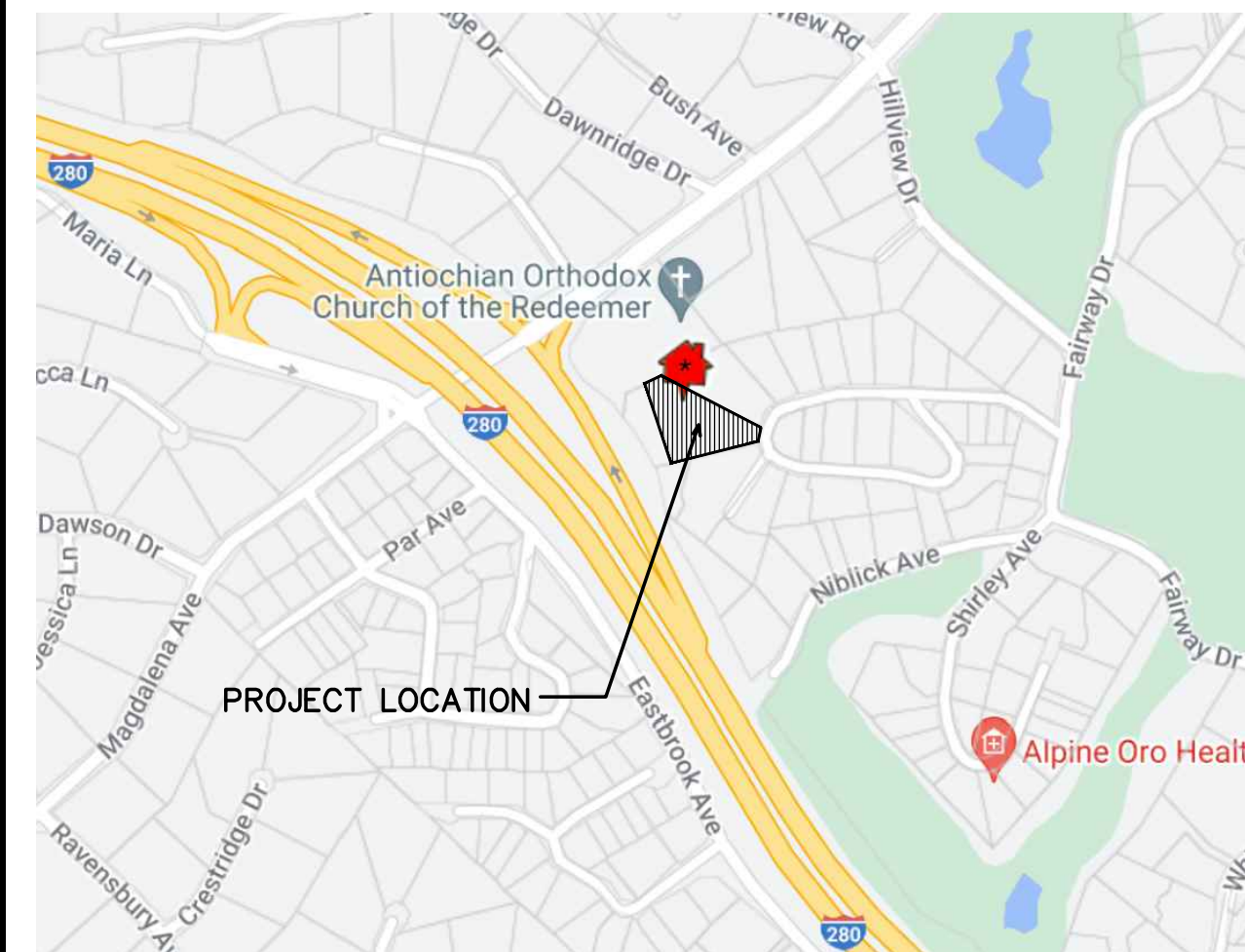




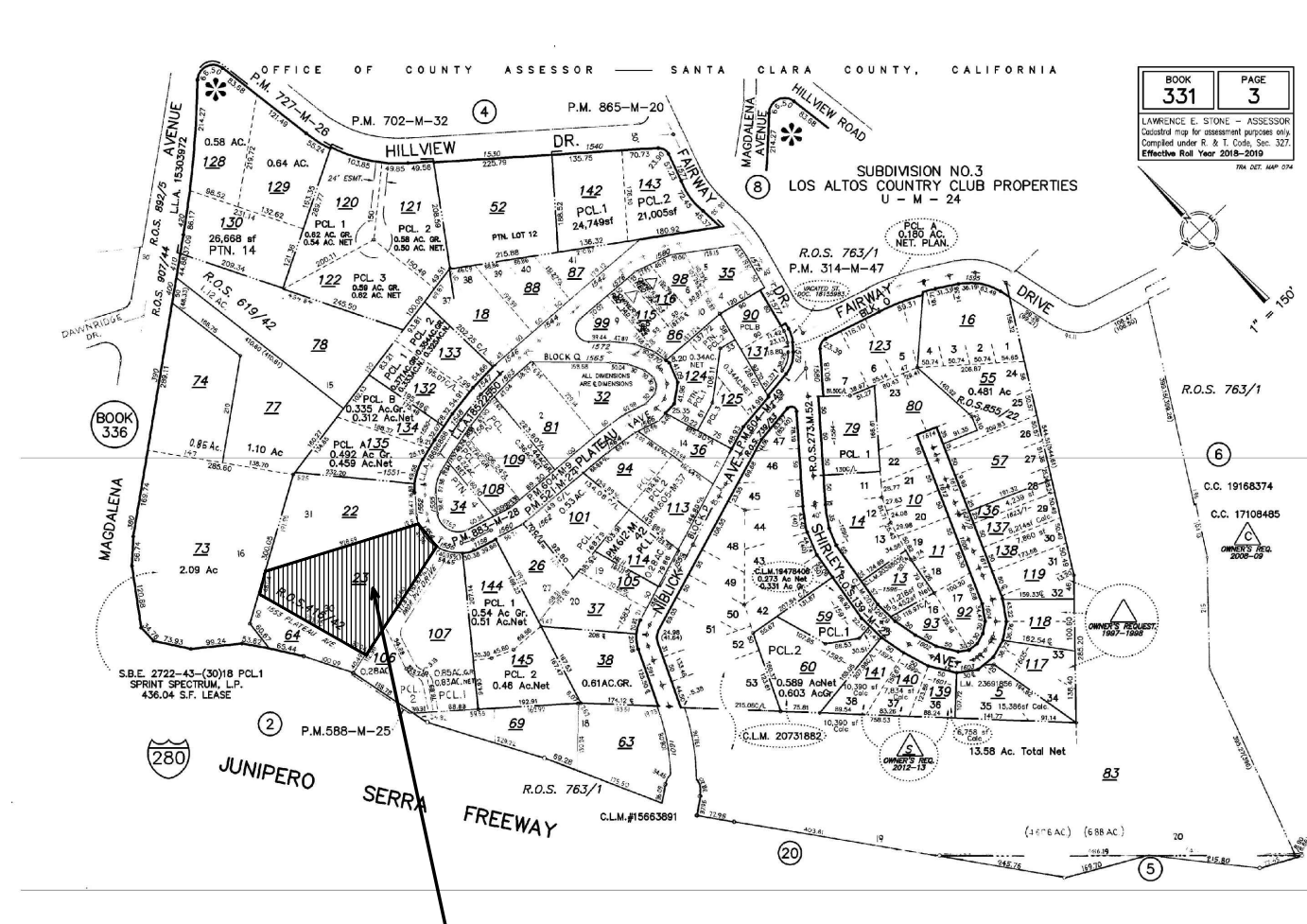
TWO STORY RESIDENCE

1554 PLATEAU AVE.
LOS ALTOS, CA 94024

VICINITY MAP



PARCEL MAP



DESIGNER:
SMP
ENGINEERS
CIVIL ENGINEERS
TEL: (650) 941-8055
E-MAIL: SMPENGINEERS@YAHOO.COM

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with "AKS BUILDING DESIGN" without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

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



Saeid Razavi

ARCH. LEGEND & SYMBOLS

NORTH ARROW
INDICATES REFERENCE NORTH

BUILDING SECTIONS
SECTION IDENTIFICATION (LETTERS)
SHEET WHERE SECTION IS SHOWN

SECTION DETAIL
DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS SHOWN

KEY NOTE
CORRESPONDING NUMBER

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

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

REVISION
CLOUD AROUND REVISION

WORK POINT, CONTROL POINT OR DATUM POINT

REFERENCE ELEVATION
DIMENSION ABOVE FLOOR

CHANGE OF FLOOR FINISH

CONSULTANTS

2- ARCHITECTURAL	SMP ENGINEERS Designer: Aman Dulay 1534 CAROB LANE LOS ALTOS, CA 94024	(408) 375-8351 (650) 941-8055
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
GROSS LOT SIZE: 44,208.5 (1.015 ACRES)
COMMON DRIVEWAY SIZE: 7,235.5 sf (0.166 ACRES)
NET LOT SIZE: 36,973 sf (0.849 ACRES)
ALLOWABLE FAR: 5,700 sf
EXISTING FAR: 3,311 SQFT
PROPOSED FAR: 5,478 SQFT
WATER SOURCE: CALWATER

ALLOWABLE FAR: $3,500 + \frac{(36,973-10,000)}{10}$
 $3,500 + 2,697.3 = 6,197.3$ SQFT (USE 5,700 SF)

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	1,033
TOTAL FAR	5,424 SQFT

TOTAL BASEMENT AREA: 1,273 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

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SHEET 1 TOPOGRAPHIC SURVEY MAP	A-5.01 1ST FLOOR AREA CALCS.
AR-1 ARBORIST REPORT	A-5.02 2ND FLOOR & BASEMENT AREA CALCS.
AR-2 ARBORIST REPORT	A-5.1 PROPOSED BASEMENT PLAN
AR-3 ARBORIST REPORT	A-5.2 PROPOSED 1ST FLOOR PLAN
AR-4 ARBORIST REPORT	A-5.3 PROPOSED 2ND FLOOR PLAN
A-3 PROPOSED SITE PLAN	A-5.4 PROPOSED ROOF PLAN
C-1 CIVIL COVER SHEET	A-6.1 PROPOSED EXTERIOR ELEVATIONS
C-2 MINOR GRADING & DRAINAGE PLAN	A-6.2 PROPOSED EXTERIOR ELEVATIONS
C-3 CROSS SECTION/ MISC. DETAILS	A-7.1 PROPOSED BUILDING SECTIONS
C-4 DRAINAGE DETAILS	
C-5 EROSION CONTROL PLAN	
C-6 IMPERVIOUS AREA CALCULATIONS	
C-7 COUNTY STANDARD DETAILS	
C-8 COUNTY SHEET & EC DETAILS (BMP-1)	
C-9 COUNTY SHEET & EC DETAILS (BMP-2)	
LA0.0 LANDSCAPE COVER SHEET	
LA0.1 DEMOLITION LAYOUT	
LA1.0 GENERAL LAYOUT	
LA2.0 SITE PLAN	
LA3.0 DRIVEWAY GATE DETAIL	

No.	Submittals	Date
1	PLANNING	3/21/2024
2	PLANNING	8/30/2024

No.	Revision/Issue	Date
1	PLANNING	04/26/2024

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

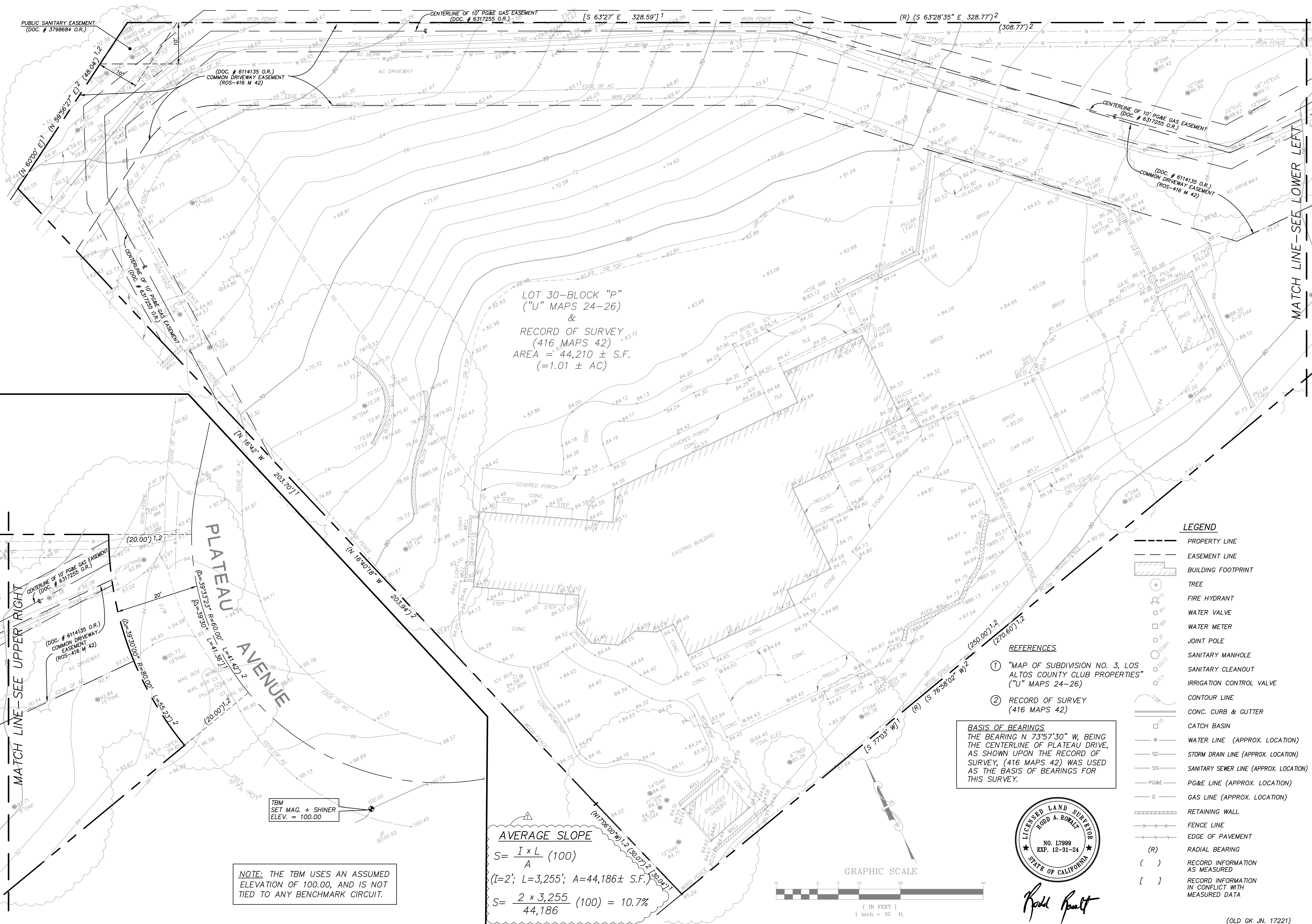
DEFERRED SUBMITTAL

Fire sprinklers required ad will be deferred submittal.
[CFC Section 903.2 and Santa ClaraCounty Ordinance No NS-110.136 Section B7-9.d]

Project: PLATEAU AVE.
Scale: As Shown
Date: 8/28/2024
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 BY THE STAKING WORK.



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

PLATEAU AVENUE

AVERAGE SLOPE

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

(I=2'; L=3,255'; A=44,186± S.F.)

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

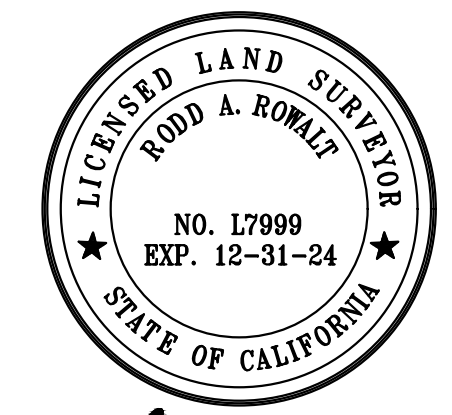
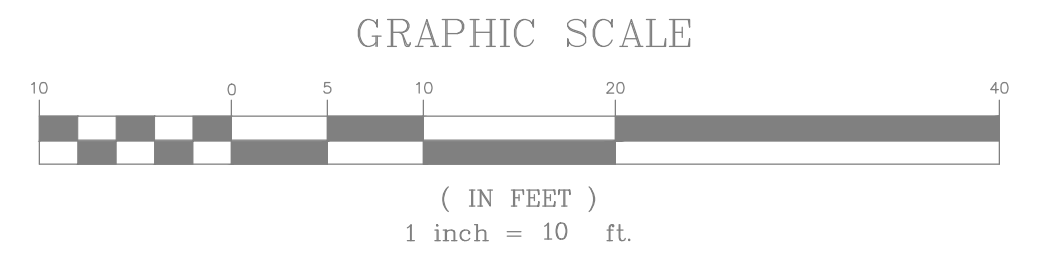
NOTE: THE TBM USES AN ASSUMED ELEVATION OF 100.00, AND IS NOT TIED TO ANY BENCHMARK CIRCUIT.

TBM SET MAG. + SHINER ELEV. = 100.00

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.

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

- 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)
 - SD --- STORM DRAIN LINE (APPROX. LOCATION)
 - SS --- SANITARY SEWER LINE (APPROX. LOCATION)
 - PG&E --- PG&E LINE (APPROX. LOCATION)
 - G --- 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



Rodd Romelt

(OLD GK JN. 17221)

NO. DATE	REVISIONS	SCALE 1"=10'
	ADDED EASEMENTS & RECORD DATA 2/12/23 ADDED AVERAGE SLOPE CALCULATION	
DRAWN BY E. T.		DESIGNED BY
CHECKED BY		
Giuliani & Kull, Inc. Engineers • Planners • Surveyors 4880 Stevens Creek Blvd., Suite 205 San Jose, CA 95129 (408) 615-4000 Fax (408) 615-4004 Auburn • San Jose • Oakland		
1554 PLATEAU AVENUE APN 331-03-023 UNINCORPORATED LOS ALTOS, CALIFORNIA		
TOPOGRAPHIC SURVEY		
SHEET 1		
OF 1		
DATE 7/31/23		
JOB NO. 23112		

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Introduction

ASSIGNMENT

On November 29th, 2023, at the request of the property owner, I visited the project site at 1554 Plateau Ave., Los Altos, Santa Clara County. 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 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 existing home would be demolished. A two-story home with basement was to be built in its place. A new garage and patios were also planned. Assessments in this report were based on review of the following plan documents:

- Proposed Site Plan by Bay Scenery (revised 06//2024)

I identified 30 trees for inclusion in this report including 19 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. No 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. Observations and recommendations relate to the tree protection and preservation mandates outlined in the Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications (revised 3/8/10). According to County guidelines, all tree protection measures recommended in this report must 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 existing home was to be demolished. A new two-story home with basement was to be built in its place. New patios and pathways were planned, along with new planting areas. A detached garage was also planned in front of the home.

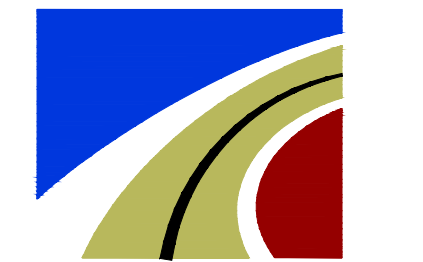
TREE INVENTORY

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 Santa Clara County a "Protected Tree" was any tree that was 37.7 inches or greater in circumference (12 inches or more in diameter) at a height of 4.5 feet above ground level.

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 retention.

DESIGNER:

SMP



ENGINEERS
CIVIL ENGINEERS

TEL: (650) 941-8055
E-MAIL: SMPENGINEERS@YAHOO.COM

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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



Saeid Razavi

No.	Submittals	Date
1	PLANNING	3/21/2024
2	PLANNING	8/30/2024

No.	Revision/Issue	Date
1	PLANNING	04/26/2024

Project:	PLATEAU AVE.
Scale:	As Shown
Date:	8/28/2024

Sheet Title:
"ARBORIST REPORT"

Sheet No:

AR-1

IMPACTS TO PROTECTED TREES

I identified 30 trees for inclusion in this report including 19 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. No were requested for removal. Please see next section for a list of proposed tree removals. Anticipated impacts to trees to be retained with Protected status are as follows:

- Tree #1 and #2 (Italian stone pine, *Pinus pinea* – Street trees); Trees #3, #4 and #7 (Deodar cedars, *Cedrus deodara*); Trees #6 and #8 (silver dollar gum, *Eucalyptus polyanthemos*); Trees #9 and #11 (coast live oak); Trees #18, #21 - #23, #26, #27 (live oaks); and Tree #28 (13" Chinese elm, *Ulmus parvifolia*); 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.
- Tree #12 (14" carob, *Ceratonia siliqua*): This tree would be anticipated to sustain "moderate" impacts from the demolition of the existing concrete wall and driveway repavement (10% - 25% root loss).
- Tree #13 (18" live oak): This tree would be expected to sustain "low" impacts from the demolition of the existing shed and construction of the garage nearby (less than 10% root loss).
- Tree #24 (37.5" live oak) and #25 (42" blue oak, *Quercus douglasii*): These trees would be expected to be "moderately" impacted by the excavation for the new home and basement upslope from the trees (10% - 25% root loss). Please see "Special Tree Protection Measures" for guidelines on working within 6x DBH of these trees.

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

No trees of any size were requested for removal.

Tree Preservation & Mitigation Measures

PRE-CONSTRUCTION

Establish Tree Protection Zones (TPZ):

As per County guidelines, all trees to be retained shall be protected with chain link fencing or other rigid fence enclosure acceptable by the Planning Office. This fencing establishes the Tree Protective Zone (TPZ), an area in which no soil disturbance is permitted, and activities are restricted. Storage of construction materials, paints, chemicals etc. is strictly prohibited, and physical entry is limited only to designated personnel. Arborist-established locations for protective tree fence were shown on the attached TPZ map.

TPZ fencing is to be a minimum of 5 feet high, mounted on 2-inch diameter galvanized iron posts, and driven into the ground to a depth of at least 2 feet at no more than 10-foot spacing (see attached SCC fencing detail). This detail shall appear on grading, demolition and building permit plans. Tree fencing shall be erected before any demolition, grading or construction begins and remain in place until the Final Inspection.

A warning sign shall be prominently displayed on each tree protective fence per the requirements of development pursuant to the Santa Clara County Planning Office. The signs are available at the Planning and Building Inspection Offices or at https://stgenpln.blob.core.windows.net/document/Tree_Warning_Sign.pdf

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. The County requires the following:

A. Mulch to a depth of 4-6" shall be placed within the TPZ to further protect the trees' critical rhizosphere and soil. The base of the tree should not be covered.

B. If compaction of the root system may result in possible suffocation of the root system, a soil aeration system shall be installed as designed and specified by an Arborist.

C. Paving/Hardscape and other soil compacting material that encroaches within the TPZ should include an aeration system designed by an Arborist.

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.

DUST CONTROL PROGRAM

The County requires that during grading, or if several weeks pass without rain, that tree trunks, limbs and foliage be sprayed with water to remove accumulated construction dust.

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 #24, and #25

- Demolition of existing hardscape (house foundation) 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).
- Excavation guidelines for installation of new basement and house foundation:
 - Under the supervision of the Project Arborist, I recommend an exploratory trench to be dug by hand before excavation begins. This way, roots may be exposed by gentle excavation methods.
 - Woody roots (1" or larger) must not be damaged during digging.
 - Roots to be exposed along the sides of the basement inside 6X DBH of Protected trees:
 - Within 19 feet of the trunk of Tree #24
 - within 21 feet of Tree #25
 - The trench should be dug as deep as the proposed foundation or three feet (3') deep, whichever is shallower. (Width does not matter.)
 - In the case that numerous or large roots are found, options for building around the roots may be discussed with the builder and engineer.
 - Root pruning would be done selectively, under the direction of the Project Arborist.

Project Arborist Supervision

Based on specific circumstances, the County may require the following:

The Arborist shall monitor construction activity to ensure that the tree protection measures are implemented and submit a Construction Observation Letter to the Planning Office for approval, prior to final inspection, summarizing the results of the monitoring activity and resulting health of trees designated for preservation onsite.

An Arborist shall submit to the Planning Office two (2) copies of a monitoring report annually from the date of final inspection. The report shall show compliance with the tree protection conditions of approval and verification that all trees are in good health.

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 Project Arborist).

POST-CONSTRUCTION

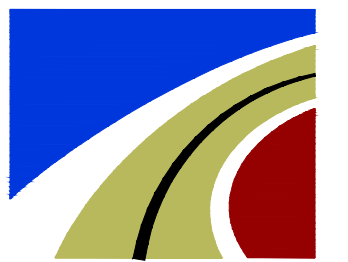
Ensure any mitigation measures to ensure long-term survival including but not limited to:

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.

DESIGNER:

SMP



ENGINEERS
CIVIL ENGINEERS

TEL: (650) 941-8055

E-MAIL: SMPENGINEERS@YAHOO.COM

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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



Saeid Razavi

No.	Submittals	Date
1	PLANNING	3/21/2024
2	PLANNING	8/30/2024

No.	Revision/Issue	Date
1	PLANNING	04/26/2024

Project: PLATEAU AVE.
Scale: As Shown
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Sheet Title:

"ARBORIST REPORT"

Sheet No:

AR-2

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.

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

Supporting Documents

Glossary

DBH: "Diameter at Breast 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.

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

"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.

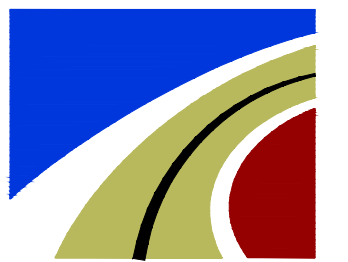
NONE - No anticipated impact to roots, soil environment, or above-ground parts

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)

DESIGNER:

SMP



ENGINEERS
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Saeid Razavi

Sources

Fite, Kelby, and E. Thomas Smiley. *Managing trees during construction*, second edition.

Champaign, IL: International Society of Arboriculture, 2016. Print.

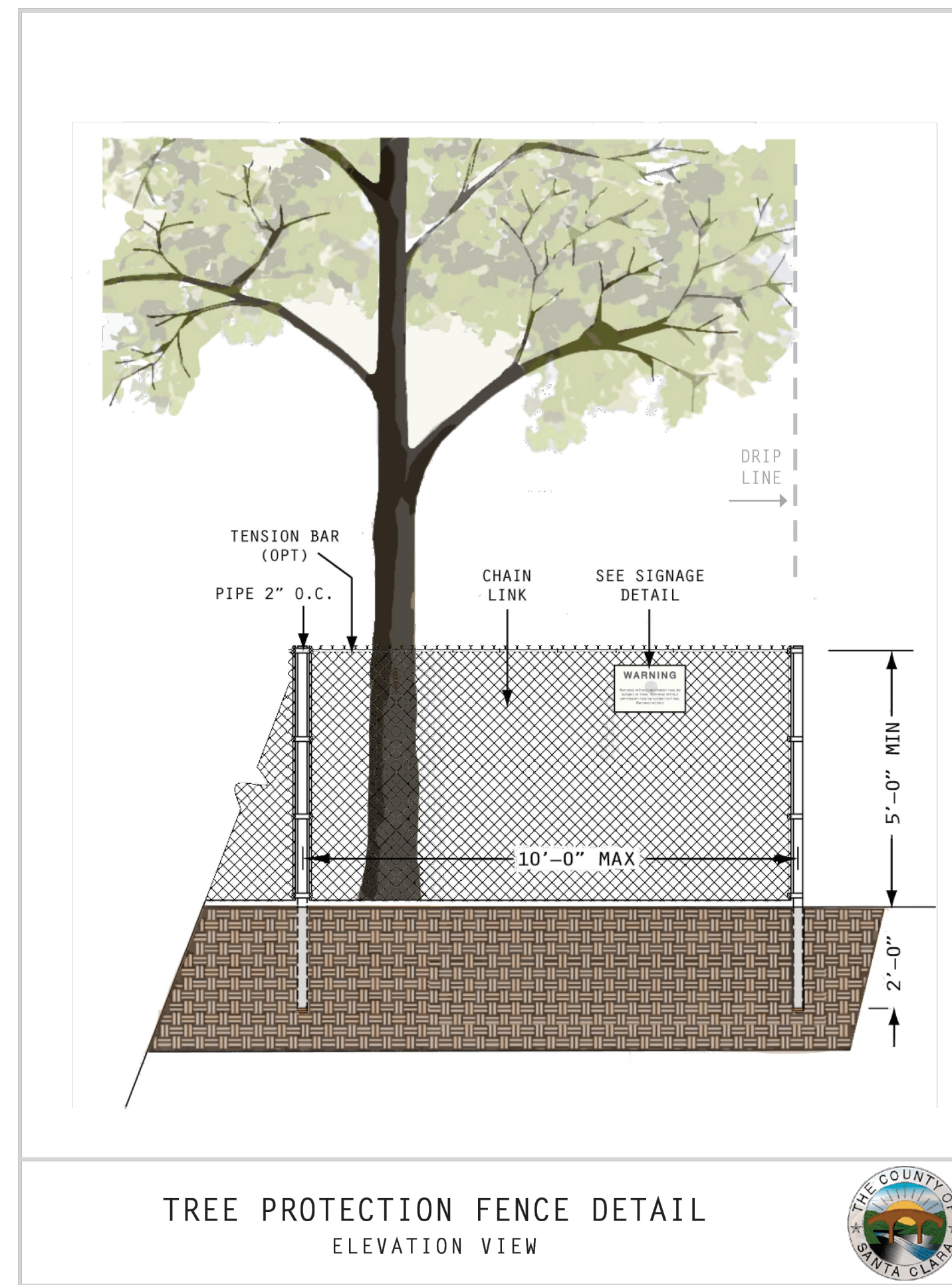
ISA. *Guide for Plant Appraisal*, 10th edition, second printing. Atlanta, GA: International Society of Arboriculture, 2019. Print.

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

Western Chapter ISA.

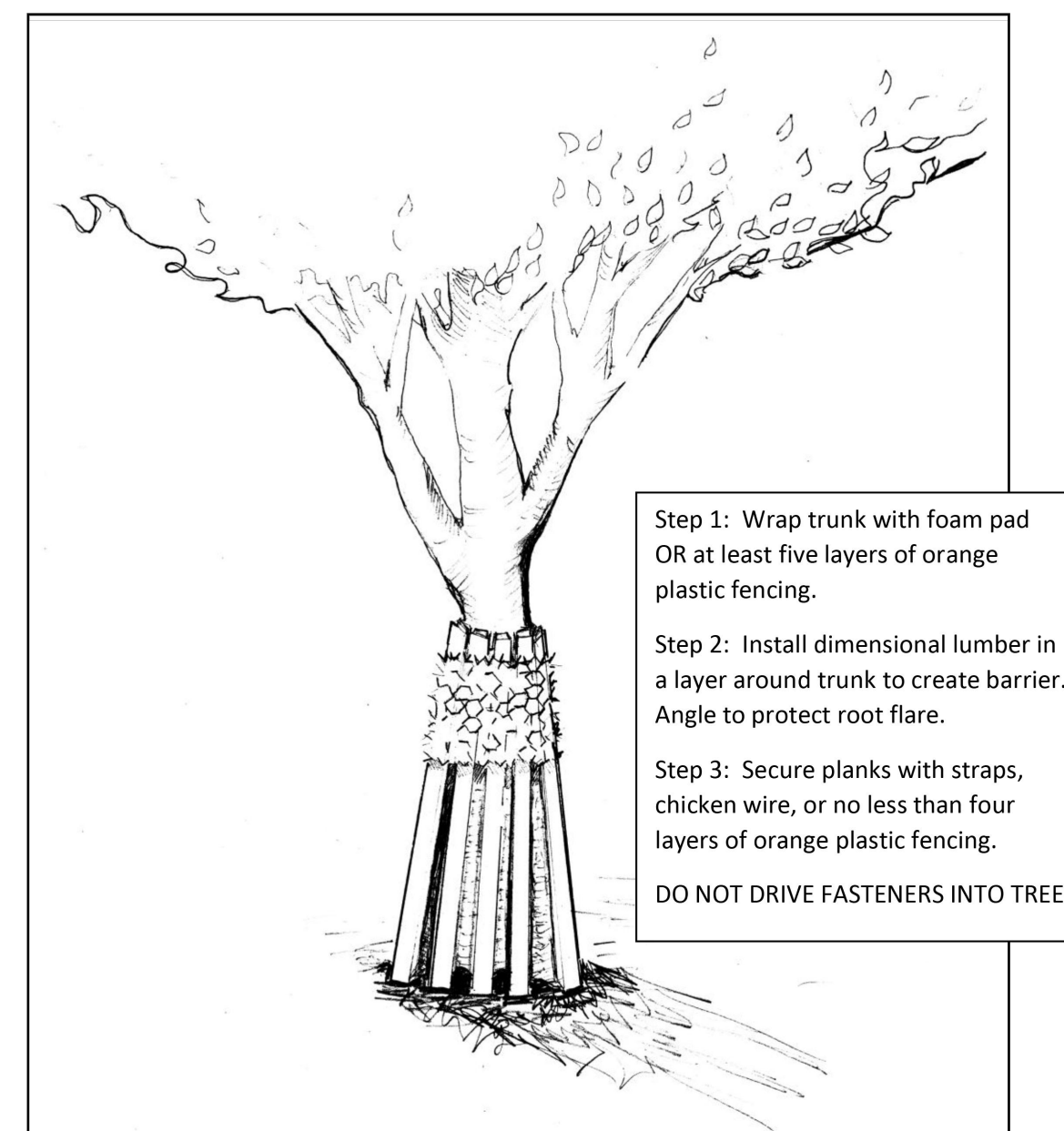
Smiley, E. Thomas, Nelda Matheny, and Sharon Lilly. *Best Management Practices: Tree Risk*

Assessment: International Society of Arboriculture, 2011. Print.



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.



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AR-3

TREE INVENTORY - 1554 Plateau Ave., Los Altos, Santa Clara County

pg. 17

Date: rev. 06/21/2024


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

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:



ENGINEERS
CIVIL ENGINEERS
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Project: PLATEAU AVE.
Scale: As Shown
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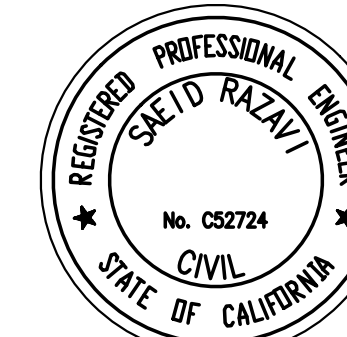
Sheet No:

AR-4

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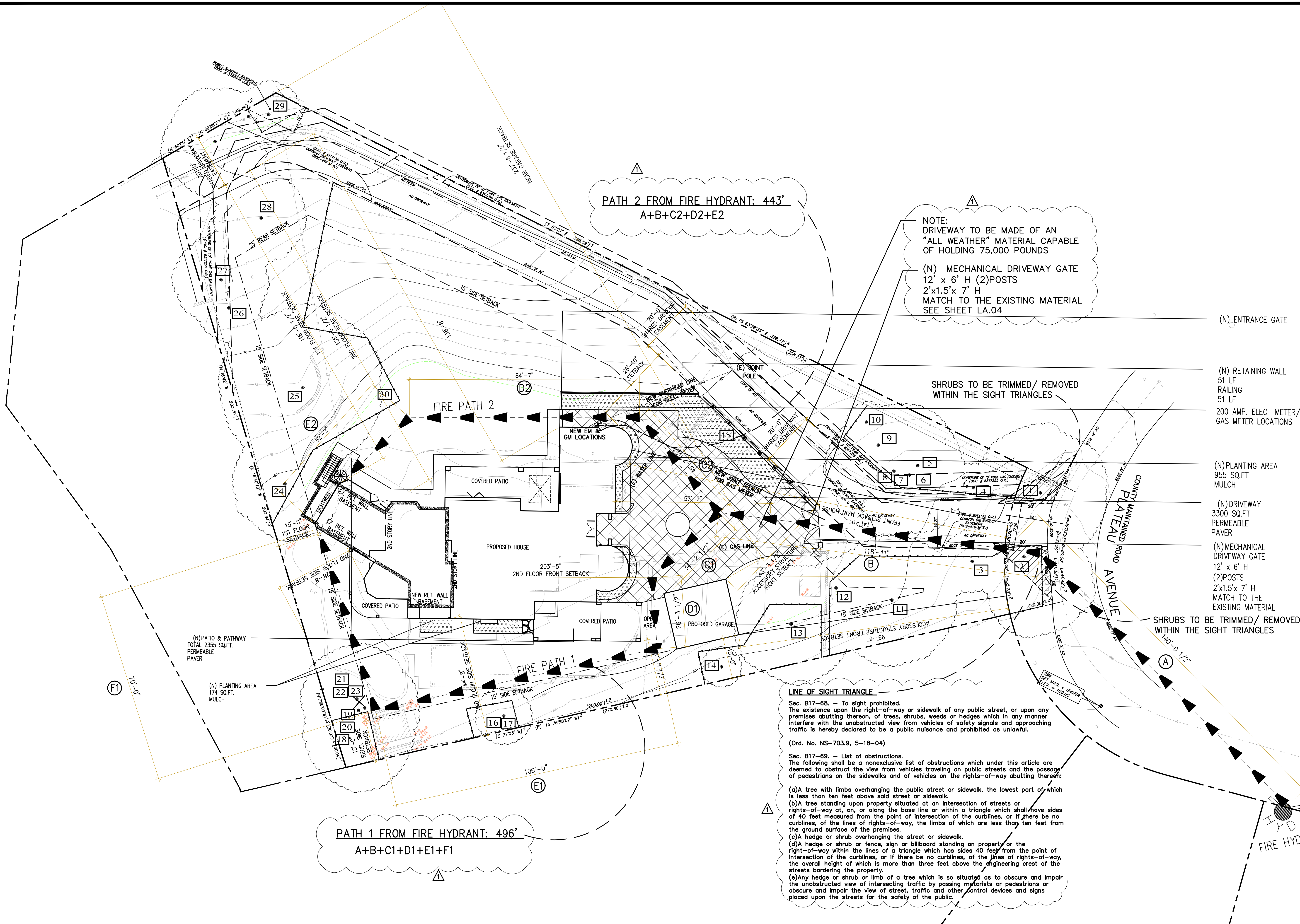
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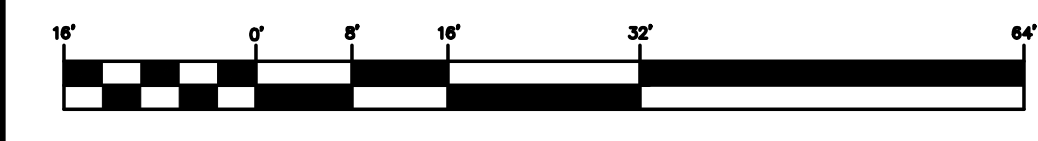
"SITE PLAN"

Sheet No:

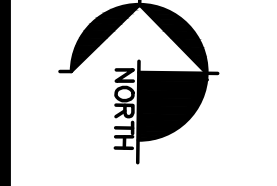


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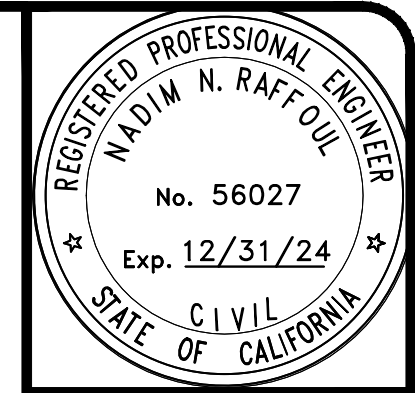
PROPOSED SITE PLAN



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



A-3



MNR ENGINEERING
 SERVICES CO.
 535 WETBRIDGE DRIVE
 SAN JOSE, CALIFORNIA 95123
 (408) 348-7863

CALIFORNIA

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

SANTA CLARA COUNTY

COVER SHEET

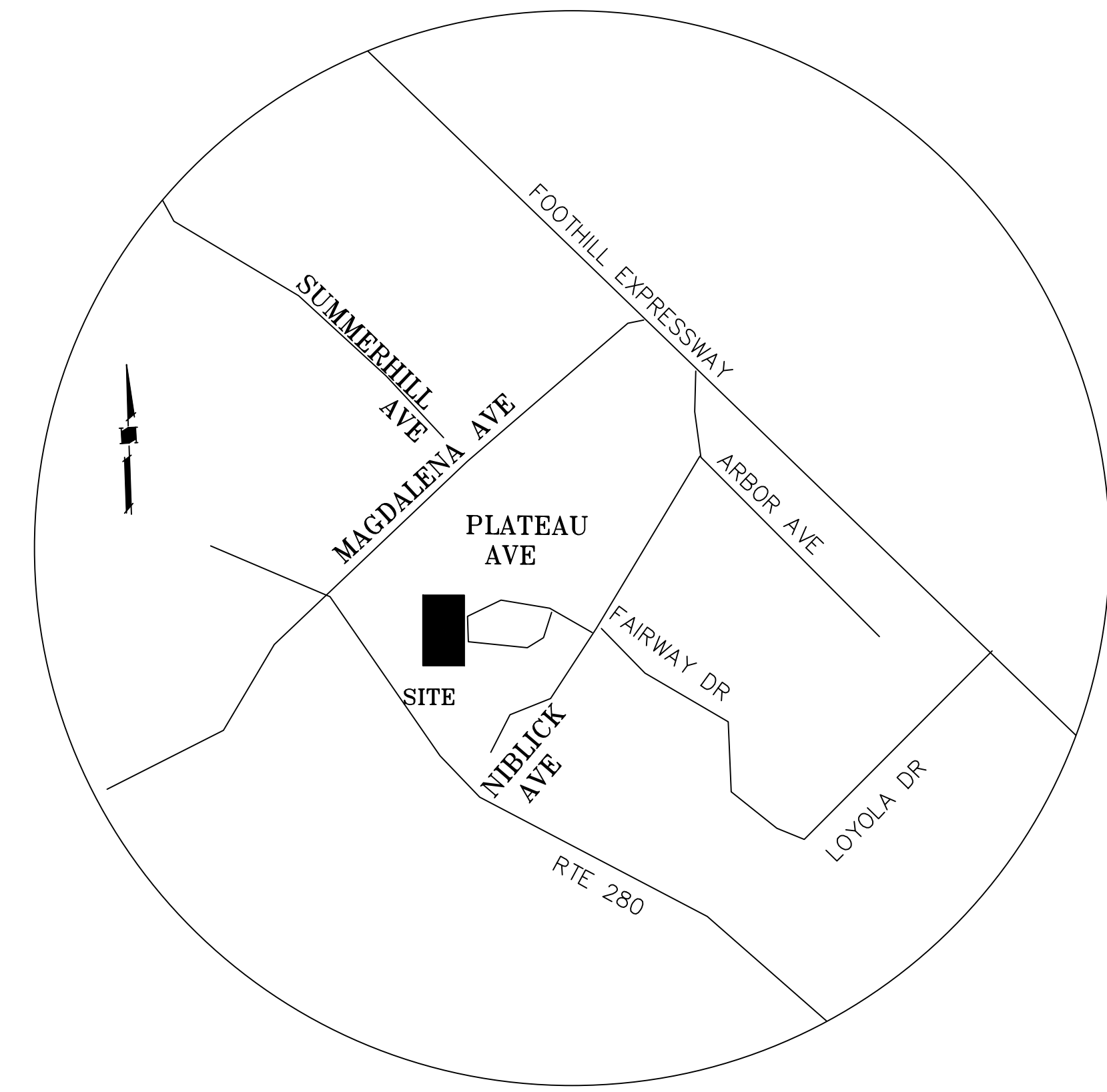
ADDRESS COMMENTS 7/25/24

REVISIONS BY
 JOB NO:
 DATE: 3-8-2024

SCALE: N.T.S.
 DRAWN BY: NR
 SHEET NO:

1

OF 9 SHEETS



VICINITY MAP

NEW IMPERVIOUS AREA= 3,309 S.F.
 REMOVAL OF (E) IMPERVIOUS AREA= 2,902 S.F.
 EXEMPT REPLACEMENT= 6,078 S.F.
 NET NEW IMPERVIOUS AREA= 407 S.F.

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

- 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:

- 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.
- ANY NEW UTILITIES TO BE INSTALLED UNDERGROUND.

IMPROVEMENT PLAN CONSTRUCTION NOTES:

- 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.
- 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)

- CLEARING AND GRUBBING
- ROUGH GRADING AND REPLACED EXISTING DRIVEWAY
- CONSTRUCT NEW GARAGE AND HOUSE ADDITION
- CONSTRUCT PATIOS AND WALKWAY PER ARCHITECTURAL PLANS
- INSTALL STORM DRAIN SYSTEM
- 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:

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

GENERAL RIGHT-OF-WAY CONSTRUCTION NOTES:

- ALL SAW CUT SPOILS SHALL BE VACUUMED.
- SAW CUT AND RE-PAVE A MINIMUM 1-FT OF PLATEAU DRIVE ALONG DRIVEWAY APPROACH. MATCH PAVEMENT SECTION IN KIND AND TO COUNTY STANDARDS.
- DRIVEWAY APPROACH PER COUNTY STANDARD B4. (IF NEEDED)
- FRONTAGE IMPROVEMENTS PER COUNTY STANDARD B4A MODIFIED. (IF NEEDED)
- 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.

SHEET INDEX

1	COVER SHEET
2	MINOR GRADING AND DRAINAGE PLAN
3	CROSS SECTIONS/ MISC. DETAILS
4	DRAINAGE DETAILS
5	EROSION CONTROL PLAN
6	IMPERVIOUS AREA CALCULATION
7	COUNTY STANDARD DETAILS
8	COUNTY SHEET AND EC DETAILS (BMP-1)
9	COUNTY SHEET AND EC DETAILS (BMP-2)

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		

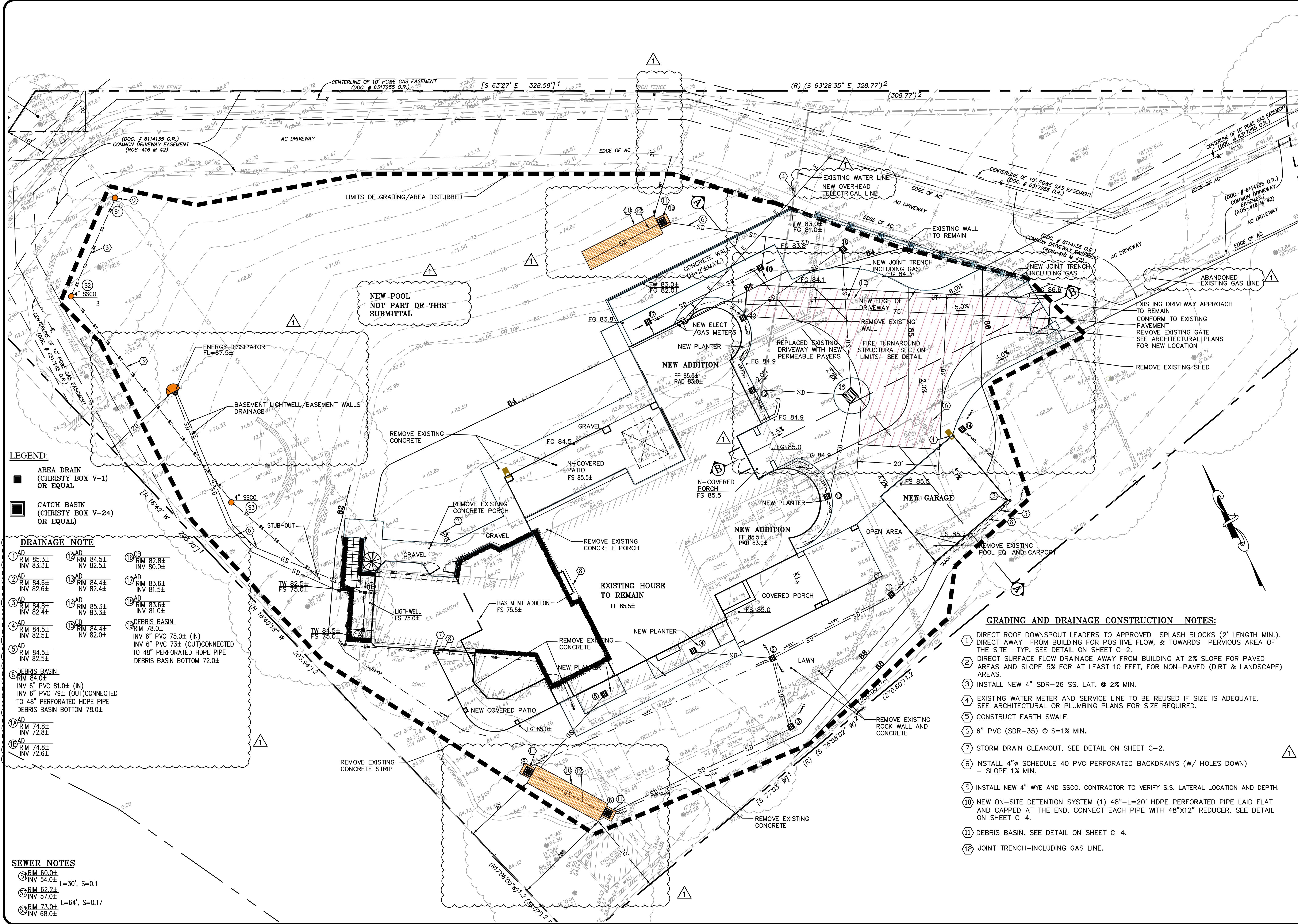


NHR ENGINEERING
 REGISTERED CIVIL ENGINEER
 685 WETTERBOE DRIVE
 SAN JOSE, CALIFORNIA 95128
 (408) 348-7865

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

MINOR GRADING AND DRAINAGE PLAN

ADDRESS COMMENTS	7/25/24
-	-
-	-
-	-
REVISIONS	BY
JOB NO:	
DATE:	3-8-2024
SCALE:	1"=10'
DRAWN BY:	NR
SHEET NO:	2



- 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 84.5± INV 82.5±
 - 5 AD RIM 84.5± INV 82.5±
 - 6 DEBRIS BASIN RIM 84.0± INV 6" PVC 81.0± (IN) INV 6" PVC 79± (OUT) CONNECTED TO 48" PERFORATED HDPE PIPE DEBRIS BASIN BOTTOM 78.0±
 - 7 AD RIM 74.8± INV 72.8±
 - 8 AD RIM 74.8± INV 72.6±
 - 9 CB RIM 84.5± INV 82.5±
 - 10 AD RIM 84.4± INV 82.4±
 - 11 AD RIM 85.3± INV 83.3±
 - 12 CB RIM 84.4± INV 82.0±
 - 13 RIM 82.8± INV 80.0±
 - 14 RIM 83.6± INV 81.5±
 - 15 AD RIM 83.6± INV 81.0±
 - 16 DEBRIS BASIN RIM 78.0± INV 6" PVC 75.0± (IN) INV 6" PVC 73± (OUT) CONNECTED TO 48" PERFORATED HDPE PIPE DEBRIS BASIN BOTTOM 72.0±
 - 17 TW 82.5± FS 75.0±
 - 18 TW 84.5± FS 75.0±

- SEWER NOTES**
- 1 RIM 60.0± INV 54.0± L=30', S=0.1
 - 2 RIM 62.2± INV 57.0± L=64', S=0.17
 - 3 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" 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=20' HDPE PERFORATED 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 JOINT TRENCH-INCLUDING GAS LINE.

APPLICANT: HARSHA

ROAD: PLATEAU AVENUE

COUNTY FILE NO.

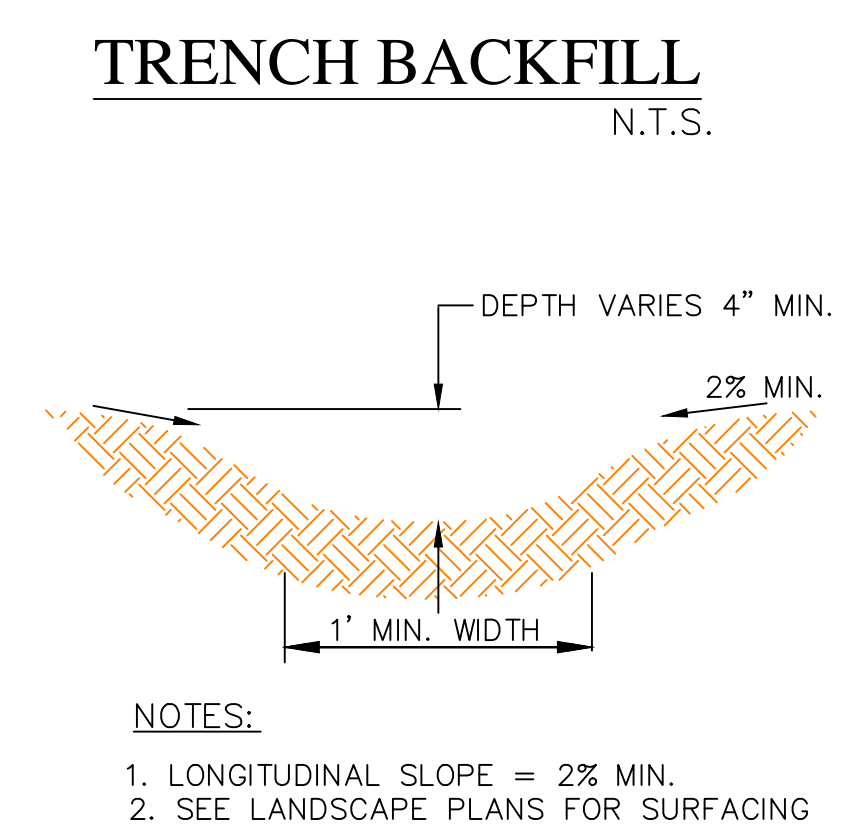
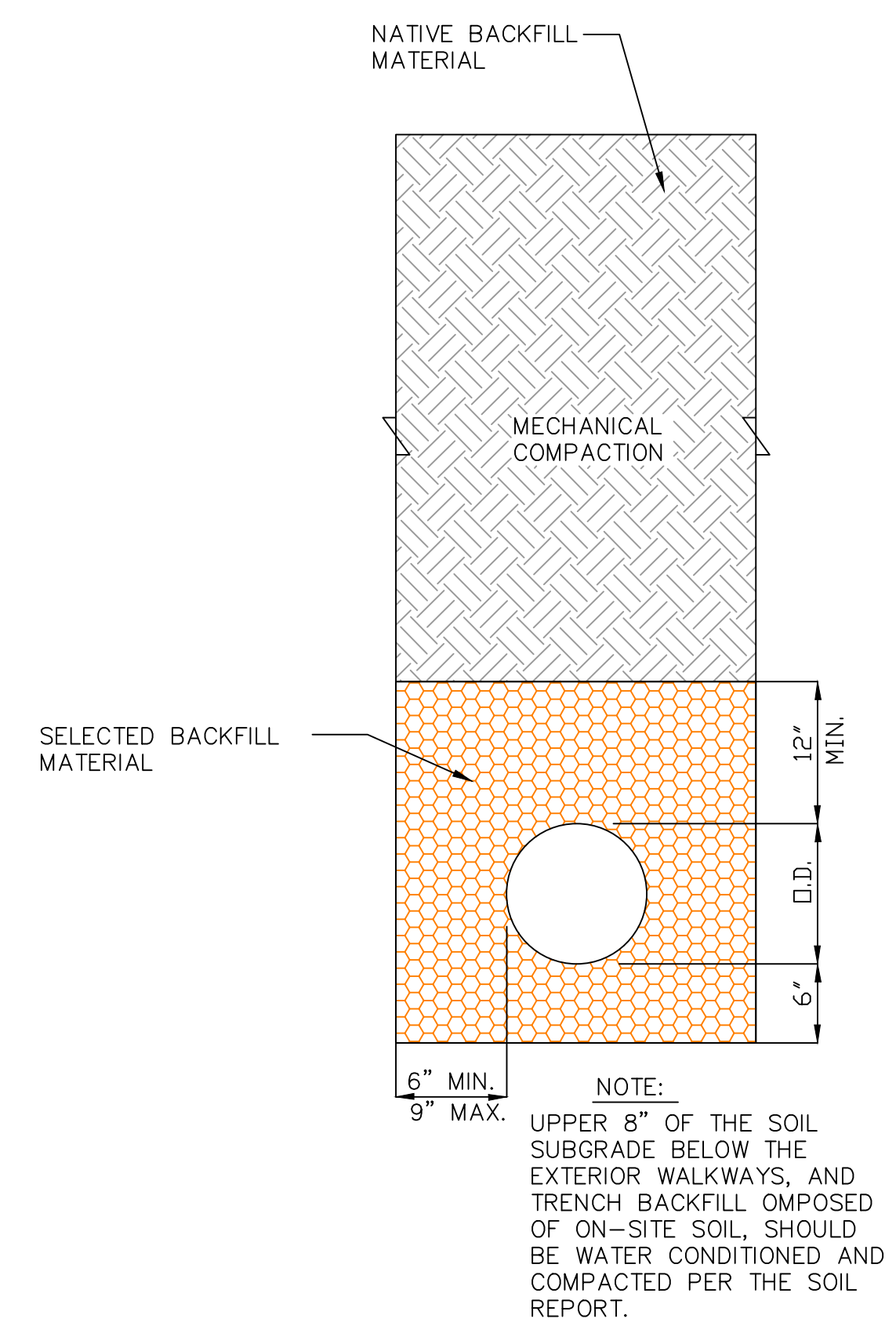
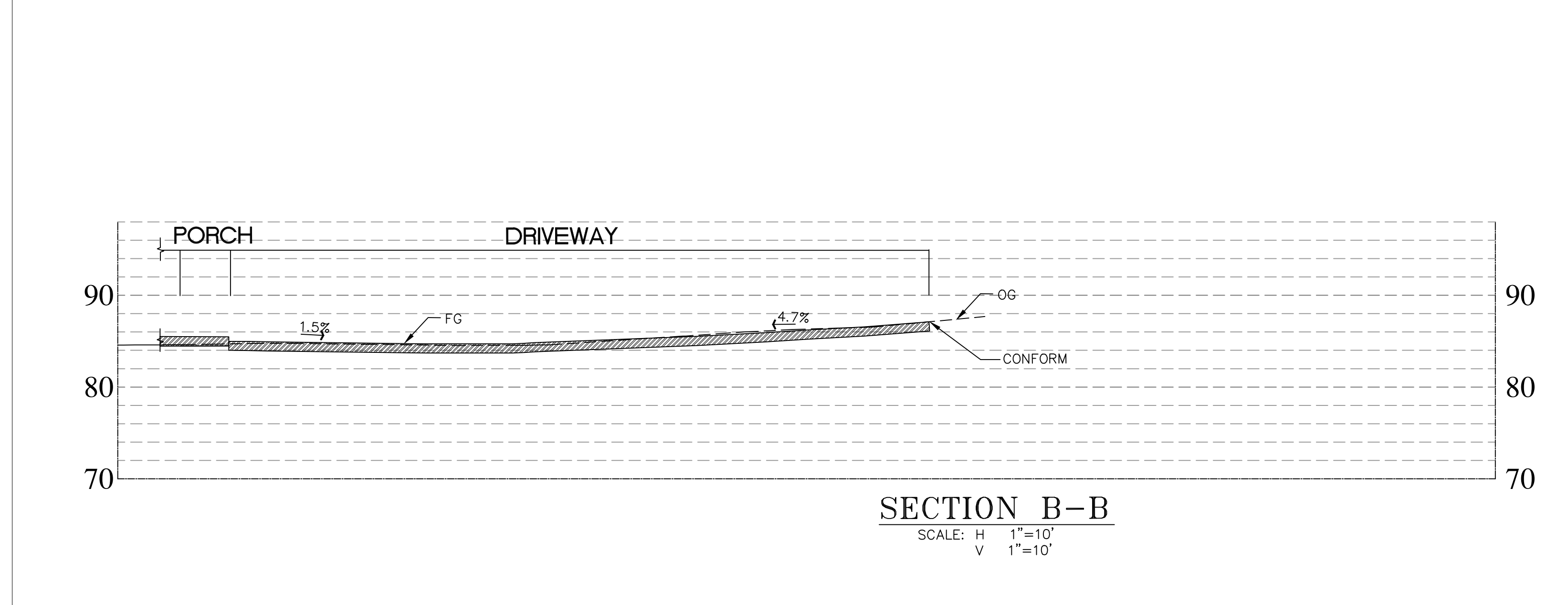
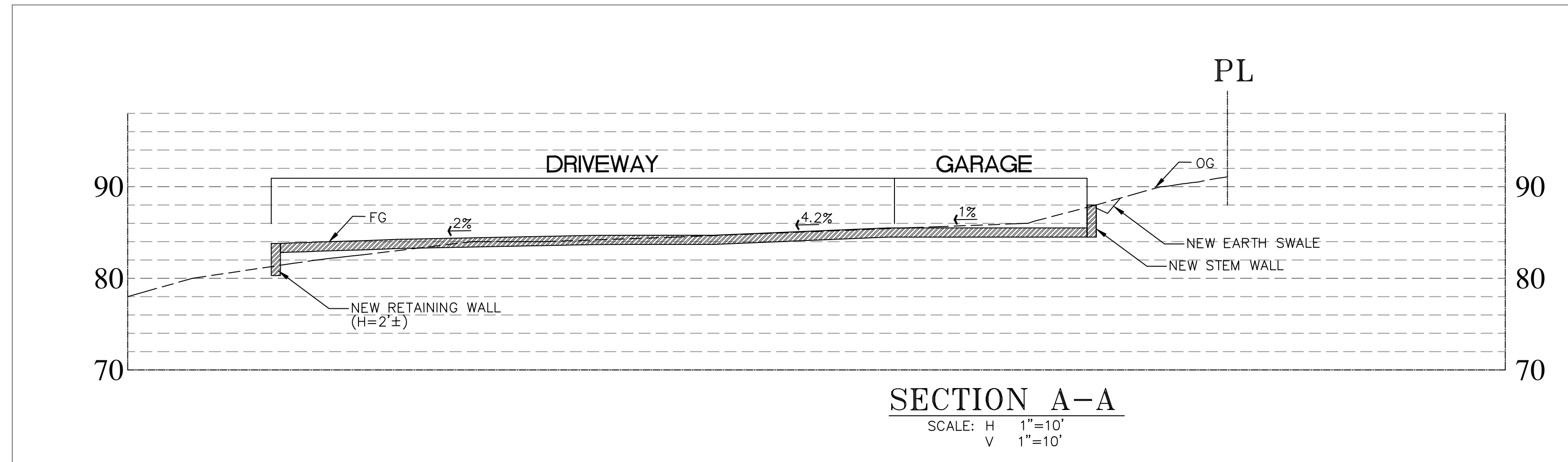


NNR ENGINEERING
 SERVICES CO.
 535 WEYBROCK DRIVE
 SAN JOSE, CALIFORNIA 95123
 (408) 948-7885

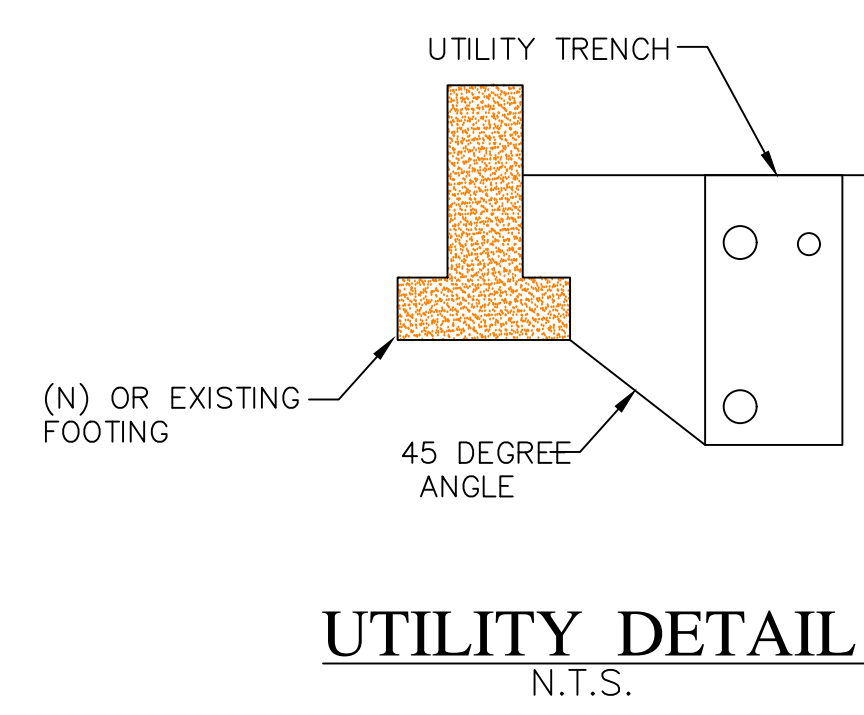
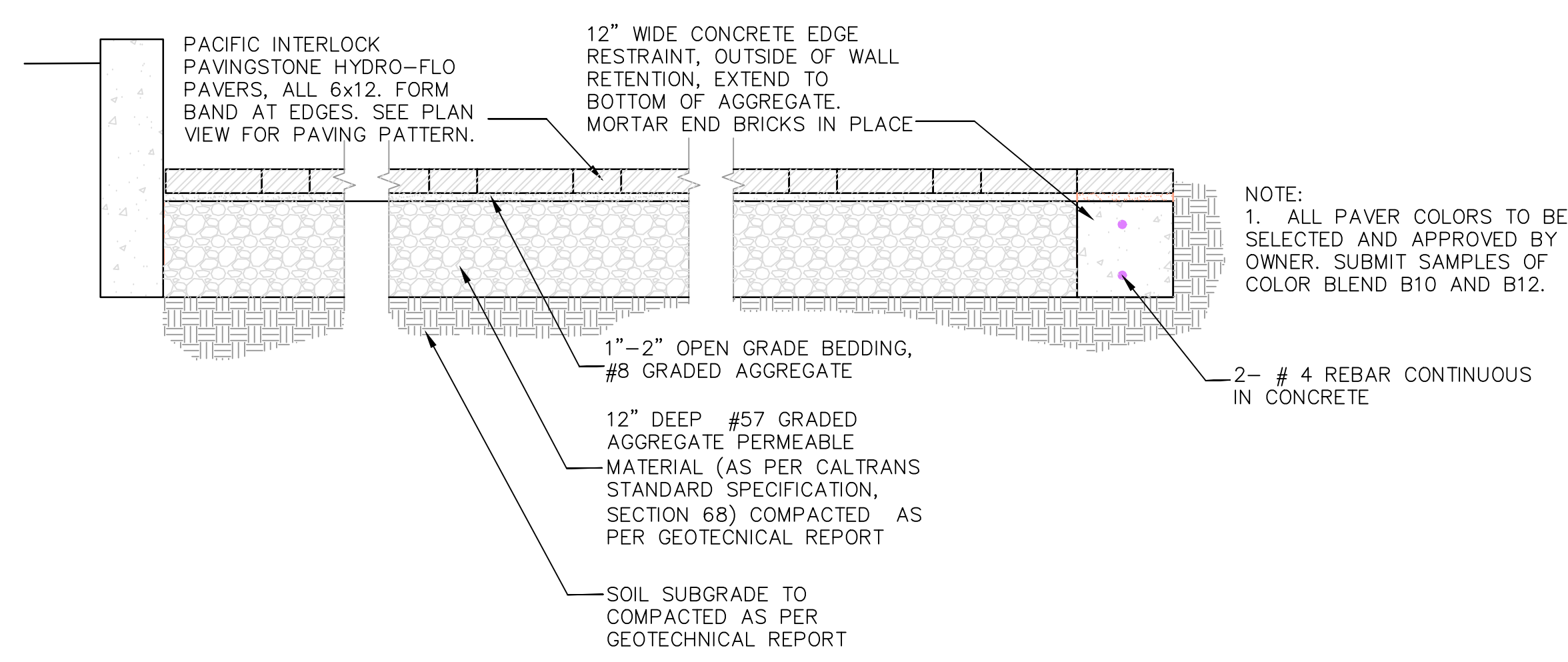
1554 PLATEAU AVENUE
 LOS ALTOS, CA.
 APN: 381-03-023
 SANTA CLARA COUNTY CALIFORNIA

CROSS SECTIONS/
 MISC. DETAILS

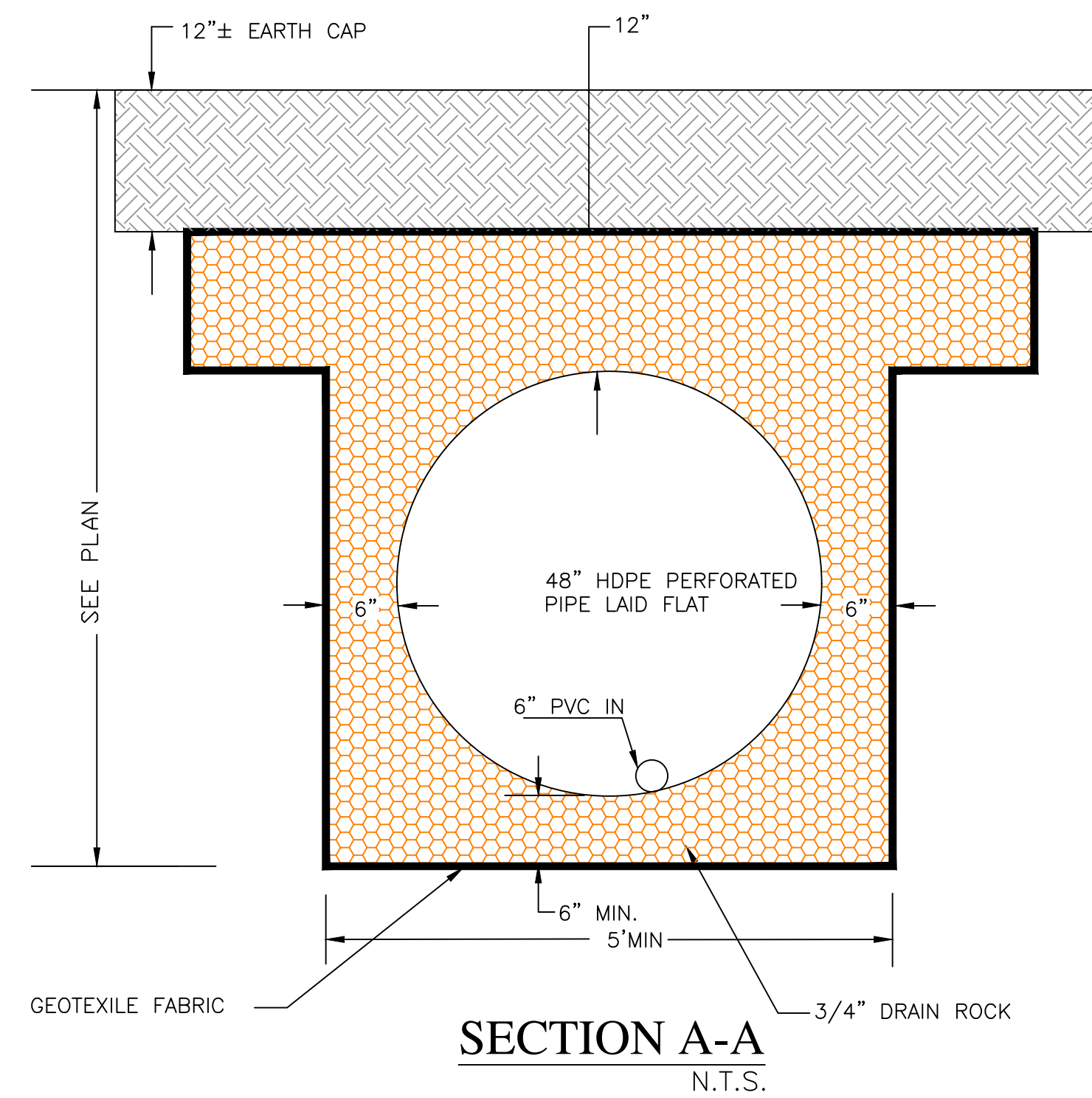
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-	-
-	-
-	-
REVISIONS	BY
JOB NO:	
DATE:	3-8-2024
SCALE:	AS SHOWN
DRAWN BY:	NR
SHEET NO:	3
OF 9 SHEETS	



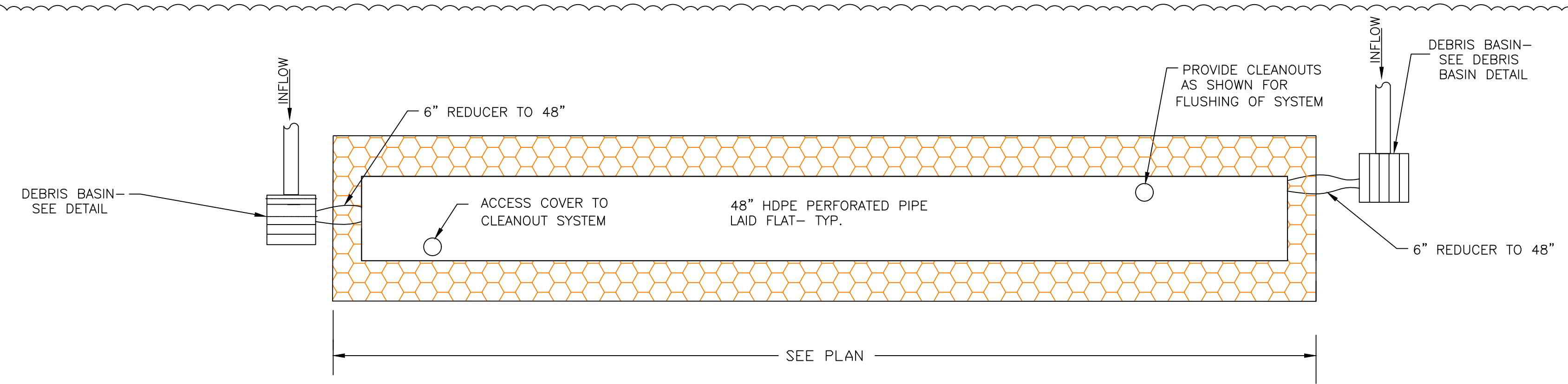
MAINTENANCE NOTES
 1. OWNER IS RESPONSIBLE FOR MAINTAINING ALL INLETS, RETENTION SYSTEM AND INFILTRATION DEVICE FROM TRASH, DEBRIS & SEDIMENTS.



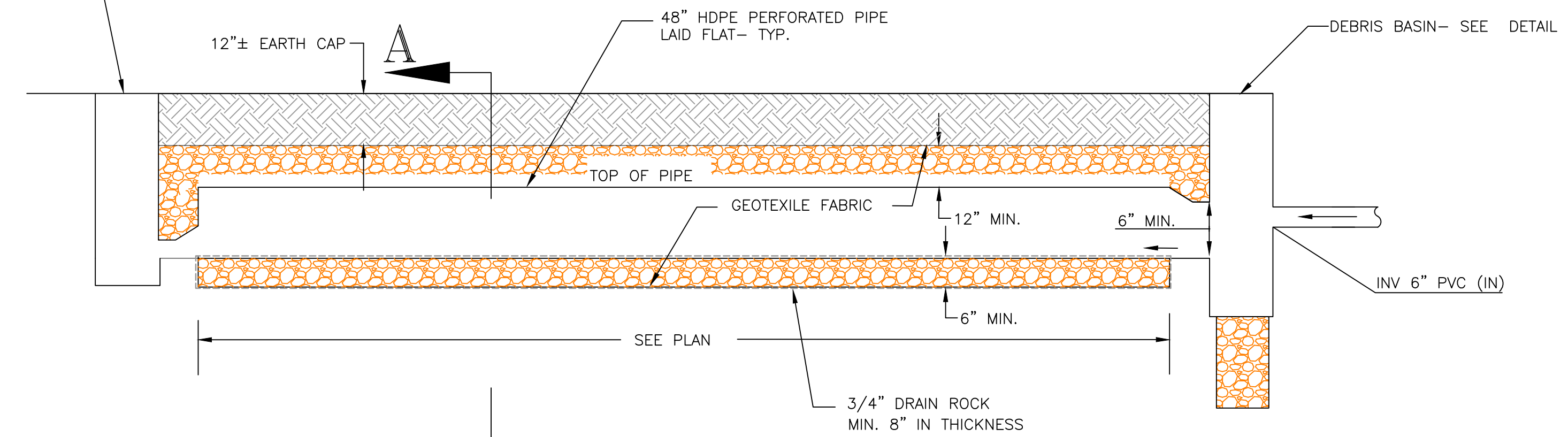
DRIVEWAY SHALL BE ABLE TO SUPPORT WEIGHT OF EMERGENCY TRUCKS, UP TO 20 TONS. PROJECT SOILS ENGINEER TO INSPECT THE CONSTRUCTION OF THE DRIVEWAY.



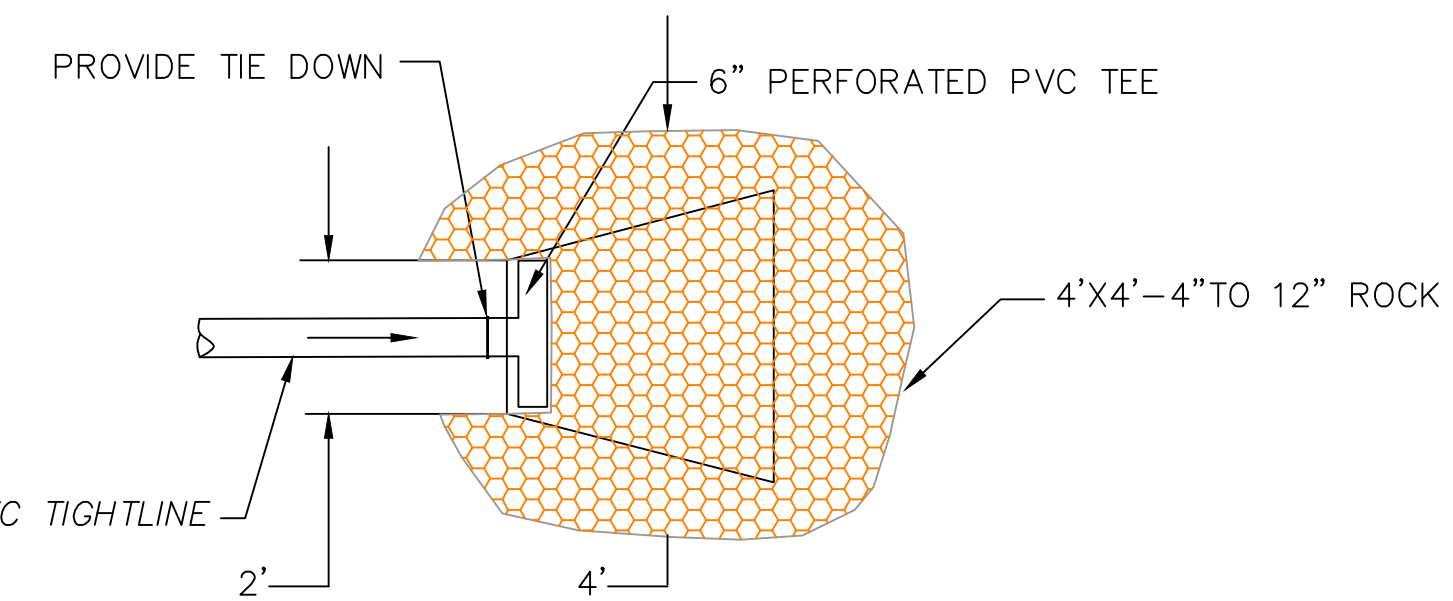
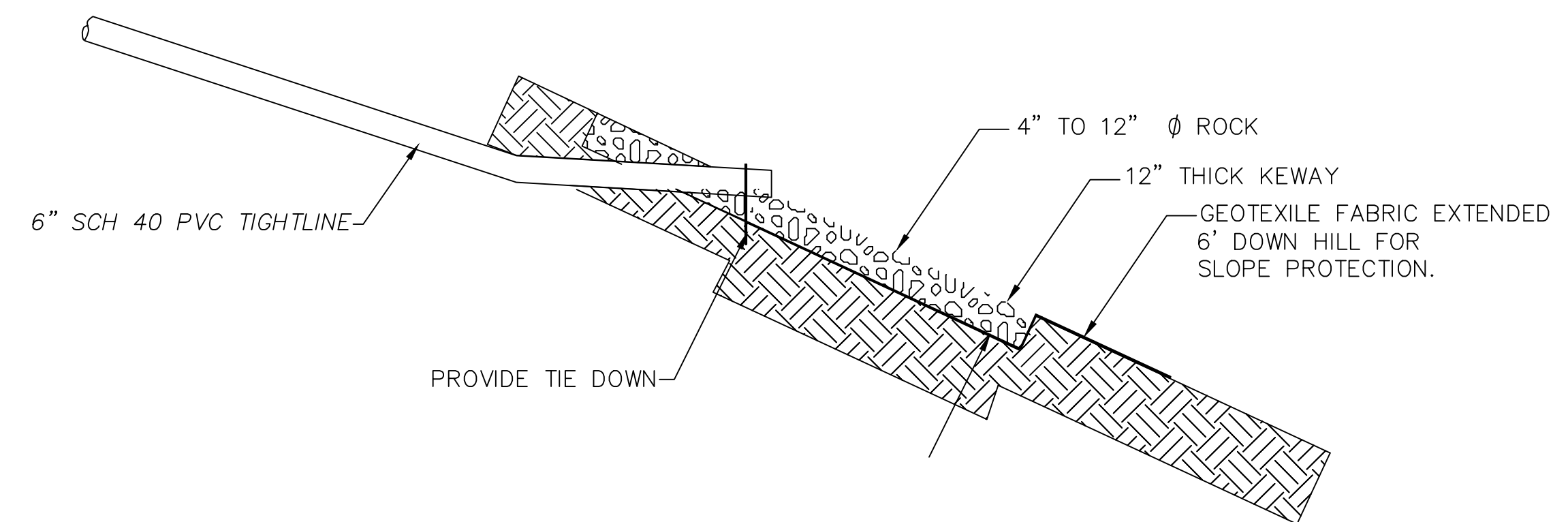
SECTION A-A
N.T.S.



PLAN VIEW
N.T.S.



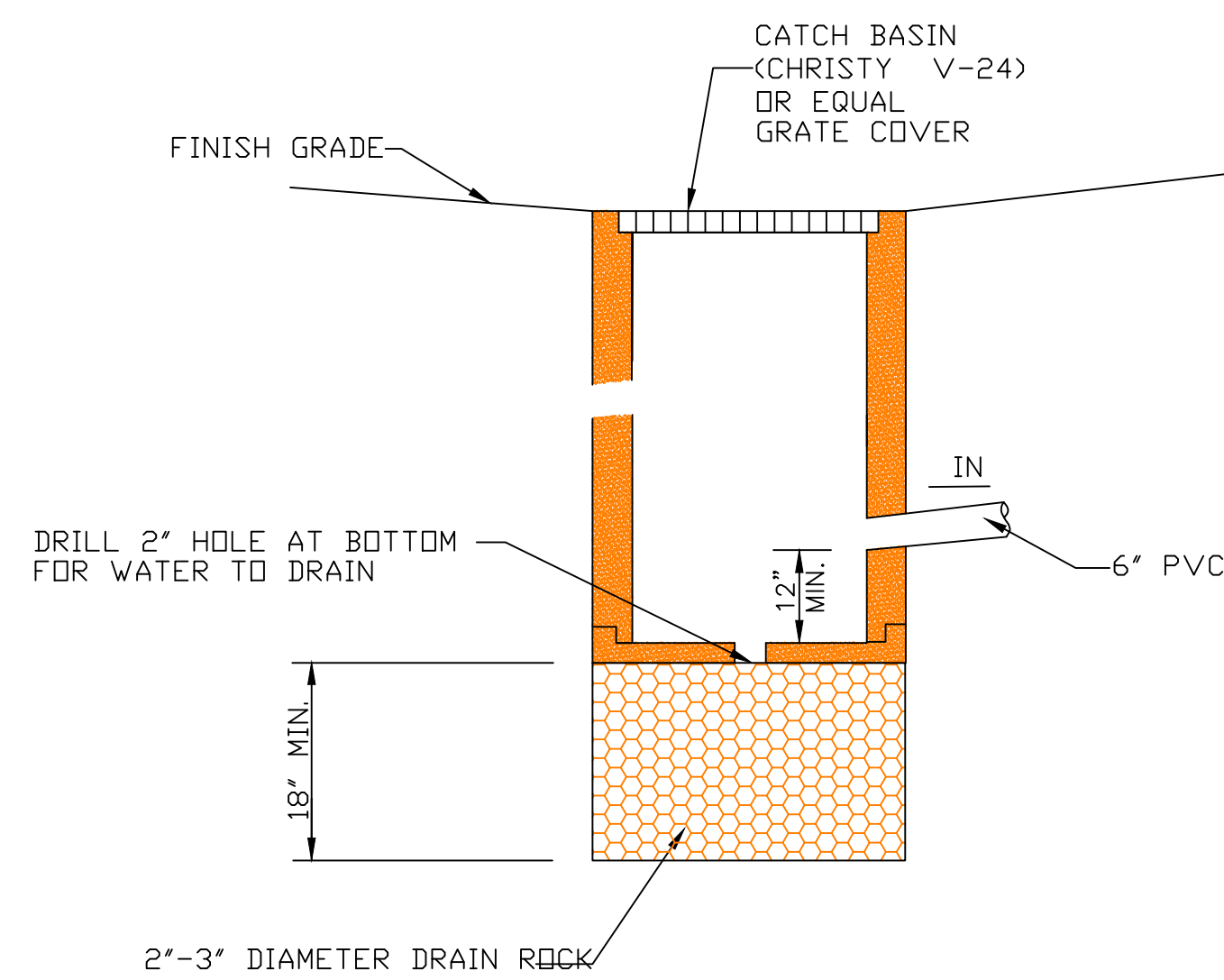
DETENTION / DISSIPATOR STRUCTURE
N.T.S.



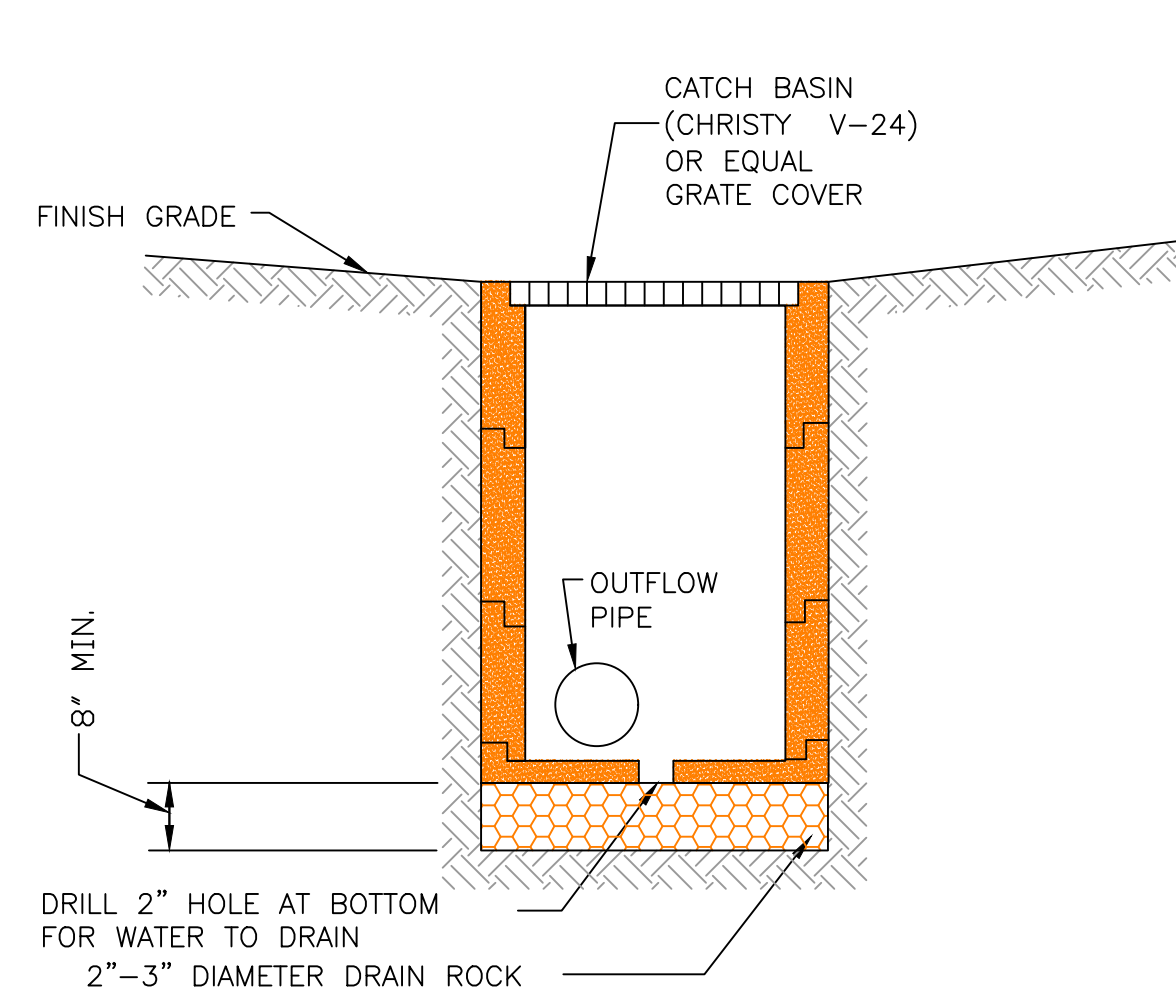
ENERGY DISSIPATOR IS TO DISPERSE THE COLLECTED SITE DRAINAGE AS "SHEET FLOW" ONTO THE EXISTING GROUND SURFACE.

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

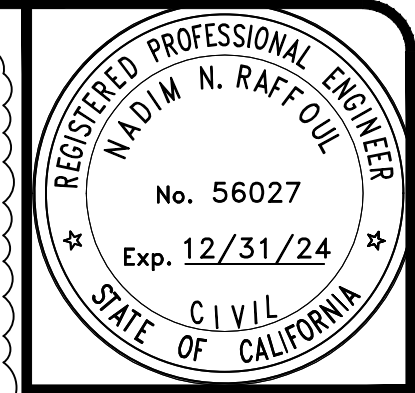
ENERGY DISSIPATOR DETAIL
N.T.S.



DEBRIS BASIN DETAIL
N.T.S.



CATCH BASIN DETAIL
N.T.S.



NR ENGINEERING
SERVICES CO.
535 WYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7813

1554 PLATEAU AVENUE
LOS ALTOS, CA.
APN: 381-09-023

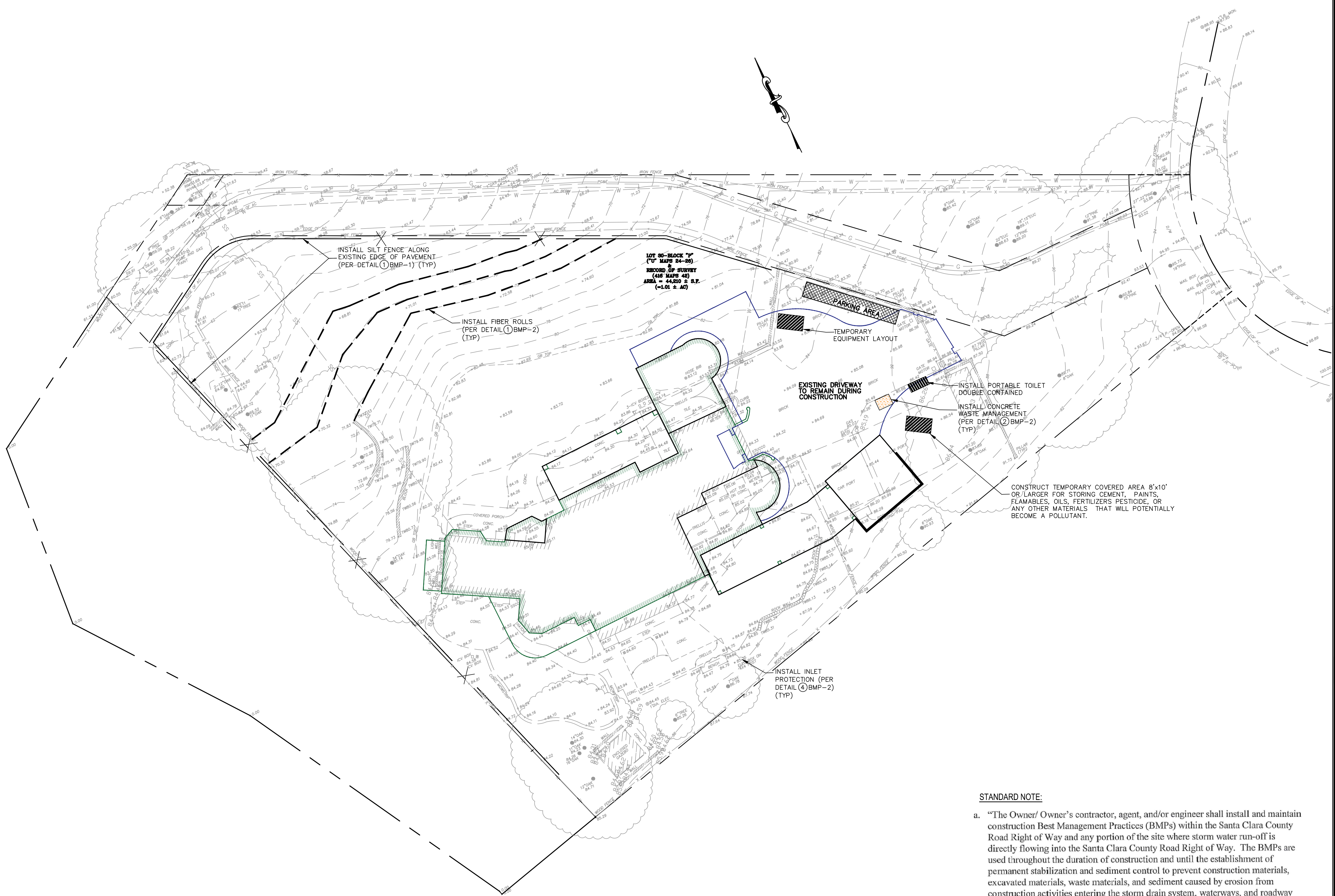
DRAINAGE DETAILS

ADDRESS COMMENTS	7/25/24
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REVISIONS	BY
JOB NO:	
DATE:	3-8-2024
SCALE:	AS SHOWN
DRAWN BY:	NR
SHEET NO:	

4

OF 9 SHEETS



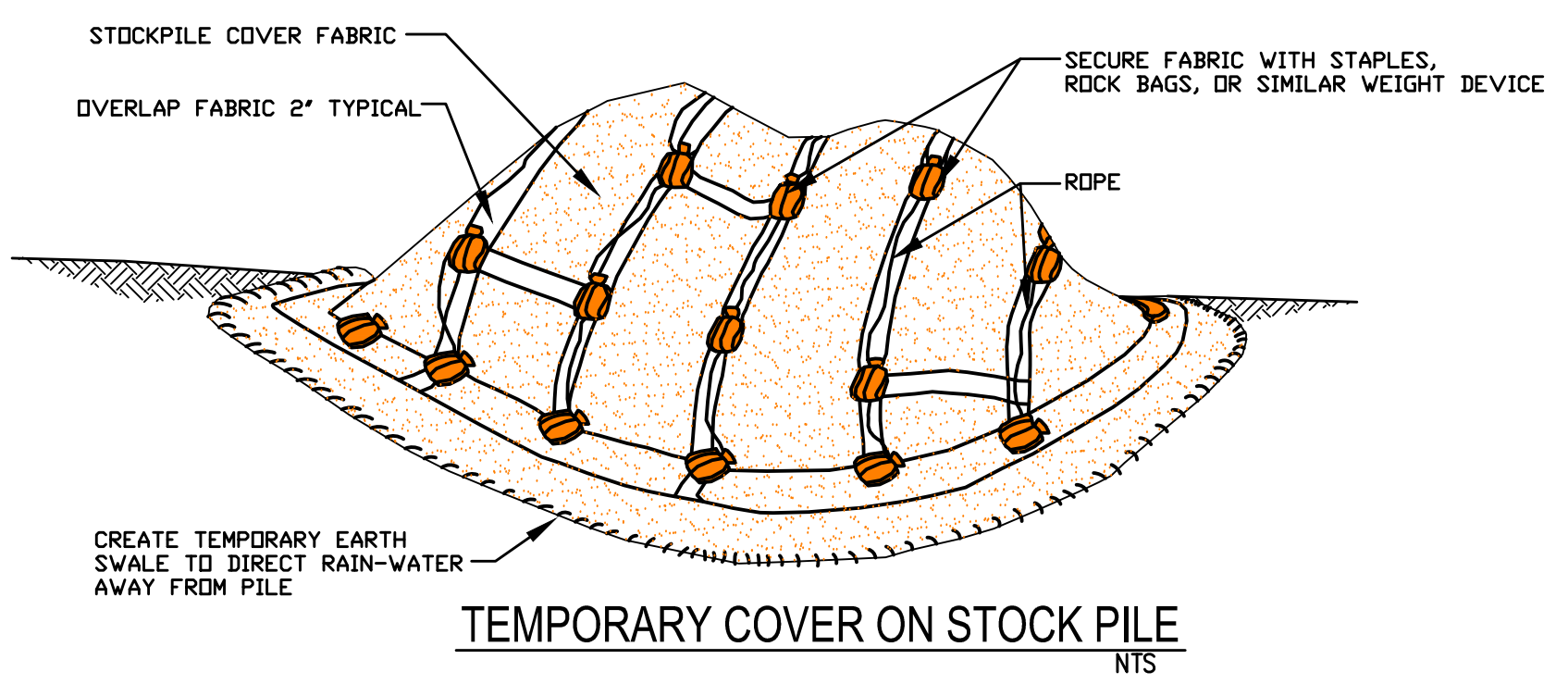
NOTES:

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



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."



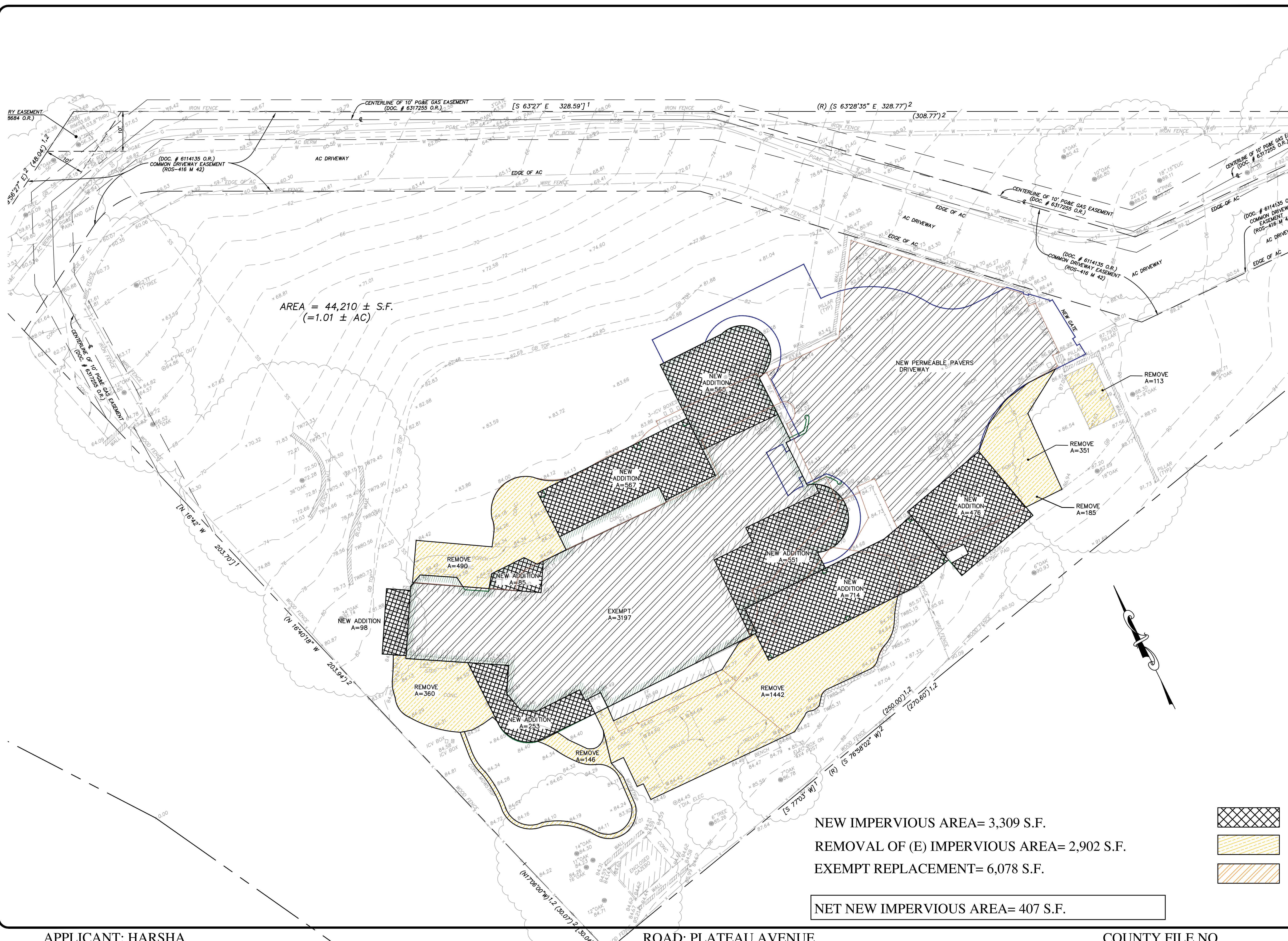
NNR ENGINEERING
 REGISTERED PROFESSIONAL ENGINEER
 NADIM N. RAFFOUL
 No. 56027
 Exp. 12/31/24
 CIVIL
 STATE OF CALIFORNIA

1554 PLATEAU DRIVE
 LOS ALTOS, CA.
 APN 381-09-023
 SANTA CLARA COUNTY

IMPERVIOUS AREA CALCULATION

REVISIONS	BY

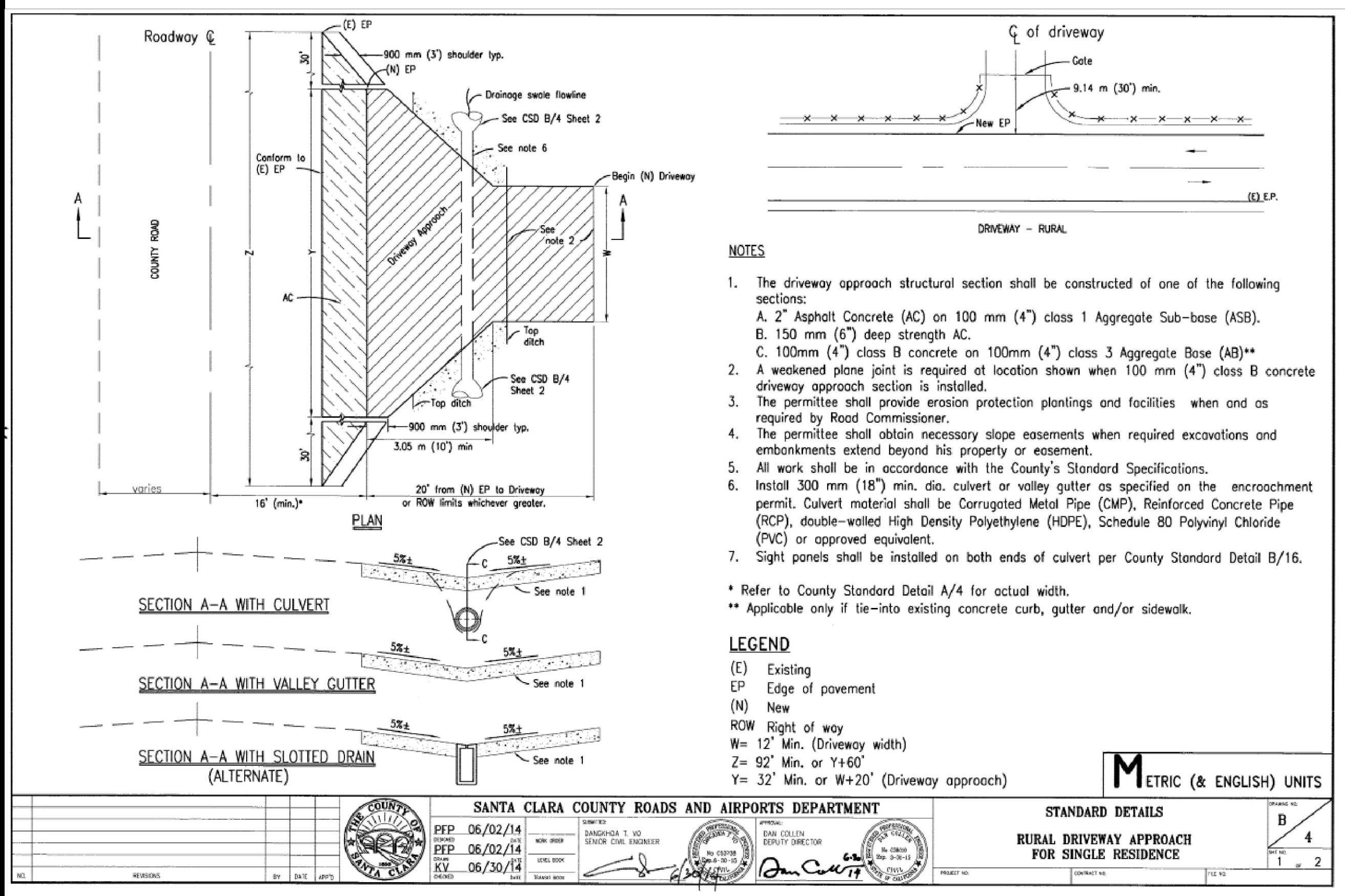
JOB NO:
 DATE: 3-8-2024
 SCALE: 1" = 10'
 DRAWN BY: NR
 SHEET NO:
C-6
 OF 9 SHEETS



APPLICANT: HARSHA

ROAD: PLATEAU AVENUE

COUNTY FILE NO.



NOTES

- The driveway approach structural section shall be constructed of one of the following sections:
 - 2" Asphalt Concrete (AC) on 100 mm (4") class 1 Aggregate Sub-base (ASB).
 - 150 mm (6") deep strength AC.
 - 100mm (4") class B concrete on 100mm (4") class 3 Aggregate Base (AB)**
- A weakened plane joint is required at location shown when 100 mm (4") class B concrete driveway approach section is installed.
- The permittee shall provide erosion protection plantings and facilities when and as required by Road Commissioner.
- The permittee shall obtain necessary slope easements when required excavations and embankments extend beyond his property or easement.
- All work shall be in accordance with the County's Standard Specifications.
- 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.
- 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

NO.	REVISIONS	BY	DATE	APPROVED

SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT

STANDARD DETAILS
 RURAL DRIVEWAY APPROACH
 FOR SINGLE RESIDENCE

DATE: 06/02/14
 DATE: 06/02/14
 DATE: 06/30/14

PROJECT NO. 15 OF 2

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

Guidance:

- All lanes should be a minimum of 10 feet in width as measured to the near face of the channelizing devices.
- 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:

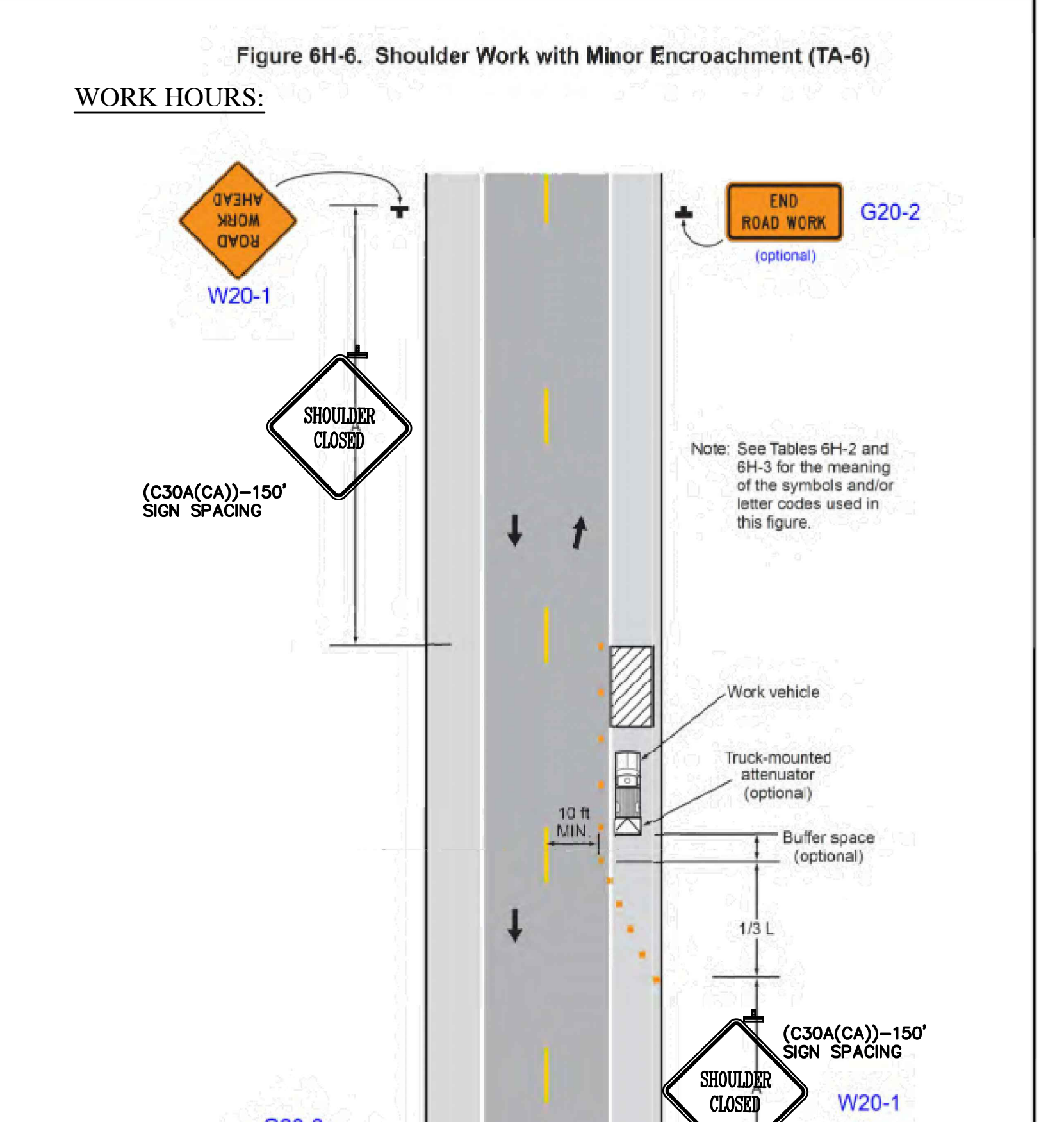
- For short-term use on low-volume, low-speed roadways with vehicular traffic that does not include longer and wider heavy commercial vehicles, a minimum lane width of 9 feet may be used.
- Where the opposite shoulder is suitable for carrying vehicular traffic and of adequate width, lanes may be shifted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

Standard:

- 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.
- Shadow and work vehicles shall display high-intensity rotating, flashing, oscillating, or strobe lights.
- Vehicle hazard warning signals shall not be used instead of the vehicle's high-intensity rotating, flashing, oscillating, or strobe lights.

Guidance:

- All advance warning signs should be placed so that the path of travel for bicycles is not blocked, while maintaining visibility for road users.
- 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.
- 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.
- 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.
- 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.
- 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.



COUNTY OF SANTA CLARA ROADS AND AIRPORTS DEPARTMENT

STANDARD TRAFFIC CONTROL PLANS - LOCAL
 SHOULDER WORK

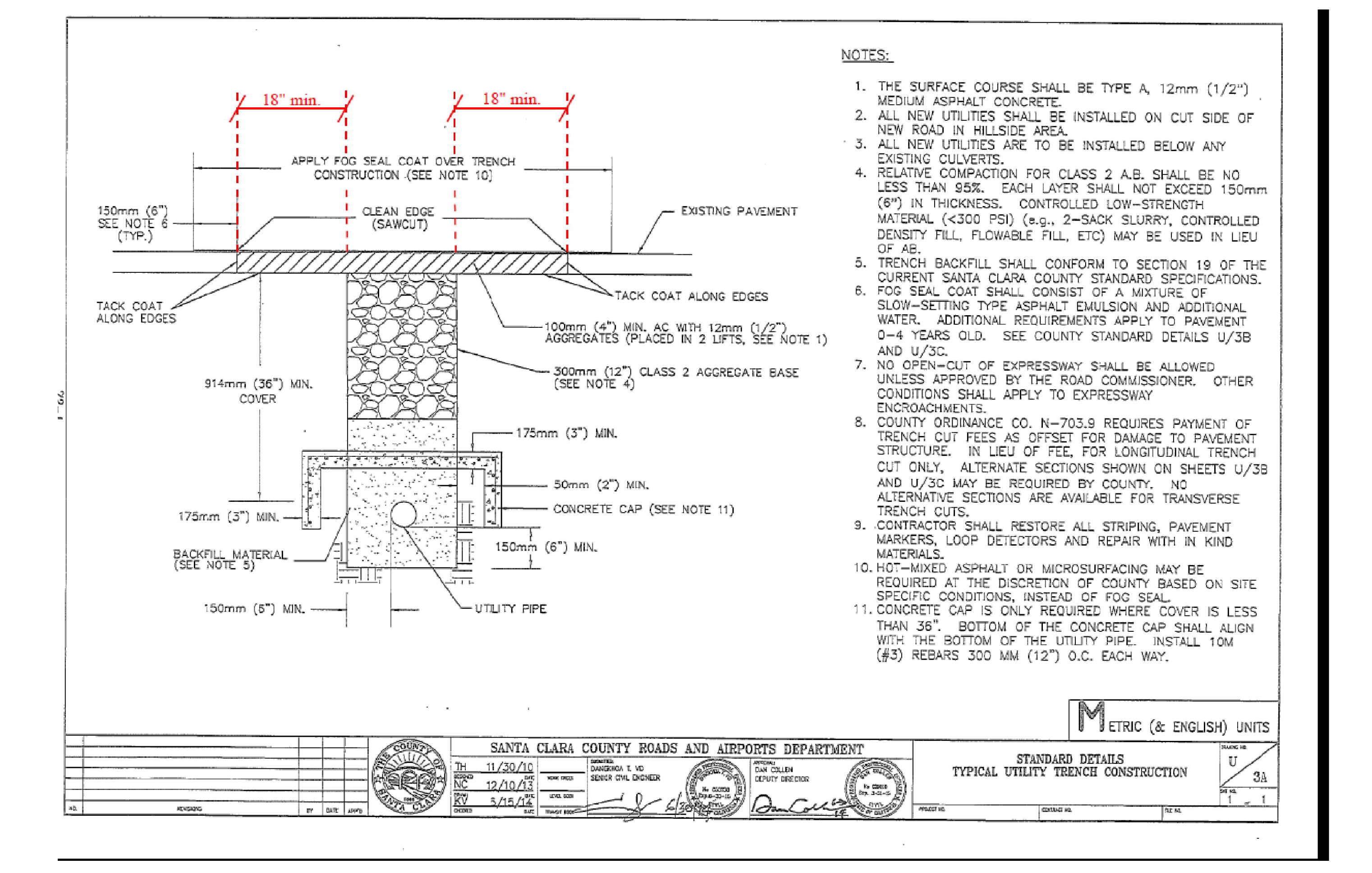
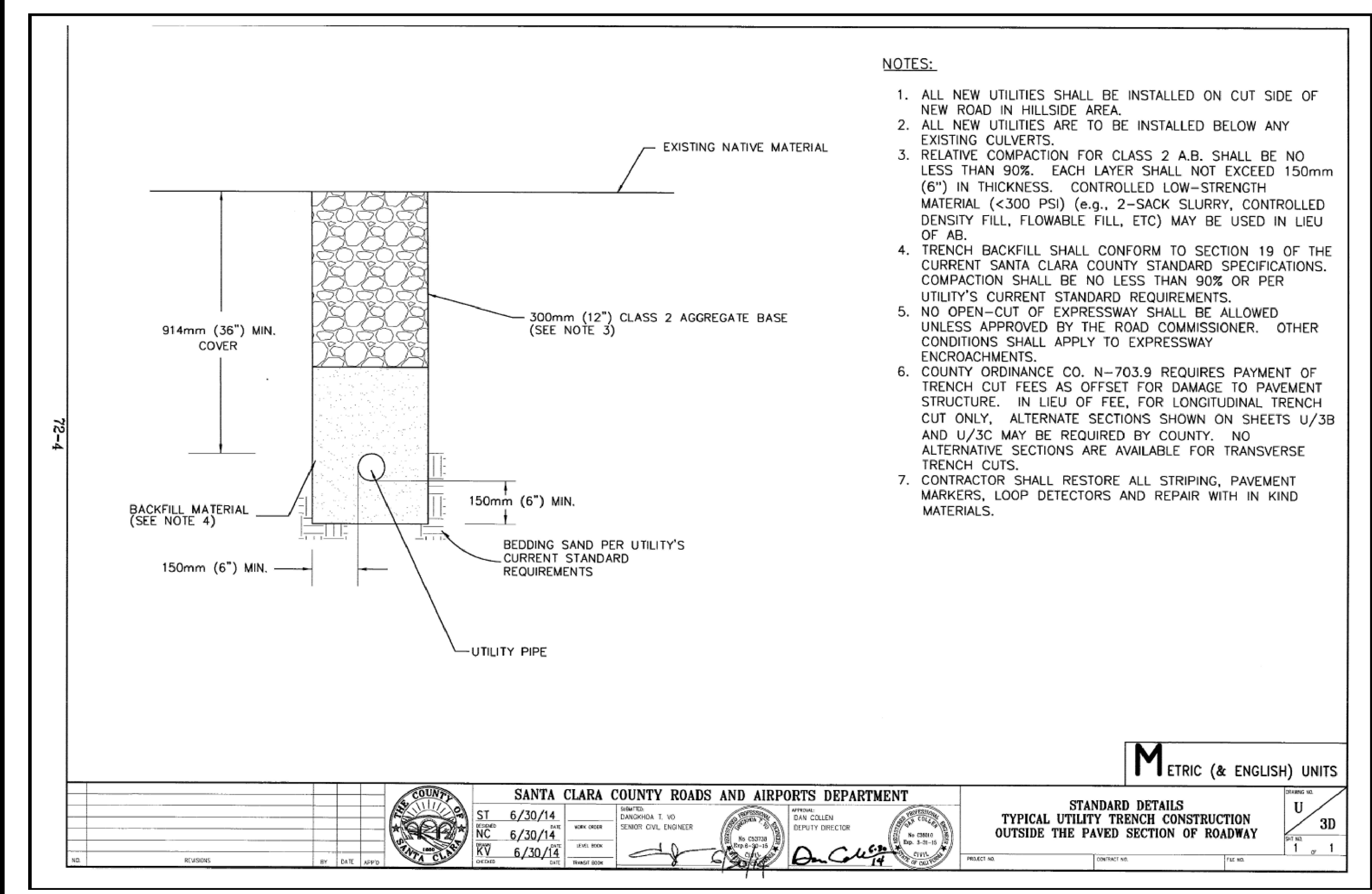
DATE: 5-2015
 DATE: 5-2015
 DATE: 5-2015

PROJECT NO. 15 OF 2

NO. REVISIONS BY DATE APPROVED

DATE: 5-2015
 DATE: 5-2015
 DATE: 5-2015

PROJECT NO. 15 OF 2



NMR ENGINEERING

555 WEBER DRIVE
 SAN JOSE, CALIFORNIA 95128
 (408) 348-7883

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

SANTA CLARA COUNTY

STANDARD DETAILS

NO.	REVISIONS	BY

REVISIONS BY

JOB NO: 3-8-2024

DATE: 3-8-2024

SCALE: N.T.S.

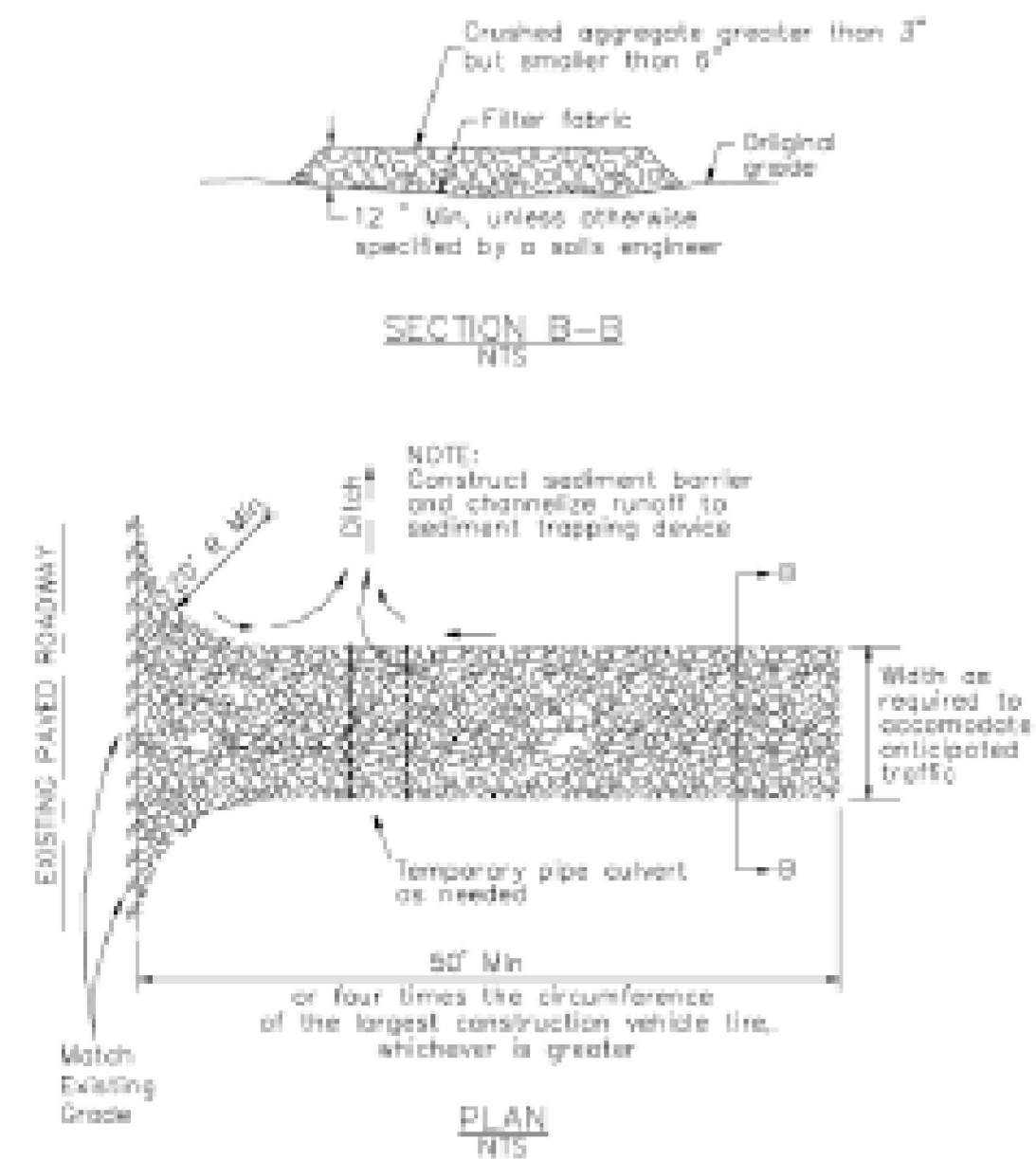
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OF 9 SHEETS

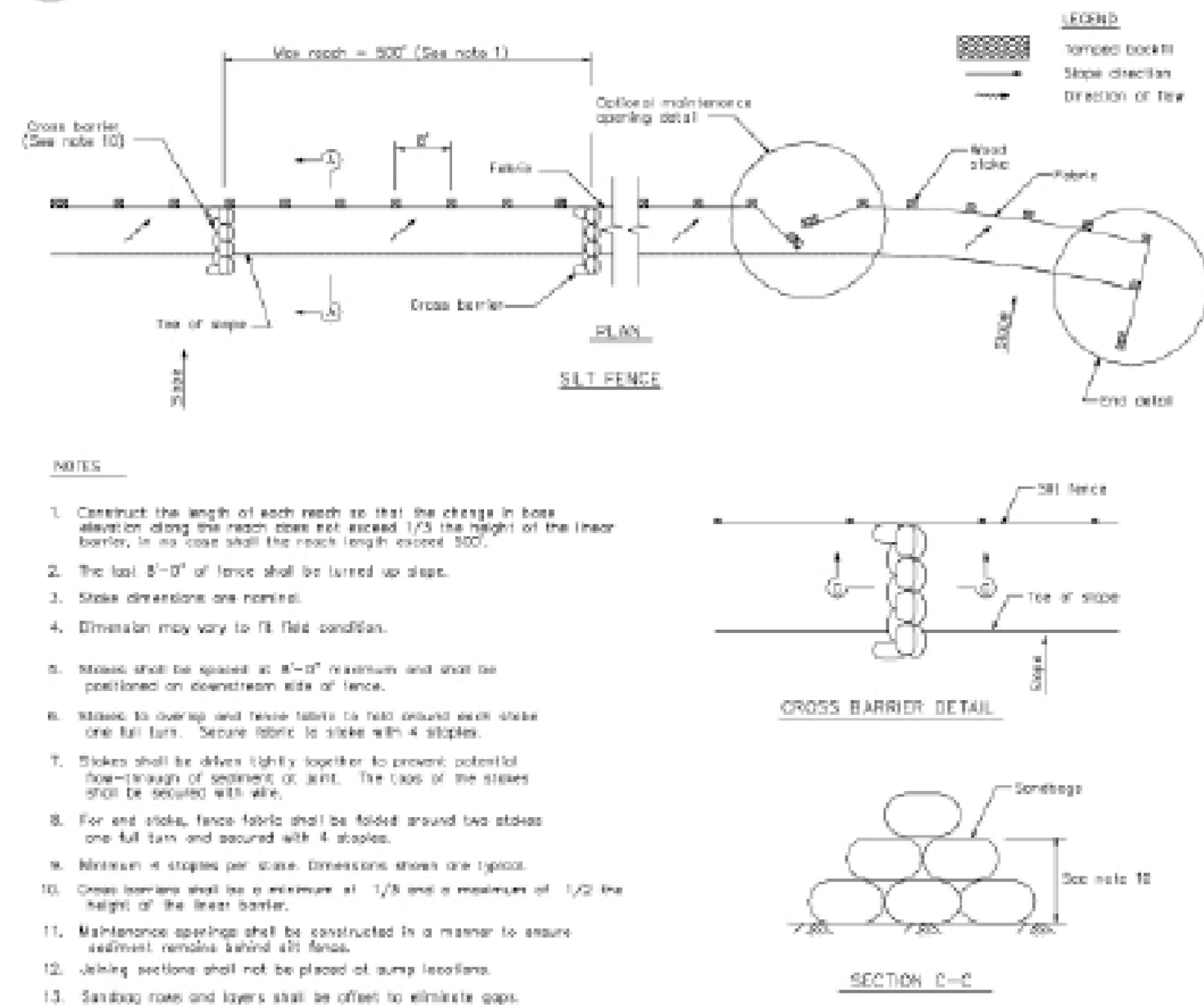
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



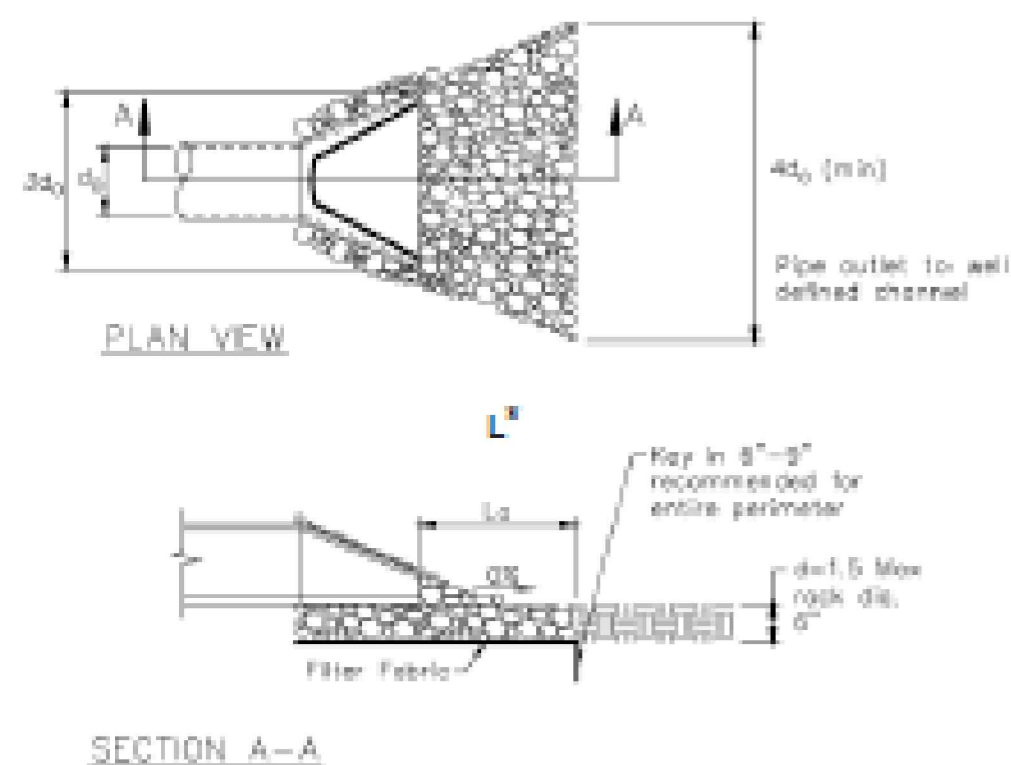
1 Silt Fence

CASQA Detail SE-1



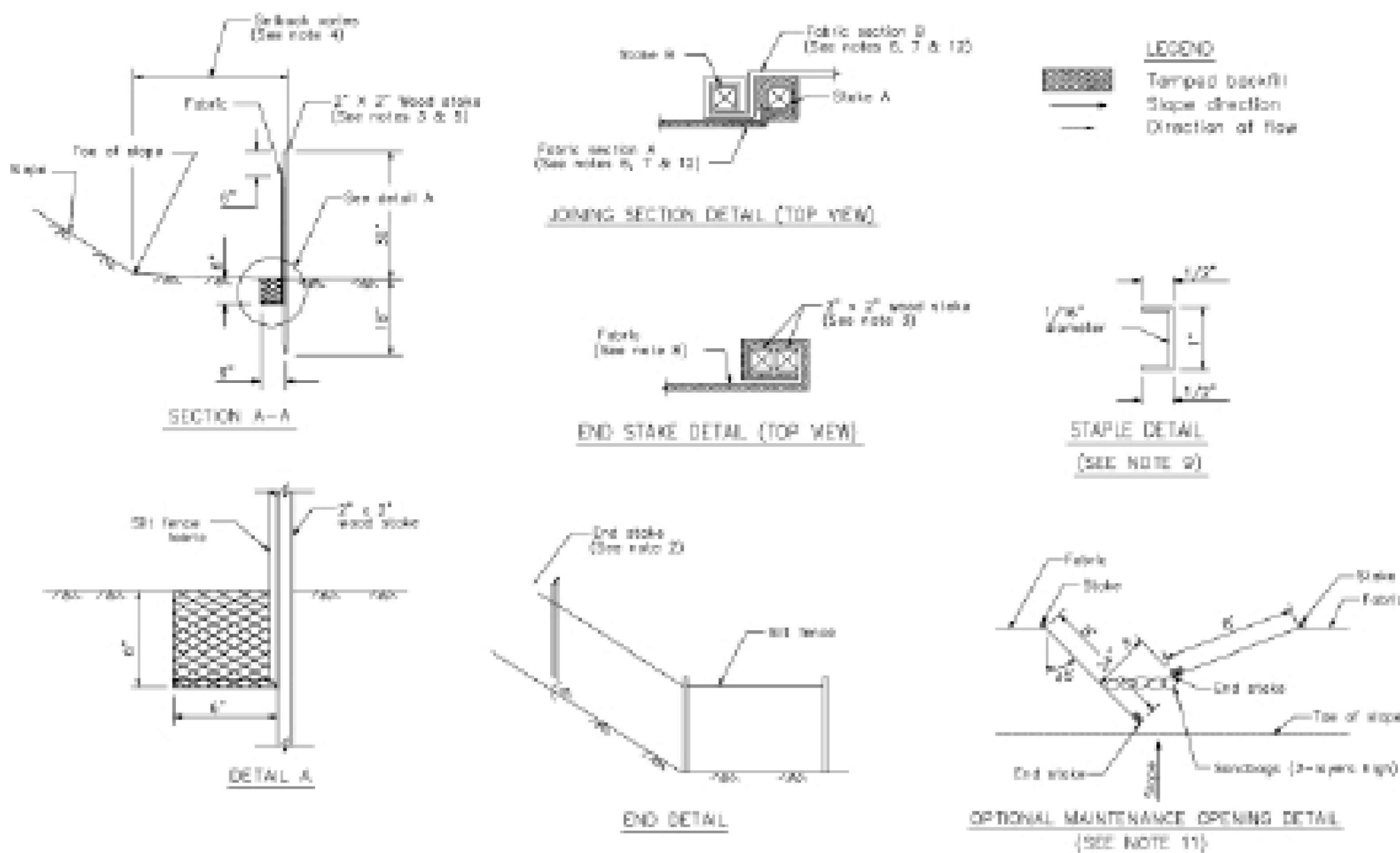
4 Velocity Dissipation Devices

CASQA Detail EC-10



2 Silt Fence

CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Paving 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.
- 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.
- 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.
- 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

- 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, etc.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- 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.
- 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.
- 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.
- 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.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

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

Project Information

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



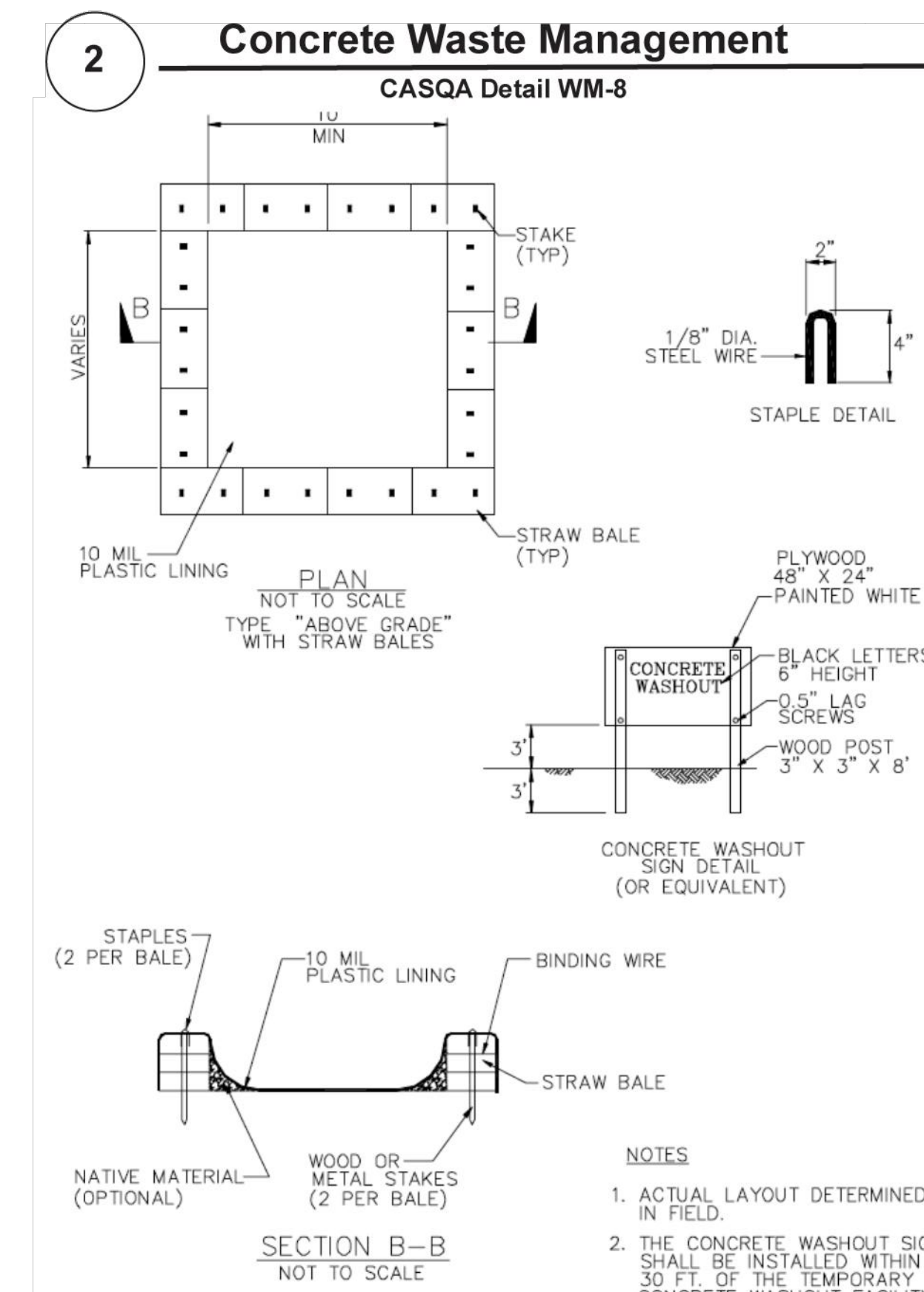
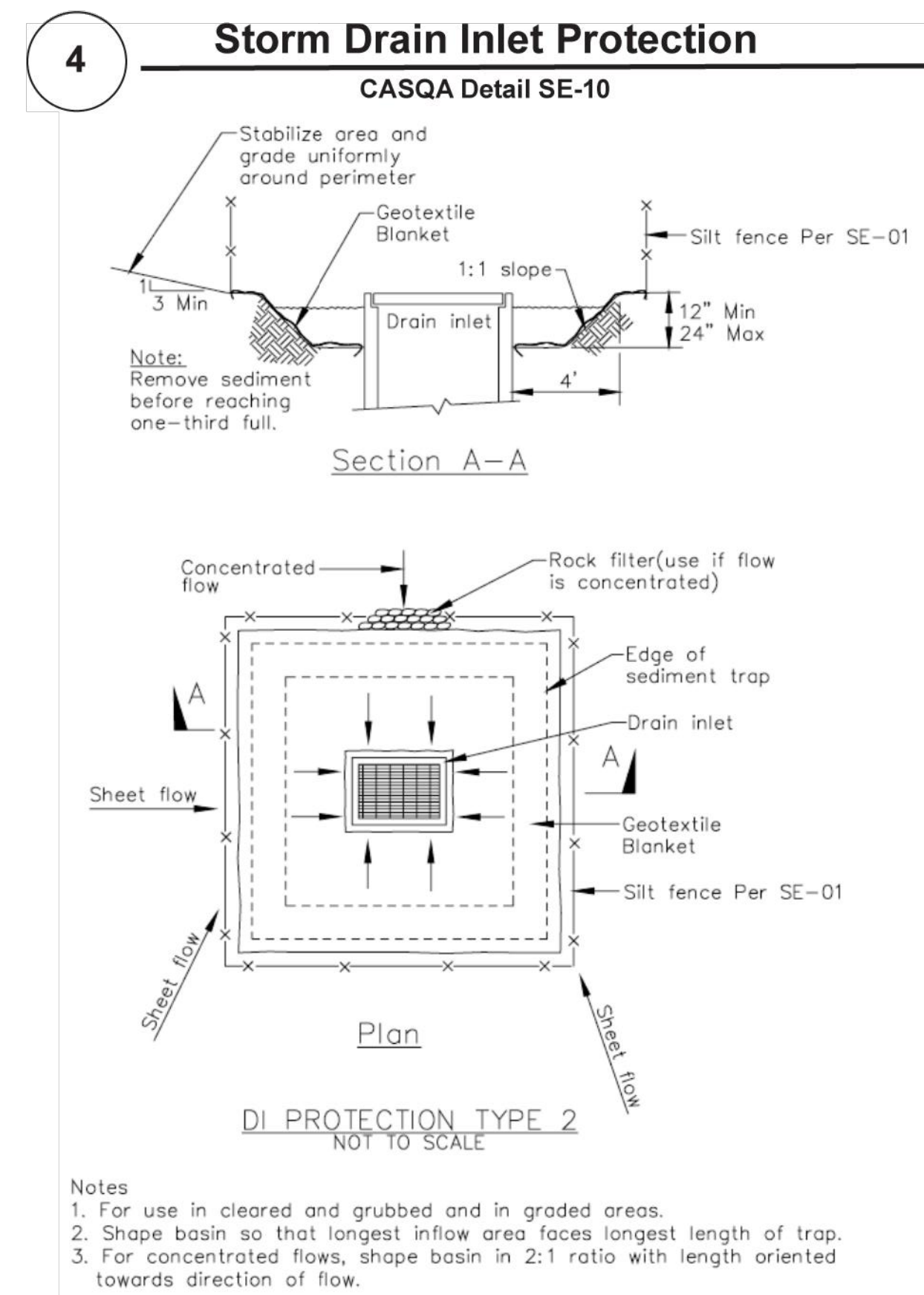
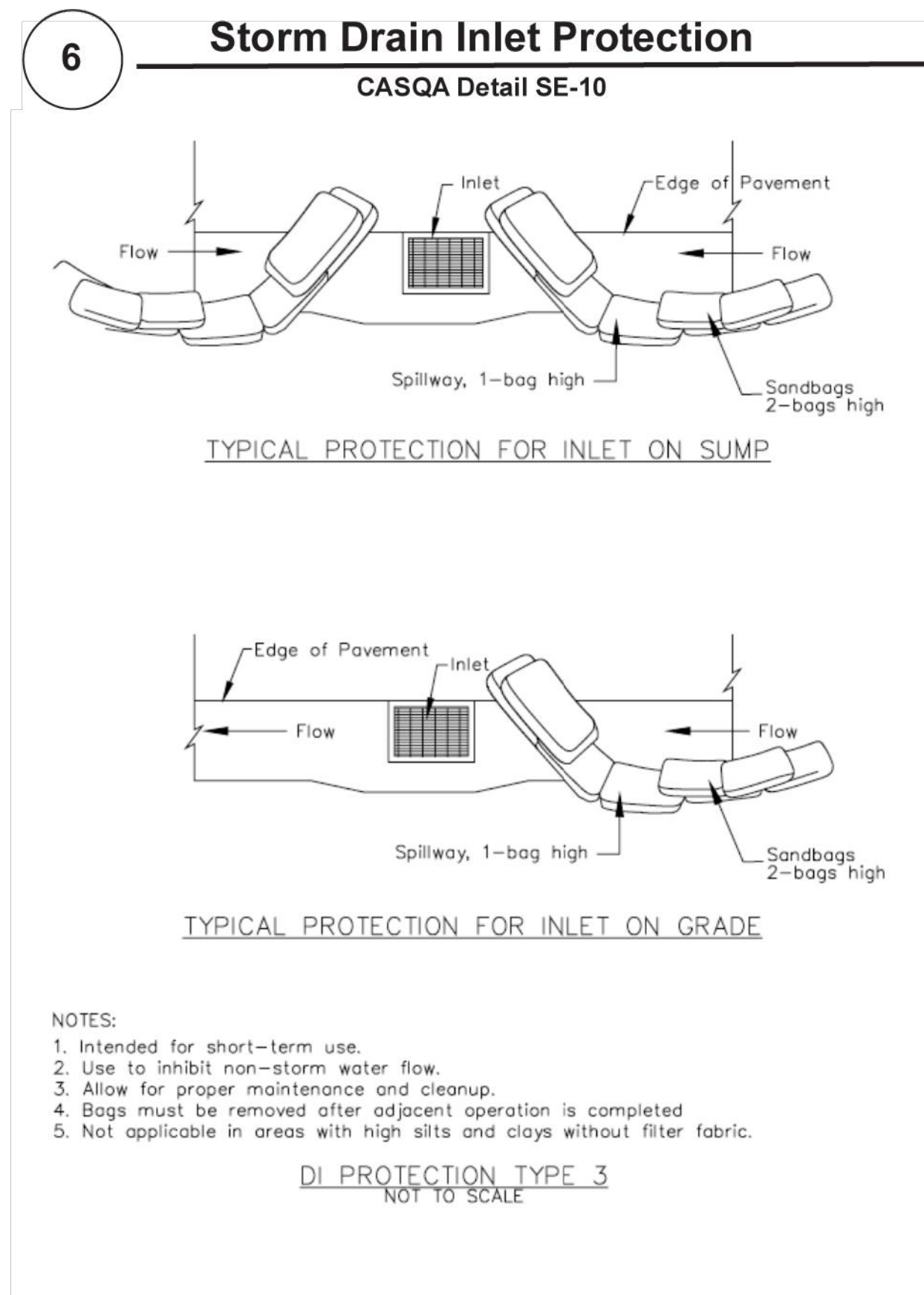
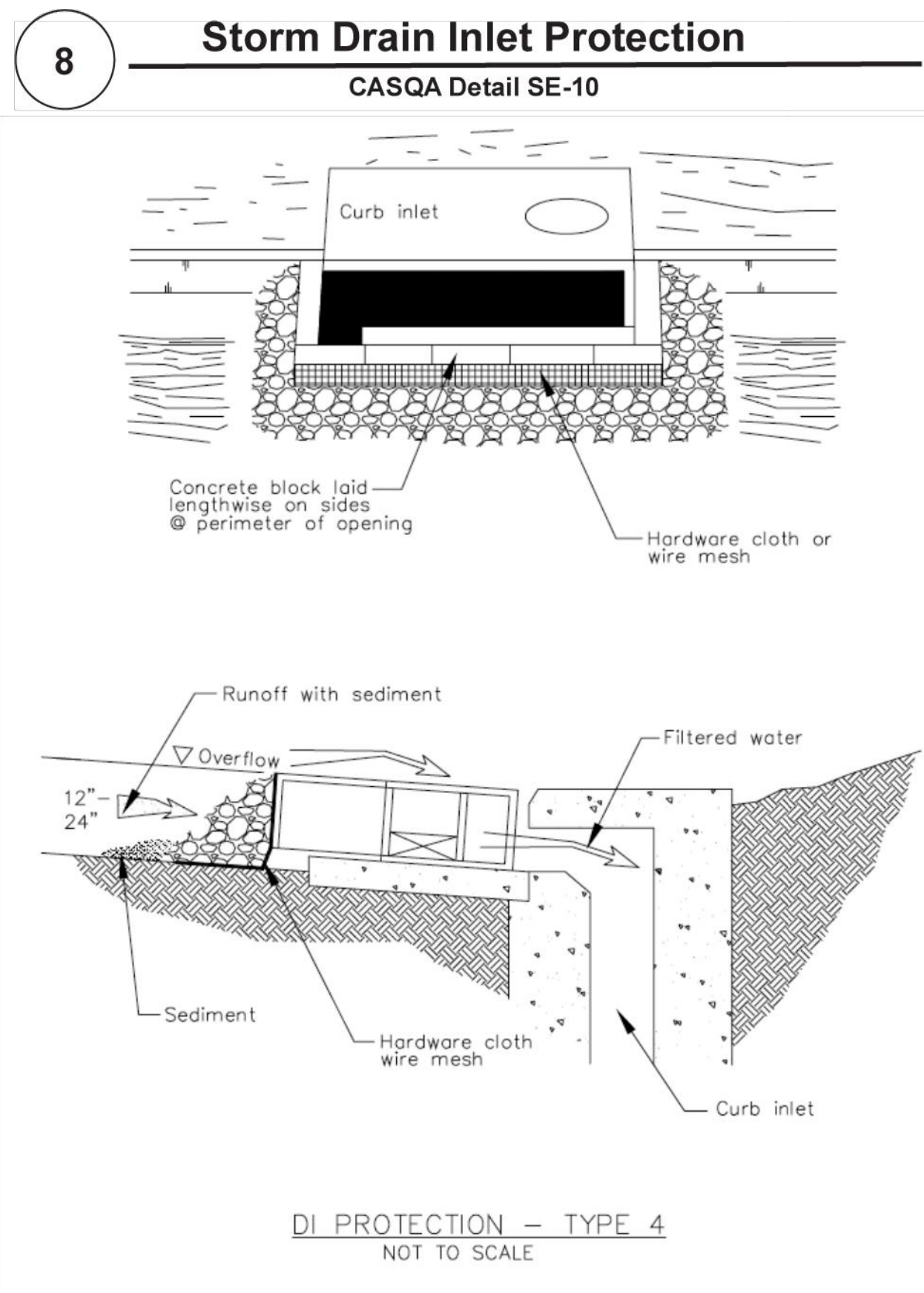
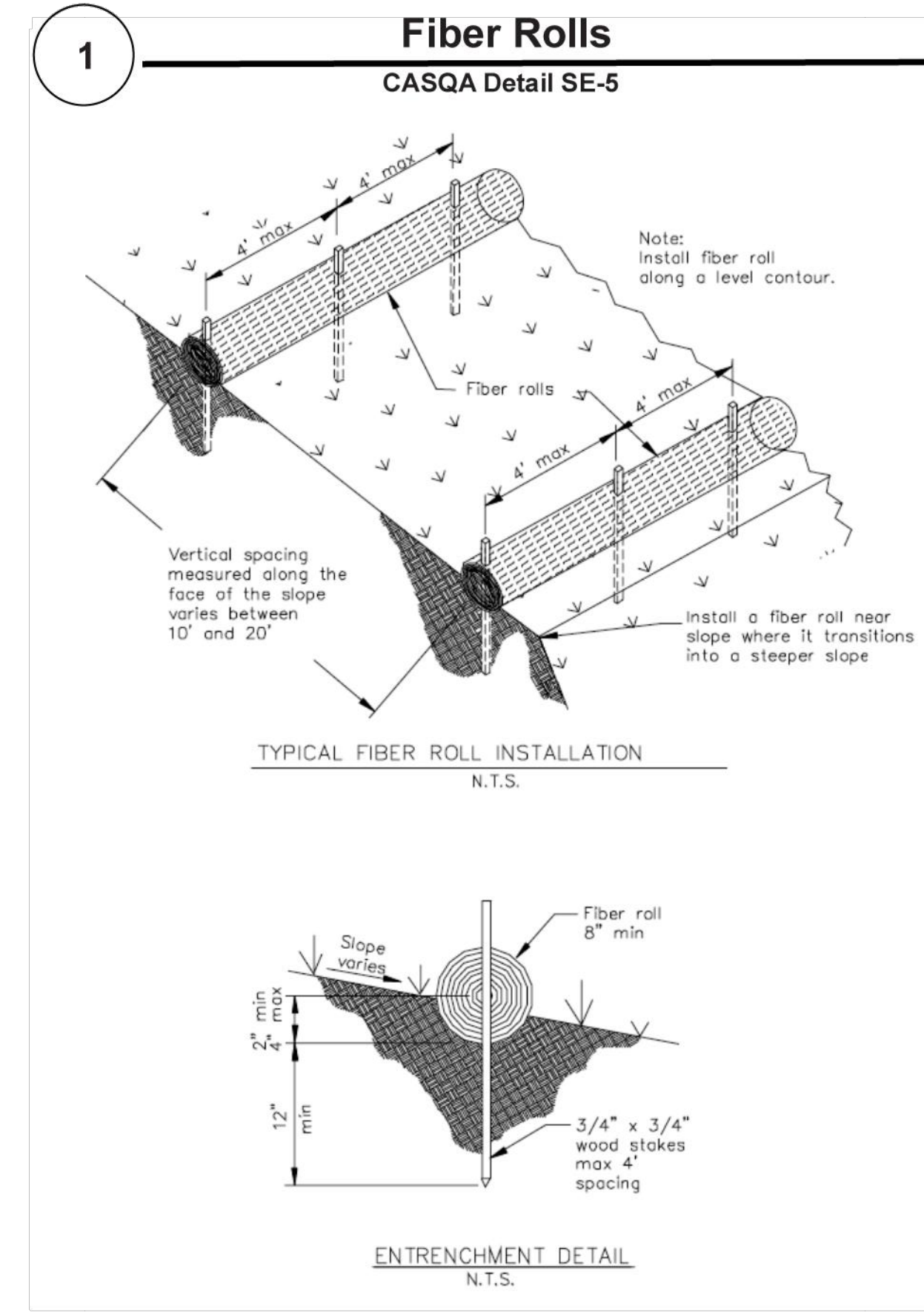
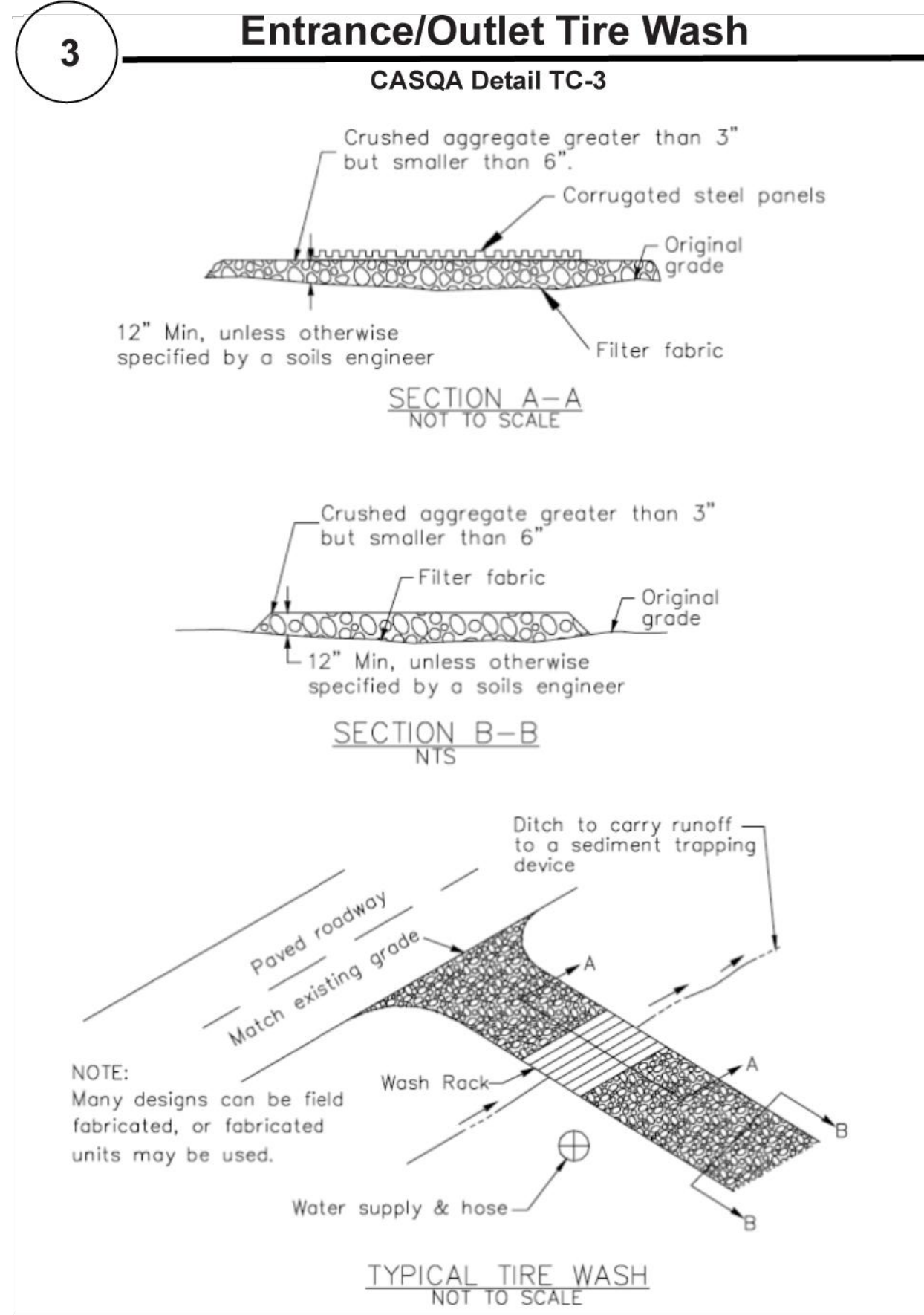
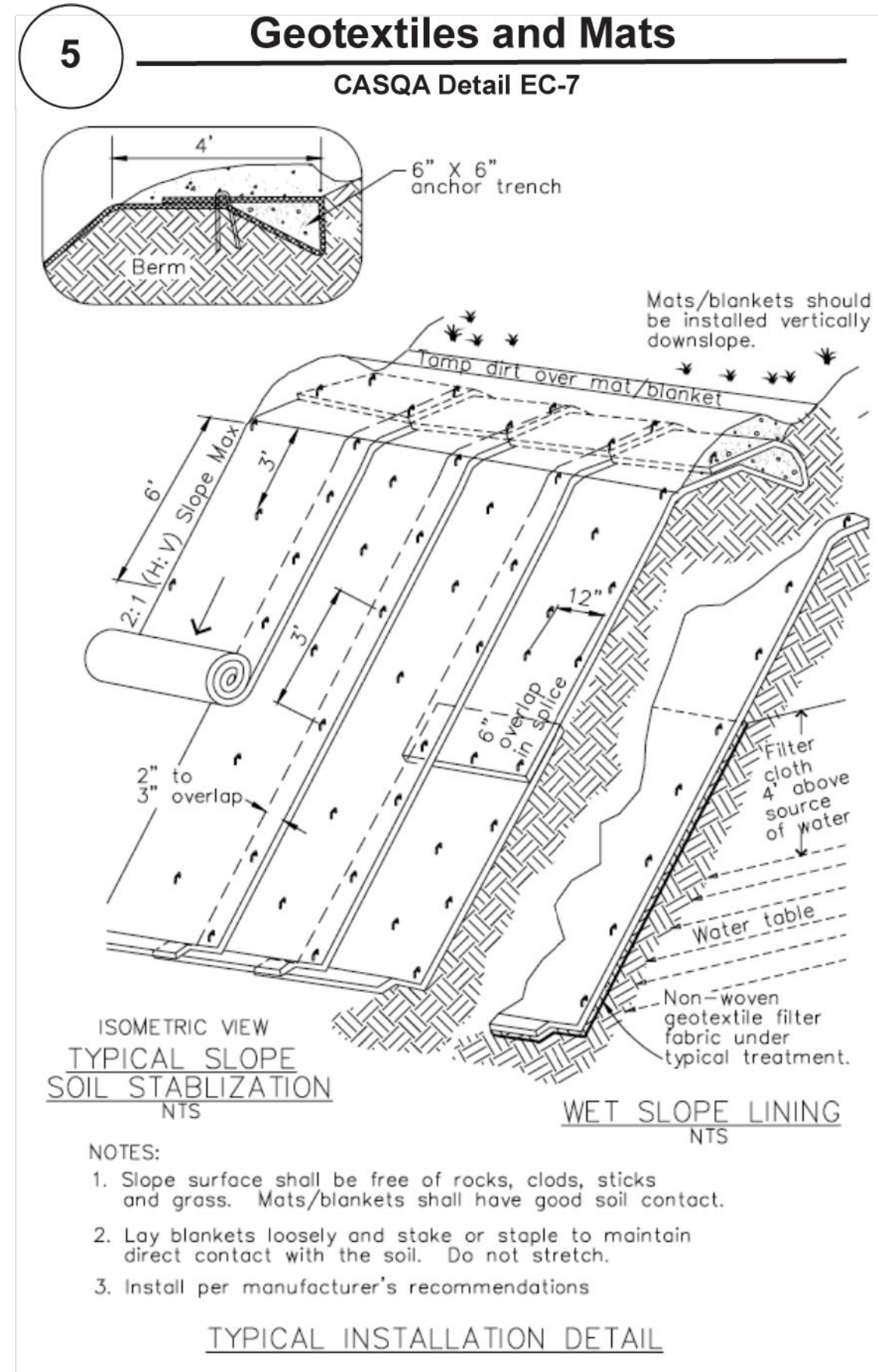
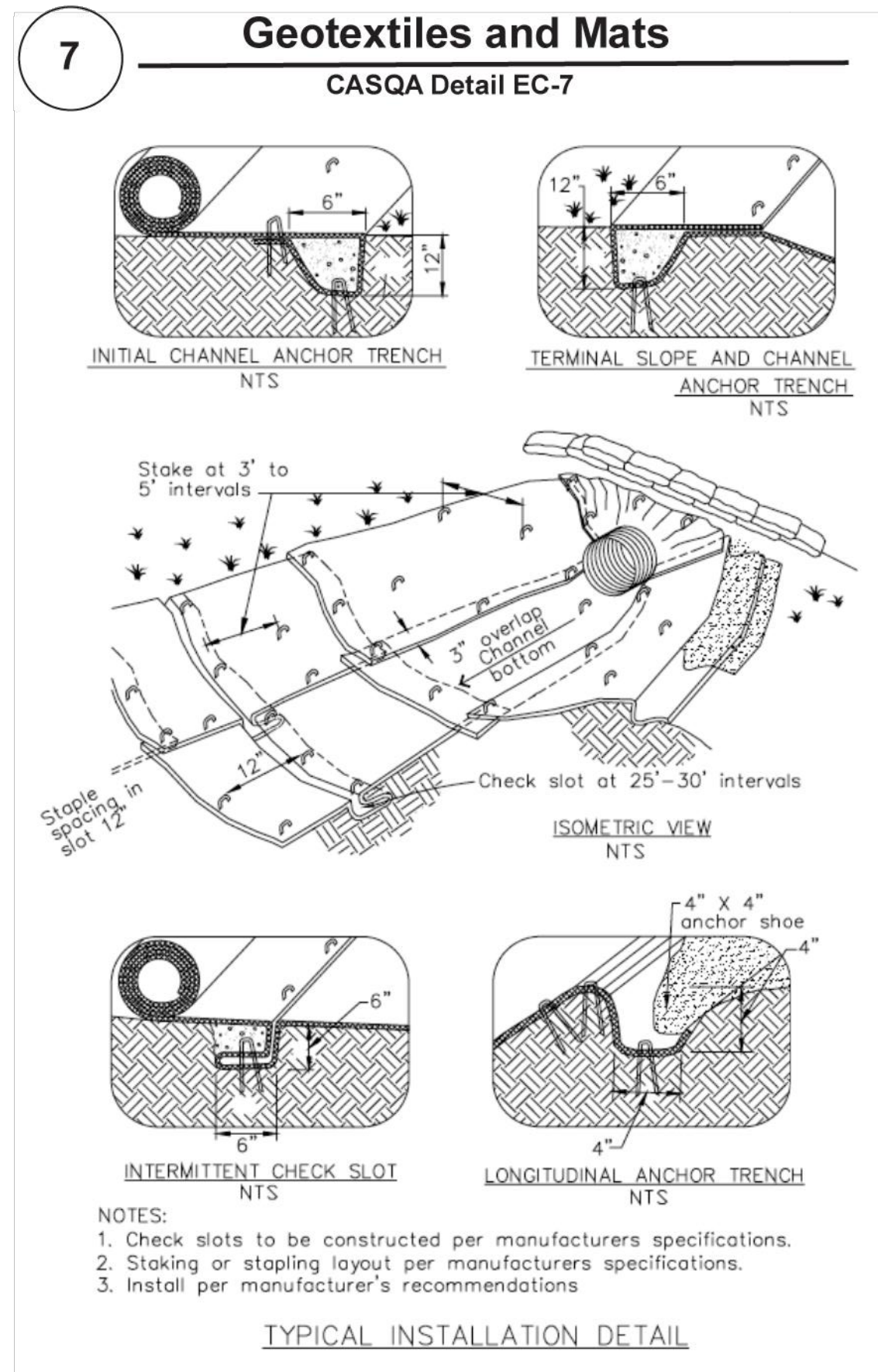
BMP-1

1554 PLATEAU DRIVE
LOS ALTOS, CA.

APN: 331-03-023

SANTA CLARA COUNTY

CALIFORNIA



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

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

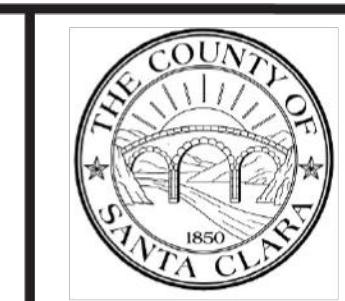
SANTA CLARA COUNTY

Project Information

CALIFORNIA

Best Management Practices and Erosion Control Details Sheet 2

County of Santa Clara



BMP-2

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
 ZONING: R1-20-N1

SHEET INDEX

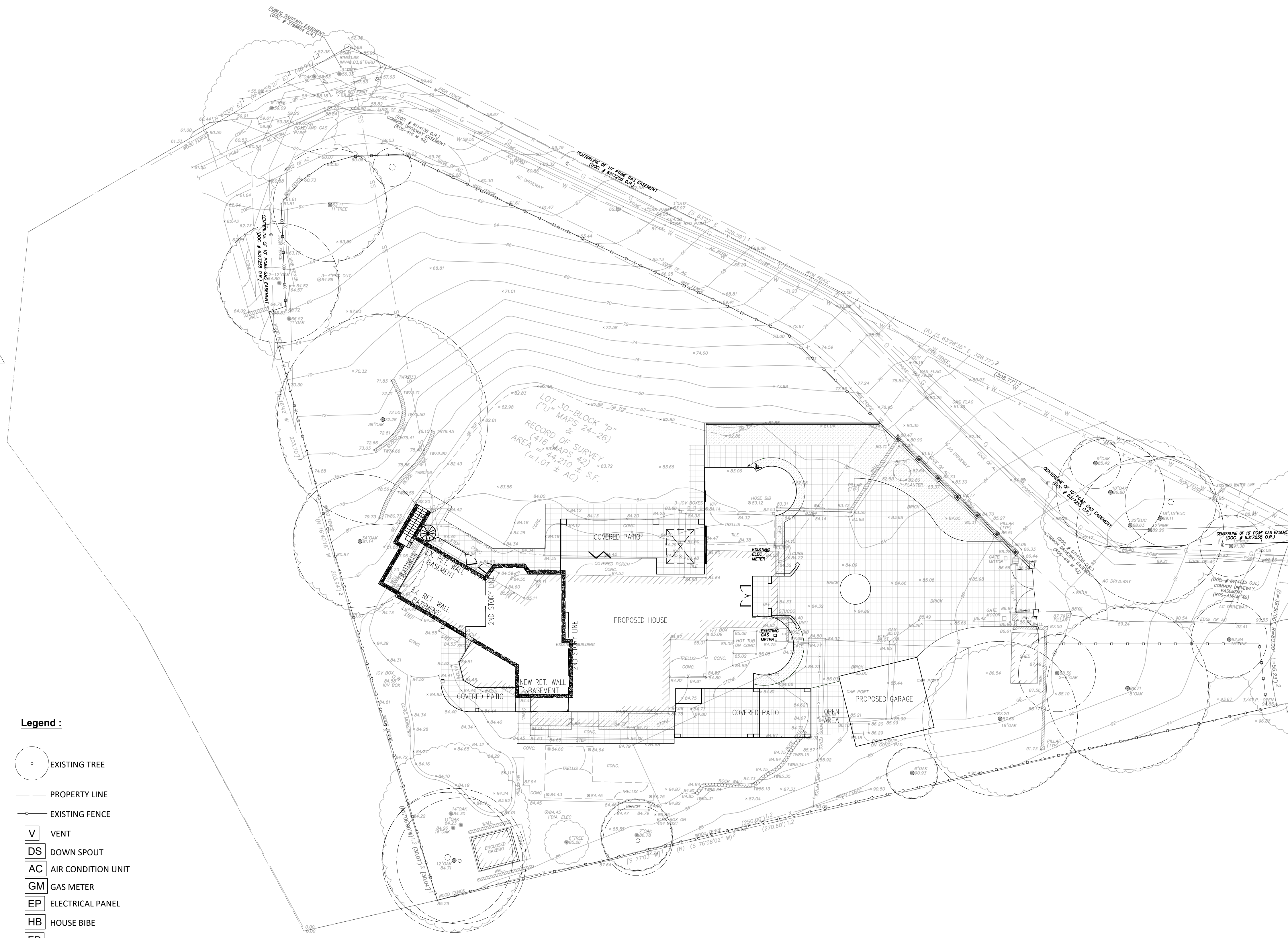
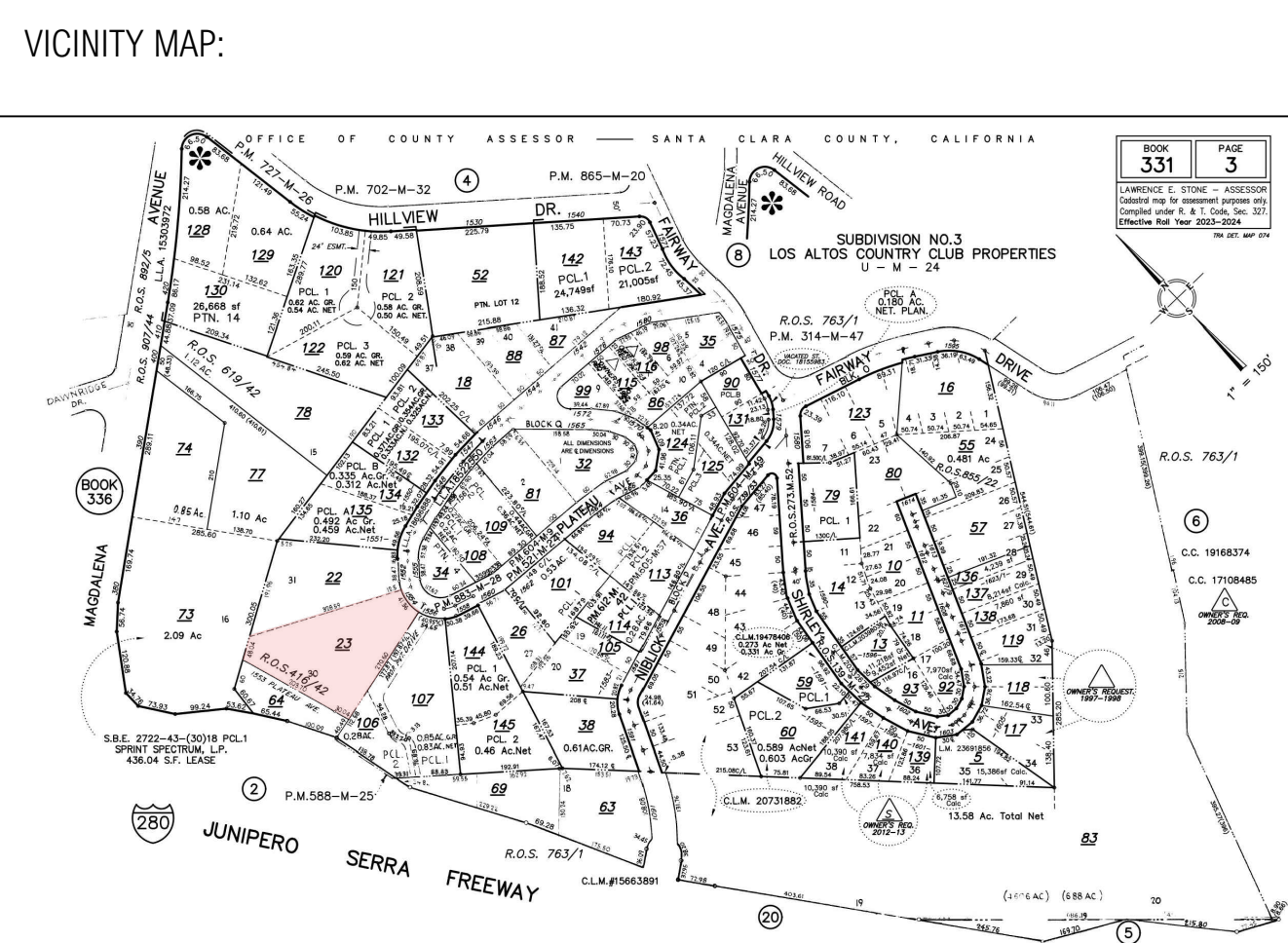
LANDSCAPE	
LA 0.0	COVER SHEET
LA 0.1	DEMOLITION LAYOUT
LA 1.0	GENERAL LAYOUT
LA 2.0	SITE PLAN
LA 3.0	DRIVEWAY GATE DETAIL
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
STRUCTURAL	
-	-
-	-
-	-

PROPOSED SITE COVERAGE

	EXISTING/SQ.FT	REMOVED	PROPOSED/SQ.FT.	FINAL
RESIDENCE	-	-	4464	4464
GARAGE	-	-	490	490
DRIVEWAY	2836	2836	3300	3300
WALKWAYS/PATIO	1800	1800	2355	2355
SHED	114	114	-	-
TRELLIS	300	300	-	-
TOTAL	-	-	-	10609

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



- Legend :**
- EXISTING TREE
 - PROPERTY LINE
 - EXISTING FENCE
 - VENT
 - DOWN SPOUT
 - AIR CONDITION UNIT
 - GAS METER
 - ELECTRICAL PANEL
 - HOUSE BIBE
 - FINISH PAVEMENT
 - FINISH GRADE
 - TOP OF THE WALL
 - TOP OF THE DECK
 - SURVEY CONTROL POINT

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°	DESCRIPTION:	DATE:
1	ADDRESS COMMENTS	07/25/24

Title:

Cover Sheet

Drawing By:
 SK

Date:
 09/16/2024

Checked:

Date:

Drawing Scale

Sheet Size
 24"x36"



Client:

**HARSHA PAMULAPARTHI
RESIDENCE**

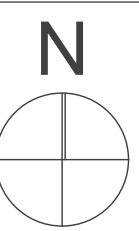
Address:
1554 Plateau Ave, Los Altos, CA 94024, USA

APN:
331-03-023
Zoning:
R1-20-N1
Occupancy Group:
Site information:

Notes:

REVISION HISTORY

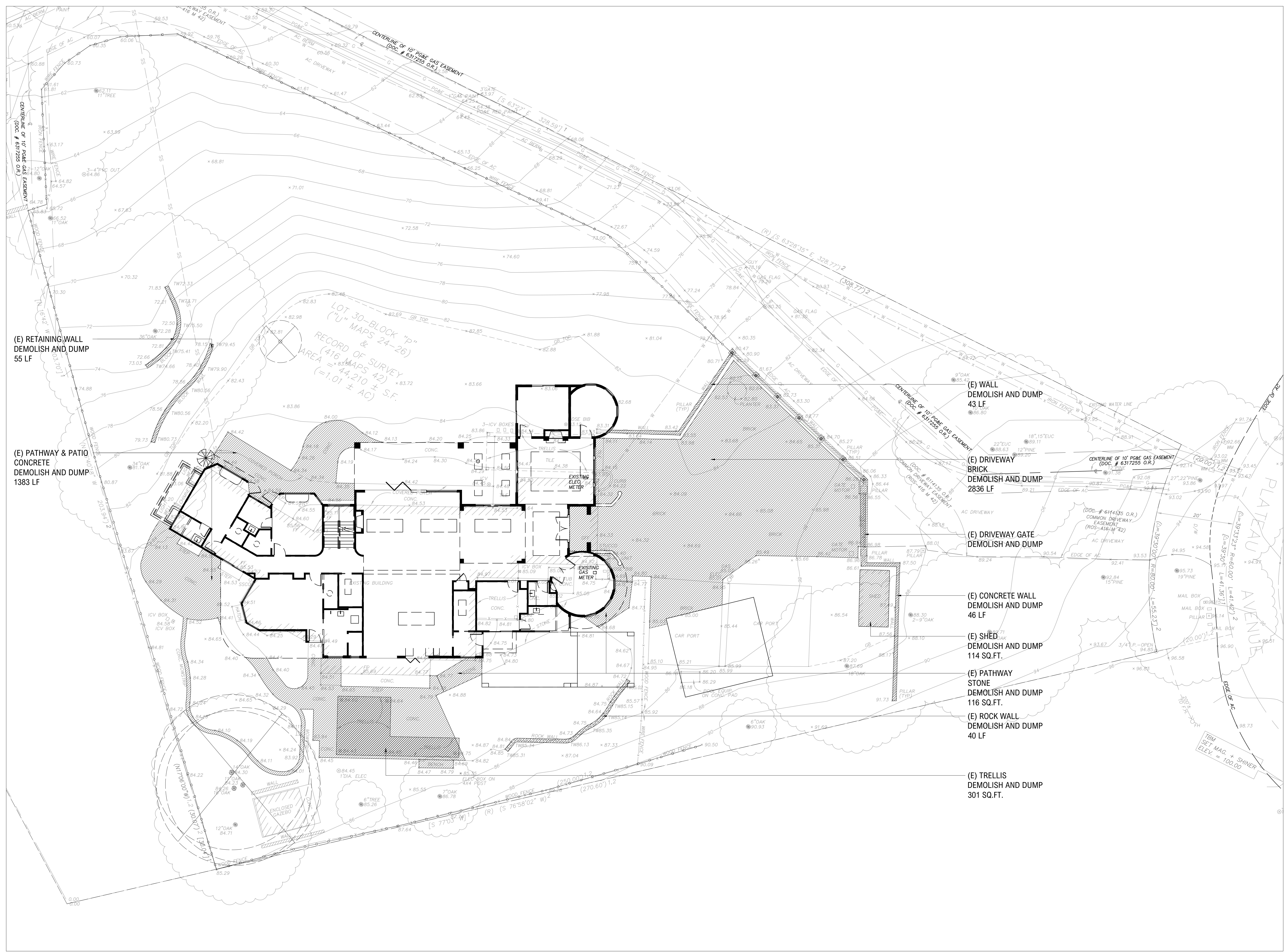
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1	ADDRESS COMMENTS	07/25/24



Title:

DEMOLITION LAYOUT

Drawing By: SK	Date: 09/16/2024
Checked:	Date:
Drawing Scale 3/32" = 1' - 0"	Sheet Size 24"x36"





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

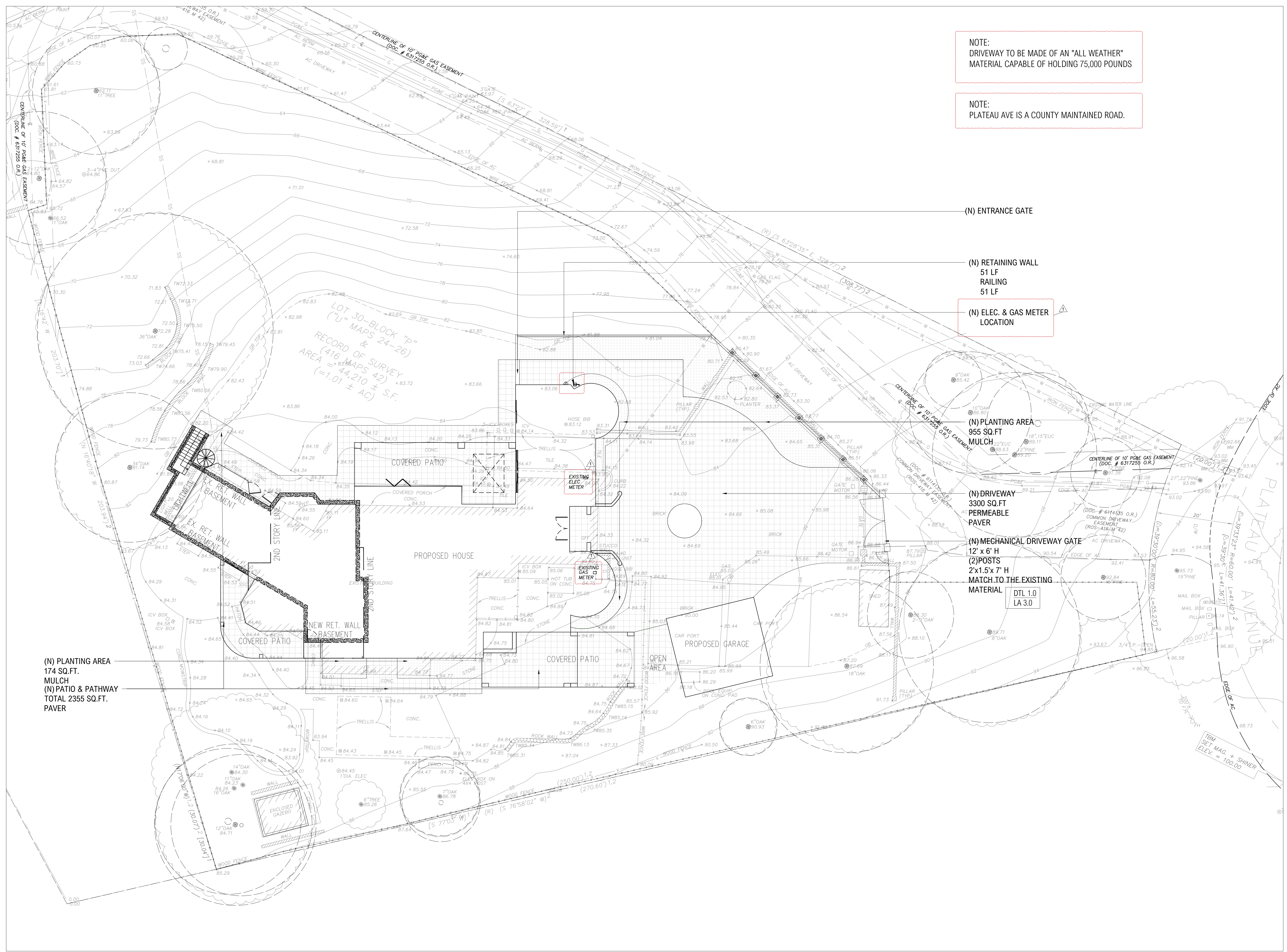
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1	ADDRESS COMMENTS	07/25/24



Title:

GENERAL LAYOUT

Drawing By: SK
Date: 09/16/2024
Checked: Date:
Drawing Scale: 3/32" = 1'-0"
Sheet Size: 24"x36"



NOTE:
DRIVEWAY TO BE MADE OF AN "ALL WEATHER"
MATERIAL CAPABLE OF HOLDING 75,000 POUNDS

NOTE:
PLATEAU AVE IS A COUNTY MAINTAINED ROAD.

(N) ENTRANCE GATE

(N) RETAINING WALL
51 LF
RAILING
51 LF

(N) ELEC. & GAS METER
LOCATION

(N) PLANTING AREA
955 SQ.FT
MULCH

(N) DRIVEWAY
3300 SQ.FT
PERMEABLE
PAVER

(N) MECHANICAL DRIVEWAY GATE
12' x 6' H
(2) POSTS
2'x1.5'x 7' H
MATCH TO THE EXISTING
MATERIAL
DTL 1.0
LA 3.0

(N) PLANTING AREA
174 SQ.FT.
MULCH
(N) PATIO & PATHWAY
TOTAL 2355 SQ.FT.
PAVER



Client:

**HARSHA PAMULAPARTHI
RESIDENCE**

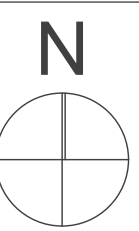
Address:
1554 Plateau Ave, Los Altos, CA 94024, USA

APN:
331-03-023
Zoning:
R1-20-N1
Site information:
Occupancy Group:

Notes:

REVISION HISTORY

N°	DESCRIPTION:	DATE:
1	ADDRESS COMMENTS	07/25/24

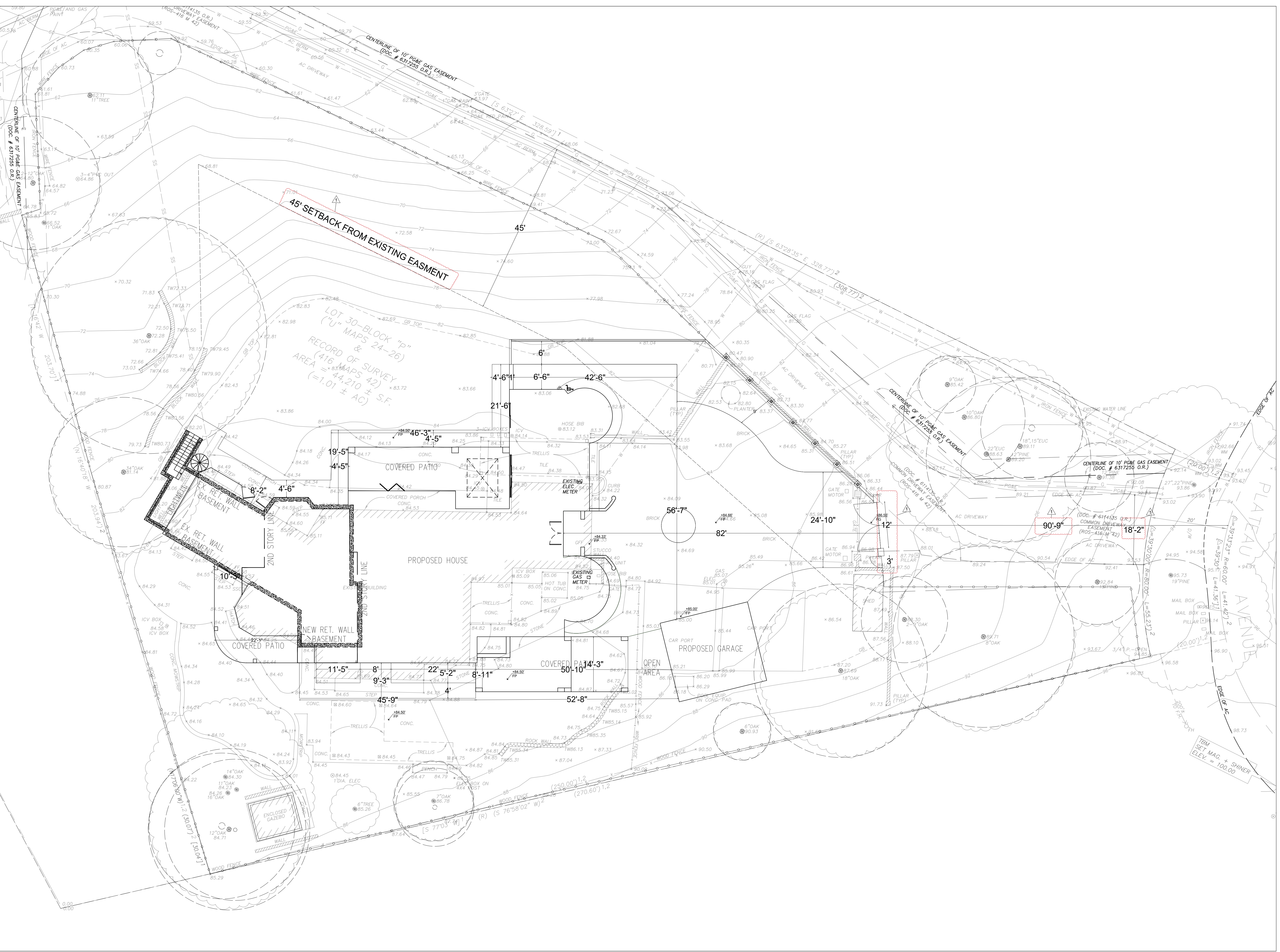


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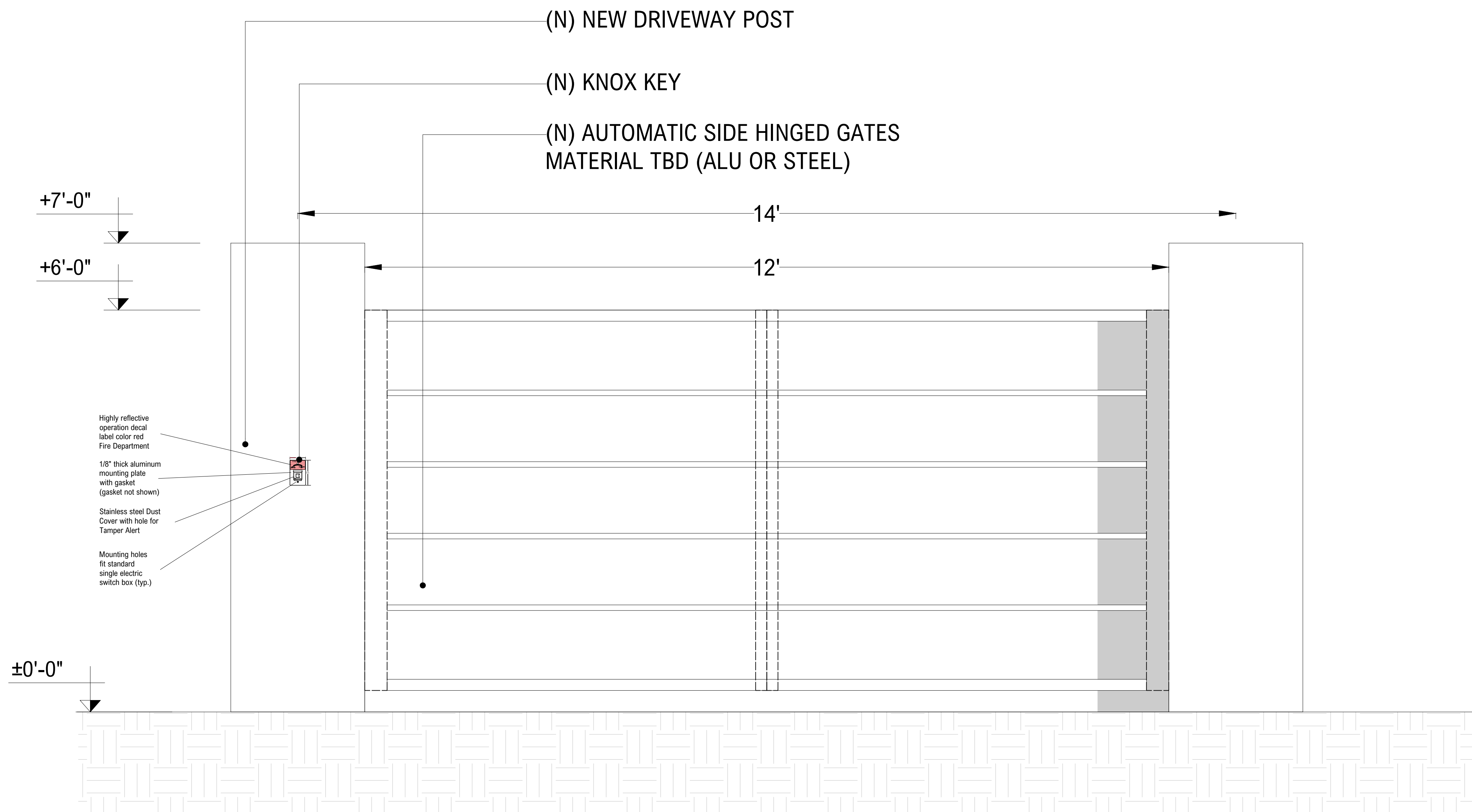
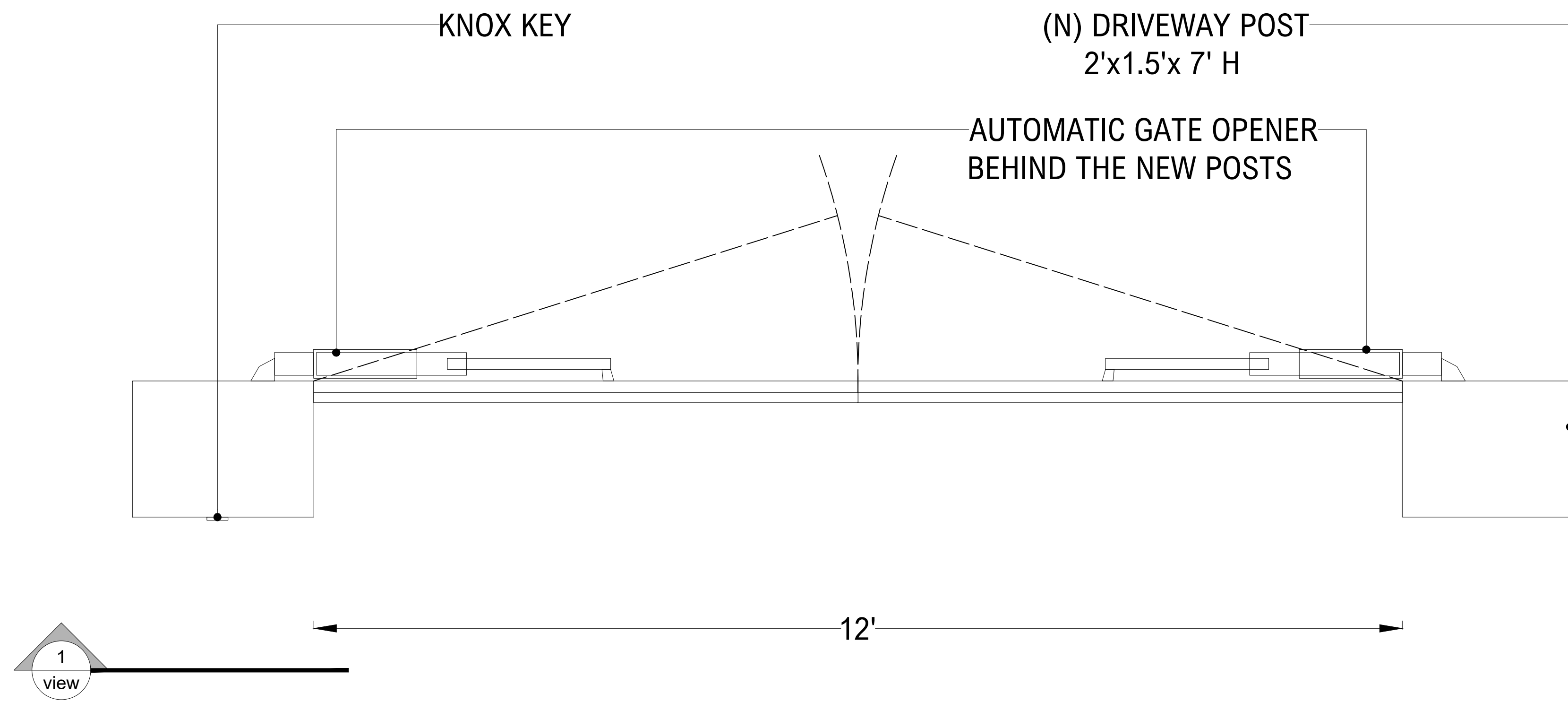
SITE PLAN

Drawing By:
SK
Checked:
Date:
09/16/2024
Date:

Drawing Scale
3/32" = 1' - 0"
Sheet Size
24"x36"



Note:
All the Electric
equipment will be
installed by a
professional
electrician



Client:

**HARSHA PAMULAPARTHI
RESIDENCE**

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

APN:
331-03-023

Zoning:
R1-20-N1

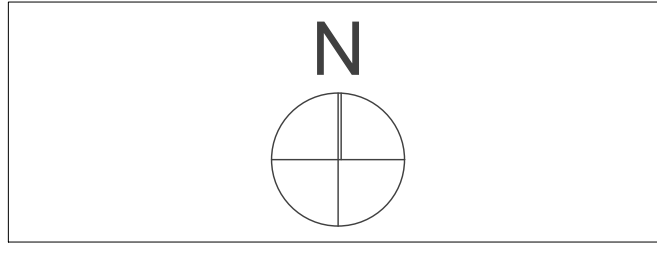
Occupancy Group:

Site information:

Notes:

REVISION HISTORY

N°	DESCRIPCION:	DATE:
1	ADDRESS COMMENTS	07/25/24



Title:

DRIVEWAY GATE

Drawing By:
SK

Date:
09/16/2024

Checked:

Date:

Drawing Scale
1" = 1'- 0"

Sheet Size
24"x36"

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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



Saeed Razavi

No.	Submittals	Date
1	PLANNING	3/21/2024
2	PLANNING	8/30/2024

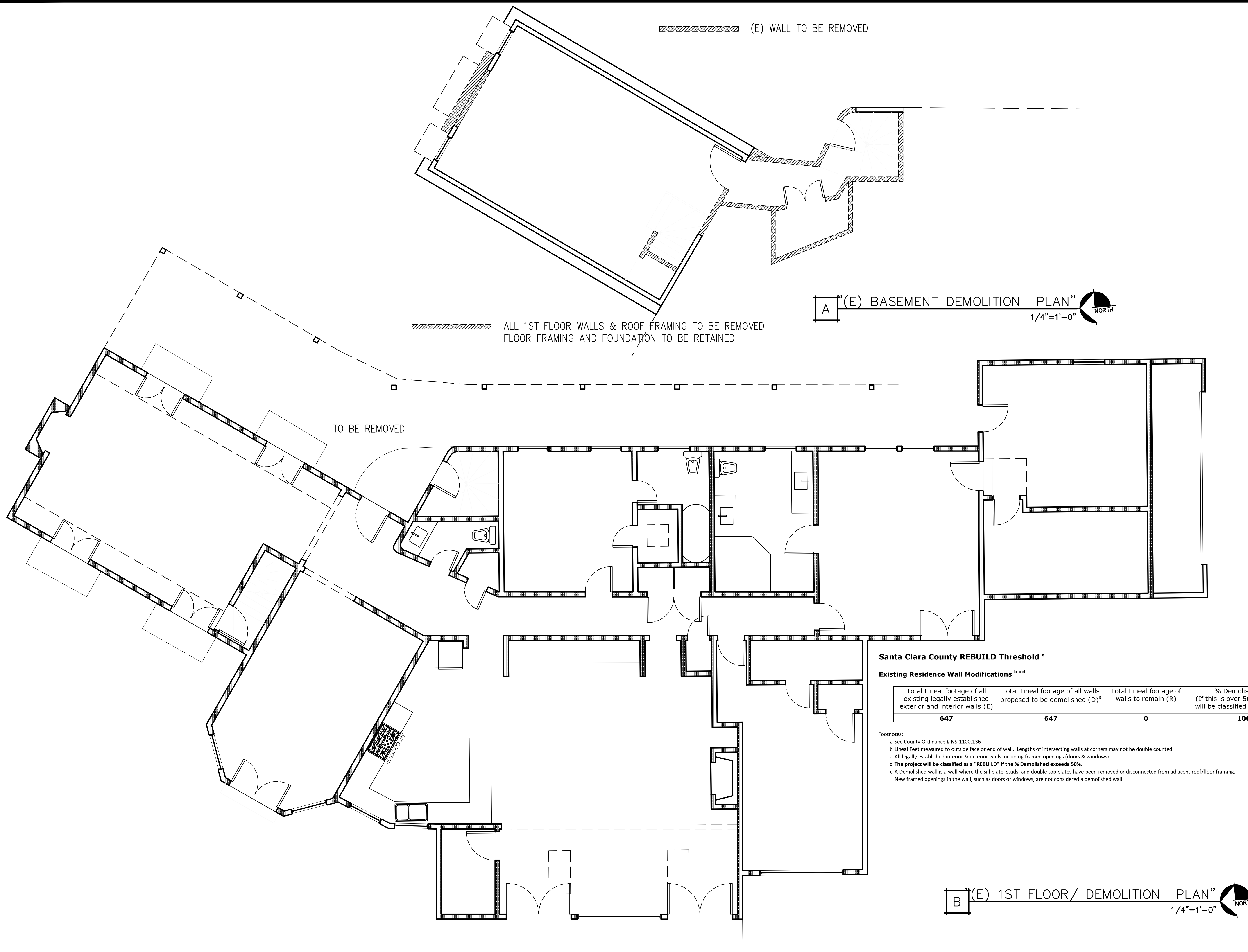
No.	Revision/Issue	Date
1	PLANNING	04/26/2024

Project: PLATEAU AVE.
 Scale: As Shown
 Date: 8/28/2024
 Sheet Title:

”(E) FLOOR/ DEMOLITION PLAN”

Sheet No:

A-4

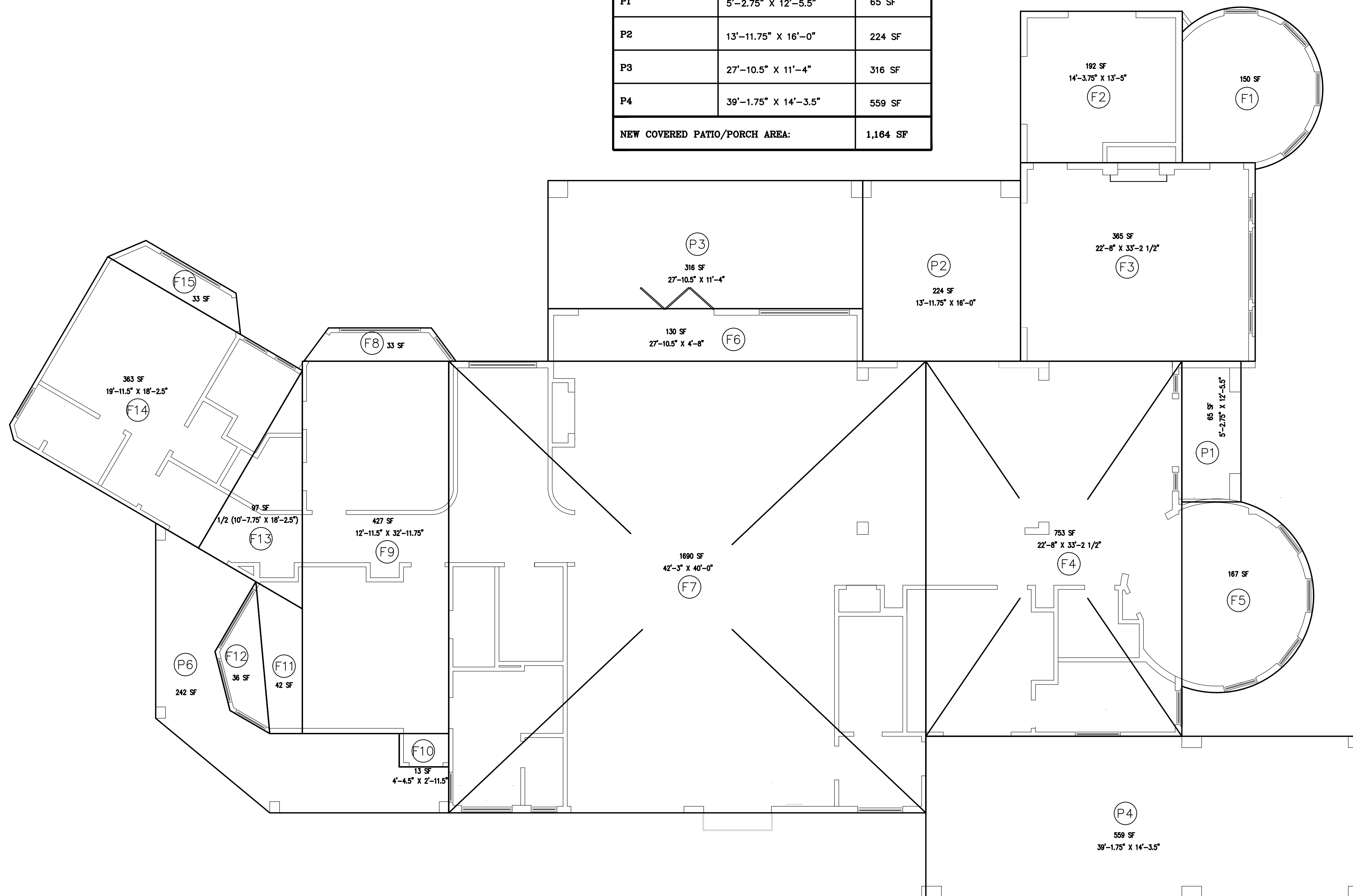


GROSS LOT SIZE: 44,208.5 (1.015 ACRES)
 NET LOT SIZE: 36,973 sf (0.849 ACRES)
 ALLOWABLE FAR: $3,500 + \frac{(36,973-10,000)}{10}$
 $3,500 + 2,697.3 = 6,197.3$ SQFT (USE 5,700 SF)

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
NEW COVERED PATIO/PORCH AREA:		1,164 SF

FIRST FLOOR		
DETACHED GARAGE AREA (NOT INCLUDED IN FAR)		
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

1ST, 2ND FLOOR AREA: (FAR): 5,524 SF
 ALLOWED (FAR): 5,700 SF



DESIGNER:
SMP

ENGINEERS
 CIVIL ENGINEERS
 TEL: (650) 941-8055
 E-MAIL: SMPENGINEERS@YAHOO.COM

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 1554 PLATEAU AVE.
 LOS ALTOS, CA 94024

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



Saeid Razavi

No.	Submittals	Date
1	PLANNING	3/21/2024
2	PLANNING	8/30/2024

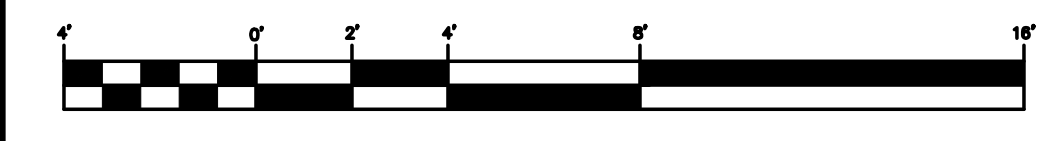
No.	Revision/Issue	Date
1	PLANNING	04/26/2024

Project: PLATEAU AVE.
 Scale: As Shown
 Date: 8/28/2024

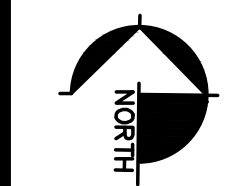
Sheet Title:
 "1ST FLOOR AREA CALCULATIONS"

Sheet No:

A PROPOSED FIRST FLOOR PLAN AREA CLAUCLATIONS



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



A-5.01

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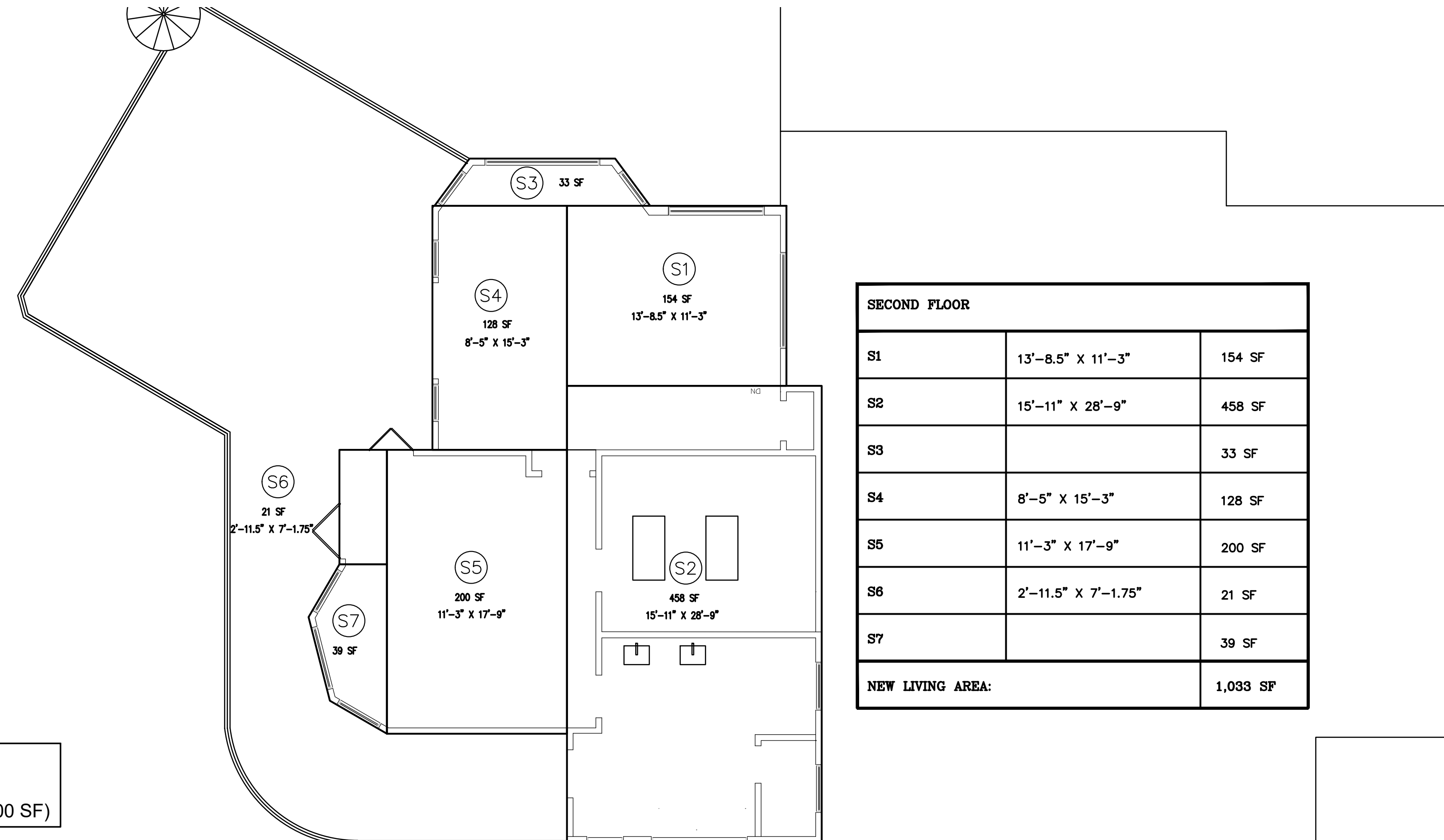
Project:
TWO STORY HOME
 1554 PLATEAU AVE.
 LOS ALTOS, CA 94024
 APN: 331-03-023



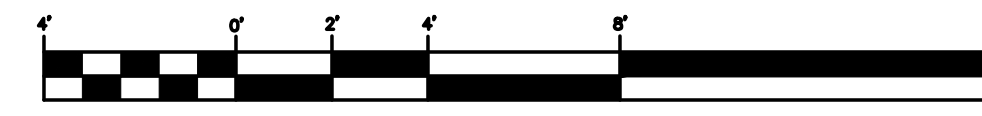
Saeid Razavi

SECOND FLOOR		
S1	13'-8.5" X 11'-3"	154 SF
S2	15'-11" X 28'-9"	458 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:		1,033 SF

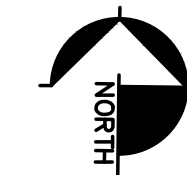
GROSS LOT SIZE: 44,208.5 (1.015 ACRES)
 NET LOT SIZE: 36,973 sf (0.849 ACRES)
 ALLOWABLE FAR: $3,500 + \frac{(36,973-10,000)}{10}$
 $3,500 + 2,697.3 = 6,197.3$ SQFT (USE 5,700 SF)



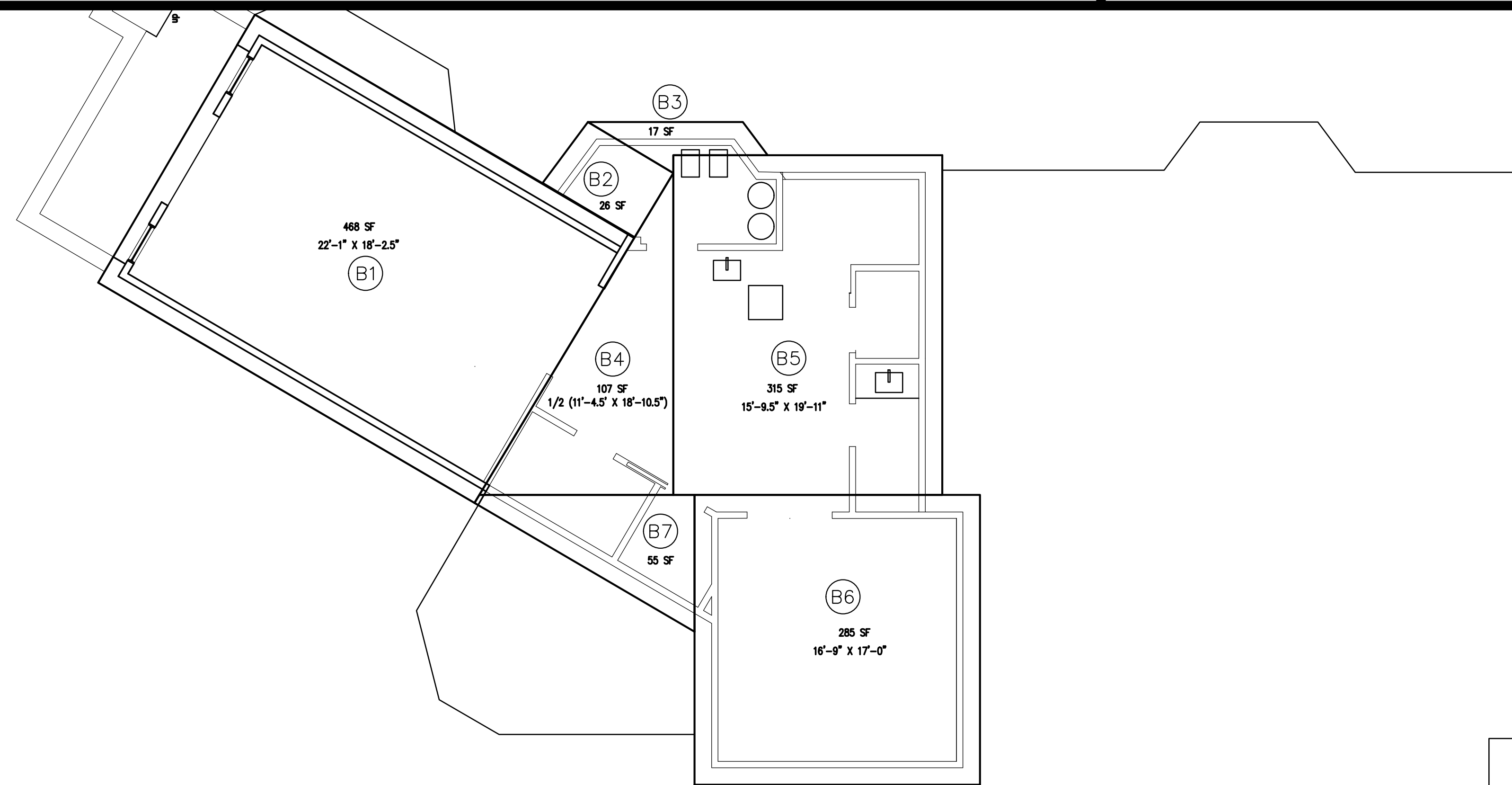
A PROPOSED SECOND FLOOR PLAN AREA CALCULATIONS



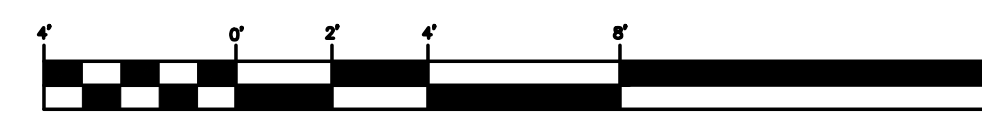
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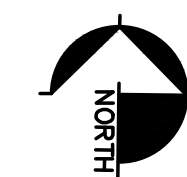
BASEMENT (FULLY BELOW GRADE)		
EXISTING BASEMENT AREA		
B1	22'-1" X 18'-2.5"	468 SF
TOTAL (E) BASEMENT AREA:		468 SF
B2	5'-10" X 4'-5.25"	26 SF
B3		17 SF
B4	1/2 (11'-4.5" X 18'-10.5")	107 SF
B5	15'-9.5" X 19'-11"	315 SF
B6	16'-9" X 17'-0"	285 SF
B7		55 SF
NEW BASEMENT AREA:		805 SF
TOTAL BASEMENT AREA:		1,273 SF



B PROPOSED BASEMENT PLAN AREA CALCULATIONS



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

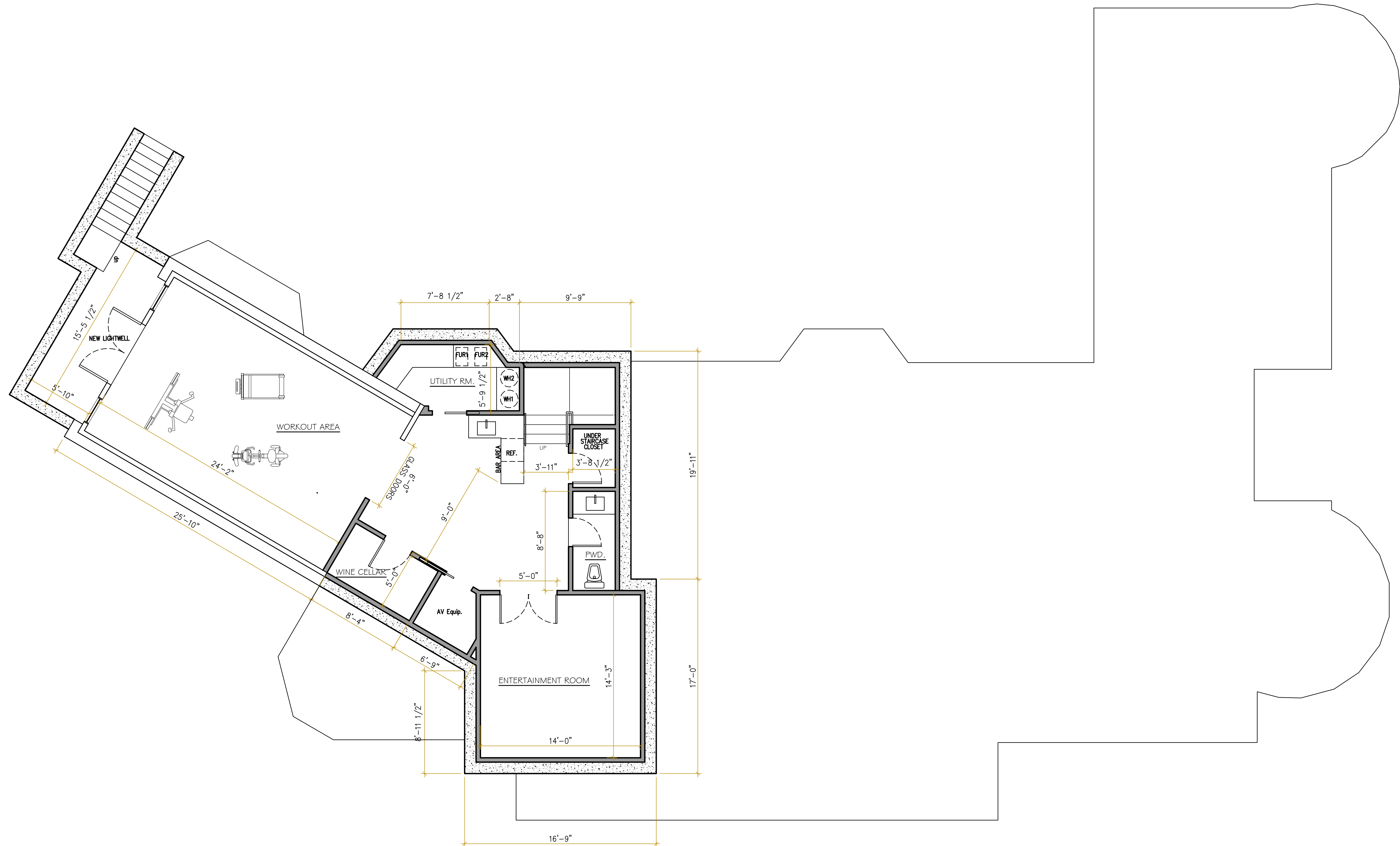


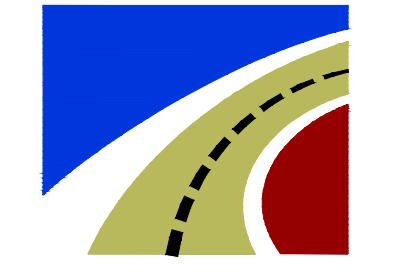
No.	Submittals	Date
1	PLANNING	3/21/2024
2	PLANNING	8/30/2024

No.	Revision/Issue	Date
1	PLANNING	04/26/2024

Project: PLATEAU AVE.
 Scale: As Shown
 Date: 8/28/2024
 Sheet Title:
 "2ND FLOOR & BASEMENT AREA CALCULATIONS"

Sheet No:



DESIGNER:
SMP

ENGINEERS
 CIVIL ENGINEERS
 TEL: (650) 941-8055
 E-MAIL: SMPENGINEERS@YAHOO.COM

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 1554 PLATEAU AVE.
 LOS ALTOS, CA 94024

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



Saeid Razavi

No.	Submittals	Date
1	PLANNING	3/21/2024
2	PLANNING	8/30/2024

No.	Revision/Issue	Date
1	PLANNING	04/26/2024

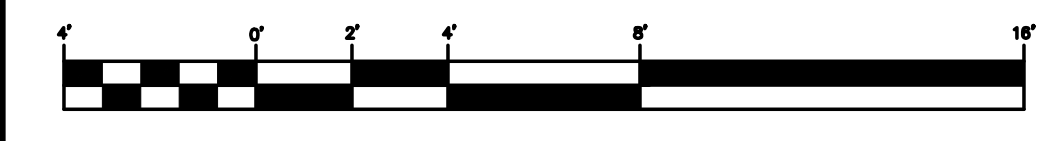
Project: PLATEAU AVE.
 Scale: As Shown
 Date: 8/28/2024
 Sheet Title:

"PROPOSED BASEMENT PLAN"

Sheet No:

A

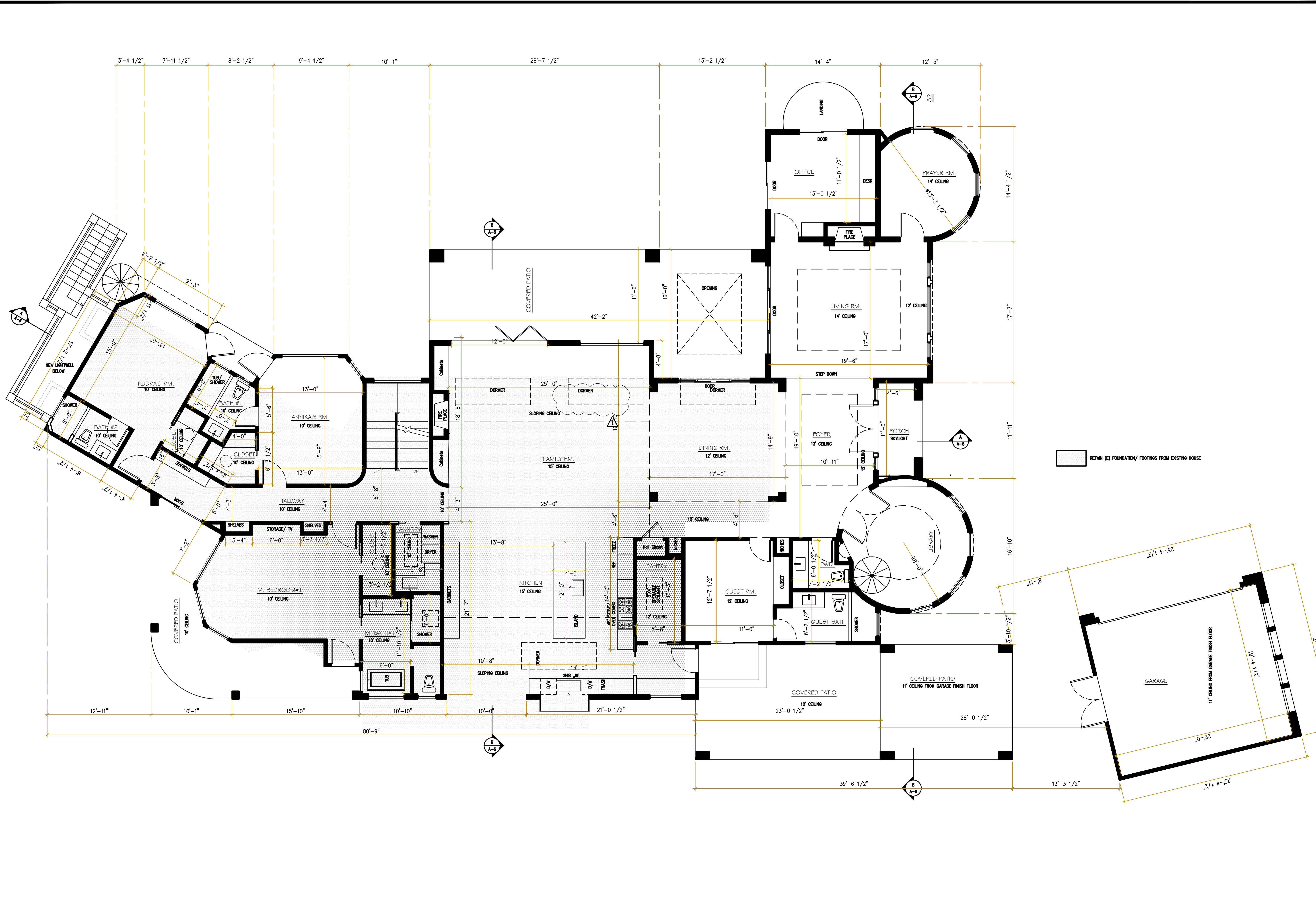
PROPOSED BASEMENT PLAN



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



A-5.1



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2	PLANNING	8/30/2024

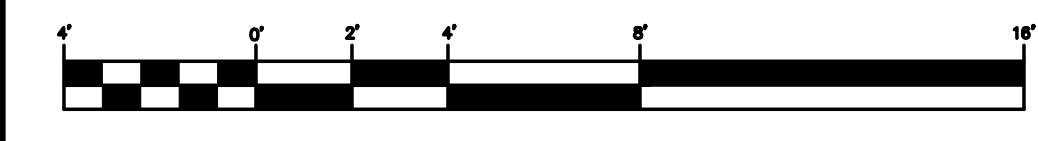
No.	Revision/Issue	Date
1	PLANNING	04/26/2024

Project: PLATEAU AVE.
 Scale: As Shown
 Date: 8/28/2024
 Sheet Title: "PROPOSED 1ST FLOOR PLAN"

Sheet No:

A

PROPOSED FIRST FLOOR PLAN



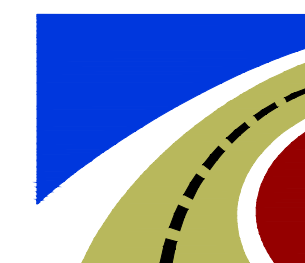
SCALE: 3/16"=1'-0"



A-5.2

DESIGNER:

SMP



ENGINEERS
CIVIL ENGINEERS

TEL: (650) 941-8055

E-MAIL: SMPENGINEERS@YAHOO.COM

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SRIHARSHA PAMULAPARTHI**
1554 PLATEAU AVE.
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Project:

TWO STORY HOME
1554 PLATEAU AVE.
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Saeid Razavi

No.	Submittals	Date
1	PLANNING	3/21/2024
2	PLANNING	8/30/2024

No.	Revision/Issue	Date
1	PLANNING	04/26/2024

Project: PLATEAU AVE.

Scale: As Shown

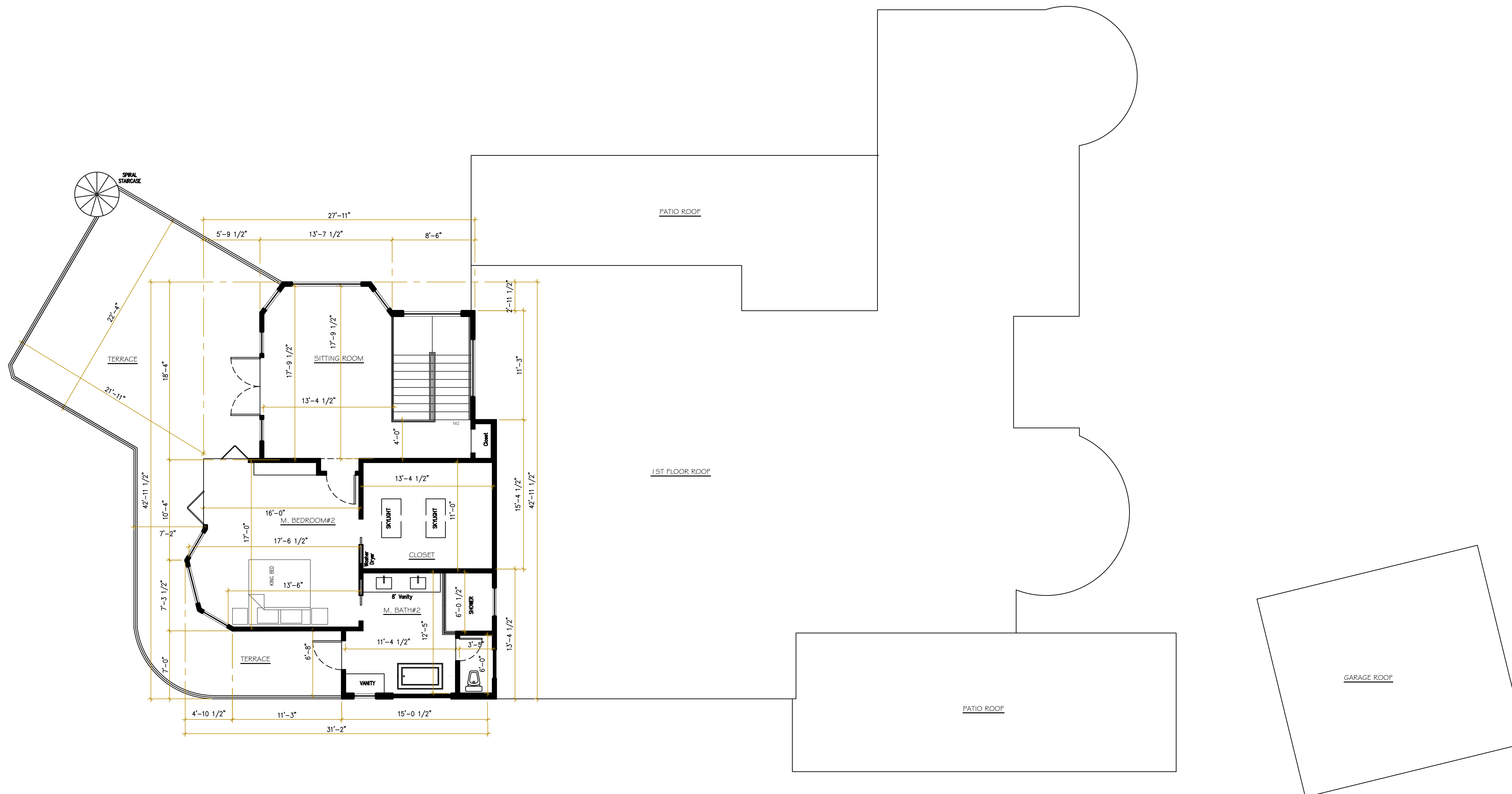
Date: 8/28/2024

Sheet Title:

"PROPOSED 2ND FLOOR PLAN"

Sheet No:

A-5.3



A

PROPOSED SECOND FLOOR PLAN



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



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



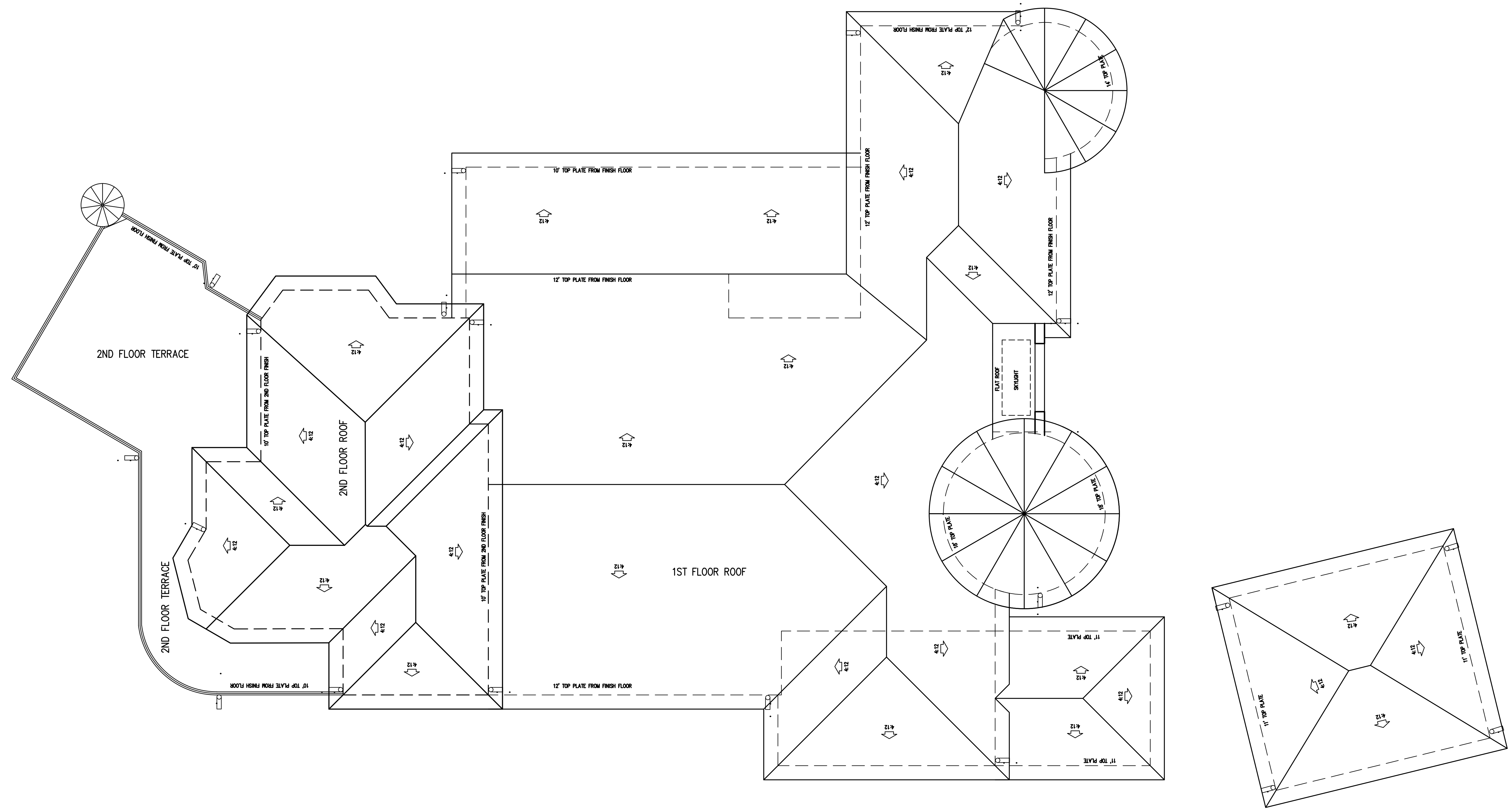
Saeid Razavi

No.	Submittals	Date
1	PLANNING	3/21/2024
2	PLANNING	8/30/2024

No.	Revision/Issue	Date
1	PLANNING	04/26/2024

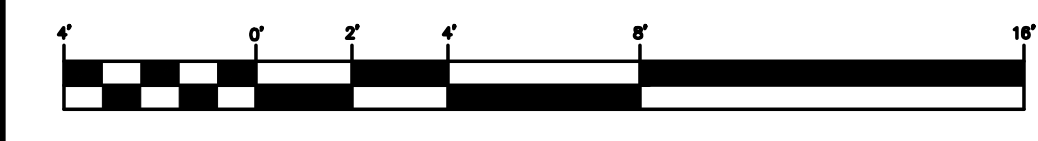
Project: PLATEAU AVE.
 Scale: As Shown
 Date: 8/28/2024
 Sheet Title:
 "PROPOSED ROOF PLAN"

Sheet No:

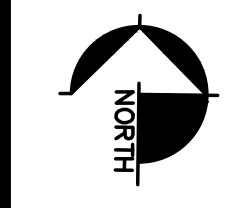


A

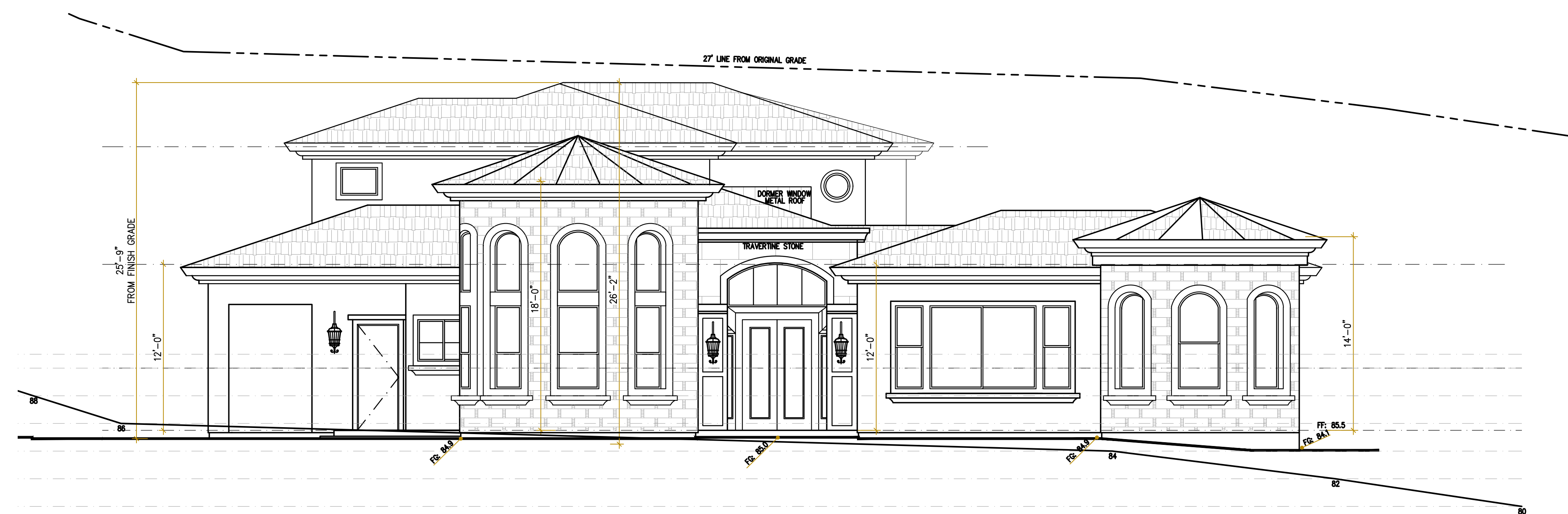
PROPOSED ROOF PLAN



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

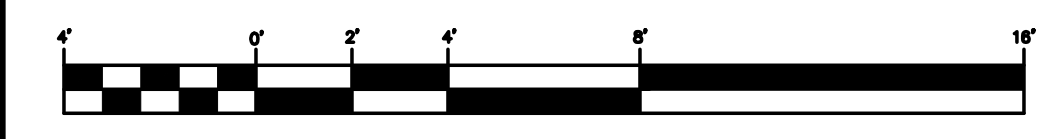


A-5.4

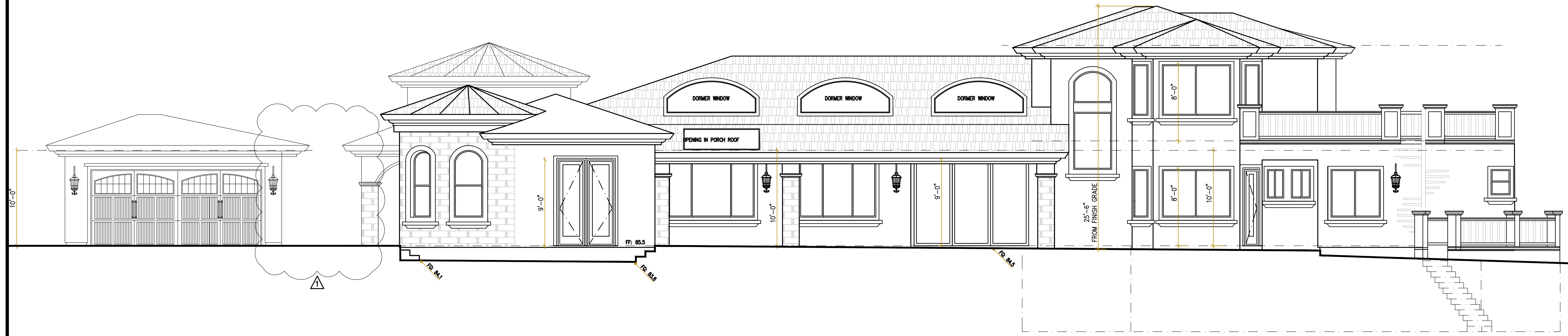


A

PROPOSED FRONT ELEVATION

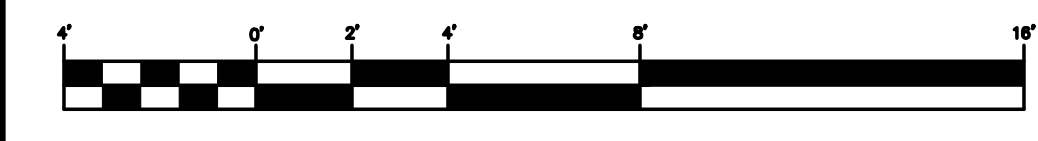


SCALE: 3/16"=1'-0"

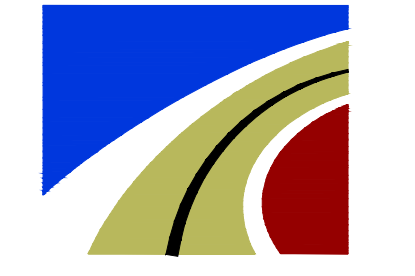


B

PROPOSED RIGHT SIDE ELEVATION



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

DESIGNER:
SMP

ENGINEERS
 CIVIL ENGINEERS
 TEL: (650) 941-8055
 E-MAIL: SMPENGINEERS@YAHOO.COM

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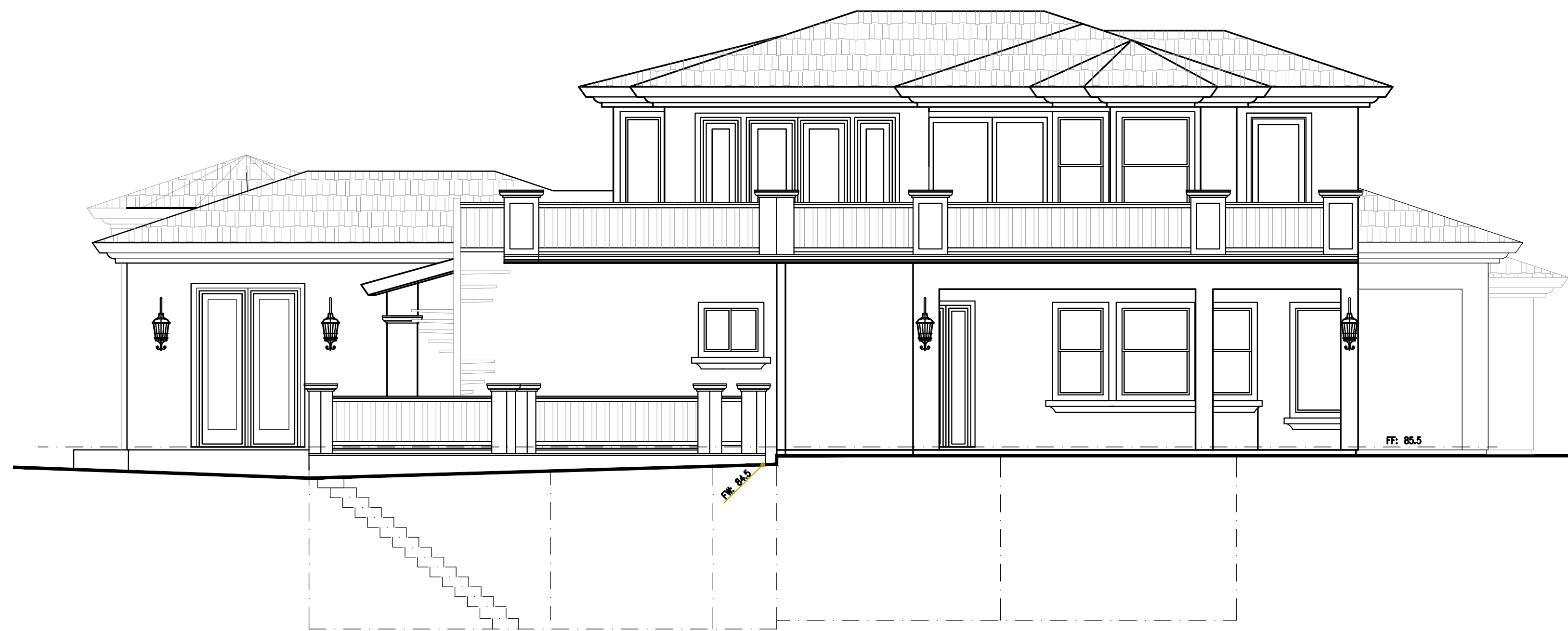
No.	Revision/Issue	Date
1	PLANNING	04/26/2024

Project: PLATEAU AVE.
 Scale: As Shown
 Date: 8/28/2024
 Sheet Title:

"PROPOSED EXTERIOR ELEVATIONS"

Sheet No:

A-6.1

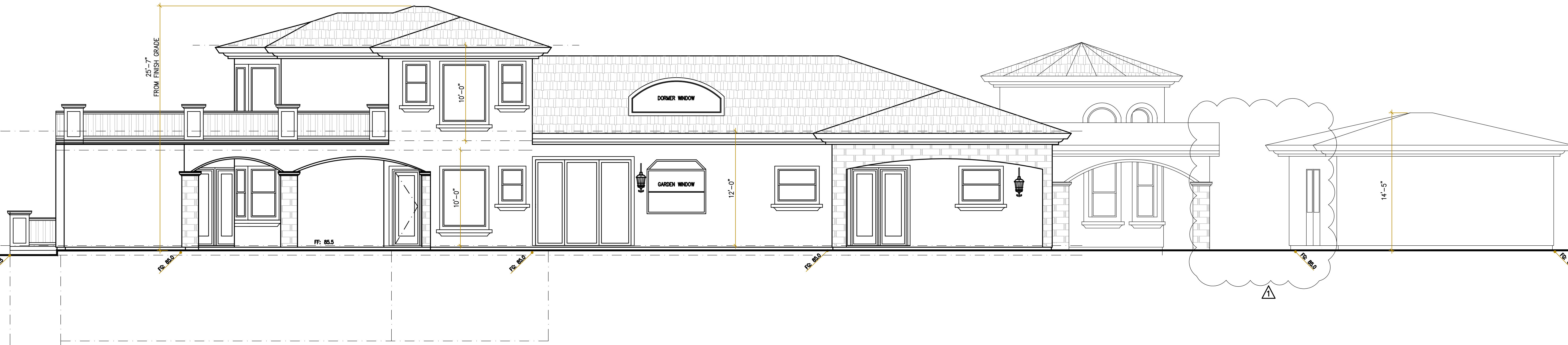


A

PROPOSED REAR ELEVATION



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



B

PROPOSED LEFT SIDE ELEVATION



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

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No.	Revision/Issue	Date
1	PLANNING	04/26/2024

Project: PLATEAU AVE.
 Scale: As Shown
 Date: 8/28/2024
 Sheet Title:

"PROPOSED EXTERIOR ELEVATIONS"

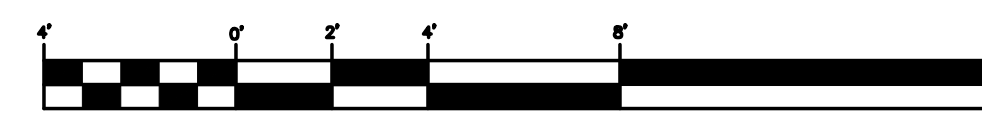
Sheet No:

A-6.2

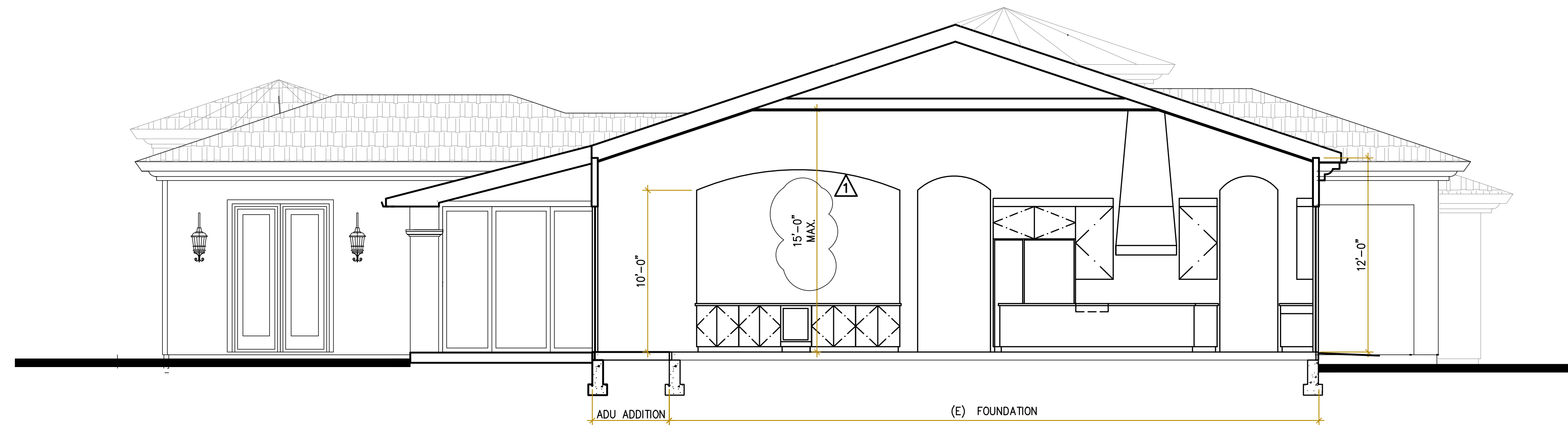


A

SECTION A-A

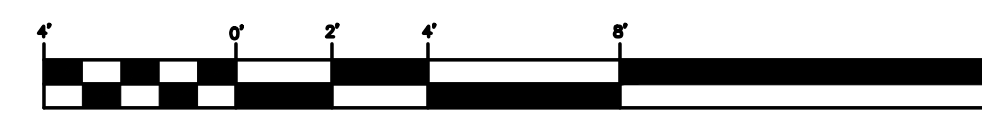


SCALE: 3/16"=1'-0"



B

SECTION B-B

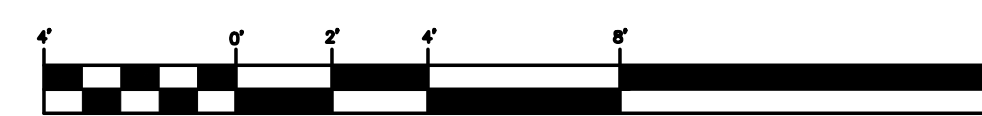


SCALE: 3/16"=1'-0"



C

SECTION C-C



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

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1	PLANNING	04/26/2024

Project: PLATEAU AVE.
 Scale: As Shown
 Date: 8/28/2024
 Sheet Title:

"PROPOSED BUILDING SECTIONS"

Sheet No:

A-7.1