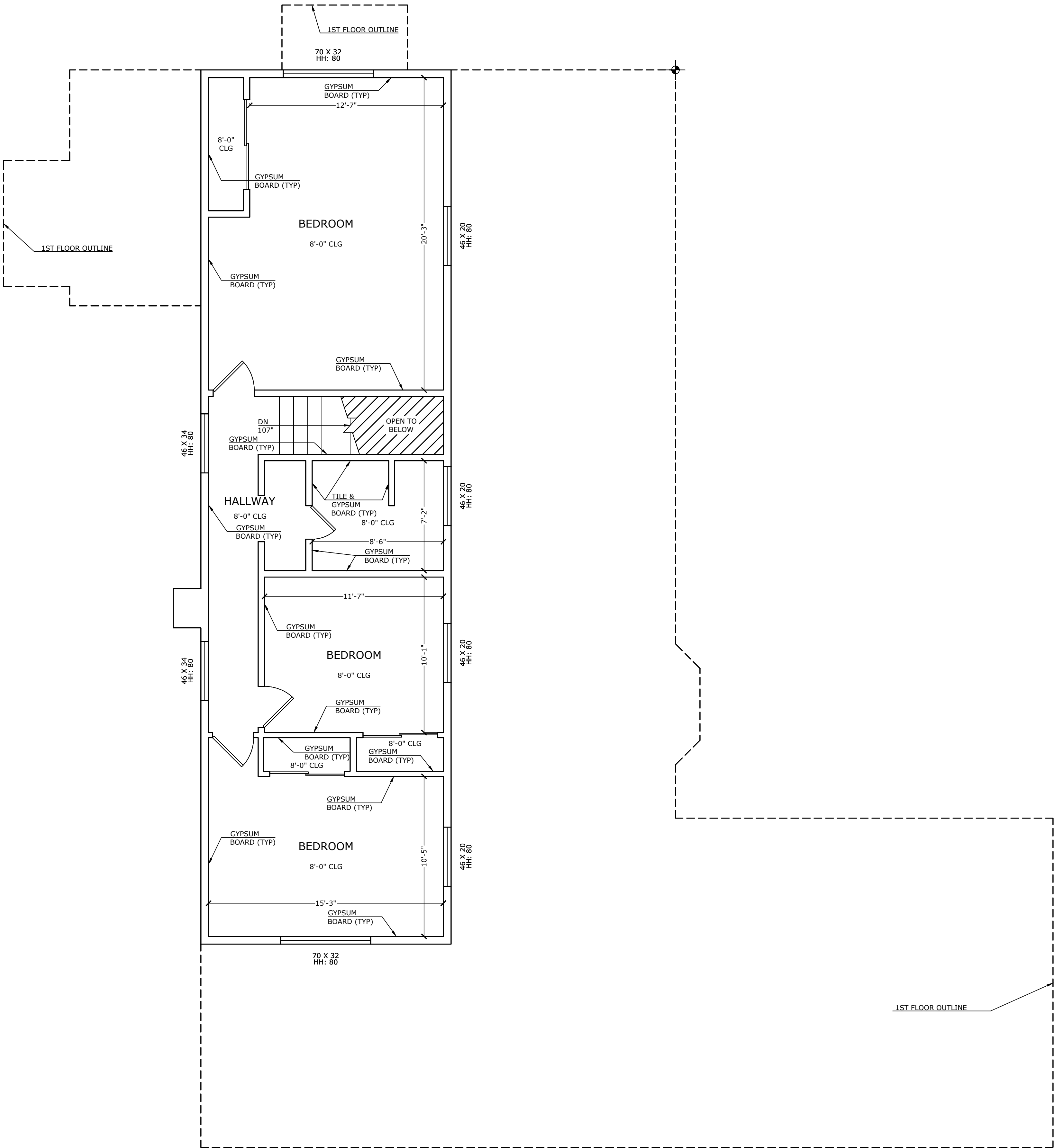
SHEET	NAME
1	COVER PAGE
2	1ST FLOOR PLAN
3	2ND FLOOR PLAN
4	ROOF PLAN
5	EXTERIOR ELEVATIONS
6	EXTERIOR ELEVATIONS

LEGEND			
LOW CASEWORK	REF = REFRIGERATOR	[TWH] = TANKLESS WATER HEATER	[PV] = SOLAR COMPONENTS
UPPER CASEWORK	OV = OVEN	[WH] = WATER HEATER	[E] = ELECTRICAL PANEL
FULL HEIGHT CASEWORK	[W/D] = WASHER/DRYER COMBO	[WS] = WATER SOFTNER	[WH] = WALL HEATER
[W/D] = WASHER/DRYER COMBO	[DW] = DISH WASHER	[FD] = FLOOR DRAIN	[DP] = DATUM POINT
[W] = WASHER	[TC] = TRASH COMPACTOR	[GM] = GAS METER	CLG = CEILING HEIGHT
[D] = DRYER	[FUR] = FURNACE	[EM] = ELECTRIC METER	HH = HEADER HEIGHT



1ST FLOOR

LEGEND			
LOW CASEWORK	REF = REFRIGERATOR	[TWH] = TANKLESS WATER HEATER	[PV] = SOLAR COMPONENTS
UPPER CASEWORK	OV = OVEN	(WH) = WATER HEATER	◻ = ELECTRICAL PANEL
FULL HEIGHT CASEWORK	DW = DISH WASHER	(WS) = WATER SOFTNER	≡ = WALL HEATER
[W/D] = WASHER/DRYER COMBO	[TC] = TRASH COMPACTOR	⊘ = FLOOR DRAIN	⊕ = DATUM POINT
[W] = WASHER		⌚ = GAS METER	CLG = CEILING HEIGHT
[D] = DRYER	[FUR] = FURNACE	⌚ = ELECTRIC METER	HH = HEADER HEIGHT



2ND FLOOR

LEGEND

CHIMNEY OUTLINE

BUILDING FOOTPRINT

AIR CONDITIONER

ROOF DRAIN

DOWNSPOUT

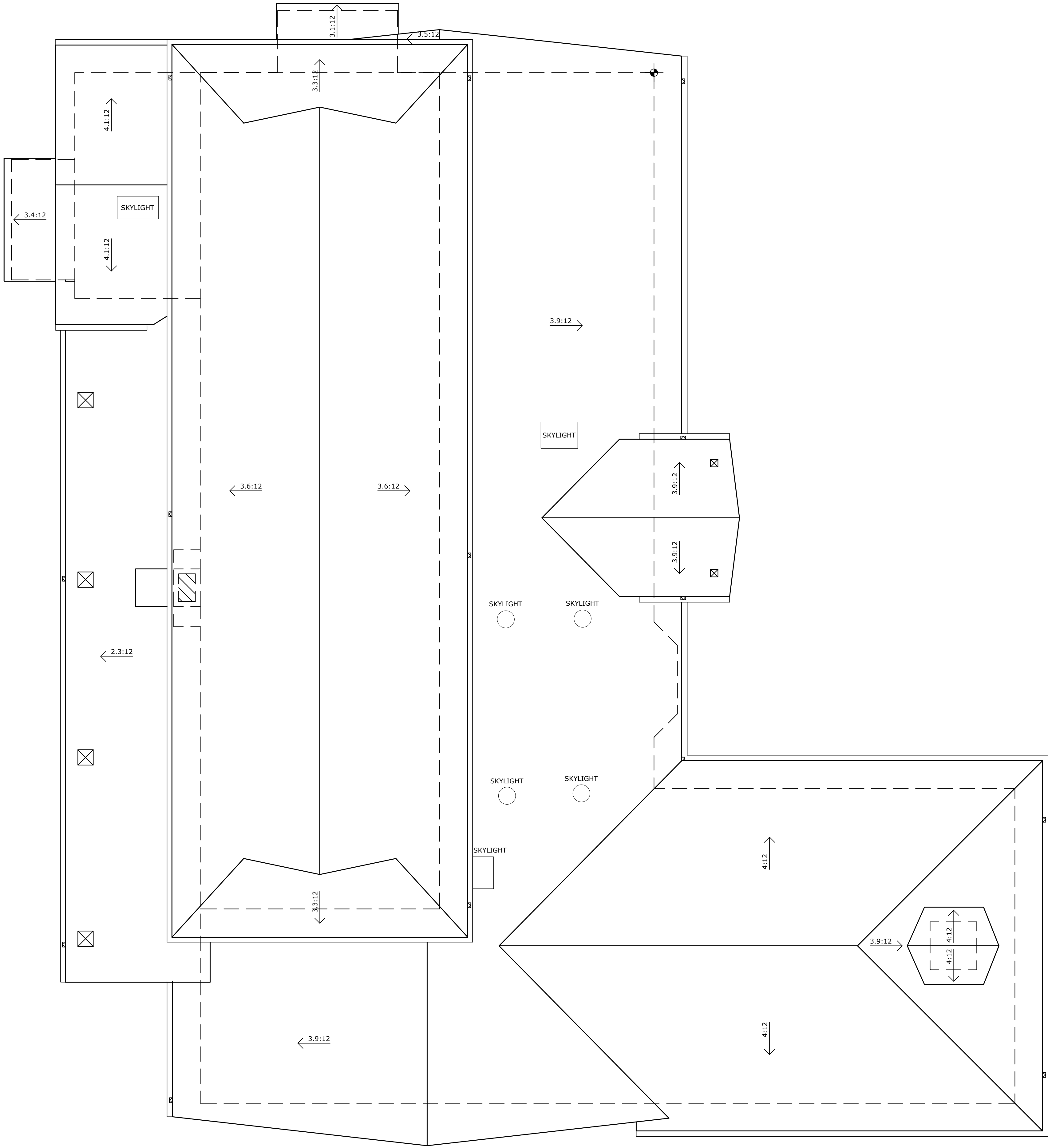
RTU = ROOF TOP UNIT

ROOF TOP HATCH

UTILITY BOX

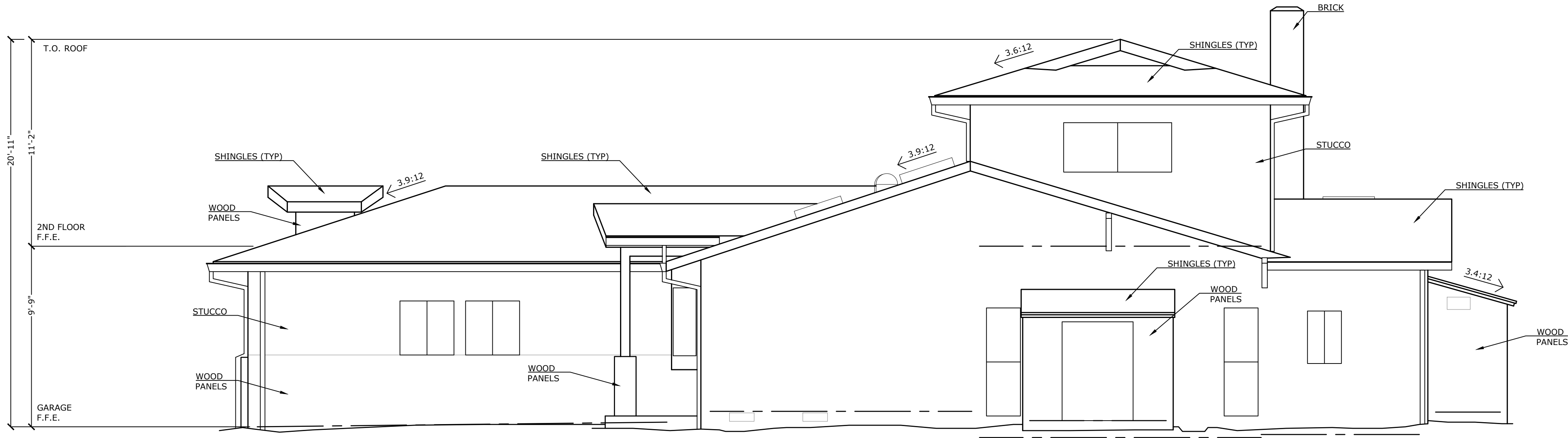
ROOF VENT

DATUM POINT

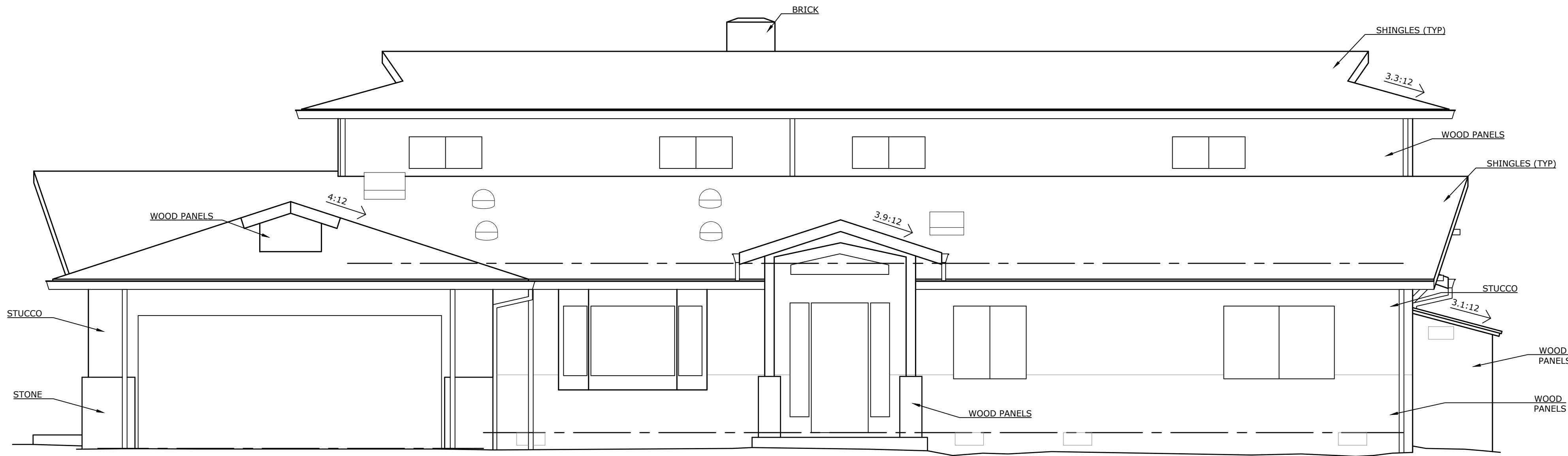


LEGEND

FINISHED GRADE LINE	ROOF PITCH LABEL (RISE:RUN)
FINISHED FLOOR LINE	X:12
F.F.E.= FINISHED FLOOR ELEVATION	F.G.= FINISHED GRADE
T.O.= TOP OF	



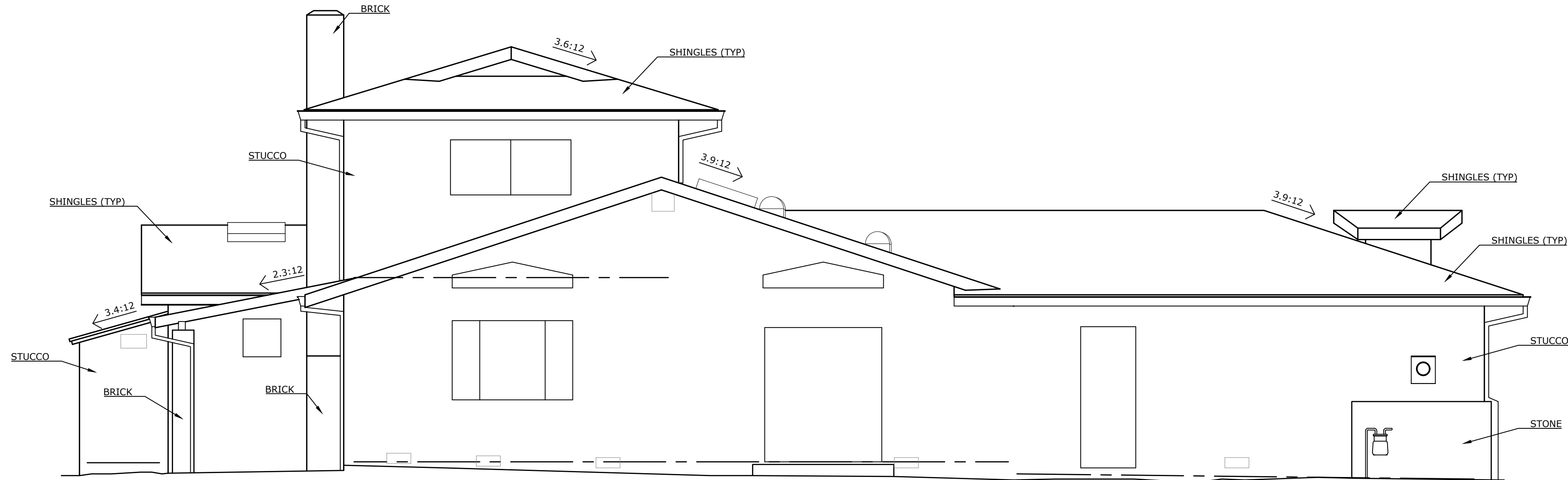
NORTH



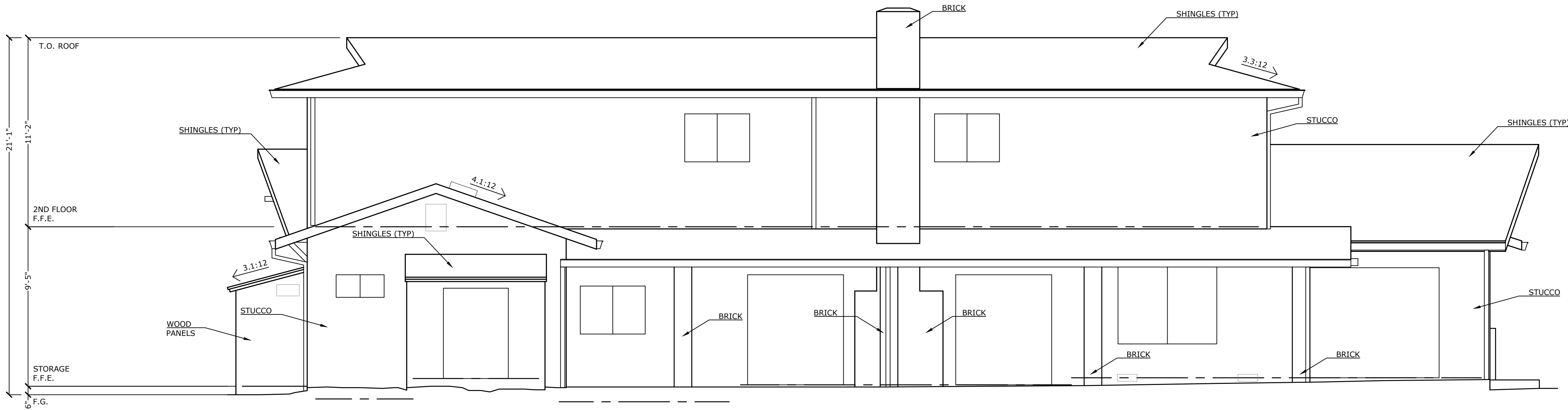
EAST

LEGEND

FINISHED GRADE LINE	ROOF PITCH LABEL (RISE:RUN)
FINISHED FLOOR LINE	X:12
F.F.E.= FINISHED FLOOR ELEVATION	F.G.= FINISHED GRADE
T.O.= TOP OF	



SOUTH



WEST