

ZONING ADMINISTRATOR MEETING AGENDA

4:00 PM - Wednesday, August 20, 2025

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

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**](mailto: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/yeypypk9>

Telephone: 1-253-215-8782 / Webinar ID: 927 9375 4044 / 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**](mailto: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

ITEMS FOR CONSIDERATION/ACTION

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. The Zoning Administrator will announce the time speakers will be granted before comments begin. 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 noted on the agenda before any discussion or action.

CONSENT CALENDAR

These items will be considered by one motion unless any member of the Commission or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Zoning Administrator.

1. Zoning Administrator Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of June 4, 2025.

PUBLIC HEARING**2. SC25-0007 – Sumit Verma – 2050 Longden Circle**

Request for Design Review to construct a new 4,209 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). *Project Planner: Whitehill*

ADJOURNMENT**SPECIAL NOTICES TO 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, June 4, 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: Associate Planner Healy

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 May 21, 2025.

Action: Zoning Administrator Zornes approved the meeting minutes for the regular meeting of May 21, 2025.

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

AYES: Zornes

NOES: None

PUBLIC HEARING

2. SC24-0006 – Paul Narinder – 1501 Oakley Drive

Request for Design Review to construct a new approximately 4,061 square-foot two-story single-family home. The project site is located at the northwest corner of Oakley Drive and Newcastle Drive. This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Existing Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Healy*

STAFF PRESENTATION

Associate Planner Healy presented the staff report recommending approval of design review application SC24-0006 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

Steve Borlick, Sheryl Johnson, and Deepa Dhar from the public provided comments.

Action: Zoning Administrator Zornes approved design review application SC24-0006 per the staff report findings and conditions of approval.

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

AYES: Zornes

NOES: None

3. **SC24-0009 – Shlomi Caspi – 1140 Diamond Court**

Request for Design Review to construct a new 724 square foot first-story addition and 254 square-foot second-story addition to an existing one-story single-family home. The project site is located on the west side of Diamond Court, between Berry Avenue and the terminus of Diamond Court. This project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). *Project Planner: Healy*

STAFF PRESENTATION

Associate Planner Healy presented the staff report recommending approval of design review application SC24-0009 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

None.

Action: Zoning Administrator Zornes approved design review application SC24-0009 per the staff report findings and conditions of approval.

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

AYES: Zornes

NOES: None

4. **SC24-0018 – Mike Ma – 1053 Echo Drive**

Request for Design Review to construct a new approximately 3,932 square-foot two-story single-family home. The project site is located on the east side of Echo Drive, between Covington Road and Foothill Boulevard. This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Existing Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Healy*

STAFF PRESENTATION

Associate Planner Healy presented the staff report recommending approval of design review application SC24-0018 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

Mike Ma, Di Wu, Gaoxiang Liu, and Eva Petrovic from the public provided comments.

Action: Zoning Administrator Zornes approved design review application SC24-0018 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 4:30 PM.

Nick Zornes
Zoning Administrator



ZONING ADMINISTRATOR AGENDA REPORT

TO: Nick Zornes, Zoning Administrator

FROM: Brittany Whitehill, Senior Planner

SUBJECT: SC25-0007 – 2050 Longden Cl

RECOMMENDATION

Approve design review application SC25-0007 for the construction of a new 4,209 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: 2050 Longden Circle, located on the west side of the cul-de-sac at the end of Longden Circle.
- Lot Size: 14,872 square feet
- General Plan Designation: Single-Family (4 dwelling units/net acre); Open Space
- Zoning Designation: R1-10
- Current Site Conditions: Vacant

The subject property is on the west side of the cul-de-sac at the end of Longden Circle. The site is currently undeveloped and moderately sloped downward, away from the street. Immediately west of the site is land owned by Valley Water and Permanente Creek. A small portion of the property is located within the AE (100-year floodplain) FEMA flood zone; however, no work is proposed in this area.

The project includes construction of a new two-story house with an attached garage (see Attachment 1 – Project Plans). The plans include an attached accessory dwelling unit (ADU) and a Junior Accessory Dwelling Unit (JADU) which will both be reviewed ministerially with the building permit submittal. The new house features a contemporary design, with quality materials including a standing-seam metal roof with hipped roof forms, stucco siding, a glass garage door, and stone-clad accents.

The house will be accessed via a new driveway from Longden Circle. The house will appear as one story from Longden Circle, with a lower story built into the hillside. The site will be improved with an outdoor patio in the rear yard and ample landscaping, including various trees and screening shrubs.

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:	0%	25.93%*	30%
FLOOR AREA:			
First floor	-	905.22 sq. ft.	-
Second floor	-	3,303.69 sq. ft.	-
Total	-	4,208.91 sq. ft. (28.3%)	4,237.2 sq. ft.
SETBACKS:			
Front	-	31'0 ¼"	25'
Rear	-	81'8"	25'
Right Side (1 st /2 nd)	-	10'0"/ 18'4 ¾"	10'/ n/a**
Left Side (1 st /2 nd)	-		10' (4' ADU***)/17'6"
HEIGHT:	-	26'8"	27'

* The project proposes an attached ADU and a JADU, which will both be reviewed ministerially as part of the building permit. Pursuant to Los Altos Municipal Code (LAMC) Section 14.14.060, the ADU and JADU have not been included in the floor area or lot coverage calculations for the site.

** Due to the slope of the lot and the partial lower level, the second story setback only applies to portions of the upper level where there is floor area directly below.

*** Pursuant to Los Altos Municipal Code, the minimum side setback for an attached ADU is 4'.

Pursuant to Chapter 14.76 of the LAMC, new two-story residences shall be consistent with policies and implementation techniques described in the Single-Family Residential Design Guidelines. The home is designed to appear as one story from the street and will feature a stepped foundation to follow the natural grade of the site, consistent with the Residential Design Guidelines. The finished floor of the home will be below street level, which will further reduce the perceived mass of the home. The wall plates, overall height, and overall scale of the home will be compatible when compared to neighboring homes. Other homes in the surrounding neighborhood feature a variety of architectural styles and the modern design of the home will be compatible with the varied architectural styles.

In total, the site has six trees, five of which qualify as protected trees pursuant to the Los Altos Municipal Code. The project will require removal of three protected trees, including one Modesto Ash, one Mock Orange Pittosporum, and one Coast Live Oak due to their direct conflict with the proposed

home and driveway. To mitigate the loss of these trees, the project will provide one 24” box Chitalpa, one 24” box Coast Live Oak, six 24” box Podocarpus, and seven 24” box Cherry Laurel. The podocarpus and Cherry Laurel, in addition to other trees and shrubs, will be planted along the side property lines to provide privacy screening. 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 property backs up to Permanente Creek, and a small portion of the property adjacent to the creek and has a General Plan designation of OS (Open Space) and a FEMA flood hazard designation of AE (100-year floodplain). The project has been designed in compliance with Valley Water’s Guidelines and Standards for Land Use Near Streams. The portion of the property within with the OS general plan designation and AE FEMA flood hazard designation will remain in its current, undeveloped state.

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, preserves healthy existing trees, and enhances onsite landscaping. Therefore, staff recommends the Zoning Administrator approve the Design Review application, subject to the attached findings and conditions of approval.

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 Palo Alto Daily Post. The applicant also posted the public notice sign on the property in conformance with the Planning Division posting requirements.

The owner invited neighbors to an onsite gathering to view the project plans and solicit feedback. No comments from neighbors have been received by staff as of the writing of this report.

Attachment:

1. Project Plans

Cc: Sumit Verma, Property Owner/Applicant

FINDINGS

SC25-0007 – 2050 Longden Circle

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 has been sited on a portion of the site with a relatively low degree of slope, the building is designed with a stepped foundation to follow the natural contours of the site, and the majority of the site will, with the exception of the building footprint, driveway, and pedestrian walkways, and patio, will be comprised of pervious 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 moderate wall plate heights, transom windows and hipped roof form that visually break up the vertical massing of the building, and each side of the building includes substantial 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 standing-seam metal roof, stucco siding, a glass garage door, and stone-clad accents; 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 placed at the rear of the building, 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 rolled 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

SC25-0007 – 2050 Longden Circle

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on August 20, 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 June 27, 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. **Building Design/Plan Modifications:** The following modifications shall be made to the architectural design, building materials, colors, landscaping, and/or other site or building design details and shall be shown on building permit drawings:
 - a. The plant palette table on Sheet L1 shall be revised to correctly identify the screening trees along the north side property line as *Prunus laurocerasus* (Cherry Laurel) and *Podocarpus gracilior* (Fern Pine). All WELO information shall be revised as necessary.
7. **ADU/JADU Not Reviewed:** The proposed ADU/JADU included in the plan set is not part of this design review application. Prior to commencement of the ADU/JADU construction, a separate building permit issued by the Building Division shall be obtained.

8. **Tree Removal Approved:** Trees Nos 1, 2, and 4 shown to be removed on plan Sheet A1 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after 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 trees, for a total of three replacement trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as a replacement tree.
10. **Protected Trees:** Trees No. 3, 5, and 6 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
11. **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. 3, 5, and 6. 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.
12. **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.
13. **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.
14. **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.
15. **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, 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

16. **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.
17. **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 found.
18. **Reach Codes:** Building permit applications submitted on or after January 1, 2023, shall comply with specific amendments to the 2022 California Green Building Standards for Electric Vehicle Infrastructure and the 2022 California Energy Code as provided in Ordinances No 2022-487 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.
19. **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.
20. **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.
21. **Swimming Pools, Water Features, and Outdoor Kitchens:** The proposed pool and associated equipment, water feature, and/or outdoor kitchen require a separate building permit and are subject to the City's standards pursuant to Section 14.06.120 and Chapter 14.15.
22. **New Fireplaces:** Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.
23. **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.
24. **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.

25. **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.
26. **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.
27. **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).
28. **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.
29. **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.
30. **Off-Haul Excavated Soil:** The grading plan shall show specific grading cut and/or fill quantities. Cross section details showing the existing and proposed grading through at least two perpendicular portions of the site or more shall be provided to fully characterize the site. A note on the grading plans should state that all excess dirt shall be hauled from the site and shall not be used as fill material unless approved by the Building and Planning Divisions.

ENGINEERING DIVISION

31. **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.
32. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
33. **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.

34. **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.
35. **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.
36. **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.
37. **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.
38. **Municipal Regional Stormwater Permit:** The project shall comply with City of Los Altos Municipal Regional Stormwater (MRP)NPDES Permit No. CA S612008, Order No. R2-2022-0018 dated May 11, 2022.
39. **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 shall apply to all improvements in public right-of-way.

FIRE DEPARTMENT

40. **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.
41. **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].

42. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the 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.
43. **Fire Sprinklers Required:** An automatic residential fire sprinkler system shall be installed in all new one- and two-family dwellings.
44. **Required Fire Flow:** The minimum required fire flow for this project is 1,000 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 1,000 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corner of the structure is required. Contact your local water purveyor (California Water) for details on how to obtain the fire flow letter.
45. **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.
46. **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.
47. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the 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.

APN: 342-10-088

An architectural rendering of a modern, single-story house. The house features a dark, low-pitched roof and light-colored brick or stone masonry. On the left, there is a large glass-paned garage door. To the right of the garage is a central entrance with a dark door and a small transom window. Further right is a large, multi-paned glass window. A tall, narrow brick chimney is located between the entrance and the large window, with the address number '2050' mounted vertically on its side. The house is set on a light-colored paved driveway or patio. The background includes stylized green trees and a clear blue sky.

**PROVIDE AUTOMATIC FIRE
SPRINKLER SYSTEM FOR THE
MAIN RESIDENCE PER CRC
CALIFORNIA RESIDENTIAL CODE
SECTION R313 , R313.2 INSTALL A
NFPA 13-D FIRE SPRINKLER
SYSTEM UNDER SEPARATE
PERMIT.**

INDEX

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DEFERRAL OF ANY SUBMITTAL ITEMS (SUCH AS TRUSSES, FIRE SPRINKLER SYSTEM, ELECTRICAL, MECHANICAL, PLUMBING, ETC.) SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL.

- FOR THIS PROJECT THERE IS ONLY FIRE SPRINKLER AS A DEFERRED ITEM.
- DIFFERED ITEMS SHALL BE SUBMITTED TO THE DESIGN PROFESSIONAL IN RESPONSIBLE CHANGE 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 TO THE DESIGN OF THE BUILDING WITHOUT ANY CORRECTIONS.
- THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTILL THE BUILDING OFFICIAL HAS APPROVED THEIR DESIGN AND SUBMITTAL DOCUMENTS.

PRIOR TO FOUNDATION INSPECTION BY THE CITY THE
"LLS" OF RECORD SHALL PROVIDE A WRITTEN
CERTIFICATION THAT ALL BUILDING SETBACKS ARE PER
APPROVED PLANS.

DISPOSITION AND TREATMENT OF STORMWATER WILL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STANDARDS AND IMPLEMENTATION STANDARDS ESTABLISHED BY THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM.

SITE MANAGEMENT:

a. CONSTRUCTION SITE SHALL BE ENCLOSED BY 6'-0" OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.

b. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.

c. A TRASH CONTAINER SHALL BE MAINTAINED ON THE SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.

d. ALL CONSTRUCTION DEBRIS (WASTE SCRAPES AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PLACED IN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.

e. THE PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI FROM 7:30 AM TO 6:00 PM, SATURDAY FROM 9:00 AM TO 5:00 PM.

f. THE COMPLETE PV DESIGN FOR THE 4.96KW AND BATTERY SYSTEM SHALL HAVE A SEPARATE PERMIT AND APPROVALS PRIOR TO THE ROUGH FIRST FRAMING INSPECTION. THE APPROVED PV PLANS AND PERMIT SHALL BE POSTED AT THE JOB SITE AND READY FOR REVIEW WITH THE FIRST FRAMING INSPECTION

CONSULTANTS:

APPLICANT:
MARYAM ASGARI
PH:(408) 888-5162
ARCHI.MARI@GMAIL.COM

SURVEYOR:
STERLING CONSULTANTS
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1sterlingconsultants@gmail.com

LANDSCAPE:
STRINGHAM DESIGN
5509 SE BUSH ST. PORTLAND OR 97206
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stringhamdesign@gmail.com

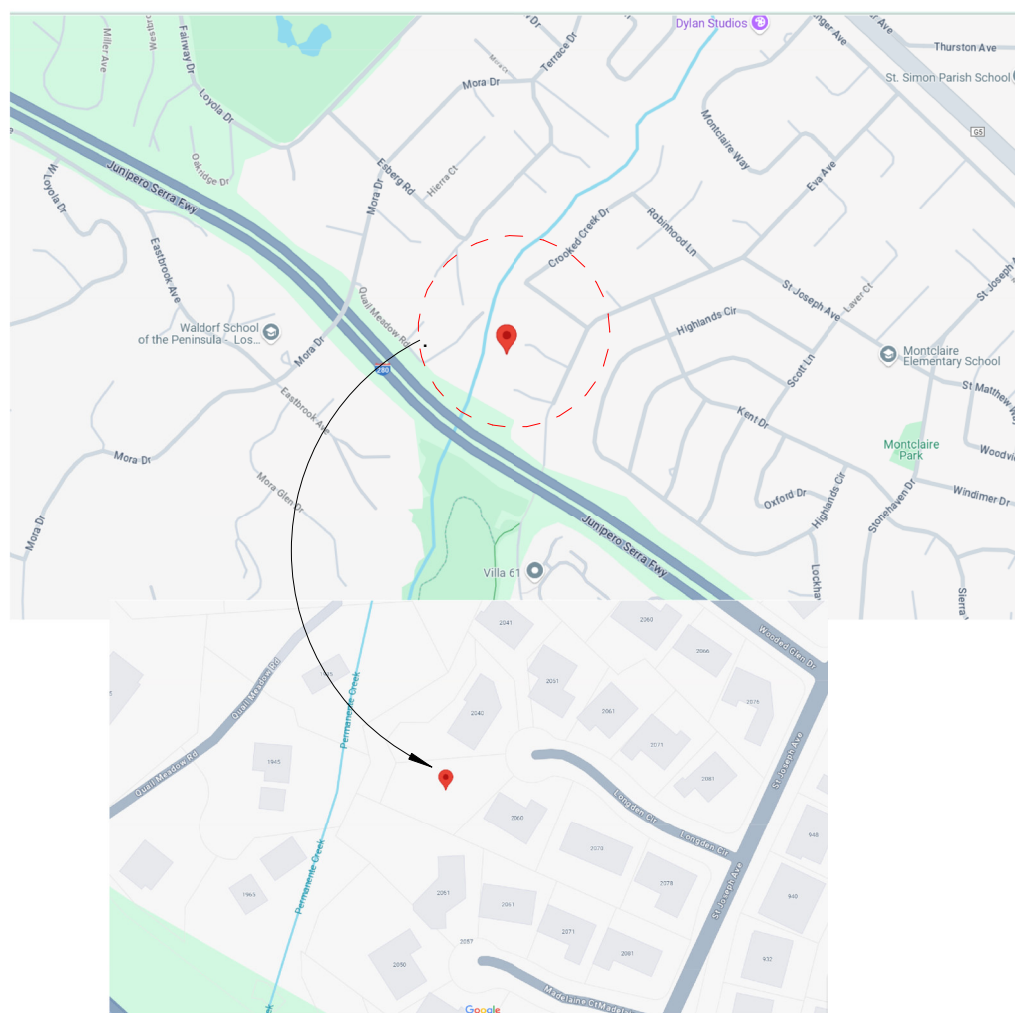
DESIGNER:
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6572 NORTHRIDGE DRIVE, SAN JOSE, CA 95120
PH: (408) 268-1665
GLUSHDADA@GMAIL.COM

CIVIL:
SMP ENGINEERS
1534 CAROB LANE, LOS ALTOS, CA 94024
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www.smpengineers.com

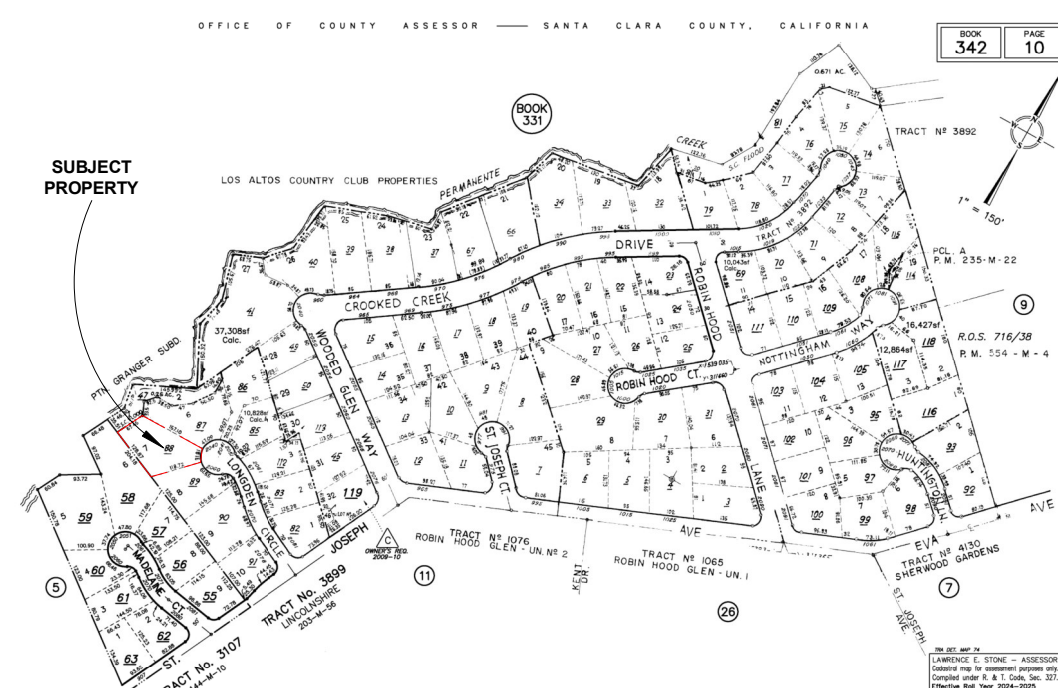
At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

- 1-Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- 2-Operation and maintenance instructions for the following:
 - 1-Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment.
 - 2-Roof and yard drainage, including gutters and downspouts.
 - 3-Space conditioning systems, including condensers and air filters.
 - 4-Landscape irrigation systems.
 - 5-Water reuse systems.
- 3-Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
- 4-Public transportation and/or carpool options available in the area.
- 5-Educational material on the positive impacts of an interior relative humidity between 30–60 percent and what methods an occupant may use to maintain a relative humidity level in that range.
- 6-Information about water-conserving landscape and irrigation design and controllers which conserve water.
- 7-Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
- 8-Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- 9-Information about state solar energy and incentive programs available.
- 10-A copy of all special inspection verifications required by the enforcing agency or this code.
- 11-Special inspections: structural observation of shear walls.

VICINITY MAP



PARCEL MAP



ABBREVIATIONS

O.C	ON CENTER	RWL	RAIN WATER LEADER
CL	CENTER LINE	DS	DOWNSPOT
PL	PLATE LINE	S/GD	SINK WITH GARBAGE DISPOSAL
P.T.	PRESSURE TREATED	SH. ENC.	SHOWER ENCLOSURE
FL	FLOOR	T.C	TIME CLOCK
F.F.E	FLOOR FINISH	UON.	UNLESS OTHERWISE NOTED
ELEVATION		TYP.	TYPICAL
FF	FINISH FLOOR	VGDF	VERTICAL GRAIN DOUGLESS FIR
PR	PAIR	WMP	WATERPROOF MEMBRANE
R/A	RETURN AIR	WD	WOOD
REFR.	REFRIGERATOR	WDW	WINDOW
R/O	RANGE OVEN	RM	ROOM
MICR.	MICROWAVE	W.W.F	WOVEN WIRE FABRIC
EX	EXISTING	GYP. BD	GYP. BOARD
CLG	CEILING	CEM. PL	CEMENT PLASTER
BLDG	BUILDING	H.B	HOSE BIB
DWG	DRAWING	M/C	MEDICAL CABINET
JST	JOIST	MTL	METAL
BM	BEAM	GLV	GALVANIZED
HDR	HEADER	GSM	GALVANIZED SHEET METAL
INSUL	INSULATION	N.I.C	NOT IN CONTRACT
BOTT	BOTTOM	W.I.C	WALK-IN CLOSET
PNL	PANEL	O.F.S	OUT SIDE FACE OF STUD
CONC.	CONCRETE	I.O.S	INSIDE FACE OF STUD
(FROM THE AVERAGE POINT ABOVE TO THE TOP MOST POINT OF THE ROOF)			

SQUARE
FOOTAGE

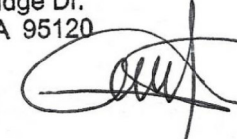
**LOT
CALCULATIONS**

PROJECT SUMMARY

		Proposed (Sq. Ft.)		Allowed/Required (Sq. Ft.)	
LOT COVERAGE: Land area covered by all structures that are over 6 feet in height		3,848 (25.93%)		4,461.69 (30.00%)	
FLOOR AREA: Measured to the outside surfaces of exterior walls		1st Flr: 905 2nd Flr: 3,304 (Incl. garage) Total: 4,209 (28.30%)		4,237.2 (28.49%)	
SETBACKS:		FIRST ST.	SECOND ST.	FIRST ST.	SECOND ST.
Front		32.33 feet	-	25 feet	-
Rear		81.66 feet	-	25 feet	-
Right side		12.13 feet	18.40 feet	10 feet	17.50 feet
Left side		10.00 feet	-	10 feet	-
ADU		4.00 feet	-	4 feet	-
HEIGHT:		25.25 feet			
HABITABLE LIVING AREA: Includes habitable basement area		3,792 Square feet			
NON-HABITABLE AREA: Doesn't incl. covered porches or open structures		417 Square feet			
NET LOT AREA:			14,872.29 Square feet		
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%			499 Square feet (49.75%)		
LANDSCAPING BREAKDOWN:	Total landscape area(proposed) = 5,945 SF Existing softscape (undisturbed) area: - New softscape (new or replaced landscaping)area: 8,927.29 SF Sum of all three should equal the site's net lot area				

GROSS LOT SIZE: 14,872.29 SQ. FT.
NET LOT SIZE: SAME AS GROSS
ALLOWABLE: (FOR THE FIRST 11,000) X 35% + (14,872.29 - 11,000) X 10% =
3,850 + 387.2 = 4,237.2
PARKING SPACES: TWO COVERED (ENCLOSED)
GENERAL PLAN DESIGNATION(S): OS;;SF4
ZONING : R-1-10 ZONING DISTRICT
TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R
GARAGE OCCUPANCY: U
NO. OF STORIES: TWO STORY
EXISTING USE: VACANT LOT
THE PROJECT IS NOT LOCATED IN FLOOD HAZARD ZONE
NUMBER OF TREES TO BE REMOVED: 4
APPLICABLE CODES: 2022 CALIFORNIA BUILDING CODE (C.B.C.) STRUCTURAL ONLY, 2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.), 2022 CALIFORNIA MECHANICAL CODE (C.M.C.), 2022 CALIFORNIA PLUMBING CODE (C.P.C.), 2022 CALIFORNIA ELECTRICAL CODE (C.E.C.), 2022 CALIFORNIA ENERGY CODE (C.E.C.) (2022 BUILDING ENERGY EFFICIENCY STANDARDS), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), AND THE CITY OF LOS ALTOS ORDINANCES.

GLUSH DESIGN ASSOCIATES
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San Jose, CA 95120



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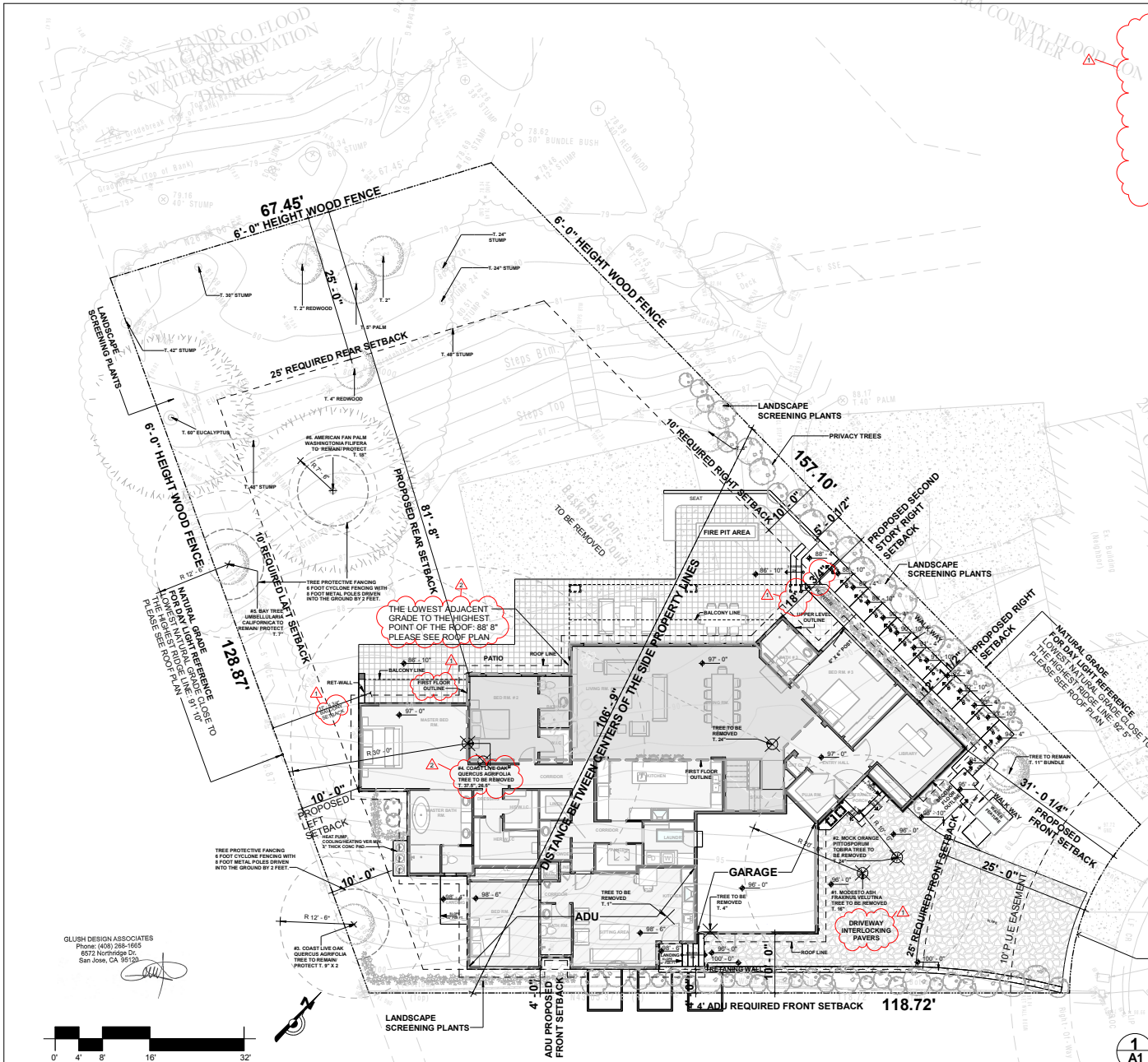
MR. SUMIT VERMA
ADDRESS: 2050 LONGDEN CR.
LOS ALTOS, CA 94024

7/2025 10:14:57 AM	Project no:	
	Date	05/27/2025
	Drawn by	
	Checked by	
	A0	
	Scale	

G'LUSH DESIGN GROUP



COVER SHEET



#TREE	SPECIES	DBH (inches)	HT/SP (feet)	COND	REQUIREMENTS
1	Modesto Ash <i>Fraxinus velutina</i>	16	35/40	45	Removal
2	Mock Orange <i>Pittosporum tobira</i>	5.5, 5.4, 5	20/20	45	Removal
3	Coast Live Oak <i>Quercus agrifolia</i>	9.9	35/25	50	Remain/Protect
4	Coast Live Oak <i>Quercus agrifolia</i>	37.5, 26.5	50/60	30	Removal
5	Bay Tree <i>Umbellularia californica</i>	7	40/25	50	Remain/Protect
6	American Fan Palm <i>Washingtonia filifera</i>	18	35/15	50	Remain/Protect

CALSTONE
Residential

PERMEABLE QUARRY STONE - PAVING STONES

Permeable Quarry Stone
Permeable Quarry Stone is a high-quality, natural stone product that is designed to provide a durable, long-lasting surface for your driveway or parking area. It is made from natural stone and is available in a variety of colors and sizes. The stone is laid in a way that allows water to pass through the joints between the stones, which helps to reduce runoff and prevent erosion. This makes it an ideal choice for areas where water management is a concern.

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#	Description	Date
1	Planning Dept.	May 20, 2025
2	Planning Dept.	June 22, 2025

GLUSH DESIGN GROUP

Residential Building Design & Consulting
Tel: (408) 288-1465 / Fax: (408) 793-1188



SITE AND TREE PROTECTION PLAN

PROJECT: 2050 LONGDEN CR. LOS ALTOS, CA 94024

MR. SUMIT VERMA

ADDRESS: 2050 LONGDEN CR. LOS ALTOS, CA 94024

MR. SUMIT VERMA

ADDRESS: 2050 LONGDEN CR. LOS ALTOS, CA 94024

Project no.	05/27/2025
Date	05/27/2025
Drawn by	Author
Checked by	Checker

A1

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

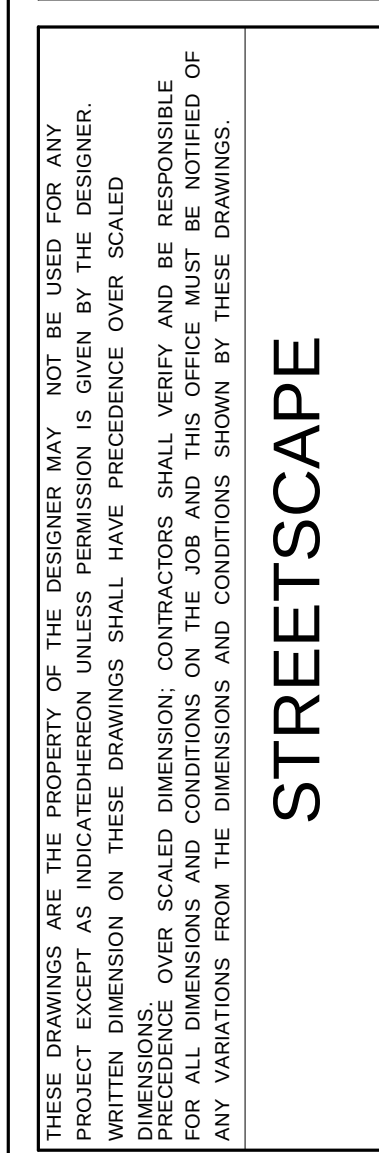
LONGDEN CIRCLE

R=40.00'
D=45° 33' 47"
L=31.81'

1 SITE AND TREE PROTECTION PLAN
A1 1/8" = 1'-0"

G'LUSH DESIGN GROUP

Residential Building Design & Consulting
6572 NORTHEDGE DR SAN JOSE CA 95120
Tel : (408) 208-1665 / Fax (408) 753-9160



Project no:	
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Checked by	Checker
A1.1	
Scale	3/32" = 1'-0"



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FIRST FLOOR PLAN

MR. SUMIT VERMA

ADDRESS: 2050 LONGDEN CR.
LOS ALTOS, CA 94024

Project no:

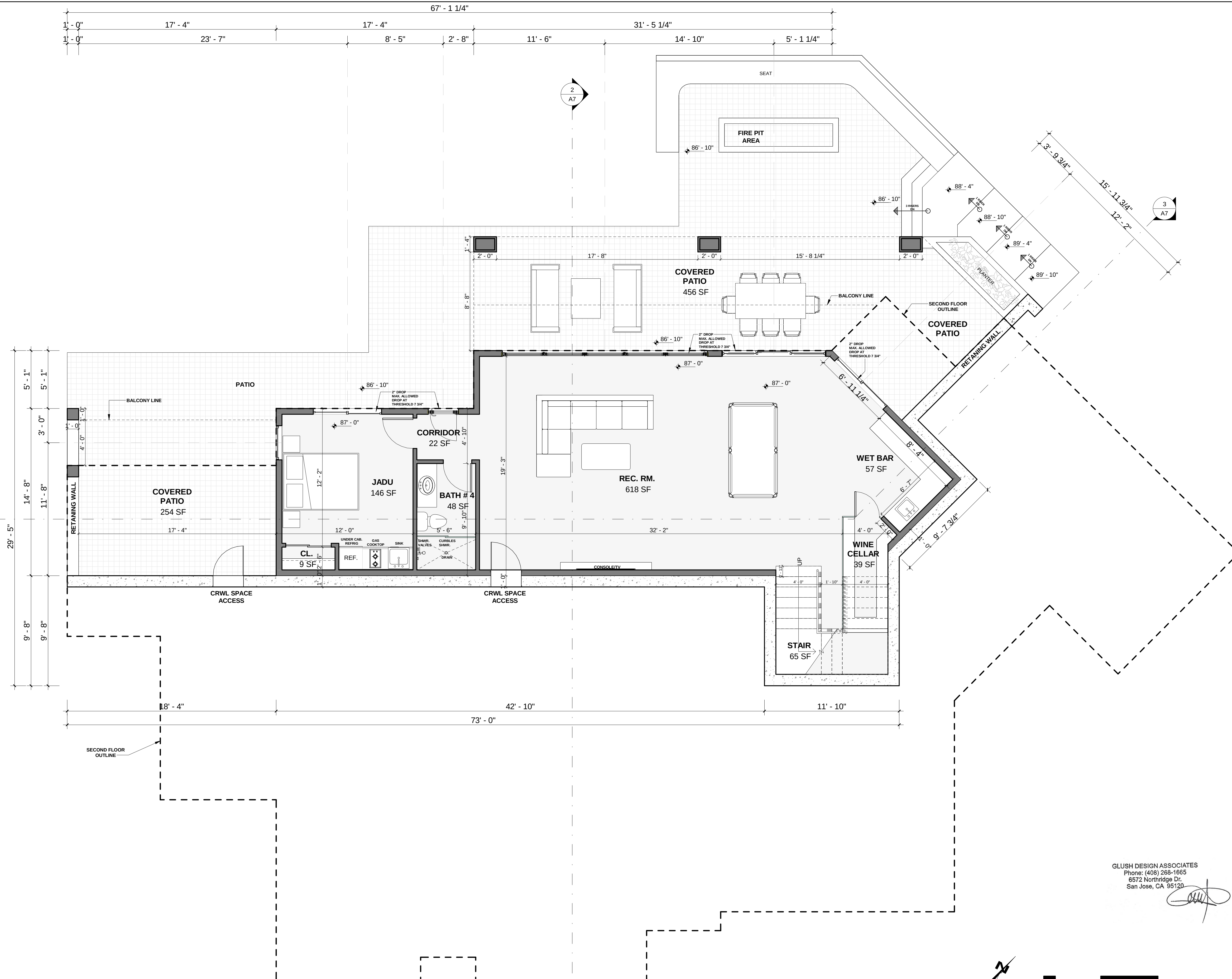
Date 05/27/2025

Drawn by	Author
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Checked by	Checker
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A2

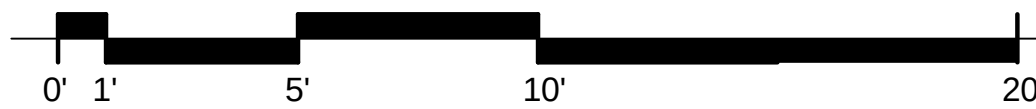
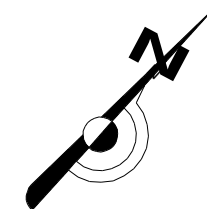
Scale	1/4" = 1'-0"
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1	FIRST FLOOR
A2	1/4" = 1'-0"

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Phone: (408) 268-1665
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San Jose, CA 95120

idge Dr.
A 95120



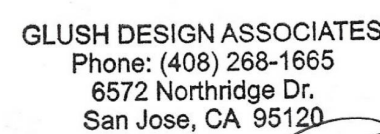


SECOND FLOOR PLAN

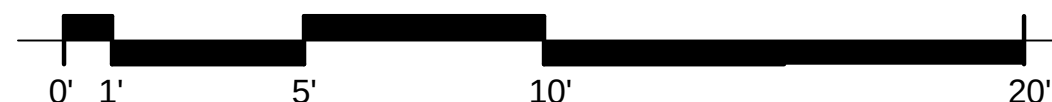
RESS: 2050 LONGDEN
LOS ALTOS, CA 94024

05/27/2025

A3

$$1/4'' = 1'-0''$$


1
A3





ACRYLIC 211

DESCRIPTION
Acrylic 211 is an acrylic elastomeric coating that combines high-solids emulsion polymers and biocides to provide superior durability, reflectivity, weatherproofing, and mildew resistance. It is unique among elastomerics in that it tensile strength increases at lower temperatures.

- BENEFITS**
- Reduces daily expansion and contraction (thermal cycling)
 - Reflects 80-90% of the heat and harmful UV rays of the sun
 - Excellent reflective properties help reduce internal building cooling costs
 - Helps prevent premature degradation
 - Contains a strong mildewcide/fungicide
 - Excellent adhesion to various substrates
 - Superior resistance to dirt pick-up and stays white longer to maintain reflectivity
 - Easy to use and clean
 - Non-toxic
 - VOC compliant water-based coating

BASIC USES
Acrylic 211 is a 100% acrylic elastomeric coating for all types of roofs including metal, modified bitumen, built-up roofing, single-ply, and polyurethane foam. It contains strong algaecides which makes it ideal for application over most types of roofs. **Important:** this product is designed for POSITIVE drainage. Areas of ponding water must be corrected before installation.

APPLICATION TEMPERATURES
Min Ambient: 50°F (10°C)
Max Ambient: 110°F (43°C)
Min Surface: 50°F (10°C)
Max Surface: 130°F (54°C)
Minimum temperatures must be rising following applications. Contact technical services for more information.

Do not apply when:
• Dew point is within 5°F (2.77°C) of ambient temperatures
• Precipitation, fog, or dew is imminent prior to cure of the product
• Freezing temperatures are expected prior to cure of the product

SAFETY INFORMATION:
Read the Safety Data Sheet (SDS) and container labels for detailed health and safety information. This product is intended for industrial use by properly trained professional applicators only.

TECHNICAL DATA	
SOLIDS BY VOLUME:	55 ± 2%
ELONGATION:	233 ± 20%
TENSILE STRENGTH:	273 ± 20 psi ASTM D3270
VISCOSITY:	4500 ± 500 cps
WEIGHT:	12.1 lbs per gallon ± 0.2
FLASH POINT:	None
HARDNESS:	50-55 Shore A ASTM D-2540
IMPACT RESISTANCE:	Exceeds 160N in/lb. ASTM D-2594
SALT SPRAY:	No effect (3800 hrs) ASTM D-117
PERMEABILITY:	14 ± 3
WATER ABSORPTION RATE:	6-20%
REFLECTIVITY:	.87
EMISSIVITY:	.89
VOC:	<60g/Liter
MINIMUM APPLICATION TEMP:	50°F
DRY TIME:	2-12 hours
SERVICE TEMPERATURE:	-40° to 300° F
SHELF-LIFE:	12 months
CLEAN UP:	Water
COLOR:	Standard: white, gray, tan Premium and custom colors available*
PACKAGING:	5 gallon, 55 gallon

AMERICAN WEATHERSTAR LLC
8095 Padgett Switch Rd., Irvington, AL 36544 | USA
www.americanweatherstar.com | info@americanweatherstar.com
Toll Free: 800-773-6643 | Fax: 251-479-3602

*See color chart for more details.



METACRYLICS ACRYLIC POLYESTER ROOFING

STAINED COLOR IN:
KELLY - MOORE PAINTS
BLACK OAK
COLOR NUMBER: KMA89
LRV: 7



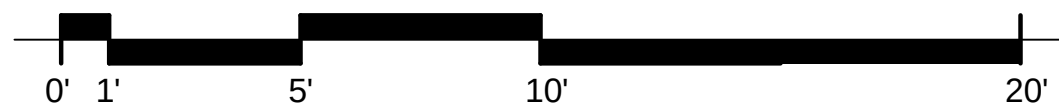
THE LOWEST ADJACENT GRADE TO THE HIGHEST POINT OF THE ROOF: 88' 8"

ACRYLIC 211

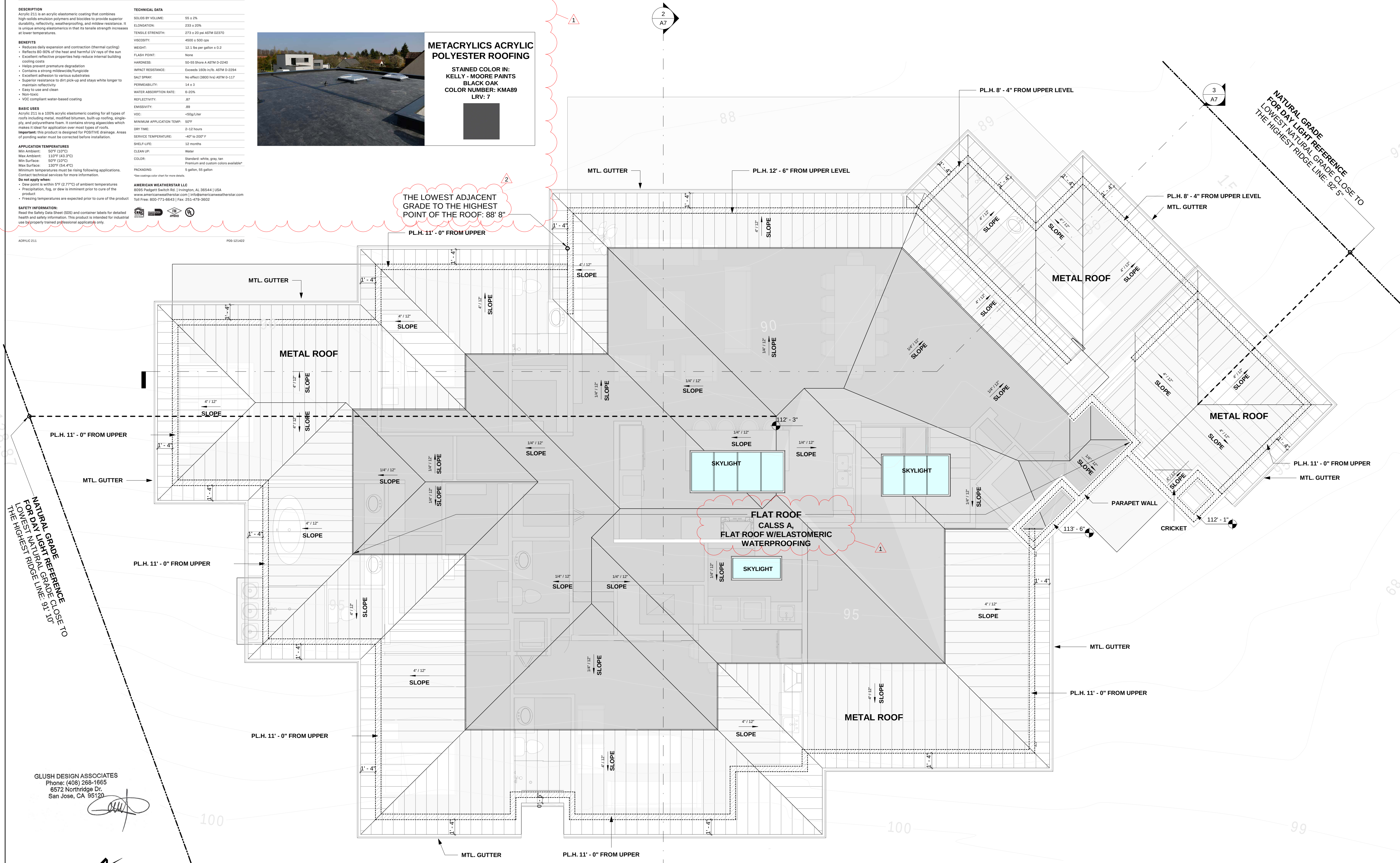
PDB-121402

NATURAL GRADE REFERENCE FOR DAY LIGHT GRADE CLOSE TO THE HIGHEST RIDGE LINE: 92' 5"

GLUSH DESIGN ASSOCIATES
Phone: (408) 268-1665
6572 Northridge Dr.
San Jose, CA 95120



1 ROOF PLAN
A4 1/4" = 1'-0"



No.	Description	Date
1	Planning Dept.	May 20, 25
2	Planning Dept.	June 22, 25

GLUSH DESIGN GROUP

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Tel: (408) 208-1665 / Fax: (408) 753-9160



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ROOF PLAN

MR. SUMIT VERMA
ADDRESS: 2050 LONGDEN CR.
LOS ALTOS, CA 94024

Project no:	
Date	05/27/2025
Drawn by	Author
Checked by	Checker

A4

Scale 1/4" = 1'-0"

6/27/2025 5:16:37 AM

No.	Description	Date
1	Planning Dept.	May 20, 25
2	Planning Dept.	June 22, 25

GLUSH DESIGN GROUP

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Tel: (408) 208-1665 / Fax (408) 755-9160



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FRONT AND REAR ELEVATIONS

MR. SUMIT VERMA

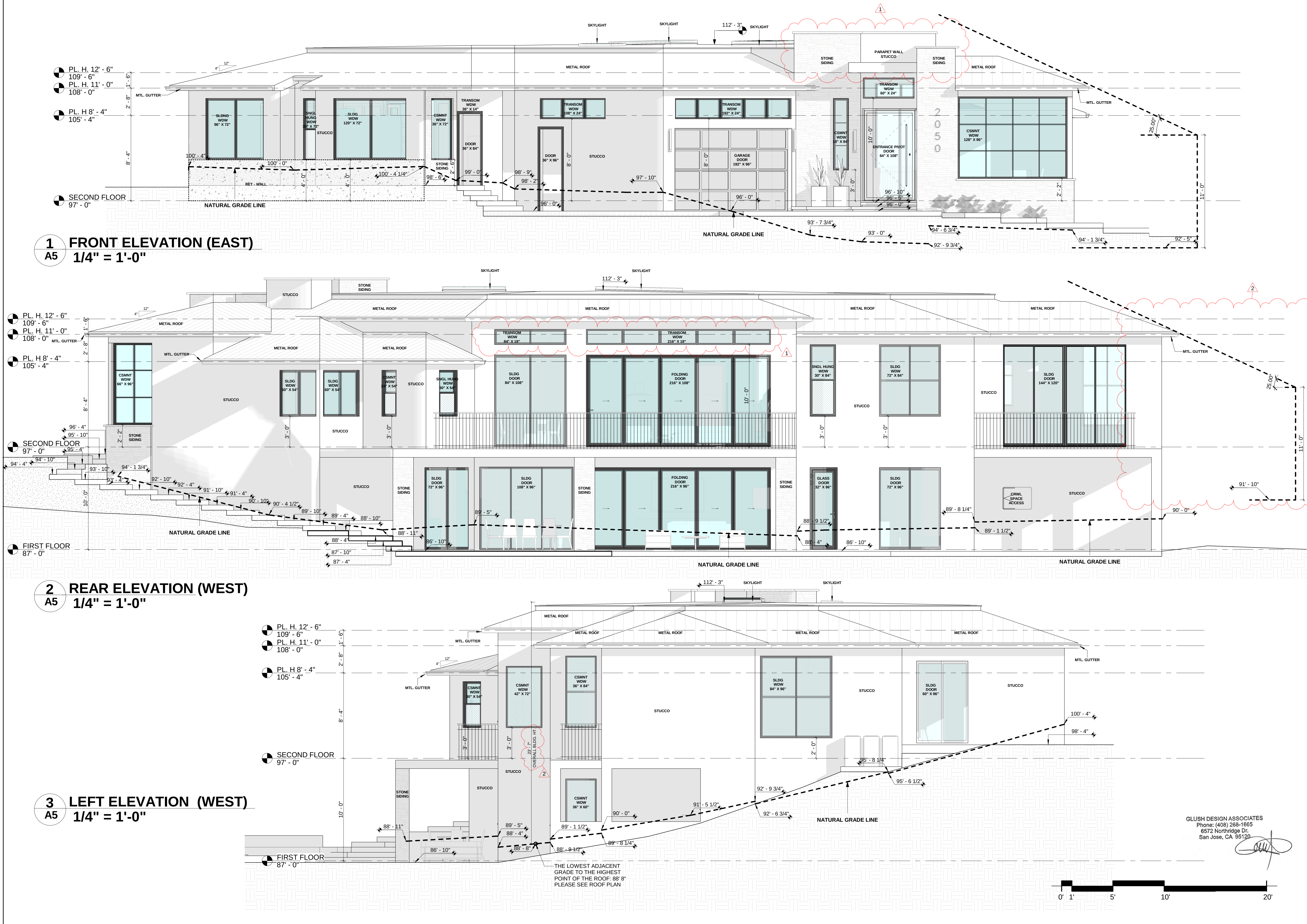
ADDRESS: 2050 LONGDEN CR.
LOS ALTOS, CA 94024

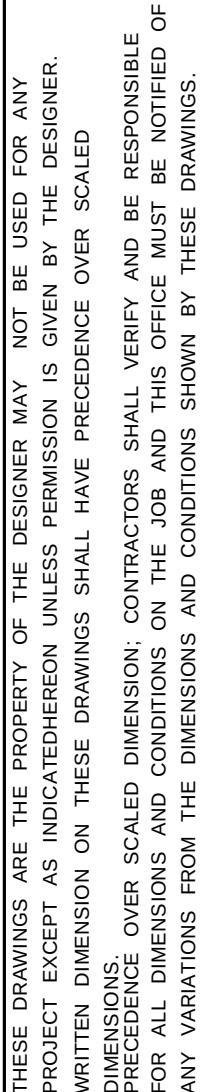
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Date:	05/27/2025
Drawn by:	Author
Checked by:	Checker

A5

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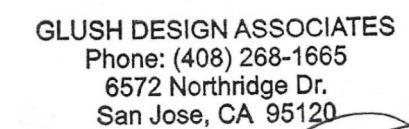
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MR. SUMIT VERMA
ADDRESS: 2050 LONGDEN CR.
LOS ALTOS, CA 94024

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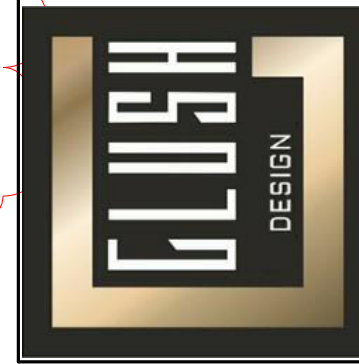


250-1000
idge Dr.
A 95120

No.	Description	Date
1	Planning Dept.	May 20, 25
2	Planning Dept.	June 22, 25

GLUSH DESIGN GROUP

Residential Building Design & Consulting
6572 Northridge Dr. San Jose, CA 95120
Tel: (408) 208-1665 / Fax (408) 753-9160



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CROSS SECTIONS

MR. SUMIT VERMA

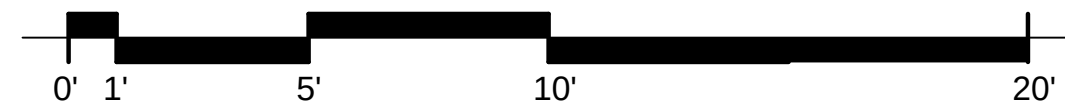
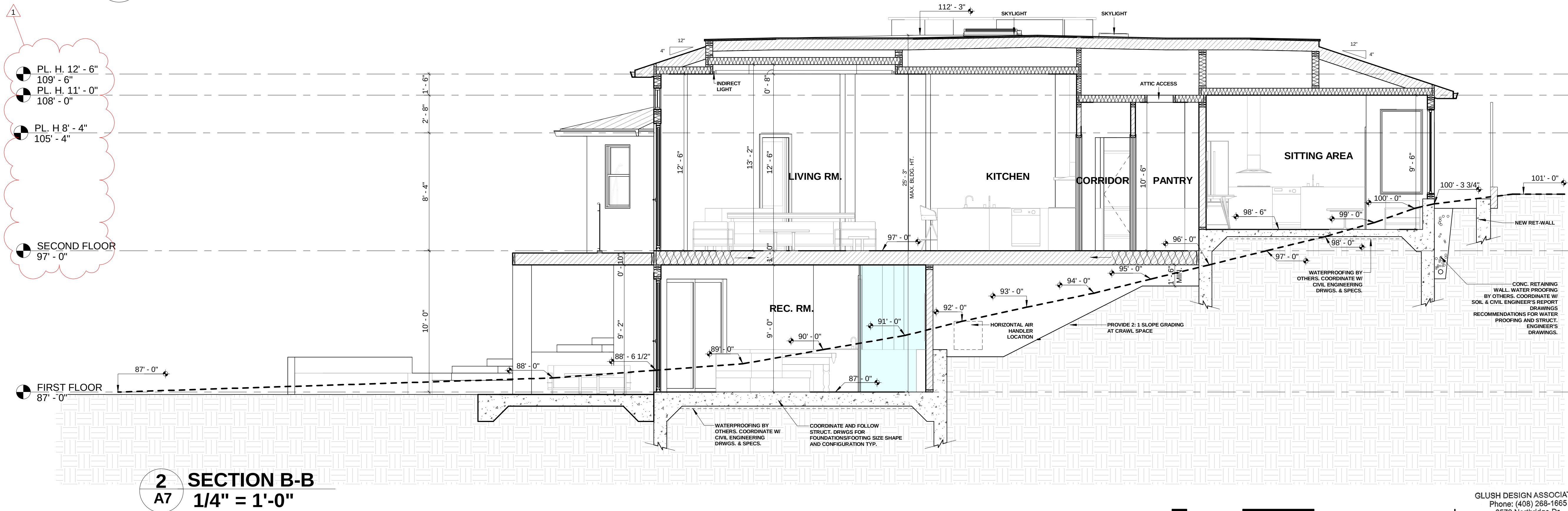
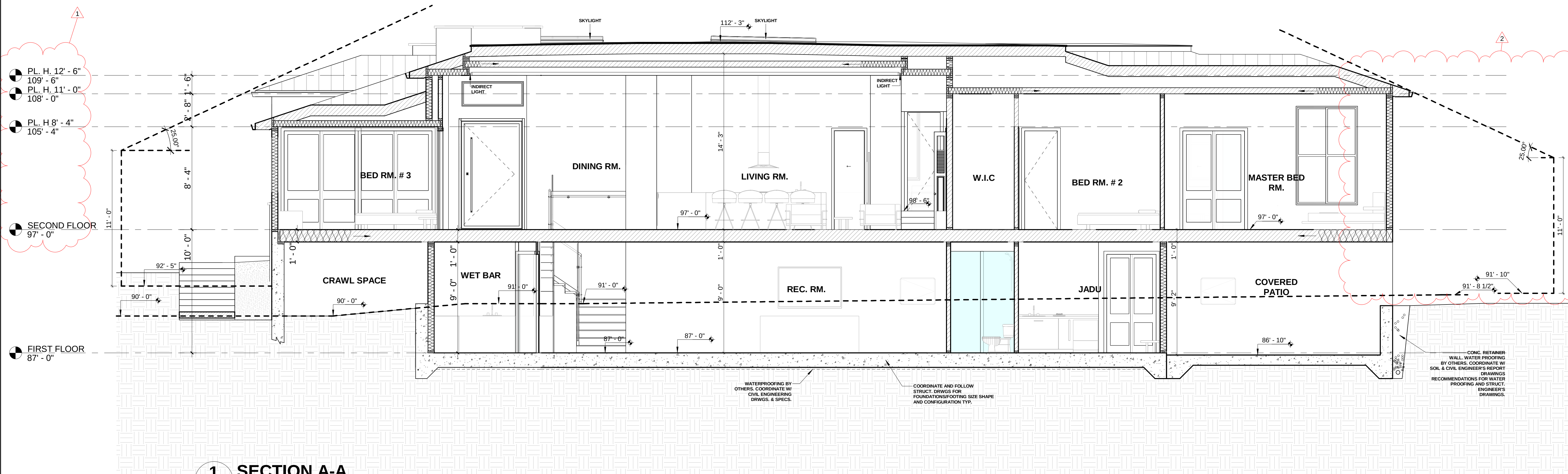
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LOS ALTOS, CA 94024

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Checked by	Checker

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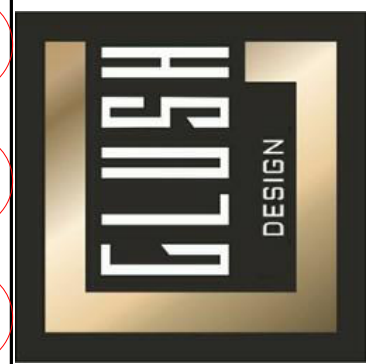


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No.	Description	Date
1	Planning Dept.	May 20, 25
2	Planning Dept.	June 22, 25

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AREA CALCULATIONS

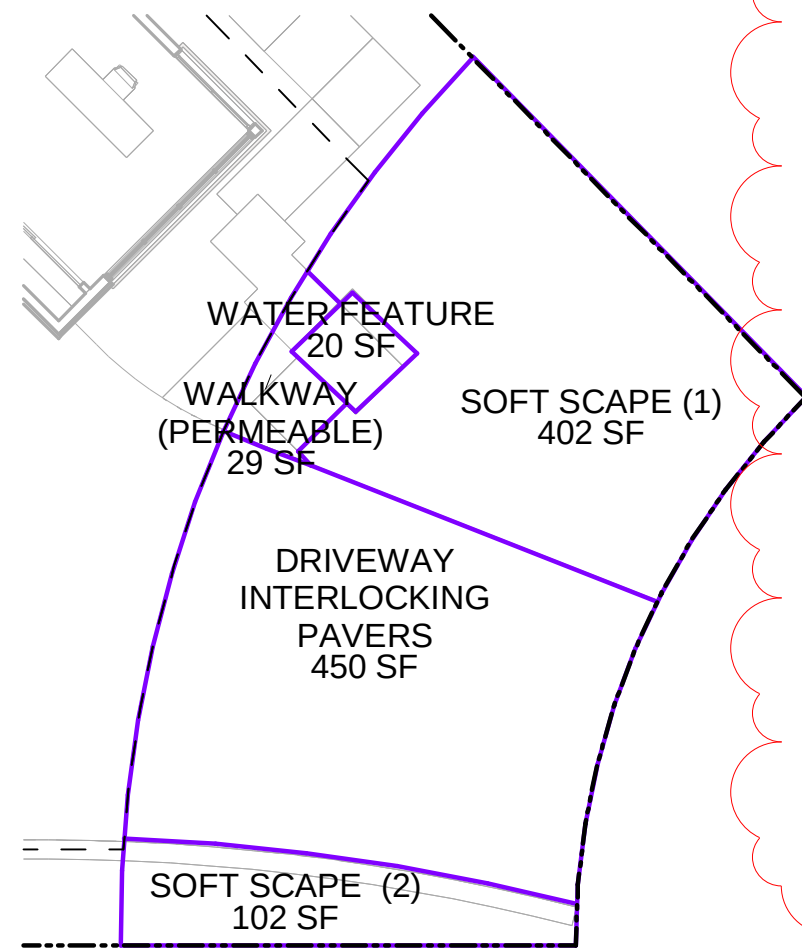
MR. SUMIT VERMA
ADDRESS: 2050 LONGDEN CR.
LOS ALTOS, CA 94024

Project no:	
Date:	05/27/2025
Drawn by:	Author
Checked by:	Checker

A8

Scale As indicated

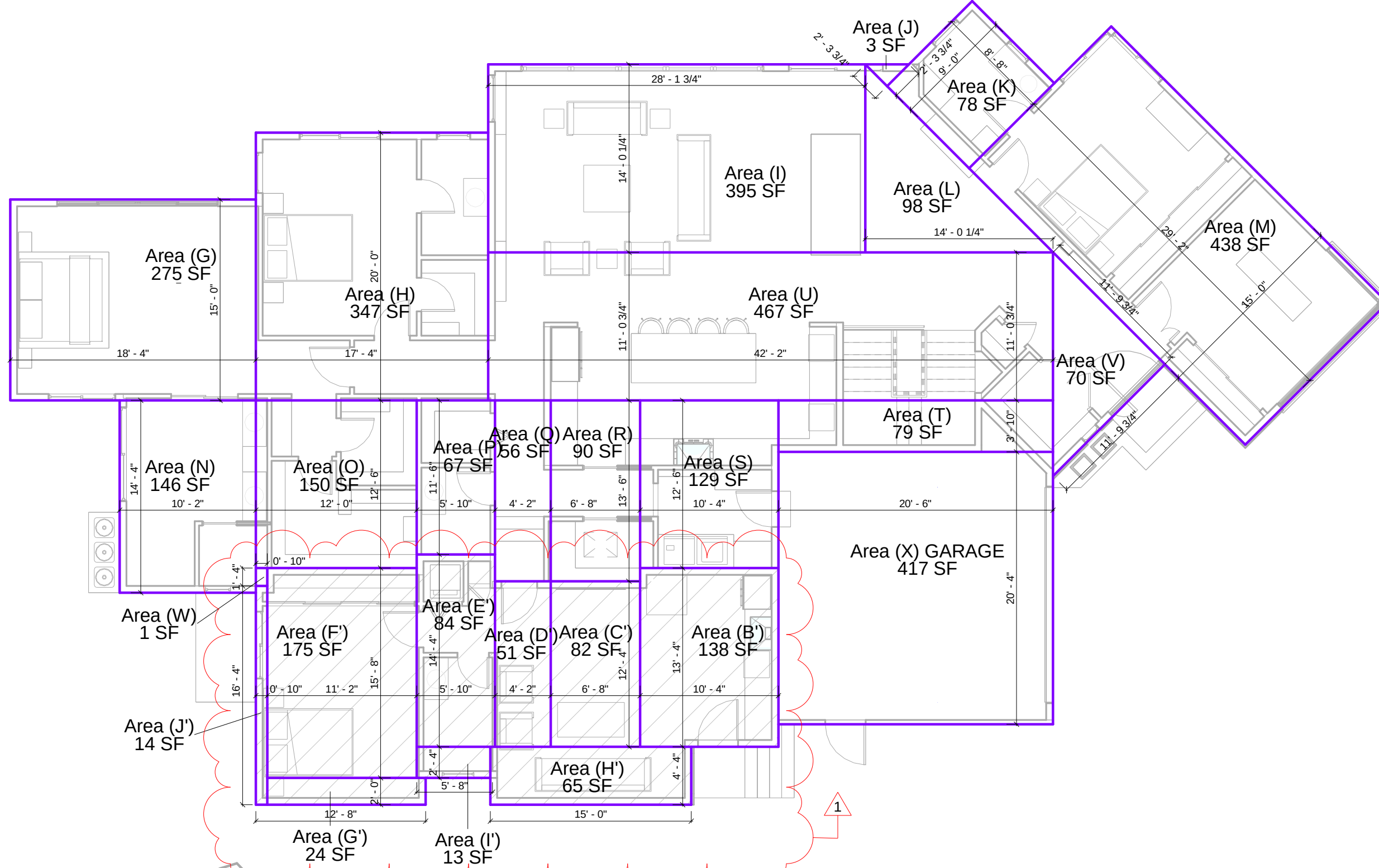
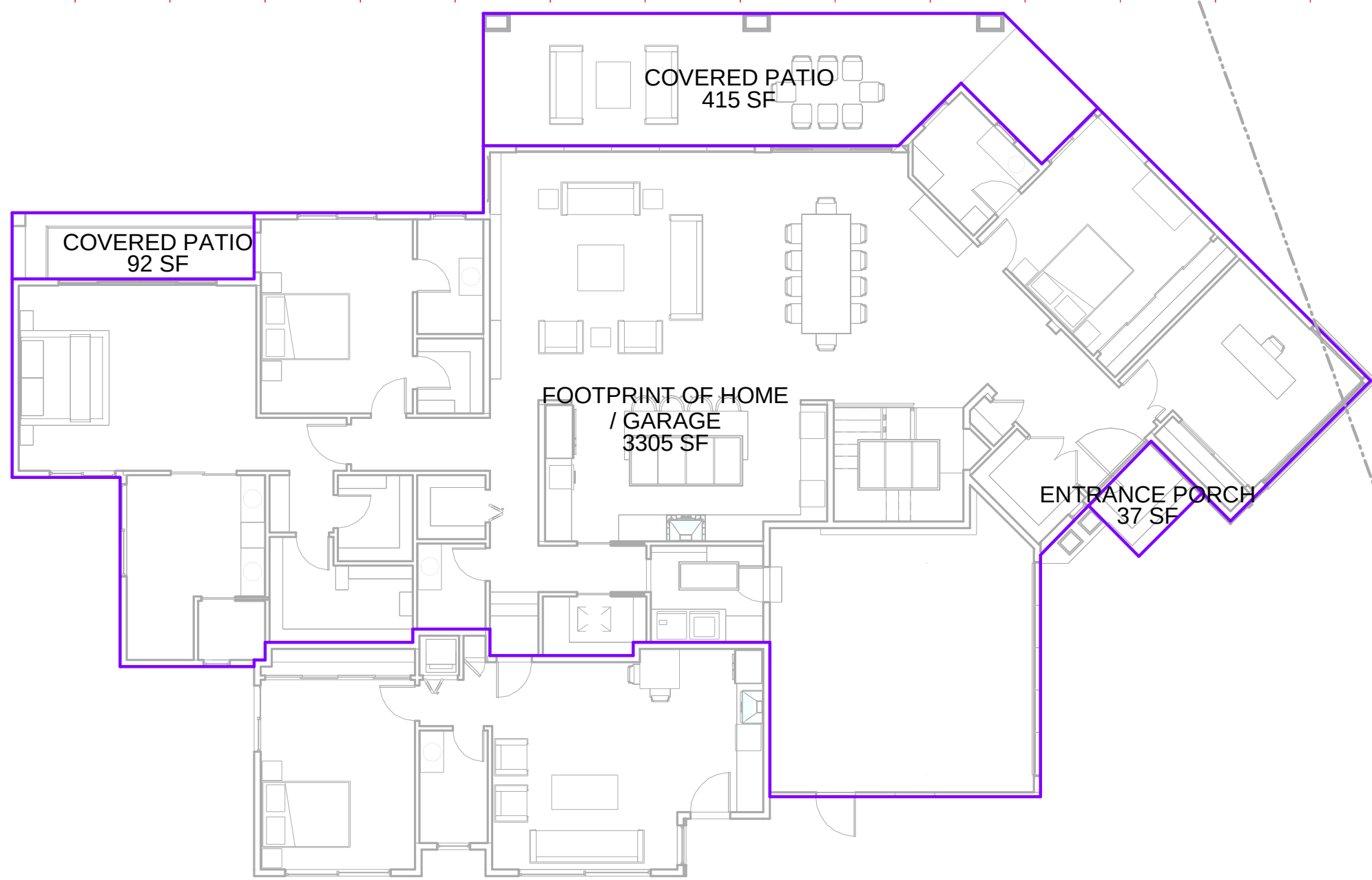
AREA	SQ.FT.	PERCENTAGE	
FRONT YARD AREA	1,003 SF	100 %	
SOFTSCAPE	SOFTSCAPE (1)	402 SF	50.25 %
	SOFTSCAPE (2)	102 SF	
HARDSCAPE	WALKWAY (PERMEABLE)	29 SF	49.75 %
	DRIVEWAY (SANDBASE PAVERS)	450 SF	
	WATER FEATURE	20 SF	



4 FRONT YARD AREA
A8 1" = 10'-0"

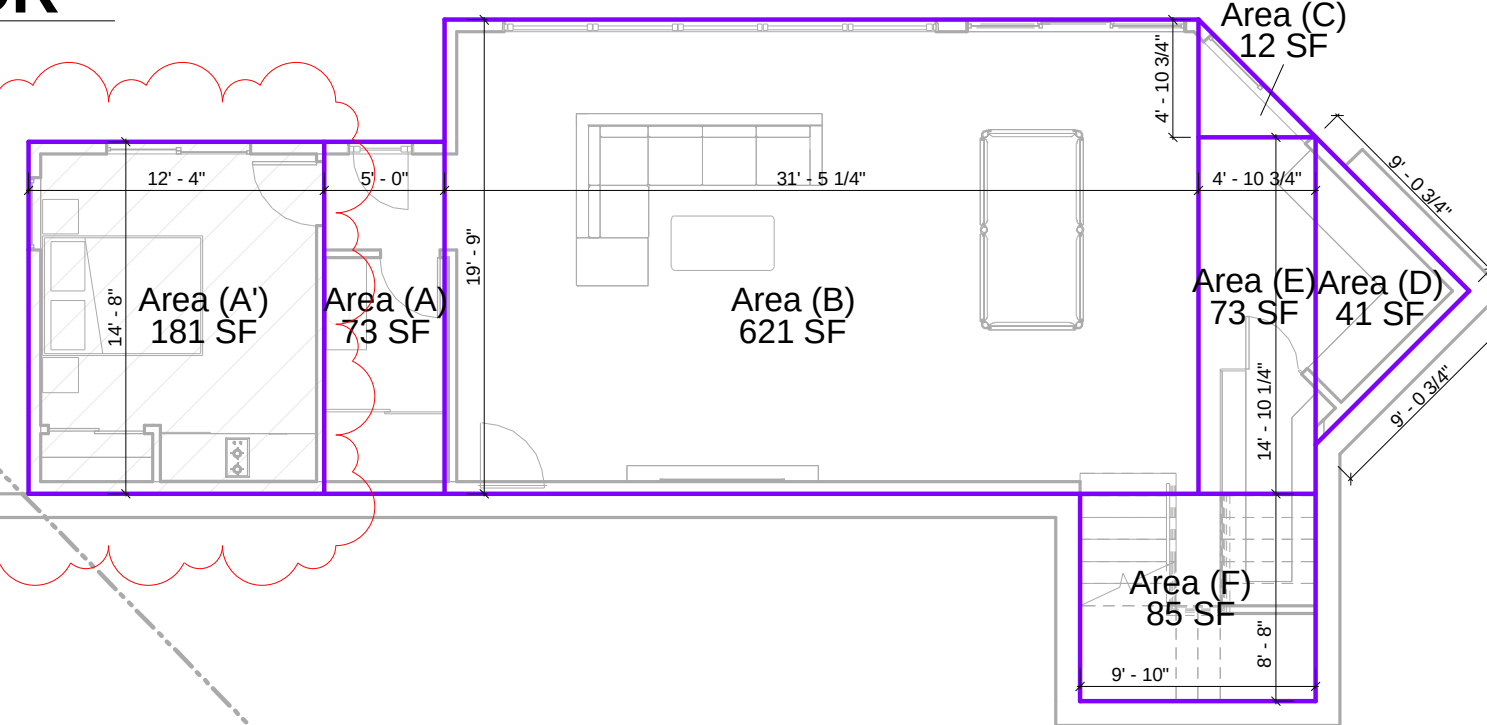
JADU & ADU AREA	
Name	Area
Area (A')	181 SF
JADU	181 SF
FIRST FLOOR: 1	181 SF
Area (C')	82 SF
Area (B')	138 SF
Area (H')	65 SF
Area (D')	51 SF
Area (E')	84 SF
Area (F')	175 SF
Area (G')	24 SF
Area (I')	13 SF
Area (J')	14 SF
ADU	645 SF
SECOND FLOOR: 9	645 SF
Grand total: 10	826 SF

3 LOT COVERAGE
A8 1" = 10'-0"



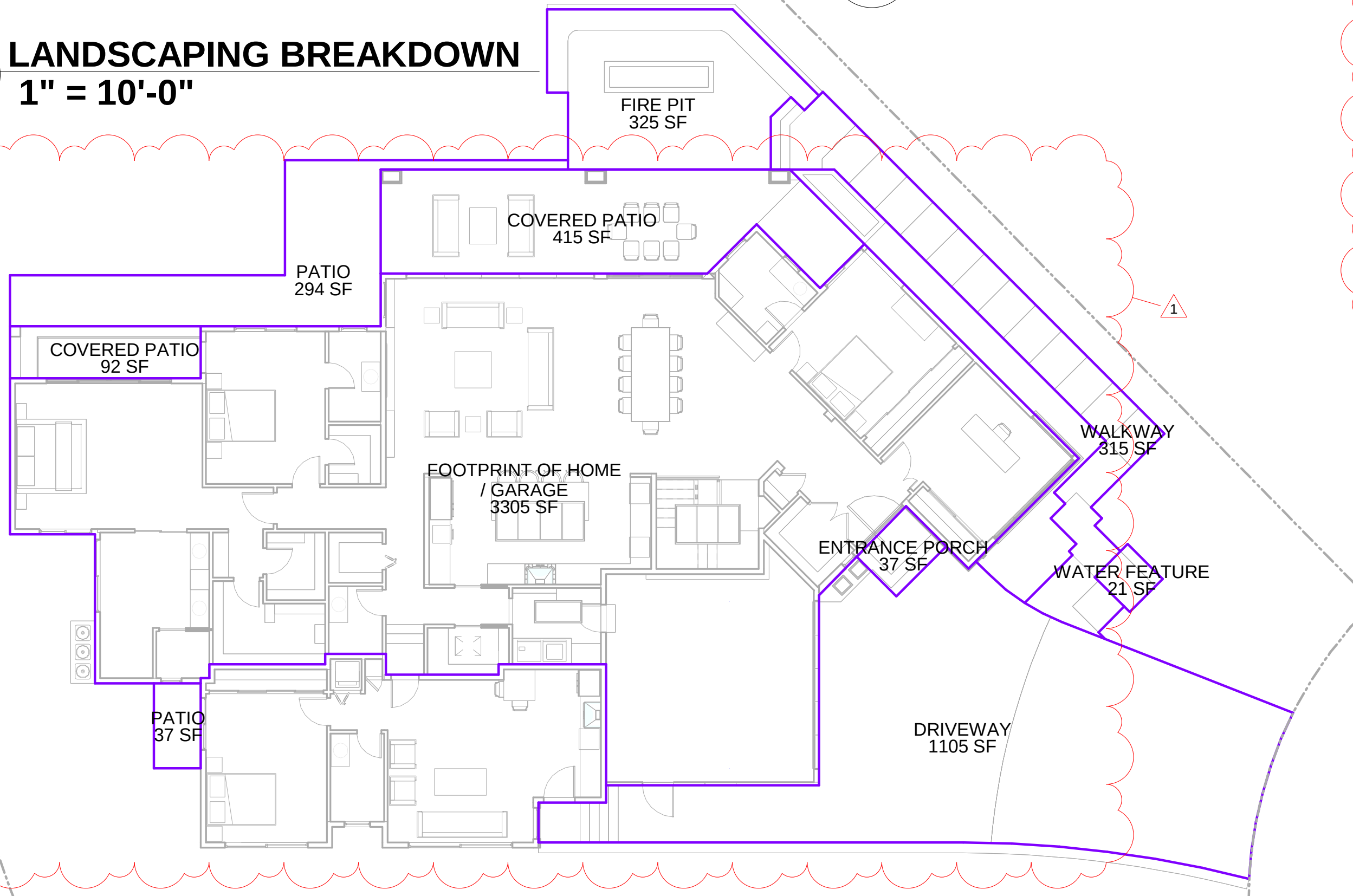
2 SECOND FLOOR
A8 1/8" = 1'-0"

GLUSH DESIGN ASSOCIATES
Phone: (408) 268-1665
6572 Northridge Dr.
San Jose, CA 95120



1 FIRST FLOOR
A8 1/8" = 1'-0"

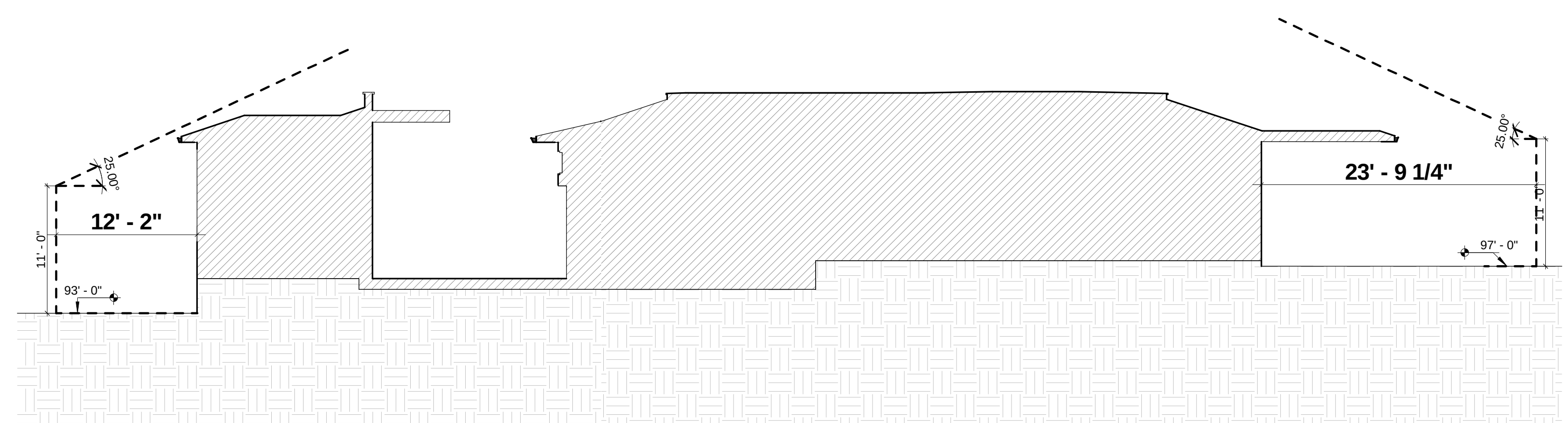
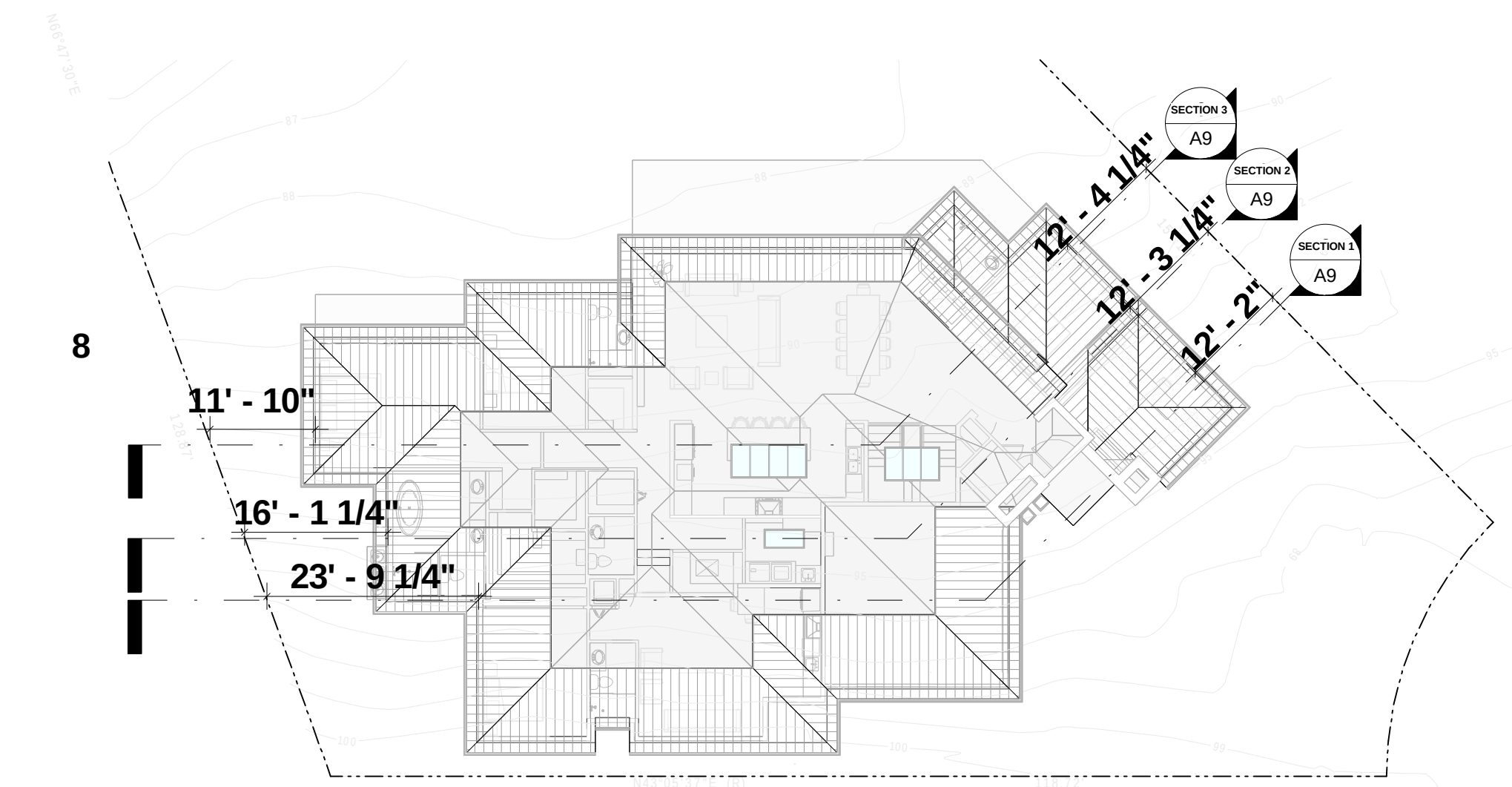
5 LANDSCAPING BREAKDOWN
A8 1" = 10'-0"



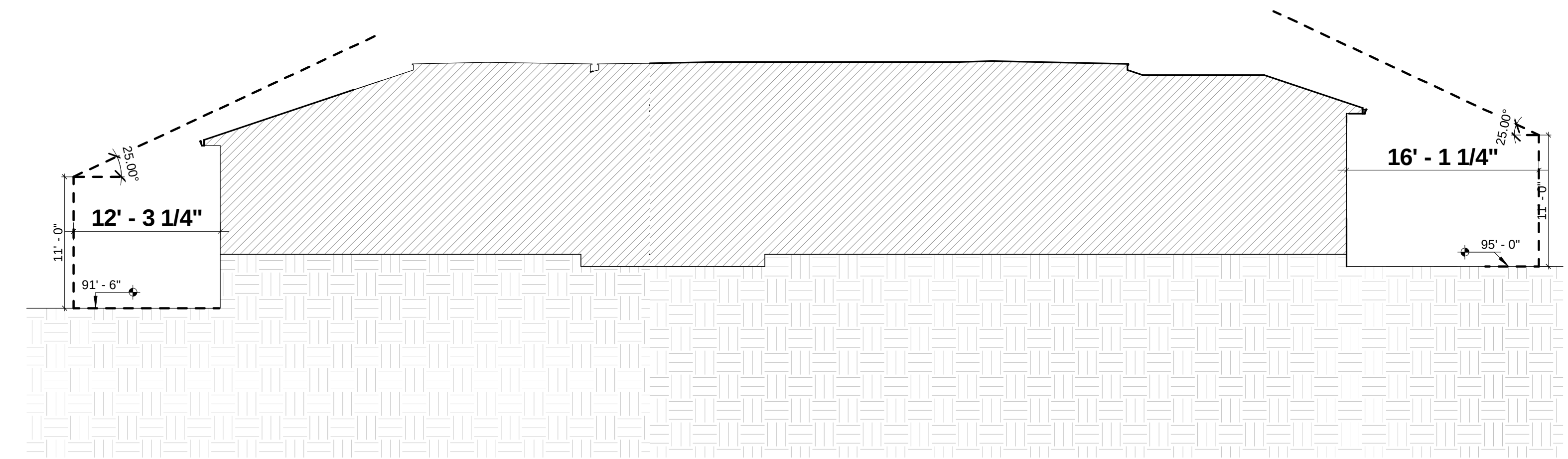
FLOOR AREA CALCULATION		
SECTION	DIMENTION	Area
Area (A)	14' - 8" X 5' - 0"	73.33 SF
Area (B)	19' - 9" X 31' - 5 1/4"	621.07 SF
Area (C)	4' - 10 3/4" X 4' - 10 3/4"	11.94 SF
Area (D)	9' - 0 3/4" X 9' - 0 3/4"	41.03 SF
Area (E)	14' - 10 1/4" X 4' - 10 3/4"	72.63 SF
Area (F)	8' - 8" X 9' - 10"	85.22 SF
HABITABLE: 6		905.22 SF
FIRST FLOOR: 6		905.22 SF
Area (G)	15' - 0" X 18' - 4"	275 SF
Area (H)	20' - 0" X 17' - 4"	346.67 SF
Area (I)	14' - 0 1/4" X 28' - 1 3/4"	394.62 SF
Area (J)	2' - 3 3/4" X 2' - 3 3/4"	2.65 SF
Area (K)	8' - 8" X 9' - 0"	78 SF
Area (L)	14' - 0 1/4" X 14' - 0 1/4"	98.28 SF
Area (M)	29' - 2" X 15' - 0"	437.5 SF
Area (N)	14' - 4" X 10' - 2"	145.72 SF
Area (O)	12' - 6" X 12' - 0"	150 SF
Area (P)	11' - 6" X 5' - 10"	67.08 SF
Area (Q)	13' - 6" X 4' - 2"	56.25 SF
Area (R)	13' - 6" X 6' - 8"	90 SF
Area (S)	12' - 6" X 10' - 4"	129.17 SF
Area (T)	3' - 10" X 20' - 6"	78.58 SF
Area (U)	11' - 0 3/4" X 42' - 2"	466.51 SF
Area (V)	11' - 9 3/4" X 11' - 9 3/4"	69.72 SF
Area (W)	1' - 4" X 0' - 10"	1.11 SF
HABITABLE: 17		2886.86 SF
Area (X) GARAGE	20' - 4" X 20' - 6"	416.83 SF
NONHABITABLE: 1		416.83 SF
SECOND FLOOR: 18		3303.69 SF
TOTAL FLOOR AREA: 24		4208.92 SF

LOT COVERAGE (Land area covered by all structures that are over 6 feet in height)	
Name	Area
FOOTPRINT OF HOME / GARAGE	3305 SF
ENTRANCE PORCH	37 SF
COVERED PATIO	415 SF
COVERED PATIO	92 SF
TOTAL HARDSCAPE AREA	3848 SF

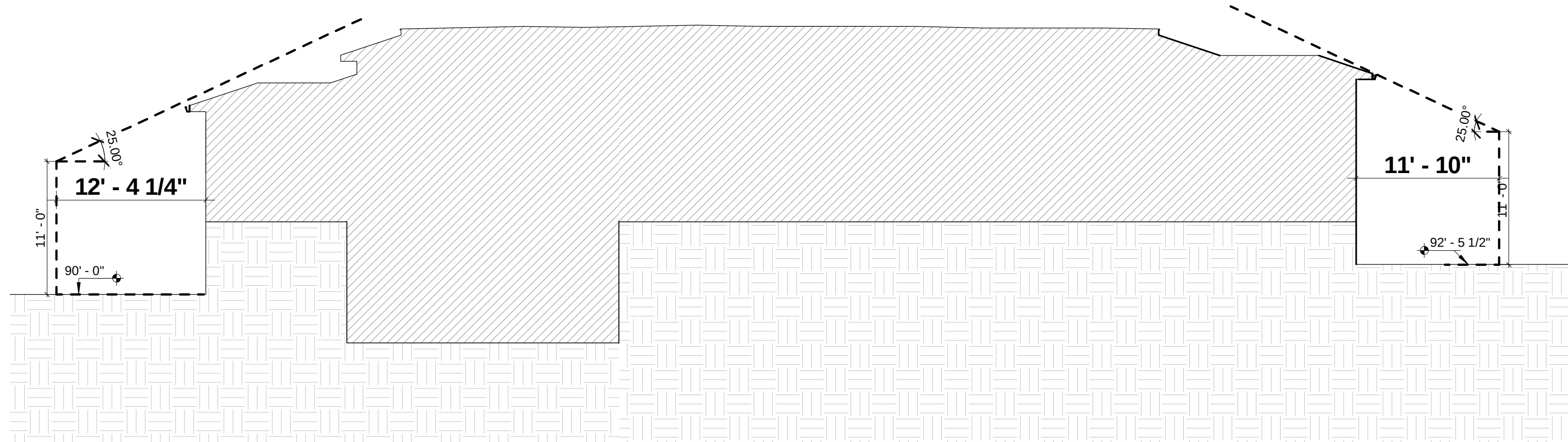
LANDSCAPING BREAKDOWN	
Name	Area
FOOTPRINT OF HOME / GARAGE	3305 SF
DRIVEWAY	1105 SF
ENTRANCE PORCH	37 SF
WATER FEATURE	21 SF
WALKWAY	315 SF
COVERED PATIO	415 SF
COVERED PATIO	92 SF
PATIO	294 SF
FIRE PIT	325 SF
PATIO	37 SF
TOTAL HARDSCAPE AREA	5945 SF



2 SECTION 1
A9 1/8" = 1'-0"



4 Section 2
A9 1/8" = 1'-0"



6 Section 3
A9 1/8" = 1'-0"



GLUSH DESIGN ASSOCIATES
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6572 Northridge Dr.
San Jose, CA 95120

Agenda Item 2.

No.	Description	Date
4	BLUE	May, 22, 2025

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6572 Northridge Dr. San Jose, CA 95120
Tel : (408) 208-1665 / Fax (408) 753-9160

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DAYLIGHT CROSS SECTIONS

MR. SUMIT VERMA
ADDRESS: 2050 LONGDEN CR.
LOS ALTOS, CA 94024

Project no:

Date 05/27/2025

Drawn by Author

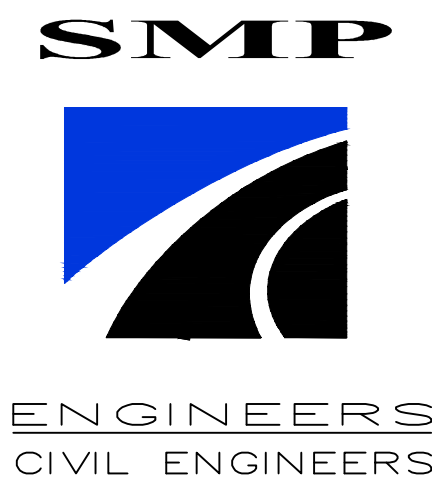
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A9

Scale As indicated

6/27/2025 5:16:58 AM

27



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OWNER:

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GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOUSE
2050 LONGDEN CR., LOS ALTOS, CA 94024
APN: 342-10-088
COVER SHEET

Revisions:



Ghazi Raza

Date: 05/19/2025
Scale: NTS
Prepared by: S.S.
Checked by: S.R.
Job #: 225003

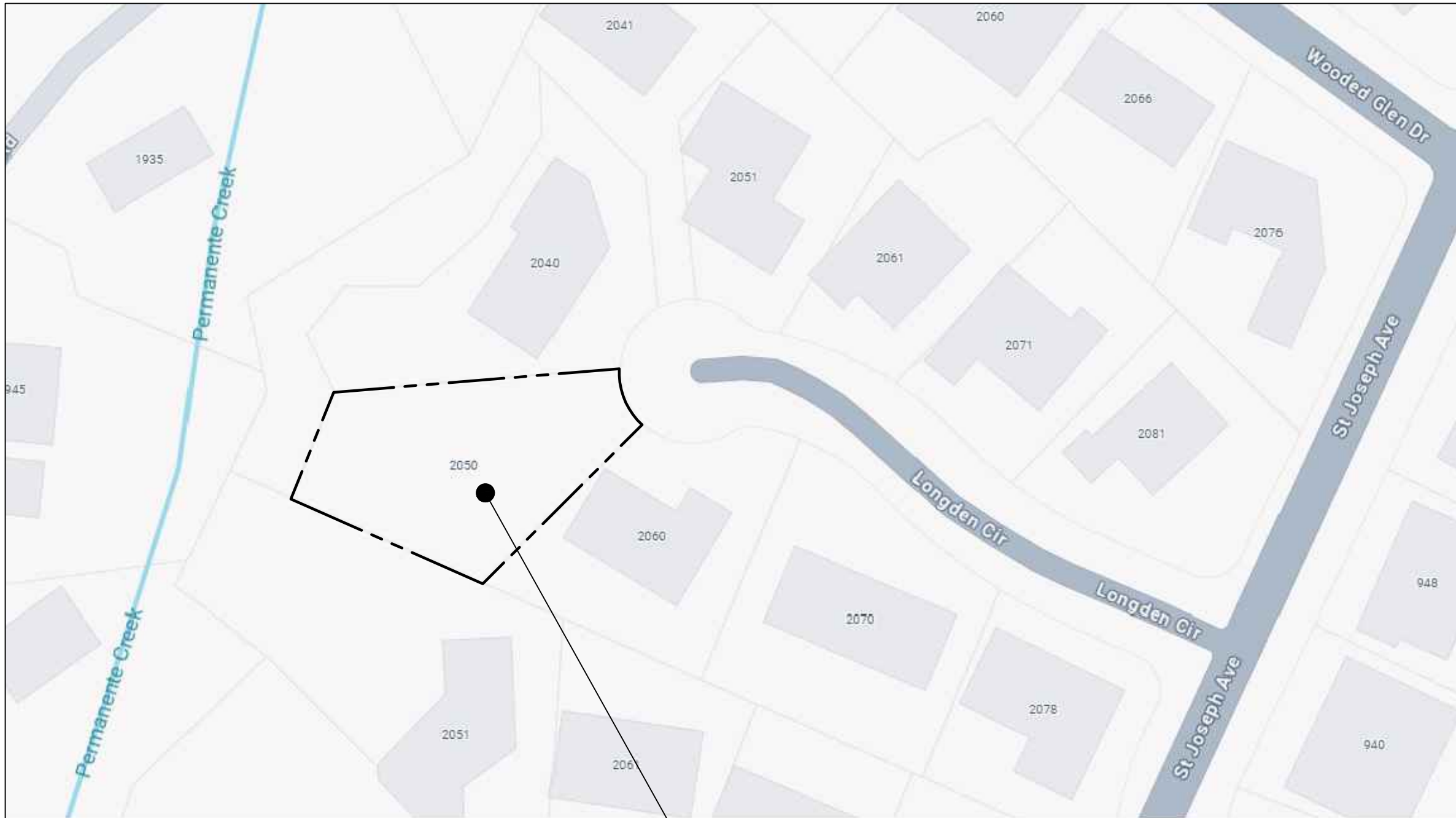
Sheet: 1 OF 5
C-1

GRADING AND DRAINAGE PLANS

NEW, SINGLE FAMILY HOUSE

2050 LONGDEN CR., LOS ALTOS, CA 94024

APN: 342-10-088



LOCATION MAP
N.T.S.

PROJECT SITE

ABBREVIATIONS			
	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE (CLASS AS NOTED)	JP	JOINT POLE
AC	ASPHALT CONCRETE	MON.	MONUMENT
AD	AREA DRAIN	OG	ORIGINAL GROUND
BC	BEGIN OF CURVE	PB	PULL BOX
BFP	BACK FLOW PREVENTER	PGEV	PG&E VAULT
BO	BLOW OFF	R,PL	PROPERTY LINE
BW	BACK OF WALK	PP	POWER POLE
BWAL	BLACK WALNUT TREE	PPP	PLASTIC PERFORATED PIPE
CFF	GARAGE FINISH FLOOR (BACK)	PSE	PUBLIC SERVICE EASEMENT
C.L	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLSW	CENTERLINE SWALE	R/W	RIGHT OF WAY
CO	CLEANOUT	RCP	REINFORCED CONCRETE PIPE
CONC.	CONCRETE	SD	STORM DRAIN
CP	CONTROL POINT	SDMH	STORM DRAIN MANHOLE
DDW	DIRT DRIVEWAY	SS	SANITARY SEWER LINE
DI	DROP INLET	SSMH	SANITARY SEWER MANHOLE
DETAIL	DAYLIGHT	SW	SIDEWALK
ELOT	ELECTROLIER	TC	TOP OF CURB
EP	EDGE OF PAVEMENT ELEVATION	TOB	TOP OF BANK
EUC	EUCALYPTUS TREE	TOE	TOP OF DECK
EX	EXISTING	TF	TOP OF FOUNDATION
FF	FINISHED FLOOR	TP	TOP OF PIPE
FG	FINISH GRADE	UG	UNDERGROUND GAS
FH	FIRE HYDRANT	USS	UNDERGROUND SANITARY SEWER
FL	FLOW LINE	UST	UNDERGROUND STORM DRAIN
FNC	FENCE	UT	UNDERGROUND TELEPHONE
FOG	FOG LINE	UW	UNDERGROUND WATER
GB	GRADE BREAK	VCP	VITRIFIED CLAY PIPE
GFF	GARAGE FINISH FLOOR (FRONT)	WL	WHITE LINE STRIPE
GUY	GUY WIRE	WLK	WALKWAY
HP	HIGH POINT	WM	WATER METER
IP	IRON PIPE	WV	WATER VALVE
LIP	LIP OF GUTTER	YL	YELLOW LINE STRIPE
C&G	CURB AND GUTTER		

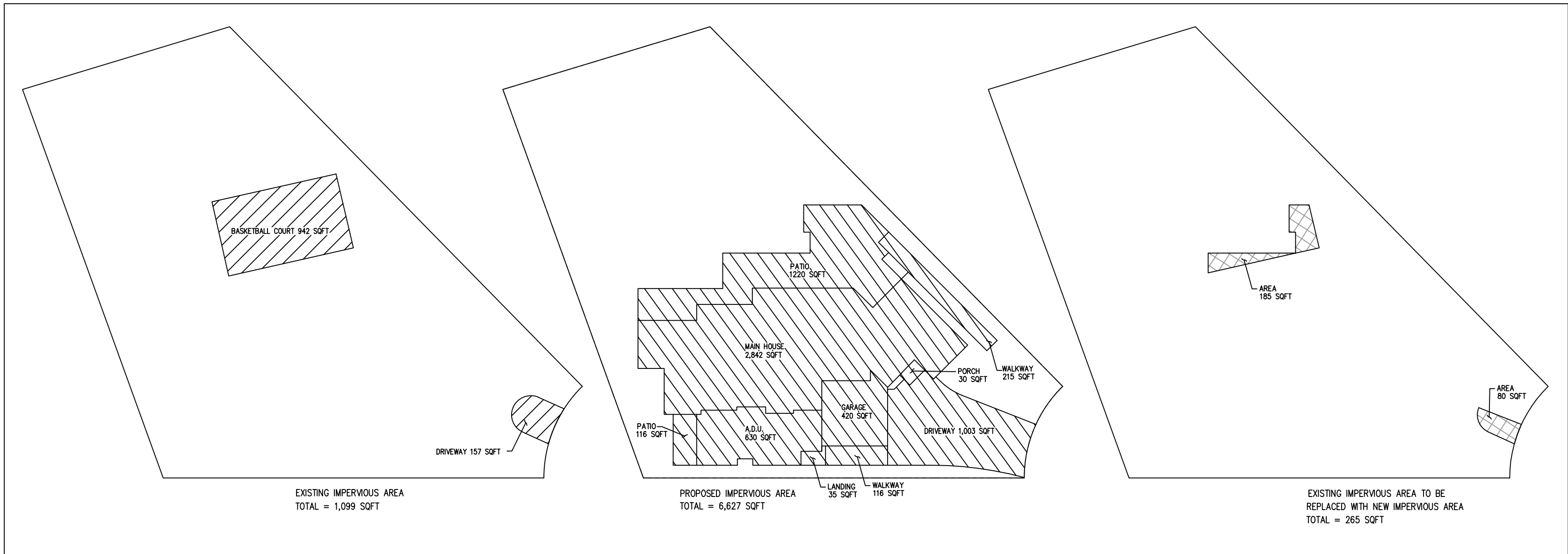
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
— F —	— F —	FILL AREA LIMIT
— C —	— C —	CUT AREA LIMIT
102	102	CONTOUR
— W —	— W —	WATER LINE
— SD —	— SD —	STORM DRAIN PIPE (SOLID)
— SS —	— SS —	SANITARY SEWER PIPE
— SUB —	— SUB —	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
— G —	— G —	GAS LINE
— E —	— E —	ELECTRIC LINE (UNDERGROUND)
— JT —	— JT —	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
○	●	SANITARY SEWER MANHOLE
⊙	⊙	STORM DRAIN MANHOLE
⊙	⊙	ELECTROLIER
WM	WM	WATER METER
○	○	TREE WITH TRUNK
x	x	6' WOODEN FENCE
102.23	102.23	SPOT ELEVATION
○	○	TREE PROTECTION FENCE
---	---	5' TALL CHAIN LINK
---	---	SWALE
→	→	DIRECTION OF FLOW IN PIPE
●	●	AREA DRAIN/ INLET
→	→	OVERLAND RELEASE PATH
→	→	GRADING DIRECTION
○	○	(E) TREE TO BE REMOVE
■	■	SPLASH BLOCK

GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT
PREPARED BY SILICON VALLEY SOIL ENGINEERING DATED JANUARY 22, 2025
VIEN M. VO
BY P.E. # C32296 BY G.E. #

IMPERVIOUS AREA CALCULATION N.T.S.



EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
HOUSE	0	392		
DRIVEWAY	0	84		
PATIO/ WALKWAY	9	117		
SITE	0	32		
TOTAL	9	625	0	616

NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

NOTE :

ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE, CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2780.

SHEET INDEX:

- C-1 COVER SHEET/ NOTES
- C-2 GRADING AND DRAINAGE PLAN/ DETAILS
- C-3 DETAILS
- C-4 EROSION CONTROL PLAN
- C-5 BEST MANAGEMENT PRACTICES

DRAINAGE NOTES

- Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
- Connect roof down spouts to 6" solid pvc (4" for individual down-spouts) @ minimum 1% slope and min. 6" ground cover. Connect pipes to on-site inlets. See architectural plans for roof downspout locations.
- On site storm drain lines shall consist of PVC-SCH. 40 minimum or better.
- Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON NORTH 46°18'59" WEST ALONG THE MONUMENT LINE OF LONGDEN CIRCLE AS SHOWN ON MAP OF TRACT 3899 "LINCOLNSHIRE", FILED IN BOOK 203 OF MAPS, AT PAGE 56, SANTA CLARA COUNTY RECORDS.

PROJECT BENCHMARK:

ELEVATIONS ARE BASED ON AN ASSUMED DATUM. BENCHMARK IS A SET MAG NAIL IN PAVEMENT AT SOUTH EAST SIDE OF CUL-DE-SAG, ELEVATION=100.00 FEET.

SURVEY MAP DISCLAIMER NOTE:

SMP ENGINEERS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE TOPOGRAPHIC SURVEYING DEPICTED ON THIS PLAN SET. TOPOGRAPHIC SURVEYING MAP WAS PREPARED BY OTHERS AND FURNISHED TO SMP ENGINEERS BY THE OWNER.

NOTE:

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

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.





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GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOUSE
2050 LONGDEN CR., LOS ALTOS, CA 94024
APN: 342-10-088
GRADING AND DRAINAGE PLAN

Revisions:



Saeid Razavi

Date: 05/19/2025

Scale: 1"=10'

Prepared by:

S.S.

Checked by:

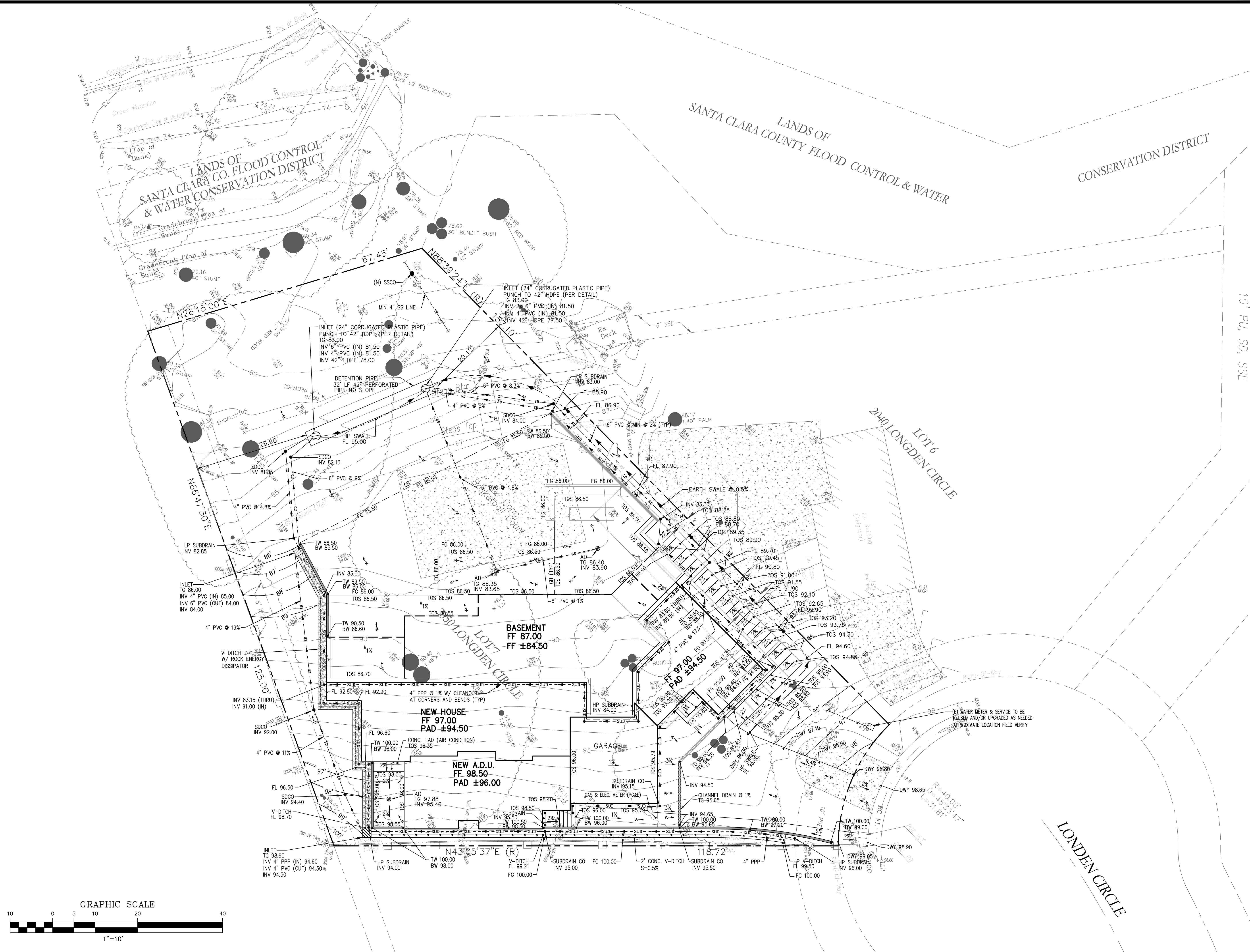
S.R.

Job #: 225003

Sheet:

2 OF 5

C-2





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GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOUSE
2050 LONGDEN CR., LOS ALTOS, CA 94024
APN: 342-10-088

Revisions:
1 REVISED PER COMMENTS
ON 11-30-2022

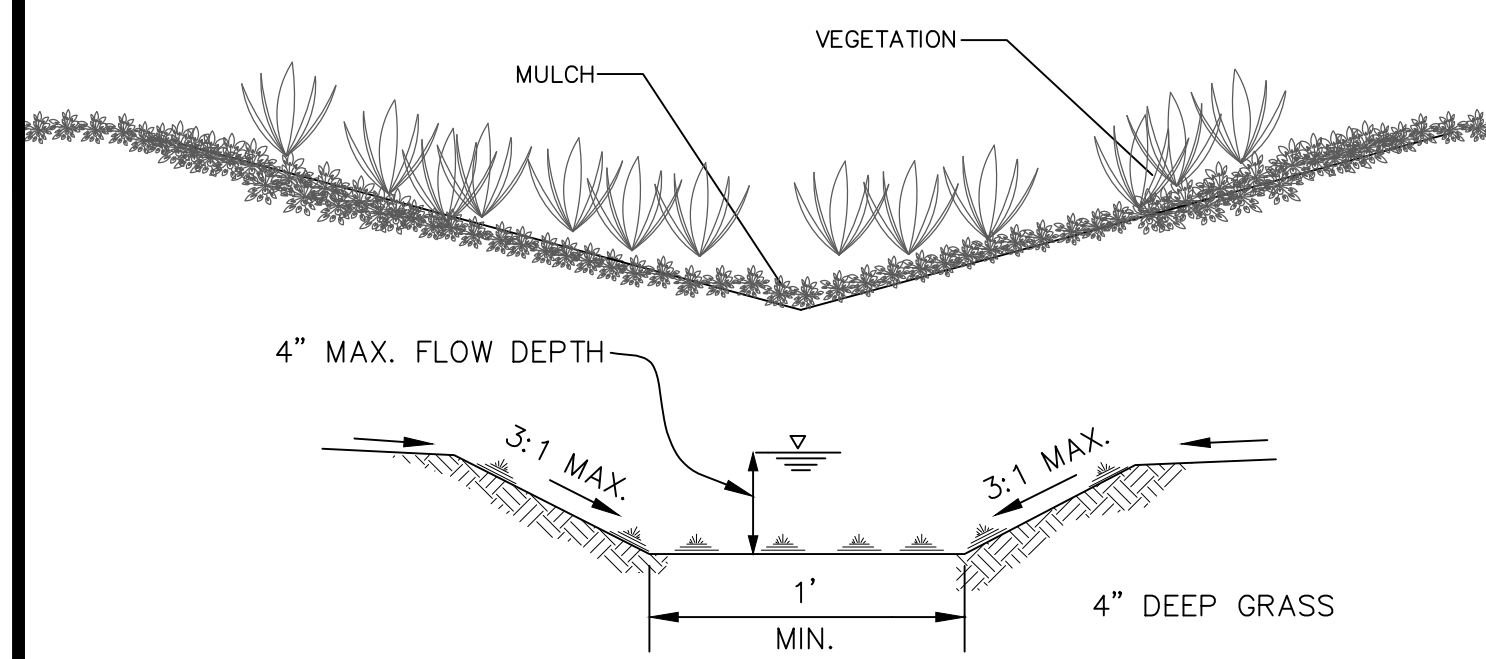


Saeid Razavi

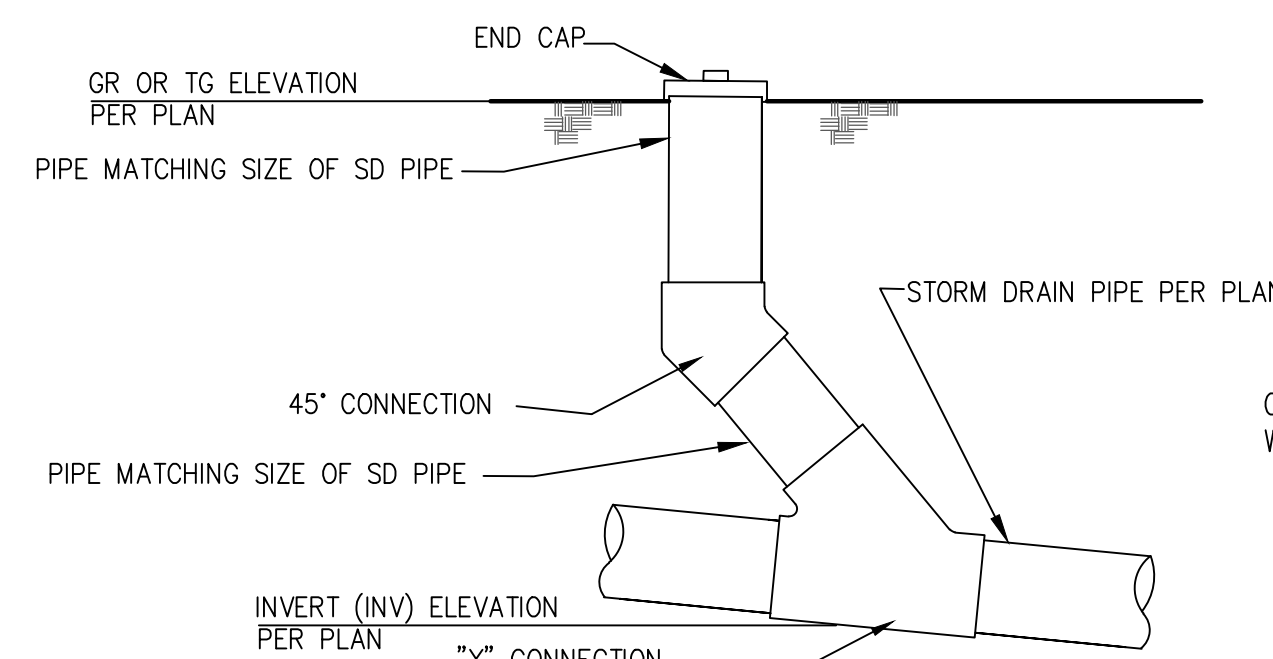
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Scale: 1"=10'
Prepared by: S.S.
Checked by: S.R.
Job #: 225003

Sheet: **3 OF 5**

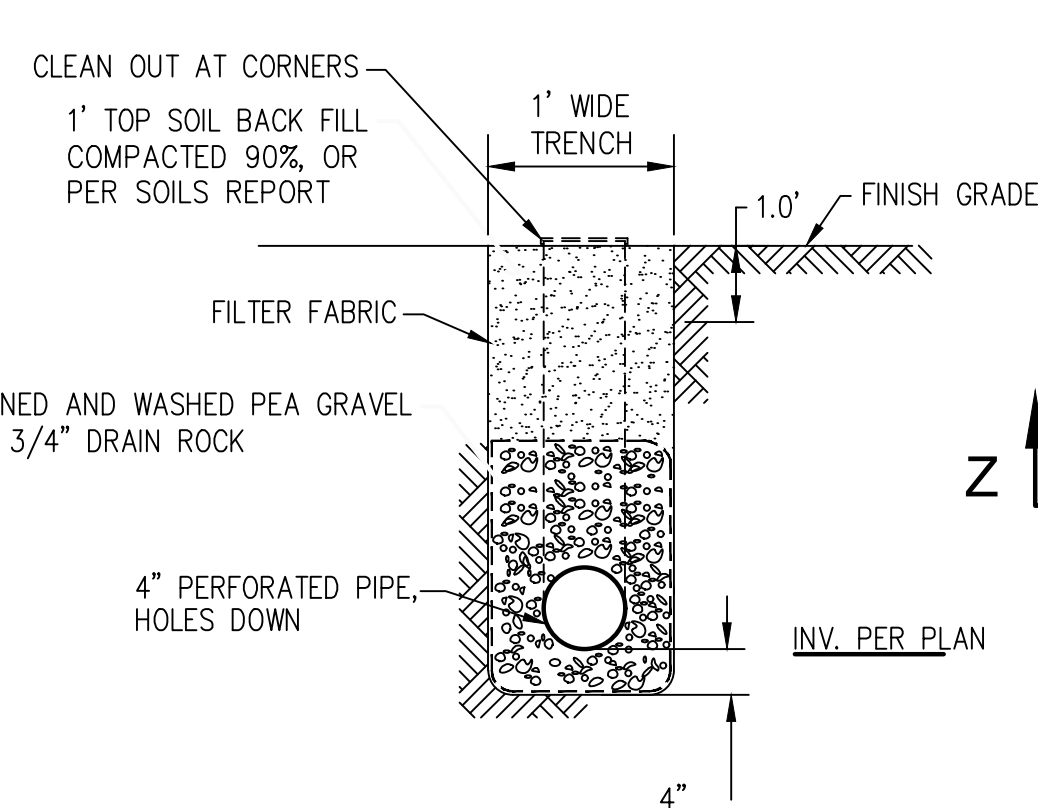
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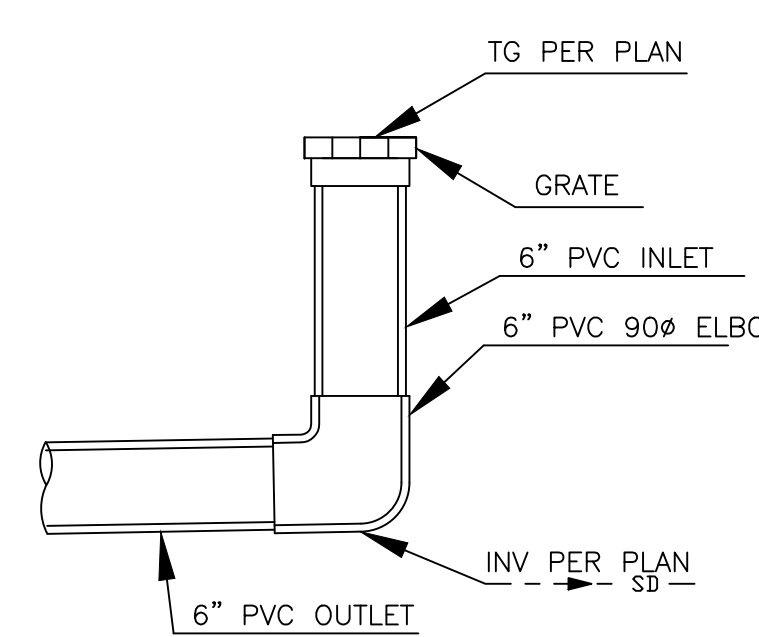
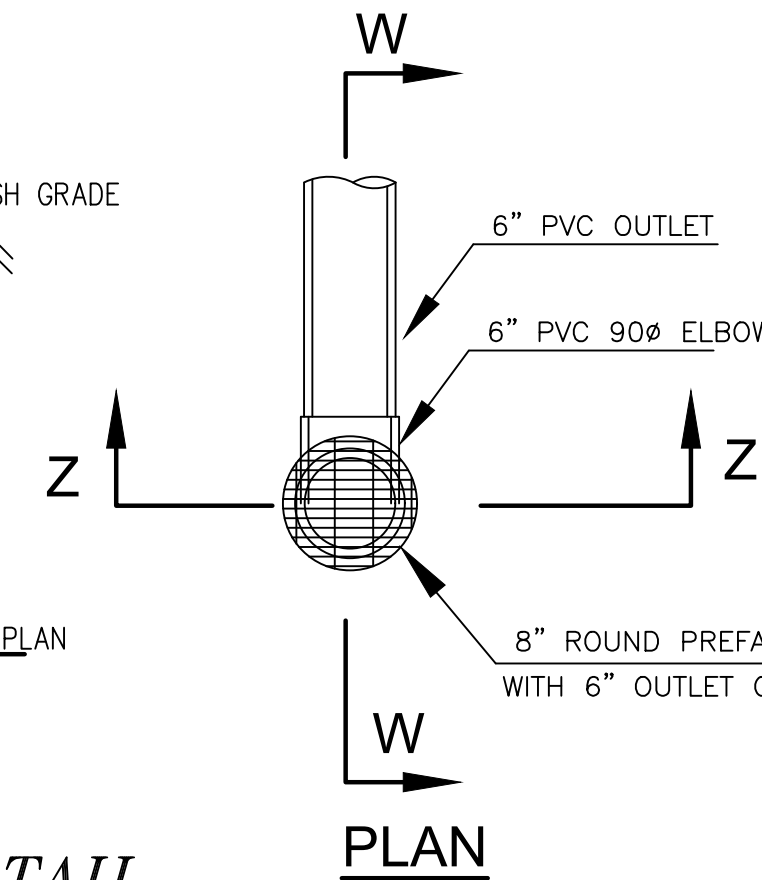
EARTH SWALE DETAIL
N.T.S.



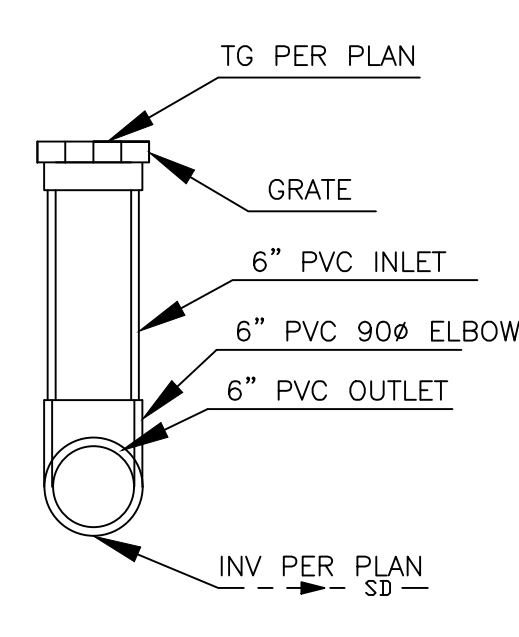
STORM DRAIN CLEANOUT DETAIL
N.T.S.



SUBDRAIN TRENCH DETAIL
ELEVATION VIEW- NTS

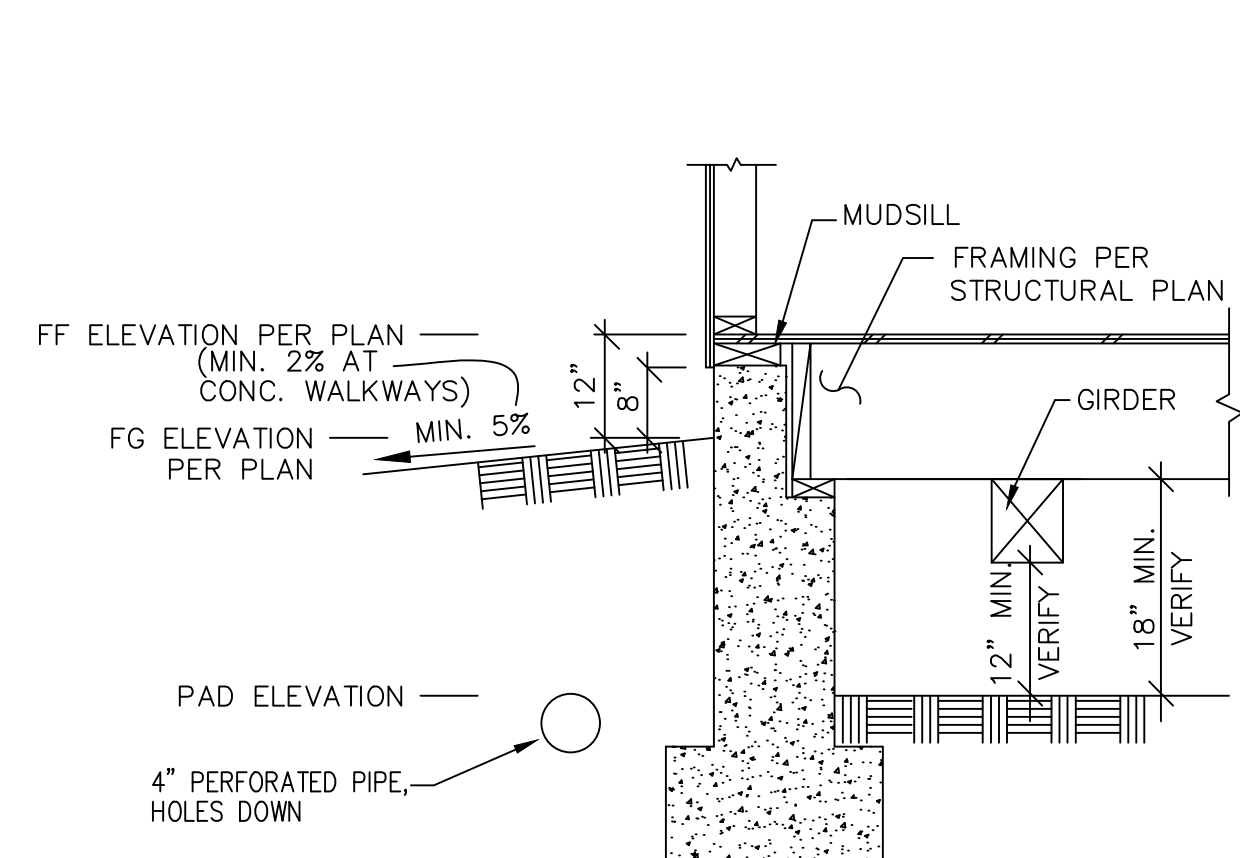


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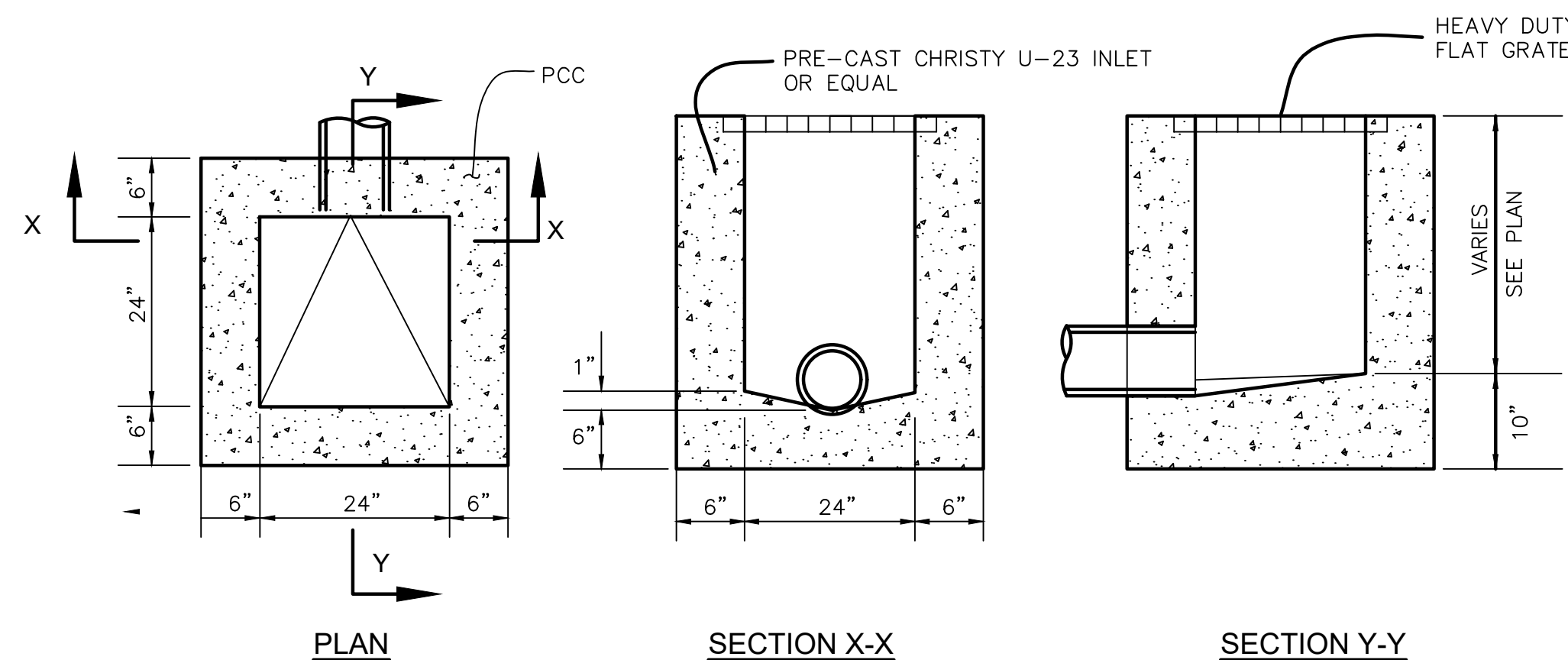


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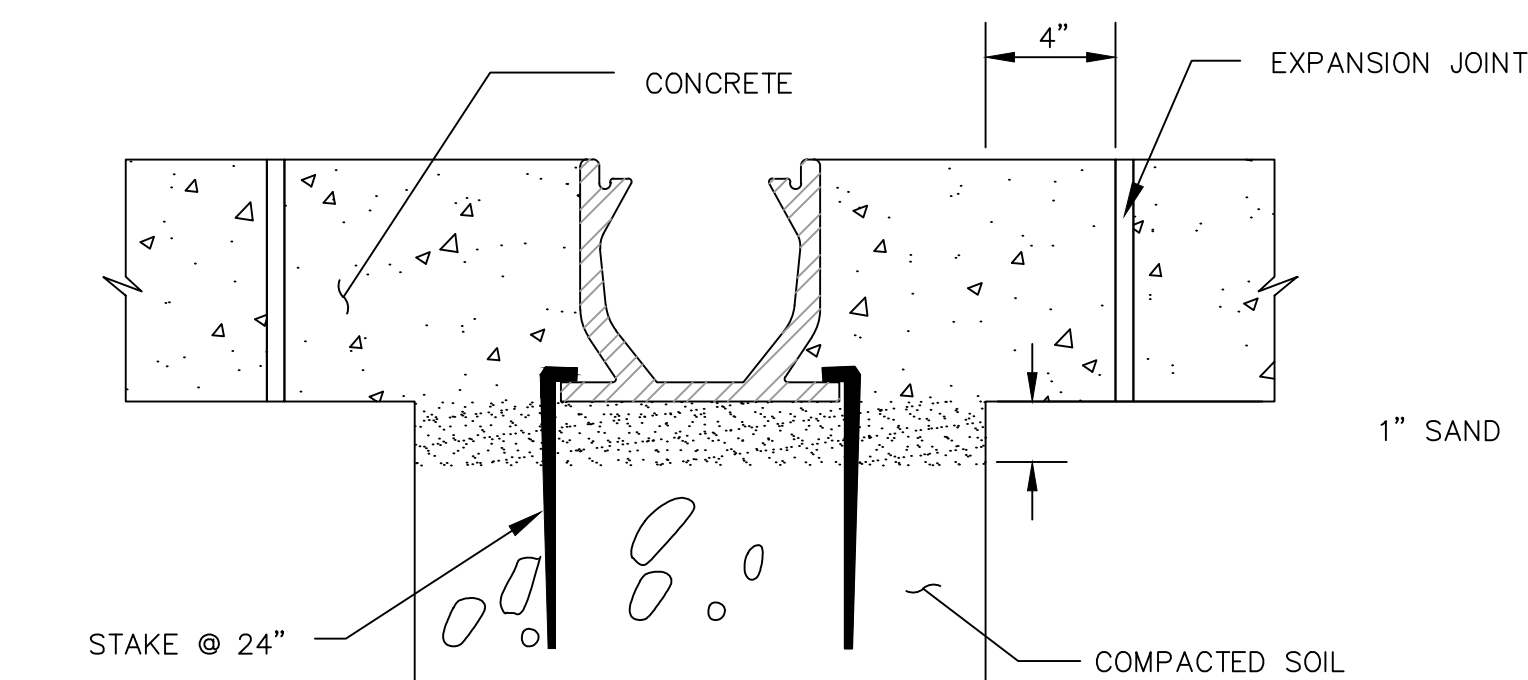
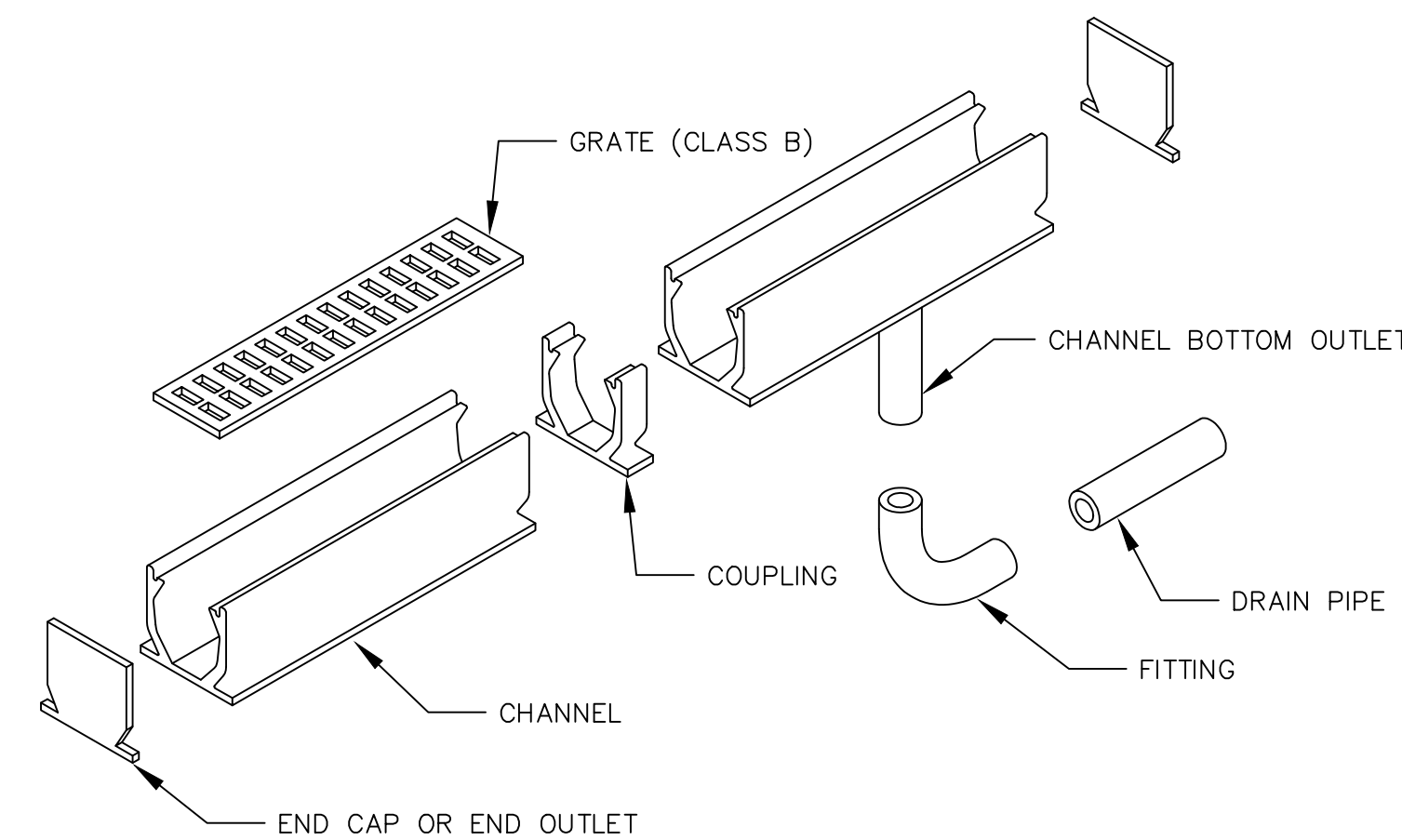
STORM DRAIN AREA DRAIN
N.T.S.



DROPPED FOUNDATION CONCEPTUAL DETAIL
N.T.S.

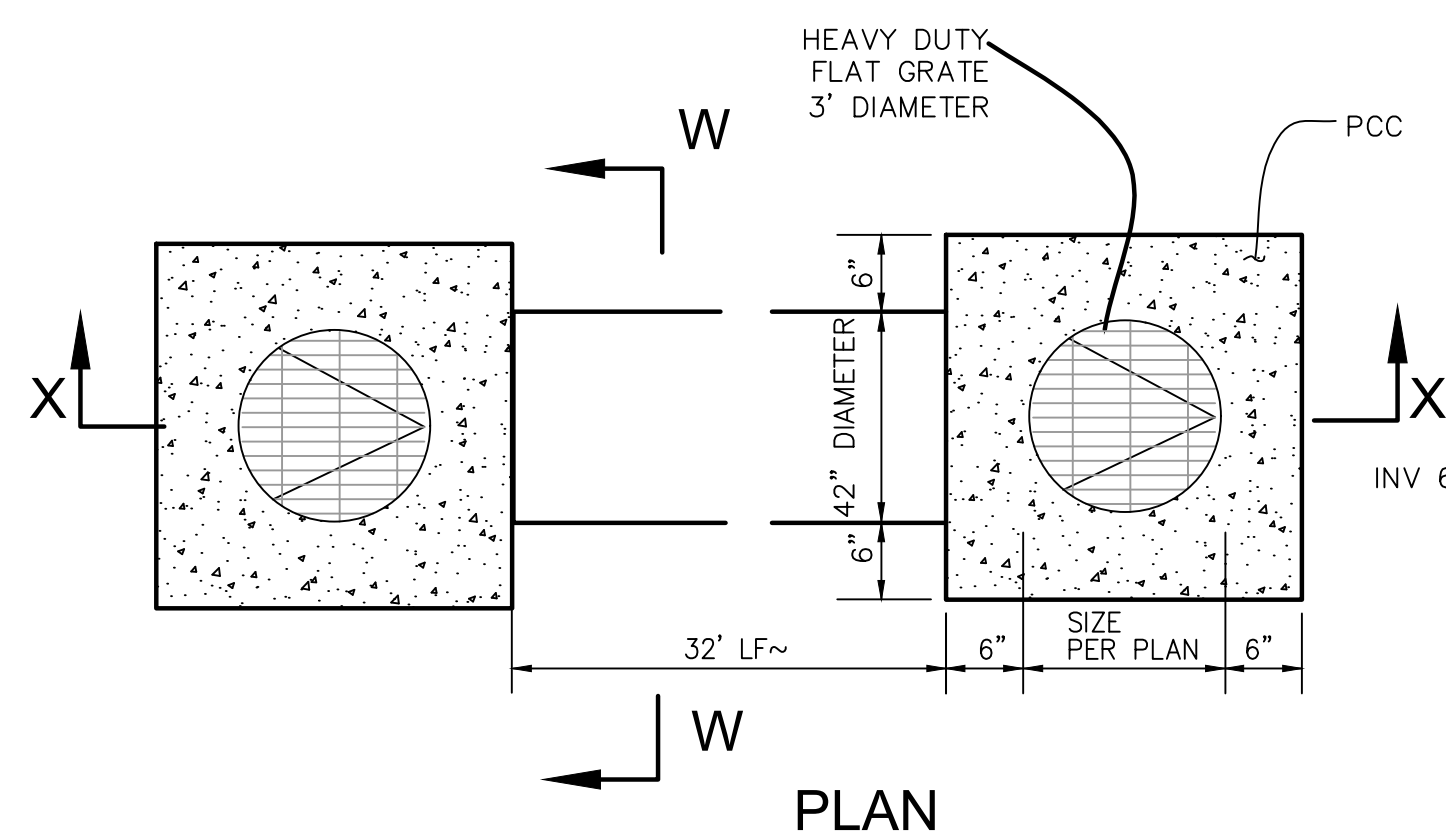


STORM DRAIN INLET
N.T.S.

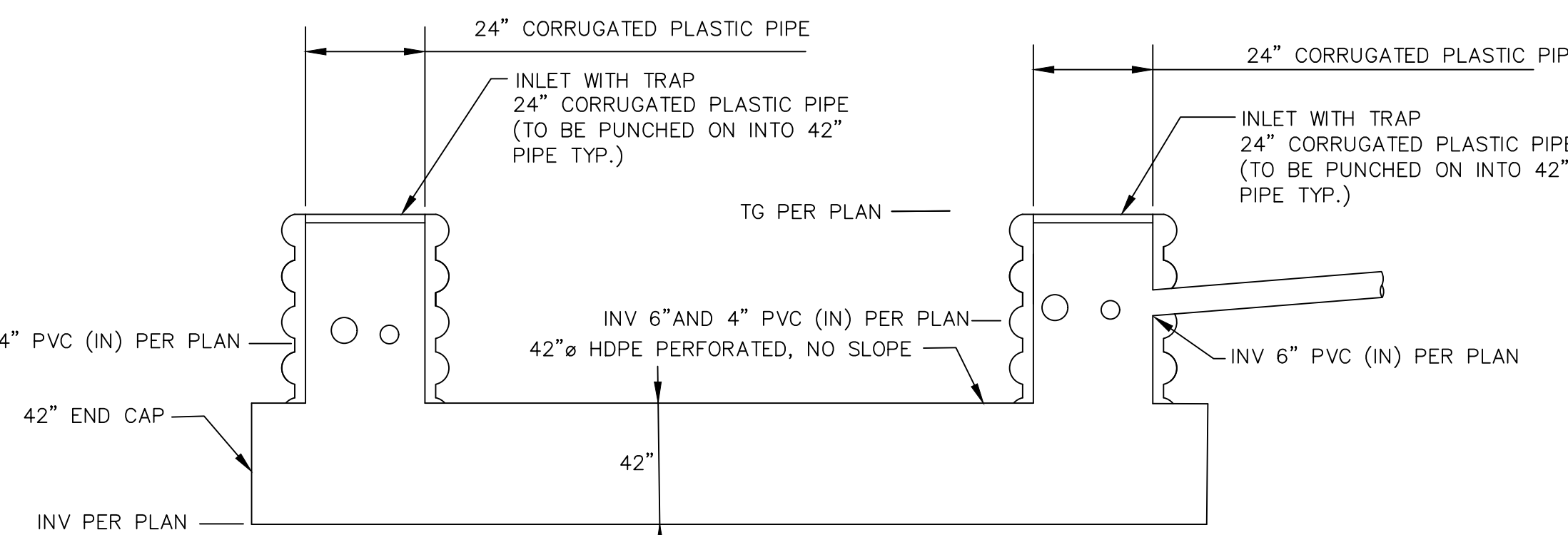


CHANNEL DRAIN TYPICAL DETAIL

N.T.S.

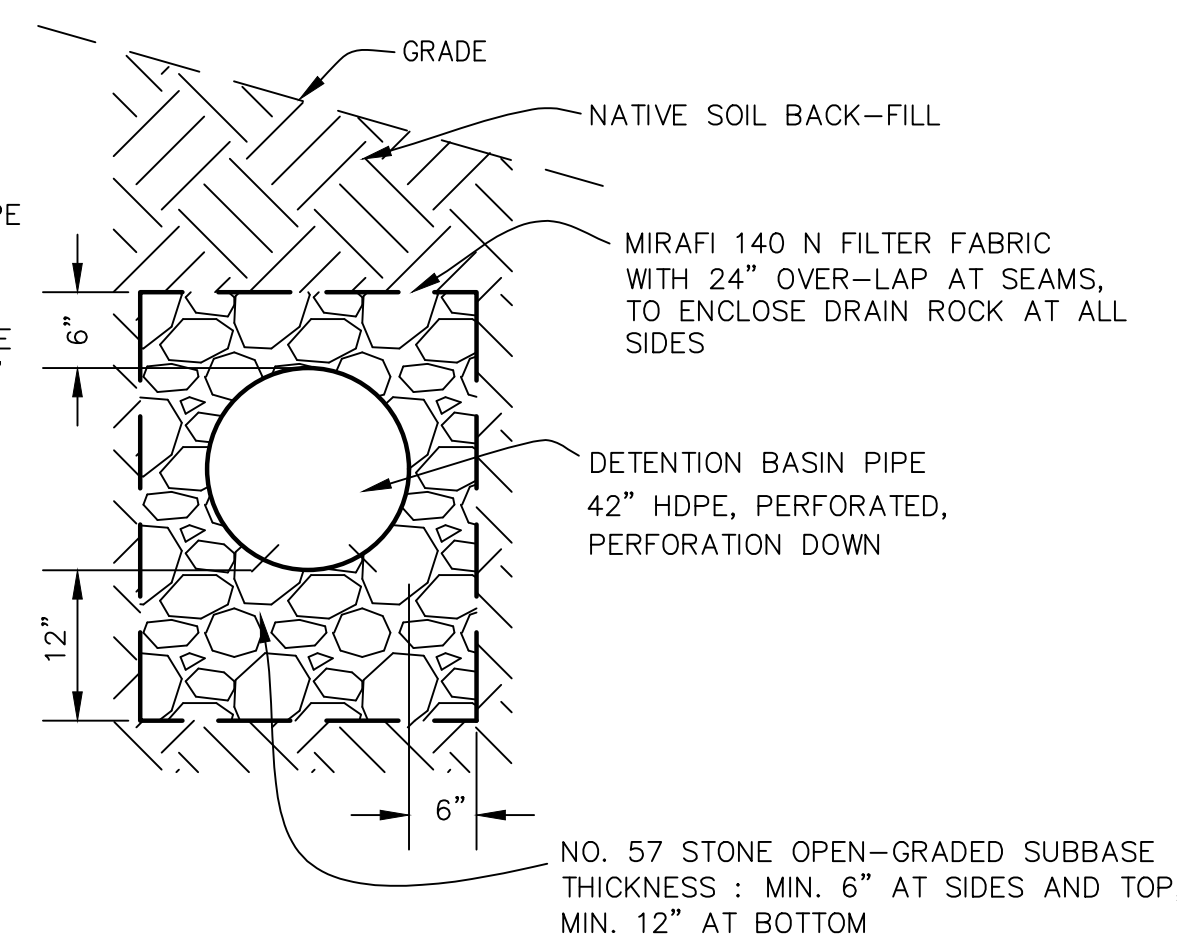


PLAN

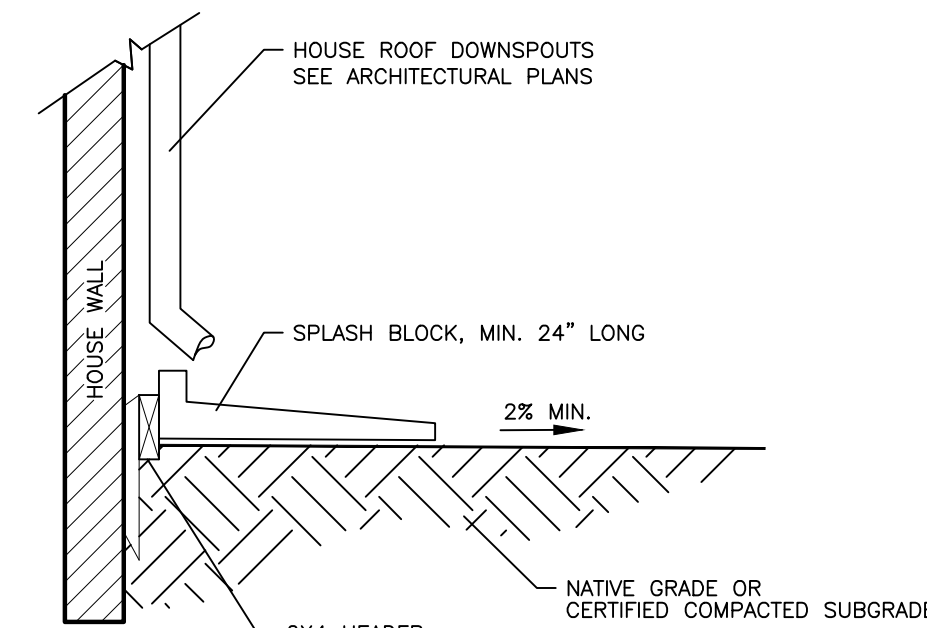


SECTION X-X

STORM DRAIN INLET & DETENTION BASIN
N.T.S.



SECTION W-W



ROOF DOWNSPOUT/SPLASH BLOCK
N.T.S.

SMP**ENGINEERS
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OWNER:

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SMP ENGINEERS
CIVIL ENGINEERS**GRADING AND DRAINAGE PLANS**
NEW SINGLE FAMILY HOUSE**2050 LONGDEN CR., LOS ALTOS, CA 94024****APN: 342-10-088****EROSION CONTROL PLAN**

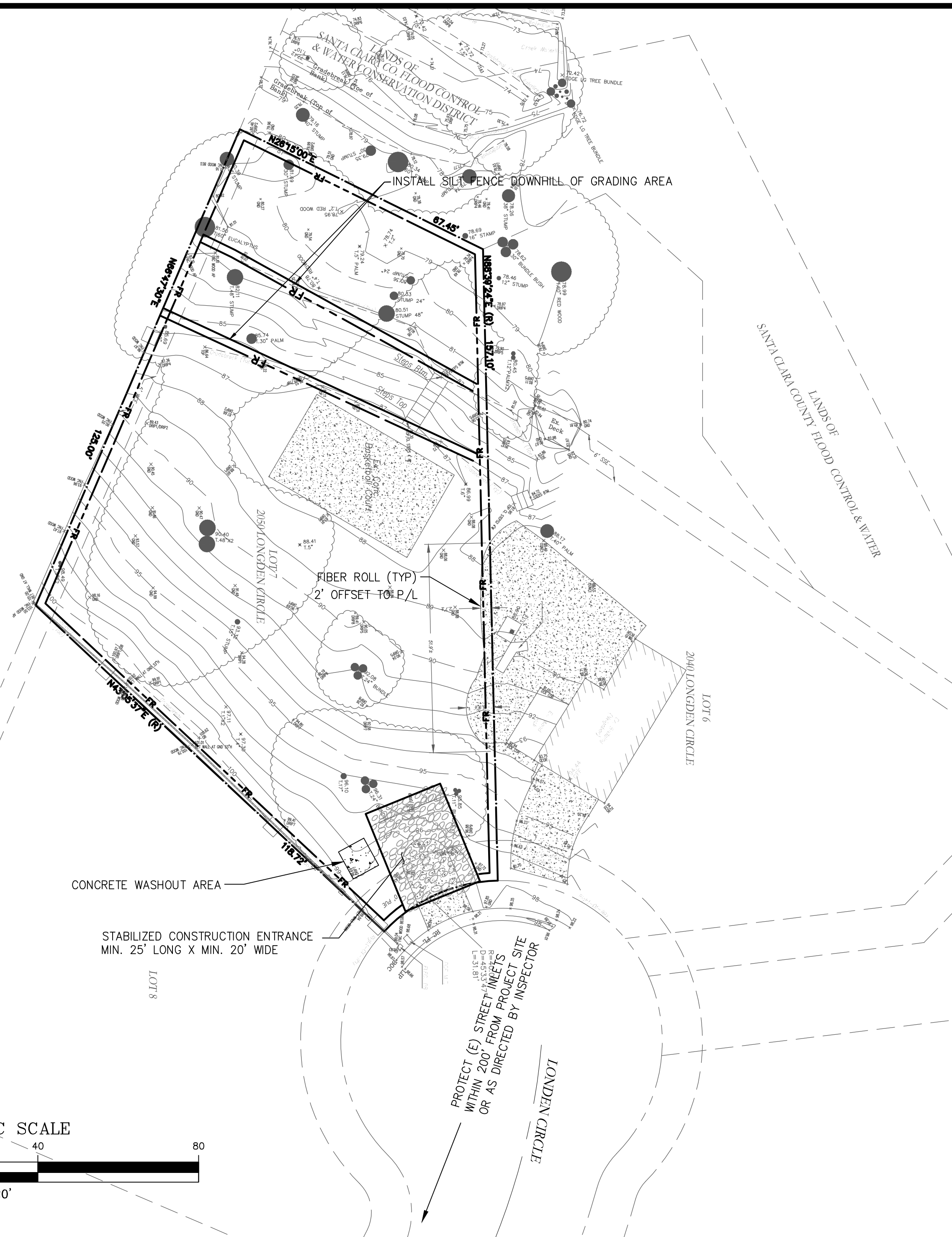
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05/19/2025

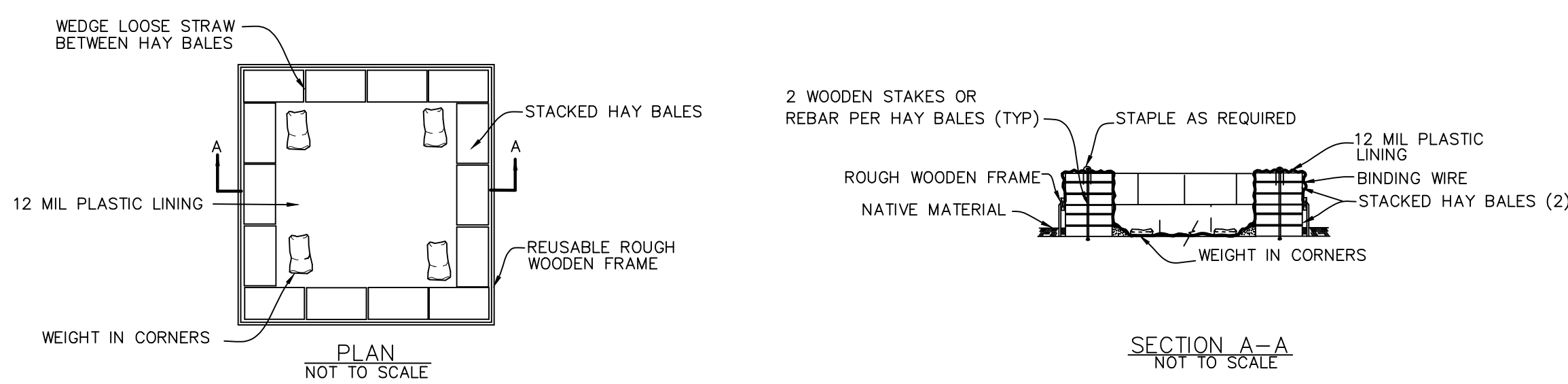
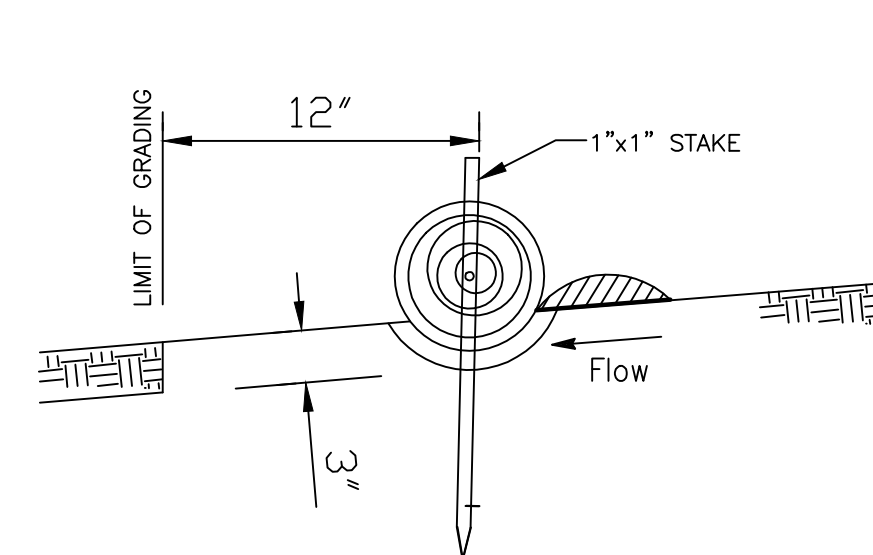
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S.S.Checked by:
S.R.Job #:
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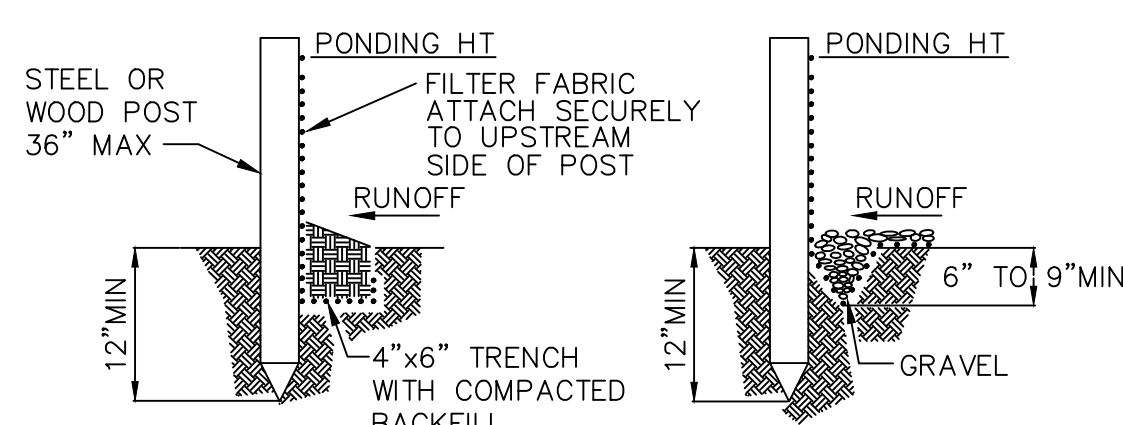
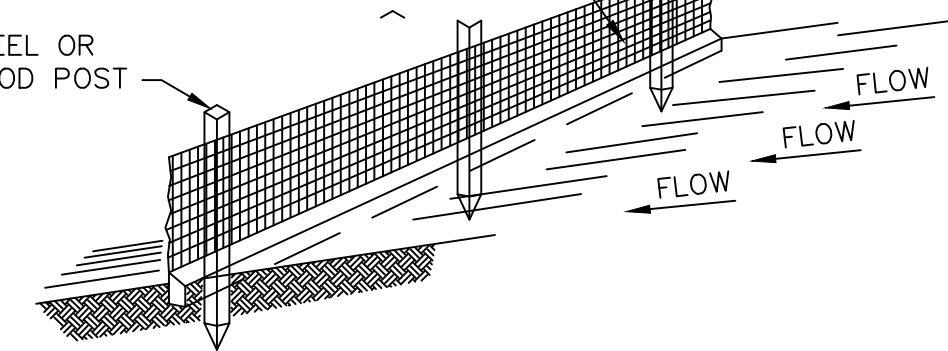
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**4 OF 5
C-4****SITE PLAN**

1"=20'

**CONCRETE WASHOUT AREA**
N.T.S.**FIBER ROLL**
N.T.S.**FIBER ROLL NOTES**

1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading

SILT FENCEEXTRA STRENGTH FILTER FABRIC
NEEDED WITHOUT WIRE MESH SUPPORT**STANDARD DETAIL**

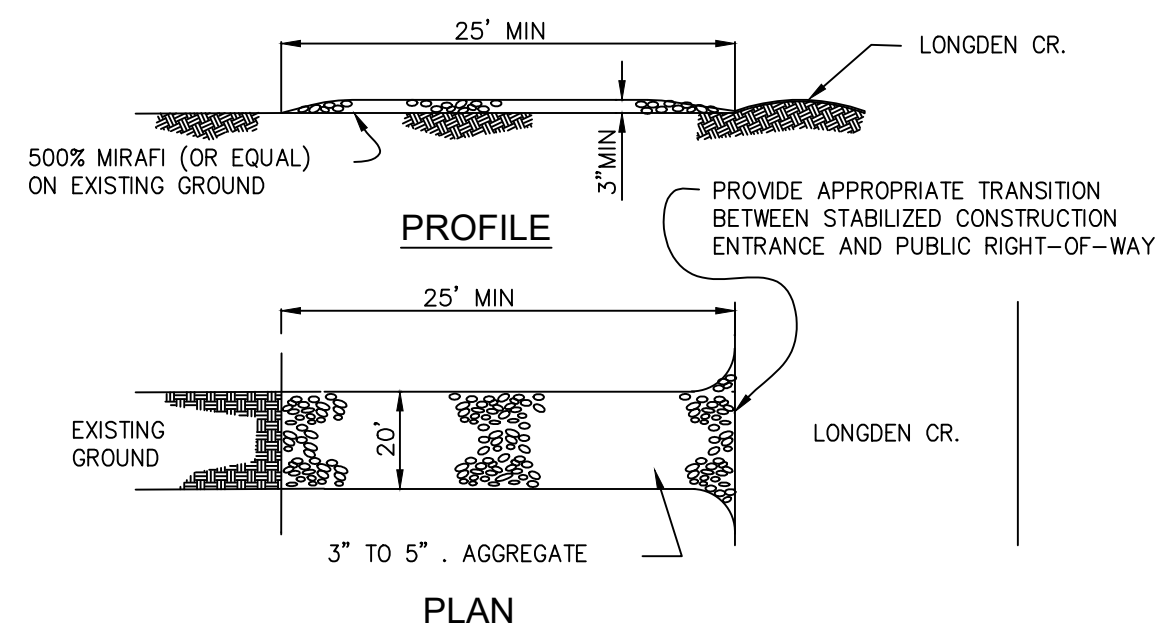
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL

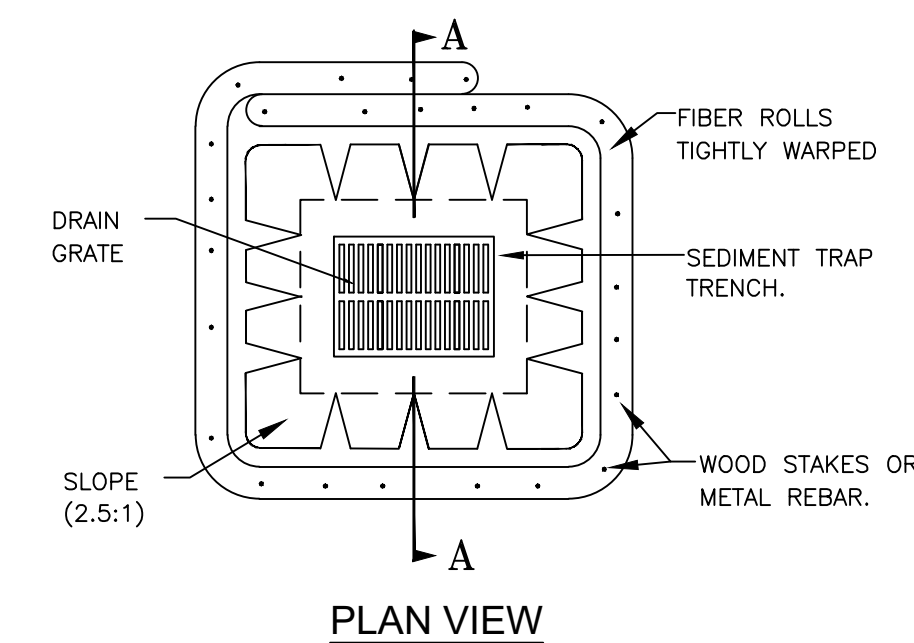
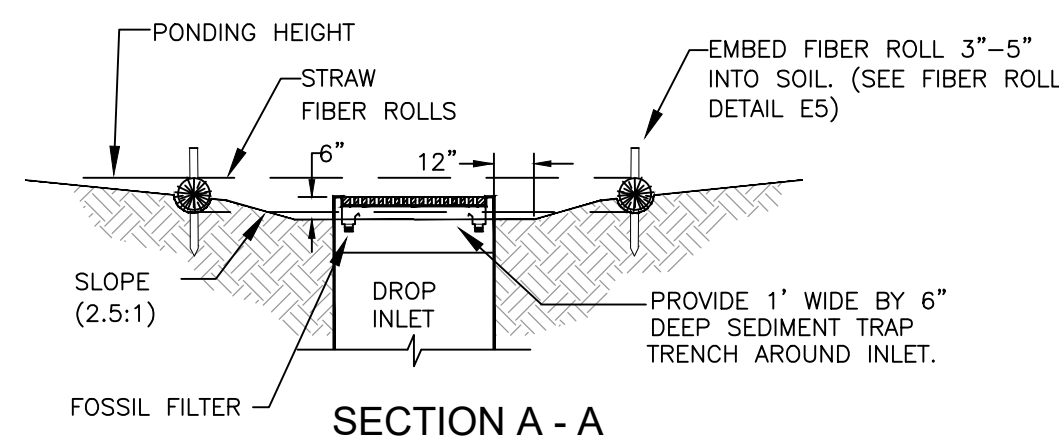
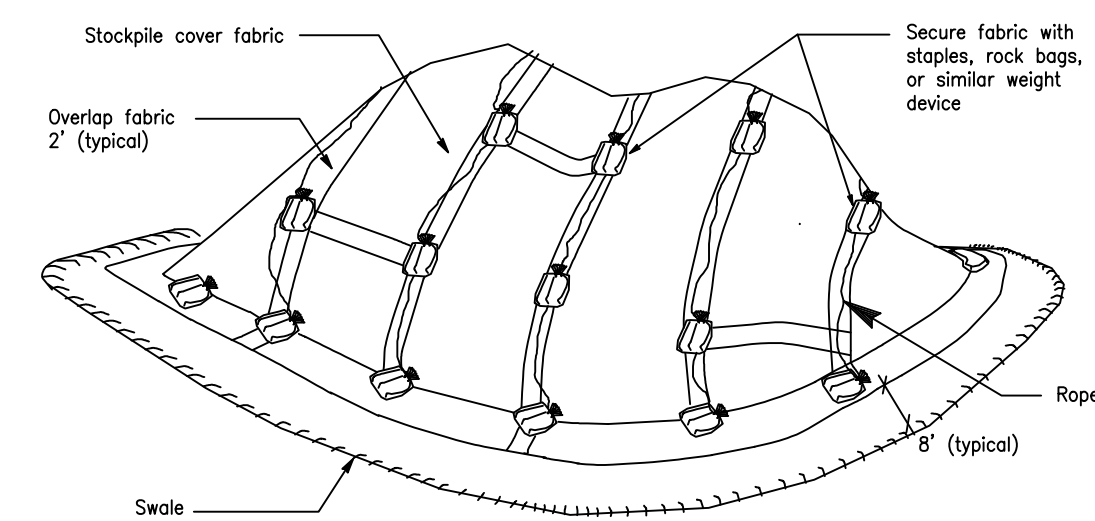
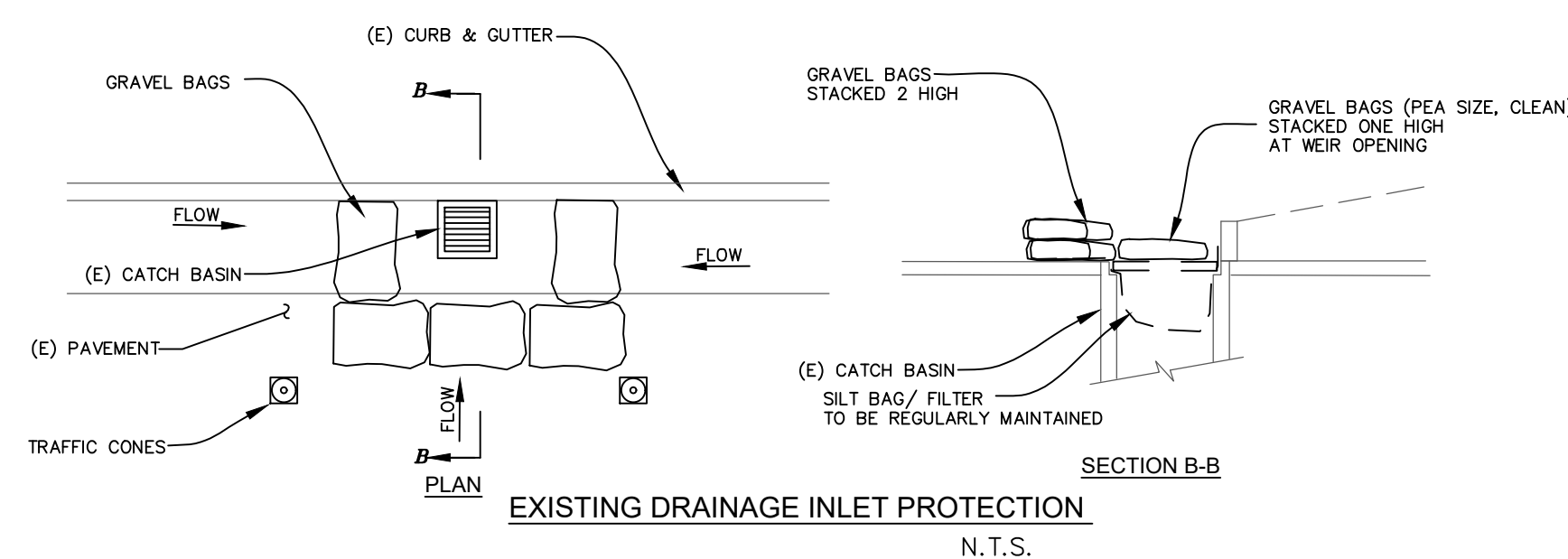
TRENCH WITH GRAVEL

Silt fence Maintenance:

- Silt fence and filter barriers shall be inspected during and immediately after each rainfall, and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
- Should the fabric on a silt fence or filter barrier decompose or become ineffective during the time the fence or barrier is still necessary, the fabric shall be replaced promptly.
- Sediment deposits shall be removed when deposits reach approximately one-third the height of the barrier.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared, and seeded.
- Silt buildups must be removed when bulges develop in the fence regardless of depth of deposition.

**Maintenance**

- The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
- All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
- When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

STABILIZED CONSTRUCTION ENTRANCE
(TO BE MAINTAINED)**PLAN VIEW****SECTION A - A****STORM INLET SEDIMENT TRAP-FIBER ROLLS**
N.T.S.**TEMPORARY COVER ON STOCK PILE**
N.T.S.**EXISTING DRAINAGE INLET PROTECTION**
N.T.S.**EROSION AND SEDIMENT CONTROL NOTES AND MEASURES**

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the
5. If hydroseeding is not used or or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.

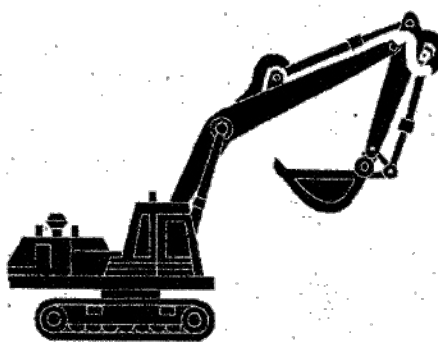
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls may be removed after areas above them have been stabilized.

MAINTENANCE NOTES

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

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 hitch and other oily or greasy equipment during rain events.

Storm water Pollution from Heavy Equipment on Construction Sites

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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

- Road crews
- Driveways/sidewalks/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

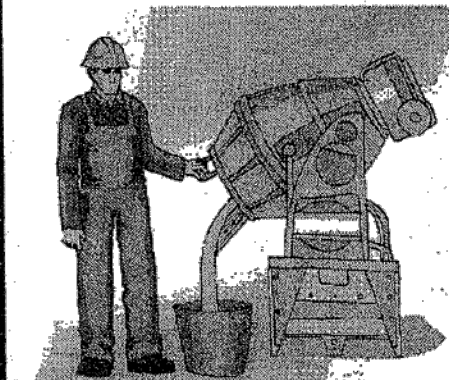
- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags,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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

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 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 street, storm drains, drainage ditches, or streams.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, cause serious problems, and is prohibited by law.

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- 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 outside 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 outside 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.

Do Not Blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.

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

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

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

Filter Cleaning

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- When thoroughly dry empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Painting Cleanup

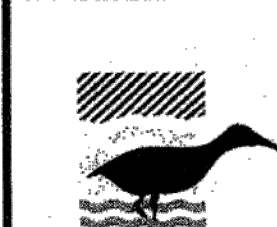
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out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

Paint Removal

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

Recycle/Reuse Leftover Paints

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



Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

- Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from boilers; 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.
- Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

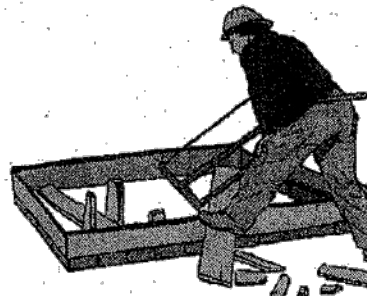
Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

- A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer. 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.
- 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 § 5-5.843)

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

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

Doing The Job Right

General Principles

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

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

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

Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Material/Waste Handling

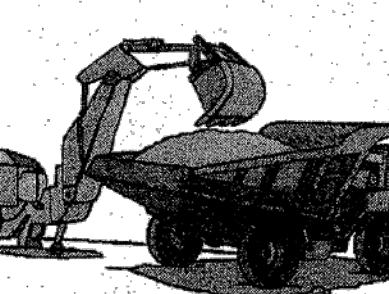
- Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, scrap metal, solvents, degreasers, cleaned vegetation, paper, rock, and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

Permits

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

- Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- 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, erode aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or dewatering around surfaces. Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil type and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these substances can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

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

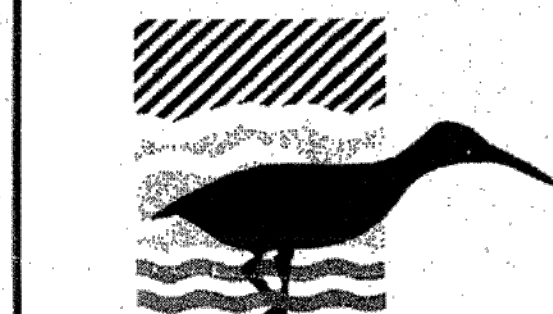
Dewatering Operations

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

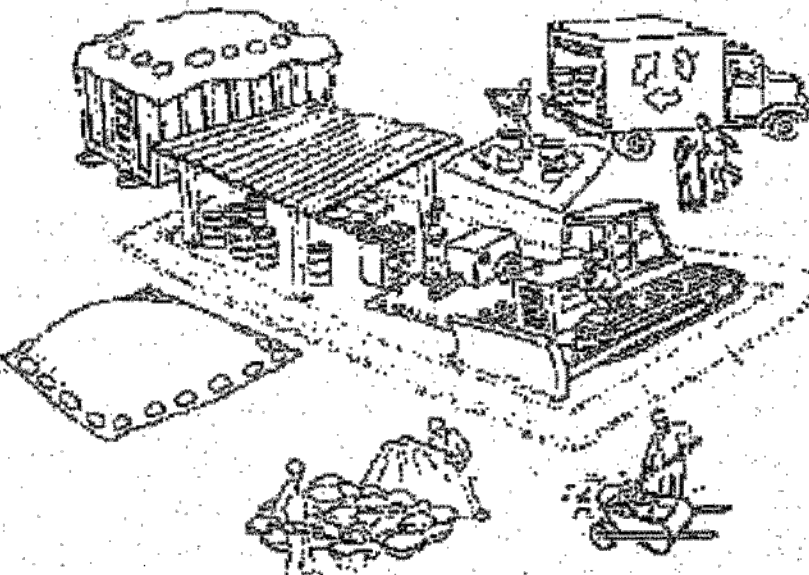
Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



DESIGNED BY: LARRY LIND	APPROVED BY: JIM GUSTAFSON	CITY OF LOS ALTOS 18-056 R.C.L.	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	SHEET OF SHEETS	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON			DRAWING NO:

Date:

05/19/2025

Scale: 1"=10'

Prepared by:

S.S.

Checked by:

S.R.

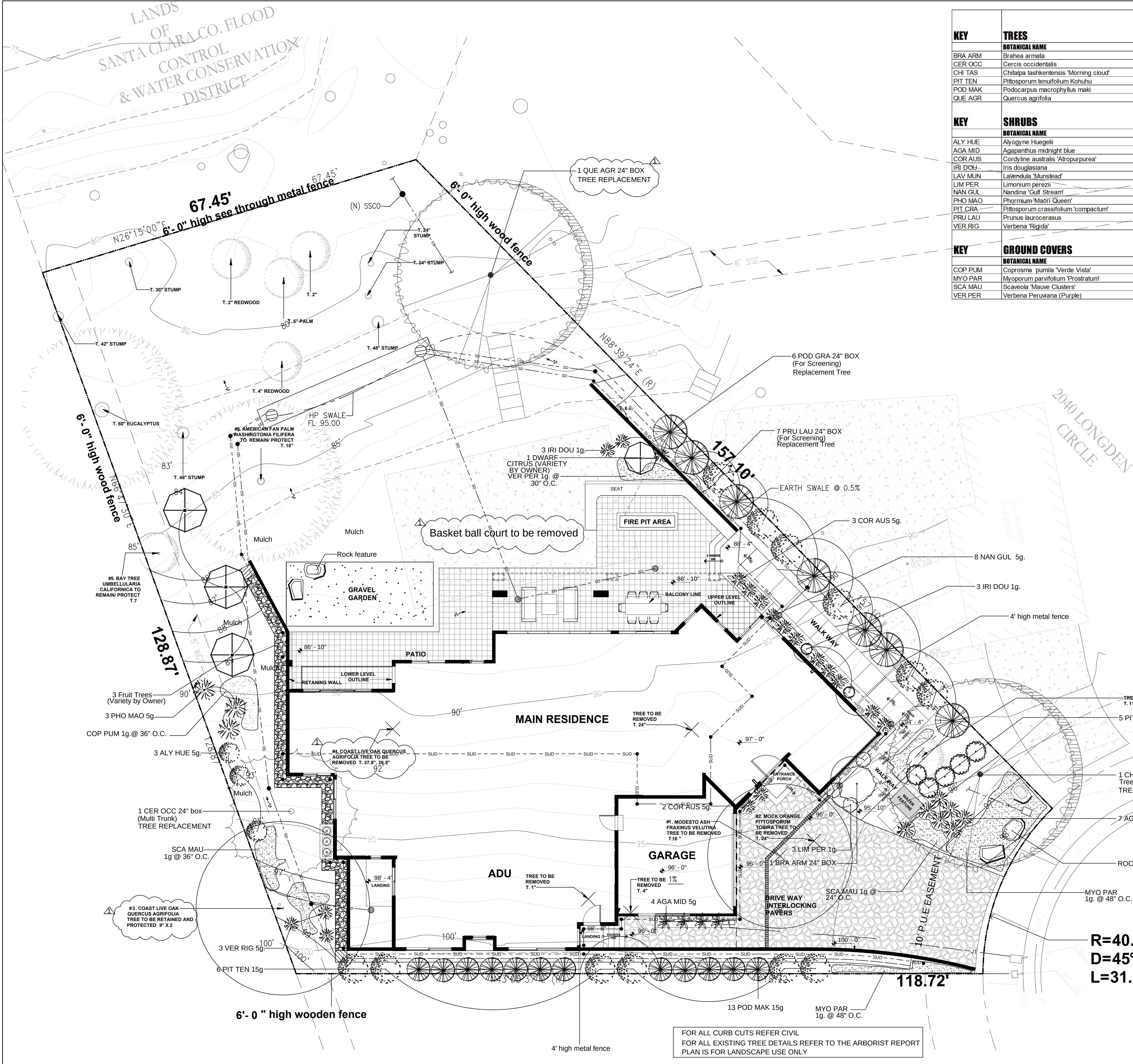
Job #:

225003

Sheet:

5 OF 5

C-5



KEY	TREES		WUCOLS Region 1	MATURE SIZE	GROWTH RATE
	BOTANICAL NAME	COMMON NAME			
BRA ARM	Brahea armata	Mexican Blue Palm	LOW	20-40' tall x 12-25' wide	slow
CER OCC	Cercis occidentalis	Western Redbud	VERY LOW	10- 18' tall and wide	moderate
CHI TAS	Chitalpa tashkentensis 'Morning cloud'	Chitalpa	LOW	35' tall x wide	fast
PIT TEN	Pittosporum tenuifolium Kohuhu	Pittosporum	LOW	10- 18' tall and wide	fast
POD MAK	Podocarpus macrophyllus maki	Shrubby yew pine	MOD	8-25' tall x 2-4' wide	moderate
QUE AGR	Quercus agrifolia	Coast Live Oak	LOW	30-75' tall x 25-70' tall	slow
KEY	SHRUBS		WUCOLS Region 1	MATURE SIZE	GROWTH RATE
	BOTANICAL NAME	COMMON NAME			
ALY HUE	Alyogyne Huegelii	Blue Hibiscus	LOW	5-8' tall x wide	moderate
AGA MID	Agapanthus midnight blue	Agapanthus	LOW	3-4' tall x wide	fast
COR AUS	Cordylne australis 'Atropurpurea'	Bronze Dracaena	LOW	20' tall x 6-12' wide	moderate
IRI DOU	Iris douglasiana	Pacific Coast Iris	LOW	2'-3' tall x 3'-4' wide	fast
LAV MUN	Laendula 'Munstead'	Dwarf English Lavender	LOW	1.5' tall x 2' wide	fast
LIM PER	Limonium perezii	Sea Lavender	LOW	3' tall x wide	fast
NAN GUL	Nandina 'Gulf Stream'	Dwarf Heavenly Bamboo	LOW	3'tall x 1.5' wide	fast
PHO MAO	Phormium 'Maori Queen'	Maori Queen Flax	LOW	3' high x 4-5' wide	moderate
PIT CRA	Pittosporum crassifolium 'compactum'	Compact Karo	LOW	2'-3' high x 6' wide	moderate
PRU LAU	Prunus laurocerasus	English Laurel	MOD	15' -30' tall x wide	fast
VER RIG	Verbena 'Rigida'	Tall Verbena	LOW	1'-2' high x 3-4' wide	moderate
KEY	GROUND COVERS		WUCOLS Region 1	MATURE SIZE	GROWTH RATE
	BOTANICAL NAME	COMMON NAME			
COP PUM	Coprosma pumila 'Verde Vista'	Prostrate Coprosma	LOW	3' tall x upto 6' spread	moderate
MYO PAR	Myoporum parvifolium 'Prostratum'	Myoporum	LOW	4" tall x 6' spread	fast
SCA MAU	Scaveola 'Maue Clusters'	Scaveola	LOW	1' tall x 3-6' wide	fast
VER PER	Verbena Peruviana (Purple)	Large Leaf Verbena	LOW	1' tall x spreading	fast

LANDSCAPE DOCUMENTATION PACKAGE

AND CHECKLIST

PROJECT INFORMATION

- A. DATE: 05-29-25
B. PROJECT APPLICANT: SUMIT VERMA
C. PROJECT ADDRESS: 2050 LONGDEN CIR.,LOS ALTOS, CA 94024
APN NO:
D. TOTAL IRRIGATED LANDSCAPE AREA= 2297 SQ FT
E. WATER SUPPLY: POTABLE, CAL-WATER
F. PROJECT TYPE: NEW RESIDENCE
LANDSCAPE TYPE: NEW
G. PROJECT CHECKLIST: SEE BELOW
H. PROJECT CONTACT: MENAKA RAO 650 644 7631,
RUSSELL STRINGHAM, 408-886-4089
I. LANDSCAPE DOCUMENTATION PACKAGE CERTIFICATION:
" I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package"

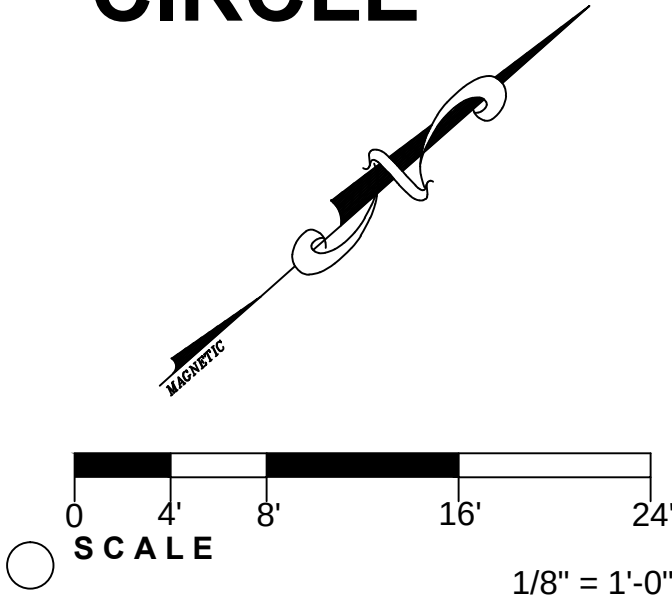
Owner's Signature: _____ Date: _____

2. WATER EFFICIENT LANDSCAPE WORKSHEET
D. HYDROZONE INFORMATION TABLE - SEE SHEETS L-3 AND L-5
E. WATER BUDGET CALCULATIONS MAWA AND ETWU- SEE SHEET L-5
3. SOIL MANAGEMENT REPORT
- PENDING
4. LANDSCAPE DESIGN PLAN
SEE SHEET L-1
5. IRRIGATION DESIGN PLAN
SEE SHEET L-3
6. GRADING DESIGN PLAN
SEE CIVIL ENGINEER PLAN SHEET

LANDSCAPE DOCUMENTATION CHECKLIST

1. PROJECT INFORMATION- CHECK
2. WATER EFFICIENT LANDSCAPE WORKSHEET- CHECK
3. SOIL MANAGEMENT REPORT- PENDING
SOIL AMENDMENT RECOMMENDATIONS ARE TO BE MADE THE AS PER THE SOIL REPORT BEFORE PLANTING IS IMPLEMENTED.
4. LANDSCAPE DESIGN PLAN- CHECK
5. IRRIGATION DESIGN PLAN- CHECK
6. GRADING DESIGN PLAN- CONSULT CIVIL

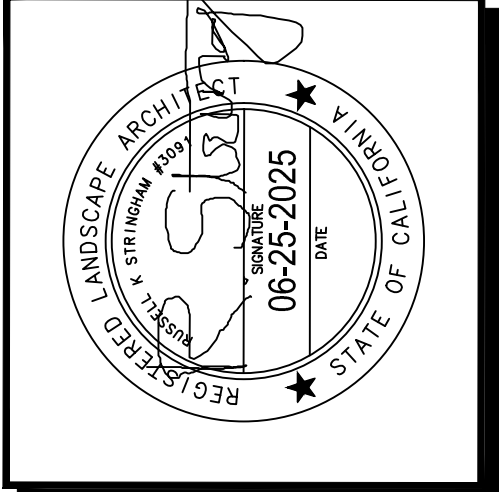
LONGDEN
CIRCLE



R=40.00'
D=45° 33' 47"
L=31.81'

FOR ALL CURB CUTS REFER CIVIL
FOR ALL EXISTING TREE DETAILS REFER TO THE ARBORIST REPORT
PLAN IS FOR LANDSCAPE USE ONLY

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CA LIC. # 3091
www.StringhamDesign.com
StringhamDesign@gmail.com



SUMIT VERMA
2050 LONGDEN CIR.
LOS ALTOS, CA 94024
LANDSCAPE PLAN

REVISION	REVISION DATE
1	06-25-2025

JOB NUMBER

DATE 3-7-2025

DRAWN BY
RKS/MR

SCALE
1/8"=1'-0"

SHEET

L-1

GENERAL NOTES

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

MOST OF THE PLANTINGS PROPOSED ARE DROUGHT TOLLERANT WITH A HIGH MAJORITY HAVING THE WUCOLS CLASSIFICATION OF LOW OR VERY LOW WATER USE. THE SPACING OF THE PLANT MATERIALS ALLOW THE PLANTS TO MATURE TO THEIR ULTIMATE SIZE WITHOUT THE NEED FOR SHEERING, HEADING BACK, AND EXCESSIVE OFFHAULING OF CUTTINGS. THE SPACING OF THE PLANT MATERIALS ALSO ALLOW SOME NEGATIVE SPACE WHICH WILL PROVIDE A NON-OVER PLANTED LOOK, AND VISUAL INTEREST. ALL AREAS NOT PLANTED WILL HAVE A 3" MINIMUM LAYER OF MULCH FOR WEED PREVENTION, SOIL STABILATION, AND WATER RETENTION.

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

A LANDSCAPE IRRIGATION AUDIT IS REQUIRED. THIS AUDIT MUST BE COMPLETED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR, NOT THE DESIGNER OR INSTALLER. THE AUDIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT, WITH A CERTIFICATE OF COMPLETION (APPENDIX C) AS REQUIRED BY THE DEPARTMENT OF WATER RESOURCES, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE WATER EFFICIENT LANDSCAPE PERMIT.

PLANTING NOTES

ALL SOIL AMENDMENTS TO BE BASED ON THE MWEL0 SOIL MANAGEMENT REPORT THAT IS TO BE FOLLOWED BEFORE PLANTING. FOR COMPOSTING REQUIREMENTS REFER THE MWEL0 SOIL MANAGEMENT REPORT (TO BE OBTAINED BY OTHERS).

THE PLANTING PLAN IS DIAGRAMMATIC ONLY. THE EXACT LOCATION OF PLANT MATERIAL SHALL BE DETERMINED ON SITE. THE EXACT LOCATION OF PLANTS ONSITE WILL ADHERE TO SETBACK REQUIREMENTS FROM THE OWTS. THE CONTRACTOR SHALL VERIFY THAT THE SOIL TO BE PLANTED IS NATIVE, AND FREE FROM ANY FOREIGN MATERIALS OR SUBSTANCES, WITH A MINIMUM DEPTH OF 8 INCHES OF NON COMPACTED TOPSOIL.

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

ALL NEW PLANTING AREAS SHALL RECEIVE A 3" LAYER OF WOOD RESIDUAL. TILL IN TO A DEPTH OF 6" AND FINE GRADE.

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

AFTER FINE GRADING, AND PLANTING, (PRIOR TO TOP DRESSING WITH MULCH) A PRE-EMERGENT HERBICIDE SHALL BE APPLIED AT A RATE AND METHOD RECOMMENDED BY THE PRODUCT MANUFACTURER. SPREAD AS A TOP DRESSING, A 3" LAYER OF MULCH, IN ALL PLANTING AREAS FORADDITIONAL WEED CONTROL AND WATER RETENTION. SUBMIT A SAMPLE FOR APPROVAL.

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

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

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

IT IS THE RESPONSIBILITY OF THE OWNER TO SUBMIT LANDSCAPE PLANS TO THE GOVERNING MUNICIPALITY FOR APPROVAL OF THE PLANS, AND TO OBTAIN BUILDING PERMITS. IF ANY CHANGES OR ADDITIONS TO THE PLANS NEED TO BE MADE, THE OWNER SHALL RETURN THE PLANS, WITH THE CITY REVIEW COMMENTS FOR REVISIONS. FINAL APPROVAL MUST BE OBTAINED FROM THE GOVERNING MUNICIPALITY PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.

REGARDING ALL EXISTING TREE SPECIES, HEIGHT, CONDITION, LOCATIONS, TREE PROTECTION, AND REMOVAL DETAILS REFER THE ARBORIST REPORT PROVIDED BY KLIENHEINZ ARBORIST SERVICES DATED FEBRUARY 3RD, 2025.

A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON EXPOSED SOIL SURFACES. I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

PLANS ARE FOR LANDSCAPE USE ONLY. REFER TO CIVIL FOR GRADING AND DRAINAGE DETAILS. GENERAL CONTRACTOR TO VERIFY LOCATION OF UTILITY LINES ON SITE AND COORDINATION OF LANDSCAPE PLAN WITH CIVIL FEATURES.

TREE REMOVAL DETAILS	
TREES TO BE REMOVED	REPLACEMENT TREES
#1 Modesto Ash Fraxinus velutina Canopy size- 20'-40'	Chitalpa tashkentensis 'Morning cloud' canopy size- 20' Cercis occidentalis canopy size- 20'
#4 Coast Live Oak Quercus agrifolia Canopy size- 40'-80'	Coast Live Oak Quercus agrifolia Canopy size- 40'-80'



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RUSSELL STRINGHAM

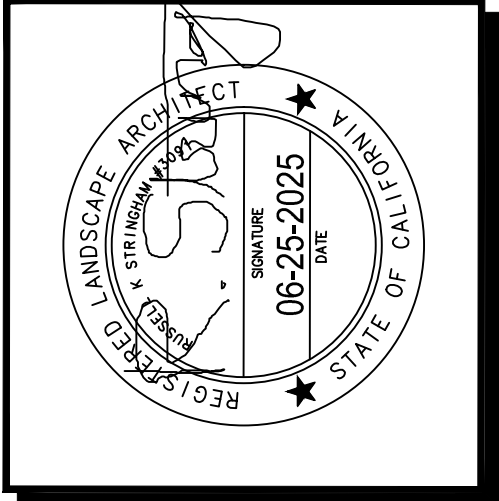
5509 SE BUSH ST. PORTLAND OR 97206

PHONE 408-886-4089

CA LIC. # 3091

StringhamDesign@gmail.com

www.StringhamDesign.com



SUMIT VERMA

2050 LONGDEN CIR.

LOS ALTOS, CA 94024

PLANTING NOTES

REVISION	REVISION DATE
1	06-25-2025

JOB NUMBER

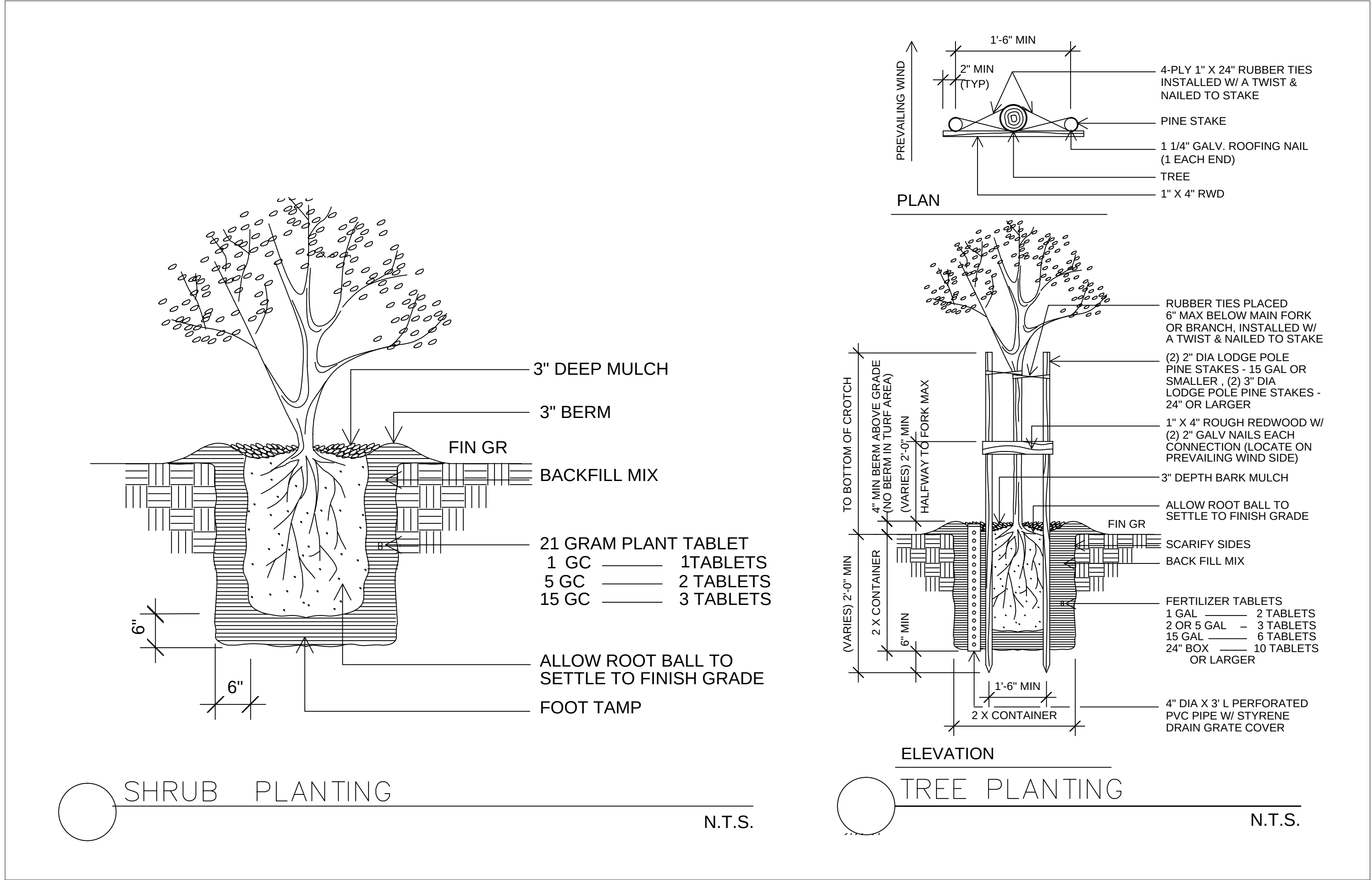
DATE 3-7-2025

DRAWN BY
RKS/MR

SCALE
1/8"=1'-0"

SHEET

L-2



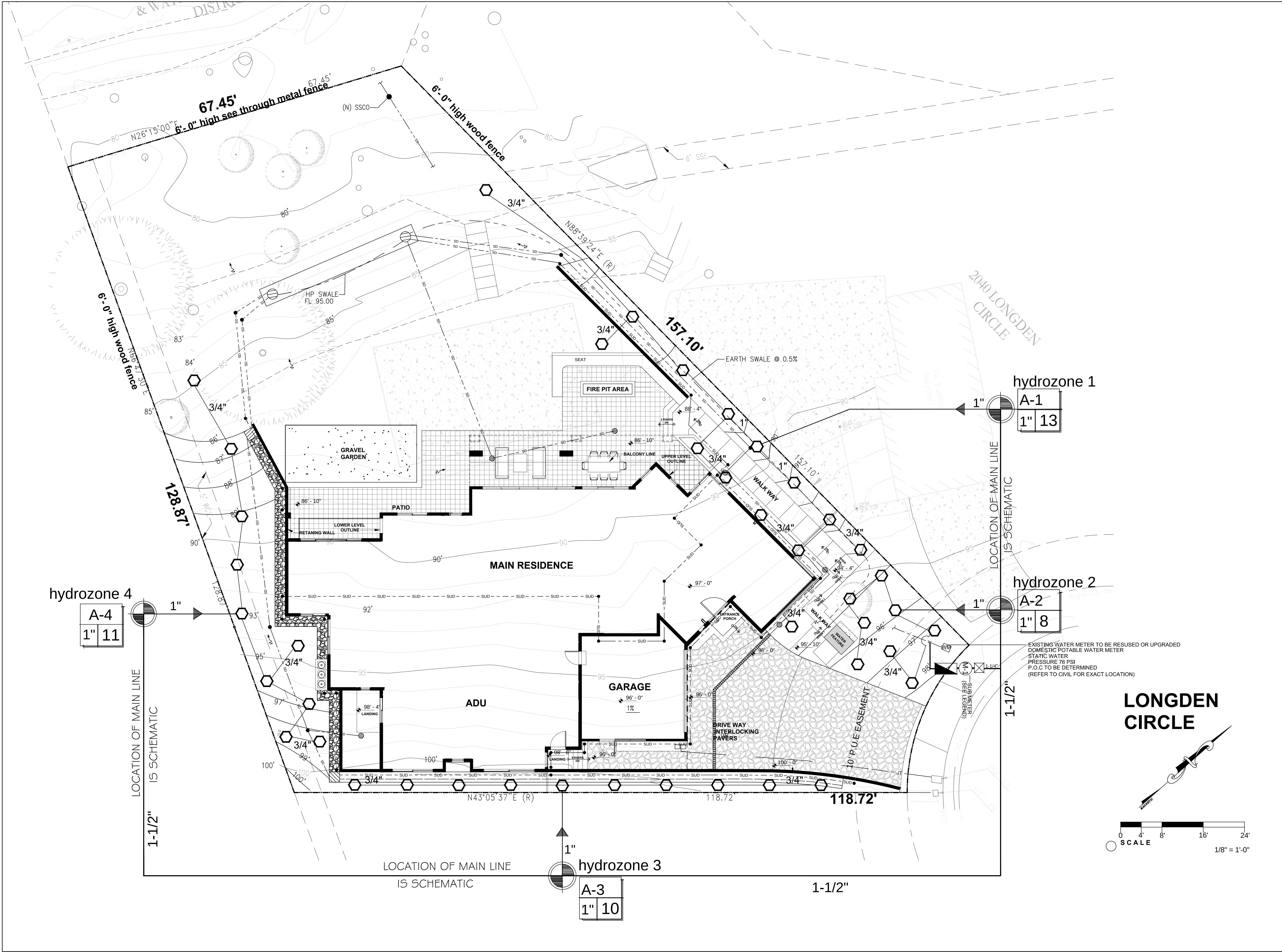
APPLICABLE CODES
WELO PLANTING , IRRIGATION LANDSCAPE AND LANDSCAPE LIGHTING PLANS

SCOPE OF WORK
2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA FIRE CODE.

Work Hours and Parking
A. Work Hours: Working hours are strictly between the time mentioned below.
7:30 AM TO 5:30 PM- MONDAY -FRIDAY
8:00 AM TO 1:00 PM- SATURDAY
Construction parking is permitted only on the site and only on the side of the street fronting the property for which the permit is issued.

Noise
A. Except as otherwise permitted under this chapter, no person shall cause and no property owner shall permit on such owner's property, a noise produced by any person, machine, animal or device, or any combination thereof, in excess of the sound level limits set forth in this section to emanate from any property, public or private, beyond the property line.
Any sound in excess of the sound level limits set forth in this section shall constitute a noise disturbance. For purposes of determining sound levels, sound level measurements shall be made at any location on the receiving property. Professional Certification of meeting this requirement may be required prior to final inspection.

B. Sound Level Limits: 7a.m to 10 p.m. 60 dBA/10 p.m to 7 a.m 50 dBa



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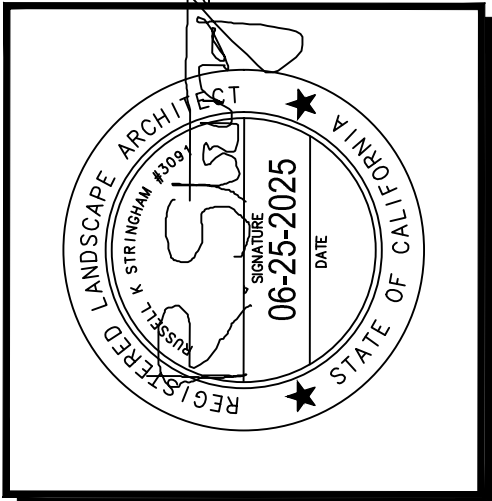
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SUMIT VERMA

2050 LONGDEN CIR.

LOS ALTOS, CA 94024

IRRIGATION PLAN

REVISION	REVISION DATE
1	06-25-2025

JOB NUMBER

DATE 3-7-2025

DRAWN BY
RKS/MR

SCALE
1/8"=1'-0"

SHEET

L-3

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name

ET_o of City from Appendix A

San Jose

Name of City

45.30

ET_o (inches/year)

0

Overhead Landscape Area (ft²)

2297

Drip Landscape Area (ft²)

0

SLA (ft²)

2,297.00

Total Landscape Area

Results:

(ET_o) x (0.62) x [(0.55 x LA) + (1.0 - 0.55) X SLA]]

35,482.45

Gallons

4,743.33

Cubic Feet

47.43

HCF

0.11

Acre-feet

0.04

Millions of Gallons

MAWA calculation incorporating Effective Precipitation (Optional)

Precipitation (Optional)

ET_o of City from Appendix A

45.30

ET_o (inches/year)

Total Landscape Area

2,297.00

LA (ft²)

Special Landscape Area

0.00

SLA (ft²)

Total annual precipitation (inches/year)

Enter Effective Precipitation

0.00

Eppt (in/yr)(25% of total annual precipitation)

Results:

MAWA = [(ET_o - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]

-

Gallons

-

Cubic Feet

-

HCF

-

Acre-feet

-

Millions of Gallons

Estimated Total Water Use

Equation: ETWU = ET_o x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA =(ETo-Eppt) x 0.62 x [((PF x HA)/IE) +SLA]

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type

Plant Factor

Very Low

0 - 0.1

Low

0.2 - 0.3

Medium

0.4 - 0.6

High

0.7 - 1.0

SLA

1

Hydrozone

Select System From the Dropdown List click on cell below

Plant Water Use Type (s) (low, medium, high)

Plant Factor (PF)

Hydrozone Area (HA) (ft²) Without SLA

Enter Irrigation Efficiency (IE)

(PF x HA (ft²))/IE

Zone 1

Drip

Low

0.30

510

0.81

189

Zone 2

Drip

Low

0.30

495

0.81

183

Zone 3

Drip

Low

0.30

385

0.81

143

Zone 4

Drip

Low

0.30

907

0.81

336

Zone 98

Zone 99

Zone 100

851

SLA

0

0

Sum

2,297

Results

MAWA = 35,482

ETWU= 23,897 Gallons

3,195 Cubic Feet

32 HCF

0 Acre-feet

0 Millions of Gallons

ETWU complies with MAWA

IRRIGATION SCHEDULE

1.Irrigation scheduled for the plant establishment period would be 2 to 3 times a week for the first month followed by twice a week for the following months for upto a year until the roots are well established. The system can be shut off on rainy days for the months of November to February. Additional watering by hand can be provided for extremely hot days.

2. Irrigation scheduling for the established landscape would be as follows:
For the second year of the landscape:
The system can be shut off during the months of November to February assuming that rainfall provides the necessary irrigation.

For the following years the landscape can be irrigated once a week.
Once established, drought tolerant plants need to be watered only once in two weeks or on a need basis.

Note: The above only acts as a guide. Irrigation schedules can be modified by home owner depending on actual weather and soil conditions. Existing fully established plants and trees on site that were retained are to be irrigated as per an 'established landscape schedule'. Drought tolerant plants need to be regularly watered for the first two years until they are well established after which they can do quite well with watering them even twice a month.
Water used for irrigation per month to be below the MAWA values as shown the water efficient table on sheet L4.
The irrigation controller will be weather based as specified in the irrigation legend.
The controller will receive real time weather information,and adjust the programmed watering schedule automatically based on local weather. This will restrict watering during times of precipitation and will help to conserve water.

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SUMIT VERMA

2050 LONGDEN CIR.

LOS ALTOS, CA 94024

IRRIGATION NOTES / DETAILS

REVISION	REVISION DATE
1	06-25-2025

JOB NUMBER

DATE 3-7-2025

DRAWN BY
RKS/MR

SCALE
1/8"=1'-0"

SHEET

L-5

38

TREES AND SCREENING



BRAHEA ARMATA



CERCIS OCCIDENTALIS



PODOCARPUS MACROPHYLLUS MAKI



CHITALPA TASHNETENSIS



LAGERSTROEMIA INDICA FAURIEI



PODOCARPUS GRACILIOR

SHRUBS



ALYOGYNE HUEGELII



AGAPANTHUS MIDNIGHT BLUE



CORYLINE AUSTRALIS 'ATROPURPUREA'



IRIS DOUGLASIANA



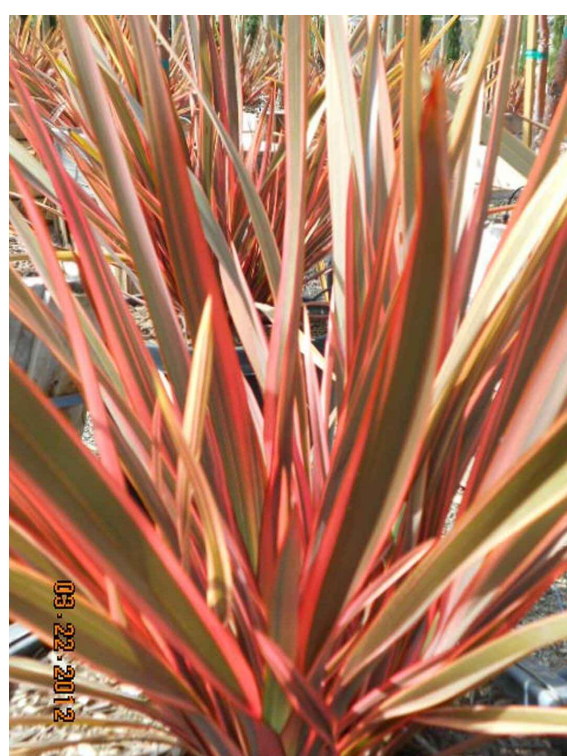
LIMONIUM PEREZII



QUERCUS AGRIFOLIA



NANDINA 'GULF STREAM'



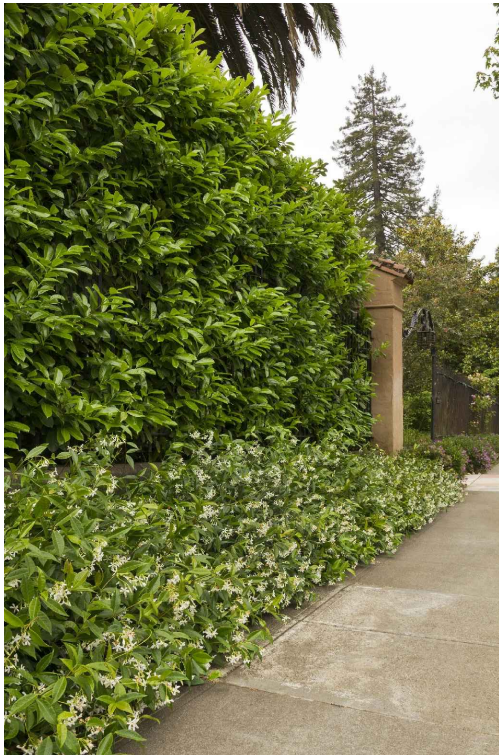
PHORMIUM 'MAORI QUEEN'



PITTOSPORUM CRASSIFOLIUM 'COMPACTUM'



PITTOSPORUM TENUIFOLIUM -KOHUHU



PRUNUS LAUROCERASUS



VERBENA 'RIGIDA'

GROUND COVERS



COMPROSMA PUMILA 'VERDE VISTA'



MYOPORUM PARVIFOLIUM 'PROSTRATUM'

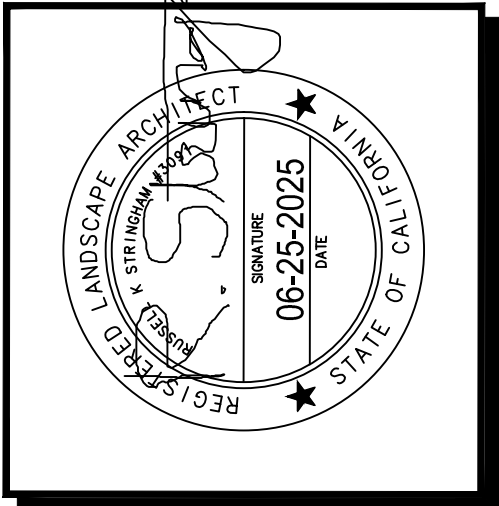


SCAVEOLA 'MAUVE CLUSTERS'



VERBENA PERUVIANA

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SUMIT VERMA
2050 LONGDEN CIR.
LOS ALTOS, CA 94024
PLANT PALETTE

REVISION	REVISION DATE
1	06-25-2025

JOB NUMBER

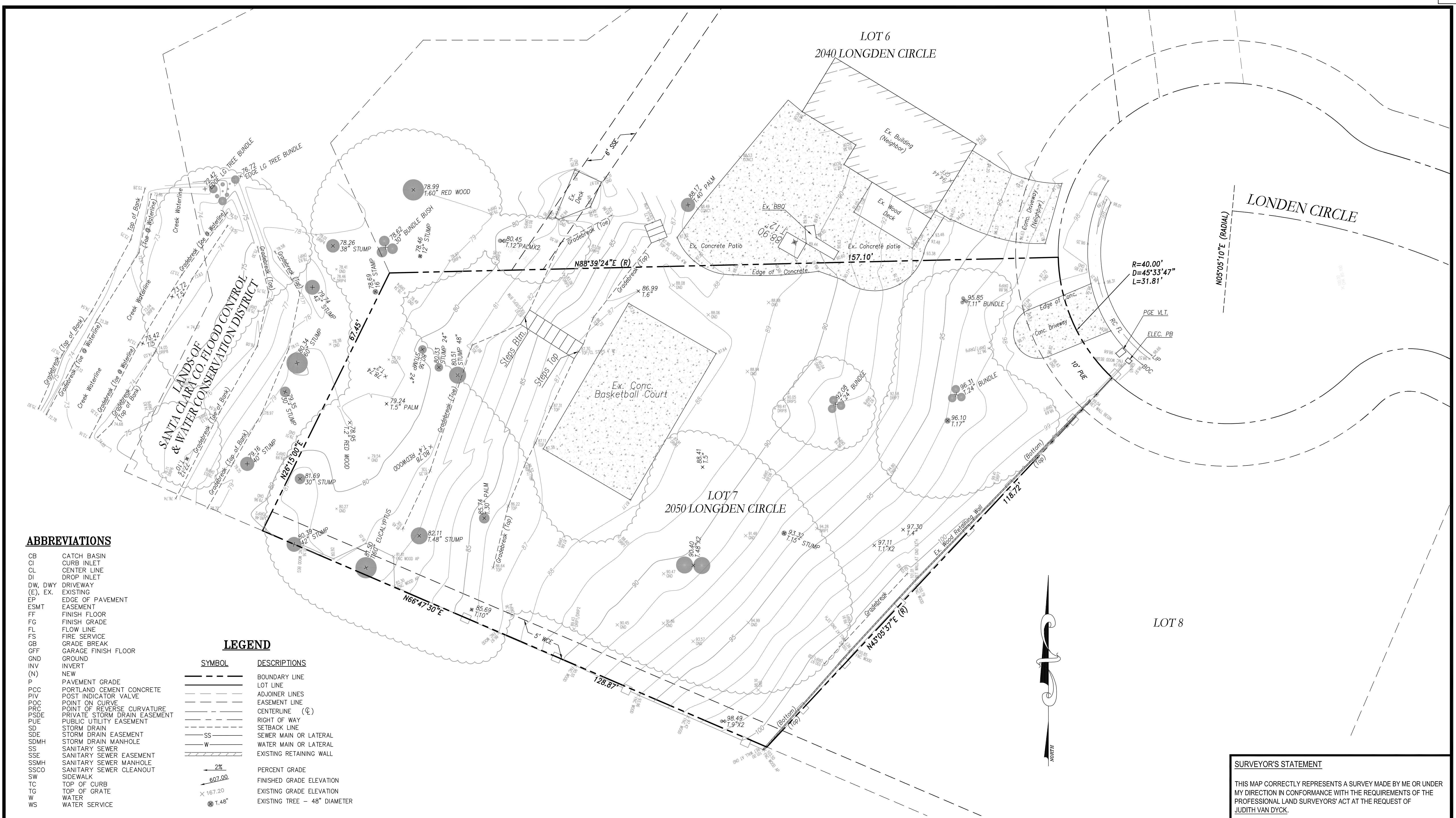
DATE3-7-2025

DRAWN BY
RKS/MR

SCALE
1/8"=1'-0"

SHEET

L-6



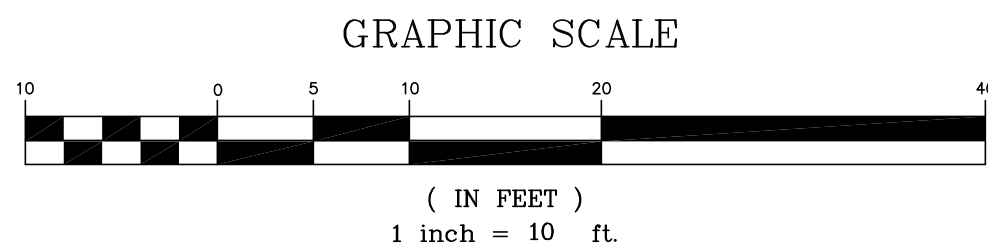
ABBREVIATIONS

CB	CATCH BASIN
CI	CURB INLET
CL	CENTER LINE
DI	DROP INLET
DW, DWY	DRIVEWAY
(E), EX.	EXISTING
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FIRE SERVICE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GND	GROUND
INV	INVERT
(N)	NEW
P	PAVEMENT GRADE
PCC	PORTLAND CEMENT CONCRETE
PV	POST INDICATOR VALVE
PCC	POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
W	WATER
WS	WATER SERVICE

LEGEND

SYMBOL	DESCRIPTIONS
---	BOUNDARY LINE
---	LOT LINE
---	ADJOINER LINES
---	EASEMENT LINE
---	CENTERLINE (CL)
---	RIGHT OF WAY
---	SETBACK LINE
---	SEWER MAIN OR LATERAL
---	WATER MAIN OR LATERAL
---	EXISTING RETAINING WALL
---	PERCENT GRADE
---	FINISHED GRADE ELEVATION
---	EXISTING GRADE ELEVATION
---	EXISTING TREE - 48" DIAMETER

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GROSS LOT AREA = 14, 872.29 SQ. FT (0.3414 ACRES)

VERTICAL DATUM: ELEVATIONS ARE BASED ON AN ASSUMED DATUM. BENCHMARK IS A SET MAG NAIL IN PAVEMENT AT SOUTH EAST SIDE OF CUL-DE-SAC. ELEVATION ≈ 100.00 FEET.

BASIS OF BEARINGS: THE BEARINGS ARE BASED ON NORTH 46°18'59" WEST ALONG THE MONUMENT LINE OF LONGDEN CIRCLE AS SHOWN ON MAP OF TRACT 3899 "LINCOLNSHIRE", FILED IN BOOK 203 OF MAPS, AT PAGE 56, SANTA CLARA COUNTY RECORDS.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF JUDITH VAN DYCK.



Dan S. Scott III
DAN S. SCOTT III, PLS 7840

19-DEC-2024

DATE

DATE: JULY 01, 2024					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY APPR	

PREPARED BY, OR UNDER THE DIRECTION OF:



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2050 LONGDEN CIRCLE

SHEET NO.

C1

JOB NO.

2023-241

CITY OF LOS ALTOS

COUNTY OF SANTA CLARA

CALIFORNIA