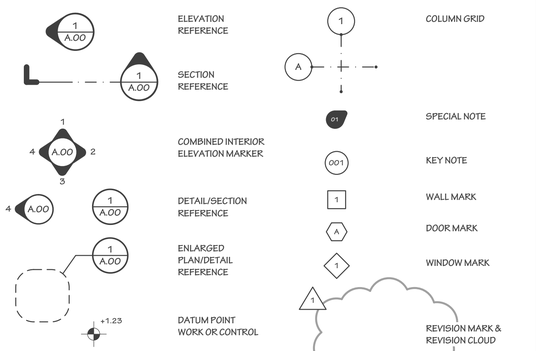
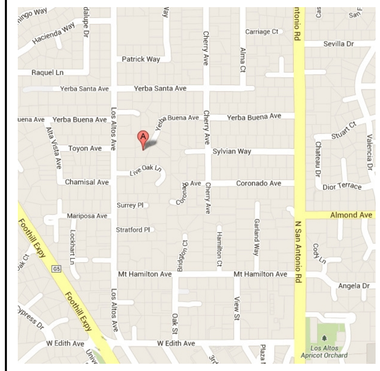
&	AND	LAM.	LAMINATE(D)
@	AT	LAV.	LAVATORY
		LKR.	LOCKER
A.B.	ANCHOR BOLT	L.P.S.	LOW PRESSURE SODIUM
ABV.	ABOVE	L.S.	LAG SCREW
A.C.	AIR CONDITIONING OR ASPHALTIC CONCRETE	LT.	LIGHT
ACOUS.	ACOUSTICAL	MAX.	MAXIMUM
A.D.	AREA DRAIN	M.B.	MACHINE BOLT
ADJ.	ADJUSTABLE	M.C.	MEDICINE CABINET
A.F.F.	ABOVE FINISHED FLOOR	MECH.	MECHANICAL
AGGR.	AGGREGATE	MED.	MEDIUM
ALUM.	ALUMINUM	MEMB.	MEMBRANE
ALT.	ALTERNATE	MEZZ.	MEZZANINE
APPROX.	APPROXIMATE	MFR.	MANUFACTURER
ARCH.	ARCHITECT(URAL)	M.H.	METAL HALIDE OR MANHOLE
ASB.	ASBESTOS	M.I.	MALLEABLE IRON
ASPH.	ASPHALT	MIN.	MINIMUM
		MIR.	MIRROR
BD.	BOARD	MISC.	MISCELLANEOUS
BTW.	BETWEEN	M.O.	MASONRY OPENING
BITUM.	BITUMINOUS	MTD.	MOUNTED
BLDG.	BUILDING	MTL.	METAL
BLK.	BLOCK	MUL.	MULLION
BLKG.	BLOCKING	M.V.	MERCURY VAPOR
BM.	BEAM		
BN.	BULLNOSE	N.	NORTH
BOT.	BOTTOM	(N)	NEW
		N.I.C.	NOT IN CONTRACT
CAB.	CABINET	NO. OR #	NUMBER
C.B.	CARRIAGE BOLT OR CEILING BEAM OR CATCH BASIN	NOM.	NOMINAL
		N.T.S.	NOT TO SCALE
CEM.	CEMENT		
CER.	CERAMIC	O/	OVER
CG.	CORNER GUARD	OA.	OVERALL
C.J.	CEILING JOIST OR CONTROL JOINT	OBS.	OBSCURE
CKT.	CIRCUIT	O.C.	ON CENTER
C.L.	CENTER LINE	O.D.	OUTSIDE DIAMETER (DIM.)
CLG.	CEILING	OFF.	OFFICE
CLO.	CLOSET	OH.	OVERHEAD
CLR.	CLEAR	O.H.W.S	OVAL HEAD WOOD SCREW
C.M.U.	CONCRETE MASONRY UNIT	OPNG.	OPENING
C.O.	CLEANOUT OR CASED OPENING	OPP.	OPPOSITE
COL.	COLUMN	O.S.C.I.	OWNER SUPPLIED CONTRACTOR INSTALLED
CONC.	CONCRETE		
CONN.	CONNECTION		
CONST.	CONSTRUCTION	P.B.O.	PROVIDED BY OWNER
CONT.	CONTINUOUS	PERF.	PERFORATED
CORR.	CORRIDOR	PL.	PLATE OR PROPERTY LINE
CPT.	CARPET	P.LAM.	PLASTIC LAMINATE
C.W.	COLD WATER	PLAS.	PLASTER
		PLYWD.	PLYWOOD
D.	DRYER	P.M.E.	PATCH TO MATCH EXISTING
DBL.	DOUBLE	PRCST.	PRE-CAST
DEG., °	DEGREE	PREFAB.	PREFABRICATED
DEPT.	DEPARTMENT	PROJ.	PROJECT
DET.	DETAIL	PROP.	PROPERTY
D.F.	DOUGLAS FIR OR DRINKING FOUNTAIN	PT.	POINT
		PTD.	PAINTED
DIA., Ø	DIAMETER	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
DIM.	DIMENSION		
DISP.	DISPENSER	Q.T.	QUARRY TILE
DN.	DOWN	QTR.	QUARTER
DR.	DOOR	QUAL.	QUALITY
DS.	DOWNSPOUT		
D.SP.	DRY STANDPIPE	R.	RADIUS OR RISER
DW.	DISHWASHER	R.B.	ROOF BEAM
DWG.	DRAWING	R.C.P.	REINFORCED CONCRETE PIPE
DWR.	DRAWER	R.D.	ROOF DRAIN
		REF.	REFRIGERATOR OR REFERENCE
E.	EAST	REINF.	REINFORCE
EA.	EACH	REQ'D.	REQUIRED
E.J.	EXPANSION JOINT	RESIL.	RESILIENT
ELEV.	ELEVATION	RGTR.	REGISTER
ELECT.	ELECTRICAL	R.H.W.S	ROUND HEAD WOOD SCREW
ELVR.	ELEVATOR	RM.	ROOM
EMER.	EMERGENCY	R.O.	ROUGH OPENING
ENCL.	ENCLOSURE	R.O.W.	RIGHT OF WAY
E.O.S.	EDGE OF SLAB	RWD.	REDWOOD
E.P.	ELECTRICAL PANELBOARD	R.W.L.	RAIN WATER LEADER
EQ.	EQUAL		
EQUIP.	EQUIPMENT	S.	SOUTH
EST.	ESTIMATE	S-4-S.	SURFACED 4 SIDES
EXC.	EXCAVATE	S.A.	SLEEVE ANCHOR
EXH.	EXHAUST	S.C.	SOLID CORE
(E), EXIST.	EXISTING	S.C.D.	SEE CIVIL DRAWINGS
EXP.	EXPOSED OR EXPANSION	SCHED.	SCHEDULE
EXT.	EXTERIOR	S.D.	SOAP DISPENSER OR SMOKE DETECTOR
F.A.	FIRE ALARM	SDG.	SIDING
FAB.	FABRICATE	SECT.	SECTION
F.A.U.	FORCED AIR UNIT	SEL.	SELECT
F.B.	FLAT BAR	SH.	SHELF OR SHELVING
F.C.	FACE OF CURB	SHR.	SHOWER
F.D.	FLOOR DRAIN	SHT.	SHEET
FDN.	FOUNDATION	SHTH.	SHEATHING
F.E.	FIRE EXTINGUISHER	SIM.	SIMILAR
F.E.C.	FIRE EXTINGUISHER CABINET	SL. SKYLT.	SKYLIGHT
F.F.	FINISH FLOOR	S.L.D.	SEE LANDSCAPE DRAWINGS
F.G.	FLOOR GIRDER	S.M.S.	SHEET METAL SCREW
F.H.C.	FIRE HOSE CABINET	S.N.D.	SANITARY NAPKIN DISPENSER
FIN.	FINISH	S.N.R.	SANITARY NAPKIN RECEPTACLE
FIXT.	FIXTURE	S.P.	SOIL PIPE
FLASH.	FLASHING	SPEC.	SPECIFICATION(S)
FLR.	FLOOR(ING)	SQ.	SQUARE
FLUOR.	FLUORESCENT	S.S.D.	SEE STRUCTURAL DRAWINGS
F.O.C.	FACE OF CONCRETE	S.SK.	SERVICE SINK
F.O.F.	FACE OF FINISH	S.S., S.STL.	STAINLESS STEEL
F.O.S.	FACE OF STUD	STA.	STATION
FP.	FIREPLACE	STD.	STANDARD
FPRF.	FIREPROOF	STL.	STEEL
F.S.	FULL SIZE	STOR	STORAGE
(') OR FT.	FEET OR FOOT	STRUCT.	STRUCTURAL
FTG.	FOOTING	SURF.	SURFACE
FURN.	FURNACE OR FURNITURE	SUSP.	SUSPEND
FURR.	FURRING	SYM.	SYMBOL OR SYMMETRICAL
FUT.	FUTURE	SYS.	SYSTEM
G.	GAS	T.	TREAD
GA.	GAUGE	T&B	TOP AND BOTTOM
GALV.	GALVANIZED	T&G	TONGUE AND GROOVE
GB.	GRAB BAR	T.B.D.	TO BE DETERMINED
G.C.	GENERAL CONTRACTOR	TEL.	TELEPHONE
G.D.	GARBAGE DISPOSAL	TEMP.	TEMPERED
G.F.R.C.	GLASS FIBER REINFORCED CONC.	THK.	THICK(NESS)
GL.	GLASS OR GLAZING	THRU	THROUGH
G.L.B.	GLUED LAMINATED BEAM	T.O.C.	TOP OF CURB
GND.	GROUND	T.O.P.	TOP OF PAVEMENT
GR.	GRADE	T.O.W.	TOP OF WALL
G.S.M.	GALVANIZED SHEET METAL	TV	TELEVISION
GYP. BD.	GYPSUM BOARD	TYP.	TYPICAL
H.B.	HOSE BIB	U.L.	UNDERWRITER'S LABORATORIES
H.C.	HOLLOW CORE	UNFIN.	UNFINISHED
HD.	HEAD	U.O.N.	UNLESS OTHERWISE NOTED
HDR. BD.	HEADER BOARD	UR.	URINAL
HDWR.	HARDWARE		
H.I.D.	HIGH INTENSITY DISCHARGE	V.C.T.	VINYL COMPOSITION TILE
H.M.	HOLLOW METAL	VERT.	VERTICAL
HORIZ.	HORIZONTAL	VEST	VESTIBULE
H.P.S.	HIGH PRESSURE SODIUM	V.I.F.	VERIFY IN FIELD
HR.	HOUR	V.G.	VERTICAL GRAIN
H.S.B.	HIGH STRENGTH BOLTS	V.P.	VENT PIPE
HT.	HEIGHT	V.W.A.	VERIFY WITH ARCHITECT
HTR.	HEATER		
H.W.	HOT WATER	W.	WASHING MACHINE OR WEST OR WIDTH
HWD.	HARDWOOD	W/	WITH
I.D.	INSIDE DIAMETER (DIM.)	W/O	WITHOUT
IN.OR (")	INCH	W.A.	WEDGE ANCHOR
INCL.	INCLUDE	W.C.	WALL COVERING OR WATER CLOSET
INSUL.	INSULATION	WD.	WOOD
INT.	INTERIOR	W.H.	WATER HEATER
INV.	INVERT	WP.	WATERPROOF
		WR.	WASTE RECEPTACLE OR WATER RESISTANT
JAN.	JANITOR		
J.H.	JOIST HANGER	WS.	WEATHERSTRIPPING
JST.	JOIST	WSCT.	WAINSCOT
JT.	JOINT	WT.	WEIGHT
		W.W.F.	WELDED WIRE FABRIC
KD.	KILN-DRIED		
KIT.	KITCHEN	XFMR.	TRANSFORMER
K.O.	KNOCK OUT		
K.P.	KICK PLATE	YD.	YARD

9 Abbreviations



8 Graphic Symbols

scale: n.t.s.



7 Vicinity Map

Scale: N.T.S.

Scope of Work: Complete interior remodel, two story addition to bedroom wing with new basement under addition, ground floor addition to kitchen & living room, creation of second living unit, new deck, new pool, new paving, & landscaping

APN: 167-32-036
Zoning District: R1-10
Easement(s): Utility Access

Construction Type: V
Building Use: Residential
Number of Stories: 2
Fire Sprinklers: Yes

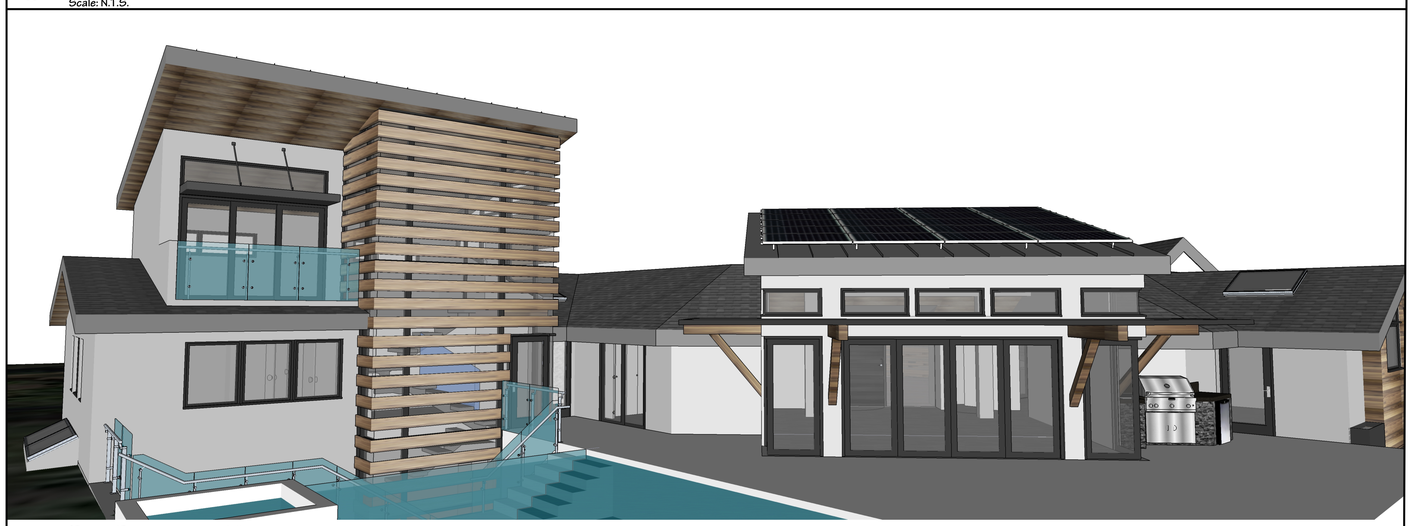
Building Code Requirements: 2010 California Building Code; 2010 California Residential Code; 2010 California Energy Code; 2010 California Electrical Code; 2010 California Mechanical Code; 2010 California Plumbing Code

Design Statement: Blending traditional architecture with modern design is not a new trend but it does require finesse. The use of extensive 3D modeling with realistic material simulation has helped me to create a project that I believe integrates new and old styles in a friendly contrast that both respects the building's history and embraces the future. The new living room shed roof allows for North facing clerestory windows that will brighten and heighten the interior space while emphasizing the entry below for better way finding. The traditional gable roof forms and front facing walls have been mostly kept to minimize the impact of construction to the heritage oak tree. Keeping these existing walls and roofs maintains a familiar street view of the house and connection to the building's past. The biggest changes to the house happen on the rear of the site where neighborhood views are minimal. The second story addition at the rear will be the most visible change and although it is taller than the front garage roof it's height helps to balance the overall by providing a significant counterweight to the height of the garage roof. It is also set back and largely hidden from public view behind the large oak tree. Mixing roof forms and roof materials provides a visual clarity between the new and old, modern and traditional, and helps one to visually understand the building's different origins. Using the same wall materials, windows, and doors throughout the project brings the dichotomies together linking the old with the new into a cohesive project.

6 Project Information & Design Statement

5 Front Perspective View

Scale: N.T.S.



4 Rear Perspective View

Scale: N.T.S.

ZONING COMPLIANCE

	Existing:	Proposed:	Allowed/Required:
LOT COVERAGE: (LAND AREA COVERED BY ALL STRUCTURES OVER 6 FEET IN HEIGHT)	2,632.0 SF (18.2%)	3,581.0 SF (24.7%)	4,343 SF (30%)
FLOOR AREA: (MEASURED TO THE OUTSIDE SURFACE OF EXTERIOR WALLS)			
FIRST FLOOR:	2,609.7 SF	3,567.7 SF	
SECOND FLOOR:	244.2 SF	611.2 SF	
TOTAL:	2,853.9 SF (19.7%)	4,178.9 SF (28.9%)	4,198 SF (29%)
SETBACKS:			
FRONT:	26'-11"	NO CHANGE	25'-0"
REAR (1ST/2ND):	52'-2" / 24'-3"	25'-0" / 25'-5"	25'-0" / 25'-0"
RIGHT SIDE (1ST FLR/2ND FLR):	9'-9" / N/A	10'-3" / 19'-9"	10'-0" / 17'6"
LEFT SIDE (1ST FLR/2ND FLR):	9'-10" / 15'-5"	12'-5" / 17'-6"	10'-0" / 17'6"
HEIGHT:	17'-0"	25'-4"	27'-0"

SQUARE FOOTAGE BREAKDOWN

	Existing:	Change in:	Total Proposed:
HABITABLE LIVING AREA: (INCLUDING HABITABLE BASEMENT AREA)	2,353.9 SF	2,166.8 SF	4,520.7 SF
NON-HABITABLE AREA: (DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES)	516.5 SF	63.6 SF	580.1 SF
2ND LIVING UNIT:	0 SF	345.2 SF	345.2 SF

LOT CALCULATIONS

NET LOT AREA:	14,478 SF
FRONT YARD HARDSCAPE AREA: (HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%)	331 SF (25%)
LANDSCAPING BREAKDOWN: TOTAL HARDSCAPE AREA (EXISTING & PROPOSED):	6,416 SF
EXISTING SOFTSCAPE (UNDISTURBED) AREA:	5,349 SF
NEW SOFTSCAPE AREA:	2,713 SF
SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA	

3 Project Summary Table

Owner/ Architect	Carrie Shaked 231 Yerba Buena Avenue Los Altos, CA 94022 650.248.4553 (cell) carrie.shaked@gmail.com	Civil Engineer	SMP Engineers 1534 Carob Lane Los Altos, CA 94024 650.941.8055 (tel) 650.941.8755 (fax)
Structural Engineer	T.B.D.	Landscape	T.B.D.
Energy	T.B.D.	Contractor	T.B.D.

2 Project Team

1 Drawing Index

CBS ARCHITECT

DATE	REMARKS
10/07/15	Design Review Set
03/22/16	Revision 1
04/13/16	Revision 2

ARCHITECT
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Los Altos, CA 94022
Tel: 650.248.4553

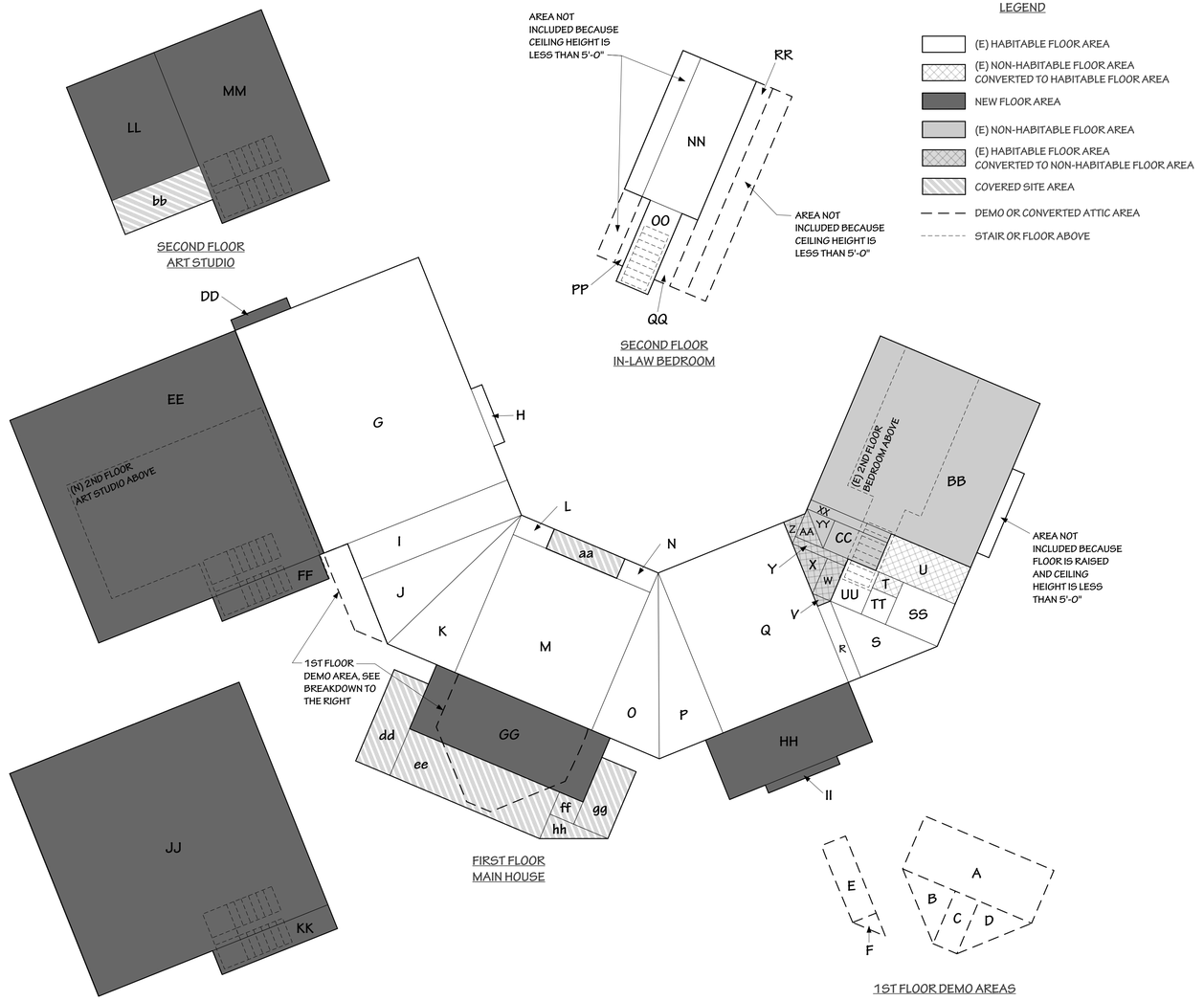
CLIENT
Tal & Carrie Shaked
231 Yerba Buena Ave.
Los Altos, CA 94022
Tel: 650.248.4553

PROJECT
Shaked Residence

PROJECT NO.
YER01_2012

Cover Sheet & Proposed Perspective Views

A.00



3 Floor Area & Coverage Diagrams

Scale: 1/8" = 1'

2 Floor Area & Coverage Calculations

DEMO AREA TOTAL =	206.7 SF
(E) 1ST FLR AREA TO REMAIN =	1,849.7 SF
(E) GARAGE TO BE CONVERTED TO 1ST FLR AREA =	53.3 SF
(E) 1ST FLR AREA TO BE CONVERTED TO GARAGE =	36.8 SF
(E) GARAGE TO REMAIN =	463.2 SF
(E) 1ST FLR AREA TOTAL =	**2,609.7 SF**
(E) 2ND FLR AREA TO REMAIN =	164.1 SF
(E) 2ND FLR AREA TO BE CONVERTED TO ATTIC =	80.1 SF
(E) 2ND FLR AREA TOTAL =	**244.2 SF**
(E) 1ST FLR AREA TOTAL =	2,609.7 SF
(E) 2ND FLR AREA TOTAL =	244.2 SF
(E) TOTAL FLR AREA =	**2,853.9 SF**

DEMO AREA TOTAL =	206.7 SF
(E) 1ST FLR AREA TO REMAIN =	1,849.7 SF
(E) 1ST FLR AREA TO BE CONVERTED TO GARAGE =	53.3 SF
(E) 2ND FLR AREA TO REMAIN =	164.1 SF
(E) 2ND FLR AREA TO BE CONVERTED TO ATTIC =	80.1 SF
(E) HABITABLE LIVING AREA =	**2,353.9 SF**
(E) GARAGE TO BE CONVERTED TO 1ST FLR AREA =	53.3 SF
(E) GARAGE TO REMAIN =	463.2 SF
(E) NON-HABITABLE AREA =	**516.5 SF**

PROPOSED 1ST FLR HABITABLE AREA TOTAL =	3,067.7 SF
PROPOSED GARAGE AREA TOTAL =	500.0 SF
PROPOSED 1ST FLR AREA TOTAL =	**3,567.7 SF**
PROPOSED 1ST FLR AREA TOTAL =	3,567.7 SF
PROPOSED 2ND FLR AREA TOTAL =	611.2 SF
PROPOSED TOTAL FLOOR AREA =	**4,178.9 SF**
PROPOSED 1ST FLR HAB AREA TOTAL =	3,067.7 SF
PROPOSED 2ND FLR AREA TOTAL =	611.2 SF
(N) BASEMENT AREA TOTAL =	850.8 SF
PROPOSED HABITABLE LIVING AREA =	**4,529.7 SF**
PROPOSED GARAGE AREA TOTAL =	500.0 SF
CONVERTED ATTIC SPACE TOTAL =	80.1 SF
PROPOSED NON-HABITABLE AREA =	**580.1 SF**

DEMOLITION AREAS

1ST FLOOR AREA TO BE DEMOLISHED

SECTION	DIMENSIONS	AREA
A	16'-4" x 6'-8"	108.9 SF
B	1/2(6'-8" x 6'-8")	22.2 SF
C	6'-8" x 3'-0"	20 SF
D	1/2(6'-8" x 6'-8")	22.2 SF
E	3'-0" x 9'-8"	29 SF
F	1/2(2'-11" x 3'-0")	4.4 SF
DEMO AREA TOTAL =		**206.7 SF**

HABITABLE LIVING AREAS

(E) 1ST FLOOR AREA TO REMAIN

SECTION	DIMENSIONS	AREA
G	28'-0" x 23'-1"	646.3 SF
H	1'-4" x 7'-2"	9.6 SF
I	4'-5" x 20'-1"	88.7 SF
J	1/2(20'-1" x 8'-2")	82.0 SF
K	1/2(19'-11" x 8'-7")	85.5 SF
L	4'-2" x 2'-6"	10.4 SF
M	17'-4" x 17'-6"	303.3 SF
N	4'-3" x 2'-6"	10.6 SF
O	1/2(19'-11" x 8'-7")	85.5 SF
P	1/2(8'-0" x 20'-2")	80.7 SF
Q	15'-10" x 20'-2"	319.3 SF
R	1'-7" x 9'-7"	15.2 SF
S	1/2(9'-8" x 9'-7")	46.3 SF
SS	5'-4" x 6'-7"	35.1 SF
TT	3'-1" x 3'-4"	10.3 SF
UU	3'-11" x 5'-4"	20.9 SF
SUBTOTAL =		1,849.7 SF

(E) GARAGE TO BE CONVERTED TO 1ST FLR AREA

SECTION	DIMENSIONS	AREA
T	2'-0" x 3'-1"	6.2 SF
U	4'-8" x 10'-1"	47.1 SF
SUBTOTAL =		53.3 SF

(N) 1ST FLOOR AREA ADDITION

SECTION	DIMENSIONS	AREA
DD	7'-0" x 1'-4"	9.3 SF
EE	28'-4" x 28'-0"	793.3 SF
FF	3'-0" x 13'-5"	40.3 SF
GG	22'-0" x 8'-1"	177.8 SF
HH	7'-6" x 18'-0"	135.0 SF
II	9'-0" x 1'-0"	9.0 SF
SUBTOTAL =		1,164.7 SF
PROPOSED 1ST FLR HABITABLE AREA TOTAL =		**3,067.7 SF**

(E) 2ND FLOOR AREA TO REMAIN

SECTION	DIMENSIONS	AREA
NN	17'-7" x 7'-0"	123.1 SF
OO	10'-3" x 4'-0"	41.0 SF
SUBTOTAL =		164.1 SF

(N) 2ND FLOOR AREA ADDITION

SECTION	DIMENSIONS	AREA
LL	11'-0" x 14'-3"	156.8 SF
MM	13'-6" x 21'-6"	290.3 SF
SUBTOTAL =		447.1 SF
PROPOSED 2ND FLR AREA TOTAL =		**611.2 SF**

(N) BASEMENT AREA ADDITION (EXEMPT FLOOR AREA)

SECTION	DIMENSIONS	AREA
JJ	28'-10" x 28'-0"	807.3 SF
KK	3'-0" x 14'-6"	43.5 SF
BASEMENT AREA TOTAL =		**850.8 SF**

NON-HABITABLE AREAS

(E) 2ND FLOOR AREA TO BE CONVERTED TO ATTIC SPACE (EXEMPT FLOOR AREA)

SECTION	DIMENSIONS	AREA
PP	1'-1" x 8'-5"	9.1 SF
QQ	2'-0" x 8'-5"	16.8 SF
RR	2'-1" x 26'-0"	54.2 SF
CONVERTED ATTIC SPACE TOTAL =		**80.1 SF**

(E) 1ST FLOOR AREA TO BE CONVERTED TO GARAGE

SECTION	DIMENSIONS	AREA
V	1/2(1'-7" x 1'-7")	1.3 SF
W	4'-5" x 2'-3"	9.9 SF
X	1/2(4'-5" x 4'-5")	9.8 SF
Y	11" x 6'-8"	6.1 SF
Z	1/2(2'-8" x 2'-8")	3.6 SF
AA	1/2(3'-6" x 3'-6")	6.1 SF
SUBTOTAL =		36.8 SF

(E) GARAGE FLOOR AREA TO REMAIN

SECTION	DIMENSIONS	AREA
BB	20'-3" x 20'-10"	421.9 SF
CC	6'-8" x 3'-6"	23.3 SF
XX	1'-2" x 10'-2"	11.9 SF
YY	1/2(3'-6" x 3'-6")	6.1 SF
SUBTOTAL =		463.2 SF
PROPOSED GARAGE AREA TOTAL =		**500.0 SF**

COVERED PORCH

SECTION	DIMENSIONS	AREA
aa	8'-11" x 2'-6"	22.3 SF
COVERED PORCH TOTAL =		**22.3 SF**

TRELLIS

SECTION	DIMENSIONS	AREA
dd	11'-7" x 4'-4"	50.2 SF
ee	19'-0" x 5'-11"	112.4 SF
ff	3'-0" x 2'-10"	8.5 SF
gg	8'-6" x 4'-4"	36.8 SF
hh	1/2(3'-1" x 7'-4")	11.3 SF
TRELLIS TOTAL =		**219.2 SF**

TRELLIS AREA EXEMPT FROM SITE COVERAGE = (5% OF NET LOT AREA)	723.9 SF
NET LOT AREA =	14,478 SF
NON-EXEMPT TRELLIS AREA =	**0 SF**

2ND FLOOR BALCONY (EXCLUDED FROM SITE COVERAGE)

SECTION	DIMENSIONS	AREA
bb	11'-0" x 4'-3"	46.8 SF
2ND FLR BALCONY TOTAL =		**46.8 SF**

PROPOSED 1ST FLR AREA TOTAL =	3,558.7 SF
COVERED PORCH TOTAL =	22.3 SF
NON-EXEMPT TRELLIS AREA =	0 SF
PROPOSED SITE COVERAGE =	**3,581.0 SF (24.7%)**
(E) 1ST FLR AREA TOTAL =	2,609.7 SF
COVERED PORCH TOTAL =	22.3 SF
(E) SITE COVERAGE =	**2,632.0 SF (18.2%)**

SECOND LIVING UNIT AREA

1ST FLOOR AREA

SECTION	DIMENSIONS	AREA
R	1'-7" x 9'-7"	15.2 SF
S	1/2(9'-8" x 9'-7")	46.3 SF
SS	5'-4" x 6'-7"	35.1 SF
TT	3'-1" x 3'-4"	10.3 SF
UU	3'-11" x 5'-4"	20.9 SF
T	2'-0" x 3'-1"	6.2 SF
U	4'-8" x 10'-1"	47.1 SF
SUBTOTAL =		181.1 SF

2ND FLOOR AREA

SECTION	DIMENSIONS	AREA
NN	17'-7" x 7'-0"	123.1 SF
OO	10'-3" x 4'-0"	41.0 SF
SUBTOTAL =		164.1 SF
SECOND LIVING UNIT AREA TOTAL =		**345.2 SF**

1 Floor Area & Coverage Calculations

CBS ARCHITECT

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Tel: 650.248.4553

DATE	REMARKS
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PROJECT
Shaked Residence

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YER01_2012

Area Calculations

A.01

20 FLOWERING TRUMPET VINE
(Clytostoma callistegioides)
5' tall Vertical Posts with wire mesh infill


21 ORNAMENTAL SHADE LOVING FERNS, SHRUBS, VINES
IN PLANTER BOXES

22 ORNAMENTAL SHADE LOVING FERNS AND FLOWERING SHRUBS,
(E) 2 LARGE TREE FERNS TO BE SAVED


23 ORNAMENTAL PARTIAL SHADE LOVING PLANTS
IRIS, HEUCHERA, SALVIAS, CEANOTHUS
(E) CAMELLIAS TO BE SAVED


24 EVERGREEN BROADLEAF SHRUBS:
PITTOSPORUM (Pittosporum Tenuifolium) 15-25 ft tall,
CAROLINA LAUREL CHERRY (Prunus Carolinia Compacta) 8-10 ft tall,
ENGLISH LAUREL (Prunus Laurocerasus) 15-30 ft tall

25 GRAPEFRUIT TREE (citrus rutaceae dwarf grapefruit melogold)
10-15 ft tall

26 GRASSPAVE2 SYSTEM:
The Grasspave2 system by Invisible Structures is based on a simple but impressive technology -- a series of rings (cylinders) connected on a flexible grid system. The cylinders are engineered to withstand any street-legal vehicle (and sometimes larger) to park or drive over. Hydrogrow soil amendment, supplied with the Grasspave2 system, is engineered to help grass grow in the sand based root zone and Grasspave2 areas often look healthier than surrounding turf. Vehicles can remain parked on grass for extended periods of time, provided some relief can be given for a few days for the grass to recover. Compatible with irrigation systems. (source: www.invisiblestructures.com)


Reliant Stadium, Houston, TX
(317,000 sq ft of Grasspave2)

2 Proposed Landscape Notes

01 (E) 43"Ø 70' DRIP
COAST LIVE OAK
SEE ARBORIST REPORT FOR DETAILS

02 (E) 26"Ø 23' DRIP
COAST LIVE OAK
SEE ARBORIST REPORT FOR DETAILS

03 (E) 25" Ø 26' DRIP
CANARY ISLAND DATE PALM

04 (E) 10" Ø 36' DRIP
WEEPING ATLAS CEDAR TO BE REMOVED

05 (E) RECENTLY PLANTED REDWOOD TREES
LANDSCAPE SCREENING

06 (E) 4" Ø 13' DRIP
ORANGE TREE

07 (E) 6" Ø 15' DRIP
LOQUAT TREE

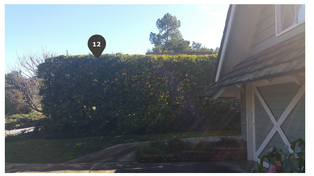
08 (E) 4" Ø14' DRIP
LEMON TREE

09 (E) 30" Ø 78' DRIP
COAST LIVE OAK

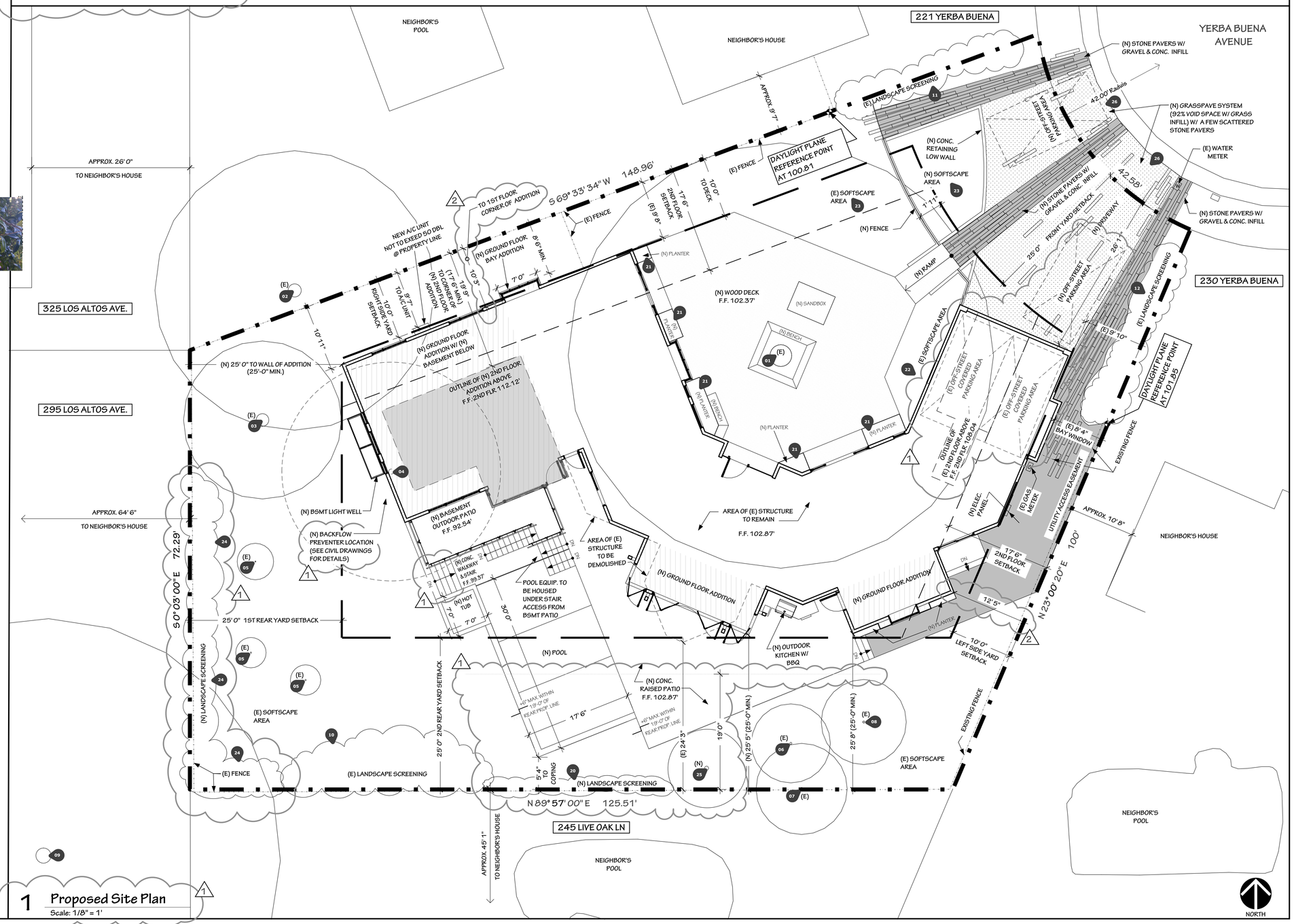
10 (E) PODOCARPUS HENKELII,
(E) LAUREL

11 (E) LAUREL

12 (E) PITTOSPORUM



3 Existing Landscape Notes



1 Proposed Site Plan

Scale: 1/8" = 1'

CBS ARCHITECT

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04/13/16	Revision 2

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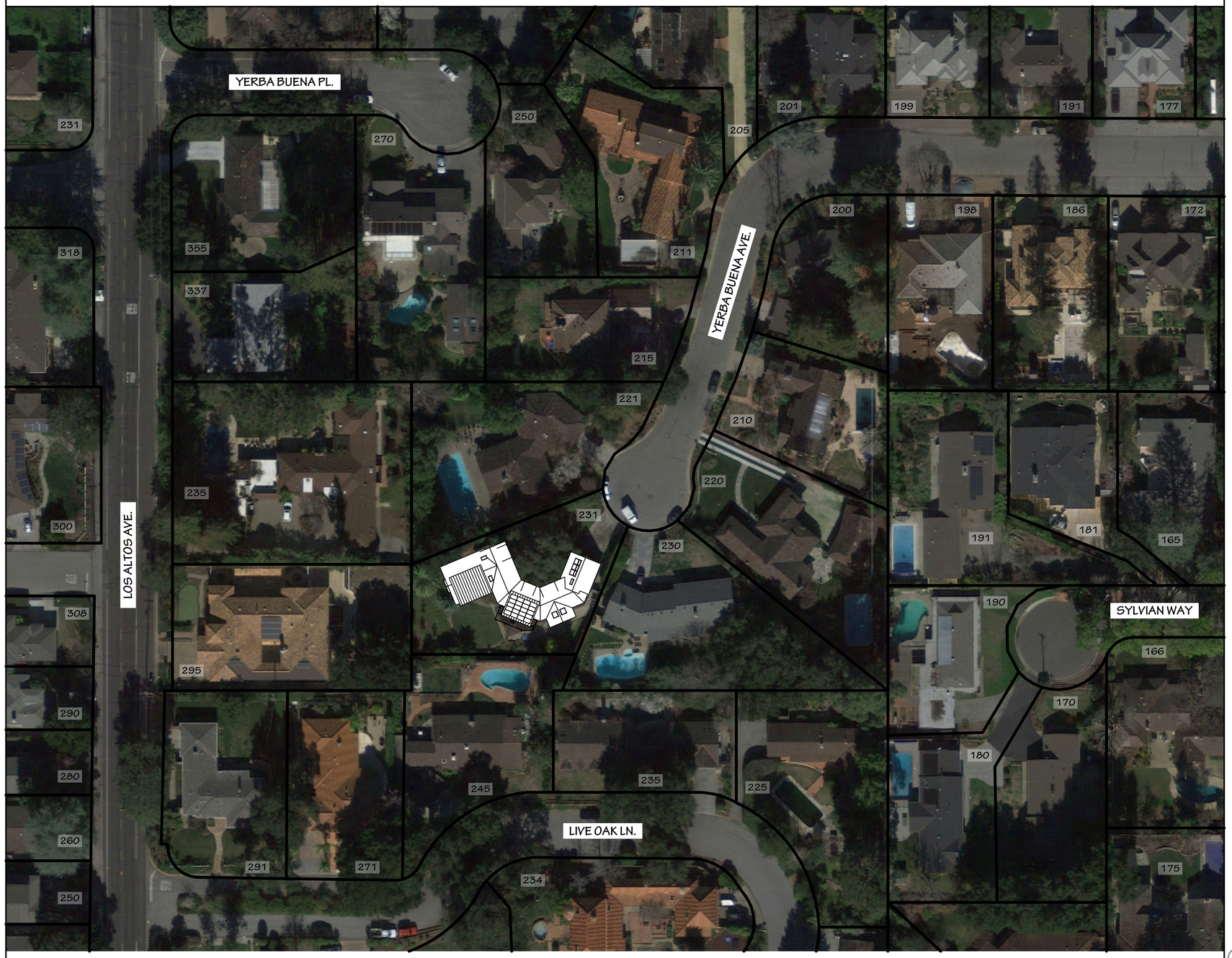
Site Plan & Landscape Notes

A.02



1 Neighborhood Context Map

Scale: 1" = 40'-0"

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Neighborhood Context Map

A.03

1
2

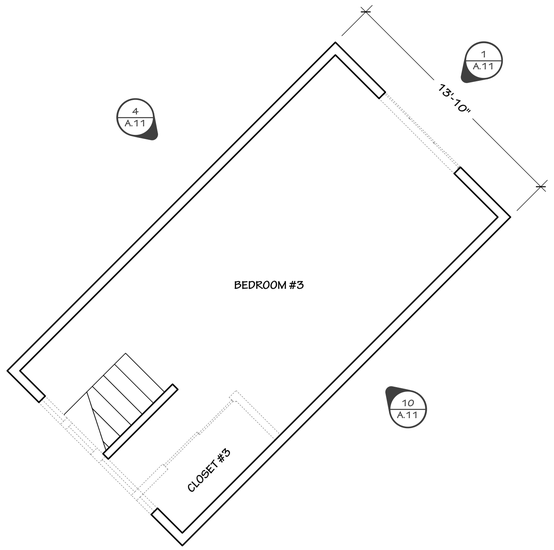
5 Demo. Notes 2nd Flr.

3 Demo. Notes 1st Flr.

01 (E) Elect. panel to be relocated
02 (E) Structural posts and beam to be removed and replaced with new structural system
03 Salvage doors for reuse
04 Salvage cabinet cases, doors, and drawers for reuse
05 Salvage exposed roof beams and ceiling boards for reuse
06 Remove exist. conc. pathway, steps, driveway, & patio
06 Remove exist. low brick retaining wall

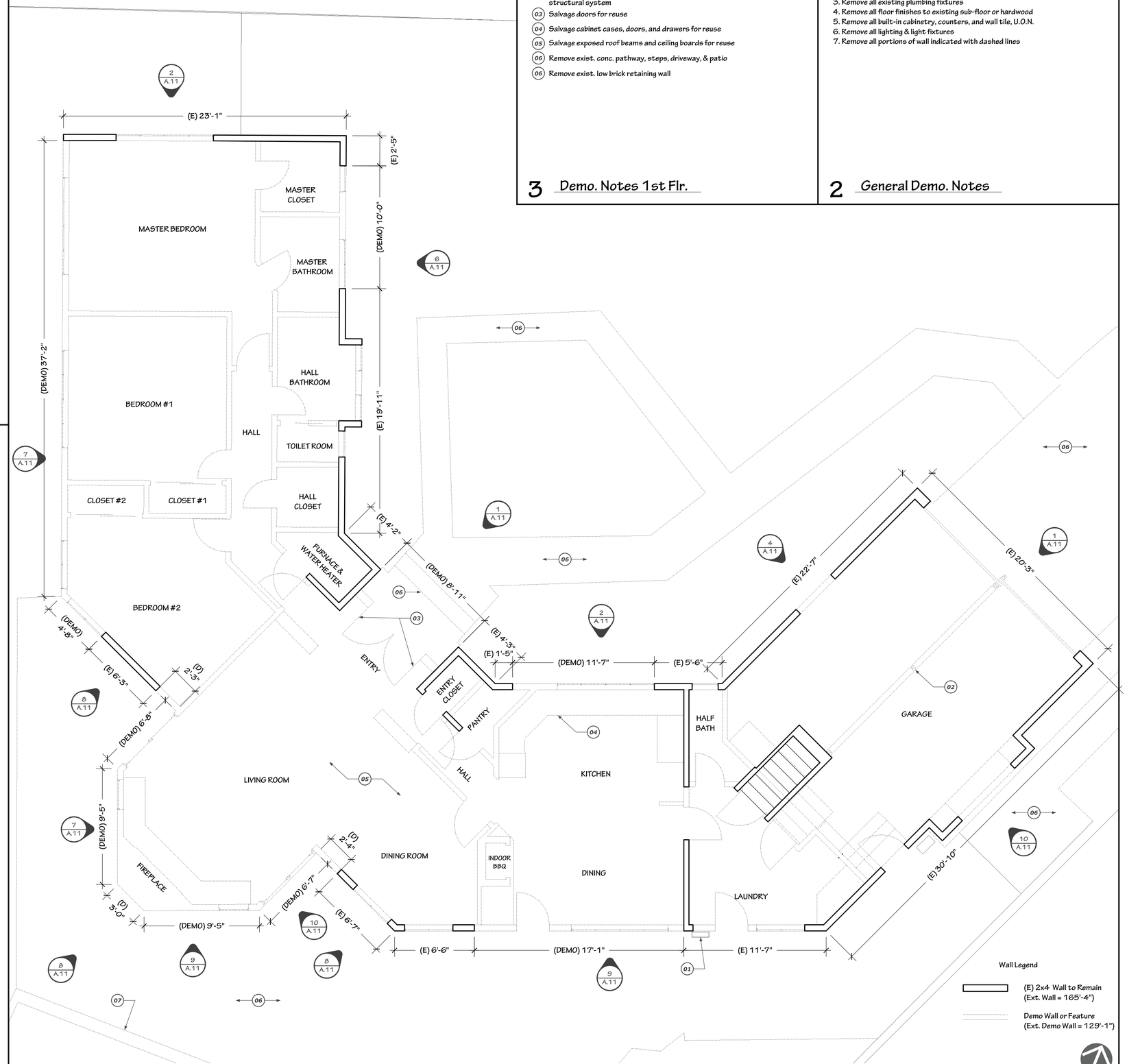
2 General Demo. Notes

1. Remove all existing windows and trim
2. Remove all existing doors and trim, U.O.N.
3. Remove all existing plumbing fixtures
4. Remove all floor finishes to existing sub-floor or hardwood
5. Remove all built-in cabinetry, counters, and wall tile, U.O.N.
6. Remove all lighting & light fixtures
7. Remove all portions of wall indicated with dashed lines



4 Existing & Demo 2nd Floor Plan

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



1 Existing & Demo 1st Floor Plan

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

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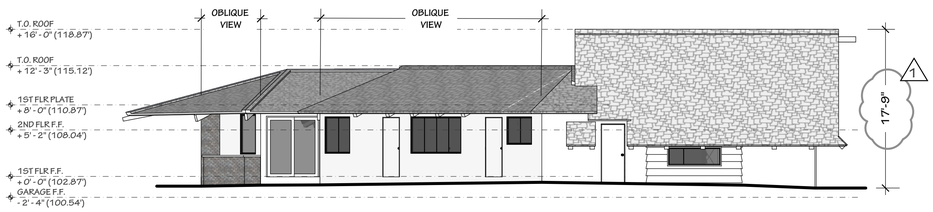
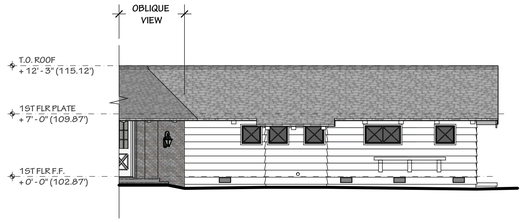
Existing & Demo Floor Plans

A.10



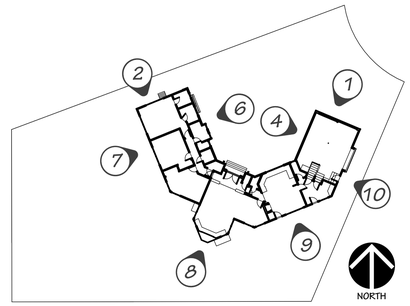
10 Exist. Elev. (East) 1

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

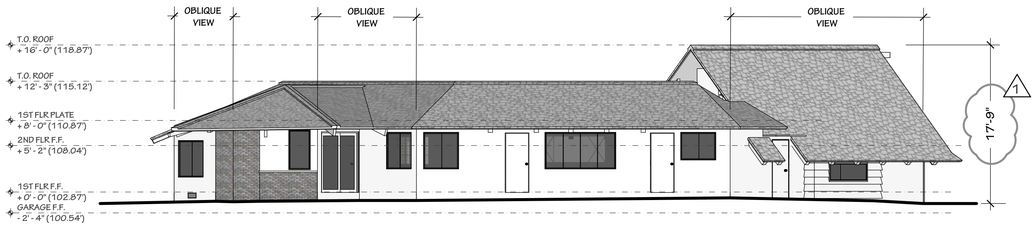


6 Exist. Elev. (Northeast) 1

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

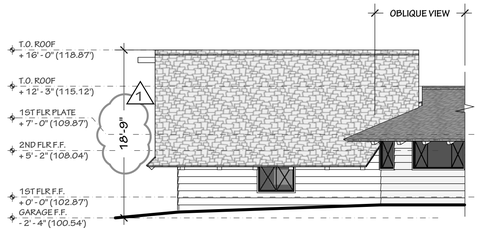


1 5 Key Plan



9 Exist. Elev. (Southeast) 1

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

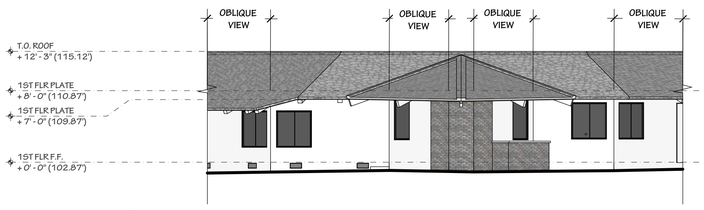


4 Exist. Elev. (West) 1

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

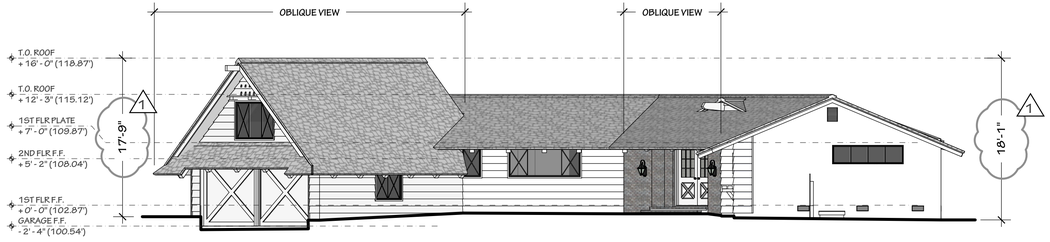
1. Remove all existing windows and trim
2. Remove all existing doors and trim, salvage front doors for re-use
3. Remove all existing wood siding
4. Remove all exisiting wood shake shingle roofing
5. Remove all existing exterior light fixtures
6. Remove existing garage doors

3 Demolition Notes



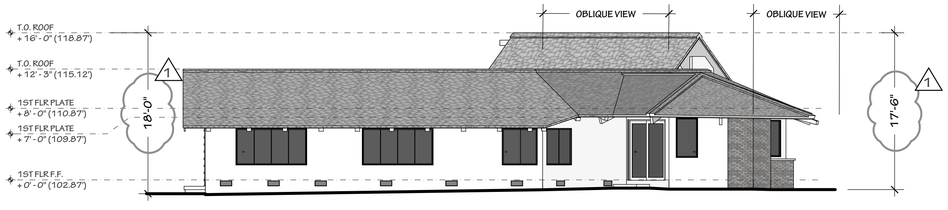
8 Exist. Elev. (South) 1

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



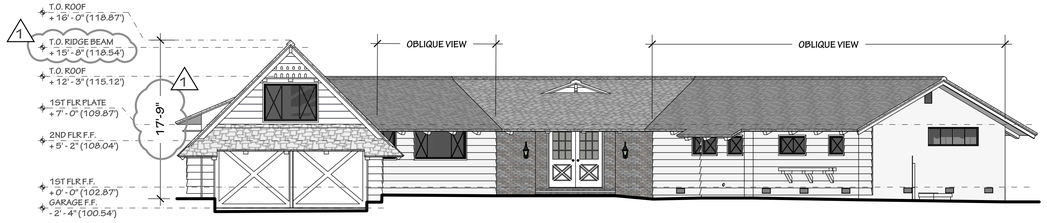
2 Exist. Elev. (Northwest) 1

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



7 Exist. Elev. (Southwest) 1

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



1 Exist. Front Elev. (North) 1

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

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Existing Elevations

A.11

1 Proposed 1st Floor Plan
scale: 1/4" = 1'-0"

1. Note

01 1-HR RATED DOOR

3 Construction Notes 1st Flr.

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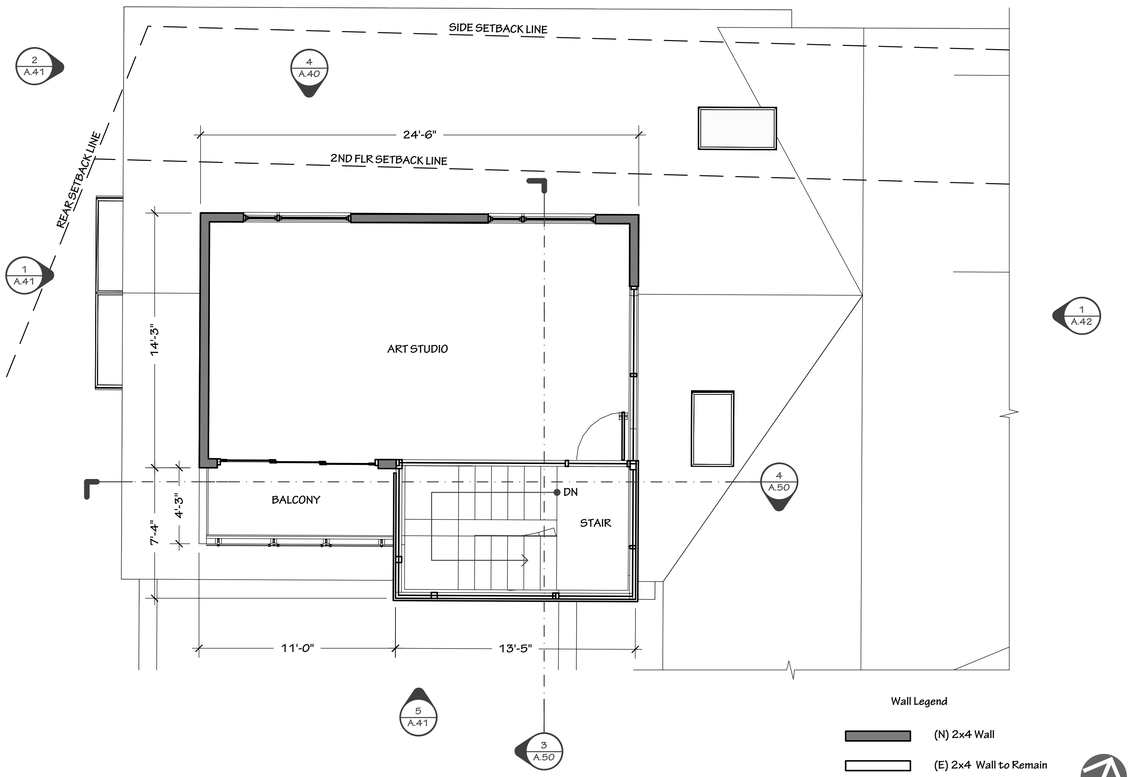
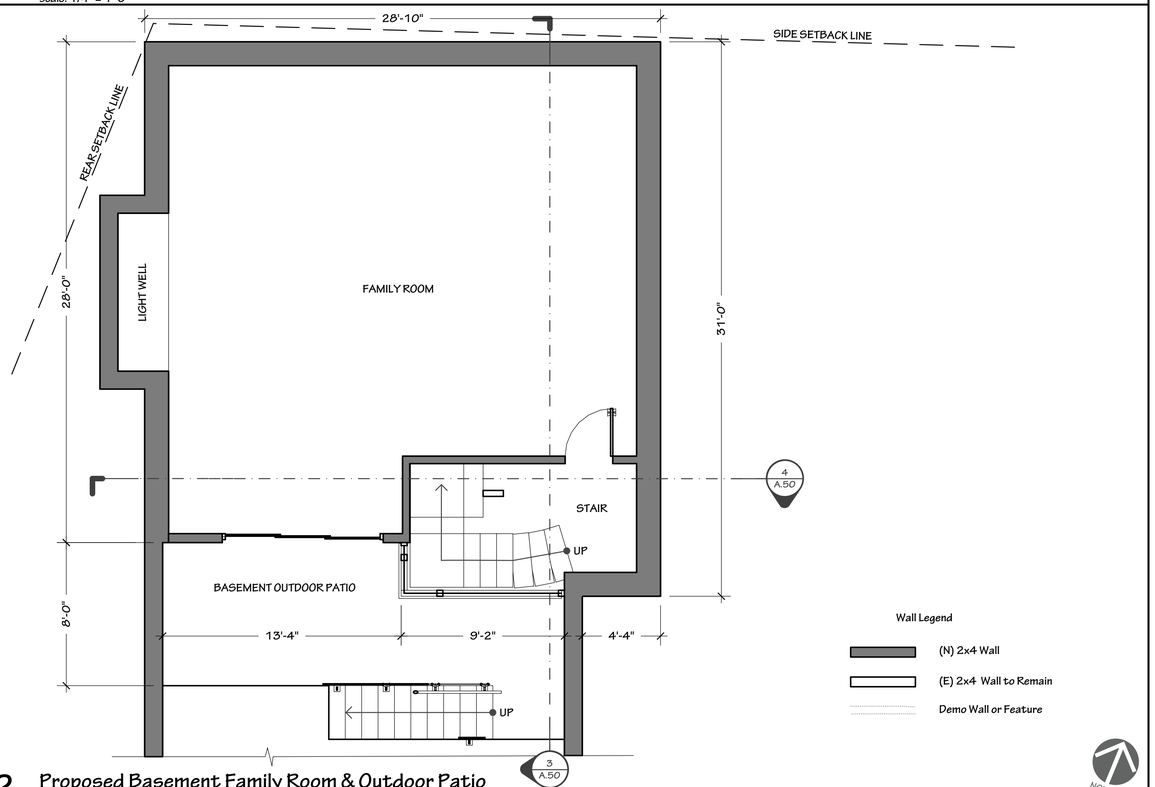
Proposed 1st Floor Plan

A.20



4 Proposed 2nd Floor Plan @ Art Studio

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



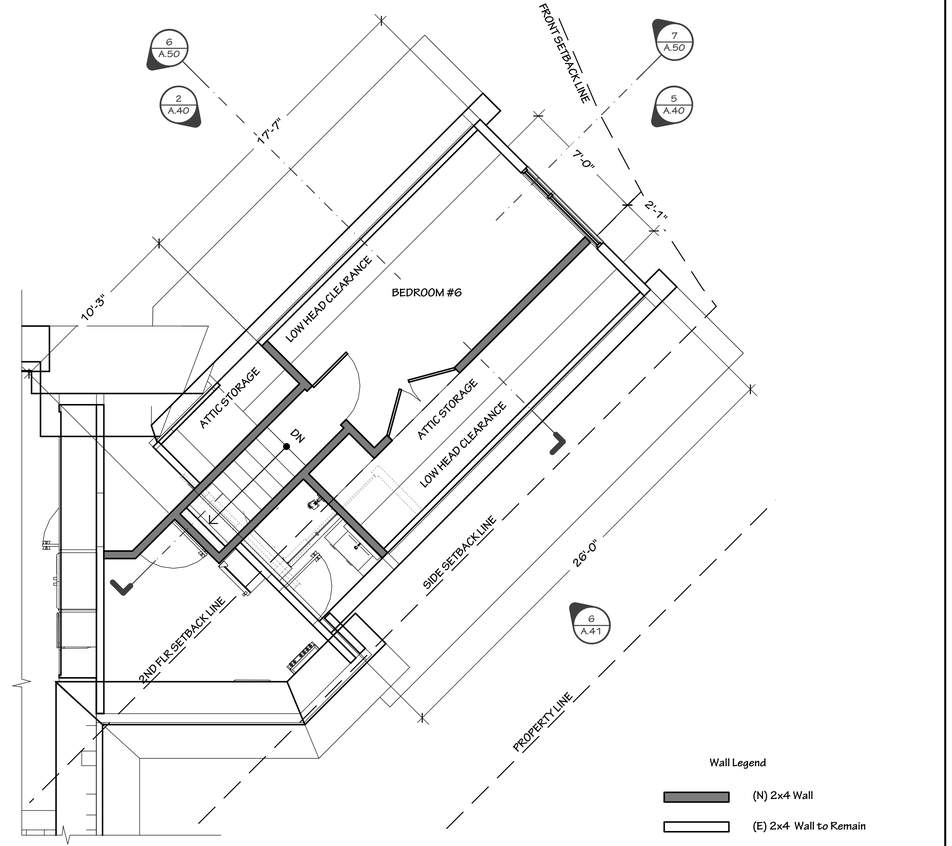
2 Proposed Basement Family Room & Outdoor Patio

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

1. Note

01 Note

3 Construction Notes



1 Proposed 2nd Floor Plan @ Bedroom #6

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

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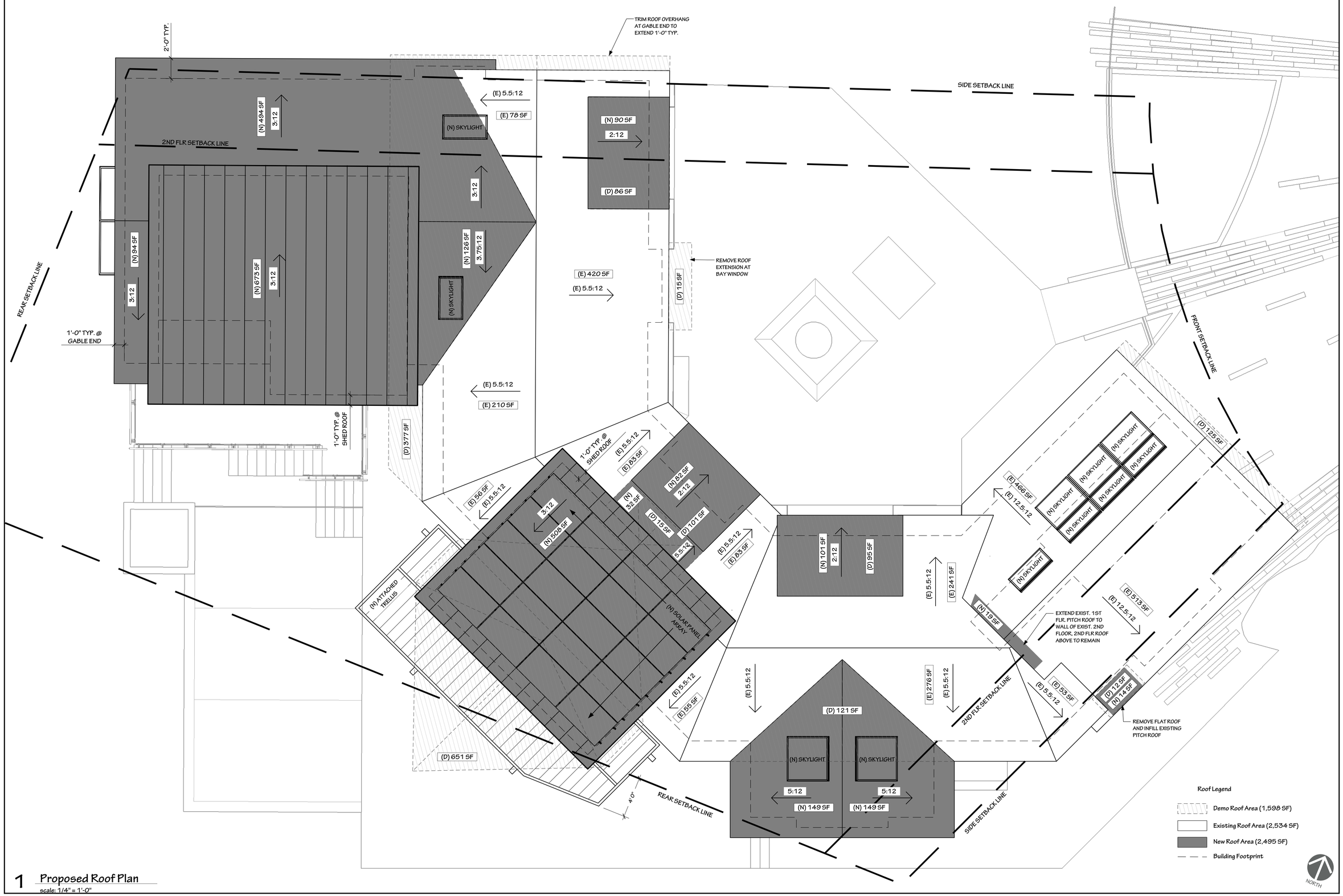
Proposed 2nd & Bsmt Floor Plans

A.21



1 **Proposed Roof Plan**
scale: 1/4" = 1'-0"

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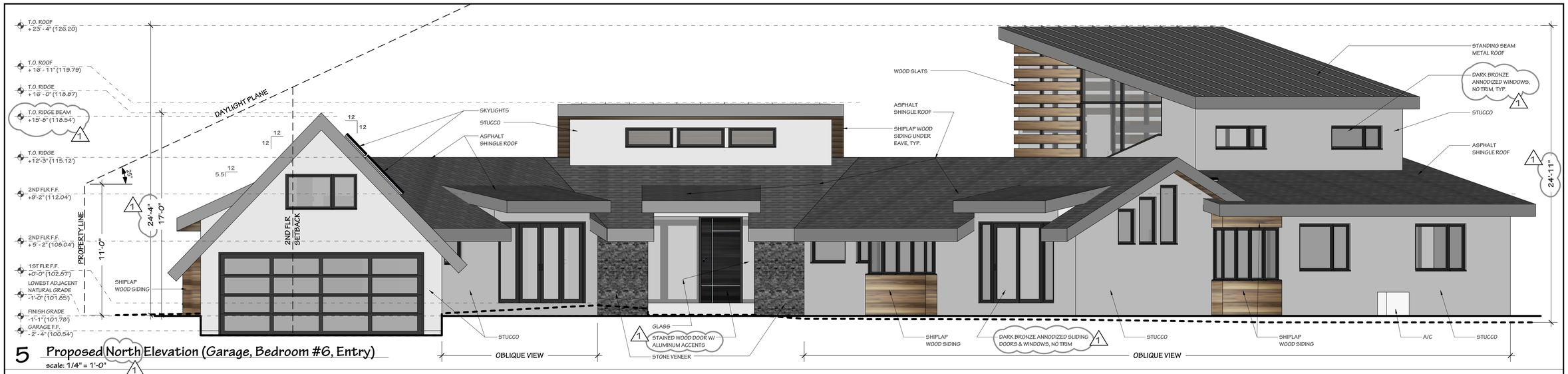
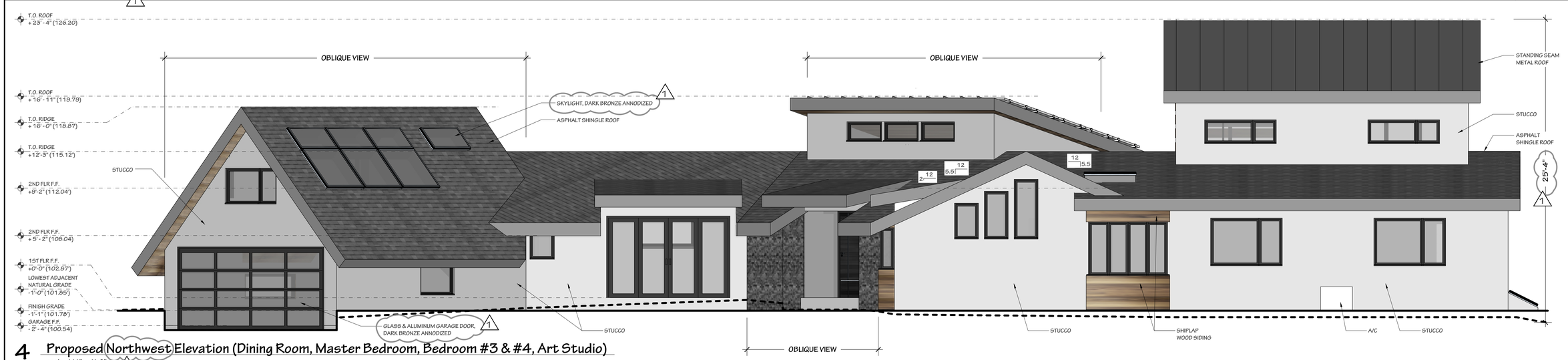
Proposed Roof Plan

A.22



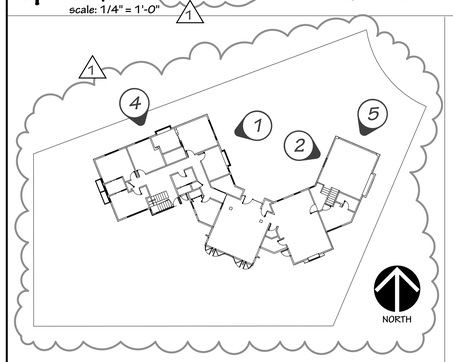
5 Proposed North Elevation (Garage, Bedroom #6, Entry)

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

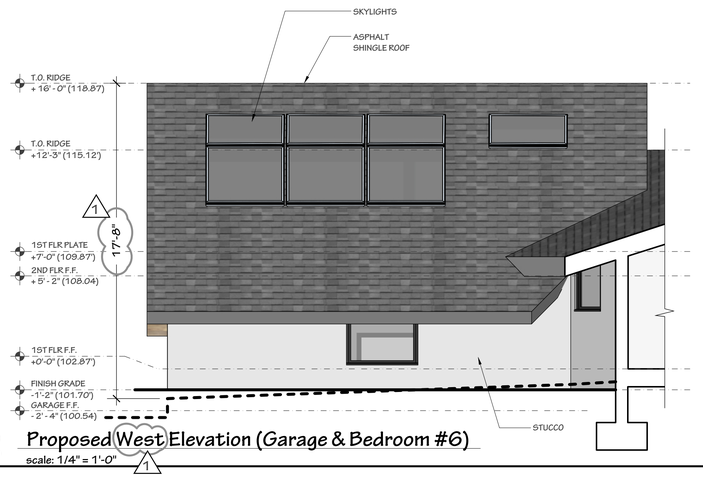


4 Proposed Northwest Elevation (Dining Room, Master Bedroom, Bedroom #3 & #4, Art Studio)

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

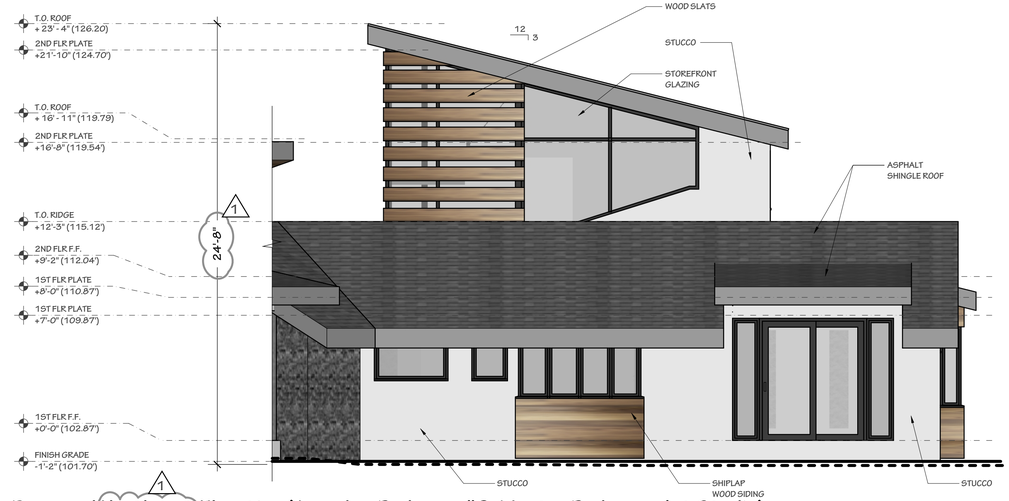


3 Elevation Notes & Key Plan



2 Proposed West Elevation (Garage & Bedroom #6)

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



1 Proposed Northeast Elevation (Laundry, Bedroom #2, Master Bedroom, Art Studio)

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

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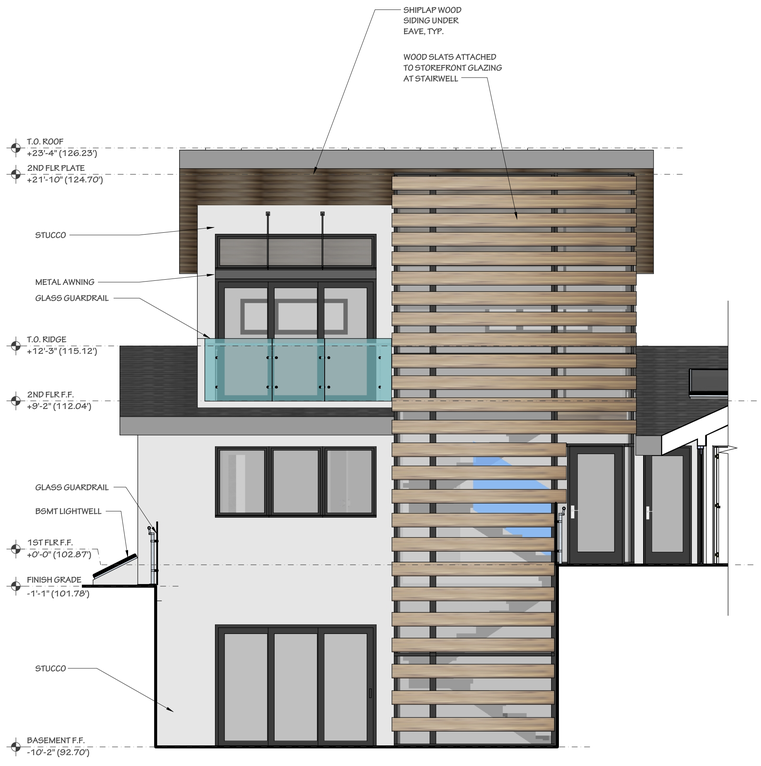
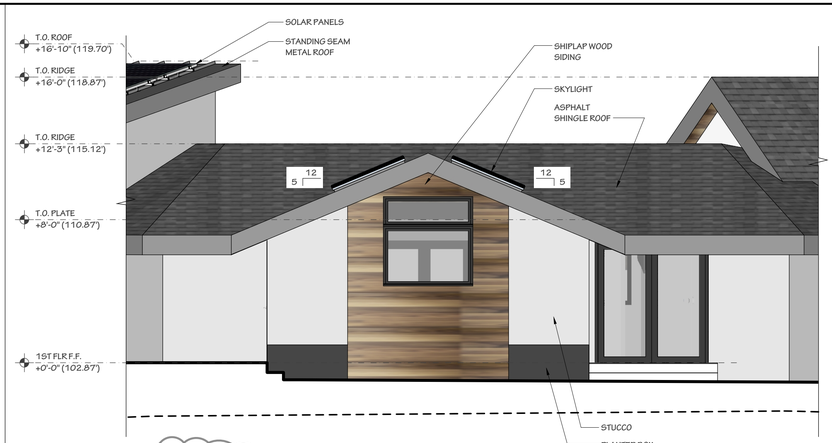
Proposed Elevations

A.40



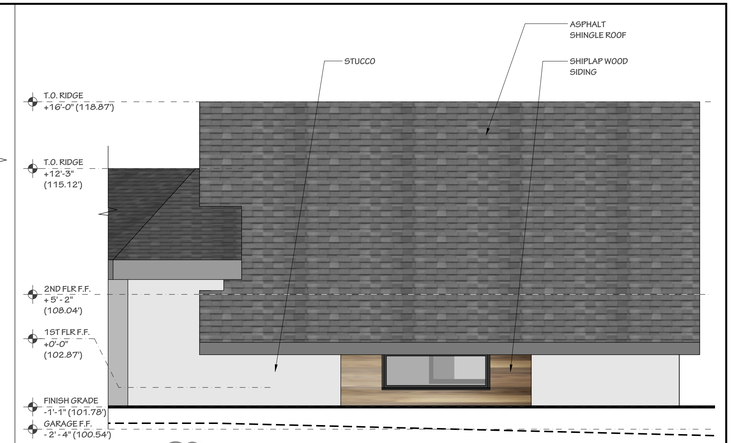
5 Proposed Southeast Elevation (Bedroom #4, Family Room, Art Studio)

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



7 Proposed Southeast Elevation (Kitchen, Kitchen #2)

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

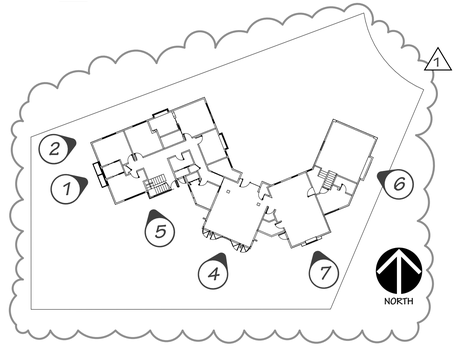


6 Proposed East Elevation (Garage & Bedroom #6)

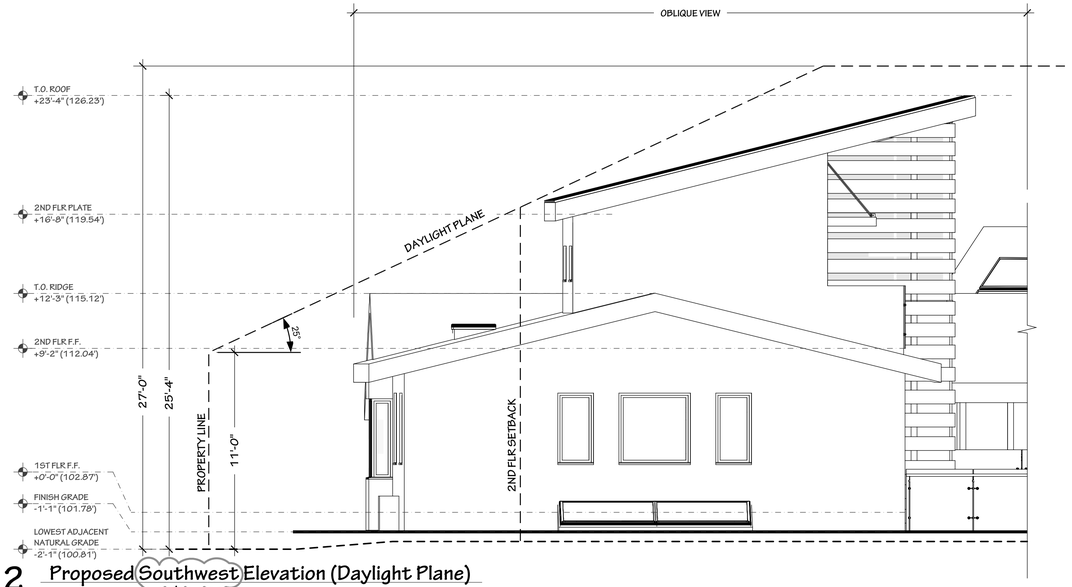
scale: 1/4" = 1'-0"

4 Proposed South Elevation (Living Room)

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

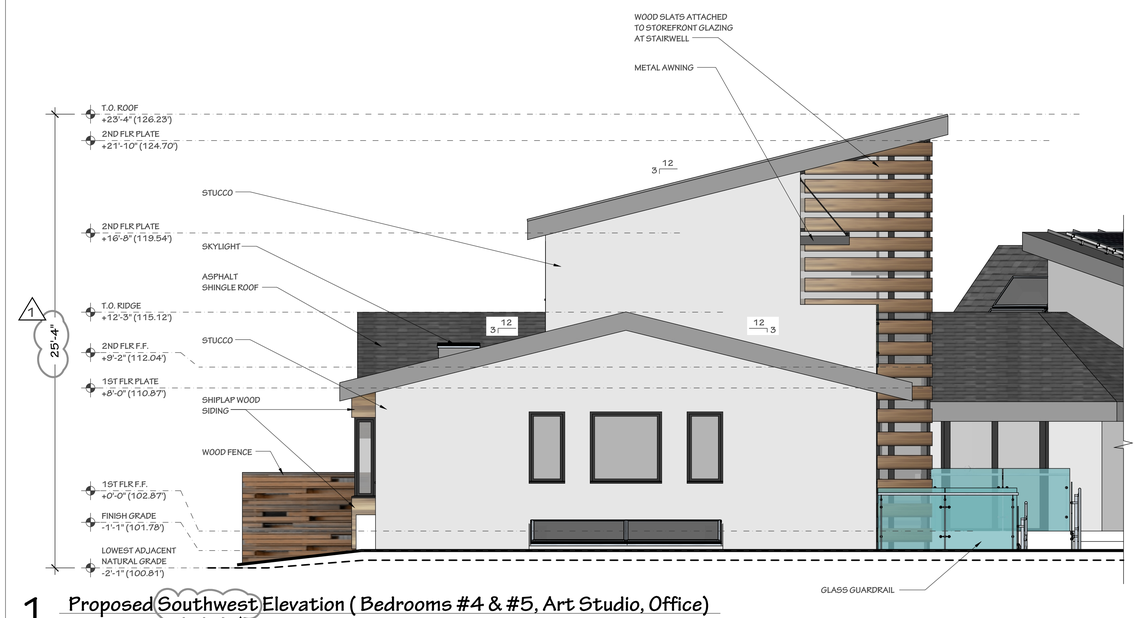


3 Elevation Notes & Key Plan



2 Proposed Southwest Elevation (Daylight Plane)

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



1 Proposed Southwest Elevation (Bedrooms #4 & #5, Art Studio, Office)

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

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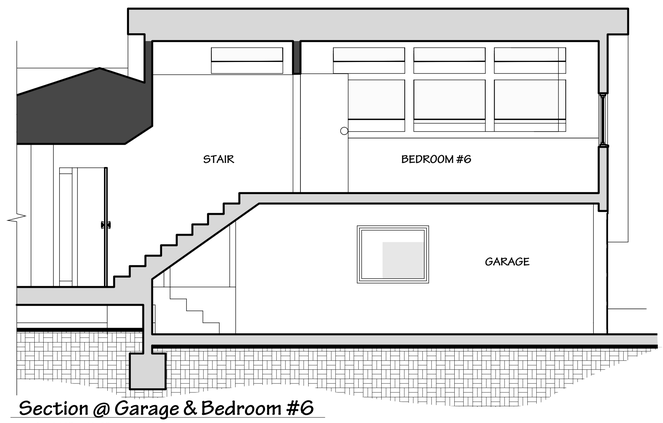
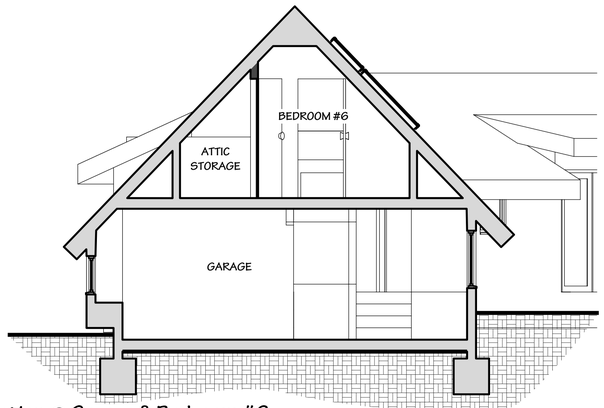
Proposed Elevations

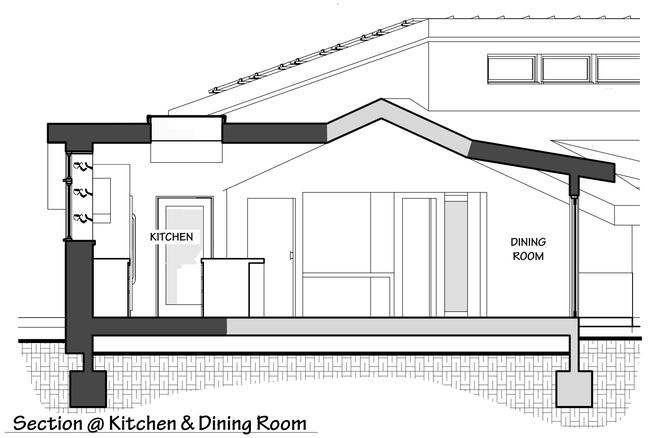
A.41



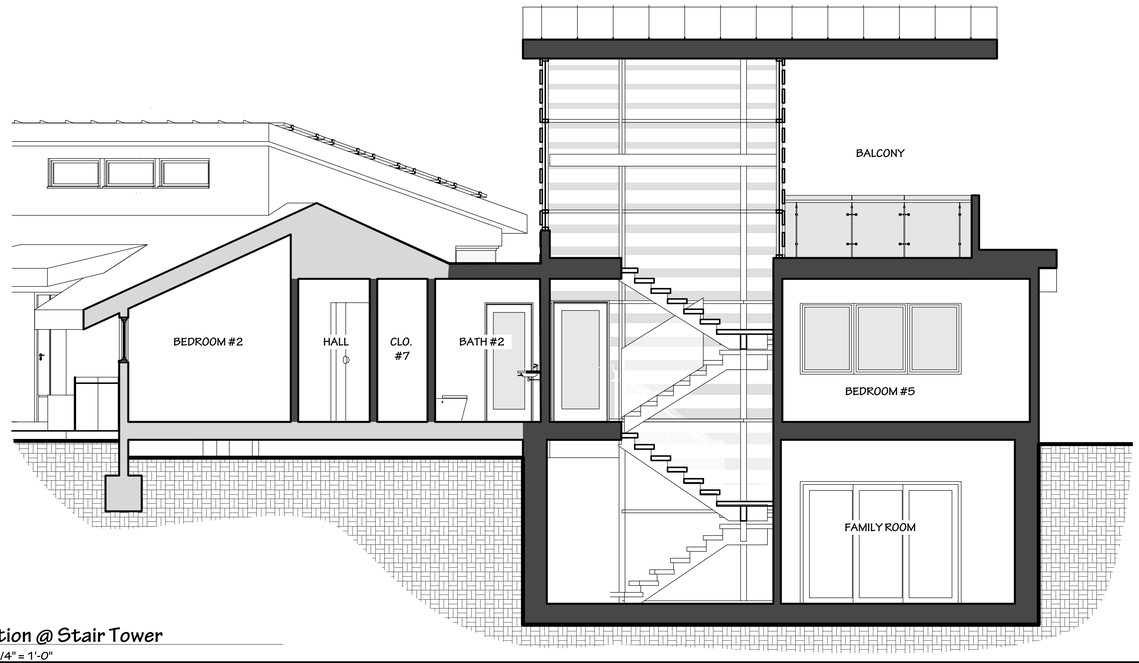
7 Section @ Garage & Bedroom #6
scale: 1/4" = 1'-0"



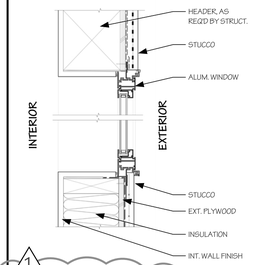
6 Section @ Garage & Bedroom #6
scale: 1/4" = 1'-0"



5 Section @ Kitchen & Dining Room
scale: 1/4" = 1'-0"

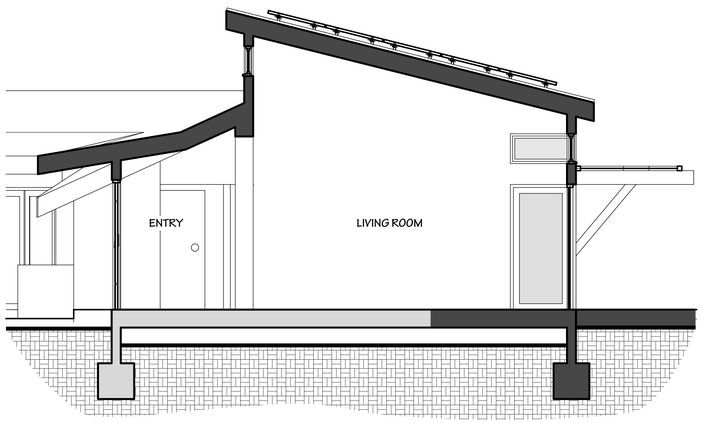


4 Section @ Stair Tower
scale: 1/4" = 1'-0"

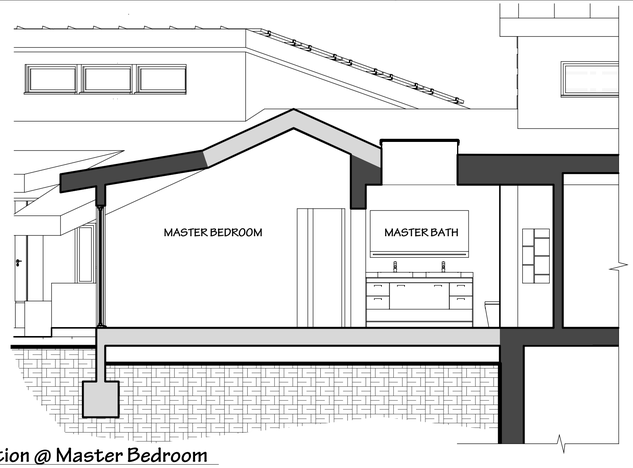


1
3a Window Detail
scale: N.T.S.

3 Section @ Art Studio, Bedroom #3, & Family Room
scale: 1/4" = 1'-0"



2 Section @ Entry & Living Room
scale: 1/4" = 1'-0"



1 Section @ Master Bedroom
scale: 1/4" = 1'-0"

1 Section Notes

Section Legend
- (E) Structure
- (N) Structure
- Finish Grade

CBS ARCHITECT

DATE	REMARKS
10/07/15	Design Review Set
03/22/16	Revision 1

ARCHITECT
Carrie Shaked
231 Yerba Buena Ave.
Los Altos, CA 94022
Tel: 650.248.4553

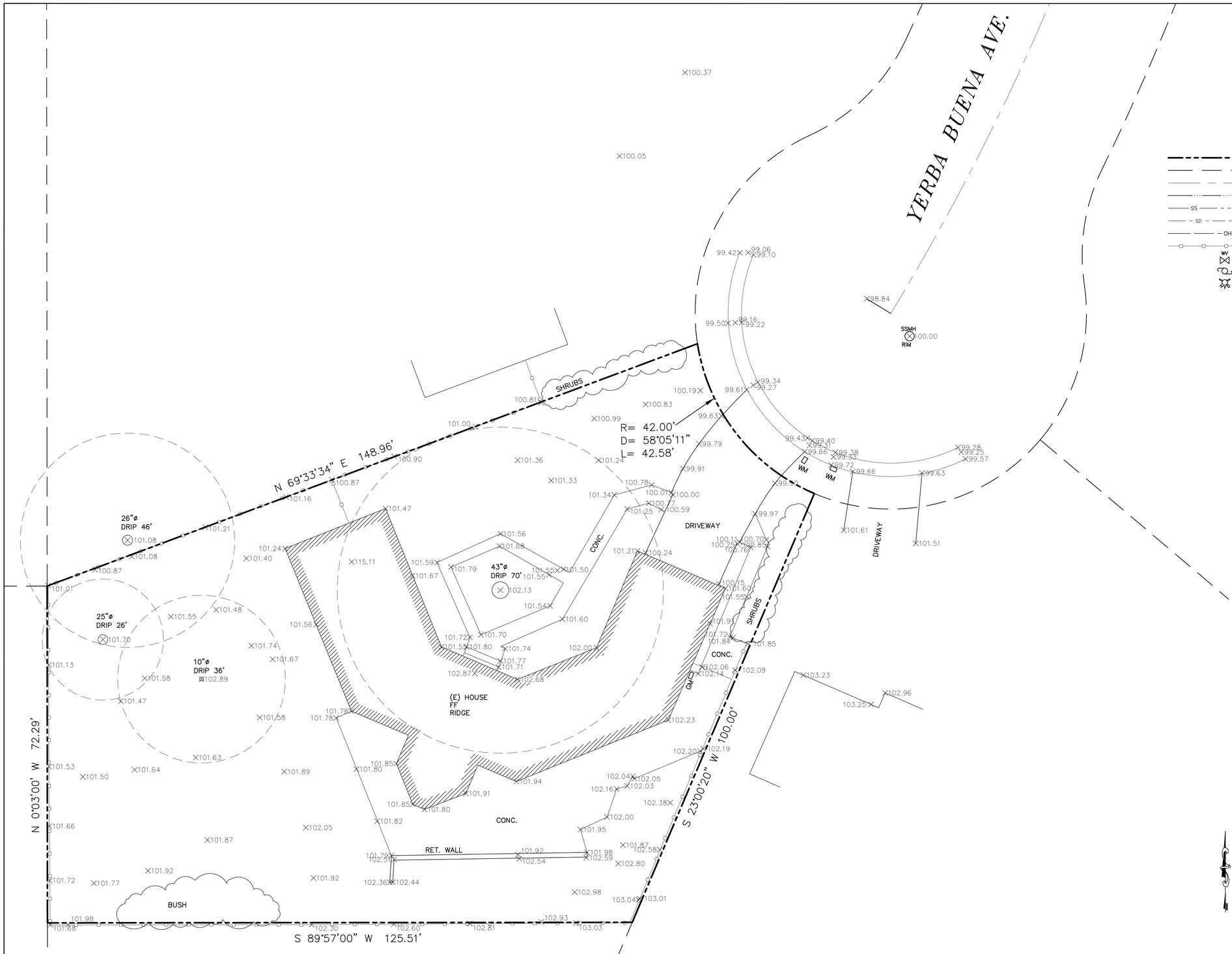
CLIENT
Tal & Carrie Shaked
231 Yerba Buena Ave.
Los Altos, CA 94022
Tel: 650.248.4553

PROJECT
Shaked Residence

PROJECT NO.
YER01_2012

Proposed Sections

A.50



LEGEND:

- PROPERTY LINE
- EXISTING LOTS
- CENTERLINE
- EASEMENT LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- OH — OVERHEAD POWER LINE
- WOOD FENCE
- WV — WATER VALVE
- POWER POLE
- FIRE HYDRANT

ABBREVIATIONS:

AC	ASPHALT
AD	AREA DRAIN
ANC	ANCHOR
C&G	CURB AND GUTTER
CB	CATCH BASIN
CO	CLEAN OUT
DW	DRIVEWAY
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GV	GAS VALVE
P.U.E.	PUBLIC UTILITY EASEMENT
PP	POWER POLE
S.D.E.	STORM DRAINAGE EASEMENT
SDMH	STORM DRAINAGE MANHOLE
SSMH	SANITARY SEWER MANHOLE
VG	VALLEY GUTTER
WM	WATER METER

DISCLAIMER:

SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:

THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:

THE CALCULATED BEARING N 30°21'05" E OF BETWEEN TWO FOUND MONUMENTS AT YERBA BUENA AVE., AS SHOWN UPON CERTAIN PARCEL MAP, RECORDED IN BOOK 113 OF MAPS, AT PAGES 1 AND 2, WAS TAKEN AS THE BASIS OF BEARINGS FOR ALL BEARINGS SHOWN HEREON.

REFERENCED ASSUMED BENCHMARK:

TOP OF SANITARY SEWER MANHOLE LOCATED AT YERBA BUENA AVE. IN FRONT OF PROPERTY ELEV: 100.00'

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 14,478 SQ. FT. ±.
3. THE SURVEY WAS BASED ON A GRANT DEED DOC.# 21732499 BY OLD REPUBLIC TITLE CO. DATED JUL. 3, 2012, RECORDED IN SANTA CLARA COUNTY.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

SCALE 1"= 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

231 Yerba Buena Ave.
LOS ALTOS, CA 94022
APN: 167-32-036

SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by: R.J.
Checked by: S.R.
Date: 1/28/2014
Project No: 214011

BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

◇	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS

CONSETUAL GRADING AND DRAINAGE PLANS

NEW, ADDITION

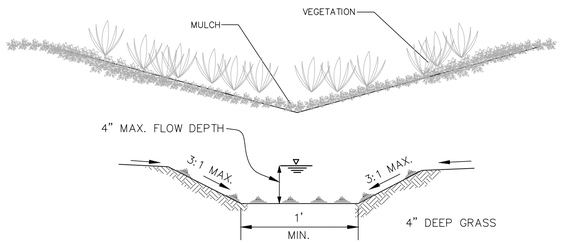
231 YERBA BUENA AVE. LOS ALTOS, CA

ABBREVIATIONS

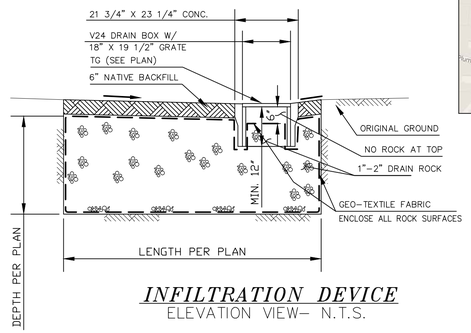
	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE (CLASS AS NOTED)	JP	JOINT POLE
AC	ASPHALT CONCRETE	MON.	MONUMENT
AD	AREA DRAIN	OG	ORIGINAL GROUND
BC	BEGIN OF CURVE	PB	PULL BOX
BO	BLOW OFF	PGEV	PG&E VAULT
BW	BACK OF WALK	R_PL	PROPERTY LINE
BWAL	BLACK WALNUT TREE	PP	POWER POLE
CFF	GARAGE FINISH FLOOR (BACK)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

LEGEND

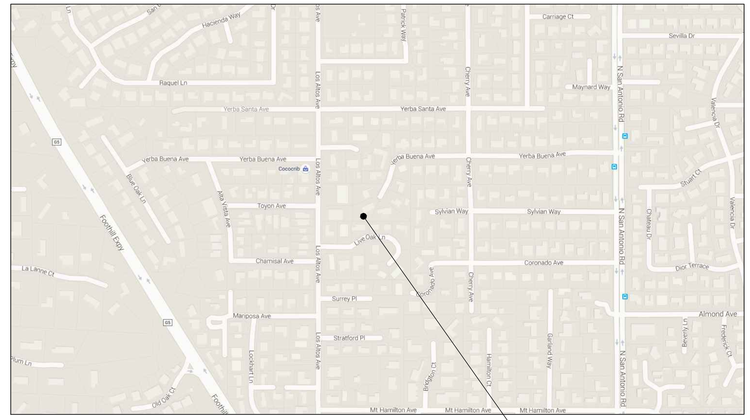
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUB	SUB	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
WM	WM	WATER METER
		TREE WITH TRUNK
x x	x x	6' WOODEN FENCE
102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
		SWALE
		DIRECTION OF FLOW IN PIPE
		AREA DRAIN/ INLET
		GRADING DIRECTION
		DOWN-SPOUT
		POP-UP EMITTER



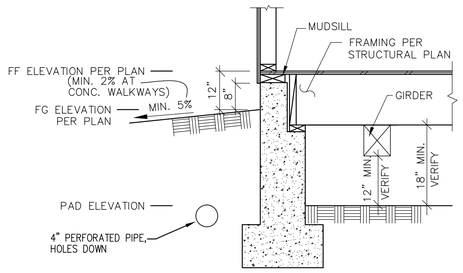
BIO SWALE DETAIL
N.T.S.



INFILTRATION DEVICE
ELEVATION VIEW- N.T.S.

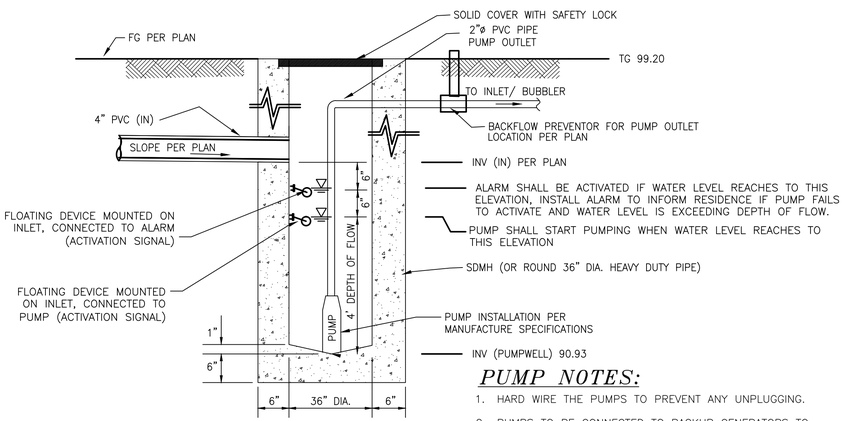


LOCATION MAP
N.T.S.



RAISED FOUNDATION CONCEPTUAL DETAIL
N.T.S.

SANITARY SEWER BACKFLOW PREVENTOR DETAIL
N.T.S.

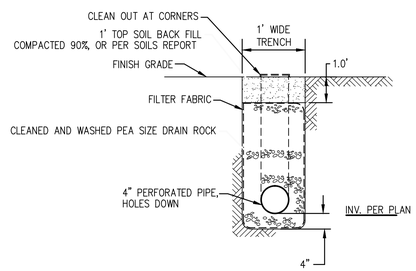


ELEVATION VIEW

PUMPWELL DETAIL
N.T.S.

PUMP NOTES:

1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
2. PUMPS TO BE CONNECTED TO BACKUP GENERATORS TO PREVENT FLOODING IN CASE OF BLACKOUT.
3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
4. PROVIDE RESERVE PUMP FOR EACH PUMP WELL.
5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.



SUBDRAIN TRENCH DETAIL
ELEVATION VIEW- N.T.S.

SHEET INDEX:

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.
3. On site storm drain lines shall consist of PVC-SCH 40 minimum or better.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

BASIS OF BEARINGS:

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REFERENCED ASSUMED BENCHMARK:

TOP OF SANITARY SEWER MANHOLE LOCATED AT YERBA BUENA AVE. IN FRONT OF PROPERTY
ELEV: 100.00'

NOTE:

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

GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT

PREPARED BY _____ DATED _____

BY C.E.G. # _____ BY G.E. # _____

NOTICE TO CONTRACTORS

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

1-800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

SMP
ENGINEERS
CIVIL ENGINEERS

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LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:

GRADING AND DRAINAGE PLANS
NEW ADDITION
231 YERBA BUENA AVE. LOS ALTOS, CA
APN: 167-32-036
COVER SHEET

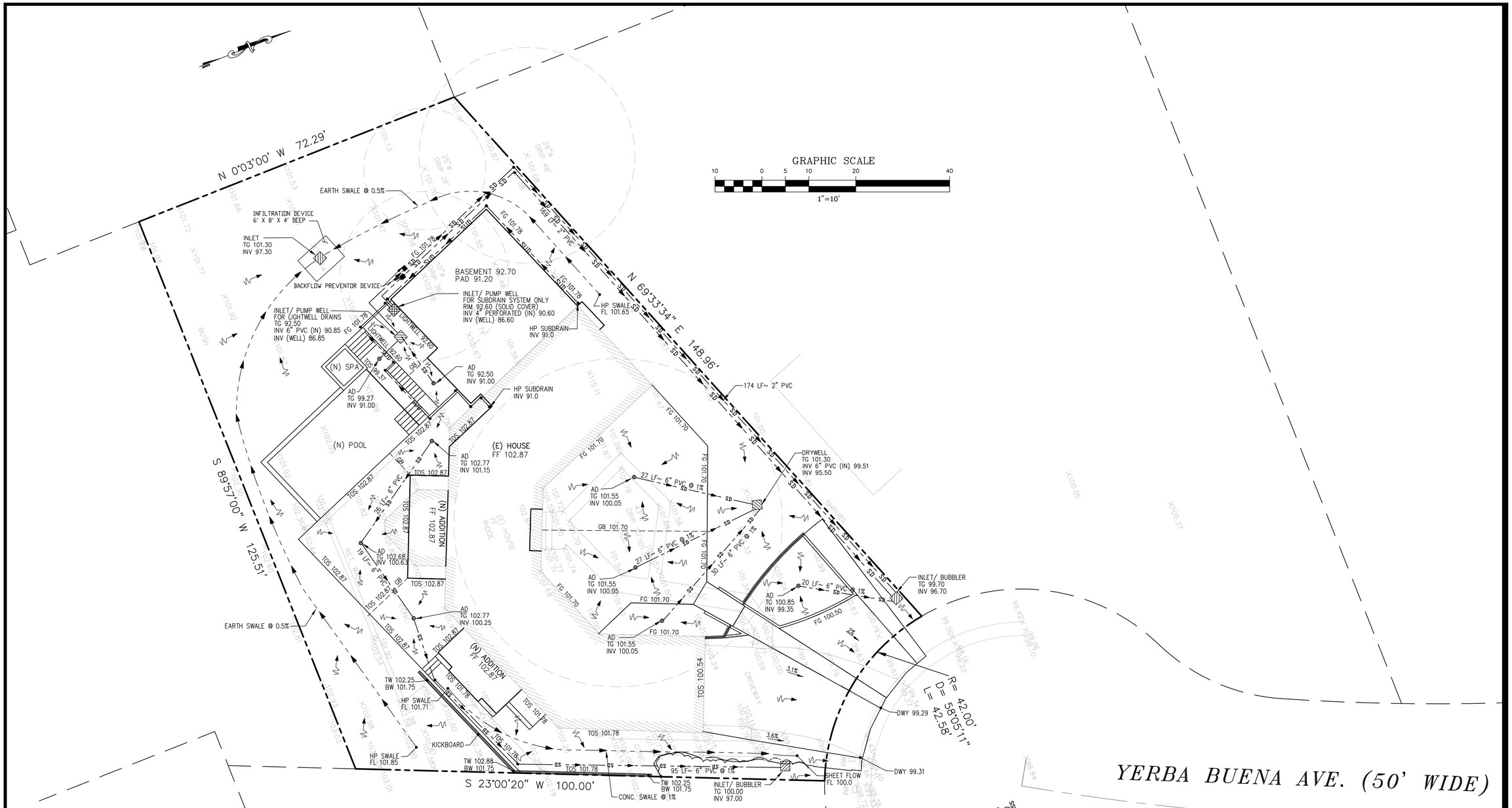
Revisions:

REGISTERED PROFESSIONAL ENGINEER SAEID RAZAVI EXPIRES 12-31-2016 No. C52724 CIVIL STATE OF CALIFORNIA

Saeid Razavi

Date: 08/14/2015
Scale: NTS
Prepared by: S.P.
Checked by: S.R.
Job #: 214011

Sheet: 1 OF 3
C-1



SMP

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OWNER:

GRADING AND DRAINAGE PLANS

NEW ADDITION

231 YERBA BUENA AVE. LOS ALTOS, CA

APN: 167-32-036

GRADING AND DRAINAGE PLAN

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
EXPIRES 12-31-2016
No. C52724
CIVIL
STATE OF CALIFORNIA

Saeid Razavi

Date: 08/14/2015
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 214011

Sheet: 2 OF 3

C-2

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR

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

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.
- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

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

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

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

GENERAL BUSINESS PRACTICES

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

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.

OR

- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

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

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

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

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.
- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

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

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE:

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

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

PAINTING CLEANUP

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

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

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

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

WHAT CAN YOU DO?

GENERAL BUSINESS PRACTICES

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

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over application by water trucks for dust control.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

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

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

MATERIALS/WASTE/HANDLING

- Practice Source Reduction-minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

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

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

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

Spill Response Agencies

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

Santa Clara County Office of Toxics and Solid Waste Management
(408) 441-1195

Santa Clara Valley Water District
(408) 927-0710

San Jose/Santa Clara Water Pollution Control Plant
(408) 945-5300
Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga

Sunnyvale Water Pollution Control Plant
(408) 730-7270

Palo Alto Regional Water Quality Control Plant
(415) 329-2598
Serving East Palo Alto, Los Altos, Los Altos Hills, Montain View, Palo Alto, and Stanford

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

A. **Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed $1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

B. **Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed $1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

C. **Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.

D. **Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

SMP
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CIVIL ENGINEERS
1534 CAROB LANE
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OWNER:

GRADING AND DRAINAGE PLANS
NEW ADDITION
231 YERBA BUENA AVE. LOS ALTOS, CA
APN: 167-32-036
BEST MANAGEMENT PRACTICES

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
EXPIRES 12-31-2016
No. 052724
CIVIL
STATE OF CALIFORNIA

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Job #: 214011

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