

Project Summary Tables

LOT SIZE: 82' X 116.57' = 9558.74 SF

ZONING COMPLIANCE (R1-10 DISTRICT)

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	1854 square feet (19.4%)	2427 square feet (25.4%)	2867 square feet (30%)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 1746 sq ft 2nd Flr: 0 sq ft Total: 1746 sq ft (18.3%)	1st Flr: 2141 sq ft 2nd Flr: 1198 sq ft Total: 3339 sq ft (34.93%)	3345 square feet (35%)
SETBACKS			
Front	47 feet	25 feet	25 feet
Rear	23.4 feet	30.8 feet	25 feet
Right side (1 st /2 nd)	2 feet/NA feet	20.5 feet/23.5 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	9.5 feet/NA feet	10.5 feet/23.5 feet	10 feet/17.5 feet
HEIGHT:	feet	24.9 feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	1746 square feet	1193 square feet	2939 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	0 square feet	400 square feet	400 square feet

LOT CALCULATIONS

NET LOT AREA:	9559 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	848 square feet (34.5%)
LANDSCAPING BREAKDOWN	Total hardscape area (existing and proposed): 4247 sq ft Existing softscape (undisturbed) area: 5312 sq ft Sum of all three should equal the site's net lot area: 9559 sq ft

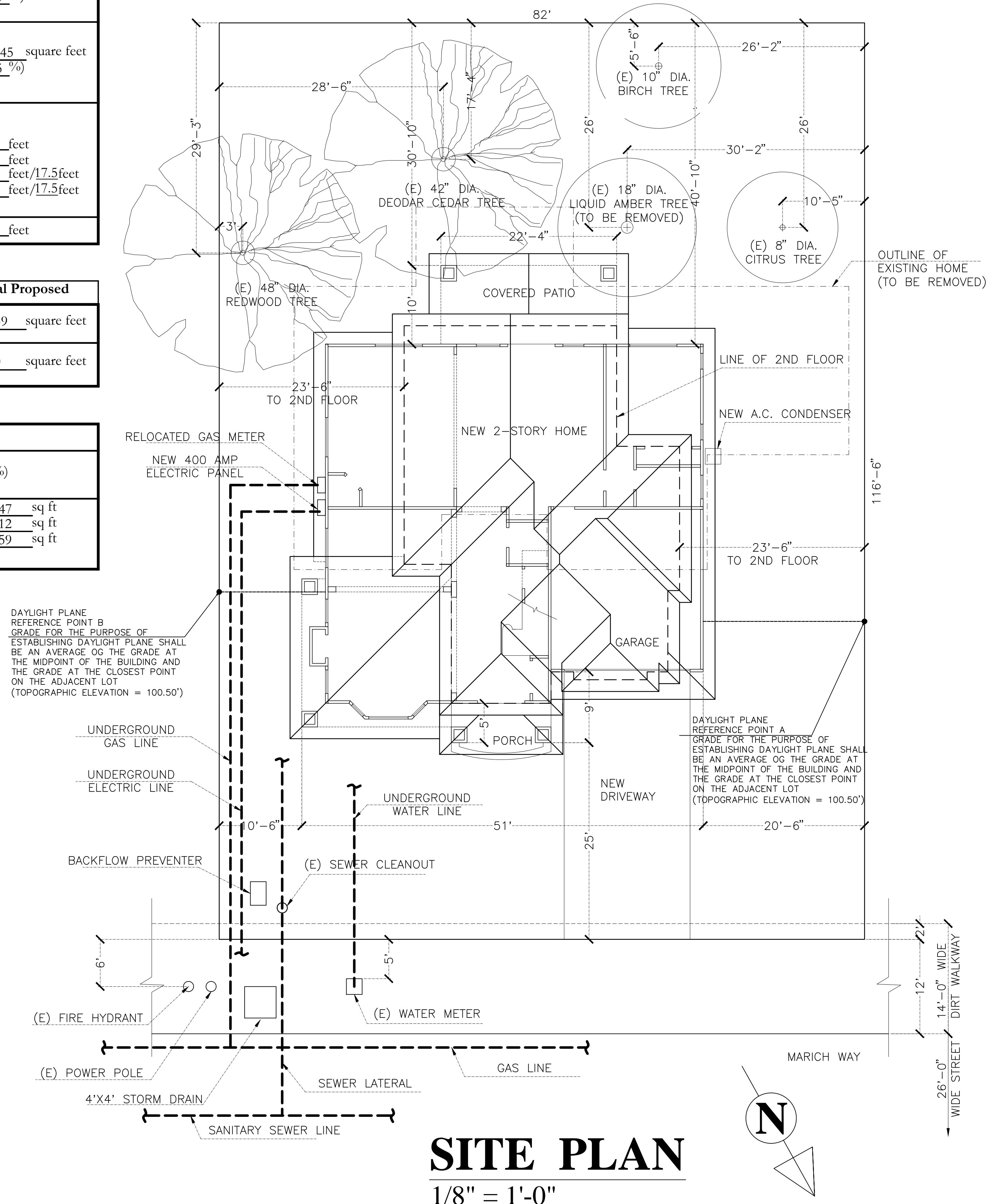
NOTE: SEE SHEET A8.1 FOR HARDSCAPE AREA CALCULATIONS

Site Plan Notes:

- SEE SHEET A2.1 FOR ALL EXISTING TREES AND TREES TO BE REMOVED.
- SEE LANDSCAPE PLAN SHEET A8.1 FOR EXISTING TREES TO REMAIN, NEW TREES TO BE ADDED, HARDSCAPE AREAS (DRIVEWAYS, WALKWAYS, PATIO), AND LANDSCAPED AREAS.
- SEE SHEET A8.4 FOR TREE PROTECTION PLAN FOR EXISTING TREES TO REMAIN.
- SEE SHEET A5.5 FOR FLOOR AREA CALCULATIONS
- ALL NEW UTILITIES (ELECTRIC, GAS, WATER, SEWER, ETC.) SHALL BE UNDERGROUNDED.
- SEE HARDSCAPE / LANDSCAPE PLAN ON SHEET A1.1

HAN REN & YANHUA MAO RESIDENCE

240 MARICH WAY, LOS ALTOS, CA 94022



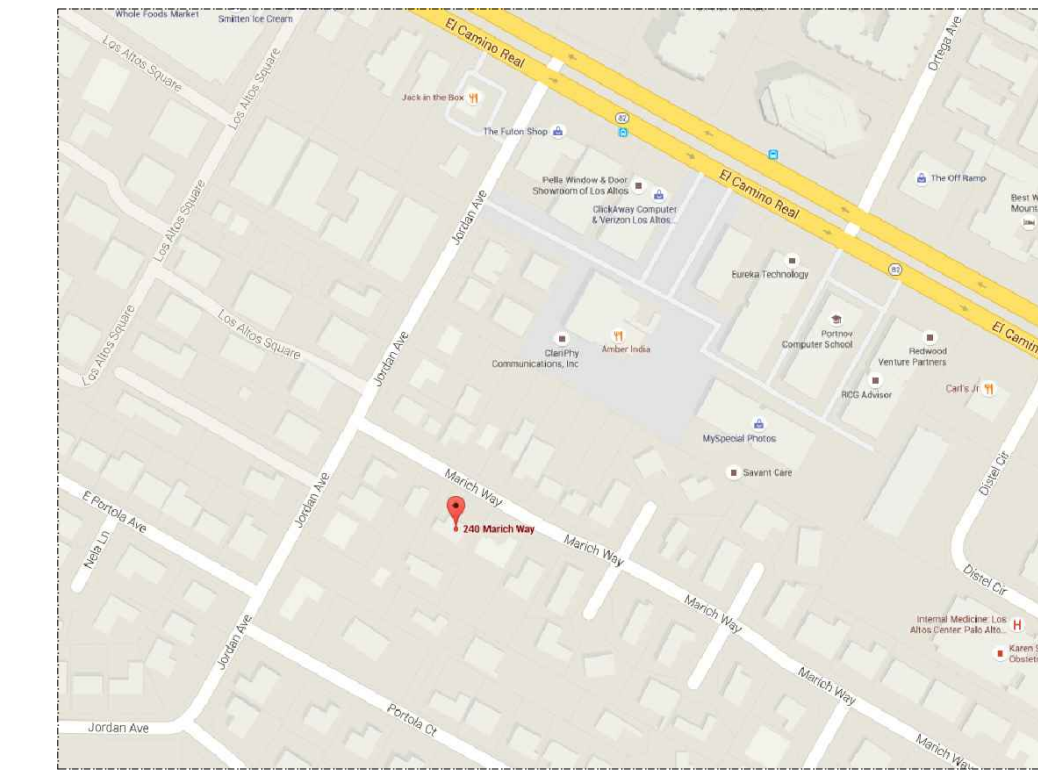
SITE PLAN

1/8" = 1'-0"

SCOPE OF WORK

DEMO EXISTING 1746 SF ONE-STORY HOME TO BUILD A NEW TWO-STORY HOME WITH 2944 SF OF LIVING SPACE AND 400 SF GARAGE

VICINITY MAP



PROJECT INFORMATION

ADDRESS	: 240 MARICH WAY
A.P.N.	: 170-03-046
ZONING DISTRICT	: R 1-10
SIZE OF LOT	: 9559 SQ. FT.
OCCUPANCY GROUP	: R-3, U
FIRE SPRINKLER	: YES
FLOOD ZONE	: NO
BUILDING HEIGHT	: 26'-2.5"
CONSTRUCTION TYPE	: VB
APPLICABLE CODES:	2013 CALIFORNIA RESIDENTIAL CODE 2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA FIRE CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA ENERGY CODE (CENC) 2013 CALIFORNIA GREEN BLDG STANDAR (GGC)

PROJECT CONTACTS

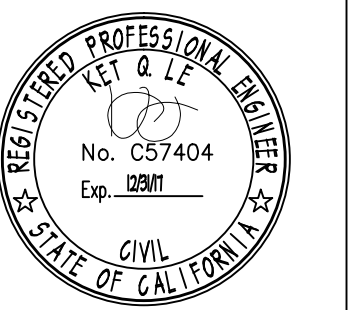
OWNER
HAN REN & YANHUA MAO (858)-220-5517

DESIGNER & STRUCTURAL ENGINEER
KET LE
793 KYLE STREET, SAN JOSE, CA 95127
CELL : (408) 209 - 8775
EMAIL: KETLE1@YAHOO.COM

SHEET INDEX

- A1 - NEW SITE PLAN / PROJECT INFORMATION
- A1.1 - NEW HARDSCAPE / LANDSCAPE PLAN
- A2.1 - EXISTING SITE PLAN
- A2.2 - NEIGHBORHOOD SITE PLAN
- A2.3 - EXISTING FLOOR PLAN
- A3 - NEW FIRST FLOOR PLAN
- A4 - NEW SECOND FLOOR PLAN
- A5.1 - FRONT ELEVATIONS
- A5.2 - REAR ELEVATIONS
- A5.3 - LEFT & RIGHT SIDE ELEVATIONS
- A5.4 - ROOF PLAN
- A5.5 - FLOOR AREA CALCULATIONS
- A6 - SECTIONS
- A7 - SECTIONS
- A8.1 - LANDSCAPE & HYDROZONE PLAN
- A8.2 - EXISTING GRADING & UTILITY PLAN
- A8.3 - NEW GRADING & DRAINAGE PLAN
- A8.4 - TREE PROTECTION PLAN
- A8.5 - STORM WATER MANAGEMENT & POLLUTION PREVENTION PLAN
- A8.6 - EROSION CONTROL PLAN

REVISIONS	BY
△ PLANCHECK 2-20-16	KL
△ PLANCHECK 3-21-16	KL

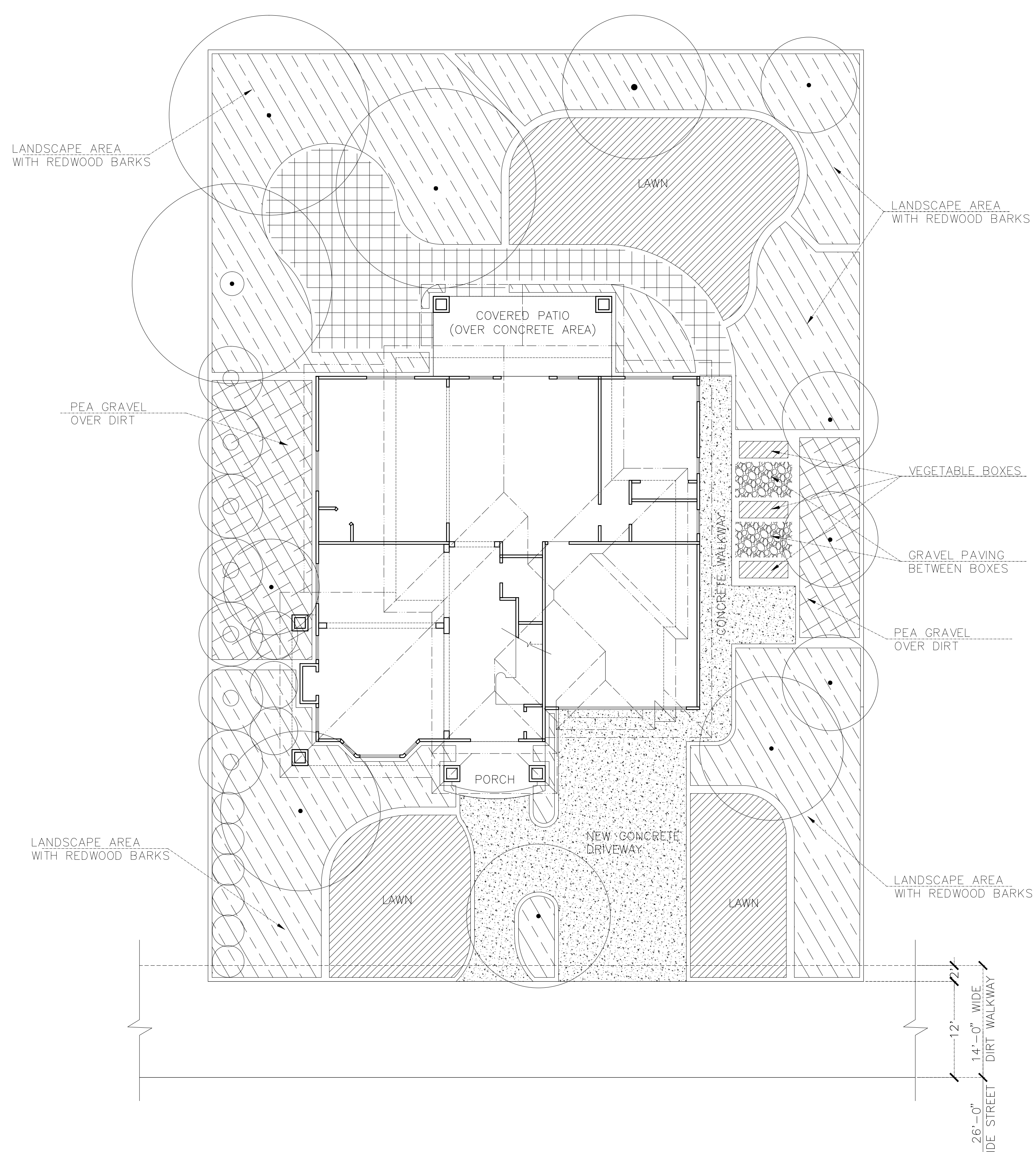


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408-258-4614 office/fax

New Home for:
HAN REN & YANHUA MAO
 240 MARICH WAY
 LOS ALTOS, CA
NEW SITE PLAN / PROJECT INFO

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DATE
SCALE
JOB NO.
SHEET
A1
OF SHEETS

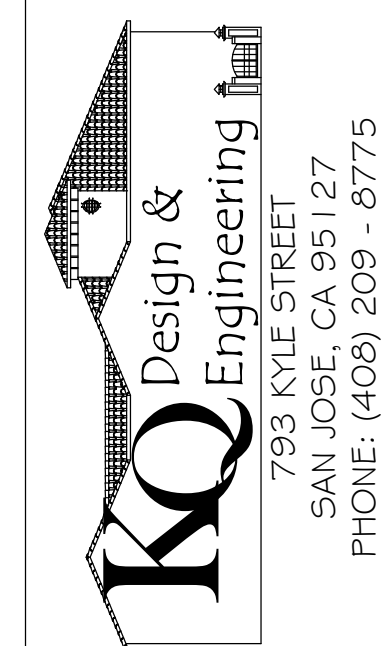
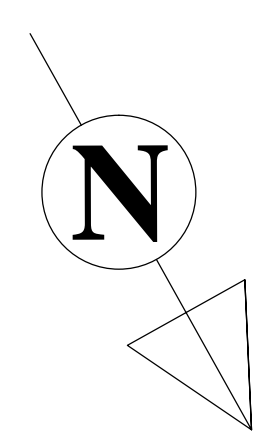
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GROUND COVER LEGEND:

- DENOTES LANDSCAPED AREA WITH REDWOOD BARKS
- DENOTES NEW CONCRETE AREA
- DENOTES PEA GRAVEL OVER DIRT
- DENOTES LAWN AREA
- DENOTES INTERLOCKING CONCRETE PAVERS

NEW HARDSCAPE / LANDSCAPE PLAN
 1/8" = 1'-0"



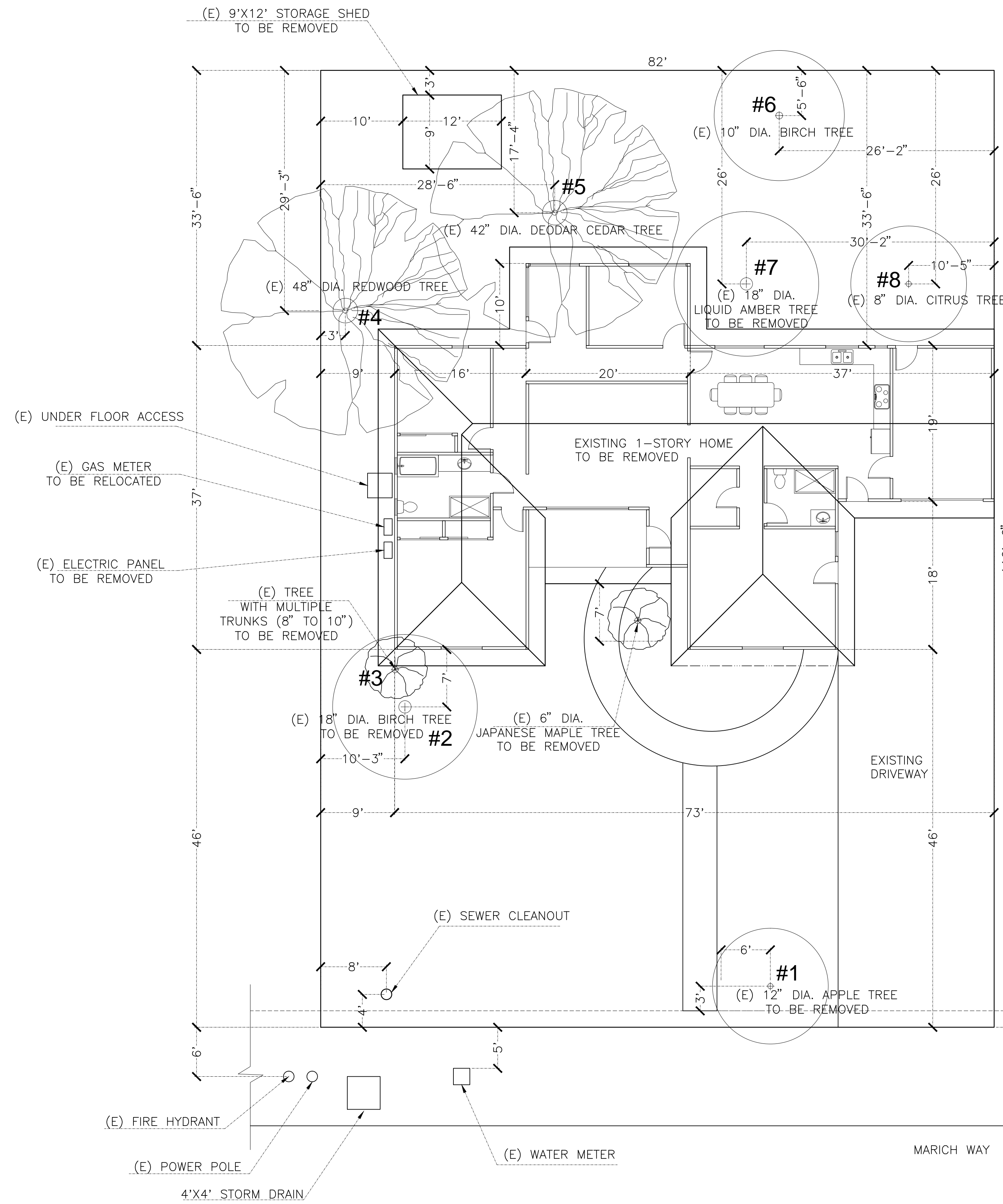
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NEW HARDSCAPE / LANDSCAPE PLAN

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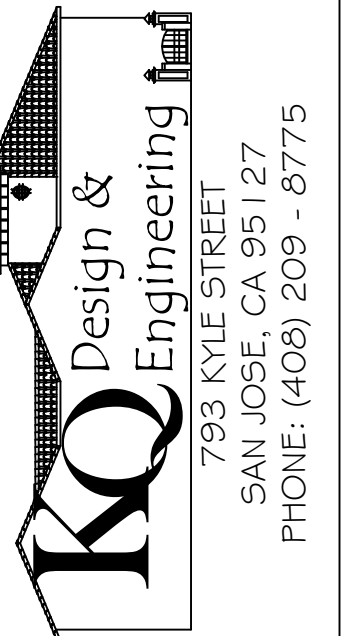


TREE #	SPECIES & SIZE	STATUS
#1	APPLE, 12" DIA	TO BE REMOVED
#2	BIRCH, 8" TO 14" DIA	TO BE REMOVED
#3	PITT TOBIRA, 6" TO 8" DIA	TO BE REMOVED
#4	REDWOOD, 48" DIA	TO REMAIN
#5	DEODAR CEDAR, 42" DIA	TO REMAIN
#6	BIRCH, 10" DIA	TO REMAIN
#7	LIQUID AMBER, 18" DIA	TO BE REMOVED
#8	CITRUS, 8" DIA	TO REMAIN

EXISTING SITE PLAN

1/8" = 1'-0"

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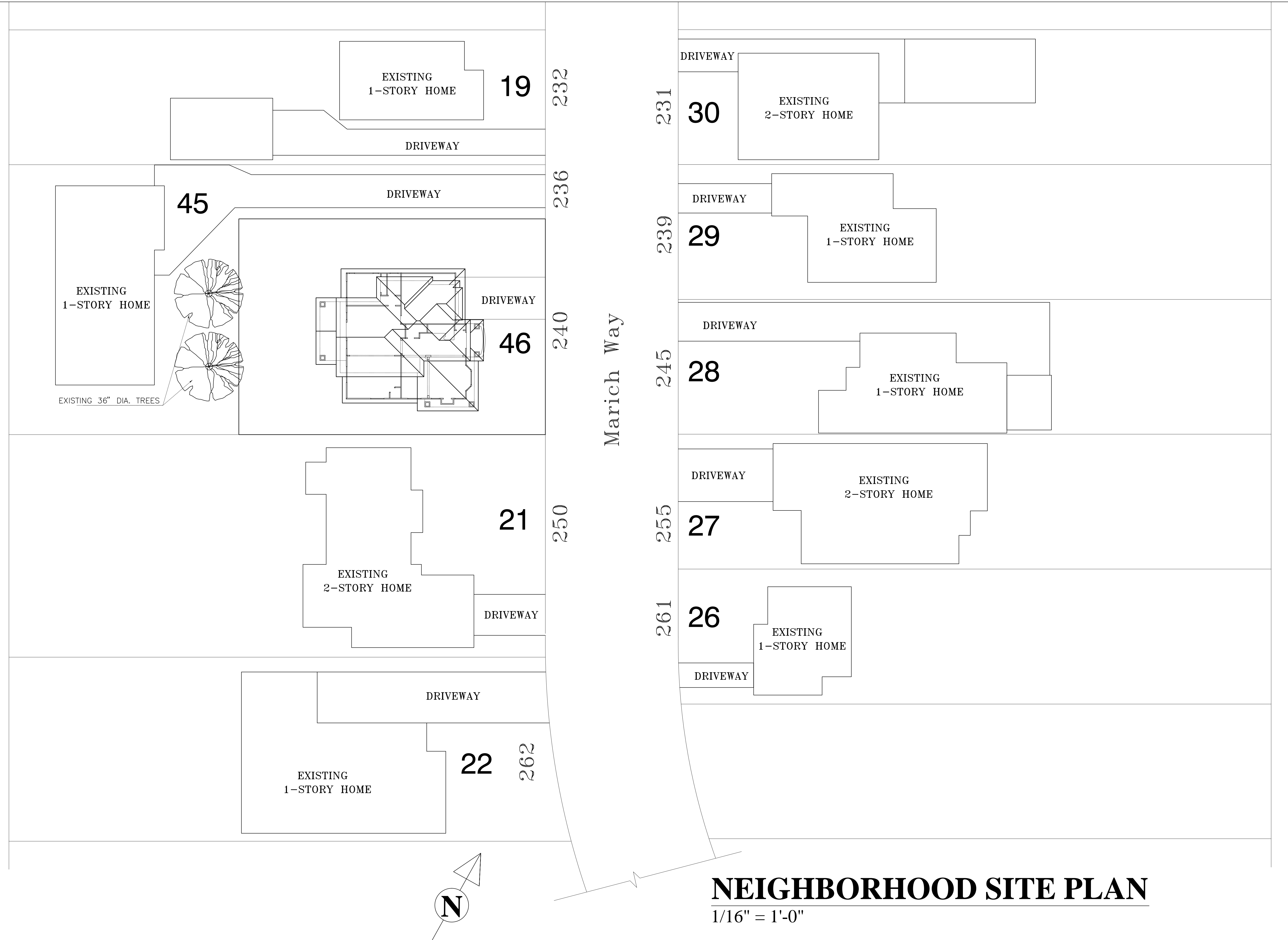
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EXISTING SITE PLAN

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A2.1

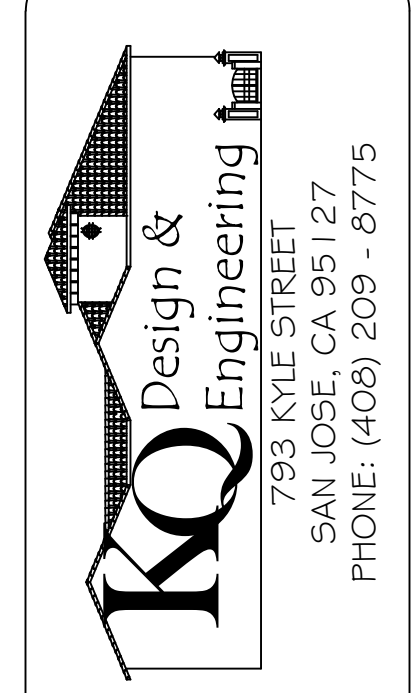
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Marich Way

NEIGHBORHOOD SITE PLAN
 1/16" = 1'-0"

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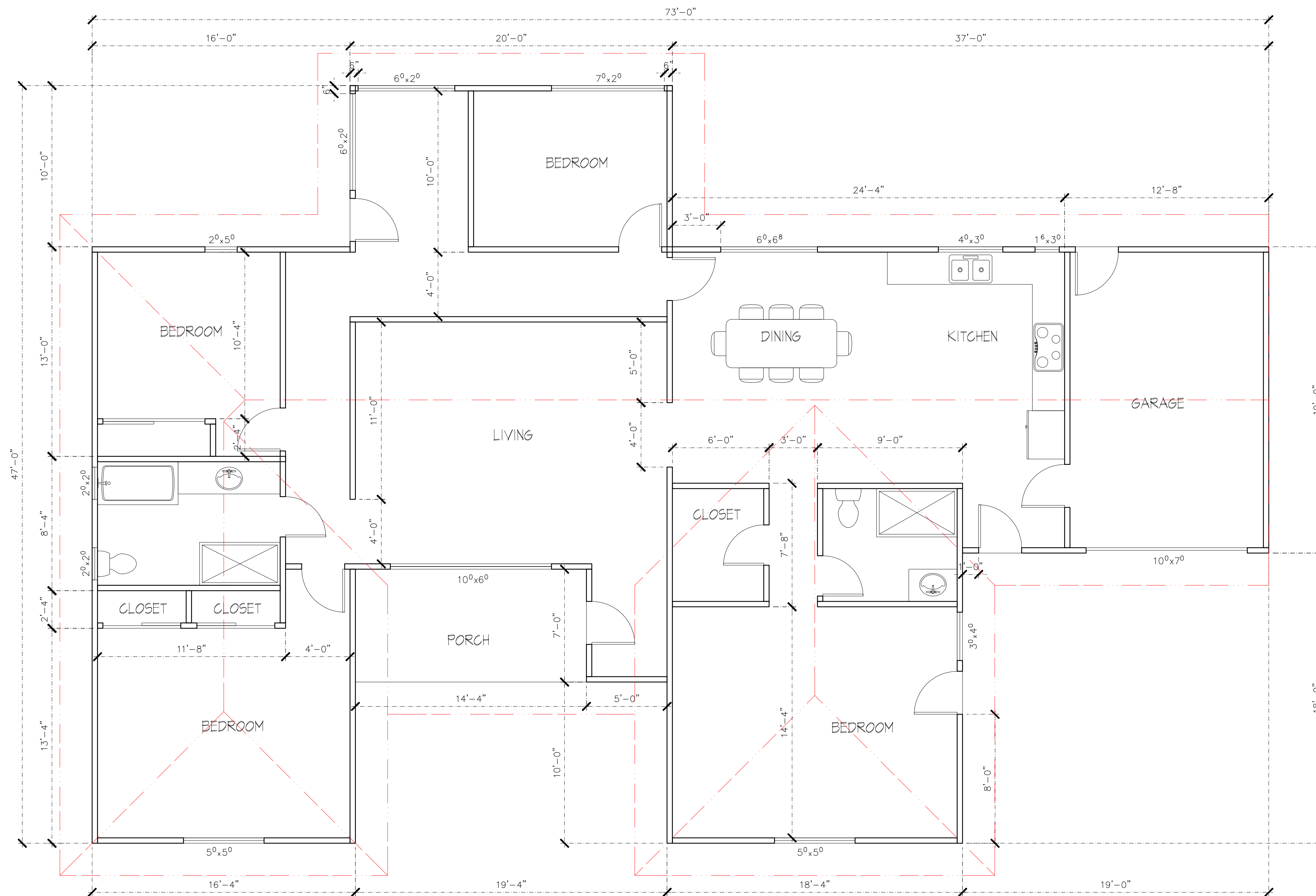


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New Home For:
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NEIGHBORHOOD SITE PLAN

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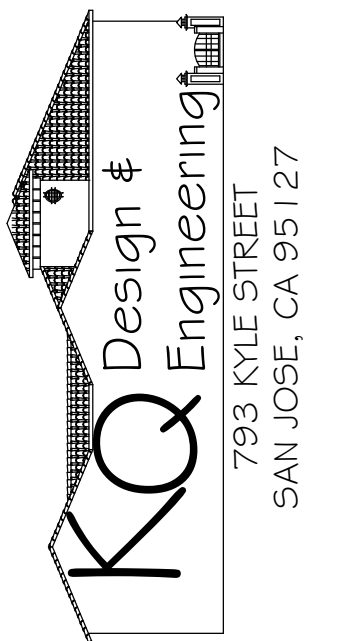
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EXISTING FLOOR PLAN

1/4" = 1'-0"

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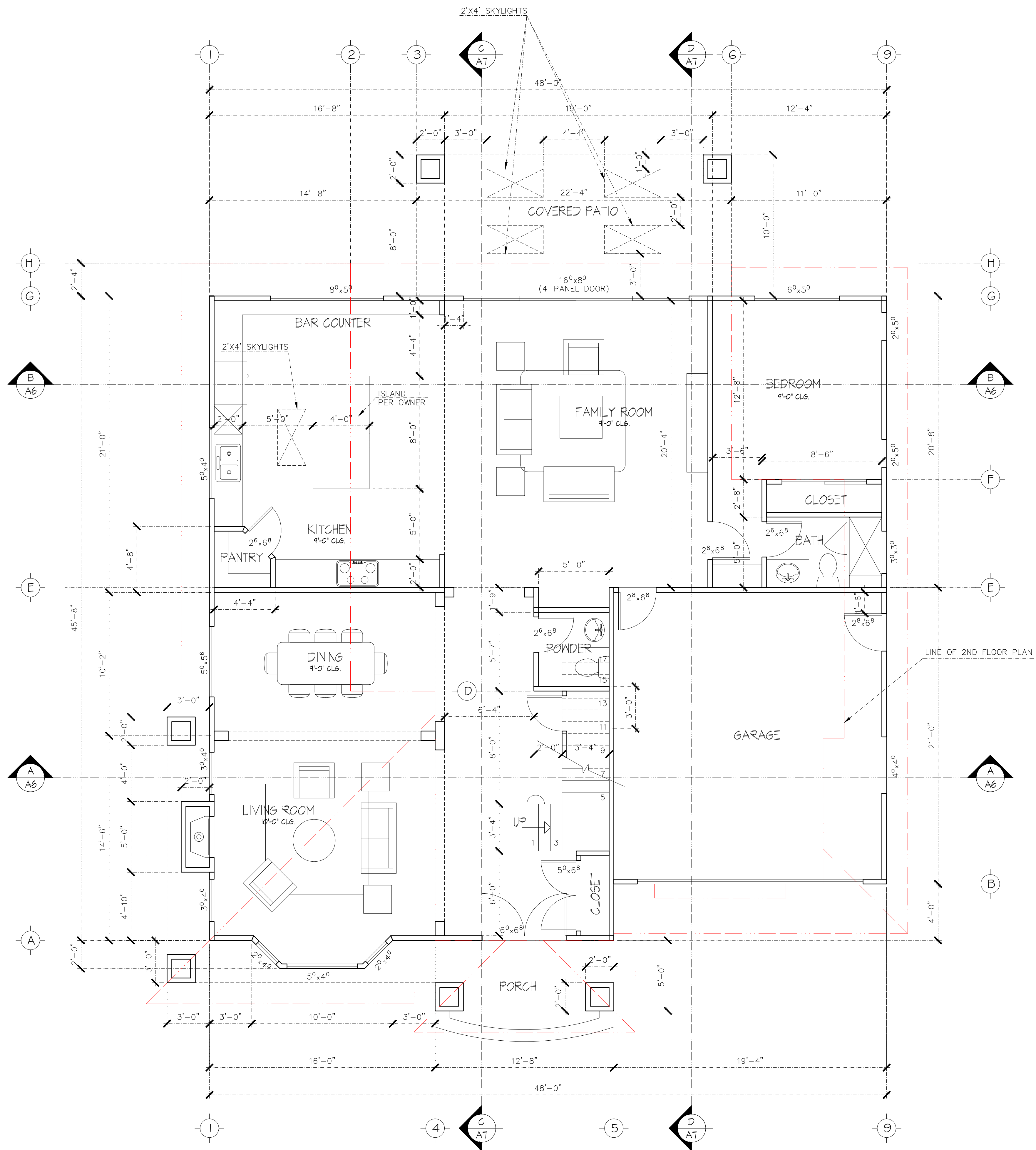


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Los Altos, CA 94022
Existing Floor Plan

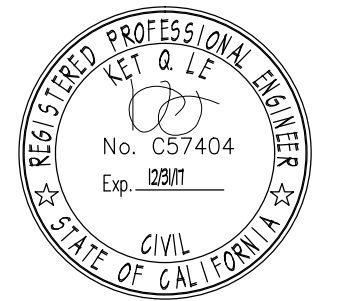
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1ST FLOOR PLAN
 1/4" = 1'-0"

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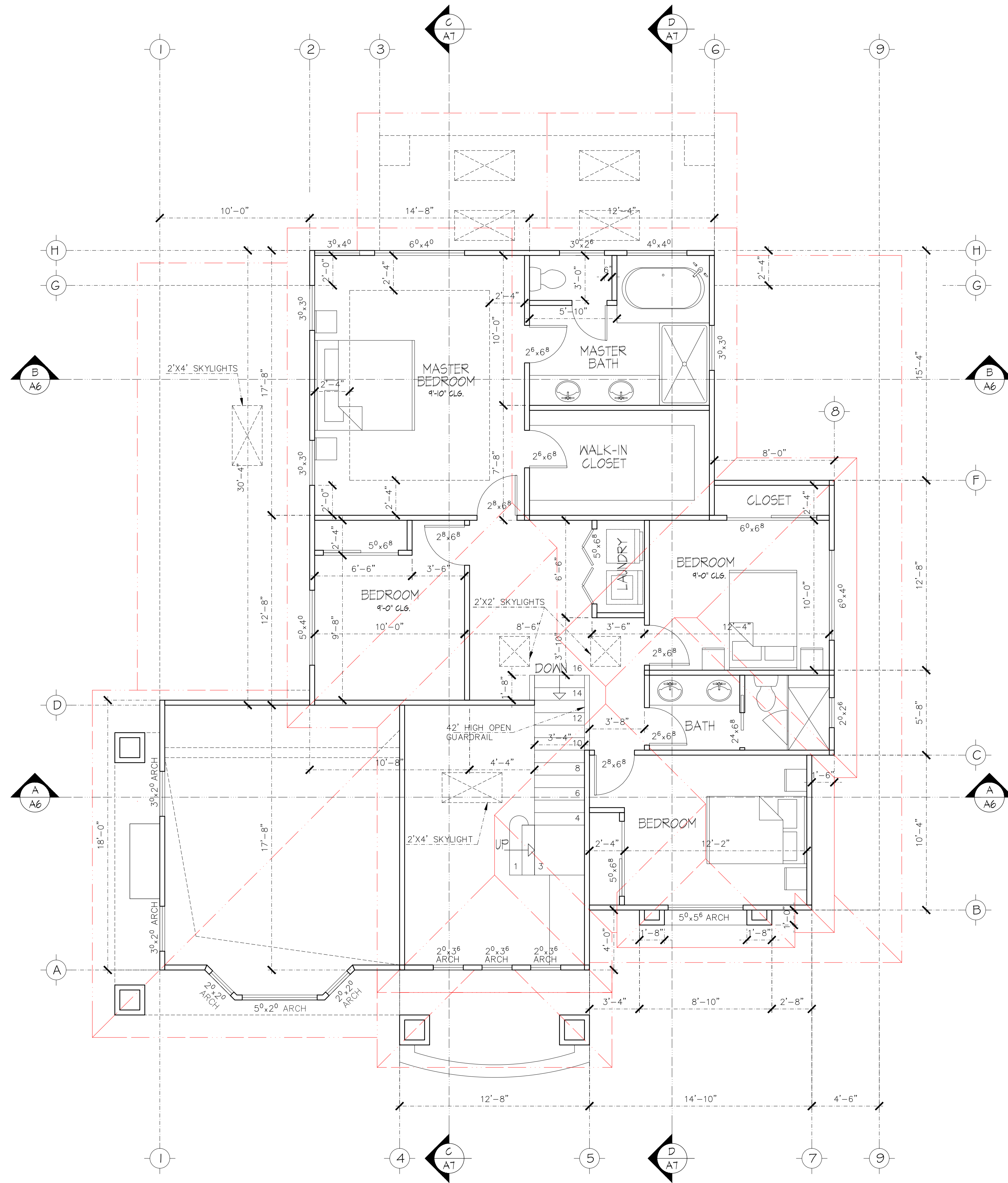


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New Home For:
HAN REN & YANHUA MAO
 240 Marich Way
 Los Altos, CA 94022
1st Floor Plan

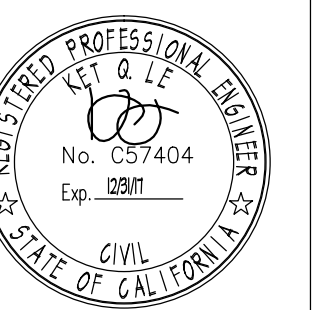
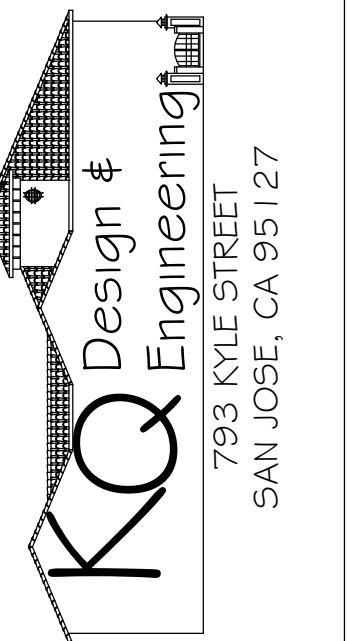
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2ND FLOOR PLAN
 1/4" = 1'-0"

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New Home For:
HAN REN & YANHUA MAO
 240 Marich Way
 Los Altos, CA 94022
2nd Floor Plan

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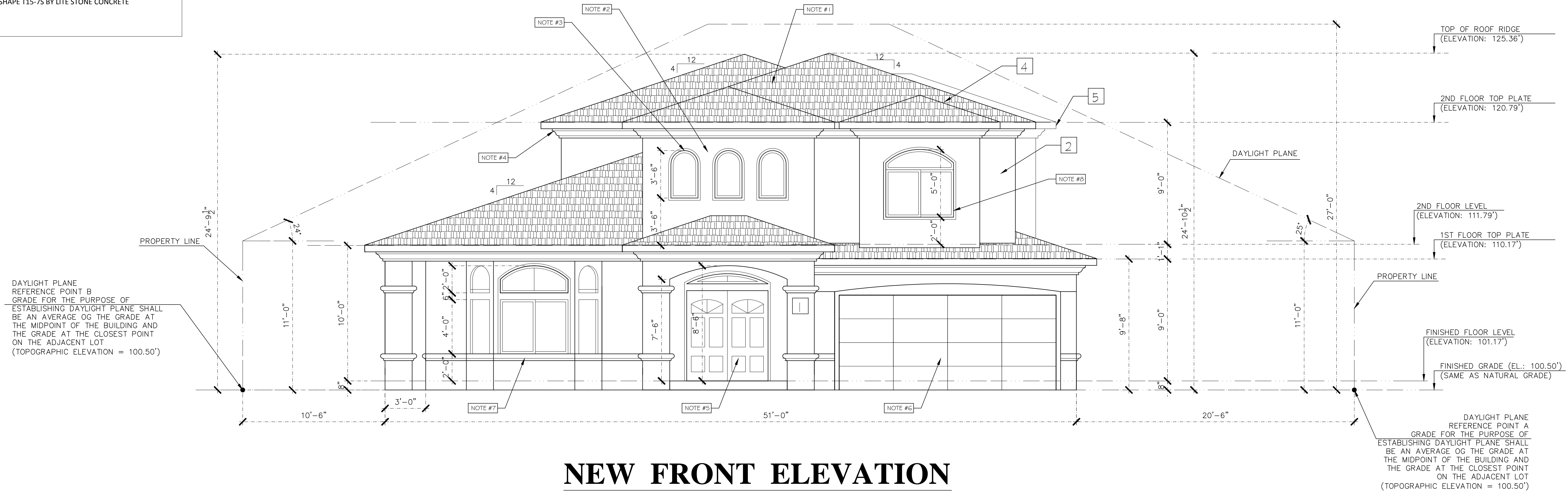
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FRONT ELEVATION NOTES:

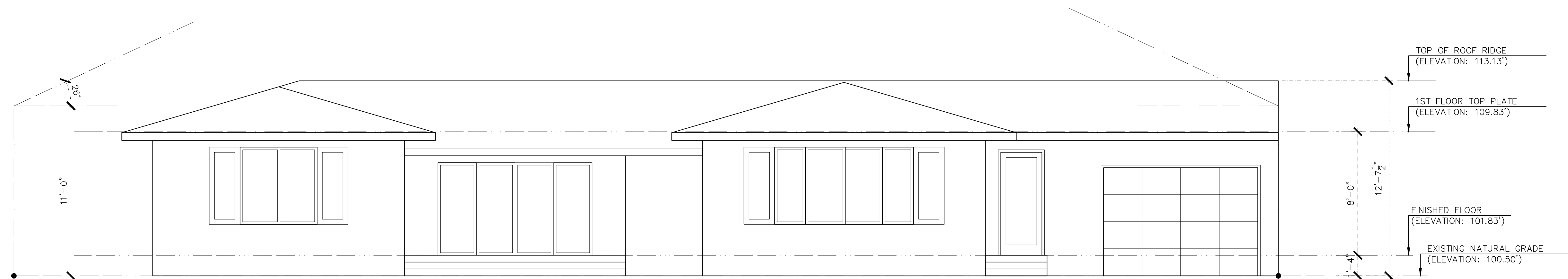
- NOTE #1
ROOFING MATERIAL: FLAT CONCRETE TILE BY MONIER, 4502 ARCADIA, BEL AIR PROFILE, BROWN & BLACK STREAKS
- NOTE #2
EXTERIOR WALL FINISH: 3 COAT STUCCO WITH SMOOTH FINISH AND INTEGRAL COLOR (KELLY MOORE 228 CHARRO COLOR FOR MAIN WALL AND 412 CARGO COLOR FOR BOTTOM 2'-8" BASE)
- NOTE #3
WINDOWS: MILGARD STYLE LINE SERIES, CLASSIC BROWN COLOR
- NOTE #4
CROWN MOLDING: SHAPE T62-05 BY LITE STONE CONCRETE
- NOTE #5:
FRONT DOOR: MAHOGANY ENTRY DOOR, SAN MARINO BY BORANO
- NOTE #6
GARAGE DOOR: ETO Custom Wood Garage Door Series, Castilian - Rustic with V-Grooved Panel and Lites
- NOTE #7
WALL MOLDING: SHAPE T33-6.5 BY LITE STONE CONCRETE
- NOTE #8
WINDOW TRIM: SHAPE T15-75 BY LITE STONE CONCRETE

Key note on elevation:

- 1 4 inch minimum high and 1/2" thick address number to be clearly visible and legible from the adjacent street fronting the property. Address signage shall be per the City of Los Altos Fire Dept. standards.
- 2 Exterior wall finish: "stucco wall finish (see front elevation) over two layers of Grade D paper wood sheathing.
- 3 Corrosion resistant weep screed is required below the stucco a minimum of 4" above earth or 2" above paved area.
- 4 Roof material: comp shingle roof or concrete tile roof (see front elevation) over 30# felt paper roof plywood per structural plans. Roofing to be class "C" minimum per 2013 CRC section R902.1.3. Max. weight of roof=12.0 PSF
- 5 Provide gutters and downspouts to direct roof drainage to storm water drain at street or approved drainage facility.

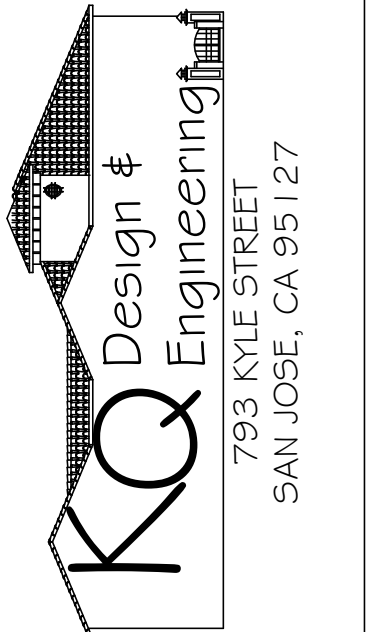


NEW FRONT ELEVATION
1/4" = 1'-0"



EXISTING FRONT ELEVATION
1/4" = 1'-0"

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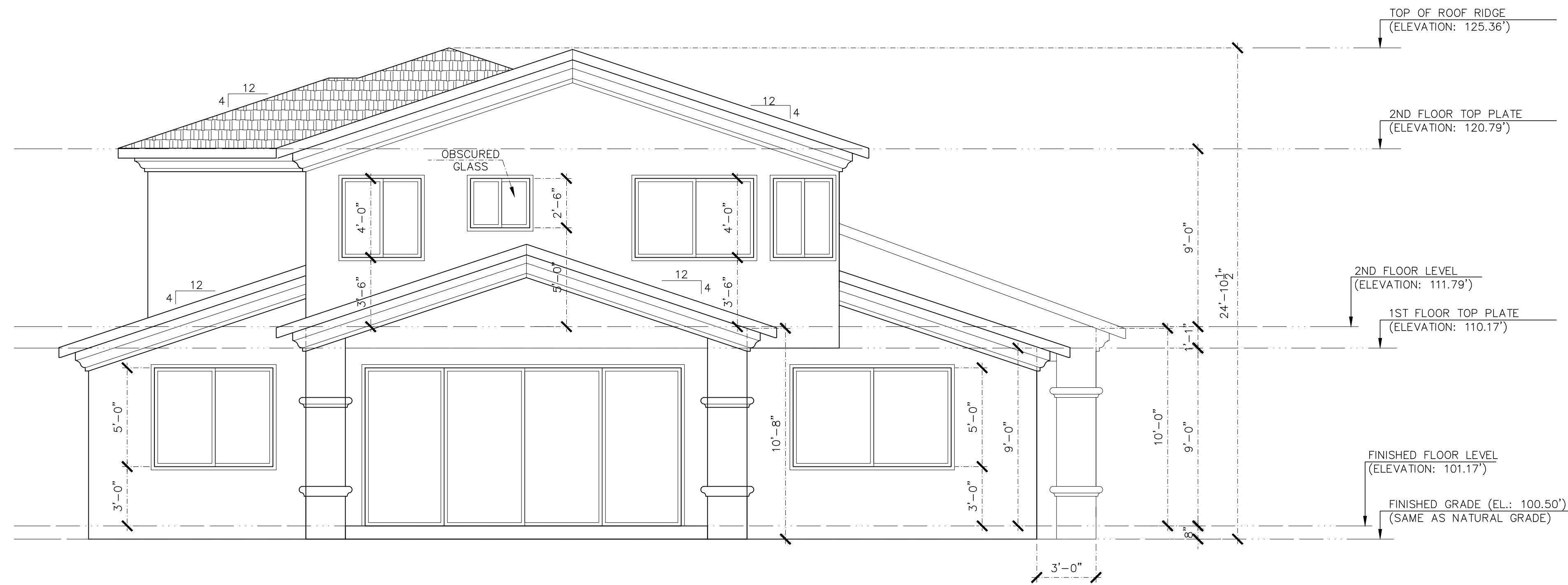
New Home For:
HAN REN & YANHUA MAO
240 Marich Way
Los Altos, CA 94022
Front Elevations

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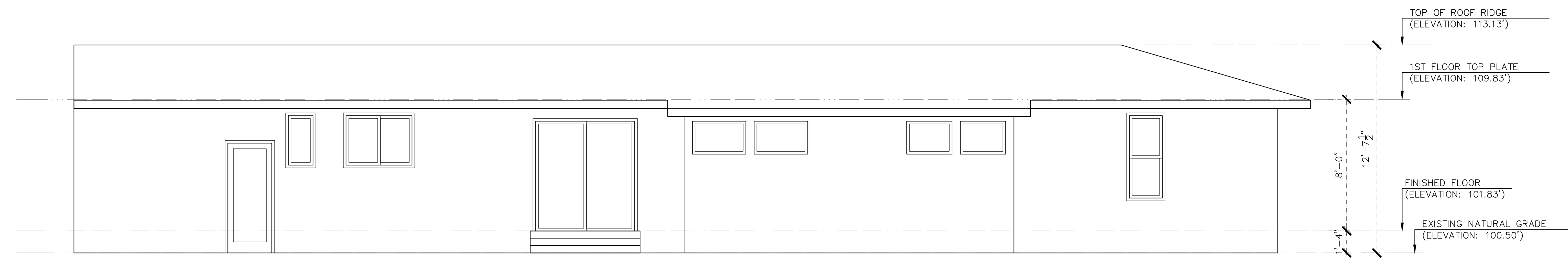
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NEW REAR ELEVATION

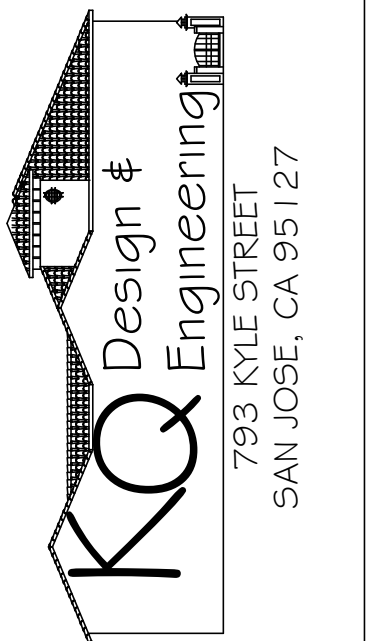
1/4" = 1'-0"



EXISTING REAR ELEVATION

1/4" = 1'-0"

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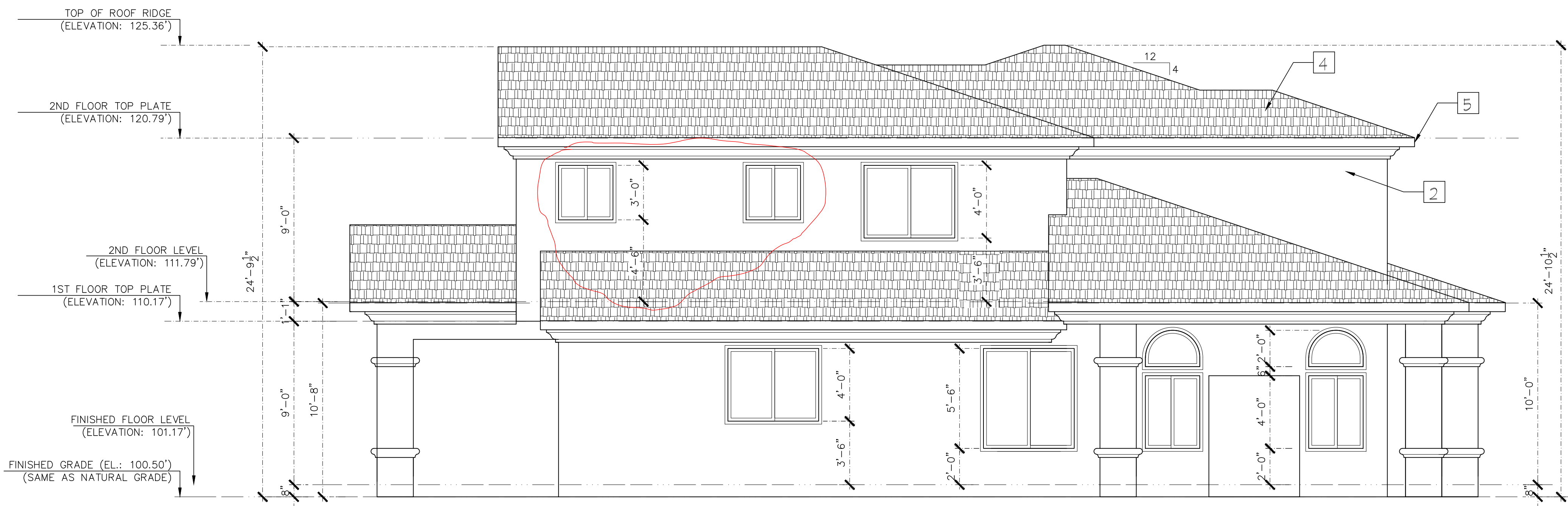
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New Home For:
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Rear Elevations

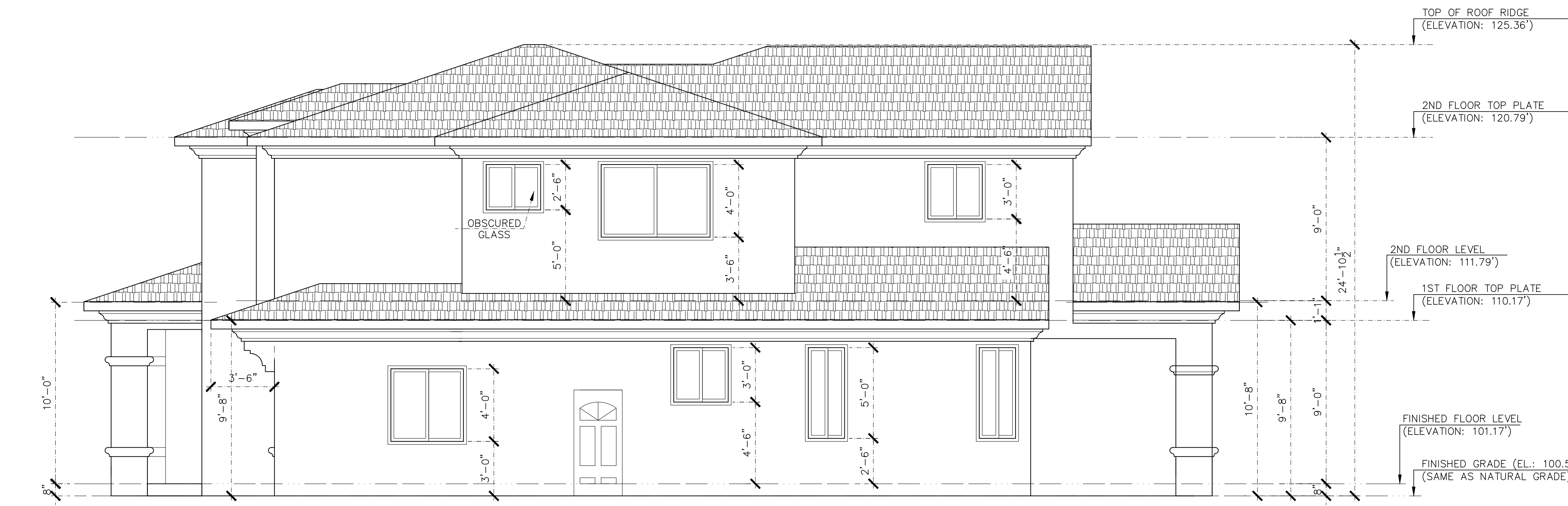
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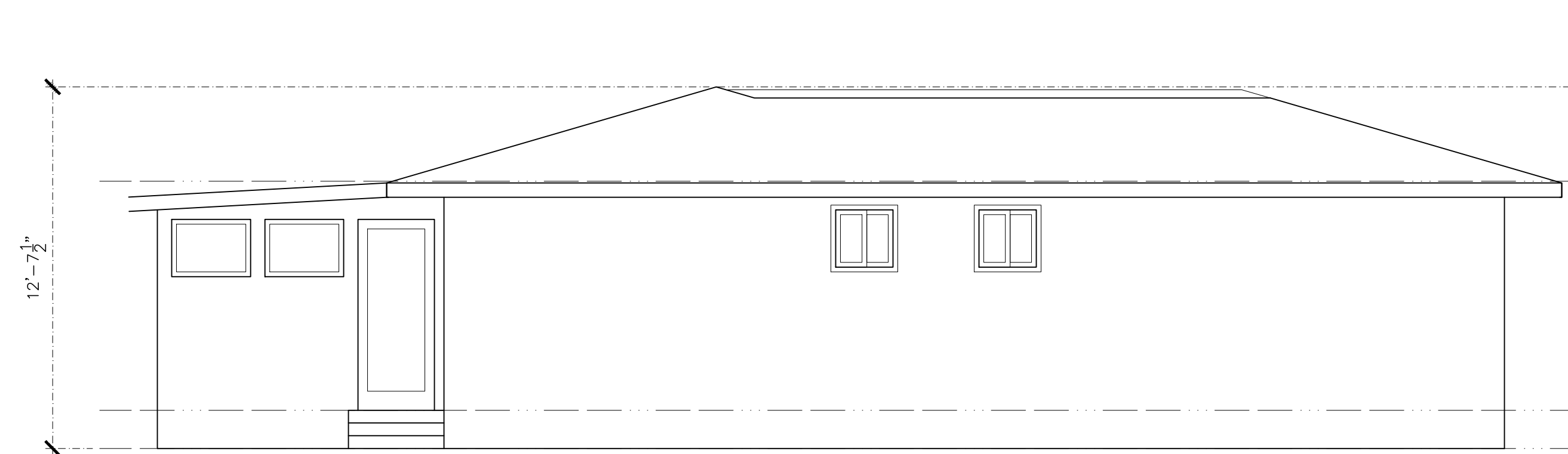
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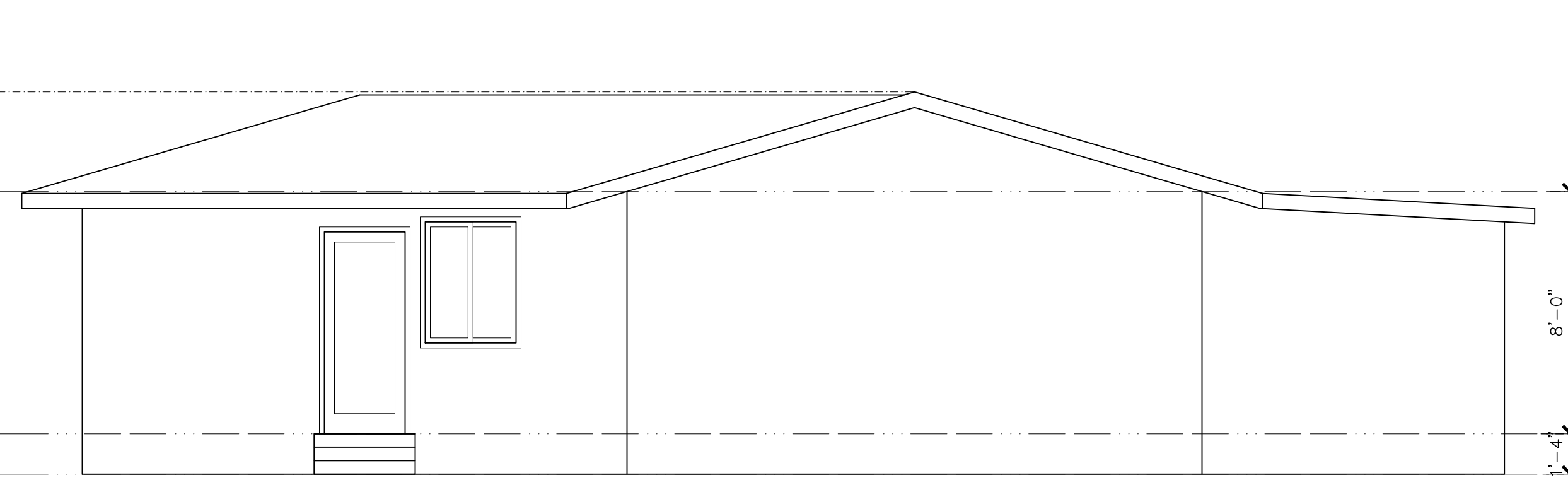
NEW LEFT SIDE ELEVATION
1/4" = 1'-0"



NEW RIGHT SIDE ELEVATION
1/4" = 1'-0"



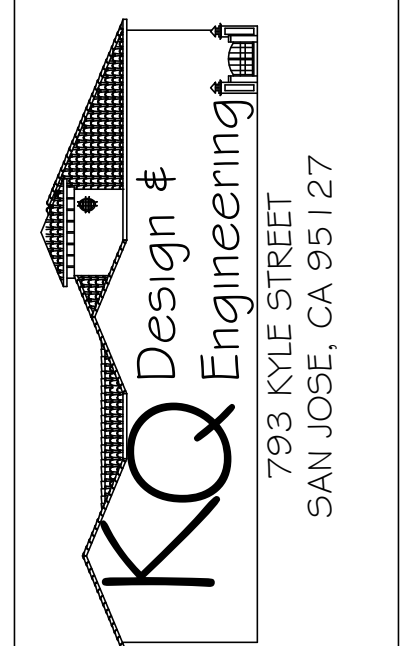
EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"

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A5.3
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Side Elevations Typical Wall Section

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KQ Design & Engineering
 793 KYLE STREET
 SAN JOSE, CA 95127

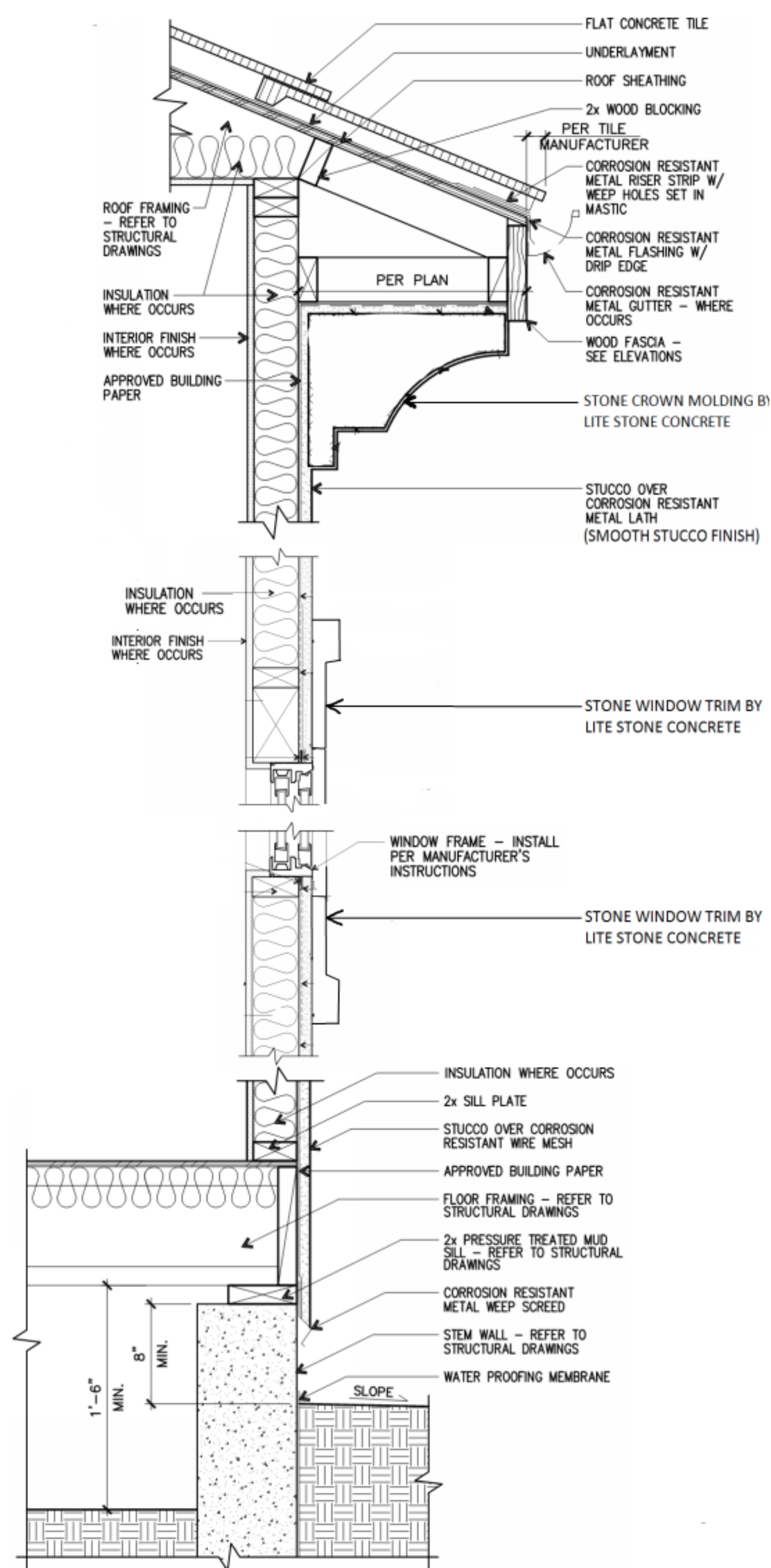


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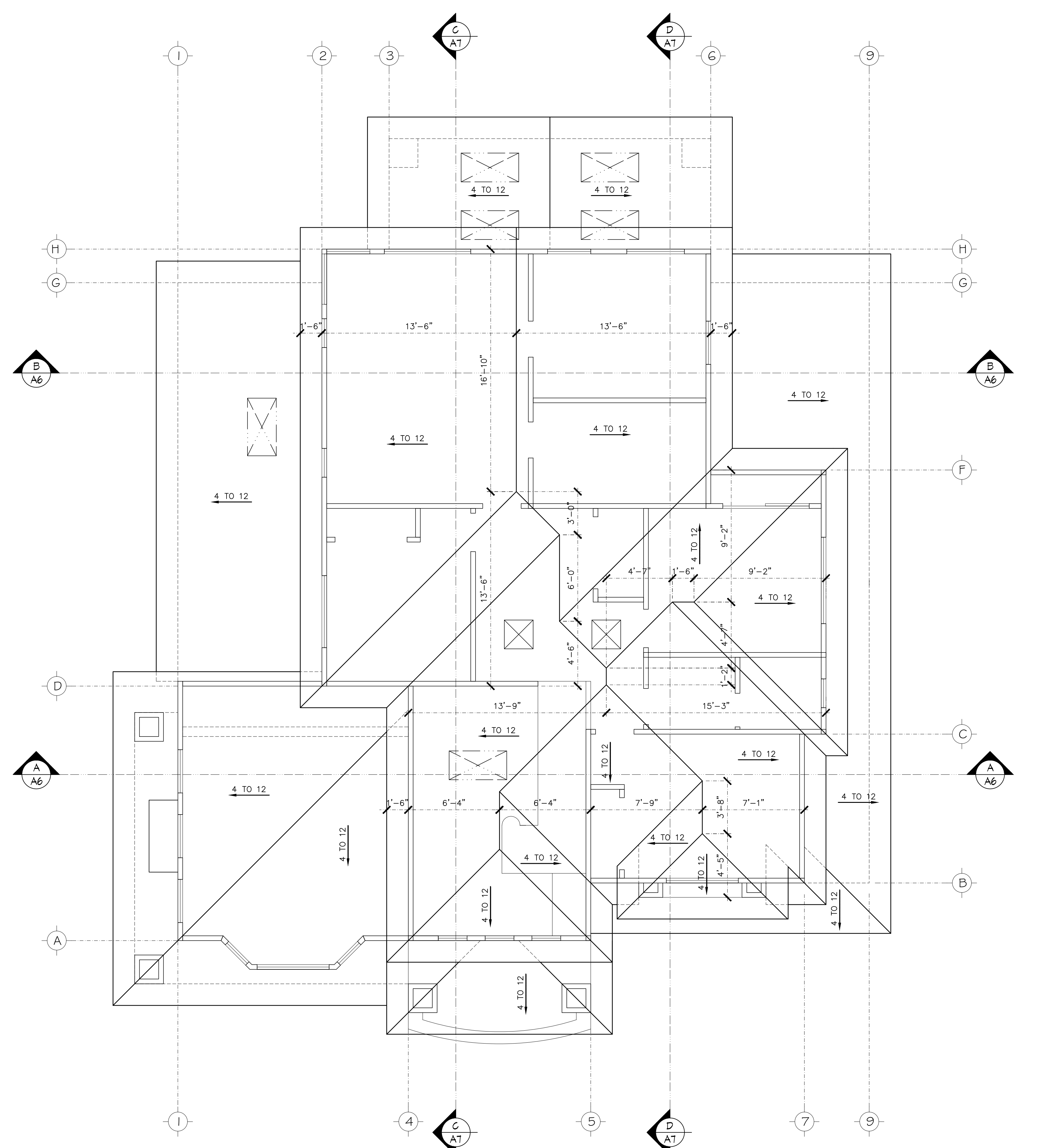
New Home For:
HAN REN & YANHUA MAO
 240 Marich Way
 Los Altos, CA 94022
Roof Plan

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A5.4
 OF SHEETS

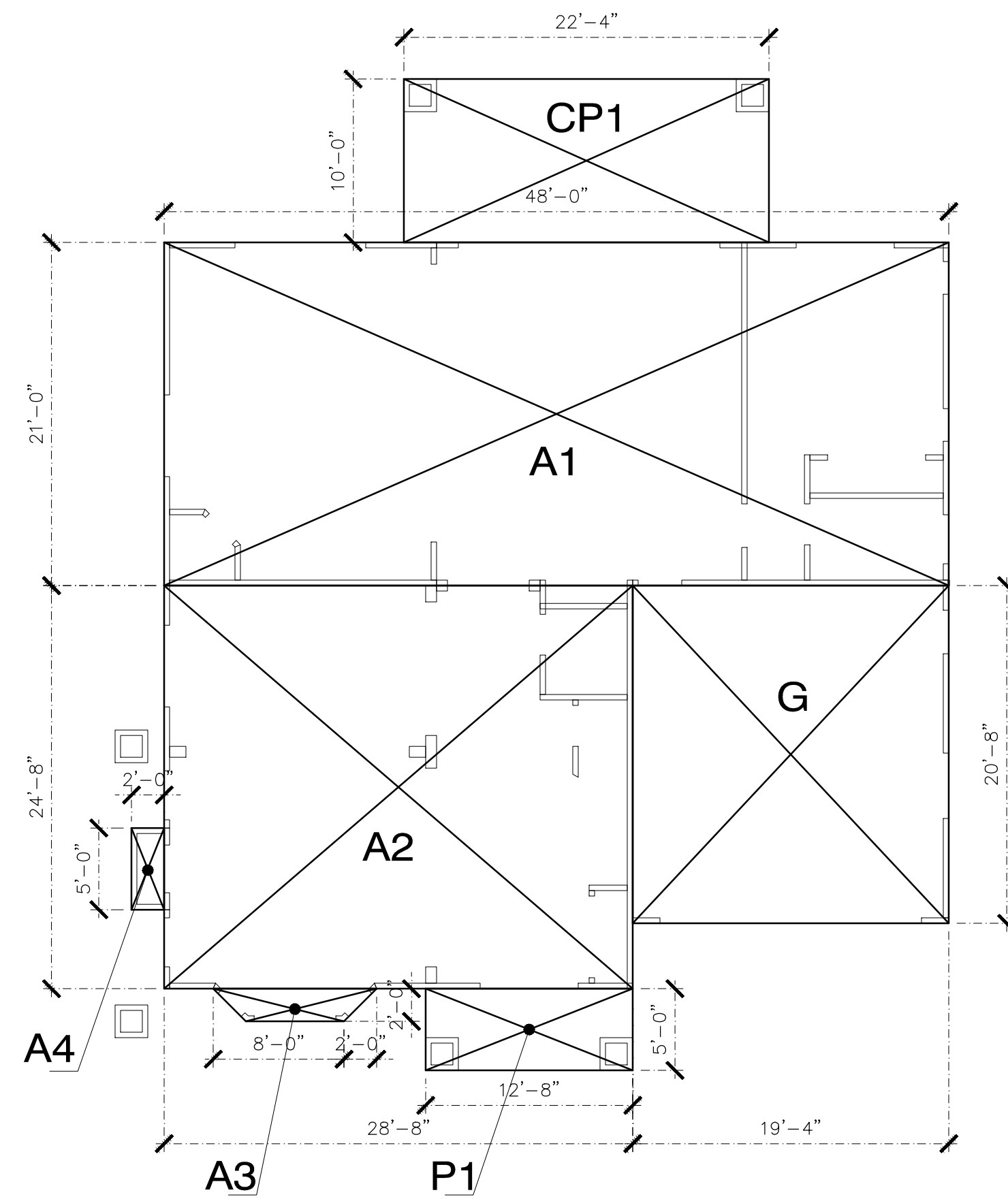


TYPICAL WALL SECTION
 NO SCALE



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

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1ST FLOOR AREA CALCULATIONS: SCALE: 1/8" = 1'-0"

A1 = (48'-00" X 21'-00") =	1008.00 SF
A2 = (24'-08" X 28'-08") =	707.11 SF
A3 = (08'-00" X 02'-00") =	16.10 SF
A4 = (05'-00" X 02'-00") =	10.00 SF
TOTAL =	1741.11 SF

GARAGE AREA CALCULATIONS:

G = (20'-08" X 19'-04") = 399.56 SF

NOTE: 1ST FLOOR AREA SUBTOTAL
= 1741 SF + 400 SF = 2141 SF

PORCH AREA CALCULATIONS:

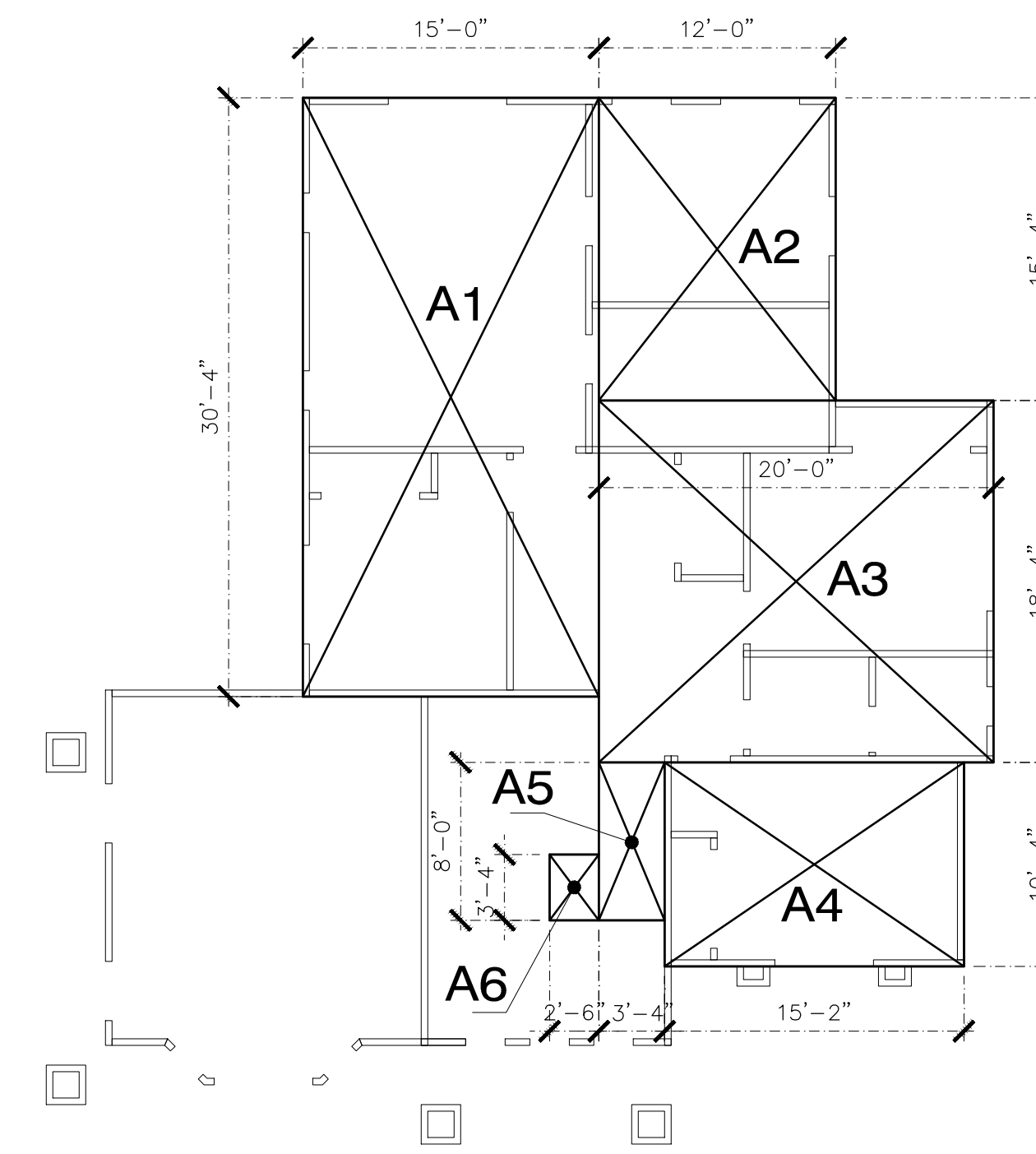
P1 = (12'-08" X 05'-00") = 63.33 SF

COVERED PATIO AREA CALCULATIONS:

CP1 = (22'-04" X 10'-00") = 223.33 SF

LOT COVERAGE:

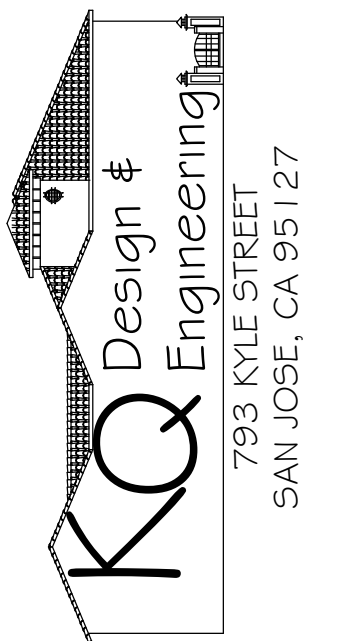
1741 + 400 + 63 + 223 = 2427 SF



2ND FLOOR AREA CALCULATIONS: SCALE: 1/8" = 1'-0"

A1 = (30'-04" X 15'-00") =	455.00 SF
A2 = (12'-00" X 15'-04") =	184.00 SF
A3 = (20'-00" X 18'-04") =	366.67 SF
A4 = (15'-02" X 10'-04") =	156.72 SF
A5 = (08'-00" X 03'-04") =	26.67 SF
A6 = (03'-04" X 02'-06") =	8.33 SF
TOTAL =	1197.39 SF

TOTAL FLOOR AREA = 2141 + 1198 = 3339 SF



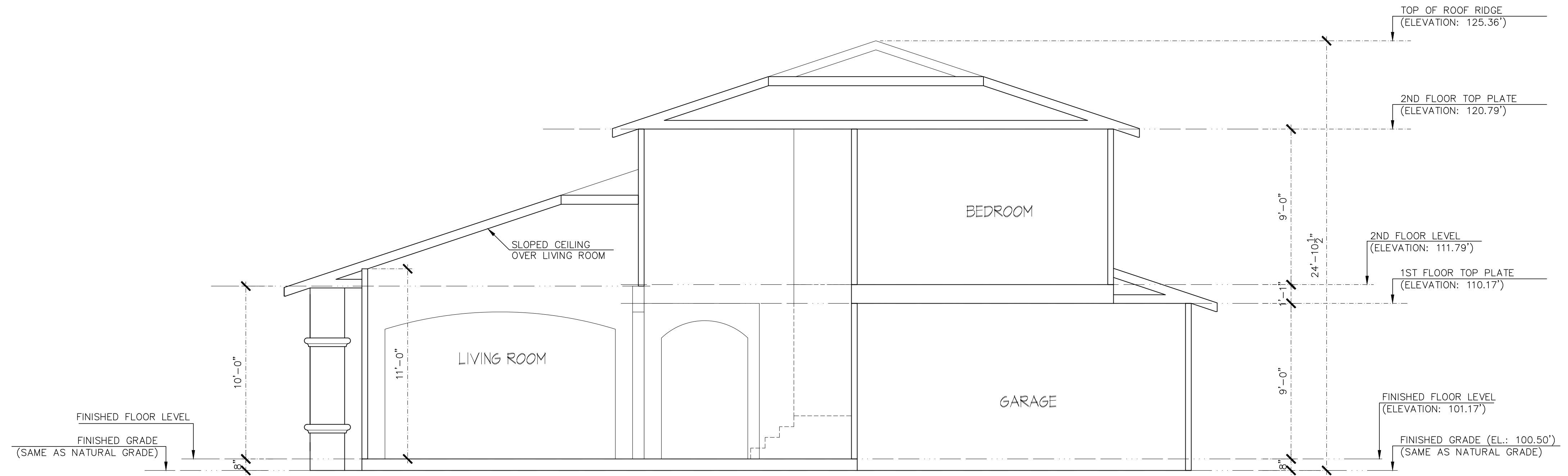
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Los Altos, CA 94022
Floor Area Calculations

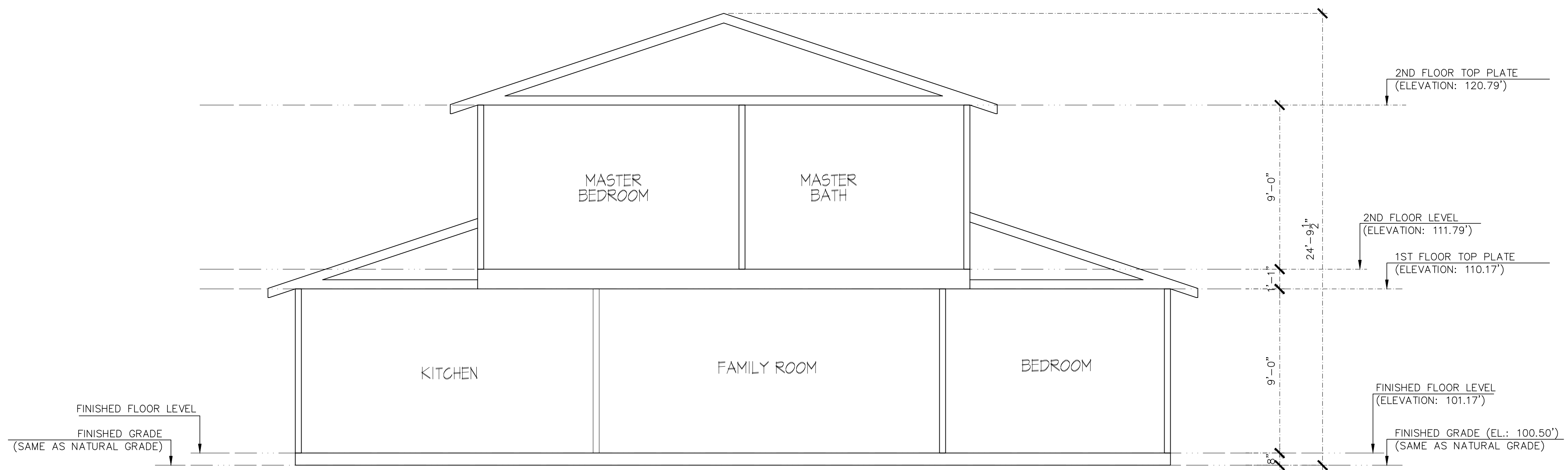
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JOB NO.
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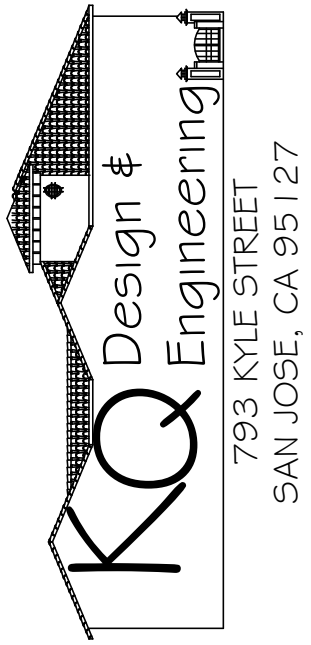
REVISIONS	BY
△ PLANCHECK 2-20-16	KL
△ PLANCHECK 3-21-16	KL



SECTION A-A
1/4" = 1'-0"



SECTION B-B
1/4" = 1'-0"



793 KYLE STREET
SAN JOSE, CA 95127



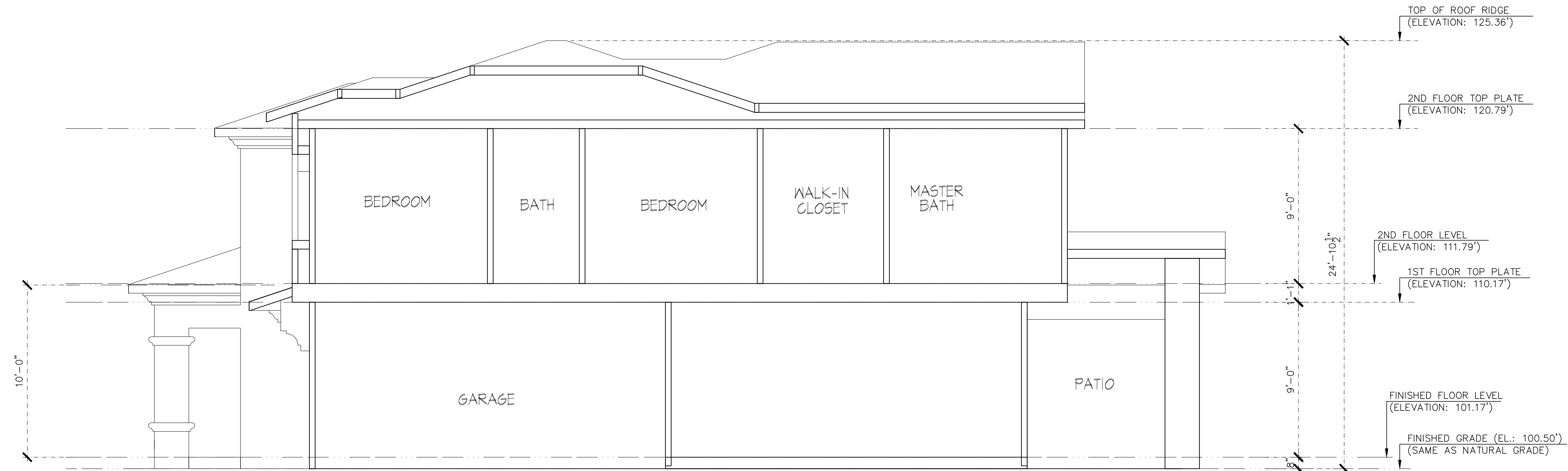
793 Kyle Street
San Jose, CA, 95127
Tel.: 408-209-8775 cell
408-258-4614 office/fax

New Home For:
HAN REN & YANHUA MAO
240 Marich Way
Los Altos, CA 94022
Sections

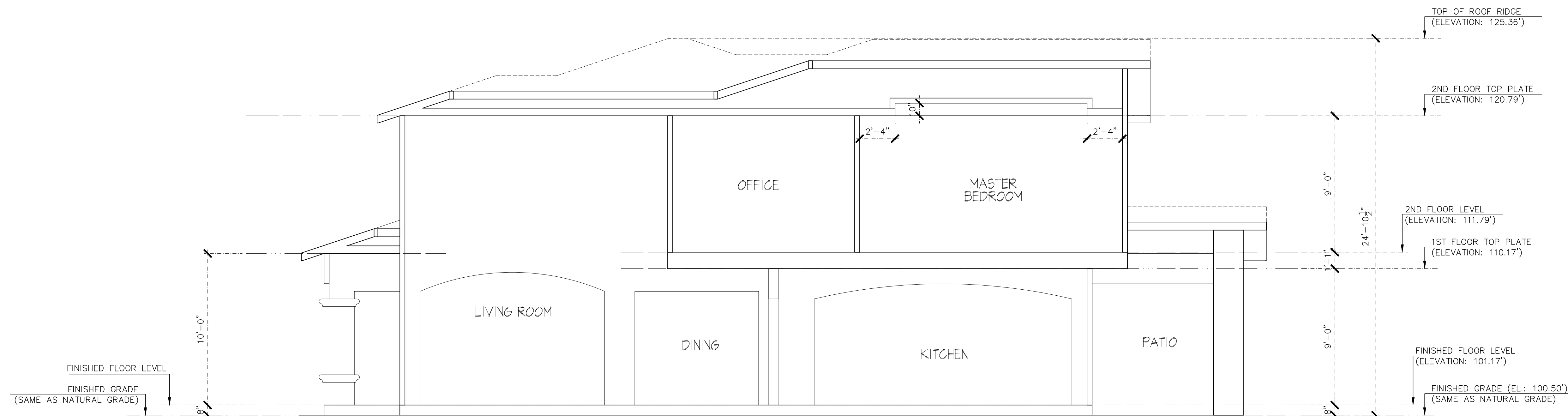
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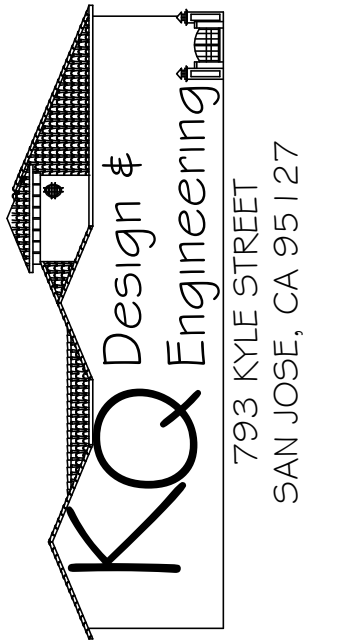
REVISIONS	BY
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△ PLANCHECK 3-21-16	KL



SECTION D-D
1/4" = 1'-0"



SECTION C-C
1/4" = 1'-0"



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240 Marich Way
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Sections

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A7

PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
TREES					
AcPa	ACER palmatum	Japanese Maple	1	15 gal.	
ArMa	ARBUTUS 'Marina'	Marina Strawberry Tree	1	15 gal.	Standard Form
CeOc	CERCIS occidentalis	Western Redbud	1	15 gal.	Multi-Trunk
LaTu	LAGERSTROEMIA indica 'Tuscarora'	Crape Myrtle	2	15 gal.	Standard
MaDo	MALUS domestica Three-in-One	3-in-1: Spiran, Honeycrisp, Akane	1	15 gal.	
PrAr	PRUNUS armeniaca	Apricot Tree	1	15 gal.	
PrCh	PRUNUS spp. Cherry	Cherry Tree	1	15 gal.	
SeSe	SEQUOIA sempervirens	Redwood	1	15 gal.	
SHRUBS, GRASSES, PERENNIALS					
DB	DIETES bicolor	Fortnight Lily	3	1 gal.	
Laur	LAURUS nobilis	Sweet Bay	7	15 gal.	Column Form
LGR	LOROPETALUM chinense 'Monraz'	Razzleberry Fringe Flower	3	5 gal.	
PTM	PITOSPORUM tobira 'Wheeler's Dwarf'	Dwarf Tobira	7	5 gal.	

PUBLIC WORKS NOTES:

- ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
- UTILIZE BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY WHICH DISTURBS THE SOIL.
- ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
- PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.

FRONT YARD HARDSCAPE AREA:

HARDSCAPE AREA: 848 SF (DRIVEWAY, WALKWAY AND FRONT PORCH)
 FRONT YARD AREA: 30' X 82' = 2460 SF
 HARDSCAPE %: 848 / 2460 = 34.5%

TOTAL SITE HARDSCAPE AREA:



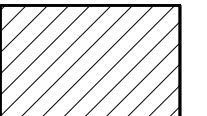



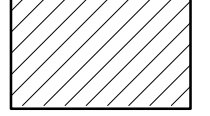




AREA = 2,421 SF (LOT COVERATE FROM SHEET A3)
 + 536 SF (REAR PATIO AND WALKWAY)
 + 246 SF (REAR COVERED PATIO)
 + 190 SF (RIGHT SIDE WALKWAY)
 + 785 SF (FRONT WALKWAY AND DRIVEWAY)
 + 63 SF (FRONT PORCH)
 = 4,241 SF

TOTAL SITE LANDSCAPE AREA:

LOW WATER USE: 3346 SF
 MODERATE WATER USE: 706 SF
 HIGH WATER USE, LAWN: 1321 SF
 HIGH WATER USE, EDIBLE: 66 SF
 TOTAL LANDSCAPE AREA: 5,445 SF
 24% OF TOTAL LANDSCAPE AREA

HYDRO-ZONE LEGEND:

REFER TO NOTES, THIS SHEET, FOR MORE INFORMATION

	ZONE 1: SHRUBS - LOW WATER USE 984 SF		ZONE 6: SHRUBS - LOW WATER USE 566 SF		ZONE II: SPECIAL LANDSCAPE AREA: VEGETABLE BOXES - HIGH WATER USE 66 SF
	ZONE 2: SHRUBS - LOW WATER USE 591 SF		ZONE 7: LAWN - HIGH WATER USE 304 SF		
	ZONE 3: SHRUBS - LOW WATER USE 509 SF		ZONE 8: LAWN - HIGH WATER USE 369 SF		
	ZONE 4: LAWN - HIGH WATER USE 654 SF		ZONE 9: SHRUBS - LOW WATER USE 800 SF		
	ZONE 5: SHRUBS - MODERATE WATER USE 221 SF		ZONE 10: SHRUBS - MODERATE WATER USE 485 SF		

Appendix B - Sample Water Efficient Landscape Worksheet.
 Property Address: 240 March Way, Los Altos, CA 94022

WATER EFFICIENT LANDSCAPE WORKSHEET
 This worksheet is filed out by the project applicant and it is a required element of the Landscape Documentation Package.

Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PFIE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*	
Regular Landscape Areas								
1) Shrubs - low	0.2	Drip	0.81	0.25	984	242.96	6477.39	
2) Shrubs - low	0.2	Drip	0.81	0.25	537	132.59	3534.92	
3) Shrubs - low	0.2	Drip	0.81	0.25	509	125.88	3350.60	
4) Lawn - high	0.7	Sub-surf	0.81	0.86	654	565.19	15067.84	
5) Shrubs - mod	0.5	Drip	0.81	0.62	221	136.42	3630.95	
6) Shrubs - low	0.2	Drip	0.81	0.25	566	139.75	3725.82	
7) Lawn - high	0.7	Sub-surf	0.81	0.86	304	262.72	7004.01	
8) Lawn - high	0.7	Sub-surf	0.81	0.86	369	318.89	8501.58	
9) Shrubs - low	0.2	Drip	0.81	0.25	800	197.53	5266.17	
10) Shrubs - mod	0.5	Drip	0.81	0.62	485	299.38	7981.54	
					Totals	5429	2421.11	64546.82
Special Landscape Areas								
11) Veg. Planters				1	66	66	1759.56	
					Totals	66	1759.56	
					ETWU Total	5495	2487.11	66306.38
					Maximum Allowed Water Allowance (MAWA)		80397.23	

*Hydrozone # (Planting Description)
 1) front lawn
 2) low water use plantings
 3) medium water use plantings

*Irrigation Method
 overhead spray
 or drip

*Irrigation Efficiency (IE)
 0.75 for spray head
 0.81 for drip

*ETAF (Annual Gallons Allowed) = (Eto) / (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
 where Eto is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year; LA is the total landscape area in square feet; SLA is the total special landscape area in square feet; and ETAF is .55 for residential areas and 0.45 for non-residential areas.

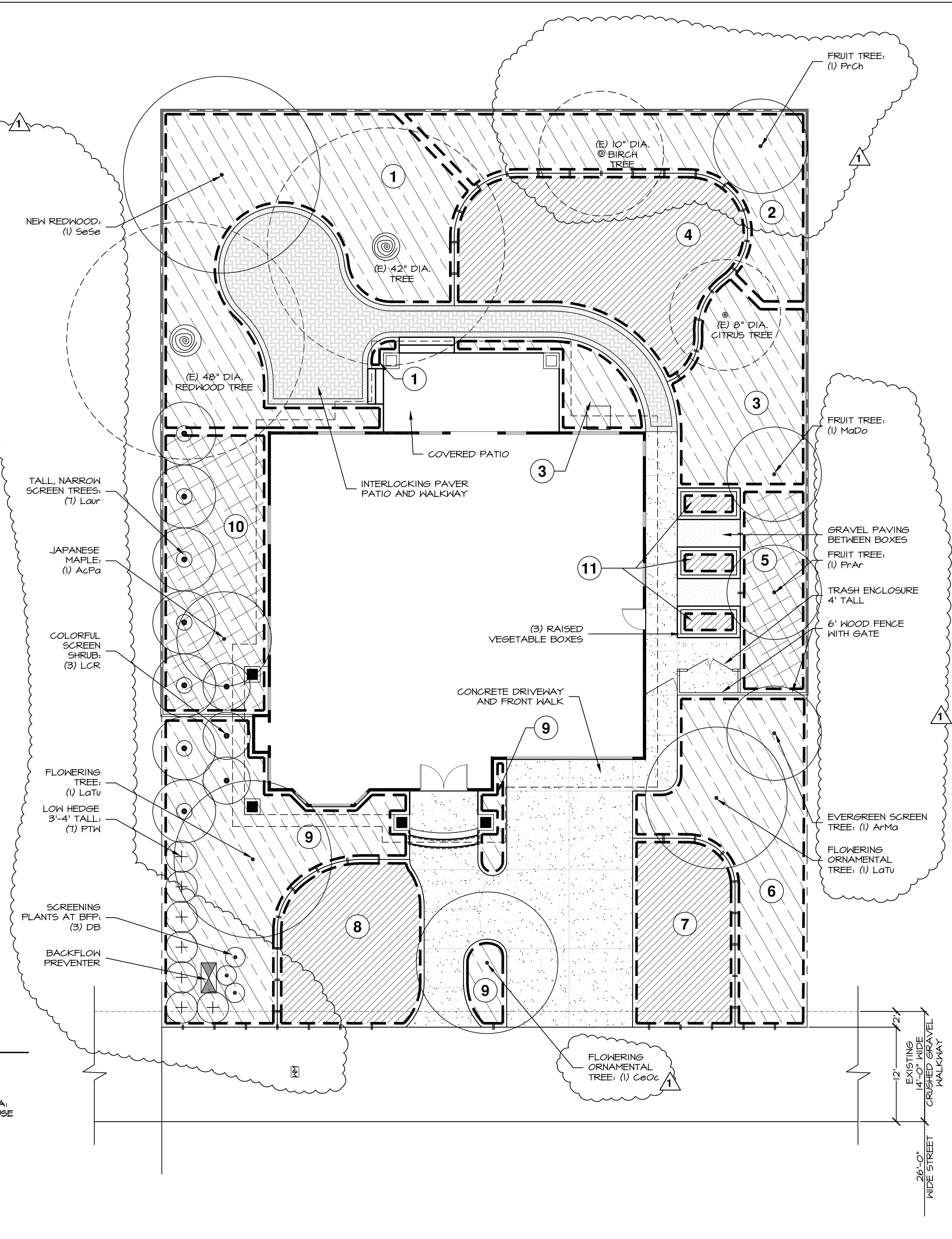
ETAF Calculations

Regular Landscape Areas	Total ETAF x Area	Total Area	Average ETAF
	2421.11	5429	.45

All Landscape Areas

Total ETAF x Area	Total Area	Site-wide ETAF
2487.11	5495	.45

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



LANDSCAPE PLAN
HYDROZONE PLAN
 1/8" = 1'-0"

REVISIONS	BY	
1	03-16-2016	RE

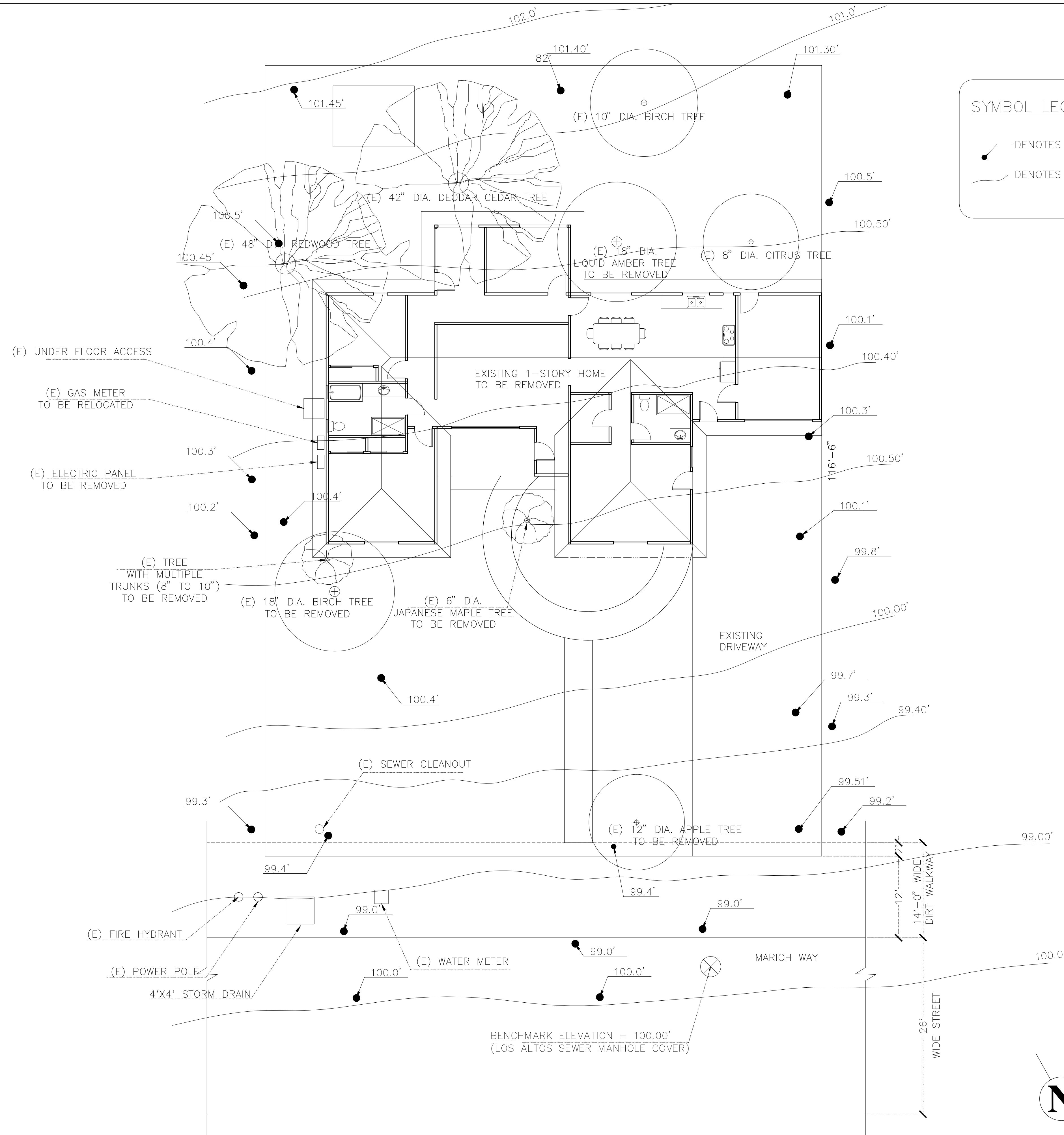
ELEMENTAL DESIGN GROUP
 Rhadante Van de Voorde, ASLA
 Registered Landscape Architect #3944
 C-27 Landscape Contractor #926561
 Tel: 831.338.1709
 Fax: 831.338.6167
 1200 Blue Ridge Drive
 Boulder Creek, CA 95006
 www.elementaldesign.com

New Home For:
HAN REN & YANHUA MAO
 240 MARCH WAY
 LOS ALTOS, CA
HYDROZONE PLAN LANDSCAPE PLAN

DRAWN	RE
CHECKED	RV
DATE	02/22/16
SCALE	AS NOTED
JOB NO.	16.06
SHEET	

A8.1
 OF X SHEETS

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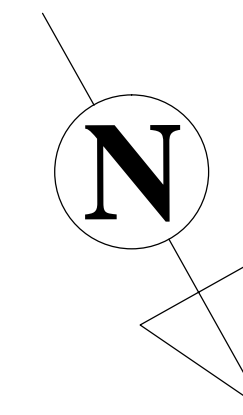


SYMBOL LEGEND:

- DENOTES SPOT GRADE ELEVATION
- DENOTES CONTOUR LINE WITH ELEVATION

EXISTING GRADE & UTILITY PLAN

1/8" = 1'-0"



REVISIONS	BY
△ PLANCHECK 2-20-16	KL
△ PLANCHECK 3-21-16	KL

KQ Design & Engineering
 793 KYLE STREET
 SAN JOSE, CA 95127
 PHONE: (408) 209-8775



793 Kyle Street
 San Jose, CA, 95127
 Tel.: 408-209-8775 cell
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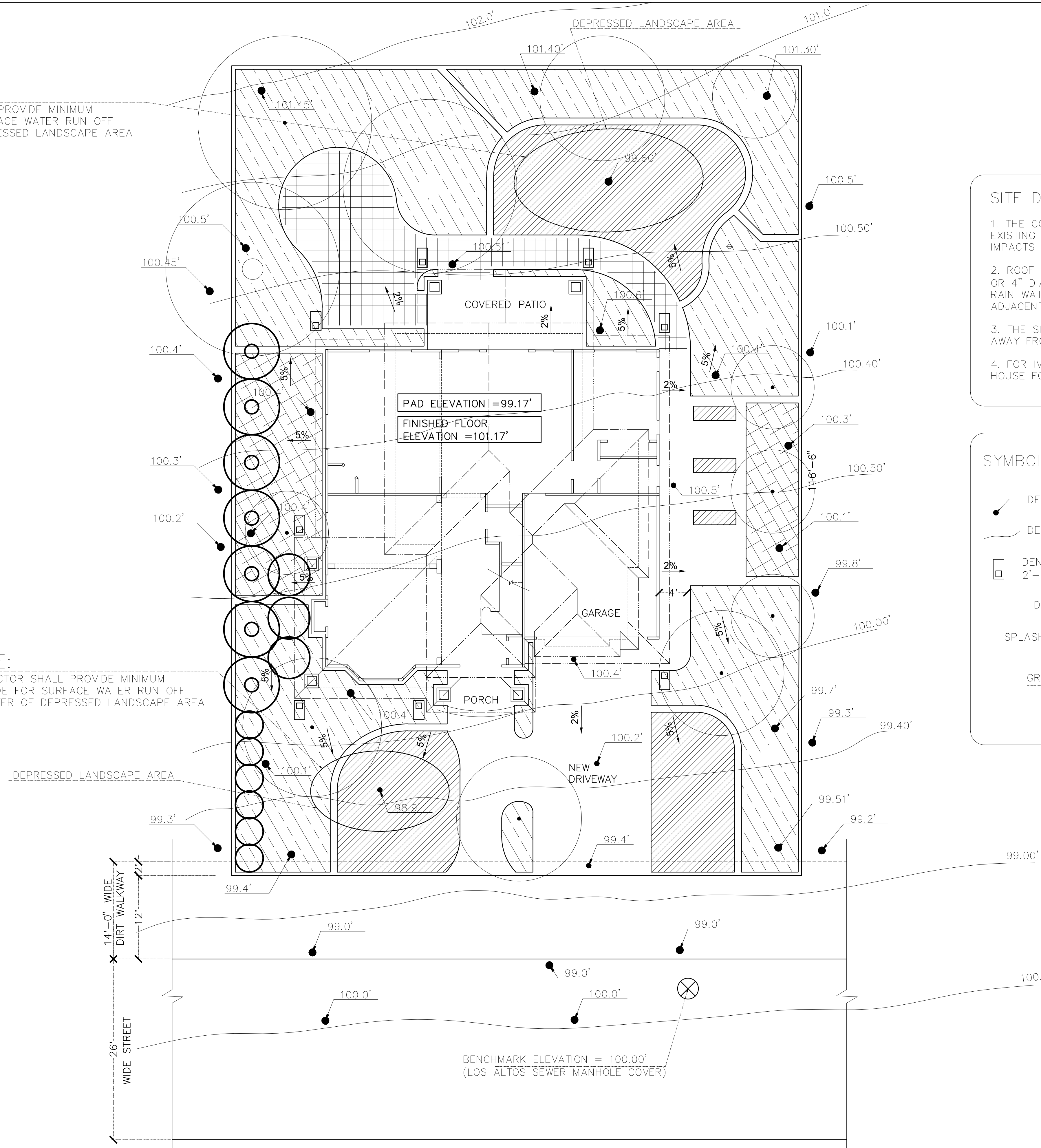
New Home For:
HAN REN & YANHUA MAO
 240 MARICH WAY
 LOS ALTOS, CA
EXISTING GRADE & UTILITY PLAN

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SCALE
JOB NO.
SHEET

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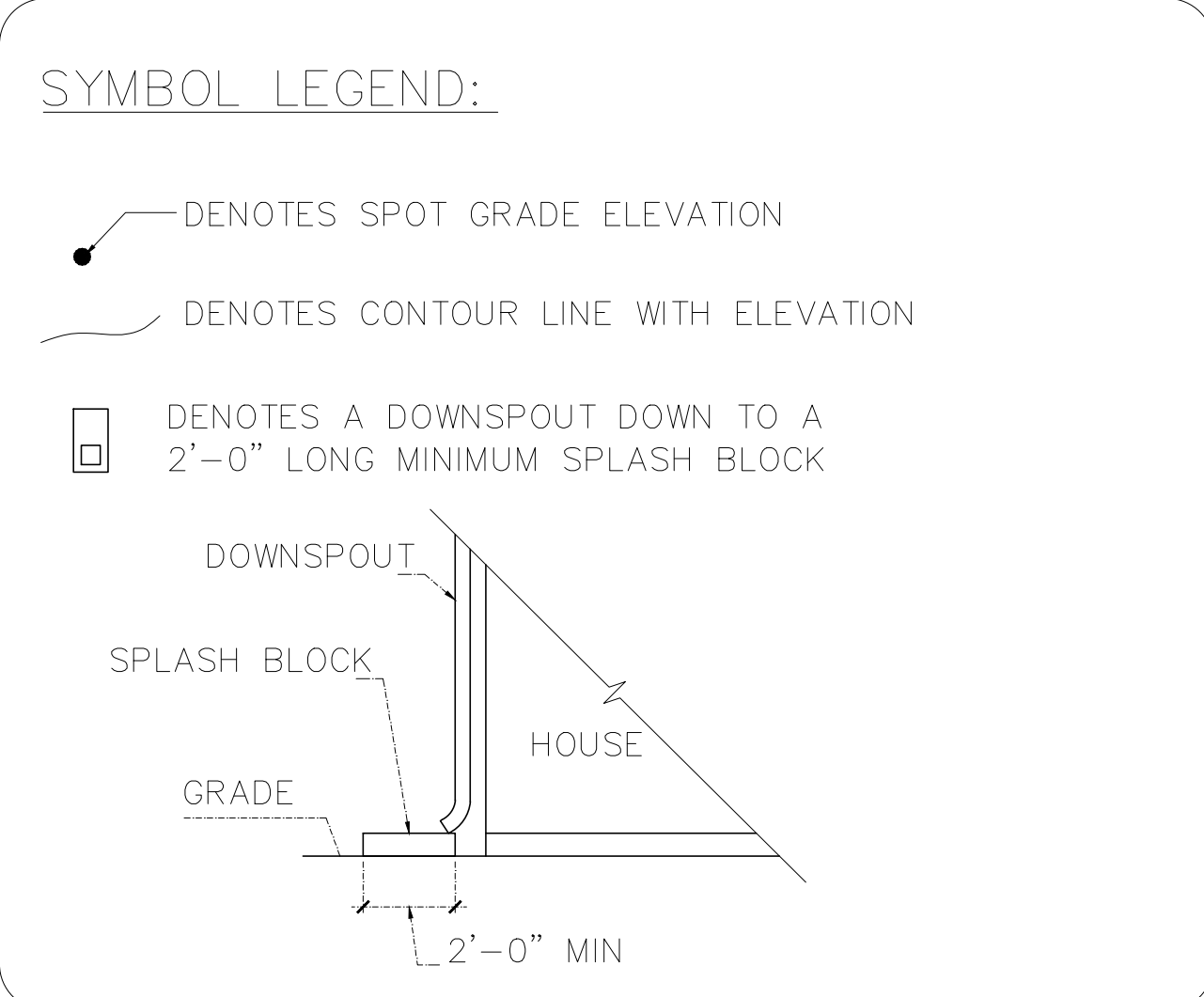
NOTE:
CONTRACTOR SHALL PROVIDE MINIMUM
1% GRADE FOR SURFACE WATER RUN OFF
TO CENTER OF DEPRESSED LANDSCAPE AREA

NOTE:
CONTRACTOR SHALL PROVIDE MINIMUM
1% GRADE FOR SURFACE WATER RUN OFF
TO CENTER OF DEPRESSED LANDSCAPE AREA



SITE DRAINAGE NOTE:

1. THE CONTRACTOR SHALL NOT ALTER PRE-EXISTING DRAINAGE PATTERNS EXISTING FROM ADJACENT PROPERTIES IN A MANNER THAT NEGATIVELY IMPACTS THOSE PROPERTIES.
2. ROOF WATER DOWN SPOUTS DISCHARGING TO SPLASH BLOCKS OR 4" DIA. PERFORATED DRAINAGE PIPES MUST BE PROVIDED TO CARRY RAIN WATER AWAY FROM FOUNDATION. DRAINAGE CAN NOT DRAIN INTO ADJACENT PROPERTIES.
3. THE SITE SHALL BE FINE GRADED TO PROVIDED A MINIMUM OF 5% SLOPE AWAY FROM HOUSE FOR THE FIRST 5 FT.
4. FOR IMPERVIOUS SURFACE, GRADE TO BE 2% MINIMUM AWAY FROM HOUSE FOR THE FIRST 5 FT.



NEW GRADING & DRAINAGE PLAN

1/8" = 1'-0"

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△ PLANCHECK 3-21-16	KL

KQ Design & Engineering
793 KYLE STREET
SAN JOSE, CA 95127
PHONE: (408) 209-8775

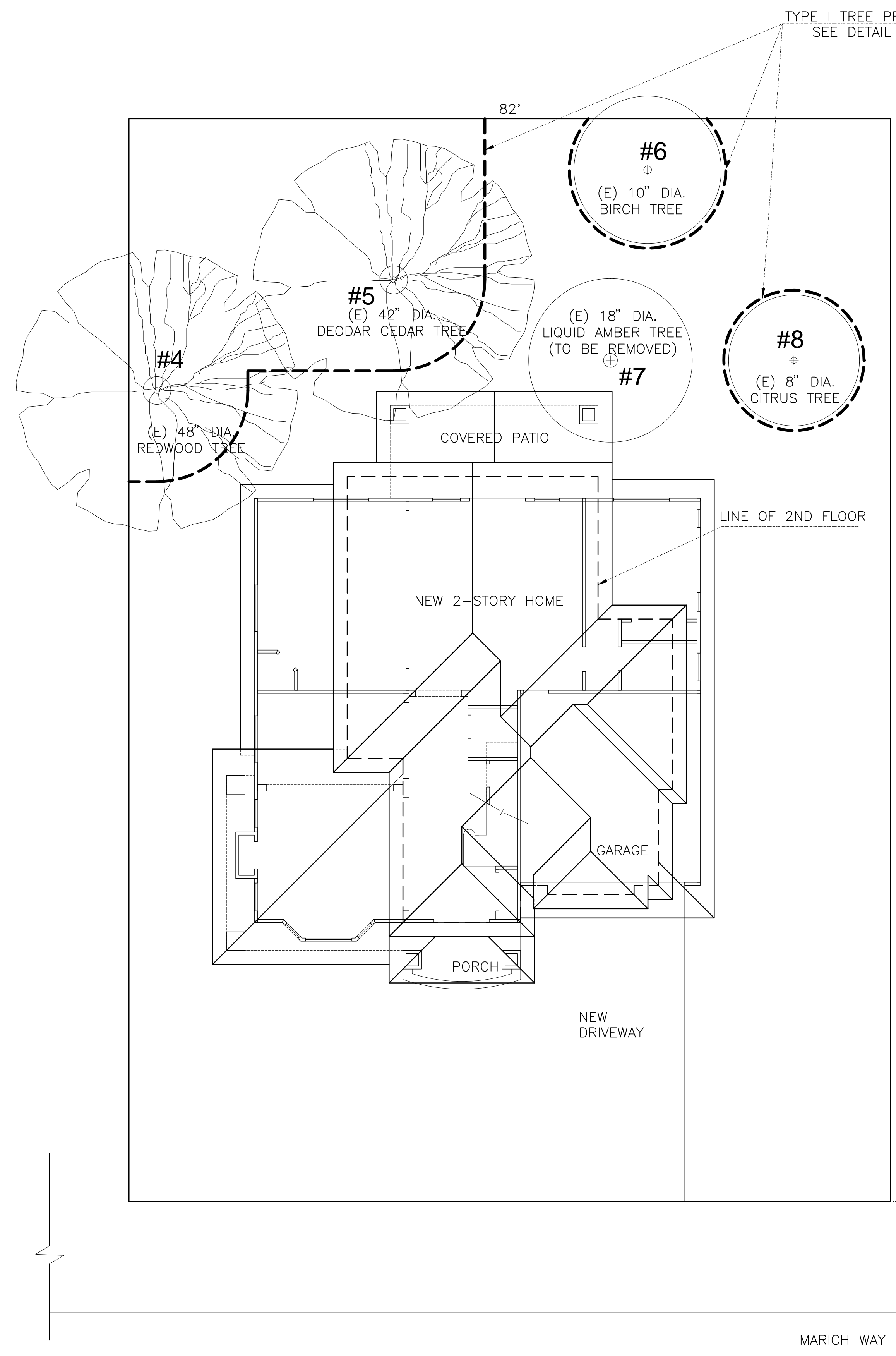
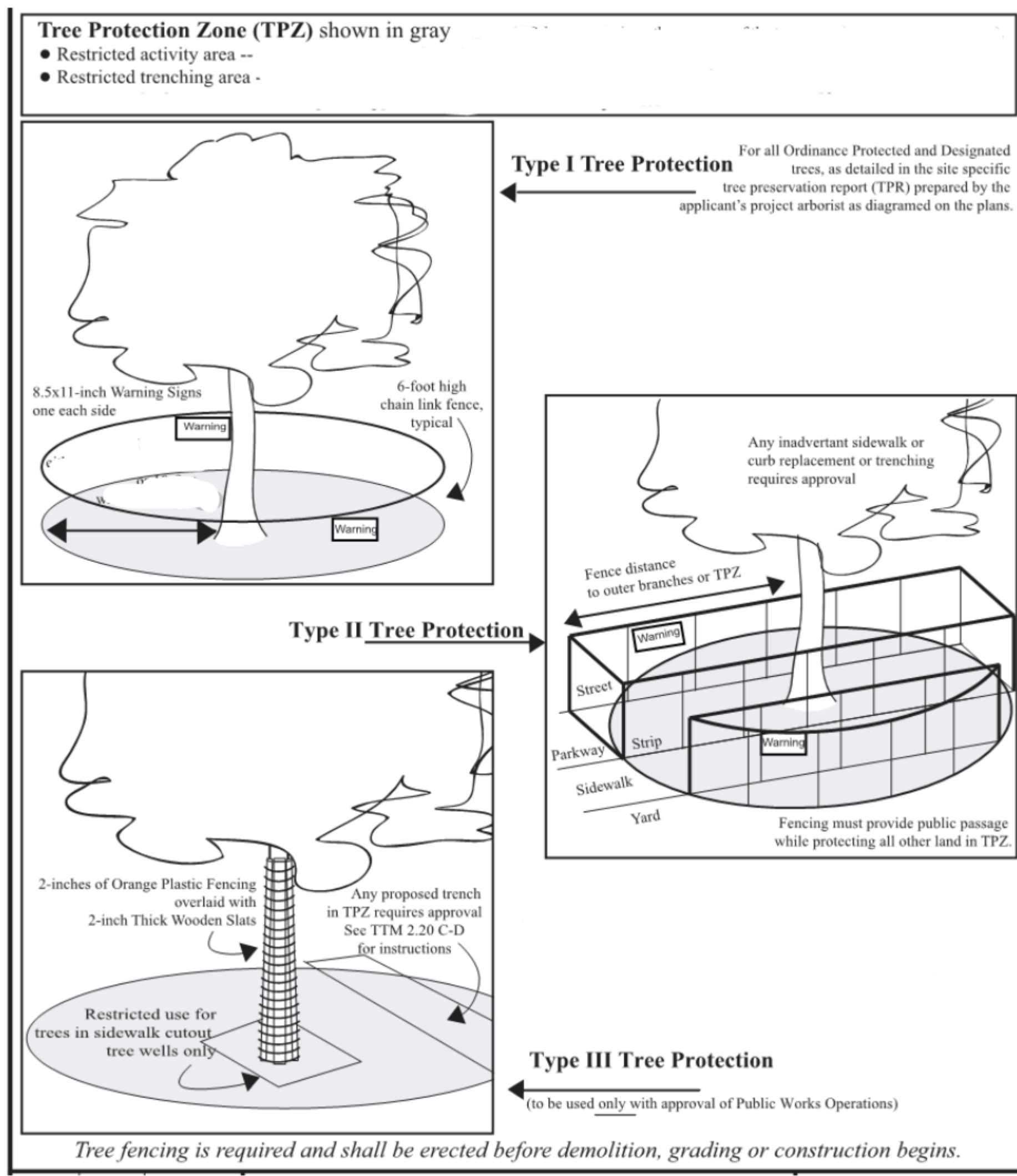
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New Home For:
HAN REN & YANHUA MAO
240 MARICH WAY
LOS ALTOS, CA

NEW GRADING & DRAINAGE PLAN

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DATE 3-21-14
SCALE
JOB NO.
SHEET
A8.3
OF SHEETS

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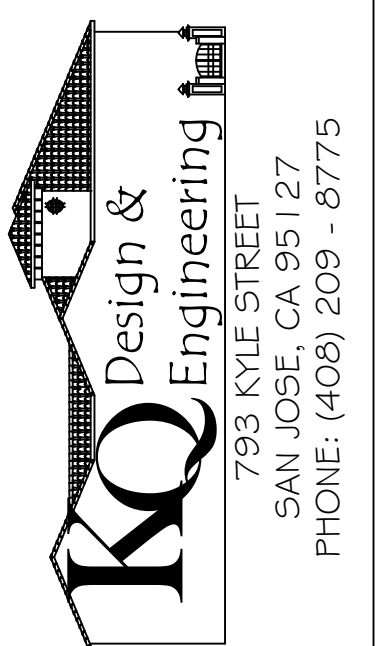
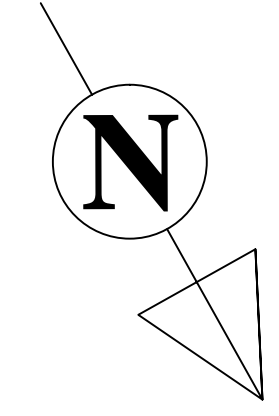


TREE #	SPECIES & SIZE	STATUS
#1	APPLE, 12" DIA	TO BE REMOVED
#2	BIRCH, 8" TO 14" DIA	TO BE REMOVED
#3	PITT TOBIRA, 6" TO 8" DIA	TO BE REMOVED
#4	REDWOOD, 48" DIA	TO REMAIN
#5	DEODAR CEDAR, 42" DIA	TO REMAIN
#6	BIRCH, 10" DIA	TO REMAIN
#7	LIQUID AMBER, 18" DIA	TO BE REMOVED
#8	CITRUS, 8" DIA	TO REMAIN

NOTE: SEE SHEET A2.1 FOR EXISTING FRONT TREES TO BE REMOVED

TREE PROTECTION PLAN

1/8" = 1'-0"



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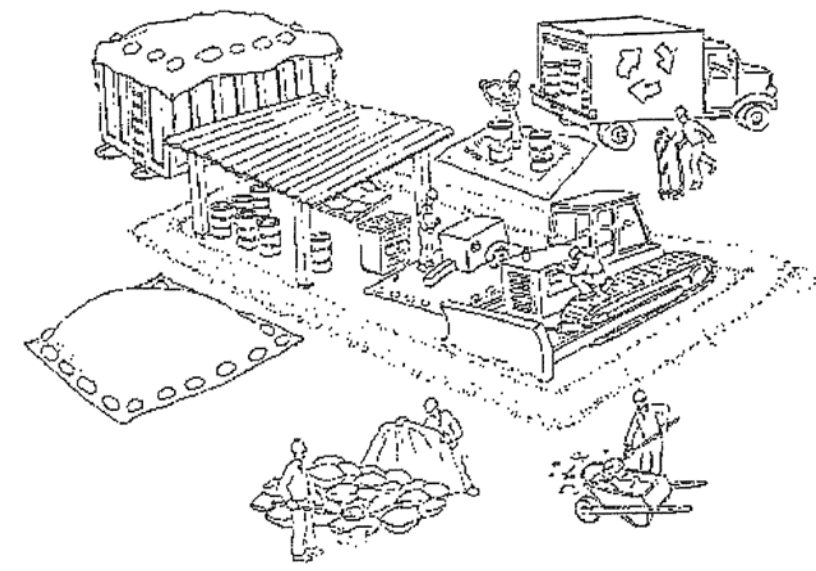
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240 MARICH WAY
LOS ALTOS, CA

Tree Protection Plan

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DATE
SCALE
JOB NO.
SHEET

A8.4
OF SHEETS

Clean Bay Blue Print



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Fremont requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with Alameda County Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- ✓ Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- ✓ Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- ✓ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Dispose of all containment and cleanup materials properly.
- ✓ Report any hazardous materials spills immediately! Dial 911 or Alameda County Public Works Agency dispatch at (510) 670-5500

Construction Entrances and Perimeter

- ✓ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ✓ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it will not collect in the street.
- ✓ Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

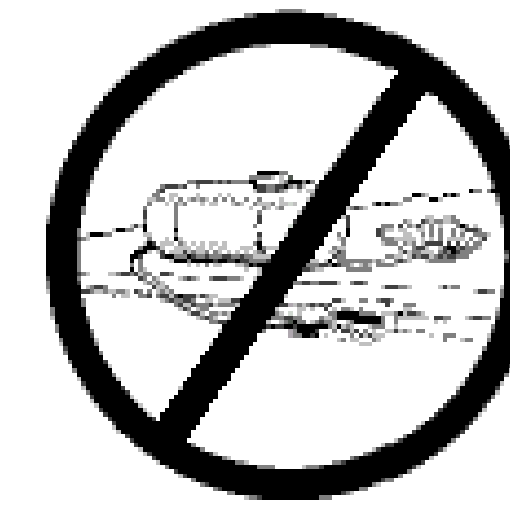


- ✓ Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.

- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations

- ✓ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

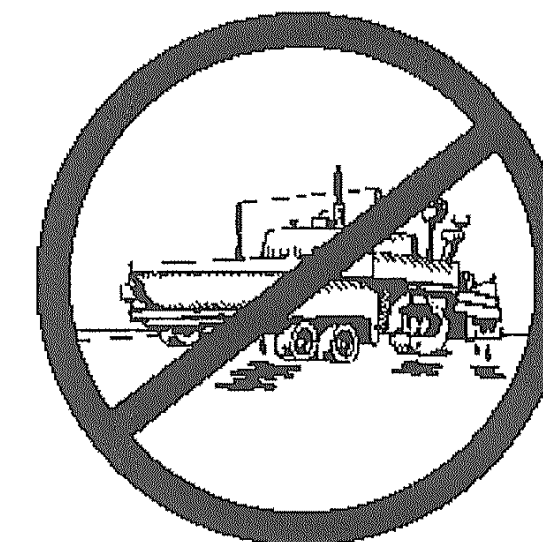


Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



Concrete, grout, and mortar storage & waste disposal

- ✓ Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.
- ✓ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.



Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Landscape Materials

- ✓ Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

REVISIONS

NO.	DESCRIPTION	BY	DATE	APP'D

APPROVED

DATE	ADV	DATE

CLEAN BAY
BLUE PRINT

WORK ORDER NO.

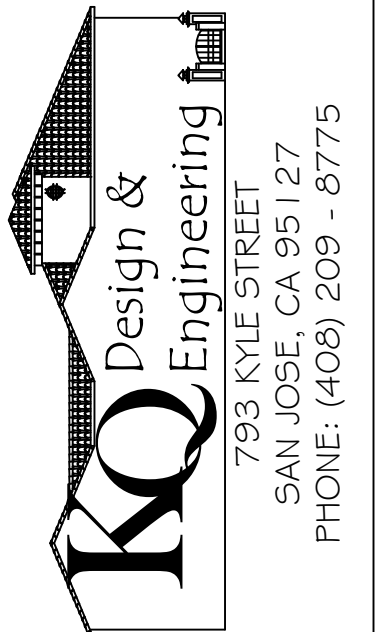
SPECIFICATION NO.

SHEET NO.

A8.5

FILE NO.

REVISIONS	BY
△ PLANCHECK 2-20-16	KL
△ PLANCHECK 3-21-16	KL

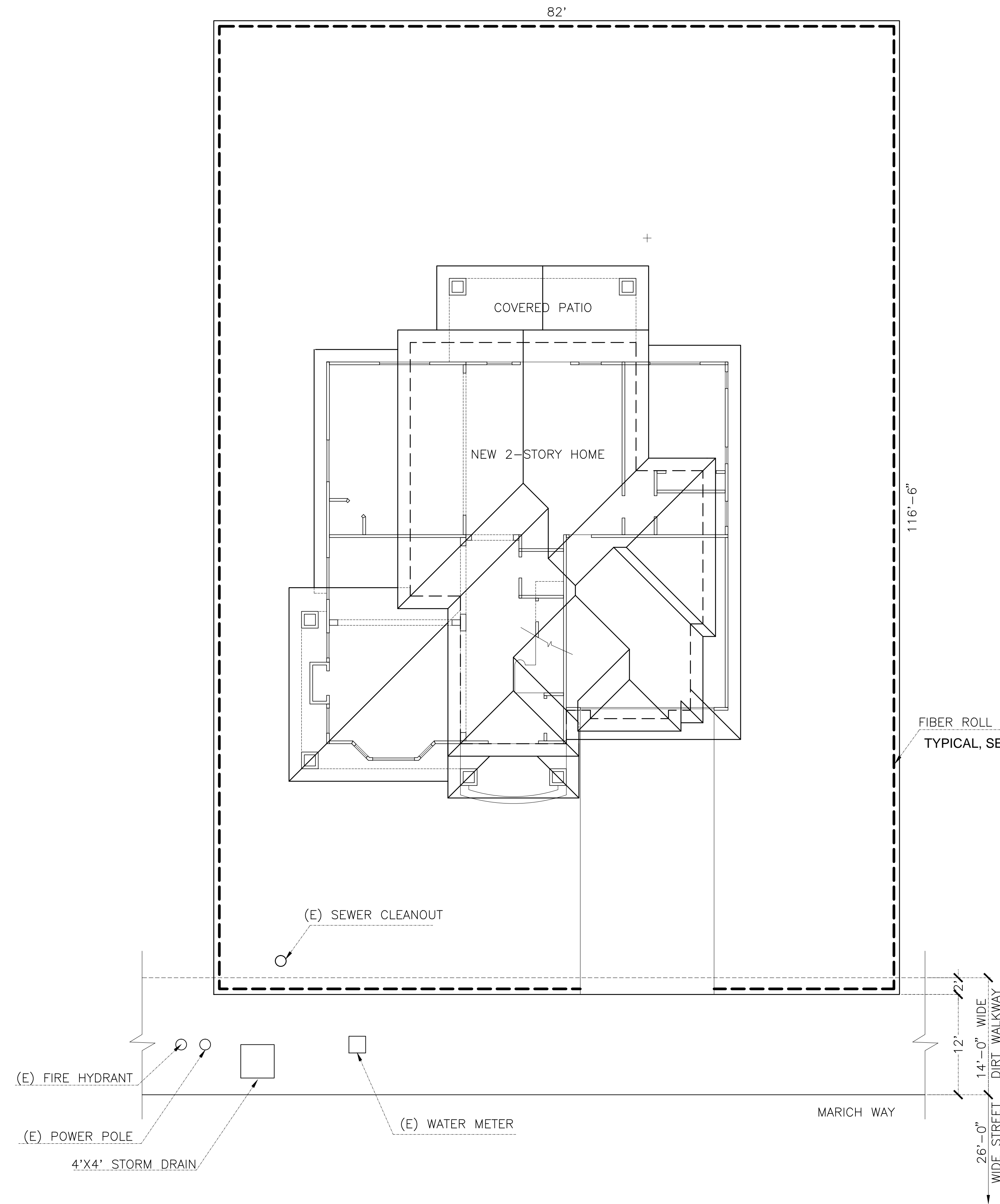


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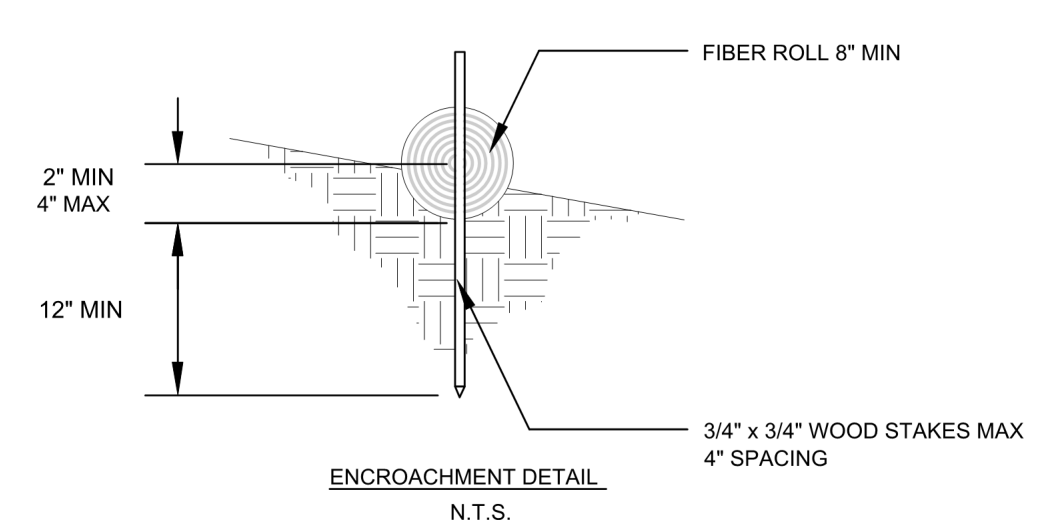
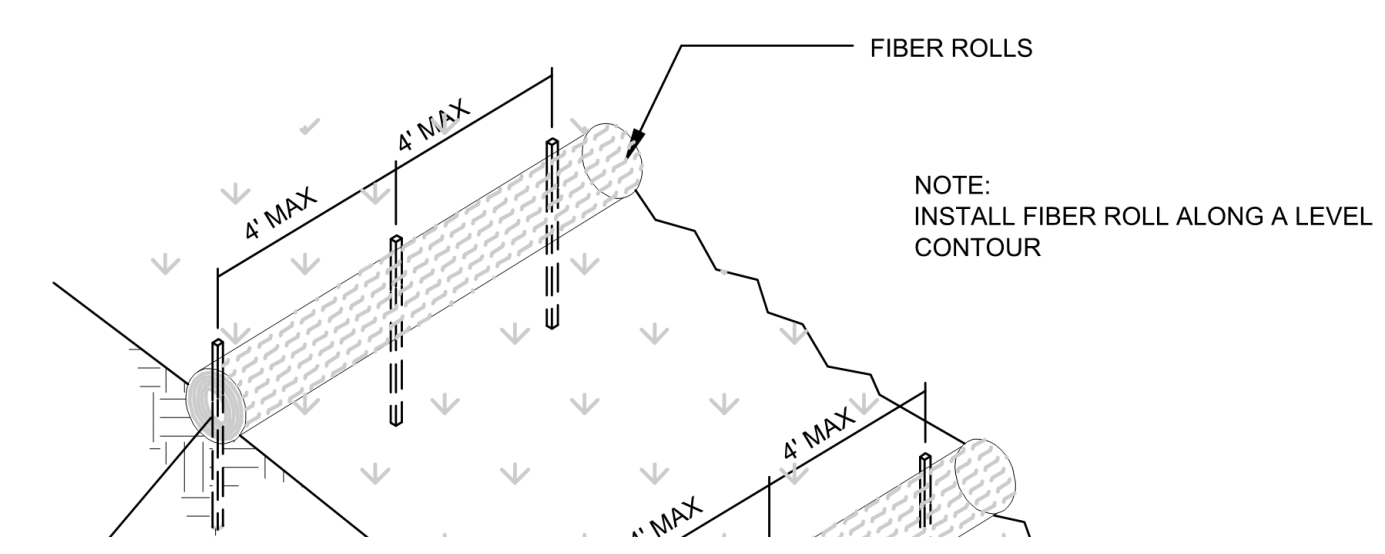
New Home for:
HAN REN & YANHUA MAO
240 MARICH WAY
LOS ALTOS, CA
EROSION CONTROL PLAN

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

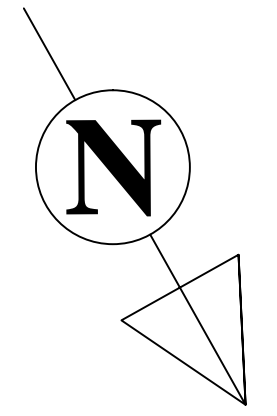
A8.6
OF SHEETS



FIBER ROLL LINE TYPICAL
TYPICAL, SEE DETAIL BELOW



Fiber Roll Installation



EROSION CONTROL PLAN

1/8" = 1'-0"