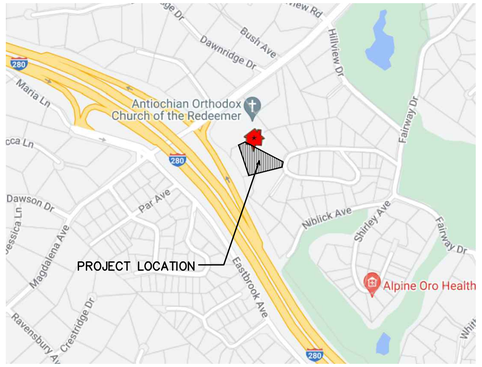
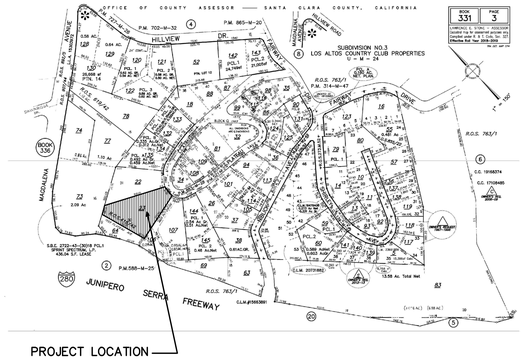
TWO STORY RESIDENCE
1554 PLATEAU AVE.
LOS ALTOS, CA 94024

VICINITY MAP



PARCEL MAP



ARCH. LEGEND & SYMBOLS

NORTH ARROW
INDICATES REFERENCE NORTH

BUILDING SECTIONS
C / A-8
SECTION IDENTIFICATION (LETTERS)
SHEET WHERE SECTION IS SHOWN

SECTION DETAIL
4 / A8.2
DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS SHOWN

KEY NOTE
X
CORRESPONDING NUMBER

OPENING INDICATIONS
DOOR OPENING
2'-8" x 6'-8"
DOOR OPENING (EG. 2'-8" X 6'-8")
WIDTH HEIGHT

WINDOW TYPE
4'-0" x 4'-0" SL.
WINDOW OPENING (EG. 4'-0" X 4'-0")
WIDTH HEIGHT
WINDOW TYPE (SL: SLIDING, SH: SINGLE HUNG, CASE: CASEMENT)

REVISION
1
CLOUD AROUND REVISION

WORK POINT, CONTROL POINT OR DATUM POINT

REFERENCE ELEVATION
+10'-0"
DIMENSION ABOVE FLOOR

CHANGE OF FLOOR FINISH

CONSULTANTS

2- ARCHITECTURAL	AKS BUILDING DESIGN Designer: Aman Dulay 17871 LOS ALAMOS DR. SARATOGA, CA 95070	(408) 375-8351
3- SURVEY	GIULIANI & KULL, INC, 4880 STEVENS CREEK, SUITE 205 SAN JOSE, CA 95129	(408) 615-4000
4- LANDSCAPE/ CIVIL	BAY SCENERY INC. 2483 OLD MIDDLEFIELD WAY, SUITE 160 MOUNTAIN VIEW, CA 94043	(650) 200-0843
5- SOIL ENGINEER	MURRAY ENGINEERS 935 FREMONT AVE. LOS ALTOS, CA 94024	(650) 559-9980

PROJECT DATA

PROJECT ADDRESS.:	1554 PLATEAU AVE.
A.P.N.:	331-10-044
ZONE DISTRICT:	R1-20-N1
NET LOT SIZE:	44,210 sf (1.015 ACRES)
ALLOWABLE FAR:	5,700 sf
EXISTING FAR:	3,311 SQFT
PROPOSED FAR:	5,478 SQFT

EXISTING FLOOR AREAS	
	EXISTING
FIRST FLOOR	2,844
GARAGE	467
SECOND FLOOR	0
TOTAL	3,311 SQFT

PROPOSED FLOOR AREAS	
	PROPOSED
FIRST FLOOR	4,491
SECOND FLOOR	1,007
TOTAL FAR	5,498 SQFT

TOTAL BASEMENT AREA: 1,203 SQFT
DETACHED GARAGE: 491 SQFT < 500 SQFT

SETBACKS-MAIN HOUSE	ALLOWED	PROPOSED
FRONT	30'-0"	141'-0"
REAR	25'-0"	158'-8"
LEFT SIDE	15'-0"	20'-7"
RIGHT SIDE	15'-0"	34'-2"
MAX. BUILDING HEIGHT:	27'-0"	26'-2"

SETBACKS-DETACHED GARAGE	ALLOWED	PROPOSED
FRONT	30'-0"	37'-6"
REAR	25'-0"	237'-8.5"
LEFT SIDE	15'-0"	15'-0"
RIGHT SIDE	15'-0"	66'-2"
MAX. BUILDING HEIGHT:	27'-0"	26'-2"

PERVIOUS PAVING: (3270 + 2385) = 5,655 SF
(DRIVEWAY+ WALKWAY)

DRAWING INDEX

APPLICABLE BUILDING CODES

CALIFORNIA RESIDENTIAL CODE (CRC)	2022 EDITION
CALIFORNIA BUILDING CODE (CBC)	2022 EDITION
CALIFORNIA MECHANICAL CODE (CMC)	2022 EDITION
CALIFORNIA PLUMBING CODE (CPC)	2022 EDITION
CALIFORNIA ELECTRIC CODE (CEC)	2022 EDITION
CALIFORNIA BUILDING ENERGY EFFICIENCY	2022 EDITION
CALIFORNIA GREEN BUILDING CODE (CGBC)	2022 EDITION

* ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

DESIGNER:
AKS BUILDING DESIGN
AMAN DULAY
(Principal Designer)
Tel: 408.375.8351
aksdesign@gmail.com

Owner:
RAMYA PULLAGURLA &
SRIHARSHA PAMULAPARTHI
1554 PLATEAU AVE.
LOS ALTOS, CA 94024

Project:
TWO STORY HOME
1554 PLATEAU AVE.
LOS ALTOS, CA 94024
APN: 331-03-023

No.	Submittals	Date
1	PLANNING	3/21/2024

No.	Revision/Issue	Date
1	XX	XXX

Project:	PLATEAU AVE.
Scale:	As Shown
Date:	3/21/2024

Sheet Title:
"COVER SHEET"

Sheet No:
A-1

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE FIRM OF GIULIANI & KULL, INC. WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETED PROJECT. IF, HOWEVER ANOTHER ENGINEERING AND OR SURVEYING FIRM SHOULD BE EMPLOYED TO USED THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT THE FIRM OF GIULIANI & KULL, INC. WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF GIULIANI & KULL, INC. HAD PERFORMED THE STAKING WORK.

PUBLIC SANITARY EASEMENT (DOC. # 3798684 O.R.)

CENTERLINE OF 10' PG&E GAS EASEMENT (DOC. # 6317255 O.R.)

[S 63°27' E 328.59']1

(R) (S 63°28'35" E 328.77')2

(308.77')2

(N 59°56'27" E)1,2 (48.04')1,2

10'

(N 60°00' E)1

(DOC. # 6114135 O.R.) COMMON DRIVEWAY EASEMENT (ROS-416 M 42)

CENTERLINE OF 10' PG&E GAS EASEMENT (DOC. # 6317255 O.R.)

MATCH LINE-SEE LOWER LEFT

LOT 30-BLOCK "P" ("U" MAPS 24-26) & RECORD OF SURVEY (416 MAPS 42) AREA = 44,210 ± S.F. (=1.01 ± AC)

[N 16°42' W 203.70']1

(N 16°40'15" W 203.94')2

(20.00')1,2

CENTERLINE OF 10' PG&E GAS EASEMENT (DOC. # 6317255 O.R.)

(DOC. # 6114135 O.R.) COMMON DRIVEWAY EASEMENT (ROS-416 M 42)

20'

(Δ=39°33'22" R=60.00' L=41.42')2

(Δ=39°30' L=41.36')1

(Δ=39°30'00" R=60.00' L=55.23')1,2

(20.00')1,2

PLATEAU AVENUE

MATCH LINE-SEE UPPER RIGHT

TBM
SET MAG. + SHINER
ELEV. = 100.00

NOTE: THE TBM USES AN ASSUMED ELEVATION OF 100.00, AND IS NOT TIED TO ANY BENCHMARK CIRCUIT.

AVERAGE SLOPE

$$S = \frac{I \times L}{A}\ (100)$$

(I=2'; L=3,255'; A=44,186± S.F.)

$$S = \frac{2 \times 3{,}255}{44{,}186}\ (100) = 10.7\%$$

(N17°06'00"W)1,2 (30.07')2 (30.04')1

(S 76°58'02" W)1,2 (270.60')1,2 (250.00')1,2

[S 77°03' W]1

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING FOOTPRINT
- TREE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JOINT POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- IRRIGATION CONTROL VALVE
- CONTOUR LINE
- CONC. CURB & GUTTER
- CATCH BASIN
- WATER LINE (APPROX. LOCATION)
- STORM DRAIN LINE (APPROX. LOCATION)
- SANITARY SEWER LINE (APPROX. LOCATION)
- PG&E LINE (APPROX. LOCATION)
- GAS LINE (APPROX. LOCATION)
- RETAINING WALL
- FENCE LINE
- EDGE OF PAVEMENT
- (R) RADIAL BEARING
- ( ) RECORD INFORMATION AS MEASURED
- [ ] RECORD INFORMATION IN CONFLICT WITH MEASURED DATA

REFERENCES

1. "MAP OF SUBDIVISION NO. 3, LOS ALTOS COUNTY CLUB PROPERTIES" ("U" MAPS 24-26)
2. RECORD OF SURVEY (416 MAPS 42)

BASIS OF BEARINGS

THE BEARING N 73°57'30" W, BEING THE CENTERLINE OF PLATEAU DRIVE, AS SHOWN UPON THE RECORD OF SURVEY, (416 MAPS 42) WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LICENSED LAND SURVEYOR
RODD A. ROWALT
NO. L7999
EXP. 12-31-24
STATE OF CALIFORNIA

(OLD GK JN. 17221)

NO.	DATE	REVISIONS
3	8/31/23	ADDED EASEMENTS & RECORD DATA
2	12/7/23	ADDED AVERAGE SLOPE CALCULATION
1		

SCALE 1"=10'
DRAWN BY E.T.
DESIGNED BY
CHECKED BY

Giuliani & Kull, Inc.
Engineers • Planners • Surveyors
4380 Stevens Creek Blvd. Suite 205 San Jose, CA. 95129
(408) 615-4000 Fax (408) 615-4004
Auburn • San Jose • Oakdale

1554 PLATEAU AVENUE
APN 331-03-023
UNINCORPORATED
LOS ALTOS, CALIFORNIA

TOPOGRAPHIC SURVEY

SHEET 1
OF 1
DATE 7/31/23
JOB NO. 23112

F:\2023\23112\23112-ts.dwg

CONTENTS

Introduction

ASSIGNMENT

On November 29th, 2023, at the request of the property owner, I visited the project site at 1554 Plateau Ave., Los Altos. I had accepted the assignment of Project Arborist, agreeing to write an industry-standard tree protection plan for their building permit application. The scope of the assignment, as specified by the City of Los Altos, was to include all trees of four inches and larger (4" DBH +) on and overhanging the property. After review of plans, it was my understanding that the site would undergo landscaping improvements. Assessments in this report were based on review of the following plan documents:

- Plan Set LA0.0 – LA12.0 by Bay Scenery (dated 12/07/2023)
  - Including Demolition Layout, Site Plan, Sections, and Details

I identified 30 trees for inclusion in this report including 14 trees with "Protected" status on the parcel and (2) Street trees with canopies overlooking the property. All other trees in the area were either sub-size (< 4" DBH) or sufficiently distant from the work. Three (3) Protected trees were requested for removal.

USES OF THIS REPORT

This report was written by Kaitlyn Meyer, Project Arborist, to serve as a resource for the property owner, designer and builder. It provides instructions for retaining, protecting and working around trees during construction, as well as information on City requirements. **I recommend that all tree protection measures in this report be shown on the final grading, construction, and landscape plans, and adhered to during construction.**

LIMITATIONS

Trees assessed were limited to the scope of work identified in the assignment. I have estimated the trunk diameters of trees with barriers to access or visibility (such as those on neighboring

parcels or behind debris). Although general structure and health were assessed, formal Tree Risk Assessments were not conducted unless specified. Disease diagnostic work was not conducted unless specified. All assessments were the result of ground-based, visual inspections. No excavation or aerial inspections were performed. Recommendations beyond those related to the proposed construction were not within the scope of work.

My tree impact and preservation assessments were based on information provided in the plans I have reviewed to date, and conversations with the involved parties. I assumed that the guidelines and setbacks recommended in this report would be followed. Assessments, conclusions, and opinions shared in this report are not a guarantee of any specific outcome. If additional information (such as engineering or landscape plans) is provided for my review, these assessments would be subject to change.

How Construction Can Damage Trees

Damage to Roots

Where are the Roots?

The most common types of injury to trees that occur during property improvements are related to root cutting or damage. **Tree roots extend farther out than people realize, and the majority are located within the upper 24 inches of soil.** The thickest roots are found close to the trunk, and taper and branch into ropey roots. These ropey roots taper and branch into an intricate system of fine fibrous roots, which are connected to an even finer system of fungal filaments. This vast below-ground network is tasked with absorbing water and nutrients, as well as anchoring the tree in the ground, storage, and communication.

Damage from Excavation

Any type of excavation will impact adjacent trees by severing roots and thus cutting off the attached network. Severing large roots, or trenching across the root plate, destroys large networks. Even work that appears to be far from a tree can impact the fibrous root system. Placing impervious surfaces over the ground, or installing below ground structures, such as a pool, or basement wall, will remove rooting area permanently from a site.

Damage from Fill

Adding fill can smother roots, making it difficult for them to access air and water. The roots and other soil life need time to colonize the new upper layers of soil.

Changes to Drainage and Available Water

Changes to the hydrology of the site, caused for instance by new septic fields, changes to grade, and drainage systems, can also cause big changes in available water for trees. Trees can die from lack of water or disease if their water supply dries up or gets much wetter than they are used to.

Soil Compaction and Contamination

In addition, compaction of soil, or contamination of soil with wash-water, paint, fuel, or other chemicals used in the building process, can cause damage to the rooting environment that can last many years. Tree protection fencing creates a barrier to protect as many roots as possible from this damage. Potential causes may include travelling vehicles, equipment storage, and washing out concrete.

Mechanical Injury

Injury from the impact of vehicles or equipment can occur to the root crown, trunk, and lower branches of a tree. The bark protects a tree – creating a skin-like barrier from disease-causing organisms. The stem tissues support the weight of the plant. They also conduct the flow of water, sugars, and other important compounds throughout the tree. When the bark and wood is injured, the structure and health of the tree is compromised.

Tree Impact Assessment

SITE DESCRIPTION

The parcel was on a large residential lot and the site of an existing home with detached carport. A "Common Driveway Easement" ran through the back of the property to the neighbor's parcel.

The site was well-landscaped with a variety of tree species, including oak (*Quercus spp.*), eucalyptus (*Eucalyptus sp.*), and cedar (*Cedrus sp.*).

DESCRIPTION OF PROPOSED WORK

It was my understanding that the site would undergo landscaping improvements. The driveway would be repaved with permeable pavers and existing carport to be demolished. A new basketball court was to be built. New pathways and planting areas were proposed around the property. An outdoor kitchen, pergola, and patio were planned for the back yard. A pool, outdoor shower, sauna, outdoor kitchen, and chicken area were planned on the other side of the home. New retaining walls, curbs, fences, and seat walls were planned in various spots on the property. **It should be noted that the plans were modified to retain tree #13 (coast live oak, *Quercus agrifolia*) by modifying the location of the basketball court. Additionally, the retaining wall originally proposed near Tree #24 (coast live oak) was relocated further from the tree and modified to be a curb requiring only 12-18 inches of excavation.**

TREE INVENTORY

This tree preservation plan includes an attached inventory of all trees four inches and larger (4"DBH+) on or overhanging the property as well as adjacent Street Trees as necessary. According to the City of Los Altos a "Protected Tree" was any tree that was 48-inches or greater in circumference when measured at 48-inches above the ground.

The Inventory included each tree's number (as shown on the TPZ map), measurements, condition, level of impact (due to proximity to work), tolerance to construction, and overall suitability for retainment.

IMPACTS TO PROTECTED TREES

I identified 30 trees for inclusion in this report including 14 trees with "Protected" status on the parcel and two (2) Street trees. All other trees in the area were either sub-size (< 4" DBH) or sufficiently distant from the work. Three (3) trees were requested for removal. **Please see next**

DESIGNER:

AKS BUILDING DESIGN
AMAN DULAY
(Principal Designer)
Tel: 408.375.8351
aksdesign@gmail.com

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Project:
TWO STORY HOME
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section for a list of proposed tree removals. Anticipated impacts to trees to be retained with Protected status are as follows:

- **Tree #1 (37" Italian stone pine, *Pinus pinea* – Street tree), Trees #4 and #7 (Deodar cedars, *Cedrus deodara*), Trees #6 and #8 (silver dollar gum, *Eucalyptus polyanthemos*), and Tree #11 (20" coast live oak):** These trees would not be anticipated to be impacted significantly by the project (root loss of 0% - 5%). They would only need to be protected from material storage and vehicles parking.

- **Trees #2 and #3 (pine and cedar):** These trees would incur a "low" impact (no more than 10% root loss) from the proposed deer fence.

- **Tree #13 (18" live oak):** This tree would be expected to be "moderately" impacted by the proposed basketball court and deer fence (10% - 25% root loss). **Please see "Special Tree Protection Measures" for guidelines on working within 6x DBH of this tree.**

- **Tree #24 (37.5" live oak):** This tree would be expected to be "moderately" impacted by the proposed concrete curb and demolition of the existing retaining wall (10% - 25% root loss). **Please see "Special Tree Protection Measures" for guidelines on working within 6x DBH of this tree.**

- **Tree #25 (42" blue oak, *Quercus douglasii*):** This tree would be expected to be "moderately" impacted by excavation for the proposed retaining wall and stone steps upslope from the tree and demolition of the existing retaining wall (10% - 25% root loss). **Please see "Special Tree Protection Measures" for guidelines on working within 6x DBH of this tree.**

- **Trees #26 and #27 (coast live oak):** These trees would be expected to sustain "low" impacts (less than 10% root loss) from the proposed excavation for the chicken area and retaining walls.

The evaluation of anticipated project impacts to the woodland was summarized in the Tree Inventory under the heading "Impact Assessment." These included impacts of grading, excavation for utility installation, retaining walls, drainage or any other aspect of the project that could impact the service life of the tree. The anticipated impact due to proximity to work

was provided using a rating system. General species tolerance to construction, and condition of the trees (health and structural integrity), was also provided. These factors, as well as tree age, soil characteristics, and species desirability, all factored into an individual tree's suitability rating, as summarized on the Inventory. Suitability of trees to be retained was rated as "high," "moderate," or "low."

REQUESTED TREE REMOVALS

Trees #21 – #23 and #30 were requested for removal. Justification statements for removal of Protected Trees are as follows:

- **Trees #21 – #23 (live oaks):** These trees were all within two feet (2') of the proposed outdoor kitchen area and pergola. They would be expected to sustain "severe" impacts of more than 30% root loss, leading to decline and instability. **Removal may be justified by City code chapter 11.08.090 Clause A.2, "for economic or other enjoyment of the property."**

Tree Preservation & Mitigation Measures

PRE-CONSTRUCTION

Establish Tree Protection Zones (TPZ):

The Tree Protection Zone (TPZ) shall be a fenced-off area where work and material storage is not allowed. This barrier protects the critical root zone and trunk from compaction, mechanical damage, and chemical spills.

TPZ SPECIFICATIONS:
From "Tree Protection During Construction" (City Code 11.08.120):

Protected trees designated for preservation shall be protected during development of a property by compliance with the following, which may be modified by the planning director:

a. *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 a minimum of four feet in height and shall be set securely in place. The fence shall be of a sturdy but open material (i.e., chainlink), to allow visibility to the trunk for inspections and safety. There shall be no storage of any kind within the protective fencing.*

*** To best meet the City fencing requirements, I specifically recommend using five-foot (5') chain link fence as standard tree protection. The fence is most secure when mounted on 2-inch diameter galvanized posts, and driven into the ground to a depth of at least 2 feet at no more than 10-foot spacing. See Tree Protection Fence Detail at the end of this report.**

b. *The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the planning director.*

c. *Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a tree (the root system generally extends to the outermost edges of the branches).*

d. *Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.*

e. *No signs, wires, or any other object shall be attached to the tree.*

Since protecting out to the dripline may not be practical given site restrictions, please see attached TPZ map for recommended fence placement.

Preventing Soil Disturbance & Root Damage

I recommend that anywhere workers and vehicles will be traveling over bare ground within fifteen feet of a tree's dripline should have material applied over the ground to disperse the

load. This may be done by applying a six to 12-inch layer of wood chip mulch to the area. With this method, mulch in excess of four inches would have to be removed after work is completed. As an alternative method that would not require mulch removal, the contractor could place plywood (>3/4-inch-thick) or road mats over a four-inch layer of mulch. Mulch should be spread manually so as not cause compaction or damage.

Forms of excavation such as trenching or cutting into soil grade are often the chief contributors to tree stress or decline post-construction. Adding fill soil can smother roots and bury trunk flares causing stress and rot. Impermeable pavement prevents air and water from entering the soil, limiting available space where roots can thrive.

Pruning Branches

I recommend that trees be pruned only as necessary to provide minimum clearance for proposed structures and the passage of workers, vehicles, and machines, while maintaining a natural appearance. Any large dead branches should be pruned out for the safety of people working on the site.

Pruning should be specified in writing adhering to ANSI A300 Pruning Standards and performed according to Best Management Practices endorsed by the International Society of Arboriculture. Any pruning (trimming) of branches should be supervised by an ISA-certified arborist.

Pre-Construction Inspection

Prior to Issuance of a Building Permit (including Grading or Demolition Permits), it is common for municipal Planning and Building Departments to request a pre-construction site inspection and report, to verify that all required tree protection and erosion control measures are in place. Inquire with your Planning Department contact for requirements.

DURING CONSTRUCTION

Special Tree Protection Measures – Trees #13, #24, and #25

1) **Demolition of existing hardscape and retaining walls (Trees #24 and #25)** should be performed in a manner that avoids tearing roots: Using the smallest effective machinery, break up pieces of the concrete and lift pieces up and away from trees. Cut roots embedded in paving rather than tearing them (see instructions on root cuts).

2) **Hardscaping (basketball court) – Tree #13:** When excavating within 10 feet of this trees, use hand tools. Leave roots encountered undisturbed if possible. Excavation depth for installation of new landscape materials within 10 feet of trees should be no more than four inches (4") into existing soil grade. Do not compact native soil under paving materials. If roots must be cut, please see section titled "Root Pruning." No paving materials or any excavation or grading within four feet (4') of trunk.

3) **Guidelines for installation of retaining wall footings and curb adjacent to Trees #24 and #25:** *Use hand tools only* when excavating within 20 feet of the trunks of these trees within the top 36 inches of soil depth. If roots of one-inch diameter or larger must be cut, they should be cut cleanly with a sharp, clean sawblade perpendicular to the direction of growth (a "square cut"). The cut should be made where the bark of the root is undamaged and intact. **Root pruning should be supervised by the Project Arborist.**

Project Arborist Supervision

If arborist monitoring is required during the project, I recommend the following monitoring schedule:

- Pre-construction site inspection, to verify that all required tree protection and erosion control measures are in place.

- Demolition or deconstruction, grading and excavation, and/or trenching activities where grade changes exceed 4" within the drip line of a protected tree. Boring for pier installation.

- Monthly TPZ compliance inspections.

- Any pruning or root pruning activities detailed in the pruning specifications provided herein.

- Final compliance report

Adjusting established TPZ locations may be necessary for specific phases of the project and would require approval by the consulting arborist and the City.

Irrigation

Maintain normal irrigation; as a rule of thumb, provide 1- 2 inches per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. However, native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

Root Pruning

Roots often extend farther beyond the tree than people realize. Even outside of the fencing protecting the critical root zone, there are roots that are important to the wellbeing of the tree. Builders may notice torn roots after digging or trenching. If this happens, exposed ends should be cut cleanly. The cut should be made perpendicular to the growth of the root (i.e. a "square cut") at a location where bark is undamaged and intact.

However, the best way to cut roots is to cut them cleanly *before* they are torn by excavating equipment. Roots may be exposed by gentle excavation methods and then cut selectively. Alternatively, a tool specifically designed to cut roots may be used to cut through the soil on the tree-side of the excavation line prior to digging so that roots are not torn.

I recommend that root pruning of any root over one inch (1") be supervised by the Town Arborist (or Project Arborist).

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POST-CONSTRUCTION

Ensure any mitigation measures to ensure long-term survival including but not limited to:

Continued Tree Care

Provide adequate and appropriate irrigation. As a rule of thumb, provide 1- 2 inches of water per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. Native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

Mulch insulates the soil, reduces weeds, reduces compaction, and promotes myriad benefits to soil life and tree health. Apply four inches of wood chips (or other mulch) to the surface of the soil around trees, extending at least to the dripline when possible. Take care not to pile mulch against the trunk.

Do not fertilize unless a specific nutrient deficiency has been identified and a specific plan prescribed by the project arborist (or a consulting arborist).

Post-Construction Monitoring

Monitor trees for changes in condition. Check trees at least once per month for the first year post-construction. Expert monitoring should be done at least every 6 months or if trees show signs of stress. Signs of stress include unseasonably sparse canopy, leaf drop, early fall color, browning of needles, and shoot die-back. Stressed trees are also more vulnerable to certain disease and pest infestations. Call the Project Arborist, or a consulting arborist if these, or other concerning changes occur in tree health.

"Dead/Unstable" = 0 - 5%; No live canopy/buds or failure imminent

IDEAL TPZ RADIUS: Recommended tree protection radius to ensure healthy, sound trees. Based on species tolerance, age, and size (total combined stem area) as per industry best practice standards. Compromising the radius in a specific area may be acceptable as per arborist approval. Municipalities in our region simplify this nuanced process by using the distance to the dripline, 10X DBH, or 6X DBH as acceptable setbacks from construction.

AGE: Relative to tree lifespan; "Young" <1/3; "Mature" 1/3 - 2/3; "Overmature" >2/3

IMPACT: Anticipated impact to an individual tree including……

SEVERE - In direct conflict, removal necessary if plans proceed (distance to root cuts/fill within 3X DBH or root loss of > 30% anticipated).

HIGH – Work planned within 6X DBH and/or anticipated root loss of 20% – 30%. Redesign to reduce impact should be explored and may be required by municipal reviewer. Retainment may be possible with monitoring or alternative building methods. Health and structure may worsen **even if** conditions for retainment are met.

MODERATE - Ideal TPZ encroached upon in limited areas. No work or very limited work within 6X TPZ. Anticipated root loss of 10% - 25%. Special building guidelines may be provided by Project Arborist. Although some symptoms of stress are possible, tree is not likely to decline due to construction related activities.

LOW - Anticipated root loss of less than 10%. Minor or no encroachment on ideal TPZ. Longevity uncompromised with standard protection.

VERY LOW - Ideal TPZ well exceeded. Potential impact only by ingress/egress. Anticipated root loss of 0% - 5%. Longevity uncompromised.

NONE - No anticipated impact to roots, soil environment, or above-ground parts

TOLERANCE: General species tolerance to construction (GOOD, MODERATE, or POOR) as given in Managing Trees During Construction, Second Edition, by International Society of Arboriculture

SUITABILITY ASSESSMENT: An individual tree's suitability for preservation considering impacts, condition, maturity, species tolerance, site characteristics, and species desirability. (HIGH, MODERATE, or LOW)

Conclusion

The proposed building project appeared to be a valuable upgrade to the property. If the recommendations and protection measures in this report are followed, all protected trees identified for preservation are expected to survive.

If any of the property owners, project team, or City reviewers have questions on this report, or require Project Arborist supervision or technical support, please do not hesitate to contact me at (618) 698-3051 or info@bofirestone.com.

Signed,

Kaitlyn Meyer
ISA Certified Arborist #WE-14992A | Member - International Society of Arboriculture

Sources

Fite, Kelby, and E. Thomas Smiley. *Managing trees during construction,* second edition.
Champaign, IL: International Society of Arboriculture, 2016. Print.

ISA. *Guide for Plant Appraisal,* 10th edition, second printing. Atlanta, GA: International Society of Arboriculture, 2019. Print.

ISA. Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement.
Western Chapter ISA.

Smiley, E. Thomas, Nelda Matheny, and Sharon Lilly. *Best Management Practices: Tree Risk Assessment*: International Society of Arboriculture, 2011. Print.

Supporting Documents

Glossary

DBH / DSH: "Diameter at Breast/Standard Height," measured at 4.5' above grade.

CIRCUMFERENCE (CIRC.): Combined trunk circumference at 4.5' above grade.

SPREAD: Diameter of canopy between farthest branch tips.

PROTECTED TREE: According to Los Altos City Code,

- Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.
- Any tree designated by the Historical Commission as a Heritage Tree or any tree under official consideration for a Heritage Tree designation. (All Canary Island Palm trees on Rinconada Court are designated as Heritage Trees.)
- Any tree which was required to be either saved or planted in conjunction with a development review approval (i.e. new two-story house).
- Any tree located within a public right-of-way.
- Any tree, regardless of size, located on property zoned other than single-family (R1).

CONDITION-Ground based visual assessment of structural and physiological well-being:

"Excellent" = 81 - 100%; Good health and structure with significant size, location or quality.

"Good" = 61-80%; Normal vigor, full canopy, no observable significant structural defects, many years of service life remaining.

"Fair" = 41-60%; Reduced vigor, significant structural defect(s), and/or other significant signs of stress

"Poor" = 21- 40%; In potentially irreversible decline, structure and aesthetics severely compromised

"Very Poor" = 6-20%; Nearly dead, or high risk of failure, negative contribution to the landscape

Photo A

PHOTO A: Trees #21 - #23 (oaks) to be removed.

Photo by K. Meyer 11/29/23

DESIGNER:
AKS BUILDING DESIGN
AMAN DULAY
(Principal Designer)
Tel: 408.375.8351
aksdesign@gmail.com

Owner:
RAMYA PULLAGURLA &
SRIHARSHA PAMULAPARTHI
1554 PLATEAU AVE.
LOS ALTOS, CA 94024

Project:
TWO STORY HOME
1554 PLATEAU AVE.
LOS ALTOS, CA 94024
APN: 331-03-023

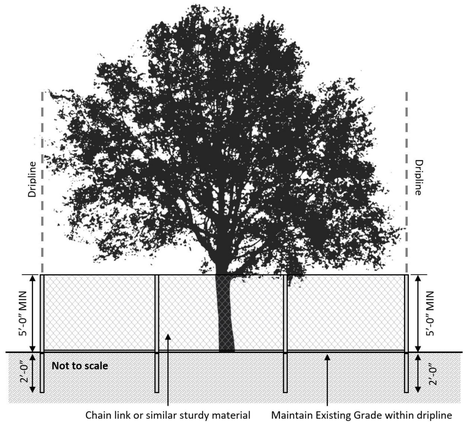
No.	Submittals	Date
1	PLANNING	3/21/2024

No.	Revision/Issue	Date
1	XX	XXX

Project:	PLATEAU AVE.
Scale:	As Shown
Date:	3/21/2024

Sheet Title:
"ARBORIST REPORT"

Sheet No:
AR-3

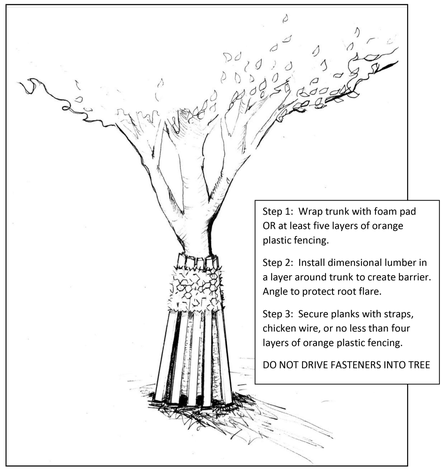


TREE PROTECTION FENCE DETAIL

ELEVATION VIEW

TPZ III – Alternative Method of Tree Protection

May be used to protect trunk from damage during construction activities when standard TPZ fencing is not practical. Install prior to construction activities. Adjust to allow for diameter growth as needed.



Created by Bo Firestone 2018

TREE INVENTORY - 1554 Plateau Ave., Los Altos 94024

Date: 12/11/2023

								TREE IMPACT ASSESSMENT							
Number	Common Name	Botanical Name	DBH (inches)	math. DBH (inches)	Height (feet)	Spread (feet)	Status	Condition	Age	Species Tolerance	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level **	Suitability Rating	Remove / Preserve
1	Italian Stone Pine	*Pinus pinea*	27, 25	37	55	55	**Protected**	POOR	MATURE	MODERATE	12	37	VERY LOW	MODERATE	PRESERVE
2	Italian Stone Pine	*Pinus pinea*	26	26	25	30	**Protected**	POOR	MATURE	MODERATE	12	26	LOW	MODERATE	PRESERVE
3	Deodar Cedar	*Cedrus deodara*	18	18	50	20	**Protected**	FAIR	MATURE	HIGH	8	12	LOW	MODERATE	PRESERVE
4	Deodar Cedar	*Cedrus deodara*	15	15	55	20	**Protected**	POOR	MATURE	HIGH	8	10	VERY LOW	MODERATE	PRESERVE
5	Coast Live Oak	*Quercus agrifolia*	6	6	20	15	not protected	FAIR	YOUNG	HIGH	6	3	VERY LOW	MODERATE	PRESERVE
6	Silver Dollar Gum	*Eucalyptus polyanthemos*	(2) 23	33	55	30	**Protected**	FAIR	MATURE	MODERATE	12	33	VERY LOW	MODERATE	PRESERVE
7	Deodar Cedar	*Cedrus deodara*	15.5	15.5	55	20	**Protected**	FAIR	MATURE	HIGH	8	10	VERY LOW	MODERATE	PRESERVE
8	Silver Dollar Gum	*Eucalyptus polyanthemos*	26.5	26.5	55	35	**Protected**	GOOD	MATURE	MODERATE	12	27	VERY LOW	HIGH	PRESERVE
9	Coast Live Oak	*Quercus agrifolia*	13	13	20	20	not protected	GOOD	MATURE	HIGH	8	9	VERY LOW	HIGH	PRESERVE
10	Coast Live Oak	*Quercus agrifolia*	10	10	20	15	not protected	FAIR	MATURE	HIGH	8	7	VERY LOW	MODERATE	PRESERVE
11	Coast Live Oak	*Quercus agrifolia*	20	20	45	30	**Protected**	FAIR	MATURE	HIGH	8	13	VERY LOW	MODERATE	PRESERVE
12	Carob	*Ceratonia siliqua*	10.5, 9	14	20	20	not protected	FAIR	MATURE	MODERATE	12	14	MODERATE	MODERATE	PRESERVE
13	Coast Live Oak	*Quercus agrifolia*	18	18	45	45	**Protected**	GOOD	MATURE	HIGH	8	12	MODERATE	MODERATE	PRESERVE
14	Coast Live Oak	*Quercus agrifolia*	est. 8	8	20	15	not protected	GOOD	MATURE	HIGH	8	5	LOW	HIGH	PRESERVE
15	Purple-leaf Plum	*Prunus cerasifera*	5.5	5.5	15	10	not protected	FAIR	MATURE	MODERATE	12	6	MODERATE	MODERATE	PRESERVE
16	Coast Live Oak	*Quercus agrifolia*	11	11	20	20	not protected	GOOD	MATURE	HIGH	8	7	MODERATE	MODERATE	PRESERVE
17	Toyon	*Heteromeles arbutifolia*	6, 4	7	15	10	not protected	FAIR	MATURE	MODERATE	12	7	MODERATE	MODERATE	PRESERVE
18	Coast Live Oak	*Quercus agrifolia*	14.5	14.5	40	25	not protected	GOOD	MATURE	HIGH	8	10	MODERATE	HIGH	PRESERVE
19	Coast Live Oak	*Quercus agrifolia*	6	6	20	15	not protected	FAIR	MATURE	HIGH	8	4	VERY LOW	MODERATE	PRESERVE
20	Hollyleaf Cherry	*Prunus ilicifolia*	6	6	15	10	not protected	FAIR	MATURE	MODERATE	12	6	VERY LOW	MODERATE	PRESERVE
21	Coast Live Oak	*Quercus agrifolia*	18.5	18.5	45	30	**Protected**	GOOD	MATURE	HIGH	8	12	SEVERE	LOW	REMOVE (X)
22	Coast Live Oak	*Quercus agrifolia*	12.5, 6, 4, 3	15	35	35	**Protected**	FAIR	MATURE	HIGH	8	10	SEVERE	LOW	REMOVE (X)
23	Coast Live Oak	*Quercus agrifolia*	17	17	45	35	**Protected**	GOOD	MATURE	HIGH	8	11	SEVERE	LOW	REMOVE (X)
24	Coast Live Oak	*Quercus agrifolia*	37.5	37.5	70	40	**Protected**	GOOD	MATURE	HIGH	8	25	MODERATE	HIGH	PRESERVE
25	Blue Oak	*Quercus douglasii*	42	42	70	60	**Protected**	FAIR	OVERMATURE	MODERATE	15	53	MODERATE	MODERATE	PRESERVE
26	Coast Live Oak	*Quercus agrifolia*	15.5	15.5	35	25	**Protected**	GOOD	MATURE	HIGH	8	10	LOW	HIGH	PRESERVE
27	Coast Live Oak	*Quercus agrifolia*	est. 18	18	35	25	**Protected**	GOOD	MATURE	HIGH	8	12	LOW	HIGH	PRESERVE
28	Chinese Elm	*Ulmus parvifolia*	13	13	35	35	not protected	GOOD	MATURE	MODERATE	12	13	MODERATE	HIGH	PRESERVE
29	Crabapple	*Malus sylvestris*	5.5	5.5	15	15	not protected	FAIR	MATURE	MODERATE	12	6	VERY LOW	MODERATE	PRESERVE
30	Strawberry Tree	*Arbutus 'Marina'*	4, 3, 2	5	15	15	not protected	GOOD	MATURE	MODERATE	12	5	SEVERE	LOW	REMOVE (X)
KEY:															
#	**Neighboring / City Street Tree**														
	Removal Request														

SEE GLOSSARY FOR DEFINITION OF TERMS

**ASSUMES STANDARD AND SPECIAL TREE PROTECTION MEASURES ARE FOLLOWED.

Prepared by Kaitlyn Meyer
ISA Certified Arborist #WE-14992A

DESIGNER:

AKS BUILDING DESIGN
AMAN DULAY
(Principal Designer)
Tel: 408.375.8351
aksdesign@gmail.com

Owner:
RAMYA PULLAGURLA &
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Project:
TWO STORY HOME
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Project: PLATEAU AVE.
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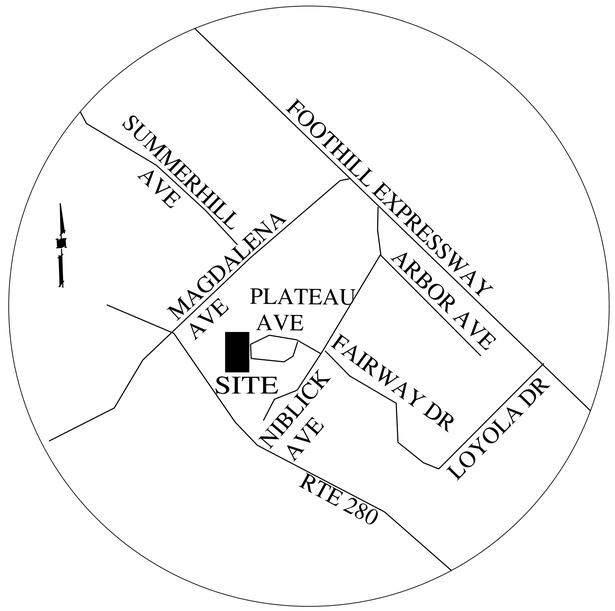
"ARBORIST REPORT"

Sheet No:
AR-4



VICINITY MAP

EXISTING IMPERVIOUS AREA
11,943 S.F.

DISTURBED AREA=28,195± S.F.

SITE AREA
44,210 S.F.
1.01 ACRES

PERMANENT MONUMENTS/ MONUMENT PRESERVATION

1. IN ACCORDANCE WITH THE CALIFORNIA PROFESSIONAL LAND SURVEYORS ACT (BUSINESS AND PROFESSIONS CODE) CHAPTER 15, SECTIONS 8771 AND 8725.1, CALIFORNIA PENAL CODE 605, AND CALIFORNIA GOVERNMENT CODE 27581, THE OWNER, CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING ROADWAY STREET MONUMENT, CORNER STAKE, OR ANY OTHER PERMANENT SURVEYED MONUMENT AND/ OR AS SHOWN ON THE PLAN SHEET SHALL ENSURE THAT A CORNER RECORD AND/ OR RECORD OF SURVEY ARE FILED WITH THE COUNTY SURVEYOR OFFICE PRIOR TO DISTURBING SAID MONUMENTS.
ALL DISTURBED OR DESTROYED MONUMENTS SHALL BE RESET AND FILED IN COMPLIANCE WITH SECTION 8271.

UTILITY CLARIFICATIONS NOTE:

1. NO NEW REPLACEMENT AND /OR UTILITY UPGRADES ARE REQUIRED/ANTICIPATED. IF DURING CONSTRUCTION IT IS DISCOVERED THAT NEW, REPLACEMENT AND/ OR UTILITY UPGRADES ARE REQUIRED, THEN THE OWNER, OWNER'S CONTRACTOR AND/OR THE SPECIFIC UTILITY COMPANY SHALL APPLY AND OBTAIN A SEPARATE ENCROACHMENT PERMIT FOR SAID WORK WITHIN THE LIMITS OF THE ROW FROM ROADS AND AIRPORTS.
2. ANY NEW UTILITIES TO BE INSTALLED UNDERGROUND.

IMPROVEMENT PLAN CONSTRUCTION NOTES:

1. ALL WORK IN THE COUNTY ROAD RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT–I.E. CABLE, ELECTRIC, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ALL UTILITY OPERATIONS (RELOCATIONS, REPLACEMENTS,ABANDONMENT, TEMPORARY FACILITIES, AND/OR NEW FACILITIES FOR CABLE, ELECTRIC, GAS SEWER, WATER), ETC.

2. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN UPON THIS PLAN, WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAY ARE IMPROVED (AS NO COST TO THE COUNTY) TO PUBLIC MAINTENANCE ROAD STANDARDS APPROACH BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM,

SCOPE OF WORK (PHASE 1)

1. CLEARING AND GRUBBING
2. ROUGH GRADING AND REPLACED EXITING DRIVEWAY
3. CONSTRUCT NEW GARAGE AND HOUSE ADDITION
4. CONSTRUCT PATIOS AND WALKWAY PER ARCHITECTURAL PLANS
5. INSTALL STORM DRAIN SYSTEM
6. EROSION CONTROL IMPROVEMENTS AND DETENTION SYSTEM

NOTE:

IN THE EVENT THAT PROPERTY CORNERS ARE DESTROYED, DO NOT EXIST OR CANNOT BE FOUND DURING CONSTRUCTION, IRON PIPES SHALL BE SET (OR RE–SET) AT ALL PROPERTY CORNERS AT THE DIRECTION OF COUNTY INSPECTION/SURVEYING/ENGINEERING STAFF TO ENSURE THAT PROPER BUILDING SETBACKS LINES CAN BE DETERMINED.

IMPROVEMENT PLAN CONSTRUCTION NOTES:

1. ALL WORK IN THE COUNTY ROAD RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT–I.E. CABLE, ELECTRIC, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ALL UTILITY OPERATIONS (RELOCATIONS, REPLACEMENTS,ABANDONMENT, TEMPORARY FACILITIES, AND/OR NEW FACILITIES FOR CABLE, ELECTRIC, GAS SEWER, WATER), ETC.

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UTILITY CLARIFICATIONS NOTE:

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TOPOGRAPHIC SURVEY PREPARED BY:
GIULIANI AND KULL, INC.
DATED: JULY, 2023

SHEET INDEX

GENERAL RIGHT-OF-WAY CONSTRUCTION NOTES:

1. ALL SAW CUT SPOILS SHALL BE VACUUMED.
2. SAW CUT AND RE–PAVE A MINIMUM 1–FT OF PLATEAU DRIVE ALONG DRIVEWAY APPROACH. MATCH PAVEMENT SECTION IN KIND AND TO COUNTY STANDARDS.
3. DRIVEWAY APPROACH PER COUNTY STANDARD B4. (IF NEEDED)
4. FRONTAGE IMPROVEMENTS PER COUNTY STANDARD B4A MODIFIED. (IF NEEDED)
5. ESTABLISHED FRONTAGE ROADSIDE DRAINAGE THAT CONFORMS TO EXISTING DRAINAGE FLOW LINE. (IF NEEDED)

TREE REMOVAL PERMIT

OBTAIN PERMIT FOR ANY OAKS TREE THAT WILL BE REMOVED.

NOTE:

THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF BUILDING SITE APPROVAL FROM THE COUNTY OF SANTA CLARA AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR . CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

EARTHWORK QUANTITY

LOCATION	CUT (CY)	FILL (CY)	MAX CUT HT. (FT)	MAX FILL HT. (FT)
WITHIN BUILDING FOOTPRINT INCLUDING BASEMENT	550	0	11	0
TOTAL	550			

LOCATION	CUT (CY)	FILL (CY)	MAX CUT HT. (FT)	MAX FILL HT. (FT)
OUTSIDE BUILDING FOOTPRINT DRIVEWAY	5	45	1	1
SITE GRADING	0	15	1	1
TOTAL	5	60		

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/24
CIVIL
STATE OF CALIFORNIA

NNR ENGINEERING
SERVICES CO.
535 WESTBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7183

1554 PLATEAU AVENUE
LOS ALTOS, CA.
APN: 331-03-023
SANTA CLARA COUNTY CALIFORNIA

COVER SHEET

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–	–
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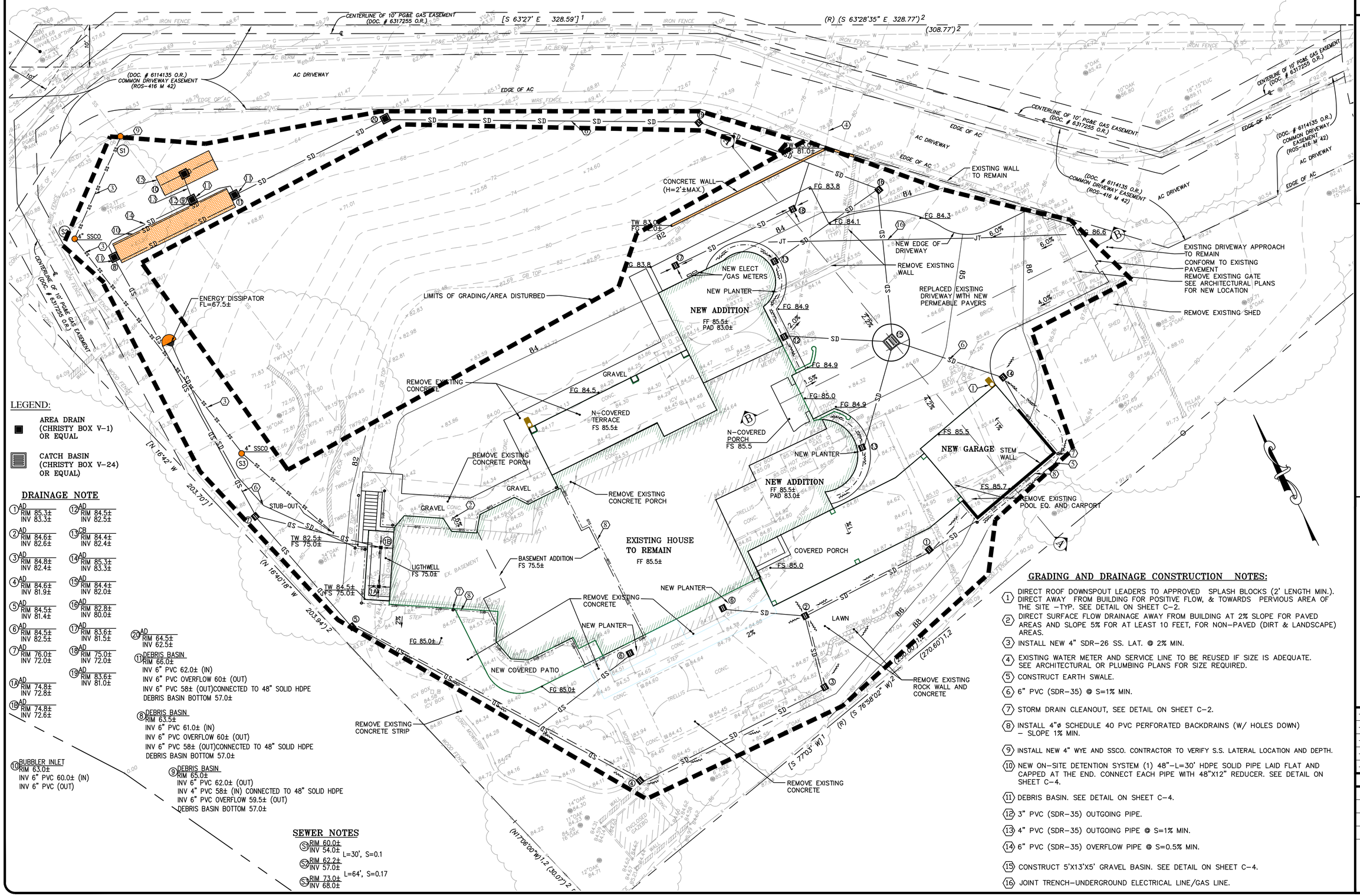
–	–
REVISIONS	BY

JOB NO:
DATE: 3-8-2024
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO: 1
OF 9 SHEETS

APPLICANT: HARSHA
ROAD: PLATEAU AVENUE
COUNTY FILE NO.



LEGEND:

- AREA DRAIN (CHRISTY BOX V-1) OR EQUAL
- CATCH BASIN (CHRISTY BOX V-24) OR EQUAL

DRAINAGE NOTE

1. AD RIM 85.3± INV 83.3±
2. AD RIM 84.6± INV 82.6±
3. AD RIM 84.8± INV 82.4±
4. AD RIM 84.6± INV 81.9±
5. AD RIM 84.5± INV 81.4±
6. AD RIM 84.5± INV 82.5±
7. AD RIM 76.0± INV 72.0±
- 1A. AD RIM 74.8± INV 72.8±
- 1B. AD RIM 74.8± INV 72.6±
10. BUBBLER INLET RIM 63.0± INV 6" PVC 60.0± (IN) INV 6" PVC (OUT)
11. DEBRIS BASIN RIM 66.0± INV 6" PVC 62.0± (IN) INV 6" PVC OVERFLOW 60± (OUT) INV 6" PVC 58± (OUT)CONNECTED TO 48" SOLID HDPE DEBRIS BASIN BOTTOM 57.0±
8. DEBRIS BASIN RIM 63.5± INV 6" PVC 61.0± (IN) INV 6" PVC OVERFLOW 60± (OUT) INV 6" PVC 58± (OUT)CONNECTED TO 48" SOLID HDPE DEBRIS BASIN BOTTOM 57.0±
9. DEBRIS BASIN RIM 65.0± INV 6" PVC 62.0± (OUT) INV 4" PVC 58± (IN) CONNECTED TO 48" SOLID HDPE INV 6" PVC OVERFLOW 59.5± (OUT) DEBRIS BASIN BOTTOM 57.0±
12. AD RIM 84.5± INV 82.5±
13. CB RIM 84.4± INV 82.4±
14. AD RIM 85.3± INV 83.3±
15. AD RIM 84.4± INV 82.0±
16. AD RIM 82.8± INV 80.0±
17. AD RIM 83.6± INV 81.5±
18. AD RIM 75.0± INV 72.0±
19. AD RIM 83.6± INV 81.0±
20. AD RIM 64.5± INV 62.5±

SEWER NOTES

- S1. RIM 60.0± INV 54.0± L=30', S=0.1
- S2. RIM 62.2± INV 57.0± L=64', S=0.17
- S3. RIM 73.0± INV 68.0±

GRADING AND DRAINAGE CONSTRUCTION NOTES:

1. DIRECT ROOF DOWNSPOUT LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.). DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PERVIOUS AREA OF THE SITE –TYP. SEE DETAIL ON SHEET C-2.
2. DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 10 FEET, FOR NON-PAVED (DIRT & LANDSCAPE) AREAS.
3. INSTALL NEW 4" SDR-26 SS. LAT. @ 2% MIN.
4. EXISTING WATER METER AND SERVICE LINE TO BE REUSED IF SIZE IS ADEQUATE. SEE ARCHITECTURAL OR PLUMBING PLANS FOR SIZE REQUIRED.
5. CONSTRUCT EARTH SWALE.
6. 6" PVC (SDR-35) @ S=1% MIN.
7. STORM DRAIN CLEANOUT, SEE DETAIL ON SHEET C-2.
8. INSTALL 4"ø SCHEDULE 40 PVC PERFORATED BACKDRAINS (W/ HOLES DOWN) – SLOPE 1% MIN.
9. INSTALL NEW 4" WYE AND SSCO. CONTRACTOR TO VERIFY S.S. LATERAL LOCATION AND DEPTH.
10. NEW ON-SITE DETENTION SYSTEM (1) 48"-L=30' HDPE SOLID PIPE LAID FLAT AND CAPPED AT THE END. CONNECT EACH PIPE WITH 48"X12" REDUCER. SEE DETAIL ON SHEET C-4.
11. DEBRIS BASIN. SEE DETAIL ON SHEET C-4.
12. 3" PVC (SDR-35) OUTGOING PIPE.
13. 4" PVC (SDR-35) OUTGOING PIPE @ S=1% MIN.
14. 6" PVC (SDR-35) OVERFLOW PIPE @ S=0.5% MIN.
15. CONSTRUCT 5'X13'X5' GRAVEL BASIN. SEE DETAIL ON SHEET C-4.
16. JOINT TRENCH-UNDERGROUND ELECTRICAL LINE/GAS LINE.

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
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1554 PLATEAU AVENUE
LOS ALTOS, CA.
APN: 331-03-023
SANTA CLARA COUNTY
CALIFORNIA

MINOR GRADING AND DRAINAGE PLAN

–	–
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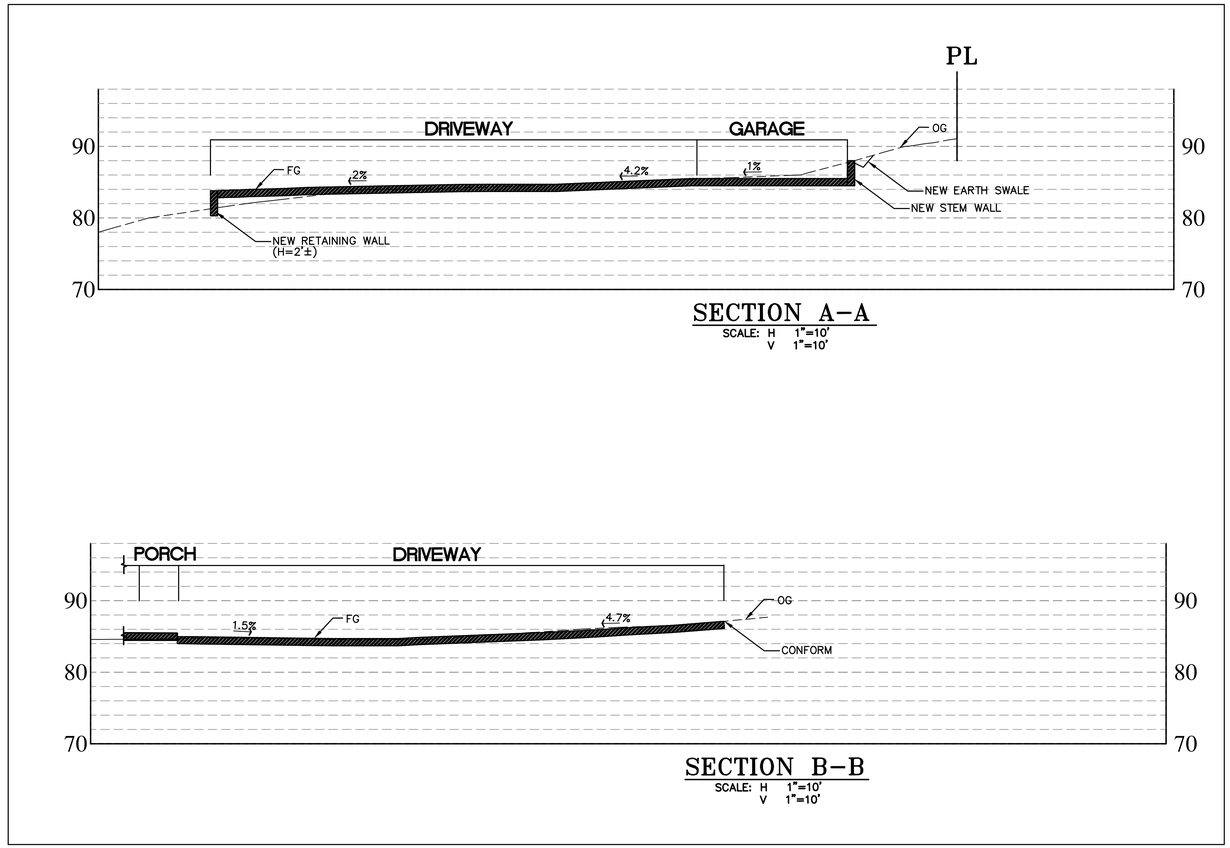
–	–
REVISIONS	BY

JOB NO:
DATE: 3-8-2024
SCALE: 1" =10'
DRAWN BY: NR
SHEET NO: 2
OF 9 SHEETS

APPLICANT: HARSHA
ROAD: PLATEAU AVENUE
COUNTY FILE NO.

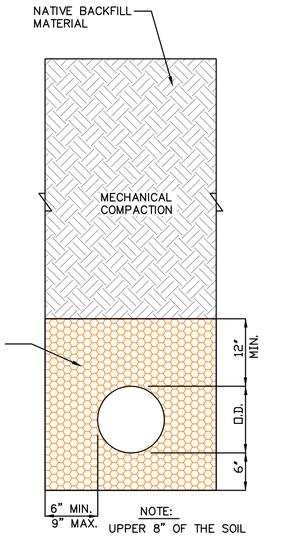


SECTION A–A

SCALE: H 1"=10'
V 1"=10'

SECTION B–B

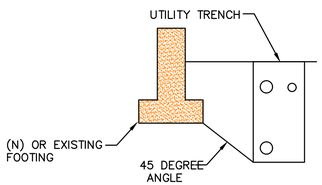
SCALE: H 1"=10'
V 1"=10'



NOTE:
UPPER 8" OF THE SOIL SUBGRADE BELOW THE EXTERIOR WALKWAYS, AND TRENCH BACKFILL OMPOSED OF ON–SITE SOIL, SHOULD BE WATER CONDITIONED AND COMPACTED PER THE SOIL REPORT.

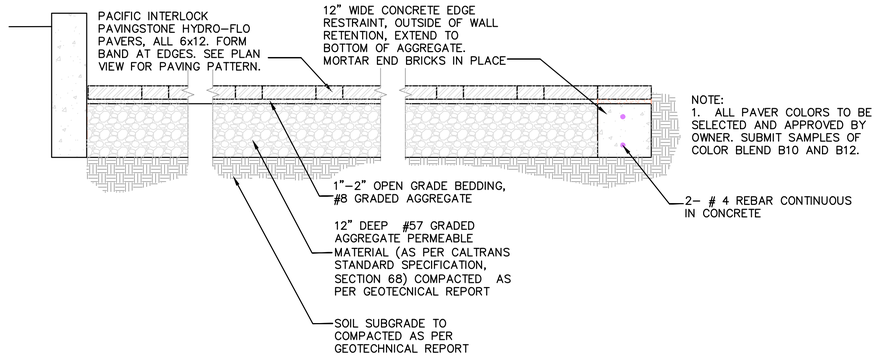
TRENCH BACKFILL

N.T.S.



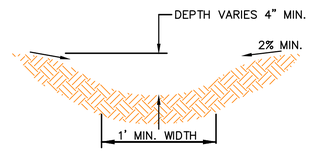
UTILITY DETAIL

N.T.S.



PERMEABLE DRIVEWAY PAVING SECTION

N.T.S.



NOTES:

1. LONGITUDINAL SLOPE = 2% MIN.
2. SEE LANDSCAPE PLANS FOR SURFACING

EARTH SWALE DETAIL

N.T.S.

MAINTENANCE NOTES

1. OWNER IS RESPONSIBLE FOR MAINTAINING ALL INLETS, RETENTION SYSTEM AND INFILTRATION DEVICE FROM TRASH, DEBRIS & SEDIMENTS.

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/24
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1554 PLATEAU AVENUE
LOS ALTOS, CA.
APN: 331-03-023
SANTA CLARA COUNTY CALIFORNIA

CROSS SECTIONS/
MISC. DETAILS

REVISIONS	BY
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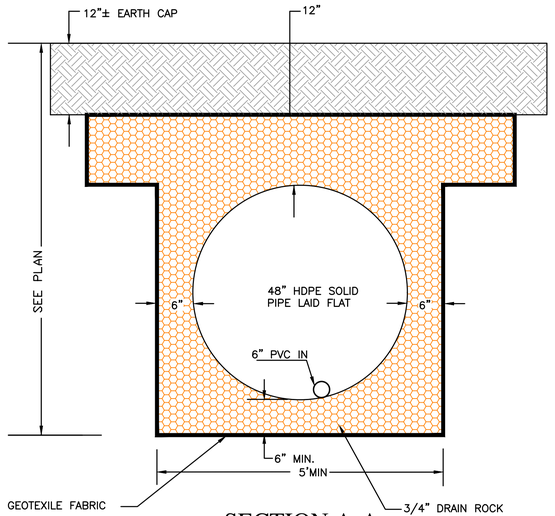
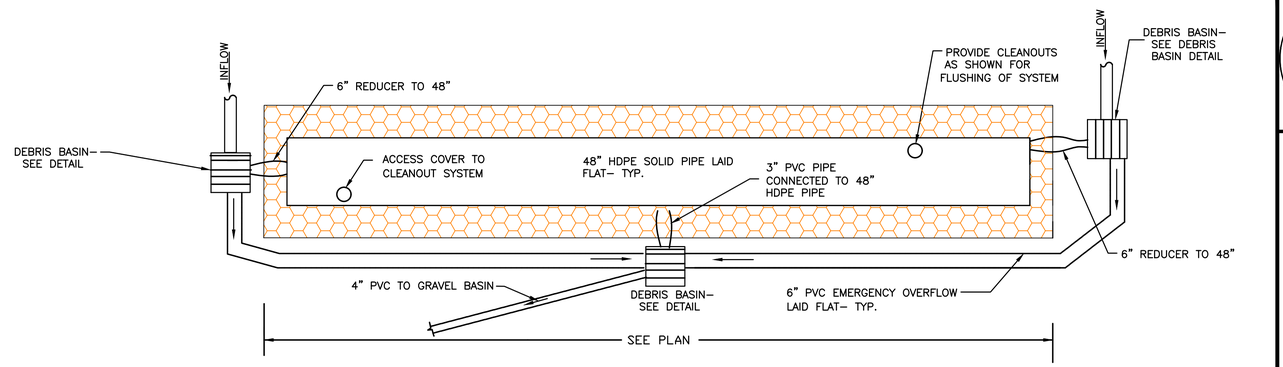
JOB NO:
DATE: 3-8-2024
SCALE: AS SHOWN
DRAWN BY: NR
SHEET NO:
3
OF 9 SHEETS

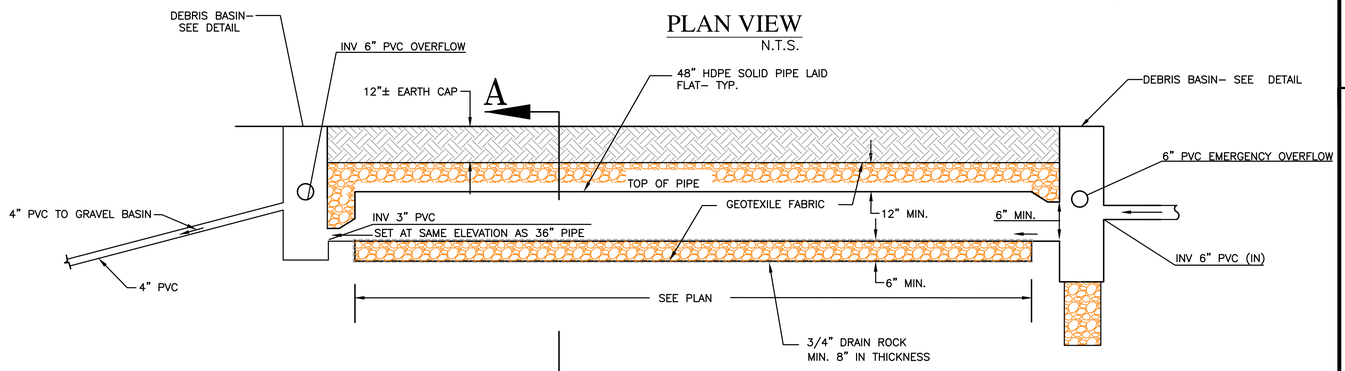
APPLICANT: HARSHA ROAD: PLATEAU AVENUE COUNTY FILE NO.



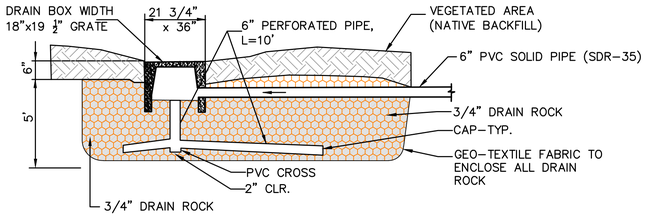
SECTION A-A
N.T.S.



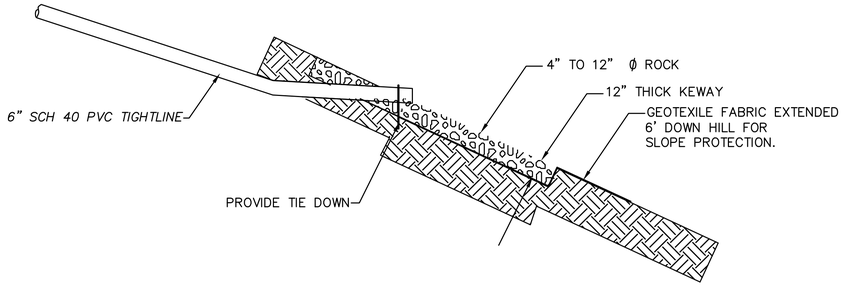
PLAN VIEW
N.T.S.

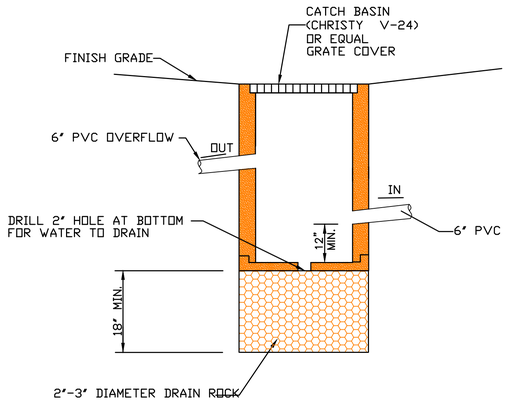


A DETENTION / DISSIPATOR STRUCTURE
N.T.S.

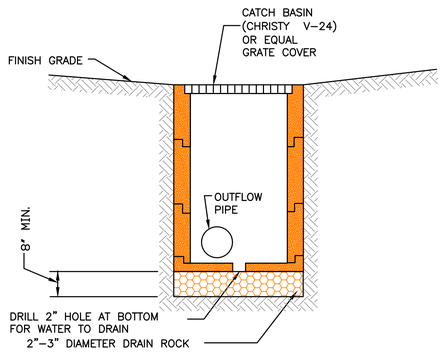


GRAVEL BASIN DETAIL
N.T.S.

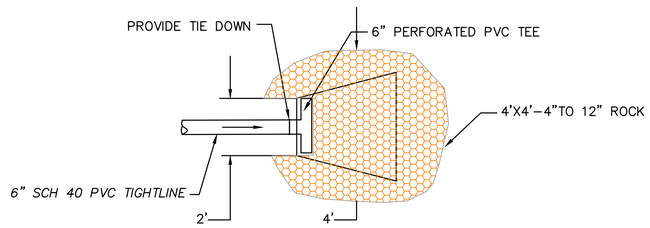




DEBRIS BASIN DETAIL
N.T.S.



CATCH BASIN DETAIL
N.T.S.



ENERGY DISSIPATOR IS TO DISPERSE THE COLLECTED SITE DRAINAGE AS "SHEET FLOW" ONTO THE EXISTING GROUND SURFACE.

NOTE: ENDS OF SURFACE DRAINAGE DISCHARGE PIPE SHOULD NOT BE CAPPED. PERIODIC MAINTENANCE IS REQUIRED TO KEEP DISCHARGE FREE FROM BLOCKAGE.

ENERGY DISSIPATOR DETAIL
N.T.S.

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1554 PLATEAU AVENUE
LOS ALTOS, CA.
APN: 331-03-023
SANTA CLARA COUNTY CALIFORNIA

DRAINAGE DETAILS

REVISIONS	BY
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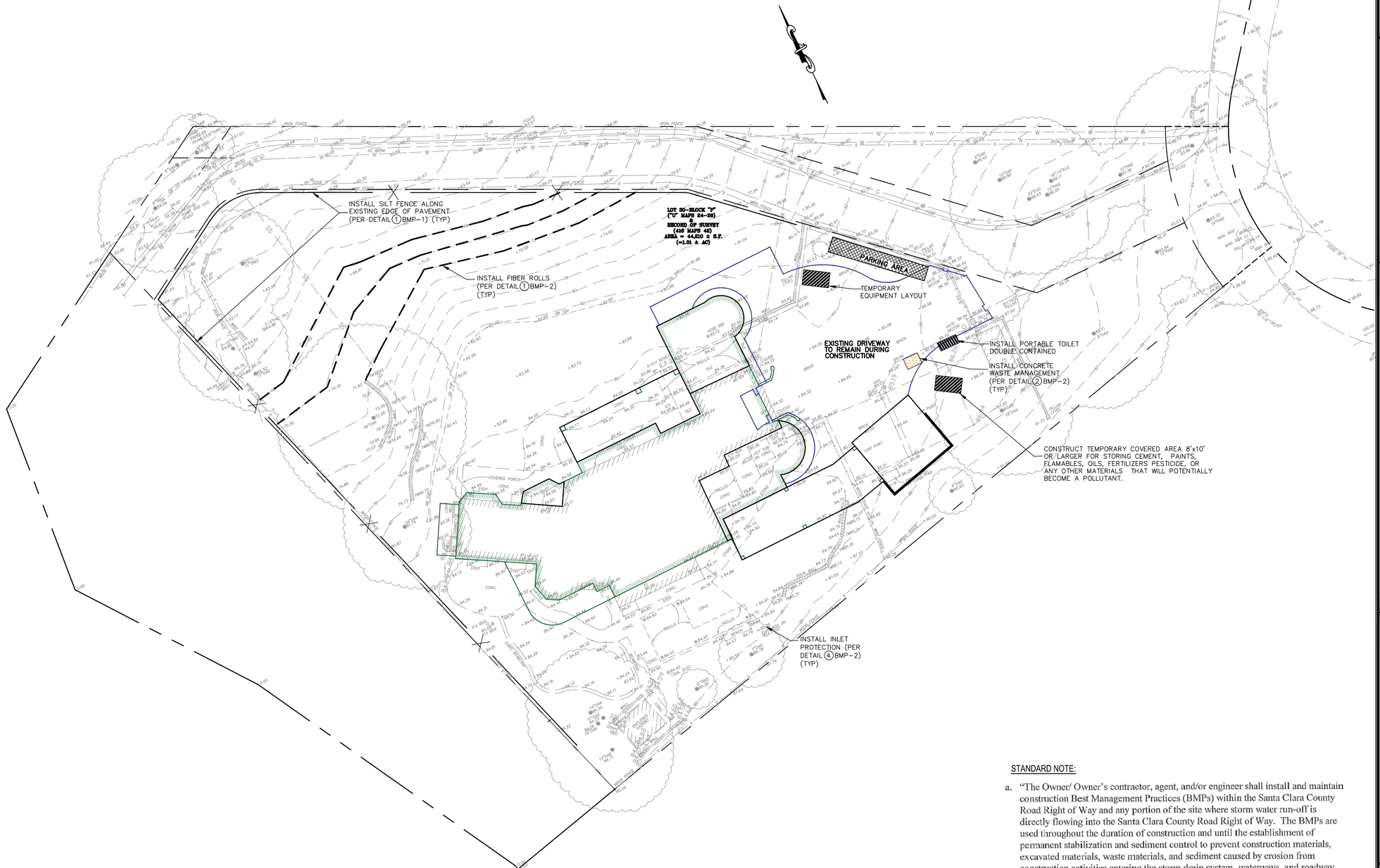
–	–

JOB NO:
DATE: 3-8-2024
SCALE: AS SHOWN
DRAWN BY: NR
SHEET NO: 4
OF 9 SHEETS

APPLICANT: HARSHA
ROAD: PLATEAU AVENUE
COUNTY FILE NO.



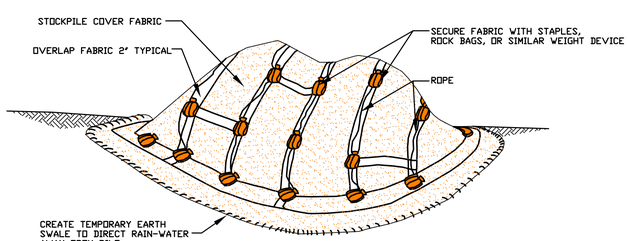
NOTES:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

SEQUENCE OF CONSTRUCTION

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. CONSTRUCT FIBER ROLLS ON THE SITE.
3. REMOVE EXISTING DRIVEWAY AND REGRADE THE SITE.
4. CLEAR AND GRUB THE SITE.
5. INSTALL CHECK DAMS, SEDIMENT TRAPS AND BASINS, TEMPORARY SWALES.
6. INSTALL JUTE NETTING OVER SEEDED AND MULCHED SLOPES.
7. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
8. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING



TEMPORARY COVER ON STOCK PILE
NTS

STANDARD NOTE:

a. "The Owner/ Owner's contractor, agent, and/or engineer shall install and maintain construction Best Management Practices (BMPs) within the Santa Clara County Road Right of Way and any portion of the site where storm water run-off is directly flowing into the Santa Clara County Road Right of Way. The BMPs are used throughout the duration of construction and until the establishment of permanent stabilization and sediment control to prevent construction materials, excavated materials, waste materials, and sediment caused by erosion from construction activities entering the storm drain system, waterways, and roadway infrastructure. BMPs shall include, but not be limited to, the following:

   1. Reduction of pollutants in storm water discharges from the construction site and the contractor's material and equipment laydown/staging areas,
   2. Prevention of tracking of mud, dirt and construction materials onto public road right of way, and
   3. Prevention of discharge of water runoff during dry and wet weather conditions onto public road right of way."

b. "The Owner/ Owner's contractor, agent, and/or engineer shall ensure that all temporary construction facilities, including but not limited to construction materials, deliveries, hazardous and non hazardous material storage, equipment, tools, portable toilets, concrete washout, garbage containers, laydown yards, secondary containment areas, etc. are located outside the Santa Clara County Road Right of Way and any portion of the site where storm water run-off is directly flowing into the Santa Clara County Road Right of Way."

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1554 PLATEAU DRIVE
LOS ALTOS, CA.
APN: 331-03-023
SANTA CLARA COUNTY CALIFORNIA

EROSION CONTROL PLAN

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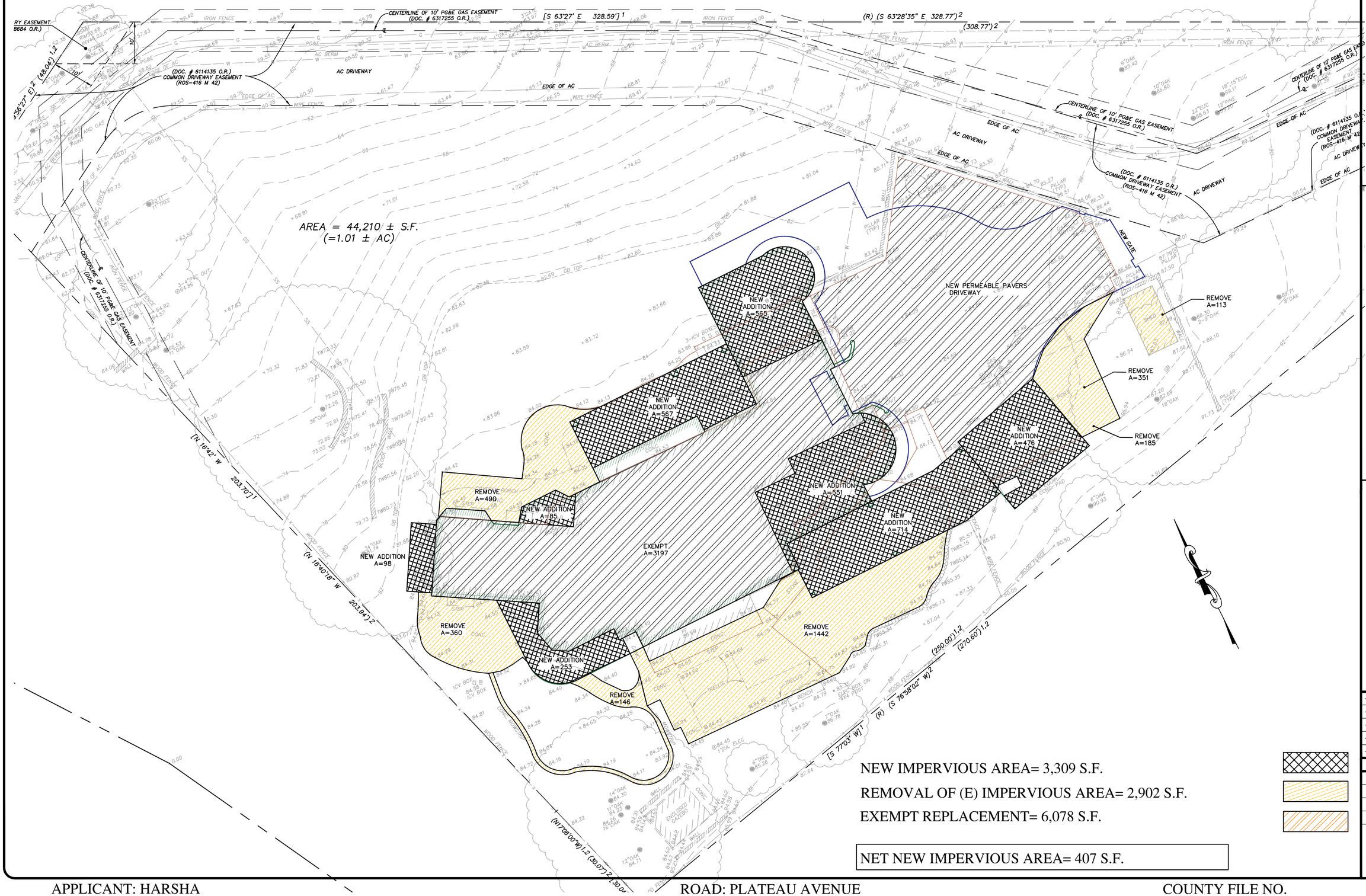
REVISIONS	BY

JOB NO:
DATE: 3-8-2024
SCALE: 1" =16'
DRAWN BY: NR
SHEET NO: 5
OF 9 SHEETS

APPLICANT: HARSHA ROAD: PLATEAU DRIVE COUNTY FILE NO.



REGISTERED PROFESSIONAL ENGINEER
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(408) 348-7783

1554 PLATEAU DRIVE

LOS ALTOS, CA.

APN: 331-03-023

SANTA CLARA COUNTY CALIFORNIA

IMPERVIOUS AREA CALCULATION

REVISIONS	BY
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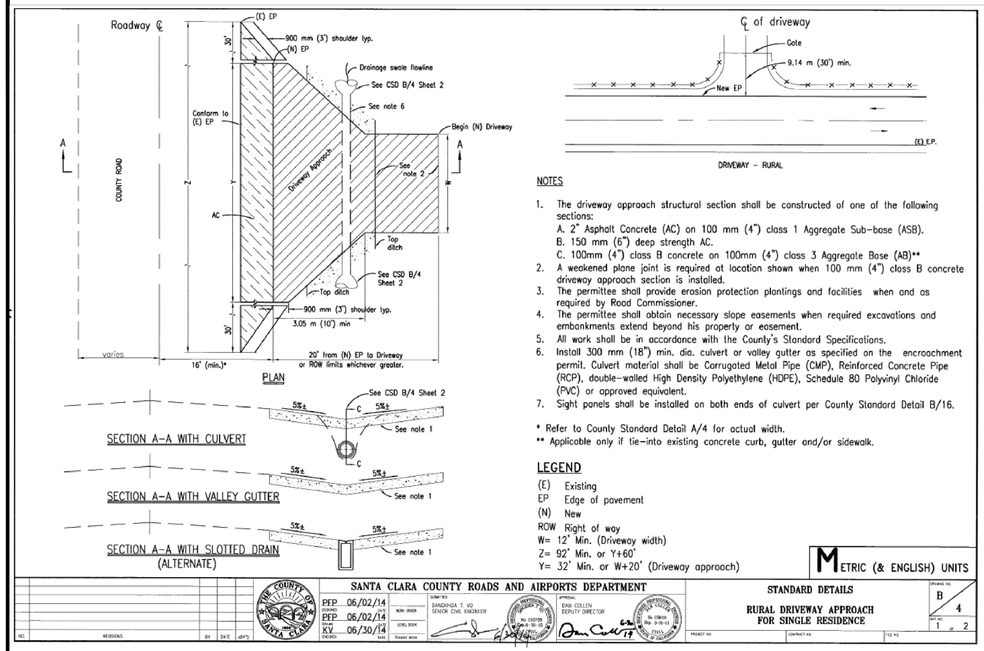
JOB NO:
DATE: 3-8-2024
SCALE: 1" =10'
DRAWN BY: NR
SHEET NO:
C-6
OF 9 SHEETS

APPLICANT: HARSHA

ROAD: PLATEAU AVENUE

COUNTY FILE NO.



NOTES

1. The driveway approach structural section shall be constructed of one of the following sections:
   A. 2" Asphalt Concrete (AC) on 100 mm (4") class 1 Aggregate Sub-base (ASB).
   B. 150 mm (6") deep strength AC.
   C. 100mm (4") class B concrete on 100mm (4") class 3 Aggregate Base (AB)**
2. A weakened plane joint is required at location shown when 100 mm (4") class B concrete driveway approach section is installed.
3. The permittee shall provide erosion protection plantings and facilities when and as required by Road Commissioner.
4. The permittee shall obtain necessary slope easements when required excavations and embankments extend beyond his property or easement.
5. All work shall be in accordance with the County's Standard Specifications.
6. Install 300 mm (18") min. dia. culvert or valley gutter as specified on the encroachment permit. Culvert material shall be Corrugated Metal Pipe (CMP), Reinforced Concrete Pipe (RCP), double-walled High Density Polyethylene (HDPE), Schedule 80 Polyvinyl Chloride (PVC) or approved equivalent.
7. Sight panels shall be installed on both ends of culvert per County Standard Detail B/16.

* Refer to County Standard Detail A/4 for actual width.
** Applicable only if tie-into existing concrete curb, gutter and/or sidewalk.

LEGEND

(E) Existing
EP Edge of pavement
(N) New
ROW Right of way
W= 12' Min. (Driveway width)
Z= 92" Min. or Y+60"
Y= 32" Min. or W+20' (Driveway approach)

METRIC (& ENGLISH) UNITS

SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT

NO	REVISIONS	BY	DATE	APP'D
	PFP	PFP	06/02/14	
	PFP	PFP	06/02/14	
	KV	KV	06/30/14	

DESIGNED: DANGHOA T. VO, SENIOR CIVIL ENGINEER
APPROVAL: DAN COLLEN, DEPUTY DIRECTOR

STANDARD DETAILS
RURAL DRIVEWAY APPROACH FOR SINGLE RESIDENCE

DRAWING NO. B 4 — SHT NO. 1 of 2

Notes for Figure 6H-6—Typical Application 6
Shoulder Work with Minor Encroachment

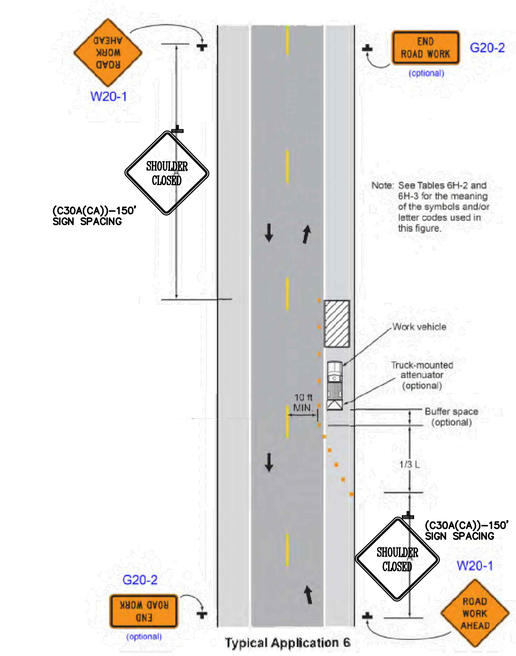
Guidance:
1. All lanes should be a minimum of 10 feet in width as measured to the near face of the channelizing devices.
2. The treatment shown should be used on a minor road having low speeds. For higher-speed traffic conditions, a lane closure should be used.

Option:
3. For short-term use on low-volume, low-speed roadways with vehicular traffic that does not include longer and wider heavy commercial vehicles, a minimum lane width of 9 feet may be used.
4. Where the opposite shoulder is suitable for carrying vehicular traffic and of adequate width, lanes may be shifted by use of closely-spaced channelizing devices, provided that the minimum lane width of 10 feet is maintained.
5. Additional advance warning may be appropriate, such as a ROAD NARROWS sign.
6. Temporary traffic barriers may be used along the work space.
7. The shadow vehicle may be omitted if a taper and channelizing devices are used.
8. A truck-mounted attenuator may be used on the shadow vehicle.
9. For short-duration work, the taper and channelizing devices may be omitted if a shadow vehicle with activated high-intensity rotating, flashing, oscillating, or strobe lights is used.
10. Vehicle hazard warning signals may be used to supplement high-intensity rotating, flashing, oscillating, or strobe lights.

Standard:
11. Vehicle-mounted signs shall be mounted in a manner such that they are not obscured by equipment or supplies. Sign legends on vehicle-mounted signs shall be covered or turned from view when work is not in progress.
12. Shadow and work vehicles shall display high-intensity rotating, flashing, oscillating, or strobe lights.
13. Vehicle hazard warning signals shall not be used instead of the vehicle's high-intensity rotating, flashing, oscillating, or strobe lights.

Guidance:
14. All advance warning signs should be placed so that the path of travel for bicycles is not blocked, while maintaining visibility for road users.
15. When existing accommodations for bicycle travel are disrupted or closed in a long-term duration project (see Section 6G.02) and the roadway width is inadequate for allowing bicyclists and motor vehicles to travel side by side, the Bicycle Warning (W11-1) sign and the SHARE THE ROAD (W16-1P) plaque should be used to advise motorists of the presence of bicyclists in the travel way lanes.
16. Except for short durations and mobile operations, when a highway shoulder is occupied and bicyclists would be sharing a lane with vehicular traffic, as a result of the TTC zone, speed reduction countermeasures should be used to reduce traffic speeds in the TTC zone. Refer to Sections 6C.01 and 6D.03.
17. Except for short durations and mobile operations, when a highway shoulder is occupied and bicyclists would be sharing a lane with vehicular traffic, as a result of the TTC zone, before narrowing the outside lane other measures such as widening the outside shoulder to allow bicyclists and motor vehicles to travel side by side through the TTC zone should be considered.
18. If traffic volumes make it feasible, the two left lanes should be merged into one lane to avoid using the shoulder as a traveled way lane and allowing continued use for emergency purposes and bicycle travel.
19. When existing accommodations for bicycle travel are disrupted or closed in a long-term duration project (see Section 6G.02) and the roadway width is inadequate for allowing bicyclists and motor vehicles to travel side by side, a separate path should be considered for bicyclists.

Figure 6H-6. Shoulder Work with Minor Encroachment (TA-6)



COUNTY OF SANTA CLARA ROADS AND AIRPORTS DEPARTMENT

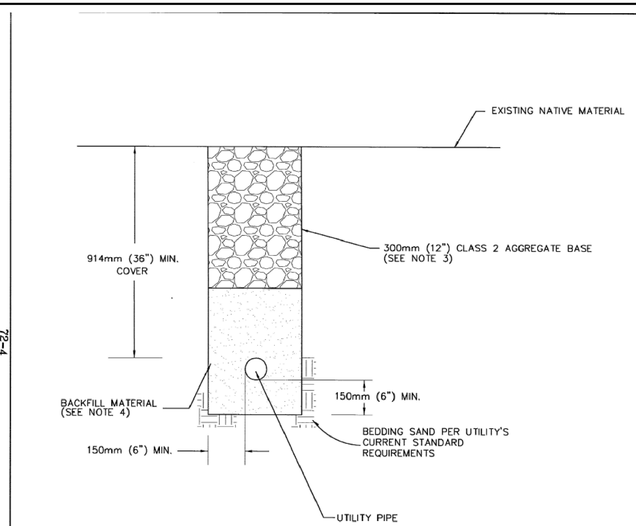
NO	REVISIONS	BY	DATE	APP'D

SUBMITTED: 5-2015 DATE
DESIGNED: 5-2015 DATE
DRAWN: 5-2015 DATE
CHECKED: DATE

STANDARD TRAFFIC CONTROL PLANS - LOCAL SHOULDER WORK

DRAWING NO. TCP — SHT NO. — OF — Scale

WORK ORDER No. XX | AGREEMENT DATE: | CONTRACT No. | FILE No.



NOTES:

1. ALL NEW UTILITIES SHALL BE INSTALLED ON CUT SIDE OF NEW ROAD IN HILLSIDE AREA.
2. ALL NEW UTILITIES ARE TO BE INSTALLED BELOW ANY EXISTING CULVERTS.
3. RELATIVE COMPACTION FOR CLASS 2 A.B. SHALL BE NO LESS THAN 90%. EACH LAYER SHALL NOT EXCEED 150mm (6") IN THICKNESS. CONTROLLED LOW-STRENGTH MATERIAL (<300 PSI) (e.g., 2-SACK SLURRY, CONTROLLED DENSITY FILL, FLOWABLE FILL, ETC) MAY BE USED IN LIEU OF AB.
4. TRENCH BACKFILL SHALL CONFORM TO SECTION 19 OF THE CURRENT SANTA CLARA COUNTY STANDARD SPECIFICATIONS. COMPACTION SHALL BE NO LESS THAN 90% OR PER UTILITY'S CURRENT STANDARD REQUIREMENTS.
5. NO OPEN-CUT OF EXPRESSWAY SHALL BE ALLOWED UNLESS APPROVED BY THE ROAD COMMISSIONER. OTHER CONDITIONS SHALL APPLY TO EXPRESSWAY ENCROACHMENTS.
6. COUNTY ORDINANCE CO. N-703.9 REQUIRES PAYMENT OF TRENCH CUT FEES AS OFFSET FOR DAMAGE TO PAVEMENT STRUCTURE. IN LIEU OF FEE, FOR LONGITUDINAL TRENCH CUT ONLY, ALTERNATE SECTIONS SHOWN ON SHEETS U/3B AND U/3C MAY BE REQUIRED BY COUNTY. NO ALTERNATIVE SECTIONS ARE AVAILABLE FOR TRANSVERSE TRENCH CUTS.
7. CONTRACTOR SHALL RESTORE ALL STRIPING, PAVEMENT MARKERS, LOOP DETECTORS AND REPAIR WITH IN KIND MATERIALS.

METRIC (& ENGLISH) UNITS

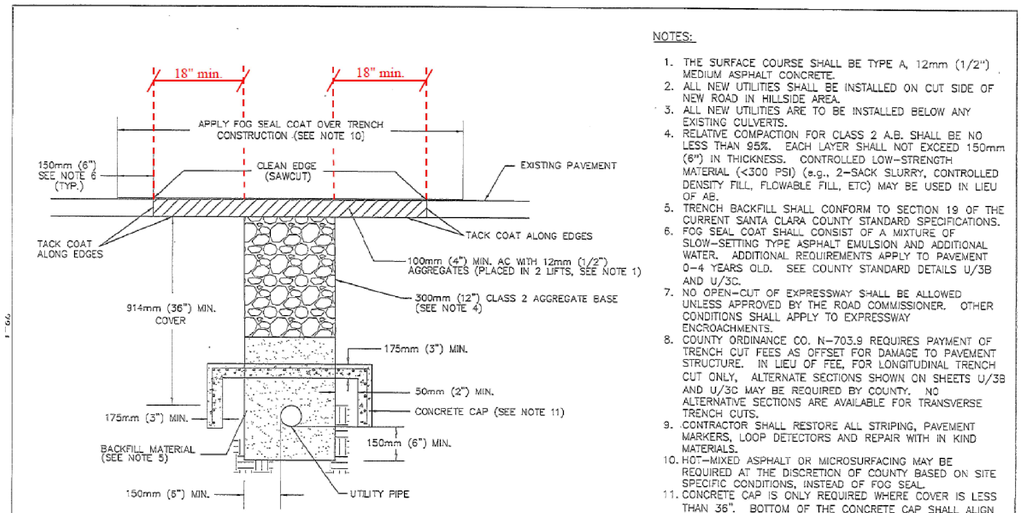
SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT

NO	REVISIONS	BY	DATE	APP'D
	ST	ST	6/30/14	
	NC	NC	6/30/14	
	KV	KV	6/30/14	

DESIGNED: DANGHOA T. VO, SENIOR CIVIL ENGINEER
APPROVAL: DAN COLLEN, DEPUTY DIRECTOR

STANDARD DETAILS
TYPICAL UTILITY TRENCH CONSTRUCTION OUTSIDE THE PAVED SECTION OF ROADWAY

DRAWING NO. U 3D — SHT NO. 1 of 1



NOTES:

1. THE SURFACE COURSE SHALL BE TYPE A, 12mm (1/2") MEDIUM ASPHALT CONCRETE.
2. ALL NEW UTILITIES SHALL BE INSTALLED ON CUT SIDE OF NEW ROAD IN HILLSIDE AREA.
3. ALL NEW UTILITIES ARE TO BE INSTALLED BELOW ANY EXISTING CULVERTS.
4. RELATIVE COMPACTION FOR CLASS 2 A.B. SHALL BE NO LESS THAN 95%. EACH LAYER SHALL NOT EXCEED 150mm (6") IN THICKNESS. CONTROLLED LOW-STRENGTH MATERIAL (<300 PSI) (e.g., 2-SACK SLURRY, CONTROLLED DENSITY FILL, FLOWABLE FILL, ETC) MAY BE USED IN LIEU OF AB.
5. TRENCH BACKFILL SHALL CONFORM TO SECTION 19 OF THE CURRENT SANTA CLARA COUNTY STANDARD SPECIFICATIONS.
6. FOG SEAL COAT SHALL CONSIST OF A MIXTURE OF SLOW-SETTING TYPE ASPHALT EMULSION AND ADDITIONAL WATER. ADDITIONAL REQUIREMENTS APPLY TO PAVEMENT 0-4 YEARS OLD. SEE COUNTY STANDARD DETAILS U/3B AND U/3C.
7. NO OPEN-CUT OF EXPRESSWAY SHALL BE ALLOWED UNLESS APPROVED BY THE ROAD COMMISSIONER. OTHER CONDITIONS SHALL APPLY TO EXPRESSWAY ENCROACHMENTS.
8. COUNTY ORDINANCE CO. N-703.9 REQUIRES PAYMENT OF TRENCH CUT FEES AS OFFSET FOR DAMAGE TO PAVEMENT STRUCTURE. IN LIEU OF FEE, FOR LONGITUDINAL TRENCH CUT ONLY, ALTERNATE SECTIONS SHOWN ON SHEETS U/3B AND U/3C MAY BE REQUIRED BY COUNTY. NO ALTERNATIVE SECTIONS ARE AVAILABLE FOR TRANSVERSE TRENCH CUTS.
9. CONTRACTOR SHALL RESTORE ALL STRIPING, PAVEMENT MARKERS, LOOP DETECTORS AND REPAIR WITH IN KIND MATERIALS.
10. HOT-MIXED ASPHALT OR MICROSURFACING MAY BE REQUIRED AT THE DISCRETION OF COUNTY BASED ON SITE SPECIFIC CONDITIONS, INSTEAD OF FOG SEAL.
11. CONCRETE CAP IS ONLY REQUIRED WHERE COVER IS LESS THAN 36". BOTTOM OF THE CONCRETE CAP SHALL ALIGN WITH THE BOTTOM OF THE UTILITY PIPE. INSTALL 10M (#3) REBARS 300 MM (12") O.C. EACH WAY.

METRIC (& ENGLISH) UNITS

SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT

NO	REVISIONS	BY	DATE	APP'D
	TH	TH	11/30/10	
	NC	NC	12/10/12	
	KV	KV	5/15/12	

DESIGNED: DANGHOA T. VO, SENIOR CIVIL ENGINEER
APPROVAL: DAN COLLEN, DEPUTY DIRECTOR

STANDARD DETAILS
TYPICAL UTILITY TRENCH CONSTRUCTION

DRAWING NO. U 3A — SHT NO. 1 of 1

REGISTERED PROFESSIONAL ENGINEER
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1554 PLATEAU DRIVE
LOS ALTOS, CA.
APN: 331-03-023
SANTA CLARA COUNTY CALIFORNIA

STANDRAD DETAILS

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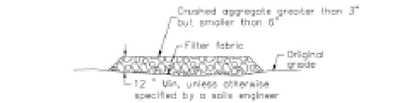
REVISIONS BY

JOB NO:
DATE: 3-8-2024
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO: 7
OF 9 SHEETS

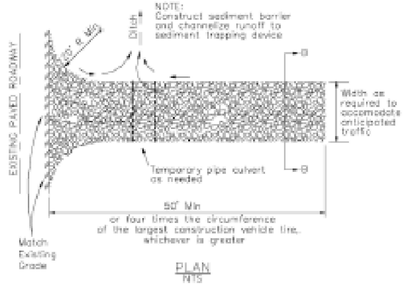
APPLICANT: HARSHA
ROAD: PLATEAU DRIVE
COUNTY FILE NO.

3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



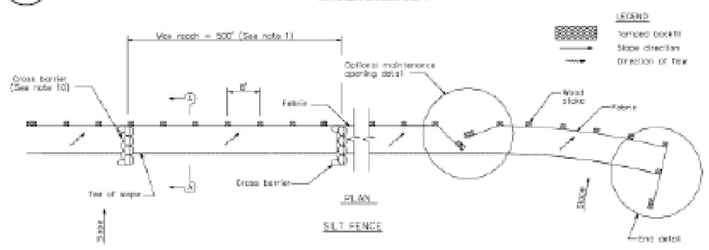
SECTION B–B
NTS



PLAN
NTS

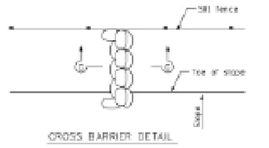
1 Silt Fence

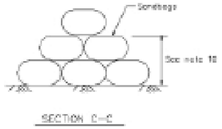
CASQA Detail SE-1



NOTES

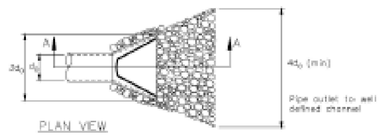
1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last 8'-0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field condition.
5. Stakes shall be spaced at 8'-0" maximum and shall be positioned on downstream side of fence.
6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential flow-through of sediment or joint. The ends of the stakes shall be secured with wire.
8. For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
9. Minimum 4 staples per stake. Dimensions shown are typical.
10. Cross barriers shall be a minimum of 1/8 and a maximum of 1/2 the height of the linear barrier.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
12. Joining sections shall not be placed at sump locations.
13. Sandbag rows and layers shall be offset to eliminate gaps.

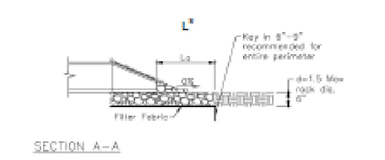




4 Velocity Dissipation Devices

CASQA Detail EC-10

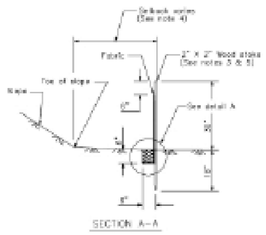


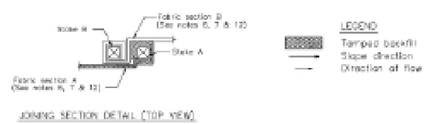


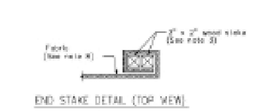
* Length per ABAG Design Standards

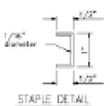
2 Silt Fence

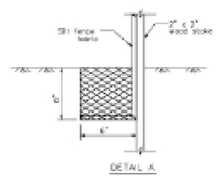
CASQA Detail SE-1

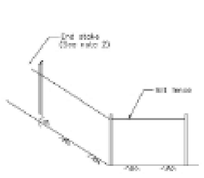


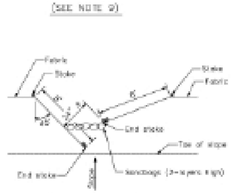












Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Solid and Demolition Waste Management: Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
2. Hazardous Waste Management: Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
3. Spill Prevention and Control: Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
4. Vehicle and Construction Equipment Service and Storage: An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
5. Material Delivery, Handling and Storage: In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
6. Handling and Disposal of Concrete and Cement: When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
7. Pavement Construction Management: Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
8. Contaminated Soil and Water Management: Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
9. Sanitary/Septic Water Management: Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
10. Inspection & Maintenance: Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

   Tracking Prevention & Clean Up: Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.

   Storm Drain Inlet and Catch Basin Inlet Protection: All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.

   Storm Water Runoff: No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.

   Dust Control: The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

   Stockpiling: Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures(tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
2. Erosion Control: During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. Inspection & Maintenance: Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/ or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. Project Completion: Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information

1554 PLATEAU DRIVE
LOS ALTOS, CA.
APN: 331-03-023
SANTA CLARA COUNTY CALIFORNIA

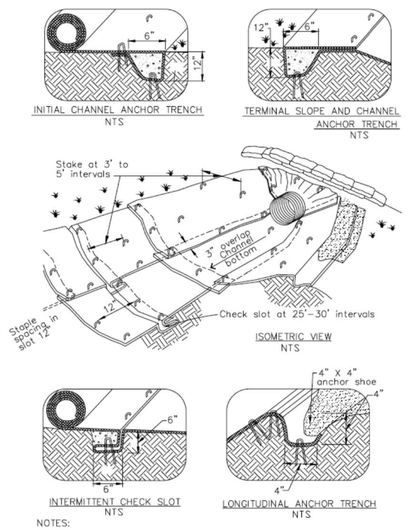
Best Management Practices and Erosion Control Details Sheet 1
County of Santa Clara

BMP-1

APPLICANT: HARSHA ROAD: PLATEAU DRIVE COUNTY FILE NO.

7 Geotextiles and Mats

CASQA Detail EC-7

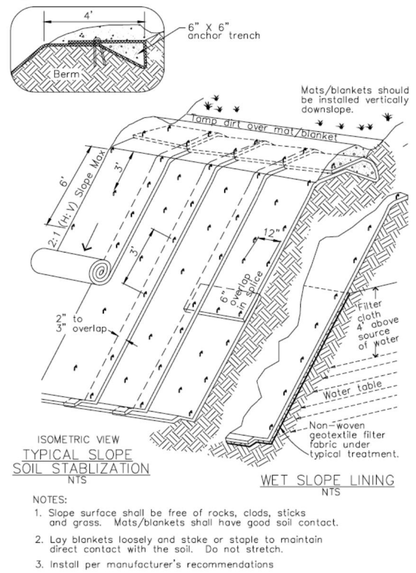


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

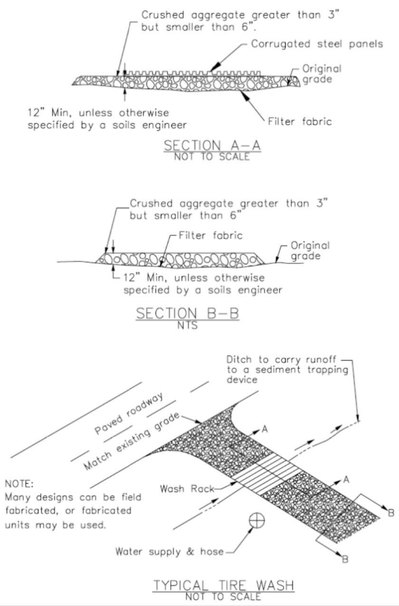


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

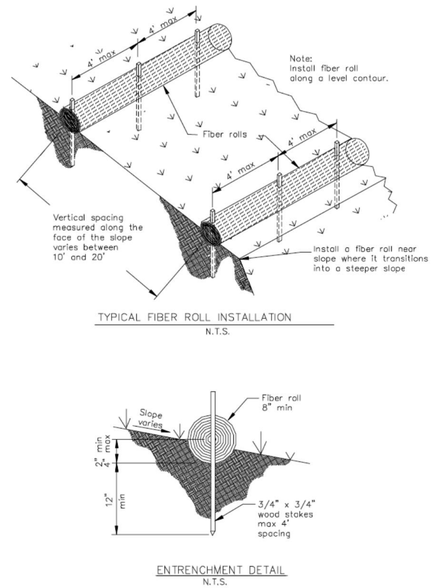
3 Entrance/Outlet Tire Wash

CASQA Detail TC-3



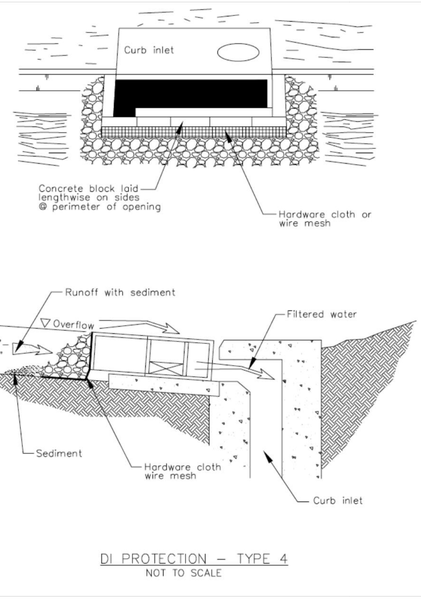
1 Fiber Rolls

CASQA Detail SE-5



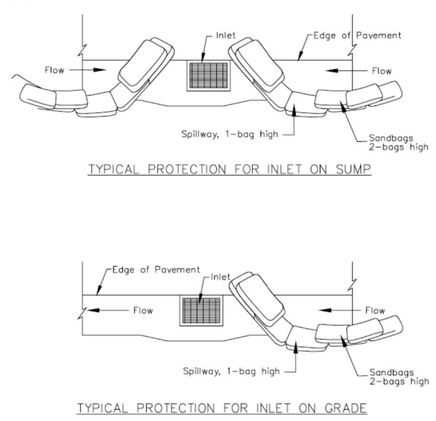
8 Storm Drain Inlet Protection

CASQA Detail SE-10



6 Storm Drain Inlet Protection

CASQA Detail SE-10

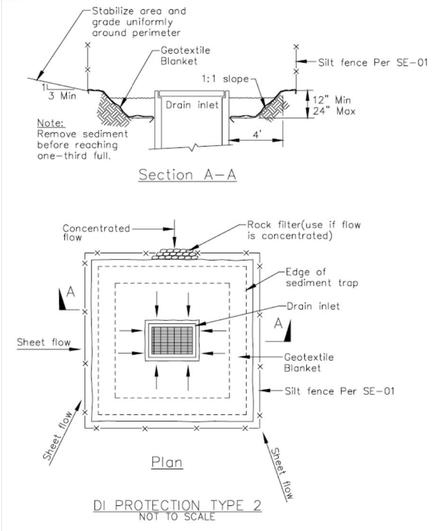


NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

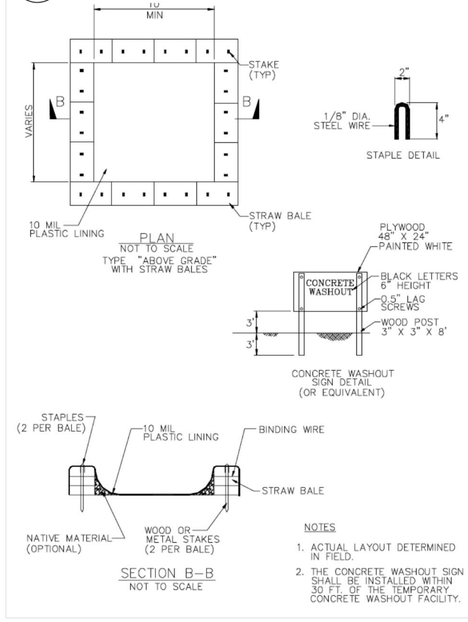
CASQA Detail SE-10



Notes
1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

2 Concrete Waste Management

CASQA Detail WM-8



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

Project Information

1554 PLATEAU DRIVE
LOS ALTOS, CA.
APN: 331-03-023

SANTA CLARA COUNTY

CALIFORNIA

Best Management Practices and Erosion Control Details Sheet 2
County of Santa Clara

BMP-2

APPLICANT: HARSHA

ROAD: PLATEAU DRIVE

COUNTY FILE NO.

PROJECT DESCRIPTION:

DRIVEWAY AND LANDSCAPE RENOVATION, INCLUDES UPDATING SOFTSCAPE, PLANTING AND HARDSCAPE.

PROPERTY LOCATION INFORMATION:

APN: 331-03-023
SITE ADDRESS: 1554 PLATEAU AV
LOS ALTOS CA, 94024-5320
RECORDED SIZE (ASSESSOR DATABASE): 44,431 sq. ft. / 1 acres
COMPUTED SIZE (GIS): 39,540 sq. ft. / 0.9 acres
TRA: 79015
ZONNING: R1-20-N1

SHEET INDEX

PROPOSED SITE COVERAGE

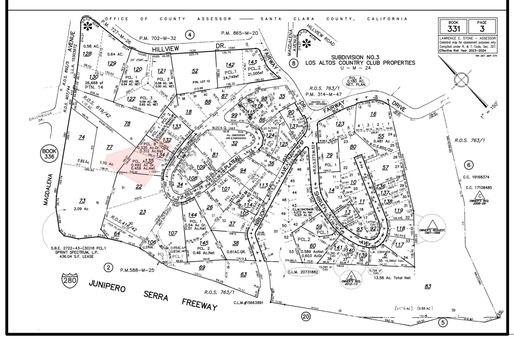
	EXISTING/SQ.FT	REMOVED	PROPOSED/SQ.FT.	FINAL
RESIDENCE	-	-	4494	4494
COVERED PORCH	-	-	809	809
DRIVEWAY	2836	2836	3267	3267
WALKWAYS/PATIO	1800	1800	2355	2355
SHED	114	114	-	-
TRELLIS	300	300	-	-
TOTAL	-	-	-	10925

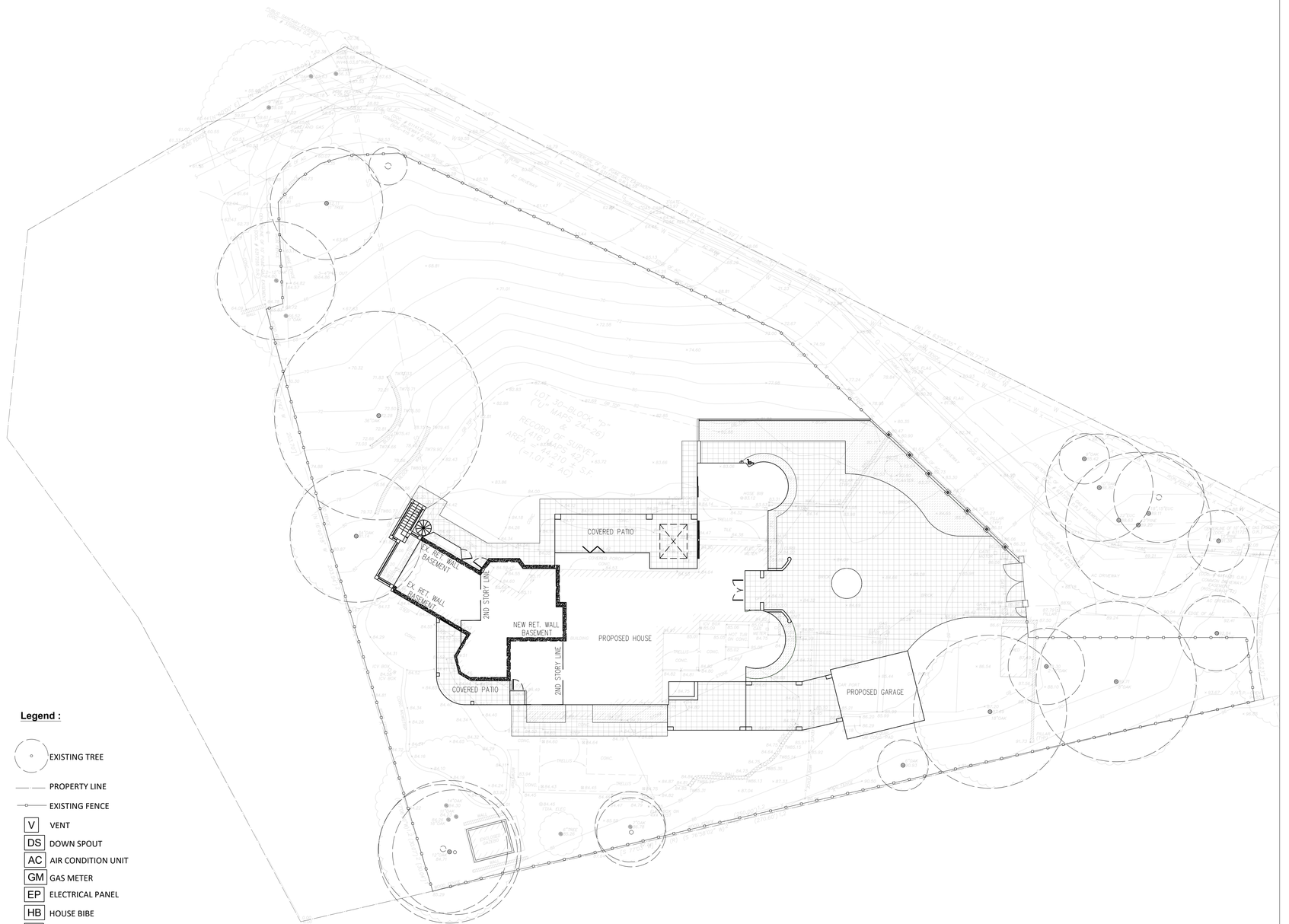
BOUNDARY

BENCHMARK AND ELEVATIONS ARE BASED ON THE SURVEY DONE BY
GIULIANI & KULL, INC.
ELEVATION (ASSUMED)= 100.00'

CONTACT:
BAYSCENERY
BEHDAD BOLOUHAR
PERMITS@BAYSCENERY.COM
650-680-5245
2483 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043

VICINITY MAP:





Legend :

- EXISTING TREE
- PROPERTY LINE
- EXISTING FENCE
- V VENT
- DS DOWN SPOUT
- AC AIR CONDITION UNIT
- GM GAS METER
- EP ELECTRICAL PANEL
- HB HOUSE BIBE
- FP FINISH PAVEMENT
- FG FINISH GRADE
- TW TOP OF THE WALL
- TD TOP OF THE DECK
- SURVEY CONTROL POINT

BAY SCENERY
IMAGINE / DESIGN / BUILD
Contractor's license : 1046571
2483 Old Middle field Way, Suite 160, Mountain View, CA 94043
http://www.BayScenery.com/ I (650) 261 - 185

Client:

HARSHA PAMULAPARTHI RESIDENCE

Address:
1554 Plateau Ave, Los Altos, CA 94024, USA

APN:
331-03-023

Zoning:
R1-20-N1

Occupancy Group:

Site information:

Notes:

REVISION HISTORY

N°	DESCRIPCION:	DATE:

Title:

Cover Sheet

Drawing By: SK	Date: 03/21/2024
Checked:	Date:
Drawing Scale	Sheet Size 24"X36"

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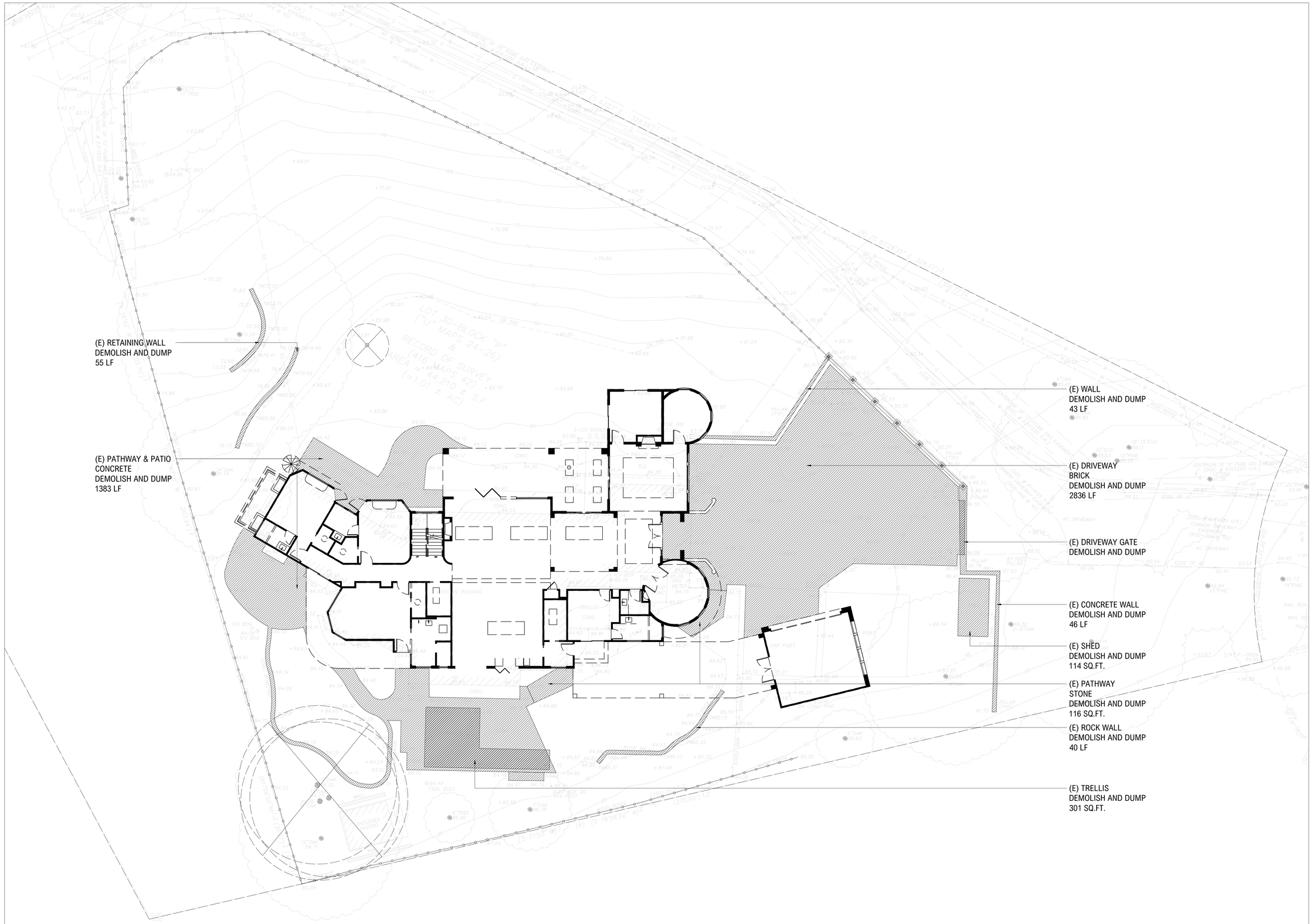

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IMAGINE/DESIGN/BUILD
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Client:

HARSHA PAMULAPARTHI
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Address:
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APN:
331-03-023

Zoning:	Occupancy Group:
R1-20-N1	

Site information:

Notes:

REVISION HISTORY

N°	DESCRIPCION:	DATE:

N

Title:

DEMOLITION LAYOUT

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SK	03/21/2024
Checked:	Date:
Drawing Scale	Sheet Size
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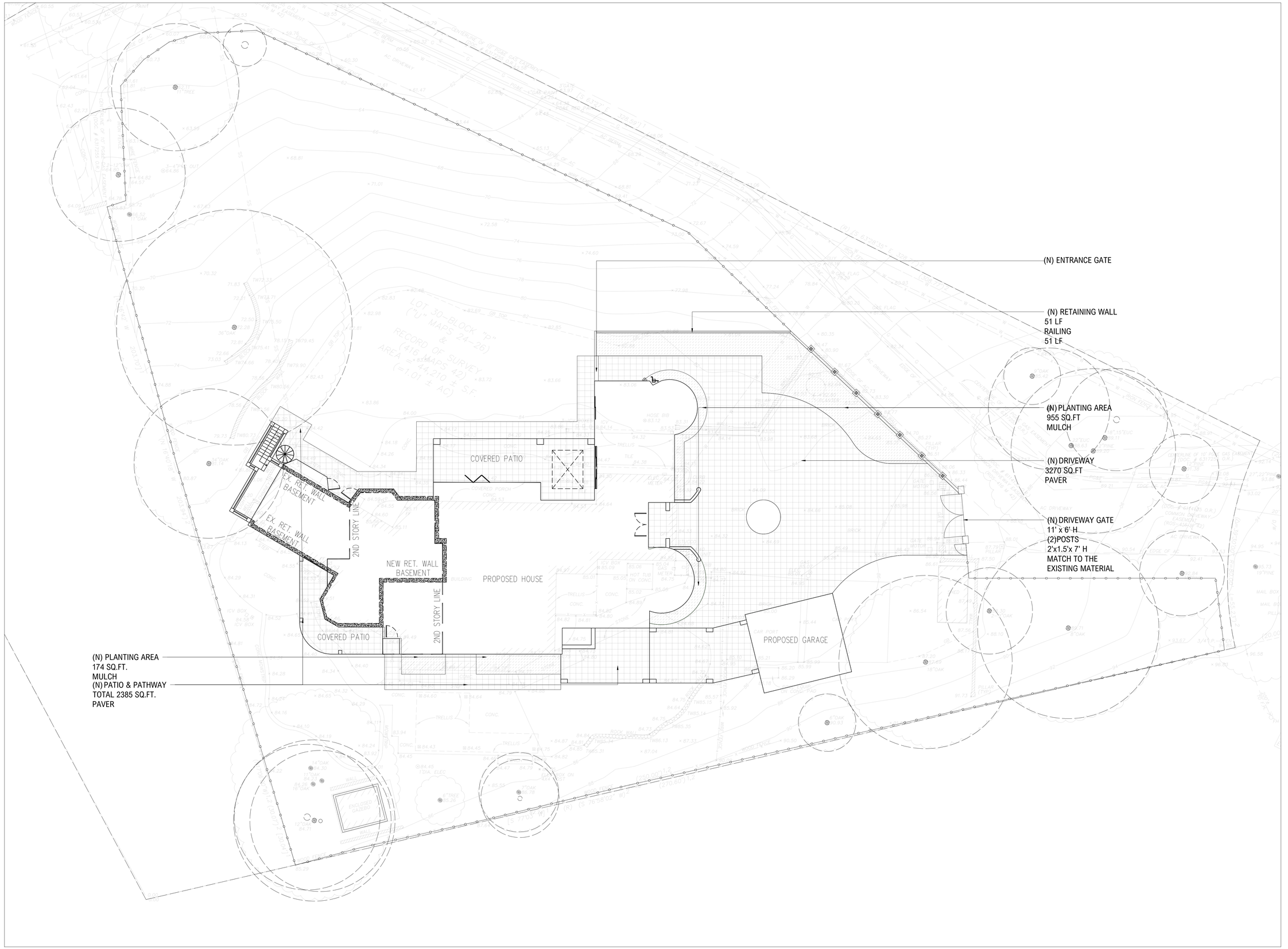

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IMAGINE/DESIGN/BUILD
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2483 Old Middle field Way, Suite 160, Mountain
V i e w , C A 9 4 0 4 3
http://www.BayScenery.com/ I (650) 261 - 185

Client:

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RESIDENCE

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1554 Plateau Ave, Los Altos, CA 94024, USA

APN:
331-03-023

Zoning:	Occupancy Group:
R1-20-N1	

Site information:

Notes:

REVISION HISTORY

N°	DESCRIPCION:	DATE:

N

Title:

GENERAL LAYOUT

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SK	03/21/2024
Checked:	Date:
Drawing Scale	Sheet Size
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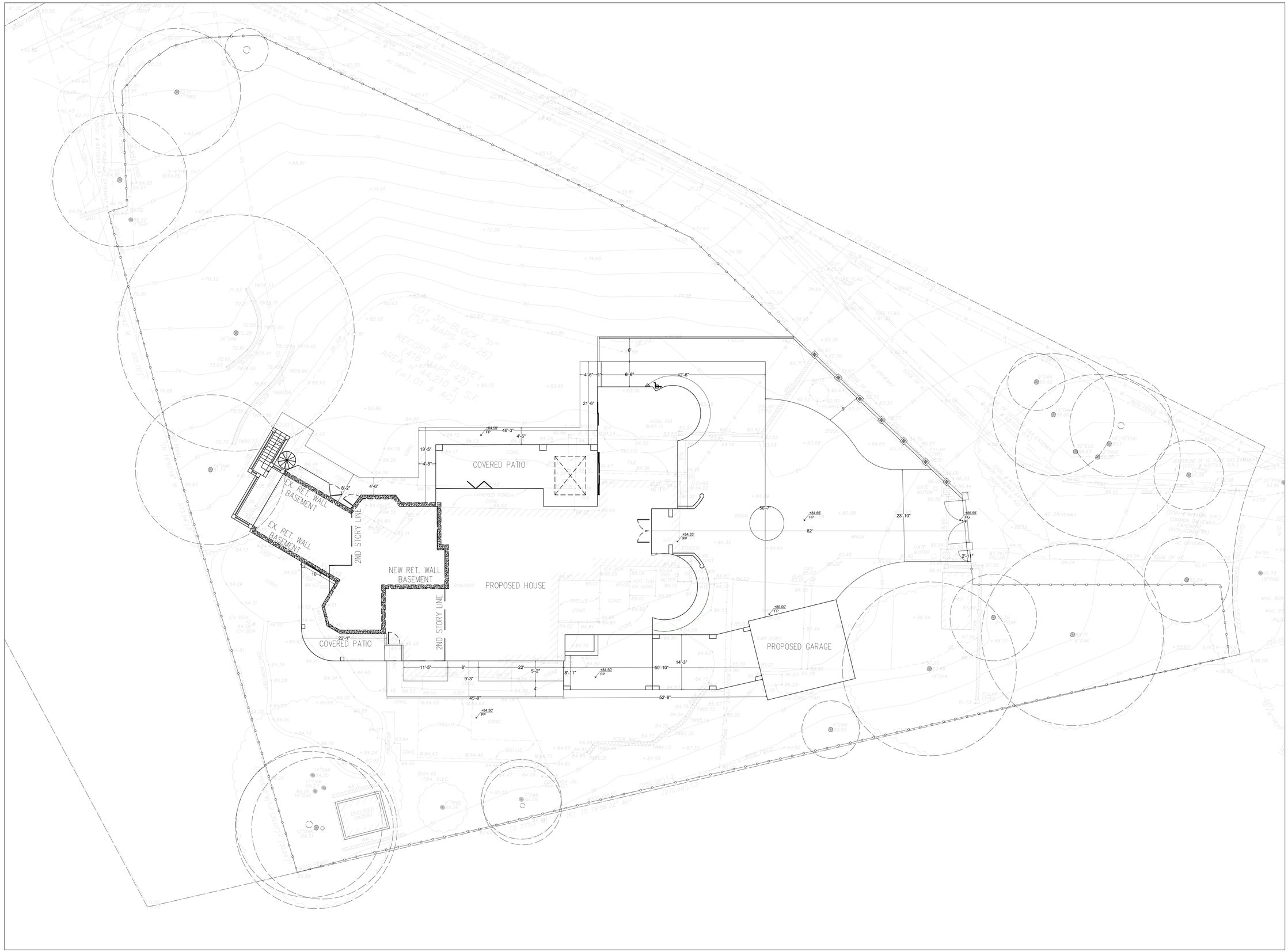

BAY SCENERY
IMAGINE / DESIGN / BUILD

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Address:
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APN:
331-03-023

Zoning:	Occupancy Group:
R1-20-N1	

Site information:

Notes:

REVISION HISTORY

N°	DESCRIPCION:	DATE:

N

Title:

SITE PLAN

Drawing By:	Date:
SK	03/21/2024
Checked:	Date:
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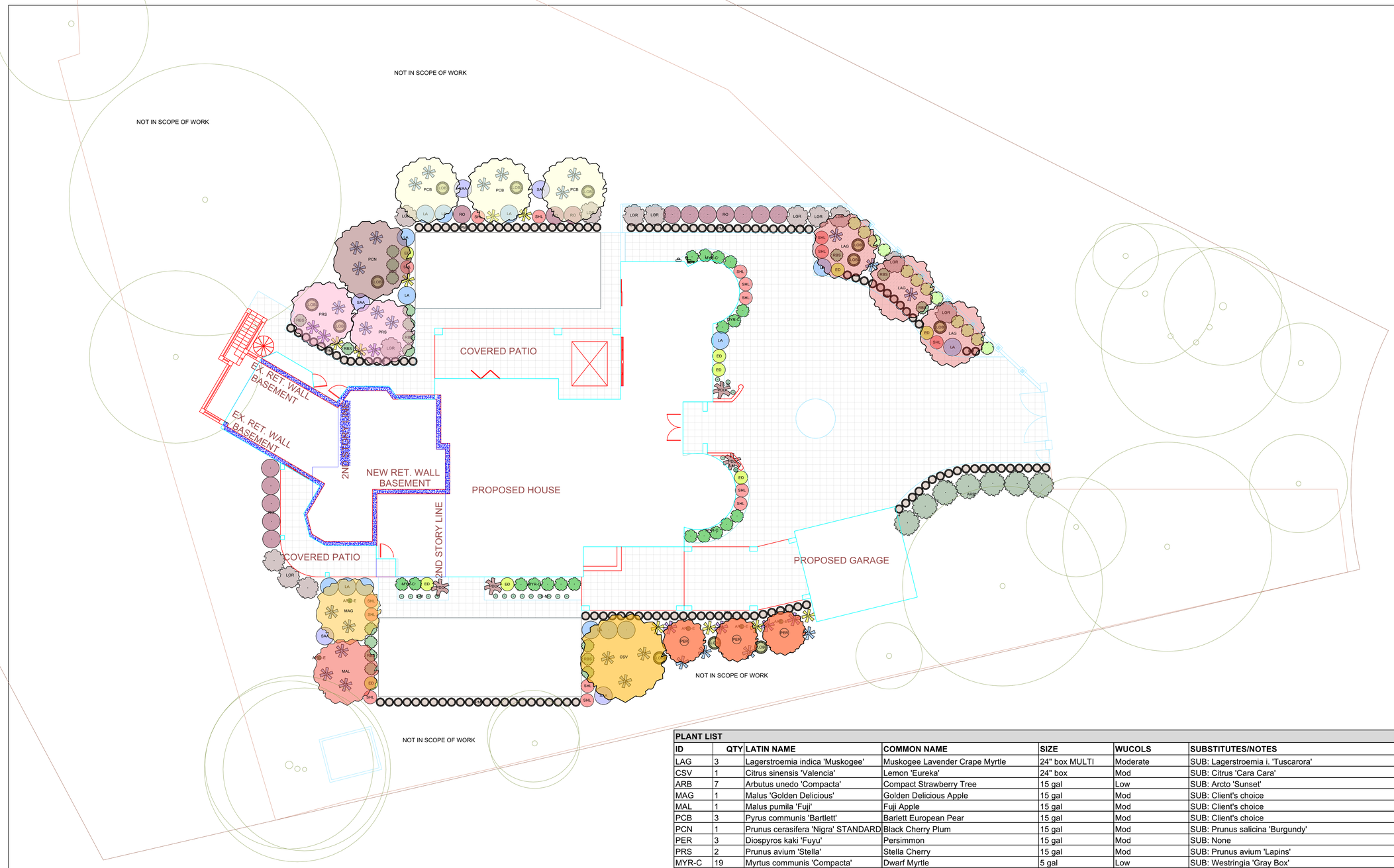


PLANT LIST						
ID	QTY	LATIN NAME	COMMON NAME	SIZE	WUCOLS	SUBSTITUTES/NOTES
LAG	3	Lagerstroemia indica 'Muskogee'	Muskogee Lavender Crape Myrtle	24" box MULTI	Moderate	SUB: Lagerstroemia i. 'Tuscarora'
CSV	1	Citrus sinensis 'Valencia'	Lemon 'Eureka'	24" box	Mod	SUB: Citrus 'Cara Cara'
ARB	7	Arbutus unedo 'Compacta'	Compact Strawberry Tree	15 gal	Low	SUB: Arcto 'Sunset'
MAG	1	Malus 'Golden Delicious'	Golden Delicious Apple	15 gal	Mod	SUB: Client's choice
MAL	1	Malus pumila 'Fuji'	Fuji Apple	15 gal	Mod	SUB: Client's choice
PCB	3	Pyrus communis 'Bartlett'	Barlett European Pear	15 gal	Mod	SUB: Client's choice
PCN	1	Prunus cerasifera 'Nigra' STANDARD	Black Cherry Plum	15 gal	Mod	SUB: Prunus salicina 'Burgundy'
PER	3	Diospyros kaki 'Fuyu'	Persimmon	15 gal	Mod	SUB: None
PRS	2	Prunus avium 'Stella'	Stella Cherry	15 gal	Mod	SUB: Prunus avium 'Lapins'
MYR-C	19	Myrtus communis 'Compacta'	Dwarf Myrtle	5 gal	Low	SUB: Westringia 'Gray Box'
ARC -E	5	Arctostaphylos 'Emerald Carpet'	Manzanita Emerald Carpet	5 gal	Low	SUB: None
DI	28	Dietes iridioides	African Iris	5 gal	Low	SUB: Dietes grandiflora
ED	9	Euphorbia characias 'Dwarf'	Dwarf Dome Euphorbia	5 gal	Low	SUB: None
LA	14	Lavandula 'Grosso'	Grosso Lavender	5 gal	Low	SUB: Lavandula 'Goodwin Creek Gray'
LOR	13	Loropetalum 'Razzleberry'	Razzleberri Fringe Flower	5 gal	Mod	SUB: None
NAN	12	Nandina domestica 'Lemon Lime'	Lemon Lime Nandina	5 gal	Low	SUB: Nandina d. 'Obsession'
PDD	4	Phormium 'Dark Delight'	Dark Delight New Zealand Flax	5 gal	Low	SUB: P. 'Maori Queen'
RBS	19	Rosemarinus 'Blue Spire'	Blue Spire Rosemary	5 gal	Low	SUB: Rosemarinus 'Tuscan Blue'
RO	15	Rosa 'Mutabilis'	Butterfly Rose	5 gal	Low	SUB: None
SA	9	Santolina chamaecyparisssus	Gray Lavender Cotton	5 gal	Low	SUB: None
SAA	5	Salvia clevelandii 'Allen Chickering'	Blue Bush Sage	5 gal	Low	SUB: Salvia clevelandii 'Whirly Blue'
SHL	16	Salvia 'Hot Lips'	Hot Lips Salvia	5 gal	Low	SUB: None
LOB	12	Lomandra 'Breeze'	Breeze Lomandra	1 gal	Low	SUB: None
PM	139	Pennisetum massaicum	Red Bunny Tails	1 gal	Low	SUB: Carex divulsa
S-M	20	Senecio mandraliscae	Blue Chalksticks	1 gal	Low	SUB: Senecio vitalis
VE	7	Verbena 'De La Mina'	De la Mina Verbena	1 gal	Low	SUB: Verbena bonariensis

BAY SCENERY
IMAGINE/DESIGN/BUILD
Contractor´s license : 1046571
2483 Old Middle field Way, Suite 160, Mountain View, CA 94043
http://www.BayScenery.com/ | (650) 261 - 185

Client:

HARSHA PAMULAPARTHI RESIDENCE

Address:
1554 Plateau Ave, Los Altos, CA 94024

APN:
331-03-023

Zoning
R1-20-N1

Occupancy Group:

Site information:

Notes:

- The drawing is a design layout and can not be referenced to or used for construction purposes.
- All the measurements, elevations and areas demonstrated in the drawing are merely to show proportions and can not be referenced to or used for construction purposes.

REVISION HISTORY

N°	DESCRIPCION:	DATE:

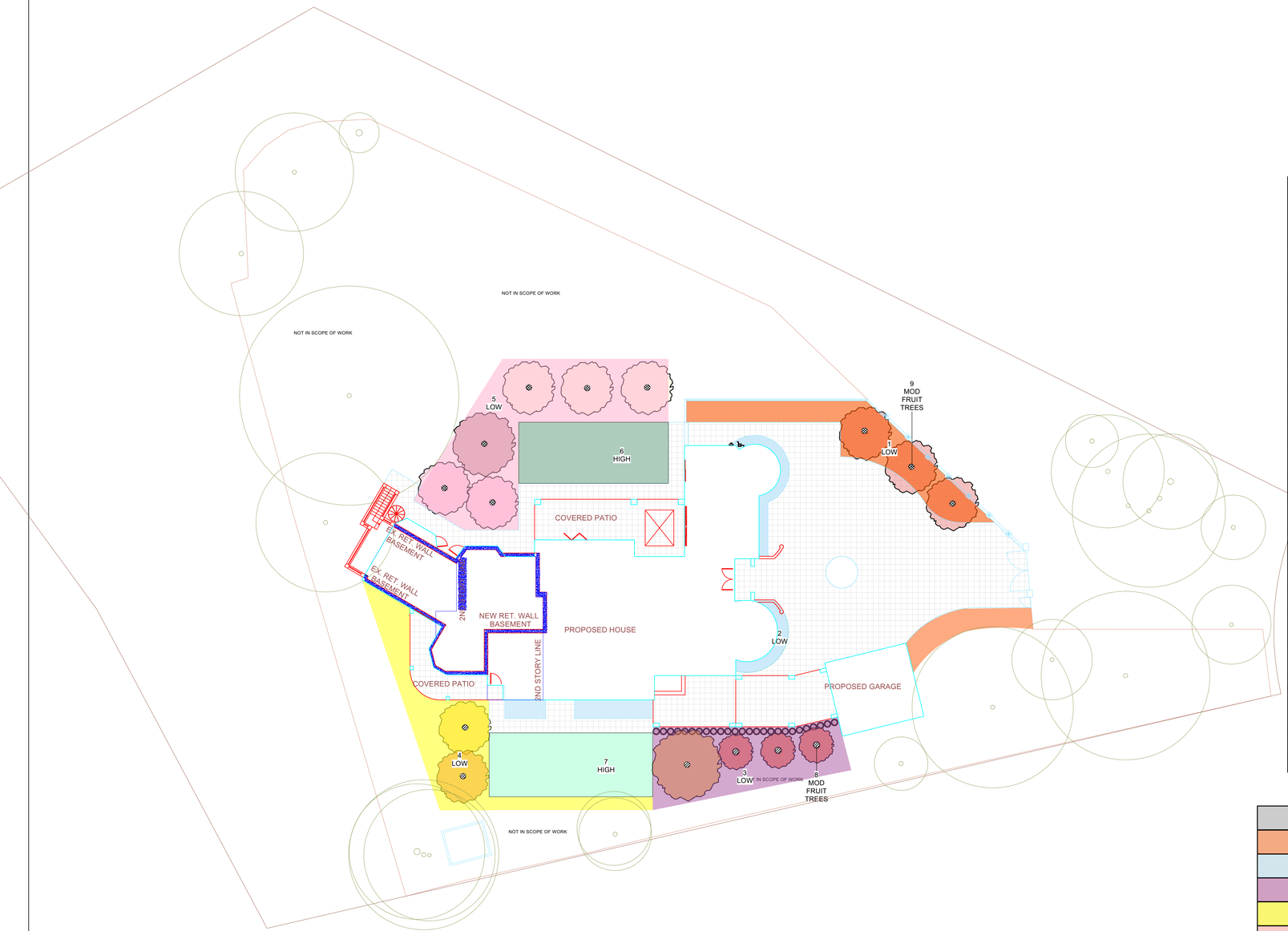
N

Title:

PLANTING PLAN

Drawing By:	Date: 2024/03/21
Checked:	Date:
Drawing Scale **3/32" = 1'- 0"**	Sheet Size 24"X36"

LA 3.0



California MWELO Water Budget

Reference Ev	43.0

* = For the ETo in your area, consult the California Department of Water Resources' Reference Evapotranspiration Table.

Zone Name / I	Plant / Featur	Plant Factor (	Irrigation Method	Irrigation Effi	ETAF (PF/IE)	Landscape A	ETAF x Area	Estimated Total Wat
Regular Landscape Areas								
1	Shrubs	0.2	Drip	0.81	0.247	750	185	4,938
1	Shrubs	0	Drip	0.81	0	236	0	0
2	Shrubs	0.2	Drip	0.81	0.247	113	28	743
2	Shrubs	0.2	Drip	0.81	0.247	60	15	392
2	Shrubs	0	Drip	0.81	0	114	0	0
2	Shrubs	0.2	Drip	0.81	0.247	89	22	584
3	Shrubs	0.2	Drip	0.81	0.247	978	241	6,436
4	Shrubs	0.2	Drip	0.81	0.247	978	242	6,440
5	Shrubs	0.2	Drip	0.81	0.247	1,598	394	10,516
6	Turf Grass	1	Overhead Spray	0.75	1.333	713	950	25,333
7	Turf Grass	1	Overhead Spray	0.75	1.333	813	1,084	28,894
8	Trees	0.5	Drip	0.81	0.617	2	1	32
8	Trees	0.5	Drip	0.81	0.617	2	1	32
8	Trees	0.5	Drip	0.81	0.617	2	1	32
8	Trees	0.5	Drip	0.81	0.617	2	1	32
8	Trees	0.5	Drip	0.81	0.617	2	1	32
8	Trees	0.5	Drip	0.81	0.617	2	1	32
8	Trees	0.5	Drip	0.81	0.617	2	1	32
8	Trees	0.5	Drip	0.81	0.617	2	1	32
8	Trees	0.5	Drip	0.81	0.617	2	1	32
9	Trees	0.5	Drip	0.81	0.617	2	1	32
9	Trees	0.5	Drip	0.81	0.617	2	1	32
9	Trees	0.5	Drip	0.81	0.617	2	1	32
9	Trees	0.5	Drip	0.81	0.617	2	1	32
9	Trees	0.5	Drip	0.81	0.617	2	1	32
9	Trees	0.5	Drip	0.81	0.617	2	1	32
					Totals:	**6,470**	**3,179**	**84,758**
Special Landscape Areas*								
* = Includes public recreational areas, water features using recycled water, areas de					**Totals:**	**0**	**0**	**0**
							ETWU Total:	**84,758 gal/yr**
							Maximum Applied Water Allowance (MAWA):	**120,751 gal/yr**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x A	3,179
Total Area:	6,470
Average ETAF	0.49
All Landscape Areas	
Total ETAF x A	3,179
Total Area:	6,470
Sitewide ETAF	0.49

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

This budget is a tool to assist in the completion of the Water Efficient Landscape Worksheet required by the State of California.

	Hydrozone	Description	Water Use	Method	Area
🟧	1	Front - Entrance	Low	Drip	987 sq ft
🟦	2	Undereves	Low	Drip	375 sq ft
🟪	3	Right front planting	Low	Drip	978 sq ft
🟨	4	Right back planting	Low	Drip	978 sq ft
🟥	5	Left back planting	Low	Drip	1598 sq ft
🟩	6	Back - Lawn 2	High	Spray Heads	713 sq ft
🟩	7	Back - Lawn 1	High	Spray Heads	813 sq ft
▨	8	Right - Trees	Moderate	Bubblers	18 sq ft
▦	9	Left - Fruit Trees	Moderate	Bubblers	12 sq ft

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Zoning R1-20-N1	Occupancy Group:

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REVISION HISTORY

N°	DESCRIPCION:	DATE:

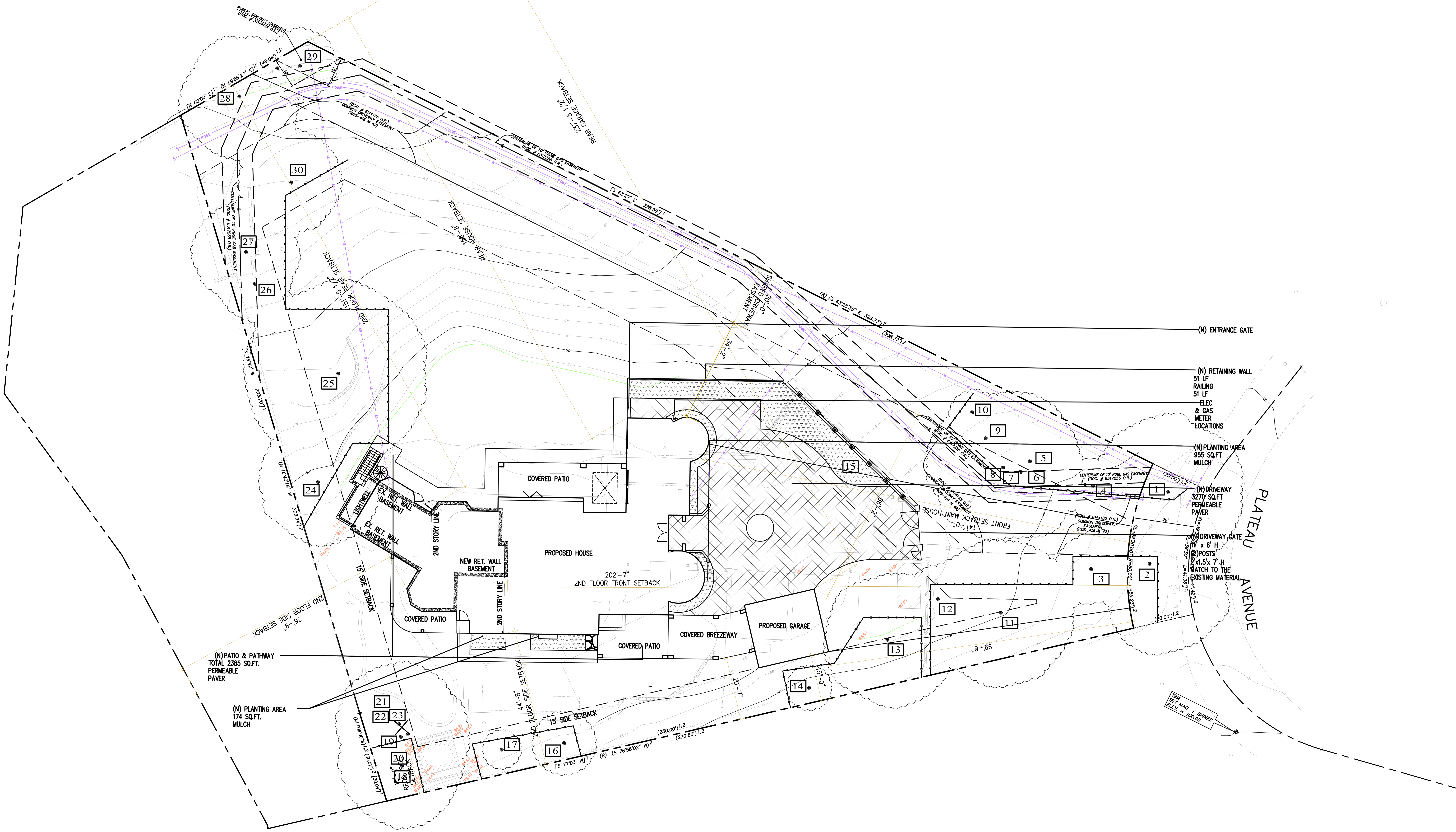
N

Title:

HYDROZONE PLAN

Drawing By: **OK**	Date: 2024/03/21
Checked: **BB**	Date:
Drawing Scale **1/16" = 1'- 0"**	Sheet Size 24"X36"

LA 4.0



A	PROPOSED SITE PLAN

16' 0' 8' 16' 32' 64'

SCALE: 1/16"=1'-0"

NORTH

DESIGNER:

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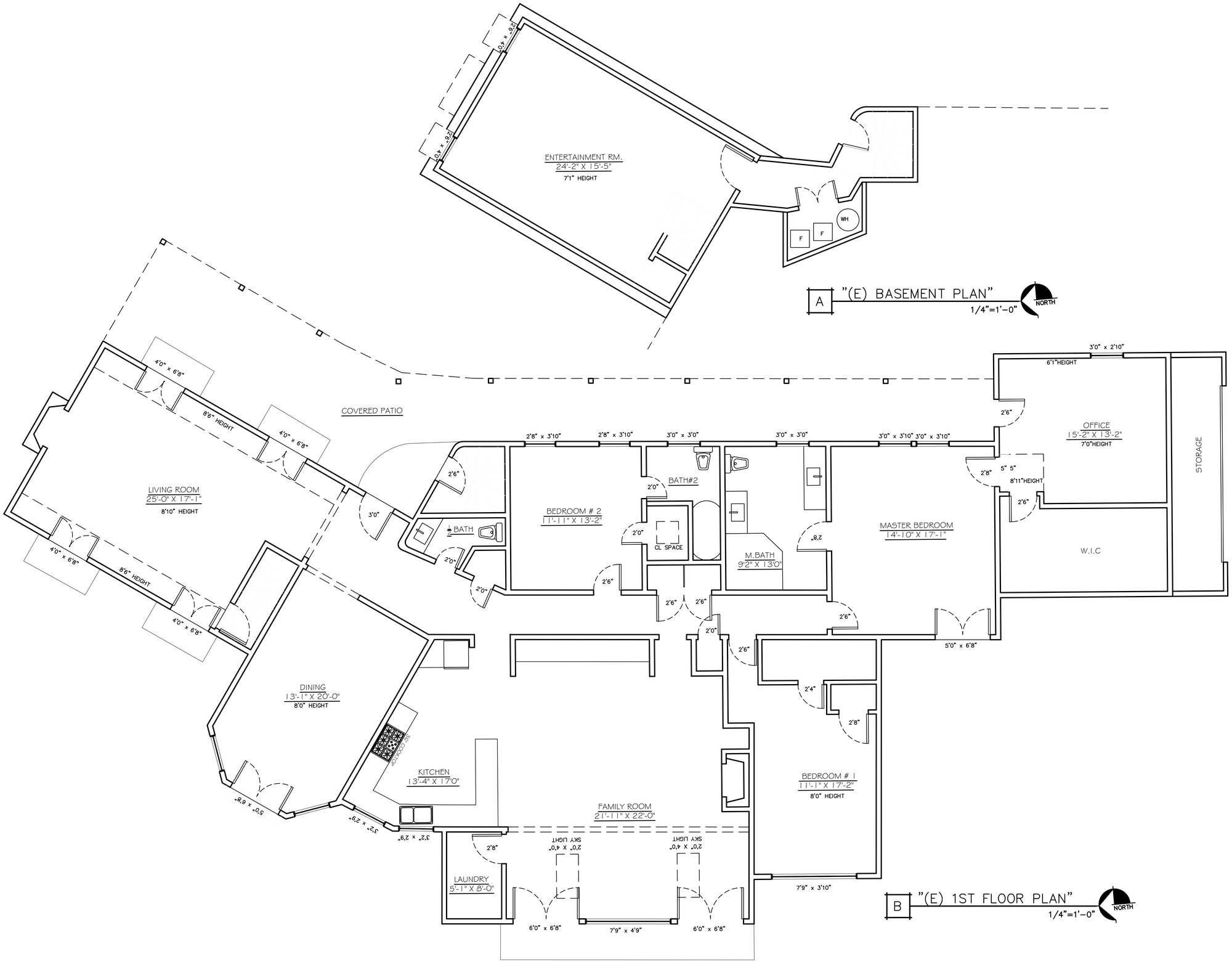
APN: 331-03-023

No.	Submittals	Date
1	PLANNING	3/21/2024

No.	Revision/Issue	Date
1	XX	XXX

Project: PLATEAU AVE.
Scale: As Shown
Date: 3/21/2024
Sheet Title:
"SITE PLAN"

Sheet No:
A-3



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No.	Revision/Issue	Date
1	XX	XXX

Project:	PLATEAU AVE.
Scale:	As Shown
Date:	3/21/2024

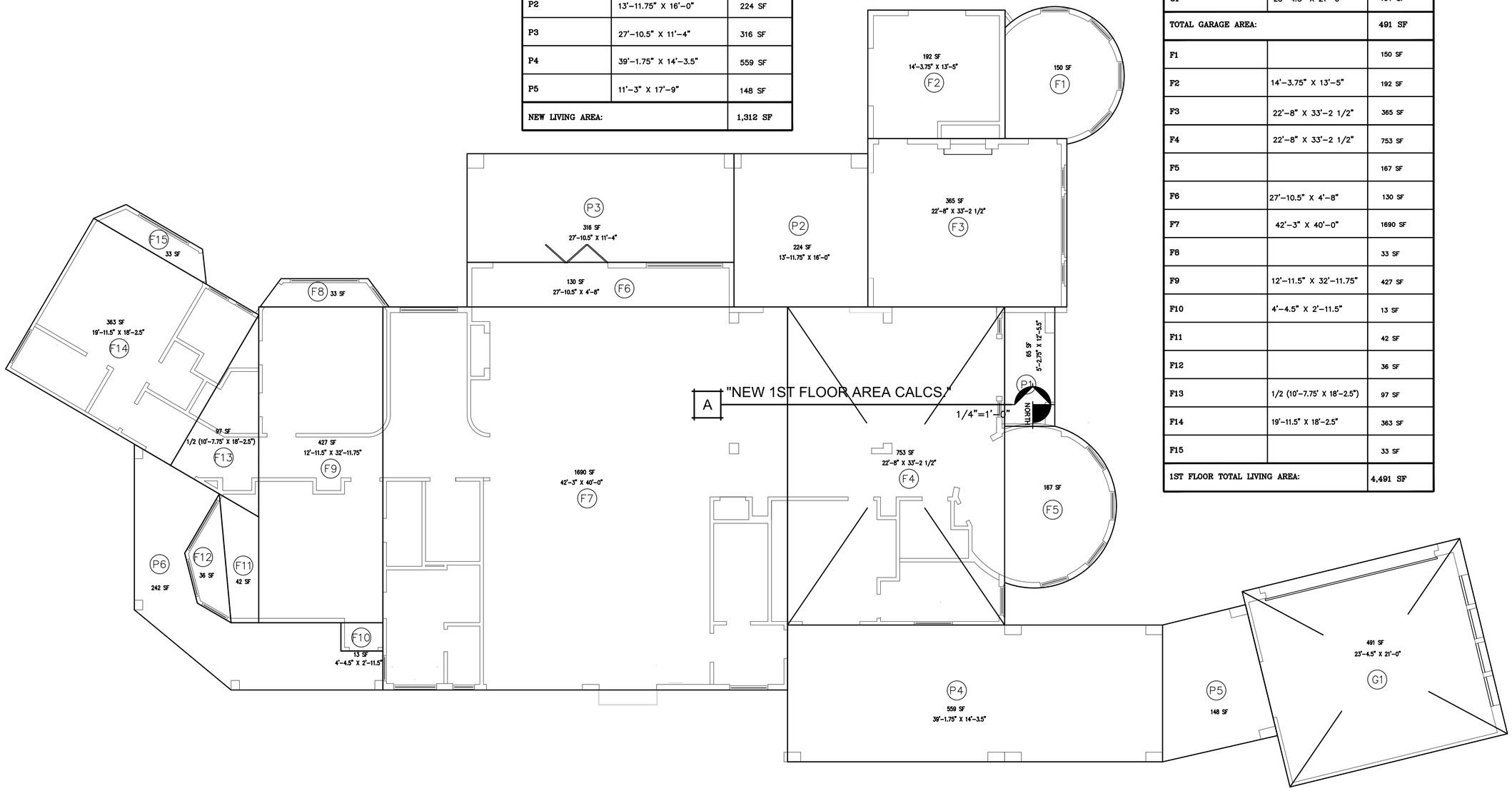
Sheet Title:

"(E) FLOOR PLAN"

Sheet No:

A-4

PORCHES		
P1	5'-2.75" X 12'-5.5"	65 SF
P2	13'-11.75" X 16'-0"	224 SF
P3	27'-10.5" X 11'-4"	316 SF
P4	39'-1.75" X 14'-3.5"	559 SF
P5	11'-3" X 17'-9"	148 SF
NEW LIVING AREA:		1,312 SF



FIRST FLOOR		
GARAGE AREA		
G1	23'-4.5" X 21'-0"	491 SF
TOTAL GARAGE AREA:		491 SF
F1		150 SF
F2	14'-3.75" X 13'-5"	192 SF
F3	22'-8" X 33'-2 1/2"	365 SF
F4	22'-8" X 33'-2 1/2"	753 SF
F5		167 SF
F6	27'-10.5" X 4'-8"	130 SF
F7	42'-3" X 40'-0"	1690 SF
F8		33 SF
F9	12'-11.5" X 32'-11.75"	427 SF
F10	4'-4.5" X 2'-11.5"	13 SF
F11		42 SF
F12		36 SF
F13	1/2 (10'-7.75" X 18'-2.5")	97 SF
F14	19'-11.5" X 18'-2.5"	363 SF
F15		33 SF
1ST FLOOR TOTAL LIVING AREA:		4,491 SF

A PROPOSED FIRST FLOOR PLAN AREA CLAUCLATIONS

4' 0' 2' 4' 8' 16'

SCALE: 3/16"=1'-0"

NORTH

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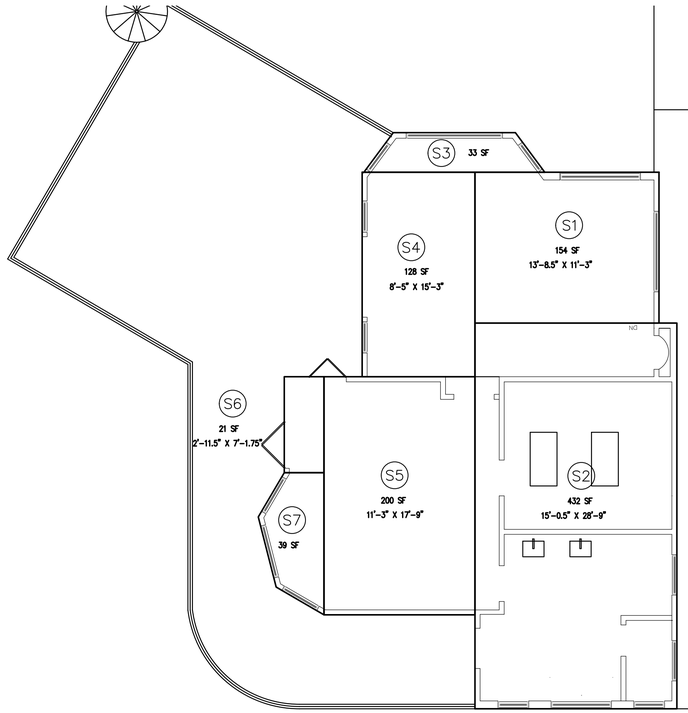
1	XX	XXX

Project:	PLATEAU AVE.
Scale:	As Shown
Date:	3/21/2024

Sheet Title:
"1ST FLOOR AREA CALCULATIONS"

Sheet No:

A-5.01



SECOND FLOOR		
S1	13'-8.5" X 11'-3"	154 SF
S2	15'-0.5" X 28'-9"	432 SF
S3		33 SF
S4	8'-5" X 15'-3"	128 SF
S5	11'-3" X 17'-9"	200 SF
S6	2'-11.5" X 7'-1.75"	21 SF
S7		39 SF
NEW LIVING AREA:		1,007 SF

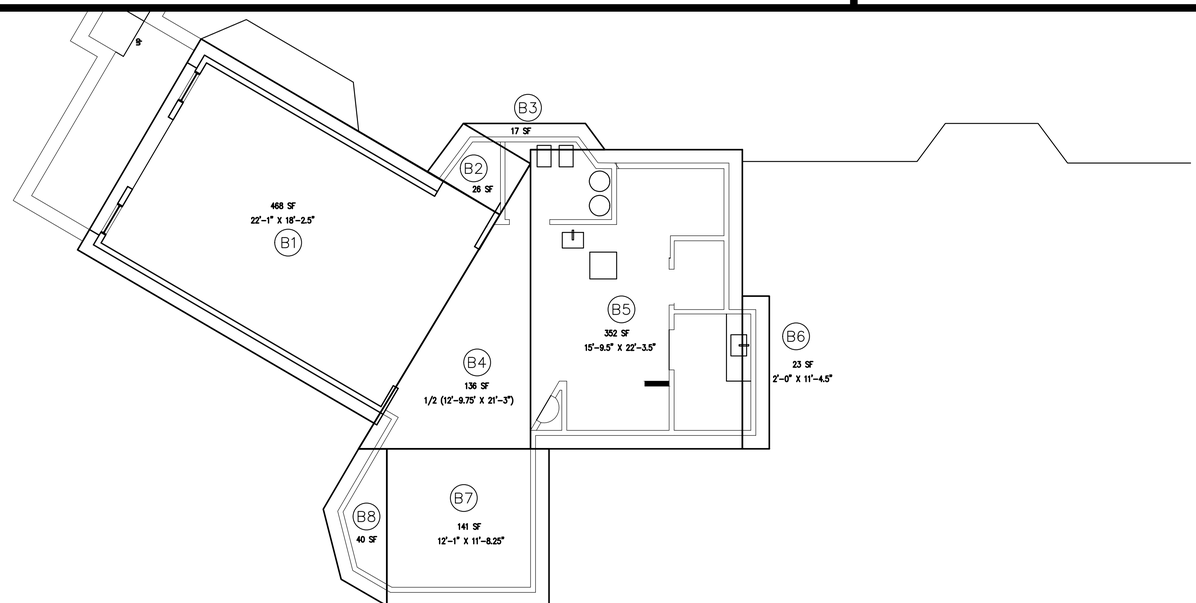
A PROPOSED SECOND FLOOR PLAN AREA CALCULATIONS

4' 0' 2' 4' 8' 16'

SCALE: 3/16"=1'-0"

NORTH

BASEMENT		
EXISTING BASEMENT AREA		
B1	22'-1" X 18'-2.5"	468 SF
TOTAL (E) BASEMENT AREA:		468 SF
B2	5'-10" X 4'-5.25"	26 SF
B3		17 SF
B4	1/2 (12'-9.75' X 21'-3")	136 SF
B5	15'-9.5" X 22'-3.5"	352 SF
B6	2'-0" X 11'-4.5"	23 SF
B7	12'-1" X 11'-8.25"	141 SF
B8		40 SF
NEW BASEMENT AREA:		735 SF
TOTAL BASEMENT AREA:		1,203 SF



B PROPOSED BASEMENT PLAN AREA CALCULATIONS

4' 0' 2' 4' 8' 16'

SCALE: 3/16"=1'-0"

NORTH

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1	PLANNING	3/21/2024

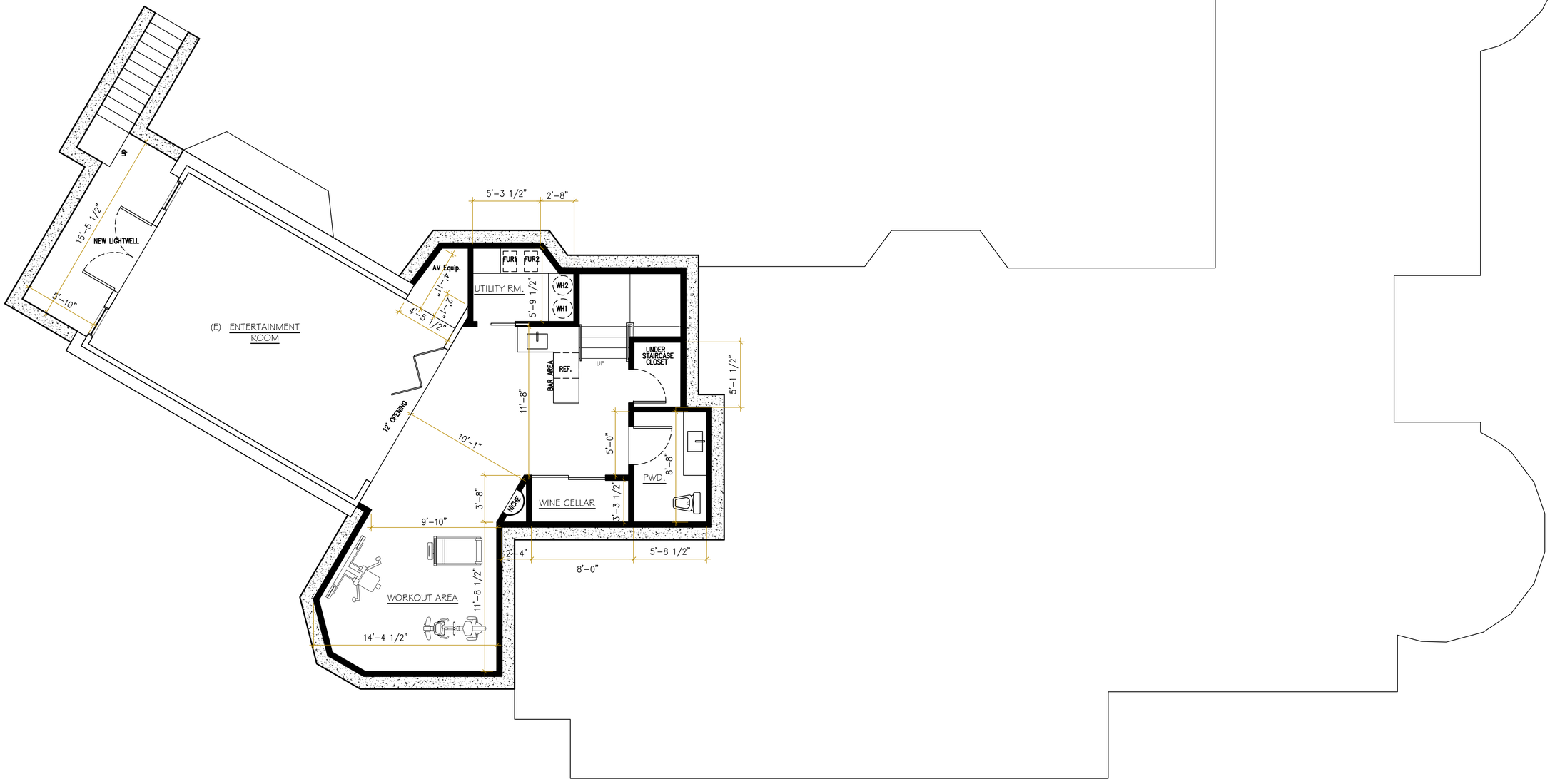
No.	Revision/Issue	Date
1	XX	XXX

Project:	PLATEAU AVE.
Scale:	As Shown
Date:	3/21/2024

Sheet Title:
"2ND FLOOR & BASEMENT AREA CALCULATIONS"

Sheet No:

A-5.02



A | PROPOSED BASEMENT PLAN | SCALE: 3/16"=1'-0"

DESIGNER:

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1	PLANNING	3/21/2024

No.	Revision/Issue	Date
1	XX	XXX

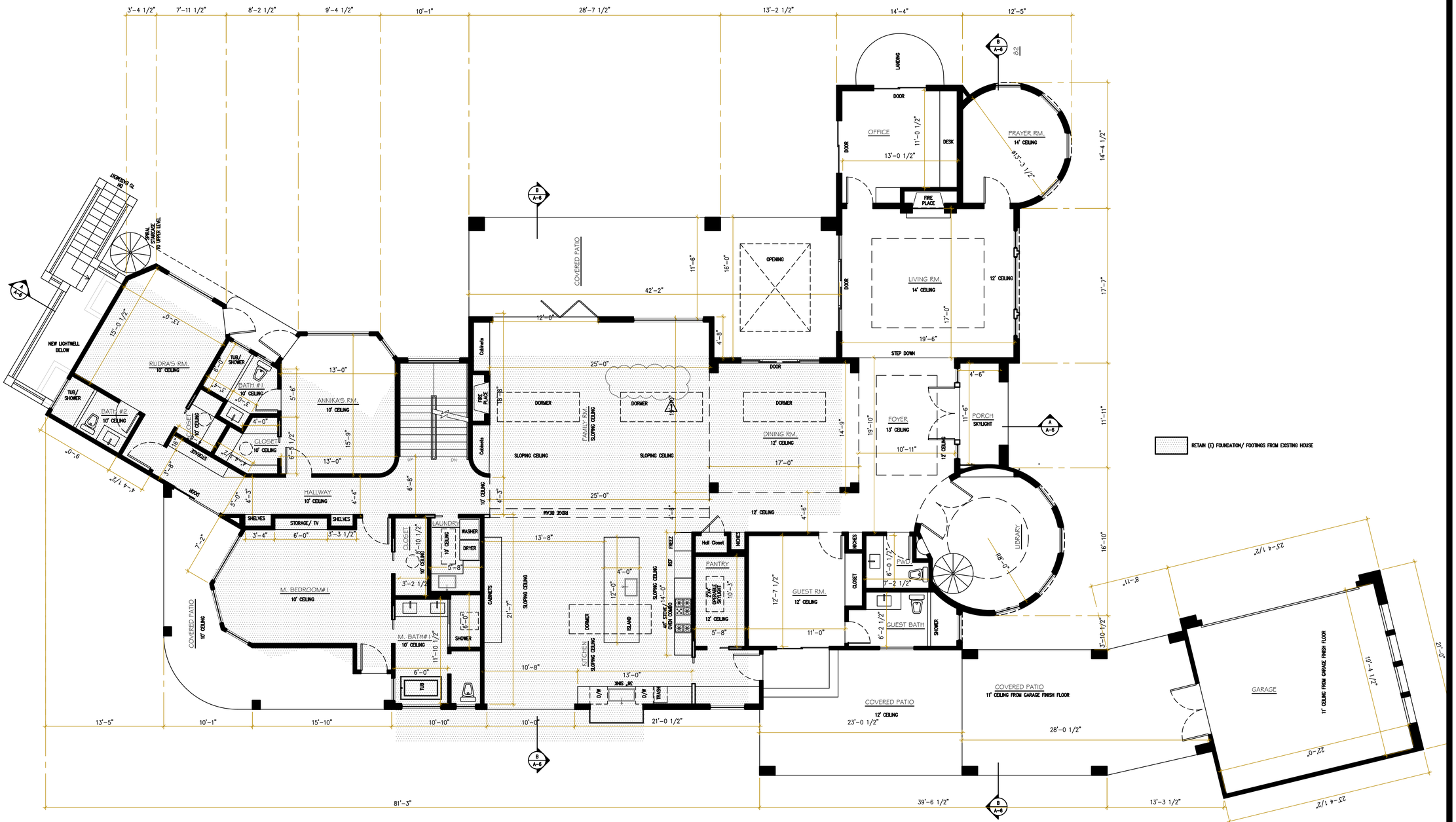
Project:	PLATEAU AVE.
Scale:	As Shown
Date:	3/21/2024

Sheet Title:

"PROPOSED BASEMENT PLAN"

Sheet No:

A-5.1



A | PROPOSED FIRST FLOOR PLAN | 4' 0' 2' 4' 8' 16' | SCALE: 3/16"=1'-0" | NORTH

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No.	Submittals	Date
1	PLANNING	3/21/2024

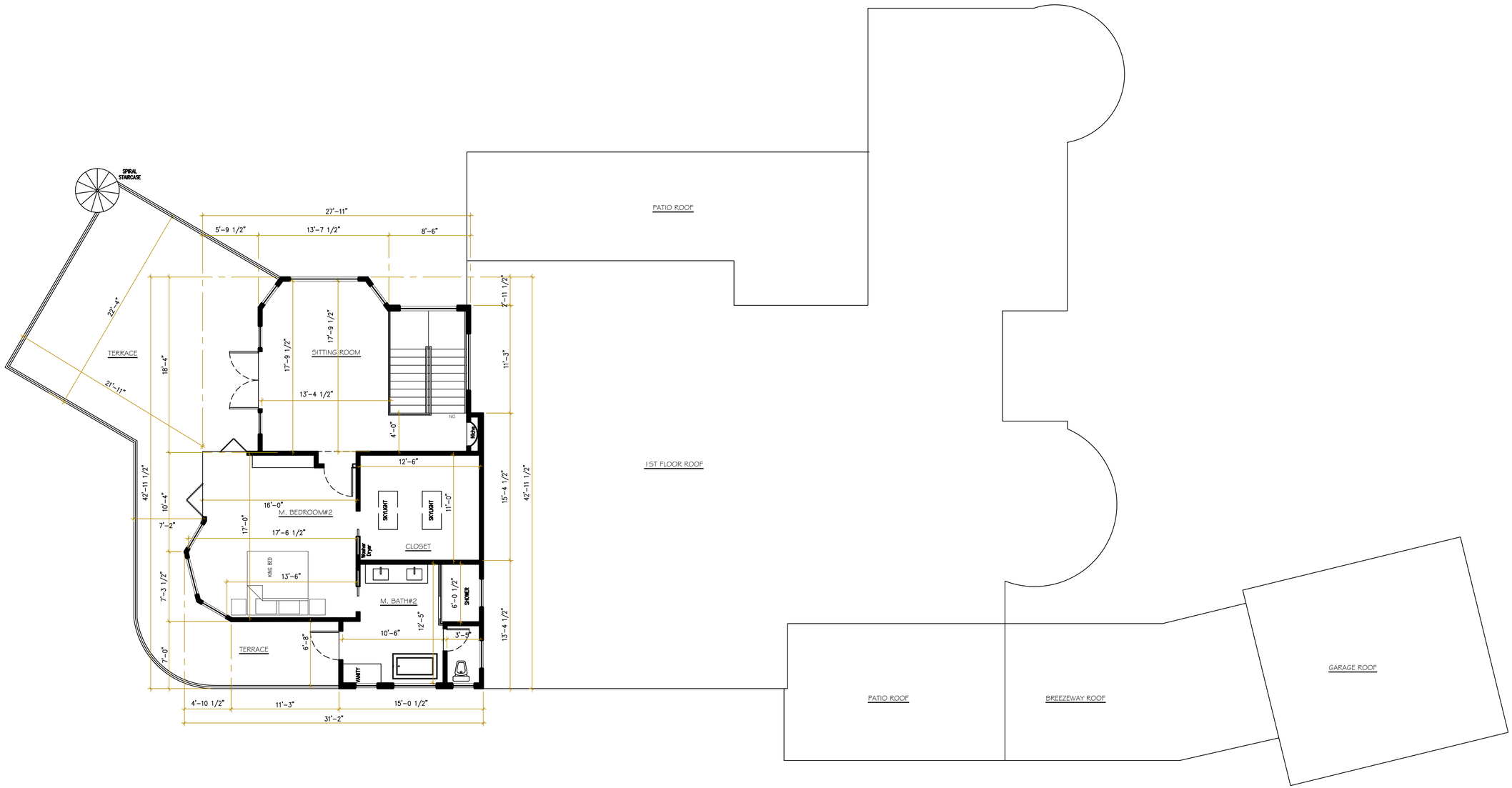
No.	Revision/Issue	Date
1	XX	XXX

Project:	PLATEAU AVE.
Scale:	As Shown
Date:	3/21/2024

Sheet Title:
"PROPOSED 1ST FLOOR PLAN"

Sheet No:

A-5.2



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No.	Submittals	Date
1	PLANNING	3/21/2024

No.	Revision/Issue	Date
1	XX	XXX

Project:	PLATEAU AVE.
Scale:	As Shown
Date:	3/21/2024

Sheet Title:
"PROPOSED 2ND FLOOR PLAN"

Sheet No:

A-5.3

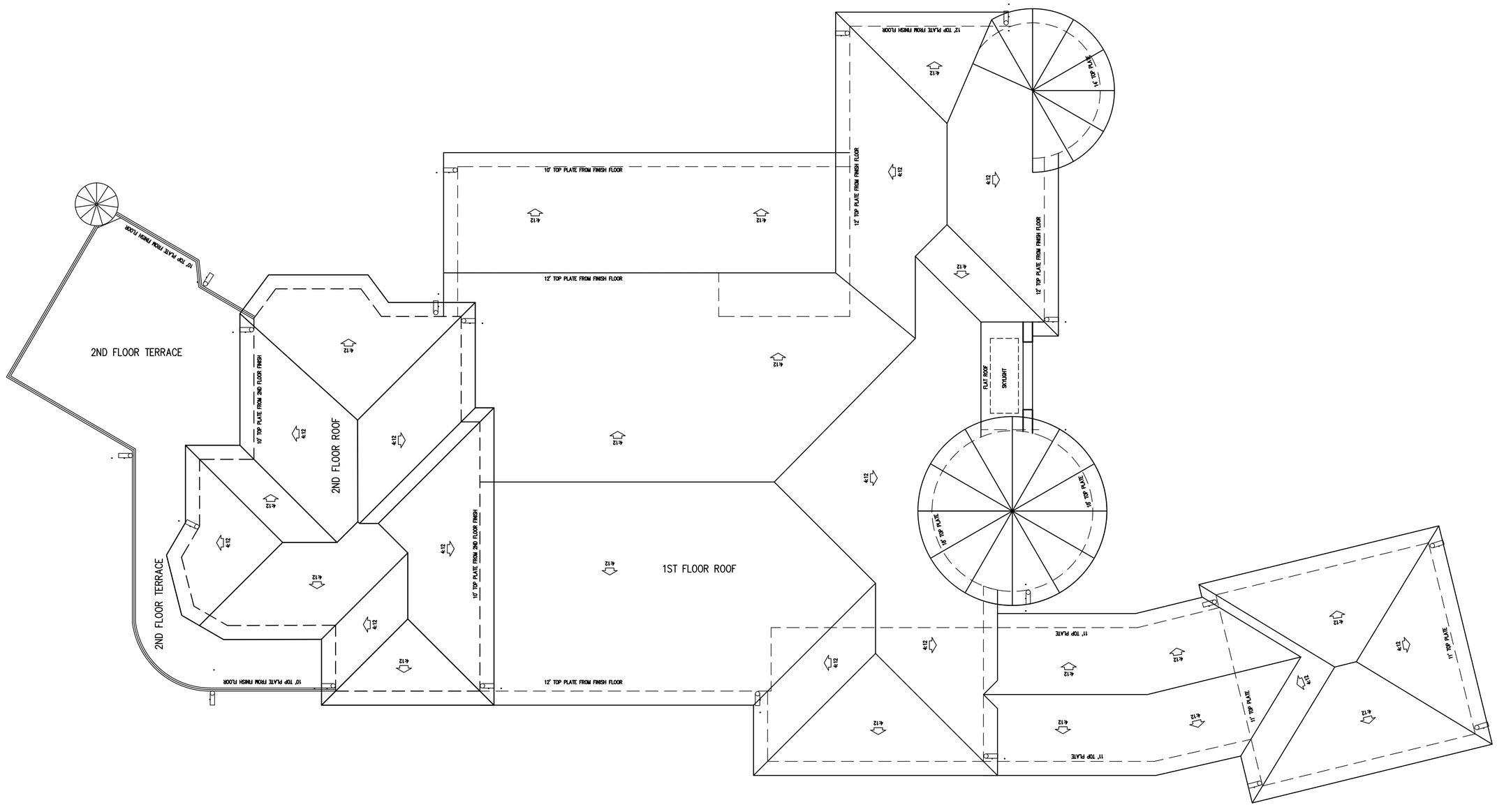
A

PROPOSED SECOND FLOOR PLAN

4' 0' 2' 4' 8' 16'

SCALE: 3/16"=1'-0"

NORTH



A

PROPOSED ROOF PLAN

4' 0' 2' 4' 8' 16'

SCALE: 3/16"=1'-0"

NORTH

DESIGNER:

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APN: 331-03-023

No.	Submittals	Date
1	PLANNING	3/21/2024

No.	Revision/Issue	Date
1	XX	XXX

Project:	PLATEAU AVE.
Scale:	As Shown
Date:	3/21/2024

Sheet Title:
"PROPOSED ROOF PLAN"

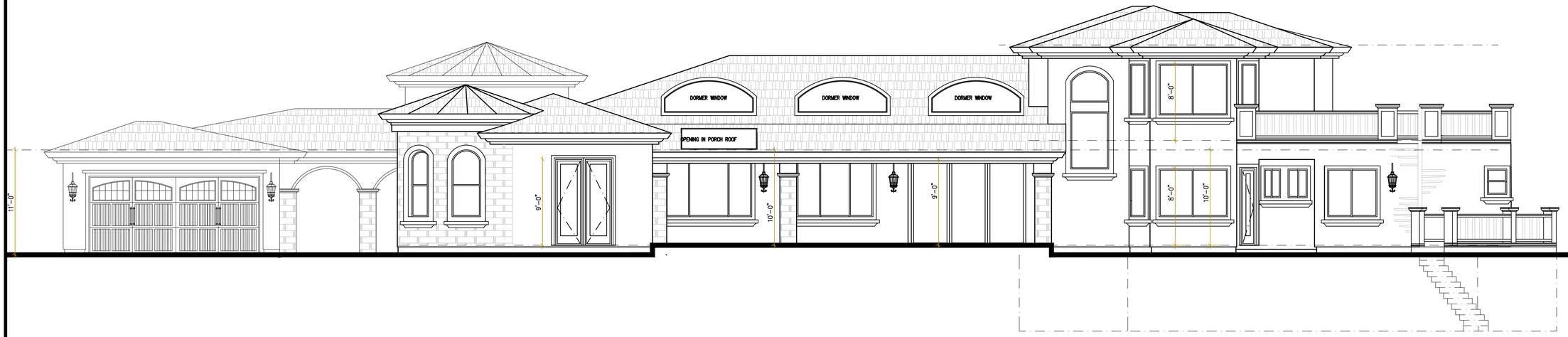
Sheet No:

A-5.4

A PROPOSED FRONT ELEVATION

4' 0' 2' 4' 8' 16'

SCALE: 3/16"=1'-0"



B PROPOSED RIGHT SIDE ELEVATION

4' 0' 2' 4' 8' 16'

SCALE: 3/16"=1'-0"

DESIGNER:

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Project:
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LOS ALTOS, CA 94024
APN: 331-03-023

No.	Submittals	Date
1	PLANNING	3/21/2024

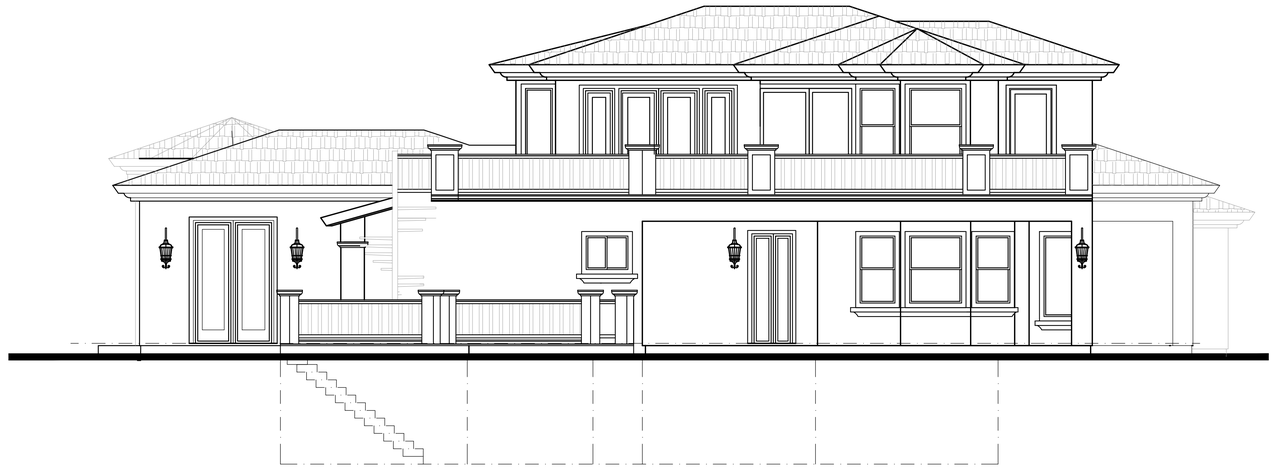
No.	Revision/Issue	Date
1	XX	XXX

Project:	PLATEAU AVE.
Scale:	As Shown
Date:	3/21/2024

Sheet Title:
"PROPOSED EXTERIOR ELEVATIONS

Sheet No:

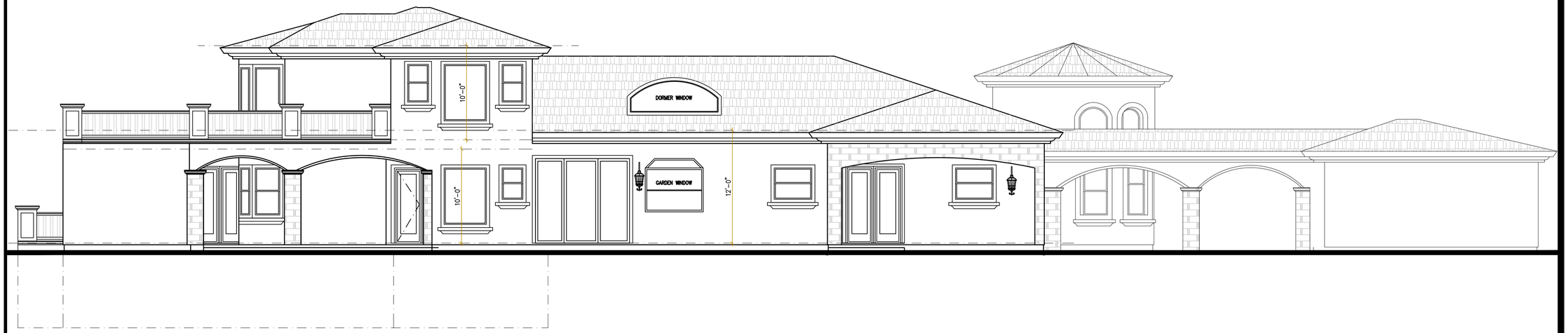
A-6.1



A PROPOSED REAR ELEVATION

4' 0' 2' 4' 8' 16'

SCALE: 3/16"=1'-0"



B PROPOSED LEFT SIDE ELEVATION

4' 0' 2' 4' 8' 16'

SCALE: 3/16"=1'-0"

DESIGNER:

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No.	Revision/Issue	Date
1	XX	XXX

Project:	PLATEAU AVE.
Scale:	As Shown
Date:	3/21/2024

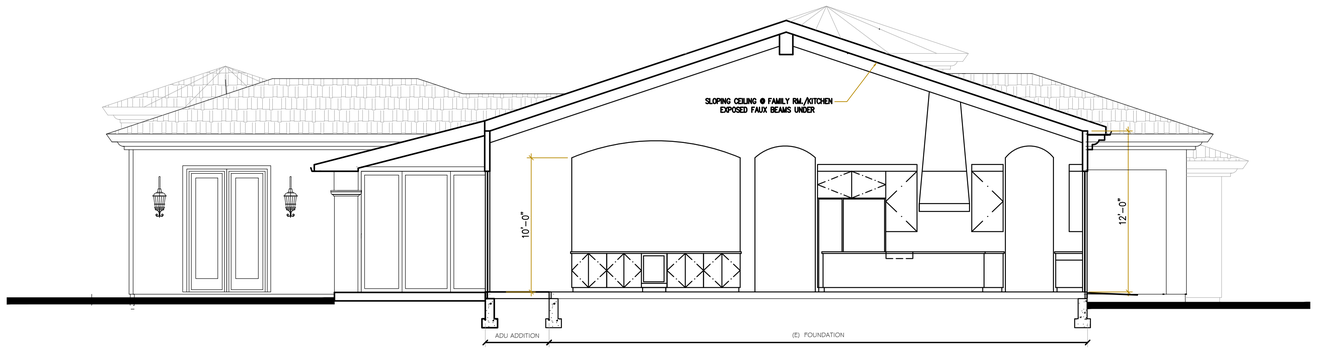
Sheet Title:

"PROPOSED EXTERIOR ELEVATIONS

Sheet No:

A-6.2

A | SECTION A-A | 4' 0' 2' 4' 8' 16' | SCALE: 3/16"=1'-0"



B | SECTION B-B | 4' 0' 2' 4' 8' 16' | SCALE: 3/16"=1'-0"

C | SECTION C-C | 4' 0' 2' 4' 8' 16' | SCALE: 3/16"=1'-0"

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TWO STORY HOME
1554 PLATEAU AVE.
LOS ALTOS, CA 94024
APN: 331-03-023

No.	Submittals	Date
1	PLANNING	3/21/2024

No.	Revision/Issue	Date
1	XX	XXX

Project:	PLATEAU AVE.
Scale:	As Shown
Date:	3/21/2024

Sheet Title:
"PROPOSED BUILDING SECTIONS"

Sheet No:
A-7.1