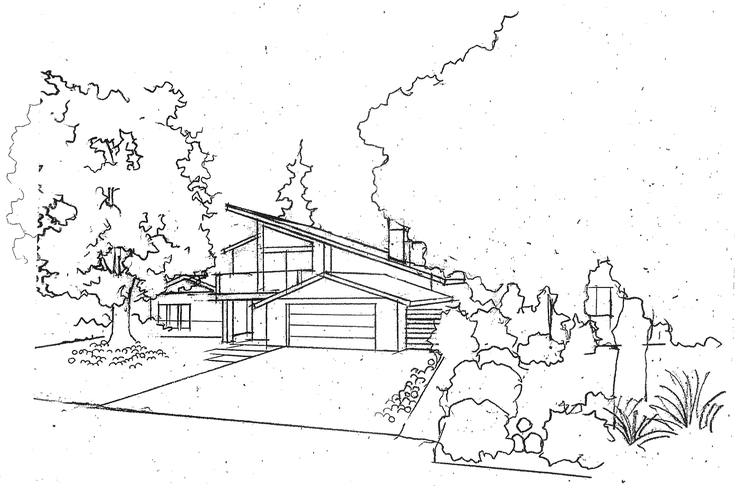
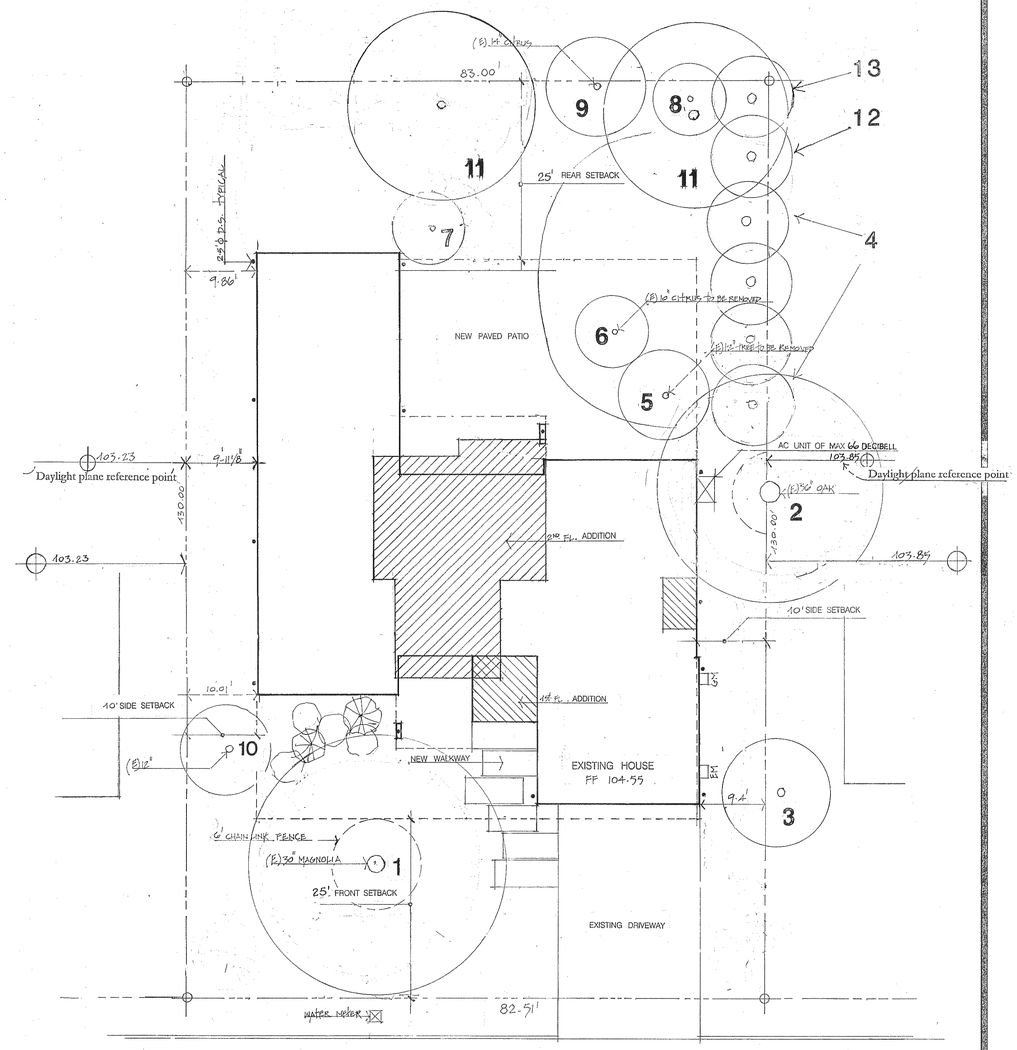
SHEET SCHEDULE	
1	SITE PLAN, PROJECT SUMMERY TABLES
1A	FLOOR AREA AND COVERAGE CALCULATIONS
1B	NEIGHBORHOOD CONTEXT MAP
2	EXIST. FLOOR PLAN
2A	EXIST. ELEVATIONS
3	PROPOSED FIRST FLOOR PLAN
4	PROPOSED SECOND FLOOR PLAN
5	ROOF PLAN
6	ELEVATIONS
7	ELEVATIONS
8	SECTIONS
9	LANDSCAPE PLAN
10	C1
11	C2
12	C3
13	C4

TREE TABLE

	SPECIES	DRIP LINE DIAMETER	REMOVE	NEW
1	30" MAGNOLIA	30'		
2	36" OAK	30'		
3	14" TREE	15'		
4	15 GAL SARATOGA SWEET BAY	12'		*
5	12" TREE	12'	*	
6	10' CITRUS	10'	*	
7	10" FIG	10'		
8	10" PEAR	10'	*	
9	14" CITRUS	15'		
10	12" TREE	13'		
11	STRAWBERRY MADRON	25'		*
12	CITRUS WASHINGTON NAVAL	12'		*
13	CITRUS KEY LIME	12'		*

VICINITY MAP





JUAREZ AVE.

N

SEWER MANHOLE

SITE PLAN SCALE 1" = 1' – 0"

PROJECT DATA

PROJECT ADRESS			1695 JUAREZ AVE., LOS ALTOS, CA.
PROJECT TYPE			FIRST FLOOR REMODELING AND SECOND FLOOR ADDITION
ZONING			R1 – 10
LOT SIZE			10758 sq.ft.
MAX FLOOR AREA			3765.33 sq.ft.
MAX COVERAGE			3227.4 sq.ft.
EXISTING FLOOR AREA		TOTAL	2868.66 sq.ft.
PROPOSED ADDITIONS	FIRST FLOOR 115.44 SECOND FLOOR 735.3		850.74 sq.ft.
PROPOSED FLOOR AREA	FIRST FLOOR 2984.1 SECOND FLOOR 735.3	TOTAL	3719.4 sq.ft.
PROPOSED COVERAGE			3191.02 sq.ft.

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	3140.66 square feet (29 %)	3191.02 square feet (29.6 %)	3227.4 square feet (30 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 2868.6 sq ft 2nd Flr: ___ sq ft Total: 2868.6 sq ft (26.6 %)	1st Flr: 2984.1 sq ft 2nd Flr: 735.3 sq ft Total: 3719.4 sq ft (34.5 %)	3765.33 square feet (35 %)
SETBACKS:			
Front	27.31 feet	27.31 feet	25 feet
Rear	24.26 feet	24.26 feet	25 feet
Right side (1st/2nd)	9.14 feet/___ feet	10 feet/31 feet	10 feet/17.5 feet
Left side (1st/2nd)	10.01 feet/___ feet	10.01 feet/23.5 feet	10 feet/17.5 feet
HEIGHT:	14'-3 feet	22.5 feet	27' feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	2613.935 square feet	947.995 square feet	3561.93 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	454.725 square feet	-97.675 square feet	357.05 square feet

LOT CALCULATIONS

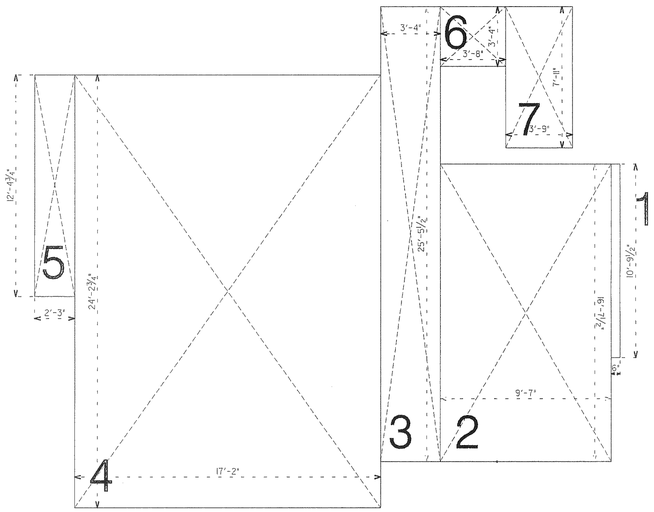
NET LOT AREA:	10758 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	623 square feet (40%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 4426.5 sq ft Existing softscape (undisturbed) area: 5540 sq ft New softscape (new or replaced landscaping) area: 791.5 sq ft *Sum of all three should equal the site's net lot area*

REVISIONS	DATE

Ashford Associates 4155 El Camino Way Suite A
Palo Alto, Ca. 94306 (650) 4937873

ADDITION AND REMODELING TO A HOUSE AT 1695 JUAREZ AVE, LOS ALTOS

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	1



1.	10'–9 1/2" X 6" = 5.39'
2.	16'–7 1/2" X 9'–7" = 159.3'
3.	25'–5 1/2" X 3'–4" = 84.8'
4.	24'–2 3/4" X 17'–2" = 415.9
5.	12'–4 3/4" X 2'–3" = 23.4'
6.	3'–4" X 3'–8" = 12.2'
7.	7'–11" X 3'–9" = 29.68'

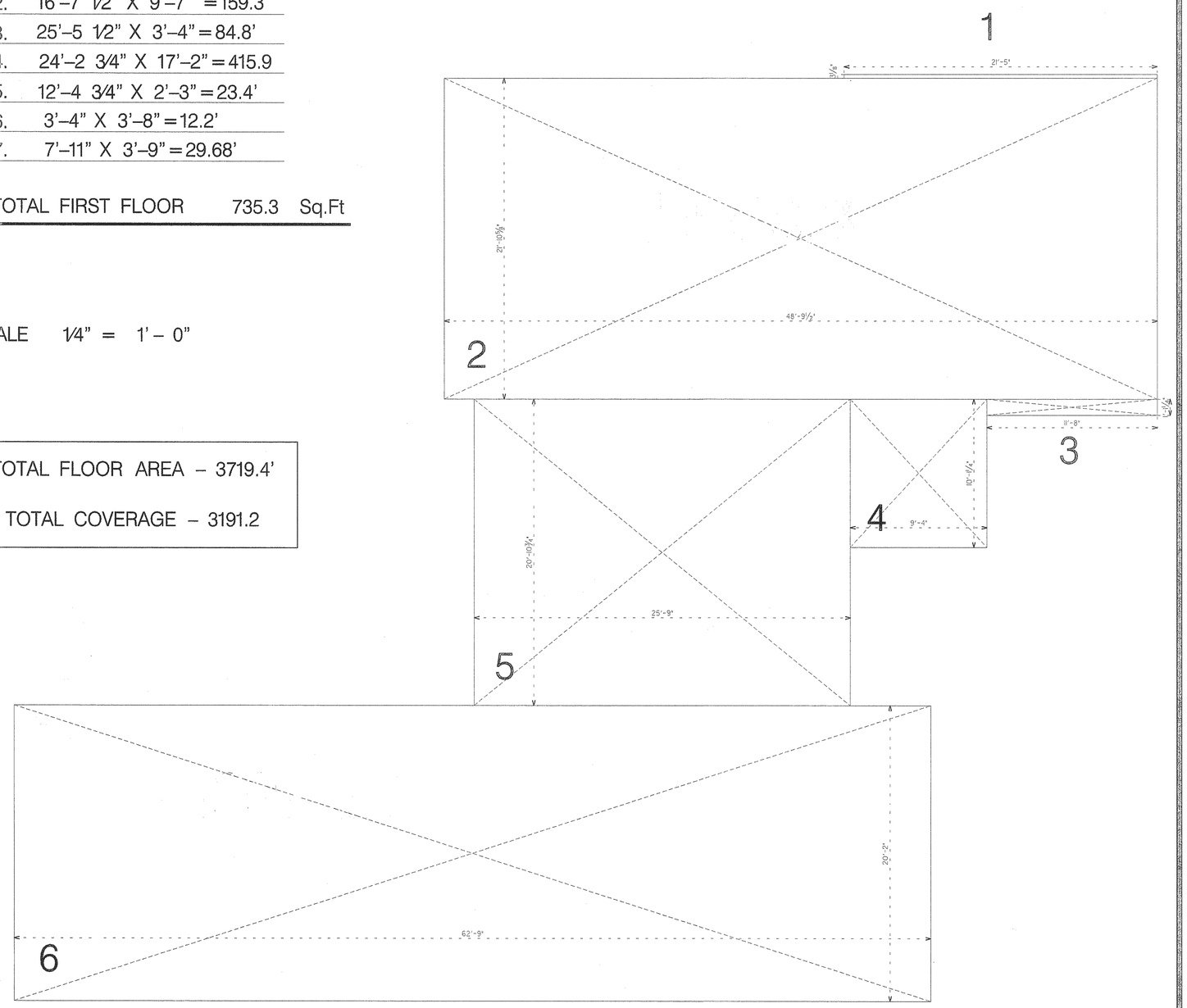
TOTAL FIRST FLOOR 735.3 Sq.Ft

SECOND FLOOR BLOCKED OUT AREA DIAGRAM SCALE 1/4" = 1' – 0"

FRONT PORCH – 132.26 BACK PORCH – 74.66

TOTAL FLOOR AREA – 3719.4'

TOTAL COVERAGE – 3191.2



1.	21'–5" X 3 1/8" = 5.57'
2.	21'–10 5/8" X 48'–9 1/2" = 1067.8'
3.	11'–8" X 1'–1 1/4" = 12.88'
4.	9'–4" X 10'–1 1/4" = 94.3'
5.	20'–10 3/4" X 25'–9" = 538'
6.	62'–9" X 20'–2" = 1265.46'

TOTAL FIRST FLOOR 2984.1 Sq.Ft

FIRST FLOOR BLOCKED OUT AREA DIAGRAM SCALE 1/4" = 1' – 0"

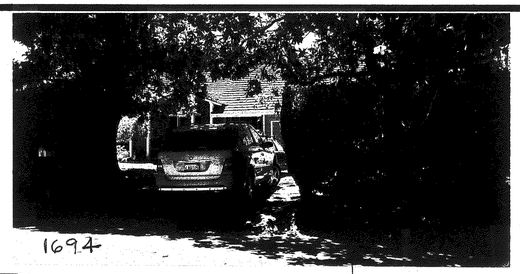
REVISIONS	DATE

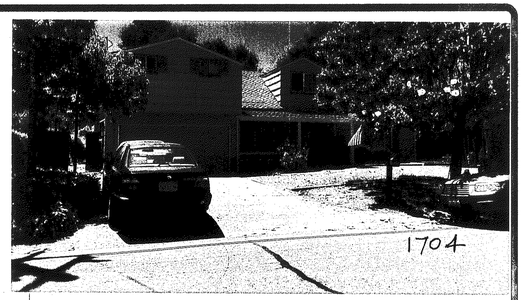
Ashford Associates 4155 El Camino Way Suite A
Palo Alto, Ca. 94306 (650) 4937873

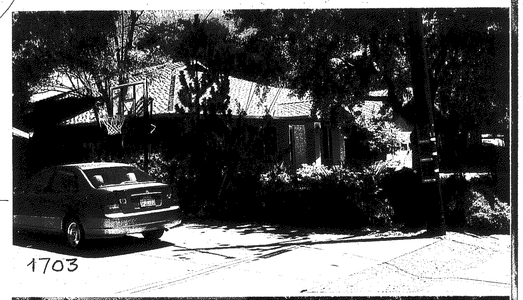
ADDITION AND REMODELING TO A HOUSE AT 1695 JUAREZ AVE, LOS ALTOS

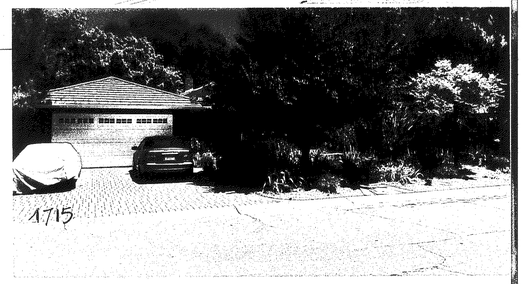
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

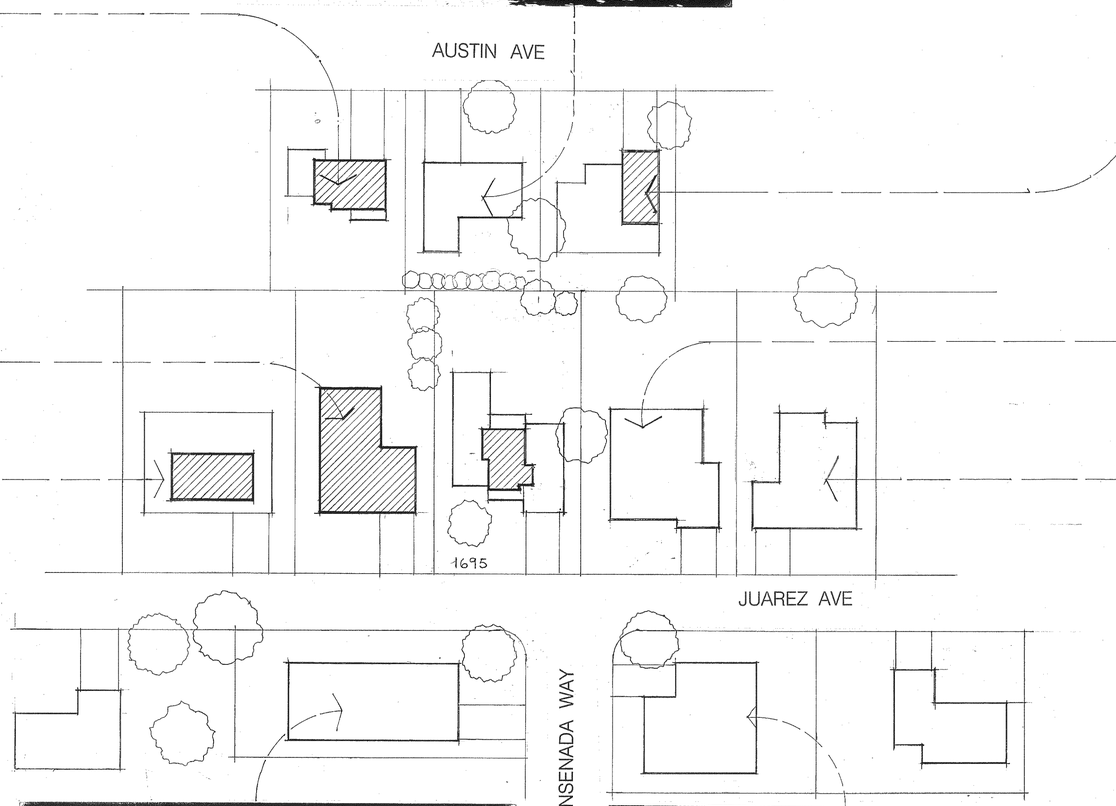
1A

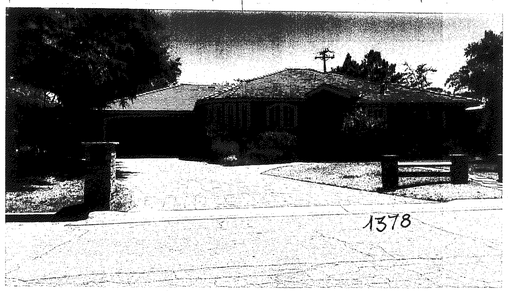












NEIGHBORHOOD CONTEXT MAP

SCALE 1" = 40'

REVISIONS	DATE

Ashford Associates 4155 El Camino Way Suite A
Palo Alto, Ca. 94306 (650) 4937873

ADDITION AND REMODELING TO A HOUSE AT 1695 JUAREZ AVE, LOS ALTOS

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	1B

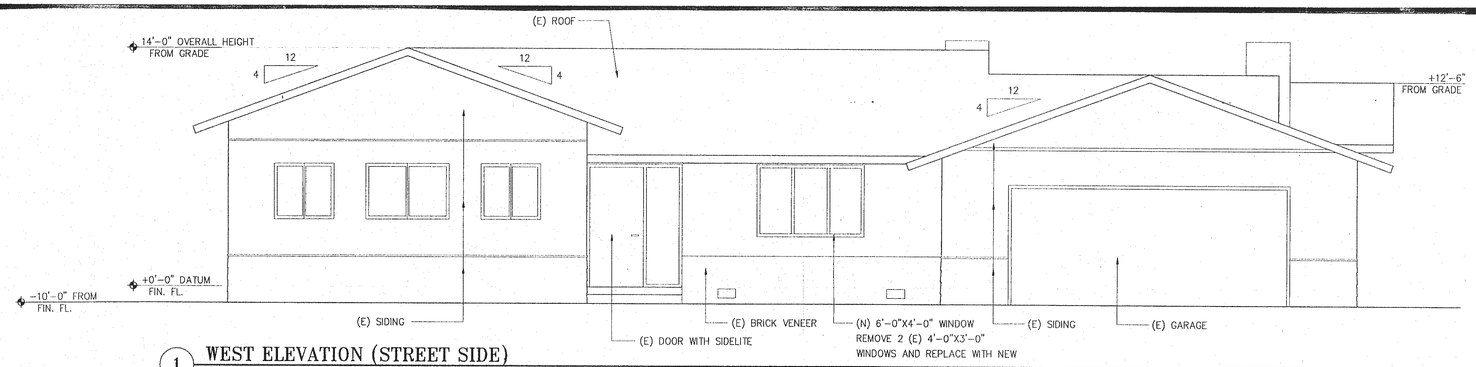
EXISTING FLOOR PLAN SCALE 1/4" = 1' – 0"

REVISIONS	DATE

Ashford Associates 4155 El Camino Way Suite A
Palo Alto, Ca. 94306 (650) 4937873

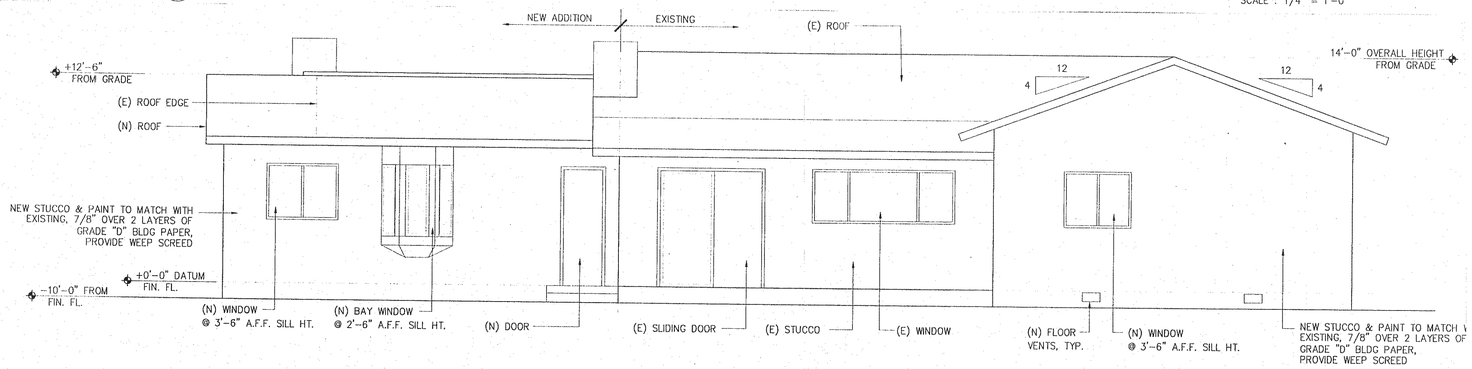
ADDITION AND REMODELING TO A HOUSE AT 1695 JUAREZ AVE, LOS ALTOS

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	2



1 WEST ELEVATION (STREET SIDE)

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

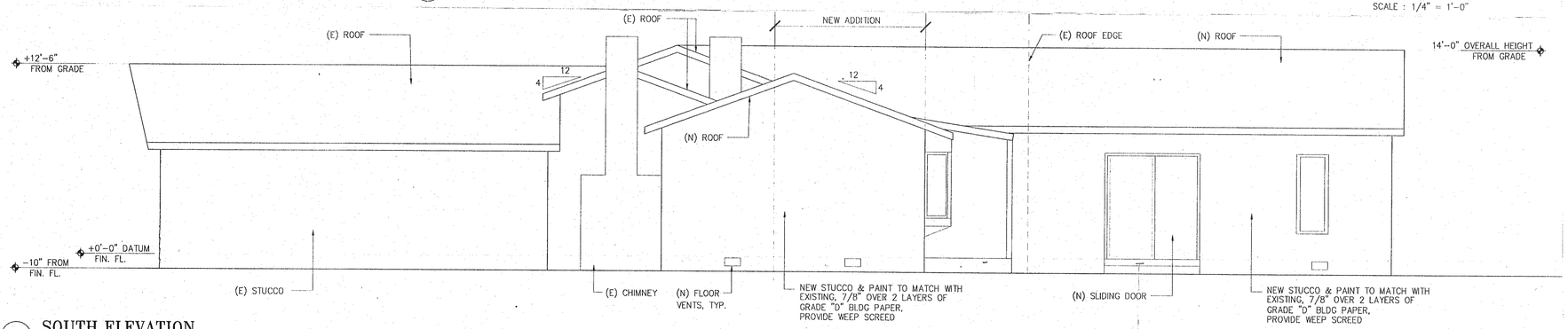


NOTE:

ALL WINDOWS ARE WOOD FRAME GLIDING TYPE TO MATCH WITH EXISTING

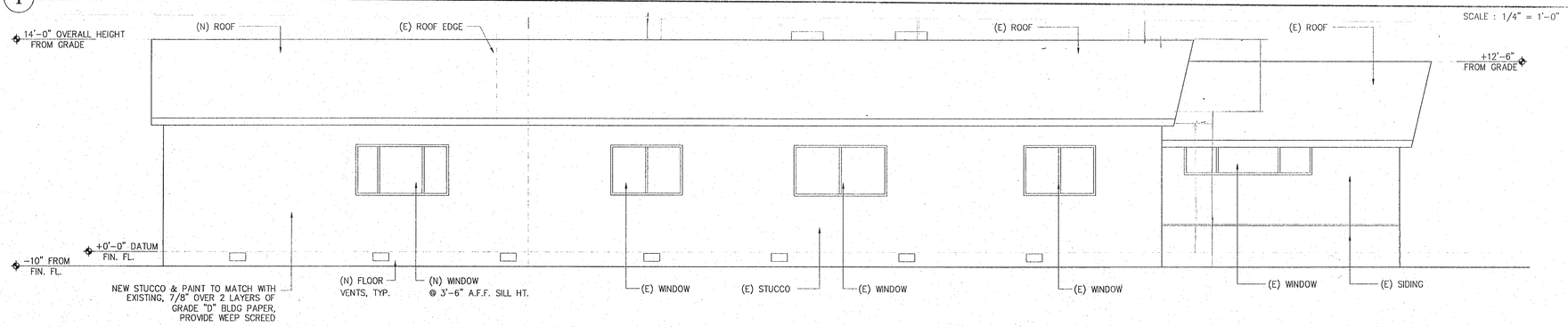
2 EAST ELEVATION (REAR)

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



1 SOUTH ELEVATION

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



2 NORTH ELEVATION

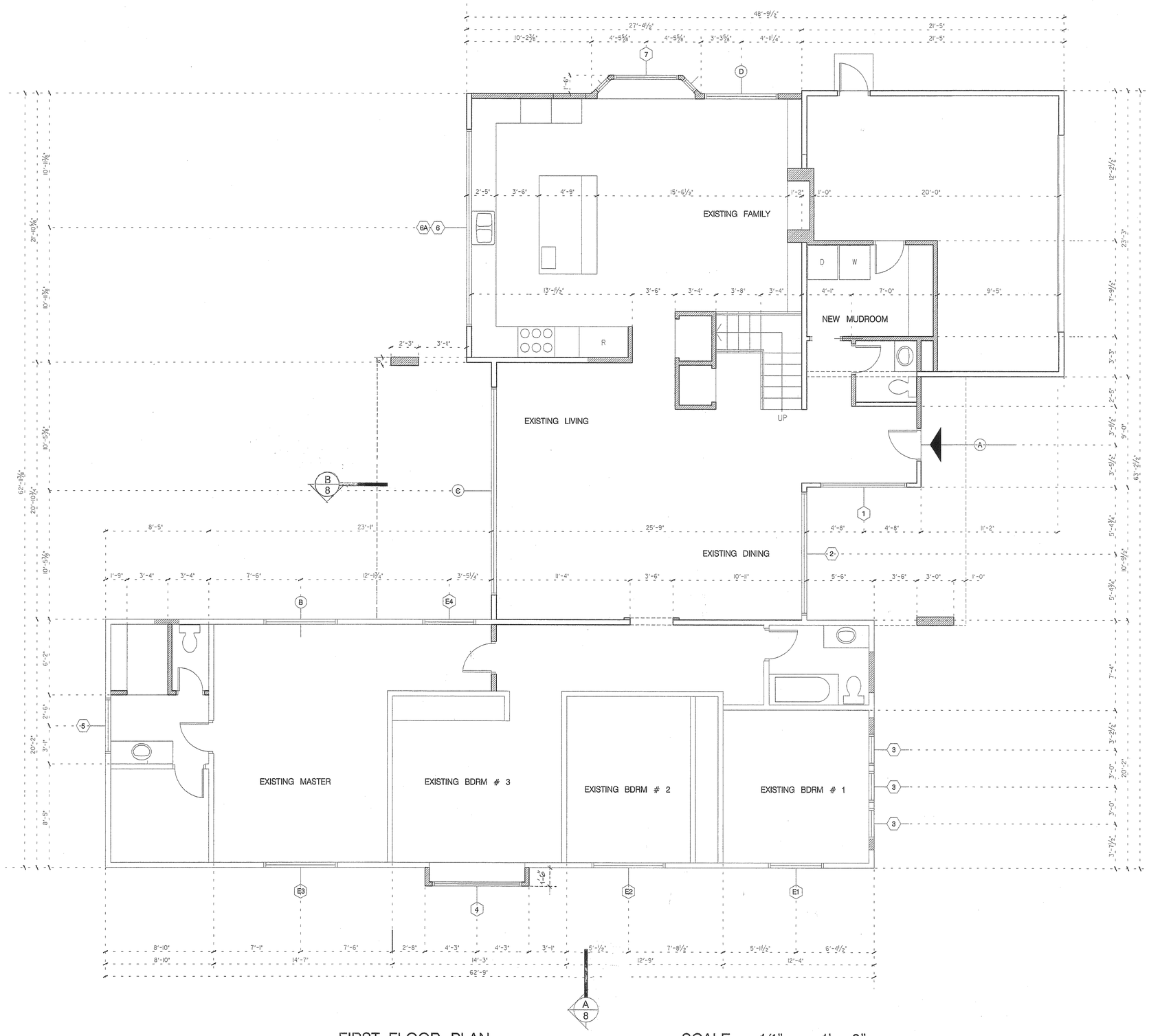
SCALE : 1/4" = 1'-0"

REVISIONS	DATE

Ashford Associates 4155 El Camino Way Suite A
Palo Alto, Ca. 94306 (650) 4937873

ADDITION AND REMODELING TO A HOUSE AT 1695 JUAREZ AVE, LOS ALTOS

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	2B



FIRST FLOOR PLAN

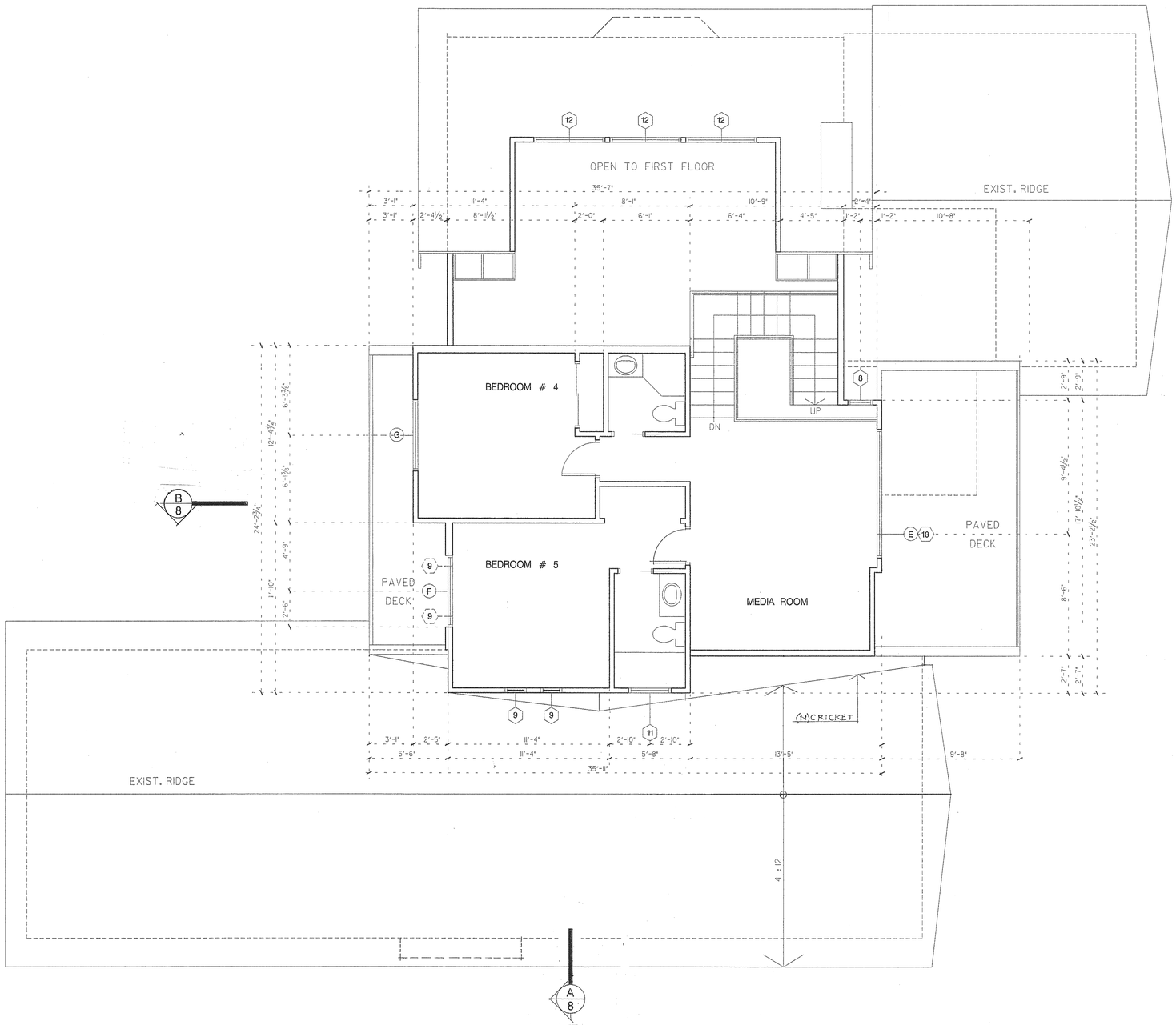
SCALE 1/4" = 1' – 0"

REVISIONS	DATE

Ashford Associates 4155 El Camino Way Suite A
Palo Alto, Ca. 94306 (650) 4937873

ADDITION AND REMODELING TO A HOUSE AT 1695 JUAREZ AVE, LOS ALTOS

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	3



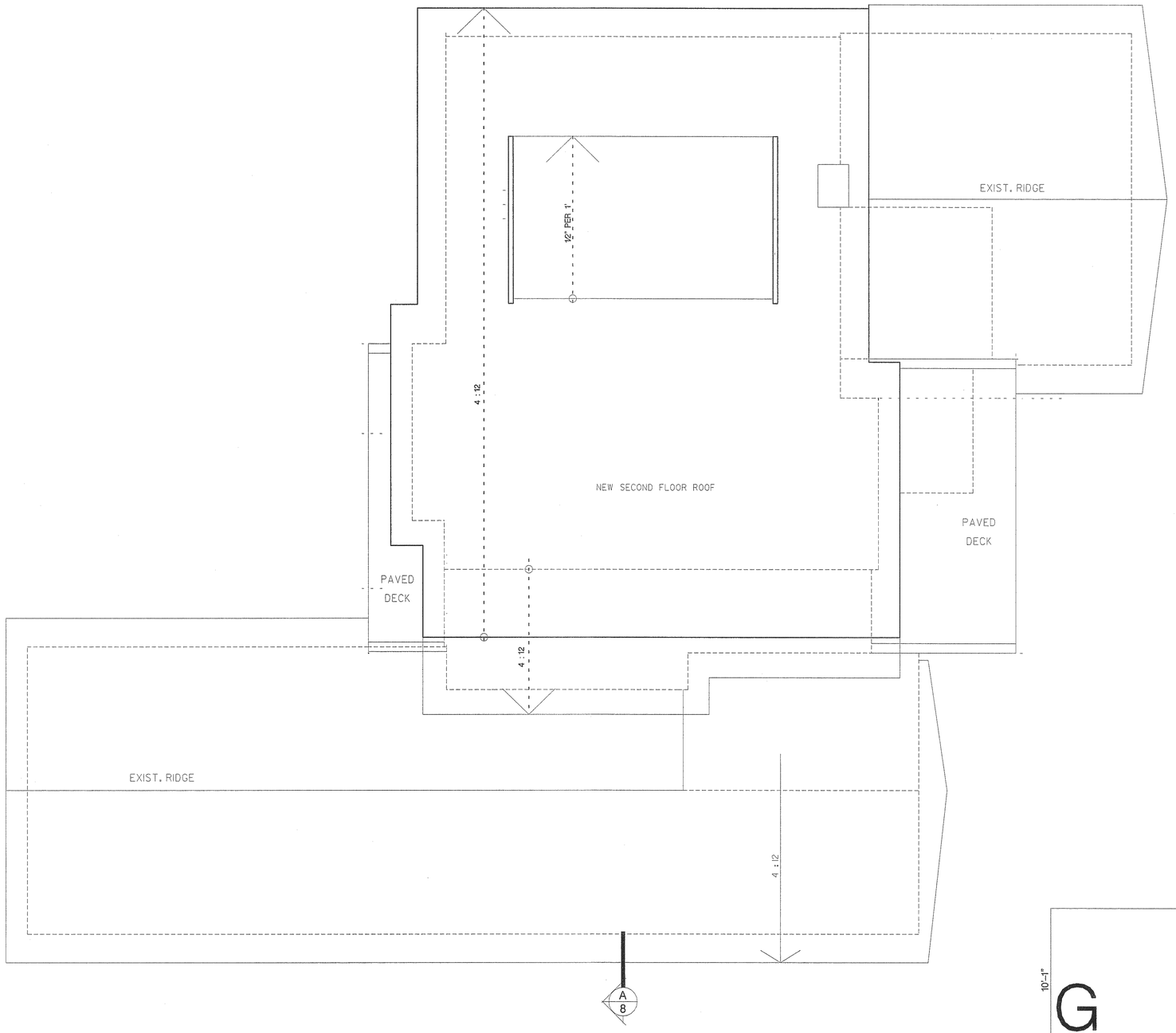
SECOND FLOOR PLAN SCALE 1/4" = 1' – 0"

REVISIONS	DATE

Ashford Associates 4155 El Camino Way Suite A
Palo Alto, Ca. 94306 (650) 4937873

ADDITION AND REMODELING TO A HOUSE AT 1695 JUAREZ AVE, LOS ALTOS

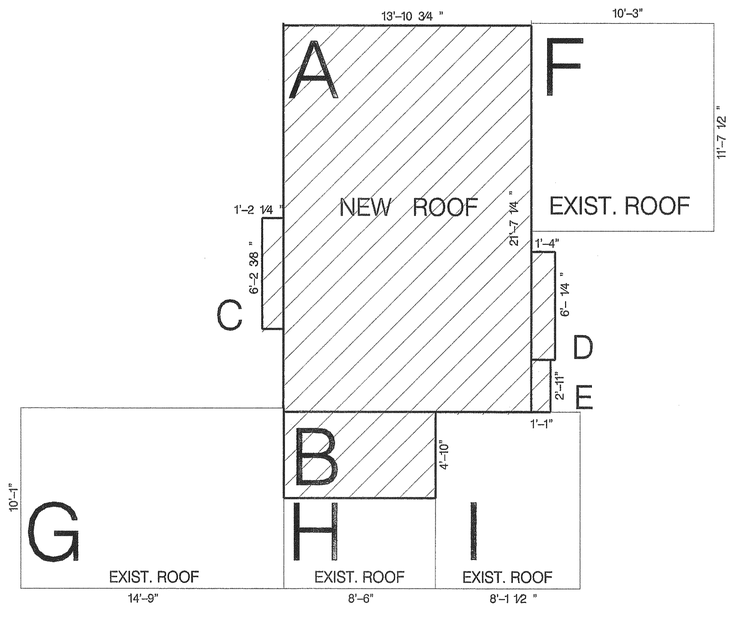
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
4



ROOF PLAN SCALE 1/4" = 1' – 0"

A+B+C+D+E = NEW ROOF =	1439.03 SF
F+G+H+I = EXIST. ROOF =	1563.87 SF

A	42'–10 3/4"X27'–9 1/2"	= 1200.52
B	17'–0" X 9–8"	= 164.33
C	12'–4 3/4" X 2'–4 1/2"	= 29.44
D	12'–1/2" X 2'–8"	= 32.11
E	9'–10" X 2'–2"	= 12.63
F	20'–6" X 23'–3"	= 476.62
G	29'–6" X 20'–2"	= 594.91
H	17'–0" X 10'–1"	= 171.41
I	20'–2" X 16'–3"	= 320.93



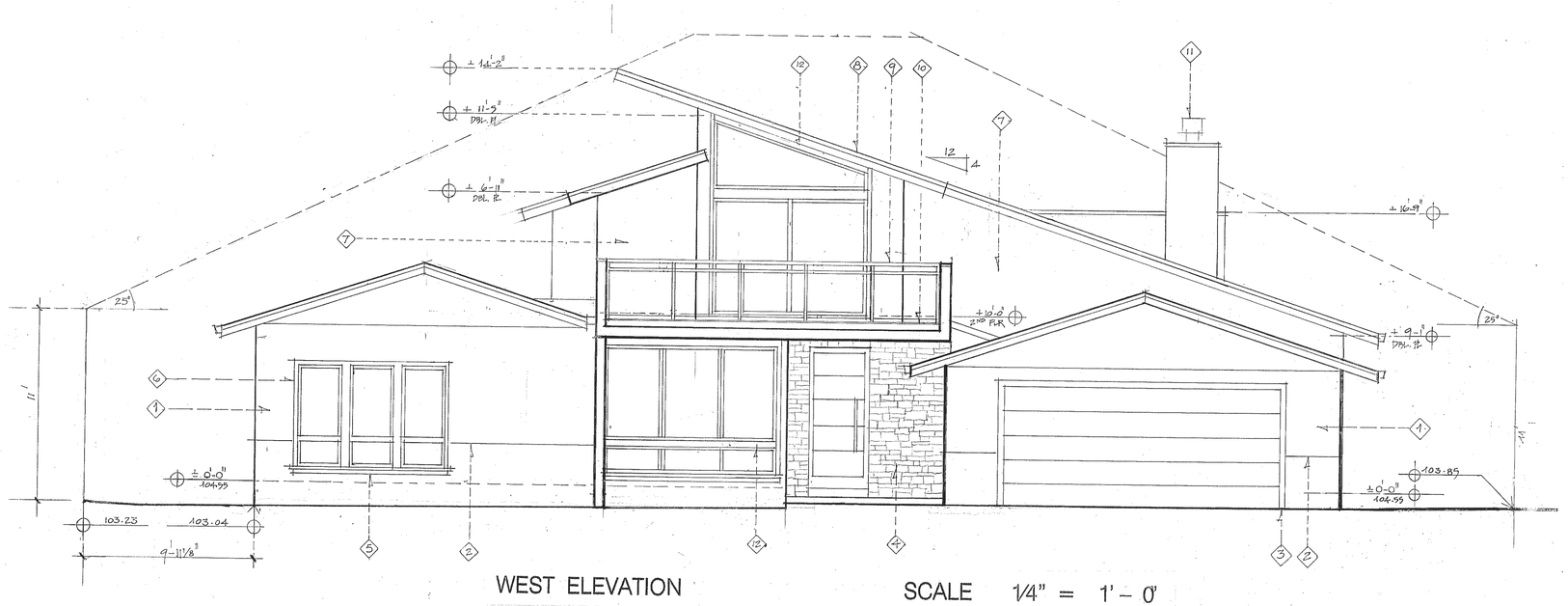
ROOF AREA COMPARISON SCALE 1/8" = 1' – 0"

REVISIONS	DATE

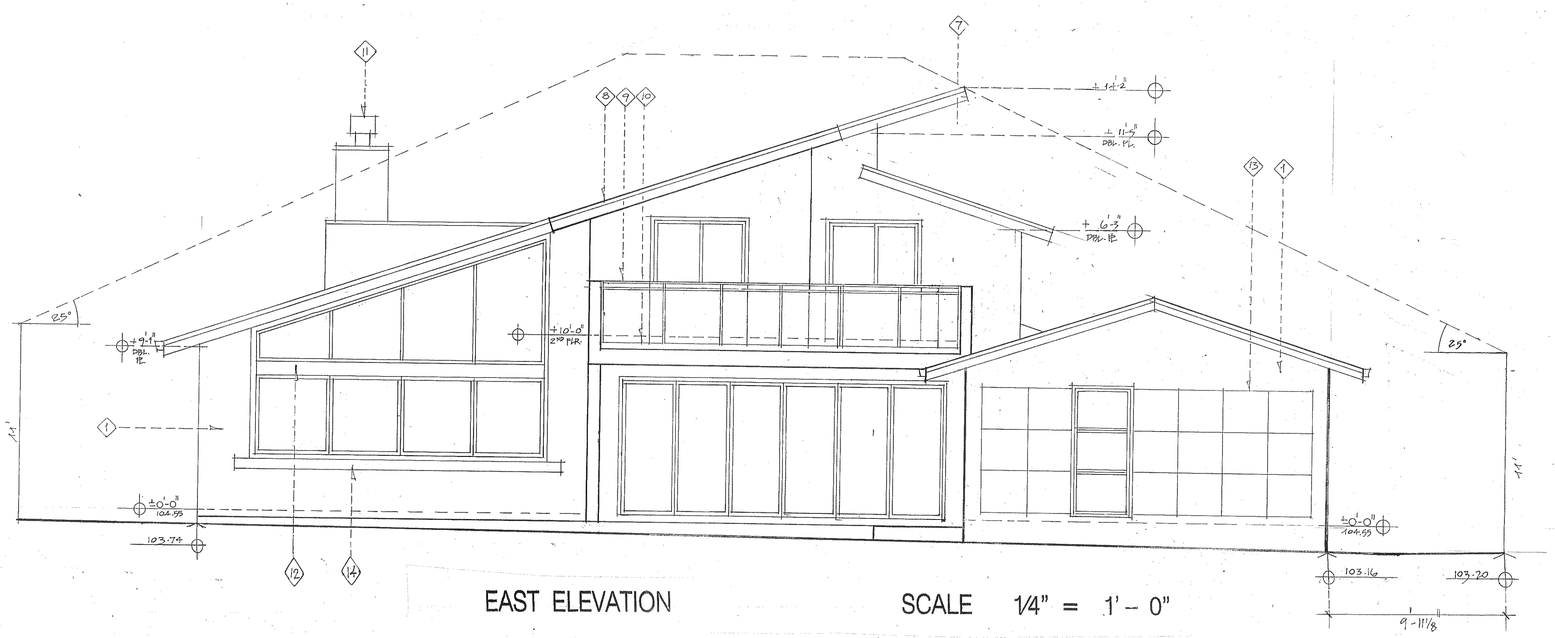
Ashford Associates 4155 El Camino Way Suite A
Palo Alto, Ca. 94306 (650) 4937873

ADDITION AND REMODELING TO A HOUSE AT 1695 JUAREZ AVE, LOS ALTOS

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	5



WEST ELEVATION SCALE 1/4" = 1' – 0"



EAST ELEVATION SCALE 1/4" = 1' – 0"

ELEVATIONS NOTES

1. EXISTING STUCCO.
2. NEW 1/8" STUCCO GROOVE.
3. NEW PAINTED 2X4 TRIM.
4. NEW STONE SIDING.
5. NEW PAINTED TWO PIECES WINDOW SILLS.
6. NEW PAINTED 2 1/2" BRICK MOULDING.
7. NEW THREE COATS STUCCO TO MATCH EXISTING.
8. NEW PAINTED 2X8 FASCIA WITH 1X3 TRIM.
9. NEW RAILING: 1 1/4"X1 1/4" STAINLESS STEEL TOP RAILS AND NEWELS HOLDING 3/8" TEMPERED GLASS
10. NEW 20GAGI PAINTED 4"X4" GUTTER.
11. NEW LISTED SPARK ARRESTOR.
12. NEW PAINTED 1X REDWOOD.
13. NEW PAINTED METAL LATTICE: MADE OF 1/2"X1/2" TUBE.
14. NEW 18'-6" (L) X 18" (D) X 6" (H) SERVING SHELF FINISHED WITH 1/2" LIME STONE SLAB AT TWO SIDES.
15. NEW ROOF TO MATCH EXISTING: ASPHALT SHINGLE OVER 30F ROOF PAPER.
16. 8"(W) X 3'-6" SOLID RAILING TOPPED WITH 1/2" X 10" X 10" LIMESTONE TILES.
17. EXISTING ROOF : ASPHALT SHINGLE.
18. 8" X 2'-10" (STUCCO DIMENSIONS).
19. PAINTED 1X8 SIDING.
20. PAINTED 2X8 FASCIA TOPPED BY 26 GAGI "Z" FLASHING.

REVISIONS	DATE

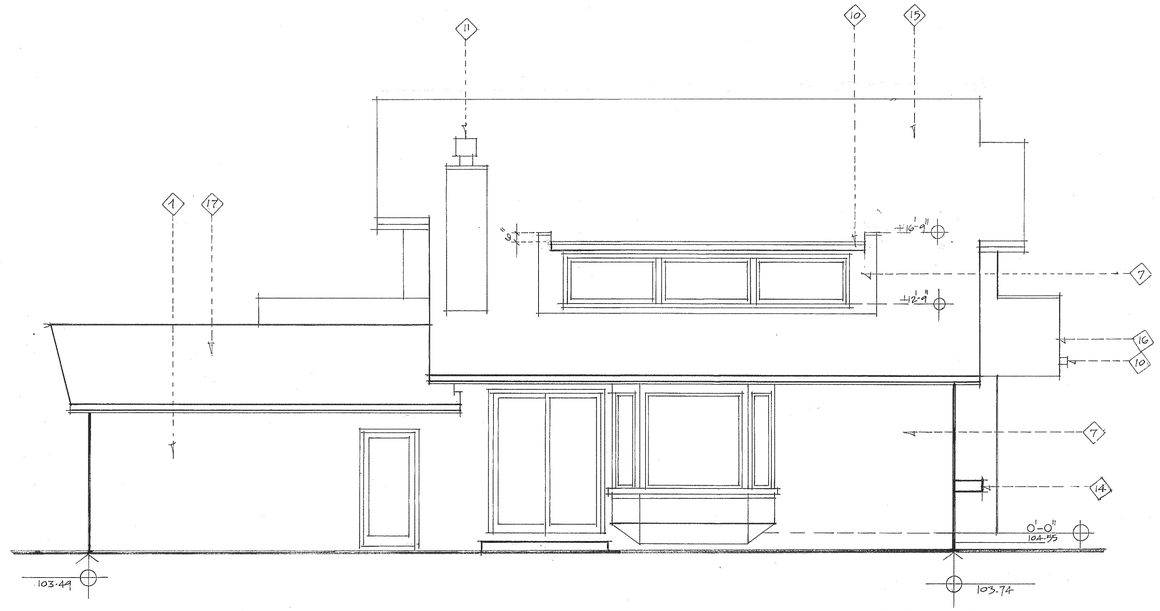
Ashford Associates 4155 El Camino Way Suite A
Palo Alto, Ca. 94306 (650) 4937873

ADDITION AND REMODELING TO A HOUSE AT 1695 JUAREZ AVE, LOS ALTOS

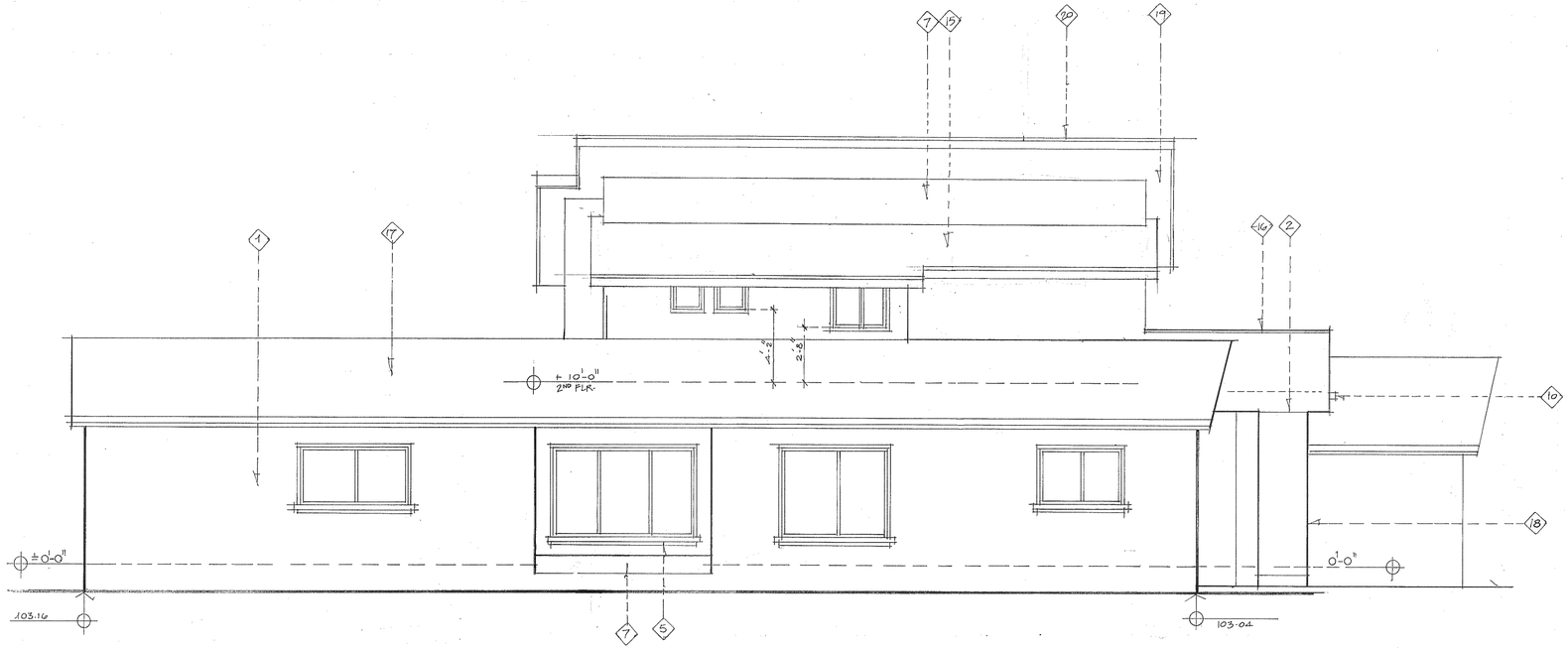
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
6

ELEVATIONS NOTES

1. EXISTING STUCCO.
2. NEW 1/6" STUCCO GROOVE.
3. NEW PAINTED 2X4 TRIM.
4. NEW STONE SIDING.
5. NEW PAINTED TWO PIECES WINDOW SILLS.
6. NEW PAINTED 2 1/2" BRICK MOULDING.
7. NEW THREE COATS STUCCO TO MATCH EXISTING.
8. NEW PAINTED 2X8 FASCIA WITH 1X3 TRIM.
9. NEW RAILING: 1 1/4"X1 1/4" STAINLESS STEEL TOP RAILS AND NEWELS HOLDING 3/8" TEMPERED GLASS
10. NEW 20GAGI PAINTED 4"X4" GUTTER.
11. NEW LISTED SPARK ARRESTOR.
12. NEW PAINTED 1X REDWOOD.
13. NEW PAINTED METAL LATTICE: MADE OF 1/2"X1/2" TUBE.
14. NEW 18'-6" (L) X 18" (D) X 6" (H) SERVING SHELF FINISHED WITH 1/2" LIME STONE SLAB AT TWO SIDES.
15. NEW ROOF TO MATCH EXISTING: ASPHALT SHINGLE OVER 30F ROOF PAPER.
16. 8"(W) X 3'-6" SOLID RAILING TOPPED WITH 1/2" X 10" X 10" LIMESTONE TILES.
17. EXISTING ROOF : ASPHALT SHINGLE.
18. 8" X 2'-10" (STUCCO DIMENSIONS).
19. PAINTED 1X6 SIDING.
20. PAINTED 2X8 FASCIA TOPPED BY 26 GAGI "Z" FLASHING.



SOUTH ELEVATION SCALE 1/4" = 1'-0"



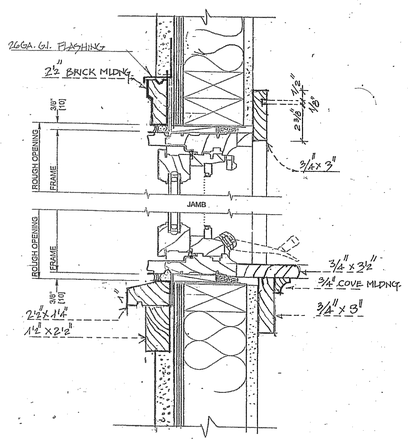
NORTH ELEVATION SCALE 1/4" = 1'-0"

REVISIONS	DATE

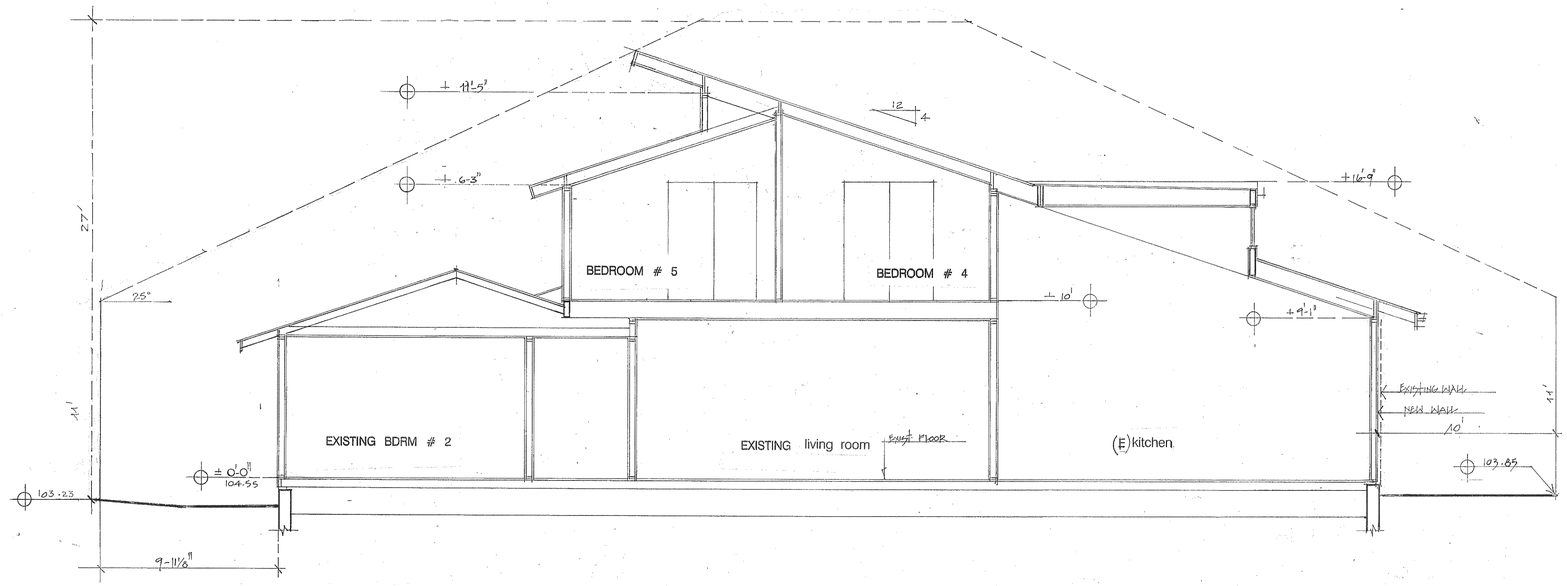
Ashford Associates 4155 El Camino Way Suite A
Palo Alto, Ca. 94306 (650) 4937873

ADDITION AND REMODELING TO A HOUSE AT 1695 JUAREZ AVE, LOS ALTOS

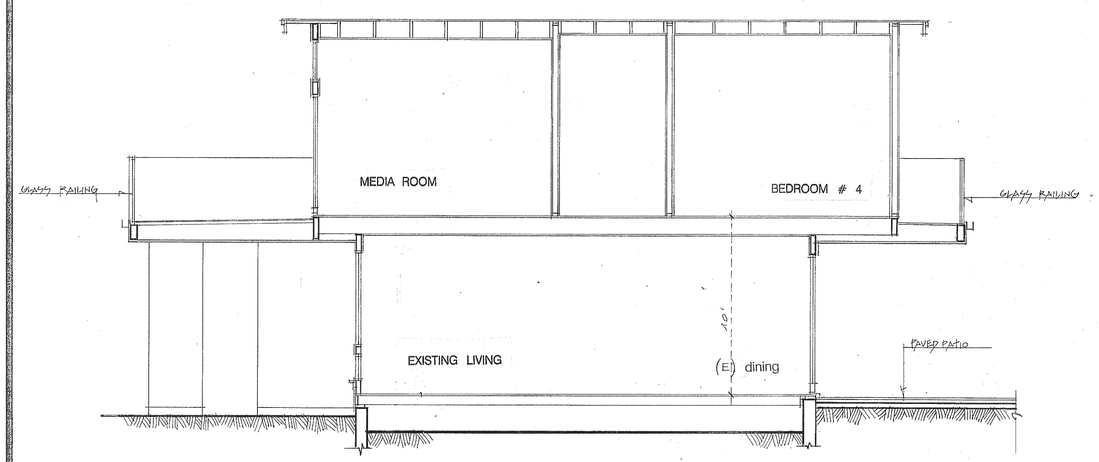
DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	7



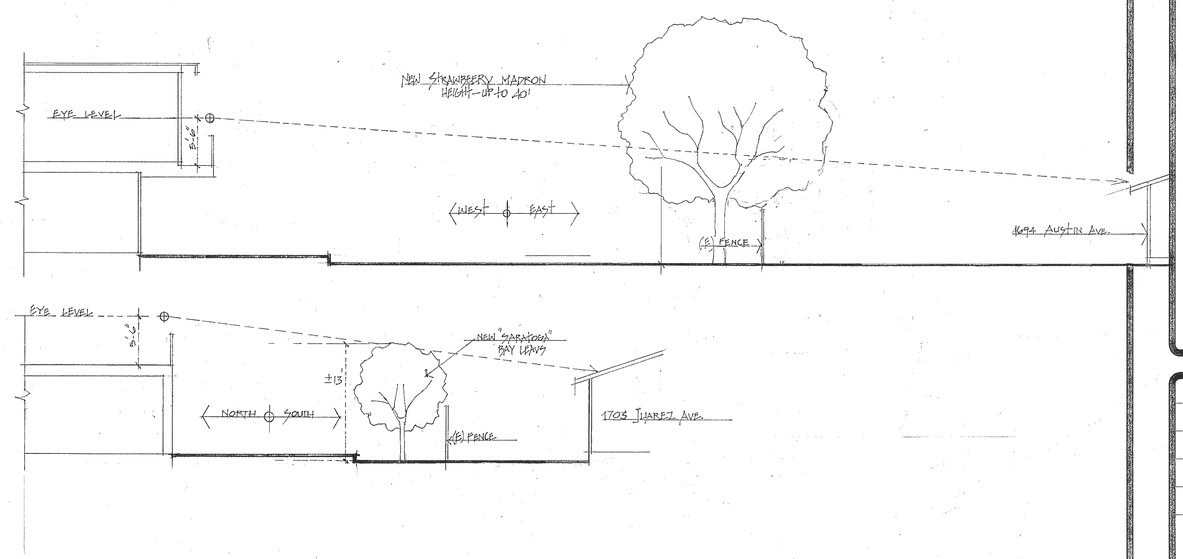
TYPICAL WINDOW SECTION



SECTION A SCALE 1/4" = 1' – 0"



SECTION B SCALE 1/4" = 1' – 0



SIGHT LINE SECTIONS SCALE 1/8" = 1' – 0"

REVISIONS	DATE

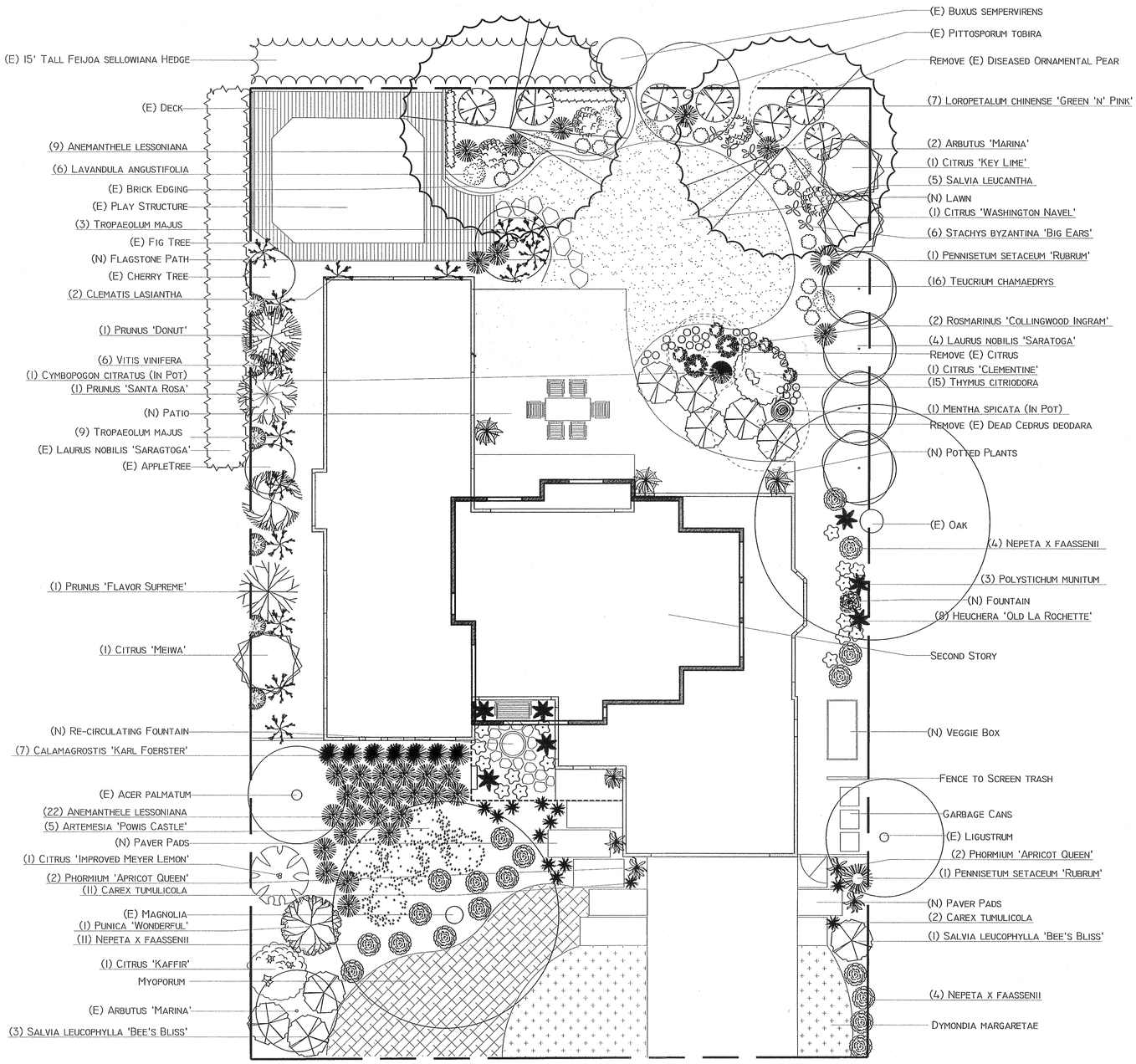
Ashford Associates 4155 El Camino Way Suite A
Palo Alto, Ca. 94306 (650) 4937873

ADDITION AND REMODELING TO A HOUSE AT 1695 JUAREZ AVE, LOS ALTOS

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	8

Tree Screening Legend

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Growth Rate	Height
2		Arbutus 'Marina'	Strawberry Madrone	15 gal Std	Moderate	To 40' Tall
4		Laurus nobilis 'Saratoga'	'Saratoga' Sweet Bay	24" Box	Moderate	12-40' tall and wide
1		Citrus 'Key Lime'	Mexican Lime	15 gal Std	Moderate	20' tall
1		Citrus 'Washington Navel'	Navel Orange	15 gal Std	Moderate	20' tall



Plant Legend

Quantity	Symbol	Scientific Name	Common Name	Planting Size
2		Clematis lasiantha	Pipestem	5 gal Vine
30		Anemanthele lessoniana	New Zealand Wind Grass	1 gal
2		Arbutus 'Marina'	Strawberry Madrone	15 gal Std
5		Artemesia 'Powis Castle'	Powis Castle	1-gal
1		Bougainvillea 'Royal Purple'	Bougainvillea	5-gal
7		Calamagrostis 'Karl Foerster'	Feather Grass	1 gal
13		Carex tumulicola	Berkeley Sedge	1-gal
1		Citrus 'Clementine'	Agerian Tangerine	5-gal
1		Citrus 'Improved Meyer Lemon'	Meyer Lemon	15-gal
1		Citrus 'Kaffir'	Kaffir Lime	5-gal
1		Citrus 'Key Lime'	Key Lime/Mexican Lim	15-gal
1		Citrus 'Meiwa'	Meiwa Kumquat	5-gal
1		Citrus 'Washington Navel'	Washington Navel Orange	15-gal
14		Coriandrum sativum	Coriander/Cilantro	4" pot
1		Cymbopogon citratus	Lemon Grass	1-gal
16		Heuchera 'Old La Rochette'	Coral Bells	1 gal
4		Laurus nobilis 'Saratoga'	'Saratoga' Sweet Bay	24"-Box Std.
6		Lavandula angustifolia	English Lavander	1-gal
7		Loropetalum chinense 'Green 'n' Pink'	Chinese Fringe Flower	5-gal
1		Mentha spicata	Spearment	4" pot
19		Nepeta x faassenii	Catmint	1-gal
2		Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	1-gal
4		Phormium 'Apricot Queen'	New Zealand Flax	5-gal
7		Polystichum munitum	Western Sword Fern	1-gal
1		Prunus 'Donut'	Donut Peach	5-gal
1		Prunus 'Flavor Supreme'	Flavor Supreme Pluot	5-gal
1		Prunus 'Santa Rosa'	Santa Rosa Plum	5-gal
1		Prunus subhirtella 'Pendula'	Weeping Cherry	15-gal
1		Punica 'Wonderful'	Pomegranite	15-gal
2		Rosmarinus 'Collingwood Ingram'	Rosemary	1-gal
4		Salvia leucantha	Mexican Bush Sage	1-gal
9		Salvia leucophylla 'Bee's Bliss'	Salvia	1 gal
4		Salvia Officinalis	Purple Sage	1-gal
6		Stachys byzantina 'Big Ears'	Lamb's Ears	1-gal
16		Teucrium chamaedrys	Germander	1 gal
15		Thymus citriodora	Lemon Thyme	4" Pot
17		Tropaeolum majus	Nasturtium	Seed
6		Vitis vinifera	European grape	1 gal

Plant Mixes

Quantity	Symbol	Scientific Name	Common Name	Planting Size
6		Dymondia margaretae	Silver Carpet	Flat, @ 12" o.c.
837 sq. ft,		Festuca glauca 'Bonsai'	Double Dwarf Fescue w/ Bonsai	Sod
13		Myoporum parvifolium	Myoporum	1-gal

Revisions	Date	By
Rev#1	9/22/16	TAJ
Rev#2	9/26/16	TAJ

Plans By:
Ambience Garden Design
530 Lawrence Expwy
Mailbox #377
Sunnyvale, CA 94085
C-27 Lic #1003318

Phone: (408) 990-6999
(By Appointment Only)
www.gardendezine.com

Landscape Plan

North

Hindia Residence
1695 Juarez Ave
Los Altos, CA

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

Date: 9/20/2016

Drawn By: TAJ

Job No.

L-1

GRADING AND DRAINAGE IMPROVEMENTS

I. GRADING NOTES

1. ALL GRADING SHALL COMPLY WITH THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS AND CHAPTER 18 AND APPENDIX 33 OF THE UNIFORM BUILDING CODE.

   a. THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.

   b. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER. THE SOIL ENGINEER SHALL BE DESIGNATED BY THE OWNER AND SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING . UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.

2. THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.

4. ALL ROOF DOWNSPOUTS TO BE DIRECTED AWAY FROM HOME TO SUITABLE DRAINAGE FACILITY VIA DOWNSPOUTS, PAVEMENT AND COLLECTON PIPES THAT DISCHARGE DIRECTLY TO THE STORM DRAIN SYSTEM.

5. EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.

6. DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL PROVIDE UNDERGROUND PIPES AND REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 1%.

7. THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS– OF–WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

8. THE TOPOGRAPHY SURVEY MADE BY LC ENGINEERING ON FEB 19, 2016.

9. THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY.

10. THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS. SEE ARCHITECT PLAN.

11. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.

12. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.

13. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.

14. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.

15. APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.

16. ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265–2600 EXTENSION 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.

17. EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE AMOUNT OF THE GRADING PERMIT.

18. ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.

19. SOIL ENGINEER WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTOR'S WORKMEN'S ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

20. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY·ACCUMULATION OF RUBBISH.

21. IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE COUNTY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.

22. ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED, ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR LOCATION OF UNDERGROUND UTILITIES, OR FOR EMERGENCY ASSISTANCE,

    CALL: UNDERGROUND SERVICE ALERT (USA) 800–642–2444

24. THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.

25. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 mm) PLUS 2%.

26. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE. COMPLIANCE WITH THE LOCAL NON–POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.

27. ALL CONSTRUCTION SHALL COMPLY WITH SECTION 24 OF THE STATE OF CALIFORNIA ADMINISTRATIVE CODE AND CHAPTERS 10 AND 11 OF THE 2010 UNIFORM BUILDING CODE.

28. ABS AND PVC EXTENDABLE BACKWATER VALVE MAY BE ORDERED FROM CLEAN CHECK, INC AT 1(866) 288–2583 OR P.O. BOX 2437, HAYDEN, ID 83835–2437.

II. DUST CONTROL

1. ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST.

2. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST–PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR.

3. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST–PRODUCING MATERIALS SHALL BE WATERED OR COVERED.

4. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEPT (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF JUAREZ AVENUE AS FOUND MONUMENTED AS N0°01'00"E SHOWN ON TRACT NO.1102 MAP OF "DEL ORO ACRES". RECORDED IN BOOK 41 OF MAPS, AT PAGE 51, SANTA CLARA COUNTY RECORDS.

EARTHWORK QUANTITIES

CUT = 9 CY ; MAXIMUM CUT DEPTH = 0.5' CY
FILL = 0 CY ; MAXIMUM FILL DEPTH = 0 CY

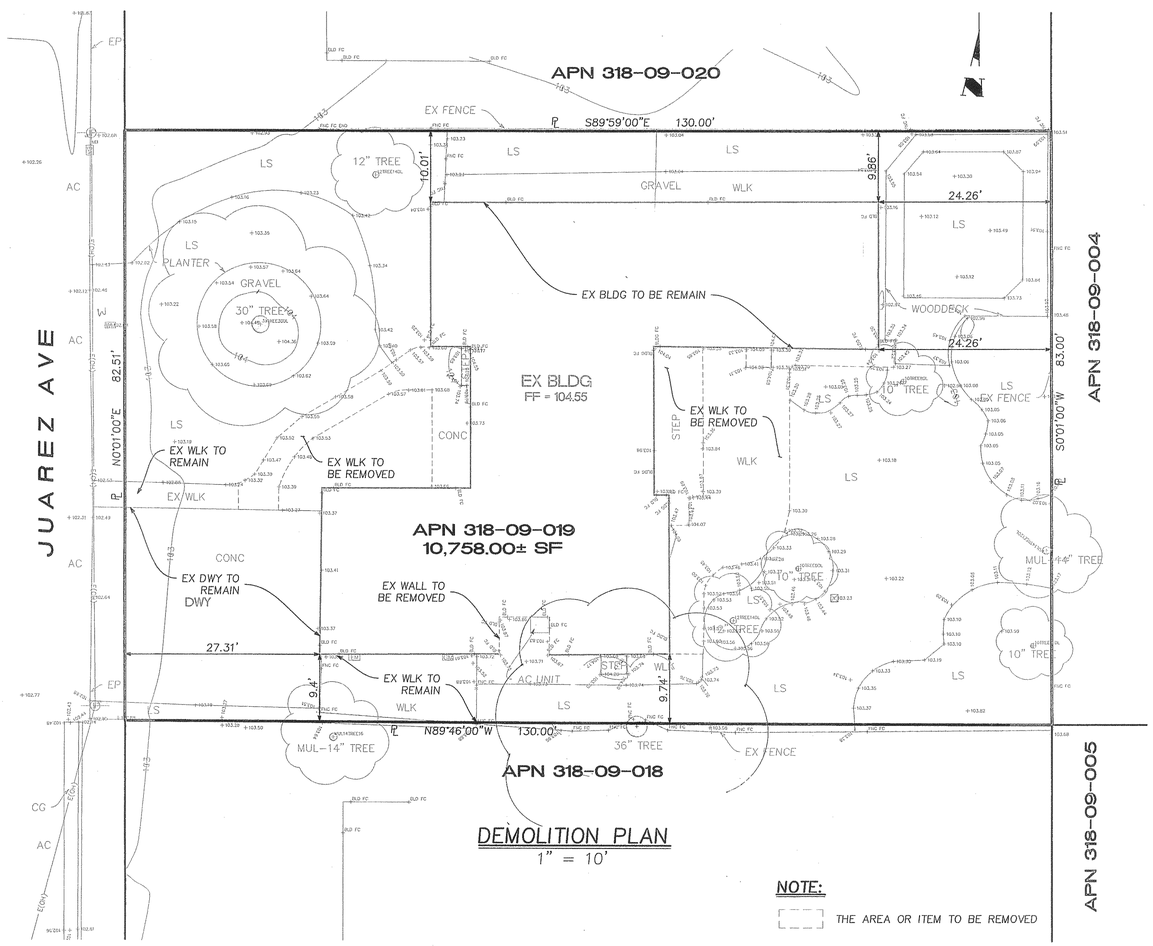
IMPORT 0 CY
EXPORT 9 CY

EARTHWORK QUANTITIES AS SHOWN ON THE PLAN IS FOR INFORMATION ONLY. CONTRACTOR TO CALCULATE HIS/HER OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSE.

SHEET INDEX:

SHEET C1: TITLE SHEET
SHEET C2: GRADING, DRAINAGE PLAN AND BUILDING CROSS SECTIONS
SHEET C3: EROSION CONTROL PLAN AND DETAILS
SHEET C4: BLUE PRINT FOR A CLEAN BAY

VICINITY MAP
NTS



DEMOLITION PLAN
1" = 10'

NOTE:

THE AREA OR ITEM TO BE REMOVED

LEGEND & ABBREVIATIONS

AB	AGGREGATE BASE		AREA DRAIN
AC	ASPHALT CONCRETE		BENCHMARK
AD	AREA DRAIN		BOUNDARY
AE	ANCHOR EASEMENT		CATCH BASIN
BB	BUBBLER BOX		COBBLE ROCK ENERGY DISSIPATOR
BLDG	BUILDING		CONCRETE
BSL	BUILDING SETBACK LINE	550	CONTOUR: EXISTING
BW	BOTTOM OF WALL/BACK OF WALK	550	CONTOUR: PROPOSED OR NEW
CED	COBBLE ROCK ENERGY DISSIPATOR	100.46	DESIGN GRADE
CG	CURB & GUTTER		DOWNSPOUT WITH SPLASHBLOCK
℄	CENTERLINE		DRAINAGE EMITTER
CLF	CHAIN LINK FENCE	DIV	DIVERSION VALVE
CO	SANITARY SEWER CLEANOUT		BACKWATER VALVE (SEE PROJECT NOTES)
COP	CURB OPENING		DRAINAGE SWALE
CONC	CONCRETE		EASEMENT LINE
CSD	CITY STANDARD DETAIL	+101.70	EXISTING ELEVATION
DE	DRAINAGE EMITTER	OR (101.70)	EXISTING FENCE
DI	DRAINAGE INLET		EXISTING TREE TO REMAIN
DS	DOWNSPOUT		EXISTING TREE TO BE REMOVED
DWY	DRIVEWAY		FOUND IRON PIPE
EA	EASEMENT		FILTER FABRIC ROLLS
ELEV	ELEVATION	GM	GAS METER
EM	ELECTRIC METER	GV	GAS VALVE
E(OH)	ELECTRIC OVERHEAD		GRADE TO DRAIN
E(UG)	ELECTRIC UNDERGROUND		GUY POLE
EP	EDGE OF PAVEMENT		GUY WIRE ANCHOR
EX	EXISTING		HIGH POINT
FC	FACE OF CURB		HYDRANT
FD	FOUND		INLET 6"x6" GRATE (OTHERWISE NOTED)
FF	FINISH ELEVATION OF SUBFLOOR	JP	JOINT POLE
FG	GROUND FINISH GRADE		LIGHTING
FH	FIRE HYDRANT		LIGHTING POLE
FL	FLOW LINE		LOW POINT
G	GARAGE SLAB ELEVATION/GAS LINE		OVERLAND FLOW DIRECTION
GPE	GENERAL PUBLIC EASEMENT	PGE	PGE BOX
GSB	GRADING SETBACK		PROJECT SITE
GM	GAS METER		RETAINING WALL
HP	HI POINT		RIGHT OF WAY
INV	INVERT		SANITARY SEWER CLEAN OUT MANHOLE
LIP	LIP OF GUTTER	SS	SANITARY SEWER MANHOLE
LS	LANDSCAPED AREA	SD	STORM DRAIN MANHOLE
MAX	MAXIMUM		SUMP PUMP
MH	MANHOLE	TEL	TELEPHONE BOX
MIN	MINIMUM	TV	TELEVISION BOX
N&S	NAIL AND SILVER	TP	TEST PIT
NTS	NOT TO SCALE		TOP OF FILL
OH	OVERHEAD		TOE OF FILL
OG	ORIGINAL GROUND		TOP OF CUT
P	PAVEMENT FINISH GRADE		TOE OF CUT
PA	PATIO	1	TREE NUMBER
PAD	PAD ELEVATION	T	T–VAULT
⅊	PROPERTY LINE	W	UTILITY: EXISTING
PERF	PERFORATED	W	UTILITY: PROPOSED OR NEW
PP	POWER POLE		VERTICAL SHORING
PROP	PROPOSED	WM	WATER METER
PSE	PUBLIC SERVICE EASEMENT	WV	WATER VALVE
PUE	PUBLIC UTILITY EASEMENT	W	WELL
PVMT	PAVEMENT		
PVC	POLYVINYL CHLORIDE		
R	RADIUS		
RW	RETAINING WALL		
REM	REMOVE		
RRR	ROCK RIP RAP		
R/W	RIGHT OF WAY		
SD	STORM DRAIN		
SDE	STORM DRAIN EASEMENT		
SE	SLOPE EASEMENT		
SS	SANITARY SEWER/LATERAL		
SSE	SANITARY SEWER EASEMENT		
STA	STATION		
STD	STANDARD CITY DETAIL		
SW	SIDEWALK		
TB	TOP OF BANK		
TC	TOP OF CURB		
TEMP	TEMPORARY		
TOC	TOP OF COVER		
TOE	TOE OF BANK		
TG	TOP OF GRATE		
TPF	TREE PROTECTION FENCE		
TW	TOP OF WALL		
TYP	TYPICAL		
VG	VALLEY GUTTER		
W	WATER		
WCE	WIRE CLEARANCE EASEMENT		
WLK	WALKWAY		
WM	WATER METER		
WOE	WIRE OVERHANG EASEMENT		
WV	WATER VALVE		

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
EXP. 12-31-17
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	APP'D	DATE	BY

PT DESIGNED 04/28/16 DATE
PT DRAWN 04/28/16 DATE
AS NOTED SCALE
NL CHECKED 04/28/16 DATE

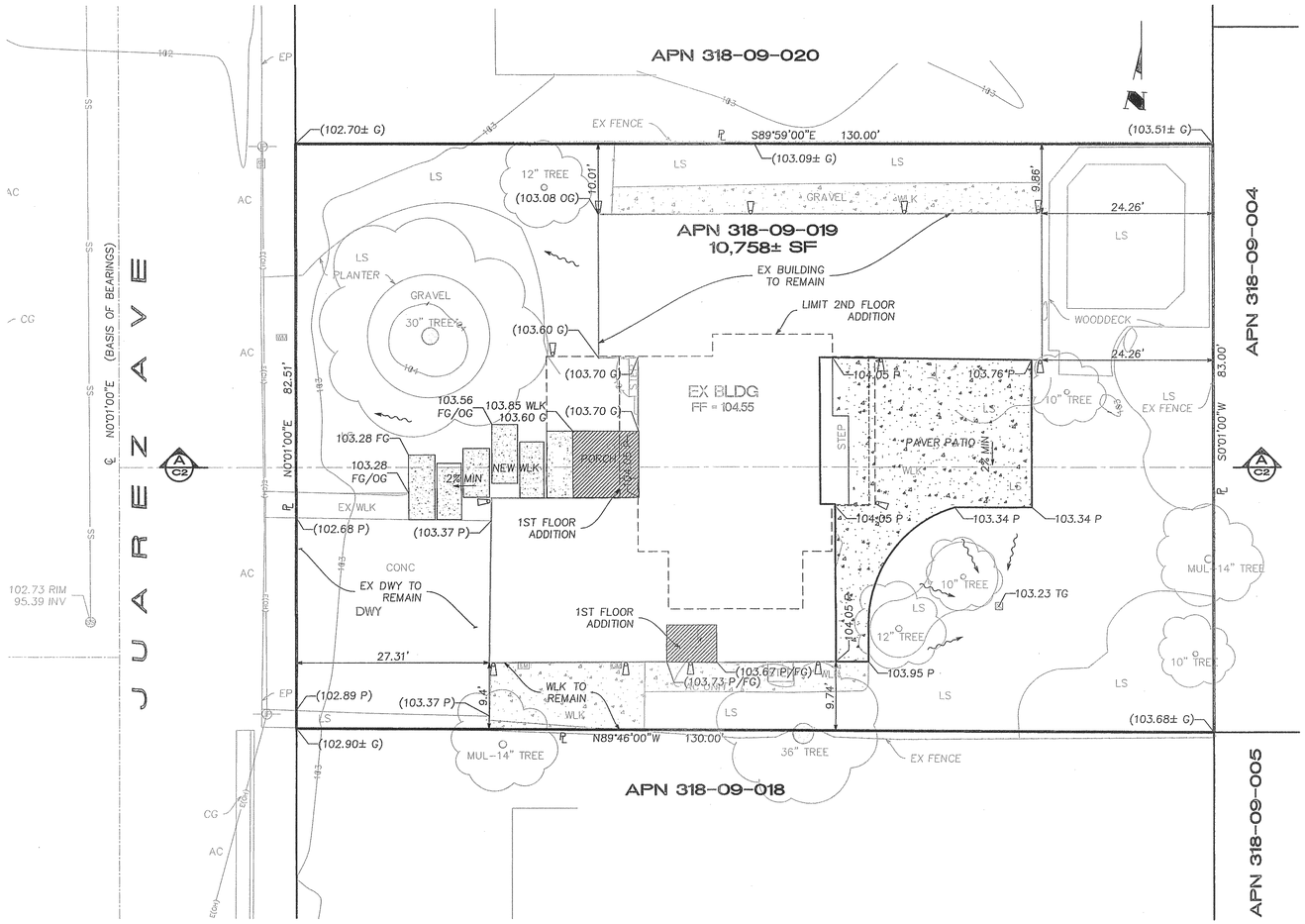
LC ENGINEERING
598 E Santa Clara St, #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

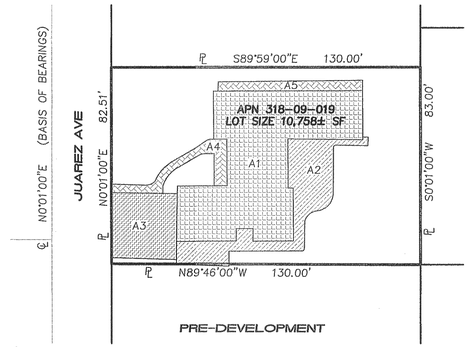
TITLE SHEET
LANDS OF SHETH
1695 JUAREZ AVE
APN 318-09-09

Los Altos California

PROJECT NO.
CONTRACT NO.
DRAWING NO. C1
SHT NO. 1 OF 4
FILE NO.

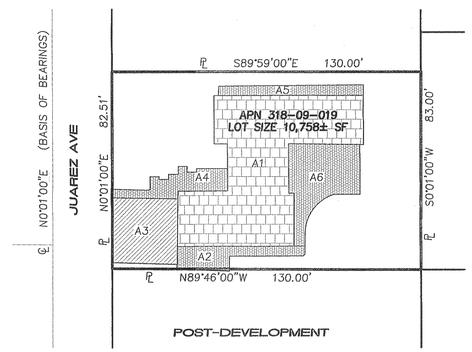
APPLICANT : SHETH
ROAD NAME : JUAREZ AVE
FILE NO :





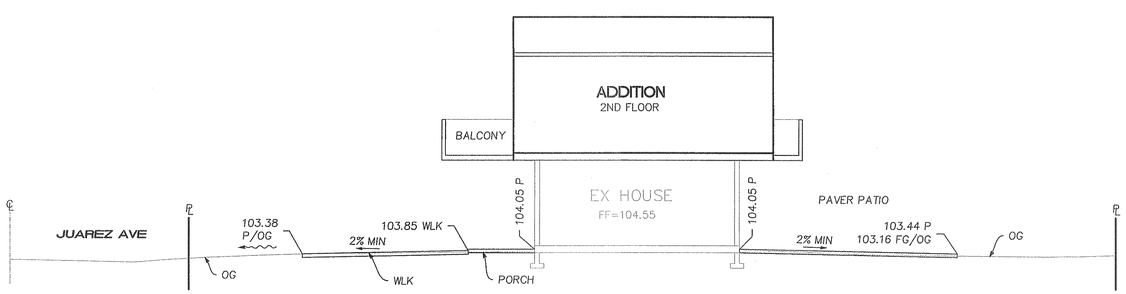
PRE - DEVELOPMENT

ITEM NO.	SURFACE AREA	IMPERVIOUS	PERVIOUS
A1	BUILDING	2,881 SF	
A2	WALKWAY	1,037 SF	
A3	DRIVEWAY	753 SF	
A4	WALKWAY	297 SF	
A5	WALKWAY	251 SF	
L	LANDSCAPING		5,540 SF
TOTAL		5,218 SF	5,540 SF



POST - DEVELOPMENT

ITEM NO.	SURFACE AREA	IMPERVIOUS	PERVIOUS
A1	BUILDING	2,918 SF	
A2	WALKWAY	352 SF	
A3	DRIVEWAY	753 SF	
A4	WALKWAY	355 SF	
A5	WALKWAY	251 SF	
A6	PATIO	783 SF	
L	LANDSCAPING		5,347 SF
TOTAL		5,411 SF	5,347 SF



SECTION A–A
1" = 10'

NOTE:

CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES, STORM DRAIN, SANITARY SEWER BEFORE BEGIN WORK. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND IN FIELD.

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
EXP. 12-31-17
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	APP'D	DATE	BY

PT — DESIGNED — 04/29/16 DATE
PT — DRAWN — 04/29/16 DATE
1" = 10' (OTHERWISE NOTED) — SCALE
NL — CHECKED — 04/29/16 DATE

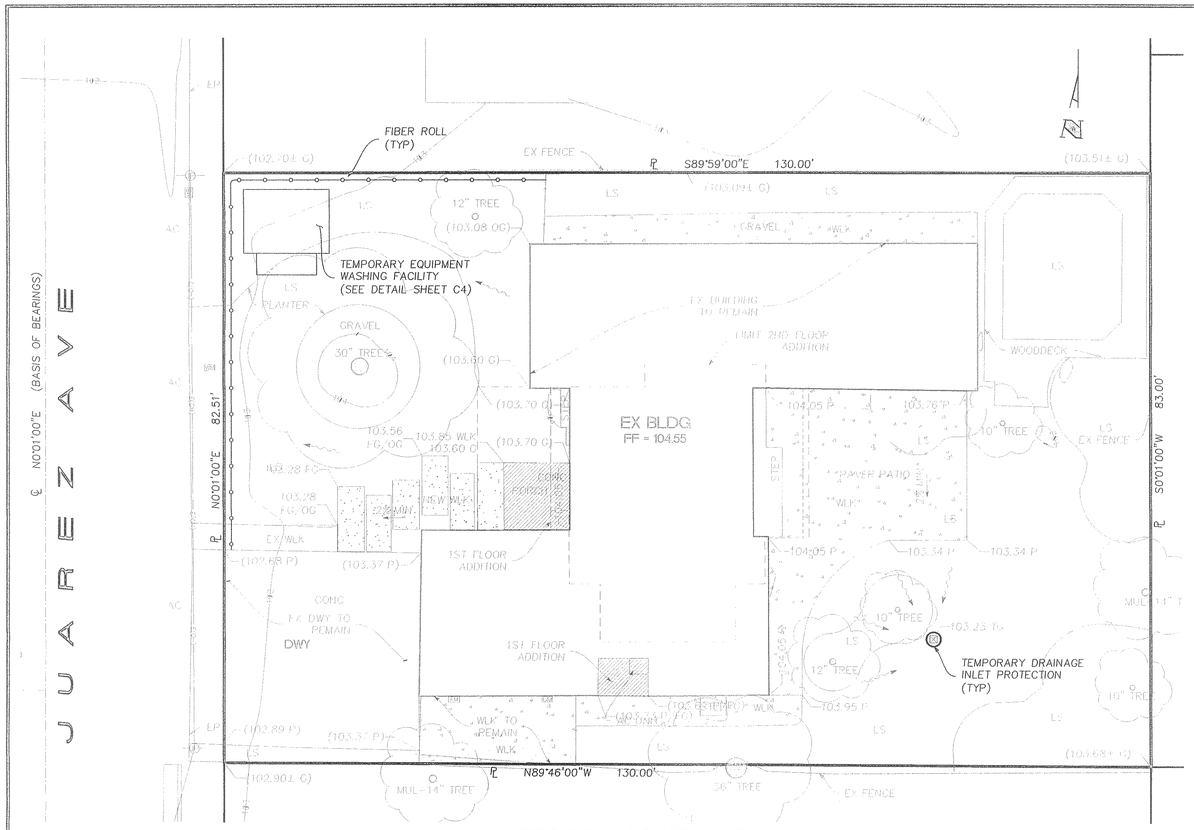
LENGINEERING
598 E Santa Clara St, #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

GRADING, DRAINAGE PLAN AND BLDG. CROSS SECTION
LANDS OF SHETH
1695 JUAREZ AVENUE
APN 318-09-019

Los Altos — California

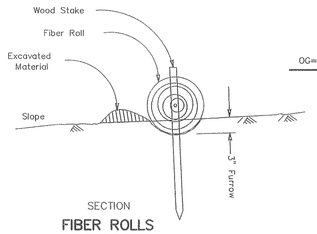
PROJECT NO. | CONTRACT NO. | DRAWING NO. C2 | SHT NO. 2 OF 4 | FILE NO.

APPLICANT : SHETH ROAD NAME : JUAREZ AVE FILE NO :



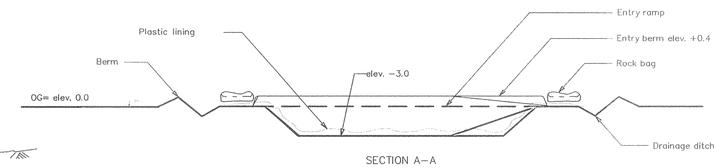
EROSION CONTROL PLAN

SCALE 1" = 10'

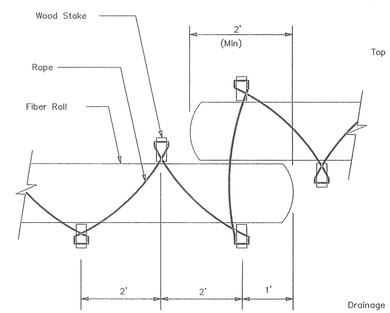


SECTION

FIBER ROLLS IN FURROWS

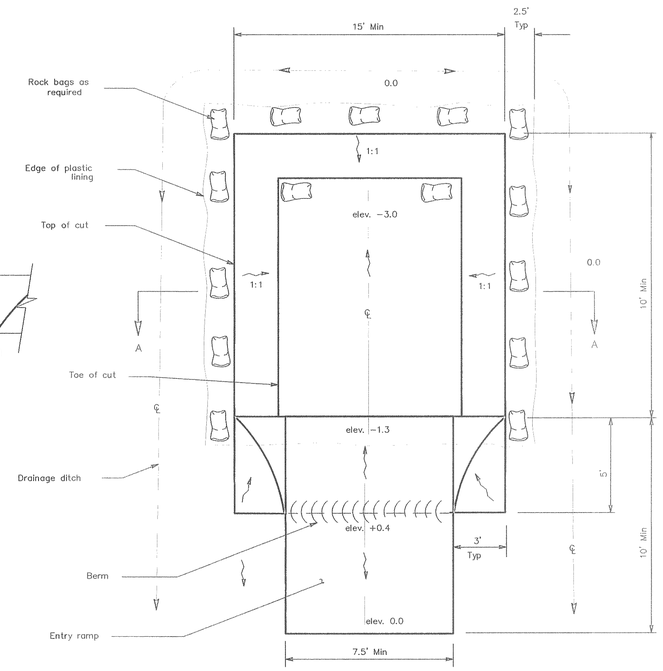


SECTION A–A



PLAN

FIBER ROLLS ROPE RESTRAINT METHOD



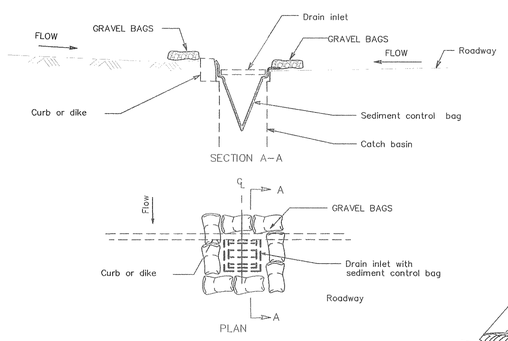
PLAN

TEMPORARY EQUIPMENT WASHING FACILITY

(Below Grade)

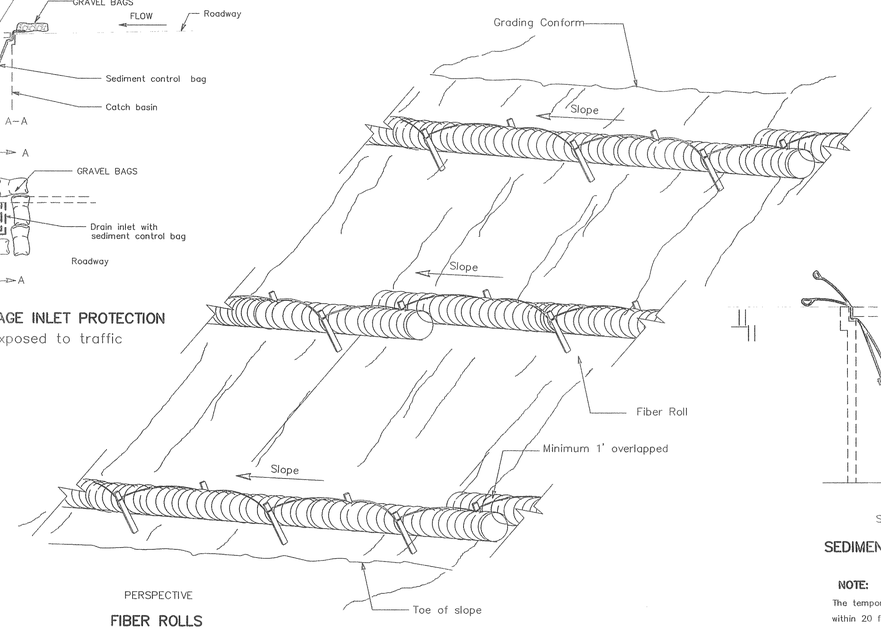
EROSION CONTROL NOTES:

1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL PLAN ELEVATIONS OR PERMANENT IMPROVEMENTS. THE COUNTY INSPECTOR MAY REQUIRE INSTALLING ADDITIONAL EROSION CONTROL MEASURES DURING EARTHWORK OPERATION.
2. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR THE PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
4. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
5. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY.
6. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO
7. CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
8. FINISHED SLOPES ON THE SITE SHALL BE STABILIZED USING SEED AND STRAW OR HYDROSEED TREATMENTS. 8. UNFINISHED ROADWAY AREAS SHALL BE PROTECTED FROM EROSION AS SHOWN ON THE EROSION CONTROL PLAN. HAY BALE CHECK DAMS WILL BE REQUIRED ON ROADWAY SLOPES STEEPER THAN FIVE PERCENT.



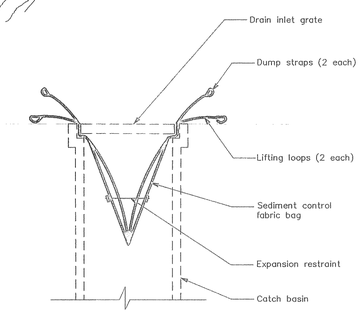
TEMPORARY DRAINAGE INLET PROTECTION

For paved areas exposed to traffic



PERSPECTIVE

FIBER ROLLS ROPE RESTRAINT METHOD

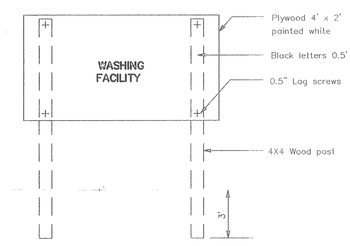


SECTION

SEDIMENT CONTROL BAG

NOTE:

The temporary equipment washing facility sign shall be installed within 20 feet of the temporary concrete washout facility.



SIGN ELEVATION

REGISTERED PROFESSIONAL ENGINEER N. M. LE No. 47518 EXP. 12-31-17 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	APP'D	DATE	BY

PT DESIGNED 04/28/16 DATE
PT DRAWN 04/28/16 DATE
AS NOTED SCALE
N. LE CHECKED 04/28/16 DATE

LE ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

EROSION CONTROL PLAN AND DETAILS
LANDS OF SHETH
1695 JUAREZ AVENUE
APN 319-09-019

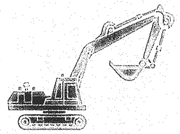
Los Altos California

PROJECT NO. | CONTRACT NO. | DRAWING NO. C3 | SHT NO. 3 OF 4 | FILE NO.

APPLICANT : SHETH ROAD NAME : JUAREZ AVE FILE NO :

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm water Pollution from Heavy Equipment on Construction Sites

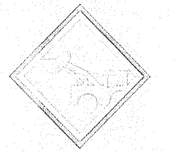
Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

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

Asphalt/Concrete Removal

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

- ☐ Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- ☐ Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- ☐ Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- ☐ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- ☐ Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

During Construction

- ☐ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ☐ 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.
- ☐ Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- ☐ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- ☐ Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ☐ Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; 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 municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described this drawing sheet.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): 800-852-7550

Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195

County of Santa Clara Integrated Waste Management Program: (408) 441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414

Santa Clara Valley Water District: (408) 265-2600

Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Right Job

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

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

- ☐ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.
- ☐ In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute

- ☐ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ☐ If possible, 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.
- ☐ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- ☐ Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- ☐ If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Best Management Practices for the

- Homeowners
- Painters
- Repainters
- Restorers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Doing The Job Right

Handling Paint Products

- ☐ **Keep all liquid paint products and wastes away from the gutter, street, and storm drains.** Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- ☐ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- ☐ Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- ☐ If there is lead paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Painting Cleanup

- ☐ **Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.**
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Paint Removal

- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- ☐ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct 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. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

- ☐ Recycle or donate excess water-based (latex) paint, or return to supplier.
- ☐ Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- ☐ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.

B. Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

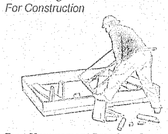
C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.

D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

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

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principals

- ☐ Keep an orderly site and ensure good housekeeping practices are used.
- ☐ Maintain equipment properly.
- ☐ Cover materials when they are not in use.
- ☐ Keep materials away from streets, storm drains and drainage channels.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- ☐ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Manual*, available from the Regional Water Quality Control Board, as a reference.
- ☐ Control the amount of runoff crossing your site (especially during excavation!) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- ☐ Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

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

Materials/Waste Handling

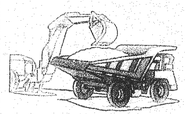
- ☐ Practice Source Reduction – minimize waste when you order materials. Order only the amount you need to finish the job.
- ☐ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper,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

Permits

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation.

Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

- ☐ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

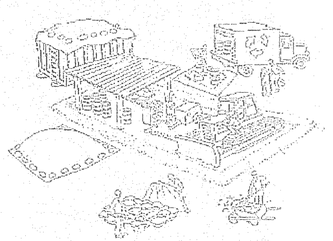
Dewatering Operations

1. *Check for Toxic Pollutants*
   - ☐ Check for odors, discoloration, or an oily sheen on groundwater.
   - ☐ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
   - ☐ If contamination is suspected, have the water tested by a certified laboratory.
   - ☐ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.
2. *Check for Sediment Levels*
   - ☐ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
   - ☐ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
   - ☐ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
     - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
     - Pumping from a bucket placed below water level using a submersible pump;
     - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
   - ☐ When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

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

REGISTERED PROFESSIONAL ENGINEER N. M. LE No. 47518 EXP. 12-31-17 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	APP'D	DATE	BY

PT DESIGNED 04/28/16 DATE
PT DRAWN 04/28/16 DATE
NTS SCALE
NL CHECKED 04/28/16 DATE

LE ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

BLUE PRINT FOR A CLEAN BAY
LANDS OF SHETH
1695 JUAREZ AVENUE
APN 318-09-009

Los Altos California

PROJECT NO. CONTRACT NO.

DRAWING NO. C4

SHT NO. 4 OF 4

FILE NO.

APPLICANT : SHETH ROAD NAME : JUAREZ AVE FILE NO :

LEGEND & ABBREVIATIONS

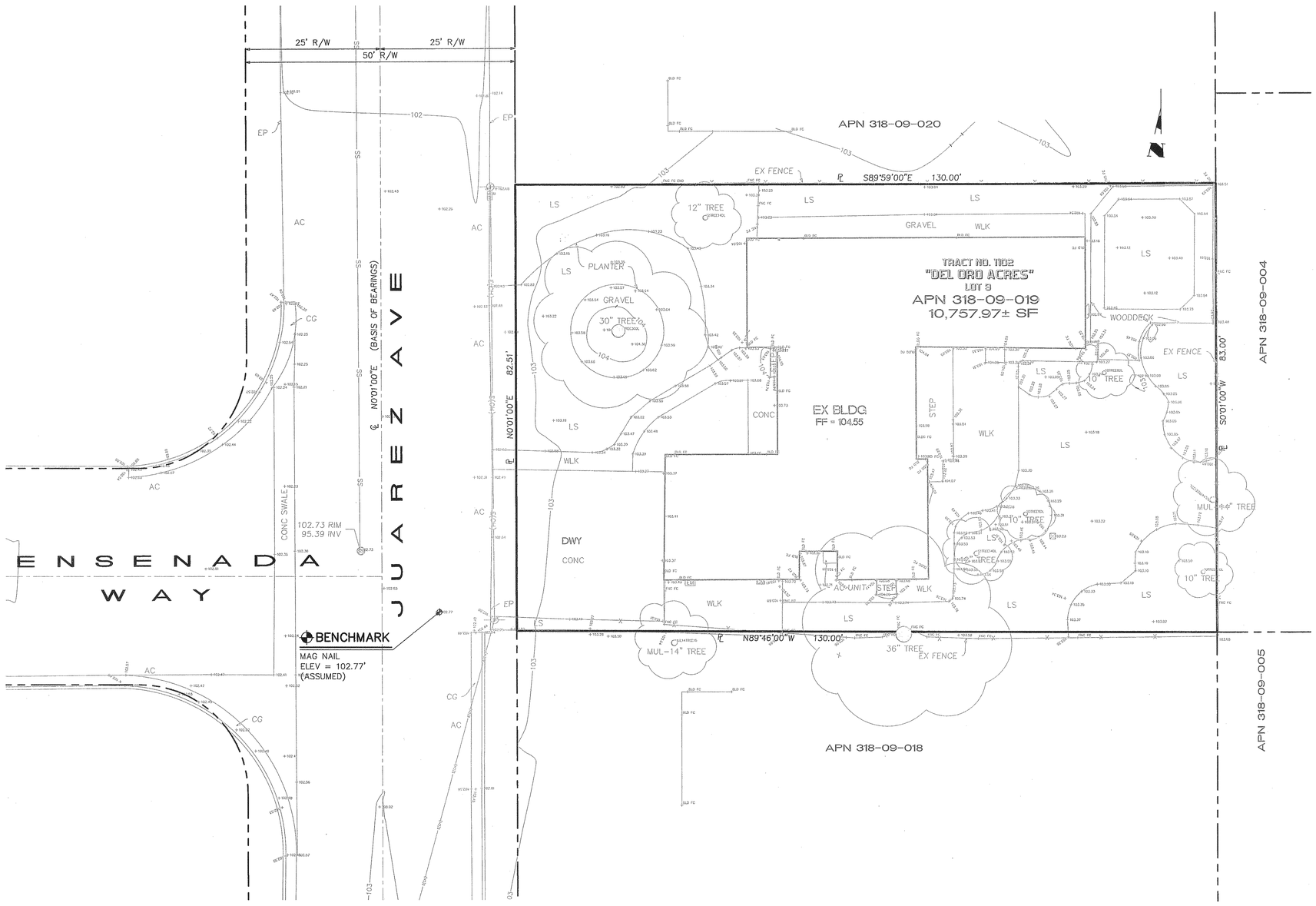
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AE	ANCHOR EASEMENT
BB	BUBBLER BOX
BLDG	BUILDING
BLK	BLOCK
BSL	BUILDING SETBACK LINE
BW	BOTTOM OF WALL/BACK OF WALK
CG	CURB & GUTTER
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CO	SANITARY SEWER CLEANOUT
COP	CURB OPENING
CONC	CONCRETE
CSD	COUNTY STANDARD DETAIL
CVE	CONSERVATION EASEMENT
DE	DRAINAGE EMITTER
DI	DRAINAGE INLET
DS	DOWNSPOUT
DWY	DRIVEWAY
EA	EASEMENT
ELEV	ELEVATION
EM	ELECTRIC METER
E(OH)	ELECTRIC OVERHEAD
E(UG)	ELECTRIC UNDERGROUND
EP	EDGE OF PAVEMENT
EX	EXISTING
EVA	VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
FD	FOUND
FF	FINISH ELEVATION OF SUBFLOOR
FG	GROUND FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GARAGE SLAB ELEVATION/GAS LINE
GPE	GENERAL PUBLIC EASEMENT
GSB	GRADING SETBACK
GM	GAS METER
HP	HI POINT
INV	INVERT
LIP	LIP OF GUTTER
LS	LANDSCAPED AREA
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MW	MONUMENT WELL
N&S	NAIL AND SILVER
NTS	NOT TO SCALE
OH	OVERHEAD
OG	ORIGINAL GROUND
P	PAVEMENT FINISH GRADE
PAD	PAD ELEVATION
PE	PATHWAY EASEMENT
PEE	PEDESTRIAN EQUESTRIAN EASEMENT
PERF	PERFORATED
PL	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
PSE	PUBLIC SERVICE EASEMENT
PSUE	PUBLIC SERVICE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RW	RETAINING WALL
REM	REMOVE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT
SME	SLOPE MAINTENANCE EASEMENT
SS	SANITARY SEWER/LATERAL
SSE	SANITARY SEWER EASEMENT
STA	STATION
STD	STANDARD CITY DETAIL
SW	SIDEWALK
TB	TOP OF BANK
TC	TOP OF CURB
TEMP	TEMPORARY
TOC	TOP OF COVER
TOE	TOE OF BANK
TG	TOP OF GRATE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UV	UTILITY VAULT
VG	VALLEY GUTTER
W	WATER
WCE	WIRE CLEARANCE EASEMENT
WLK	WALKWAY
WM	WATER METER
WOE	WIRE OVERHANG EASEMENT
WV	WATER VALVE

AREA DRAIN
BENCHMARK
BOUNDARY
CATCH BASIN
COBBLE ROCK ENERGY DISSIPATOR
CONCRETE
550 EXISTING CONTOUR AFTER GRADING
550 ORIGINAL GROUND PRIOR TO GRADING
100.46 DESIGN GRADE
DOWNSPOUT WITH SPLASHBLOCK
DRAINAGE EMITTER
DIVERSION VALVE
BACKWATER VALVE
DRAINAGE SWALE
EASEMENT LINE

+101.70 OR (101.70) EXISTING ELEVATION
EXISTING FENCE
EXISTING TREE TO BE REMOVED
EXISTING TREE TO REMAIN
FOUND IRON PIPE AT PROPERTY CORNER
FIBER ROLLS
GAS METER
GAS VALVE
GRADE TO DRAIN
GUY POLE
GUY WIRE ANCHOR
HIGH POINT
HYDRANT: EXISTING
HYDRANT: PROPOSED
IRRIGATION BOX
INLET

JOINT POLE
LIGHTING
LIGHTING POLE
LOW POINT
MAIL BOX
MONUMENT WELL
OVERLAND FLOW DIRECTION
PGE BOX
POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURE
PROJECT SITE
ROCK RETAINING WALL
RIGHT OF WAY
SANITARY SEWER CLEAN OUT MANHOLE
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
SUMP PUMP
ELECTRICAL BOX

ELECTRIC METER
TELEPHONE BOX
TELEVISION BOX
TEST PIT
TOP OF FILL
TOE OF FILL
TOP OF CUT
TOE OF CUT
UTILITY: PROPOSED OR NEW
TREE NUMBER
T-VAULT
UTILITY: EXISTING
VERTICAL SHORING
WATER METER
WATER VALVE
HEART WATER TANK
WELL



NOTES

1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
4. ASSESSOR'S PARCEL NUMBER: 318-09-019
5. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF JUAREZ AVENUE AS FOUND MONUMENTED AS N0°01'00"E SHOWN ON TRACT NO.1102 MAP OF "DEL ORO ACRES". RECORDED IN BOOK 41 OF MAPS, AT PAGE 51, SANTA CLARA COUNTY RECORDS.

SURVEYOR'S STATEMENT

THIS BOUNDARY SURVEY AND TOPOGRAPHIC MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

TOM H. MILO
L.S. 6438

02/19/16
DATE

PROFESSIONAL LAND SURVEYOR
Tom H. Milo
No. 6438
STATE OF CALIFORNIA

NO.	REVISIONS	APP'D	DATE	BY

PT	02/19/16
DESIGNED	DATE
PT	02/19/16
DRAWN	DATE
1"=10'	
SCALE	
NL	02/19/16
CHECKED	DATE

ENGINEERING
596 E Santa Clara St. #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

BOUNDARY SURVEY AND TOPOGRAPHIC MAP
LANDS OF SHETH
1695 JUAREZ AVE
APN 318-09-019

Los Altos California

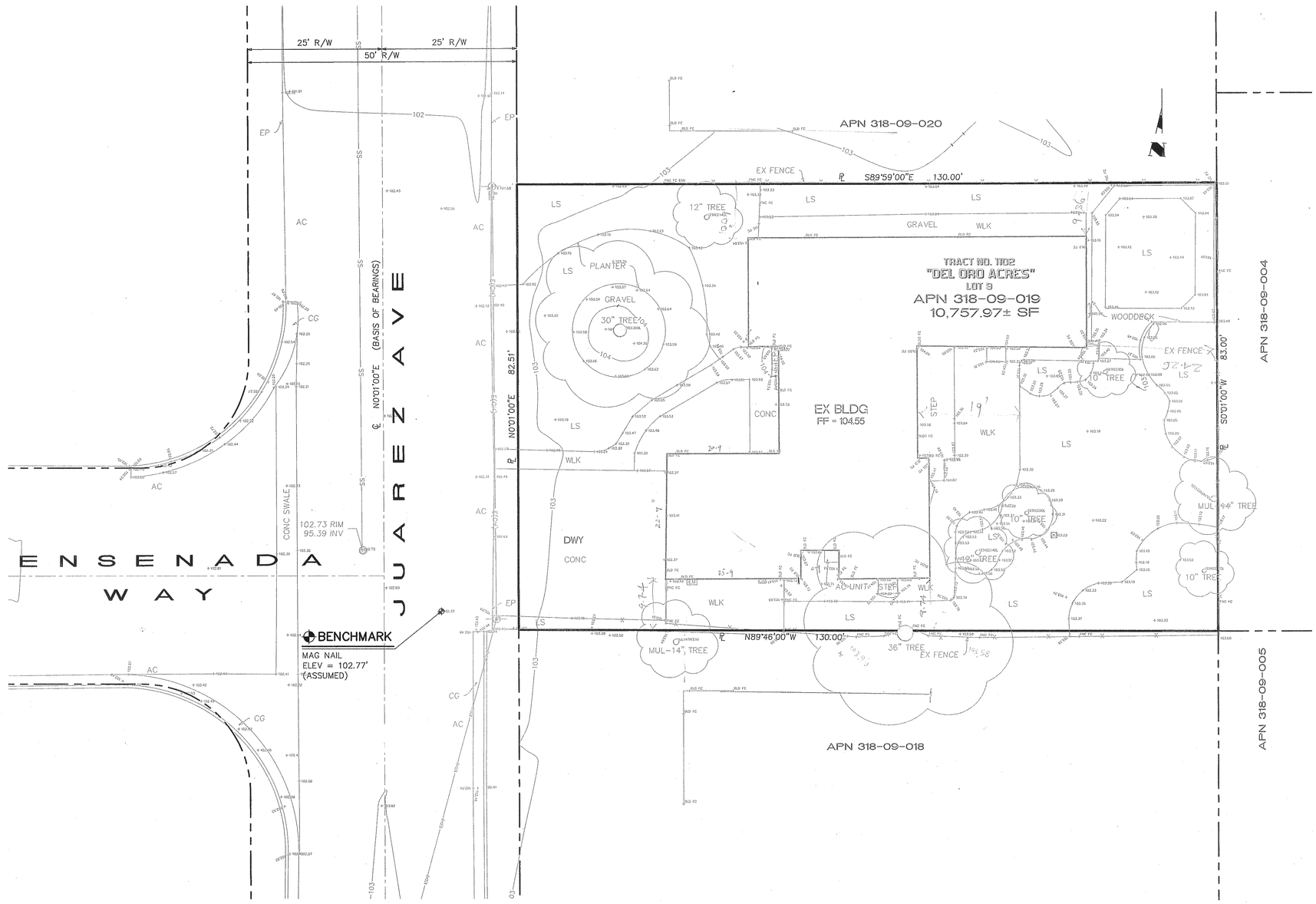
PROJECT NO.
CONTRACT NO.
DRAWING NO. 2
SHT NO. 1 OF 1
FILE NO.

APPLICANT : .
ROAD NAME : .
FILE NO : .

LEGEND & ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AE	ANCHOR EASEMENT
BB	BUBBLER BOX
BLDG	BUILDING
BLK	BLOCK
BSL	BUILDING SETBACK LINE
BW	BOTTOM OF WALL/BACK OF WALK
CG	CURB & GUTTER
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CO	SANITARY SEWER CLEANOUT
COP	CURB OPENING
CONC	CONCRETE
CSD	COUNTY STANDARD DETAIL
CVE	CONSERVATION EASEMENT
DE	DRAINAGE EMITTER
DI	DRAINAGE INLET
DS	DOWNSPOUT
DWY	DRIVEWAY
EA	EASEMENT
ELEV	ELEVATION
EM	ELECTRIC METER
E(OH)	ELECTRIC OVERHEAD
E(UG)	ELECTRIC UNDERGROUND
EP	EDGE OF PAVEMENT
EX	EXISTING
EVA	VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
FD	FOUND
FF	FINISH ELEVATION OF SUBFLOOR
FG	GROUND FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GARAGE SLAB ELEVATION/GAS LINE
GPE	GENERAL PUBLIC EASEMENT
GSB	GRADING SETBACK
GM	GAS METER
HP	HI POINT
INV	INVERT
LIP	LIP OF GUTTER
LS	LANDSCAPED AREA
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MW	MONUMENT WELL
N&S	NAIL AND SILVER
NTS	NOT TO SCALE
OH	OVERHEAD
OG	ORIGINAL GROUND
P	PAVEMENT FINISH GRADE
PAD	PAD ELEVATION
PE	PATHWAY EASEMENT
PEE	PEDESTRIAN EQUESTRIAN EASEMENT
PERF	PERFORATED
ℙ	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
PSE	PUBLIC SERVICE EASEMENT
PSUE	PUBLIC SERVICE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RW	RETAINING WALL
REM	REMOVE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT
SME	SLOPE MAINTENNANCE EASEMENT
SS	SANITARY SEWER/LATERAL
SSE	SANITARY SEWER EASEMENT
STA	STATION
STD	STANDARD CITY DETAIL
SW	SIDEWALK
TB	TOP OF BANK
TC	TOP OF CURB
TEMP	TEMPORARY
TOC	TOP OF COVER
TOE	TOE OF BANK
TG	TOP OF GRATE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UV	UTILITY VAULT
VG	VALLEY GUTTER
W	WATER
WCE	WIRE CLEARANCE EASEMENT
WLK	WALKWAY
WM	WATER METER
WOE	WIRE OVERHANG EASEMENT
WV	WATER VALVE

	AREA DRAIN
	BENCHMARK
	BOUNDARY
	CATCH BASIN
	COBBLE ROCK ENERGY DISSIPATOR
	CONCRETE
550	EXISTING CONTOUR AFTER GRADING
550	ORIGINAL GROUND PRIOR TO GRADING
100.46	DESIGN GRADE
	DOWNSPOUT WITH SPLASHBLOCK
	DRAINAGE EMITTER
DIV	DIVERSION VALVE
	BACKWATER VALVE
	DRAINAGE SWALE
	EASEMENT LINE
+101.70 OR (101.70)	EXISTING ELEVATION
	EXISTING FENCE
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	FOUND IRON PIPE AT PROPERTY CORNER
	FIBER ROLLS
GM	GAS METER
GV	GAS VALVE
	GRADE TO DRAIN
	GUY POLE
	GUY WIRE ANCHOR
	HIGH POINT
	HYDRANT: EXISTING
	HYDRANT: PROPOSED
IB	IRRIGATION BOX
	INLET
	JOINT POLE
	LIGHTING
	LIGHTING POLE
	LOW POINT
MB	MAIL BOX
	MONUMENT WELL
	OVERLAND FLOW DIRECTION
PGE	PGE BOX
BMP	POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURE
	PROJECT SITE
	ROCK RETAINING WALL
	RIGHT OF WAY
SS	SANITARY SEWER CLEAN OUT MANHOLE
SS	SANITARY SEWER MANHOLE
SD	STORM DRAIN MANHOLE
SP	SUMP PUMP
EB	ELECTRICAL BOX
EM	ELECTRIC METER
TB	TELEPHONE BOX
TV	TELEVISION BOX
	TEST PIT
	TOP OF FILL
	TOE OF FILL
	TOP OF CUT
	TOE OF CUT
	UTILITY: PROPOSED OR NEW
1	TREE NUMBER
T	T-VAULT
—W—	UTILITY: EXISTING
—W—	
	VERTICAL SHORING
WM	WATER METER
WV	WATER VALVE
HW	HEART WATER TANK
	WELL



NOTES

1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
4. ASSESSOR'S PARCEL NUMBER: 318-09-019
5. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF JUAREZ AVENUE AS FOUND MONUMENTED AS N0°01'00"E SHOWN ON TRACT NO.1102 MAP OF "DEL ORO ACRES". RECORDED IN BOOK 41 OF MAPS, AT PAGE 51, SANTA CLARA COUNTY RECORDS.

SURVEYOR'S STATEMENT

THIS BOUNDARY SURVEY AND TOPOGRAPHIC MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

TOM H. MILO
L.S. 6438

02/19/16
DATE

PROFESSIONAL LAND SURVEYOR
Tom H. Milo
No. 6438
STATE OF CALIFORNIA

NO.	REVISIONS	APP'D	DATE	BY

PT	DESIGNED	02/19/16 DATE
PT	DRAWN	02/19/16 DATE
1"=10'	SCALE	
NL	CHECKED	02/19/16 DATE

LENGINEERING
598 E Santa Clara St, #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

BOUNDARY SURVEY AND TOPOGRAPHIC MAP
LANDS OF SHETH
1695 JUAREZ AVE
APN 318-09-019

Los Altos California

PROJECT NO.
CONTRACT NO.
DRAWING NO. 2
SHT NO. 1 OF 1
FILE NO.

APPLICANT : . ROAD NAME : . FILE NO : .