

ZONING ADMINISTRATOR MEETING AGENDA

4:00 PM - Wednesday, May 21, 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.

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/39e267nz**](https://tinyurl.com/39e267nz)

Telephone: 1-253-215-8782 / Webinar ID: 970 0901 0878 / Passcode: 701956

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

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

AGENDA

CALL MEETING TO ORDER

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Zoning Administrator's attention any item that is not on the agenda. 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.

ITEMS FOR CONSIDERATION/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 May 7, 2025.

PUBLIC HEARING**2. SC25-0005 – Bahi Oreizy – 709 Los Ninos Way**

Request for Design Review for the construction of a new 3,566 square foot, two-story home. The property is located on the east side of Los Ninos Way, between Marich Way and Alvarado Avenue. This project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Liu*

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/calendar>.

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, May 7, 2025

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

CALL MEETING TO ORDER

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

ESTABLISH QUORUM

PRESENT: Zoning Administrator Zornes and Development Services Deputy Director Williams

STAFF: Senior Planner Whitehill

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 April 16, 2025.

Action: Zoning Administrator Zornes approved the meeting minutes for the regular meeting of April 16, 2025.

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

AYES: Zornes

NOES: None

PUBLIC HEARING

2. SC25-0004 – Sam Lee – 677 Linden Avenue

Request for Design Review for the construction of a new 3,945 square foot, two-story home. The property is located on the east side of Linden Avenue between Pine Lane and West Portola Avenue. This project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). Project Planner: Whitehill

STAFF PRESENTATION

Senior Planner Whitehill presented the staff report recommending approval of design review application SC25-0004 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

Donna Wing, Eric Rumptz, Adnan Asar, Gregory Burns, and Jalen Morshed from the public spoke.

Action: Zoning Administrator Zornes approved design review application SC25-0004 per the staff report findings and conditions.

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

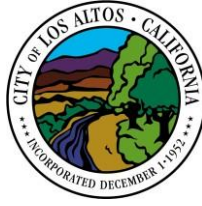
AYES: Zornes

NOES: None

ADJOURNMENT

Zoning Administrator Zornes adjourned the meeting at 4:40 PM.

Nick Zornes
Zoning Administrator



ZONING ADMINISTRATOR AGENDA REPORT

TO: Nick Zornes, Zoning Administrator

FROM: Jia Liu, Associate Planner

SUBJECT: SC25-0005 – 709 Los Ninos Way

RECOMMENDATION

Approve Design Review application SC25-0005 for the construction of a new 3,566 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: Located on the east side of Los Ninos Way, between Marich Way and Alvarado Avenue
- Lot Size: 10,202 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes the demolition of an existing one-story house and a detached accessory structure and replacement with a new two-story house (see Attachment 1 – Project Plans). The new house will feature an attached garage and an attached accessory dwelling unit, which will be reviewed ministerially as part of the building permit submittal. The home is designed in a transitional modern architectural style, incorporating high-quality materials including a standing seam metal roof, smooth cement plaster exterior finish with horizontal wood siding accents, wood soffit, and aluminum framed windows and steel framed doors.

There are 12 trees on the property, including one protected tree. No protected trees are proposed to be removed as part of the project.

ANALYSIS

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*:	2,616 square feet	2,590 square feet	3,061 square feet
FLOOR AREA*:			
First floor	2,462 square feet	2,284 square feet	
Second floor	----	1,282 square feet	
Total	2,462 square feet	3,566 square feet	3,571 square feet
SETBACKS:			
Front	24.83 feet	25.00 feet	25 feet
Rear	3.17 feet	52.5 feet	25 feet
Right side (1 st /2 nd)	30.00 feet/---- feet	10.58 feet/17.50 feet	10 feet/17.50 feet
Left side (1 st /2 nd)	14.83 feet/---- feet	10.25 feet/19.08 feet	10 feet/17.50 feet
HEIGHT:	13.33 feet	26 feet	27 feet

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

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 (Design Guidelines). The surrounding neighborhood is considered a Consistent Character Neighborhood according to the Design Guidelines. The immediate neighborhood is comprised of one-story and two-story houses. Homes in the neighborhood exhibit similar front setback patterns, a combination of simple and complex roof forms, and consistent massing. The horizontal eave lines typically range from approximately eight to nine feet and six inches in height at the first floor and seven feet to eight feet at the second floor. Most of the homes in the neighborhood feature attached garages in the front yard facing the street.

The massing of the proposed new residence is compatible with the immediate neighborhood. The first story features one uniformed plate height of nine feet while the second story also has a consistent plate height of seven feet and 10 inches. The proposed residence retains key design attributes indicative of the neighborhood including pitched roof lines at the second story, traditional exterior materials such as cement plaster and wood siding, and maintains a moderate scale found in the neighborhood. All design considerations and alignments reflect a thoughtful approach to achieving a harmonious architectural composition within the neighborhood.

The proposed landscaping includes five new trees and 11 evergreen screening bushes along the south side property line and three evergreen screening bushes along with the rear property line which will be integrated with existing screening vegetation to remain. A variety of ground cover plants and low shrubs will also be placed on the project site. The landscaping plan will comply with the Water Efficient

Landscape Ordinance, which requires water-efficient landscaping for new residences with landscaping over 500 square feet.

The proposed project meets the development standards in the R1-10 zoning district 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 existing trees, and enhances landscaping to the extent possible.

ENVIRONMENTAL REVIEW

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

PUBLIC NOTIFICATION AND COMMUNITY OUTREACH

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

The applicant reached out to 11 neighbors in the immediate area either in person, with a letter, or by email for the community outreach. No comments from the public have been received by staff as of the writing of this report.

Attachment:

1. Project Plans

Cc: Bahi Oreizy, Applicant and Architect
Cen Ling & Yuanyuan Li, Property Owners

FINDINGS

SC25-0005 – 709 Los Ninos Way

With regard to the proposed new two-story residence, the Zoning Administrator finds the following in accordance with Section 14.76.060 of the Municipal Code:

- A. The proposed new two-story residence complies with all provisions of this chapter 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 height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed home maintains a similar finished floor elevation and orientation on the lot as the existing home and complies with the allowable floor area, lot coverage, maximum height, and daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal. Grade changes shall be minimized because the existing site is relatively level and does not require substantial grading. There are 12 trees on the property, including one protected tree which will be preserved as part of the project.
- D. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass because the proposed structure incorporates architectural design features such as moderate scale, horizontal eave lines, building articulation, and roof forms that break up the massing and minimize excessive bulk.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to ensure the compatibility of the development with its design concept and the character of adjacent buildings. The proposed home complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06 and the design of the home incorporates consistent and compatible features including standing seam metal roof, cement plaster exterior finish with horizontal wood siding accents, wood soffits, and aluminum framed windows and steel framed doors.
- F. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the site is relatively flat and has incorporated softscape and hardscape surfaces into the plan and proposes a drainage plan to minimize off-site stormwater drainage.

CONDITIONS OF APPROVAL

SC25-0005 – 709 Los Ninos Way

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on May 21, 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 March 21, 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. **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.
5. **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.
6. **ADU Not Reviewed:** The proposed ADU included in the plan set is not part of this design review application. Prior to commencement of the ADU construction, a separate building permit issued by the Building Division shall be obtained.
7. **Protected Trees:** Trees No. T9 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
8. **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. T9. 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.

9. **Tree Removal and Replacement in Public Right-of-Way:** Proposed removal and replacement of any trees located in the public right-of-way is not part of the design review approval. The applicant shall obtain the Public Work's Department approval prior to the tree removal.
10. **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.
11. **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.
12. **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.

BUILDING DIVISION

13. **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.
14. **Conditions of Approval:** Incorporate the conditions of approval into the building permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.
15. **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.
16. **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.
17. **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.

18. **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.
19. **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.
20. **Underground Utility and Fire Sprinkler Requirements:** New construction and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.
21. **California Water Service Upgrades:** The applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.
22. **Green Building Standards:** Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.
23. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).
24. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.
25. **Work Hours/Construction Site Signage:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 5:30 p.m., Monday through Friday, from 9 a.m. to 3 p.m. Saturday, and no work is permitted on Sunday or any City observed holiday. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours and contact information, including an after-hours contact.

ENGINEERING DIVISION

26. **Encroachment Permit:** An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work

within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

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

FIRE DEPARTMENT

33. **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.
34. **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].

35. **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.
36. **Fire Sprinklers Required:** Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations (Sprinklers noted on sheet A0).
37. **Required Fire Flow:** The minimum required fire flow for this project is 1000 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 1000 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.
38. **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 system, 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.
39. **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.

RECEIVED
Date: 3/21/2025
CITY OF LOS ALTOS
PLANNING

DESIGN REVIEW APPLICATION
NEW TWO STORY HOUSE
LING RESIDENCE
709LOS NINOS WAY, LOS ALTOS, CA 94022

360design studio
ARCHITECTURE
1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905
info@360designstudio.net

PROJECT CONSISTS OF A NEW TWO STORY
HOUSE + ATTACHED ACCESSORY
DWELLING UNIT

PROJECT DESCRIPTION

1

709 LOS NINOS WAY
LOS ALTOS, CA, 94022
APN: 170-11-016
ZONE: R1-10
OCCUPANCY GROUP: GROUP R DIVISION 3
GARAGE OCCUPANCY: U
CONSTRUCTION TYPE: VB
LOT AREA: 10.202 SF

PROPOSED FLOOR AREA

GROUND FLOOR AREA: 2273 SF
SECOND FLOOR AREA: 1270 SF
GARAGE: 451 SF
COVERED PORCH: 384 SF
ATTACHED ADU: 845 SF

PROJECT INFORMATION

2

- A0 COVER SHEET
EC1 EXISTING FLOOR PLAN
EC2 EXISTING ELEVATIONS
A1.1 PROPOSED SITE PLAN
A1.2 AREA CALC. DIAGRAM
A2.1 GROUND FLOOR PLAN
A2.2 SECOND FLOOR PLAN
A2.3 ROOF PLAN
A3.1 FRONT AND REAR ELEVATIONS
A3.2 SIDE ELEVATIONS
A4.1 SECTIONS
A4.2 SECTIONS
A5 MATERIALS & FINISHES
A6.1 3D IMAGES
A6.2 3D IMAGES
L000 COVER SHEET AND WELO
L100 MATERIAL PLAN
L400 PLANTING PLAN
L401 IRRIGATION & HYDROZONE DIAGRAM
T1 TREE PROTECTION PLAN
C0 TOPOGRAPHICAL SURVEY
C1 GRADING AND DRAINAGE PLAN
C2 CONSTRUCTION DETAILS
C3 EROSION CONTROL PLAN
C4 CITY STANDARD DETAILS
C5 BLUEPRINT FOR A CLEAN BAY

DIRECTORY

4

SHEET INDEX

3



364 Marich Way



388 Marich Way



709 Los Ninos Way

PROPOSED FACADE

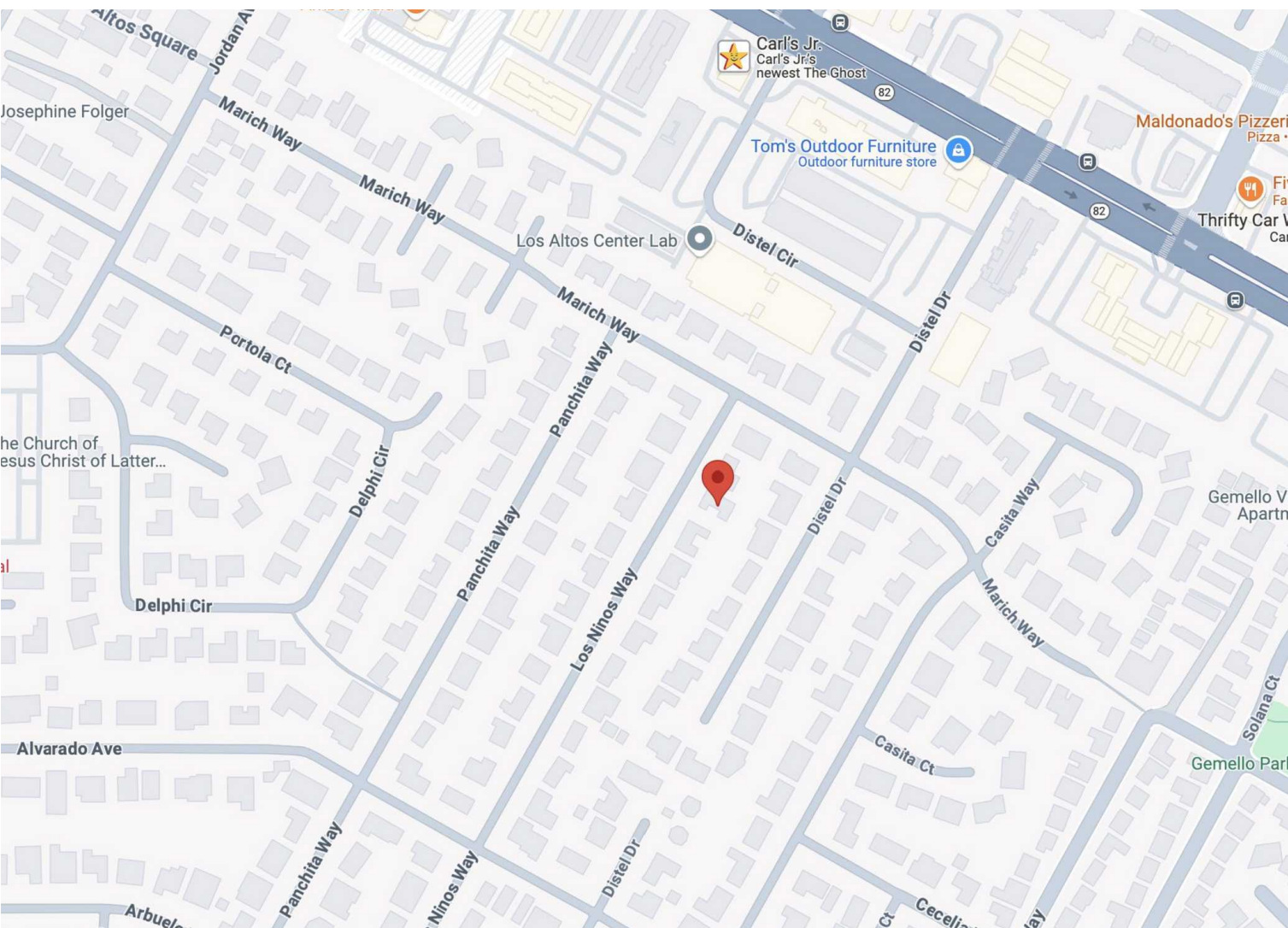
6



718 Los Ninos Way



715 Los Ninos Way



VICINITY MAP

7



712 Los Ninos Way



701 Los Ninos Way - One Story



706 Los Ninos Way



691 Los Ninos Way



698 Los Ninos Way



692 Distel Dr

NEIGHBORHOOD PHOTOS

9



NEIGHBORHOOD CONTEXT

8

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
Lot Coverage:	2,616 SF (26%)	2,590 SF (25.4%)	3,061 SF (30%)
Total Floor Area:	2,462 SF	3,566 SF (34.9%)	3,571 SF (35%)
Ground Floor		2,284 SF (22.4%)	
Second Floor		1,282SF (12.5%)	
Setbacks:			
Front	24'-10"	25'-0"	25'-0"
Rear	3'-2"	52'-6"	25'-0"
Side Left (Ground Flr)	14'-10"	10'-3"	10'-0"
Side Right (Ground Flr)	1'-9"	10'-7"	10'-0"
Side Left (2nd Flr)	N/A	19'-1"	17'-6"
Side Right (2nd Flr)	N/A	17'-6"	17'-6"
Height:	13' - 4"	26'- 0"	27'-0"
ADU Area:		845 SF	
ADU Side Setback:		5'-10"	4'-0"
ADU Rear Setback:		7'-2"	4'-0"
ADU Height:		11'-3"	16'-0"

SQUARE FOOTAGE BREAKDOWN			
	Existing		Total Proposed
Habitable Living Area	2,022 SF	+ 1,092	3,115 SF
Non-Habitable Floor area	440 SF	+ 11	451 SF

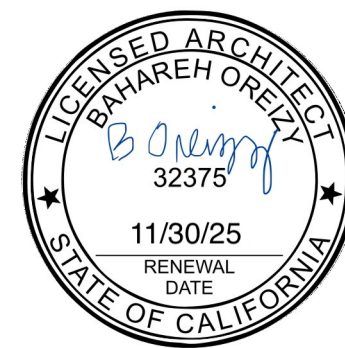
LOT CALCULATIONS			
Net Lot Area:	10,202 SF		
Total Front Yard area	2,126 SF		
Front Yard Hardscape area	651 SF (31%)		
Landscaping breakdown	Total Hardscape area (existing and proposed)		5,435 SF
	Existing Softscape (undisturbed) area		6,892 SF
	New Softscape area:		- 2,125 SF
	Sum of all three equals net site area:		10,202

PROJECT SUMMARY TABLE

5

Ling Residence

709 Los Ninos Way
Los Altos, CA 94022

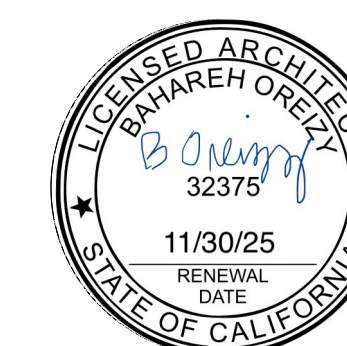


Date: 02/03/25
Rev: 3/17/2025

Sheet Title: Cover Sheet
Sheet No.: A0

TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Ling Residence
709 Los Ninos Way
Los Altos 94022



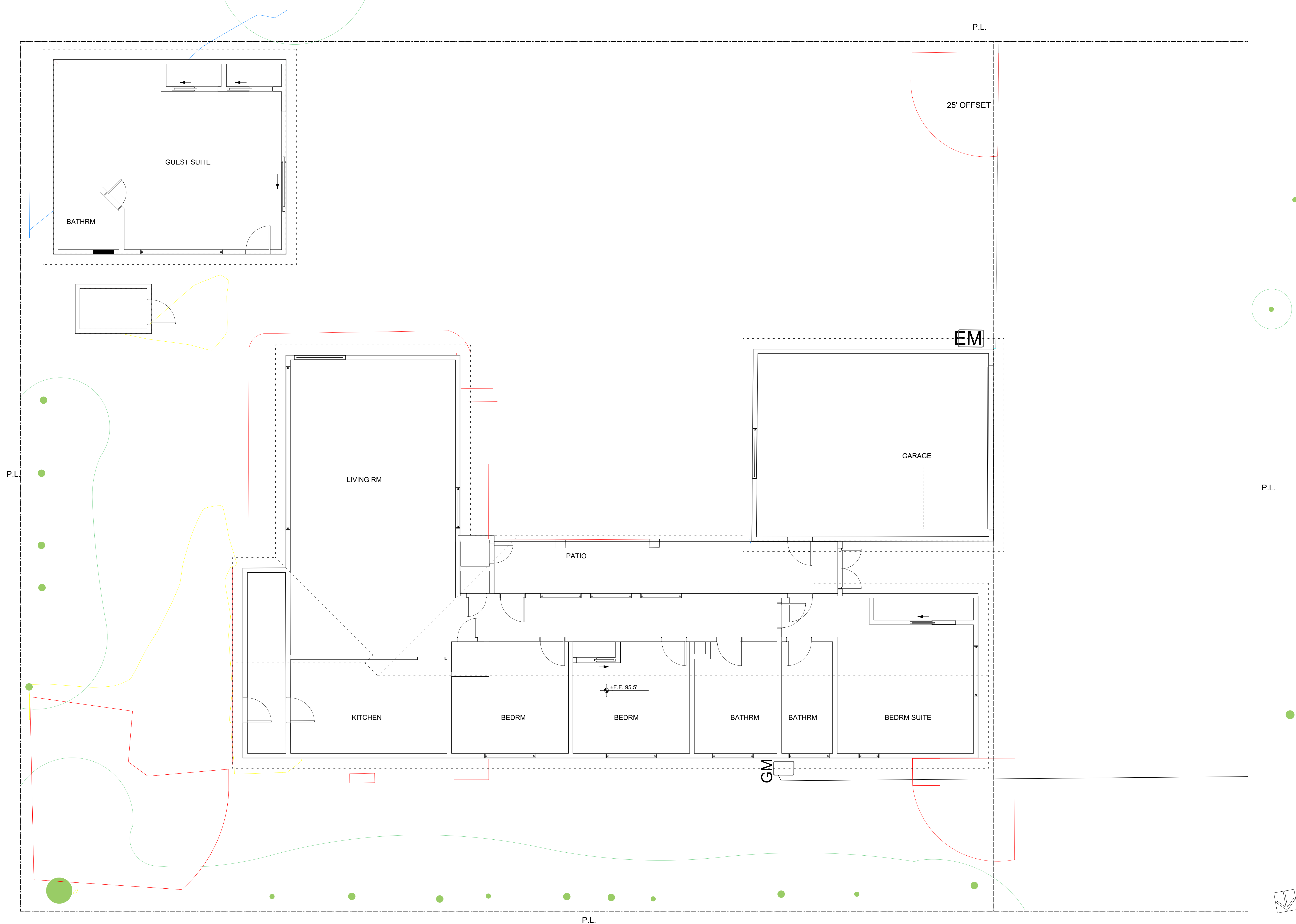
TWO STORY DESIGN REVIEW SUBMITAL - REV 1

Date
02/03/25

Rev
1

3/17/2025

Sheet Title	EXISTING FLOOR PLAN
Sheet No.	EC1



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

1

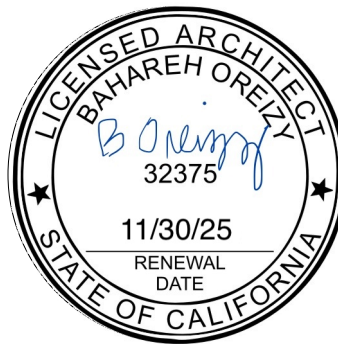
360 design studio
ARCHITECTURE

1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905

info@360designstudio.net

Ling Residence

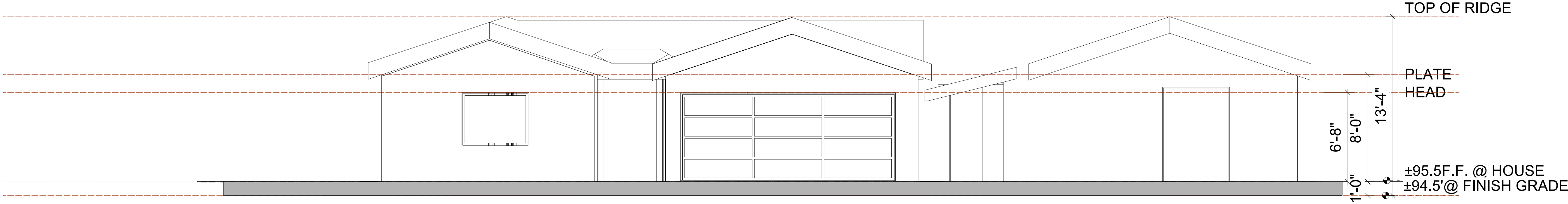
709 Los Ninos Way
Los Altos 94022



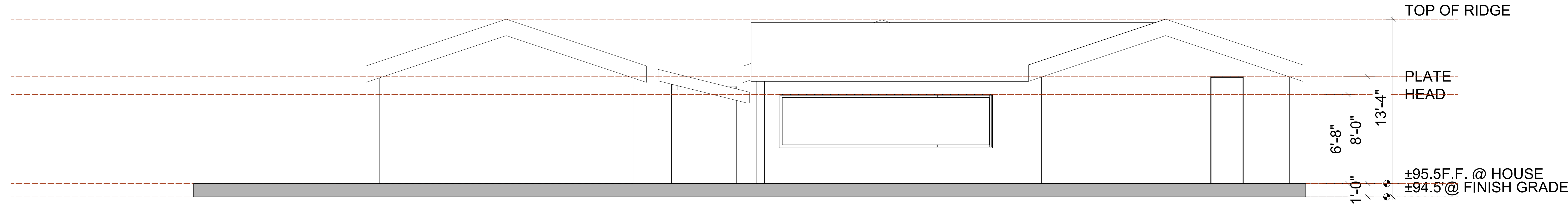
TWO STORY DESIGN REVIEW SUBMITAL - REV 1

Date	02/03/25
Rev	3/17/2025

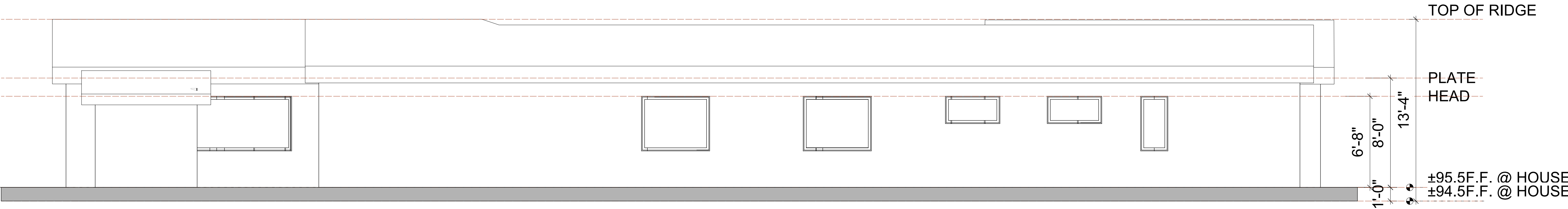
Sheet Title	EXISTING ELEVATIONS
Sheet No.	EC2



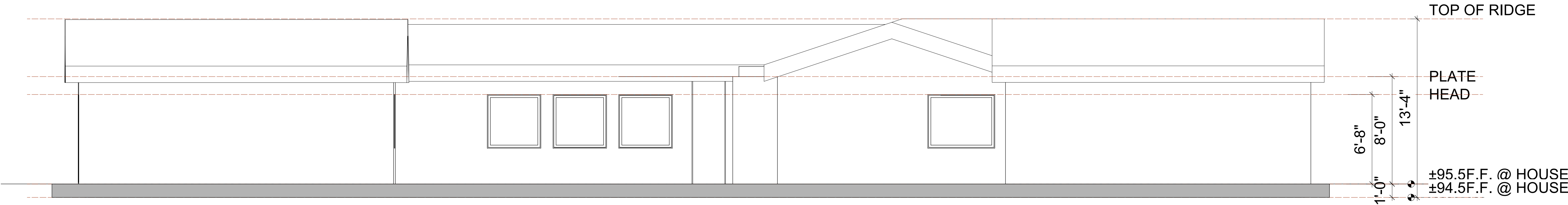
EXISTING FRONT (WEST) ELEVATION
Scale: 1/4" = 1'-0" 1



EXISTING REAR (EAST) ELEVATION
Scale: 1/4" = 1'-0" 2

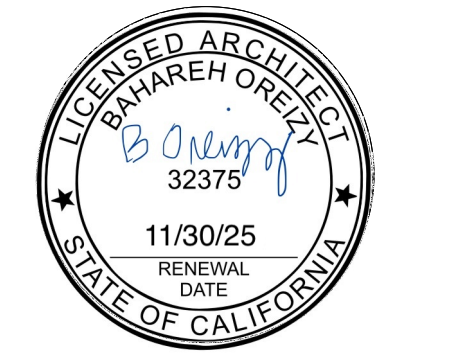


EXISTING LEFT (NORTH) ELEVATION
Scale: 1/4" = 1'-0" 3



EXISTING RIGHT (SOUTH) ELEVATION
Scale: 1/4" = 1'-0" 4

Ling Residence
709 Los Ninos Drive
Los Altos 94022



TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Date	02/03/25
Rev	1
3/17/2025	

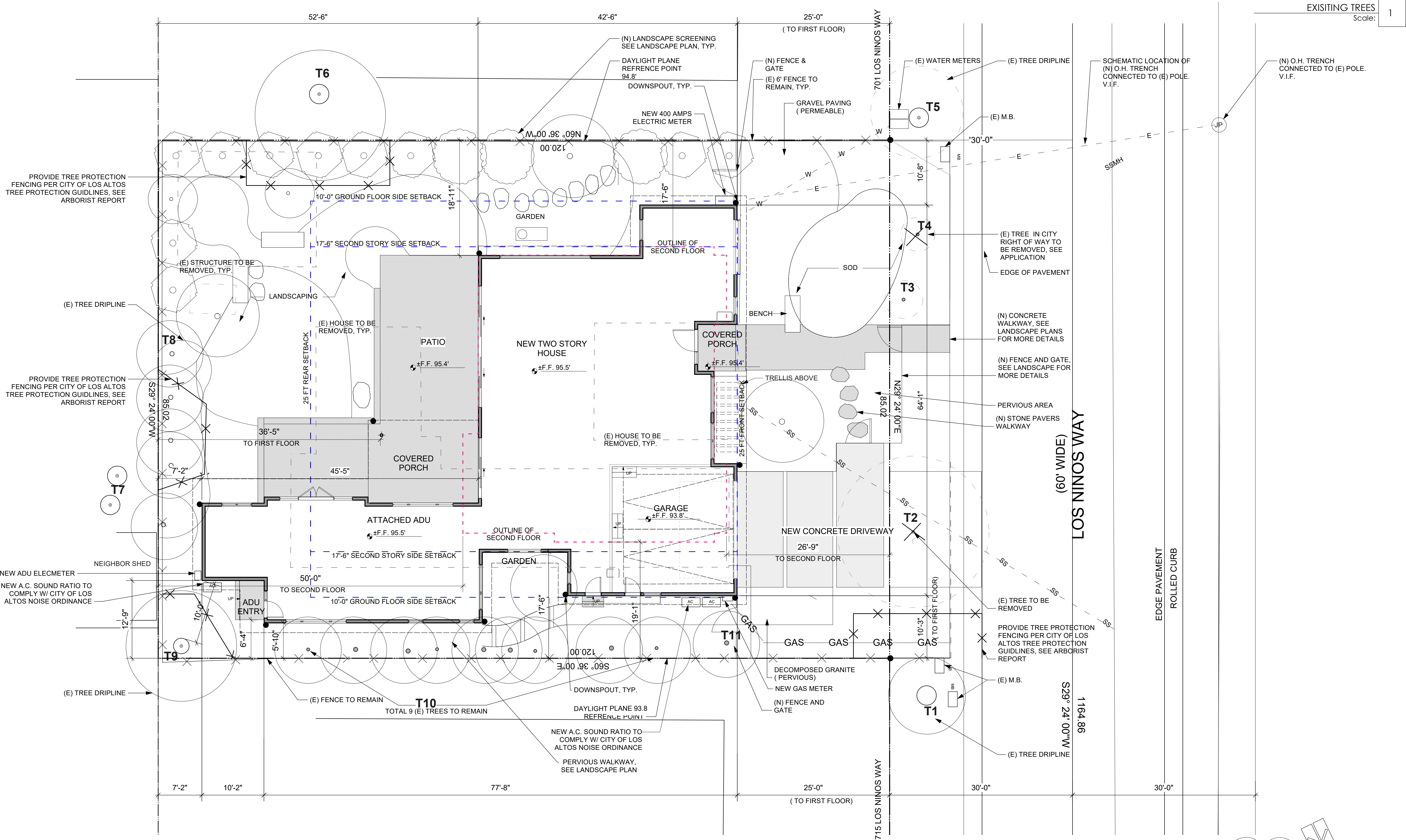
Sheet Title	Proposed Site Plan
Sheet No.	A1.1

SEE LANDSCAPE DRAWINGS
SEE ARBORIST REPORT & SHEET T1 FOR TREE IDENTIFICATION AND PROTECTION INFORMATION
SEE CIVIL GRADING & DRAINAGE PLAN

ID	LATIN NAME	COMMON NAME	DBH	PROTECTED	NOTES
1	PINUS CANARIENSIS	CANARY ISLAND PINE	28"	YES	TO REMAIN
2	LAGERSTROEMIA INDICA	GRAPE MYRTLE	8"	NO	TO BE REMOVED
3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	5"	NO	TO REMAIN
4		GRAPE MYRTLE	4.5"	NO	TO BE REMOVED
5	SEQUOIA SEMPERVIRENS	COAST REDWOOD	30"	YES	TO REMAIN
6		COAST REDWOOD	40" ES.	YES	TO REMAIN
7		COAST REDWOOD	40" ES.	YES	TO REMAIN
8	PITTOSPORUM SPP.	PITTOSPORUM	6" AVE.	NO	TO REMAIN
9	QUERCUS AGRIFOLIA	COAST LIVE OAK	1"10"	YES	TO REMAIN
10	PYRUS KAWAKAMI	EVERGREEN PEAR	6.5" AVE.	NO	TO REMAIN
11		GRAPE MYRTLE	6"	NO	TO REMAIN

EXISTING TREES
Scale: 1

FRONT YARD LANDSCAPE
TOTAL FRONT YARD AREA (25' x 85'): 2,126 SQFT
470 SQFT (DRIVEWAY) +
157 SQFT (WALKWAY) +
24 SQFT (STEPPING STONES)=
TOTAL FRONT YARD CONCRETE PAVER: 651 SQFT
651 SQFT = 31% HARDSCAPE
69% WILL BE LANDSCAPED (MEETS MIN. 50% REQUIRMENT PER LAZC SECTION 14.06.060)



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

2

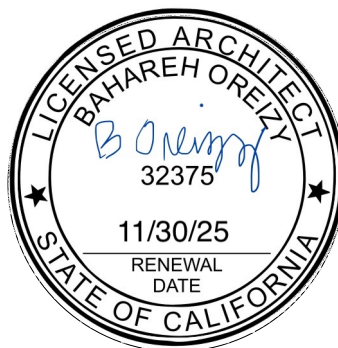
360design studio
ARCHITECTURE

1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905

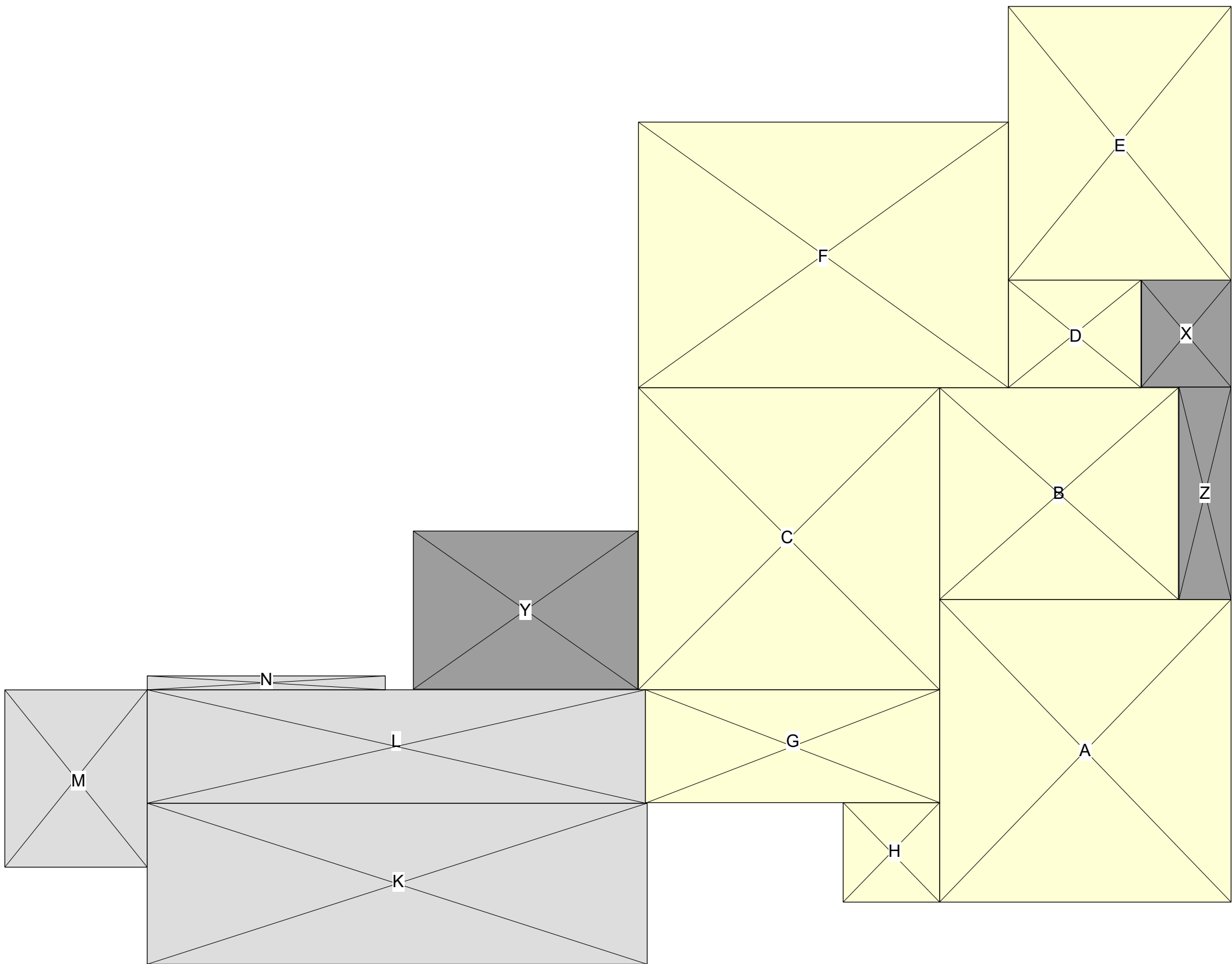
info@360designstudio.net

Ling Residence

709 Los Ninos Drive
Los Altos 94022

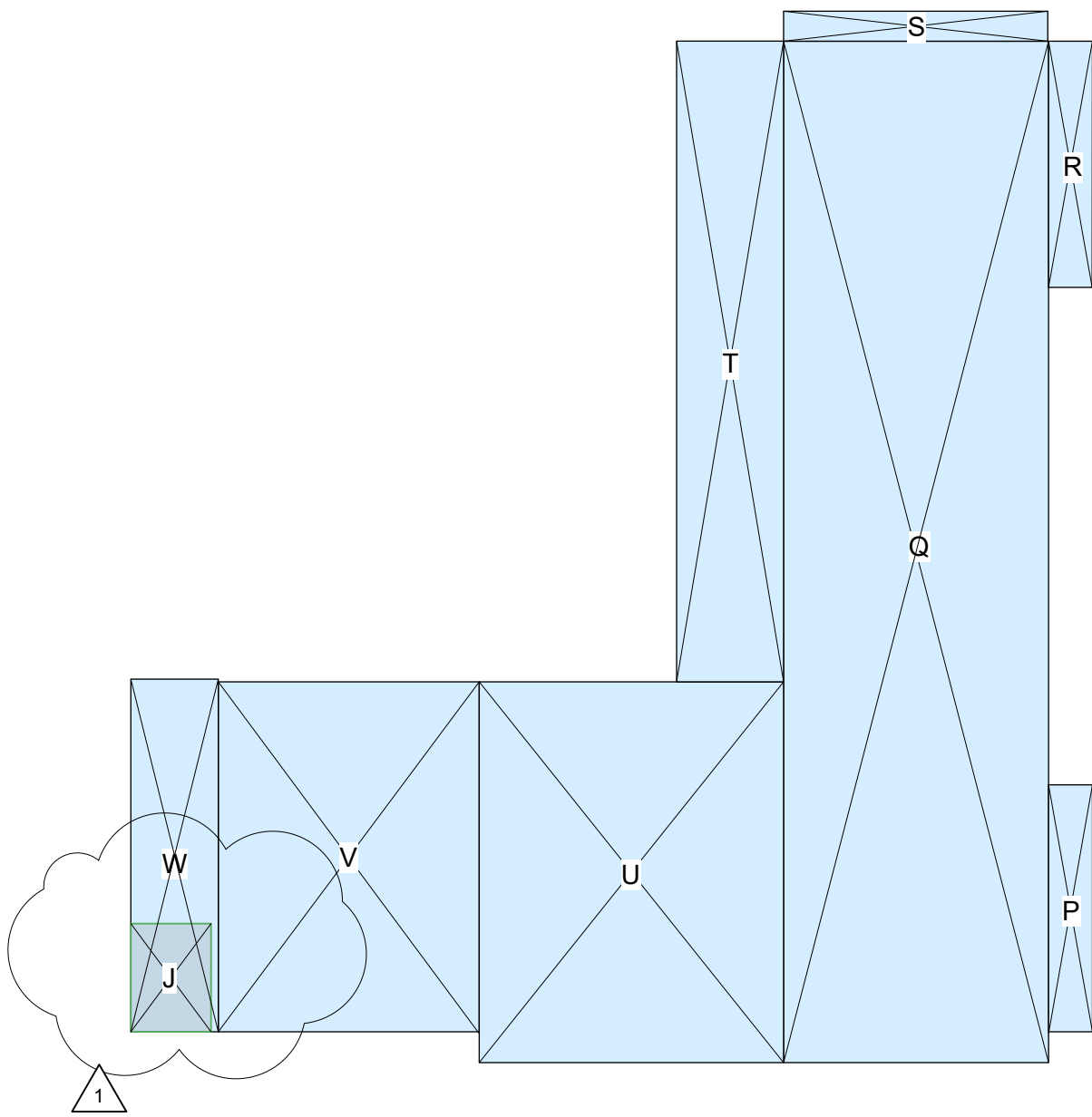


Summary Table		
Section	Dimensions	Area (SF)
GROUND FLOOR		
GARAGE - A	20'-10" X 21'-8"	451
	B 17'-1" X 15'-2"	259
	C 21'-7" X 21'-7"	466
	D 9'-6" X 7'-8"	73
	E 15'-11" X 19'-7"	312
	F 26'-6" X 19'	504
	G 21'-1" X 8'-1"	170
	H 6'-11" X 7'-1"	49
GROUND FLOOR AREA		2284
SECOND FLOOR		
	P 2' X 11'-4"	23
	Q 12'-2" X 46'-11"	571
	R 2' X 11'-4"	23
	S 12'-2" X 1'-5"	17
	T 4'-11" X 29'-5"	145
	U 14' X 17'-6"	245
	V 12' X 16'-1"	193
	W 4' X 16'-2"	65
SECOND FLOOR AREA		1282
TOTAL FLOOR AREA		3566
ATTACHED ADU		
	K 35'-9" X 11'-6"	411
	L 35'-8" X 8'-1"	288
	M 10'-2" X 12'-8"	129
	N 17'-0" X 1'-0"	17
TOTAL ATTACHED ADU AREA		845
COVERED PORCH		
	J 5'-0" X 3'-8"	18
	X 6'-5" X 7'-8"	49
	Y 16'-1" X 11'-4"	182
	Z 3'-9" X 15'-2"	57
TOTAL COVERED PORCH AREA		306
TOTAL LOT COVERAGE		2590



AREA CALC. GROUND FLOOR
Scale: 1/8" = 1'-0"

1



AREA CALC. SECOND FLOOR
Scale: 1/8" = 1'-0"

2

TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

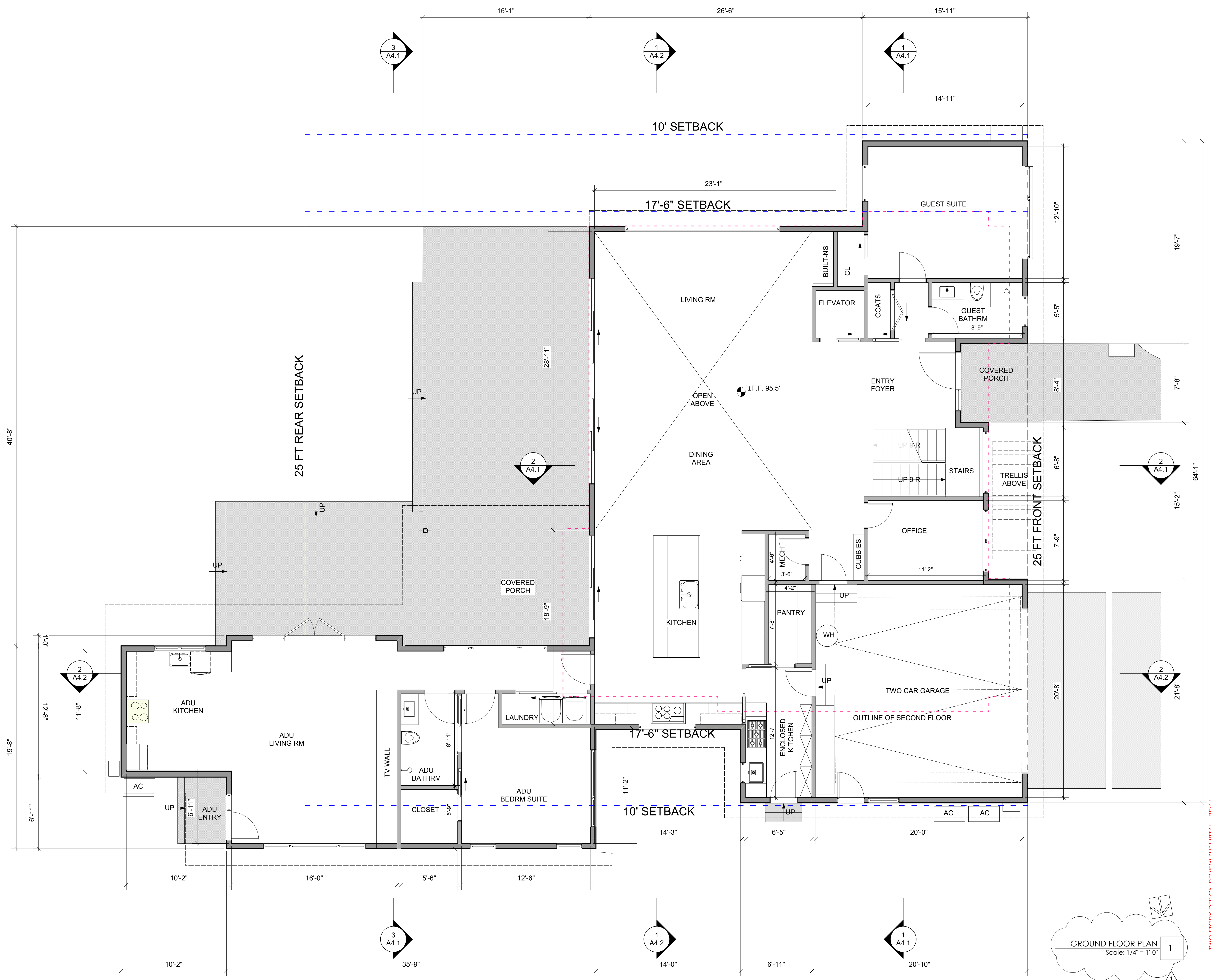
Date	02/03/25
Rev	1 3/17/2025

Sheet Title	Area Calcs Diagram
Sheet No.	A1.2

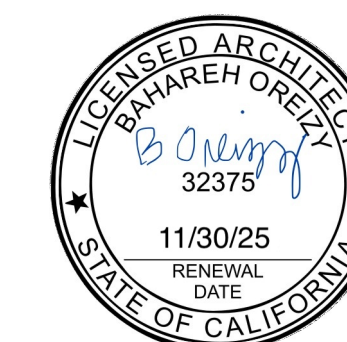
709 Los Ninos Drive
Los Altos 94022



A2.1



Ling Residence
709 Los Ninos Drive
Los Altos 94022

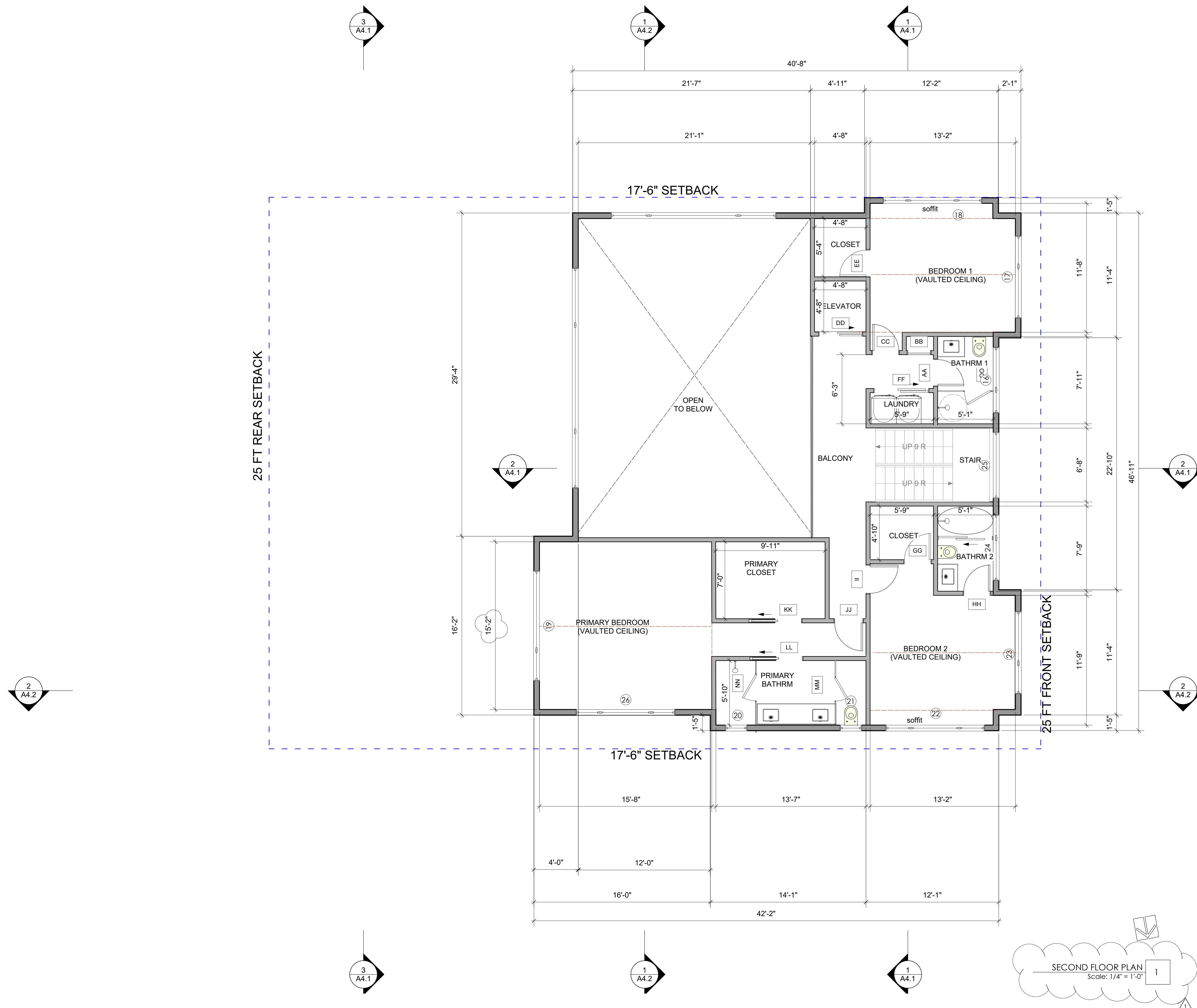


TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

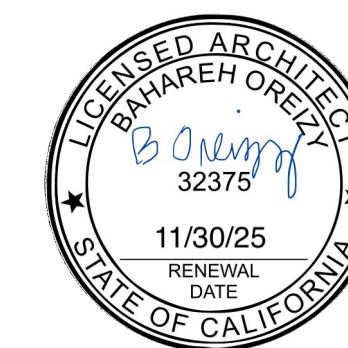
Date
02/03/25

Rev
 3/17/2025

Sheet Title	Second Floor Plan
Sheet No.	A2.2



Ling Residence
709 Los Ninos Drive
Los Altos 94022



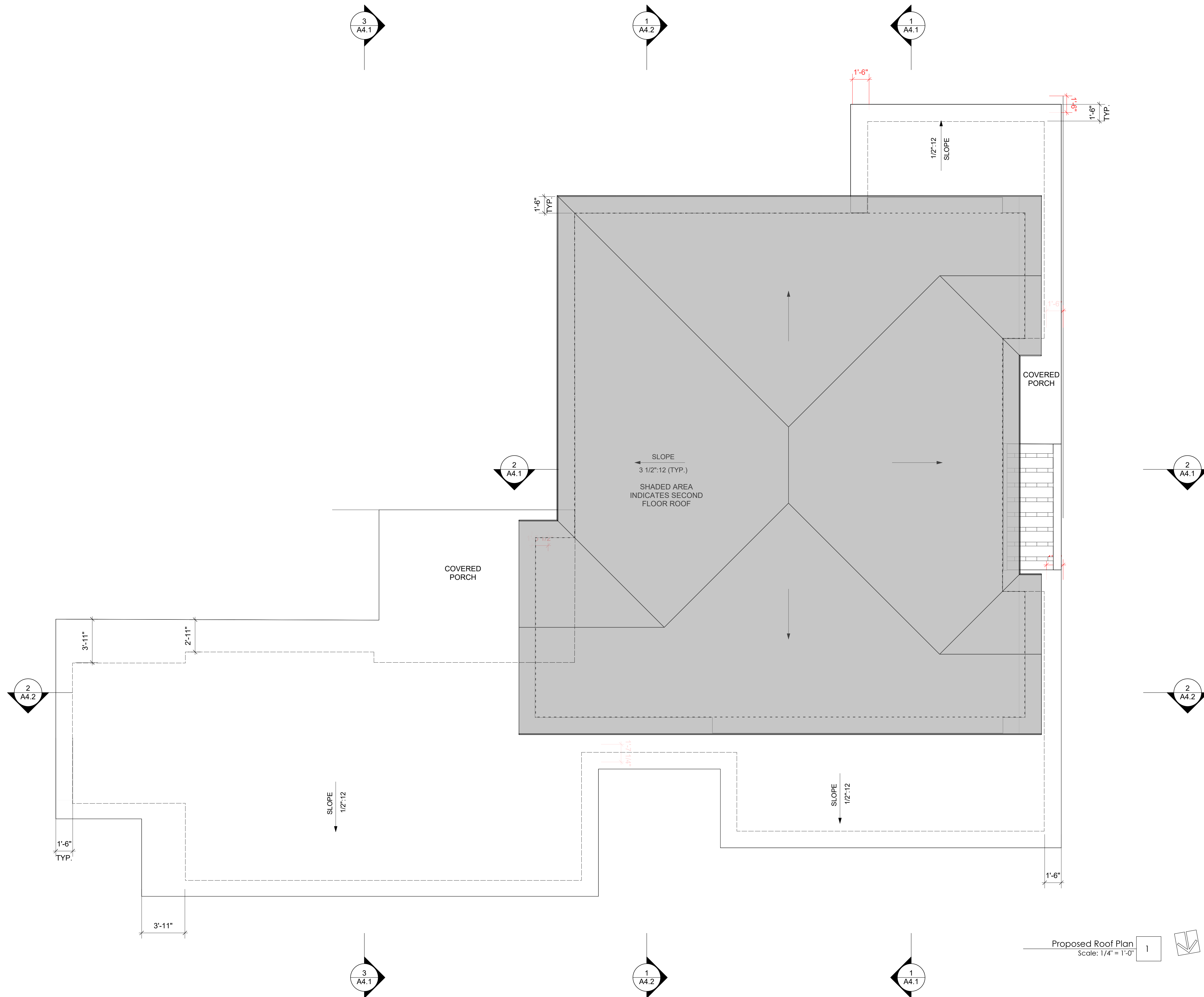
TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Date
02/03/25

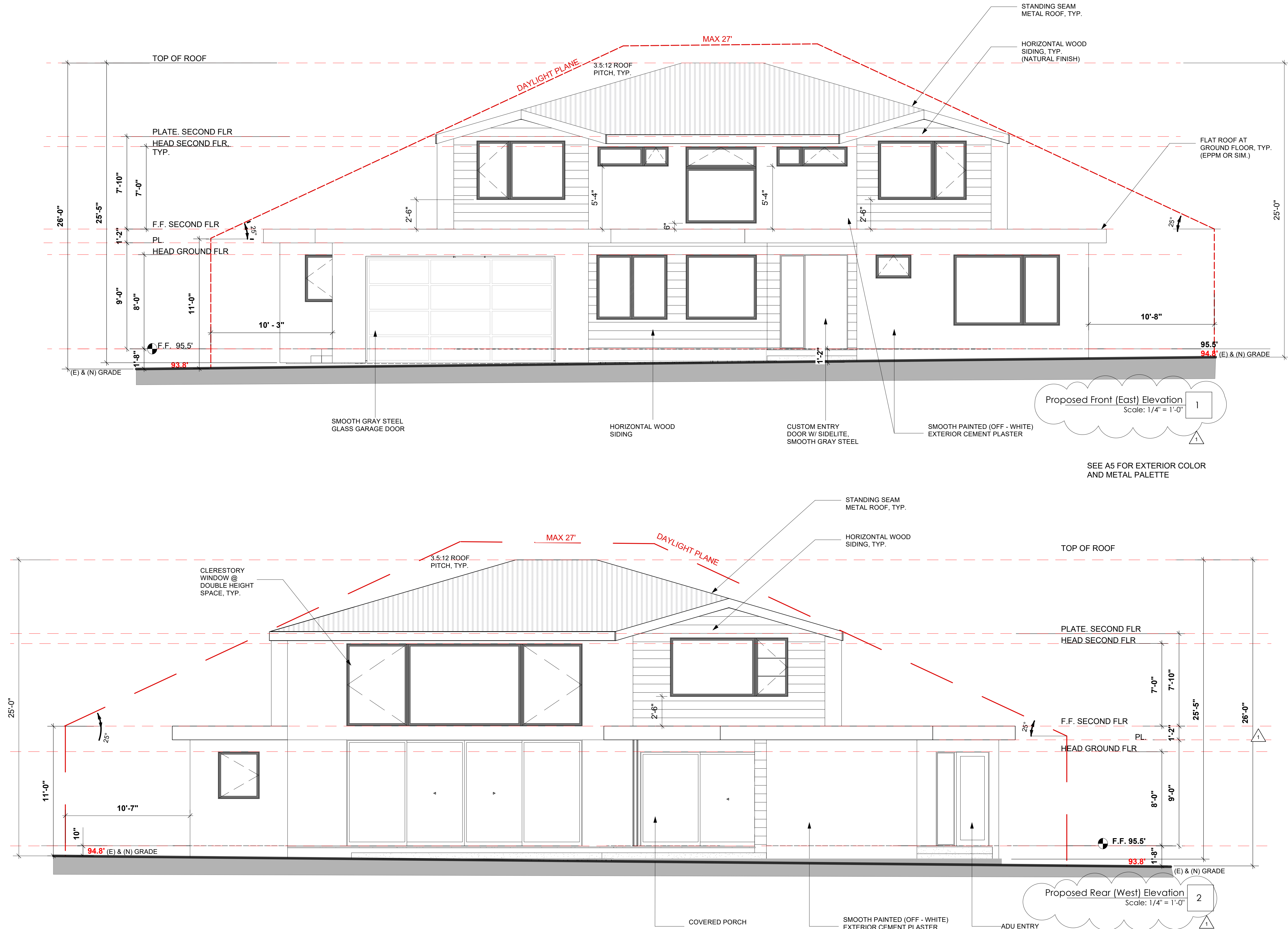
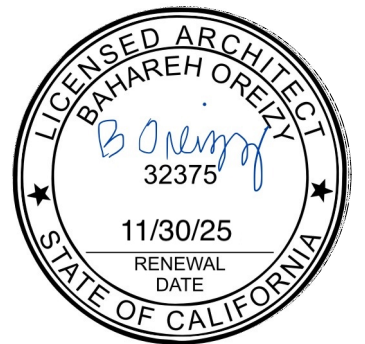
Rev
1

3/17/2025

Sheet Title
Roof Plan
Sheet No.
A2.3



Ling Residence
709 Los Ninos Drive
Los Altos 94022

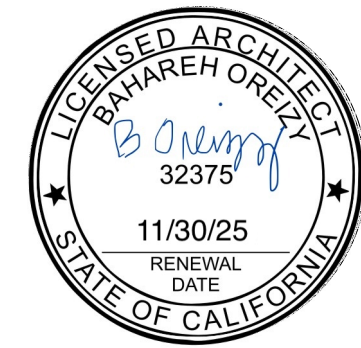


TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Date	02/03/25
Rev	1
3/17/2025	

Sheet Title	Front and Rear Elevations
Sheet No.	A3.1

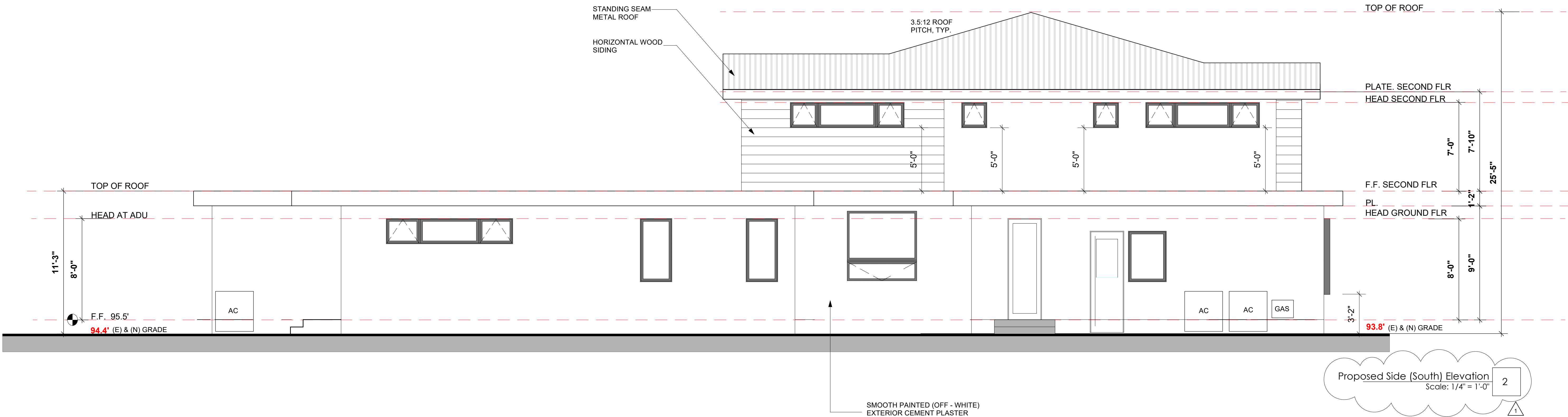
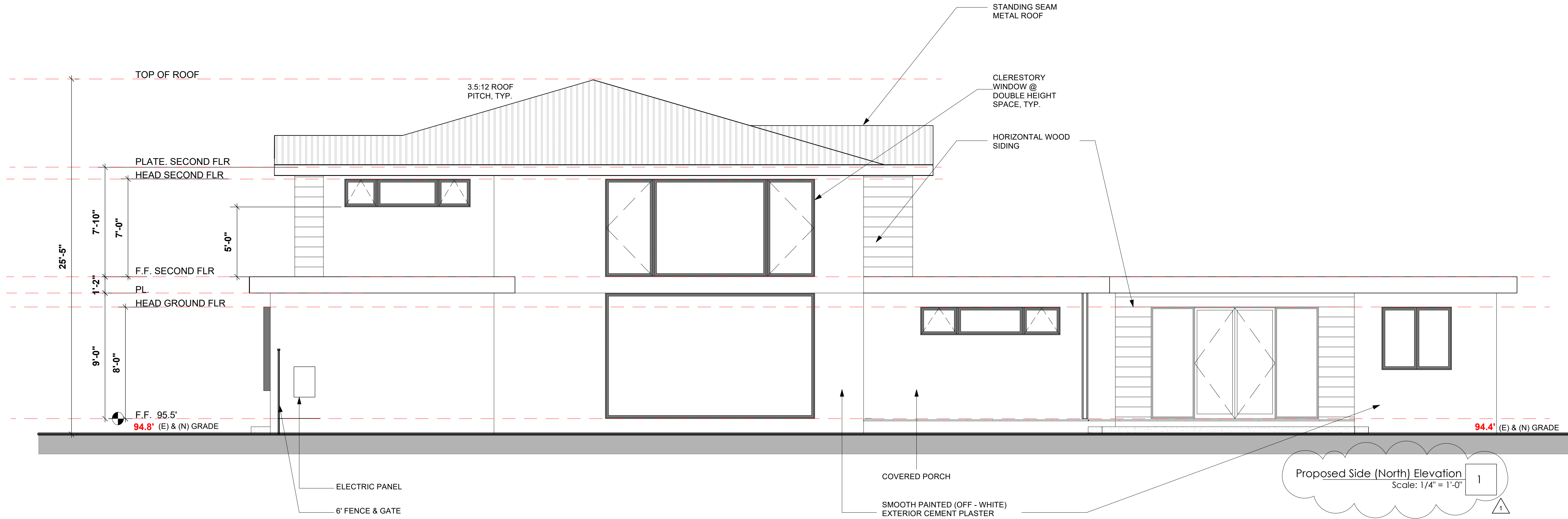
Ling Residence
709 Los Ninos Drive
Los Altos 94022



TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

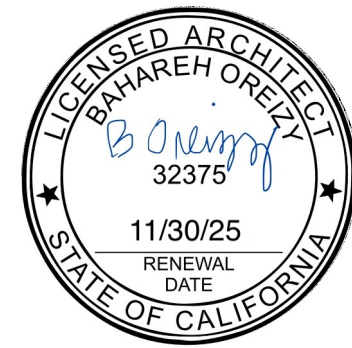
Date	02/03/25
Rev	1
3/17/2025	

Sheet Title	Side Elevations
Sheet No.	A3.2



Ling Residence

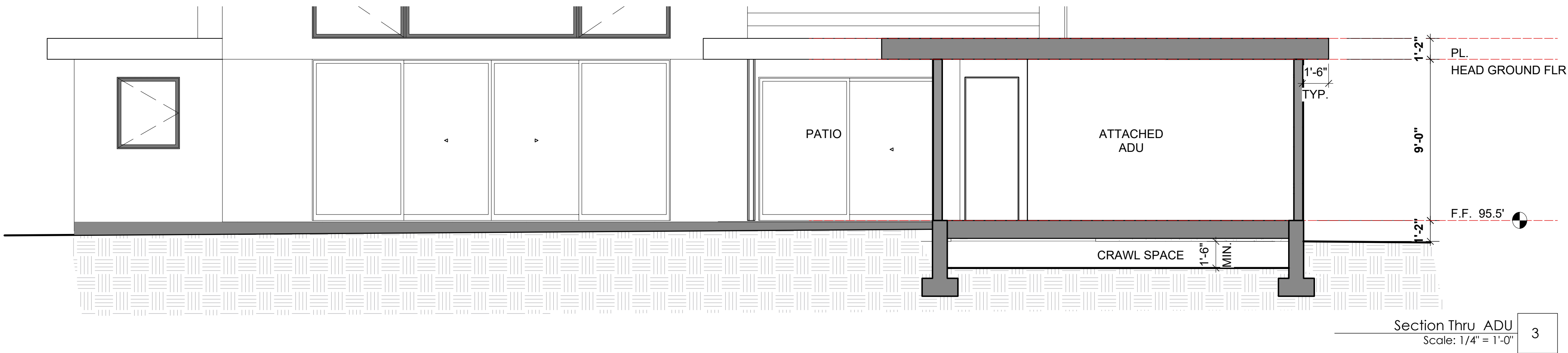
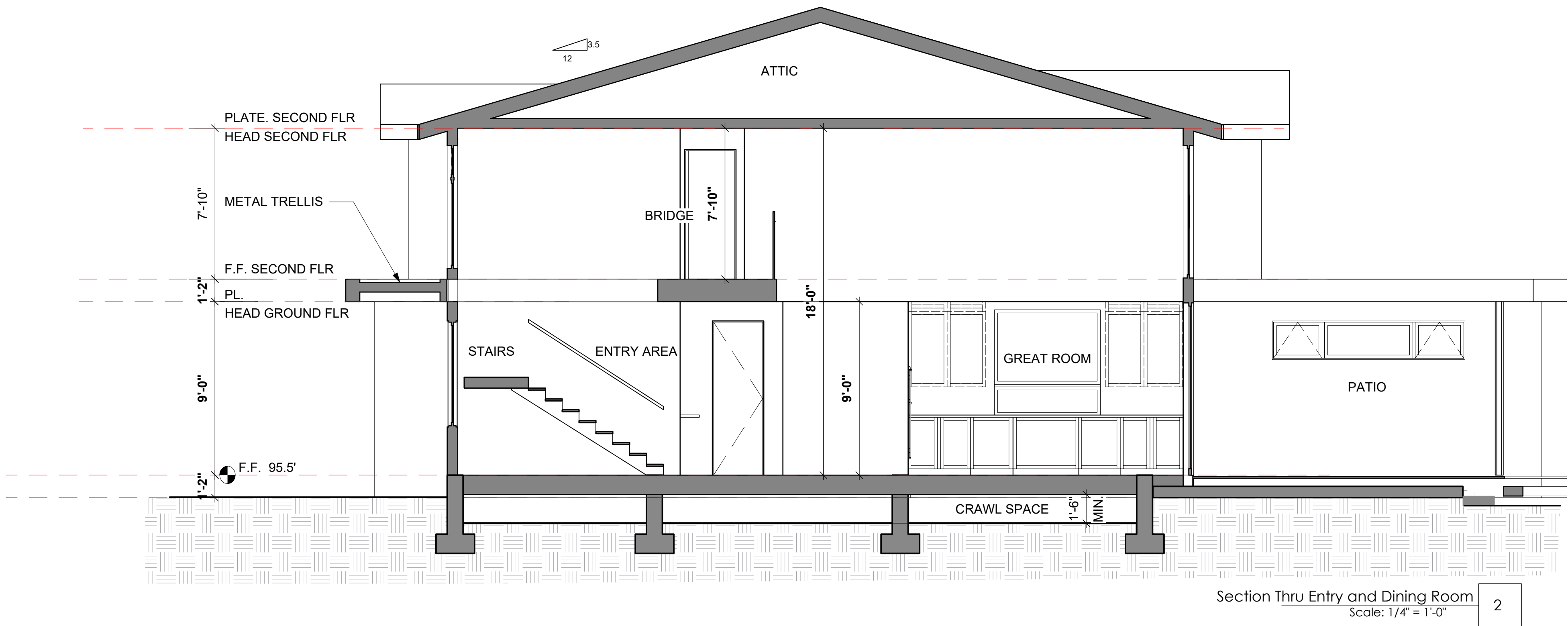
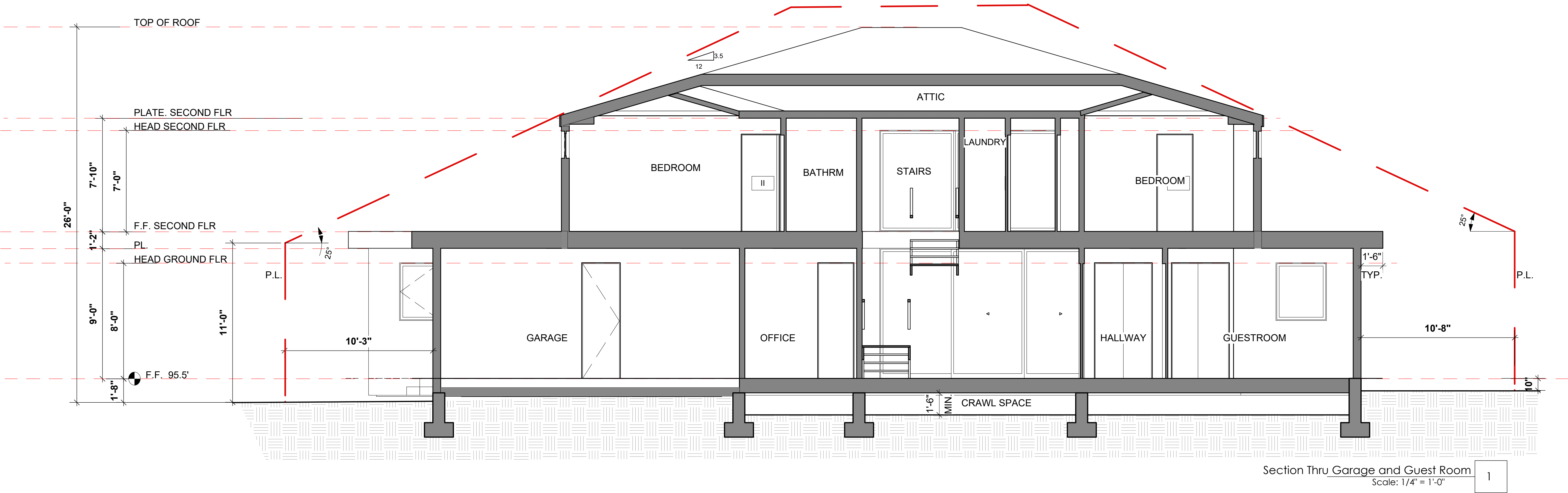
709 Los Ninos Drive
Los Altos 94022



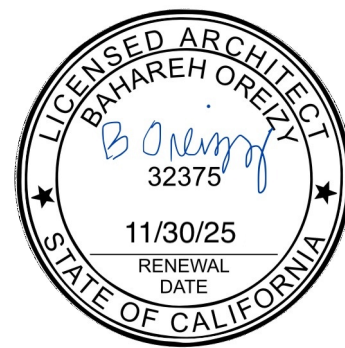
TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Date	02/03/25
Rev	1
3/17/2025	

Sheet Title	Section
Sheet No.	A4.1



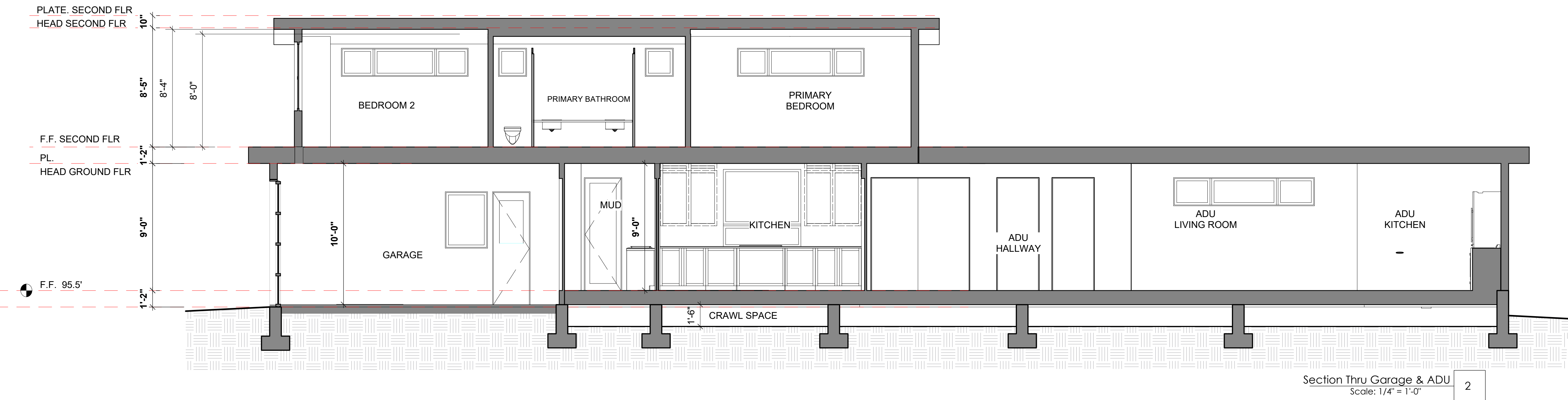
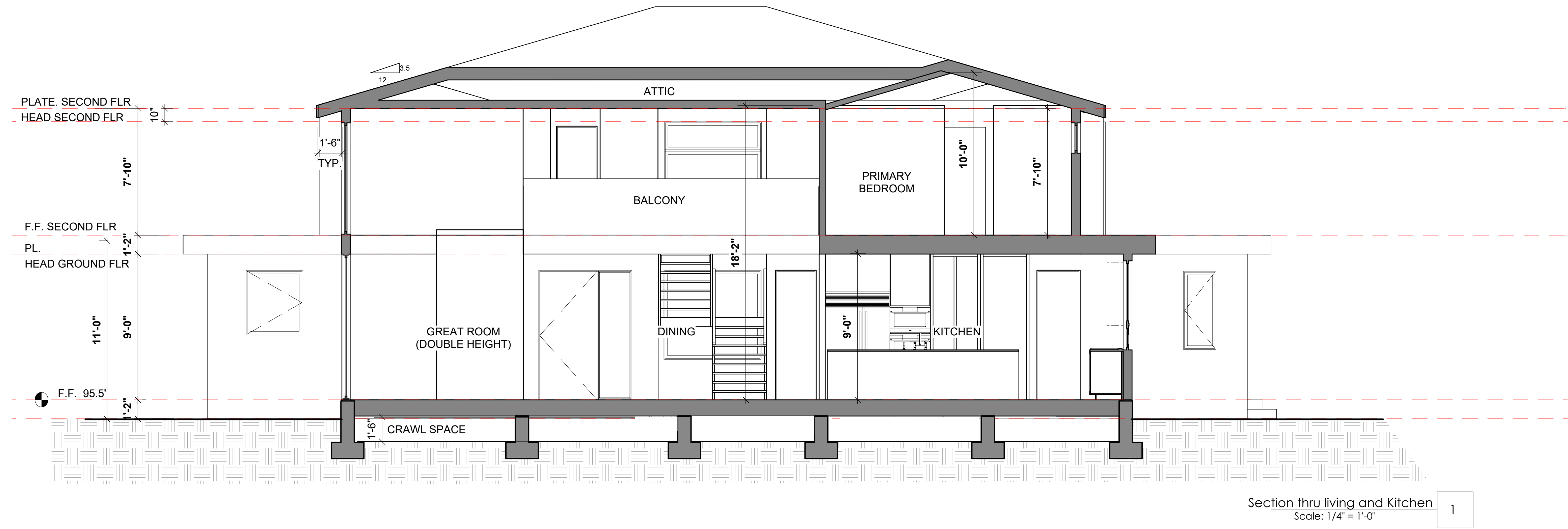
Ling Residence
709 Los Ninos Drive
Los Altos 94022

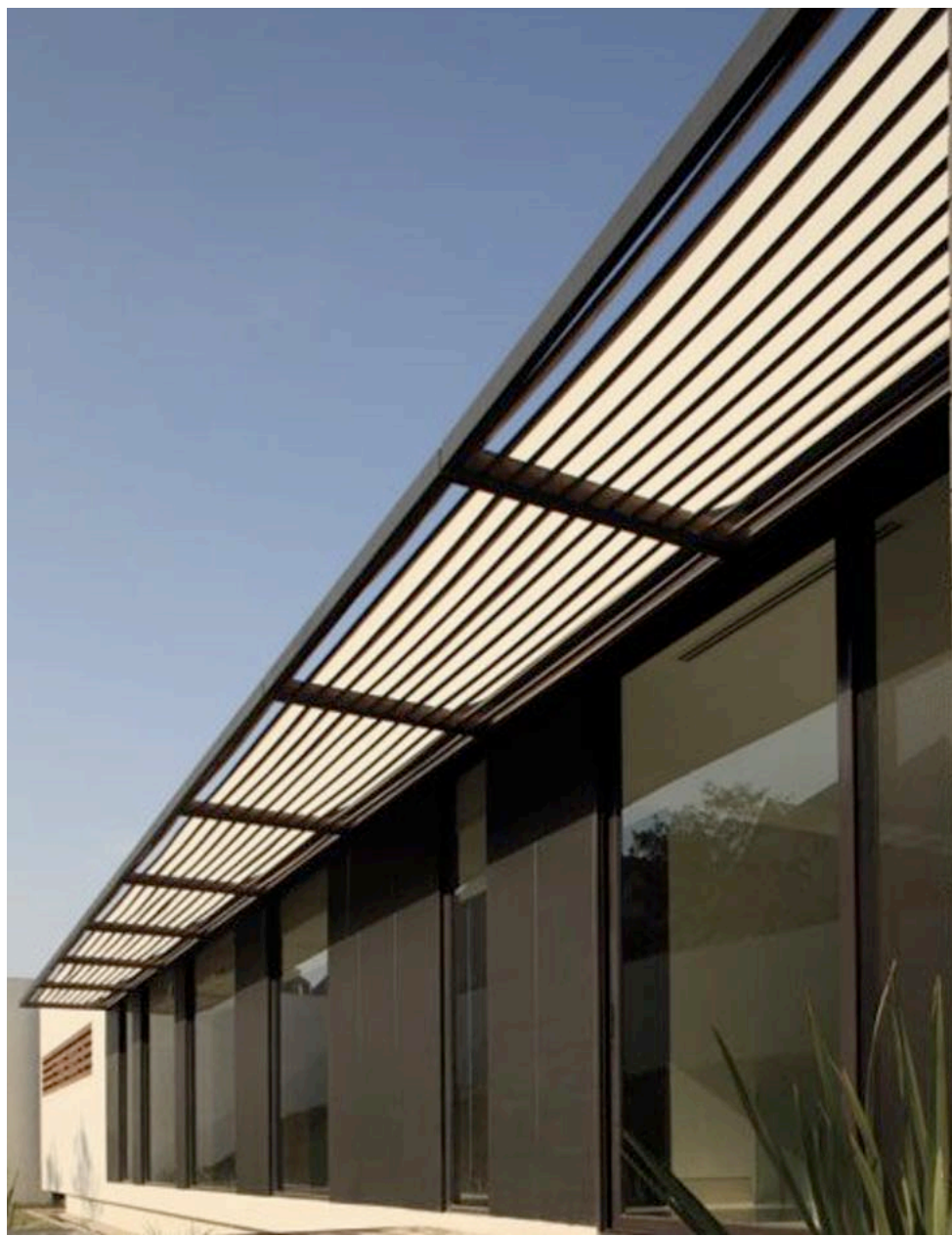


TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Date	02/03/25
Rev	3/17/2025
1	

Sheet Title	Section
Sheet No.	A4.2

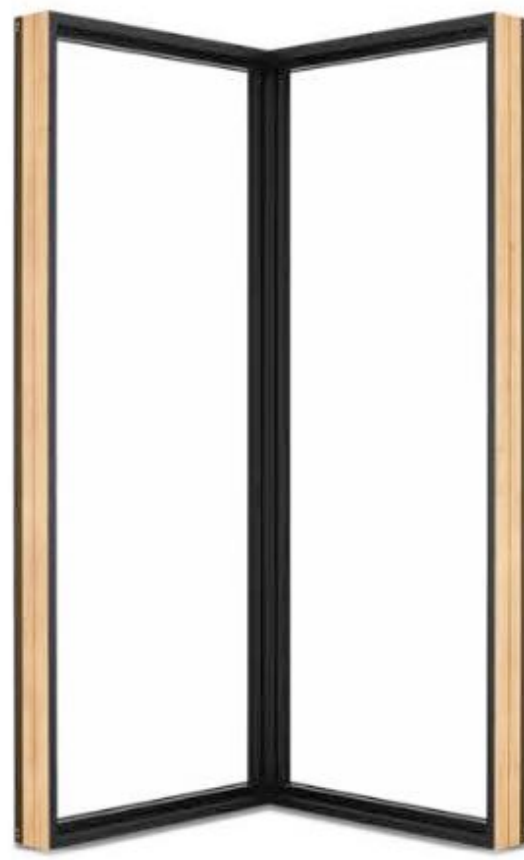




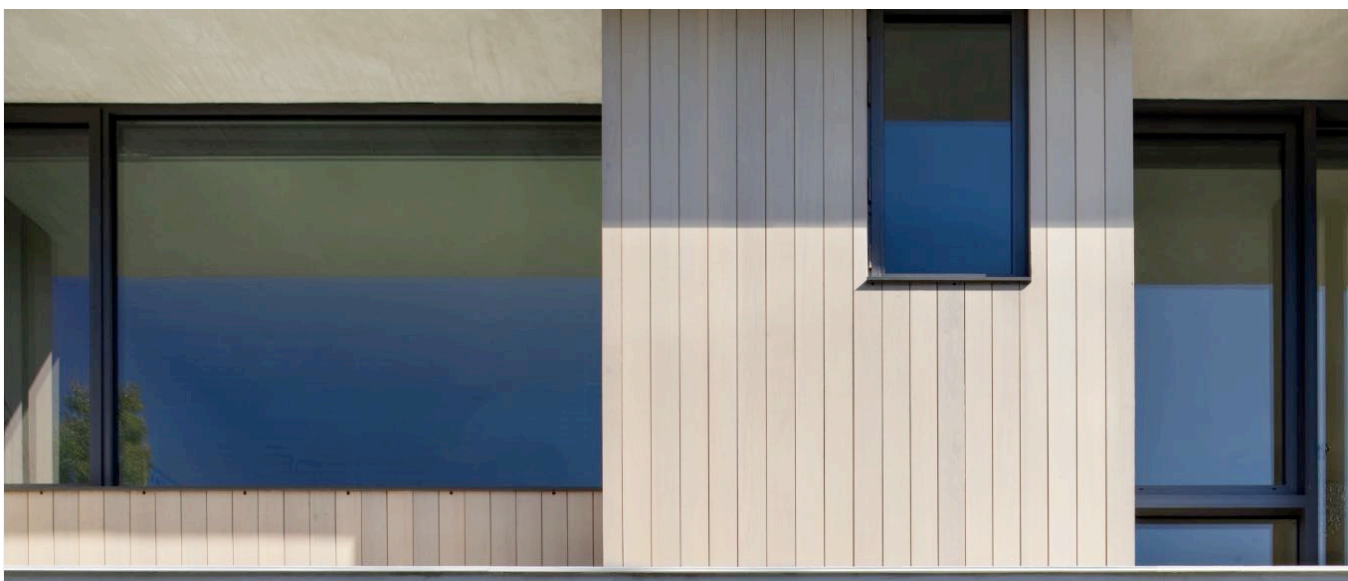
TRELLIS
Steel open frame (dark anodized) to match windows



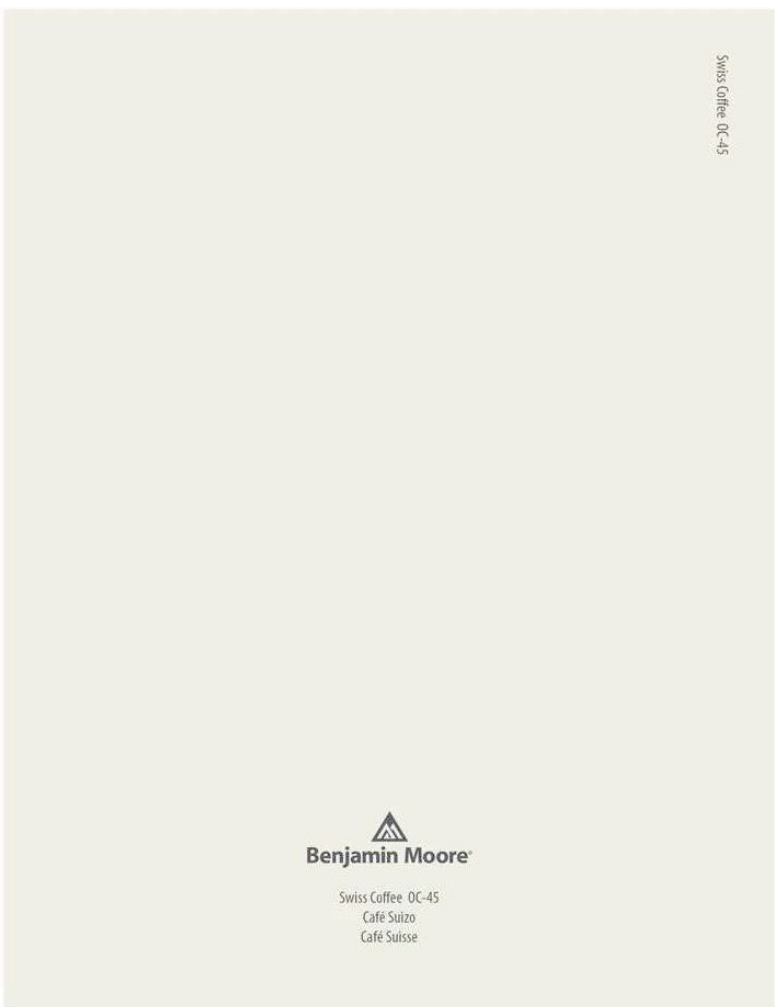
ROOF @ SECOND FLOOR
Standing Seam Metal Flat Roof



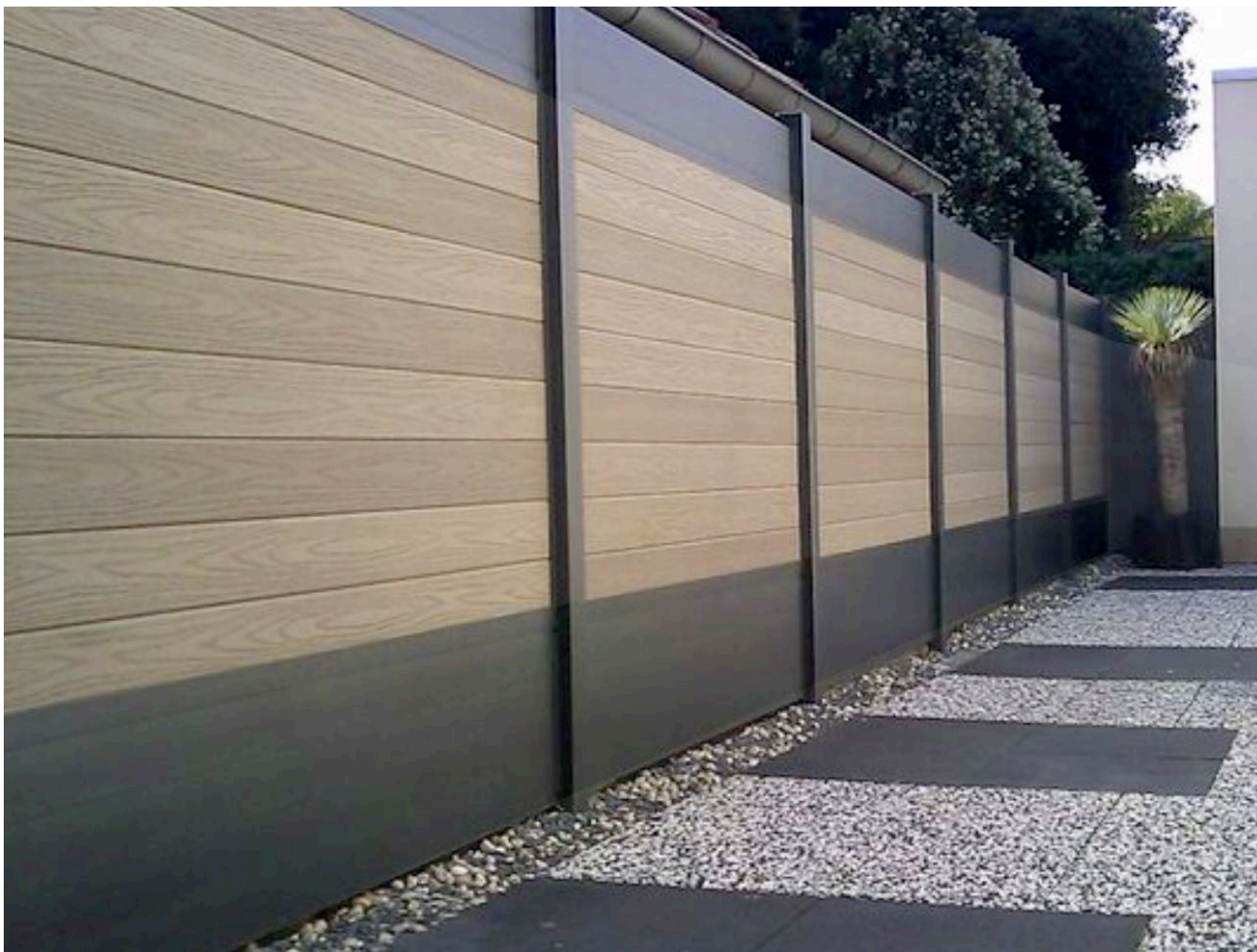
EXTERIOR WINDOWS
- Trimless window units
- Dark Anodized ALuminum



**EXTERIOR WALLS
@ ACCENT WALLS**
Exterior Wood Siding
Color - Aged Teak



EXTERIOR CONCRETE PAINT
SWISS COFFEE OC-45



6' HEIGHT FENCE
Wood Fence w/ Metal Posts



ROOF EAVE @ GROUND FLOOR
Exterior Wood Siding



GARAGE DOOR
Glass
Avante Clopay



PATIOS
Gray Tone Porcelain or Concrete Tiles

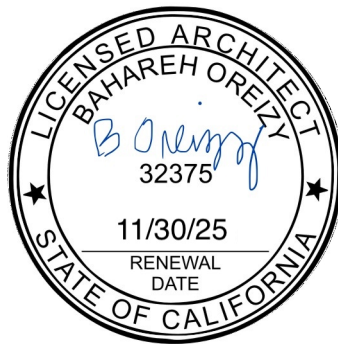


REAR COURTYARD PATIO
Concrete Tiles

360 design studio
ARCHITECTURE
1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905
info@360designstudio.net

Ling Residence

709 Los Ninos Way
Los Altos, CA 94022



TWO STORY DESIGN REVIEW SUBMITTAL

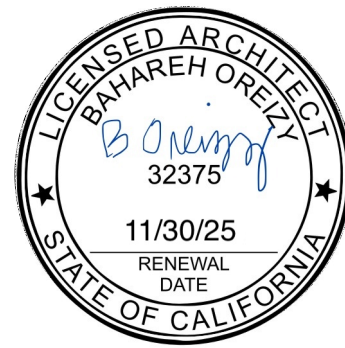
Date	02/03/25
Rev	

Sheet Title	Material & Finishes
Sheet No.	A5

360 design studio
ARCHITECTURE

1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905
info@360designstudio.net

Ling Residence
709 Los Ninos Drive
Los Altos 94022



NEIGHBORHOOD STREETSCAPE ELEVATION
Scale: 1/16" = 1'-0"

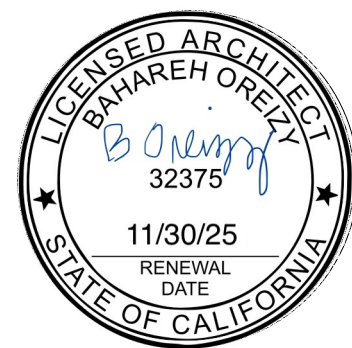
TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

Date	02/03/25
Rev	3/17/2025

Sheet Title	3D VIEWS
Sheet No.	A6.1

360 design studio
ARCHITECTURE
1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905
info@360designstudio.net

Ling Residence
709 Los Ninos Drive
Los Altos 94022



Date	02/03/25
Rev	
1	3/17/2025

Sheet Title
3D VIEWS

Sheet No.
A6.2

TWO STORY DESIGN REVIEW SUBMITTAL - REV 1

492.3: PROJECT INFORMATION

DATE: 12-20-2024

PROJECT APPLICANT:

PROJECT ADDRESS: 709 LOS NINOS WAY, LOS ALTOS, CA 94022

TOTAL LANDSCAPE AREA (SF): 6,769

PROJECT TYPE: NEW (NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)

WATER SUPPLY TYPE : POTABLE (POTABLE/RECYCLED/WELL)

LOCAL WATER PURVEYOR: CALIFORNIA WATER SERVICE

492.3: LANDSCAPE DOCUMENTATION PACKAGE

- L000 WELO DOCUMENTATION COVER SHEET
- L100 LANDSCAPE DESIGN PLAN
- L401 IRRIGATION DESIGN PLAN
- L400 PLANTING PLAN
- ARBORIST REPORT, SEE PROJECT PACKAGE
- GRADING DESIGN PLAN BY CIVIL, SEE PROJECT PACKAGE
- SOIL MANAGEMENT REPORT BY GEOTECH, SEE PROJECT PACKAGE

492.4: WATER EFFICIENT LANDSCAPE WORKSHEET

Zone	Plant Factor	Irr.	Irr. Eff.	ETAF (PF/IE)	Area	ETAF x Area	ETWU	Delete
1	.1	Drip	0.81	0.12	1006 s.f.	121	3,488	☒
2	.1	Drip	0.81	0.12	1352 s.f.	162	4,688	☒
3	.4	Drip	0.81	0.49	206 s.f.	101	2,857	☒
4	.4	Spray	0.75	0.53	818 s.f.	434	12,253	☒
5	.1	Drip	0.81	0.12	252 s.f.	30	874	☒
6	.1	Drip	0.81	0.12	55 s.f.	7	191	☒
7	Pool or water feature			1	5 s.f.	5	140	☒
TOTALS					3,694 s.f.		24,491 gal/yr	
TOTAL SPECIAL LANDSCAPE AREA					0 s.f.			

MAWA: 57,062 gal/yr

ETWU: 24,491 gal/yr

Los Altos Annual ET_o = 45.3 in.

PASS!

492.6: LANDSCAPE DESIGN PLAN

- THE LANDSCAPE IS DESIGNED TO COMPLY WITH WELO, THE STATE OF CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE.
- THE DESIGN IS DROUGHT RESILIENT AND FIRE RESISTANT
 - TURF DOES NOT EXCEED 25% OF THE TOTAL LANDSCAPE AREA
 - SPECIES ARE SELECTED WITH CONSIDERATION OF THEIR WATER USE
 - PLANTS ARE PLACED IN APPROPRIATE MICROCLIMATES
 - PLANTS ARE GROUPED IN HYDROZONES BASED ON SIMILAR WATER NEEDS AND EXPOSURES.
 - HYDROZONES ARE DELINEATED AND LABELLED.

492.7: IRRIGATION DESIGN PLAN

492.7 THE IRRIGATION SYSTEM IS DESIGNED COMPLY WITH WELO, THE STATE OF CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE.

490.1: APPLICABILITY

THIS PLAN SHEET IS FOR USE BY
1) NEW LANDSCAPES ≥ 500 SF. (IF BETWEEN 500 - 2,500 SF MAY COMPLY WITH PRESCRIPTIVE MEASURES IN APPENDIX D.)
2) REHABILITATED LANDSCAPES ≥ 2,500 SF.

TITLE 24, PART 11, CALIFORNIA GREEN BUILDING CODE (CALGREEN) <http://www.bsc.ca.gov/Home/CALGreen.aspx>

STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE:
<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf>

PHASE 1: PRE-CONSTRUCTION SIGNATURES 492.3:

LANDSCAPE DOCUMENTATION PACKAGE

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

APPLICANT SIGNATURE DATE

492.6: LANDSCAPE DESIGN PLAN

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

Signature *

DATE

LICENSED LANDSCAPE ARCHITECT, LICENSED LANDSCAPE CONTRACTOR OR OTHER AUTHORIZED PERSON

492.7: IRRIGATION DESIGN PLAN

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

Signature *

DATE

LICENSED LANDSCAPE ARCHITECT, CERTIFIED IRRIGATION DESIGNER, LICENSED LANDSCAPE CONTRACTOR, OR OTHER PERSON AUTHORIZED TO DESIGN AN IRRIGATION SYSTEM

491(cccc), 492.6 (C), & 492.6(D): SWIMMING POOL REQUIREMENTS

- SWIMMING POOLS ARE CONSIDERED WATER FEATURES
- THE SURFACE AREA OF WATER FEATURES ARE INCLUDED IN THE HIGH WATER USE HYDROZONE OF THE LANDSCAPE AREA
- POOL COVERS ARE HIGHLY RECOMMENDED

492.5: SOIL MANAGEMENT REPORT

- PER WELO 492.5 (2)(B) SIGNIFICANT MASS GRADING IS PLANNED.
- CONTRACTOR SHALL TEST SOIL AND PROVIDE SOIL ANALYSIS REPORT TO DESIGNER AND OWNER AFTER CONSTRUCTION IS COMPLETE AND BEFORE PLANTING IS INSTALLED.
- CONDUCT SOIL SAMPLING IN ACCORDANCE WITH ALL LABORATORY PROTOCOLS.
- THE SOIL TEST SHALL INCLUDE: SOIL TEXTURE, INFILTRATION RATE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER AND RECOMMENDATIONS FOR ORGANIC AMENDMENTS AND COMPOST
- SUBMIT SOIL TEST REPORT BY ACCREDITED SOILS LAB SOIL PLANT LAB. TAKE SAMPLES FROM A MINIMUM OF 3 LOCATIONS (FRONT, MIDDLE AND BACK) OF SITE. FOLLOW SAMPLING INSTRUCTIONS FROM LAB. REQUEST ORGANIC AMENDMENTS.
- COMPOST: PER THE WATER EFFICIENT LANDSCAPE ORDINANCE, A MINIMUM OF FOUR CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET OF PERMEABLE AREA TO A DEPTH OF SIX INCHES SHALL BE APPLIED FOR THE PURPOSE OF REDUCING EVAPORATION, SUPPRESSING WEEDS, MODERATING SOIL TEMPERATURE AND PREVENTING SOIL EROSION.
- SOIL PREPARATION:
 - TOPDRESS PLANTING AREAS WITH A MINIMUM OF 6CY/1000 SF OF ORGANIC COMPOST TO THE ENTIRE PLANTING AREA.
 - DO NOT TILL. TILLING DAMAGES SOIL STRUCTURE AND RELEASES CARBON INTO THE ATMOSPHERE.
- MOISTURE CONTENT: DO NOT WORK ON OR AROUND THE SOIL WHEN MOISTURE CONTENT IS SO GREAT THAT COMPACTION WILL OCCUR, NOR WHEN IT IS SO DRY THAT DUST WILL FORM, OR WHEN SOIL CLOUDS WILL NOT BREAK READILY. APPLY WATER IF NECESSARY TO BRING SOIL TO OPTIMUM MOISTURE CONTENT TO COMPLETE THE SPECIFIED WORK.
- MULCH: PER THE WATER EFFICIENT LANDSCAPE ORDINANCE, A MINIMUM 3-INCH LAYER OF ORGANIC MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES FOR THE PURPOSE OF REDUCING EVAPORATION, SUPPRESSING WEEDS, MODERATING SOIL TEMPERATURE AND PREVENTING SOIL EROSION.
- CONTRACTOR SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

709 LOS NINOS WAY

PROJECT ADDRESS:
709 LOS NINOS WAY, LOS ALTOS, CA 94022

OWNER/CLIENT:
CHARLES & YVONNE LING

PROJECT DESCRIPTION
DRIVEWAY AND PAVED ENTRY PATH, ENTRY PLANTING AND DROUGHT TOLERANT GRASSES, PERMEABLE GRAVEL HARDSCAPING AND PLANTING, REAR DROUGHT TOLERANT SOD AND SEATING AREA. CREATING SPACE FOR THE FAMILY TO GATHER AND ENGAGE IN PLAY. EASING FLOW AROUND THE PERIMETER OF THE HOUSE AND PLANTED TRANSITIONS.

APPLICABLE CODES AND STANDARDS:

CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO:

- 2022 CALIFORNIA BUILDING CODES
- CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2010 ADA STANDARD ACCESSIBILITY GUIDELINES
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- AIR QUALITY MAINTENANCE DISTRICT REQUIREMENTS

ABBREVIATIONS

@	AT	FDC	FIRE DEPARTMENT CONNECTION	RB	ROOT BARRIER
AC	ASPHALTIC CONCRETE	FFE	FINISH FLOOR	RGB	ROUNDED GRADE BREAK
AD	AREA DRAIN	FG	FINISH GRADE	RIM	RIM ELEVATION
ARCH	ARCHITECT	FH	FIRE HYDRANT	ROW	RIGHT OF WAY
AVG	AVERAGE	FL	FLOWLINE		SLOPE
B&B	BALL AND BURLAP	FW	FACE OF WALL	SAD	SEE ARCHITECTURAL DRAWINGS
BC	BOTTOM OF CURB	FS	FINISH SURFACE	SCD	SEE CIVIL DRAWINGS
BF	BOTTOM OF FENCE	GB	GRADE BREAK	SD	STORM DRAIN
BLDG	BUILDING	GJ	GROUT JOINT	SED	SEE ELECTRICAL DRAWINGS
BR	BIKE RACK	HD	HANDICAP PARKING STALL	SG	SUBGRADE
BS	BOTTOM OF STEP	HC	HANDICAP	SH	STEEL HEADER
BSW	BACK OF SIDEWALK	HH	HANDHOLE	SHP	SWALE FLOWLINE HIGH POINT
BW	BOTTOM OF WALL	HP	HIGH POINT	SIM	SIMILAR
CAL	CALIPER	HV	HANDICAP VAN PARKING STALL	SJ	SCORE JOINT
CB	CATCH BASIN	ID	INSIDE DIAMETER	SLD	SEE LANDSCAPE DRAWINGS
CH	CONCRETE HEADER	IE	INVERT ELEVATION	SS	STRAIGHT SLOPE
CJ	CONTROL JOINT	INV	INVERTED	SSD	SEE STRUCTURAL DRAWINGS
CL	CENTER LINE	LOW	LIMIT OF WORK	TBD	TO BE DETERMINED
CLR	CLEARANCE	LP	LOW POINT	TCD	TOP OF CURB
CMU	CONCRETE MASONRY UNIT	LSJ	LONGITUDINAL SHRINKAGE JOINT	TH	TOP OF HEADER
CO	CLEAN OUT	MAX	MAXIMUM	TPTL	TREE PLANTING TRENCH LIMIT
COJ	CONSTRUCTION JOINT	MFR	MANUFACTURER	TOB	TOP OF BERM
CONC	CONCRETE	MH	MANHOLE	TOE	TOE OF BERM
CONT	CONTINUOUS	MIN	MINIMUM	TOF	TOP OF FENCE
CP	CENTER POINT	MM	MILLIMETERS	TOFG	TOP OF FOOTING
D/B	DESIGN/BUILD	NIC	NOT IN CONTRACT	TOFN	TOP OF FOUNDATION
DI	DRAIN INLET	NTS	NOT TO SCALE	T&B	TOP AND BOTTOM
DIA	DIAMETER	OC	ON CENTER	TOP	TOP OF POST
DN	DOWN	OCEW	ON CENTER EACH WAY	TS	TOP OF STEP
EA	EACH	OD	OUTSIDE DIAMETER	TW	TOP OF WALL
EJ	EACH FACE	OPP	OPPOSITE	TWL	TREE WELL
EL	ELEVATION	PA	PLANTING AREA	TYP	TYPICAL
ENGR	ENGINEER	PED	PEDESTRIAN	UFC	UNIFORM FIRE CODE
EP	EDGE OF PAVEMENT	PERF	PERFORATED	VEH	VEHICULAR
EQ	EQUAL	POC	POINT OF CONNECTION	VIF	VERIFY IN FIELD
EW	EACH WAY	PT	POINT OF TANGENCY	WWF	WELDED WIRE FABRIC
EX	EXISTING		RADIUS		



LANDSCAPE ARCHITECTURE

CONTACT@DUNEHA1.COM
415.273.9379

STAMP



ISSUANCE DATE
PLANNING PERMIT 12.24.2024

#	REVISION LIST	DATE
1		03.17.2025

PROJECT NAME AND ADDRESS

LOS NINOS WAY

709 LOS NINOS WAY
LOS ALTOS, CA 94022

LANDSCAPE IMPROVEMENT

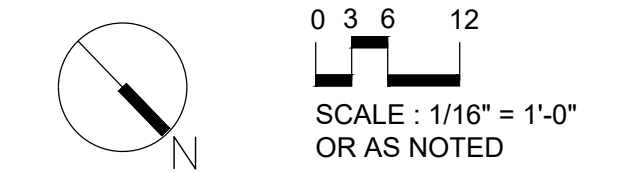
PHASE

PERMIT DRAWINGS (NOT FOR CONSTRUCTION)

SHEET NO. & TITLE & SCALE

L000

COVER SHEET AND WELO





LANDSCAPE
ARCHITECTURE

CONTACT@DUNEHAI.COM
415.273.9379

STAMP



ISSUANCE	DATE
PLANNING PERMIT	12.24.2024

#	REVISION LIST	DATE
1		03.17.2025

PROJECT NAME AND ADDRESS

LOS NINOS WAY

709 LOS NINOS WAY
LOS ALTOS, CA 94022

LANDSCAPE IMPROVEMENT

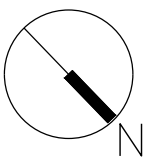
PHASE

PERMIT DRAWINGS
(NOT FOR
CONSTRUCTION)

SHEET NO. & TITLE & SCALE

L100

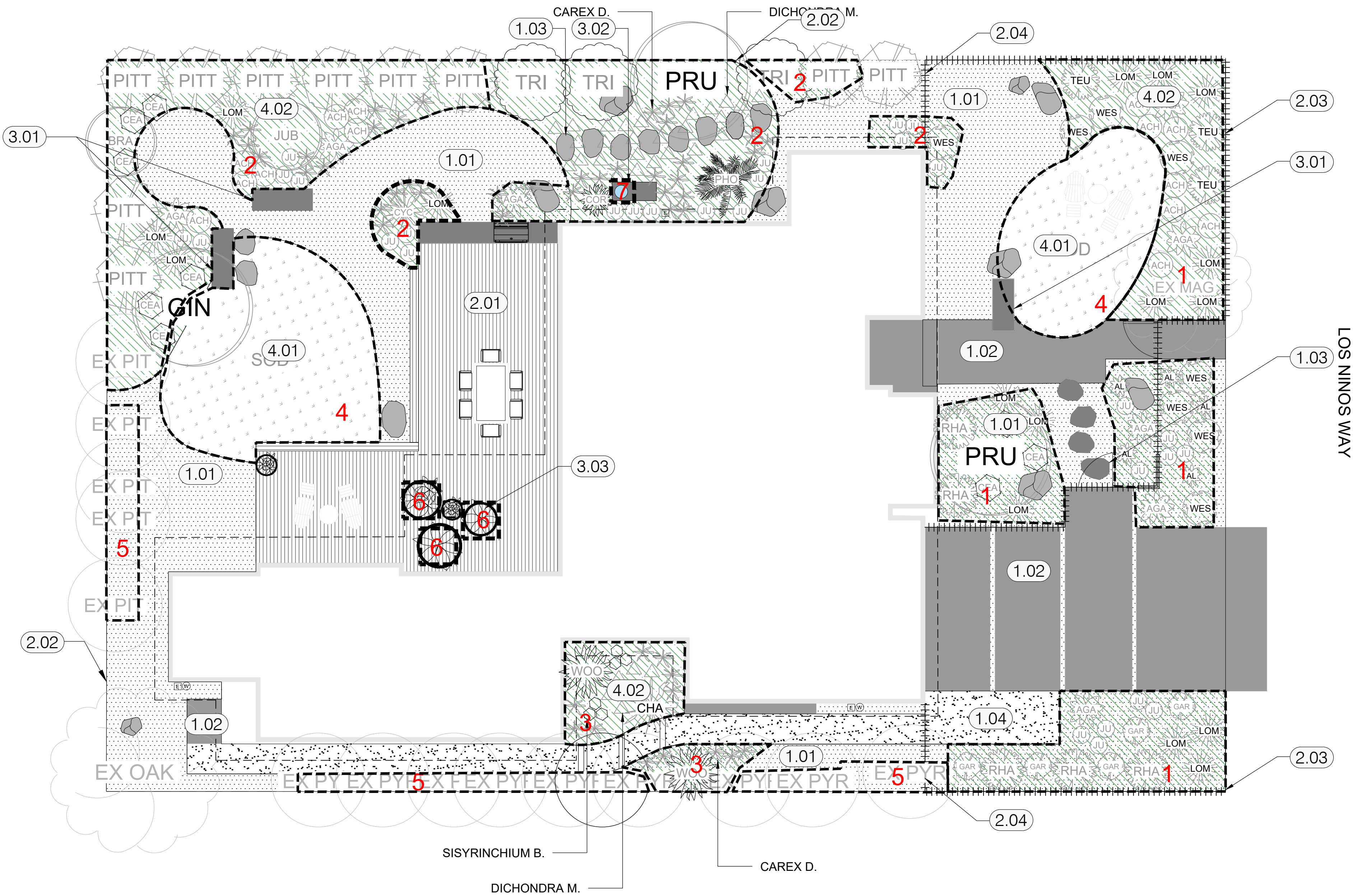
MATERIAL PLAN



0 3 6
SCALE : 1/8" = 1'-0"
OR AS NOTED

MATERIALS SCHEDULE					
KEY	SF/LF/ NO.	DESCRIPTION	MATERIAL / SUPPLIER / NOTES	SIZE / COLOR	DETAIL / IMAGE
PAVING					
1.01	2,870 SF	GRAVEL PAVING	CRUSHED ROCK MATERIAL	SIZE: 3/8", COLOR: TBD	-
1.02	1,040 SF	CONCRETE PAVING	CAST-IN-PLACE REINFORCED CONCRETE WITH INTEGRAL COLOR.	COLOR & FINISH: TBD	-
1.03	60 SF, 12 PIECES	STONE PAVERS	NATURAL STONE PAVERS	SIZE: 2-3' COLOR/FINISH: TBD	-
1.04	391 SF	DECOMPOSED GRANITE	STABILIZED DECOMPOSED GRANITE PAVING	SIZE: FINES, COLOR: TBD	-
STRUCTURES & FENCING					
2.01	941 SF	WOOD DECK AND BBQ	SEE ARCH DRAWINGS	COLOR/FINISH: TBD	-
2.02	227 LF	EXISTING FENCE	EXISTING 6' WOOD FENCE WITH LATTICE	COLOR/FINISH: TBD	-
2.03	180 LF	LOW FENCE	4' HIGH WOOD FENCE WITH GATE	COLOR/FINISH: TBD	-
2.04	21 LF	FENCE	6' HIGH WOOD FENCE WITH GATE	COLOR/FINISH: TBD	-
SITE FURNISHINGS					
3.01	3 PIECES	STONE BENCH	TYPE TBD	COLOR/FINISH: TBD	-
3.02	1 PIECE	WATER FEATURE	STONE WATER FEATURE W/ CIRCULATING DRIVE PUMP AND 18" DIAM.CARVED BASIN	SIZE: APPROX. 2 SF BASIN AREA	-
3.03	5 PIECES	POTS	14"-22" DIAM. CERAMIC PLANTERS	-	-
PLANTING & DRAINAGE					
4.01	818 SF	DROUGHT TOLERANT SOD	NATIVE SOD BLEND, INCLUDE DRIP IRRIGATION	-	-
4.02	1,659 SF	TYPICAL PLANTING AREA	INCLUDE COMPOST SOIL AMENDMENT AND 3" ORGANIC WOOD CHIP MULCH	-	NEED DETAILS

ZONE 1 LOW WATER 1,006 SQ. FT	ZONE 2 LOW WATER 1,352 SQ. FT
ZONE 3 MEDIUM WATER 206 SQ. FT	ZONE 4 MEDIUM WATER 818 SQ. FT
ZONE 5 LOW WATER 352 SQ. FT	ZONE 6 LOW WATER 55 SQ. FT
ZONE 7 WATER FEATURE HIGH WATER 5 SQ. FT	





LANDSCAPE
ARCHITECTURE

CONTACT@DUNEHA1.COM
415.273.9379

STAMP



ISSUANCE DATE
PLANNING PERMIT 12.24.2024

REVISION LIST DATE
1 03.17.2025

PROJECT NAME AND ADDRESS

LOS NINOS WAY

709 LOS NINOS WAY
LOS ALTOS, CA 94022

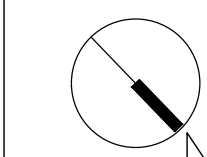
LANDSCAPE IMPROVEMENT

PHASE

PERMIT DRAWINGS
(NOT FOR
CONSTRUCTION)

SHEET NO. & TITLE & SCALE

L400
PLANTING PLAN

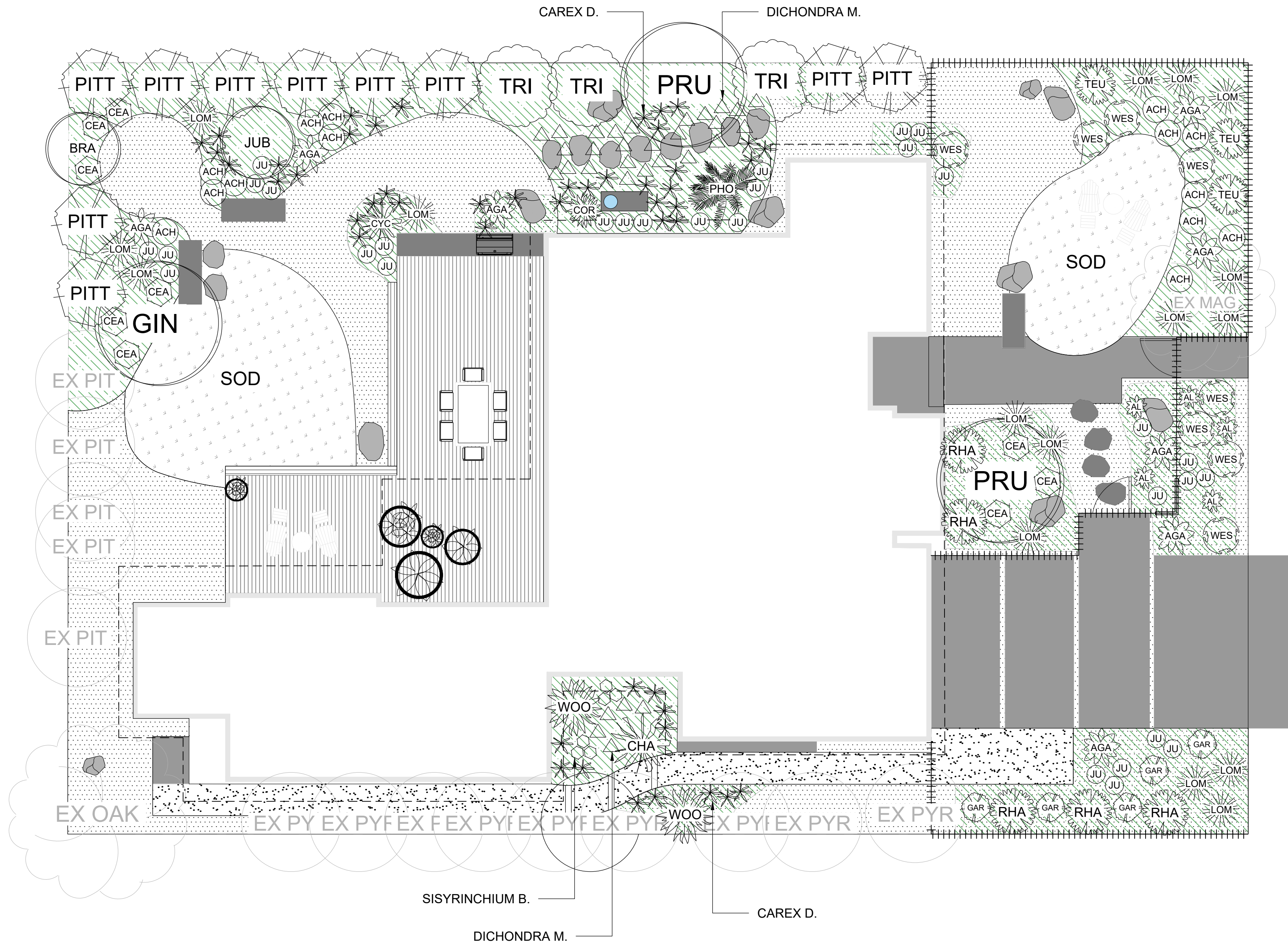


0 3 6
SCALE : 1/8" = 1'-0"
OR AS NOTED

709 Los Ninos Planting Schedule								
Code	Botanical	Common	Height	Width	Quantity	Growth Rate	Planting Size	Water Usage
Tree								
GIN	Ginkgo biloba	Maidenhair Tree	35-50 ft.	35-40 ft.	1	Slow	24" Box	Moderate
PRU	Prunus ilicifolia ssp. lyonii	Catalina Cherry	15-25 ft.	10-15 ft.	2	Moderate	24" Box	Low
TRI	Tristaniopis laurina 'Elegant'	Elegant Water Gum	25 ft.	15 ft.	3	Slow	24" Box	Low
BRA	Brahea edulis	Guadalupe Palm	35 ft.	15 ft.	1	Slow	24" Box	Low
JUB	Jubaea chilensis	Chilean Wine Palm	60 ft.	25 ft.	1	Slow	24" Box	Low
Shrub								
CHA	Chamaedorea microspadix	Mexican Bamboo Palm	6-12 ft.	2-4 ft.	1	Moderate	15G	Low
PITT	Pittosporum undulatum	Victorian Box	25-50 ft.	10-20 ft.	11	Moderate	24" Box	Low
CYC	Cycas revoluta	Sago palm	3-10 ft.	3-10 ft.	1	Slow	15G	Low
PHO	Phoenix roebelenii	Pygmy Date Palm	10 ft.	6-8 ft.	1	Moderate	15G	Low
RHA	Frangula californica 'Mound San Bruno'	Mound San Bruno Coffeeberry	3-4 ft.	8-12 ft.	5	Moderate	15G	Low
TEU	Teucrium fruticans 'Azureum'	Azure Bush Germander	4 ft.	5 ft.	3	Moderate	5G	Low
WES	Westringia fruticosa 'Mundi'	Mundi Rosemary	1-2 ft.	4-6 ft.	8	Moderate	1G	Low
Grasses and Perennials								
AGA	Agave pedunculifera	Durango Soft Agave	1-3'	1-3'	8	Moderate	5G	Low
ACH	Achillea millefolium	Common Yarrow	2-3 ft.	2-3 ft.	14	Moderate	1G	Low
ALO	Aloe striata	Coral Aloe	2-3 ft.	1-2 ft.	5	Slow	5G	Low
CAR	Carex tumulicola	Foothill Sedge	1-1.5 ft.	2 ft.	49	Fast	1G	Low
CEA	Ceanothus griseus hor. 'Yankee Point'	Yankee Point Ceanothus	2-3 ft.	8-10 ft.	9	Slow	1G	Low
COR	Cordyline australis	Australian Dracaena	6-15 ft.	3-6 ft.	1	Slow	5G	Low
DIC	Dichondra micrantha	Dichondra	0.2 ft.	0.5-1 ft.	31	Moderate	4"	Moderate
GAU	Gaura lindheimeri	White Gaura	2-4 ft.	2 ft.	5	Fast	1G	Low
JUN	Juncus patens	California Gray Rush	2-3 ft.	2-3 ft.	30	Fast	1G	Low
LOM	Lomandra confertifolia 'Seascape'	Seascape Mat Rush	2 ft.	2.5 ft.	16	Fast	5G	Low
SIS	Sisyrinchium bellum	Blue-Eyed Grass	1 ft.	1 ft.	6	Fast	1G	Low
WOO	Woodwardia fimbriata	Giant Chain Fern	4-8 ft.	4-8 ft.	2	Slow	1G	Low
Native Blend SOD								
SOD	Festuca idahoensis, Festuca rubra, Festuca occidentalis		Native Mow Free		818 SF	Moderate	SOD ROLL	Moderate
Existing Screening Plants								
EX PIT	Pittosporum undulatum	Victorian Box	25-50 ft.	10-20 ft.	5	Moderate	-	Low
EX PYR	Pyrus kawakamii	Evergreen Pear	15-25 ft.	10-15 ft.	10	Moderate	-	Low
EX MAG	Magnolia grandiflora	Southern Magnolia	30-60 ft.	30-50 ft.	1	Moderate	-	Moderate
EX OAK	Quercus agrifolia	Coast Live Oak	25-50 ft	25-50 ft	1	Moderate	-	Low

LOS NINOS WAY

1



PROPOSED SCREENING PLANTS



Catalina Cherry
Prunus ilicifolia ssp. *lyonii*



Maidenhair Tree
Ginkgo biloba



Victorian Box
Pittosporum undulatum



Elegant Water Gum
Tristaniopsis laurina 'Elegant'



Guadalupe Palm
Brahea edulis



Chilean Wine Palm
Jubaea chilensis

EXISTING SCREENING PLANTS



Evergreen Pear
Pyrus kawakamii



Victorian Box
Pittosporum undulatum



Southern Magnolia
Magnolia grandiflora



Coast Live Oak
Quercus agrifolia



LANDSCAPE
ARCHITECTURE

CONTACT@DUNEHA1.COM
415.273.9379

STAMP



ISSUANCE DATE
PLANNING PERMIT 12.24.2024

REVISION LIST DATE
1 03.17.2025

PROJECT NAME AND ADDRESS

LOS NINOS WAY

709 LOS NINOS WAY
LOS ALTOS, CA 94022

LANDSCAPE IMPROVEMENT

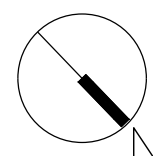
PHASE

PERMIT DRAWINGS
(NOT FOR
CONSTRUCTION)

SHEET NO. & TITLE & SCALE

L401

IRRIGATION AND
HYDROZONE
DIAGRAM



0 3 6
SCALE : 1/8" = 1'-0"
OR AS NOTED

GENERAL NOTES:

- A DIAGRAM OF THE HYDROZONE PLAN SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, SCHEDULE OF LANDSCAPE MAINTENANCE, AND SCHEDULE OF IRRIGATION MAINTENANCE.

IRRIGATION NOTES:

DRIP

- ALL PLANTED AREAS ARE DRIPPED WITH NETAFIM TLCV6-12 GRID. THE EMITTER SPACING IS 12", AND THE ROW SPACING IS 16".
- ENSURE THAT PLANTS HAVE ONE EMITTER POSITIONED ON THE ROOT BALL. IF AN EMITTER DOES NOT FALL DIRECTLY ON TOP OF A ROOT BALL, USE THE NETAFIM MICRO TUBING ADAPTOR PLUGGED INTO A NEARBY NETAFIM INLINE EMITTER, AND RUN 1/4" DRIP TUBE ONTO ROOT BALL, AND SECURE.
- ON SLOPES MAKE SURE TO POSITION EMITTERS THAT FALL ON THE ROOT BALL ON THE UPHILL SIDE OF THE PLANT.
- THE DRIP ZONES HAVE DASHED LINES DRAWN IN MARKING THE POSITIONS OF ALL THE DRIP TUBING.
- ON THE EDGES OF THE DRIP ZONES, START THE EMITTER LINE ROWS NO MORE THAN 4" FROM HARDSCAPE EDGES.
- THE SUPPLY AND EXHAUST HEADERS FOR EACH SUB-GRID CONSIST OF 1/2" BLANK POLYETHYLENE TUBING. SEE EX-AMPLE DRAWINGS ON THE NOTES AND DETAILS PAGE.
- ALL DRIP GRIDS AND SUB-GRIDS HAVE A FLUSH POINT AT THE HYDRAULIC OPPOSITE END OF THE SUPPLY HEADER. INSTALL PER DETAIL ON NOTES AND DETAILS PAGE.
- INSTALL HUNTER ECO INDICATORS WHERE INDICATED ON PLAN TO SHOW WHEN A ZONE IS RUNNING.
- BE SURE TO RUN DRIP GRIDS ALONG CONTOUR OF SLOPES, AS PICTURED.

VALVES

- VALVES ARE 1" HUNTER LOW FLOW CONTROL ZONE KITS WITH PRE-INSTALLED FILTER/ 40 PSI PRESSURE REGULATOR. THEY ARE TO BE INSTALLED PER INSTALLATION DETAIL.
- THE VALVE MANIFOLDS HAVE A GATE VALVE UPSTREAM OF THE FIRST VALVE.
- EACH VALVE MANIFOLD HAS TWO EXTRA FIELD WIRES.

PIPES AND POLYETHYLENE TUBING

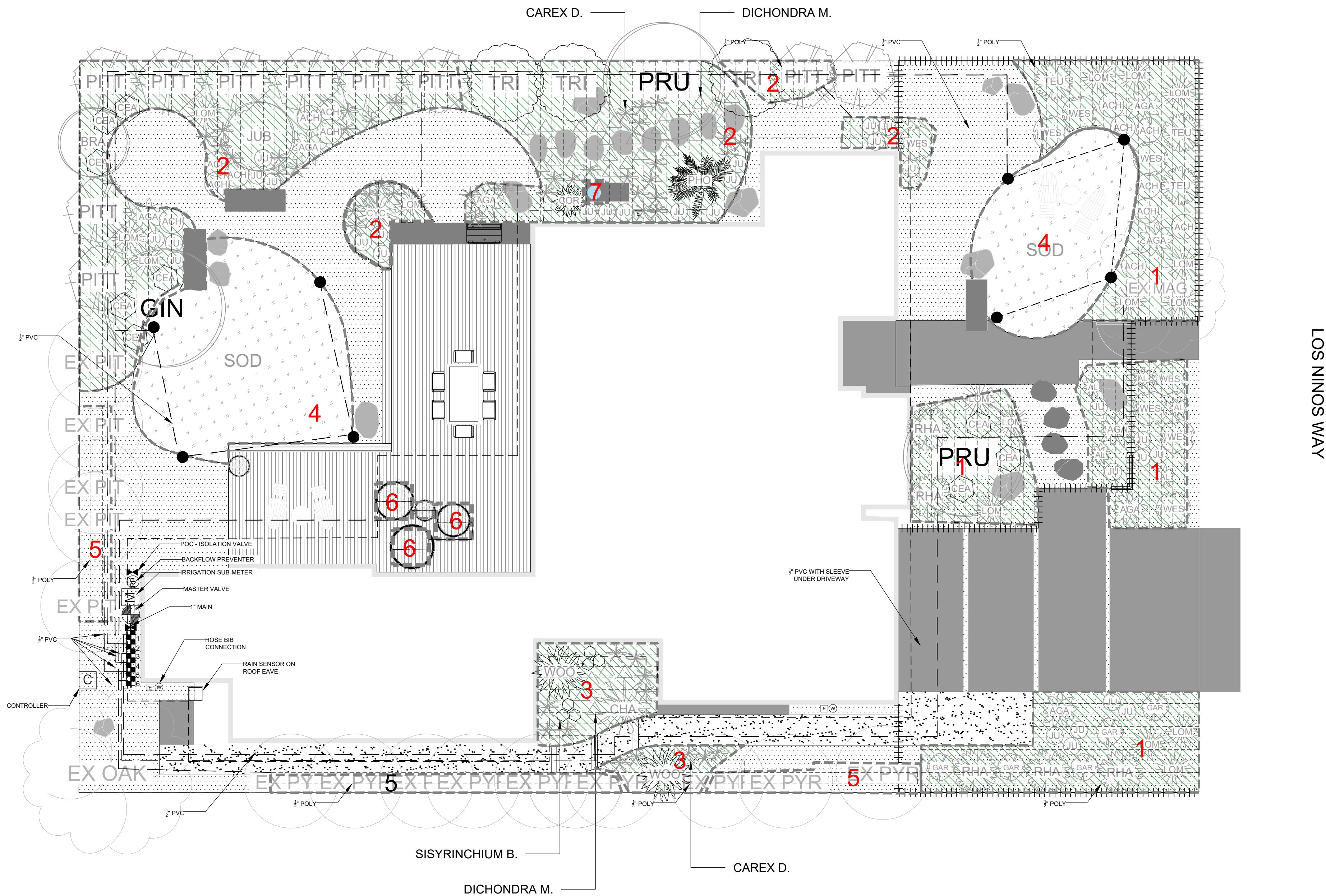
- THE MAINLINE PIPE IS 1" SCHEDULE 40 PVC. ALL VALVES HAVE PVC RUN FROM THE VALVE TO THE ZONE. FRONT YARD ZONES USE 1/2" PVC, AND BACKYARD ZONES USE 3/4" PVC. RUN ONLY PVC THROUGH SLEEVES UNDER HARDSCAPING.

CONTROLLER, SENSOR, AND IRRIGATION SUB-METER

- THE IRRIGATION CONTROLLER IS A HUNTER PRO-HC, WIFI ENABLED, WITH A CAPACITY OF 12 STATIONS.
- RAIN SHUT-OFF DEVICE IS A HUNTER WIRELESS RAIN-CLIK. INSTALL ON ROOF EAVE THAT HAS NO OBSTRUCTION FROM ABOVE. ENSURE THAT NOTHING BLOCKS RAIN FROM HITTING THE SENSOR.
- IRRIGATION SUB-METER IS A HUNTER HC FLOW METER, INSTALLED DIRECTLY DOWNSTREAM OF THE BACKFLOW PREVENTER.

IRRIGATION DESIGN STATEMENT:

THIS PLAN COMPLIES WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIES THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THIS IRRIGATION DESIGN PLAN.



DRIP SPECS
LANDSCAPE AREA: 3,694 SQ. FT.
STATIC PRESSURE: 50 PSI

DRIP EMITTER FLOW: .6 GPH
DRIP EMITTER SPACING: 12"
DRIP ROW SPACING: 16"
DRIP APPLICATION RATE: 0.72 IN/HR

ZONE 1
LOW WATER
1,006 SQ. FT
446 LIN. FT. TUBING
4.5 GPM

ZONE 2
LOW WATER
1,352 SQ. FT
980 LIN. FT. TUBING
9.6 GPM

ZONE 3
MEDIUM WATER
206 SQ. FT
80 LIN. FT. TUBING
.8 GPM

ZONE 4
MEDIUM WATER
818 SQ. FT
8 SPRINKLER HEADS
12 GPM

ZONE 5
LOW WATER
252 SQ. FT
133 LIN. FT. TUBING
.1 GPM

ZONE 6
LOW WATER
55 SQ. FT
25 LIN. FT. TUBING
.3 GPM

ZONE 7
WATER FEATURE
HIGH WATER
5 SQ. FT

IRRIGATION LEGEND

POINT OF CONNECTION

SYMBOL	MANUFACTURER / MODEL NO. / DESCRIPTION		
	1" BRASS GATE VALVE	PVC PIPE	
	BACKFLOW PREVENTER - FEBCO 860 - 1" 860-100		IRRIGATION MAIN SCHEDULE 40 1"
	HUNTER FLOW METER - 1" HC-100-FLOW		1/2" SCHEDULE 40 PVC
	HUNTER MASTER VALVE - 1" ICV-101G	DRIP/EMITTER PARTS	
CONTROL VALVES			HUNTER PGP ROTOR POP UP
	HUNTER PCZ-101-40 ORIO CONTROL ZONE KIT		NETAFIM TLCV6-1
IRRIGATION ACCESSORIES			1/2" BLANK POLYETHYLENE TUBING
	CONTROLLER - HUNTER PRO-HC 12-STATION WIFI ENABLED		NETAFIM MANUAL LINE-FLUSHING VALVE - #TISOV
	HUNTER WIRELESS RAIN SENSOR WR-CLIK		HUNTER ECO INDICATOR ECO-ID

Legend

Protected Tree Location

Non-Protected Tree Location

Tree Protection Fencing

Tree Canopy Extents

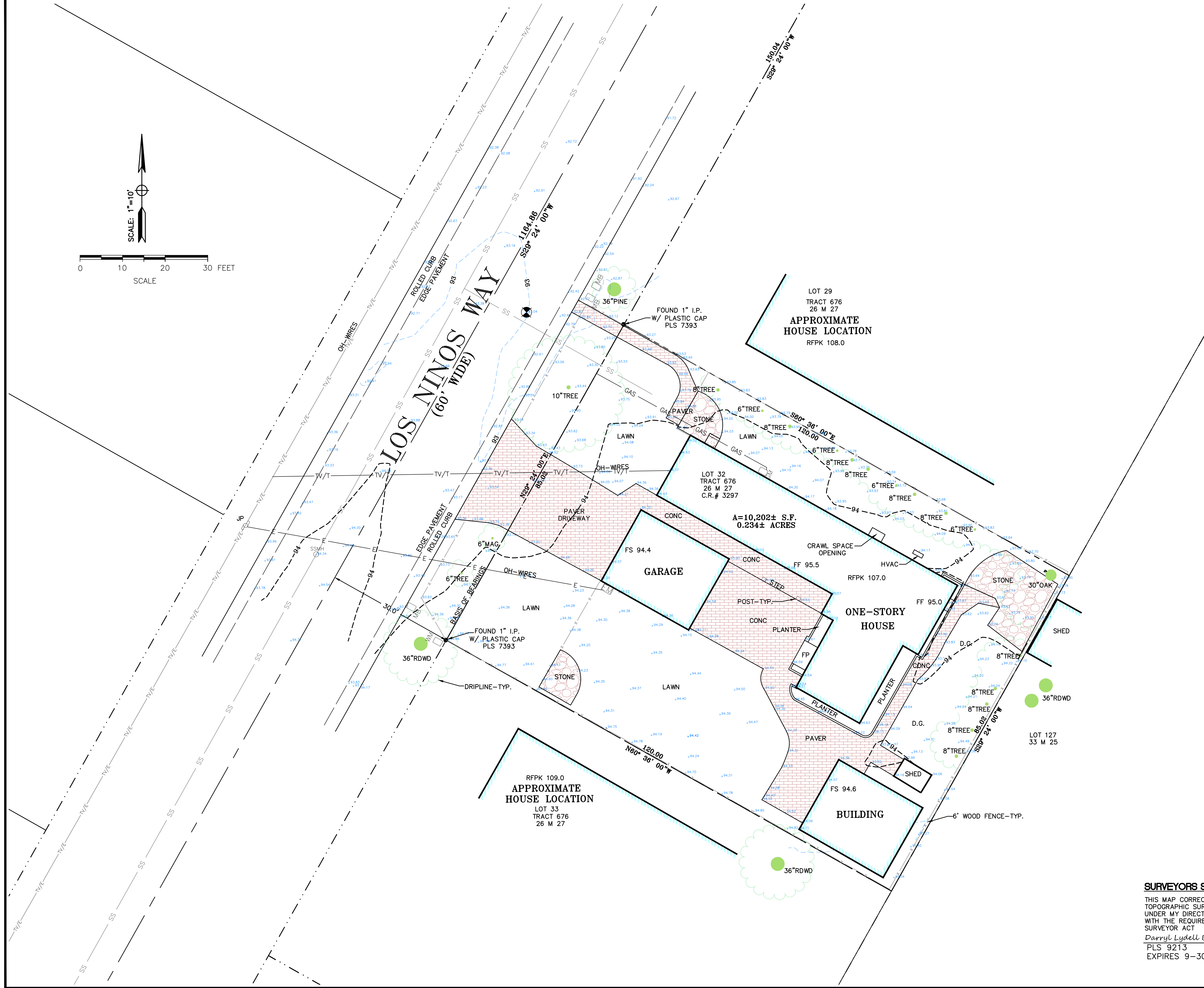
Hand Trenching & Root Pruning

Remove Tree

Tree Protection Specifications & Recommended Sequence
All removal, construction work includes and addresses near existing trees, the Project Arborist shall be required to remove trees, the arborist shall be given 60 days' notice for site visits. The Project Arborist shall monitor closely site excavation, document tree condition, and address any areas of concern.

Excavation Plan:

- Tree Relocation** - Remove trees marked for removal on Sheet T1. Removal of trees shall be completed using industry standards of arboriculture as established in the Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute. Safety Requirements as Recommended by ANSI Z39.1-2013 shall be followed during all tree removal and relocation work.
- Clearance** - Remove trees marked for removal on Sheet T1. Removal of trees shall be completed using industry standards of arboriculture as established in the Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute. Safety Requirements as Recommended by ANSI Z39.1-2013 shall be followed during all tree removal and relocation work.
- Backfill** - Backfill areas adjacent to trees T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T24, T25, T26, T27, T28, T29, T30, T31, T32, T33, T34, T35, T36, T37, T38, T39, T40, T41, T42, T43, T44, T45, T46, T47, T48, T49, T50, T51, T52, T53, T54, T55, T56, T57, T58, T59, T60, T61, T62, T63, T64, T65, T66, T67, T68, T69, T70, T71, T72, T73, T74, T75, T76, T77, T78, T79, T80, T81, T82, T83, T84, T85, T86, T87, T88, T89, T90, T91, T92, T93, T94, T95, T96, T97, T98, T99, T100, T101, T102, T103, T104, T105, T106, T107, T108, T109, T110, T111, T112, T113, T114, T115, T116, T117, T118, T119, T120, T121, T122, T123, T124, T125, T126, T127, T128, T129, T130, T131, T132, T133, T134, T135, T136, T137, T138, T139, T140, T141, T142, T143, T144, T145, T146, T147, T148, T149, T150, T151, T152, T153, T154, T155, T156, T157, T158, T159, T160, T161, T162, T163, T164, T165, T166, T167, T168, T169, T170, T171, T172, T173, T174, T175, T176, T177, T178, T179, T180, T181, T182, T183, T184, T185, T186, T187, T188, T189, T190, T191, T192, T193, T194, T195, T196, T197, T198, T199, T200, T201, T202, T203, T204, T205, T206, T207, T208, T209, T210, T211, T212, T213, T214, T215, T216, T217, T218, T219, T220, T221, T222, T223, T224, T225, T226, T227, T228, T229, T230, T231, T232, T233, T234, T235, T236, T237, T238, T239, T240, T241, T242, T243, T244, T245, T246, T247, T248, T249, T250, T251, T252, T253, T254, T255, T256, T257, T258, T259, T260, T261, T262, T263, T264, T265, T266, T267, T268, T269, T270, T271, T272, T273, T274, T275, T276, T277, T278, T279, T280, T281, T282, T283, T284, T285, T286, T287, T288, T289, T290, T291, T292, T293, T294, T295, T296, T297, T298, T299, T300, T301, T302, T303, T304, T305, T306, T307, T308, T309, T310, T311, T312, T313, T314, T315, T316, T317, T318, T319, T320, T321, T322, T323, T324, T325, T326, T327, T328, T329, T330, T331, T332, T333, T334, T335, T336, T337, T338, T339, T340, T341, T342, T343, T344, T345, T346, T347, T348, T349, T350, T351, T352, T353, T354, T355, T356, T357, T358, T359, T360, T361, T362, T363, T364, T365, T366, T367, T368, T369, T370, T371, T372, T373, T374, T375, T376, T377, T378, T379, T380, T381, T382, T383, T384, T385, T386, T387, T388, T389, T390, T391, T392, T393, T394, T395, T396, T397, T398, T399, T400, T401, T402, T403, T404, T405, T406, T407, T408, T409, T410, T411, T412, T413, T414, T415, T416, T417, T418, T419, T420, T421, T422, T423, T424, T425, T426, T427, T428, T429, T430, T431, T432, T433, T434, T435, T436, T437, T438, T439, T440, T441, T442, T443, T444, T445, T446, T447, T448, T449, T450, T451, T452, T453, T454, T455, T456, T457, T458, T459, T460, T461, T462, T463, T464, T465, T466, T467, T468, T469, T470, T471, T472, T473, T474, T475, T476, T477, T478, T479, T480, T481, T482, T483, T484, T485, T486, T487, T488, T489, T490, T491, T492, T493, T494, T495, T496, T497, T498, T499, T500, T501, T502, T503, T504, T505, T506, T507, T508, T509, T510, T511, T512, T513, T514, T515, T516, T517, T518, T519, T520, T521, T522, T523, T524, T525, T526, T527, T528, T529, T530, T531, T532, T533, T534, T535, T536, T537, T538, T539, T540, T541, T542, T543, T544, T545, T546, T547, T548, T549, T550, T551, T552, T553, T554, T555, T556, T557, T558, T559, T560, T561, T562, T563, T564, T565, T566, T567, T568, T569, T570, T571, T572, T573, T574, T575, T576, T577, T578, T579, T580, T581, T582, T583, T584, T585, T586, T587, T588, T589, T590, T591, T592, T593, T594, T595, T596, T597, T598, T599, T600, T601, T602, T603, T604, T605, T606, T607, T608, T609, T610, T611, T612, T613, T614, T615, T616, T617, T618, T619, T620, T621, T622, T623, T624, T625, T626, T627, T628, T629, T630, T631, T632, T633, T634, T635, T636, T637, T638, T639, T640, T641, T642, T643, T644, T645, T646, T647, T648, T649, T650, T651, T652, T653, T654, T655, T656, T657, T658, T659, T660, T661, T662, T663, T664, T665, T666, T667, T668, T669, T670, T671, T672, T673, T674, T675, T676, T677, T678, T679, T680, T681, T682, T683, T684, T685, T686, T687, T688, T689, T690, T691, T692, T693, T694, T695, T696, T697, T698, T699, T700, T701, T702, T703, T704, T705, T706, T707, T708, T709, T710, T711, T712, T713, T714, T715, T716, T717, T718, T719, T720, T721, T722, T723, T724, T725, T726, T727, T728, T729, T730, T731, T732, T733, T734, T735, T736, T737, T738, T739, T740, T741, T742, T743, T744, T745, T746, T747, T748, T749, T750, T751, T752, T753, T754, T755, T756, T757, T758, T759, T760, T761, T762, T763, T764, T765, T766, T767, T768, T769, T770, T771, T772, T773, T774, T775, T776, T777, T778, T779, T780, T781, T782, T783, T784, T785, T786, T787, T788, T789, T790, T791, T792, T793, T794, T795, T796, T797, T798, T799, T800, T801, T802, T803, T804, T805, T806, T807, T808, T809, T810, T811, T812, T813, T814, T815, T816, T817, T818, T819, T820, T821, T822, T823, T824, T825, T826, T827, T828, T829, T830, T831, T832, T833, T834, T835, T836, T837, T838, T839, T840, T841, T842, T843, T844, T845, T846, T847, T848, T849, T850, T851, T852, T853, T854, T855, T856, T857, T858, T859, T860, T861, T862, T863, T864, T865, T866, T867, T868, T869, T870, T871, T872, T873, T874, T875, T876, T877, T878, T879, T880, T881, T882, T883, T884, T885, T886, T887, T888, T889, T890, T891, T892, T893, T894, T895, T896, T897, T898, T899, T900, T901, T902, T903, T904, T905, T906, T907, T908, T909, T910, T911, T912, T913, T914, T915, T916, T917, T918, T919, T920, T921, T922, T923, T924, T925, T926, T927, T928, T929, T930, T931, T932, T933, T934, T935, T936, T937, T938, T939, T940, T941, T942, T943, T944, T945, T946, T947, T948, T949, T950, T951, T952, T953, T954, T955, T956, T957, T958, T959, T960, T961, T962, T963, T964, T965, T966, T967, T968, T969, T970, T971, T972, T973, T974, T975, T976, T977, T978, T979, T980, T981, T982, T983, T984, T985, T986, T987, T988, T989, T990, T991, T992, T993, T994, T995, T996, T997, T998, T999, T1000, T1001, T1002, T1003, T1004, T1005, T1006, T1007, T1008, T1009, T1010, T1011, T1012, T1013, T1014, T1015, T1016, T1017, T1018, T1019, T1020, T1021, T1022, T1023, T1024, T1025, T1026, T1027, T1028, T1029, T1030, T1031, T1032, T1033, T1034, T1035, T1036, T1037, T1038, T1039, T1040, T1041, T1042, T1043, T1044, T1045, T1046, T1047, T1048, T1049, T1050, T1051, T1052, T1053, T1054, T1055, T1056, T1057, T1058, T1059, T1060, T1061, T1062, T1063, T1064, T1065, T1066, T1067, T1068, T1069, T1070, T1071, T1072, T1073, T1074, T1075, T1076, T1077, T1078, T1079, T1080, T1081, T1082, T1083, T1084, T1085, T1086, T1087, T1088, T1089, T1090, T1091, T1092, T1093, T1094, T1095, T1096, T1097, T1098, T1099, T1100, T1101, T1102, T1103, T1104, T1105, T1106, T1107, T1108, T1109, T1110, T1111, T1112, T1113, T1114, T1115, T1116, T1117, T1118, T1119, T1120, T1121, T1122, T1123, T1124, T1125, T1126, T1127, T1128, T1129, T1130, T1131, T1132, T1133, T1134, T1135, T1136, T1137, T1138, T1139, T1140, T1141, T1142, T1143, T1144, T1145, T1146, T1147, T1148, T1149, T1150, T1151, T1152, T1153, T1154, T1155, T1156, T1157, T1158, T1159, T1160, T1161, T1162, T1163, T1164, T1165, T1166, T1167, T1168, T1169, T1170, T1171, T1172, T1173, T1174, T1175, T1176, T1177, T1178, T1179, T1180, T1181, T1182, T1183, T1184, T1185, T1186, T1187, T1188, T1189, T1190, T1191, T1192, T1193, T1194, T1195, T1196, T1197, T1198, T1199, T1200, T1201, T1202, T1203, T1204, T1205, T1206, T1207, T1208, T1209, T1210, T1211, T1212, T1213, T1214, T1215, T1216, T1217, T1218, T1219, T1220, T1221, T1222, T1223, T1224, T1225, T1226, T1227, T1228, T1229, T1230, T1231, T1232, T1233, T1234, T1235, T1236, T1237, T1238, T1239, T1240, T1241, T1242, T1243, T1244, T1245, T1246, T1247, T1248, T1249, T1250, T1251, T1252, T1253, T1254, T1255, T1256, T1257, T1258, T1259, T1260, T1261, T1262, T1263, T1264, T1265, T1266, T1267, T1268, T1269, T1270, T1271, T1272, T1273, T1274, T1275, T1276, T1277, T1278, T1279, T1280, T1281, T1282, T1283, T1284, T1285, T1286, T1287, T1288, T1289, T1290, T1291, T1292, T1293, T1294, T1295, T1296, T1297, T1298, T1299, T1300, T1301, T1302, T1303, T1304, T1305, T1306, T1307, T1308, T1309, T1310, T1311, T1312, T1313, T1314, T1315, T1316, T1317, T1318, T1319, T1320, T1321, T1322, T1323, T1324, T1325, T1326, T1327, T1328, T1329, T1330, T1331, T1332, T1333, T1334, T1335, T1336, T1337, T1338, T1339, T1340, T1341, T1342, T1343, T1344, T1345, T1346, T1347, T1348, T1349, T1350, T1351, T1352, T1353, T1354, T1355, T1356, T1357, T1358, T1359, T1360, T1361, T1362, T1363, T1364, T1365, T1366, T1367, T1368, T1369, T1370, T1371, T1372, T1373, T1374, T1375, T1376, T1377, T1378, T1379, T1380, T1381, T1382, T1383, T1384, T1385, T1386, T1387, T1388, T1389, T1390, T1391, T1392, T1393, T1394, T1395, T1396, T1397, T1398, T1399, T1400, T1401, T1402, T1403, T1404, T1405, T1406, T1407, T1408, T1409, T1410, T1411, T1412, T1413, T1414, T1415, T1416, T1417, T1418, T1419, T1420, T1421, T1422, T1423, T1424, T1425, T1426, T1427, T1428, T1429, T1430, T1431, T1432, T1433, T1434, T1435, T1436, T1437, T1438, T1439, T1440, T1441, T1442, T1443, T1444, T1445, T1446, T1447, T1448, T1449, T1450, T1451, T1452, T1453, T1454, T1455, T1456, T1457, T1458, T1459, T1460, T1461, T1462, T1463, T1464, T1465, T1466, T1467, T1468, T1469, T1470, T1471, T1472, T1473, T1474, T1475, T1476, T1477, T1478, T1479, T1480, T1481, T1482, T1483, T1484, T1485, T1486, T1487, T1488, T1489, T1490, T1491, T1492, T1493, T1494, T1495, T1496, T1497, T1498, T1499, T1500, T1501, T1502, T1503, T1504, T1505, T1506, T1507, T1508, T1509, T1510, T1511, T1512, T1513, T1514, T1515, T1516, T1517, T1518, T1519, T1520, T1521, T1522, T1523, T1524, T1525, T1526, T1527, T1528, T1529, T1530, T1531, T1532, T1533, T1534, T1535, T1536, T1537, T1538, T1539, T1540, T1541, T1542, T1543, T1544, T1545, T1546, T1547, T1548, T1549, T1550, T1551, T1552, T1553, T1554, T1555, T1556, T1557, T1558, T1559, T1560, T1561, T1562, T1563, T1564, T1565, T1566, T1567, T1568, T1569, T1570, T1571, T1572, T1573, T1574, T1575, T1576, T1577, T1578, T1579, T1580, T1581, T1582, T1583, T1584, T1585, T1586, T1587, T1588, T1589, T1590, T1591, T1592, T1593, T1594, T1595, T1596, T1597, T1598, T1599, T1600, T1601, T1602, T1603, T1604, T1605, T1606, T1607, T1608, T1609, T1610, T1611, T1612, T1613, T1614, T1615, T1616, T1617, T1618, T1619, T1620, T1621, T1622, T1623, T1624, T1625, T1626, T1627, T1628, T1629, T1630, T1631, T1632, T1633, T1634, T1635, T1636, T1637, T1638, T1639, T1640, T1641, T1642, T1643, T1644, T1645, T1646, T1647, T1648, T1649, T1650, T1651, T1652, T1653, T1654, T1655, T1656, T1657, T1658, T1659, T1660, T1661, T1662, T1663, T1664, T1665, T1666, T1667, T1668, T1669, T1670, T1671, T1672, T1673, T1674, T1675, T1676, T1677, T1678, T1679, T1680, T1681, T1682, T1683, T1684, T1685, T1686, T1687, T1688, T1689, T1690, T1691, T1692, T1693, T1694, T1695, T1696, T1697, T1698, T1699, T1700, T1701, T1702, T1703, T1704, T1705, T1706, T1707, T1708, T1709, T1710, T1711, T1712, T1713, T1714, T1715, T1716, T1717, T1718, T1719, T1720, T1721, T1722, T1723, T1724, T1725, T1726, T1727, T1728, T1729, T1730, T1731, T1732, T1733, T1734, T1735, T1736, T1737, T1738, T1739, T1740, T1741, T1742, T1743, T1744, T1745, T1746, T1747, T1748, T1749, T1750, T1751, T1752, T1753, T1754, T1755, T1756, T1757, T1758, T1759, T1760, T1761, T1762, T1763, T1764, T1765, T1766, T1767, T1768, T1769, T1770, T1771, T1772, T1773, T1774, T1775, T1776, T1777, T1778, T1779, T1780, T1781, T1782, T1783, T1784, T1785, T1786, T1787, T1788, T1789, T1790, T1791, T1792, T1793, T1794, T1795, T1796, T1797, T1798, T1799, T1800, T1801, T1802, T1803, T1804, T1805, T1806, T1807, T1808, T1809, T1810, T1811, T1812, T1813, T1814, T1815, T1816, T1817, T1818, T1819, T1820, T1821, T1822, T1823, T1824, T1825, T1826, T1827, T1828, T1829, T1830, T1831, T1832, T1833, T1834, T1835, T1836, T1837, T1838, T1839, T1840, T1841, T1842, T1843, T1844, T1845, T1846, T1847, T1848, T1849, T1850, T1851, T1852, T1853, T1854, T1855, T1856, T1857, T1858, T1859, T1860, T1861, T1862, T1863, T1864, T1865, T1866, T1867, T1868, T1869, T1870, T1871, T1872, T1873, T1874, T1875, T1876, T1877, T1878, T1879, T1880, T1881, T1882, T1883, T1884, T1885, T1886, T1887, T1888, T1889, T1890, T1891, T1892, T1893, T1894, T1895, T1896, T1897, T1898, T1899, T1900, T1901, T1902, T1903, T1904, T1905, T1906, T1907, T1908, T1909, T1910, T1911, T1912, T1913, T1914, T1915, T1916, T1917, T1918, T1919, T1920, T1921, T1922, T1923, T1924, T1925, T1926, T1927, T1928, T1929, T1930, T1931, T1932, T1933, T1934, T1935, T1936, T1937, T1938, T1939, T1940, T1941, T1942, T1943, T1944, T1945, T1946, T1947, T1948, T1949, T1950, T1951, T1952, T1953, T1954, T1955, T1956, T1957, T1958, T1959, T1960, T1961, T1962, T1963, T1964, T1965, T1966, T1967, T1968, T1969, T1970, T1971, T1972, T1973, T1974, T1975, T1976, T1977, T1978, T1979, T1980, T1981, T1982, T1983, T1984, T1985, T1986, T1987, T1988, T1989, T1990, T1991, T1992, T1993, T1994, T1995, T1996, T1997, T1998, T1999, T2000, T2001, T2002, T2003, T2004, T2005, T2006, T2007, T2008, T2009, T2010, T2011, T2012, T2013, T2014, T2015, T2016, T2017, T2018, T2019, T2020, T2021, T2022, T2023, T2024, T2025, T2026, T2027, T2028, T2029, T2030, T2031, T2032, T2033, T2034, T2035, T2036, T2037, T2038, T2039, T2040, T2041, T2042, T2043, T2044, T2045, T2046, T2047, T2048, T2049, T2050, T2051, T2052, T2053, T2054, T2055, T2056, T2057, T2058, T2059, T2060, T2061, T2062, T2063, T2064, T2065, T2066, T2067, T2068, T2069, T2070, T2071, T2072, T2073, T2074, T2075, T2076, T2077, T2078, T2079, T2080, T2081, T2082, T2083, T2084, T2085, T2086, T2087, T2088, T2089, T2090, T2091, T2092, T2093, T2094, T2095, T2096, T2097, T2098, T2099, T2100, T2101, T2102, T2103, T2104, T2105, T2106, T2107, T2108, T2109, T2110, T2111, T2112, T2113, T2114, T2115, T2116, T2117, T2118, T2119, T2120, T2121, T2122, T2123, T2124, T2125, T2126, T2127,



1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
3. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.

	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	FENCE LINE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	JOINT POLE
	GUY ANCHOR
	TREE, SIZE AND TYPE AS NOTED
	XX" TREE
	GAS LINE
	WATER LINE
	CONCRETE
	GAS METER

FL	FLOWLINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
CONC	CONCRETE
LIP	LIP OF GUTTER
GS	GROUND SHOT
AD	AREA DRAIN
FF	FINISH FLOOR
BSL	BUILDING SETBACK LINE

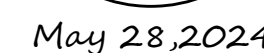
 SURVEY CONTROL POINT
 SET MAG NAIL
 ASSUMED ELEVATION=93.04

BASIS OF BEARINGS IS PER
CORNER RECORD DOCUMENT
NUMBER 3297

THIS MAP CORRECTLY REPRESENTS A
TOPOGRAPHIC SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE
WITH THE REQUIREMENTS OF THE LAND
SURVEYOR ACT

Darryl Lydell Bond

PLS 9213
EXPIRES 9-30-25



LOS ALTOS

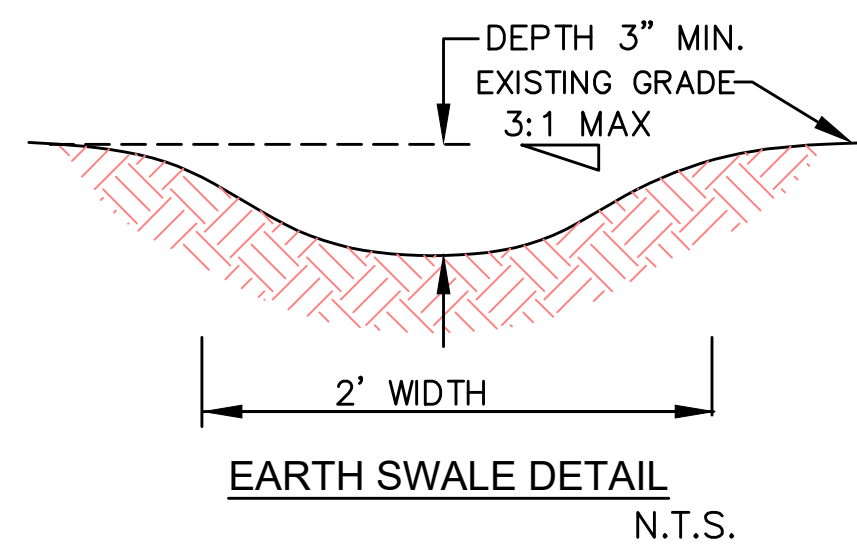
DATE	MK	SHEET REVISIONS	✓	BY	CK	SCALE 1"=10'
						DATE
						5-28-2024
						DRAWN
						NR
						CHECKED
						D. BOND
						PROJ. MGR.
						D.B.

SHEET NO.
C-0

OF SHEETS

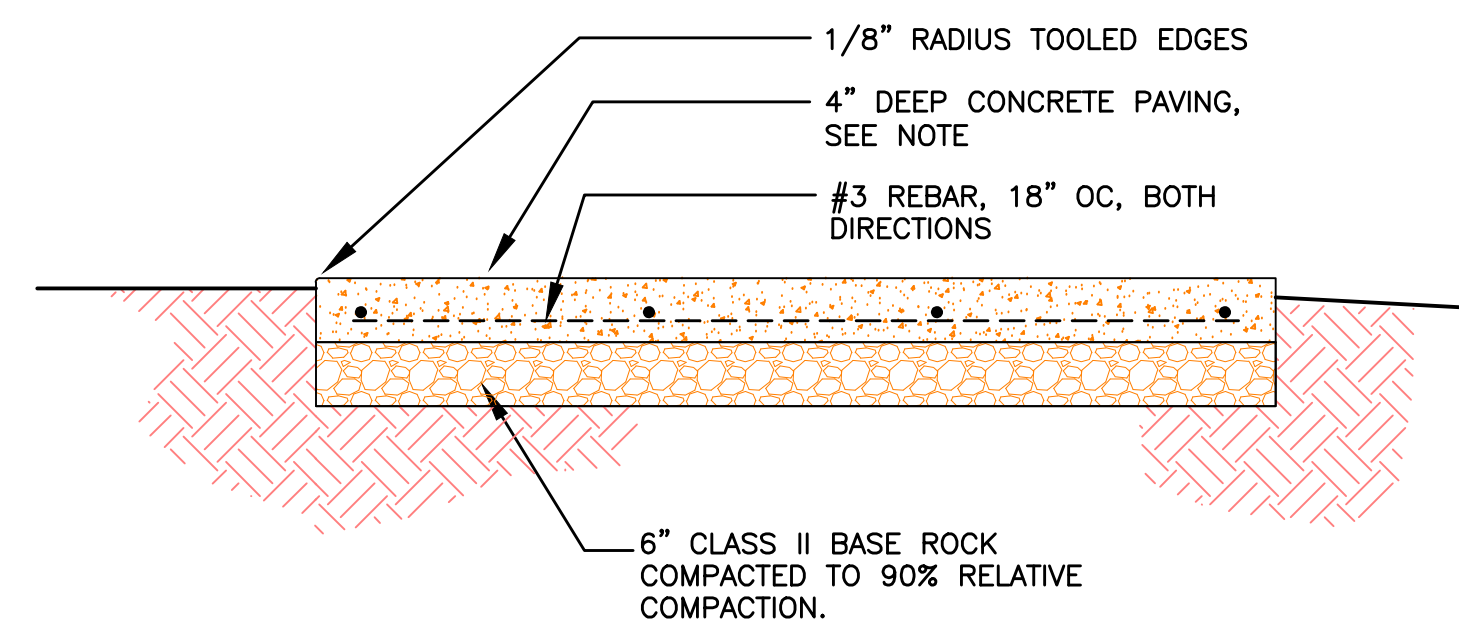
CAD FILE:

REVISIONS	DATE
JOB NO:	
DATE:	1-29-2025
SCALE:	1" = 10'
DRAWN BY: NR	
SHEET NO:	
C-1	
OF 5 SHEETS	

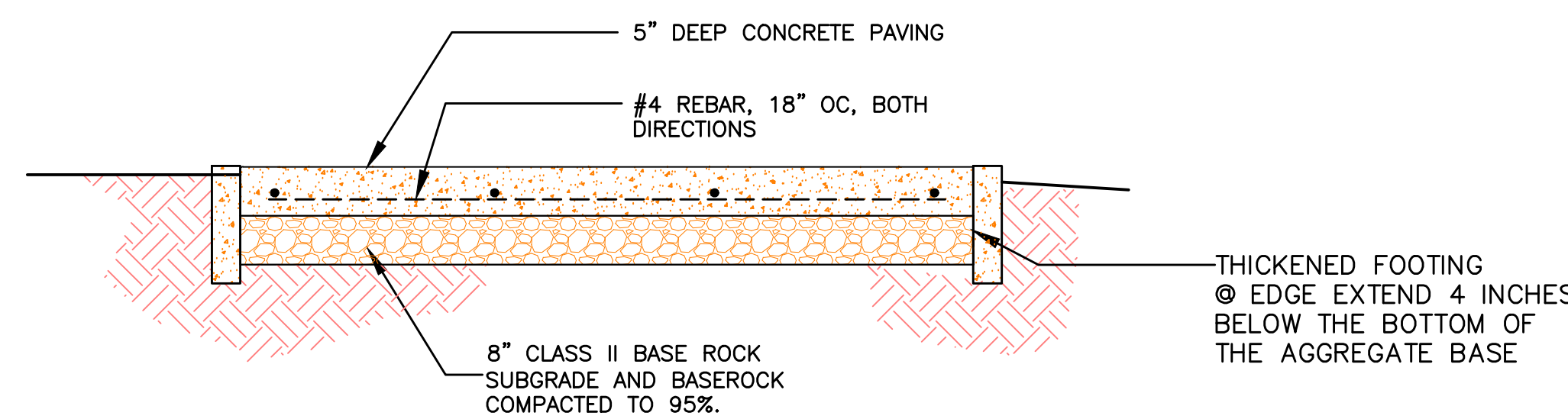


MAINTENANCE NOTES

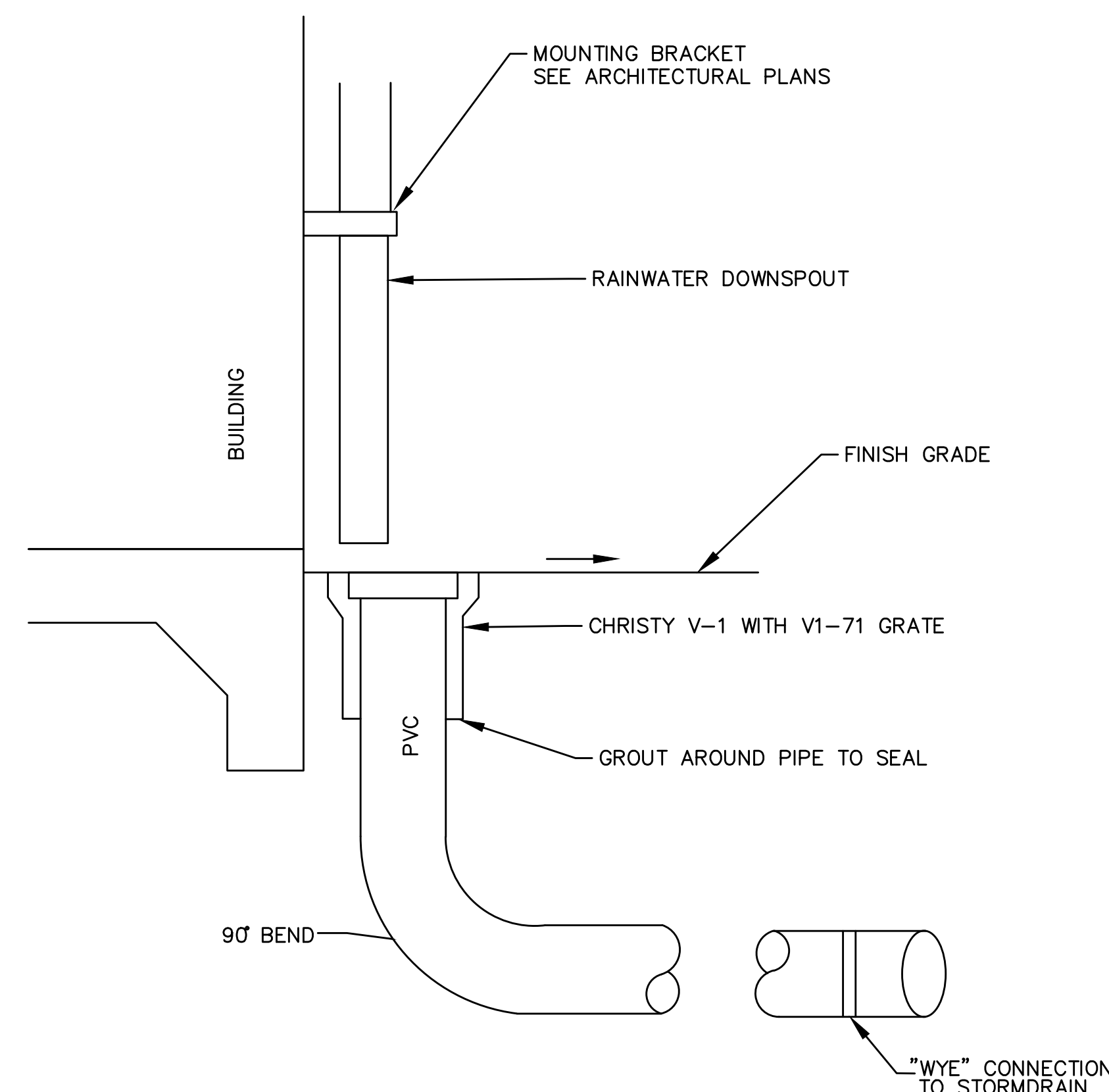
1. OWNER IS RESPONSIBLE FOR MAINTAINING ALL INLETS, RETENTION SYSTEM AND INFILTRATION DEVICE FROM TRASH, DEBRIS & SEDIMENTS.
2. THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.



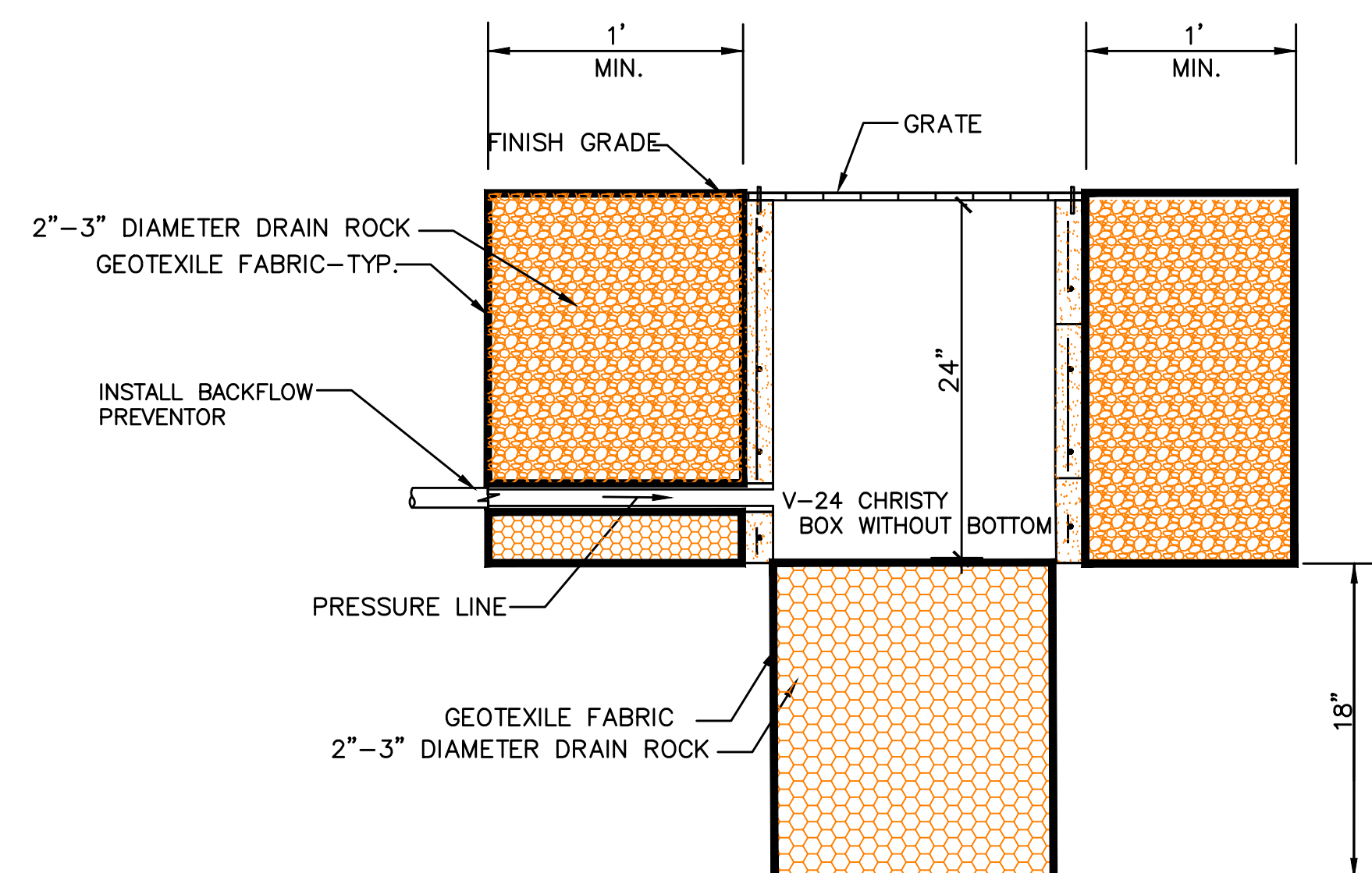
CONCRETE WALKWAY-TYPICAL SECTION
N.T.S.



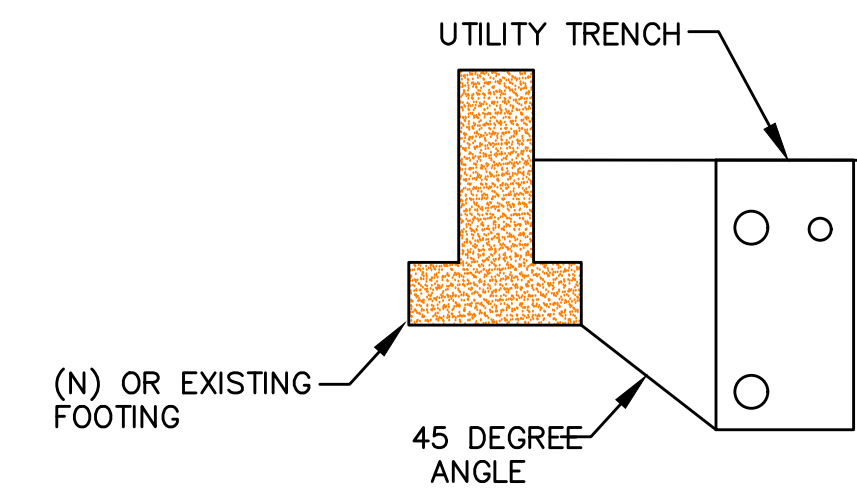
CONCRETE DRIVEWAY-TYPICAL SECTION
N.T.S.



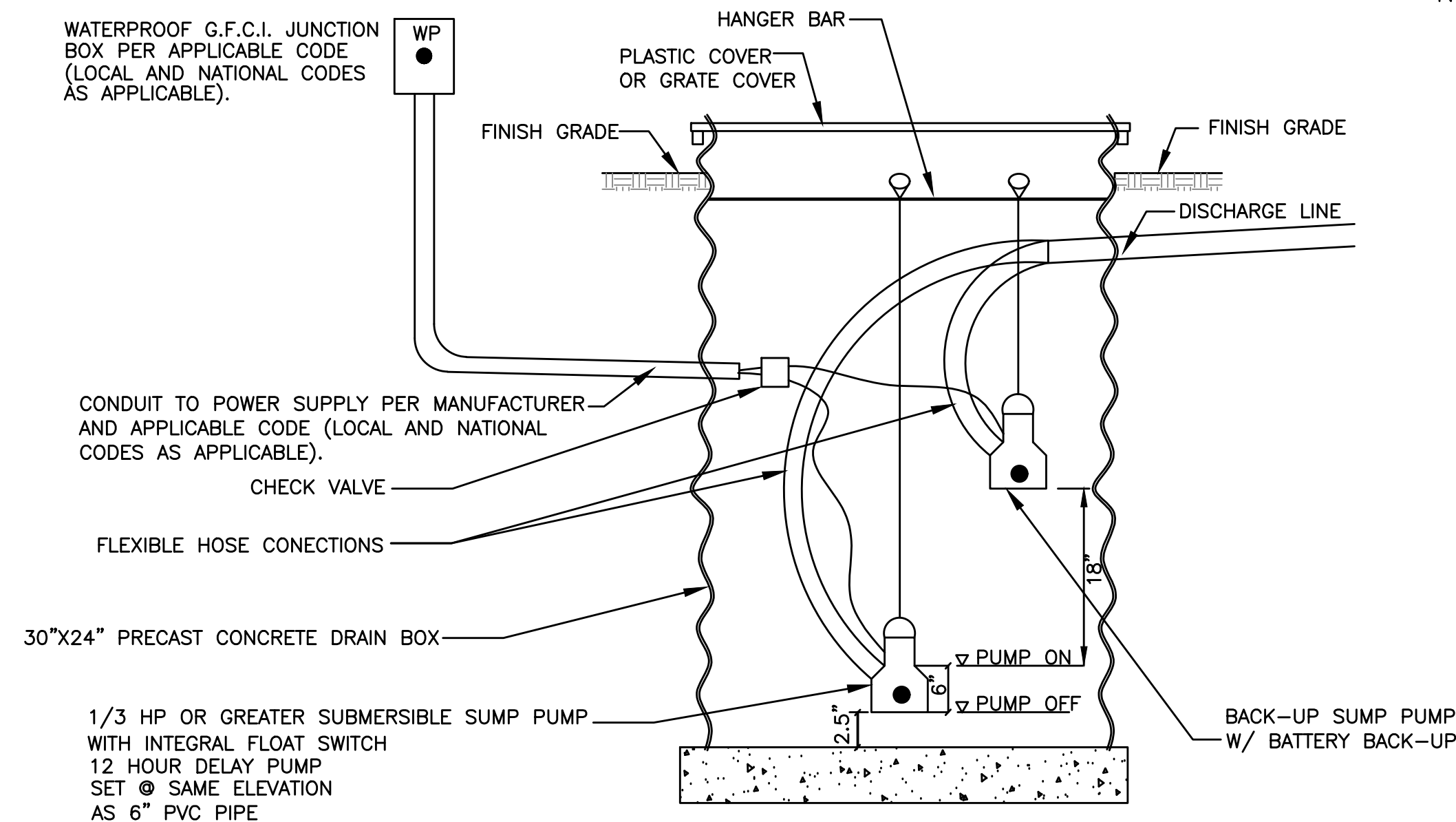
INLET AT ROOF DOWNSPOUT
N.T.S.



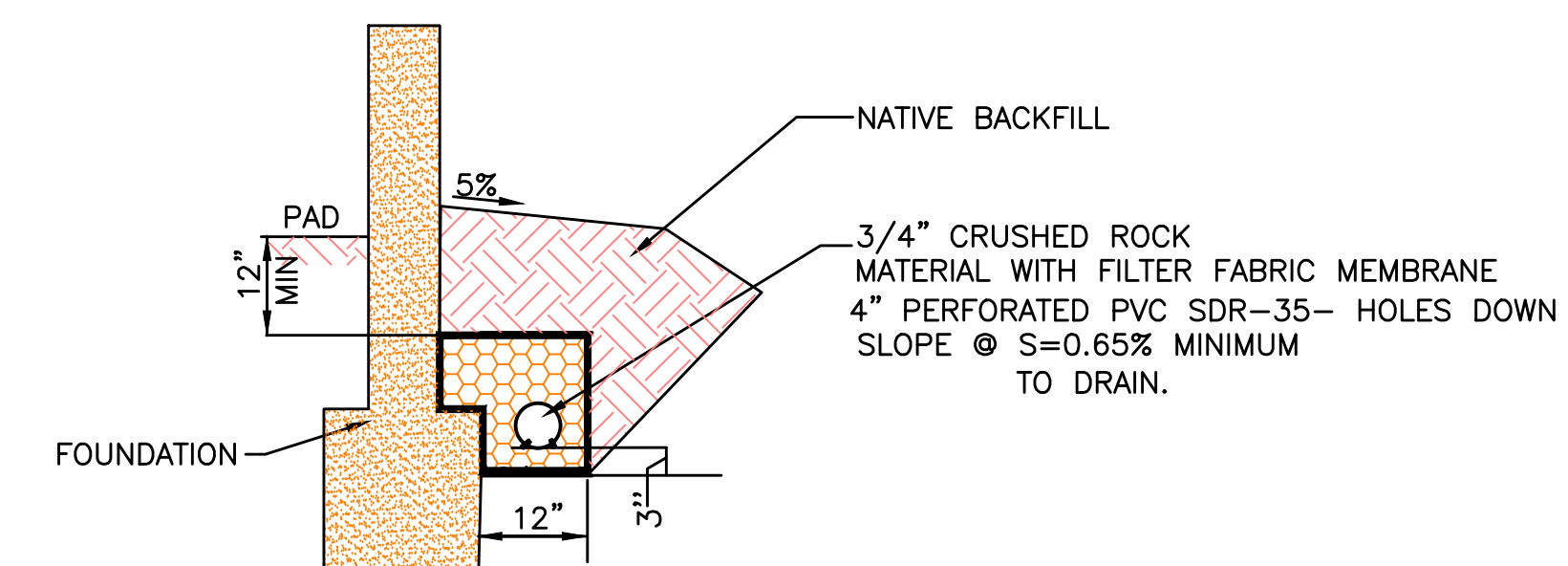
INFILTRATION DEVICE - DETAIL 2
N.T.S.



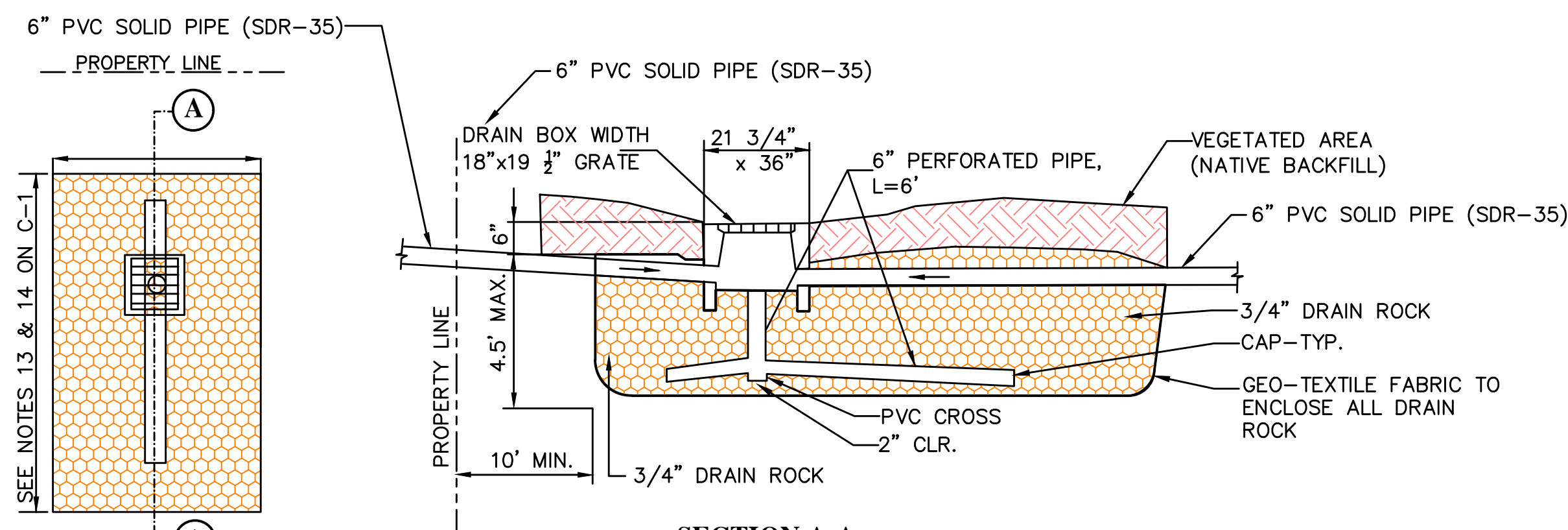
UTILITY DETAIL
N.T.S.



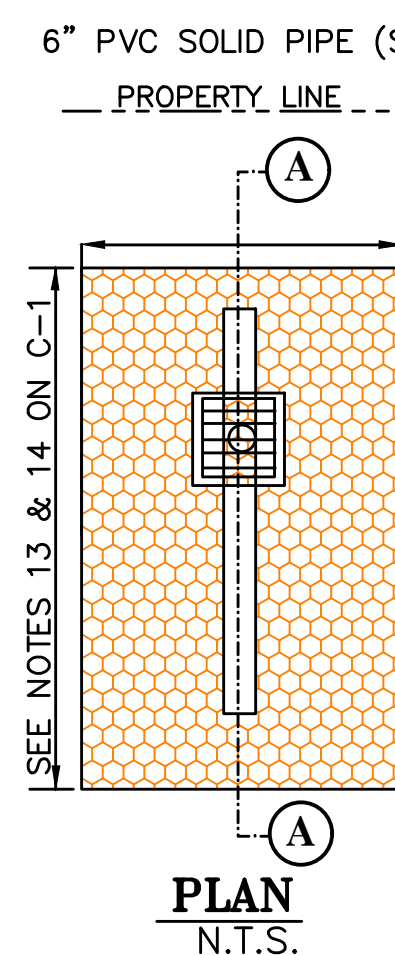
SUMP WITH PUMP
N.T.S.



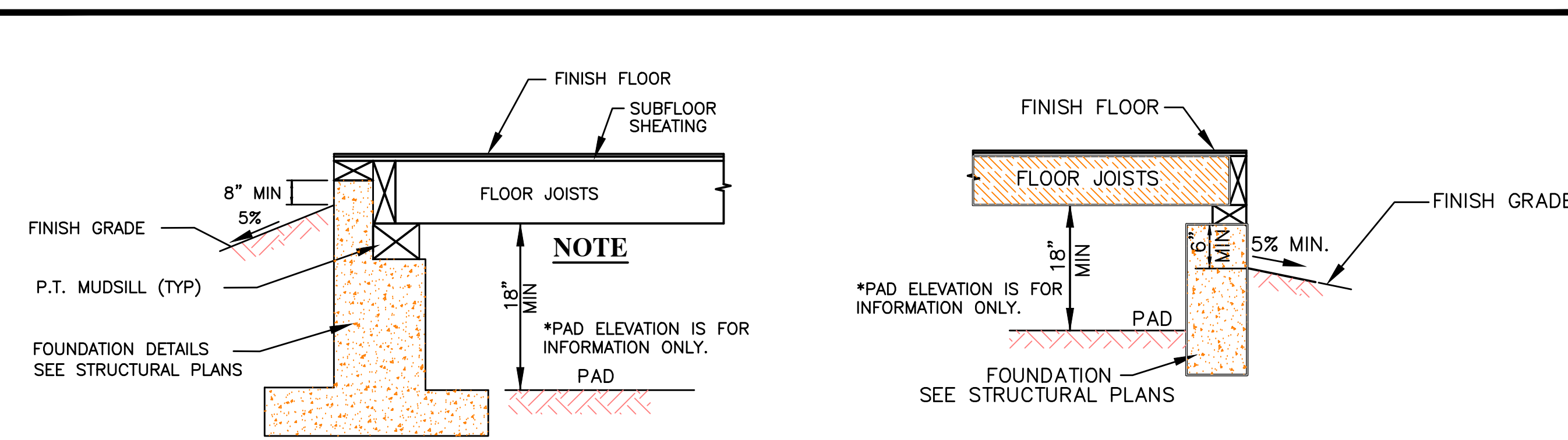
FOOTING DRAINS SYSTEM
N.T.S.



SECTION A-A
INFILTRATION DEVICE - DETAIL
N.T.S.

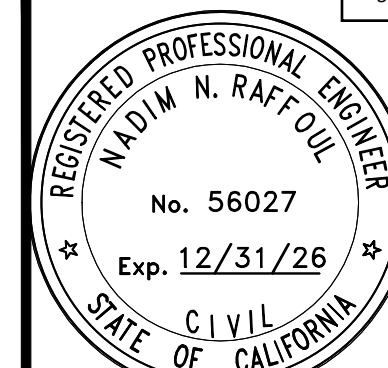


PLAN
N.T.S.



EXTERIOR GRADING DETAIL @ RIGHT SIDE
N.T.S.

EXTERIOR GRADING DETAIL @ LEFT SIDE
N.T.S.



NMR ENGINEERING
SERVICES CO.
685 WETMORE DRIVE
SAN JOSE, CALIFORNIA 95128
(408) 348-7888

CALIFORNIA

709 LOS NINO WAY
LOS ALTOS
APN 70-11-016

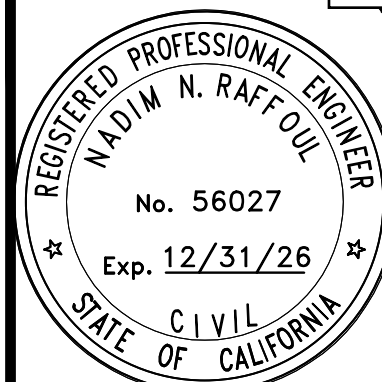
SANTA CLARA COUNTY

**CONSTRUCTION
DETAILS**

REVISIONS	DATE
JOB NO:	
DATE:	1-29-2025
SCALE:	N.T.S.
DRAWN BY:	NR
SHEET NO:	

C-2

OF 5 SHEETS



NNR ENGINEERING

535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 249-7842

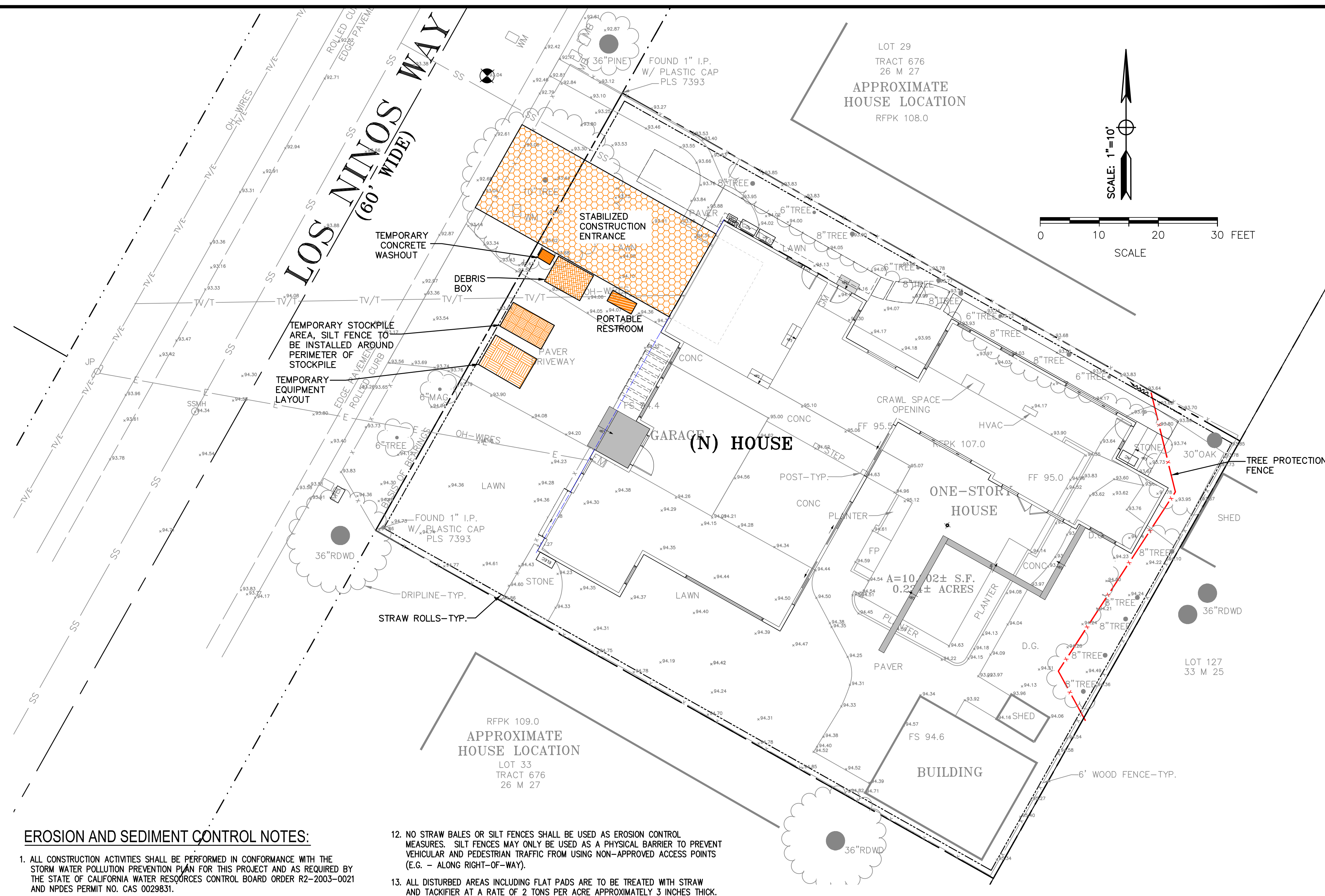
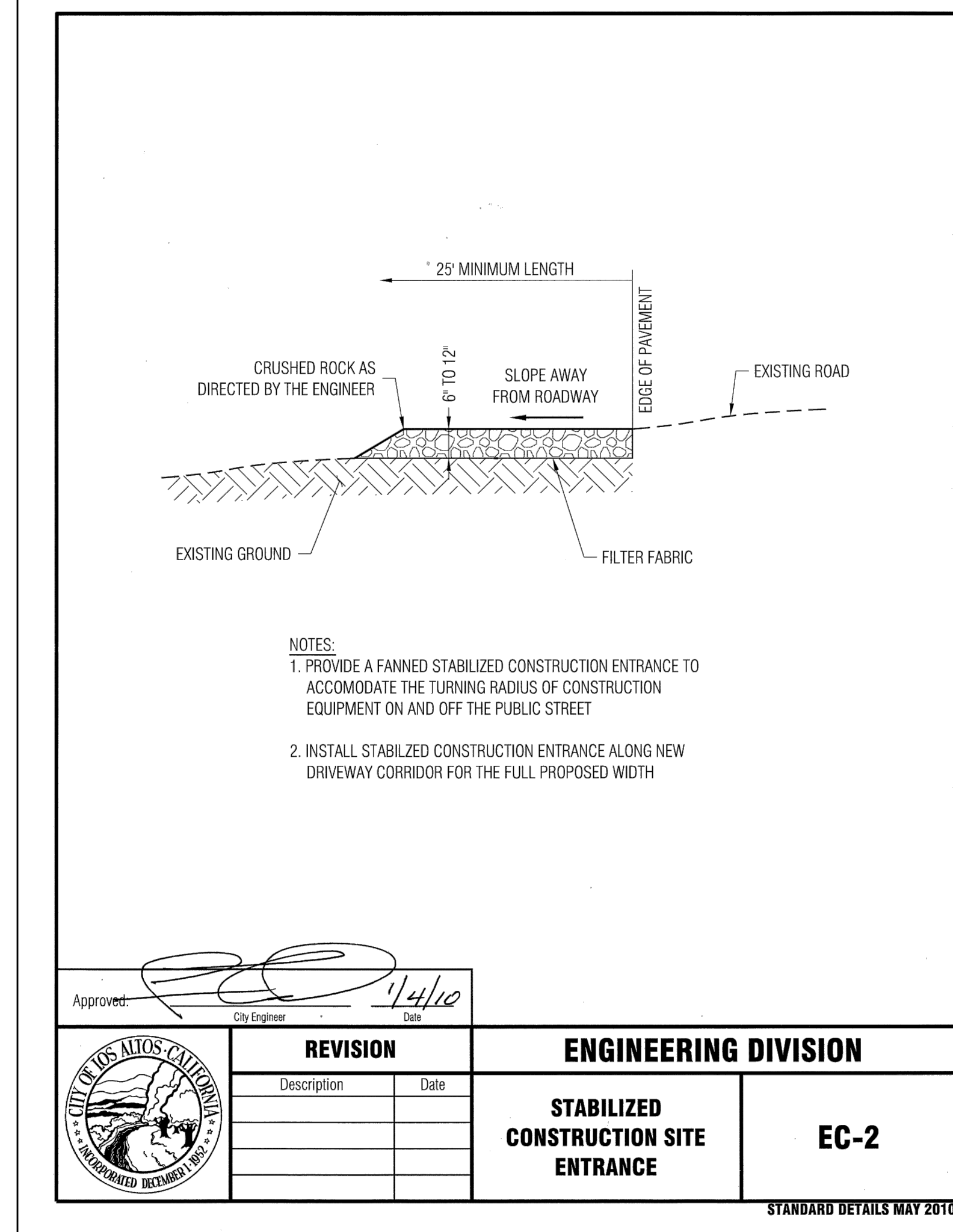
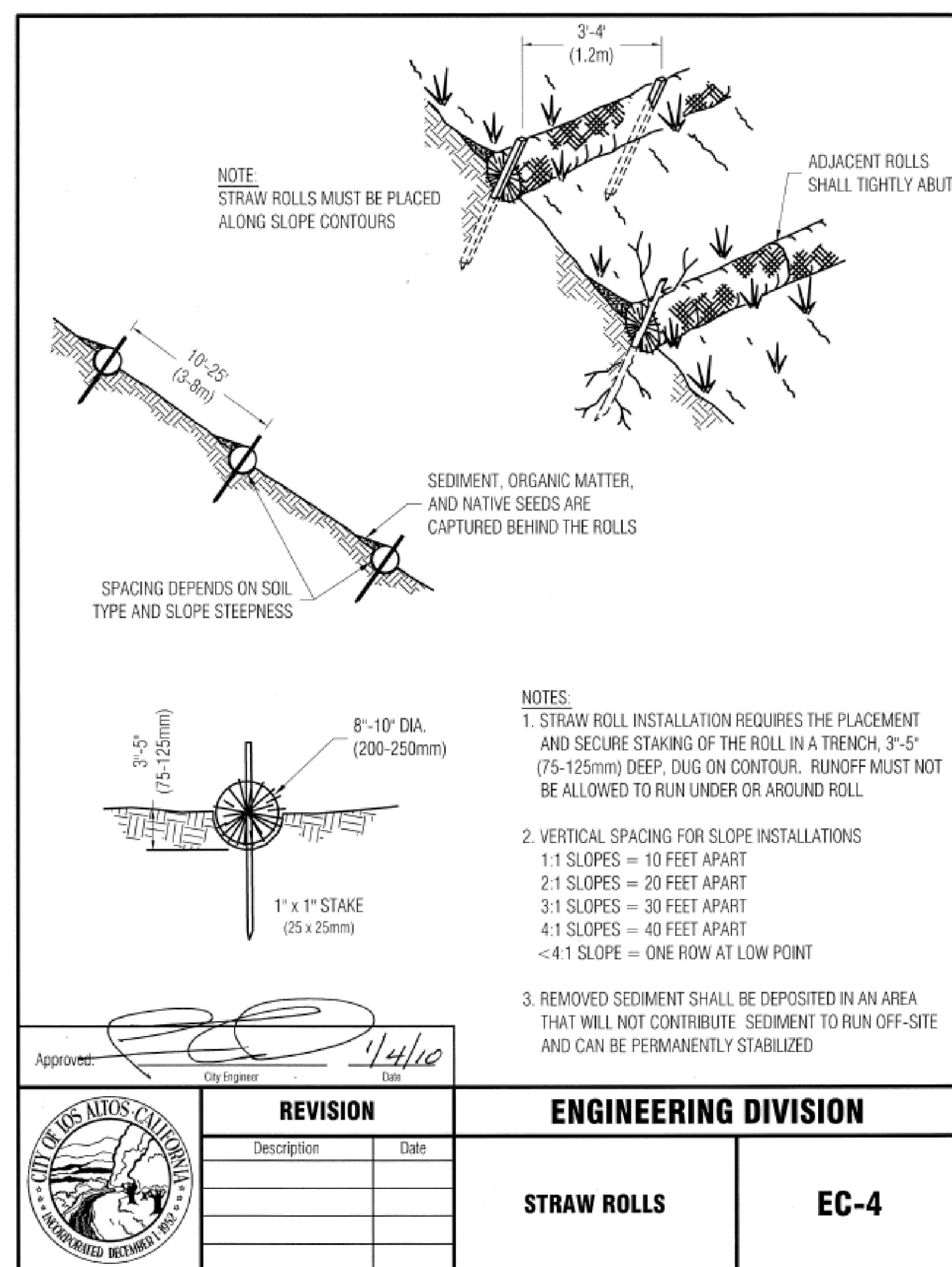
**709 LOS NINO WAY
LOS ALTOS
APN: 170-11-016**

EROSION CONTROL PLAN

REVISIONS	DATE
JOB NO:	
DATE:	1-29-2025
SCALE:	1" = 10'
DRAWN BY: NR	
SHEET NO:	

C-3

OF 5 SHEETS



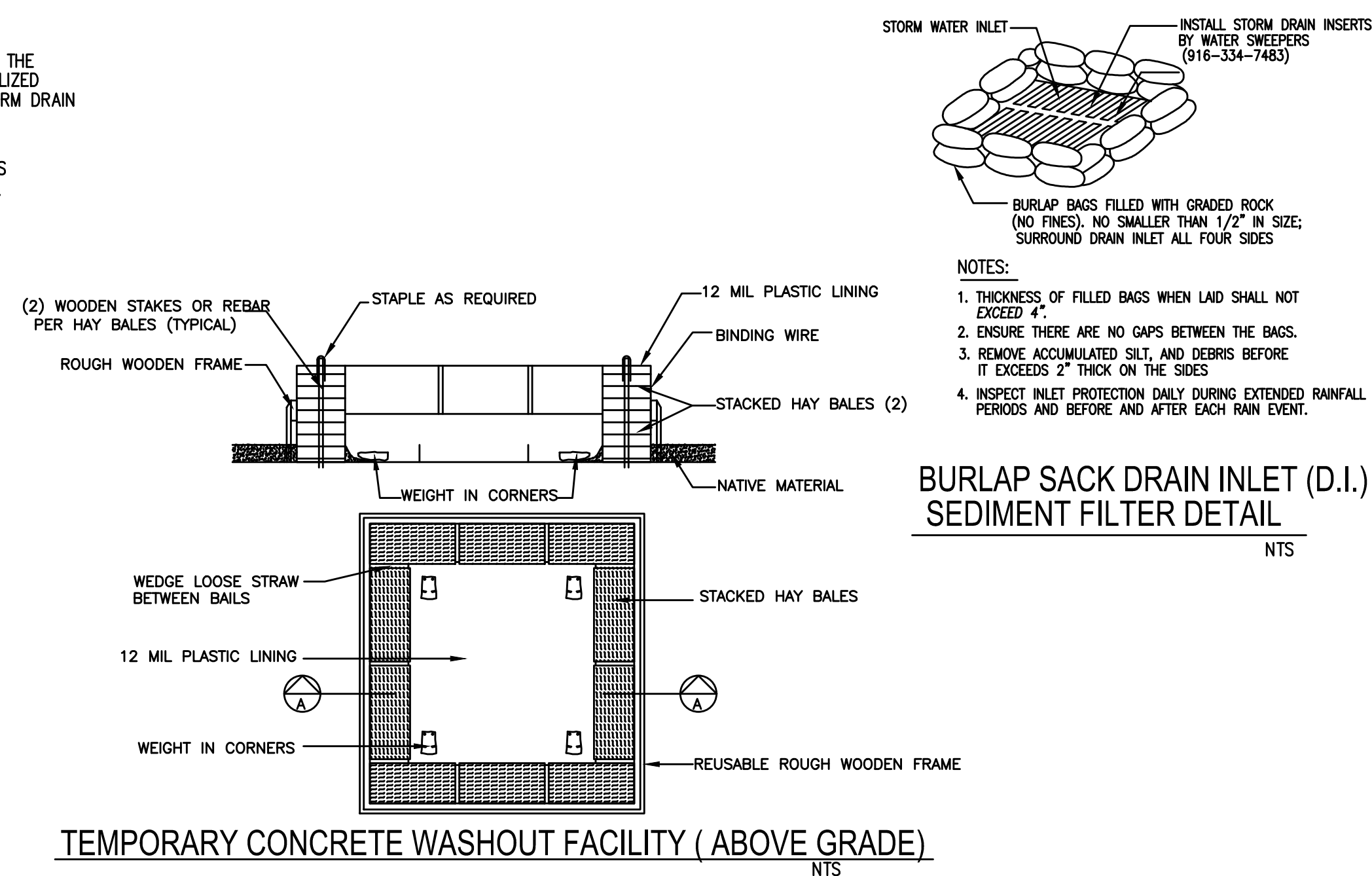
EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2-2003-0021 AND MPDES PERMIT NO. CAS 0029831.
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTSIDE WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAIN WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.

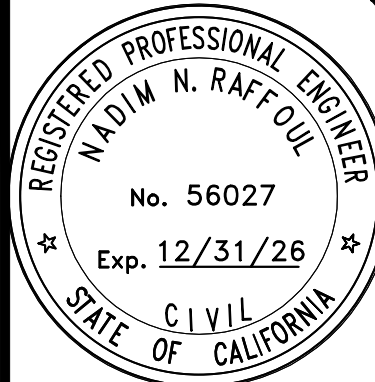
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
13. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

SUPPLEMENTAL:

1. NO STORM RUNOFF WATER SHALL BE ALLOWED TO DRAIN DIRECTLY IN TO THE EXISTING UNDERGROUND STORM SYSTEM BEFORE DISTURBED AREA IS STABILIZED BY HYDROSEEDING OR OTHER NECESSARY MEASURE AND THE ON-SITE STORM DRAIN SYSTEM IS INSTALLED.
2. AS SOON AS IS PRACTICAL AFTER THE NEW ON-SITE STORM SYSTEM IS INSTALLED, THE CATCH BASINS SHALL BE INSTALLED AND BURLAP SACKS SHALL BE PLACED AROUND THE CATCH BASINS, AS SHOWN IN R.Q.W.C.B. S.F. BAY AREA EROSION AND SEDIMENT CONTROL MANUAL.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND PERMANENT LANDSCAPE IN PLACE. CHANGES TO EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITION, BUT ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER. (2) WORK PERFORMED
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON. RE
5. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO OCTOBER 1ST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY.
6. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL WORK ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT. REFER TO GRADING TO GRADING PLAN FOR OTHER INFORMATION.
7. USE STRAW WATTLES PER REGIONAL WATER QUALITY CONTROL BOARD FIELD MANUAL.



TEMPORARY CONCRETE WASHOUT FACILITY (ABOVE GRADE)



Nadi M. Raffoul

NR ENGINEERING
ENGINEERING CO.
555 WETTERDOE DRIVE
SAN JOSE, CALIFORNIA 95128
(408) 346-7883

CALIFORNIA

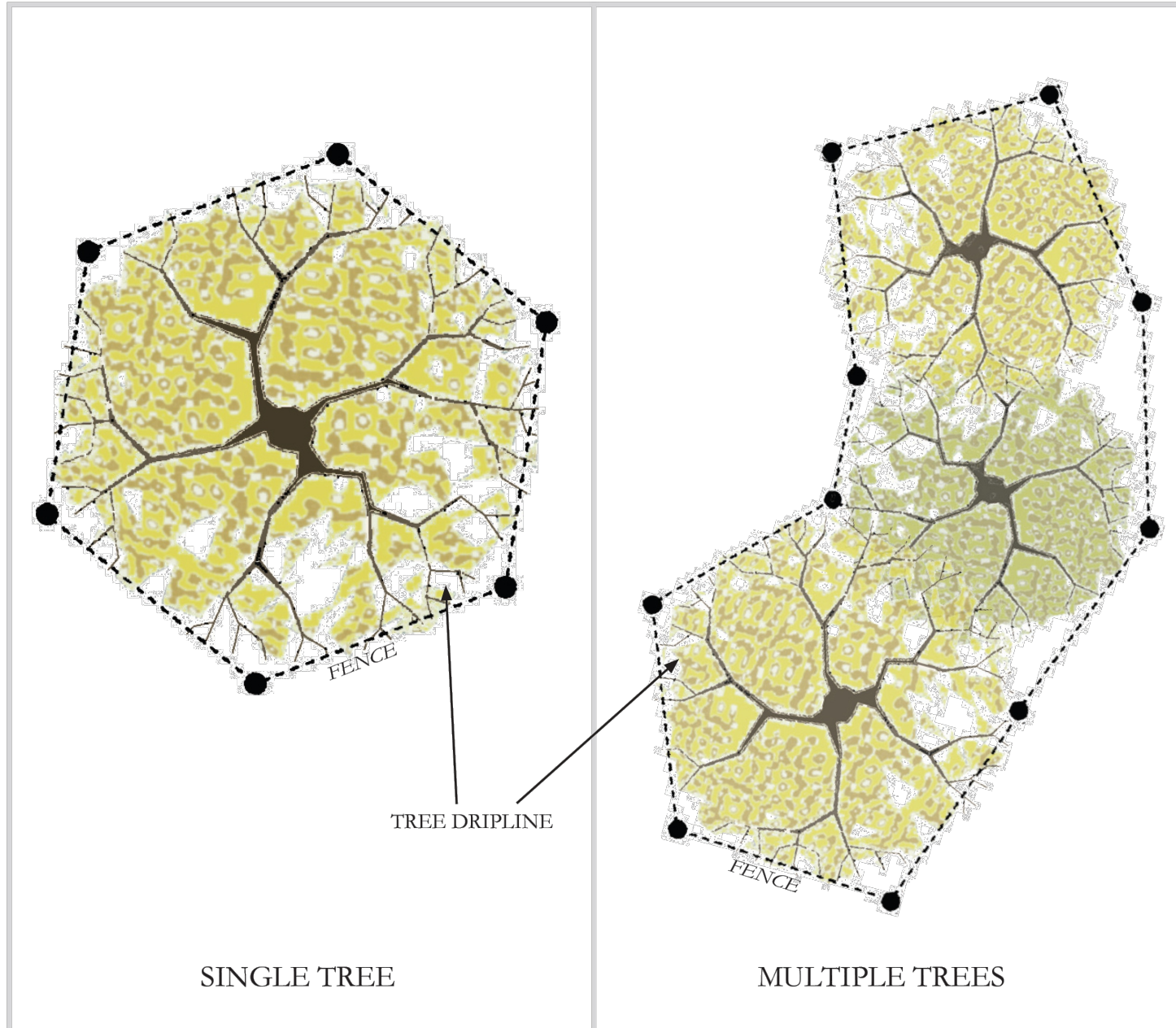
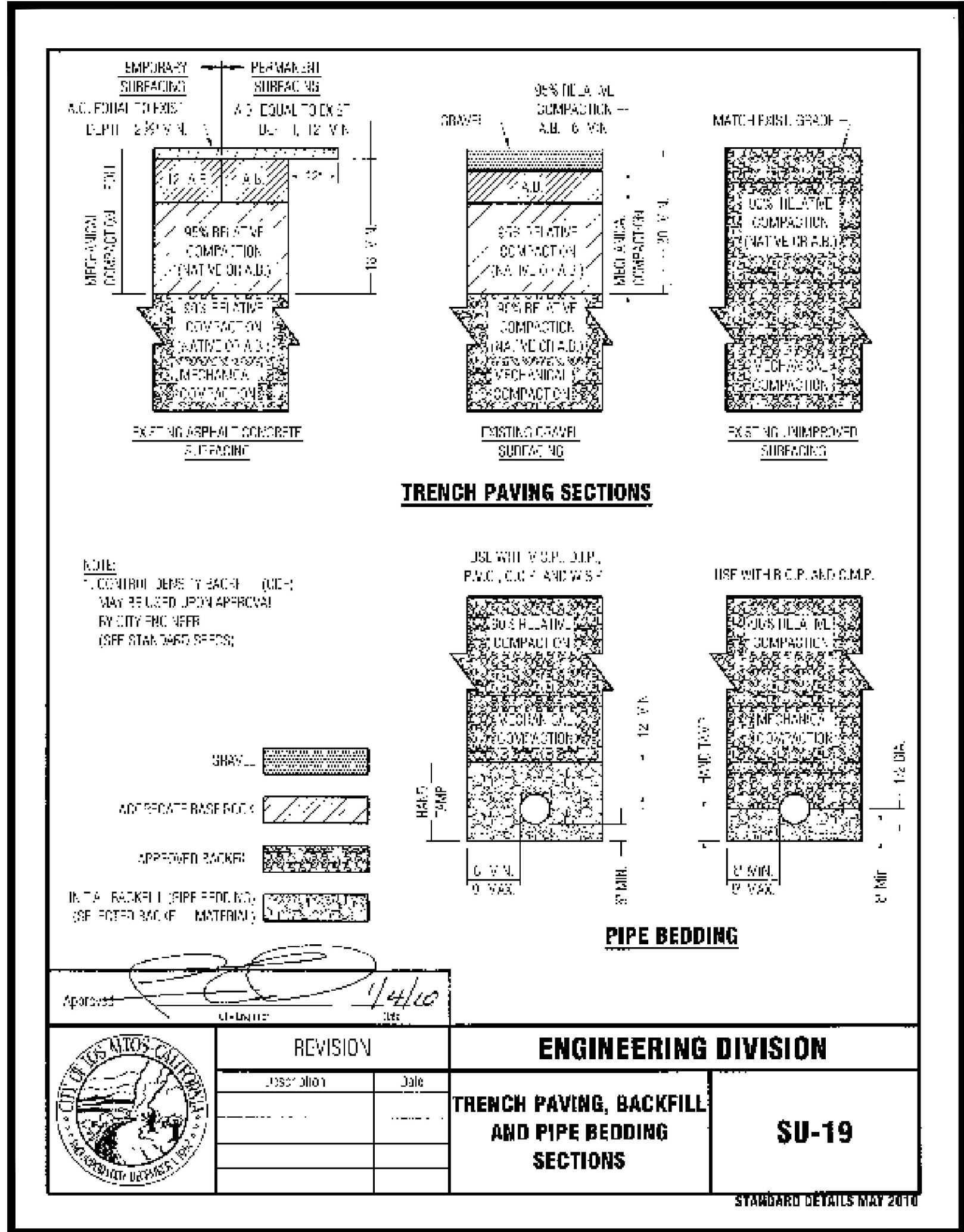
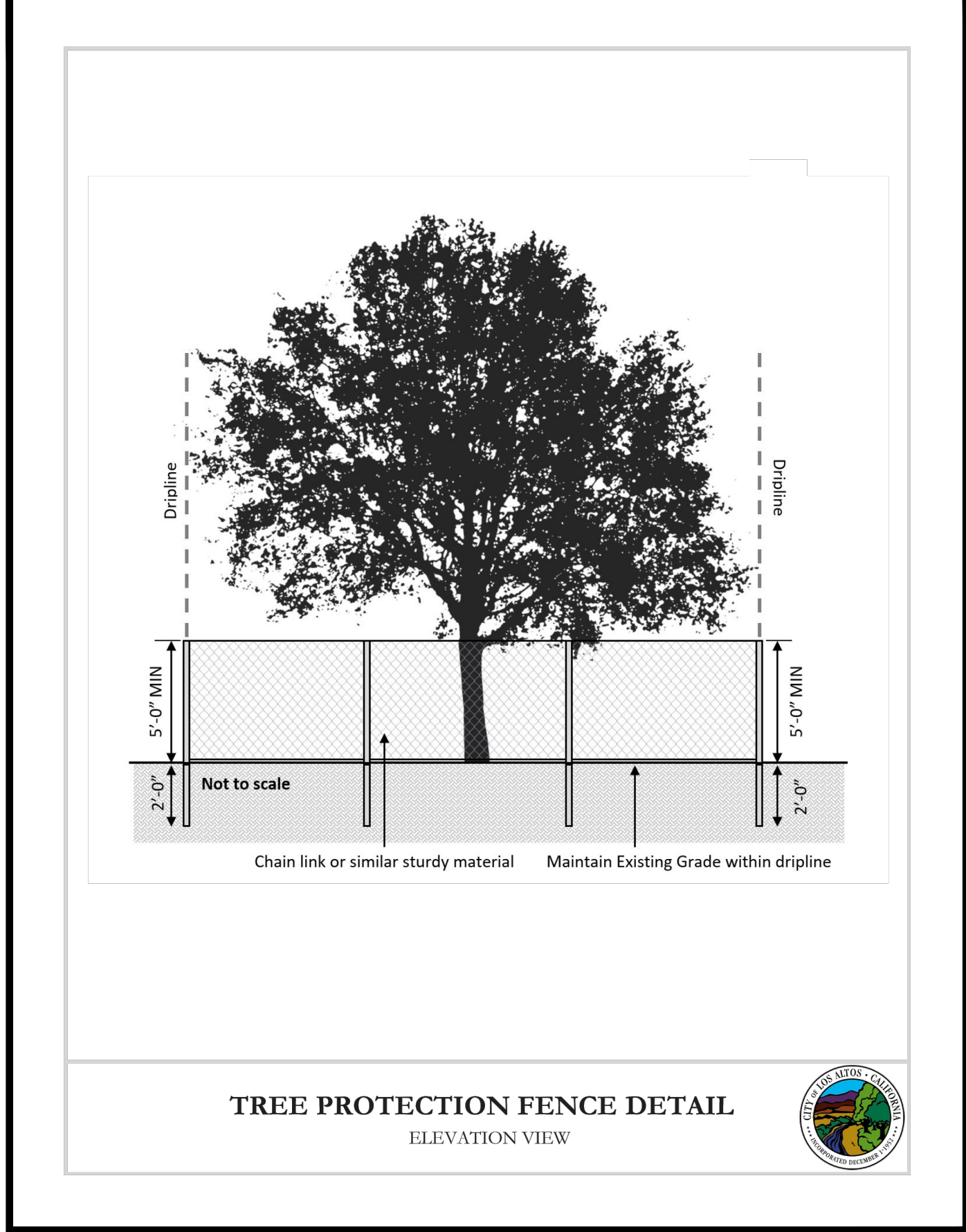
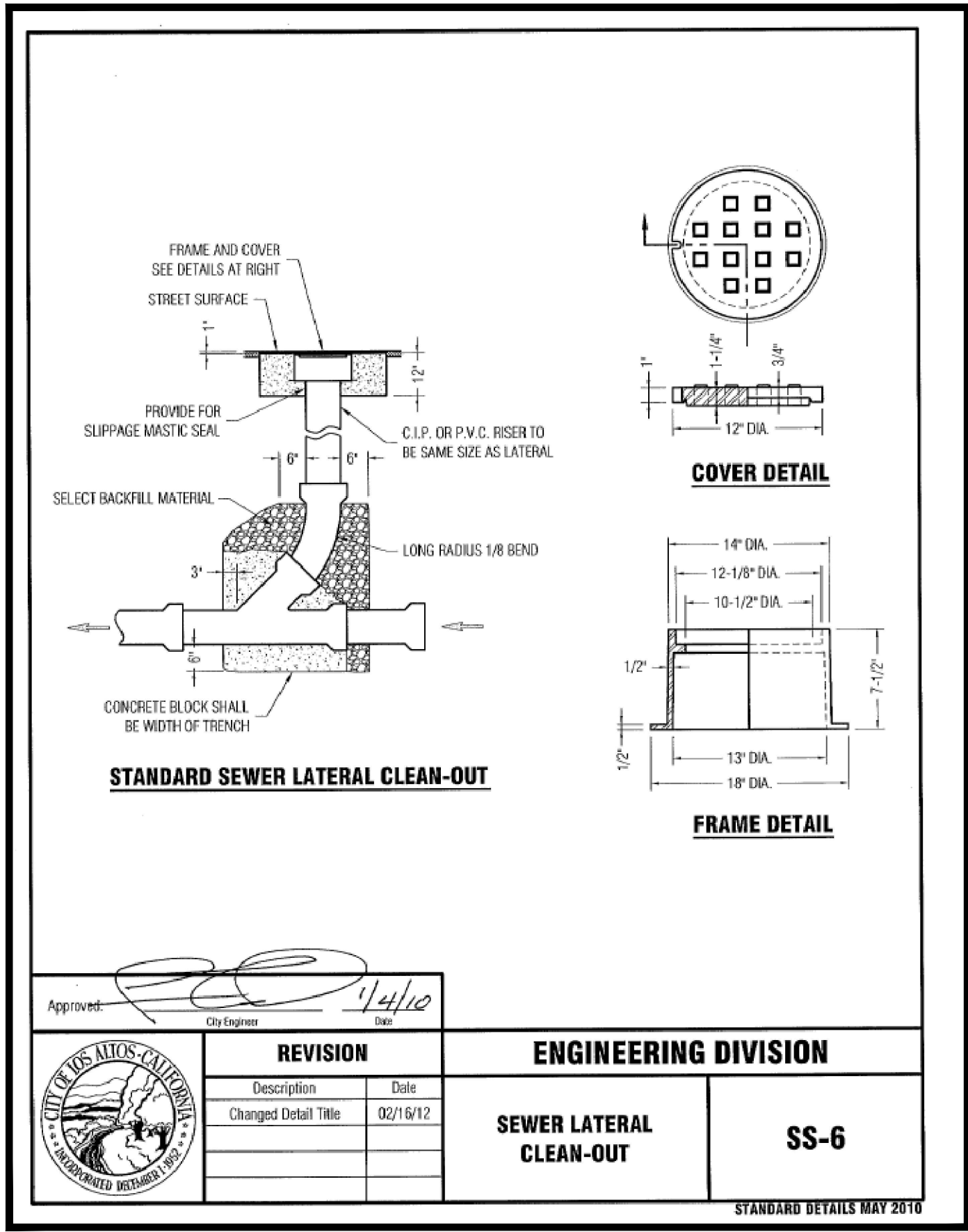
709 LOS NINO WAY
LOS ALTOS
APN 170-11-016

SANTA CLARA COUNTY

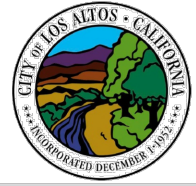
CITY STANDARD
DETAILS

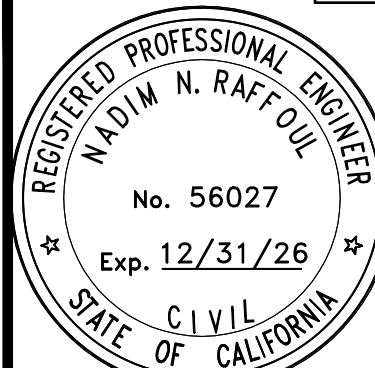
REVISIONS	DATE
JOB NO:	
DATE:	1-29-2025
SCALE:	N.T.S.
DRAWN BY:	NR
SHEET NO:	

C-4



- Notes per Section 11.08.120 of the Municipal Code:
- Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.
 - The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.
 - The existing grade level around a tree shall normally be maintained out to the dripline of the tree. No signs, wires, or any other object shall be attached to the tree.
 - Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods





NNR ENGINEERING
 635 WEYERHUSE DRIVE
 SAN JOSE, CALIFORNIA 95128
 (408) 946-7895

CALIFORNIA

709 LOS NINO WAY
 LOS ALTOS

LOS ALTOS
 APR 17-11-06

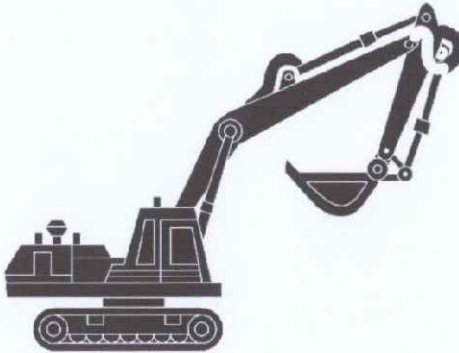
SANTA CLARA COUNTY

**BLUEPRINT FOR A
 CLEAN BAY**

REVISIONS	DATE
JOB NO:	
DATE:	1-29-2025
SCALE:	N.T.S.
DRAWN BY: NR	
SHEET NO:	
C-5	
OF 5 SHEETS	

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

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

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Right Job

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

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

Asphalt/Concrete Removal

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

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 crates onto dirt areas at site that do not flow to streets or drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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



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 toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.
- 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.

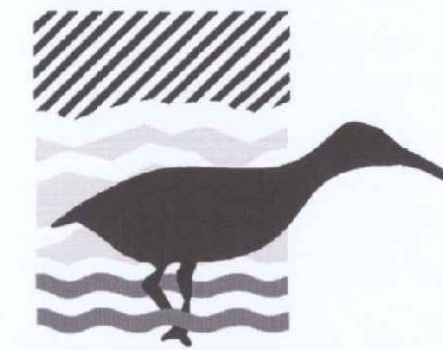
- A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for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

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

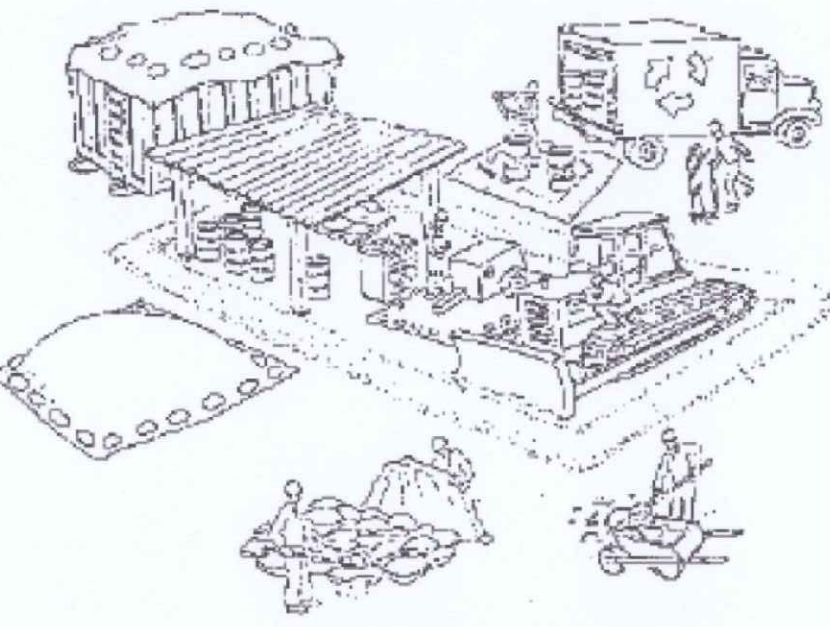
Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



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

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

Doing The Job Right

General Principals

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.
- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place clear erosion control 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, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants of exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

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

Materials/Waste Handling

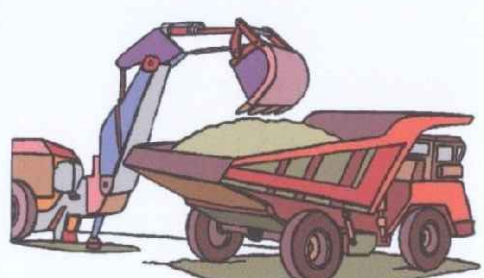
- Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock,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

Permits

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

From: [Marcia Gibbs](#)
To: [Public Comment - ZA](#)
Subject: 709 Los Ninos Way Design Review, 4 PM 5/21/2025
Date: Wednesday, May 21, 2025 11:30:07 AM

Design Review Committee,

I am the neighbor at 715 Los Ninos Way and am unable to attend this meeting in person. The following are my comments and/or concerns regarding the proposed project.

We previously communicated with 360 Design Studio, Bahi Oreizy, that we installed solar panels on our roof in January of this year and want to be absolutely sure that the proposed structure height and any proposed landscaping will not obstruct these panels.

The plans for the ADU indicate a height of 11'-3", which exceeds the fence height by ~ 5'. There are no markings to indicate window placement for that structure. The 5'-10" side setback and 7'-2" rear setback appear to be reversed in the plans we received and these are areas we would like to have additional clarification on.

It is our hope that the contractor will consider hours regulations and respect neighboring property. Projects at 720 Los Ninos Way and 388 Marich Way did not abide by these good neighbor policies and the impacts were most unpleasant.

Thank you for your consideration and any additional clarification that you might provide regarding the proposed timeline.

Regards,
M. Gibbs